

#31/8-01A 2411 Holman Avenue
(Forest Glen Historic District)

R

materials
arrived

4/10 -

put on S/Q agenda

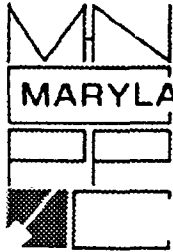
2411 Holmen

Outstanding Resource

1891

5'-0" - 4'-3"

60" - 51"




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

May 9, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No: 31/8-01A (Retroactive) DPS No.: 244599

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

This application was:

APPROVED APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: William & Julia Cramer

Address: 2411 Holman Avenue, Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****



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: _____
Daytime Phone No.: _____
Tax Account No.: 01003555
Name of Property Owner: William + Julia Cramer Daytime Phone No.: 301 585 7371
Address: 241 Holman Ave Silver Spring MD 20910
Street Number City State Zip Code
Contractor: Potomac Fences, Inc. Phone No.: 301 468-1228
Contractor Registration No.: 9989
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 241 Holman Ave Street: _____
Town/City: Silver Spring Nearest Cross Street: Hollow Glen Place
Lot: 30 Block: 17 Subdivision: 008
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: \$ _____
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'-4" DIP 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.

Julia A. Cramer _____ 9/1/01 _____
Signature of owner or authorized agent Date

Approved: 244599 _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5/09/01
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____


3/8.01A



May 9, 2001

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

HPC Case No. 31/08-01A DPS #: 244599

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 240-777-6370.

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.

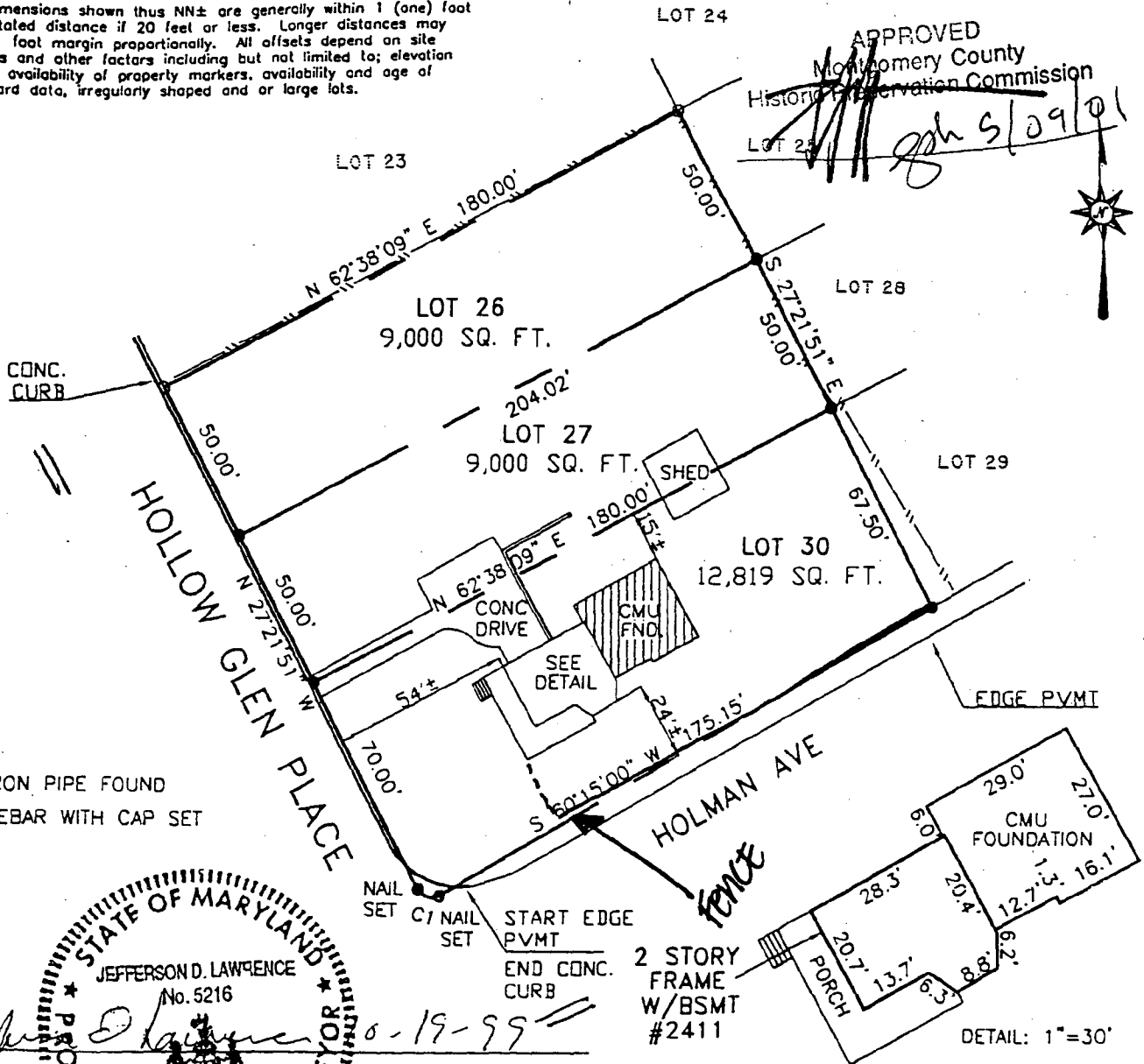
Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING
C1	5.00'	7.65'	6.93'	S 73°33'25" E

Offset dimensions shown thus NN± are generally within 1 (one) foot of the stated distance if 20 feet or less. Longer distances may exceed 1 foot margin proportionally. All offsets depend on site conditions and other factors including but not limited to; elevation changes, availability of property markers, availability and age of land record data, irregularly shaped and or large lots.

APPROVED
 Montgomery County
 Historical Preservation Commission
 5/29/01



- = IRON PIPE FOUND
- = REBAR WITH CAP SET

STATE OF MARYLAND
 JEFFERSON D. LAWRENCE
 No. 5216
 PROFESSIONAL SURVEYOR

MD. Reg. Professional Surveyor Jefferson D. Lawrence Date 10-19-99

Property shown hereon is in a flood plain per existing records unless otherwise noted

O'CONNELL & LAWRENCE, INC.
 SURVEYORS, ENGINEERS & LAND PLANNERS
 17904 Georgia Avenue, Suite 302, Olney, Maryland 20832
 Tel: (301) 924-4570 • Fax: (301) 924-5872

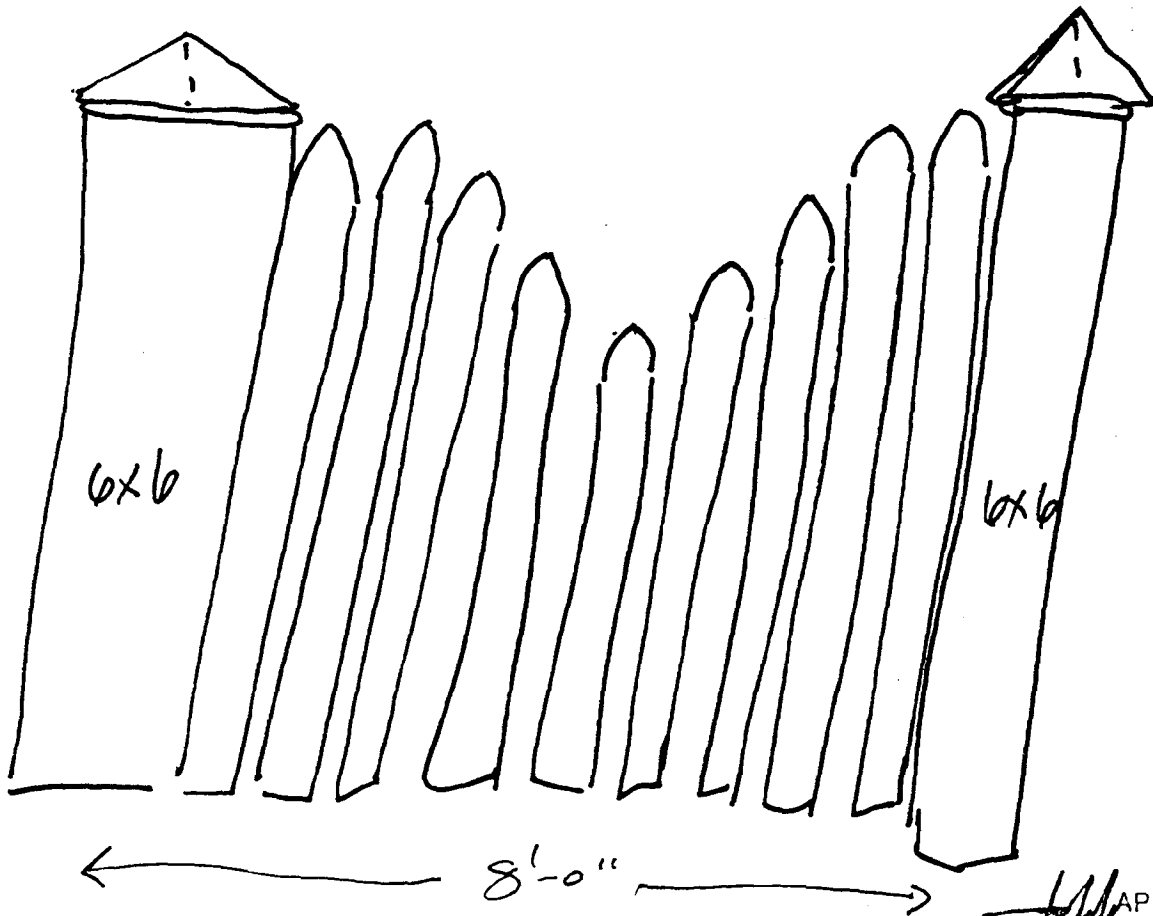
LOCATION DRAWING
 FOREST GLEN
 LOTS 26, 27, AND 30 BLOCK 17
 MONTGOMERY COUNTY, MARYLAND
 Plat Book: A Plat: 17

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of division and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This drawing is not to be relied upon for the establishment or location of fences, garages, building or other existing or future improvements. This drawing 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 refinancing. Questions pertaining to relationships of the property corners or lines to real objects must be addressed by a Boundary Survey. This drawing is of benefit to a consumer only insofar as it is required by lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing, and valid only within six months from field date, and as to them I warrant the accuracy of the drawing. No title report furnished.

Job No. 752-185
Scale 1"=50'
Field Dates
Wall Check 10/14/99
Final Loc. 8/17/99
Report

241 Holman Ave
Silver Spring Fence will look like this!



5 Ft High @ Post

Dipping Down 9" from highest picket
to Lowest.

~~APPROVED~~
~~Montgomery County~~
~~Historic Preservation Commission~~
egh 9/9/01

7

May 9, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *GWH*

SUBJECT: Historic Area Work Permit
HPC Case No: 10/24-01A DPS No.: 239275

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

This application was:

 xx APPROVED APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: J.A.B. Joint Venture

Address: 11515 Mountain View Road, Damascus

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address	Owner's Agent's mailing address
2411 Holman Ave S. S. MD 20910	
Adjacent and confronting Property Owners mailing addresses	
Eric Galler + Donna Herron 9803 Hollow Glen Pl. S S MD 20910	
?? Holman Ave S.S. MD 20910	

g\addresses\ noticing table

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2411 Holman Avenue	Meeting Date:	05/09/01
Applicant:	William & Julia Cramer	Report Date:	05/02/01
Resource:	Forest Glen Historic District	Public Notice:	04/25/01
Review:	HAWP	Tax Credit:	None
Case Number:	31/8-01A	Staff:	Perry Kapsch
PROPOSAL:	Install wood fence.	RECOMMEND:	Approve with condition.

CONDITIONS

1. The fence bracing/framing is to be placed on the inside of the fence.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Stick Style Queen Anne
DATE: 1891

PROPOSAL

The applicant proposes to install a painted wood 2x2 or 2x1 picket fence, from the corner of the historic resource out to the side property line facing Holman Avenue, and along that line to the rear of the property. The fence is proposed to be a swag design varying in height from 60" at the 6x6 painted wood posts to 51" at the center of the panel.

STAFF DISCUSSION

As a child safety and privacy measure, the applicant has proposed a fence design that is taller than is usually approved for an area that can be seen from the street. As the house sits on a corner lot, the use of the back yard would be severely limited if the proposed height was not approved. From the front, the house is set at an elevation from the street. Staff is of the opinion that the height of the fence is in proportion with the height of the house as seen from grade. On the side, the higher fence will serve to mitigate the view of the new rear addition from Holman Avenue.

Staff would recommend that this application, if approved, should not serve as a precedent for future applications for fences over 52" along public rights-of-way.

(1)

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with condition* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #9 and #10:

New additions, exterior alterations, or related new construction will not destroy history materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials., features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

And with the conditions:

- 1. The fence bracing/framing is to be placed on the inside of the fence.**

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



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: _____

Daytime Phone No.: _____

Tax Account No.: 01003555

Name of Property Owner: William + Julia Cramer Daytime Phone No.: 301 585 7371

Address: 2411 Holman Ave Silver Spring MD 20910
Street Number City State Zip Code

Contractor: Potomac Fences, Inc. Phone No.: 301 468 1228

Contractor Registration No.: 9989

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 2411 Holman Ave Street: _____

Town/City: Silver Spring Nearest Cross Street: Hollow Elm Place

Lot: 30 Block: 17 Subdivision: CC2

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input 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 type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

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'-4" DIP 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.

Julia A. Cramer
Signature of owner or authorized agent

9/1/01
Date

Approved: 2114599 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

3

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

Owner's mailing address

2411 Holman Ave
S. S. MD 20910

Owner's Agent's mailing address

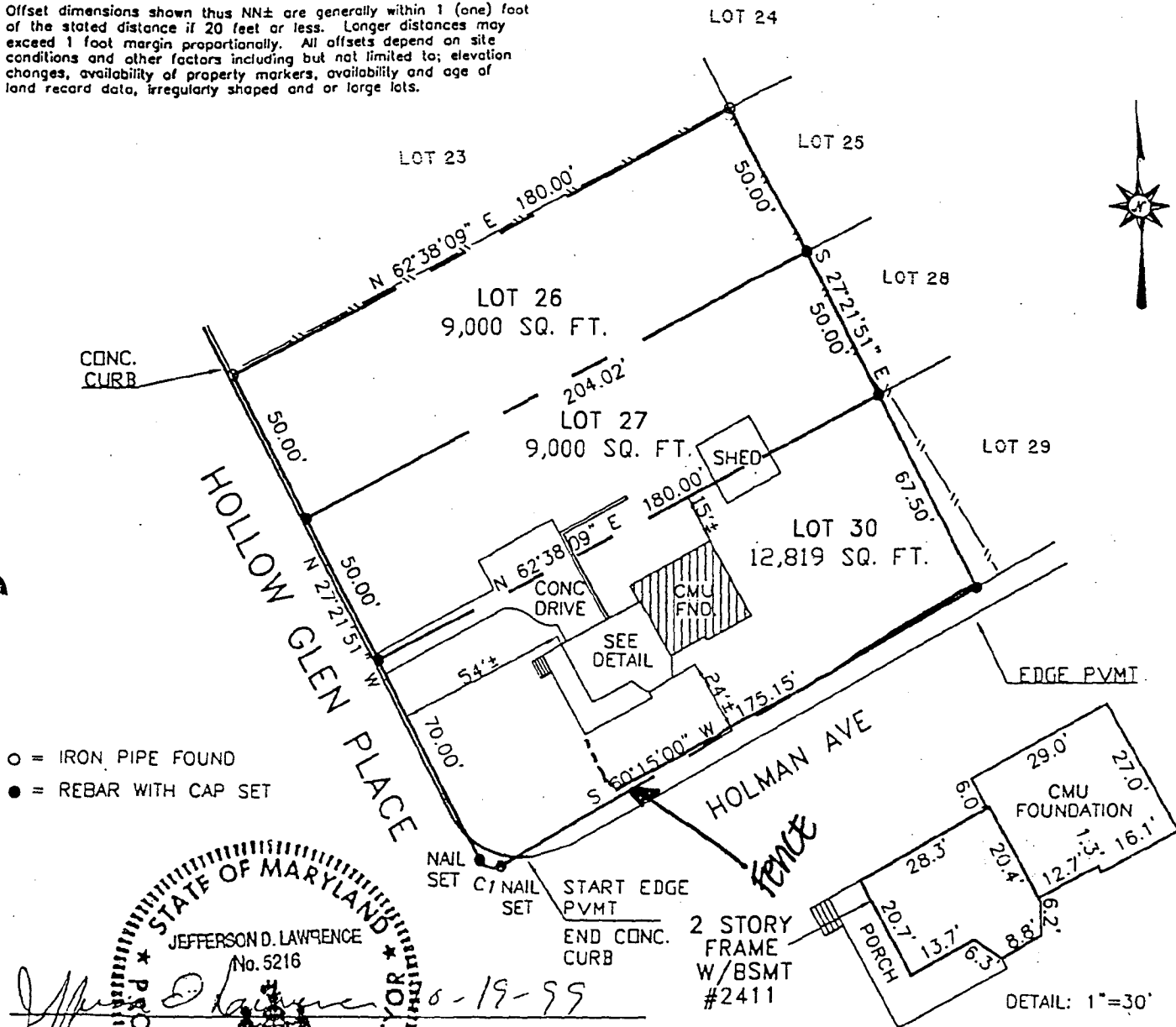
Adjacent and confronting Property Owners mailing addresses

Eric Galler + Donna Verra
9803 Hollow Glen Pl.
S S MD 20910

?? Holman Ave
S.S. MD 20910

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C1	5.00'	7.65'	6.93'	S 73°33'25" E

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STATE OF MARYLAND
 JEFFERSON D. LAWRENCE
 No. 5216
 PROFESSIONAL SURVEYOR

Jefferson D. Lawrence
 MD. Reg. Professional Surveyor Jefferson D. Lawrence Date

Property shown hereon is in a flood plain per existing records unless otherwise noted

O'CONNELL & LAWRENCE, INC.
 SURVEYORS, ENGINEERS & LAND PLANNERS
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 Tel: (301) 924-4570 • Fax: (301) 924-5872

LOCATION DRAWING
 FOREST GLEN
 LOTS 26, 27, AND 30 BLOCK 17
 MONTGOMERY COUNTY, MARYLAND
 Plat Book: A Plat: 17

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Job No. 752-185
Scale 1"=50'
Field Dates
Wall Check 10/14/99
Final Loc. 8/17/99
Report



P.K.K. BUILDERS
&
ERIC MURTAGH - GERLACH REAL ESTATE

Present:

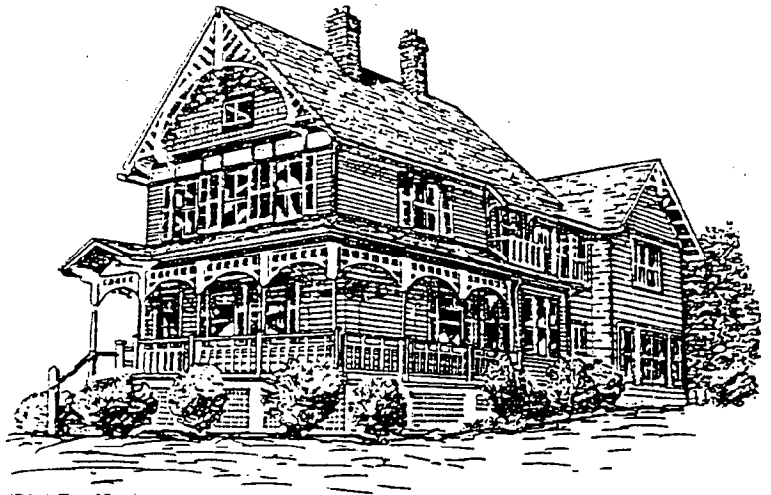
2411 Holman Ave. -March 2000 [REDACTED]

&

~~Hollow Glen Rd. (2) New homes - June 2000 [REDACTED]~~



Julia Cramer
(301) 585-7371



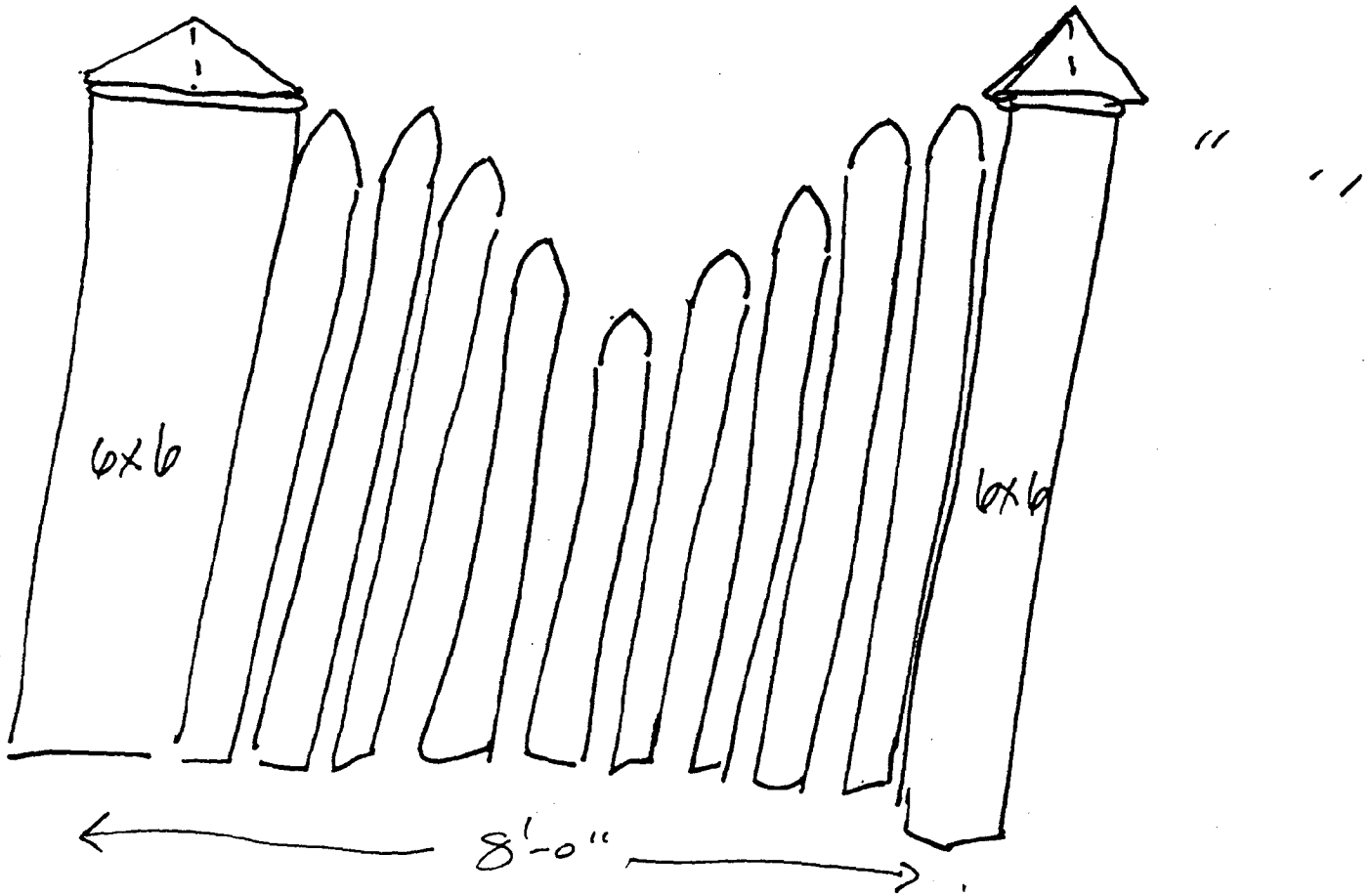
for more information please call:

~~Eric Murtagh 301-656-8686 / 301-652-8971~~

6



241 Holman Ave
Silver Spring Fence will look like this!



5 Ft High @ Post

Dipping Down 9" from highest picket
to Lowest.

7

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	2411 Holman Avenue	Meeting Date:	05/09/01
Applicant:	William & Julia Cramer	Report Date:	05/02/01
Resource:	Forest Glen Historic District	Public Notice:	04/25/01
Review:	HAWP	Tax Credit:	None
Case Number:	31/8-01A	Staff:	Perry Kapsch
PROPOSAL:	Install wood fence.	RECOMMEND:	Approve with condition.

CONDITIONS

- The fence bracing/framing is to be placed on the inside of the fence.**

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Stick Style Queen Anne
DATE: 1891

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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: _____
 Daytime Phone No.: _____
 Tax Account No.: 01003555
 Name of Property Owner: William + Julia Cramer Daytime Phone No.: 301 585 7371
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Street Number City State Zip Code
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 Contractor Registration No.: 9989
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 241 Holman Ave Street: _____
 Town/City: Silver Spring Nearest Cross Street: Hollow Glen Place
 Lot: 30 Block: 17 Subdivision: 002
 Liber: _____ Folio: _____ 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: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Julia A. Cramer
Signature of owner or authorized agent

4/1/01
Date

Approved: 244599 _____
 Disapproved: _____ Signature: _____ Date: 5-09-01
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

31/8.01A

3



P.K.K. BUILDERS

&

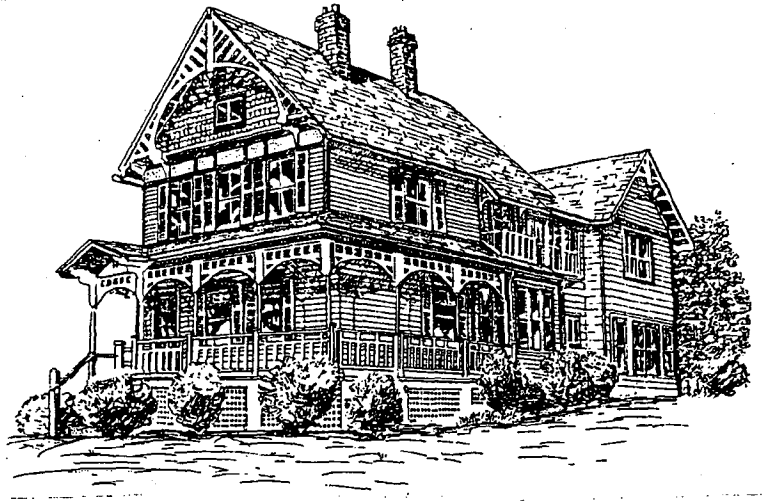
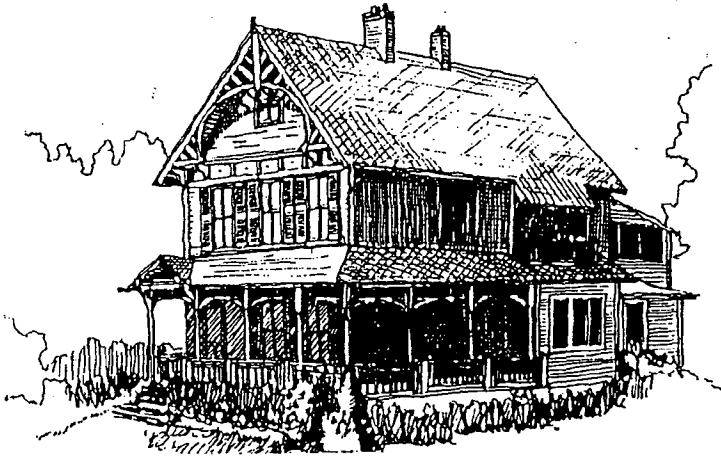
ERIC MURTAGH - GERLACH REAL ESTATE

Present:

2411 Holman Ave. -March 2000 [REDACTED]

&

~~Hollow Glen Rd. (2) New homes - June 2000 [REDACTED]~~



*Julia Cramer
(301) 585-7371*

~~for more information please call:~~

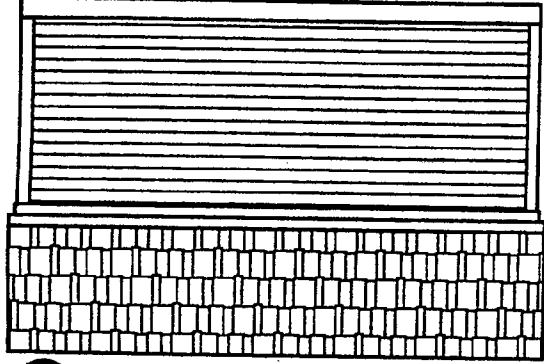
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6

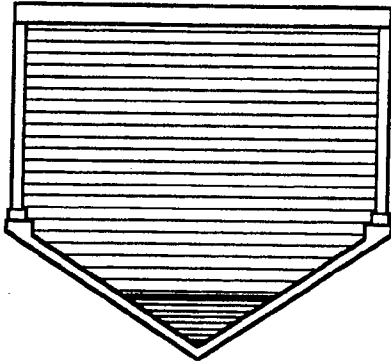




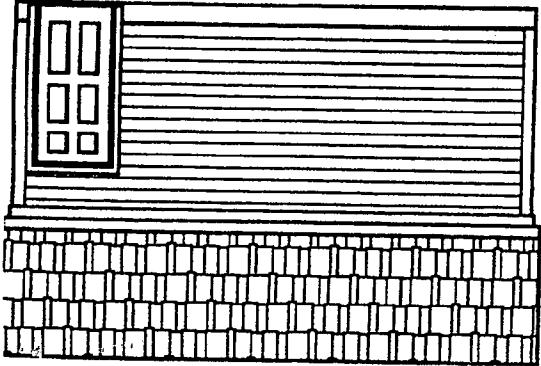
Right Elev



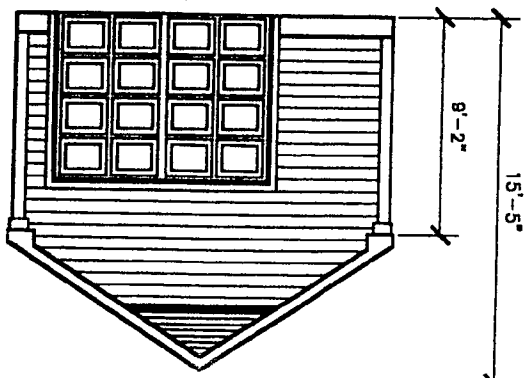
Rear Elev



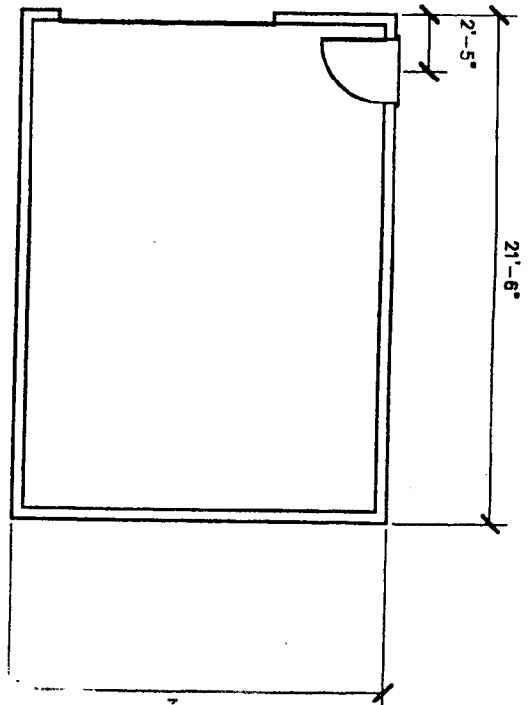
Left Elev



Front Elev



Below
Glen Infills: Garage Plan & Elevs.
6/16/93



Holman Avenue

- Privacy
Child Safety
To complement the style of the house

- (Coping rail of the porch - Too expensive.)
 - picket fence with a dip -
 - helps moderate the topography -
 - to follow grade of roof slope -
 - Larger posts mimic heavy part of house -

- Lots of conversation, consideration, and investigation...

- Painted wooden fence

→ Fence is being built now —