

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7117 Carroll Ave., Takoma Park	Meeting Date:	12/6/2017
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	11/29/2017
Applicant:	Ariel Shaw & Brian Karrer	Public Notice:	11/22/2017
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-17AAAA	Staff:	Michael Kyne
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c. 1890 - 1905

PROPOSAL:

The applicants propose to remove an existing 4' tall wooden picket fence from the right side property line and install a 5' tall wooden privacy fence in its place.

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 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.
- (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

The subject property is a c. 1890-1905 Queen Anne-style Contributing Resource within the Takoma Park Historic District. The house has a moderate setback from the public right-of-way of Carroll Avenue, with a half circle driveway and stand of trees at the front of the property.

Per the unadopted *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, the Commission typically requires new fences to be no greater than 4' tall forward of the rear plane of a historic house. Although the proposed replacement fence is greater than 4' tall beyond the rear plane of the historic house, it will terminate before it reaches the front of the house and will be perpendicular to Carroll Avenue. Due to the house's moderate setback from the public right-of-way and the location of the proposed fence, the proposed fence will not detract from the openness and/or park-like character of the streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal, as modified by the conditions, 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* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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.



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: 7117 Carroll Ave., Takoma Park, MD 20912

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: \$

1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 5 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:

Handwritten number 818374

**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 probably a decade or more 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 5' tall privacy fence to match the fence running along our north boundary with our other neighbors. 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 since it is behind the front facade of our home and runs perpendicular to the street, and many other houses in the historic district have similar fences, including our neighbors on the other side, it will not detrimentally affect the historic feel.

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.

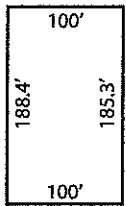
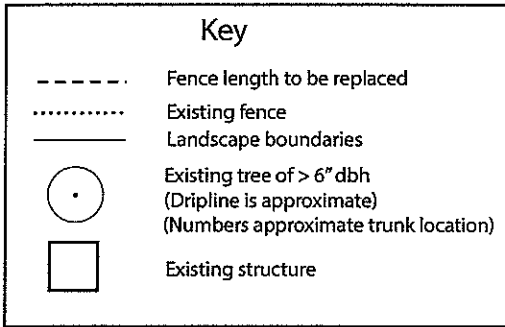
6. **TREE SURVEY**

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.

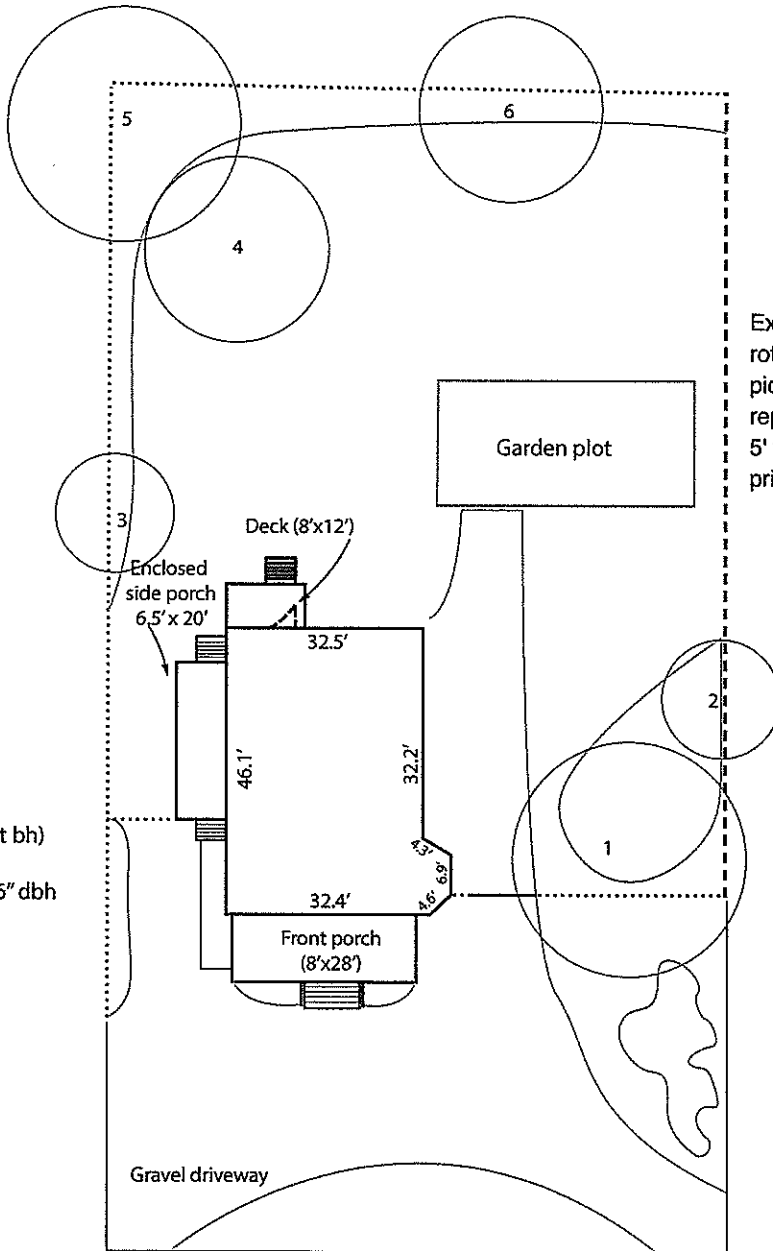
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



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 picket, to be replaced with 5' tall cedar privacy fence.

Carroll Avenue

Existing Property Condition Photographs (duplicate as needed)



Detail: Front facade



Detail: Front of house from street

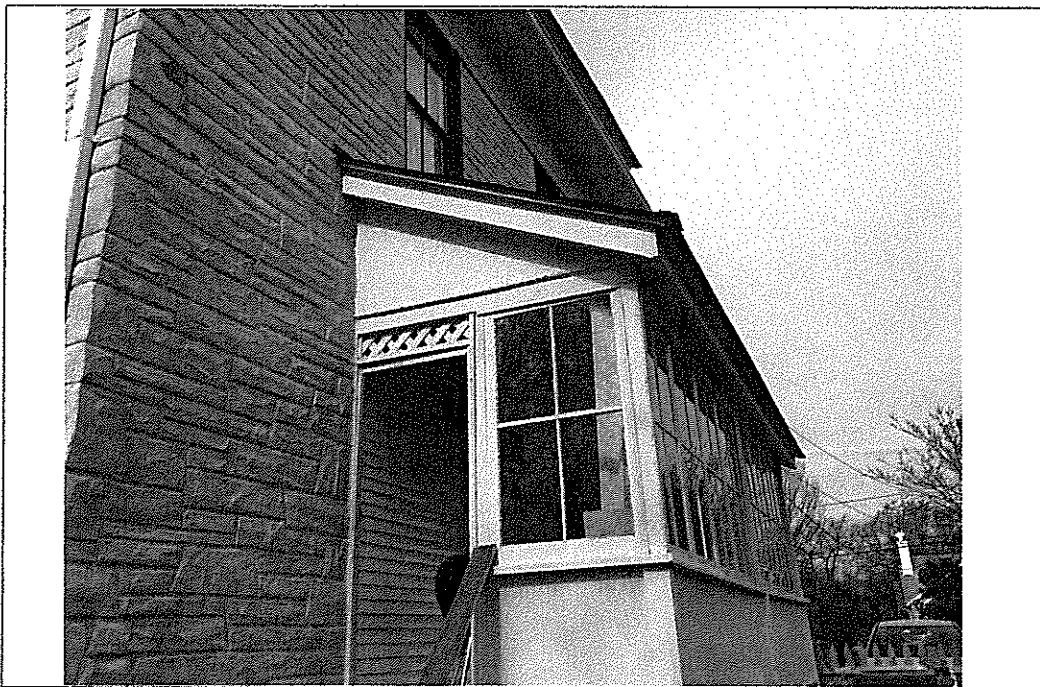
Applicant: Shaw and Karrer 7117 Carroll

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Existing Property Condition Photographs (duplicate as needed)



Detail: Front facade from street #2



Detail: North (side) facade

Applicant: Shaw and Karrer 7117 Carroll

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Existing Property Condition Photographs (duplicate as needed)



Detail: Rear facade

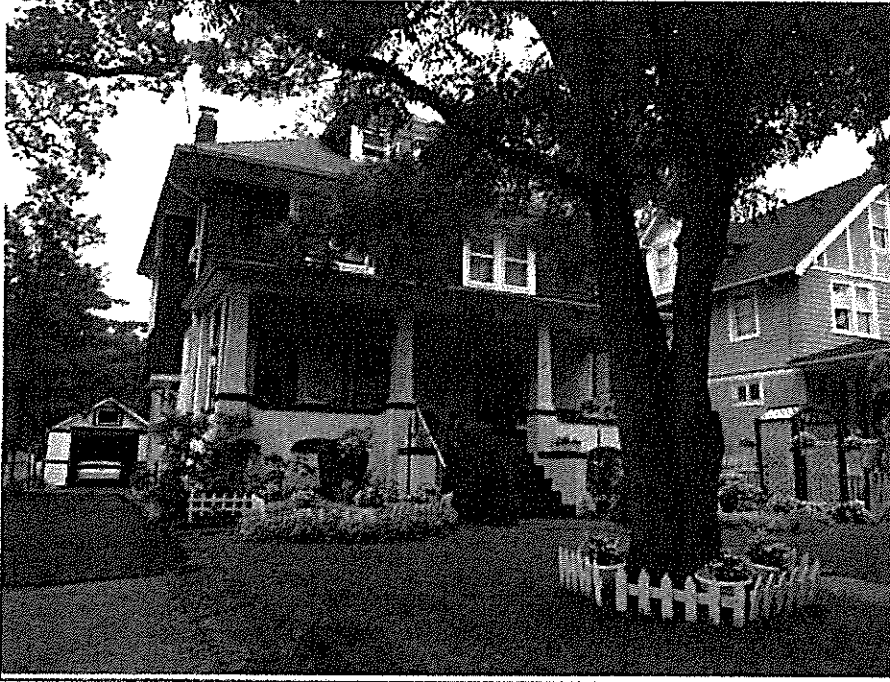


Detail: South (side) facade

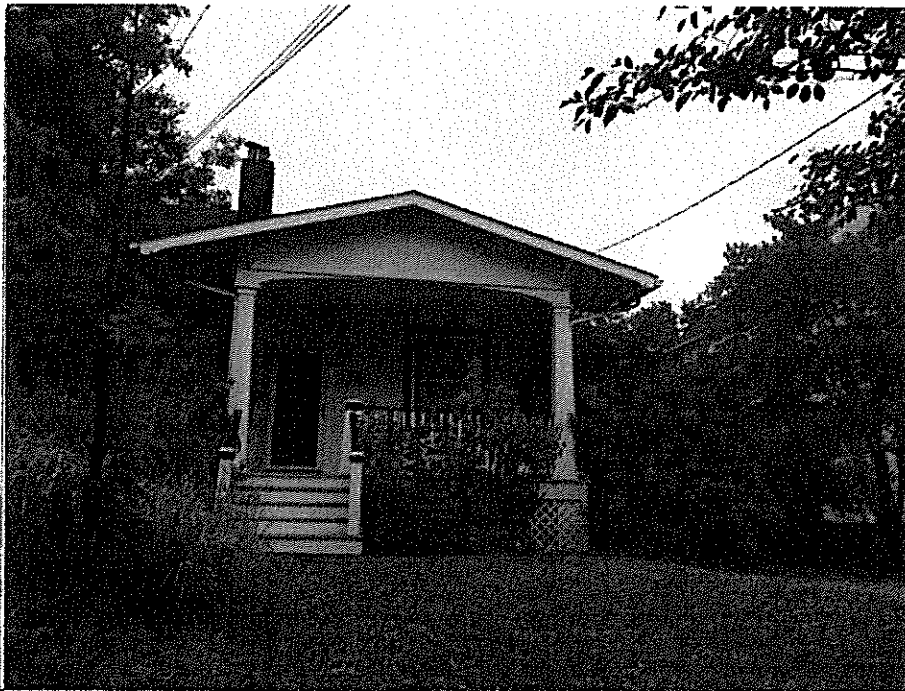
Applicant: Shaw and Karrer 7117 Carroll

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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

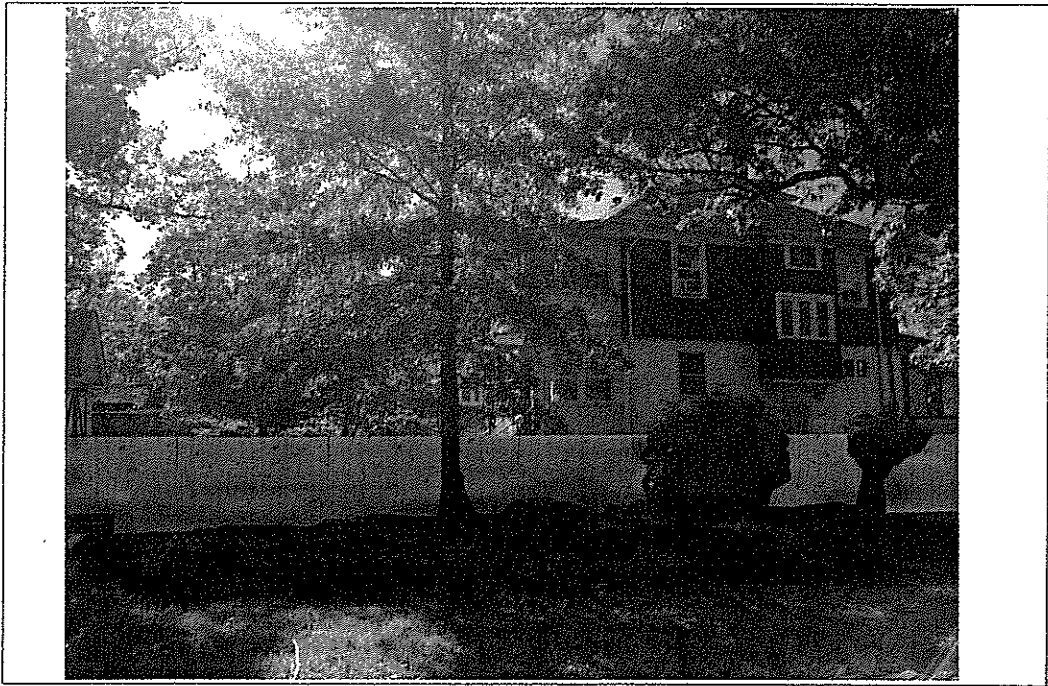
Applicant: Shaw and Karrer 7117 Carroll

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Existing Property Condition Photographs (duplicate as needed)



Detail: Existing fence, south side 2

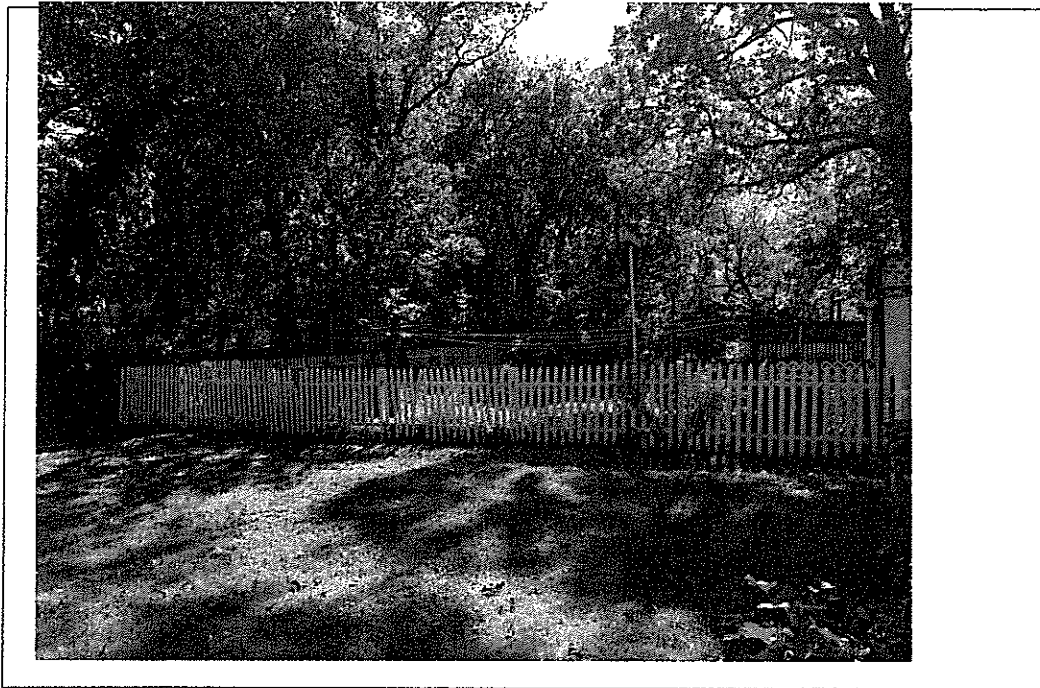


Detail: Proposed fence, south side 2

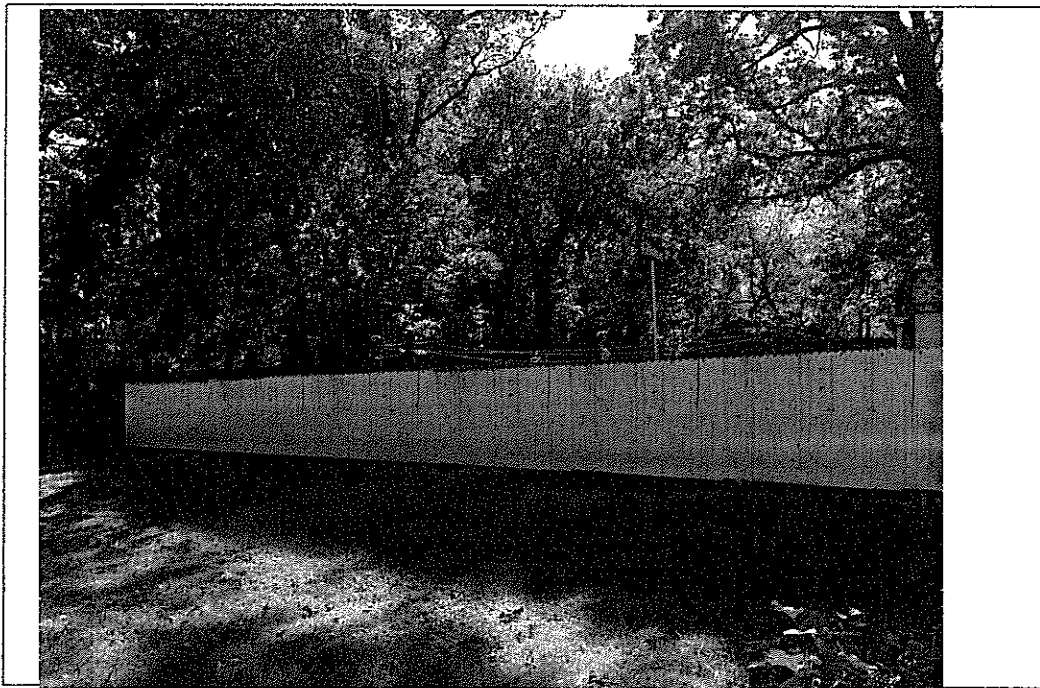
Applicant: Shaw/Karrer

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Existing Property Condition Photographs (duplicate as needed)



Detail: Existing fence, south side 3



Detail: Proposed fence, south side 3

Applicant: Shaw/Karrer

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

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