

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7308 Baltimore Ave., Takoma Park	Meeting Date:	11/18/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/11/2020
Applicant:	Ary Amerikaner	Public Notice:	11/4/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/07-20RRRR	Staff:	Dan Bruechert
PROPOSAL:	Fence Installation		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1893



Figure 1: 7308 Baltimore Ave is near the edge of the Takoma Park Historic District.

PROPOSAL

The applicant proposes to enclose the rear yard with a 4' (four foot) wood, Gothic picket fence. All of the fence will be behind the rear wall plane of the house and only a small section to the right of the house will be visible from the public right-of-way.

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. 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 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 **approve** 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.



FOR STAFF ONLY:

HAWP# 931784

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: ARY AMELIKANERE-mail: 7308baltimoreaa@gmail.comAddress: 7308 BALTIMORE AVECity: TAKOMA PK Zip: 20912Daytime Phone: 240-271-5347Tax Account No.: 161301078914**AGENT/CONTACT (if applicable):**Name: ED MOYE-mail: zipandzealous@gmail.comAddress: 4645 MANCHESTER MILL RDCity: POTOMAC MD Zip: 20853Daytime Phone: 240-271-5347

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property TAKOMA PARKIs 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. NOAre 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 NO supplemental information.Building Number: 7308 Street: BALTIMORE AVETown/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVELot: 19 Block: 76 Subdivision: TAKOMA PARK 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.

Signature of owner or authorized agent

10-27-20

Date

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

Owner's mailing address 7308 BALTIMORE AVE. TAKOMA PARK, MD 20912	Owner's Agent's mailing address E. MOY 4640 WINCHESTER MILL RD ROCKVILLE, MD 20853
Adjacent and confronting Property Owners mailing addresses	
EPHRAIM & LINDEMAN 7306 BALTIMORE AVE TAKOMA PARK, MD 20912	E. BROWN 7310 BALTIMORE AVE TAKOMA PARK, MD 20912

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

SINGLE FAMILY DETACHED HOME
3 STORY SIDING HOME WITH FRONT PORCH
CONCRETE DRIVEWAY LEADING TO REAR GARAGE.

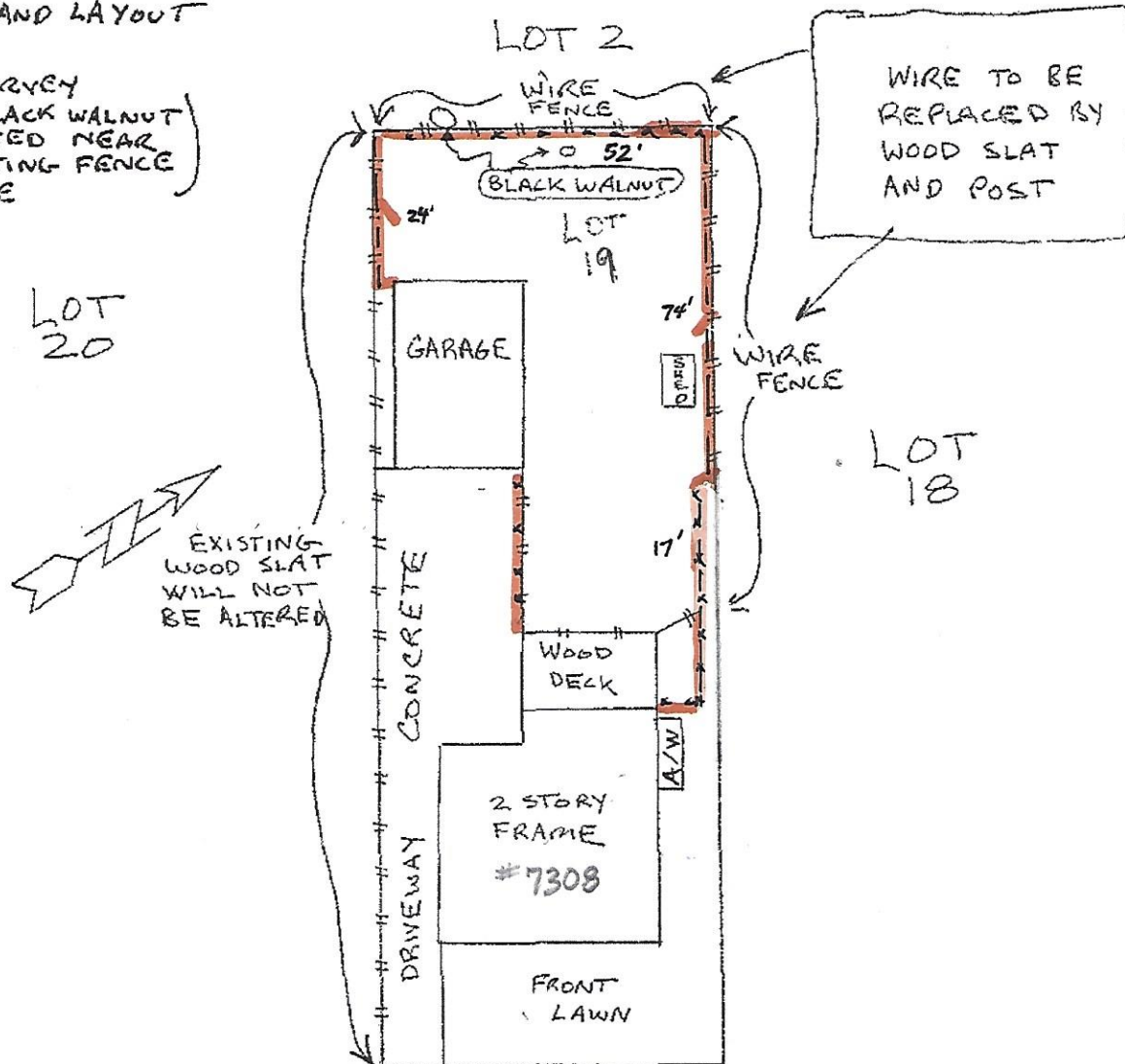
Description of Work Proposed: Please give an overview of the work to be undertaken:

CONSTRUCT WOOD FENCE
IN REAR YARD PER PLAN

2. SITE PLAN

3. PLANS AND LAYOUT

6. TREE SURVEY
(TWO BLACK WALNUT
LOCATED NEAR
EXISTING FENCE
LINE)



BALTIMORE AVENUE

LOCATION DRAWING
FENCE REPAIR

SCALE 1" = 30'
7308 BALTIMORE AVE
PLAT BOOK B
PLAT 23
LOT 19
BLOCK 76

GLENN JACKSON
PHONE 301-266-9872



9-9-04

354079

