

37/03-06III 10 PHILADELPHIA AVE  
Takoma Park Historic District

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

<b>Address:</b>	10 Philadelphia Ave, Takoma Park	<b>Meeting Date:</b>	12/6/2006
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	11/29/2006
<b>Applicant:</b>	David & Susan Montgomery	<b>Public Notice:</b>	11/22/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-06III	<b>Staff:</b>	Michele Oaks

**PROPOSAL:** Fence Installation

**RECOMMENDATION:** Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c1915-25

**PROPOSAL:**

Applicant is proposing to install a 5'6" high, wood, Wyngate style fence along their side, rear property line.

**STAFF RECOMMENDATION:**

- Approval
- Approval with conditions

**The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.**

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 – 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.



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: Susan West Montgomery  
Daytime Phone No.: 301 270 0628

Tax Account No.: 665-60-4889

Name of Property Owner: David & Susan Montgomery Daytime Phone No.: 301-270-0628

Address: 10 Philadelphia Ave Takoma Park MD 20912  
Street Number City State Zip Code

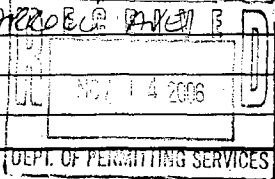
Contractor: CLINTON FENCE Co Inc Phone No.: 301-843-1108

Contractor Registration No.: MHIC # 1705

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

**LOCATION OF BUILDING/PREMISE**

House Number: 10 Street: Philadelphia Ave  
Town/City: Takoma Park Nearest Cross Street: CAPROBUC PAVEMENT  
Lot: 28 Block: 3 Subdivision: HILLCREST  
Liber: 14104 Folio: 234 Parcel: \_\_\_\_\_



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

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |   |                                    |  |  |                               |                               |
|---|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input 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: \$ 2,588.00

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 6 feet 1/2 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.

Susan West Montgomery  
Signature of owner or authorized agent

10.19.06  
Date

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

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

Application/Permit No.: 438607 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

Currently, our driveway and our neighbors driveway are contiguous along our property line, except for a section of planings and concrete blocks that extend from about half way from the lot to an easement to the street. There is evidence that at one time there was a fence here. The rear of our neighbors property is an unpaved parking area with a garage, ours is lawn, garden beds and has a garage. There is a large oak tree on our neighbors property, it's canopy extends over the property 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 building a fence from our garage between 52' or about half way to the front of our property. It will be 55" high on side, with a 1" vertical lattice top. At each of 7 posts, there will be an additional 5' extension with a 2" x 4" cross beam with a curved bracket. This is intended as a decorative feature and to support vines. The fence will screen the view of our neighbors parking area. However, as it will not extend the full length of the property line

**2. SITE PLAN**

It will not create a barrier between the two houses.

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.

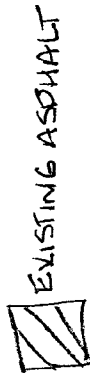
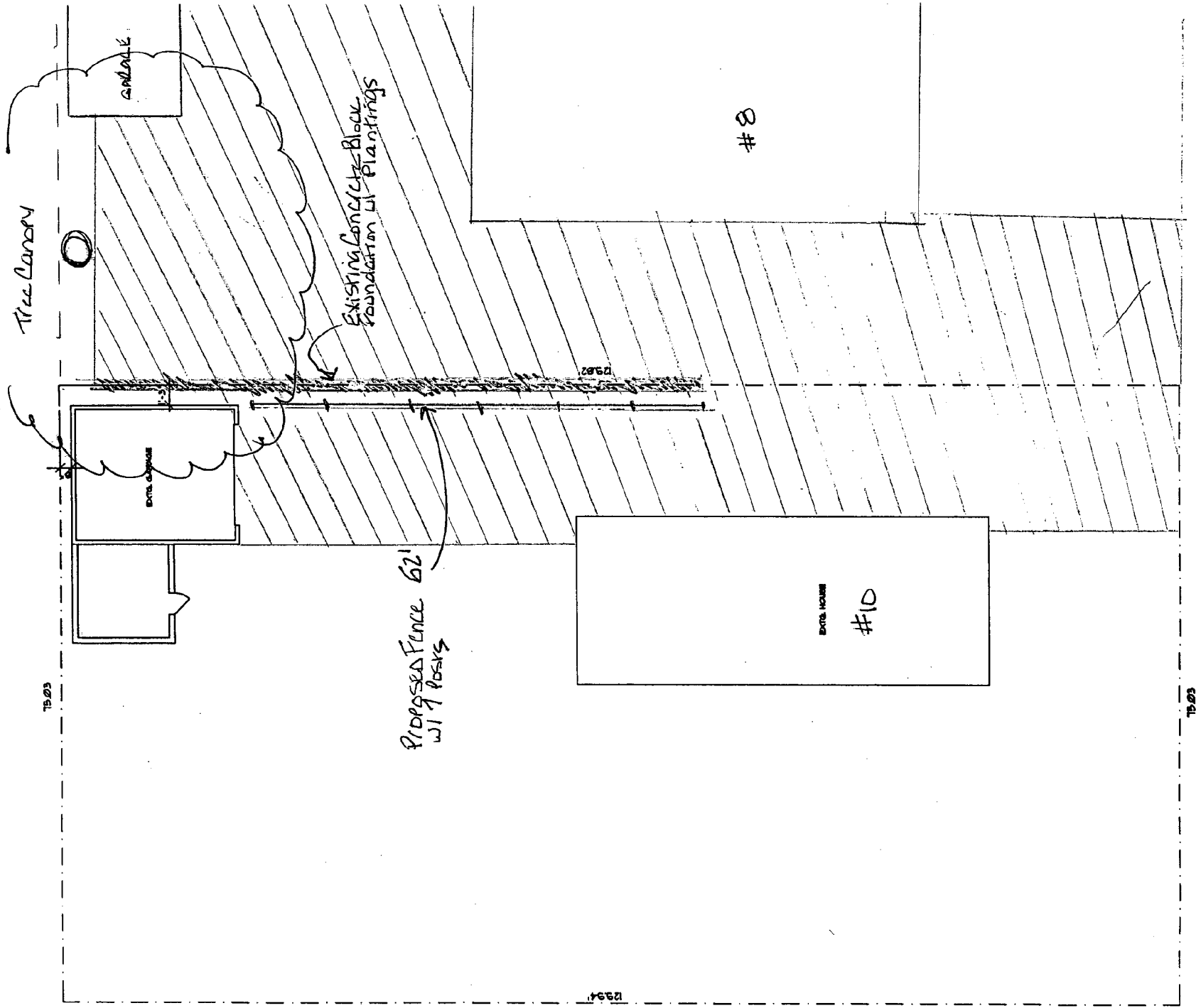
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

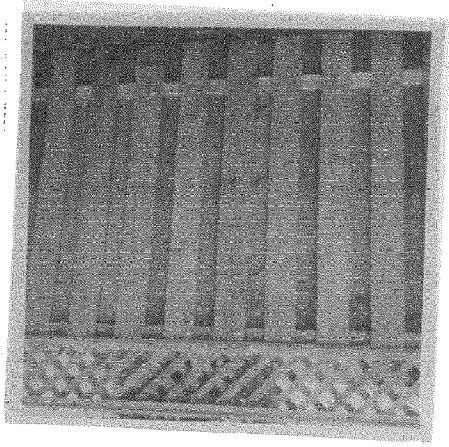
<p><b>Owner's mailing address</b>                  DAVID MONTGOMERY                  SUSAN WEST MONTGOMERY                  10 PHILADELPHIA AVE                  TAKOMA PARK MD 20912</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>JAY HESSEY                  TERESE BOUEY                  14 PHILADELPHIA                  TAKOMA PARK MD 20912</p> <p>NOTE: THERE IS NO #12 PHIL.</p>	<p>KEVIN AND JENNIFER MAHER                  7 PHILADELPHIA AVE                  TAKOMA PARK MD 20912</p>
<p>SILVER SPRING INTERFAITH                  HOUSING COALITION                  PROGRESS PLACE                  8210 COLONIAL LANE                  SILVER SPRING MD 20910                  (OWNER OF #8 PHIL. AVE)</p>	<p>9 PHILADELPHIA AVE                  TAKOMA PARK MD 20912                  (unable to confirm owner)</p>
<p>ASHWANI K. GUPTA                  PO BOX 773                  COLLEGE PARK MD 20740                  (OWNER OF #12 GRANT ST.                  APT. BUILDING)</p>	<p>PAUL E. RICHARDS                  18 GRANT AVE                  TAKOMA PARK MD 20912</p>



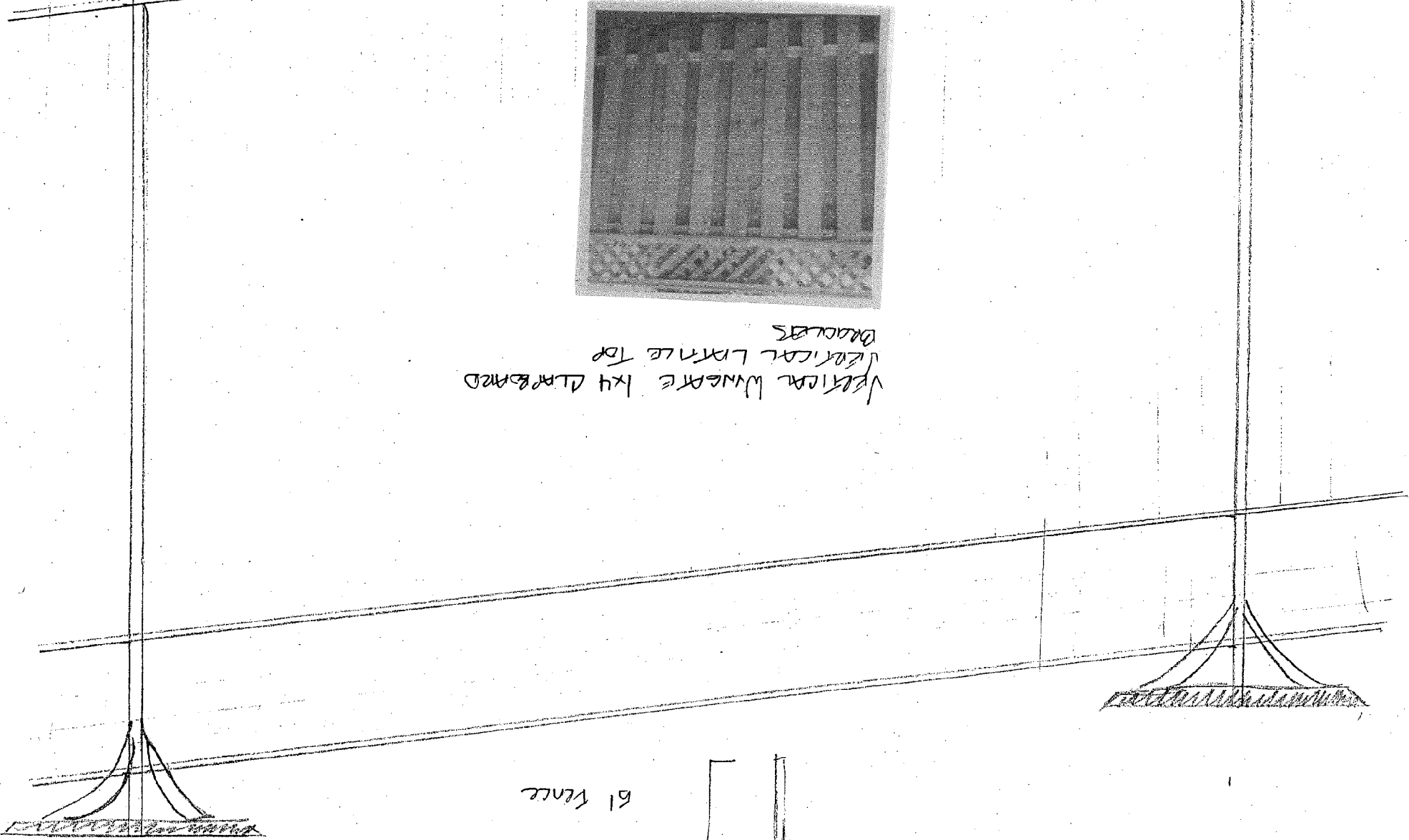
PHILADELPHIA AVENUE

1 SITE PLAN  
A-1 no scale

10 PHILADELPHIA AVENUE



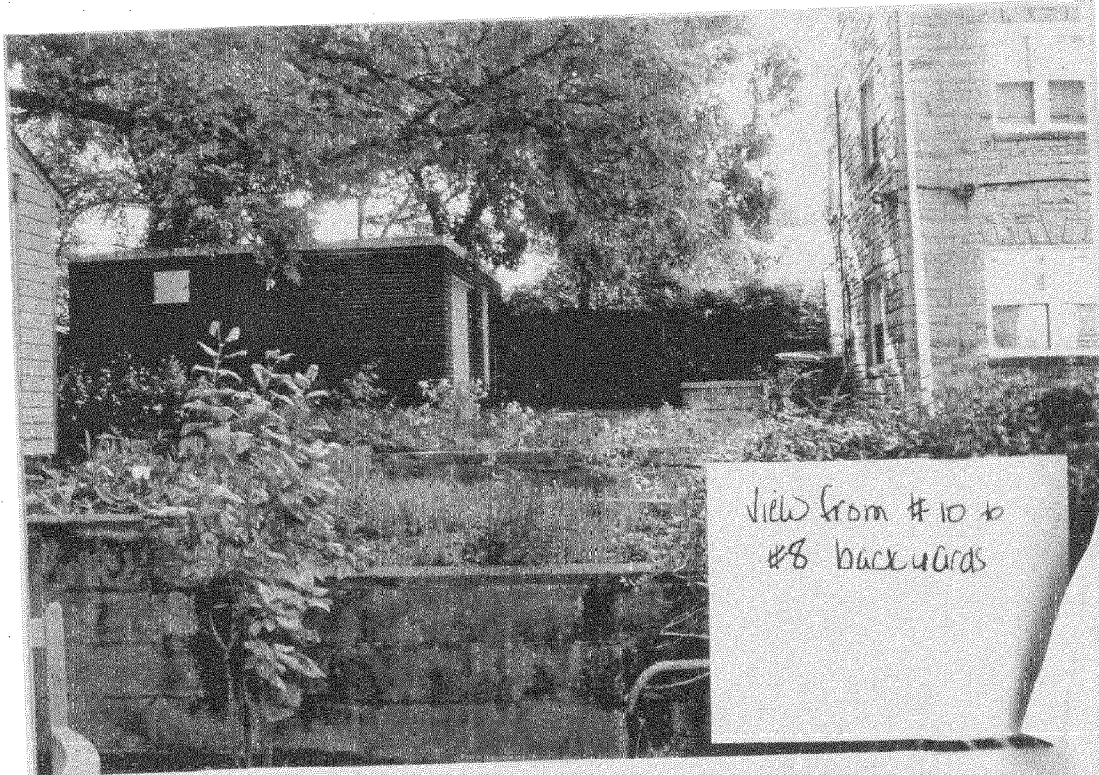
Vertical blinds by aluminum  
vertical lattice top  
panels



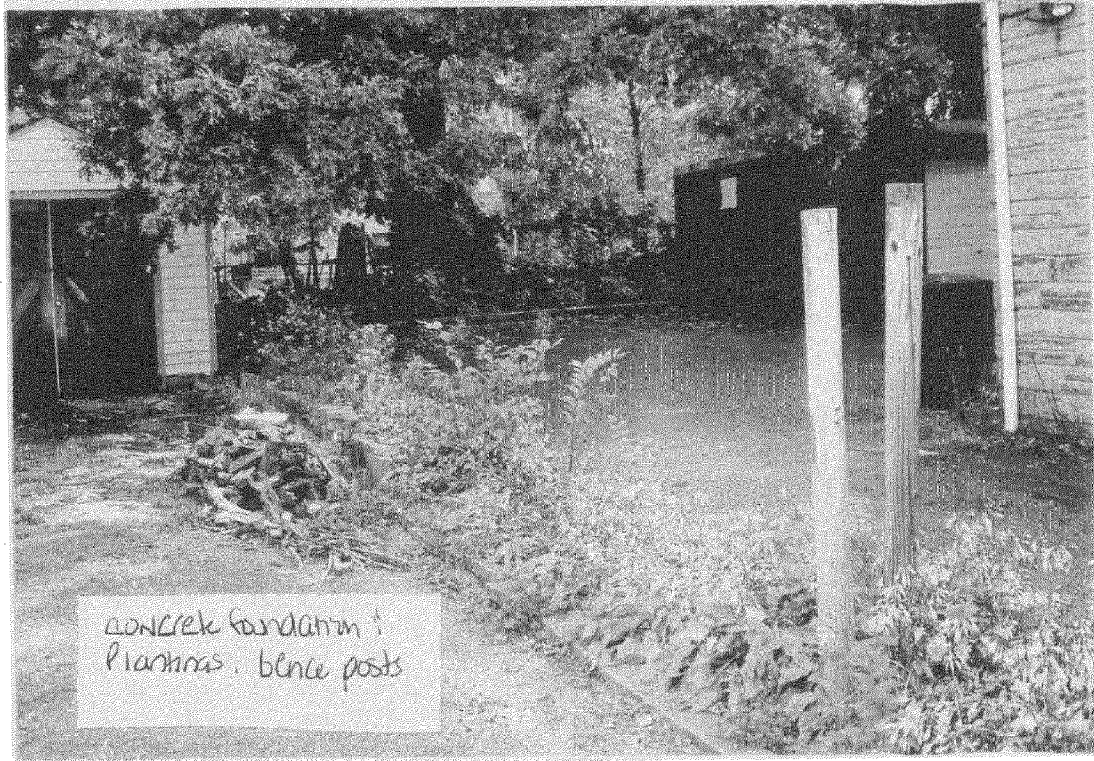
6' Post extension  
11' Verandah width  
6' fence

PLANS AND ELEVATIONS



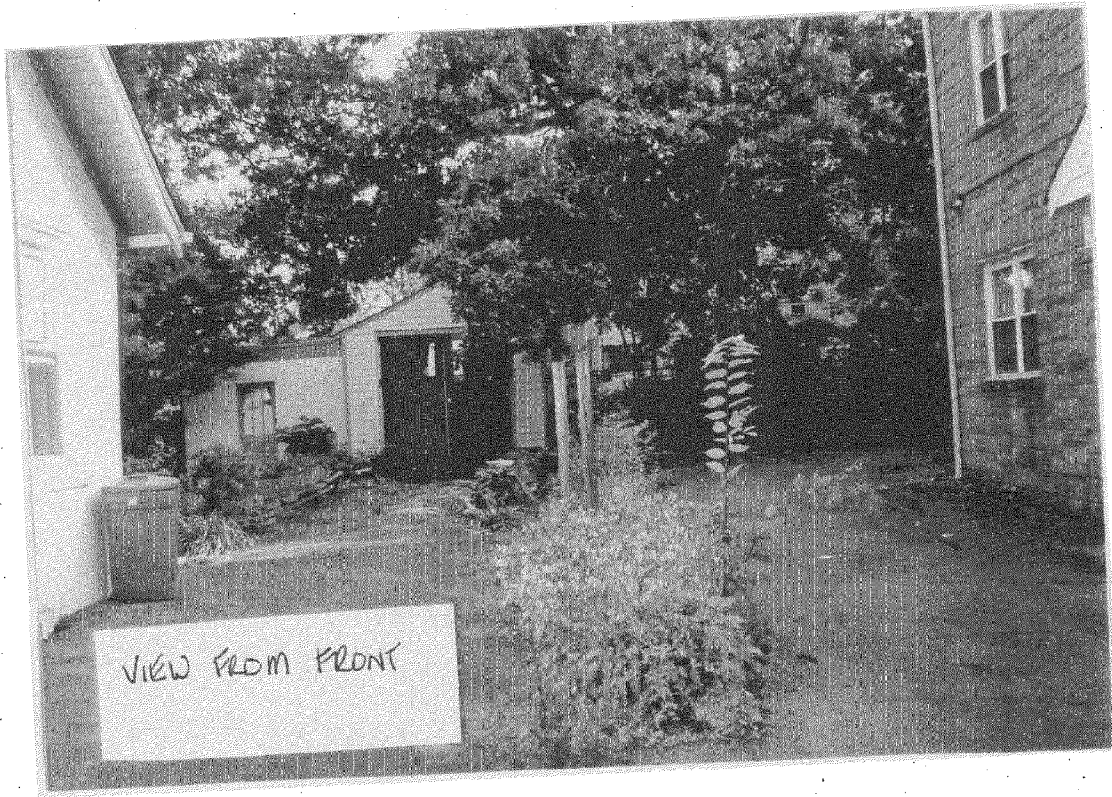


view from #10 to  
#8 backwards



concrete foundation  
plants, fence posts

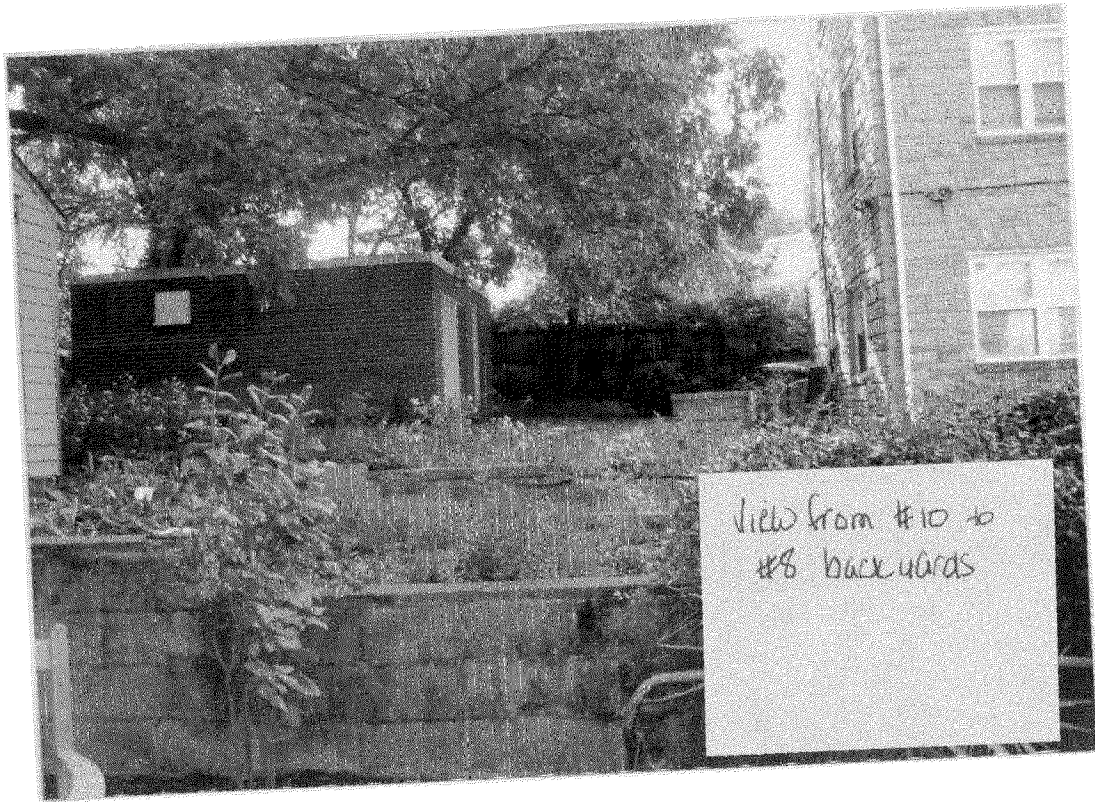
10 Philadelphia Ave



10 PHILADELPHIA AVE

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 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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<p>✓ JAY HESSEY                  TERESE BOUEY                  14 PHILADELPHIA                  TAKOMA PARK MD 20912</p> <p>NOTE: THERE IS NO #2 PHIL.</p>	<p>✓ KEVIN AND JENNIFER MAHER                  7 PHILADELPHIA AVE                  TAKOMA PARK MD 20912</p>
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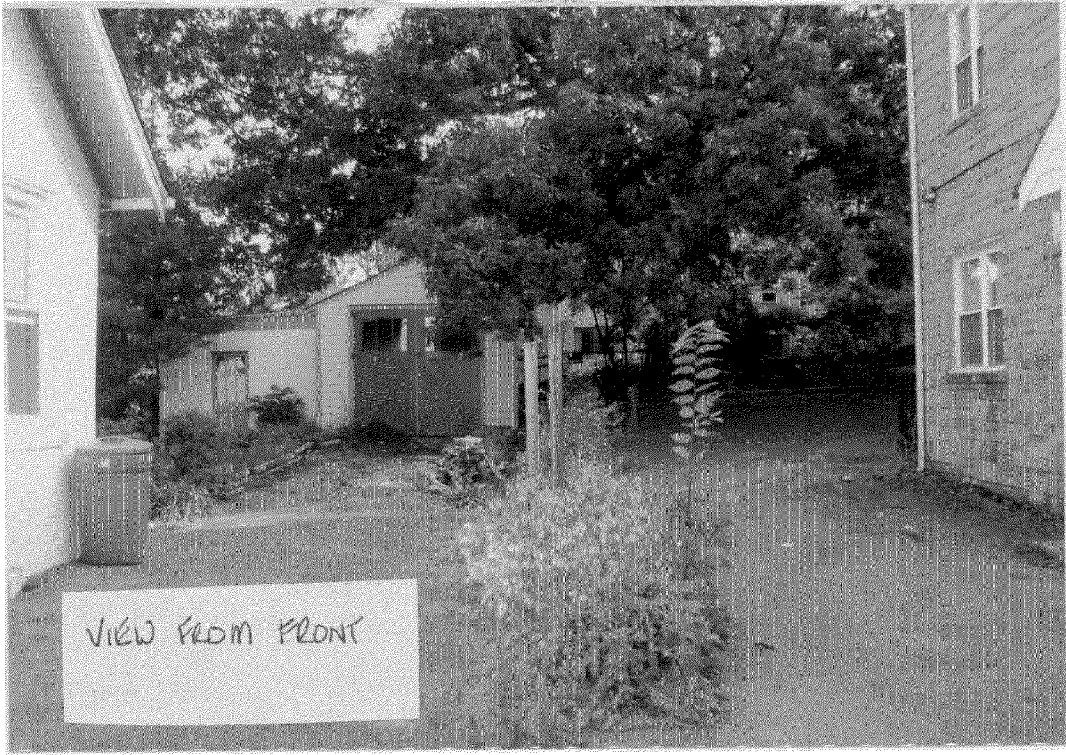


View from #10 to  
#8 backwards



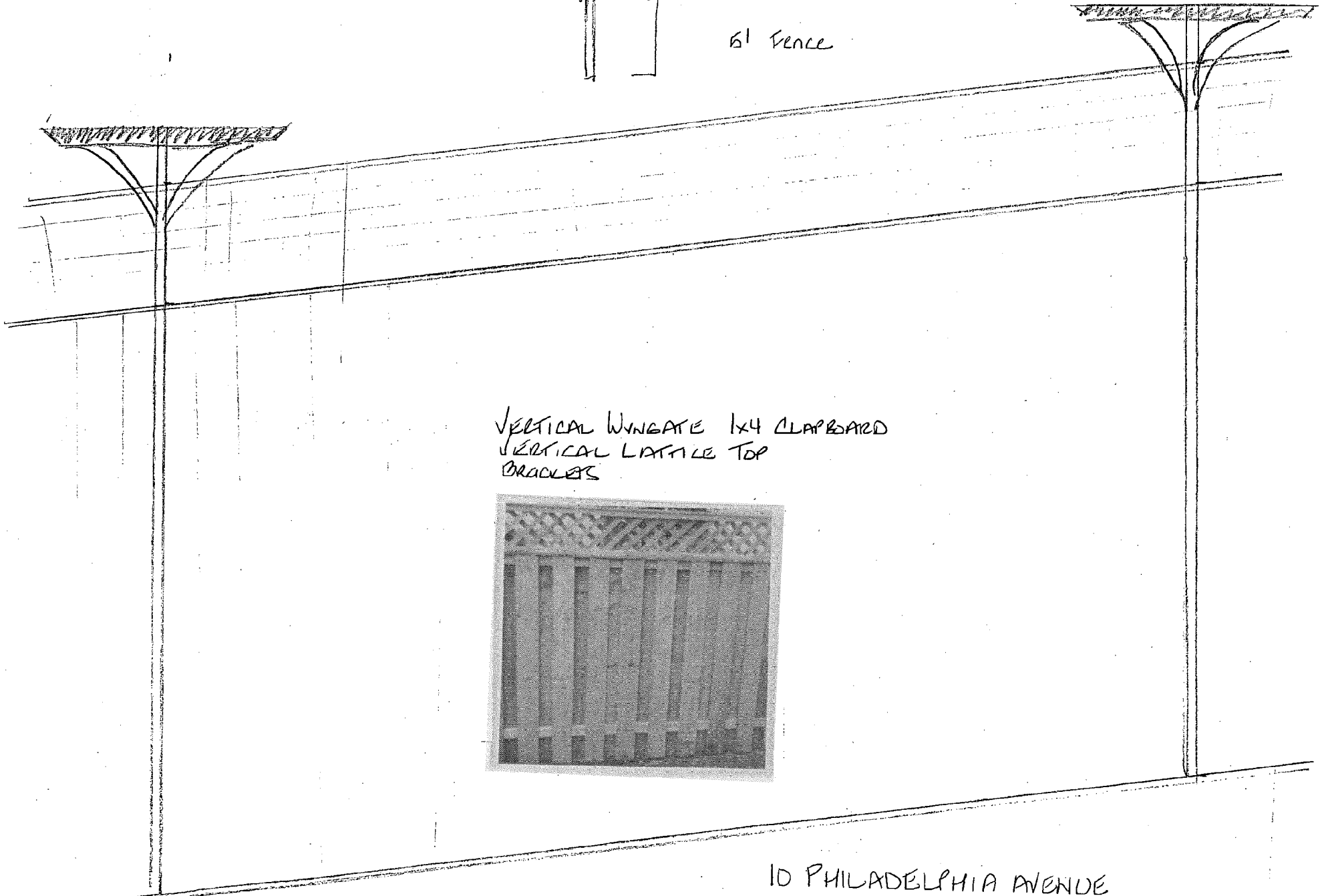
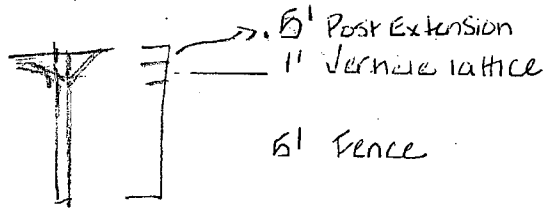
concrete foundation  
plants, fence posts

10 Philadelphia Ave

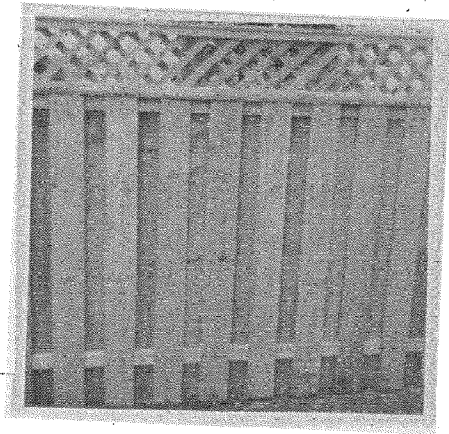


10 PHILADELPHIA AVE

PLANS AND ELEVATIONS



VERTICAL WINGATE 1x4 CLAPBOARD  
VERTICAL LATTICE TOP  
BRACKETS



10 PHILADELPHIA AVENUE