

37/3 Takoma Park Historic District

7123 Maple Avenue

37/03-07a



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: May 11, 2007

MEMORANDUM

TO: Reggie Jetter, Acting Director
Department of Permitting Services

FROM: Josh Silver, Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #450252, gate and fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the May 09, 2007 meeting.

- 1. The new 4' high, wood picket fence, double door vertical board gate, and single gate will be painted or stained.*

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 ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Katherine Konschnik

Address: 7123 Maple 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.





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: Kate Konschnik
Daytime Phone No.: (202) 514-7690
(202) 532-3273

Tax Account No.: _____
Name of Property Owner: Katherine Konschnik Daytime Phone No.: _____
Address: 7123 Maple Avenue Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: Long Fence Phone No.: (301) 428-9040
Contractor Registration No.: _____
Agent for Owner: n/a Daytime Phone No.: n/a

LOCATION OF BUILDING/PREMISE

House Number: 7123 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Carroll Avenue
Part of lot: 6 Block: 3 Subdivision: _____
Liber: 18476 Folio: 731 Parcel: 161301061823

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: \$ 6,000
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 4 feet 0 inches *Also, gate across driveway to right of home → 3A. Height 6 feet*
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 *3B. entirely on land of owner*

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.

Katherine Konschnik Signature of owner or authorized agent 4/3/07 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 5/11/07

Application/Permit No.: 450252 Date Filed: 4/12/07 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:

There is currently no gate across driveway. In the back, there is currently a chain link fence along one side of the property, partially covered with a board fence (80% is gone or broken). There is no historical significance to this fence.

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

Gate across driveway - will be a 6-ft tall vertical board gate, double doors with single arch across both of pressure treated wood. Takoma police neighbors have suggested this gate to stop people from wandering down the strip of land between my house & the Dance Exchange Building, which looks like an underused alley. I am also landscaping in front of & behind gate to enhance setting.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date; will be a flat top picket fence, 4 ft high, of pressure treated woods. Looks similar to other fences in Takoma historic district.
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. **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.
- b. **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

- a. 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.
- b. 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

n/a

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).

(301) 428-9040

MHIC # 9615-02

LONG FENCE

Job No. _____

Order No. _____

Customer No. _____

Date 4/12/07



Long Fence Company, Inc.

2520 Urbana Pike • Ijamsville, Maryland 21754-8624

(301) 662-1600 (Frederick Area) • 1-800-222-9650 (Outside Local Area) • Fax (301) 874-5706

www.longfence.com

BUYER'S NAME: Kate Kouschnik

STREET: 7123 Maple Ave

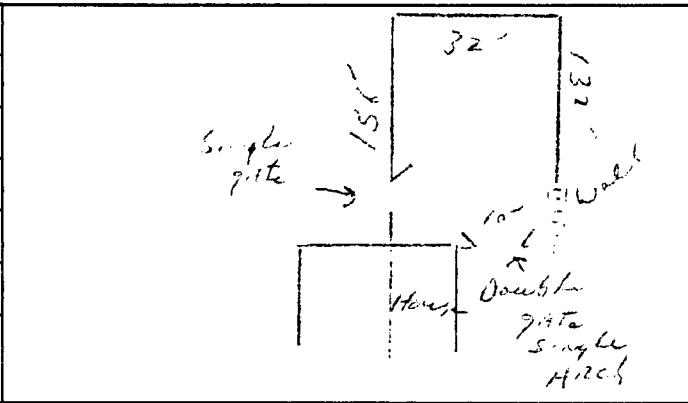
CITY: Takoma Park, MD ST: MD ZIP: 20912

COUNTY: Montgomery MAP Page/Grid _____

HM PH: 301 871-8578 WK PH.: MR. _____

CELL: 202 532-3277 MS. _____

E-MAIL: _____ LEAD #: 1910



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

To install approximately 380' of 4' high 5' spaced Board style fence with flat top. Also to install 1 Double gate 6' high x 10' wide and 1 single gate 5' spaced Board flat top 4' h x 36' wide. Double gate to be 1 single arch style. All wood is pressure treated and all posts are flat and capped with vinyl caps. All posts are ground 3" x 3" and secured in cement. Double gate to be vertical Board (1x4)

Estimated Monthly Investment*

_____ Per Month

_____ Months

Program: _____

*With Approved Credit

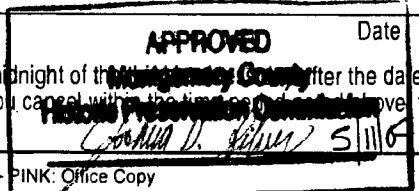
PLEASE PAY OUR FOREMAN

Additional Information or Remarks: <u>Foreman is responsible for property lines and structure approvals.</u>	Total Contract Price	<u>3,734</u>
	Deposit With Order	<u>100</u>
	Due on Day Materials are Delivered	_____
	Due on Day of Substantial Completion	_____
	And/or Balance Financed	<u>5634</u>

Work to begin approximately 2-3 weeks. Work to be completed approximately 3-4 days weather permit. 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 sides of this Agreement, and agrees to the terms and conditions as set forth herein.

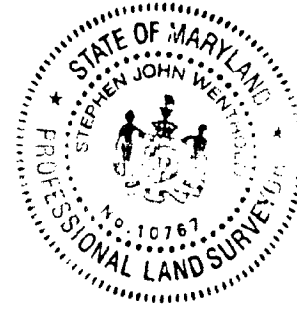
Long Fence Company, Inc. _____ Buyer(s) _____
 (Sales Representative's Signature) (Signature) _____ Date 4/12/07
JOE RAFFERTY _____
 Sales Representative's Printed Name License No. (Signature)



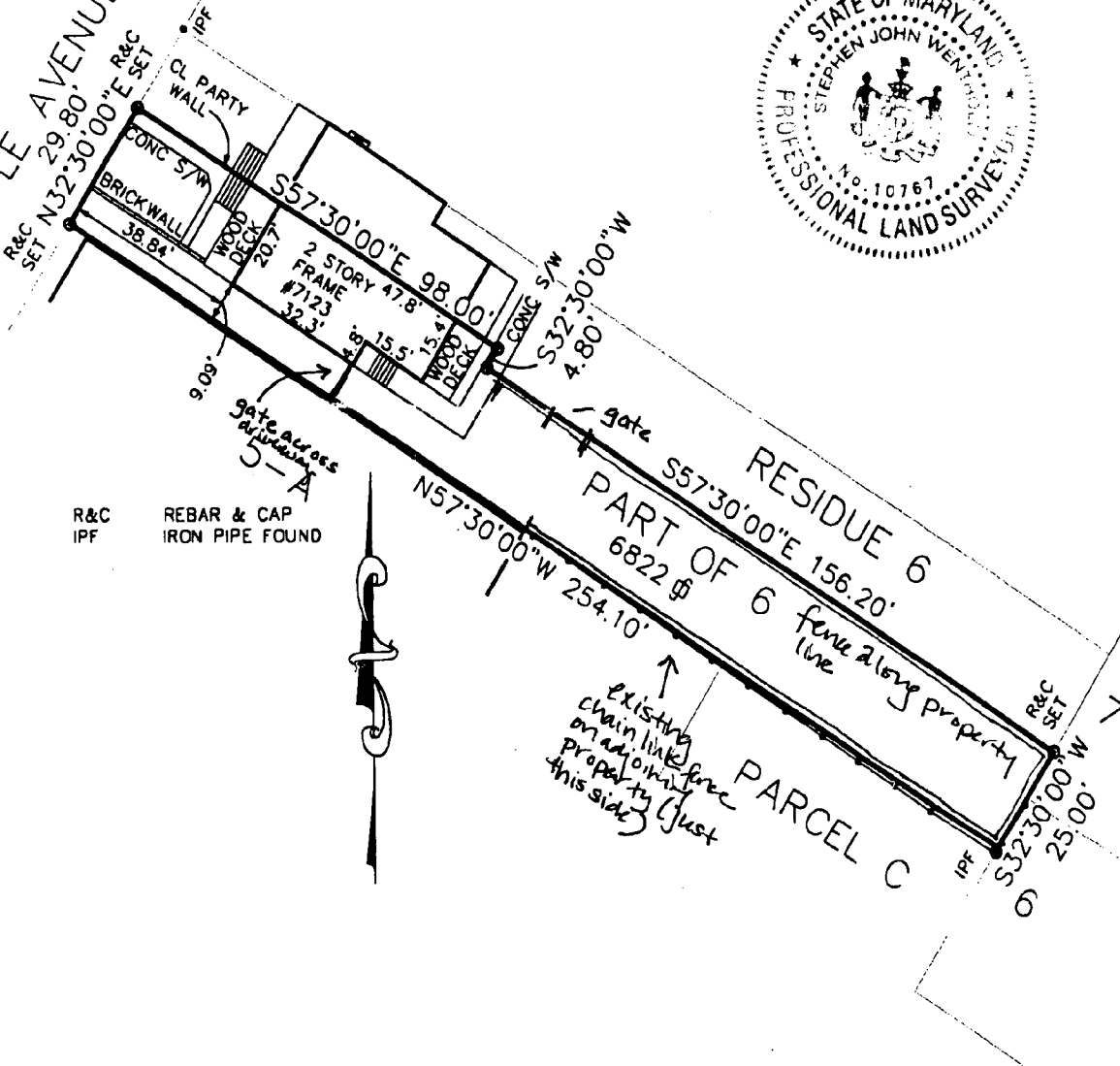
BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the _____ day after the date of this transaction. See the accompanying notice of cancellation for an explanation of this right. If you cancel within the time period above the seller may not keep any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

2. Site plan

MAPLE AVENUE
R&C SET N32°30'00"E 29.80' R&C SET



R&C
IPF REBAR & CAP
IRON PIPE FOUND



existing chain link fence on adjoining property (just this side)

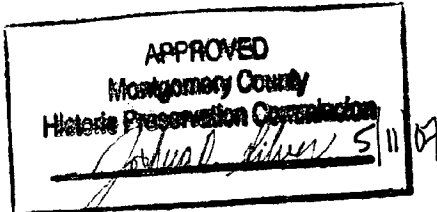
Date: 5-3-04 Scale: 1"=30' Drn: DB
 Plat Book: A NO TITLE REPORT FURNISHED
 Plat No.: 3
 Work Order: 04-2112
 Address: 7123 MAPLE AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Signature

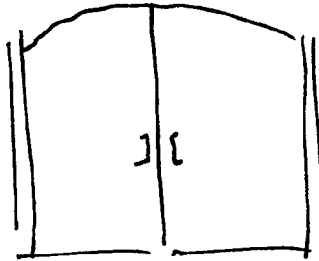
PART OF LOT 6, BLOCK 3
 B.F. GILBERT'S OF TAKOMA PARK



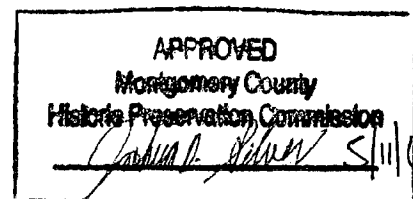
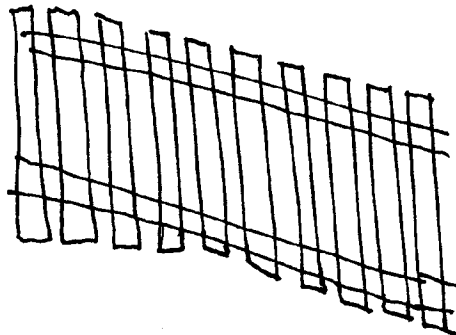
Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

Description of Gate and Fence

1) The gate will be a vertical board design, with an arched top. It will be 6' tall and made of pressure treated wood. The following page shows what vertical board looks like, and what the arched gate will look like. The one difference is that I propose to install a double gate, with a single arch design across both (like the drawing below):



2) The fence will be a wood picket design, with a flat top. It will be 4' tall and made of pressure treated wood. The next page shows a colonial gothic wood picket fence. The one difference is that I propose to install a simpler fence, without the gothic cap on each post (like the drawing below):



Custom Wood

- LONG® FENCE wood fencing is constructed from pressure treated preserved lumber to protect against rot, decay and termites.
- All our treated wood products also contain WeatherShield™ water repellent, an additive for greater protection against the elements.
- We have many fence styles available to create the right look for any fencing project.



Vertical Board



Stockade



Flat Top Picket w/ Mt. Vernon Dip



Board on Batten



6-Board Estate



Wyngate



Arched Gate



3-Rail Split Rail

Chain Link

- LONG® FENCE chain link features a high tensile steel framework which is immersed in pure zinc to provide maximum protection and durability against oxidation and flaking.
- Our chain link fabric is hot dip galvanized for superior rust and corrosion resistance.
- High quality All Color System™ fencing is available in green, brown and black.

APPROVED
Montgomery County
5/11/01



All Color System™ - Black



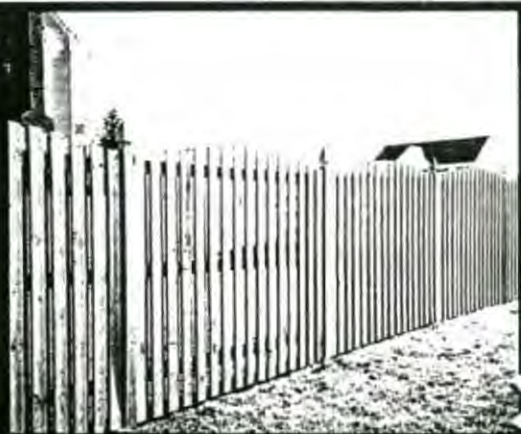
Galvanized

FREE ESTIMATES on all installed products!

LONG[®] FENCE

Complement Your Home
and Your Lifestyle...

FREE
In-Home
ESTIMATES
on all installed
products!



Wyngate w/ Monticello Arch & Colonial Gothic Posts



Colonial Gothic Wood Picket



Ambassador Series™ Ornamental Iron

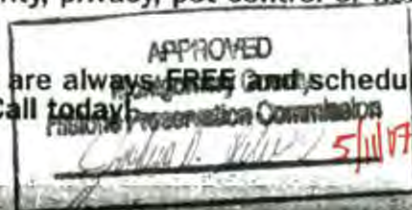


Hampton Vinyl



A LONG TRADITION...
Quality Products, Great Service!

- LONG[®] FENCE products add distinction and increase the value of your home.
- Choose from a complete selection of fencing products including: wood, chain link, ornamental iron and vinyl.
- LONG[®] FENCE has many styles to suit your needs, whether they are security, privacy, pet control or home enhancement.
- In-home consultations are always **FREE** and scheduled at your convenience. Call today!



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1.800.917.LONG(5664) www.longfence.com by **LONG[®] FENCE**

Existing Property Condition Photographs (duplicate as needed)



①

Detail: View along side of home, where I am proposing to install a gate.



②

Detail: View from back porch into back yard, showing there is no fence there currently

Applicant: Kate Konschnik

Page:

Existing Property Condition Photographs (duplicate as needed)



③ View from back porch but this time showing
Detail: there is a fence along one side



④
Detail: closeup of existing fence

Adjacent & Confronting Property Owners:

Dance Exchange
7117 Maple Ave
Takoma Park, MD 20912

Pour & Jason Judd
7125 Maple Ave
Takoma Park, MD 20912

Dick & Laurie O'Conner
7110 Maple Ave
Takoma Park, MD 20912

Anna Larson
7116 Willow Ave
Takoma Park, MD 20912

Susan Glimcher
7114 Willow Ave
Takoma Park, MD 20912

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7123 Maple Ave, Takoma Park	Meeting Date:	5/9/2007
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	5/2/2007
Applicant:	Katherine Konschnik	Public Notice:	4/25/2007
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-07Q	Staff:	Josh Silver
PROPOSAL: Gate and fence installation			
RECOMMENDATION: Approval with condition			

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

The condition of approval is:

1. The new 4' high, wood picket fence, double door vertical board gate, and single gate will be painted or stained.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource Within The Takoma Park Historic District
STYLE: Italianate (Duplex)
DATE: c1880s

PROPOSAL:

The applicant is proposing three small outside projects. All three projects will be completed on the sides and in rear of the house.

Project Description:

1. Install a 6' tall x 10' wide double door vertical board gate, with a single arch across the driveway to secure an alleyway immediately adjacent to the right side of the house. The applicant is also proposing to landscape in front of the gate to enhance the setting. (Installation of the gate has been suggested by the local police department and neighbors to stop people from wandering down the alleyway). **(See pages: 7 & 8).**

2. Install a 4' tall, pressure treated wood fence, with flattop pickets along the southeastern, eastern, and northeastern sides of the subject property. **(See pages: 7 & 9).**
3. Install a 4' tall x 36" wide single gate along the northeastern side of the house. The proposed gate is approximately 15' from the existing wooden deck and concrete slab on the rear of the house. **(See page: 6).**

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.



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

June 28, 2007

Kate Konschnik
7123 Maple Avenue
Takoma Park, Maryland 20912

Re: Proposed fence installation at 7123 Maple Avenue

Ms. Konschnik:

This letter is in response to a revision to your approved HAWP (DPS#450252) for the installation of a 4' tall, wooden picket fence and gate on the above referenced property. Your request to change the approved 4' tall wooden picket fence located along the south property line of your property to a 6' tall wooden picket fence was approved by the Historic Preservation Commission (HPC) at the June 27, 2007 meeting. Any additional exterior alterations and revisions to this site must be reviewed by the HPC prior to the project's commencement.

This letter will serve as your official approval for this alteration. If you have any additional questions, please do not hesitate to contact me at 301-563-3400. Thank you for your cooperation and assistance in this matter.

Sincerely,

Joshua D. Silver
Senior Planner

Cc: Carla Reid Joyner, Department of Permitting Services

June 27, 2007

Staff Item

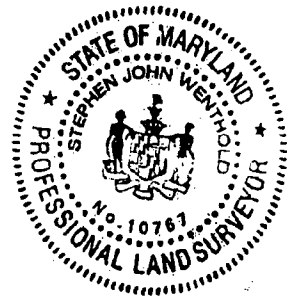
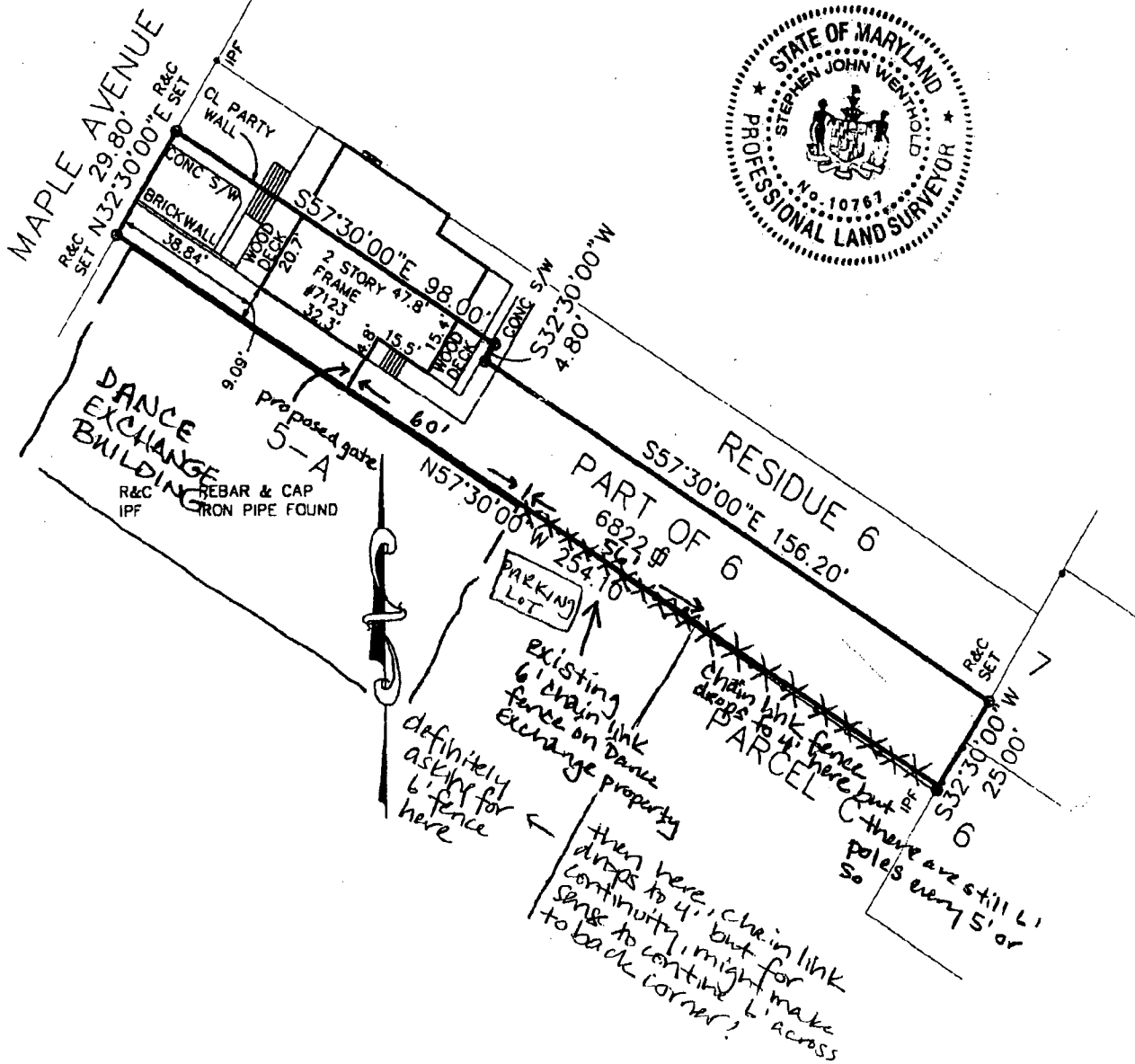
On May 9, 2007 the HPC approved a gate and fence installation at 7123 Maple Avenue in Takoma Park (Outstanding Resource).

The applicant is proposing one change to what was previously seen and approved by the HPC. The change is as follows:

- The applicant would like to install 6'0" tall wooden picket fence along the south side of the subject property. The HPC previously approved a 4'0" tall wooden picket fence in the same location. The applicant is requesting this change in order to obscure an existing 6'0" tall chain link fence located on the adjacent property. **(See site plan on reverse side for details).**

No change in style will occur, the proposed change is at the rear of the house, and extends beyond the rear plane of the house. If the HPC agrees with the proposed change, staff will approve it.

→ Approved 6/27/07



Date: 5-3-04 Scale: 1"=30' Drn: DB
 Plat Book: A
 Plat No.: 3
 Work Order: 04-2112
 Address: 7123 MAPLE AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

NO TITLE REPORT FURNISHED

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Signature

PART OF LOT 6, BLOCK 3
 B.F. GILBERT'S OF TAKOMA PARK



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

Silver, Joshua

From: Konschnik, Kate (ENRD) [Kate.Konschnik@usdoj.gov]
Sent: Friday, June 15, 2007 4:41 PM
To: Silver, Joshua
Subject: FW: Scanned document <1 page ~54 KB> -- 6/15/2007 4:21:57 PM



fenceproposal.pdf

<<fenceproposal.pdf>> Hi, Joshua - I don't have a digital camera. I am working on borrowing one but figured in the meantime I would get the plat with the x's drawn on it.

Here is the situation. For about 60' from the proposed gate back along the left side of the property (if you're standing in the back yard facing the back of my house), there is the brick side of the Dance Exchange. At the end of the Dance Exchange and for another 56' or so, there is a 6 foot tall chain link fence following the property line (and extending for the length of the Dance Exchange parking lot). This portion I would definitely like to build a 6' tall picket fence (style as described in my approved plans) to mask the chain link fence.

For the rest of this side of the property line, the chain link fence drops to 4', but there is still a 6' pole every 5' or so. It would not be necessary to continue to have a 6' picket fence along this portion, perhaps, but given the 6' poles and given the need for continuity along the one side, I am proposing to build a 6' tall fence all the way to the back corner. The back and other side would still only be 4'.

Thanks, Joshua. I will forward on pics as I get them.

Kate Konschnik
7123 Maple Avenue
(301) 891-8578

-----Original Message-----

From: ECOPY (ENRD)
Sent: Friday, June 15, 2007 4:22 PM
To: Konschnik, Kate (ENRD)
Subject: Scanned document <1 page ~54 KB> -- 6/15/2007 4:21:57 PM

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