

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7402 Carroll Avenue, Takoma Park	Meeting Date:	10/26/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/19/2022
Applicant:	Jocelyn Lyle (Steve Lunn, Agent)	Public Notice:	10/12/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1008731	Staff:	Rebecca Ballo
Proposal:	Fence Installation		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Arts & Crafts Bungalow
DATE: c.1920s



Figure 1: The subject property, shown with the yellow star, is located on the northern side of Carroll Avenue, to the north of the intersection of Carroll Avenue and Sherman Drive.

PROPOSAL

The applicant proposes to remove all sections of the existing chain link fence and install a wood picket and wood board fence along the front and side property lines. The fence will be located on the lot addressed at 7402 Carroll Avenue and on the adjacent parcel identified as Part of Section 7SS Carroll S Add[ition]. Both parcels are owned by the applicant and the unaddressed parcel functions as their side yard and a portion of their rear yard.

APPLICABLE GUIDELINES

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.

The subject property is classified as a Contributing Resource. The *Design Guidelines* state that Contributing Resources are:

“A resource which contributes to the overall character of the district and its street-scape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character....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. 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

Specifically, some of the factors to be considered in reviewing HAWPs on Contributing Resources include the following:

- 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 right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from 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 at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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 two-story Arts and Crafts Bungalow that contributes positively to the attractive row of homes along Carroll Avenue in this portion of the District. A chain link fence has enclosed the yard of the subject property (for purposes of this report both lots in question will be referred to as the “Property”) since at least the first survey photos taken of the District in the early 1990s. Removal of this fence will have no impact to the character of the house or District and should be approved as a matter of course.



Figure 2: c.1990s image of the subject property, courtesy of M-NCPPC Historic Preservation Office.

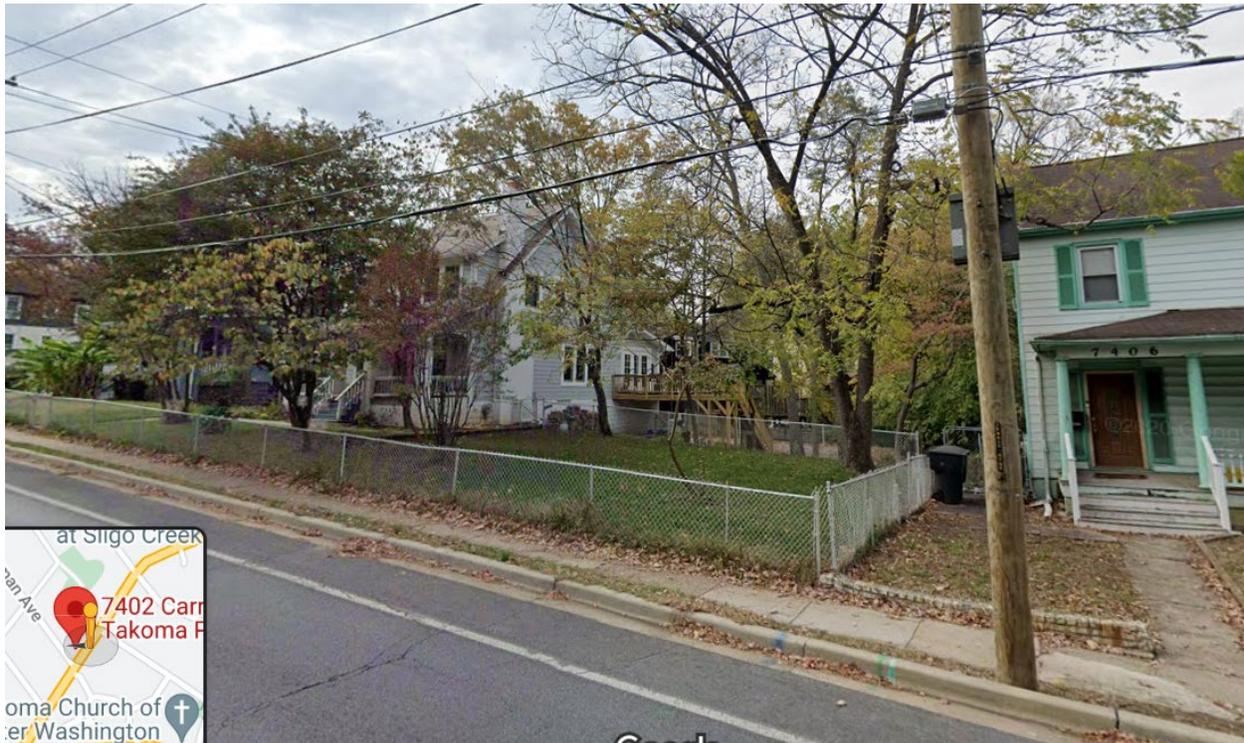


Figure 3: Late Fall (Nov. 2019) streetview of the subject property and its sideyard with the fence to be replaced.

The applicant is proposing to install several runs of 4' high wood picket fencing and a portion of 6' high board privacy fencing with a lattice topper as part of this application. The figures shown on the submitted plat correspond to the linear feet or run of fencing and do not refer to the height. The applicant confirmed the proposed heights of 4' and 6' in email correspondence with staff. The final approved heights will be annotated on the stamped approved drawings. The 6' board fencing will start its run at 42 feet back from the corner that abuts Carroll Avenue. There will be no trees removed or impacted as part of this proposal.

The new fence will be an appropriate and attractive addition to the property and to the streetscape. Wood picket fences are common in the *District* and are approved now under the authority for Staff Approval as a matter of course. The only factor that brought this project forward to the HPC for consideration was the flat board privacy fence and its visibility in this large sideyard and location near to the adjacent Contributing Resource at 7406 Carroll Avenue.



Figure 4: Late Fall (Nov. 2019) streetview of the adjacent property at 7406 Carroll Avenue and its sideyard. The new privacy fence will begin its run approximately at the rear of the large tree.

It has been the policy of the HPC to not approve 6' privacy fences forward of the rear wall plane of historic properties unless other mitigating factors demonstrate that the fence will not prove detrimental to the streetscape. For additional consideration, this privacy fence will potentially have more of an impact to the neighbor at 7406 Carroll than to the subject property due to its relative proximity and the large sideyard at 7402 Carroll. Staff notes that while the privacy fence will be visible, it begins relatively far back on the lot at approximately the rear wall plane of 7406 Carroll (the neighbor) and at the midpoint of the subject property (7402 Carroll). However, this is also where the chain link fence has traditionally had its terminus and it seems to mark a logical transitional space within the sideyard.

Staff concludes that the picket fence will have no impact and should be approved. The 6' privacy fence should also be approved; while it will be visible due to the grade and open sideyard, it is placed far enough to the rear relative to both houses that will be most impacted (7402 and 7406 Carroll), and it will not appear as a disruptive or inappropriate element in the overall streetscape. The pattern and rhythm of buildings and open yards along Carroll Avenue will not be adversely impacted by this proposal; therefore, there will be no detrimental effect on the character defining elements of this portion of the District.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1)(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; that it meets the intent of the *Design Guidelines*,

and is compatible 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 301-563-3404 or rebeccah.ballo@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# _____
DATE ASSIGNED _____

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input 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.

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



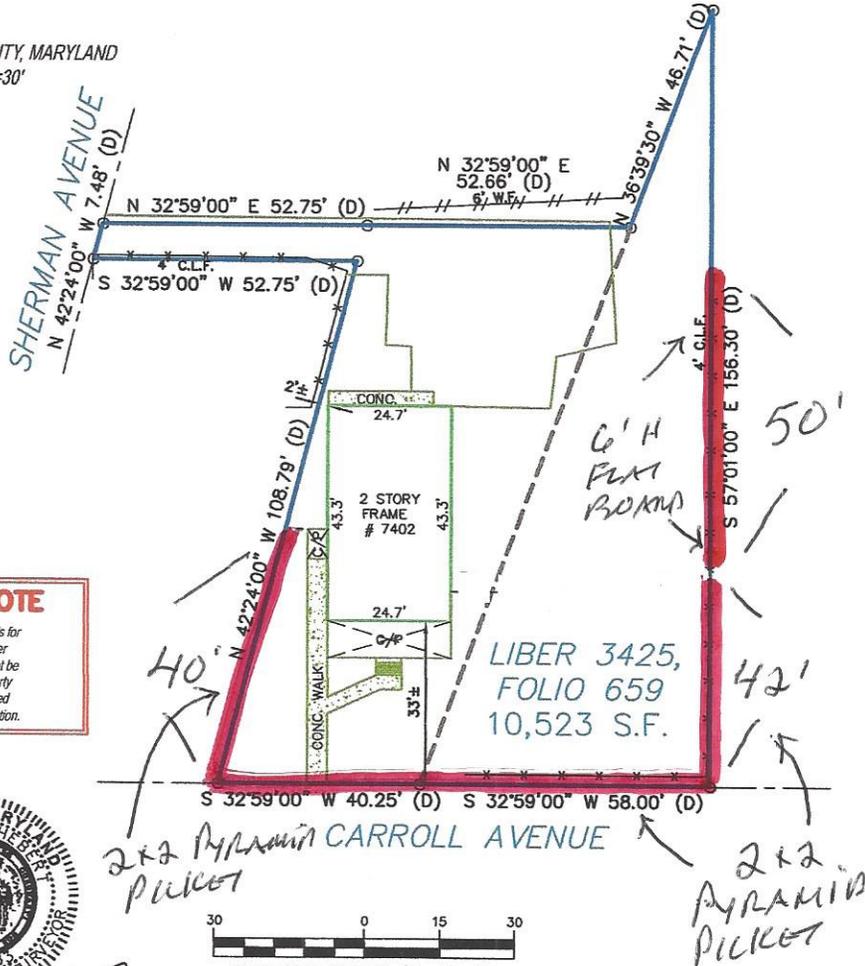
PROPERTY ADDRESS: 7402 CARROLL AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 1901.1688

FIELD WORK DATE: 1/26/2019

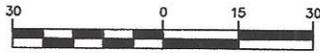
REVISION HISTORY: (REV.0 1/29/2019)

19011688
 LOCATION DRAWING
 LOT N768 & N745
 MONTGOMERY COUNTY, MARYLAND
 01-28-2019 SCALE 1"=30'



PLEASE NOTE
 This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.

STATE OF MARYLAND
 WILLIAM H. HERRERT
 PROPERTY AND CONSTRUCTION SURVEYOR
 No. 443,319
 EXPIRES 1-14-2021



GRAPHIC SCALE (In Feet)
 1 inch = 30' ft.

ACCURACY=1/4"

POINTS OF INTEREST:
 NONE VISIBLE

CLIENT NUMBER: 68-19 ORANGE

DATE: 01/29/19

BUYER: COLIN BARNETT O'NEIL AND JOCELYN JEAN LYLE

CERTIFIED TO:
 COLIN BARNETT O'NEIL AND JOCELYN JEAN LYLE



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A licensee either personally prepared this drawing or was in responsible charge over its preparation and the surveying work reflected in it, all in compliance with requirements set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.



