

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---------------------------------------------------------------|-----------------------|---------------|
| Address: | 7117 Carroll Ave., Takoma Park | Meeting Date: | 10/24/2018 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 10/17/2018 |
| Applicant: | Ariel Shaw and Brian Karrer | Public Notice: | 10/10/2018 |
| Review: | HAWP | Tax Credit: | n/a |
| Case Number: | 37/03-18PPP | Staff: | Dan Bruechert |
| PROPOSAL: | Fence Installation | | |

STAFF RECOMMENDATION:

- Approve**
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District

STYLE: Queen Ann

DATE: c.1890-1910



Figure 1: 7117 Carroll Ave. is located to the north of the intersection of Park Ave. and Carroll Ave.

PROPOSAL:

The applicant proposes to replace a section of fence along the right property boundary with a 4' (four foot) tall cedar, gothic picket fence.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

- 2. Modifications to a property, which do not significantly alter its visual character.
- 10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

Montgomery County Code; Chapter 24A-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

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 alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.

853843



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ariel.shaw@gmail.com Contact Person: Ariel Shaw

Daytime Phone No.: 812-345-1055

Tax Account No.: 01066164

Name of Property Owner: Ariel Shaw and Brian Karrer Daytime Phone No.: 812-345-1055

Address:

| | | | | |
|------------------------------|----------------------|----------------------|-------------------------|--------------|
| <u>7117</u> | <u>Carroll Ave.,</u> | <u>Takoma Park,</u> | <u>MD</u> | <u>20912</u> |
| <small>Street Number</small> | <small>City</small> | <small>State</small> | <small>Zip Code</small> | |

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7117 Street: Carroll Avenue

Town/City: Takoma Park Nearest Cross Street: Park Avenue

Lot: 21 & 22 Block: 19 Subdivision: _____

Liber: 21174 Folio: 435 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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ \$2800

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 _____ 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

see site plan for specifics

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 Date

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 house is a large Victorian, possibly built in the 1880s. It is a wood-frame structure currently faced with painted formstone instead of the original wood siding, though there are fishscale wood shingles on the top third of the house. It has a wide front porch and an enclosed side porch. There is a wide circular driveway in front of the house and a semi-circular garden bed planted with trees separates the driveway from the sidewalk. There is a large flat back yard with several mature trees. The only tree on the property of any significance is a white oak to the southwest of the house; all other trees are easily less than 50 years old.

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

The current fence is several decades old in places, with newer parts installed by us when we moved in to close the gaps in the fence. The old wood is too rotten to repair so we want to install a new fence and change the style to be a colonial gothic instead of plain spade gothic to match the fence running parallel to the street. We will use cedar fencing, the same as we used on the fence parallel to the street. The new fence will be visible from the street but behind the front facade of our home and run perpendicular to the street. We will be aligning a small portion with the property line that is currently set 5' off since our neighbors on that side no longer live there and do not need access to the side of their garage as they originally did.

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.

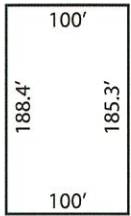
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <p>Owner's mailing address</p> <p>Ariel Shaw and Brian Karrer 7117 Carroll Ave. Takoma Park, MD 20912</p> | <p>Owner's Agent's mailing address</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>Andrew Steele and Katja Toporski 7121 Carroll Ave Takoma Park, 20912</p> | <p>Lowell & Betty Tripp 7115 Carroll Ave Takoma Park, 20912</p> |
| <p>Simon and Jennifer Park 26 Columbia Ave Takoma Park, 20912</p> | <p>The Gaspins 28 Columbia Ave Takoma Park, 20912</p> |
| <p>Kamau Amen 7120 Carroll Ave Takoma Park, 20912</p> | <p>Dale and Jennifer Robinson 7124 Carroll Ave Takoma Park, 20912</p> |



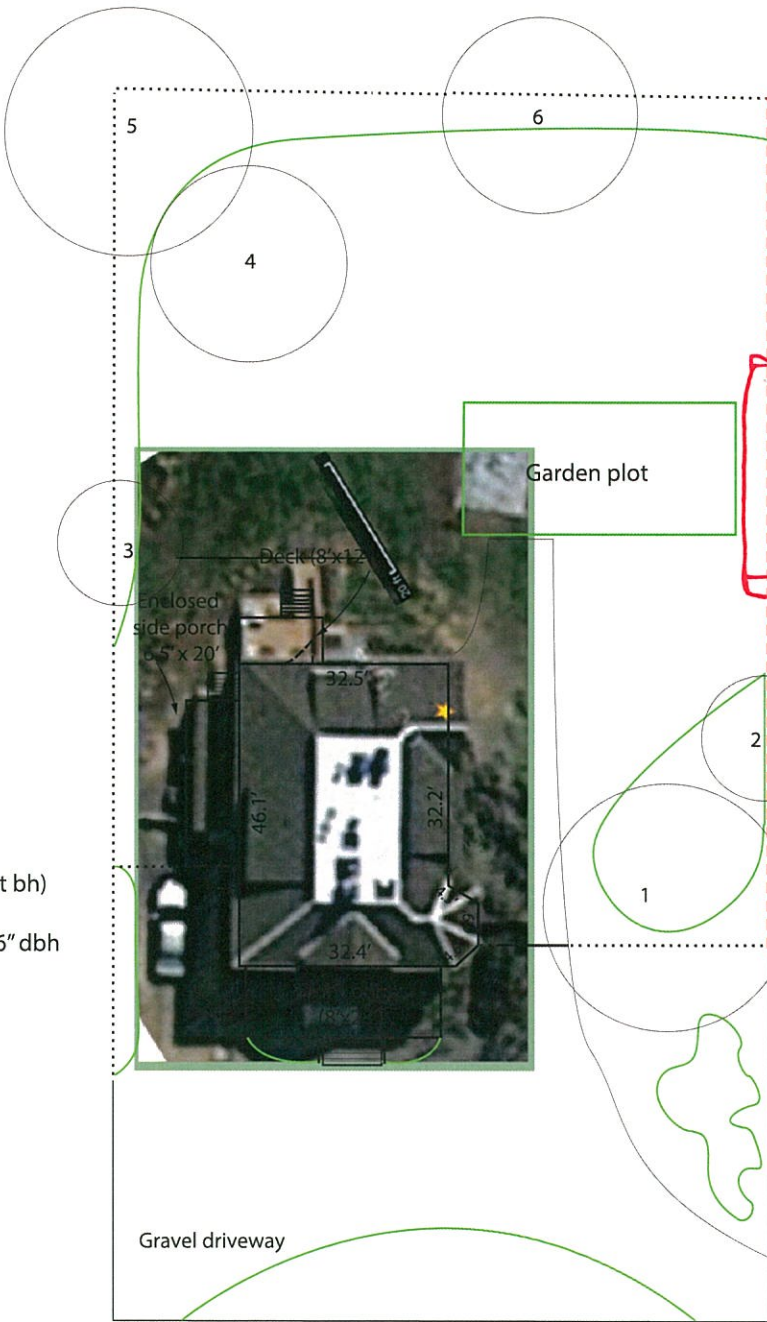
| Key | |
|-----|------------------------------------------------------------------------------------------------|
| | Fence length to be replaced |
| | Existing fence |
| | Landscape boundaries |
| | Existing tree of > 6" dbh (Dripline is approximate) (Numbers approximate trunk location) |
| | Existing structure |



Dimensions of property based on survey

Tree Survey

1. White oak (*Quercus alba*): 39.8" dbh (forked trunk at bh)
2. Willow oak (*Quercus phellos?*): 10.2" dbh
3. Elm (3 trees) (*Ulmus pumila?*): 6.4" dbh, 6.4" dbh, 8.6" dbh
5. Elm (*Ulmus pumila?*): 16.2" dbh
5. Black walnut (*Juglans nigra*): 23.9" dbh
6. Red oak (*Quercus rubra*): 21.0" dbh



Existing fence rotting 4' tall spade picket, 1 be replaced w 4' tall cedar gothic picket fence.

→ move fence (28' long) 5' to be flush w/ property line

Carroll Avenue

Existing Property Condition Photographs (duplicate as needed)



Detail: Front facade



Detail: Front of house from street

Existing Property Condition Photographs (duplicate as needed)



Detail: Front facade from street #2



Detail: North (side) facade

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear facade



Detail: South (side) facade

Existing Property Condition Photographs (duplicate as needed)



Detail: South adjacent neighbor from public right of way 7115 Carroll



Detail: North adjacent neighbor from public right of way 7121 Carroll

Existing Property Condition Photographs (duplicate as needed)



Detail: South rear-adjacent neighbor from public right of way 26 Columbia



Detail: North rear-adjacent neighbor from public right of way 28 Columbia

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing fence, south side 3



Detail: Proposed fence, south side 3

Applicant: Shaw/Karrer

Page:

Existing Property Condition Photographs (duplicate as needed)



Existing fence, view close to street



Proposed fence, view close to street

Existing Property Condition Photographs (duplicate as needed)



Detail: Existing fence, south side 2



Detail: Proposed fence, south side 2

Applicant: Shaw/Karrer

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