



37/03-06N 28 Hickory Ave  
Takoma Park Historic District, 37/03





## HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan  
County Executive

Julia O'Malley  
Chairperson

Date: 4/12/2006

### MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #415190, fence installation

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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 4/11/2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: Nancy Atwell & Tim Dowd

Address: 28 Hickory Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/773-6370

DPS-#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

MAR 20 2006

DIV. OF CASE WORK AND

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nancy Atwell  
Daytime Phone No.: 301-891-2140

Tax Account No.: 01071172  
Name of Property Owner: Nancy Atwell + Tim Doud Daytime Phone No.: 301-891-2140  
Address: 28 Hickory Ave Takoma Park, MD 20912  
Street Number City Street Zip Code  
Contractor: Long Fence - Doug Kennedy Phone No.: (301) 428-9040  
Contractor Registration No.: 9615-02  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: (301) 204-8495

### LOCATION OF BUILDING/PREMISE

House Number: 28 Hickory Street: Hickory Avenue  
Town/City: Takoma Park Nearest Cross Street: Montgomery Avenue  
Lot: 17 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  
 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: \_\_\_\_\_  
1B. Construction cost estimate: \$ 2,500  
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 3 feet \_\_\_\_\_ 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.

Nancy Atwell  
Signature of owner or authorized agent

3/15/2006  
Date

Approved:  \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 4-12-06  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

415190

**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:

On North side of property there is a 30'  
stretch of rusty chain link that will be  
removed and replaced with proposed fence.  
the remaining 100' of North side is covered in  
english ivy and shrubs. The garage obscures  
much of this as well as 30' of the back  
lot line.

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

We propose to construct a 2 rail split rail fence  
that will run the perimeter of our back yard and  
enclose it. On the North side of the property we will  
remove 30 feet of existing chain link fence. The  
new fence will be visible from the street as it  
crosses 22 feet of side yard to meet up with the house.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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**

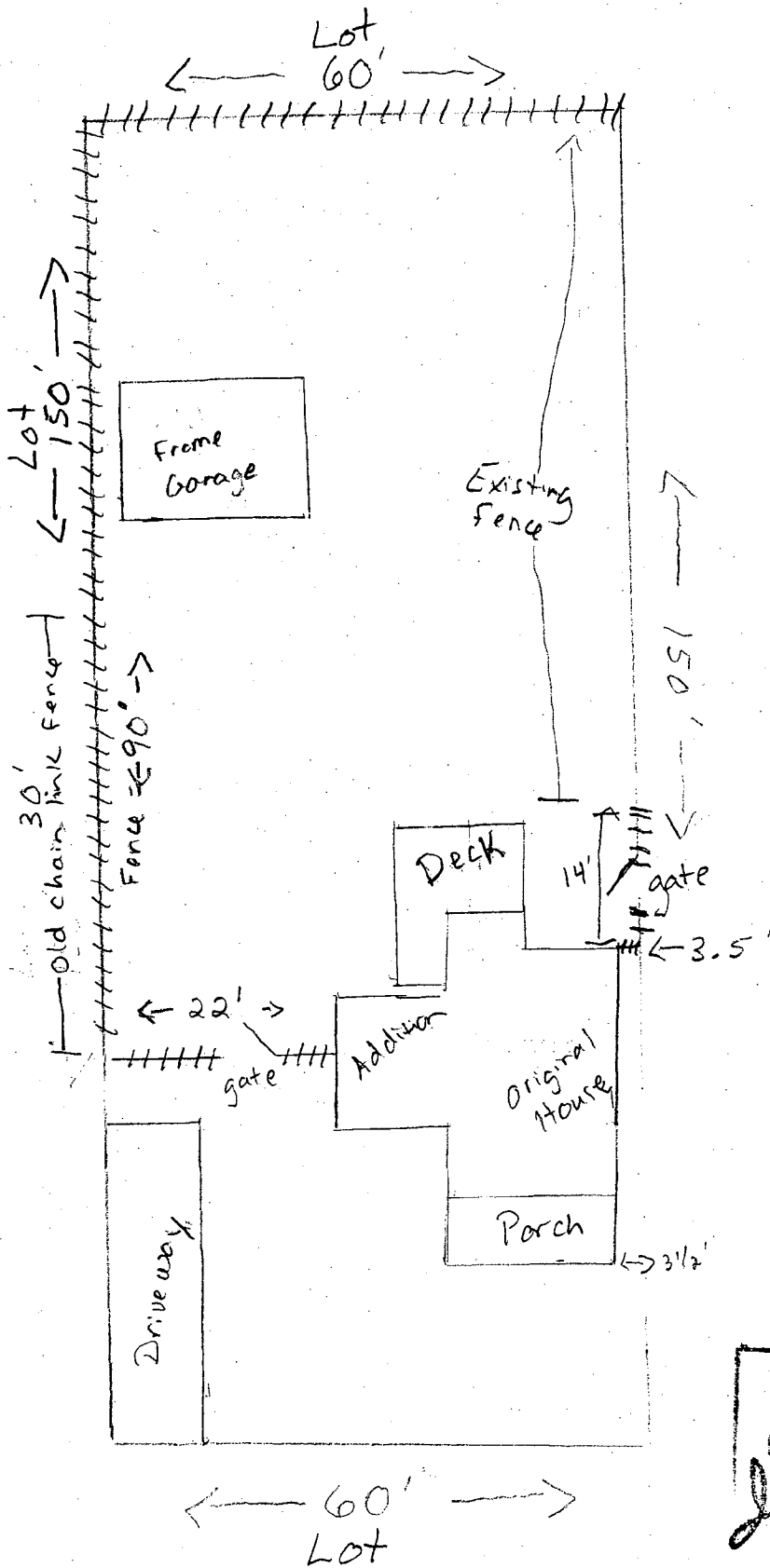
If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

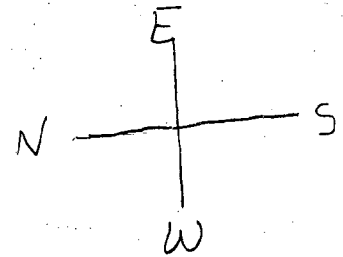
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

# 28 Hickory - Proposed Fence



Scale  
1 inch = 20 ft



Proposed Fence

APPROVED  
Montgomery County  
Historic Preservation Commission

*Julia O'Malley*

4-12-06

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

<b>Address:</b>	28 Hickory Avenue, Takoma Park	<b>Meeting Date:</b>	04/11/06
<b>Applicant:</b>	Nancy Atwell and Tim Dowd	<b>Report Date:</b>	04/04/06
<b>Resource:</b>	Contributing Resource	<b>Public Notice:</b>	03/28/06
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-06N	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Fence installation		
<b>RECOMMENDATION:</b>	Approval		

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1921

**PROPOSAL**

The applicants propose installation of a wood split rail fence with wire backing to enclose their back yard for their dog. The fence will extend from the house 22 feet across the side yard and then run around the perimeter of the back yard to meet an existing fence on the south side. They will remove the existing 30 feet of chain link fence that runs along the north side of the property. The fence will be tamped into the ground and will not have concrete footings except where the gate posts are located. They have contacted the City of Takoma Park arborist and do not need a tree protection permit from the City.

**STAFF RECOMMENDATION:**

- 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.

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240777-6370

DPS-#8  
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HISTORIC PRESERVATION COMMISSION  
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Nancy Atwell \_\_\_\_\_ 3/15/2000  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

415190



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**Historic Area Work Permit Application  
28 Hickory Avenue, Takoma Park, MD 20912**

**Site Plan**

See attached drawings and plat.

**Materials and Specifications**

The fence will be a two rail split rail fence made of wood. The inside of the fence will be lined with black welded wire that will be very low profile, but of a fine enough weave that a small dog cannot squeeze through. There will be two gates providing access at the North and South sides of the property.

The fence posts will be tamped into the ground and will not have concrete footings. The gate posts will be supported by a dry mix concrete footing.

A picture of the fence is attached.

**Photos**

We have attached a photo of the house and property taken from the street in front of the house. We have also attached a photo of the side yard where the fence will cut across from the north side of the property to the house.

**Tree Survey**

We spoke with Brent Linkletter, the Takoma Park City Arborist about permits that may be required to install the fence. Brent indicated that a tree permit was not required for installing this fence.

**Addresses of Adjacent and Confronting Property Owners**

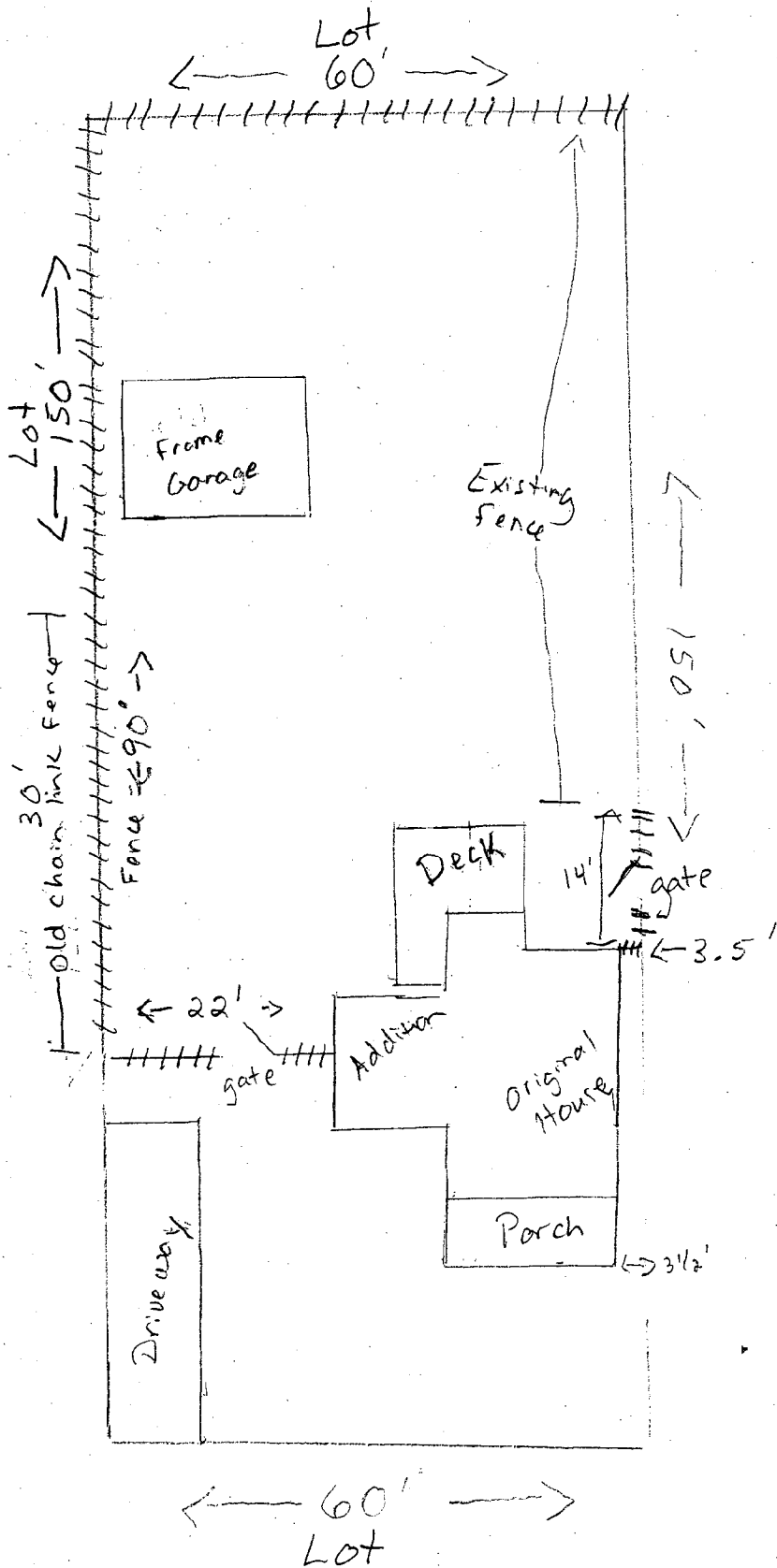
Bonnie Jones  
30 Hickory Ave.  
Takoma Park, MD 20912

Ward Gaines and Alicia Grimes  
24 Hickory Ave.  
Takoma Park, MD 20912

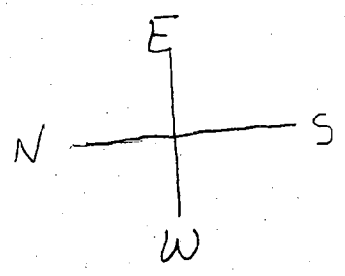
Richard and Terry Dowd  
29 Hickory Ave.  
Takoma Park, MD 20912

Michael Burt  
7010 Poplar Ave.  
Takoma Park, MD 20912

# 28 Hickory - Proposed fence

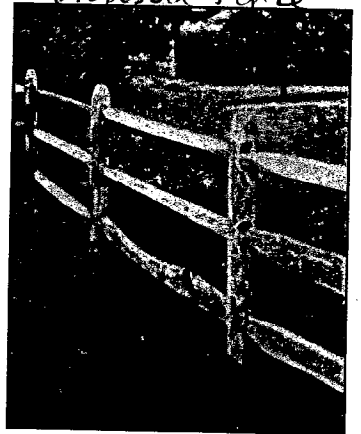


Scale  
1 inch = 20 Ft



Proposed Fence

*Proposed Fence*



**3-Rail Split Rail**

28 Hickory

Front of house

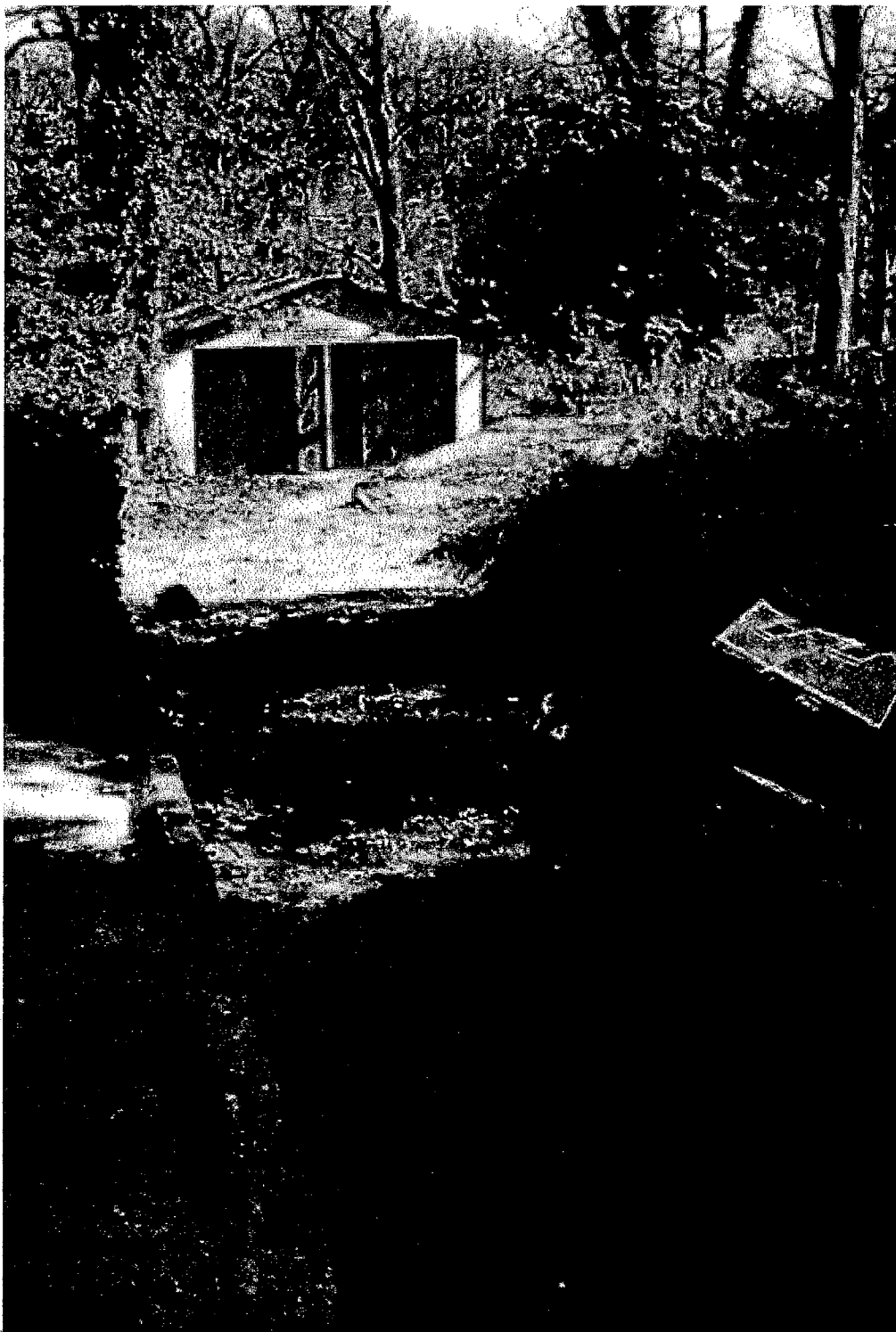
Fence will be visible on left of house  
↓ toward the back.



28 Hickory

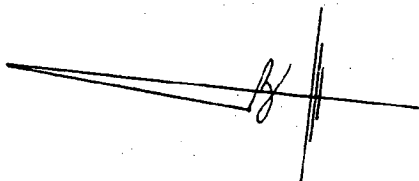
Yard & driveway  
to left of house.

Proposed fence  
will cut across  
the side yard  
between the  
driveway and →  
garage



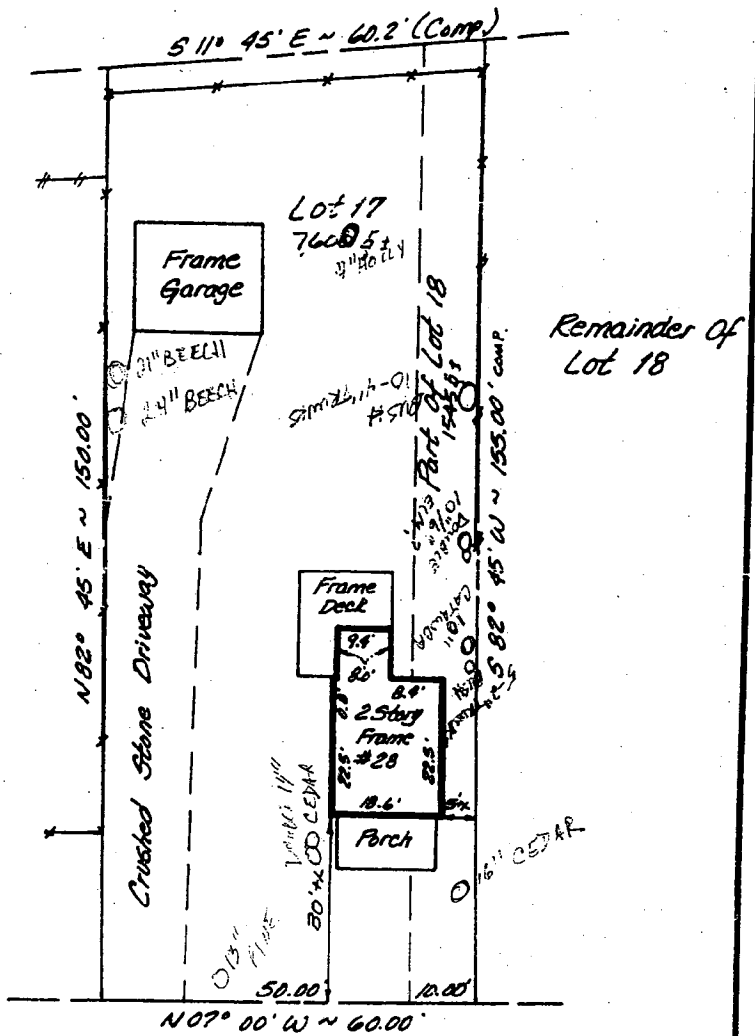
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



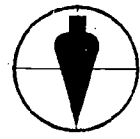
Notes

1. Flood zone "C" per H.U.D. panel No. 0200C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 FEET.
3. TOTAL AREA = 9,160 sq ft



LOCATION DRAWING  
 LOT 17 AND PART OF LOT 18 BLOCK 20  
 B.F. GILBERT'S ADDITION  
 TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

HICKORY AVENUE

<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507	<b>REFERENCES</b> PLAT BK. 1 PLAT NO. 2	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
	<b>LIBER</b>  <b>FOLIO</b>	

