MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7216 Maple Avenue, Takoma Park Meeting Date: 6/28/2023

Resource: Contributing Resource **Report Date:** 6/21/2023

Takoma Park Historic District

Public Notice: 6/14/2023

John Liebertz

Applicant: Marissa & Dan Walker

Tax Credit: N/A

Staff:

Review: HAWP

Permit Number: 1033643

PROPOSAL: Installation of fence.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) <u>approve with one (1) conditions</u> the HAWP application with final approval of all details delegated to staff:

1. The applicant shall amend their site plan to clarify the linear feet and approximate locations for the 3'-tall and 4'-tall sections of the proposed picket fence.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District

STYLE: Dutch Colonial

DATE: c. 1924

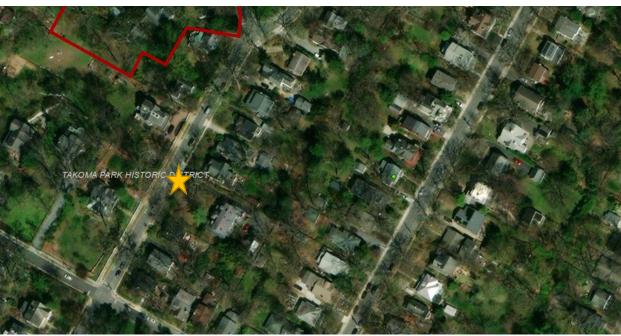


Figure 1: The subject property at 7216 Maple Avenue is located on the west side of Maple Avenue. The red line is the boundary of the Master Plan Historic District and the yellow star is the location of the subject dwelling.

PROPOSAL

The applicant proposes to: 1) remove the existing chain link fence which extends from the northeast corner of the garage to the southwest corner house; 2) remove sections of the existing 5'-tall chain link fence; 3) construct a 3' to 5'-tall cedar picket fence along the southern, western, and northern extents of the property (side and rear yards); and 4) install an 8'-wide double gate to the south of the house providing access to the rear yard and garage. All of the proposed fence caps would have cedar posts.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two 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 rightof-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.

A majority of the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

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.

The following guidance which pertains to this project are as follows:

- 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.
- 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.
- 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 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

The following guidance which pertains to this project are as follows:

- (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 ensure 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;
- (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:

- 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 Contributing Resource to the Takoma Park Historic District and features a two-story, Dutch Colonial-styled house constructed c. 1924. There have been several alterations to the house. Sanborn Fire Insurance Maps (1927-1963) depict a one-story, wing on the southern (side) elevation. The footprint of this wing remains intact, but previous owners constructed a second story at an unknown date (c. 1970). In 1989, a one-story addition demolished a small rear portico/porch on the northwest corner of the building. This addition likely coincides with the covering of the siding with the current vinyl siding. There are no known HAWPs associated with the property.



Figure 2: Sanborn Fire Insurance Maps, 1927-1963 (left) and ca. 1985 photograph of the facade (right). Source: Sanborn Fire Insurance Company (left), Montgomery Planning (right).

Fence Removal and Installation

Staff finds the removal of the existing chain link fence and installation of the proposed cedar picket fence and gate to be consistent with the applicable guidelines and recommends approval with a condition. The HPC regularly approves the installation of wood fences in the Takoma Park Historic District. The scale, design, and material would have no adverse effect to the individual resource nor affect the character of the streetscape. In addition, most of the proposed fence (other than the gate) would not be visible from the public rights-of-way and the proposal should be approved as a matter of course. Staff recommends, however, that the applicant amend their site plan (*Figure 3*) to clarify the approximate linear feet and locations for the 3' and 5'-tall sections.

While the fence installation does not require review by the Urban Forester, the applicant noted the location of a protected tree along the northern extent of the property. The proposal (with verbal confirmation by the applicant) indicates that the fence would avoid/box in the tree to mitigate potential impacts.

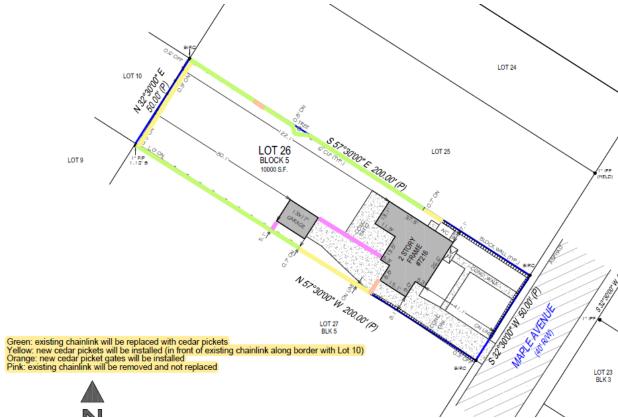


Figure 3: Site plan showing the location of the removed chain link fence (purple), new cedar picket fence in front of sections of chain link fence to remain in situ (yellow), removed chain link fence to be replaced with wood picket fence (green), and the 8'-wide wood picket gate (orange).

Source: Applicant.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation #9, and #10, and Takoma Park Historic District Guidelines.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve with one (1) condition</u> the HAWP application with final approval delegated to staff:

1. The applicant shall amend their site plan to clarify the linear feet and approximate locations for the 3'-tall and 4'-tall sections of the proposed picket fence.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found that the proposal, as modified by the conditions, 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 #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 john.liebertz@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# 1033643 DATE ASSIGNED____

Date

APPLICANT:

Name:		E-mail:		
Address:		City:	Zip:	
Daytime Phone:		Tax Account No.:		
AGENT/CONTACT (if applicat	ole):			
Name:		E-mail:		
Address:		City:	Zip:	
Daytime Phone:		Contractor Registration No.:		
LOCATION OF BUILDING/PRI	EMISE: MIHP # of Histo	ric Property		
	an Historic District? $\frac{X}{X}$	Takoma Park, MD Yes/District Name No/Individual Site Name		
	•		ent on the Property? If YES, include a der supporting this application.	ì
Are other Planning and/or Hea (Conditional Use, Variance, Red supplemental information.		•	Required as part of this Application? nation on these reviews as	
Building Number:	Street:			
Town/City:	Nearest Cro	ss Street:		_
Lot: Block:	Subdivision	: Par	cel:	
TYPE OF WORK PROPOSED: S		_	rify that all supporting items	
be accepted for review. Che			Shed/Garage/Accessory Structur	re
New Construction	Deck/Porch		Solar	
Addition	Fence		Tree removal/planting	
Demolition	Hardscape/Land	Iscape	Window/Door	
Grading/Excavation	Roof		Other:	
	_		plication, that the application is corre	:Cl
		•	ewed and approved by all necessary	
agencies and hereby acknowl	edge and accept this to	be a conditio	on for the issuance of this permit.	

Signature of owner or authorized agent

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [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 7221 Cedar Avenue, Takoma Park 7215 Cedar Avenue Takoma Park

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Survey and Diagram of Proposed Work



www.exactaland.com | office: 443.819.3994



PROPERTY ADDRESS:

7216 MAPLE AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2211.2487

DATE SIGNED: 11/29/22

FIELD WORK DATE: 11/29/2022

REVISION DATE(S):

(REV.0 11/29/2022)

POINTS OF INTEREST NONE VISIBLE



SURVEYORS CERTIFICATE

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.





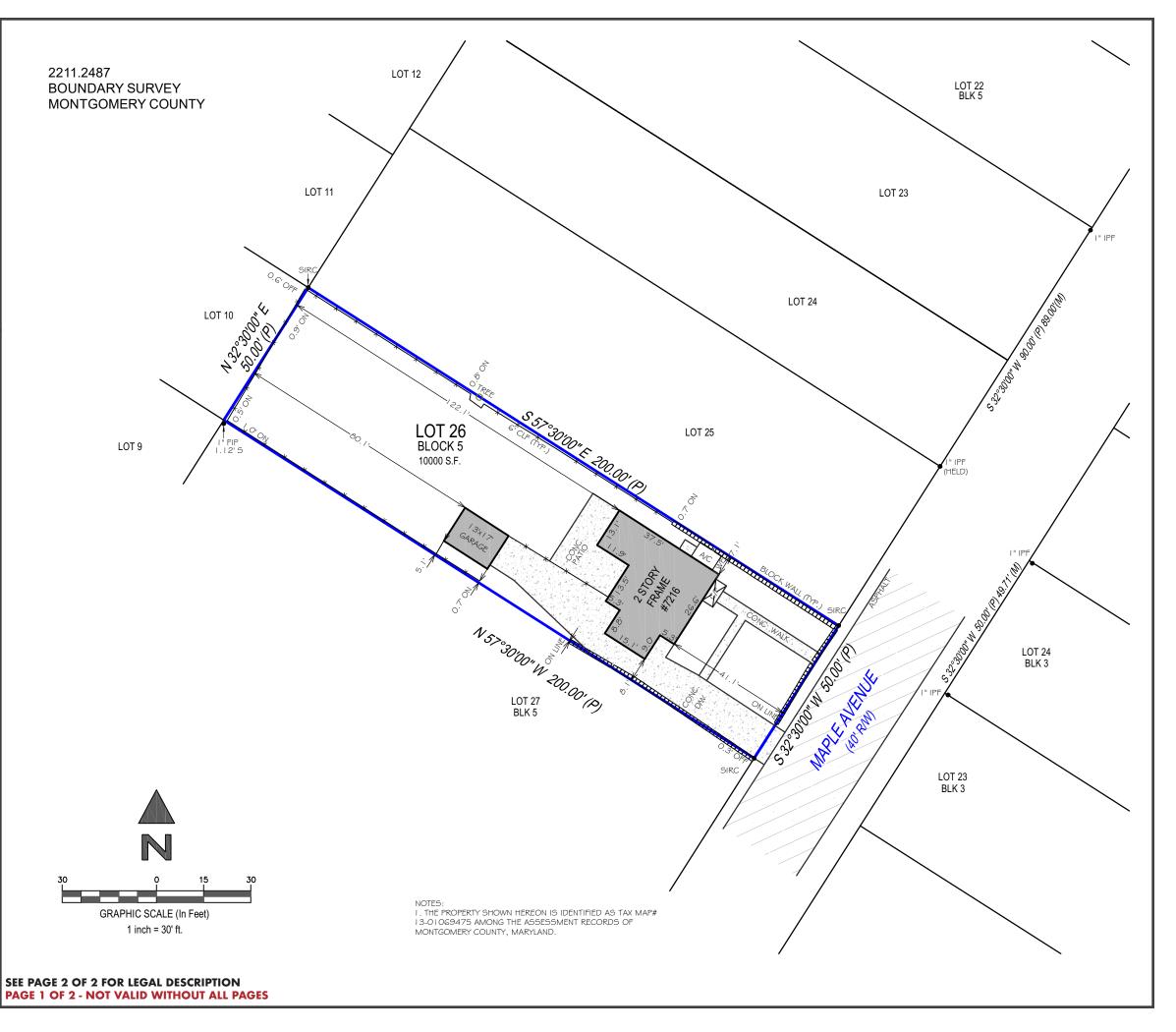
Exacta Land Surveyors, LLC

LB#21535

office: 443.819.3994

1220 E. Churchville Rd, Suite 100 | Bel Air, MD 21014





PROPERTY ADDRESS: 7216 MAPLE AVENUE, TAKOMA PARK, MARYLAND 20912 **SURVEY NUMBER: 2211.2487 CERTIFIED TO:** MARISSA WALKER **DATE SIGNED:** 11/29/22 **BUYER: MARISSA WALKER** LENDER: TITLE COMPANY: **COMMITMENT DATE: NOT REVIEWED** CLIENT FILE NO: LOT 26, BLOCK 5, GILBERT'S ADDITION TO TAKOMA PARK AS RECORDED IN PLAT BOOK "A", PLAT 3 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

GENERAL SURVEYORS NOTES:

- 1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
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- 5. Underground facilities not shown, may exist.
- 6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.
- 7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.
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		ABBREVIATIONS	FIP - Found Iron Pipe	Surveyor
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*****	Chain Link or Wire	(M) - Measured	FN - Found Nail	Commencement
	Fence	(P) - Plat	FN&D - Found Nail & Disc	PRC - Point of Reverse Curvature
	Easement	(R) - Record	FRRSPK - Found Rail Road	PRM - Permanent Reference
_	Edge of Water	(S) - Survey	Spike Carago	Monument
000	Iron Fence	A/C - Air Conditioning	GAR - Garage GM - Gas Meter	PSM - Professional Surveyor &
OHL	Overhead Lines	AE - Access Easement ANE - Anchor Easement	ID - Identification	Mapper
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	Structure	B/W - Bay/Box Window	Easement	PUE - Public Utility Easement
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0-0-0	Vinyl Fence	BFP - Backflow Preventer	INST - Instrument	R/W - Right of Way RES - Residential
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<u> </u>	Asphalt	BRL - Building Restriction Line	LBE - Limited Buffer Easement	S/W - Sidewalk
	Brick or Tile	BSMT - Basement	LE - Landscape Easement	SBL - Setback Line
	Concrete	C - Curve	LME - Lake/Landscape	SCL - Survey Closure Line
	Covered Area	C/L - Center Line	Maintenance Easement	SCR - Screen
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_	SYMBOLS	CH - Chord Bearing	MES - Mitered End Section	SMWE - Storm Water
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Λ	Central Angle or	CME - Canal Maintenance	NR - Non-Radial	SQFT - Square Feet
	Delta	Easement	NTS - Not to Scale	STL - Survey Tie Line
	Common Ownership	CO - Clean Out CONC - Concrete	NAVD88 - North American	STY - Story SV - Sewer Valve
	Control Point	COR - Corner	Vertical Datum 1988	SWE - Sidewalk Easement
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		CVG - Concrete Valley Gutter	ORB - Official Records Book	TOB - Top of Bank
The second s	Fire Hydrant Find or Set	D/W - Driveway	ORV - Official Record Volume	TUE - Technological Utility
	Monument	DE - Drainage Easement	O/A - Overall	Easement
\leftarrow	Guywire or Anchor	DF - Drain Field	O/S - Offset	TWP - Township TX - Transformer
•	Manhole	DH - Drill Hole	OFF - Outside Subject	TYP - Typical
		DUE - Drainage & Utility Easement	Property	UE - Utility Easement
₩	Tree	ELEV - Elevation	OH - Overhang OHL - Overhead Utility Lines	UG - Underground
*	Utility or Light Pole	EM - Electric Meter	OHWL - Ordinary High Water	UP - Utility Pole
_ W	Well	ENCL - Enclosure	Line	UR - Utility Riser
		ENT - Entrance	ON - Inside Subject Property	VF - Vinyl Fence
		EOP - Edge of Pavement	P/E - Pool Equipment	W/C - Witness Corner
		EOW - Edge of Water	PB - Plat Book	W/F - Water Filter
ES		ESMT - Easement	PC - Point of Curvature	WF - Wood Fence
		EUB - Electric Utility Box	PCC - Point of Compound Curvature	WM - Water Meter/Valve Box
		F/DH - Found Drill Hole	PCP - Permanent Control Point	WV - Water valve
		FCM - Found Concrete Monument	PI - Point of Intersection	
		FF - Finished Floor	PLS - Professional Land	

JOB SPECIFIC SURVEYOR NOTES:

FLOOD ZONE INFORMATION:

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK A AT PAGE 3 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

FOR LOCATION DRAWINGS THE ACCURACY EQUALS ONE FOOT PLUS OR MINUS



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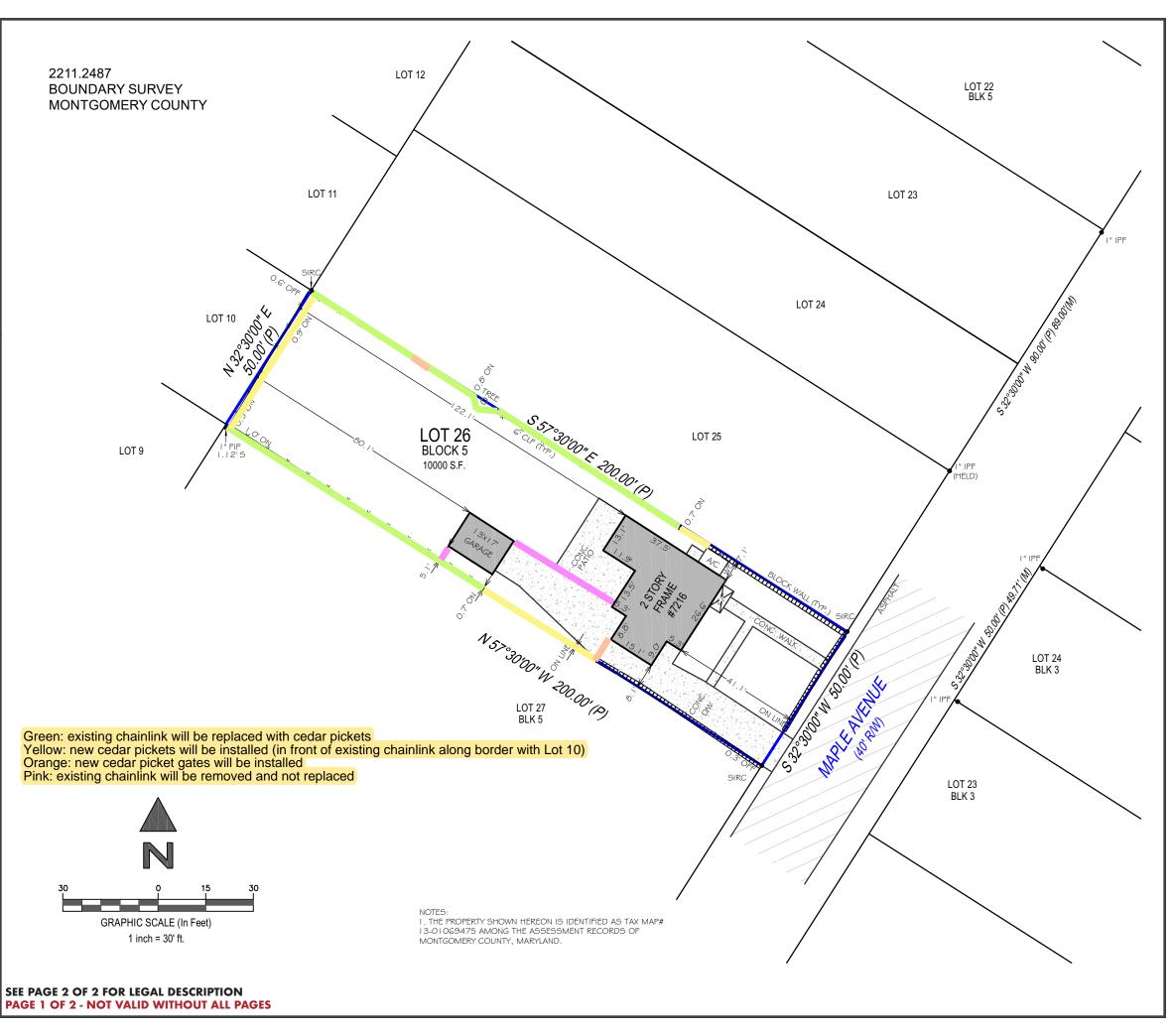
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000	Iron Fence	A/C - Air Conditioning	GAR - Garage GM - Gas Meter	PSM - Professional Surveyor &
OHL	Overhead Lines	AE - Access Easement ANE - Anchor Easement	ID - Identification	Mapper
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	Concrete	C - Curve	LME - Lake/Landscape	SCL - Survey Closure Line
	Covered Area	C/L - Center Line	Maintenance Easement	SCR - Screen
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11/////	Wood	CATV - Cable TV Riser	MB - Map Book	SEW - Sewer
<u> </u>		CB - Concrete Block	ME - Maintenance Easement	SIRC - Set Iron Rod & Cap
_	SYMBOLS	CH - Chord Bearing	MES - Mitered End Section	SMWE - Storm Water
•	Benchmark	CHIM - Chimney	MF - Metal Fence MH - Manhole	Management Easement
Q	Center Line	CLF - Chain Link Fence	MHWL - Mean High Water Line	SN&D - Set Nail and Disc
Λ	Central Angle or	CME - Canal Maintenance	NR - Non-Radial	SQFT - Square Feet
	Delta	Easement	NTS - Not to Scale	STL - Survey Tie Line
	Common Ownership	CO - Clean Out CONC - Concrete	NAVD88 - North American	STY - Story SV - Sewer Valve
	Control Point	COR - Corner	Vertical Datum 1988	SWE - Sidewalk Easement
	Catch Basin	CS/W - Concrete Sidewalk	NGVD29 - National Geodetic Vertical Datum 1929	TBM - Temporary Bench Mark
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	Monument	DE - Drainage Easement	O/A - Overall	Easement
\leftarrow	Guywire or Anchor	DF - Drain Field	O/S - Offset	TWP - Township TX - Transformer
•	Manhole	DH - Drill Hole	OFF - Outside Subject	TYP - Typical
		DUE - Drainage & Utility Easement	Property	UE - Utility Easement
₩	Tree	ELEV - Elevation	OH - Overhang OHL - Overhead Utility Lines	UG - Underground
*	Utility or Light Pole	EM - Electric Meter	OHWL - Ordinary High Water	UP - Utility Pole
_ W	Well	ENCL - Enclosure	Line	UR - Utility Riser
		ENT - Entrance	ON - Inside Subject Property	VF - Vinyl Fence
		EOP - Edge of Pavement	P/E - Pool Equipment	W/C - Witness Corner
		EOW - Edge of Water	PB - Plat Book	W/F - Water Filter
ES		ESMT - Easement	PC - Point of Curvature	WF - Wood Fence
		EUB - Electric Utility Box	PCC - Point of Compound Curvature	WM - Water Meter/Valve Box
		F/DH - Found Drill Hole	PCP - Permanent Control Point	WV - Water valve
		FCM - Found Concrete Monument	PI - Point of Intersection	
		FF - Finished Floor	PLS - Professional Land	

JOB SPECIFIC SURVEYOR NOTES:

FLOOD ZONE INFORMATION:

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK A AT PAGE 3 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND

FOR LOCATION DRAWINGS THE ACCURACY EQUALS ONE FOOT PLUS OR MINUS



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Photos of Sting Conditions



















Examples of Fence and Gate Style



