

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7403 Baltimore Ave., Takoma Park	Meeting Date:	1/10/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/03/2024
Applicant:	Pamela Coukos	Public Notice:	12/27/2023
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1053854	Staff:	Chris Berger
Proposal:	Retroactive fence installation		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) condition** the HAWP application with final approval delegated to staff:

1. The applicant shall remove the vinyl fence post caps on the wood and wire fencing and replace them with wood caps within 30 days of HPC approval.
2. The applicant shall revise the plans to provide specifications for the extenders placed on top of the chain-link fence along the north property boundary.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: ca. 1933

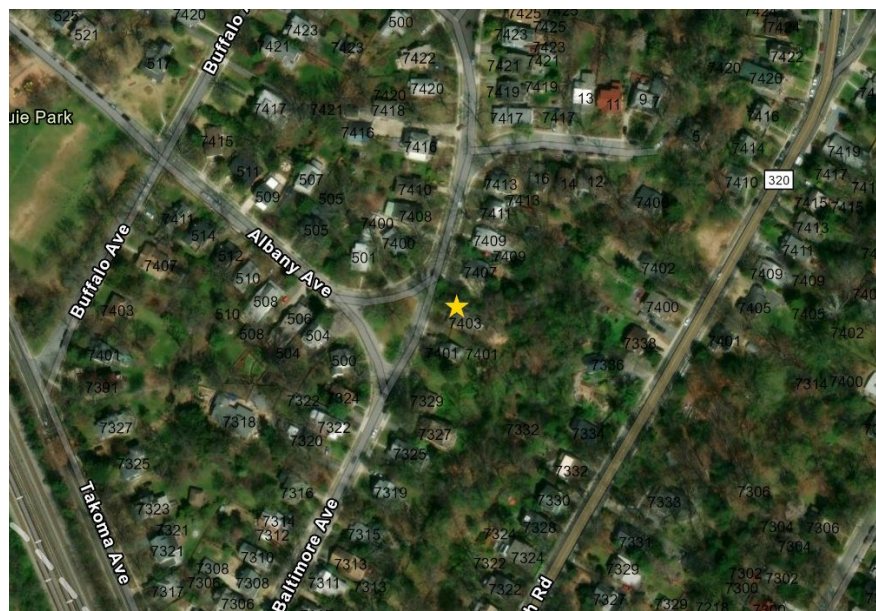


Figure 1: The subject property at 7403 Baltimore Ave. in the Takoma Park Historic District is indicated with a gold star.

PROPOSAL

The applicant seeks retroactive approval for: 1) the five-foot tall wood and wire fencing; 2) the six-foot tall chain link fencing; and 3) the six-foot tall chain link fence with two-foot tall extenders. The HPC should review the application as if the work has not already taken place.

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 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 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.

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 historic 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.
- 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.

- 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

- (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; or
- (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

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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 Craftsman-style bungalow that is a contributing resource to the Takoma Park Historic District. The applicant seeks retroactive approval for the wood and wire fence and corresponding gates, chain-link fence with corresponding gates, and chain-link fence with extenders on top. The fencing appears to have been installed in 2018. The applicant received a fence permit from the Department of Permitting Services (Fence Permit #829905) for the fencing at the time, but did not receive a HAWP. Staff noticed the fencing when reviewing the plans for the HVAC condenser installation (HAWP #1051101).

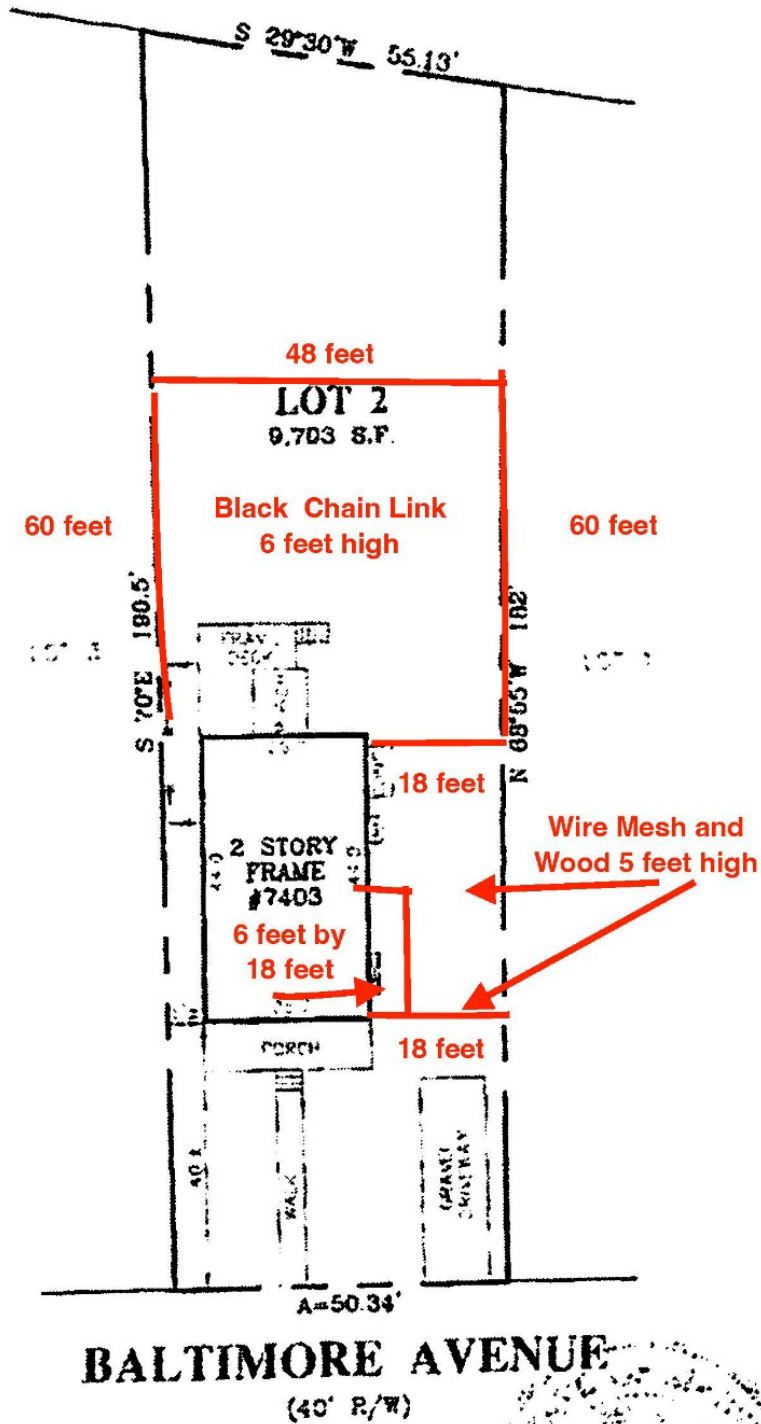


Figure 2: The applicant provided this site plan to show the fence locations.



Figure 3. The façade of the residence at 7403 Baltimore Ave. The wood and wire fence is visible in the side yard and is indicated by the red arrow.



Figure 4. The wood and wire fence in the side yard.



Figure 5. A detail of the wood and wire fence.



Figure 6. A detail of the caps on the posts of the wood and wire fence.



Figure 7. The chain-link fence in the rear yard.



Figure 8. The chain link fence on the north property line with two-foot tall metal and mesh extenders to create an approximately eight foot tall fence.



Figure 9. The chain link fence on the north property line meets the eight-foot tall fence at 7407 Baltimore Ave., which was approved by the HPC in 2021 (HAWP #950233).

Wood and Wire Fence

Staff supports the five-foot tall wood and wire fence with gates in the side yard. It is located approximately 40 feet from the right of way at its closest and its open design gives it a low-profile appearance from the right of way. The fence is on a downslope further minimizing its visual impact. It is mostly constructed of wood, which is compatible with the historic character of the property. Staff, however, is not supportive of the vinyl fence post toppers; they are not compatible with the historic materials present at the property and are visible from the right of way. Staff has proposed a condition to modify the material of the caps.

The Takoma Park Historic District has an eclectic mix of fences of varying degrees of openness, and there is precedent for similar fencing in the neighborhood at similarly situated properties. For example, a quarter of a mile to the north of the subject property the residence at 7438 Baltimore Avenue has a post and rail fence with metal infill in the front yard along the sidewalk.

From staff's visit to 7403 Baltimore Ave., it appears that this portion of the fence may have been built across the property line with the adjacent property to the south at 7401 Baltimore. Ultimately, the correct installation of the fence following the survey is the responsibility of the applicant and their fence company; however, staff would recommend a new survey prior to the review of any new fencing in this location should there be such a future application.

Chain-Link Fence

Staff supports the six-foot tall chain-link fence in the rear yard. At about 100 feet from Baltimore Avenue at its closest, it is not readily visible from the right of way and its open design and black coloring further limits its visual presence on the wooded and sloping site. There is precedent for a chain link fence nearby; the HPC approved an eight-foot tall chain-link fence at the adjacent property to the north at 7407 Baltimore Ave. in 2021 with [HAWP #950233](#). That fence also is not easily visible from the right of way and on a slope. This section of fence would have qualified for staff approval if it were not a retroactive submission.

Chain-Link Fence with Extender

Staff supports the six-foot tall chain-link fencing with two-foot tall extenders and mesh at the top. Located in the rear yard on a downslope along the north property line with 7407 Baltimore Ave., the section of fencing is not visible from the right of way. As mentioned, the HPC approved an eight-foot tall chain-link fence at the neighboring property to the north at 7407 Baltimore Ave. in 2021 with HAWP #950233 for a similar situation.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final approval delegated to staff:

1. The applicant shall remove the vinyl fence post caps on the wood and wire fencing and replace them with wood caps within 30 days of HPC approval.
2. The applicant shall revise the plans to provide specifications for the extenders placed on top of the chain-link fence along the north property boundary.

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 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 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HC 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 chris.berger@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:
Address:
Daytime Phone:
E-mail:
City:
Zip:
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:
E-mail:
City:
Zip:
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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, 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

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**

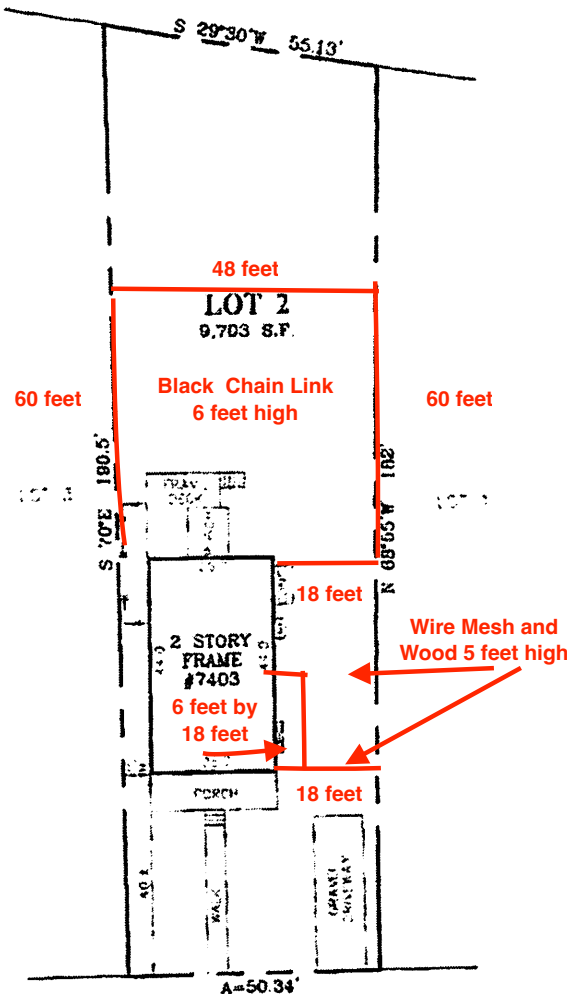
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall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

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.

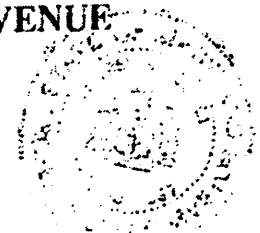
Notes:

1. Flood zone "X" per H.U.D. panel No. 0460D.
2. 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 2 feet. No property corners confirmed. Fences, if shown, have been located by approximate methods.



BALTIMORE AVENUE
(40' R/W)

LOCATION DRAWING
LOT 2, BLOCK 79
TAKOMA PARK LOAN & TRUST
COMPANY'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



OWNER'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES LAND SURVEYORS	
<p>THE INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM A FIELD INSPECTION AND THE ACCURACY OF THE SAME IS BASED ON THE INFORMATION PROVIDED BY THE OWNER AND IS NOT GUARANTEED BY THE SURVEYOR.</p>	PLAT BK. 2	20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/946-5100 Fax 301/948-1288	
	PLAT NO. 142		
	1362R	DATE OF LOCATIONS	SCALE 1" = 30'
	1362R	WALL CHECK	DRAWN BY: J.T.H.
	HSE. LOC	4-22-11	JOB NO: 11-01278





WATCH OUT FOR DOG POOP!



Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Front façade of subject property

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Wood and wire fence in side yard

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chain-link fence is rear yard

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Wood and wire fence that connects to 7401 Baltimore Ave.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chain-link fence with extenders along north property line with 7407 Baltimore Ave.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chain-link fence with extenders along north property line with 7407 Baltimore Ave.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chain-link fence with extenders along north property line with 7407 Baltimore Ave.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chain-link fence at rear property line.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chain-link fence in rear yard.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chain-link fence and wood and wire fence.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Wood and wire fence in side yard.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Fence cap detail.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Wood and wire fence in side yard.

Chris Berger Site Visit
7403 Baltimore Ave.
12.28.23



Wood and wire fence in side yard.