

99 ELM STREET ^{Avenue} TAKOMA PARK
[HRC CASE # 3703-13PP]
TAKOMA PARK H.O.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairperson

Date: December 19, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner (JS)
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #655032, fencing installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the December 18, 2013 meeting.

Applicant: Paul Weckstein
Address: 99 Elm Avenue, Takoma Park





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: PWECKSTEIN@CLEWEB.ORG Contact Person: Paul Weckstein
Daytime Phone No.: 202-270-6403

Tax Account No.: _____
Name of Property Owner: Paul Weckstein Daytime Phone No.: _____
Address: 7101 Holly Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Accokeek Fence Co. Phone No.: 703-971-0660
Contractor Registration No.: 8807
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISES

House Number: 99 Street: Elm Avenue
Town/City: Takoma Park Nearest Cross Street: Pine (Fraser's Subdiv.)
Lot: 84 Block: 16 Subdivision: Gilbert's Addition to Takoma Park
Libr: 4837 Folio: 492 Parcel: 13-025-01065001

PART ONE: TYPE OF PERMIT/ACTIVITY

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Revolve
- Move Install Wrap/Ram
- Revision Repair Reroofable

CHECK ALL APPLICABLE:

- AC Silt Room Addition Porch Deck Shed
- Sola Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 1900

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches + 6 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/encroachment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Paul Weckstein
Signature of owner or authorized agent

11/13/13
Date

Approved: _____
Disapproved: _____ Signature: [Signature] For Chairperson, Historic Preservation Commission
Application/Permit No.: 055052 Date Filed: 11/14/13 Date Issued: 12/19/13

Description of the Project

a. Existing structure and setting: Residential lot with a house, built in 1923 – a two-story, four-square craftsman house, designated as a contributing resource.

b. General description of the project and its effect: A wooden stockade fence in two sections. Along the back property line (40'), a 6' privacy fence to screen off an unsightly out-building/shed on the property behind it; up one side a 4' fence of the same material, extending 60' from the back property line. The fence is in keeping with the setting, with houses of similar vintage, and is hardly visible from the front. The house on the property behind it is not visible from the back property line and will not be impacted by the privacy fence – because it is on Allegheny Avenue (perpendicular to Elm) with a very deep lot and the house sits close to that street, approximately two hundred feet off to the side from my property line.

Site Plan / Plans and Elevations

The attached survey shows the existing setting, site features, dimensions, the proposed fencing (in wide dark line), scale, direction, and date of the survey. (I have also attached a portion of the plat in order to show how the house on the property behind the privacy fence is not visually affected by the fence.

The plan is to build stockade fence – (1) 40 feet of fence at 6 feet high along the entire back of the property, and (2) 60 feet of fence at 4 feet high coming perpendicular from the right end of the back fence for 60 feet along the right side of the property (adjoining 97 Elm Ave). There are no significant elevations and the fence will not have any rises. Because the right property line is 154 feet deep, and the side fence comes up only 60 of those feet from the back, beyond which there is a row of forsythia continuing the line toward the front, the fence will be barely visible at all from the front.

The side fence, adjoining 97 Elm will be of the same type and height as the 4-foot stockade on the other side of 97 Elm (visible in the background on one of the photos). The back fence will be the same, except that it is 6 feet.

We have put up a temporary version of the fence without any digging or planting of it, so the photos provide an image of what the proposed fence will look like. It is resting on the ground on metal feet sitting on the surface, as displayed in the photo. This will be the same fencing material for the permanent fence, when the metal bars and feet will be replaced by pine posts 8 feet apart.

Materials

The fence will be made of spruce, 5/8" in width, as indicated in the pictures. We will use 4"x4" pressure treated posts (9' long for the 6' fence, and 7' long for the 4' fence.)

Trees

There are two trees whose drip lines intersect with the fence. One, on 99 Elm, is a maple, approx. 2.5' in diameter, 14' from the nearest fence. The other is a poplar, on the property behind us, approx. 3' in diameter, and 9 feet from the fence.

Paul Weckstein

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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	99 Elm Avenue, Takoma Park	Meeting Date:	12/18/2013
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	12/11/2013
Applicant:	Paul Weckstein	Public Notice:	12/04/2013
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-13PP	Staff:	Josh Silver
PROPOSAL:	Fencing installation		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman/2-story
DATE: c1910s

PROPOSAL:

The applicant is proposing to install 40 linear feet of 6' high, wooden, stockade fencing along the south (rear) property line and 60 linear feet of 4' high, wooden stockade fencing along the west (right) property line. All fencing sections will be located behind the rear plane of the house. The applicant has installed the fencing using temporary bracing for illustrative purposes.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

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 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 **joshua.silver@mncppc-mc.org** to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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PART ONE: TYPE OF PERMIT ACTION/ACTIVITY

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Whack/Raze
- Revision
- Repair
- Reversible

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 1900

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Paul Weckstein
Signature of owner or authorized agent

11/13/13
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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Paul Weckstein

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

Owner's mailing address

Paul Weckstein
99 Elm Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Mozell Hazell
97 Elm Avenue
Takoma Park, MD 20912

Jared Hughes
101 Elm Avenue
Takoma Park, MD 20912

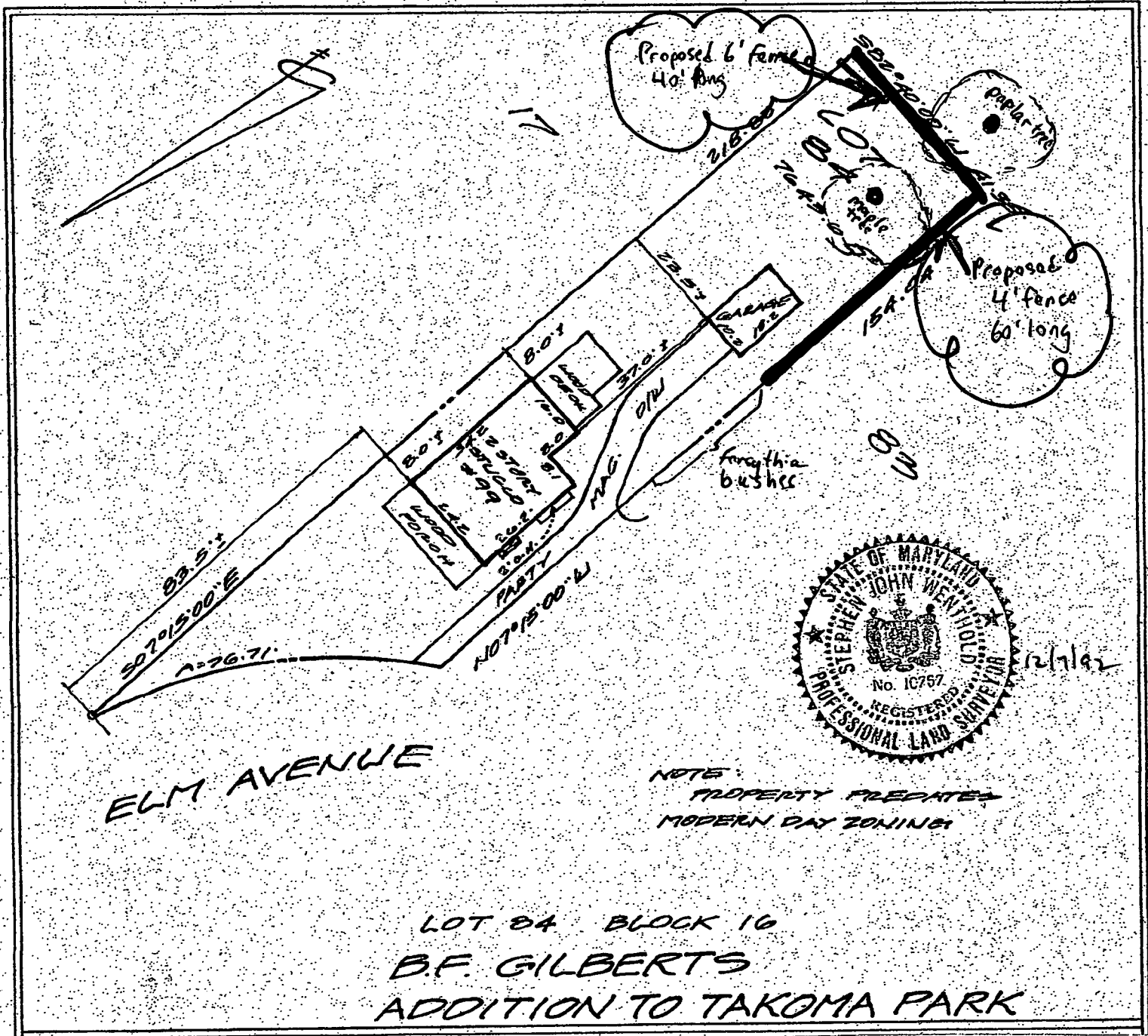
Ian Barber
6716 Allegheny Avenue
Takoma Park, MD 20912

Paul Weckstein

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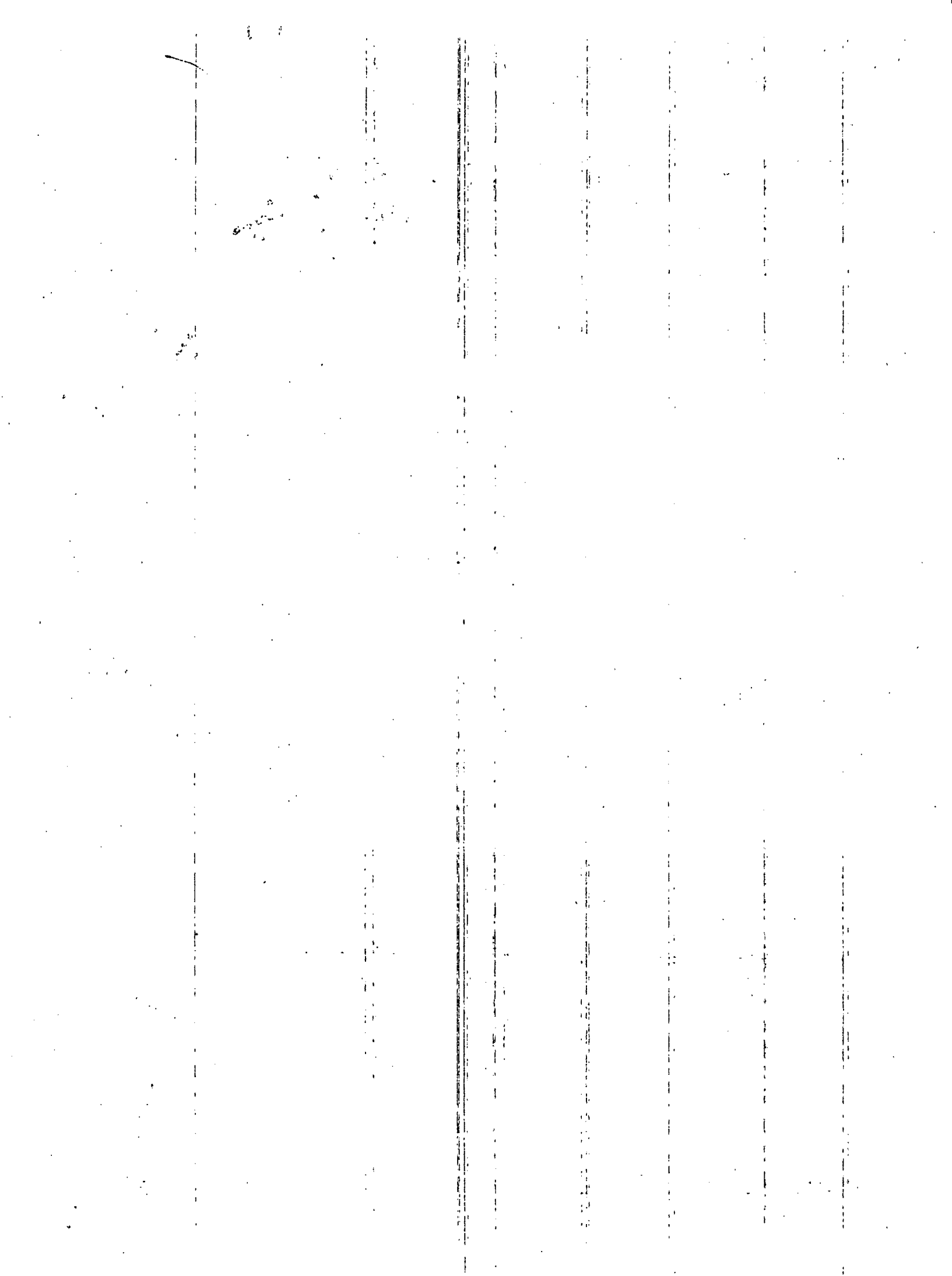
5

Site Plan



Shade portion to indicate North

Applicant: Paul Weckstein



this plat enter the same for record and hereby ^{DEDICATE} the Avenues as shown hereon to public use

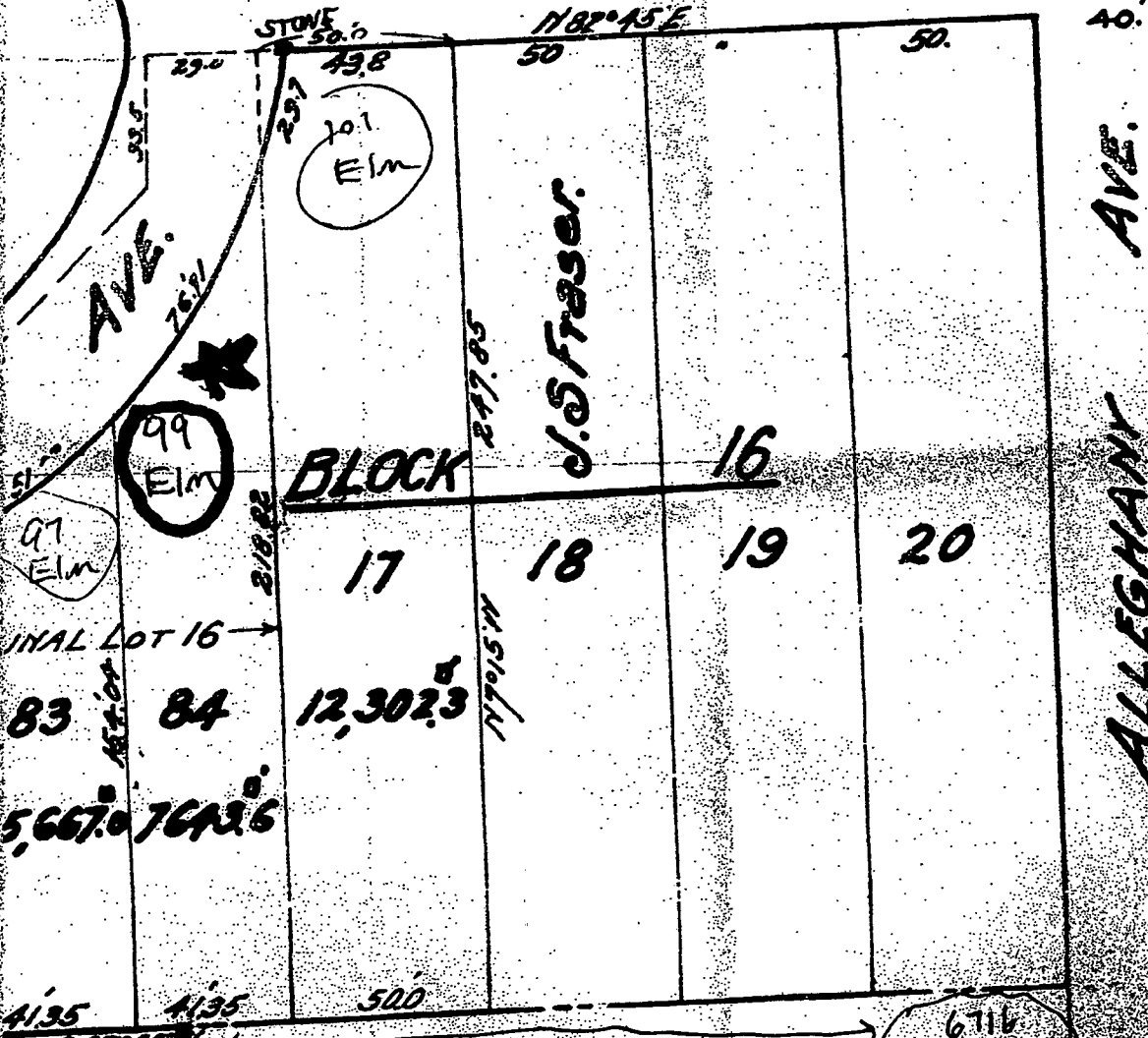
Witness
E. Hill

James S. Fraser
Caro V. Fraser

PINE AVE.

ELM AVE.

Store



Shed PINECREST

Note distance between privacy fence and house on Allegheny

Paul Weckstein

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199 ELM AVENUE



199 ELM AVENUE

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Photos



View from back of house, showing temporary version of back + side fences and maple tree



Temporary side fence, showing exact same size + type of fence (in background) of fence along the other side of 97 Elm neighbor



View from street in front of house, showing only a tiny portion of back fence behind the maple, and none of the side fence will be visible.



Showing temporary side and back fence, resting on metal feet on the surface of the ground, with no digging.

Applicant: Paul Weckstein

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