

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7213 Spruce Ave., Takoma Park	Meeting Date:	03/22/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	03/15/17
Applicant:	Dana Perrone	Public Notice:	03/08/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17R	Staff:	Dan Bruechert
Proposal:	Fence, Deck, and Hardscape Alteration		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival w/ Bungalow elements
DATE: c.1915-25

The subject property is a one-and-a-half-story, side-gabled, wood-frame house with a large front dormer. The five-bay wide house has a full-width front porch with a central pediment supported by four columns. The lot slopes up from the street level and has an approximately 3' (three foot) retaining wall at the sidewalk edge. On the right side of the house, the subject property shares a concrete ribbon driveway with their neighbors. To the rear of the house the driveway changes from concrete to gravel. The rear of the property is surrounded by a mix of 3' (three-foot-tall) chain link and 6' (six-foot-tall) cedar picket fencing. There is a detached, front gable, single-car garage located to the right behind the house.

PROPOSAL:

The applicant is proposing work in the following areas:

- Construct a composite rear deck including an integrated
 - Hot tub and
 - Flagstone patio
- Paving the gravel section of the driveway with concrete pavers
- Adding sections of cedar picket wood fencing to enclose the backyard of the property:
 - A 6' (six-foot) section of cedar picket fence to run inside the existing chain link fence to the right of the shed,
 - A 10' (ten-foot) section of cedar picket fence, ranging from 4' (four feet) to 6' (six feet) to compensate for the site slope, along the driveway to the back corner

- of the house, and
- o A 9' (nine-foot) section of cedar picket fence, 4' (four feet) tall, at the front wall to plane to the left with a 36" gate.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Takoma Park Historic District Design 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 at 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 district.

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Contributing Resources should receive a more lenient 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. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

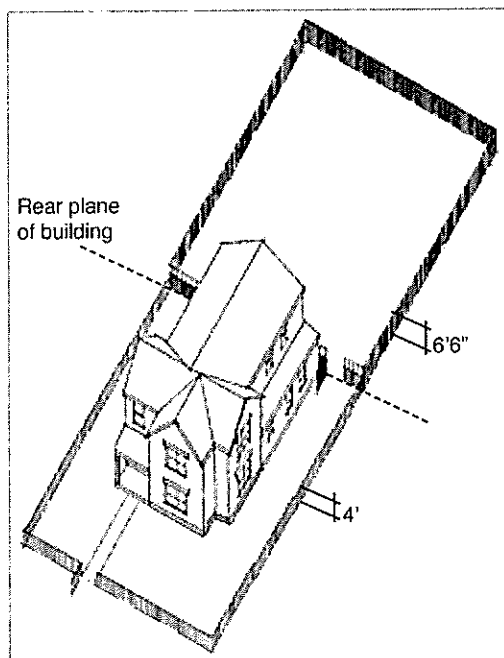
Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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 from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Design Guidelines for Historic Sites and Districts, Montgomery County, Maryland



Guidelines 12.3 & 12.4: A front yard fence should be less than 4' in height while rear and side yard fences (behind the rear plane of the building) should be 6'6" or less.

12.0 FENCES & SITE WALLS

Fences and site walls may be appropriate for historic properties. A fence should have a relatively transparent character to allow views into yards, while a site wall should be low in height and step to follow a site's topography. Both fences and site walls should maintain the visual character of the historic setting.

Where historic fences and site walls survive, they should be preserved. The height and design of a replacement fence or wall should be in character with those used traditionally. A new fence or site wall may be appropriate, but it is important that it relate to the principal structure on the lot.

Design Objective

A fence, gate or site wall should be in character with those used traditionally and relate to the principal structure on a lot.

12.1 Preserve original fences, gates and site walls.

- Replace only those portions that are deteriorated. Any replacement materials should match the original in color, texture, size and finish.
- It is recommended that a historic wood fence or gate should be protected against the weather with paint or stain.
- Where no fence exists, keeping the yard open may be the best approach for a front yard.

12.2 Where a new fence, gate or site wall is needed, it should be similar in character to those seen historically.

- A new fence or site wall that defines a front yard or a side yard on a corner lot is usually low to the ground.
- A new fence or gate should be "transparent" in nature, such as picket.
- Solid privacy fences, forward of the rear plane of a house, are discouraged.
- The design and materials of a new fence, gate or site wall should be similar to those used historically.
- Chain link, plastic, fiberglass, rebar, plywood and mesh "construction" fences are inappropriate.

12.3 Front and side yard fences, gates, and site walls in front of the rear plane of the building should be no greater than 4' in height.

12.4 Side and rear yard fences, gates, and site walls behind the rear plane of the building should be no greater than 6'6" in height.

- Consider a gradual increase in fence height from the front side yard to rear side yard.

12.5 A side yard fence should be set back from the primary facade of a house.

- Two types of side yard fences were seen traditionally: a fence that extends between two houses and a fence that runs between two houses.
- A side yard fence should be set back to provide the historic sense of open space between homes.
- Consider staggering the fence boards on either side of the fence rail, or using lattice on the upper portions of the fence, to give a semi-transparent quality to the fence.

12.6 A combination of fencing and screening vegetation may be appropriate.

- Painting or staining a wood fence or gate is recommended.
- Landscaping should be integrated with the design of the fence.

STAFF DISCUSSION

Very little of the proposed work will be at all visible from the public right-of-way. The only elements that likely will be visible are limited sections of fencing, primarily the gate to the left of the house and the fencing along the right property boundary to the rear. The City of Takoma Park Arborist has evaluated this proposal and has determined that proposed alterations to the landscape and hardscape will not impact any of the trees on the site.

Rear Deck

Due to the slope of the lot and their placement behind the house, the deck, fieldstone patio, and hot tub will not be at all visible from the public right of way. Takoma Park District Design Guidelines state that these alterations to the rear porch should be allowed as a matter of course. Additionally, as these changes will not have an impact on the environmental setting or trees, the proposed changes are in keeping with district guidelines. The low height of the deck will allow for the general sense of openness to be preserved in the rear yard, and the existing trees will continue to provide a seasonal canopy.

Driveway Paving

The proposed changes to the gravel section of the driveway will also not be visible from the public right-of-way. The slope of the lot rises sufficiently that this surface will be taller than any passers-by can see without walking up the shared ribbon driveway. Additionally, the use of concrete pavers is in keeping with the material employed in the concrete ribbons in the driveway. Even if the pavers are a brighter concrete than the ribbons, their appearance will not be

sufficiently visible to be an incompatible proposal. This proposal is in keeping with the Takoma Park Historic District Design Guidelines and Montgomery County Code 24A-8(b)(2).

New Fencing

The size and design of the proposed fencing has a precedent on the property. The left property boundary currently has a cedar picket fence. To the left of the house, behind the front wall plane, the applicant is proposing a 4' (four-foot tall) cedar picket fence with a 36" (thirty-six inch) gate that will connect from the fence along the left property boundary and the house. This fence will be minimally visible from the public right-of-way; however, the design is in keeping with our fencing guidance and will read as a continuation of the fence that is already installed along left property boundary.

The proposed fencing along the right property boundary will be 6' (six feet tall) and will be installed immediately adjacent to a 3' (three-foot-tall) chain link fence. This fence will mark the property edge and will include a gate at the rear that will allow the applicant to fully enclose the rear yard. This cedar picket fence is in keeping with our guidance as it is behind the house and will only be minimally visible from the public right of way due to the site's slope.

Lastly, the current proposal calls for a section of fencing from the left side of the garage to the new deck. This section of fence will be 4' (four feet tall) and will have two 36" (thirty-six inch) gates to provide access. Because of the placement of the garage, this fence will be obscured by the house and will not be visible from the public right-of-way. As it will not be visible, Design Guidelines indicate that the fence should be approved as a matter of course. Additionally, the design, materials, and dimensions of the fence are all in keeping with the countywide fencing guidance.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: 55dperzone@verizon.net Contact Person: DANA PERZONE
Daytime Phone No.: 202-531-2288

Tax Account No.: 01068618

Name of Property Owner: KEVIN MILLS HOLLYTECHNER Daytime Phone No.:
Address: 7213 SPRUCE AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7213 Street: SPRUCE AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: 11 Block: 7 Subdivision: 0025
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: HOT TUB/PATIO

1B. Construction cost estimate: \$ 50,000

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 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.

K. Mills

Signature of owner or authorized agent

2/26/17

Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

790956

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**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:

See attachments

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

See attachments

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 and Confronting Property Owners**

Owners' Mailing Address

Kevin Mills and Holly Fechner
7213 Spruce Avenue
Takoma Park, MD 20912

Owner's agent's Mailing Address

Dana Perrone
2804 Cathedral Avenue
Washington, DC 20008

Adjacent and confronting Property Owners Mailing Address

Phillip Wheaton
7211 Spruce Avenue
Takoma Park, MD 20912

Henkai Sainguri
116 Park Ave.
Takoma Park, MD 20912

Rebecca and James Carter
7215 Spruce Ave.
Takoma Park, MC 20912

Rohit Rao
114 Park Ave.
Takoma Park, MD 20912

Ormond A. Seavey
7214 Spruce Ave.
Takoma Park, 20912

Casey Callister
7216 Spruce Ave.
Takoma Park, MD 20912

Attachment 7213 Spruce Avenue

Description of Existing Structures, Environmental Setting

The setting is the back garden of a single family, 1915-25 colonial revival, category 2 house. The back of the house has an 2002 addition and a composite deck that received approval by the Historic Preservation Commission. There is an original garage which was renovated to include a screen porch which also received approval in 2003. On the east side there is a 5' cedar fence. On the west and south sides there is a 3' chain link fence. The back garden slopes up from the house and extends approximately 106 feet to the back lot line. The landscaping consists of relaxed borders of trees and shrubs, with islands of small trees and shrubs in the center.

Project Description

The proposed project calls for:

Replacing and extending the existing composite deck with an ipe deck along the back of the house to surround a hot tub, installing an irregular cut flagstone patio edged by a dry-stack look field stone and boulder wall of approximately 12" in height.

Paving the gravel section of the driveway between the top of the existing concrete driveway and the garage with concrete pavers or tumbled flagstone. This area is subject to erosion and needs to be stabilized.

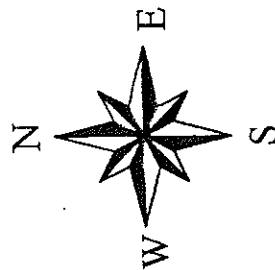
Adding three sections of fence to enclose the area for a dog. One ____ section on the left side of the house from the house to the existing fence; the style, material and height to match the existing fence. One section of 6' cedar board fence to run inside the existing chain line fence to the right of the shed with a gate between the back of the shed and the fence. The 10' section of fence along the driveway in front of the garage will be 4'. A section of 4' cedar picket fence to run from the front of the garage to the deck, with a double gate across the deck. See sketches attached.

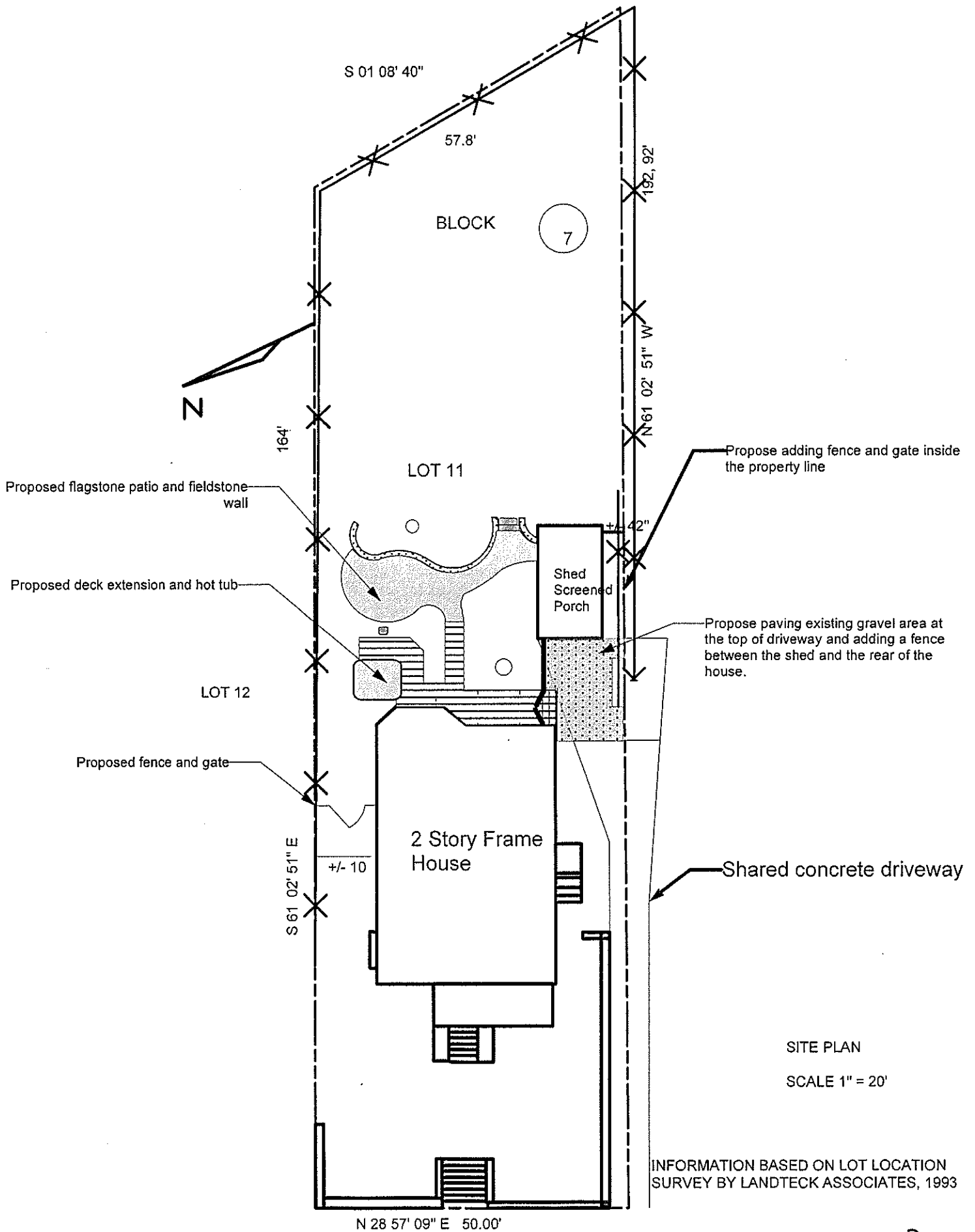
Landscaping will involve removing invasive and renovating the shrub beds, and adding additional large shrubs for screening.

Impact

These changes will have no adverse impact on the house or the historic district. The only elements visible from the street will be a patch of the paving in front of the shed and the end of a 4' fence to the right of the shed which will be partially covered by a hedge. The deck extension is attached to the 2002 addition to the house. With the exception of tall shrubs used for screening, the elements are close to grade and not visible from the neighboring houses.

Takoma Park Historic District



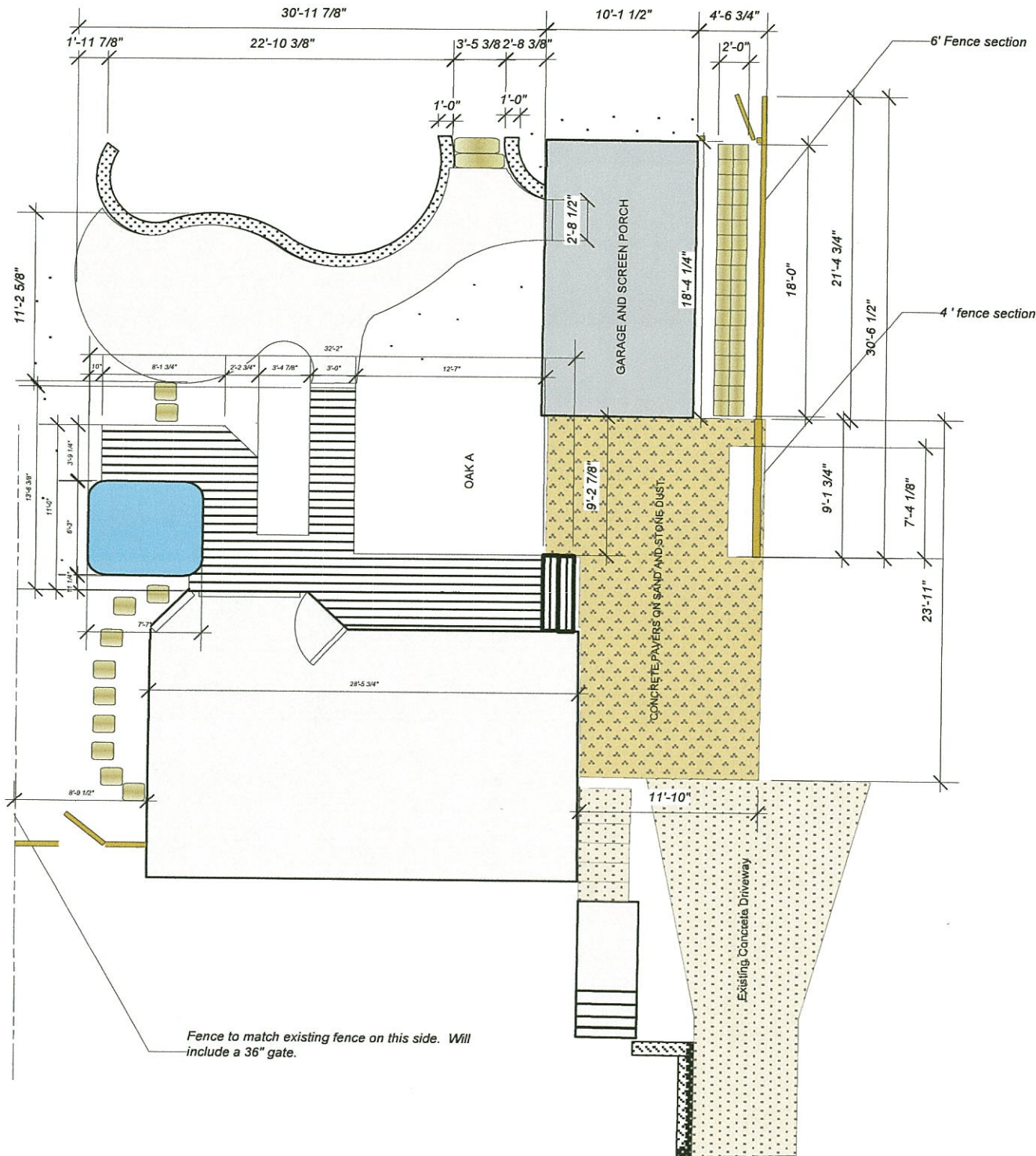


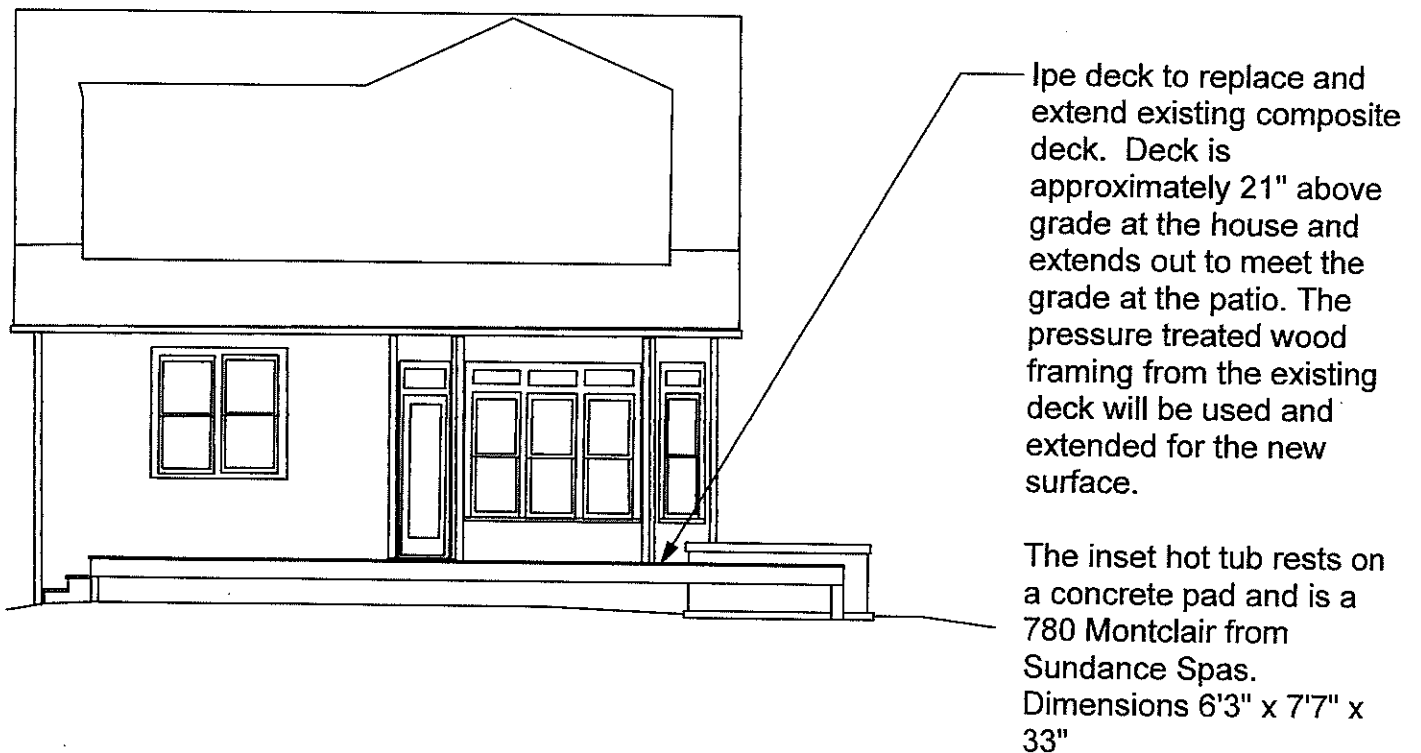
SITE PLAN
SCALE 1" = 20'

INFORMATION BASED ON LOT LOCATION
SURVEY BY LANDTECK ASSOCIATES, 1993



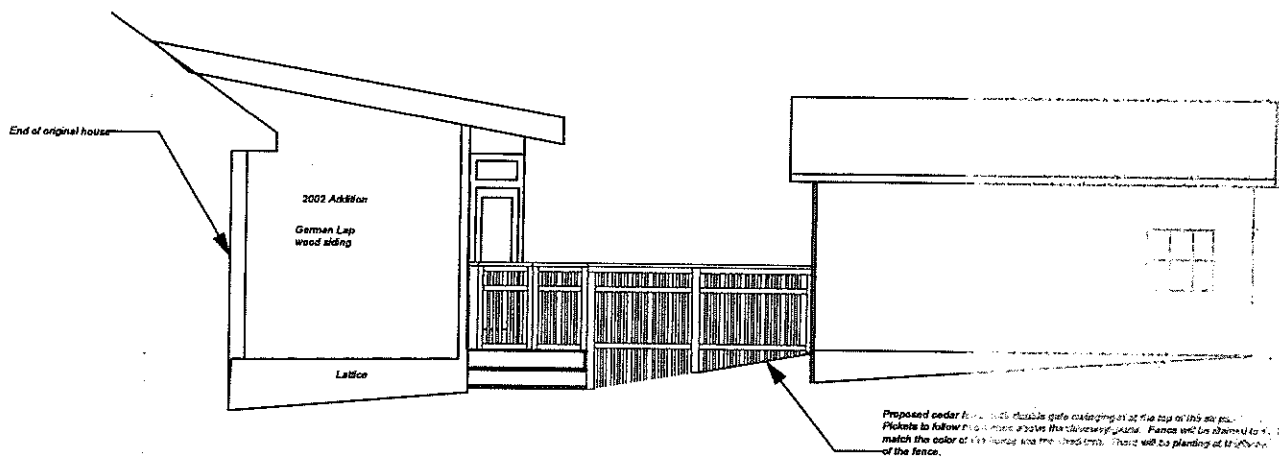
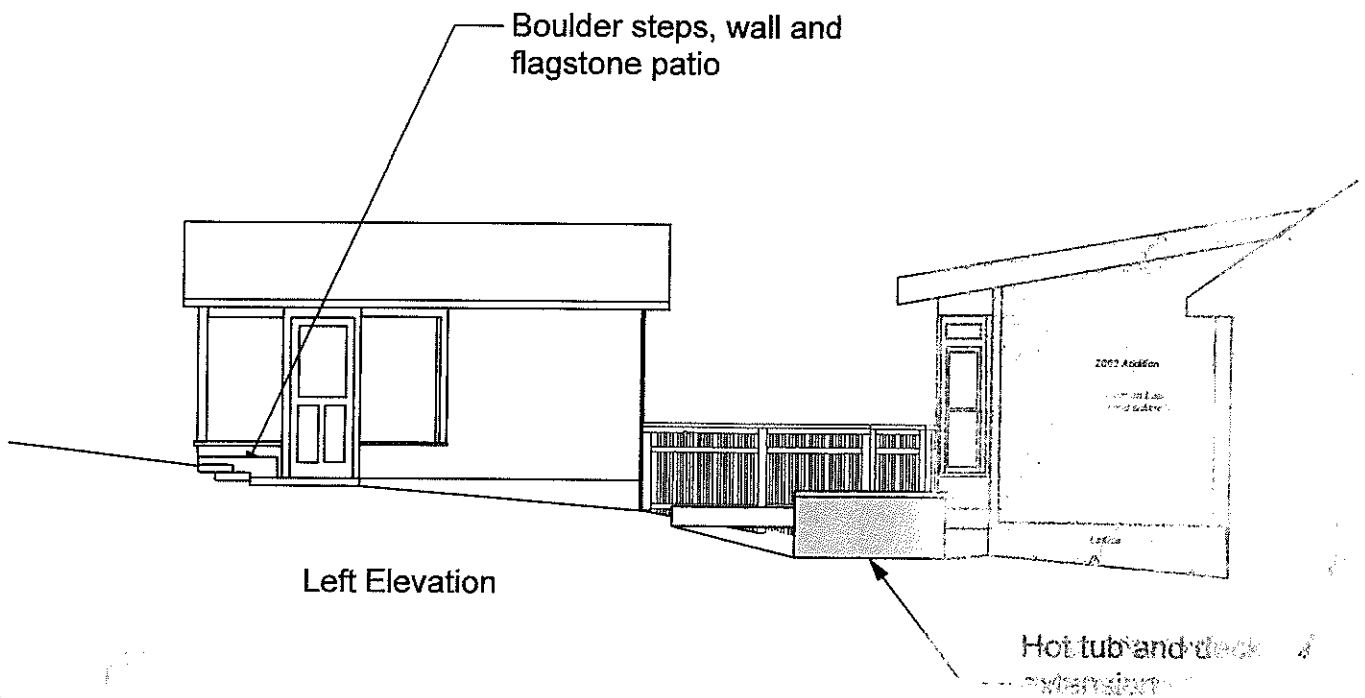
7213 SPRUCE
 DIMENSIONS OF PROPOSED CHANGES

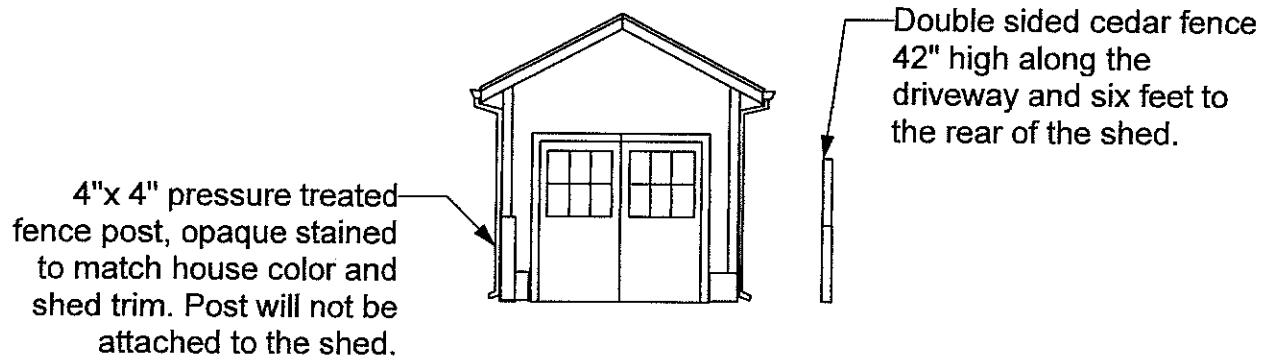




REAR OF HOUSE ELEVATION

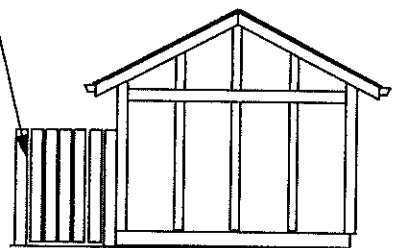
7213 SPRUCE AVENUE





SHED FRONT ELEVATION

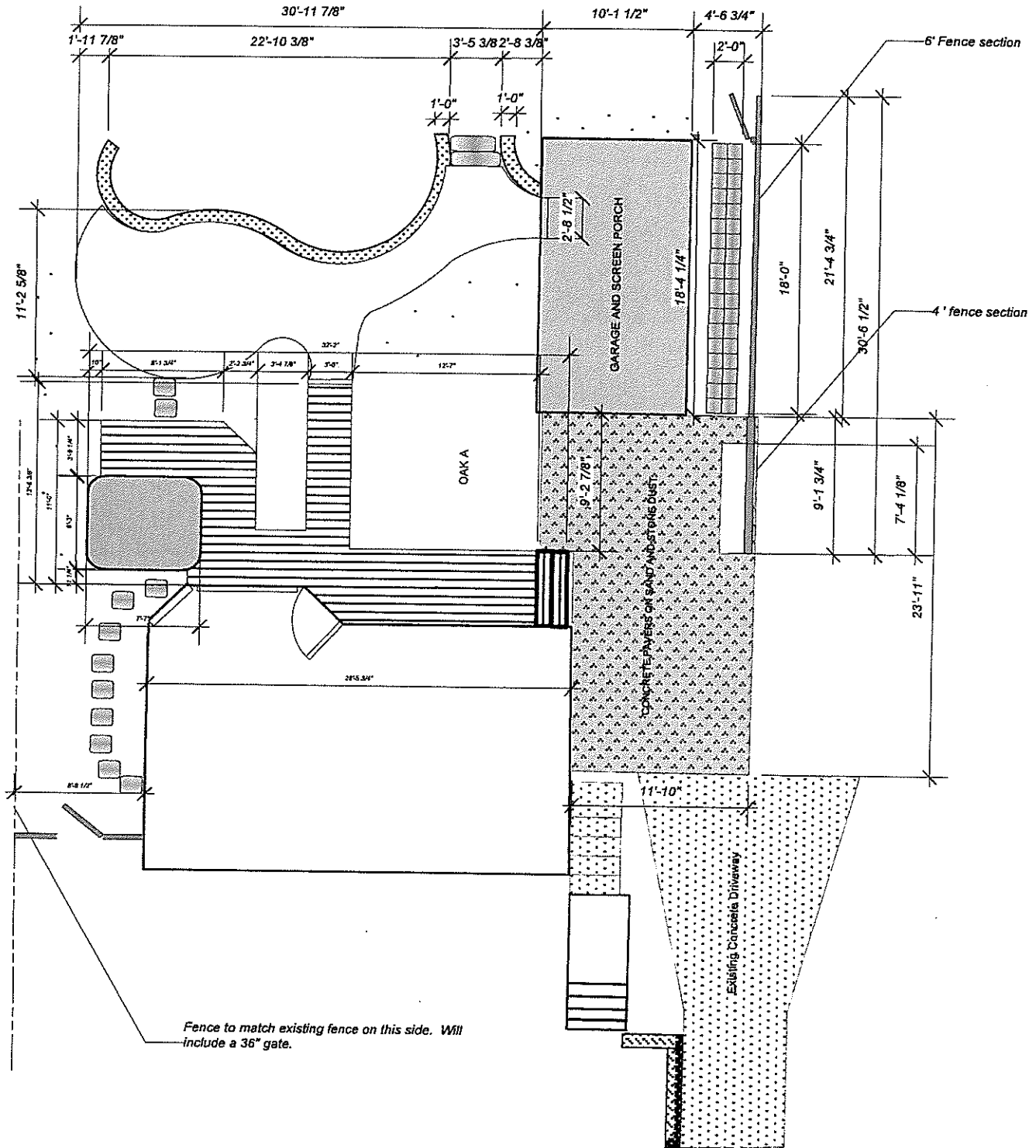
6' Cedar gate . Gate will use free-standing posts, not attached to the shed.



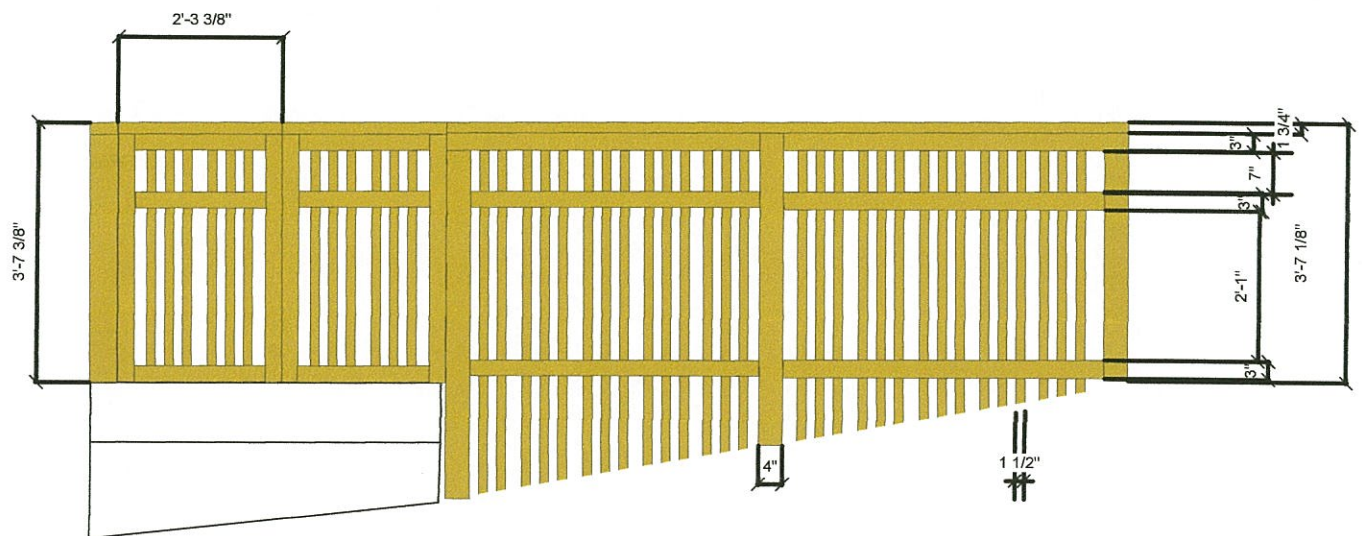
SHED REAR ELEVATION



7213 SPRUCE
DIMENSIONS OF PROPOSED CHANGES

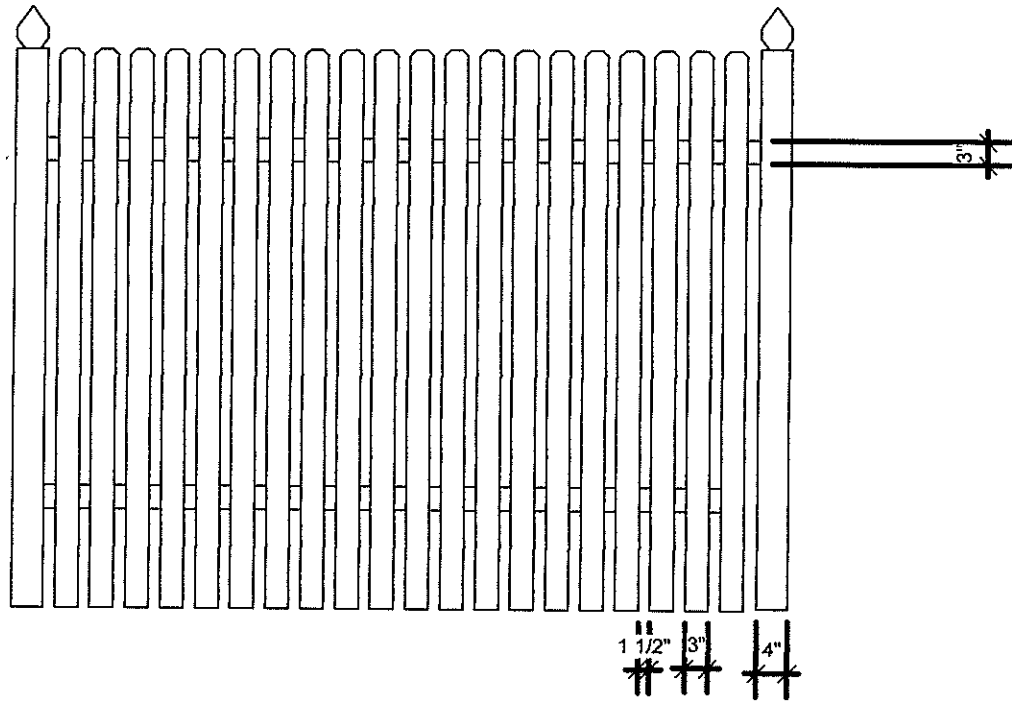


7213 SPRUCE

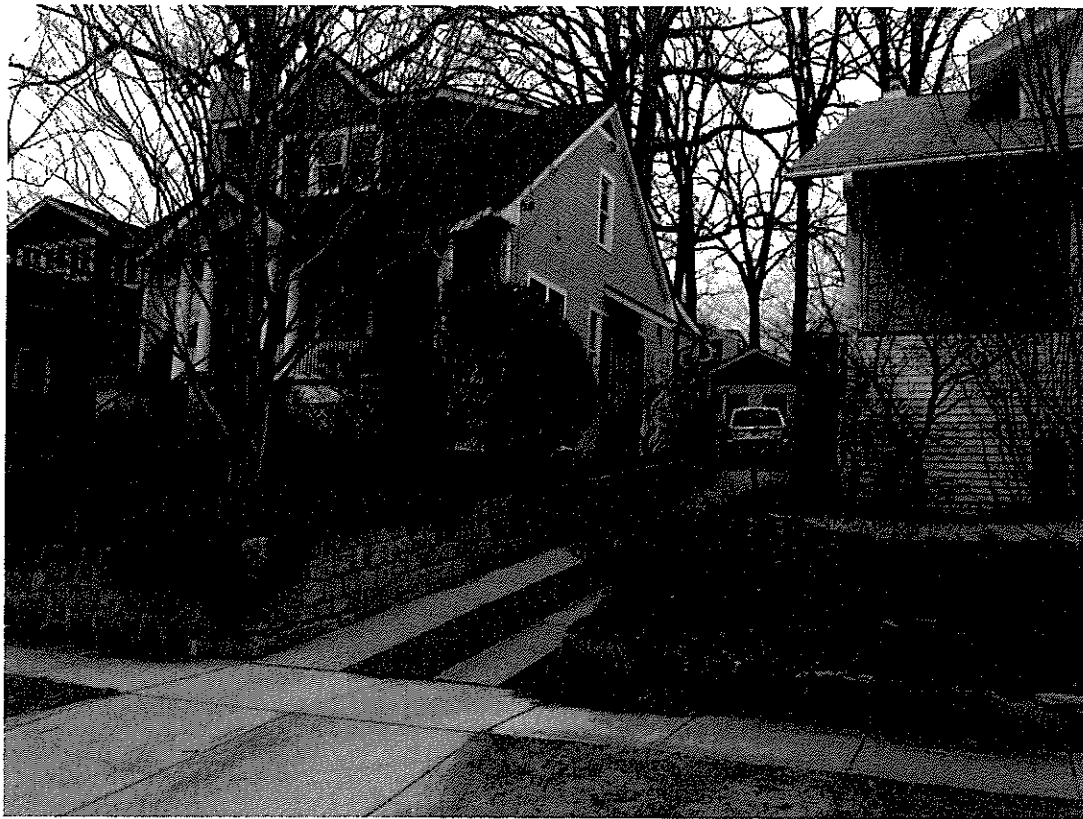


FENCE BETWEEN SHED AND HOUSE
CEDAR STAINED TO MATCH HOUSE COLOR

7213 SPRUCE



FENCE AT RIGHT SIDE OF SHED
HEIGHT WILL VARY FROM 4 TO 6'



View of House Front



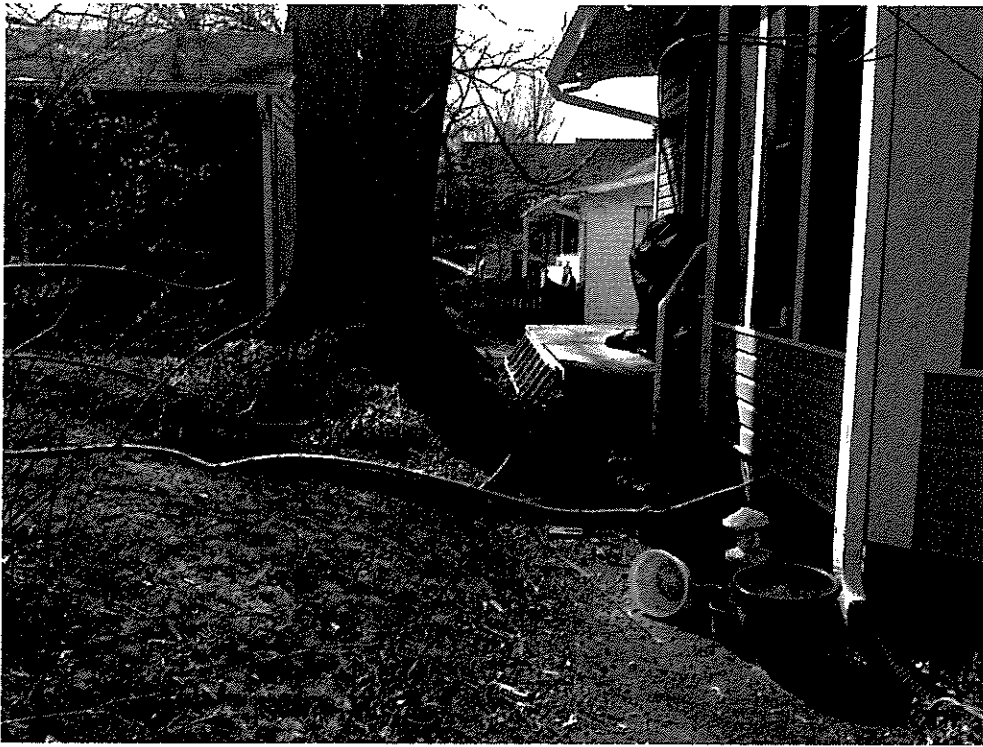
View from the street. The only visible element will be the end of a low fence to the right of the shed, and the paving in the area that is now gravel.



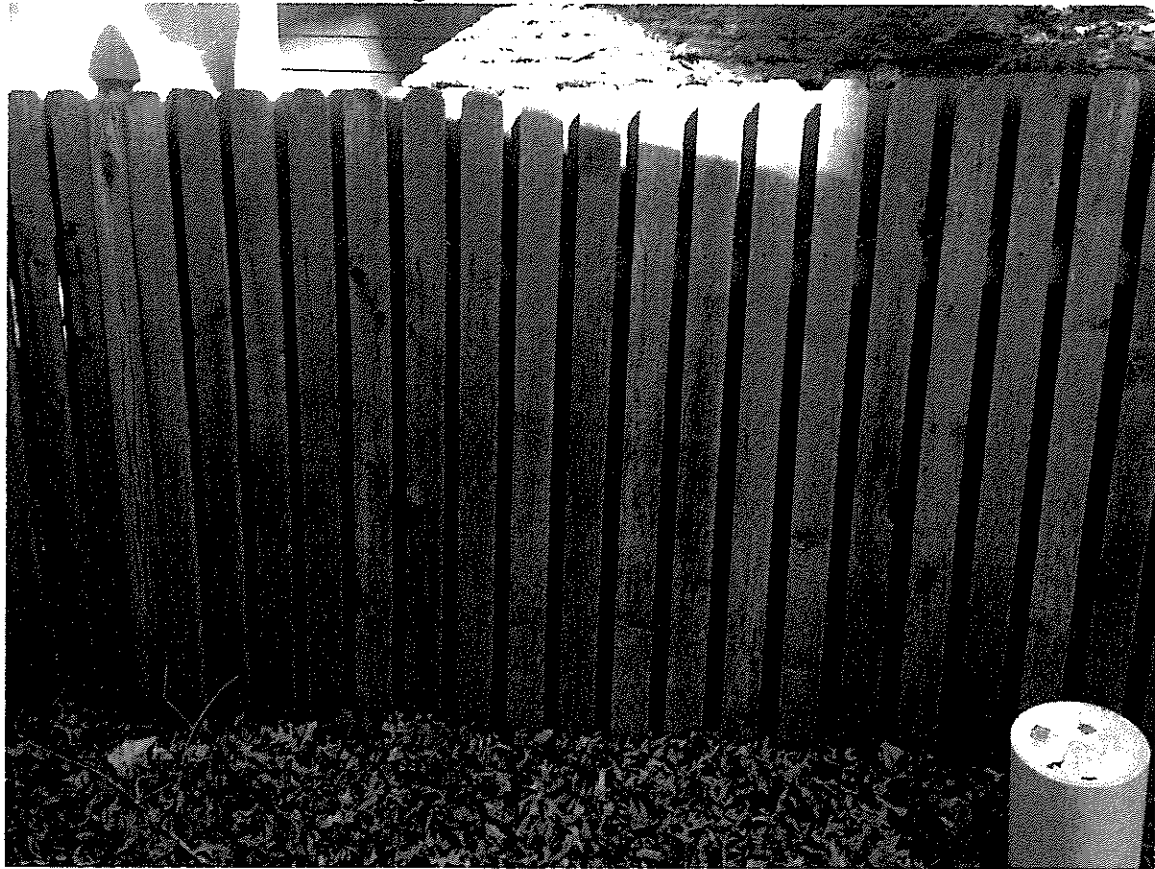
Rear View from the back of the property. The changes will be screened by planting and the slope.



View from the right side to the left



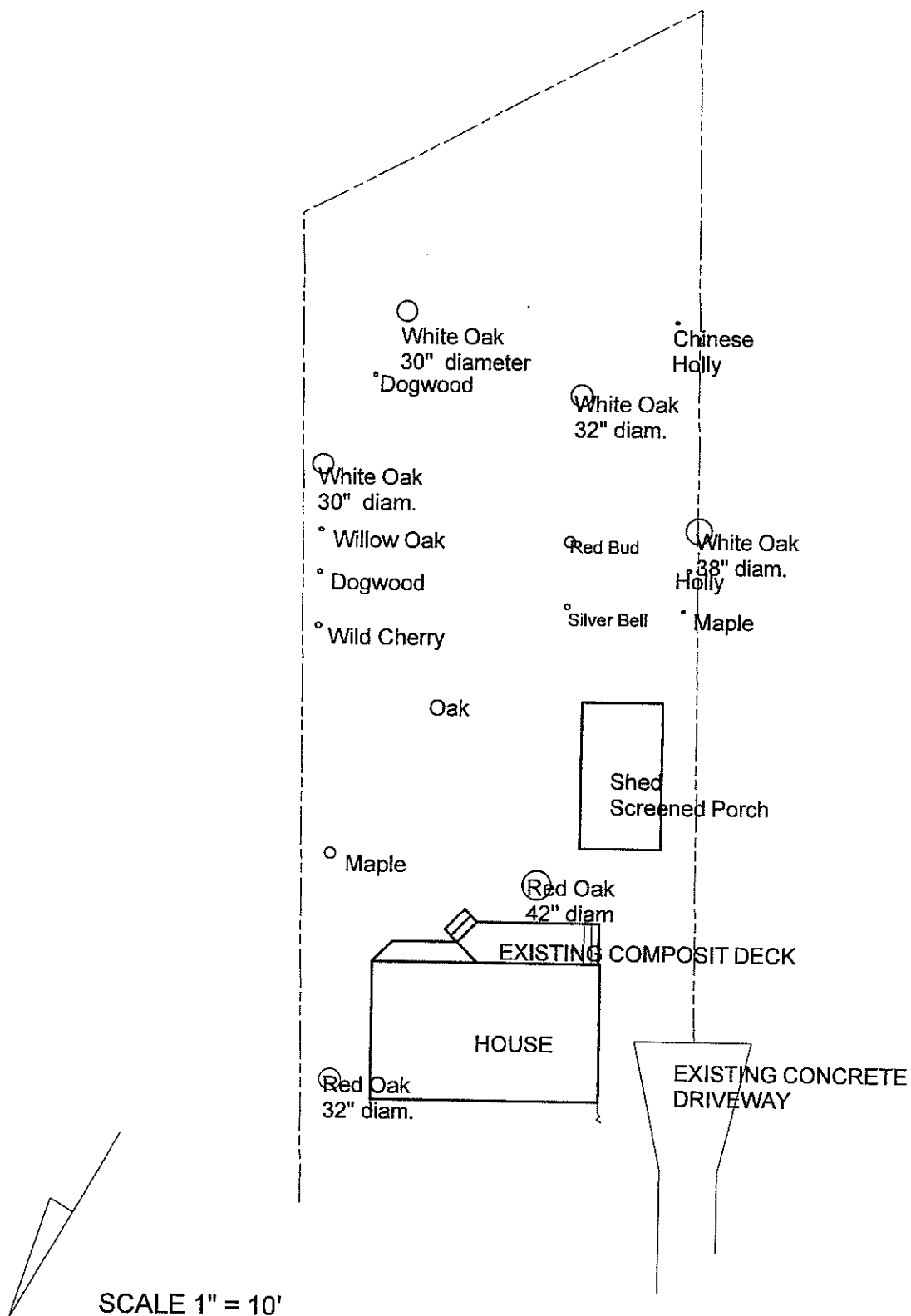
View from the left side to the right.



Fence to be duplicated on the left side from the house to the existing fence, and on the right side of the shed/screen porch.

Tree Survey
7213 Spruce Avenue

See attached letter of approval
from the City of Takoma Park



**City Of Takoma Park
Public Works Department**



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405
www.takomaparkmd.gov

January 23, 2017

Holly Fechner
7213 Spruce Avenue,
Takoma Park, MD 20912

Re: Same

Dear holly Fechner:

If work is performed in accordance with your application submitted on January 17, 2017 and additionally complying with the following requirement (if noted) no tree removal permit is required.

REQUIREMENT:

**MUST USE AIR SPADE TO REACH SUB GRADE DEPTH OF PROPOSED STONE WALL.
NO ROOTS OVER 2" TO BE CUT. MUST PROVIDE SPACE BEHIND WALL IF ANY
ROOTS GREATER THAN 2" ARE PRESENT.**

If you have any questions, please contact me at 301-891-7611 or IanC@takomagov.org.

Sincerely,

Ian Chamberlain
City Construction Manager