

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION  
STAFF REPORT  
for  
May 21, 2009  
MEETING NO. 4-09**

**CONSENT AGENDA**

**APPLICATION:** HDC2009-00466  
**ADDRESS:** 709 Grandin Avenue  
**ACCEPTED:** April 28, 2009  
**45 DAY LIMIT:** June 19, 2009  
**OWNER:** Janet Hunt-McCool  
**REQUEST:** Approve side fence  
**STAFF:** Robin D. Ziek



**PROJECT SUMMARY:**

The applicant requests approval of the replacement of a segment of an existing fence along the east boundary line. The new 42” high picket fence will have plain “gothic” tips.

**STAFF RECOMMENDATION:**

**Staff recommends approval, given the following findings:**

The replacement fencing with the simple pointed picket sets the style for future replacement fencing, and meets the *Secretary of the Interior’s Standards #2* (“New ... exterior alterations ... shall not destroy historic materials that characterize the property.”); and with *Technical Guide # 6*, “Fencing.”

**[DRAFT MOTION OF APPROVAL WITH CONDITIONS:]**

Finding HDC2009-00466, for replacement of a section of existing fencing along the east boundary of the property with simple pointed picket fencing, in compliance with Secretary of the Interior’s Standards #2, and with *Technical Guide # 6*, “Fencing,” and finding no negative impact on the architectural significance of the house with this proposal, I move approval of the application.

**BACKGROUND:** The existing fencing is composed of lattice work sections, and infill with segments of wire fencing. The fencing has deteriorated along the east boundary line, and the applicant would like to install fencing that will be secure for her dogs. The proposed new fence

style is a simple pointed picket fence, with a curved Gothic tip. At the point where the remaining lattice fence segments deteriorate and need to be repaired, the applicant will continue to use the replacement picket fencing.

**Previous Requests:**

**Property Area:** 7,500 sf.

**Structure Area:** 1,684 sf.

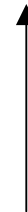
**Zone:** R60-HD

**City of Rockville Permits Required:** Fence Permit, HDC Certificate of Approval

**Historic Significance:** The Corrick-Robertson House was designated in 2003, at the owner's request. The house was built in 1893, and is one of the early homes in Rockville Park. It illustrates the vernacular Victorian Gothic Revival style, and retains several high-style features, including the two-story polygonal bay on the west elevation.



North



Fence segment to be replaced

**DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:**

The existing fencing along the east boundary line is deteriorating. The applicant would like to have a secure fence for the family dogs. The existing lattice-style fence is attractive, but may not be considered a compatible fence style for this late 19<sup>th</sup> century resource. Therefore, the applicant has selected a simple pointed picket fence, with a gothic curve to the tips, for the style for the replacement fencing.

**OTHER CONSIDERATIONS:**

Tax credits do not apply.

**COMPLIANCE WITH GUIDELINES:**

Staff finds that the proposed alteration meets the Secretary of the Interior's *Standards for Rehabilitation* # 2, and with the *Technical Guide* #6, Fencing, which describes simple historic picket fencing as appropriate in Rockville.

## Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)

### Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- ✱ 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.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, 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.