

37/03-03UU 7305 Baltimore Ave.  
Takoma Park Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 13, 2003

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application – Approval

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Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: \_November 13, 2003

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator  
Historic Preservation 

SUBJECT: Historic Area Work Permit Permit # 321534

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The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was **APPROVED**.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Nancy Cohen and Roger McGary

Address: 7305 Baltimore Ave.

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

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HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: NANCY L. COHEN  
Daytime Phone No.: 301-588-7047

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: NANCY COHEN ROBERT HIGGINS Daytime Phone No.: 301-588-7047  
Address: 7305 BALTIMORE AVE TAKOMA PARK MD 20912  
Street Number City Street Zip Code  
Contractor: CALCO FENCE Phone No.: 301-428-9040  
Contractor Registration No.: 31726  
Agent for Owner: RON BENSON # 82900 Daytime Phone No.: 301-428-9040

LOCATION OF BUILDING/PREMISE

House Number: 7305 Street: BALTIMORE AVENUE  
Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE  
Lot: 3 Block: 78 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ 3,500.  
1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

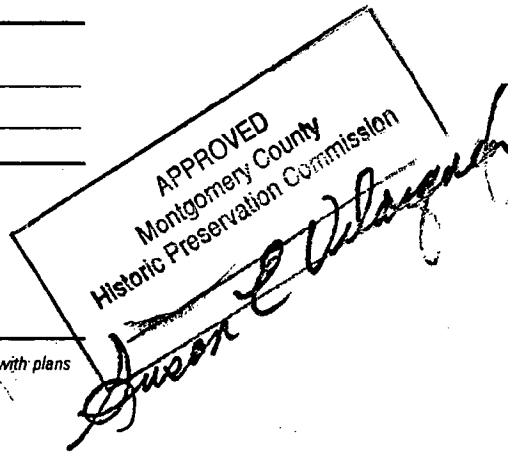
3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches SEE ATTACHED LETTER.  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Nancy L. Cohen  
Signature of owner or authorized agent

10.13.03  
Date

Approved:  \_\_\_\_\_  
Disapproved: \_\_\_\_\_  
Signature: Judson E. Delaney Date: 11/13/03  
Application/Permit No.: 321534 Date Filed: 10/15/03 Date Issued: \_\_\_\_\_



**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

*please refer to attached letter*

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b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

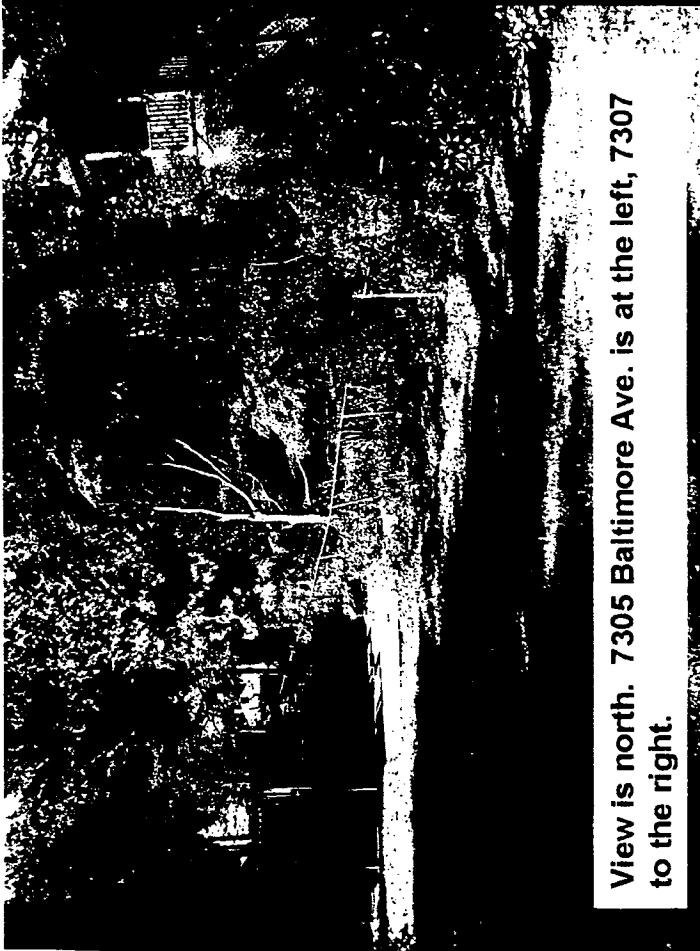
**6. TREE SURVEY *N/A***

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

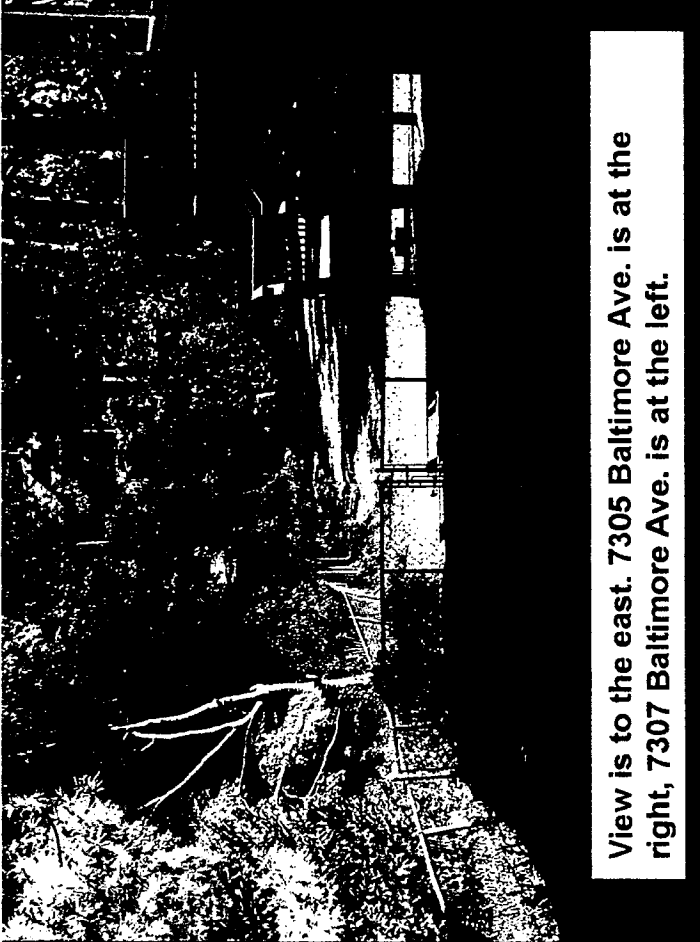
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).





View is north. 7305 Baltimore Ave. is at the left, 7307 to the right.



View is to the east. 7305 Baltimore Ave. is at the right, 7307 Baltimore Ave. is at the left.



View is east-northeast. Existing fence to the right was damaged when a tree fell on it during a recent storm. To the right is the rear of 7312 Piney Branch Rd.



View is south-southwest; fence would go behind the evergreens, just in from the existing chain link fence. To the left is the rear of 7310 Piney Branch Rd.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NANCY L COHEN
Daytime Phone No.: 301-588-7047

Tax Account No.:
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Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVE
Lot: 3 Block: 78 Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[checked] Construct [ ] Extenc [ ] Alter/Renovatr [ ] A/C [ ] Slat [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed
[ ] Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family
[ ] Revision [ ] Repair [ ] Revocable [checked] Fence/Wall (complete Section 4) [ ] Other:
1B. Construction cost estimate: \$ 3,500.
1C. If this is a revision of a previously approved active permit, see Permit # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENO/ADDITIONS

2A. Type of sewage disposal: 01 [ ] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [ ] WSSC 02 [ ] Well 03 [ ] Other:

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3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches SEE ATTACHED LETTER.
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[ ] On party line/property line [checked] Entirely on land of owner [ ] On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

10.13.03
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_
Application/Permit No.: 321534 Date Filed: 10/15/03 Date Issued: \_\_\_\_\_

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7305 Baltimore Ave.  
Takoma Park, MD 20912

October 10, 2003

Department of Permitting Services  
255 Rockville Pike  
Rockville, MD 20850

Dear Madam/Sir:

This letter and the attached completed Application for Historic Area Work Permit are submitted as a proposal for a fence replacement at our property: 7305 Baltimore Ave., Takoma Park, MD 20912.

We are requesting approval to replace an existing older chain link fence with a wooden fence. We believe the existing fence was installed in the 1950s, at the time the house was built.

Over the years the existing fence has deteriorated significantly. There is one location where the top rail, due to ground settling, has come off its post. In other locations the chain link shows signs of sagging, posts are bent and the fence leans left and right of center. A large section, at the rear of the property, was damaged when a tree fell on it during a storm late last year.

The portions of the fence to be replaced include the entire length between our property and our neighbor's side property located at 7307 Baltimore Ave. and across the back of our property adjacent to properties located on 7310 and 7312 Piney Branch Rd., Takoma Park, MD. The proposed solid board fence will be constructed of pressure treated pine. The first 43 feet of fence from the street (Baltimore Ave) down the driveway will be four feet tall, the next 37 feet of fencing, continuing down the driveway, will be five feet tall. The remaining fence between our property and the rear of 7307 Baltimore Avenue and across the back of our property will be six feet high. A gate is planned at the rear facing 7312 Piney Branch Rd. The fence will be constructed approximately one foot within our existing property line.

We believe that installation of this replacement fence will improve the overall landscape and is our first step to a major landscaping planned for our back yard. Photographs of the existing fence and property and the proposed fence are attached.

If you have any questions or suggestions, please call us at 301-588-7047.

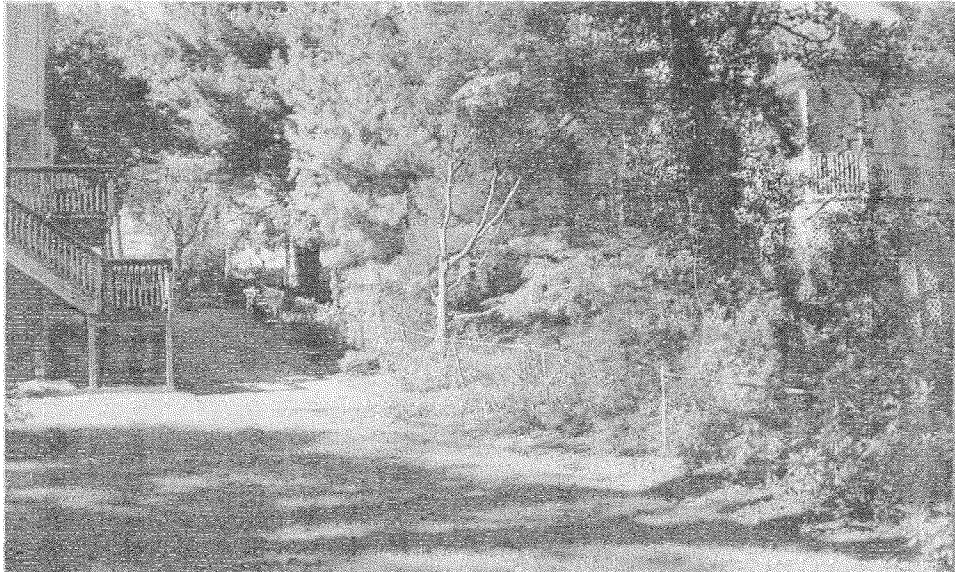
Nancy L. Cohen



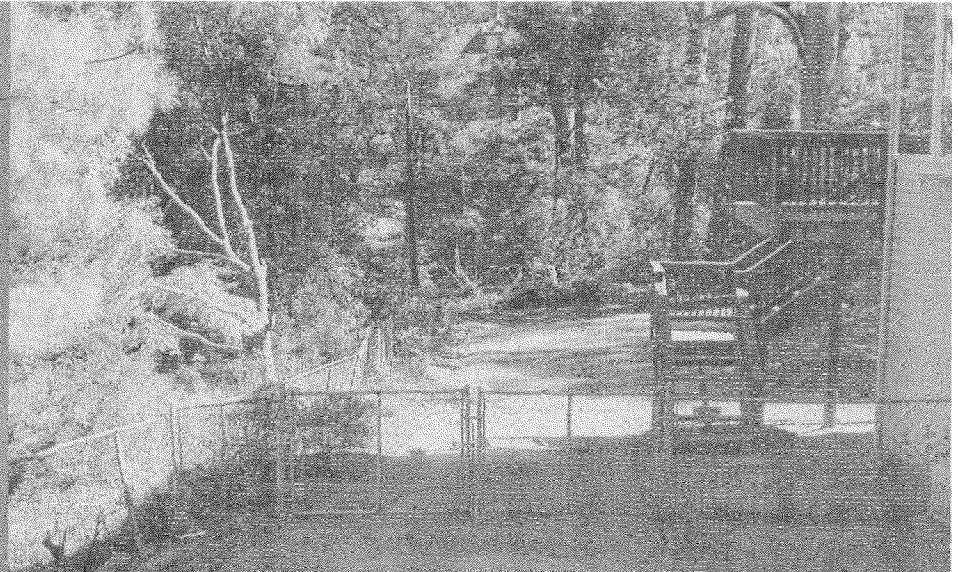
Roger A. McGary

Enclosures





**View is north. 7305 Baltimore Ave. is at the left, 7307 to the right.**



**View is to the east. 7305 Baltimore Ave. is at the right, 7307 Baltimore Ave. is at the left.**



**View is east-northeast. Existing fence to the right was damaged when a tree fell on it during a recent storm. To the right is the rear of 7312 Piney Branch Rd.**



**View is south-southwest; fence would go behind the evergreens, just in from the existing chain link fence. To the left is the rear of 7310 Piney Branch Rd.**

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
7305 Baltimore Ave. Takoma Park, MD 20912	None

<b>Adjacent and Confronting Property Owner's mailing addresses</b>	
Catherine Bernard & William Sandberg 7307 Baltimore Ave. Takoma Park, MD 20912	Vicki & Chas Feinstein 7309 Takoma Ave. Takoma Park, MD 20912
Renee & Jeffrey Luker 7307 Takoma Ave. Takoma Park, MD 20912	Sue & James H. Gordon Jr. 7310 Piney Branch Rd. Takoma Park, MD 20912
Anita Miller & Michael Lang 7312 Piney Branch Rd. Takoma Park, MD 20912	

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7305 Baltimore Avenue	<b>Meeting Date:</b>	11/12/03
<b>Resource:</b>	Non-Contributing/Out of Period <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/05/03
<b>Review:</b>	HAWP	<b>Public Notice:</b>	10/29/03
<b>Case Number:</b>	37/03-03UU	<b>Tax Credit:</b>	No
<b>Applicant:</b>	Nancy Cohen and Roger McGary	<b>Staff:</b>	Joey Lampl

**PROPOSAL:** Fence replacement

**RECOMMEND:** Approval

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**BACKGROUND**

This is the first fence application that has been brought before the Commission on this property. Prior to this application, the owners worked with the HPC on the construction of a porch for their 1951 Colonial Revival house. According to the owners they constructed a Neo-Victorian porch on the front of their house with Victorian-type posts and balustered rails based on input from the Commission. (Previous HAWP approved prior to 1992. File stored at Archives.)

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource  
**STYLE:** Colonial Revival with Neo-Victorian Porch  
**DATE:** 1951

7305 Baltimore is a Non-Contributing Resource within the Takoma Park Historic District. The two-story residence has a brick façade and is wood-sided with a rear deck on the north side. The property sits on a lot 60' wide by 150' long, or 9,000 square feet, that backs onto Piney Branch Road. The lot is the second lot in from the corner and sits northeast of the railroad tracks, just shy of the District Line.

## **PROPOSAL:**

The applicants are proposing to:

1. Remove a damaged, worn, chain-link fence from two sides of the perimeter of the property: the left side of the property as one faces it (called “north” for this application) and the rear lot line (east). The existing chain-link fence that runs along the right property line as one faces the building (south) will be retained, as will that portion that currently serves as a gate across their concrete driveway.
2. Replace the affected portions of the fence with a pressure-treated, vertical-board, solid pine fence with minimal-height, intermittent newel posts. The height of the new fence will begin at 4 feet at the sidewalk and gradually step up to 6-feet high along the north, or left, side of the property (described below). The proposed fence will be 6’ high along the rear property line. Along the north property line, the fence will be located in the exact same position as the existing fence. Along the rear property line, the fence will be located just in front of the existing fence. No trees will be affected by this proposal.

## **STAFF DISCUSSION:**

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to resources within the historic district. The *Takoma Park Guidelines* define “Non-Contributing or Out-of-Period Resources” as:

A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource’s original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district’s primary historical and architectural context.

The following guidelines pertain to this project:

- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole;
- The designs 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); 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 chain link fence, which was installed in the 1950s, was damaged as a result of Hurricane Isabel. When considering a replacement, the applicants sought to attend to three issues:

1. To curb the growth of English ivy and other groundcover as well as the dispersal of pine needles from their neighbor to the north onto their own property;
2. To enclose the yard in order to undertake a comprehensive landscape initiative; and
3. To screen the neighbor's yard to the east (across the rear lot line towards Piney Branch), where large trees have toppled and the owner of that property has signaled no interest in clearing the debris.

The applicants propose to place the new fence on or immediately near established property lines and do not plan on attaching the board fence to the house in any way. They propose to begin the fence on their property line just after the sidewalk at four feet in height, which would match the height of the adjacent, swag-style picket fence of their neighbor to the north at 7307 Baltimore. Forty-three feet back from the sidewalk line, at a point towards the back of the concrete drive, the fence would rise to five feet tall and would remain at that height for 37 additional feet. Finally, behind the back plane of the house, the fence would rise to six feet high and would continue at the six-foot height line along the rear of the property. The applicant is proposing a gate at the rear of the lot as a part of the board fence, which would face Piney Branch road.

Upon visiting the block in question, staff was immediately struck by the abundance of pickets and railings in the immediate vicinity. The property to the north, 7307 Baltimore, has a swag-type picket fence at the sidewalk plane. The house at 7305 Baltimore (the applicant) has railings and two sets of steps on a wooden front porch. To the south at 7309 Baltimore (built in 1992) is an elaborate, wood-rail fence that is staggered in height via heavy newel posts topped with finials.

In staff's opinion, the proposed board fence - although not the standard solution for fences that come forward of the building plane out to the sidewalk - would offer visual relief in what is currently a crowded, 'picketed' landscape. Across the street, for reference, are pressure-treated, rounded-picket wood fences (sometimes referred to as "Popsicle-stick fences") that have been left either unstained or stained. Although variations on the picket fence abound, the applicants point out that a picket fence on the boundary between their house and 7307 Baltimore would fail to serve their purpose, since they are trying to prevent their neighbor's landscape from encroaching upon their own property.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b) 1:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

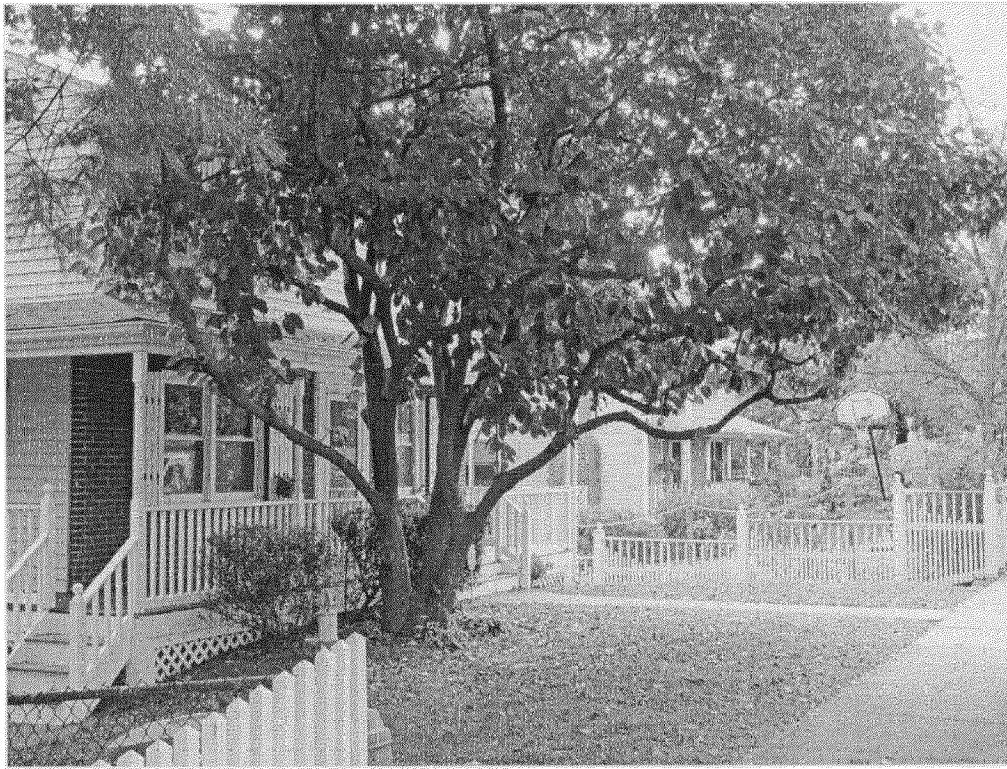
Staff recommends that the owner consider painting or staining the pressure-treated fence, since doing so has been shown to lengthen the lifespan of the product.

The general condition applies that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.





7305 Baltimore Facade



View of streetscape looking south towards 7309 Baltimore



View of 7307 Baltimore, located to the north of the subject property



View of 7309 Baltimore to the south