

37/3-00NN 4 Crescent Place <sup>M</sup>  
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 9/14/00

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit  
HPC # 37/3-CONN DPS # 227285

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: J. MARCOS SIROTA

Address: 4 CRESCENT PLACE, TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: J. MARCOS SIROTA

Daytime Phone No.: 301-614-6728

Tax Account No.: \_\_\_\_\_

Name of Property Owner: JACOBO M. SIROTA Daytime Phone No.: (301) 614-6728

Address: 4 CRESCENT PL. TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: POTOMAC FENCES INC. Phone No.: 301-468-1228

Contractor Registration No.: 9989

Agent for Owner: SECF Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 4 Street: CRESCENT PLACE

Town/City: TAKOMA PARK Nearest Cross Street: PARK

Lot: 23 Block: 2 Subdivision: HILL-CREST

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- Construct  Extend  Alter/Renovate
- Move  Install  Wreck/Raze
- Revision  Repair  Revocable

#### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 5,000 Replacement.

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

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 6 feet — inches 5 feet + 1 feet lattice on back.  
4 feet + 1 feet on sides.

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/easement

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.

J. Marcos Sirota Signature of owner or authorized agent 8/11/00 Date

Approved: X \_\_\_\_\_ Signature of Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/14/00

Application/Permit No.: 227285 Date Filed: 8/23/00 Date Issued: \_\_\_\_\_

Edit 6/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

37/3.00NN

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MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 9/14/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits  
HPC # 37/3-00NN DPS # 227285

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4 Crescent Place, Takoma Park	<b>Meeting Date:</b>	09/13/00
<b>Applicant:</b>	J. Marcos Sirota	<b>Report Date:</b>	09/06/00
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	08/30/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-00NN	<b>Staff:</b>	Michele Naru
<b>PROPOSAL:</b>	Fence Installation	<b>RECOMMEND:</b>	Approve

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**DATE OF CONSTRUCTION:** c. 1920-1930

**SIGNIFICANCE:**

Individual Master Plan Site  
 Within a Master Plan Historic District  
 Primary Resource  
 Contributing Resource  
 Non-contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:**

The house is a two-story, Colonial Revival dwelling located in the Takoma Park Historic District. Prominent features include a full width shed dormer and a pedimented entry portico.

The backyard is currently fenced on three sides. The existing fences are a decaying 6' flatboard fence and a 4' chain link fence, which are constructed along the rear and side property lines.

**PROPOSAL:**

Applicant proposes to install a cedar flatboard fence to enclose the rear yard. The backyard will be accessed through double swing doors (designed to match fence) on entrance side in the rear of the house. All wire fence will be removed. The new fence will be 5 feet flatboard with 1 foot vertical lattice on top along the rear property line and 4 feet flatboard with 1 foot vertical lattice on top along the side property lines.

**RECOMMENDATION:**

The fence is not visible from the street, except for the gates to the yard, which is shown in the attached drawing. Staff recommends approval.

- Approval
- Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  5. Removal of accessory building that are not original to the site or otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. 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.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.





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**LOCATION OF BUILDING/PREMISE**

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Lot: 23 Block: 2 Subdivision: HILL-CREST

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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- Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed
- Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family
- Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

Replacement.

1B. Construction cost estimate: \$ 5,000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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- Entirely on land of owner
- On public right of way/easement

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.

[Signature]  
Signature of owner or authorized agent

8/11/00  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 227285 Date Filed: 8/23/00 Date Issued: \_\_\_\_\_

37/3.00NN

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**Attachment to Application for Historic Area Work Permit.**

**Work: Backyard fence replacement at 4 Crescent Place, Takoma Park.**

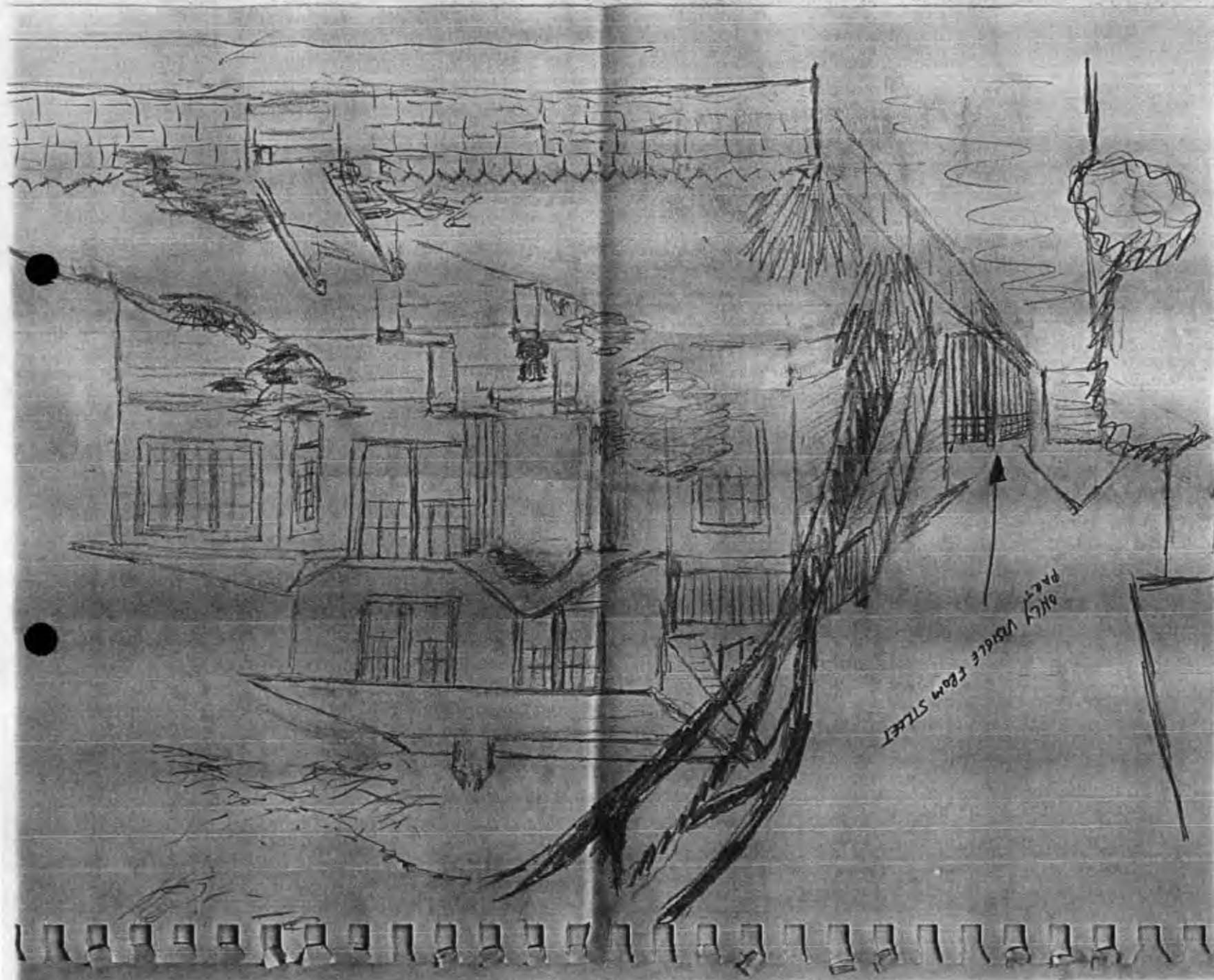
Existing Fence: The existing fence is a mix of decaying and rotten 6 feet flatboard fence at the entrance to the backyard, on the left side of the house, and chain link wire fence, totally rusted and tilted at various angles throughout the perimeter.

New fence: Cedar flatboard fence throughout the perimeter with double swing doors on entrance side in the rear of the house. All wire fence will be removed. The new fence will be 5 feet flatboard with 1 foot vertical lattice on top in the back of the yard, and 4 feet flatboard with 1 foot vertical lattice on top for the sides of the yard. Fence of this type is already installed on neighboring yards, and has been chosen to match the styles in the block. The fence is not visible from the street, except for the door to the yard, which is shown in the attached drawing.

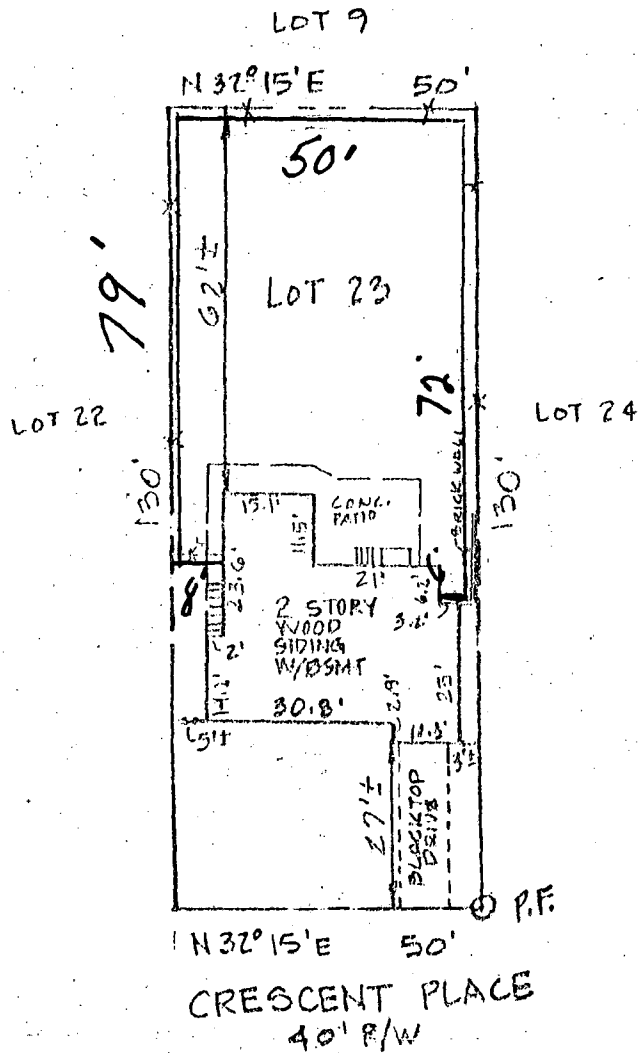
Neighbors are: 2 Crescent Place  
6 Crescent Place  
7130 Carroll Avenue  
227 Park

All neighbors have been notified, and they welcome the change.





ONLY VEHICLE FROM STREET  
PARK



NOTE: This is an improvements location survey only, and cannot be relied upon as a Boundary Survey etc. No Title Report furnished. No statement made by this plat as to ownership of any property or right or interest therein. Information may have been supplied by others to produce this drawing; no responsibility whatsoever is accepted for the accuracy of such information. In case of doubt, we recommend a Boundary Survey.



DAVID M GREEN, Prop LS 311 MD

Subdiv PLAT BK: 2 PAGE: 140  
 District: ...  
 ...

**SURVEY ASSOCIATES OF MARYLAND INC**

108 OLD SOLOMONS ISLAND RD, SUITE 109, ANNAPOLIS MD 21401. TEL (301) 266 6218

(301) 266 7211

SCALE: 1" = 30'	APPROVED BY:	DRAWN BY
DATE: 3/7/94		REVISED

IMPROVEMENTS LOCATION: 4 CRESCENT PLACE  
 LOT 23, BLK. 2, HILL-CREST

.....DISTRICT: MONTGOMERY CO, MD	DRAWING NUMBER
CLIENT: SHERIDAN TITLE	LH941-73



ONLY VISIBLE FROM STREET