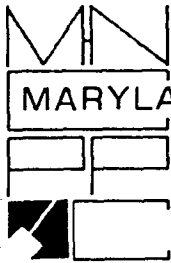


37/3-93NN 7413 Maple Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8.18.94

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

- Remove 3 sections of fence (already completed)
[The applicant has already moved the fence sections]

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

Applicant: Margaret Gray

Address: 7413 Maple Avenue, Kenilworth Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7413 Maple Avenue Meeting Date: 12/15/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93NN Tax Credit: No
Public Notice: 12/1/93 Report Date: 12/8/93
Applicant: Margaret Gray Staff: Nancy Witherell
PROPOSAL: Construct fence RECOMMEND: Approve with
Conditions

The applicant is applying for a retroactive HAWP for the construction of a 6' solid wooden privacy fence along her side property line beyond her driveway. This line is the rear property line of the adjacent neighbor at 1 Valley View. Both houses are contributing structures in the historic district. The fence, already installed, is unpainted wood with picket top and is typical of the type of fence approved by the HPC for privacy fences meant to enclose the rear yards of properties in the historic district.

STAFF DISCUSSION

This fence is problematic in two respects. It is apparently sited accurately, according to surveyors stakes noted by staff. However, the fence is placed so closely to the house on Valley View that it looks as if it belongs to that property and it obliterates the public view of the rear of the house. The problem is exacerbated by the fact that the fence comes forward of the building line for both the applicant's house and the adjacent house on Valley View.

The HPC has approved solid privacy fences on side property lines as long as they are placed away from direct public view and do not project forward of the street facade of the house. The house at 1 Valley View is built closer to Maple Avenue than the applicant's house. If the staff were reviewing this fence application prior to construction, it would recommend that the fence project no farther forward than the front face (not the front porch) of the applicant's house. This would require the removal of at least 3 sections of the fence, which now consists of 8 sections. If the fence were to project as far forward as the side elevation of the adjacent house that faces Maple Avenue, at least 2 sec-

tions of the fence would have to be removed. This solution would at least allow both houses to be seen and appreciated from the public way.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #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;

provided the following conditions are met:

1. The front three sections of the fence will be removed.
2. An opaque stain will be applied on the applicant's side of the fence to allow it to look more compatible with the painted wood of both houses, particularly since the fence is sited very close to the adjacent house.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

Originally was B+N Contribution of Rehab who over 90% approved by Montg Co. through special loan program. Contractor quit after repeated problem with quality of work provided. Had to redo

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # ~~7413~~ 1063753

NAME OF PROPERTY OWNER Margaret M. Gray TELEPHONE NO. 301-270-2864
(Contract/Purchaser) (Include Area Code)

ADDRESS 7413 Maple Ave, Takoma Park MD STATE MD ZIP 20912

CONTRACTORS Hechinger installed Sals/A/C units plus elec work TELEPHONE NO. available - most work completed

PLANS PREPARED BY (for fence) by owner CONTRACTOR REGISTRATION NUMBER available TELEPHONE NO. 301-270-2864
(Include Area Code)

previous work - horizontal copper pipes - elec update, new roof - rake boards - all renovating old work

LOCATION OF BUILDING/PREMISE

House Number 7413 Maple Street Maple Avenue

Town/City Takoma Park Election District Takoma Park/Montg Co

Nearest Cross Street Valley View Street

Lot 41 Block 87 Subdivision 25

Liber 5814 Folio 693 Parcel 2

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | |
|------------|------------|-----------------------|----------|--|------|---------------|-------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | |
| | | Revocable | | <u>Fence/Wall (complete Section 4)</u> | | | Shed |
| | | | | | | | Solar |
| | | | | | | | Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ whole job - approx 20000 or less
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco
- 1E. IS THIS PROPERTY A HISTORICAL SITE? yes

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	

N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 6 feet _____ inches same as before

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line on property - 6" in from surveyed line
- Entirely on land of owner
- On public right of way/easement _____ (Revocable Letter Required)

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.

Margaret M. Gray

8 October 1993

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9311040064

DATE FILED: _____

DATE ISSUED: _____

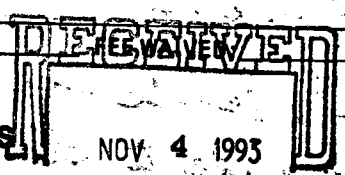
OWNERSHIP CODE: _____

FILING FEE: \$ _____

PERMIT FEE: \$ _____

BALANCE \$ _____

RECEIPT NO: _____



SEE REVERSE SIDE FOR INSTRUCTIONS

PERMITS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used.)

I was unaware that contact should have been made before project commenced. I was approved for this loan almost 1 and a half years ago - after repeated problems with Monty City rehab they were backed up - not enough personnel ⁱⁿ because of my ongoing complaints, they (S. Brown) ^{Monty City} tried to withdraw my loan - my contact to J. Morris, head of MD special loan, reinstated loan and project began in July-93 - now held up by neighbor whose property line is 3 feet narrower than ^{with} original ¹⁹²⁷ land description - my surveyer discovered Valley View Street was widened ^{1959's} from 30 to 36 ft (taking 3 feet of ^{neighbor's} property on either side of Valley View which must show up on ^{survey} an updated survey.)

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

which includes this neighbor's property - (he is a recent purchaser) and I am in process of certifying my property corner - This neighbor has made several telephone calls to officials in Montgomery County threatening civil action if I continue with my 1/2 finished driveway, fence which he insists must be on his property (it has been my property with my driveway + row of bushes - it appears he is just in need of flexing his muscles to exert power over my ongoing beautifying of my property and Montgomery County rehab (S. Brown) does not appear to act in a supportive role for me.

Surveyor says this is the only possibility that he is trying to get that 3 feet back from whomsoever he can get it and hopes I will give him an easement to shut him up. I won't.

P.S. This is a rough world out here.

The fence will be spruce or pine - either privacy or blockade to close off trashy neighbors porch which extends right onto my property - for which I gave previous owner an easement where concrete slab was put in place during vacancy.

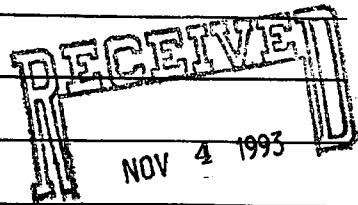
SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

*Wood fence - 6' high
Privacy in Stockade style*



PERMITS
DDSR/DEP

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

*It will just add to the beauty of Maple Avenue
besides shielding the neglected property
adjacent to my driveway side*

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, materials, details, and landscaping:

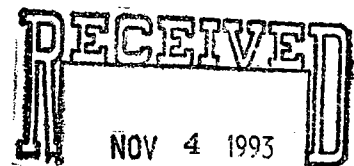
*Sections of 8 ft wide / 6 ft high fence
with wooden posts*

- b. the relationship of this design to the existing resource(s):

*my previous 6' high fence was the
wired together strips that came in a
roll.*

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

I'm sure it fits perfectly.



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DDSR/DEP

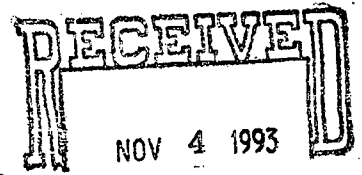
5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name La Roche
 Address 1 Valley View
 City/Zip Takoma Park MD 20912
2. Name Kramer
 Address 7411 Maple Ave
 City/Zip Takoma Park MD 20912



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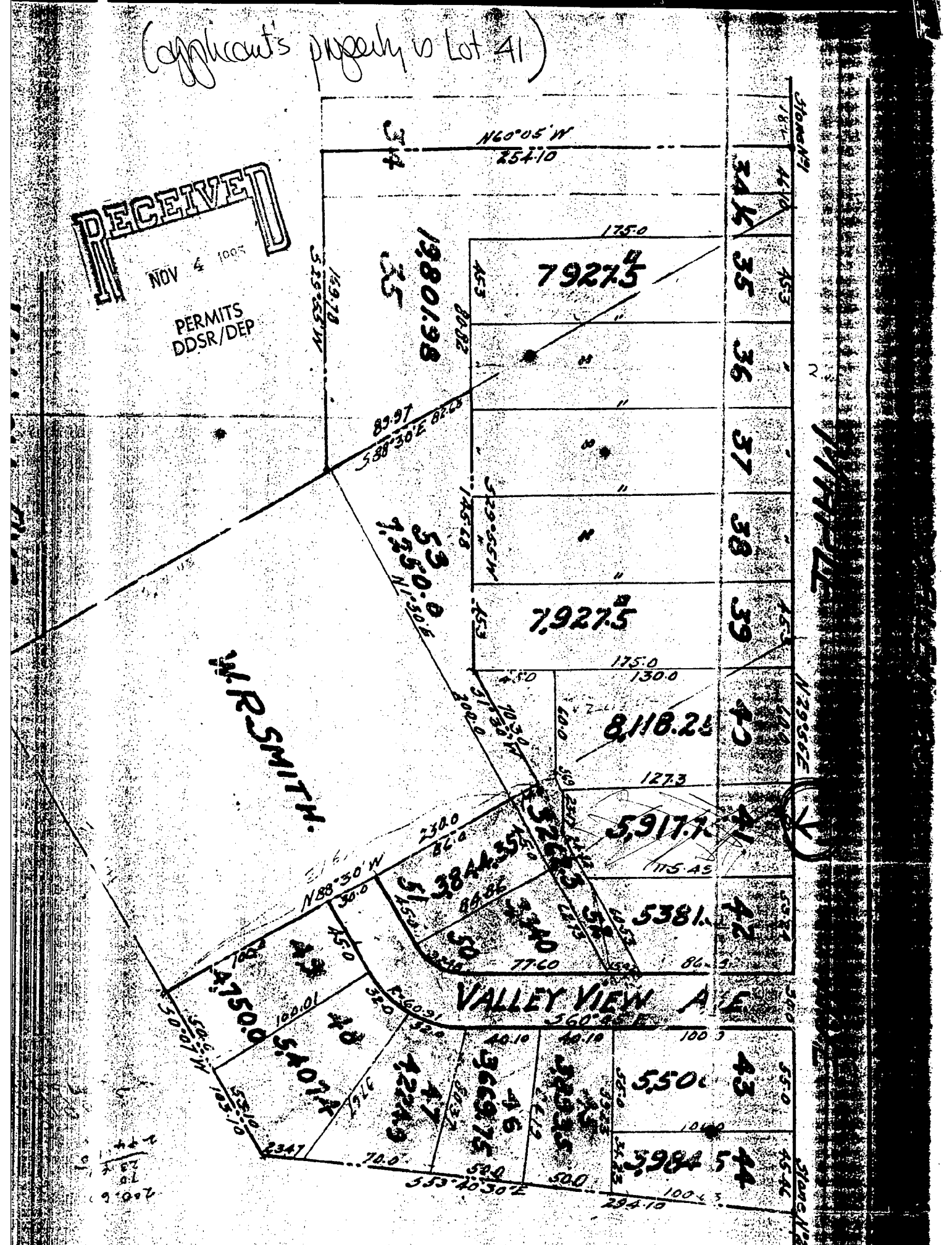
There is no one else but La Roche affected by this 66' of fence - on 1 side ~~only~~ only 1/2 way down the property line. There is an alley in rear of my property and neighbors on other side have an aluminum chain link fence - (Kramer) separating himself from my property. Across the street there are chain link fences and cinder block walls.

(Applicant's property is Lot 41)

RECEIVED

NOV 4 1005
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W. R. SMITH



We hereby certify that streets mentioned of the same lands conveyed the 6th day Margaret E. Petty et al and of record in liber 145 Heres of land co July 1921 by Virginia L. to Frederick D. B. Flus. record in liber 308 at half of lot 34 and all 10, Tarama Park, and of plat nos one of the lan. County. We also certify, Noland, N2 are six inches have been planted two and that all the bearings to the true meridian in requirements of section code of public local laws County sub title C1e, Met. 1322

from 16" x 7" slab
13 inch wide
cement into
property
of neighbor
of cement slab
of neighbor's porch
all legally documented
1986

RECEIVED
NOV 4 1993

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DDSR/DEP

My
Back yard

Neighbors
side yard

Neighbors
house
(carache)

Neighbors
back
porch

my fence proposal

My house

front porch

Neighbors
side yard

My
Front
yard

My Front yard

Maple Avenue

7413 Maple

Valley View
#1 Valley View

MT
Driveway

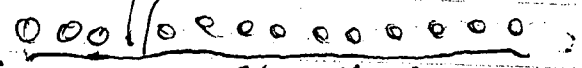
66"

66"

30'

26'

walkway



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**