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 be 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. 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 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.

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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

Tax Account No.: ____________________________

Name of Property Owner: Jennifer Toole
Daytime Phone No.: 443-956-9945

Address: 7206 Maple Avenue
Takoma Park 20912

Contractor: Wullmer Ramos
Phone No.: 301-755-8828

Contractor Registration No.: ____________________________
Agent for Owner: N/A
Daytime Phone No.: ____________________________

LOCATION OF BUILDING PREMISES

House Number: 7206
Street: Maple Avenue

Town/City: Takoma Park
Nearest Cross Street: Tulip

Lot: 31 Block: 5 Subdivision: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Reovate ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Rez ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: ____________________________

1B. Construction cost estimate: $17,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING 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 of fence: 6 feet 6 inches

Fence from house to street: 4' tall
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/assessment

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: 3/26/18

Approved: ____________________________

For Chairperson, Historic Preservation Commission

Disapproved: ____________________________

Signature: ____________________________

Date: ____________________________

Application/Permit No.: ____________________________

Date Filed: ____________________________

Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

832 775
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 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 resources 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 features 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 lots(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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jennifer Toole</td>
<td></td>
</tr>
<tr>
<td>7206 Maple Avenue</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kathy Mack</td>
</tr>
<tr>
<td>7208 Maple Avenue</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

| Tom and Mary Hanisco                                     |                                          |
| 7207 Maple Avenue                                         |                                          |
| Takoma Park, MD 20912                                     |                                          |
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
Existing Property Condition Photographs

Detail: Existing Walkway

Detail: Existing Side Yard

End of existing slate walkway

Applicant: Jennifer Toole
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
Existing Property Condition Photographs

Detail: Existing Chain Link Fence

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

Applicant: Jennifer Toole
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)
Site Plan

Applicant: Jennifer Toole

NOTES:
SURVEY CONDUCTED BY TRANSIT AND TAPE SURVEY. NO PROPERTY CORNERS SET BY THIS SURVEY.
THIS PLAN REPRESENTS AND ACCURATE SURVEY OF THE IMPROVEMENTS.

LOCATION SURVEY
7206 MAPLE AVENUE
LOT 31   BLOCK 5
TAKOMA AVENUE
MONTGOMERY COUNTY
MARYLAND
SCALE 1" = 20'  DATE 2/20/14
Site Plan
Applicant: Jennifer Toole
Page: 8

- Replace existing 7'-8' tall wire mesh fence with a 6'-6" tall wood fence per Figure 3
- New slate walkway per Figure 2 - approx. 9' wide by 42' long
- Transition point from 6'-6" tall wood fence to 4' tall wood fence, per Figure 3
- Replace existing 4' tall chain link fence with a 4' tall wood fence per Figure 3
- Replace existing 5' wide slate walkway with new 5' wide slate walkway per Figure 2
- Taper stone retaining wall to meet grade
- Replace existing 20" tall stone retaining wall with new stone retaining wall at same height per Figure 1
- Replace existing slate stairway with new slate stairway

MAPLE AVENUE