

Expedited
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	29 Holt Place, Takoma Park	Meeting Date:	10/28/2020
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	10/21/2020
Applicant:	Michael Wagner	Public Notice:	10/14/2020
		Tax Credit:	No
Review:	HAWP	Staff:	Michael Kyne
Case Number:	37/03-20III		
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. 1915-25

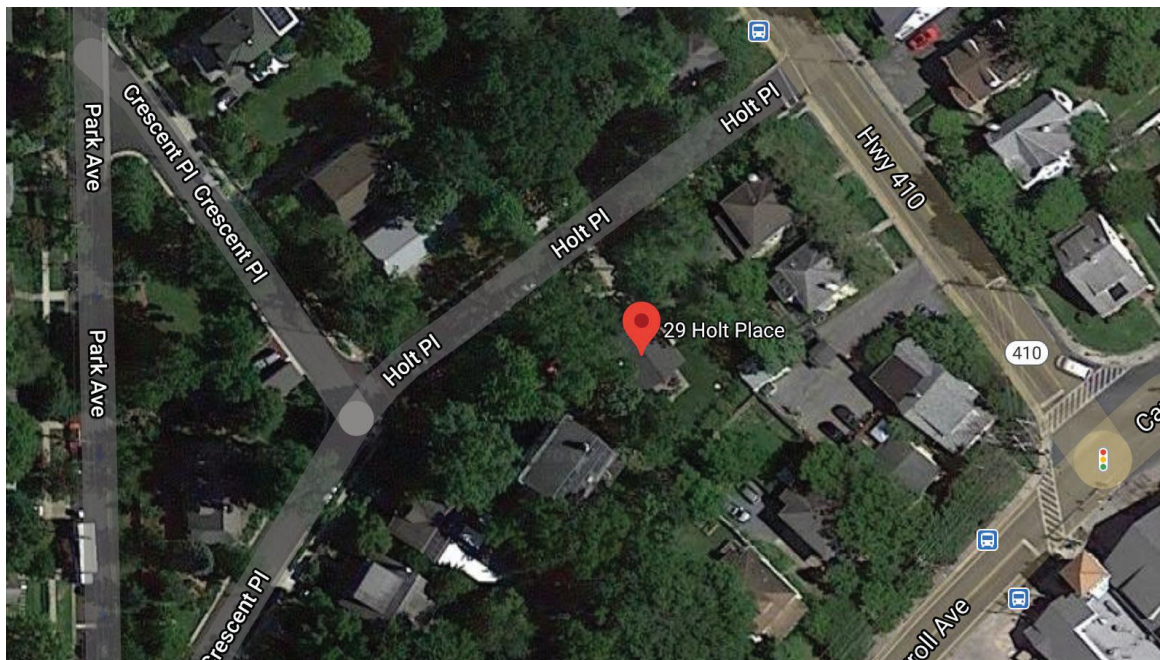


Fig. 1: Subject property.

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 Place) 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).

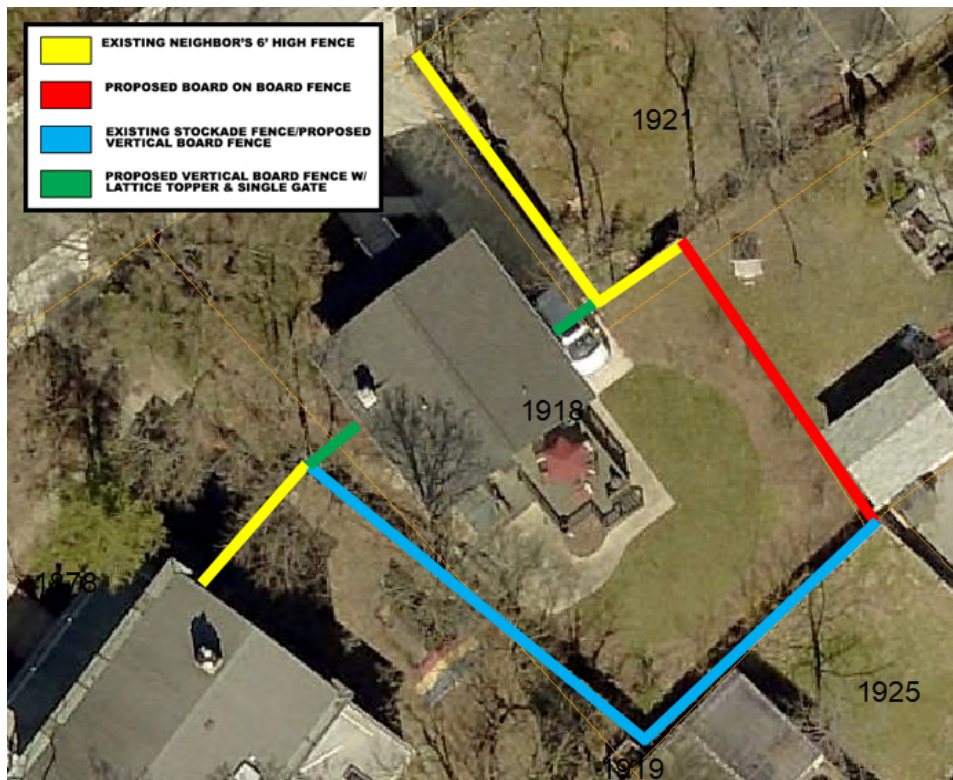


Fig. 2: Proposed fence plan. Prepared by staff in consultation with the applicant. This plan should only be used for the Commission's understanding of the project, as the labeled fence locations may be imprecise.

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.



FOR STAFF ONLY:
HAWP# 928840
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Michael Wagner
Address: 290 Hill Place
Daytime Phone: 610-388-6075

E-mail: Mwagner@covco.com
City: Takoma Park Zip: 20912
Tax Account No.: 001057034

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:

- | | | |
|---|--|---|
| <input 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

10/5/20

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:

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.

Work Item 1: <u>Shed</u>	
Description of Current Condition: Currently plantings in area. There is no shed. Will transplant to other locations in rear yard.	Proposed Work: 8x10 classic cottage shed placed on gravel pad. Shed has 4'w painted door, 1 door 1'18"x36" window with picture frame trim and wood shutters, shingled roof. Shed constructed & delivered pre-assembled by Creative Outdoor Sheds LLC (Gambolis, MD).

Work Item 2: <u>Fence</u>	
Description of Current Condition: Back and right rear yard has 6 foot tall wooden fence, currently tilting & warped wood in areas.	Proposed Work: 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 1x4 cedar 1x4 vertical board on board fence. On sides, install 6' high cedar 1x4x5 vertical board fence with diagonal lattice top. Back side will have a 4'x6' straight top gate. Project to be completed by Builders Fence Co.

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

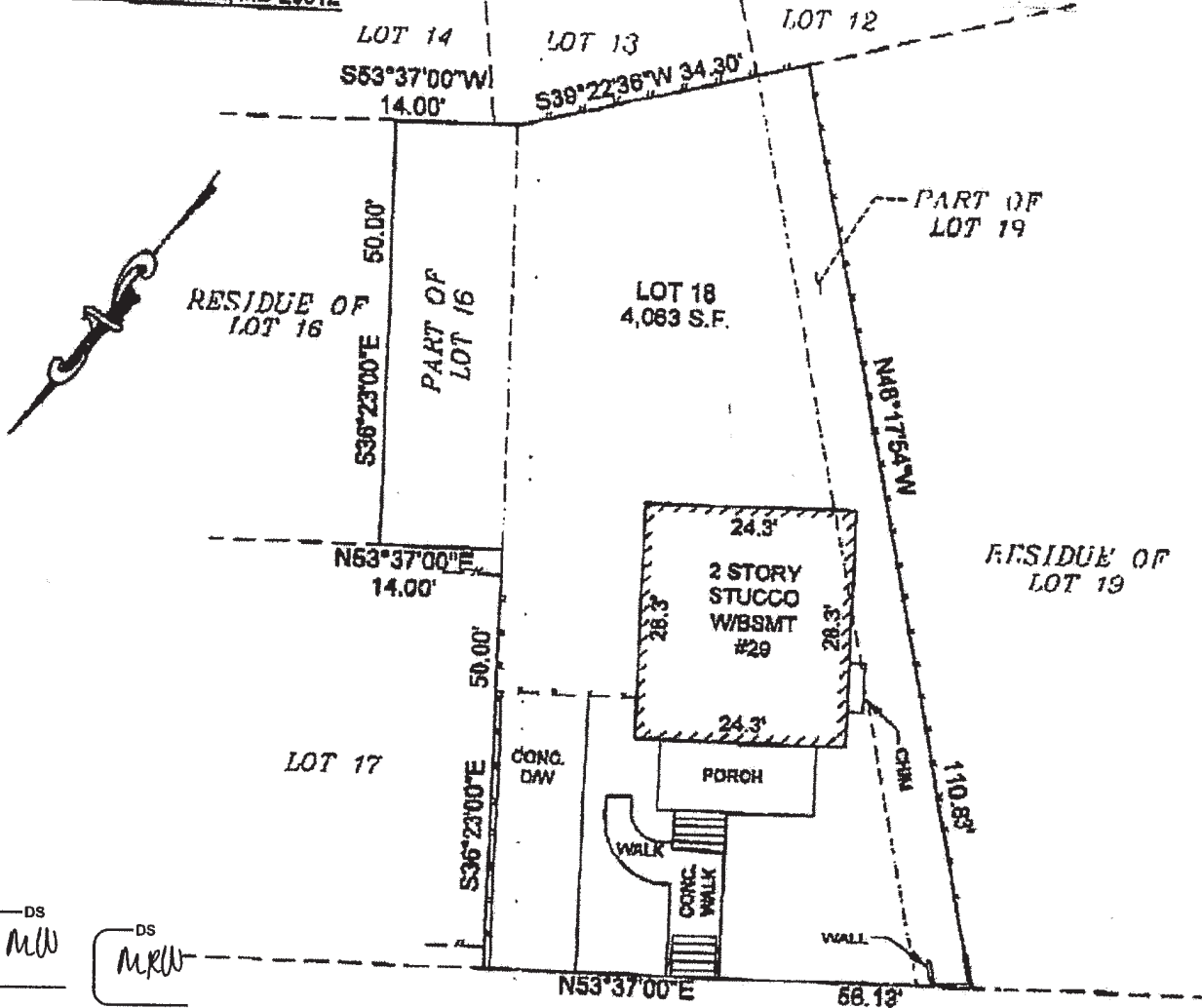
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 20 HOLT PLACE
TAKOMA PARK, MD 20912



NOTES:

- THIS IMPROVEMENT LOCATION DRAWING:
 - 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 REFINANCING;
 - IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - 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 REFINANCING.
- THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- SUBJECT TO ALL EASEMENTS ON RECORD.
- A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON PROPERTY.

DRAWN BY: ES
FILE: 429_HLOC_2012

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



J. Bertland
11/14/2012
DATE

LOCATION DRAWING
LOT 18; PART OF LOTS 16 AND 19 BLOCK 2
HILLCREST
PLAT # 140
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 11/14/12

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
WWW.RE3D.LLC.COM
LAUREL LAKES EXECUTIVE PARK
8325 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301) 804-3108 FAX: (301) 804-3168

5/28/14 / 301 572 9616

And Called Surveyors

8325 Cherry Lane
Laurel 20707

1 SQUARE = 2' x 2'
★ = EXISTING PLANT



PRIVACY FENCES

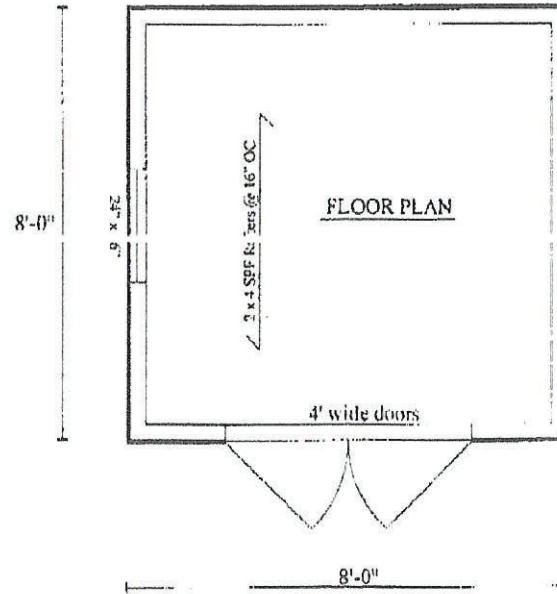
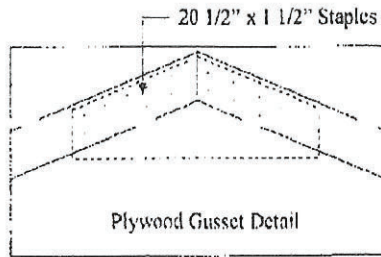


Board on Board-Lattice

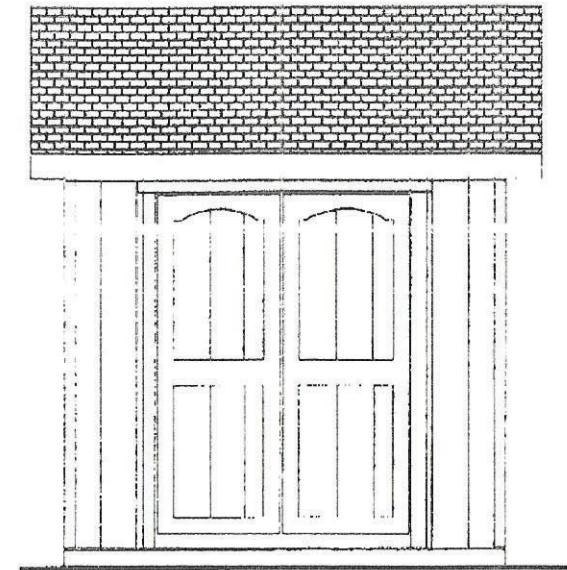
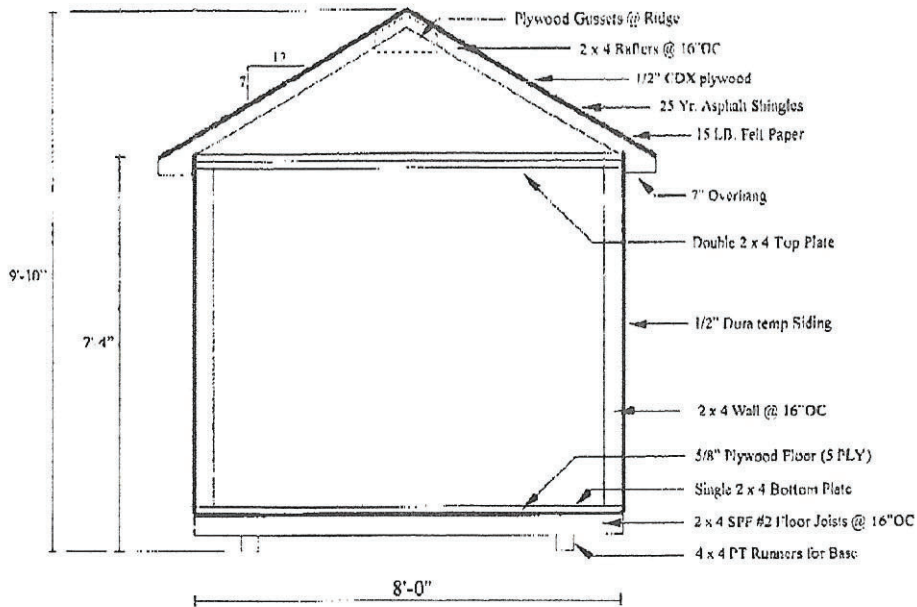


Vertical Board-Lattice





8 x 8 Classic Cottage (painted)
Not to scale
Builder: Sunrise Structures 3906 E. Newport Road Gordonville PA 17529 717-768-7298



the classic cottage



customize your classic cottage

10' x 16' classic cottage | gp gray | white trim
black shutters & doors | black shingles | 79" walls
7/12 roof pitch | 24" x 36" windows & shutters
30-year lifetime architectural shingles









