

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--------------------|---|-----------------------|---------------|
| Address: | 7418 Cedar Ave., Takoma Park | Meeting Date: | 8/17/2022 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 8/10/2022 |
| Applicant: | Ryan Boller | Public Notice: | 8/3/2022 |
| Review: | HAWP | Tax Credit: | n/a |
| Permit No.: | 1000492 | Staff: | Dan Bruechert |
| Proposal: | Fence Installation and Lattice Installation | | |

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1928



Figure 1: The subject property is located near the intersection of Cedar Ave. and Philadelphia Ave.

PROPOSAL

The applicant proposes to install a fence to enclose the rear yard and add lattice underneath the rear porch.

APPLICABLE GUIDELINES

When reviewing applications for alterations 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)*, 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.

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.

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,

While additions should be compatible, they are not required to be replicative of earlier architectural styles

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

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

Montgomery County Code; Chapter 24A-8

- (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.
- (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

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 applicable *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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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 DISCUSSION

The subject property is a one-story, front gable Craftsman bungalow with a non-historic rear addition. There is 6' (six foot tall) fence between the subject property and the property to the north, 7420 Cedar Ave. and the property to the west, 202 Philadelphia Ave.

Proposed Fence

The applicant proposes enclosing the rear yard with a 6' (six foot) solid board privacy fence, install a 6' (six foot) tall gate to the right of the house, and install a lattice screen below the rear porch. Staff finds the collective impact of these alterations is not significant and recommends the HPC approve the HAWP.

The proposed fence runs along the south property boundary from the southwest corner of the lot and terminates at the rear wall plane of the rear addition. At the rear wall plane, the applicant proposes to install a gate, 6' (six feet) tall, matching the details of the fence.

Staff finds the proposed fence is consistent with the requirement for rear fences in the Takoma Park Historic District. The materials, dimensions, and design are all compatible with the subject property and surrounding district.

Wood Lattice

To fully enclose the left side of the rear yard, the applicants propose a wood lattice under the existing screened-in porch. The porch was constructed on piers and is open below.

Staff finds the proposed lattice will not have a significant impact on the historic character of the house or the surrounding district. Additionally, Staff notes the screened-in porch is non-historic construction, so the proposal will not affect historic materials. Staff recommends the HPC approve the proposed lattice.

Right Gate

To the right of the house, the applicant proposes to install a 6' (six foot) tall gate between the existing 6' (six foot) fence and the house. The gate matches the materials, dimensions, and design of the fence discussed above.

Typically, fences in the Takoma Park Historic District are required to be no taller than 48" (forty-eight inches) forward of the rear wall plane. This location is unusual in that there is an existing 6' (six foot) tall fence between the two houses. Staff also recognizes that the subject property and its neighbor to the north (right) only have minimal side setbacks (see below). Staff finds that because there is an existing fence, the proposed gate will not adversely impact the open character of the surrounding district and recommends the HPC approve the proposed gate.



Figure 2: The subject property (left) and its neighbor have very narrow side setbacks.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), having found that the proposal 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;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? ☒ Yes/District Name _____

☐ No/Individual Site Name _____

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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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.

Signature of owner or authorized agent

Date

Adjacent and Confronting Properties:

Takoma Park, MD 20912

7420 Cedar Avenue

7416 Cedar Avenue

202 Philadelphia Avenue

7421 Cedar Avenue

7419 Cedar Avenue

Application for Historic Area Work Permit Supporting Documentation - Property Owner Addresses

Property address:

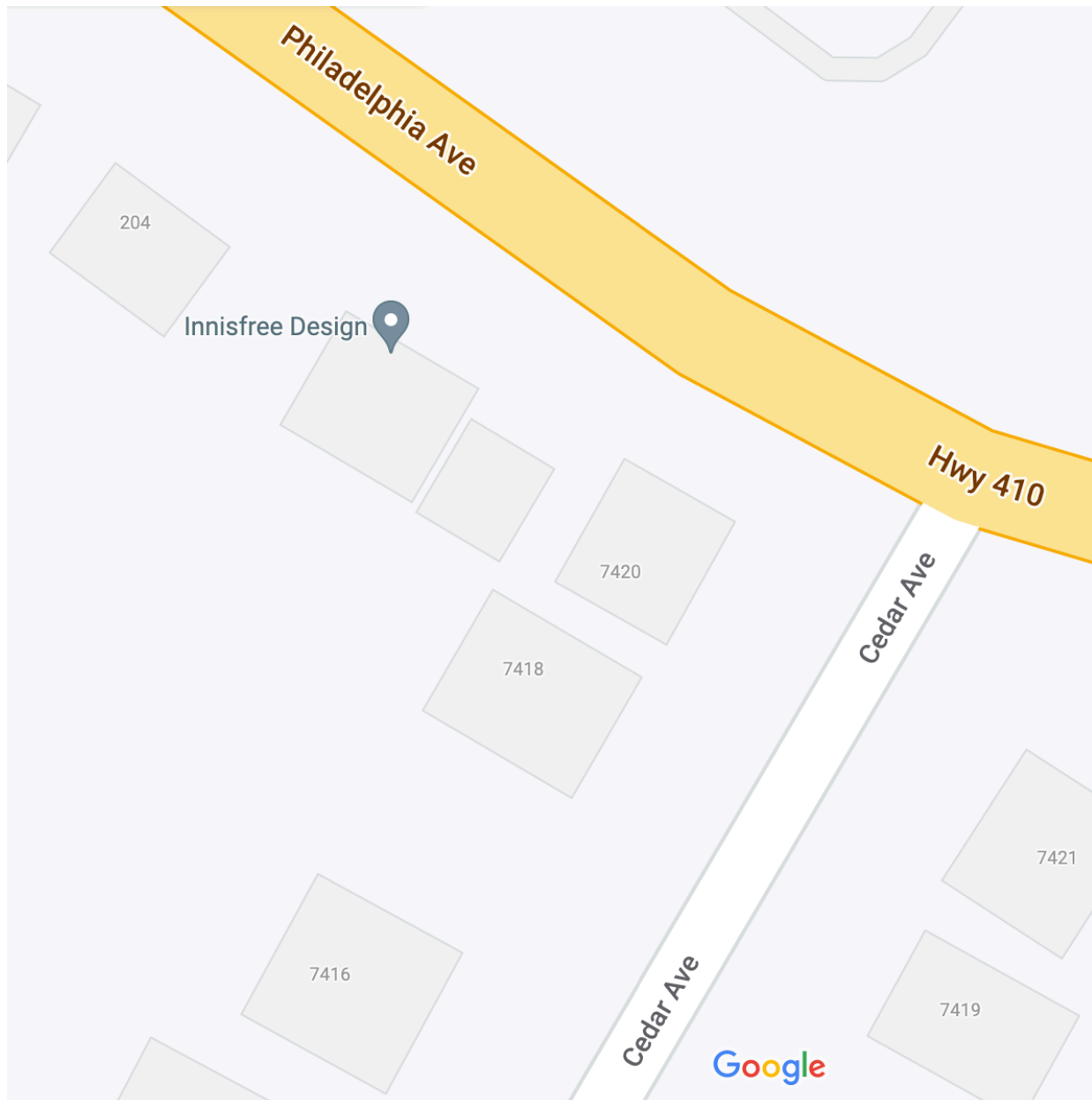
7418 Cedar Avenue, Takoma Park, MD 20912

Homeowners:

Ryan Boller (ryan.boller+re@gmail.com) and Nicki Dlugash (ndlugash@gmail.com)

Property Owner Addresses of neighboring properties:

- 7416 Cedar Avenue
- 7420 Cedar Avenue
- 202 Philadelphia Avenue (shown as “Innisfree Design” on the map below)



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

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

| | |
|-----------------------------------|----------------|
| Work Item 1: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 2: _____ | |
| Description of Current Condition: | Proposed Work: |

| | |
|-----------------------------------|----------------|
| Work Item 3: _____ | |
| Description of Current Condition: | Proposed Work: |

Application for Historic Area Work Permit Supporting Documentation - Site Plan

Property address:

7418 Cedar Avenue, Takoma Park, MD 20912

Homeowners:

Ryan Boller (ryan.boller+re@gmail.com) and Nicki Dlugash (ndlugash@gmail.com)

Site Plan (see next page):

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet.
No property corners confirmed.
2. Fences, if shown, have been located by approximate methods.

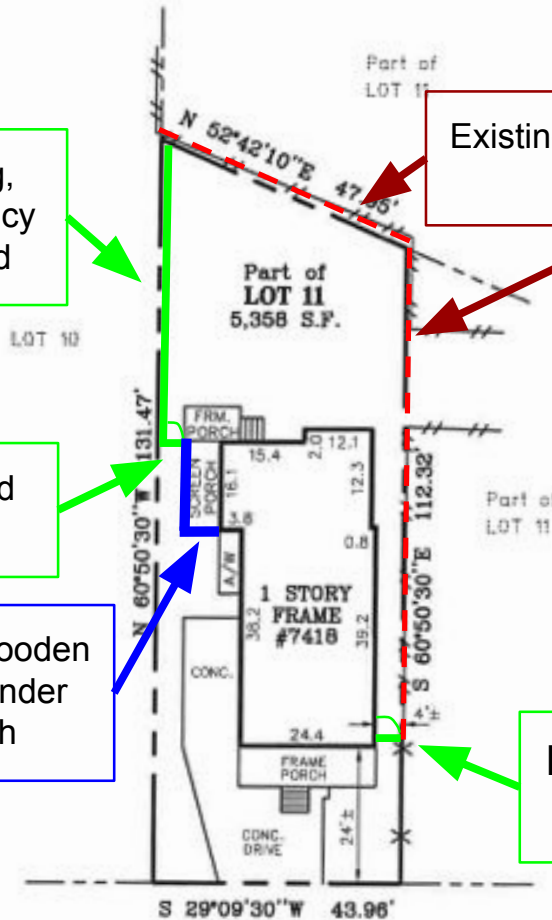
Proposed 48' long, 6' tall wooden privacy fence in back yard

Proposed gate

32" tall wooden lattice under porch


Existing fences owned by neighbors

Proposed gate



CEDAR AVENUE
(40' R/W)

LOCATION DRAWING
Part of LOT 11, BLOCK 85
PETTY ESTATE
MONTGOMERY COUNTY, MARYLAND

| SURVEYOR'S CERTIFICATE | REFERENCES |  <p>SNIDER & ASSOCIATES LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100 Fax 301/948-1286 WWW.SNIDERSURVEYS.COM</p> | |
|--|---|--|-------------------|
| <p>"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION"</p> <p><i>[Signature]</i></p> <p>MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592 Expires: 04-07-2023</p> | <p>PLAT BK. 4</p> <p>PLAT NO. 391</p> <p>LIBER 49685</p> <p>FOLIO 461</p> | | |
| | | DATE OF LOCATIONS | SCALE: 1" = 30' |
| | | WALL CHECK: | DRAWN BY: D.M.L. |
| | | HSE. LOC.: 06-17-22 | JOB NO.: 15-00175 |

Application for Historic Area Work Permit Supporting Documentation - Plans / Elevations

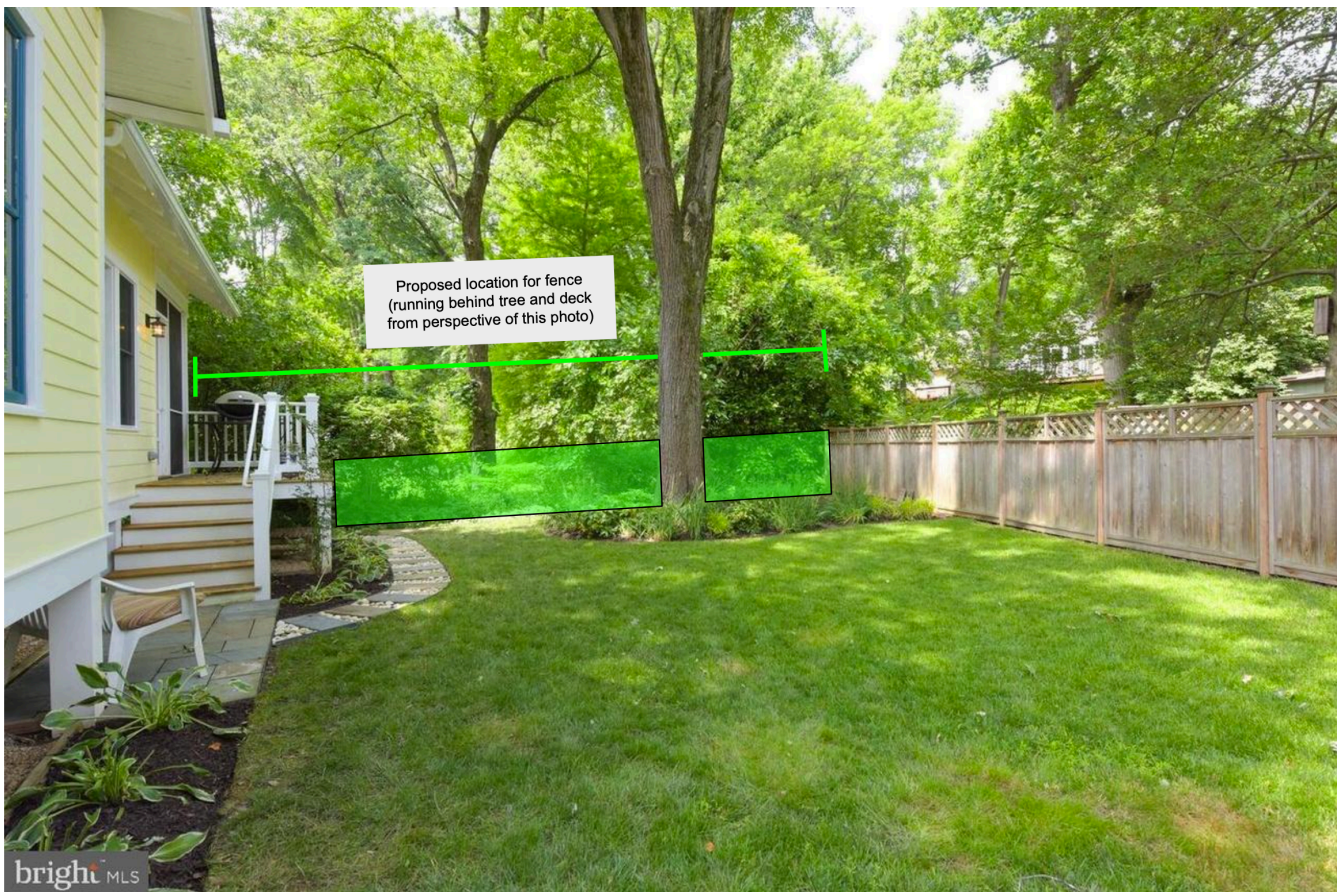
Property address:

7418 Cedar Avenue, Takoma Park, MD 20912

Homeowners:

Ryan Boller (ryan.boller+re@gmail.com) and Nicki Dlugash (ndlugash@gmail.com)

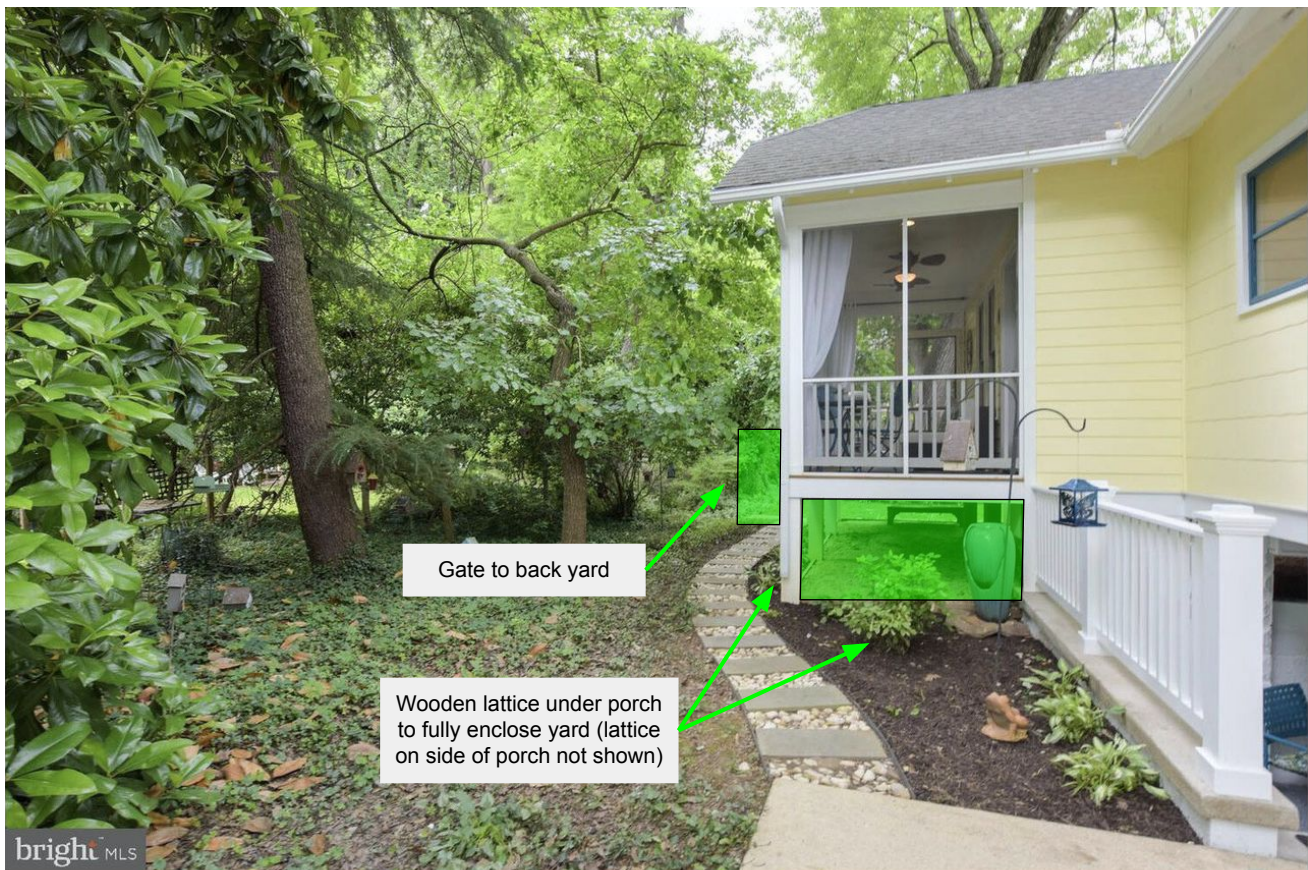
Plans / Elevations:



Virtually-placed fence location in back yard along property line with 7416 Cedar Ave.

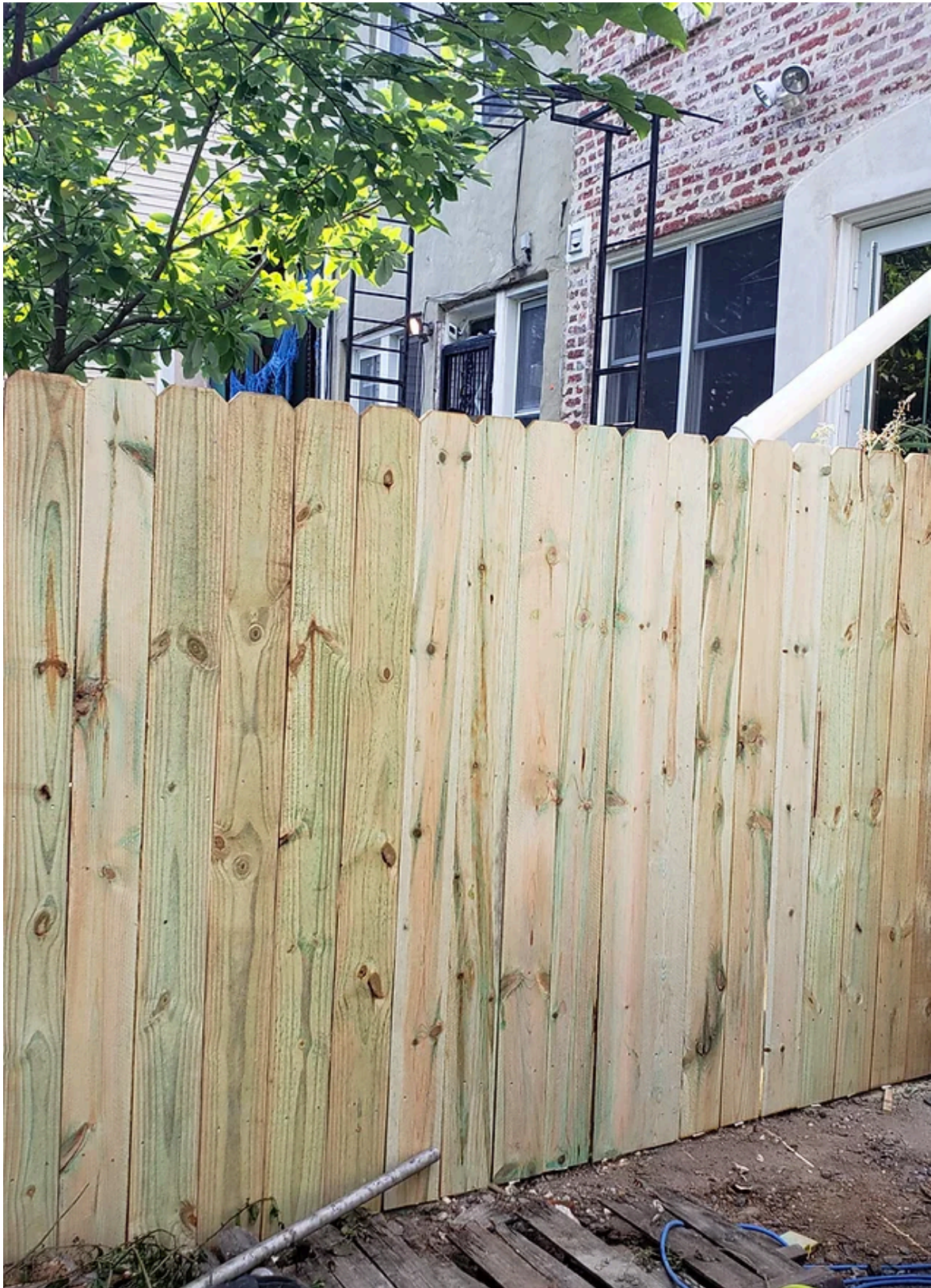


Virtually-placed gate location in side/front yard perpendicular to property line with 7420 Cedar Ave.



Virtually-placed gate location to back yard perpendicular to property line with 7416 Cedar Ave.; wooden lattices also shown under porch

Samples of similar dog eared, pressure-treated wooden privacy fences and a gate constructed by our selected contractor, Emperor Fence of Laurel, MD:







Application for Historic Area Work Permit Supporting Documentation - Material Specifications

Property address:

7418 Cedar Avenue, Takoma Park, MD 20912

Homeowners:

Ryan Boller (ryan.boller+re@gmail.com) and Nicki Dlugash (ndlugash@gmail.com)

Material Specifications:

- 60 ft of 6 ft high dog ear privacy fence with two single gates 4 ft wide.
- Install 21 feet diamond lattice underneath the deck.
- Install marine contact stain at the bottom of the post 4 coats.
- Materials: pressure treated wood
- 6x6x8 gate post 2 ft deep on concrete 4x4x8 post 2 ft deep on concrete 2x4x8 rails 3 per panel
- 5/8x5-1/2x6 pickets dog ear
- Gate hardware
- 4x8 diamond lattice pt 1x4x8 flat top boards
- Post cap nailed on top Galvanized nails/ screws

Application for Historic Area Work Permit Supporting Documentation - Photographs

Property address:

7418 Cedar Avenue, Takoma Park, MD 20912

Homeowners:

Ryan Boller (ryan.boller+re@gmail.com) and Nicki Dlugash (ndlugash@gmail.com)

Photographs:



Front of home



Location of proposed side yard gate to allow entry from front yard



View from back yard to side yard



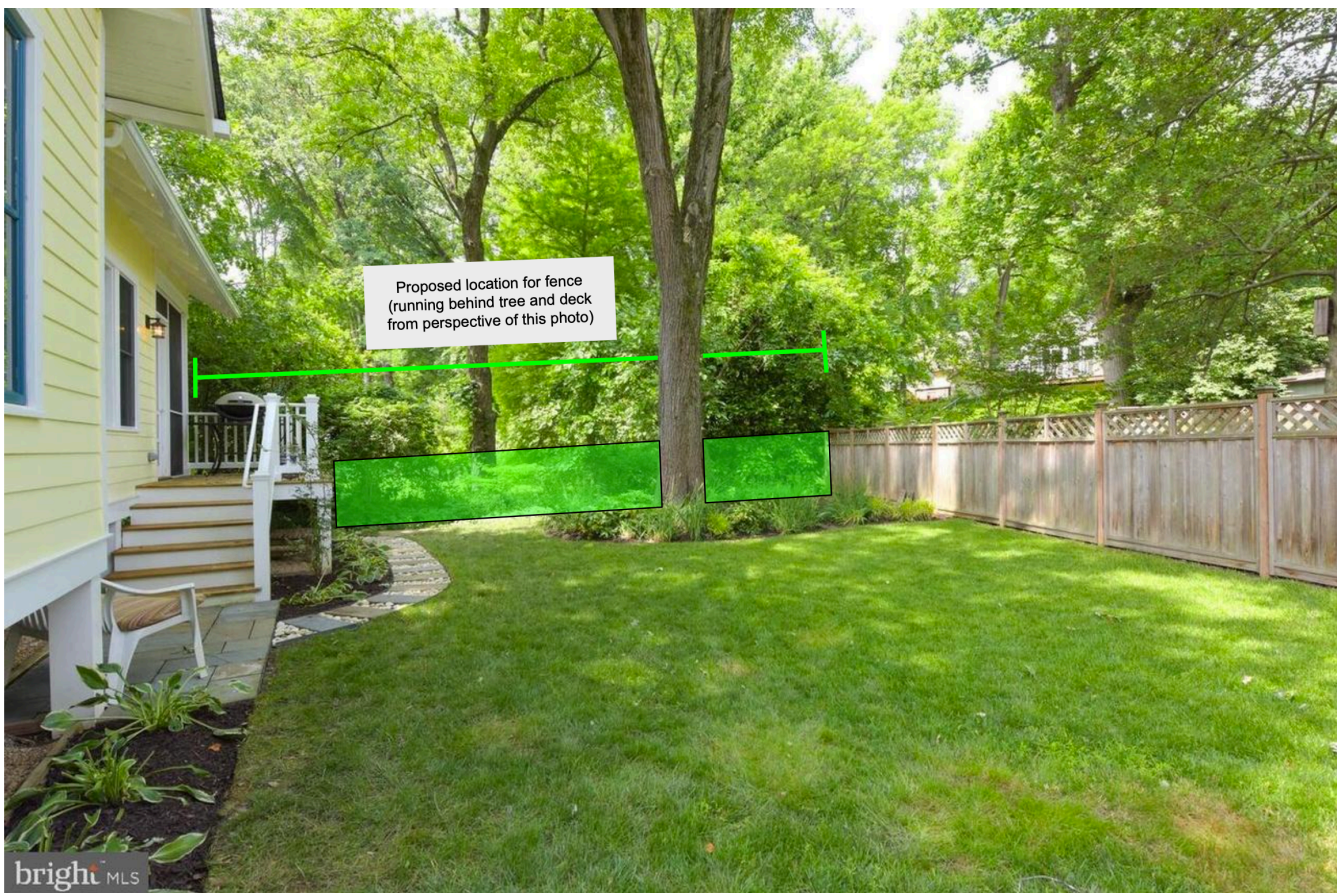
View of neighbors' fences in our back yard



Back of our home



View of back yard facing unfenced side on property line with 7416 Cedar Ave.



Same view as above with virtually-placed fence location



Under-porch area which will likely need wooden lattice to fully enclose back and side yards

Application for Historic Area Work Permit Supporting Documentation - Tree Survey

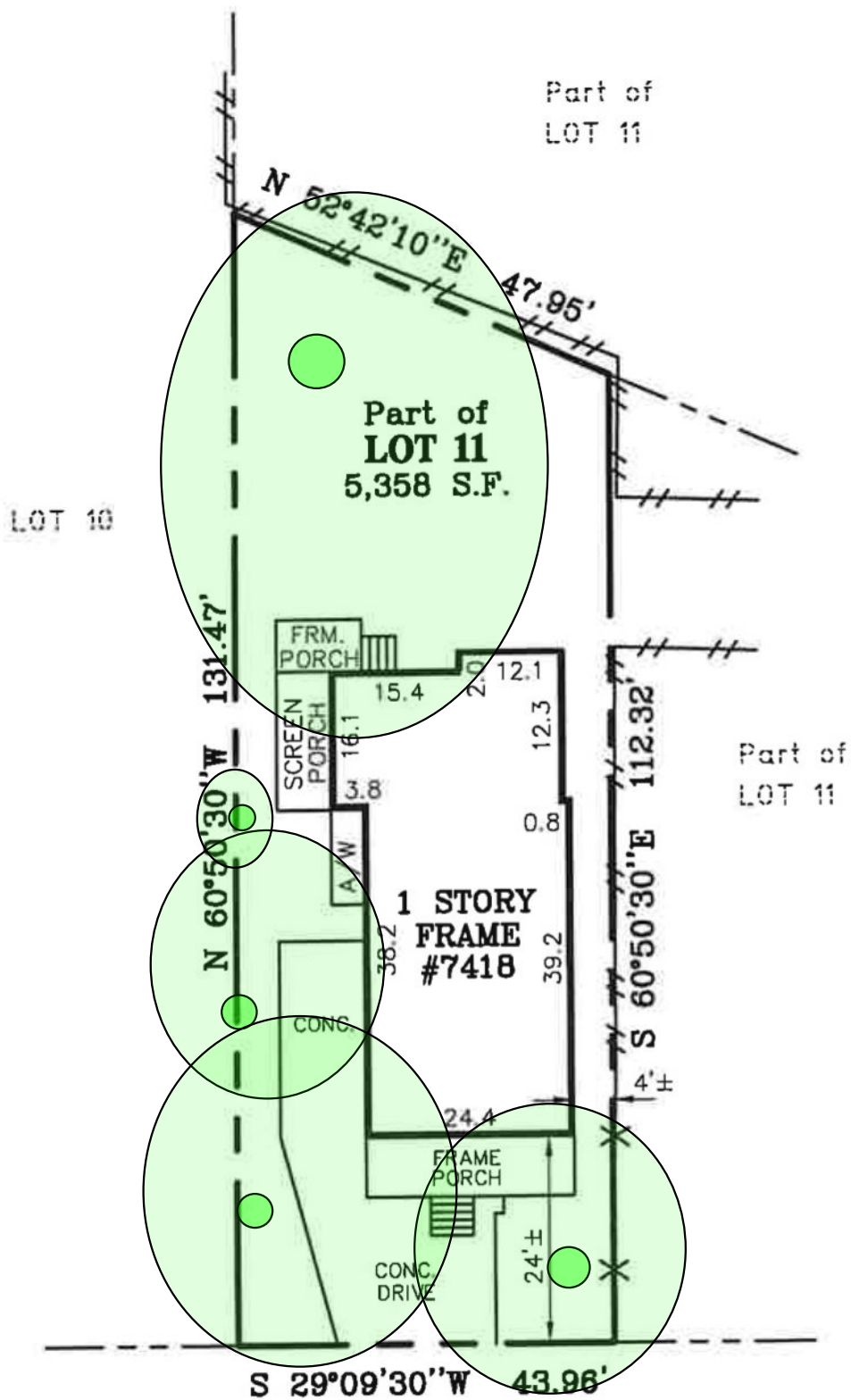
Property address:

7418 Cedar Avenue, Takoma Park, MD 20912

Homeowners:

Ryan Boller (ryan.boller+re@gmail.com) and Nicki Dlugash (ndlugash@gmail.com)

Tree Survey (see next page):



Supporting tree images:













DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/18/2022

Application No: 1000492
AP Type: HISTORIC
Customer No: 1441720

Comments

We'd like to add an approximately 50' long, 6' tall wooden privacy fence in our back yard and a wooden gate accessible from our front yard to fully enclose our side and back yards. A small amount of wooden lattice may also be needed to enclose the area underneath our porch.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7418 CEDAR AVE
TAKOMA PARK, MD 20912

Homeowner Boller (Primary)

Homeowner Dlugash

Historic Area Work Permit Details

Work Type CONST

Scope of Work Application to add a wooden fence in our back yard and a gate accessible from our front yard.