

112 EIM AVE NRE TAKAMA PARK HAWP 37/3-07T



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
*County Executive*

Jef Fuller  
*Chairperson*

Date: June 28, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #455497, 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 June 27, 2007 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: George Middendorf & Lisa Famolare

Address: 112 Elm Ave, 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.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

#455497

Contact Person: Lisa Farnsworth  
 Daytime Phone No.: 703-341-2603  
703-341-2400

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

Name of Property Owner: George Widdendorf / Lisa Farnsworth Daytime Phone No.: \_\_\_\_\_

Address: 112 Elm Ave Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Long Fence / Joseph Rafferty Phone No.: 301-428-9040

Contractor Registration No.: MHC-9615

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

**LOCATION OF BUILDING/PREMISE**

House Number: 112 Elm Ave Street: Takoma Park, MD  
 Town/City: Takoma Park MD Nearest Cross Street: Pine Ave  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:

|   |  |   |   |                                    |  |  |                               |                               |
|---|--|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C  | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                                      | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable      | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |

1B. Construction cost estimate: \$ 1,400

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 6 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.

Signature of owner or authorized agent: [Signature]  
 Approved: [Signature] AF HPC chair  
 Date: May 14, 2007

## 1. WRITTEN DESCRIPTION OF PROJECT

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

one double gated picket fence 4 1/2" high, wood on left side of home of factory house, above driveway & extending neighbor fence. On right side of house a gate clearing area between existing fence & well - also wooden picket fence 4 1/2" high

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

- No trees in area, extension of a lower fence linked with neighbor is all one project is
- No change in house or other historic features

## 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.

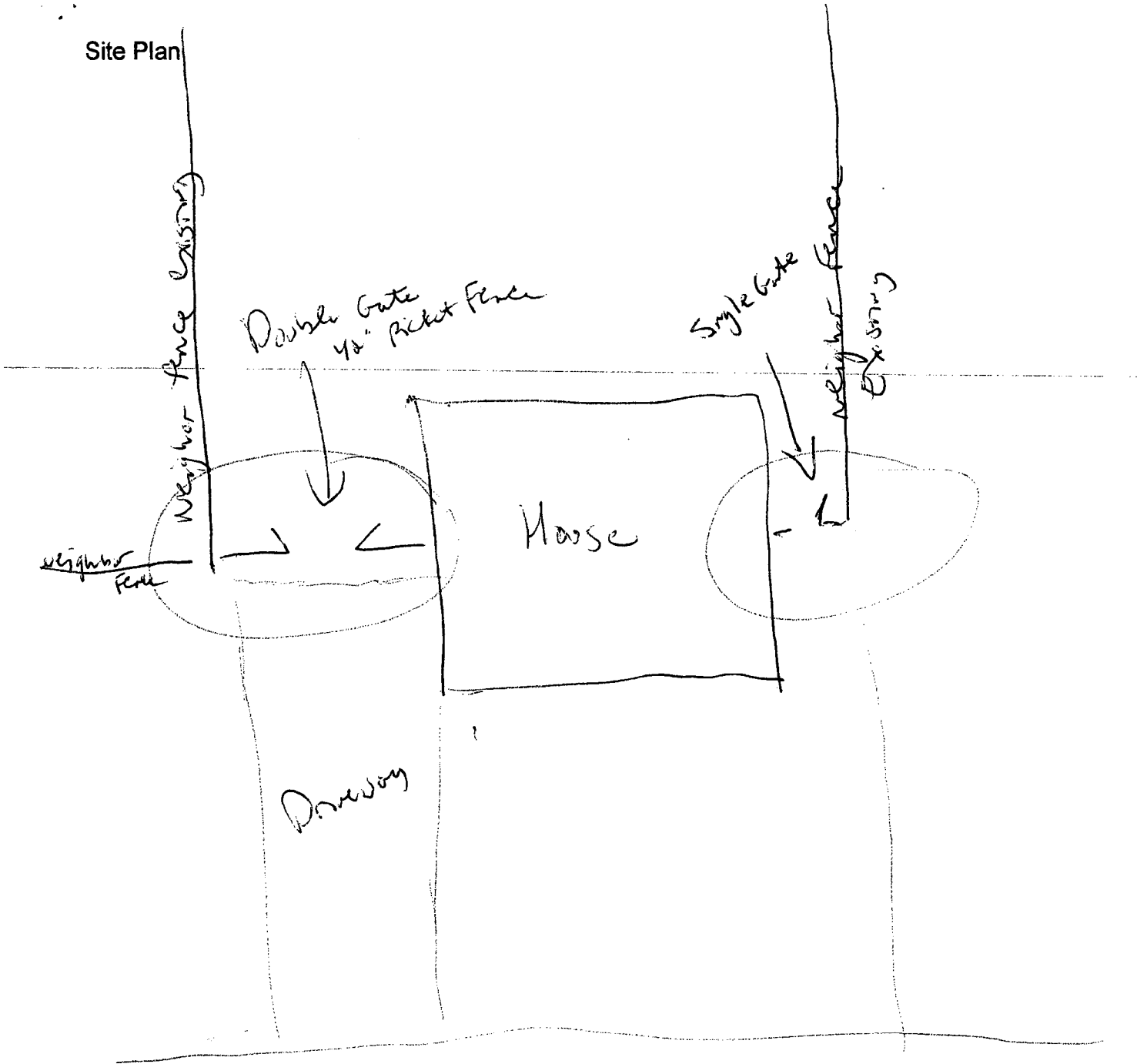
## 5. PHOTOGRAPHS

- 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.

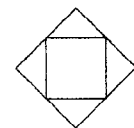
## 6. TREE SURVEY

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

Site Plan



Elm Ave



Shade portion to indicate North

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
6-28-07

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                     |  |                       |                 |
|---------------------|--|-----------------------|-----------------|
| <b>Address:</b>     | 112 Elm Avenue, Takoma Park                            | <b>Meeting Date:</b>  | 6/27/2007       |
| <b>Resource:</b>    | Contributing Resource<br>Takoma Park Historic District | <b>Report Date:</b>   | 6/20/2007       |
| <b>Applicant:</b>   | George Middendorf and Lisa Famolare                    | <b>Public Notice:</b> | 6/13/2007       |
| <b>Review:</b>      | HAWP   | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | 37/ <del>4</del> 3-07T                                 | <b>Staff:</b>         | Anne Fothergill |
| <b>PROPOSAL:</b>    | Fencing installation                                   |                       |                 |

**STAFF RECOMMENDATION**

- Approval
- Approval with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1920-30s

**PROPOSAL**

The applicants are proposing to install 42" tall wood picket fencing and gates off the sides of their house that will connect to existing fences running along the sides.

**STAFF RECOMMENDATION**

Approval is based on the approved and adopted amendment for the *Takoma Park Historic District*, the *Secretary of the Interior's Standards for Rehabilitation*, and 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 – 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.

A

# APPLICATION FOR HISTORIC AREA WORK PERMIT

#455497

Contact Person: Lisa Fumole

Daytime Phone No.: 703-341-2603

703-341-2400

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

Name of Property Owner: George Middleton / Lisa Fumole Daytime Phone No.: \_\_\_\_\_

Address: 112 Elm Ave Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Long Fence / Joseph Rafferty Phone No.: 301-428-9040

Contractor Registration No.: MHC-9615

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

### LOCATION OF BUILDING/PREMISE

House Number: 112 ELM AVE Street: Takoma Park, MD

Town/City: Takoma Park MD Nearest Cross Street: Pine Ave

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

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

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

- 1A. CHECK ALL APPLICABLE:
- |   |  |   |   |                                    |  |  |                               |                               |
|---|--|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C  | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                                      | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable      | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    |  | <input type="checkbox"/> Other: _____  |                               |                               |

1B. Construction cost estimate: \$ 1,400

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 6 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.

[Signature]  
Signature of owner or authorized agent

May 14, 2007  
Date

(3)



## 1. WRITTEN DESCRIPTION OF PROJECT

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

one double gated picket fence 4 1/2" high, wood on left side of house of facing house, above driveway + extending neighbor fence. On right side of house a gate along area between existing fence + wall - also wooden picket fence 4 1/2" high

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

- No trees in area, extension of a lower fence linked with neighbor is all one project is
- No change in house or other historic features

## 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

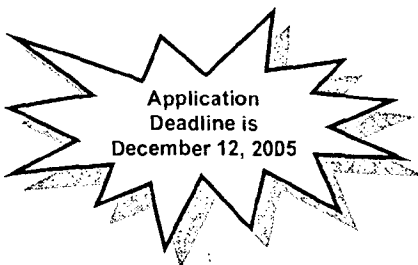
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

255 ROCKVILLE PIKE,  
ROCKVILLE, MARYLAND, 20850.

| HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING<br>[Owner, Owner's Agent, Adjacent and Confronting Property Owners] |  |
|---|--|
| <b>Owner's mailing address</b><br>George Middelort<br>Lisa Fursaker<br>112 ELM AVE.<br>TAKOMA PARK, MD<br>20912       | <b>Owner's Agent's mailing address</b>                 |
| <b>Adjacent and confronting Property Owners mailing addresses</b>   |  |
| Ben + Mary<br>110 Elm Ave<br>Takoma Park, MD<br>20912   | Kim Martley<br>114 Elm Ave<br>Takoma Park, MD<br>20912 |
|   |  |



Application Deadline is December 12, 2005

2006 Application for Admission to Grade 6 Mathematics, Science, and Computer Science Magnet Takoma Park Middle School (Please type or print legibly in dark ink.)

Section I. To be completed by parent/guardian and mailed to Takoma Park Middle School Magnet Program no later than December 12, 2005

Full MCPS Name: \_\_\_\_\_ MCPS Student ID: \_\_\_\_\_

Home Address: \_\_\_\_\_  
\_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

Parent/Guardian #1: \_\_\_\_\_ Parent/Guardian #2: \_\_\_\_\_

Date of Birth: \_\_\_\_\_ Current Grade: \_\_\_\_\_ Gender:  Male  Female

Name and address of your current school: \_\_\_\_\_  
Principal's Name: \_\_\_\_\_  
Counselor's Name: \_\_\_\_\_

MCPS Assigned Elementary School: \_\_\_\_\_

MCPS Assigned Middle School: \_\_\_\_\_

MCPS Assigned High School: \_\_\_\_\_

Names of two different teachers who will complete your evaluation forms.

- 1) Mathematics teacher: \_\_\_\_\_ School: \_\_\_\_\_
- 2) Science/other teacher: \_\_\_\_\_ School: \_\_\_\_\_

Do you have an IEP or 504 Plan that requires special testing accommodations?  No  Yes

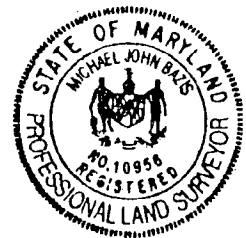
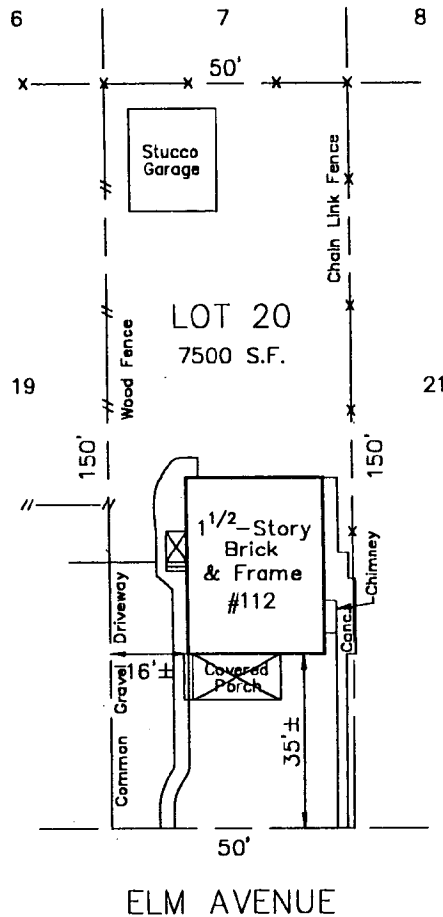
If yes, please enclose a copy of the testing accommodations and call the Magnet office no later than December 12, 2005 to arrange for special needs testing.

Are you also applying to the Eastern Magnet Program?  No  Yes (This information is used for data-reporting purposes only. It will not impair your chances for acceptance into either program.)

The plat is of benefit to a consumer only 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. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat 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.

**NOTES:**

- (1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200  
Date of Map: 8/5/91  
Flood Zone: "C"
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 2'±



**SURVEYOR'S CERTIFICATE**

I hereby certify that the property delineated hereon is in accordance with the plot of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This plat is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

*Michael J. Bazis*  
Michael J. Bazis RPLS #10956

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

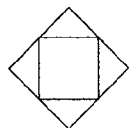
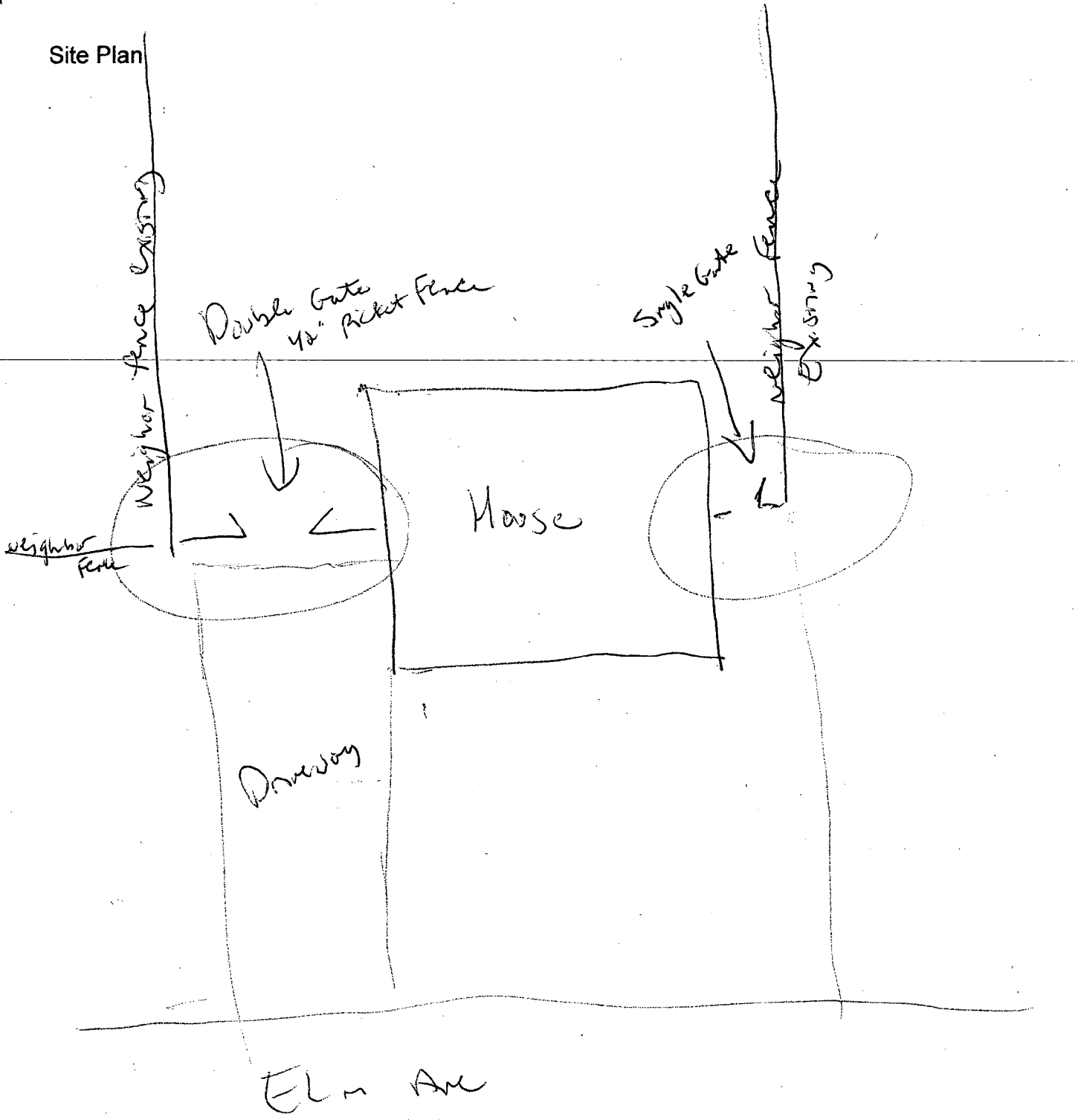
**THIS SURVEY IS FOR TITLE PURPOSES ONLY**

|                    |                 |
|--------------------|-----------------|
| JOB # 95.0867H     | DATE 7-19-95    |
| FIELD SS, WP       | DRAFT DAB       |
| RECERTIFIED 9-7-00 | P.B. A P# 2     |
|                    | SCALE: 1" = 30' |

**R.C. KELLY & ASSOCIATES, INC.**  
**ENGINEERS & SURVEYORS**

10111 COLESVILLE ROAD, SUITE 133  
SILVER SPRING, MARYLAND 20901  
(301)593-8005 FAX (301)881-7218  
E-MAIL: survey@rckelly.com

Site Plan



Shade portion to indicate North



2520 Urbana Pike  
Ijamsville, MD 21754-8624



Job No. \_\_\_\_\_  
Order No. \_\_\_\_\_  
Customer No. \_\_\_\_\_  
Date 5/19/07

Excellence Since 1945

JOSEPH A. RAFFERTY  
SALES ASSOCIATE

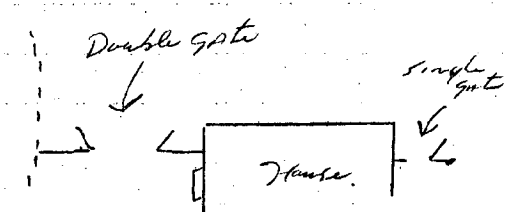
(301) 662-1600 (Fred. Area)  
(301) 428-9040 (Wash. Area)  
(301) 252-9111 (Cell)  
MHIC# 9615

1-800-222-9650  
(301) 874-5706 (Fax)  
www.longfence.com

Long Fence Company, Inc.  
Ijamsville, Maryland 21754-8624  
800-222-9650 (Outside Local Area) • Fax (301) 874-5706  
www.longfence.com



STREET: 112 Elm Ave  
 CITY: Towson Park ST: MD ZIP: \_\_\_\_\_  
 COUNTY: Montgomery MAP Page/Grid: 37-F13  
 HM PH: 301 270 2236 WK PH. MR. \_\_\_\_\_  
 CELL: (MS) 763 341 2603  
 E-MAIL: \_\_\_\_\_ LEAD # \_\_\_\_\_



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:

Approximately 23 of 42 high Spaced Board Gothic  Flat Top  Monticello Arched Top  Mt. Vernon Dip Top  
 Lattice Top  other \_\_\_\_\_, style fencing.  toe nail  face nail  
 The  vertical boards  pickets of the fence sections are to be:  flat,  dog eared  colonial gothic  gothic  
 other \_\_\_\_\_ Framing to Face  in  out. Fence to be stepped  yes  no  
 Line posts are 4 x 4 x 7. The posts are to be capped with Vinyl caps. There are 2 2 x 4 horizontal runners.  
 The gate posts are 6 x 6 x 7. The gate posts are capped with Vinyl caps.  
 All wood to be ACQ Naturewood pressure treated Pine with WeatherShield, unless otherwise specified.  
 There is/are to be 1 single gate(s) 4 wide x 42 high. The gate is to have a:  Flat Top  Monticello Arched Top  
 Mt. Vernon  
 There is/are to be 1 double drive gate(s) 10 wide x 42 high. The gate is to have a:  Flat Top  
 Monticello Arched Top  Mt. Vernon. All gates are to include hardware. Secured in cement.  
 Gates to be constructed with 2 x 4 cedar horizontal supports. All posts are to be set 30" - 36" in the ground and \_\_\_\_\_  
 Seller  will /  will not obtain  County  City Permits  
 Seller  will /  will not take down and haul old fence of approximately NA feet.  
 Buyer to supply Seller with copy of house plat. (For permit use only)  
 Property pins exposed?  yes  no. Buyer to stake?  yes  no Order Survey?  yes  no  
 Buyer responsible for property lines if no survey pins are in place.  
 Additional options: \_\_\_\_\_

| Estimated Monthly Investment*       |           |
|-------------------------------------|-----------|
| _____                               | Per Month |
| <u>12 Months</u>                    | _____     |
| Program: <u>Same</u>                | _____     |
| *With Approved Credit <u>AT End</u> |           |

|  |                                      |                |
|--|--------------------------------------|----------------|
| Additional Information or Remarks: <u>Homeowner is responsible for Property Lines.</u> | Total Contract Price                 | <u>1432</u>    |
| <u>road</u>  | Deposit With Order                   | <u>477 1/3</u> |
|  | Due on Day Materials are Delivered   | <u>477 1/3</u> |
|  | Due on Day of Substantial Completion | <u>477 1/3</u> |
|  | And/or Balance Financed              |                |

**PLEASE PAY OUR FOREMAN**

Work to begin approximately 2-3 weeks. Work to be completed approximately 1-2 days.  
This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.  
Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.  
Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse side of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc.  
 (Sales Representative's Signature) JOE RAFFERTY  
 Sales Representative's Printed Name License No. \_\_\_\_\_  
 Buyer(s) [Signature] May 19, 2007  
 (Signature) [Signature] 19 May 2007  
 (Signature) \_\_\_\_\_ Date \_\_\_\_\_

**BUYER'S RIGHT TO CANCEL:** You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying notice of cancellation for an explanation of this right. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.

112 Elm Avenue







