

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7122 Maple Ave., Takoma Park	<b>Meeting Date:</b>	7/26/2017
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	7/19/2017
<b>Applicant:</b>	Rachel Neild & George McCabe	<b>Public Notice:</b>	7/12/2017
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	37/03-17TT		
<b>PROPOSAL:</b>	Fence replacement and driveway alterations		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The driveway will remain a ribbon driveway to the approximate front wall plane of the house (approximately 46'-4"), thereafter transitioning to Flexi-Pave to the end of the existing driveway footprint, with final review and approval delegated to staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** c. 1890-1910

**PROPOSAL**

The applicants propose the following work items at the subject property:

- Replace the existing concrete ribbon driveway with a porous Flexi-Pave driveway within the same approximate footprint.
- Replace an existing chain link fence at the right side and rear of the property and post and rail fence at the left side of the property with a cedar picket fence.
- Construct cedar arbor and gate at the rear of the property.

**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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, hardscaping, 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.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (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**

*Driveway*

The applicants propose to replace the existing concrete ribbon driveway with a porous Flexi-Pave driveway within the same approximate footprint. The proposed driveway material was recommended by the City of Takoma Park's arborist to mitigate the impact that the proposed driveway replacement might have on mature trees.

The Commission typically requires new driveways within the Takoma Park Historic District to be ribbon driveways, minimizing the amount of hardscaping and preserving the perceived open space and park-like character of the streetscape. Although there are a variety of driveway designs/materials within the immediate vicinity of the subject property, staff does not support replacing the preferred driveway design

with a driveway that will result in more hardscaping.

Staff recommends a condition of approval, stipulating that the driveway will remain a ribbon driveway to the approximate front wall plane of the house (approximately 46'-4"), thereafter transitioning to Flexi-Pave to the end of the existing driveway footprint, with final review and approval delegated to staff.

Staff notes that the applicants did not provide any information about the proposed Flexi-Pave materials, but staff was able to locate the information included on Circles ~~16-17~~, which may help the Commission determine whether the proposed materials are appropriate and compatible.

#### *Fence/Arbor/Gate*

The applicants propose to replace an existing chain link fence at the right side and rear of the property and post and rail fence at the left side of the property with a cedar picket fence. The proposed new fence will be 50" at the top of the posts. A cedar arbor with cedar picket gate to match the proposed fence is proposed at the rear of the property, where it is unlikely to be visible from the public right-of-way.

The proposed fence, arbor, and gate are compatible with the *Guidelines* and respect existing environmental settings, hardscaping, and patterns of open space. In accordance with the *Standards*, the proposal will not remove or alter features that characterize the property.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2 and *Takoma Park Historic District Guidelines* outlined above.

#### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, 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 *Secretary of the Interior's Standards for Rehabilitation*;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: themcneilds@gmail.com Contact Person: RACHEL NEILD  
Daytime Phone No.: 518-4296899  
Tax Account No.: 01072941  
Name of Property Owner: RACHEL NEILD & GEORGE McCABE Daytime Phone No.: 301-5878412  
Address: 7122 MAPLE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: CATHY CARR, GREENHEART GARDEN Phone No.: 301-5896642  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Cathy Carr Daytime Phone No.: 301-5896642

212508

## LOCATION OF BUILDING/PREMISE

House Number: 7122 Street: MAPLE AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE  
Lot: 33, 34 Block: 4 Subdivision: TAKOMA PARK  
Liber: 8967 Folio: 127 Parcel: Gilbert's addition to Takoma Park

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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 checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input type="checkbox"/> Other: _____		

1B. Construction cost estimator: \$ 8,500

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 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.

[Signature] Signature of owner or authorized agent  
June 25, 2017 Date

Date Received in DPS  
Mail Log # 38667  
JUN 30 2017  
Assigned To: Lucas/RM

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:

PROJECT = REPLACE EXISTING CHAIN LINK  
& METAL POST FENCE WITH  
CEDAR GOTHIC PICKET FENCE ~~REPLACE~~  
REPLACE RAIL WOOD FENCE ON SOUTH SIDE  
WITH CEDAR GOTHIC WOOD FENCE  
NO HISTORICAL SIGNIFICANCE TO CURRENT  
FENCING.

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

REPLACE EXISTING FENCING (CHAIN LINK METAL &  
RAIL) WITH WOOD (CEDAR) GOTHIC PICKET.  
ADD ARBOR WITH GATE AT REAR.  
MATERIALS AND STYLE ARE TRADITIONAL AND  
SHOULD ENHANCE SETTING. GARDEN ADJACENT TO  
SIEGLER GDNS & CARRIAGE HOUSE AT REAR.

2. **SITE PLAN**

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.

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.

EXISTING  
DRIVEWAY IS  
CONCRETE STRIPS

REPLACE DRIVEWAY  
WITH FLEXPAVE, ON  
RECOMMENDATION  
OF TAKOMA PARK  
CITY ARBORIST.  
TREE IMPACT  
MITIGATION PLAN  
APPLICATION SUBMITTED  
FOLLOWING INSPECTION.  
PERMIT PENDING

6

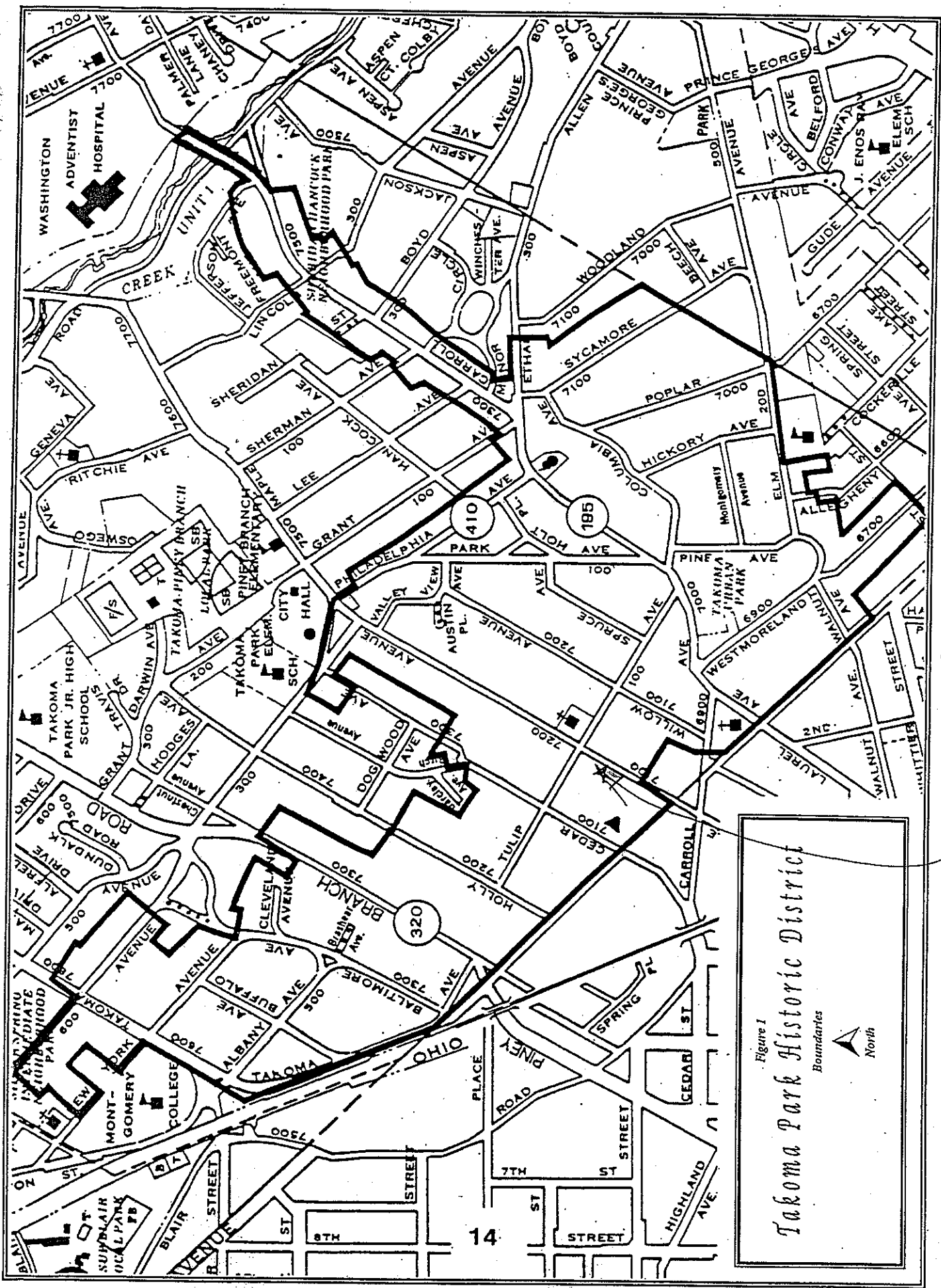


Figure 1  
Takoma Park Historic District  
Boundaries  
North

2122 MARPLE AVE., TAKOMA PARK, MD 20912

# CONSUMER INFORMATION NOTES:

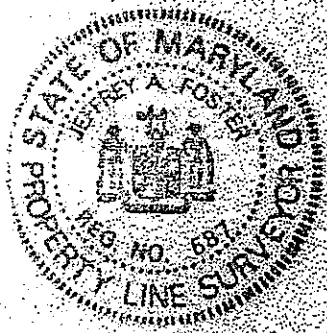
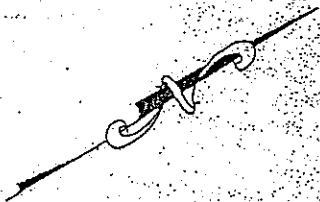
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

## Notes

Flood zone "C" per H.U.D. panel No. 0200 C

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.

REVISED: 6-30-05 (ADD LABEL)



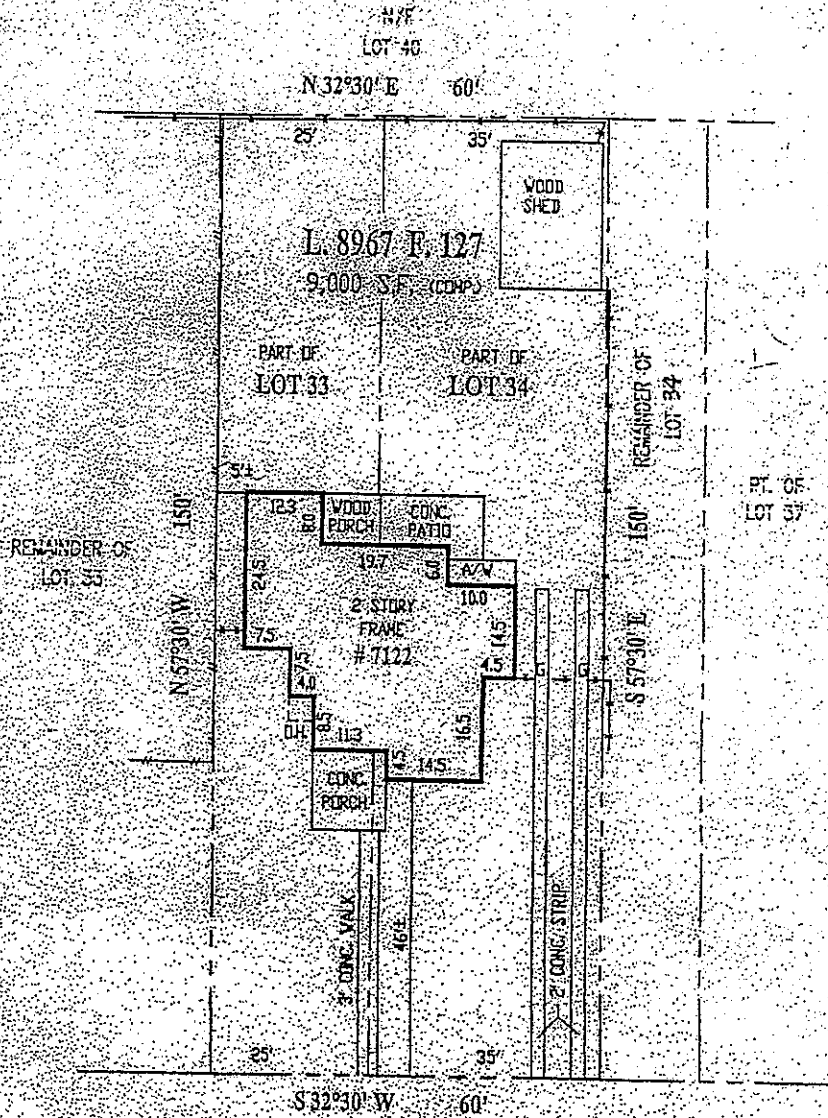
LOCATION DRAWING

PARTS OF LOTS 33 & 34

BLOCK 4

B.F. GILBERT'S ADDITION TO  
TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND



## SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN  
SED UPON THE RESULTS OF A FIELD INSPECTION  
RSUANT TO THE DEED OR PLAT OF RECORD. EXISTING  
RUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED  
ON MEASUREMENTS FROM PROPERTY MARKERS FOUND  
FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

## REFERENCES

PLAT BK. A  
PLAT NO. 3

LIBER 6987  
FOLIO 127



SNIDER & ASSOCIATES  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 216  
Gaithersburg, Maryland 20879  
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE 1" = 30'

WALL CHECK

DRAWN BY: E.M.G.

HSE LOC. 06-09-05

JOB NO. 05-4084

Jeffrey A. Foster 927  
MARYLAND PROPERTY LINE SURVEYOR REG. NO.





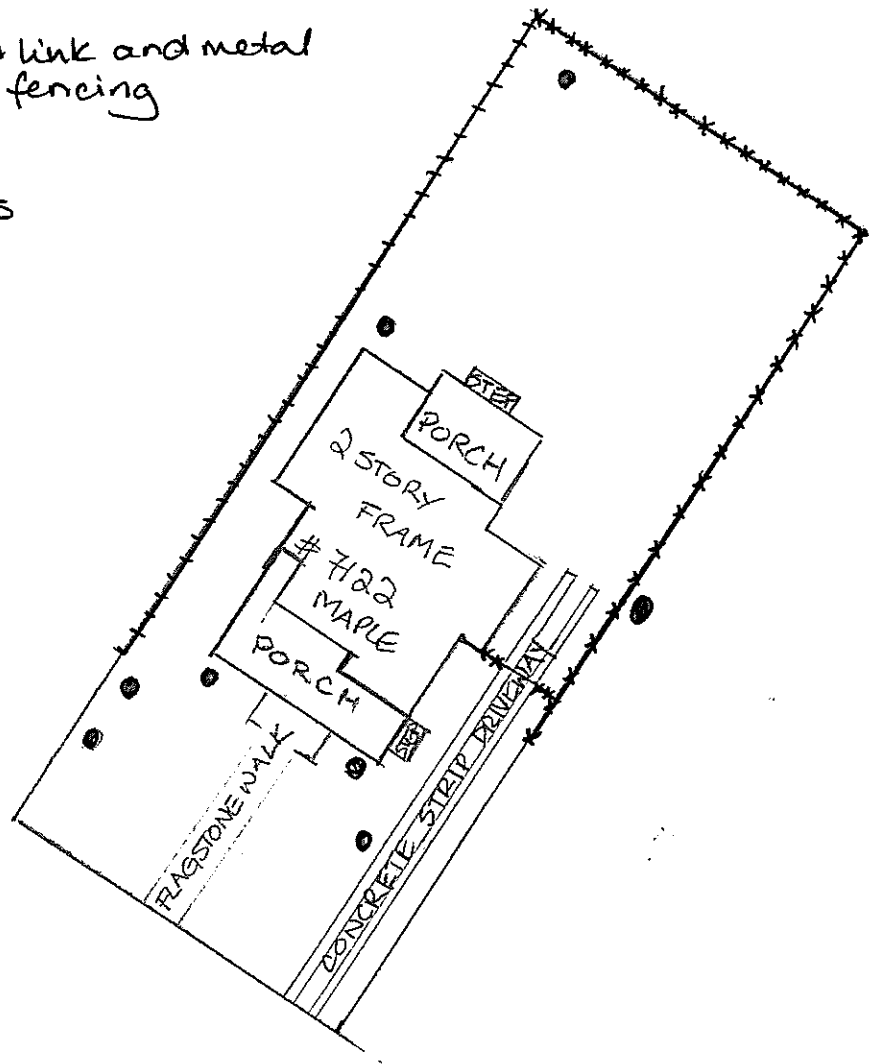
Site Plan

CURRENT FENCING

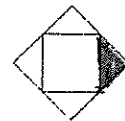
+++++ post + rail fencing

\*\*\*\*\* chain link and metal  
pole fencing

• tree locations



Scale: 1" = 30'



Shade portion to indicate North

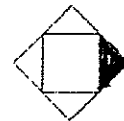
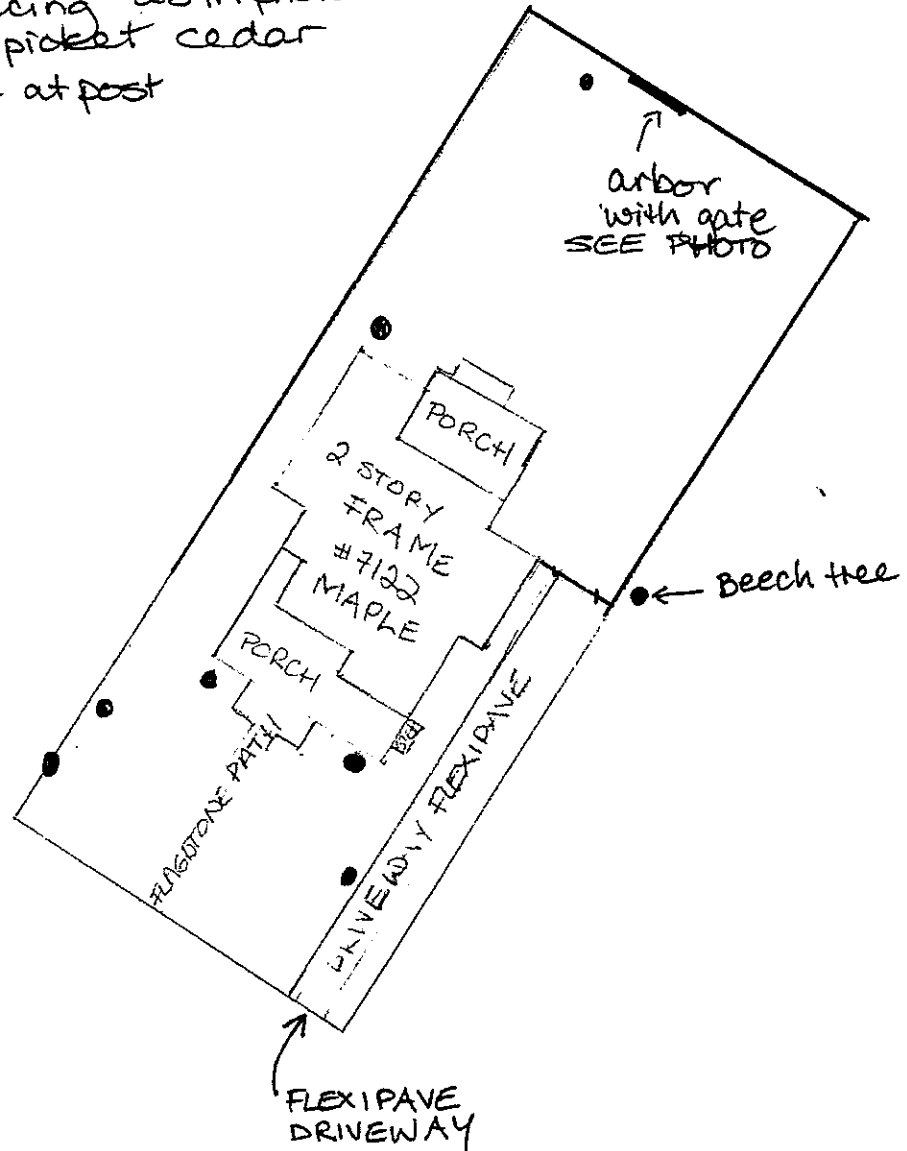
RACHEL NEILD  
Applicant: GEORGE MCCABE

●: tree location

Site Plan

## PROPOSED FENCING

— New fencing as in photo  
gothic picket cedar  
50" tall at post  
height



Shade portion to indicate North

Applicant: RACHEL NEILD &  
GEORGE MCCABE

Page: 5

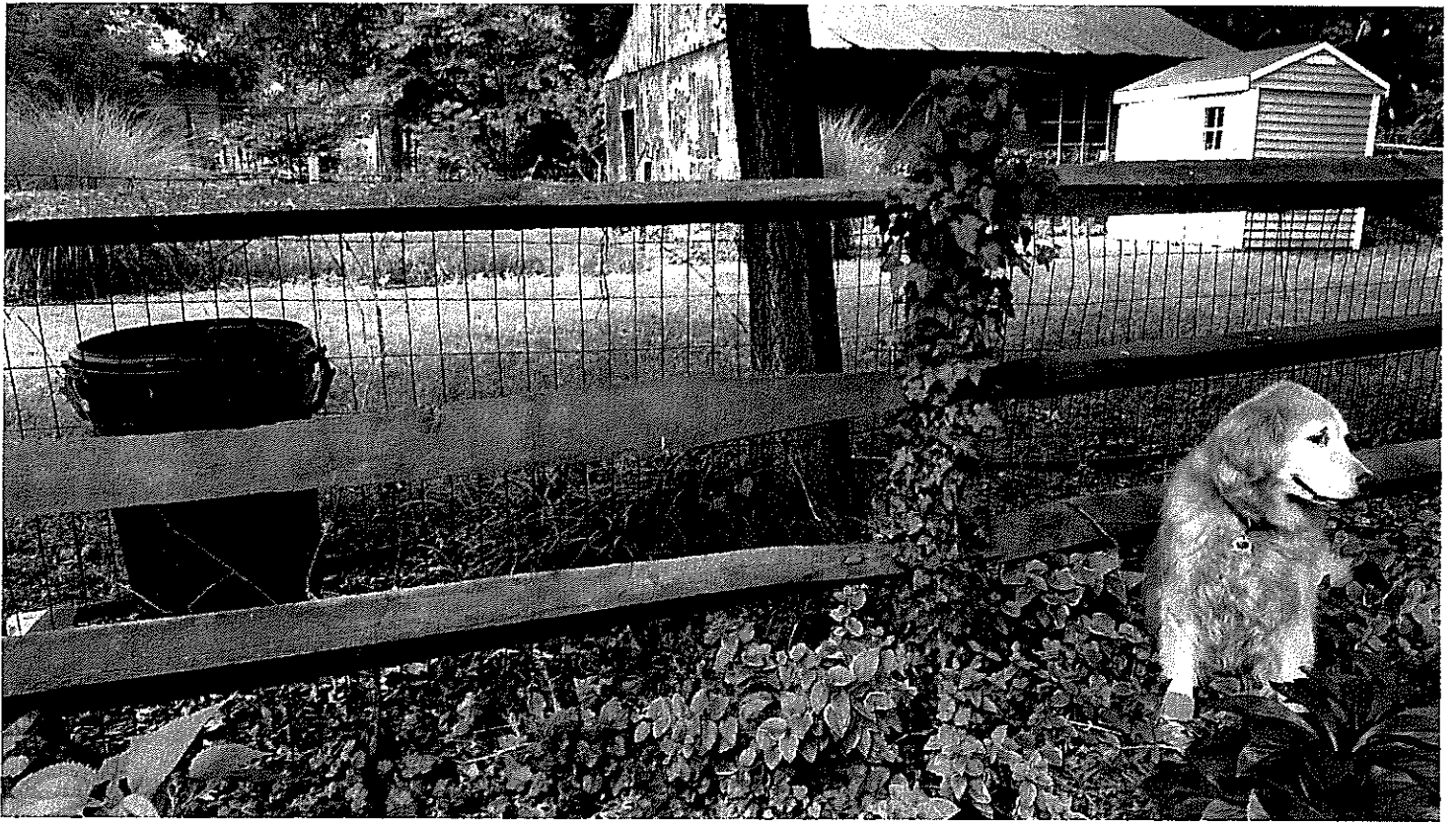
(11)



New cedar picket fencing to  
be installed (not style on side)



Design for proposed arbor



Existing post & rail fencing



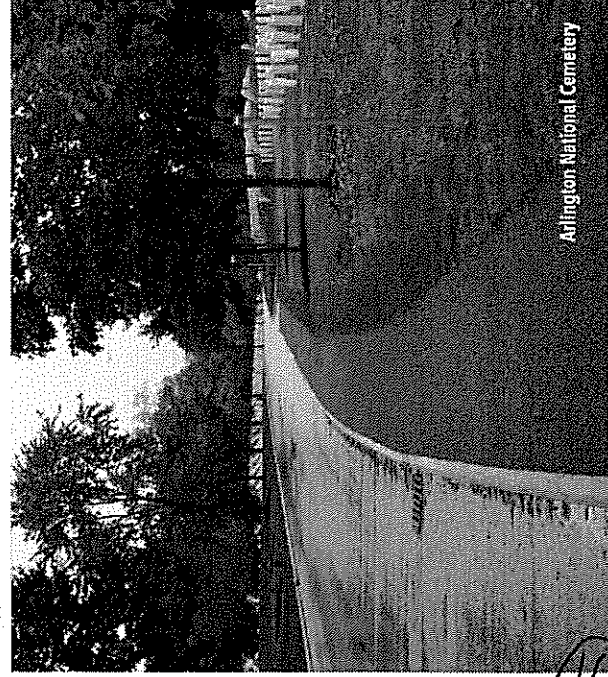
Existing chain link & metal  
fencing



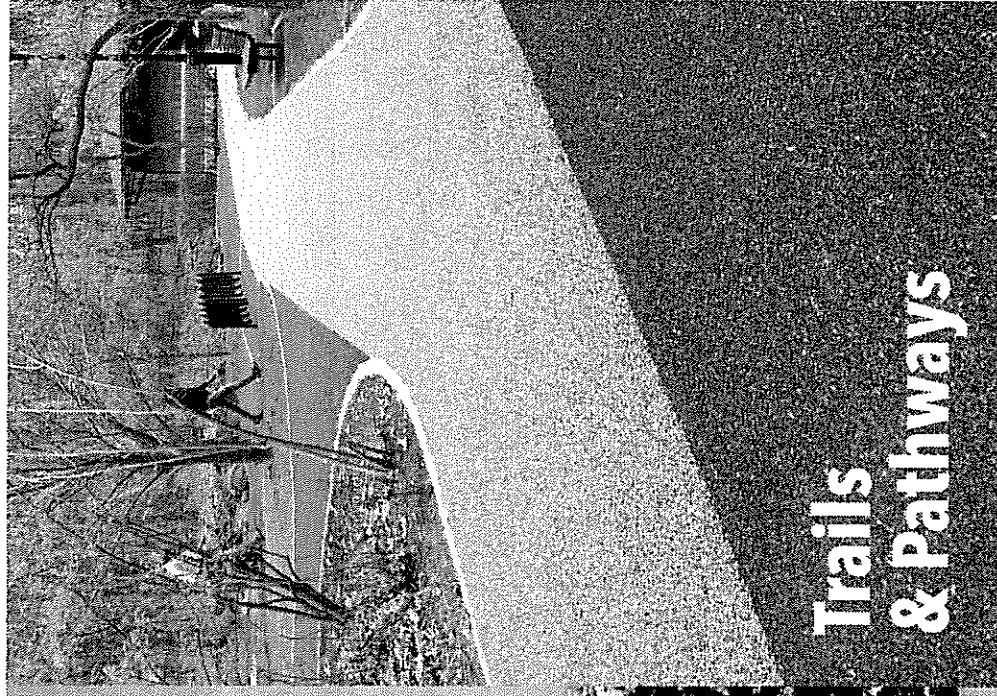


Trails are an increasingly popular amenity, providing multi-use recreation for everyone. More people are turning to running, jogging, walking and biking for exercise and transportation—recognizing both economic and health benefits of utilizing local trails. As a state of the art paving solution KBI Flexi-Pave offers many benefits including:

- Reduces long-term maintenance and liability costs
- Porous, flexible and non-cracking paving system
- Provides a non-slip surface
- Tested and proven with hundreds of applications across North America including Yellowstone National Park and Arlington National Cemetery
- LEED certified and ADA compliant



Arlington National Cemetery



## Trails & Pathways

KBI Flexi®-Pave has revolutionized trail surfacing by providing a superior trail system that benefits the environment, and reduces long-term maintenance costs and liability risks. Our porous paving systems can be installed without the need for specialized heavy duty equipment, reducing the impact to the surrounding environment.

**KBI**



[www.kbiglobal.com](http://www.kbiglobal.com)

**KBI Flexi® - Pave**



KBI Flexi-Pave is an effective porous paving solution that offers many advantages when compared to traditional dirt, stone, dust, concrete or asphalt paths and trails. KBI Flexi-Pave is comprised of three component parts—granulated wire-free recycled tires, rock aggregate and KBI's proprietary binding agent.

KBI Flexi-Pave is excellent for steep grades, providing a non-slip surface to main pathways as well as other trail enhancement areas such as fitness areas and bike storage areas.

**POROUS** - It solves drainage problems, eliminates standing water and provides positive groundwater recharge. With up to a 20% void space KBI Flexi-Pave percolates at 2,400 gallons per square foot per hour (40 gpm sq. ft.)

**AESTHETICS** - Create an aesthetically pleasing path from five appealing earth tone colors that blend in with the surroundings and users will also appreciate the comfort of running, jogging and walking on the KBI Flexi-Pave surface.

**DURABLE** - KBI Flexi-Pave acts as a pressure relief valve avoiding problems associated with heave and hydrostatic pressure. During periods of high ground water or a flood event, KBI Flexi-Pave "flexes" with the pressure and provides a monolithic expansion joint.

**SUSTAINABLE** - KBI Flexi-Pave is a completely sustainable LEED qualified construction material, meeting 6 out of 7 LEED categories and providing up to 11+ Points.

KBI Flexi-Pave also meets and exceeds ADA compliance with a 0.65 coefficient of friction rating.

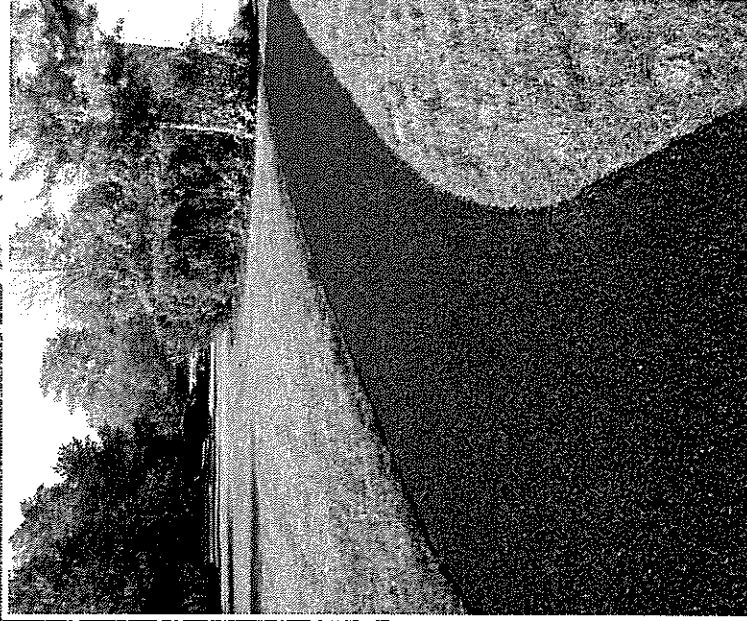
**LOADS** - In conjunction with the subbase it can be designed for load bearing applications and is capable of supporting light vehicular traffic such as golf carts.

**MAINTENANCE** - KBI Flexi-Pave is flexible, self-cleaning and virtually maintenance free. Maintenance contracts are available to keep your KBI Flexi-Pave path looking in pristine condition.

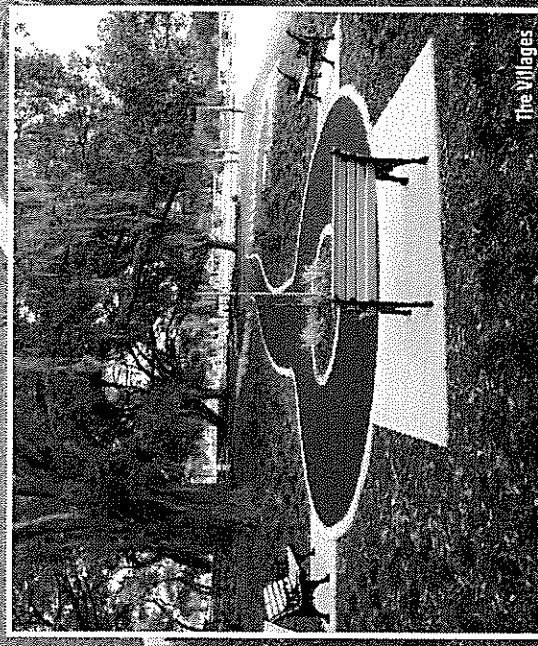
**WARRANTY** - KBI Flexi-Pave comes with a 5 year warranty.

To learn more about how KBI Flexi-Pave can improve your facilities, call (727) 723-3300 to speak to a KBI product specialist and schedule a presentation or arrange a site visit. You can also visit us at our website.

[www.kbiglobal.com](http://www.kbiglobal.com)



Heritage Village



The Villages

# City of Takoma Park



## Housing & Community Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568

7500 Maple Avenue  
Takoma Park, MD 20912

June 20, 2017

Department of Permitting Services  
255 Rockville Pike, 2<sup>nd</sup> Floor  
Rockville, Maryland 20850-4166  
Fax: 240-777-6262

To the Department of Permitting Services:

The below property owner or owner's representative has notified the City of Takoma Park of plans to apply for building permit(s) for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and city permit requirements that may apply to their project. This letter notifies permit applicants that failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

This property is in the **Takoma Park Historic District** and subject to all applicable requirements.

Property Owner Name: RACHEL NEILD & GEORGE MCCABE  
Property Owner's Representative: Self  
Email or FAX: (email) Rachelmneild@gmail.com, (fax) N/A  
Phone Number: 518-429-6899

Location of Requested Permit: 7122 Maple Avenue, Takoma Park, MD 20912

Proposed Scope of Work: Replace existing fencing and driveway

The issuance of this letter does not indicate approval of the project. The City retains the right to review and comment on project plans during the Montgomery County review process. This letter is valid for one year from date of issue.

Sincerely,

Daniel Sonenklar  
Planner, Housing and Community Development