

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|-----------------------|--|-----------------------|--------------|
| Address: | 7401 Carroll Avenue, Takoma Park | Meeting Date: | 5/12/2021 |
| Resource: | Contributing Resource (Takoma Park Historic District) | Report Date: | 5/5/2021 |
| Applicant: | Kathleen Dunne Schroeder | Public Notice: | 4/28/2021 |
| Review: | HAWP | Tax Credit: | No |
| Permit Number: | 949849 | Staff: | Michael Kyne |
| PROPOSAL: | Construction of new fences | | |

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: c. 1920s



Fig. 1: Subject property, as marked by the blue star.

PROPOSAL:

The applicant proposes to install a 5.5' high wooden, horizontal board privacy fence at the east side (rear) of the subject property behind an existing accessory structure and a 4' high aluminum picket fence around the south (right, as viewed from the public right-of-way of Carroll Avenue) side yard.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

Montgomery County Code; Chapter 24A-8

- (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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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, as modified by the condition, 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 #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 949489
DATE ASSIGNED _____

APPLICANT:

Name: kathleen dunne schroeder
Address: 7401 Carroll Avenue
Daytime Phone: 2403057042

E-mail: mefa146@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: n/a
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7401 Carroll Avenue

Is the Property Located within an Historic District? Yes/District Name Historic Takoma
No/Individual Site Name no

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7401 Street: Carroll Avenue
Town/City: Takoma Park Nearest Cross Street: Manor Circle
Lot: P1 Block: 45 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kathleen Dunne (moore) Schroeder April 11, 2021

Signature of owner or authorized agent

Date

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

| | |
|--|---|
| Owner's mailing address 7401 Carroll Ave Takoma Park, MD. 20912 | Owner's Agent's mailing address 1312 Cresthaven Dr. Silver Spring, MD. 20903 |
| Adjacent and confronting Property Owners mailing addresses | |
| 7403 Carroll Ave | 7400 Carroll Ave |
| 7402 Carroll Ave | 7348 Carroll Ave |
| 7335 Carroll Ave | 2280 Manor Circle |

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Contributing Resource within the Takoma Park Historic District STYLE: Craftsman bungalow. DATE: c. 1920s. Located on the corner of Manor Circle and Carroll Avenue. Recent addition to the home (HPC Case No. 37/03-19GG)

The Multi-family unit behind is not in historic.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Two Fences

We wish to install a privacy fence to both block the view of the neighbors garbage and parking lot as well as to increase security from the adjacent multi unit housing unit. There is an existing chain link fence dividing the properties. We have had continuous issues and complaints on file due to overflowing trash and abandoned cars.

We require a privacy fence to be able to enjoy our outdoor space. The fence will 38' long, 5.5' high from the base of the concrete lot. We will use 6" wide stained pine boards.

We also want to install fencing along the perimeter of the yard facing the sidewalk as laid out in our original plan. We will use 4' high black metal fence panels that will tie in with the original black railing on the front porch. There will be a gate near the homes entrance and driveway.

Work Item 1: Wood Privacy Fence

Description of Current Condition: Existing chainlink on property line. Requesting approval for a privacy fence

Proposed Work: Propose 38' run of a 5.5' high pine slatted fence. Installed on owners side of existing chainlink. Not visible to public view from adjacent streets, Manor Circle or Carroll Avenue.

Work Item 2: Black metal property fence

Description of Current Condition: None

Proposed Work: Following site plan on original permit, we propose a 4' metal railing fence on the perimeter of our side yard. This will match our porch railing.

Work Item 3: _____

Description of Current Condition:

Proposed Work:

Supplemental



Owner's view from 7401
Carroll Ave yard. Neighbors
trash and parking lot.

Fencing proposed on owners side of chain link
fencing.



Fencing would go here.

Neighbor sideview from Manor Circle

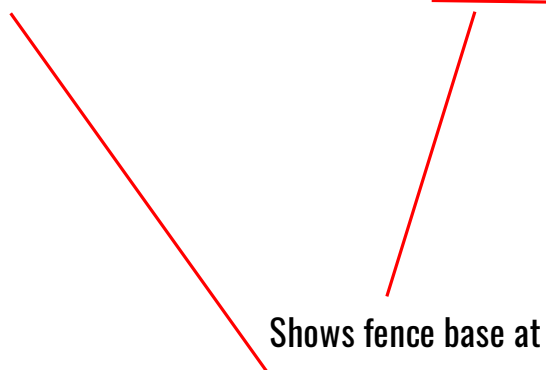




37' long 5'6" high stained pine fence to block view, prevent trash overflow, and add safety.



Fence bottom starts at Concrete pad.



Shows fence base at level with concrete pad





Street views doesn't show fencing from either Carroll Avenue or Manor Circle

7401 Carroll From Carroll



Fence would be located here, behind existing shed.

Black metal fencing would follow lawn.

7401 Carroll Side View from Manor Circle

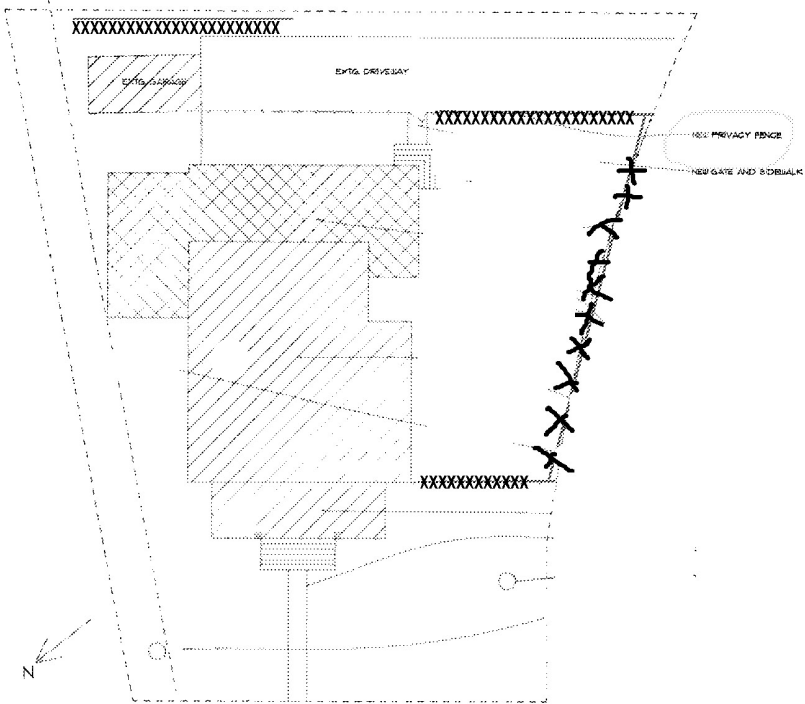
Proposed fencing for side along Manor circle and drive way.

- 1 row of
- 1 row --- feet
- 1 row with gate

Natural Reflections Standard-Duty 4 ft. H x 6 ft. W Black Aluminum Pre-Assembled Fence Panel

<https://www.homedepot.com/p/Barrette-Outdoor-Living-Natural-Reflections-Standard-Duty-4-ft-H-x-6-ft-W-Black-Aluminum-Pre-Assembled-Fence-Panel-73002245/202891613>

- Barrette Outdoor Living Pre-Assembled Aluminum fence panels are an economical solution to the classic look of wrought iron fence. Our patented ProLock technology secures panels from the inside, creating a clean look, seamless finish and superior strength. Additionally, Barrette Outdoor Living aluminum fence products resist rust and corrosion and are backed by a transferable limited lifetime warranty. Coordinating posts sold separately: line post - model # 73002255, corner post - model # 73002256, end post - model # 73002257, gate post - model # 73002258, blank post - model # 73002392
- Coordinating gates sold separately: arched top - model # 73009462 or straight top - model # 73009465
- Picket size is 5/8 in. x 5/8 in, with 3.85 in. space between pickets
- Panel will adjust to the slope of your yard at a rate of 38 in. over 6 ft. panel
- Panel can be cut down to your desired size
- Made from powder coated aluminum that resists rust, corrosion and discoloration
-



SITE PLAN
1/2"



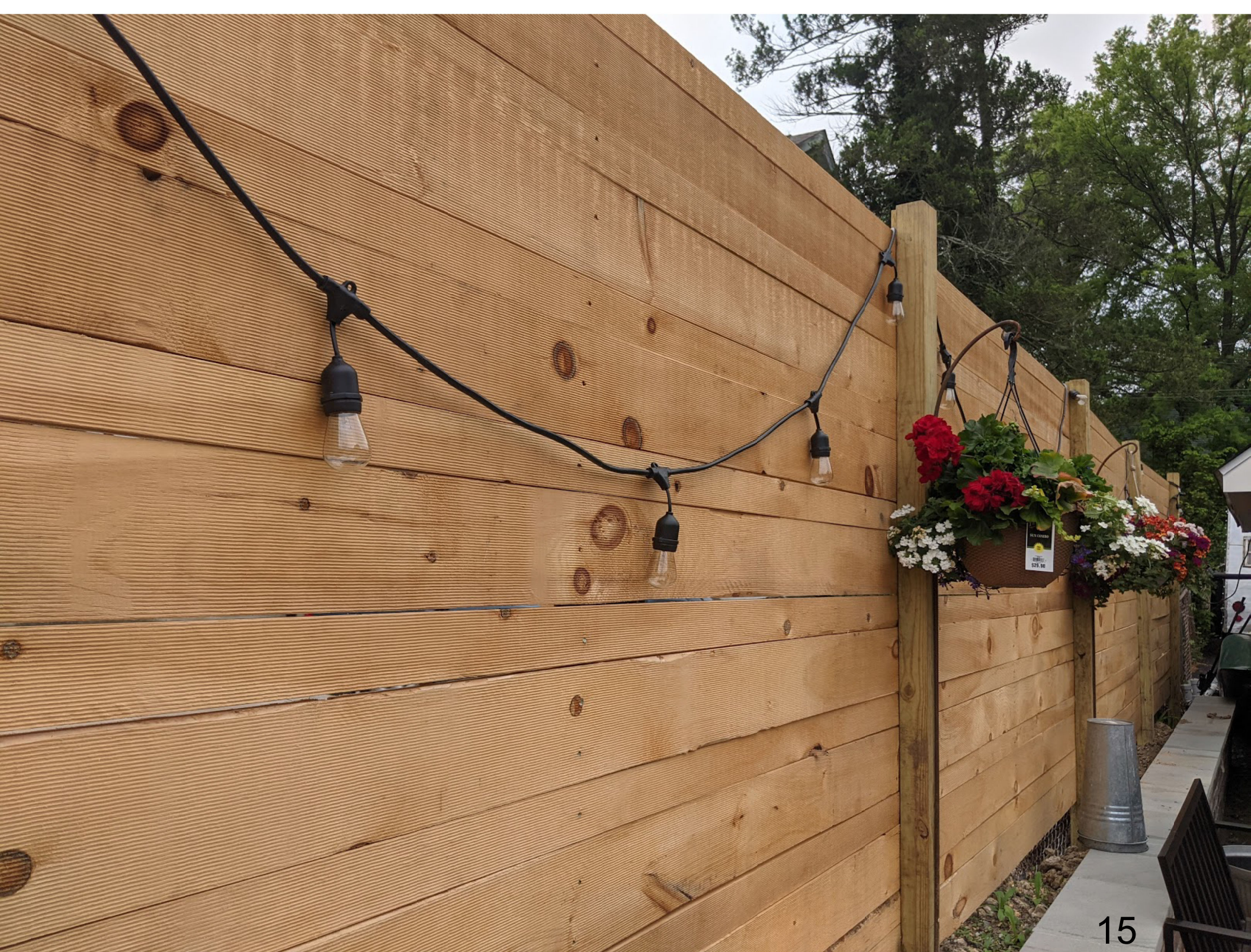
4' Aluminum Picket



5.5' Wooden Privacy









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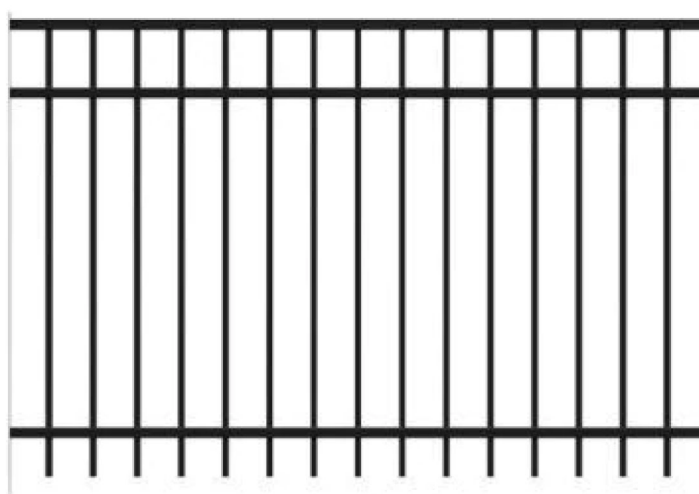
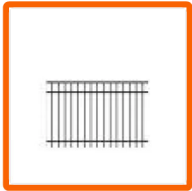
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Natural Reflections Standard-Duty 4 ft. H x 6 ft. W Black Aluminum Pre-Assembled Fence Panel

by Barrette Outdoor Living

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Color/Finish: **Black**






Nominal Panel Height x Width (ft.): **4 ft x 6 ft**



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