

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7206 Maple Ave., Takoma Park	Meeting Date:	4/25/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/18/18
Applicant:	Jennifer Toole	Public Notice:	4/11/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18AA	Staff:	Dan Bruechert
Proposal:	Fencing and Hardscape Alteration		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with two (2) conditions** the HAWP application.

1. The proposed paving to the right side (east) of the house must narrow to no more than 3' (three feet) in front of the front wall plane of the house.
2. The proposed fence may not be constructed higher than 6' (six feet) along the property boundary.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20

The subject property is a two-story, front gable house with roof brackets with a full-width front porch with a gable roof. The house is clad in clapboard siding with a brick foundation and brick piers supporting the porch roof.

The existing walkway is irregular slate, set in to the ground with a meandering path from the driveway to the front walk. There is a narrow slate walk to the right of the house into the back yard. The retaining wall at the front is an irregular stone wall approximately 2' (two feet) tall.

PROPOSAL

The applicant proposes to replace the two walkways at the front of the house and to enlarge the side walkway into a side patio. The applicant also proposes to replace the stone wall at the front of the house. The applicant further proposes to replace a section of chain link fence with a board on board fence.

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 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.

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

STAFF DISCUSSION

The applicant proposes work in three areas: site wall, expanded walkway, and fencing.

Site Wall Replacement

The applicant proposes to replace the existing stone site wall with a new design. Application materials indicate that the existing wall was constructed some time around 1982. The location will remain the same, and the height will be a maximum of 20" tapering to grade. The stones proposed for the new wall will be narrower than the existing. A photo example of the proposed materials was enclosed with the application materials (See Circle _____) for the image. Staff finds that the proposal is consistent in materials and appearance with the surrounding district. As this proposal will not change the size of the wall, Staff finds that the proposal will not alter the existing streetscape pattern (per the *Design Guidelines*). Staff supports approval of the proposed replacement site wall.

Walkway Alterations

The applicant proposes several alterations to the hardscape at the subject property. First, all of the existing slate walkways will be removed. These walks consist of large irregular slates, dry laid, from the sidewalk in front of the house to the front steps and from the driveway that connect to the main walk. The slate walkway extends along the right side of the house to the rear. This is a non-historic feature and Staff finds its removal is appropriate. Staff cannot determine if this was the historic configuration of the walkways on this property.

The applicant proposes replacing the existing random slate paving with a rectilinear dressed slate walk set into concrete. This material is consistent with the existing character of the house and will not have an impact on any historic materials. The walk that connects the sidewalk to the front of the house will maintain its 5' (five foot) width and will be straightened. The applicant proposes widening the walk connecting the driveway to the main walk by 1' (one foot), going from 2' (two feet) to 3' (three feet) wide. Staff finds that these are minor alterations that will have a minimal impact on the landscape and hardscape for the property and finds them to be acceptable alterations.

The most significant revision as part of this proposal is to the right (east) of the house. The existing walkway (Staff estimates that the existing walkway is 2' (two feet) wide) will be removed and replaced with a 9' (nine foot) wide, 42' (forty-two feet) long paved area. The

applicant identifies this as a walkway; however, Staff finds that this area is more appropriately considered as a side patio. Though no exact measurements for the length were included, based on the measurements included in the drawing, Staff believes the area will be closer to 50' (fifty feet) in length.¹ The area between the house and the fence and the fence has the existing 2' (two foot) walkway and packed dirt. Staff finds that paving this area will not impact the landscape or the existing building pattern of the surrounding district (per the *Design Guidelines*). However, Staff finds that it is inappropriate to have the 9' (nine foot) wide area of paving extend in front of the front of the house. Staff recommends that the approval of this HAWP be conditioned on limiting the paving between the front wall plane of the house to no more than 3' (three feet). Limiting the width of paving in the front yard will preserve the environmental setting of the house and surrounding district which consists largely of front lawns with sections of formal and informal plantings.

Fencing Replacement

The existing fencing along the eastern property boundary is constructed out of chain link and varies in height. It is approximately 4' (four feet) in front of the house and rises to around 7' (seven feet) toward the rear. This is not a historic feature and Staff finds that its removal is appropriate. The applicant proposes to construct a new alternating board-on-board fence in place of the existing chain link.

The proposed fence will be 4' (four feet) tall from the sidewalk to the front wall plane of the house. At the front wall plane of house the fence will transition to 6' 6" (six feet, six inches) tall towards the rear of the lot.

Staff finds that the design and materials of the proposed fence are appropriate with the house and the surrounding district. The HPC typically prefers to see fences step down at the rear wall plane of the house so that they are no taller than 48" (forty eight inches) in front of the rear wall plane. However, in this instance Staff finds that the two-story height of the house coupled with the 9' (nine foot) wide side setback will limit the visual impact the proposed fence will have on house and the surrounding district. While County Building Code allows for the construction of fences up to 6' 6" (six feet, six inches) tall, the HPC has consistently limited fences to 6' (six feet) tall. This reduced height reinforces the more open park-like setting identified in the *Design Guidelines* and Staff finds that to be the case at the subject property. Staff recommends the HPC condition approval of this HAWP to limit the fence height to 6' (six feet) to the rear of the front wall plane of the house.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with two (two) conditions** the HAWP application;

1. The proposed paving to the right side (east) of the house must narrow to no more than 3' (three feet) in front of the front wall plane of the house.
2. The proposed fence may not be constructed higher than 6' (six feet) along the property boundary.

¹ The house is 34'3" deep; the front porch is 7'7" deep; totaling 41'10". The front porch has 6 steps up – at 8" a step, that is an additional 4' – 45'10" deep. There is additional space in front of the steps that will add another 3-5'.

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

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: jtoole@tooledesign.com Contact Person: Jennifer Toole
Daytime Phone No.: 443-956-9945
Tax Account No.: _____
Name of Property Owner: Jennifer Toole Daytime Phone No.: 443-956-9945
Address: 7206 Maple Avenue Takoma Park 20912
Street Number City State Zip Code
Contractor: Wuilmer Ramos Phone No.: 301-755-8828
Contractor Registration No.: _____
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7206 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip
Lot: 31 Block: 5 Subdivision: N/A
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: _____

1B. Construction cost estimate: \$ \$17,000

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 6 feet 6 inches Fence from house to street: 4' tall
(fence between houses) Stone retaining wall: 20" tall
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

3/26/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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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:

Replacing existing failing stone retaining wall at sidewalk that was done by a previous homeowner in 1980's. Current wall is unsightly and was not professionally constructed. New wall will be constructed as shown in Figure 1, by same contractor. See Figure 1 for approximate height and materials. Also removing existing stone walkway and replacing with new stone walkway also constructed of slate (see Site Plan and Figure 2). Extending the stone walkway to the north side of house which is currently a torn up concrete walkway. Also removing existing 7'-8' tall fence as shown in site plan. Existing fence is composed of various sections of chain link and wire mesh fencing that is unsightly. Construction of new fence will be as shown in Figure 3.

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

The project does not impact any historic structures. The project will replace features that were improperly installed or are unsightly and are incongruent with the historic district. The environmental setting is a front and side yard.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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

Jennifer Toole
7206 Maple Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Kathy Mack
7208 Maple Avenue
Takoma Park, MD 20912

Paul Schwengels
7204 Maple Avenue
Takoma Park, MD 20912

Tom and Mary Hanisco
7207 Maple Avenue
Takoma Park, MD 20912

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Existing Property Condition Photographs



This is where our
neighbor's property
begins

Detail: Existing Stone Wall built circa 1982



Our driveway.

Detail: Existing Stone Wall built circa 1982

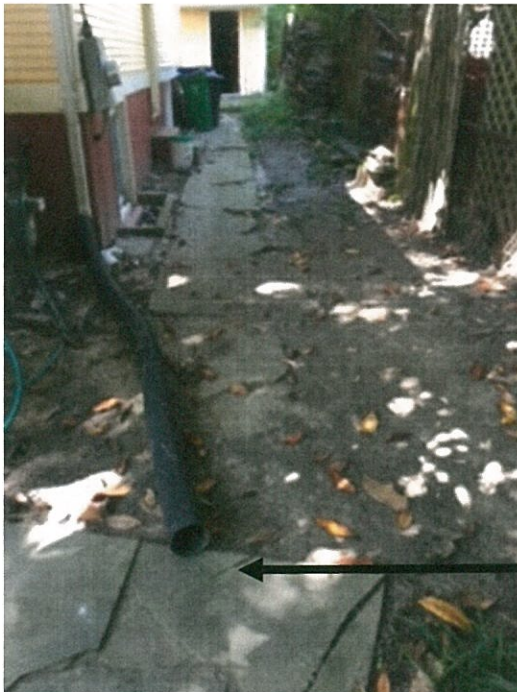
Applicant: Jennifer Toole

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Existing Property Condition Photographs



Detail: Existing Walkway



End of existing slate
walkway

Detail: Existing Side Yard

Existing Property Condition Photographs



Detail: Existing Wire Mesh Fence



Existing 7'-8' tall wire
mesh fence begins here,
at the front porch

Detail: Existing Wire Mesh Fence

Applicant: Jennifer Toole

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Existing Property Condition Photographs



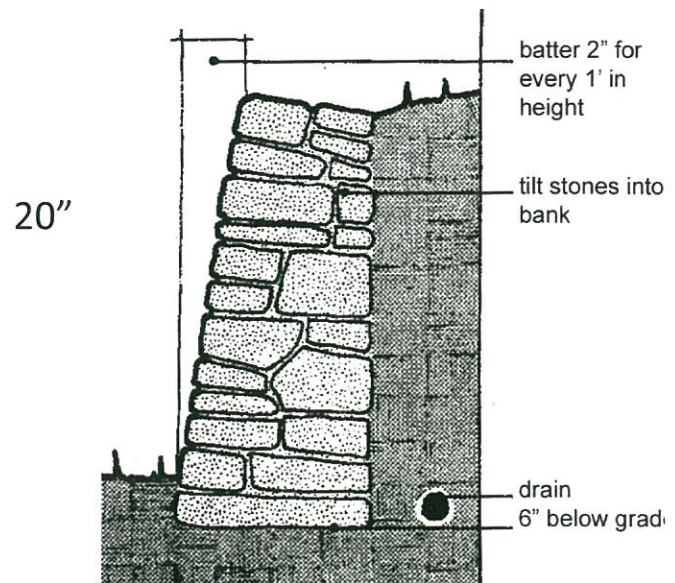
4' tall chain link fence
starts at the porch and
ends at the street

Detail: Existing Chain Link Fence

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Proposed Design Details

Figure 1: Design of Stone Wall (photographs are from the stone wall is at 7201 Holly Avenue, built by same contractor)



Height will be 20'', except where it tapers to meet grade at driveway

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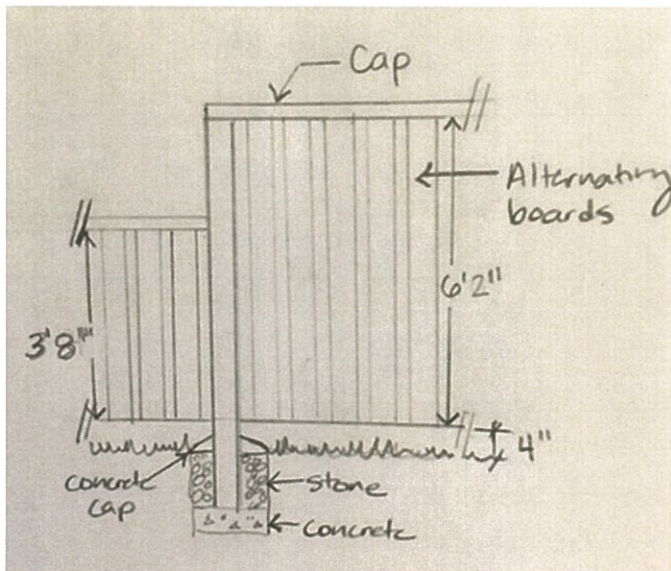
Proposed Design Details

Figure 2: Design of Slate Walkway



Proposed Design Details

Figure 3: Design of Wood Fence (photograph was taken at 7210 Maple Ave)



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