

37/3-98E 20 Hickory Avenue
(Takoma Park Historic District)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: MEREDITH MURTAGH

Daytime Phone No.: 202 429 3112

Tax Account No.: 1064531

Name of Property Owner: ERIC/MEREDITH MURTAGH Daytime Phone No.: 301 652 8971

Address: 20 HICKORY AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: CLINTON FENCE Phone No.: 301 843 1108

Contractor Registration No.: 1705

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 20 Street: HICKORY AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: MONTGOMERY AVENUE

Lot: 14 Block: 20 Subdivision: TAKOMA PARK

Liber: 13788 Folio: 434 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 3000.00

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 5 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/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.

Meredith Murtagh
Signature of owner or authorized agent

1.6.98
Date

Approved: _____ For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 1.28.98

Application/Permit No.: 9801070061 Date Filed: 01/08/98 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

✓ 1. **WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

back yard of single family house
trees in yard (none to be removed)
no historical features in yard

- ✓ b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

construct 5' wood (cedar) picket fence around
back yard.

✓* 2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

✓ 4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

✓ 5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

✓ 7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING


THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 1.28.98

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

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 250 Hungerford Drive, 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.

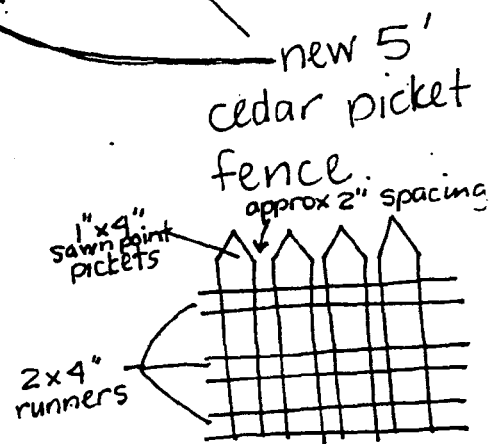
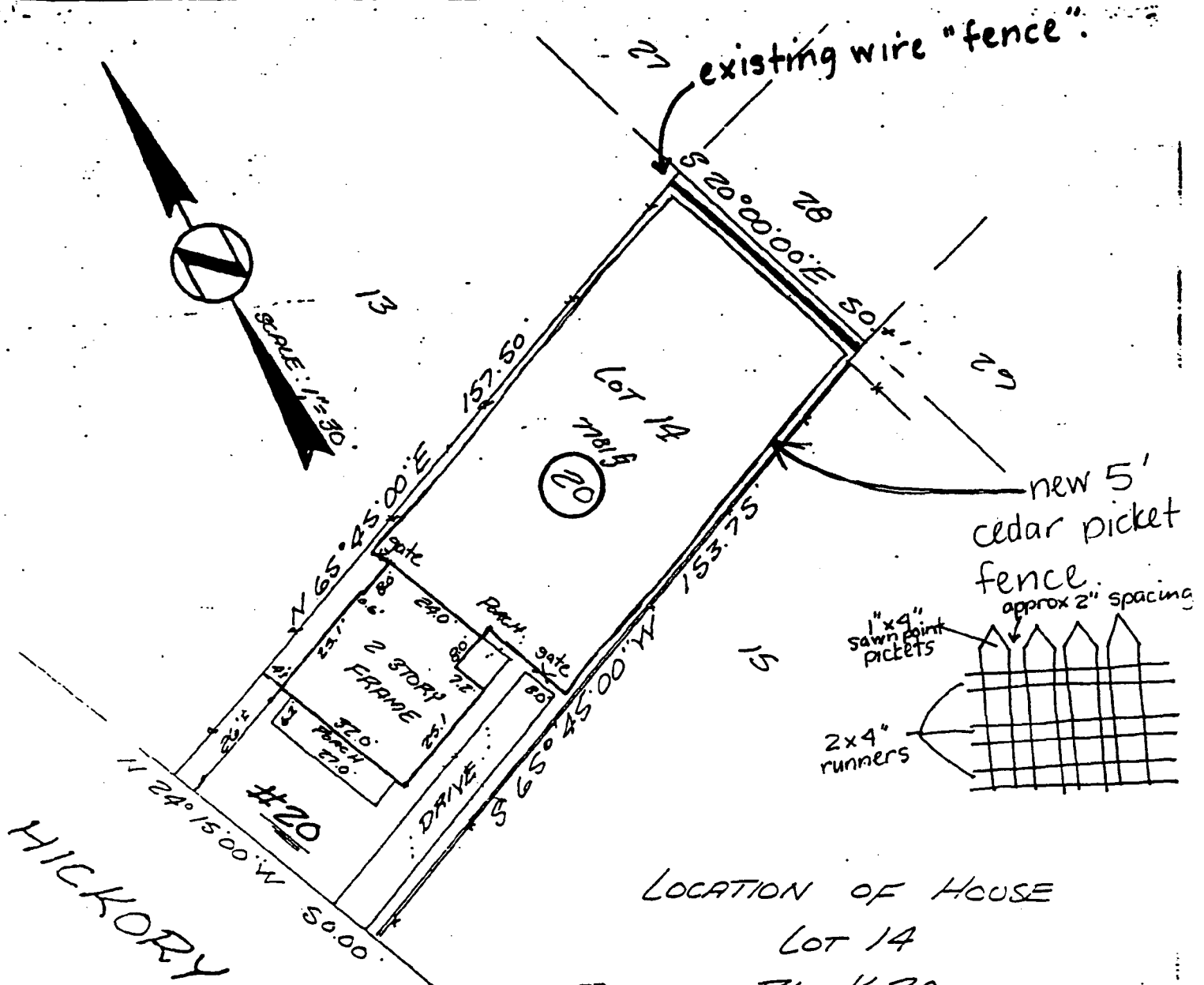
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

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 301-217-6240 of your anticipated work schedule.

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

NOTE: This survey for title purposes only — not to be used for determining property lines. Property corner markers not guaranteed by this survey.



LOCATION OF HOUSE
LOT 14
BLOCK 20

APPROVED
Montgomery County
Historic Preservation Commission

GILBERT'S ADDITION
TO
TAKOMA PARK
MONTGOMERY COUNTY,
MARYLAND

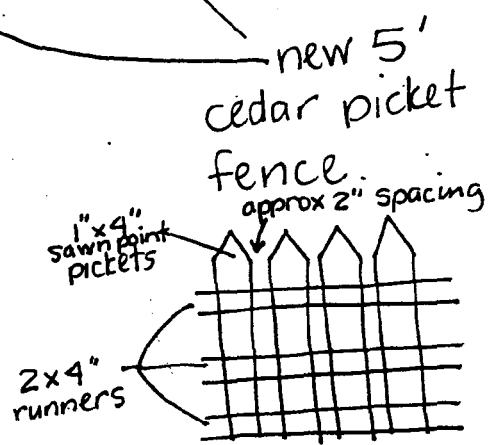
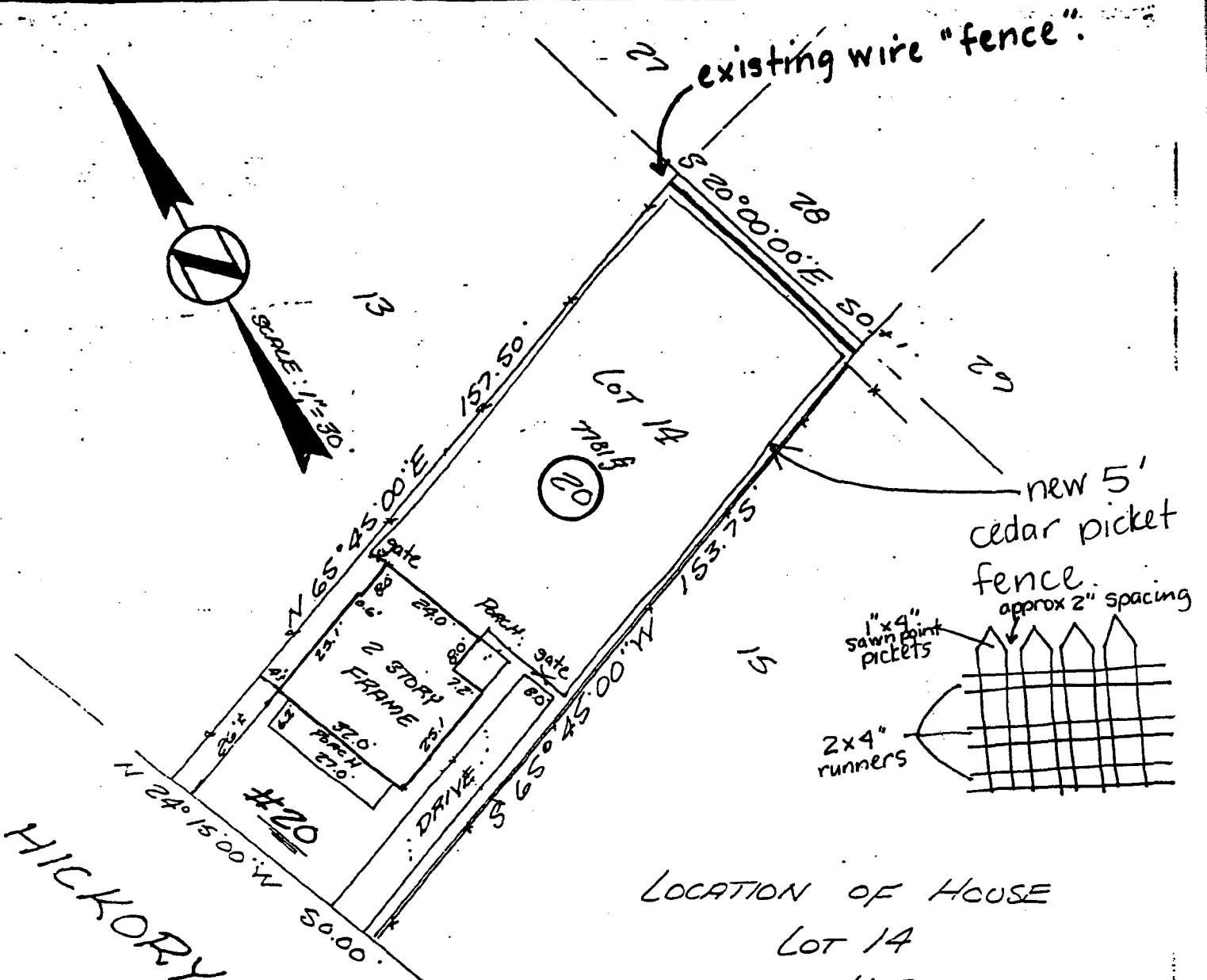


Handwritten signature
1/28/98

SURVEYOR'S CERTIFICATE HEREBY CERTIFY THAT THE POSITION OF ALL THE STING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A UNSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.	REFERENCES FLAT BK. A FLAT NO. 2	ELI ON E. SNIDER & ASSOCIATES LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD. 948 8100	
	LIBER FCLO	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 6-7-79 BOUNDARY	SCALE: 1" = 30' DRAWN BY: L.J.C. JOB NO.: 79-2262

Handwritten signature: Harry A. Blanchard
REGISTERED LAND SURVEYOR, MD. 7120

NOTE: This survey for title purposes only — not to be used for determining property lines. Property corner markers Not guaranteed by this survey.



LOCATION OF HOUSE
LOT 14
BLOCK 20

HICKORY



APPROVED
Montgomery County
Historic Preservation Commission

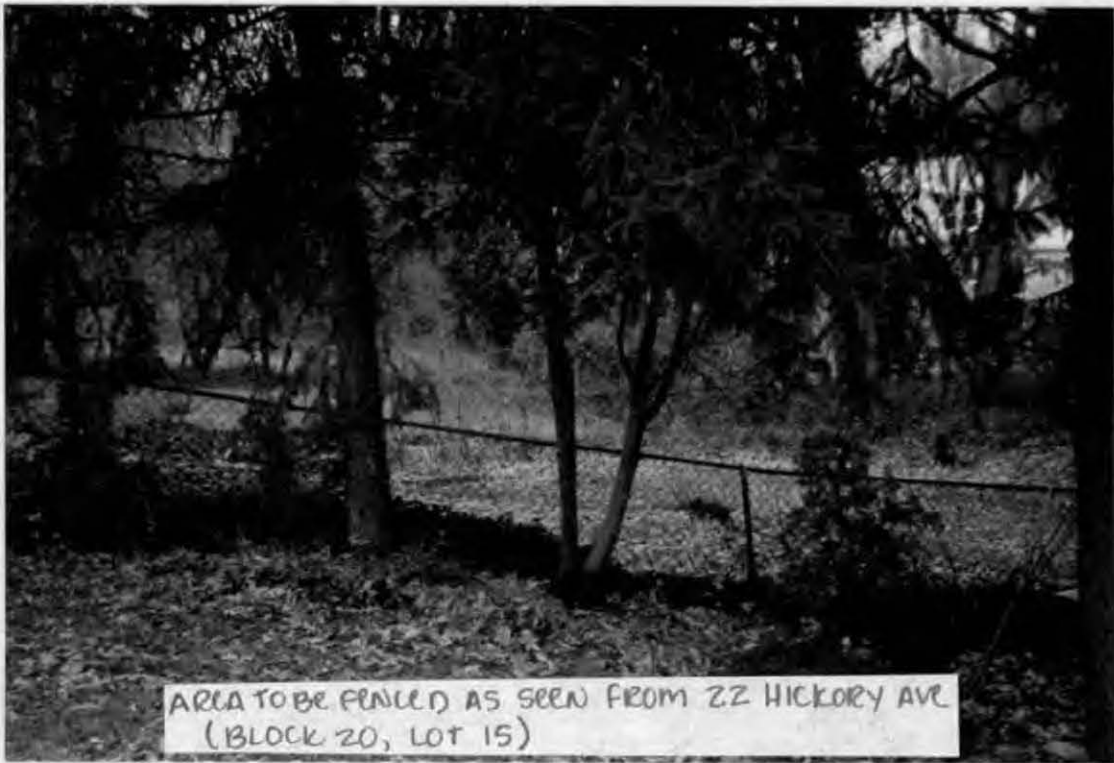
WALTER STREET
"TAKOMA PARK"
1/28/98 MONTGOMERY COUNTY,
MARYLAND

SURVEYOR'S CERTIFICATE HEREBY CERTIFY THAT THE POSITION OF ALL THE STING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A INSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.	REFERENCES PLAT BK. A PLAT NO. 2	ELLI ON E. SNIDER & ASSOCIATES LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD. 948 5100	
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Harry S. Blanchard
REGISTERED LAND SURVEYOR, MD. 97120



AREA TO BE FENCED AS SEEN FROM 18 HICKORY AVE (BLK 20, LOT 12/13)



AREA TO BE FENCED AS SEEN FROM 22 HICKORY AVE
(BLOCK 20, LOT 15)



**Expedited
Historic Preservation Commission Staff Report**

Address:	20 Hickory Avenue	Meeting Date:	1/28/98
Resource:	Takoma Park Historic District	Public Notice:	1/14/98
Case Number:	37/3-98E	Report Date:	1/21/98
Review:	HAWP	Tax Credit:	None
Applicant:	Eric and Meredith Murtagh	Staff:	Perry Kephart

DATE OF CONSTRUCTION: 1909

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: This structure is a Neo-Gothic Revival (Folk Victorian) cottage, and is an outstanding resource within the Takoma Park district. It is a one-and-a-half-story, three bay, center-gabled clapboard structure that was constructed by the original owner, Albert Burdette, who was a carpenter. There is a center-entry, full-width front porch with a centered front gable on the second level. Paired windows are set in the front gable with a decorative truss in the gable peak and brackets on the porch supports. There have been additions made to the right side and rear of the building.

PROPOSAL: The applicant proposes to enclose the rear portion of the yard with approximately 236 feet of cedar picket fencing. The fence is to be five (5) feet in height, and the pickets will be 1"x 4", secured with 2"x4" runners. The picket style will be sawn-point dog-eared in style. The fence will begin at the southeast rear corner of the house, approximately 60' from the front property line and continue to the opposite rear corner of the house with a gate of the same style at each end.

RECOMMENDATION:

- Approval
- Approval with conditions:

①

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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MEREDITH MURTAGH

Daytime Phone No.: 202 429 3112

Tax Account No.: 1064531

Name of Property Owner: ERIC/MEREDITH MURTAGH Daytime Phone No.: 301 652 8971

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LOCATION OF BUILDING/PREMISE

House Number: 20 Street: HICKORY AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: MONTGOMERY AVENUE

Lot: 14 Block: 20 Subdivision: GILBERTS ADD TAKOMA PARK

Liber: 13788 Folio: 434 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: \$ 3000.00

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

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2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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3A. Height 5 feet 0 inches

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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.

Meredith Murtagh
Signature of owner or authorized agent

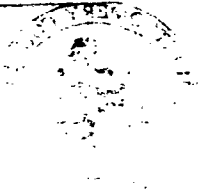
1.6.98
Date



Approved:

For Chairperson, Historic Preservation Commission

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a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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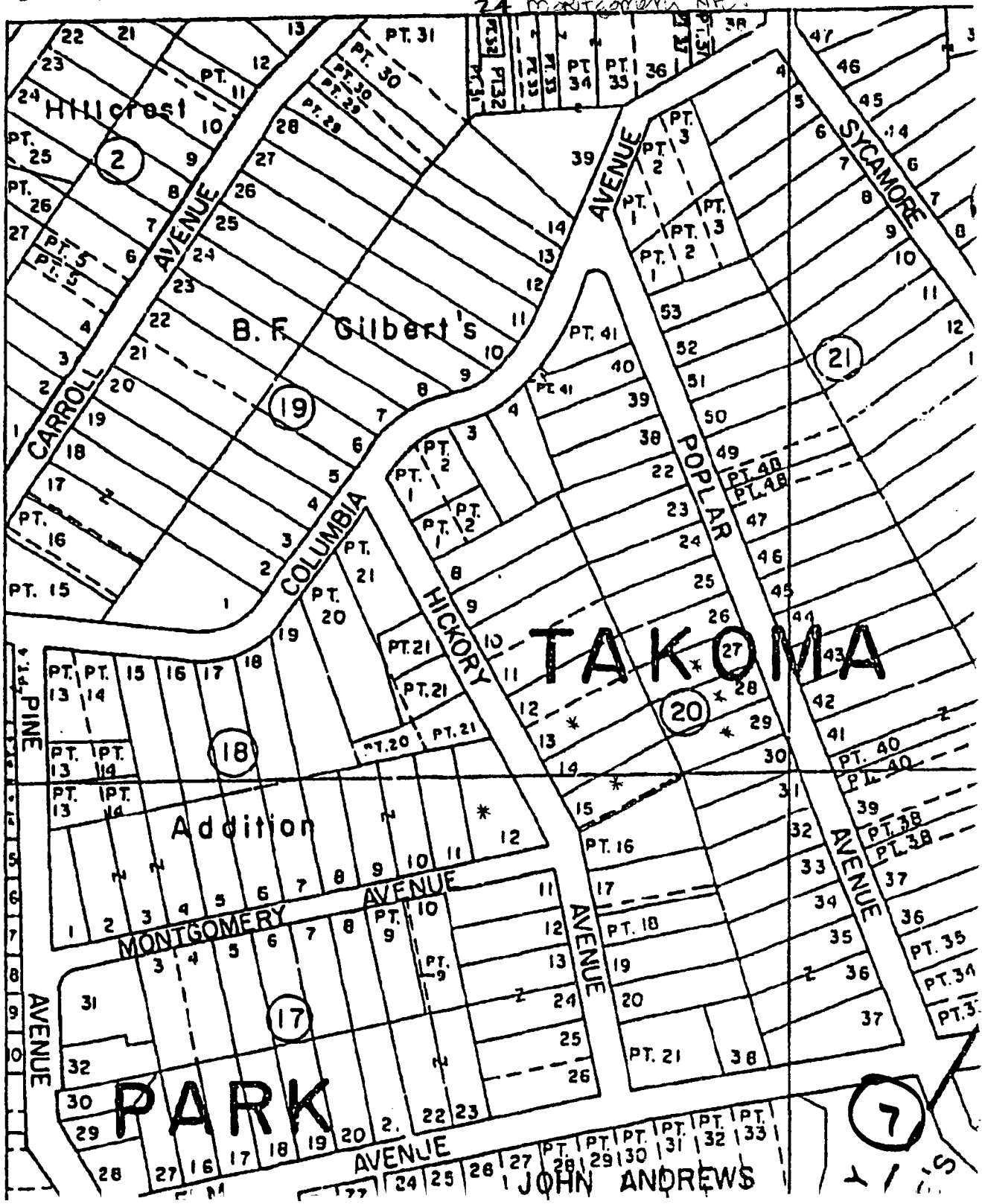
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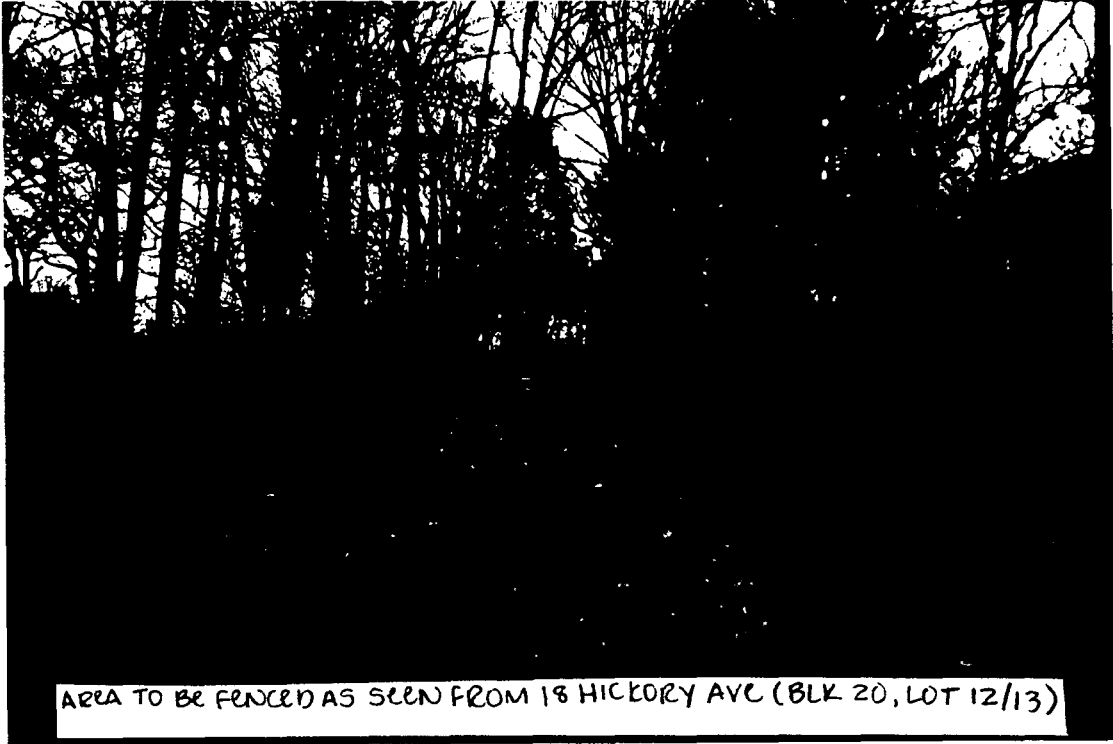
- Lot 27 Block 20 → Zucker, Deborah
7100 Popular Ave.
- Lot 28 Block 20 → Garey, Benjamin
7018 Popular Ave.
- Lot 29 Block 20 → Pitcher, Elizabeth
7016 Popular Ave.

61

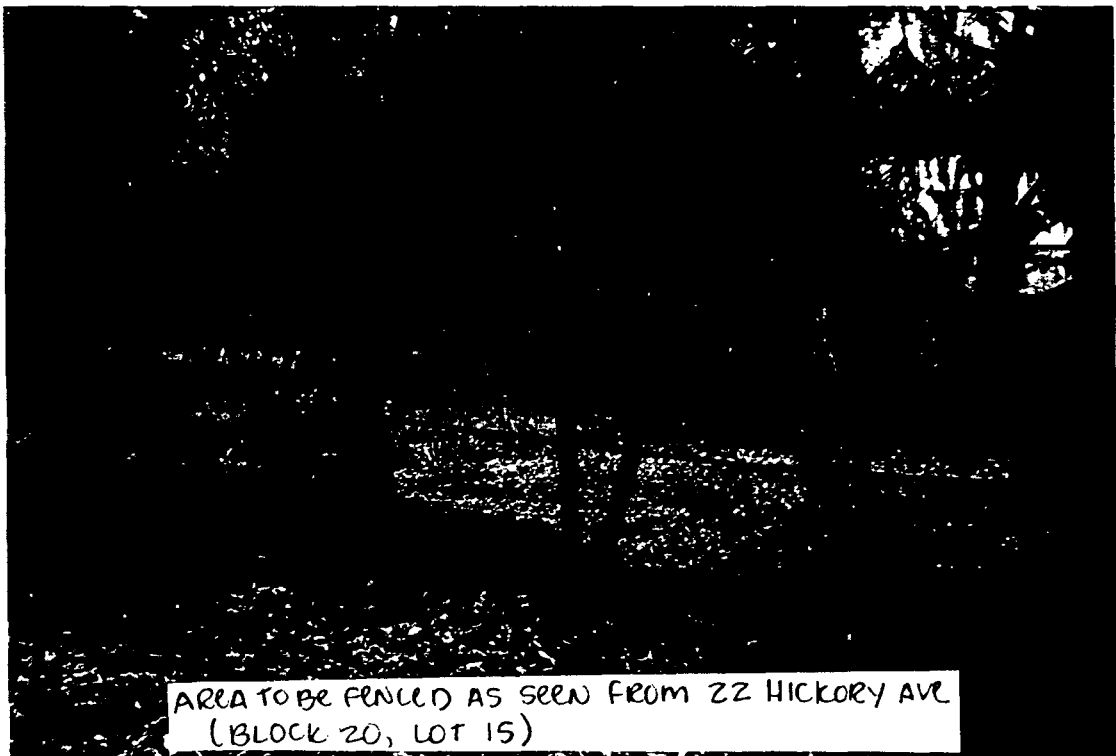
Lot 12 Block 18 → Christy, David
24 Montgomery Ave.

- Lot 13 Block 20 → Hutchins, M/M
18 Hickory Ave.
- Lot 15 Block 20 → Porter, M/M
20 Hickory Ave.





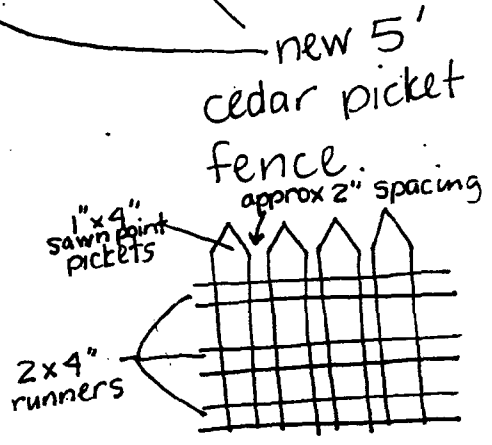
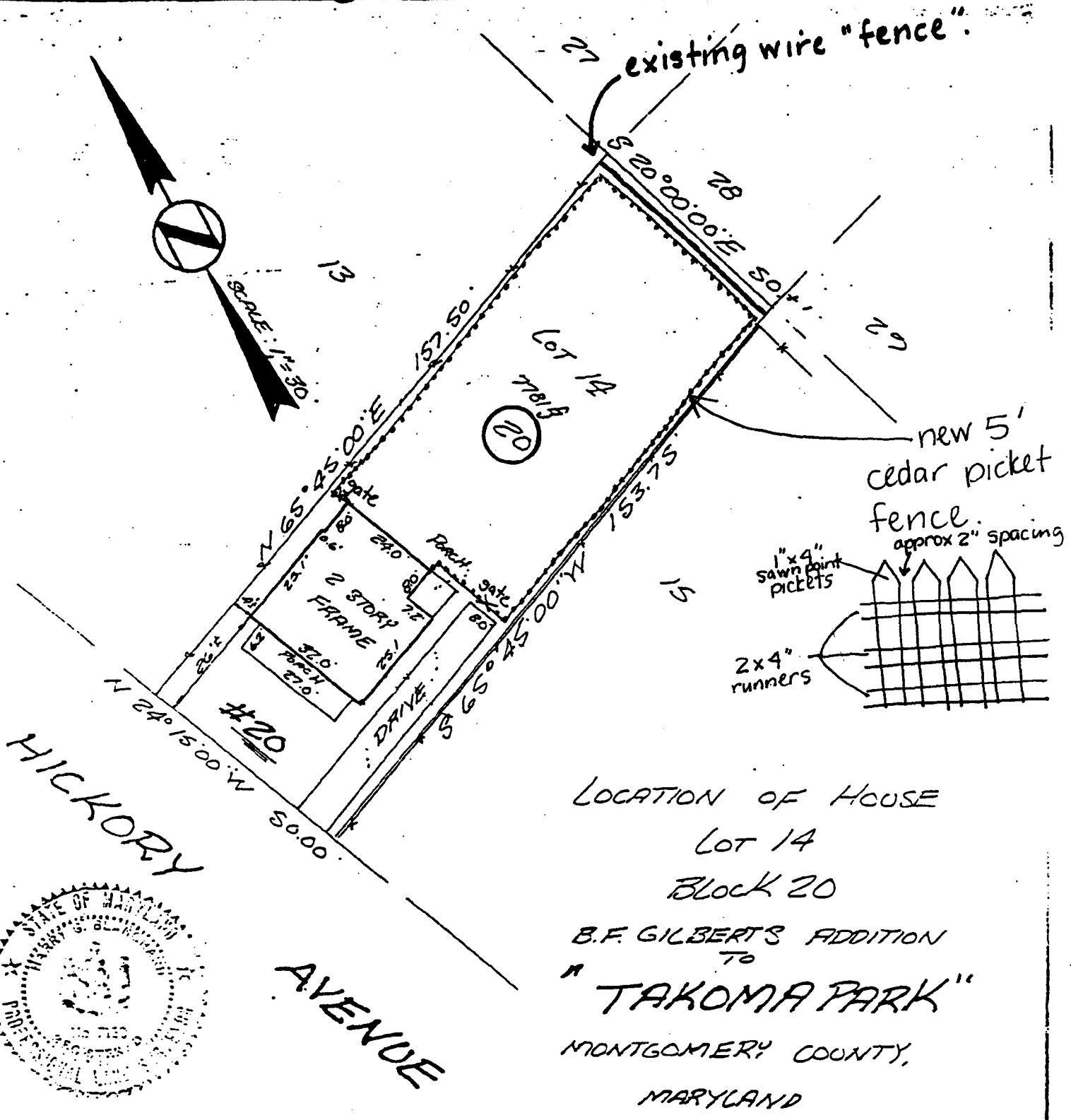
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 LOT 14
 BLOCK 20
 B.F. GILBERT'S ADDITION
 TO
 "TAKOMA PARK"
 MONTGOMERY COUNTY,
 MARYLAND



SURVEYOR'S CERTIFICATE HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS. <i>Harry S. Blanchard</i> REGISTERED LAND SURVEYOR, MD. 7130	REFERENCES FLAT BK. A FLAT NO. 2	ELLIOT E. SNIDER & ASSOCIATES LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD. 948 5100	
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