

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7348 Carroll Ave., Takoma Park	Meeting Date:	9/19/2018
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	9/12/2018
Applicant:	Bryan Allen and Dana Allen-Greil (Kyle Narsavage, Agent)	Public Notice:	9/5/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18III (RETROACTIVE)	Staff:	Michael Kyne
PROPOSAL:	New fence		

STAFF RECOMMENDATION:

Staff recommends that the HPC **deny** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival (Duplex)
DATE: c. 1920s

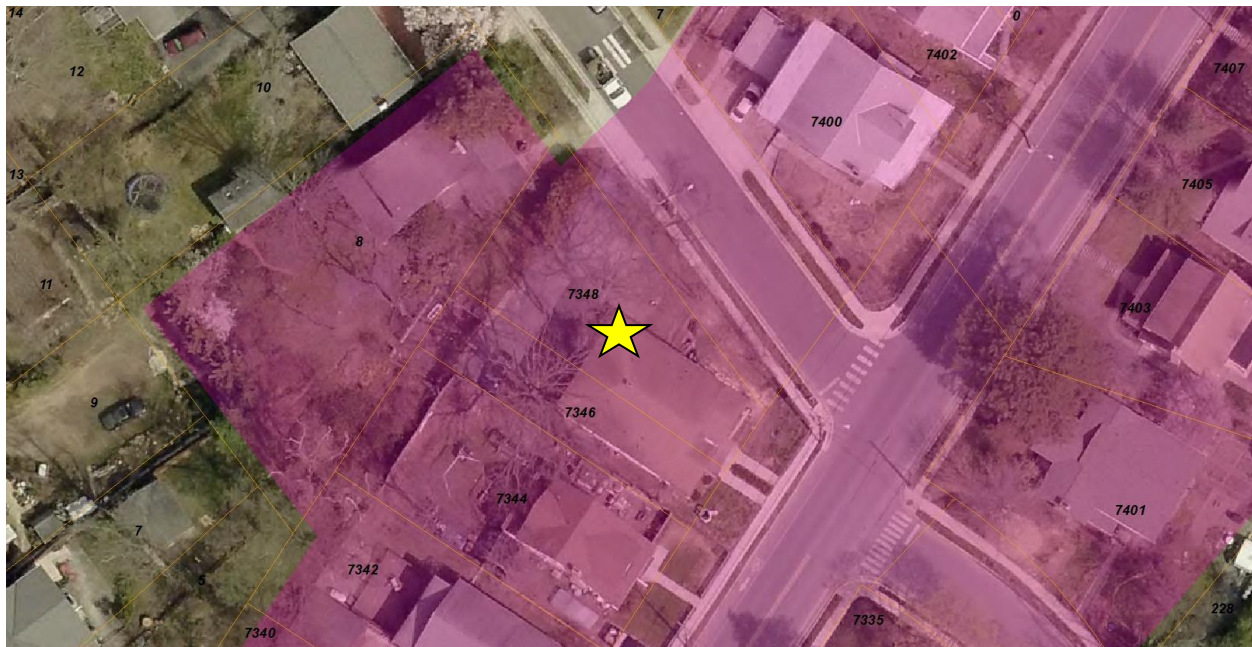


Fig. 1: Subject property (as indicated by the yellow star).

PROPOSAL:

This is a retroactive application, and, as of staff's September 10, 2018 site visit, the proposed new fence has already been installed. The applicants propose to install a horizontal board fence at the front, rear, and right (north side) of the property, with a maximum height of approximately 6'. According to the submitted photographs, there was previously a chain link fence in the approximate location of the proposed fence, which has been removed.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- All changes and additions should respect existing environmental settings, landscaping, and

patterns of open space.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
(Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The subject property is a c. 1920s Colonial Revival-style duplex, which is designated as a Contributing Resource within the Takoma Park Historic District. The house is located on a corner lot, with its front facing Carroll Avenue and its right (north) side facing Sherman Avenue. The rear of the house is clearly visible from Sherman Avenue.

The applicants propose to install a horizontal board fence at the front, rear, and right (north side) of the property, with a maximum height of approximately 6’. Staff conducted a site visit on September 10, 2018

and found that the fence had already been installed. The height of the proposed fence along the right (north) side of the property changes with the lot, which gently slopes away from Carroll Avenue. The height of the fence at the front of the house (along Carroll Avenue) is generally consistent at approximately 3'. At the front/right corner, the fence is approximately 4' in height, and at the rear/right corner it is approximately 6' in height. Most of the fence along Sherman Avenue is between 5' and 6' in height.

The fence encloses the entire north yard of the property and returns to the rear of the house at the approximate location where a large rear parking area begins. As the fence returns from Sherman Avenue to the rear of the house, its height changes slightly to accommodate subtle grade changes; however, the height of the fence at the rear is generally consistent at approximately 6'. Although there is a slight gap between the fence boards, the fence has a solid appearance.



Fig. 2: Proposed fence from opposite side of Carroll Avenue.

Fig. 3: Proposed fence, front/right corner.

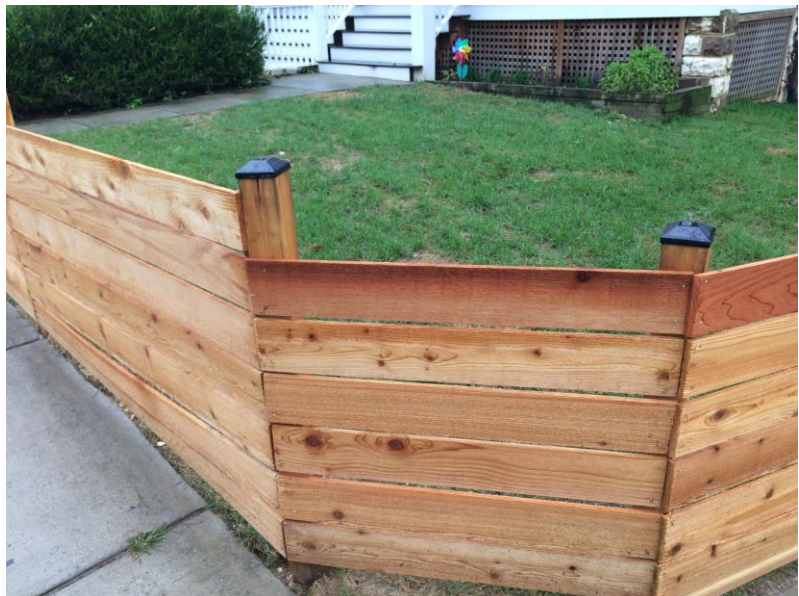




Fig. 4: Proposed fence from opposite side of Sherman Avenue.

Fig. 5: Proposed fence, rear.



Typically, the HPC requires new fences in historic districts to have an open design (traditional wooden picket or similar) and to be no higher than 4' forward of the rear plane of a historic house. This preserves the visibility of the property, allowing its character defining features to be experienced from the public right-of-way and ensuring that the fence will not detract from the surrounding streetscape. This is consistent with the *Takoma Park Historic District Guidelines*, which require alterations to respect existing environmental settings, landscaping, and patterns of open space. It is also consistent with the *Secretary of the Interior's Standard for Rehabilitation #2*, which states that alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

Staff finds that the proposed fence is incompatible with the subject property, the surrounding streetscape, and the historic district as a whole. The entire fence is forward of the rear plane of the historic house, and,

due to its height and solid design, the fence does not respect the existing environmental settings, patterns of open space, or spatial relationships that characterize the property. This is inconsistent with the *Guidelines* and *Standard #2*. Accordingly, staff recommends that the HPC deny the applicants' proposal.

The submitted existing condition photographs depict several trees in the right (north) side yard of the subject property, which appear to be 6" dbh or greater. As demonstrated by staff's photographs, these trees have been removed from the property. While staff cannot confirm the size of the trees, it should be noted that the removal of trees that are 6" dbh or greater is subject to the HPC's review, and the applicant should submit a retroactive HAWP for tree removal.

After full and fair consideration of the applicants' submission, staff finds the proposal as being consistent with the Criteria for Denial in Chapter 24A-8(a), not comporting with Chapter 24A-(b) 1 and 2, or with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **deny** the HAWP application under the Criteria for Denial in Chapter 24A-8(a), having found that the proposal is inconsistent with the *Takoma Park Historic District Guidelines*, and it will substantially alter the exterior features of the historic resource and is incompatible in character with the district and the purposes of Chapter 24A, and with the *Secretary of the Interior's Standards for Rehabilitation*.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: bryansbrain@gmail.com Contact Person: Bryan Allen
Daytime Phone No.: 202-669-0089
Tax Account No.:
Name of Property Owner: Bryan Allen and Dana Allen-Greil Daytime Phone No.: 202-669-0089
Address: 7348 Carroll Avenue Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: GreenSweep LLC Phone No.: 301-588-1616
Contractor Registration No.: MHC 20097
Agent for Owner: Kyle Narsavage Daytime Phone No.: 301-588-1616

LOCATION OF BUILDING/PREMISE

House Number: 7348 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Sherman Avenue
Lot: 6 Block: Subdivision: Section 5
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[] Construct [] Extend [x] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [x] Single Family
[] Revision [x] Repair [] Revocable [x] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$ 17,000.00
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 [x] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [x] WSSC 02 [] Well 03 [] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 0 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[] On party line/property line [x] 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: Bryan P. Allen Date: 8/15/2018

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 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:**

The existing fence is an old, rusty chain link fence. This fence has no historical features as it has been falling apart for more than 10 years. The post have become detached from the fence and the fence is rusty and unsafe. I have cut myself more than once on the chain link sections that have come apart. The fence is no longer safe and/or sound and it needs to be replaced as soon as possible.

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

The new fence will be made of wood and will be similar to other fences in our area and on our street. Our fence will no longer be unsightly and more importantly, unsafe. A new wood fence will improve the asthetics and the safety of our home. We recently repaired our two story porch and we are now working on the next project.

The new fence will be installed entirely on our property in place of the old chain link fence. The fence will extend back roughly another 20' in order to make more of our yard safe for our kids.

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;
- 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**

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.

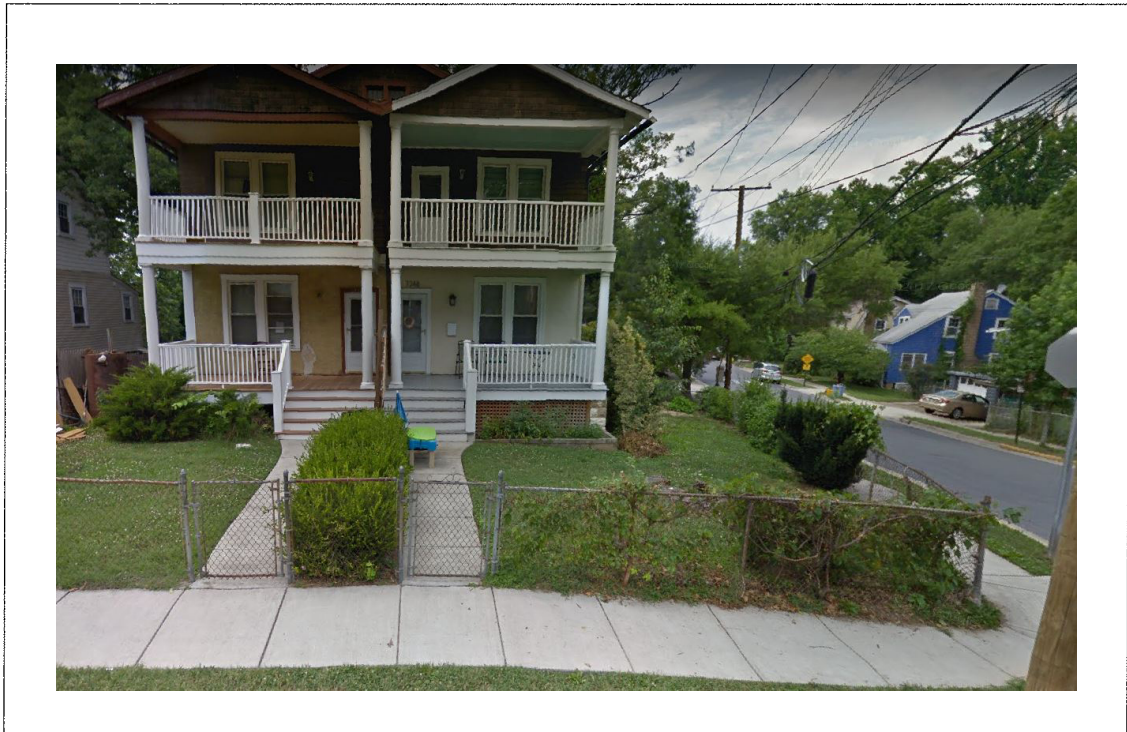
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

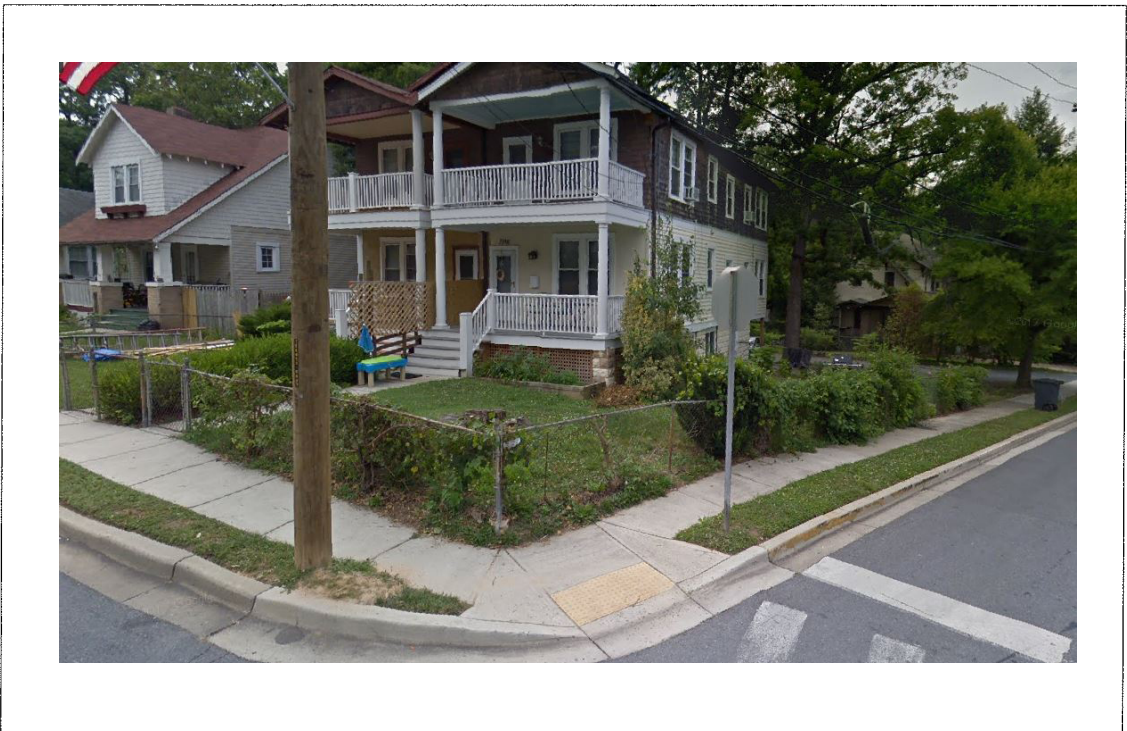
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Bryan Allen 7348 Carroll Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Kyle Narsavage 15320 Spencerville Court Suite 102 Burtonsville, MD 20866
Adjacent and confronting Property Owners mailing addresses	
Adjacent Address: Mark Markel 7346 Carroll Avenue Takoma Park, MD 20912	

Existing Property Condition Photographs (duplicate as needed)



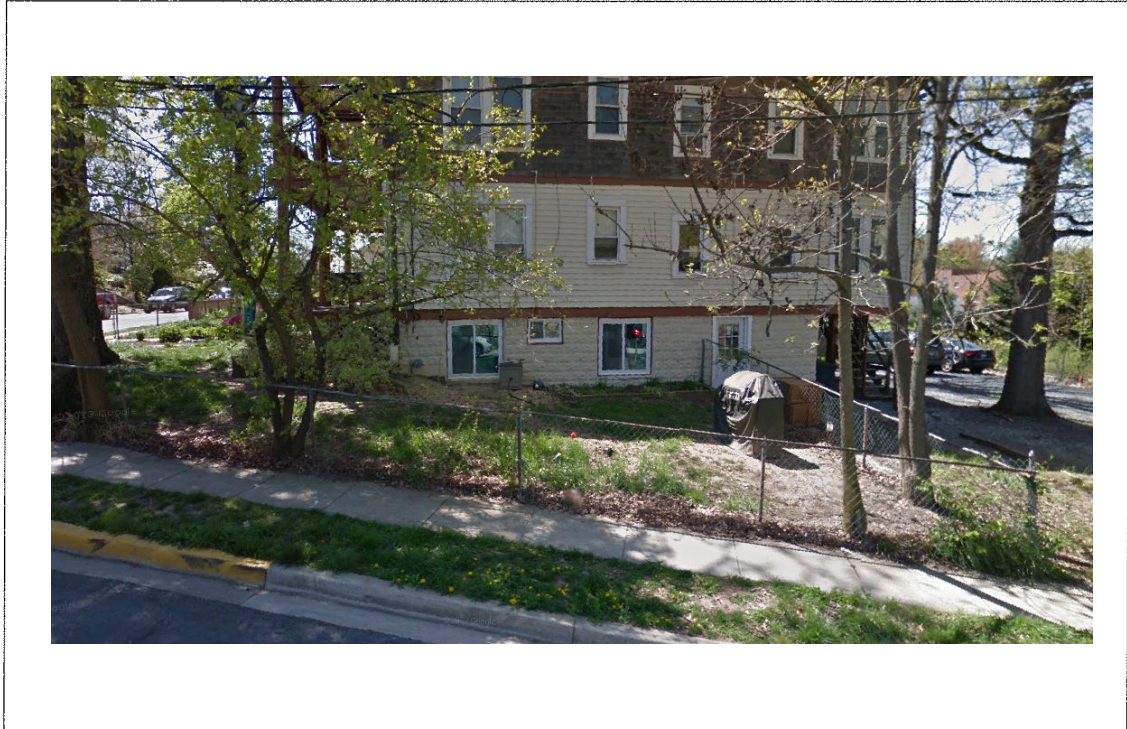
Detail: Image_1 Old Chain Link Fence Front View



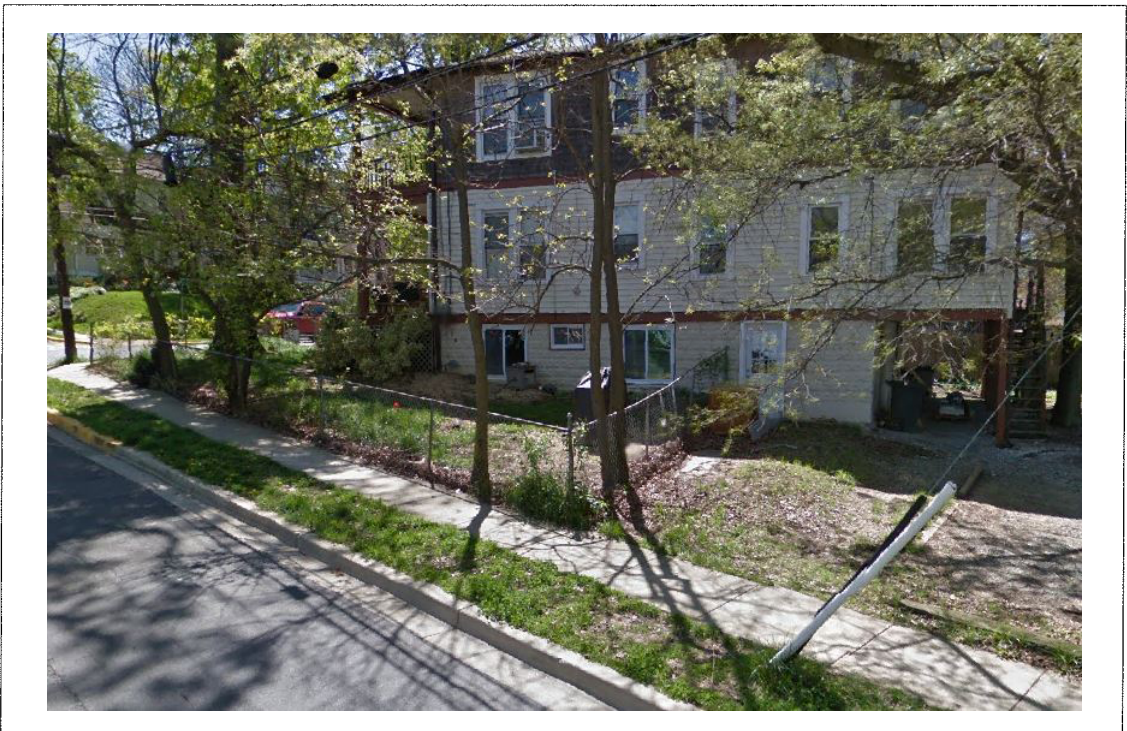
Detail: Image_2 Old Chain Link Fence Front Corner View

Applicant: _____

Existing Property Condition Photographs (duplicate as needed)

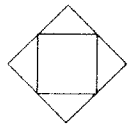
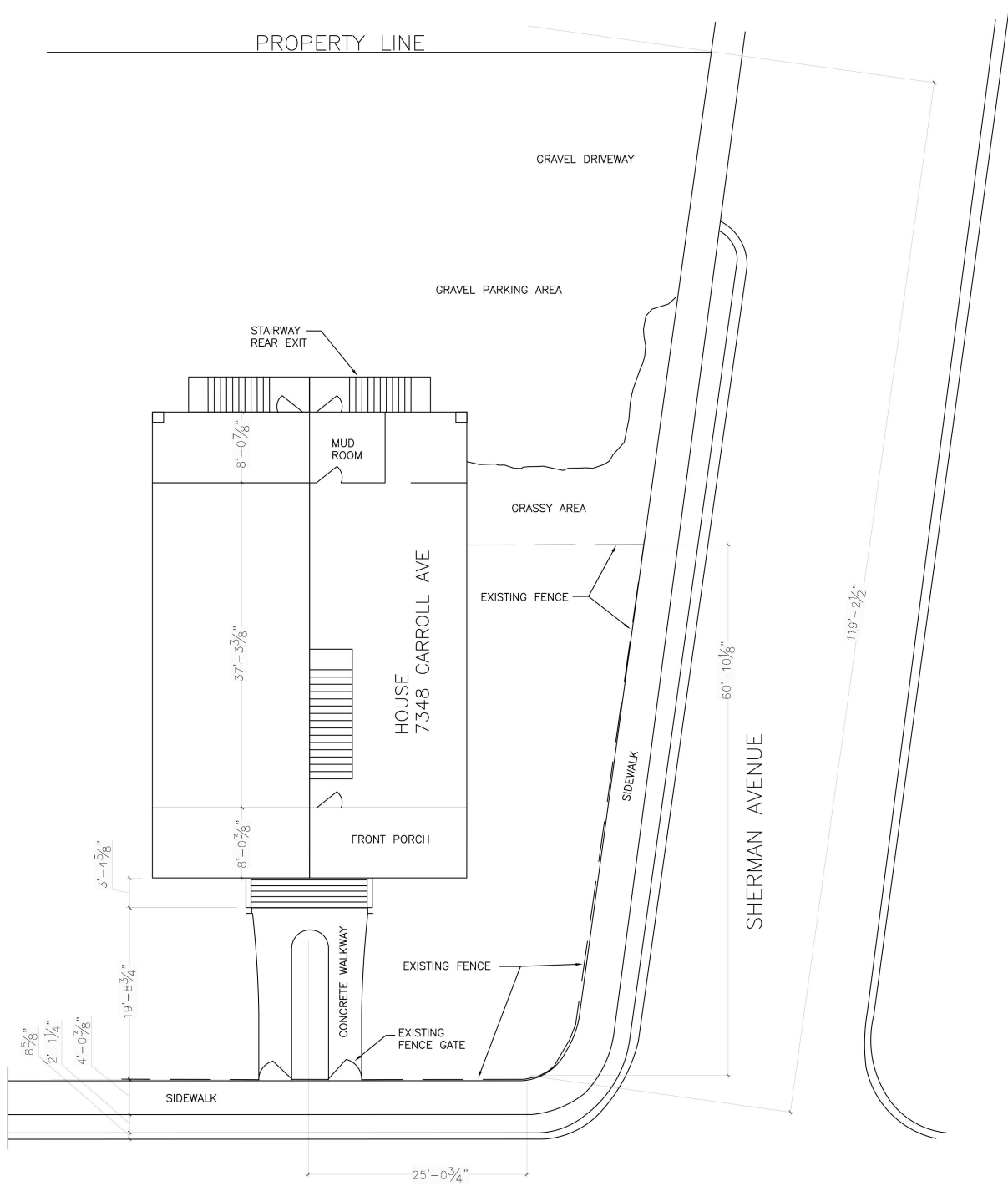


Detail: Image 3_Old Chain Link Fence_Side View



Detail: Image 4_Old Chain Link Fence_Rear Corner View

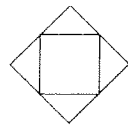
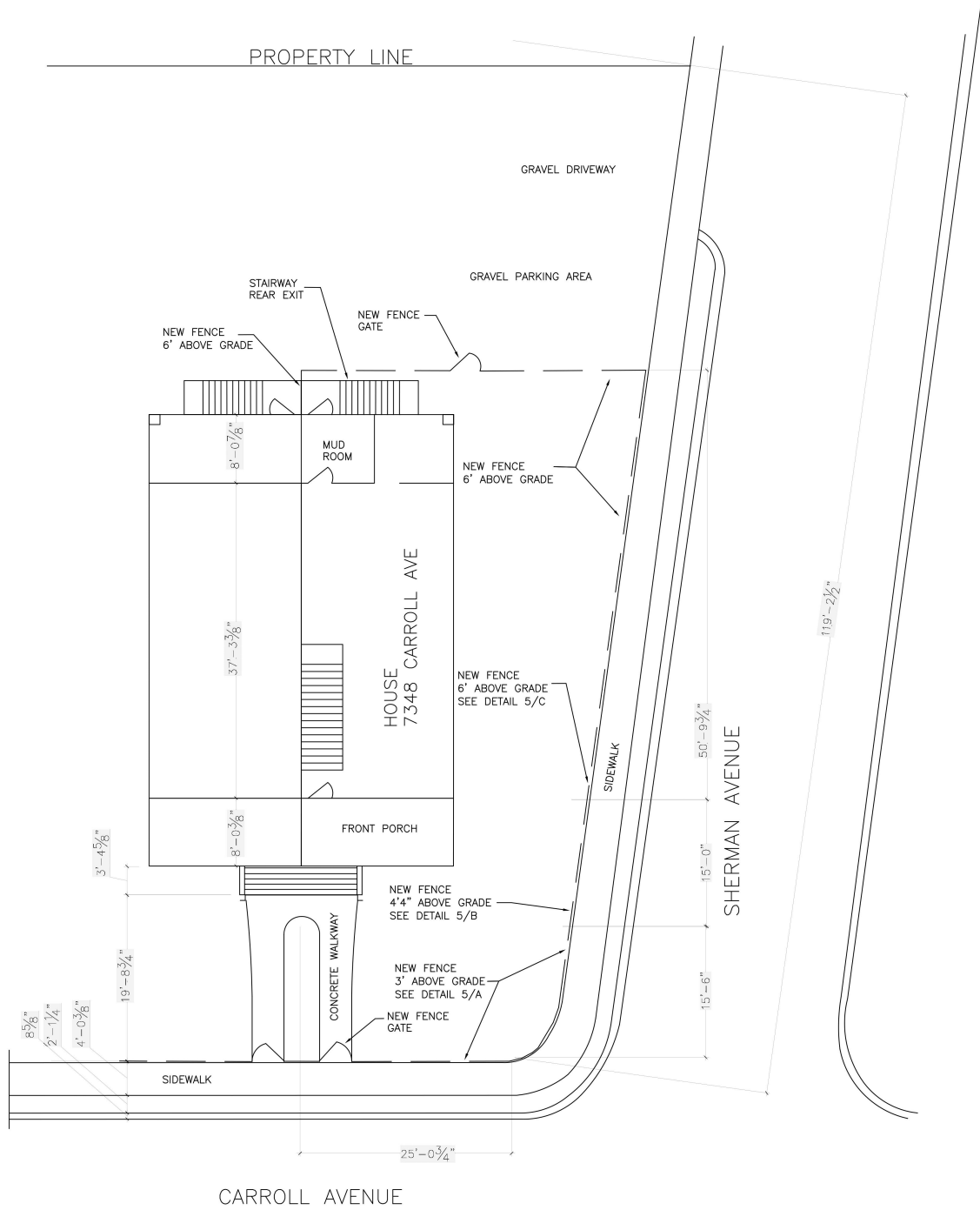
Site Plan



Shade portion to indicate North

Applicant: _____

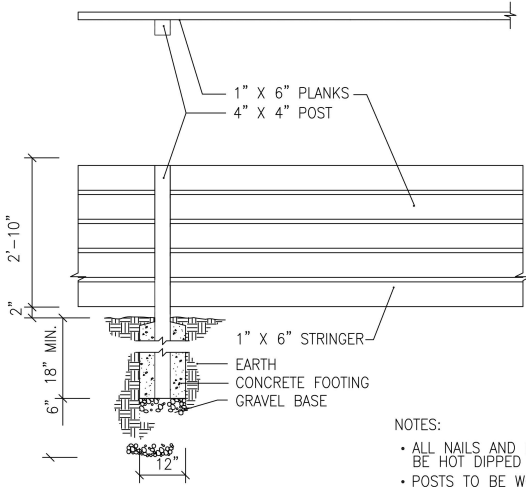
Site Plan



Shade portion to indicate North

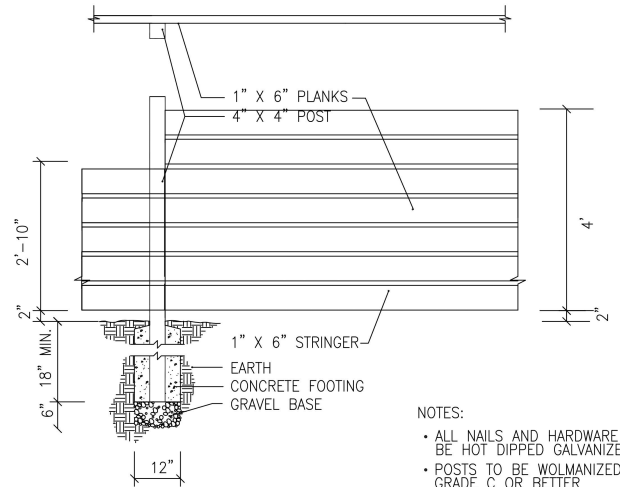
Applicant: _____

Site Plan



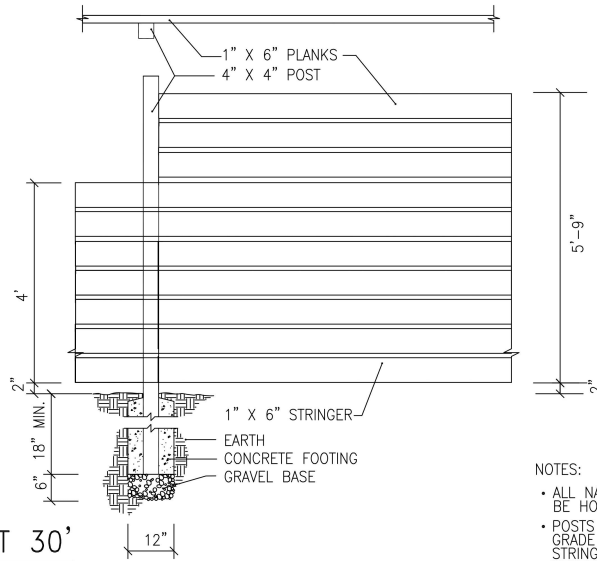
- NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
 - POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER
 - STRINGERS AND PLANKS TO BE WESTERN RED CEDAR #1

5
A FENCING
WOOD - 6" PLANKS



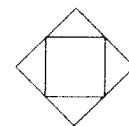
- NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
 - POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER
 - STRINGERS AND PLANKS TO BE WESTERN RED CEDAR #1

5
B DETAIL AT 15'
WOOD - 6" PLANKS



- NOTES:
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
 - POSTS TO BE WOLMANIZED PINE GRADE C OR BETTER
 - STRINGERS AND PLANKS TO BE WESTERN RED CEDAR #1

5
C DETAIL AT 30'
WOOD - 6" PLANKS



Shade portion to indicate North

Applicant: _____



































