

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--------------------|--|-----------------------|------------------|
| Address: | 7305 Holly Avenue, Takoma Park | Meeting Date: | 1/8/2025 |
| Resource: | Outstanding Resource Takoma Park Historic District | Report Date: | 12/31/2024 |
| Applicant: | Frederick Fence Co. (Laura Braden, Agent) | Public Notice: | 12/25/2024 |
| Review: | HAWP | Tax Credit: | No |
| Permit No.: | 1093419 | Staff: | Laura DiPasquale |
| Proposal: | Fence replacement | | |

RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application with final approval delegated to staff:

1. Fencing forward of the rear wall plane must be 4-foot tall or lower and of an open picket design.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1910s



Figure 1: Aerial view of the subject property (Connect Explorer, February 2024).



Figure 2: Front elevation of the subject property (Historic Preservation Office, December 2024).

PROPOSAL

The applicant proposes to install a 6-foot-tall wood vertical board fence around portions of the rear and side yards. The proposed fence would begin approximately 60 feet from the public right-of-way and extend approximately 185 feet to the rear property line before turning to run 33 feet along the rear property line. The new fencing would replace sections of 3 to 4-foot picket and chainlink fencing.



Figure 3: Image of the proposed fencing type.

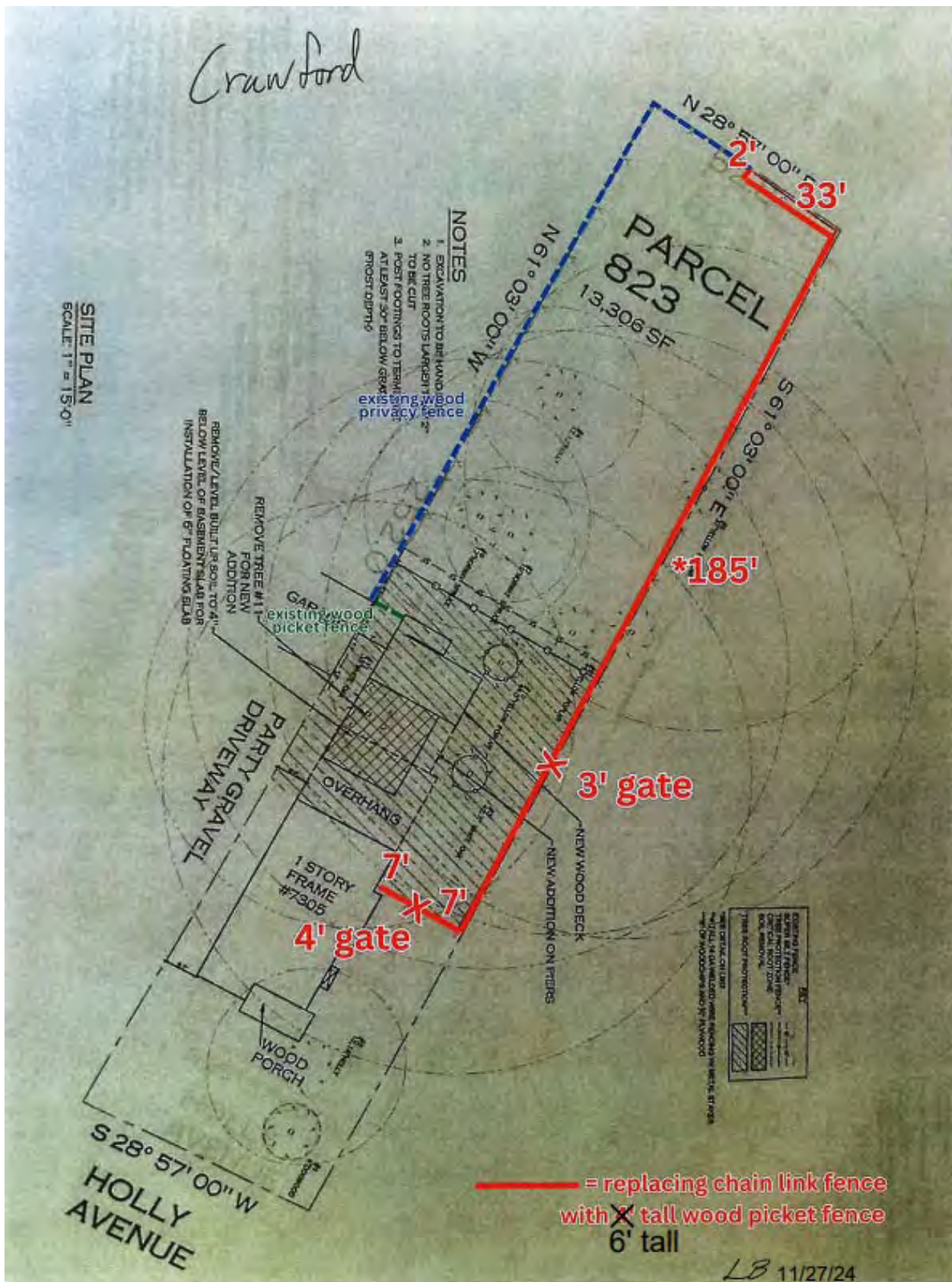


Figure 4: Site plan showing the proposed fence locations.

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 four 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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials;

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way;

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

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged;

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged;

Preservation of original building materials and use of appropriate, compatible new materials is encourages;

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:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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.

STAFF DISCUSSION

Staff supports the replacement of the existing chain link fence around the rear yard with the proposed 6-foot-tall vertical board fence, but recommends that the 6-foot fencing not extend past the rear wall plane of the historic main block of the house. As an Outstanding resource, the *Guidelines* state that the subject property is to receive the most detailed level of design review.

Staff notes that the application proposes to replace an existing section of 3 to 4-foot tall picket fencing that extends parallel to the house from the rear corner of bay along the southwest elevation of the historic main block, approximately 10 feet from the rear wall plane of the historic main block. A non-historic rear addition, approved by the HPC in 2020, extends further to the rear.

Staff finds that the installation of a 6-foot fence forward of the rear wall plane of the historic house alters the patterns of open space that characterize the district and is out of keeping with the *Guidelines* and *Standard 2*. Staff finds that a 4-foot or lower open picket fence that matches the existing fence would be appropriate maintain the character of the district forward of the historic rear wall plane. Staff finds that the proposed fence beyond the historic rear wall plane will be minimally visible from the public right-of-way and that the proposed wood material and design are compatible with the district, in keeping with Chapter 24A-8(b)(2) and *Standard 9*.



Figure 5: The applicant proposes to replace the existing approximately 3-4 foot picket fence visible in this photograph with a 6-foot vertical board fence.

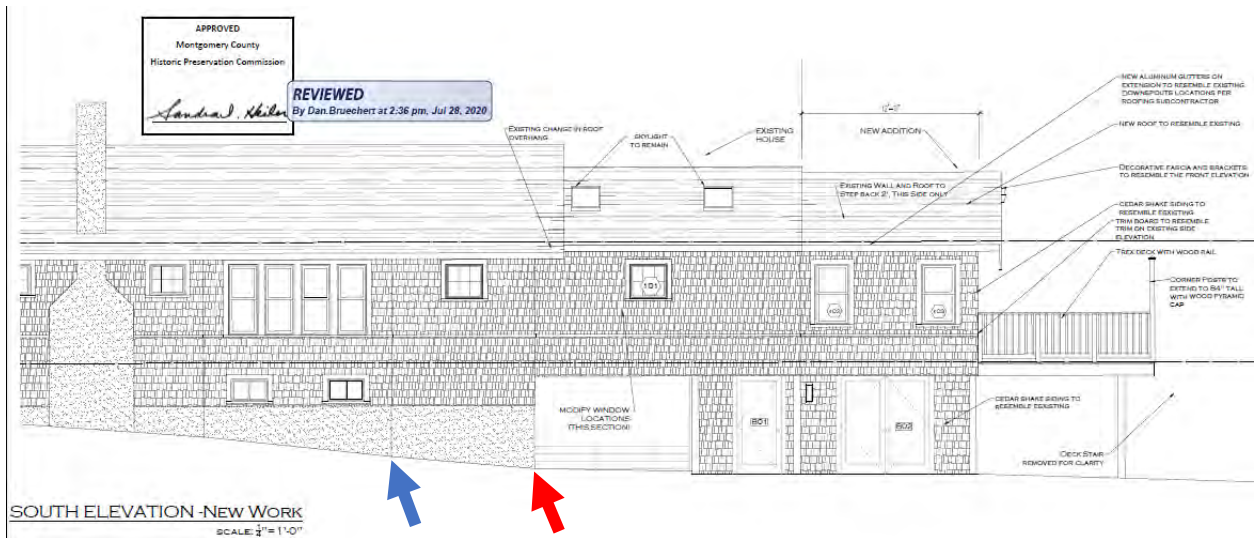


Figure 6: South side elevation from the July 2020 HPC approval for construction of a rear addition. A blue arrow points to the location of the existing section of picket fencing to be replaced with the proposed 6-foot fencing. A red arrow points to the rear corner of the historic main block, forward of which staff recommends any fencing be 4-feet tall or lower.

STAFF RECOMMENDATION

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

1. Fencing forward of the rear wall plane must be 4-feet tall or lower and of an open picket design.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the condition, 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 #9*;

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 301-495-2167 or laura.dipasquale@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# 1093419
DATE ASSIGNED _____

APPLICANT:

Name: Frederick Fence Co. - Laura Braden E-mail: permits@frederickfence.com
Address: 1505 Tilco Dr City: Frederick Zip: 21704
Daytime Phone: 301-663-4000 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 7305 Holly Avenue

Is the Property Located within an Historic District? Yes/District Name local Takoma Park
 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: 7305 Street: Holly Avenue

Town/City: Takoma Park Nearest Cross Street: Dogwood Avenue

Lot: _____ Block: _____ Subdivision: Brashears Parcel: P823

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.

Laura Braden

11/13/24

Signature of owner or authorized agent

Date

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

| | |
|---|--|
| <p>Owner's mailing address</p> <p>Molly Crawford 7305 Holly Avenue Takoma Park, MD 20912</p> | <p>Owner's Agent's mailing address</p> <p>Laura Braden 1505 Tilco Drive Frederick, MD 21704</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>7307 Holly Avenue Takoma Park, MD 20912</p> | <p>2 Barclay Avenue Takoma Park, MD 20912</p> |
| <p>7303 Holly Avenue Takoma Park, MD 20912</p> | <p>7306 Holly Avenue Takoma Park, MD 20912 7304 Holly Avenue Takoma Park, MD 20912 7302 Holly Avenue Takoma Park, MD 20912</p> |
| <p>7304 Birch Avenue Takoma Park, MD 20912</p> | <p>2 Barclay Avenue Takoma Park, MD 20912</p> |

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

7305 Holly Avenue is comprised of a small, off white, sears bungalow style home. The grounds contain an abundance of foliage including large mature trees, bushes, shrubs, and ground cover. The rear yard is mostly open with some larger trees throughout.

Existing fencing includes 6' tall wood privacy fencing along left and rear property lines

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

Proposed fence installation for the right side and rear of the property: 241 linear feet of fence extending out from the right side of the home, back along the right property line to the rear property line, and enclosing about half of the rear of the property.

Proposed fence is 4' tall wood picket style fence with a "closed" top.

Fence is replacing existing picket and chain link fencing on right side and rear yard.

NO fencing being installed or replaced in front yard.

Work Item 1: _____

Description of Current Condition:
Aging picket and chain link fencing

Proposed Work:
Replacing with new 4' tall wood closed top picket fence.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

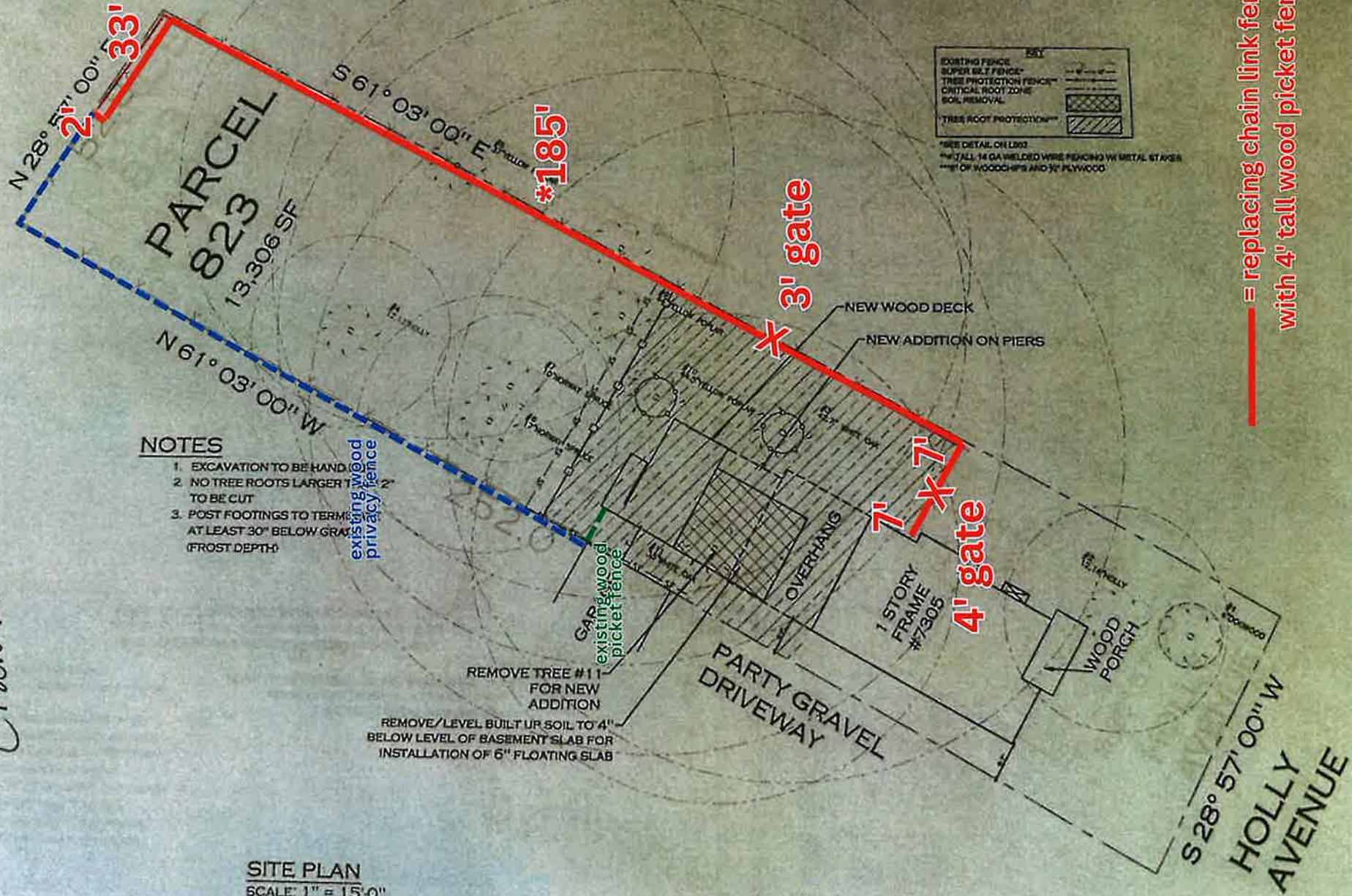
Description of Current Condition:

Proposed Work:

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

| | Required Attachments | | | | | | |
|--------------------------------|------------------------|--------------|---------------------|----------------------------|----------------|----------------|-----------------------------|
| Proposed Work | 1. 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 | * | * | * | * | * | | * |

Crawford

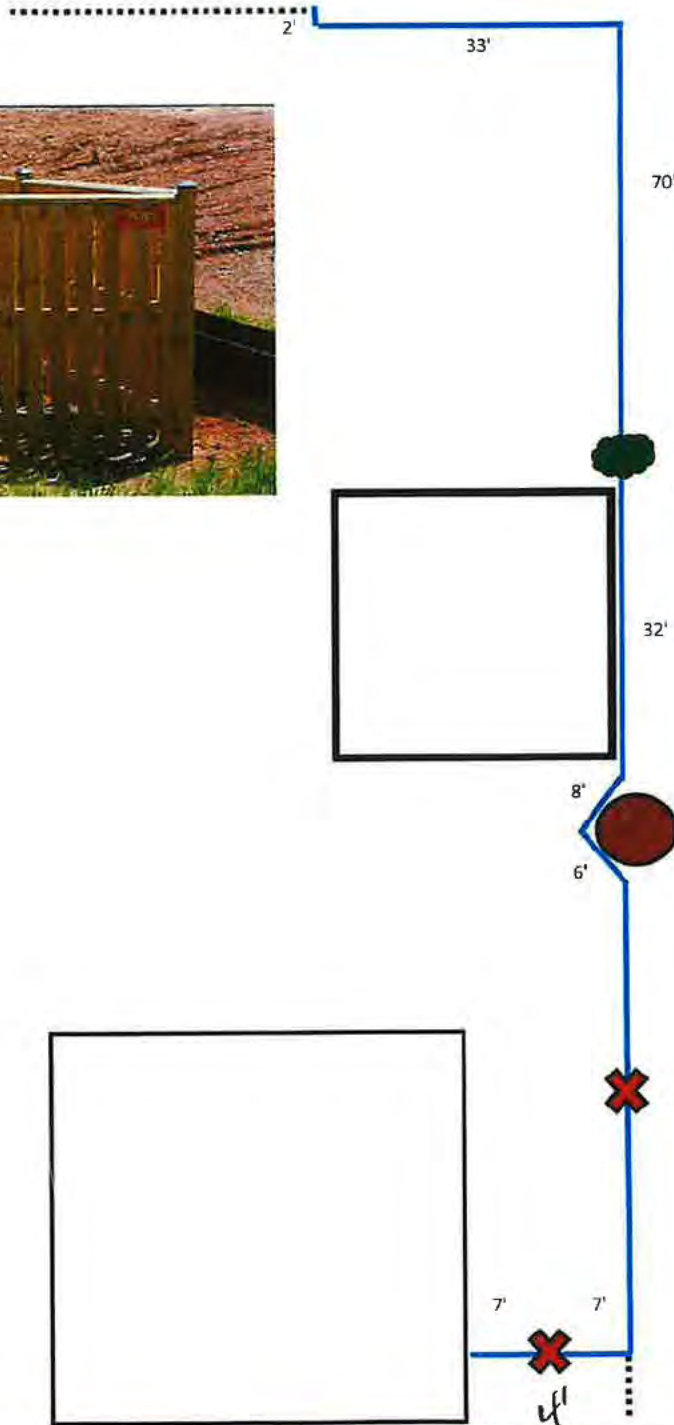


= replacing chain link fence with 4' tall wood picket fence

OWNER(S) NAME: Molly Crawford

DRAWING: OWNER TO GO OVER LOCATION OF FENCE & GATES WITH FOREMAN

Owner Initials



Tree in fence line. Face nail fence if needed to eliminate gap around tree.

69' + 3' w gate.
gate location TBD

not to scale

DISCLAIMERS

- Customer responsible for boundary lines and fence location and will confirm start and stop points with foreman at start of installation.
- Property Pins are the best way to ensure property boundaries. A plat/survey can be used but the Homeowner is responsible for any subsequent consequences.
- Frederick Fence does not haul away dirt or rocks. Customer to Indicate to foreman location to spread or pile dirt.
- Frederick Fence is not responsible for damage to underground sprinklers, dog fences, or private utilities.
- No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).

OWNER(S) NAME: Molly Crawford

Article I. PAYMENTS



| | |
|--|---|
| OWNERS NAME(S): Molly Crawford | DATE: 11/8/2024 |
| JOB ADDRESS: 7305 Holly Ave | EMAIL: klondike5345@gmail.com |
| CITY STATE & ZIP: Takoma Park MD 20912 | OTHER: 0 CELL: 270-217-5123 |
| BILLING ADDRESS: Same | |

DESCRIPTION OF WORK TO BE COMPLETED BY CONTRACTOR:
 Furnish labor and materials to **INSTALL** approx. 241 linear feet of 6' Tall Treated Space Board Picket Fence. Fence constructed using 1x4 pickets and cap board. Runners will be 2x4 boards, fastened to the posts with Teco clips.
 All posts to be secured in the ground using Dry Packed concrete.
 Install (1) 3' wide x 6' tall Flat Top Pressure Treated Picket Single Gate(s) with cedar frame. Customer to confirm location.
 Install (1) 4' wide x 6' tall Flat Top Pressure Treated Picket Single Gate(s) with cedar frame.
 Install (4) 6x6 pressure treated Gate Post(s).

 Frederick Fence Co. to obtain Montgomery County Permit & initial historical approval. *Any required variance is customer responsibility*
 Frederick Fence Co. to Remove & Haul approx. 241 linear feet of Picket & CL fence & to Clear & Haul approx. 90 linear feet of brush& limbs.

Rock Clause: The vicinity where your property is located can have a higher than normal occurrence of sub-surface rock or debris that is not visible. If we need to utilize a jack-hammer or similar tool to create a hole deep enough to properly secure your posts, an additional charge may be applied. The total amount will not exceed a maximum of \$1053.
 Initial: _____

Hand dig

CUSTOMER TO DO BEFORE INSTALL

DISCLAIMERS:

- If property pins are not present, we recommend a boundary survey. Customer responsible for boundary lines and fence location.
- Customer will confirm start and stop points with foreman at start of installation.
- Frederick Fence does not haul away dirt or rocks.
- Frederick Fence not responsible for damage to underground sprinklers, dog fences, or private utilities.
- No refunds or returns on special order materials (Includes Vinyl, Aluminum, & Steel Fence).

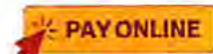
Owner Initials:

PAYMENT TERMS:
 For the above services and/or materials & equipment (also permits where required) the OWNER agrees to pay the CONTRACTOR the total amount stated in the box labeled "Contract Total". A deposit will be required before project start and may not exceed 1/3 of the total contract price. A second deposit will be required at the start of the job for all jobs exceeding \$20,000 and must not exceed 1/3 of the total contract price. The final balance will be due upon completion.

APPROXIMATE STARTING AND COMPLETING:
 Work under this contract will start in **2-3 Weeks** subject to circumstances beyond the control of the contractor, (including weather and material delays) and will be completed in approximately **3-4 Days**

CREDIT CARD INFORMATION:

Pay your Deposit or Final Balance on our website! Go to Frederickfence.com and click the gold button at the top.



CONTRACT ACCEPTANCE:

The undersigned CONTRACTOR and OWNER agree and accept the terms and conditions set forth in pages 1 through 4 and further agree that this contract contains the final and entire agreement between the parties here to and neither they nor their agents shall be bound by any terms, conditions, statements, warranties, or representations, oral or written, not herein contained. This contract is not binding upon FREDERICK FENCE CO, INC. until accepted. You, the buyer, may cancel this transaction at any time prior to midnight of the fifth business day or seventh business day if the buyer is at least 65 years old, after the date of this transaction.

Date: 11/8/24 Owner Signature: [Signature]
 Lic. No. 0 Salesman: Brody

pricing and approx. lead time on this contract is only valid for 2 weeks from estimate date and will need to be re-quoted if date of signing is after 11/22/2024

| | | |
|-----------------------|----|-----------------|
| CONTRACT TOTAL | \$ | 9,199.00 |
| Deposit | \$ | 3,067.00 |
| 2nd Deposit | \$ | - |
| Final Balance | \$ | 6,132.00 |

Due Upon Completion

PAID NOV 12 2024

1027777

RECEIVED NOV 12 2024

12-2-24

6' tall Wood Picket Fence



7305 Holly Avenue





*Front
Replacing picket
fence next to
house. existing
chain link staying

Replacing this line
of picket fence





replacing
existing chain
link fence





← existing white picket fence staying

existing privacy fence along left property line staying

