

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7216 Holly Ave., Takoma Park	Meeting Date:	09/19/17
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	09/12/17
Applicant:	Rocco Casagrande	Public Notice:	09/05/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-17III	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: c.1885-95

The subject property is a two-and-a-half-story, clapboard sided Queen Anne house, with a front gable roof, and a one-story wrap-around porch that wraps to the left and right of the principle façade. There is decorative scrollwork under the gable and in the second-floor porch. No work is proposed on the house as part of this HAWP.

PROPOSAL

The applicant is proposing to:

- Enlarge the shared driveway,
- Construct a new stone retaining wall and stairs in the front,
- To install boulder steps and a retaining wall in the rear, and
- To build an on-grade deck in the rear.

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 Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design 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 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
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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 insure 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

STAFF DISCUSSION

The applicant is proposing several alterations to the hardscape of the property at both the front and the rear. The elements that will be altered at the front include, widening the gravel drive by 7' 7 1/2" (seven feet, seven and one-half inch); demolishing the brick retaining wall and constructing a new stone retaining wall and terrace with steps from both the front and side. In the rear, the applicant proposes to add a new on-grade deck accessed by several boulder steps.

To accomplish the hardscape work at the front of the house, the applicant is proposing to

demolish the existing brick knee wall at the front of the lot. The top several feet of the brick wall were removed sometime after 2014 and only 18" to 2' (eighteen inches to two feet) of the brick wall remain. The Staff report conducted in 2014 stated that the remaining portion of the brick retaining wall dated to the period of construction for the house. Based on an evaluation of the brick and mortar, Staff currently believes that the wall more likely dates to sometime after World War I and was likely constructed closer to the 1930s. As this feature was likely constructed outside the identified period of significance for the district, Staff supports its removal.

Expansion of the Driveway

The revised application includes two schemes for the treatment of retaining walls at the front of the building. As one scheme has been identified as 'preferred' Staff's review only evaluates the applicant's 'preferred' proposal and not the alternative plan. Currently, the subject property contains a shared gravel with a small cut to provide access to the non-historic one-stall garage. The front yard contains a short brick knee wall. A significantly taller section of brick wall (added to the older brick base) was lowered as recently as 2014. The applicant is proposing to widen the existing driveway by 7' 7 1/2" (seven feet, seven and one-half) for a depth of 17' 4" (seventeen feet, four inches). This expansion will also be covered in gravel to match the existing driveway. This additional gravel will not have a significant impact on either the historic house or the surrounding district and Staff supports the proposed widening.

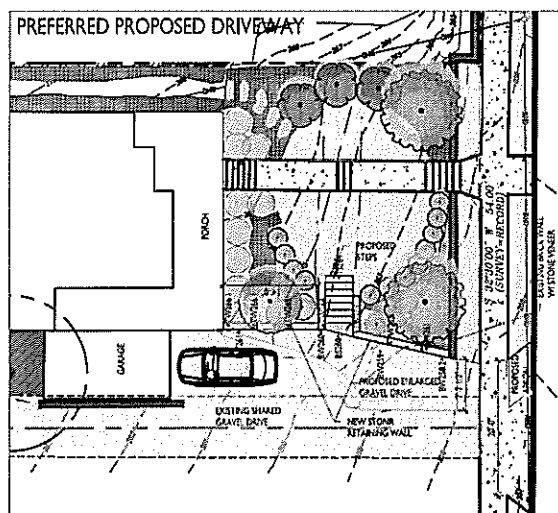


Figure 1: Preferred configuration for side retaining wall.

Part of the existing concrete retaining wall will need to be removed to expand the garage. As this portion of the wall is not in its historic configuration (if it even is historic), Staff believes that its removal will not have a significant impact on the historic character of the house or the surrounding district. The applicant's proposed use of gravel in this expansion will create a consistent appearance with the existing driveway, so it will blend in with the surrounding environment and respects the environmental setting of the surrounding district, per the *Design Guidelines*.

Front Retaining Wall

The applicant is proposing to demolish the brick knee wall and to construct a new stone retaining wall at the front with terraced steps. The applicant provided a photo example of the stone wall proposed for the front and side retaining wall (see below). The roughly dressed stones will be

topped by a concrete capstone. Due to the gentle slope of Holly Ave., the wall at the front of the property will vary in height from 2' 2" (two feet, two inches) to 3' (three feet) tall. The new wall will be approximately 2 1/2" (two-and-a-half inches) taller than the existing brink wall. There will be a gap at the center of the wall to provide access to the existing concrete steps to the front porch. The applicant is proposing to retain the existing central concrete steps.

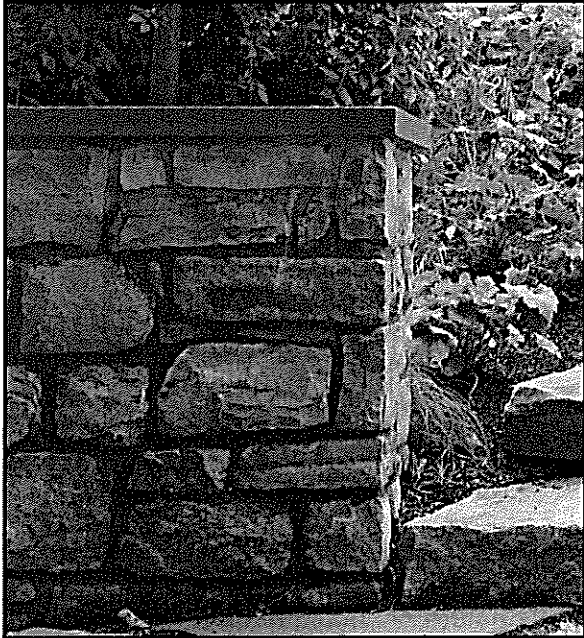


Figure 2: Proposed stone wall detail

The size and design and size of the proposed wall will have a minimal impact on the house and the surrounding district. Along Holly Ave. there are several other retaining walls. Their materials vary from concrete block, to parged concrete, to dry-laid stones, and brick. The majority of the retaining walls are modern additions to the houses and do not appear to be historic. By employing rough stone coupled with the wall's low height will help to support the preservation of Takoma Park's open, park-like setting.

The applicant is proposing to wrap the stone retaining wall around the corner into the proposed expanded driveway. Currently, there is a small section of brick wall with a larger portion of a poured concrete retaining wall that comes to the front edge of the front porch (see Figure 3). The applicant proposes to step-up the height of the wall from a height of 3' (three feet) at the front corner of the lot, to a height of 5' 4" (five feet, four inches) at the corner of the porch. The applicant is proposing to install a centrally-placed set of stairs that are constructed using the same stone as the wall, with a metal pipe railing. The replacement of the two incongruous materials in the garage retaining wall with a unified design will allow the wall to better blend into the landscape.

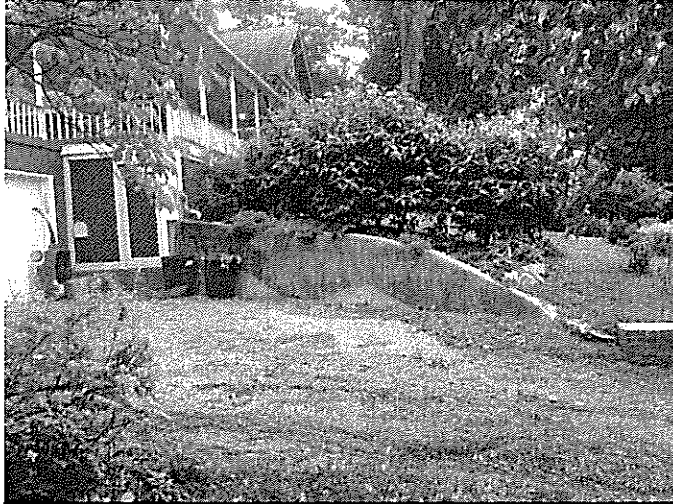


Figure 3: The current concrete retaining wall, with brick to the right.

Rear Alterations

The proposed changes to the rear are a circular, on-grade wooden deck and boulder steps with a boulder retaining wall to access the rear of the yard. These changes are compatible with the landscape features in the rear of the house. The work at the rear does respect the park-like setting of Takoma Park and will not have an impact on the historic resource or the surrounding district. Lastly, as these alterations will not be visible from the public right-of-way, Staff feels they should be approved as a matter of course.

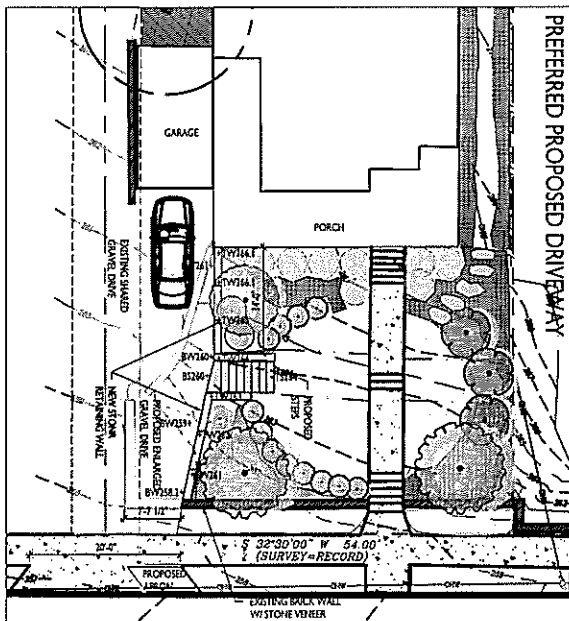
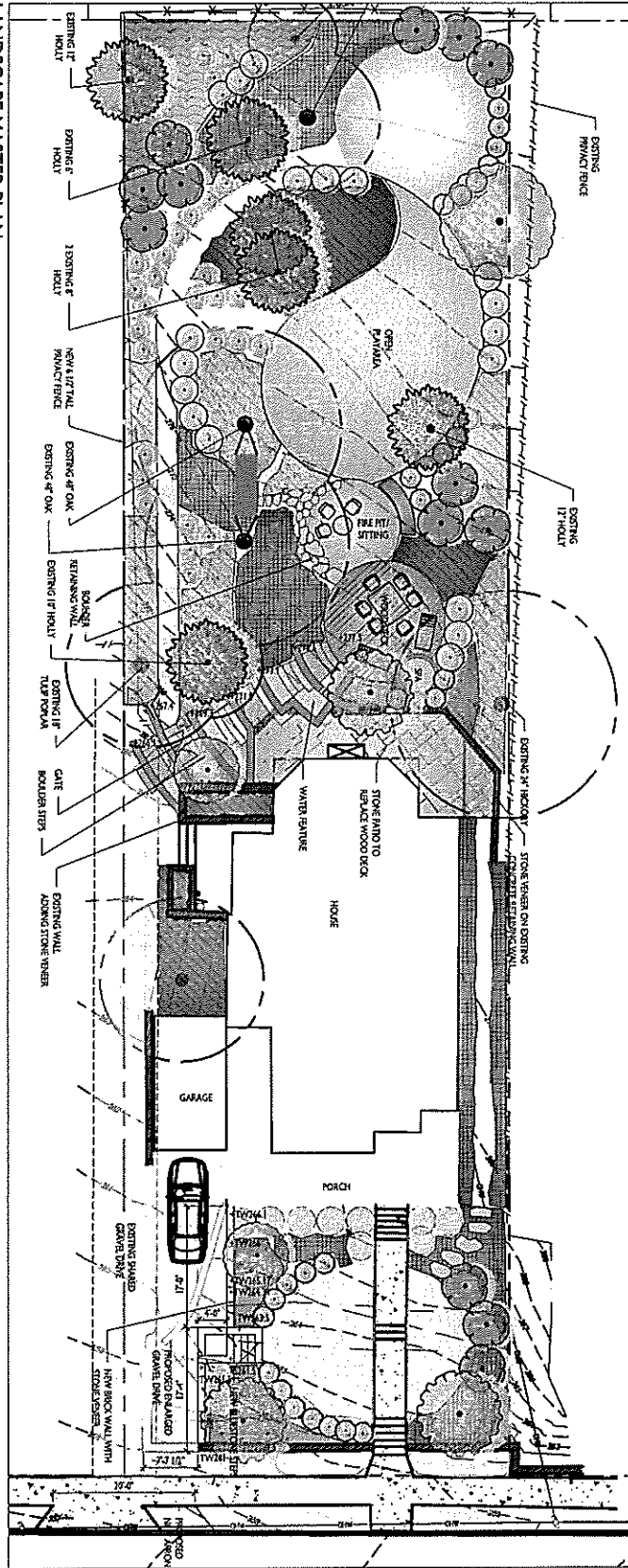
STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** this HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** 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 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



LANDSCAPE MASTER PLAN



Landscape Master Plan

Cassgrande Residence
7216 Holly Ave
Takoma Park, MD 20912

Scale: 1/16" = 1'-0"

Date: 08.15.2017

Revisions:



**JORDAN
HONEYMAN**
Landscape Architecture, LLC

711 Florida Avenue, NW

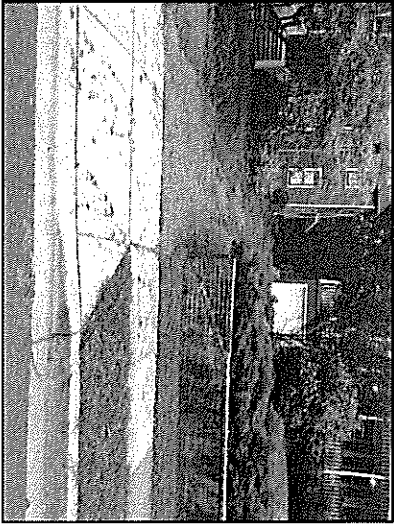
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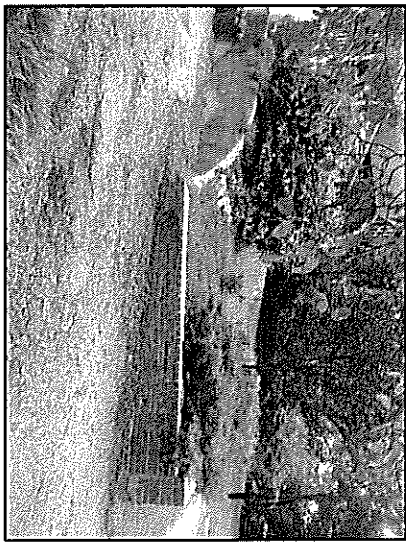
202.924.0712 FAX

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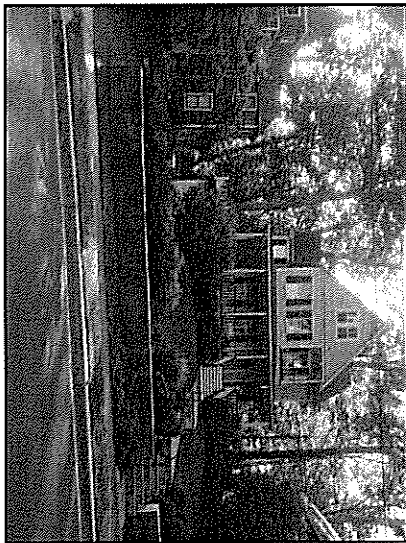
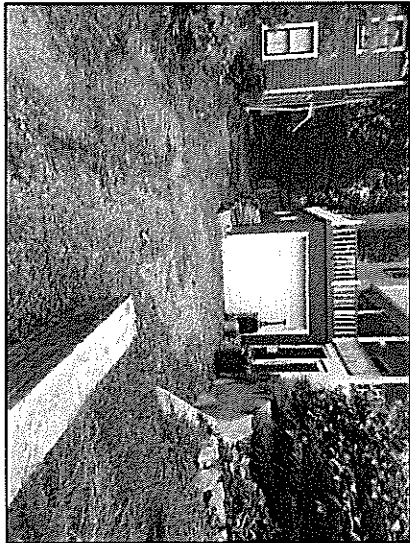
FRONT EXISTING CONDITION



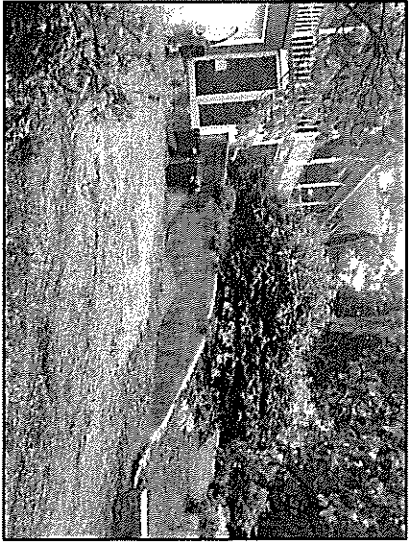
EXISTING FRONT WALL CONDITION



EXISTING BRICK WALL AT CORNER 3 FT TALL



HEIGHT OF WALL AT STEPS 2'-6" TALL



WALL HEIGHT AT HOUSE 5 FT

L-4

Existing condition

Cassgrande Residence
7216 Holly Ave
Takoma Park, MD 20912

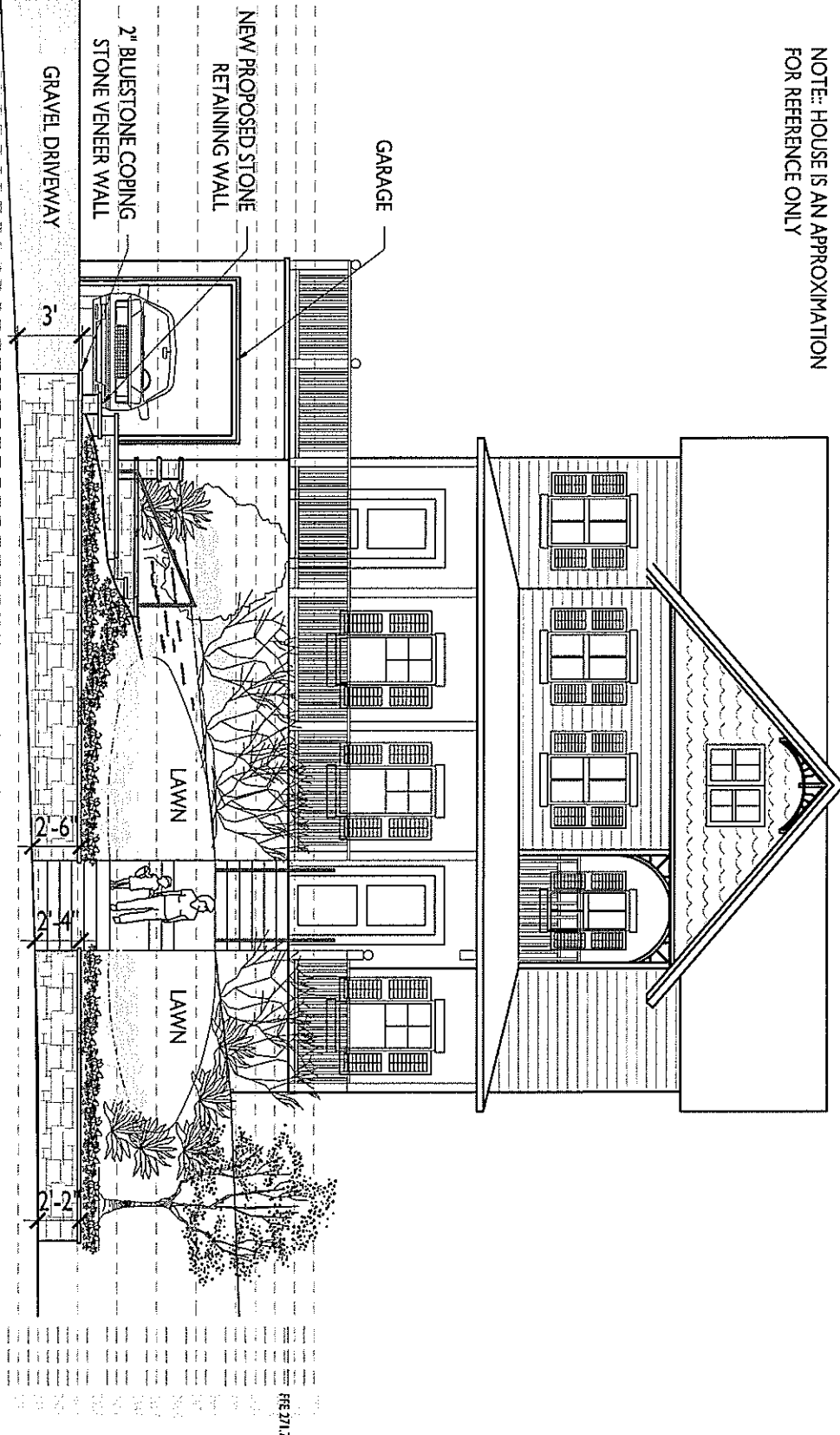
Scale:
Date: 08.15.2017
Revisions:



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Washington, DC 20001
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202.964.0712 FAX

7

NOTE: HOUSE IS AN APPROXIMATION
FOR REFERENCE ONLY



2 FRONT ELEVATION
ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: EXISTING CONCRETE WALK & STEPS PROPOSED WALL HT AT
SIDEWALK 2-1/2" HIGHER THAN EXISTING WALL HT

L-6

SECTION

Cassgrande Residence
7216 Holly Ave
Takoma Park, MD 20912

Scale: 3/16" = 1'-0"
Date: 09.05.2017
Revisions:



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8

1 SIDE ELEVATION ELEVATION

SCALE: 3/16" = 1'-0"

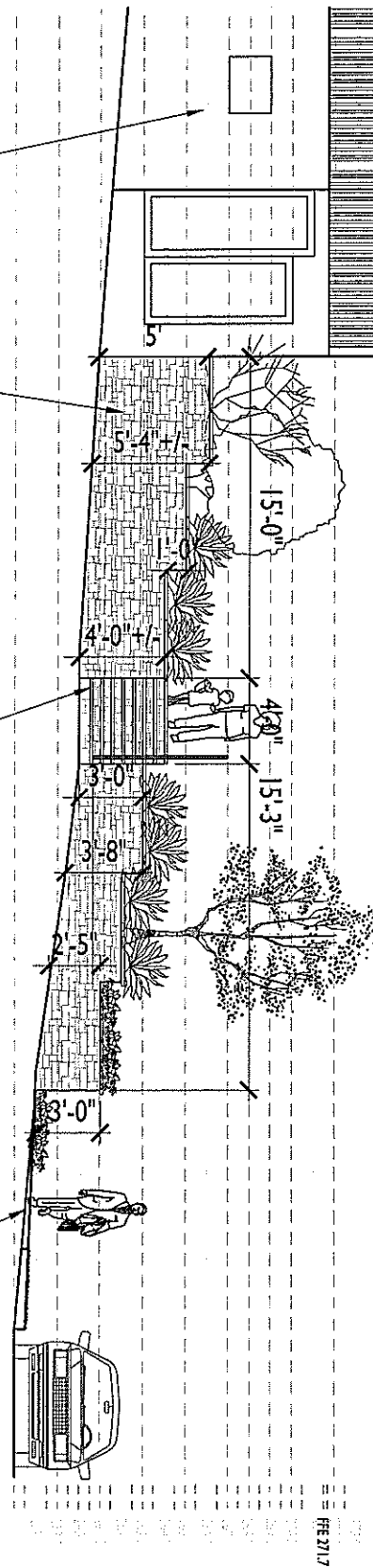
GARAGE

PROPOSED NEW
STONE RETAINING WALL

PROPOSED NEW STEPS

APRON

HOLLY AVE



STONE WALL SAMPLE



L-7

SECTION

Cassgrande Residence
7216 Holly Ave
Takoma Park, MD 20912

Scale: 3/16" = 1'-0"
Date: 09.05.2017
Revisions:



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HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Holt@Jordanhoneyman.com Contact Person: Holt Jordan
Tax Account No.: 01059000 Daytime Phone No.: 202-986-0711
Name of Property Owner: Casagrande Rocco J Daytime Phone No.: 301-704-2083
Address: 7216 Holly Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: TBD
Agent for Owner: Jordan Honeyman Landscape Architecture Daytime Phone No.: 202-986-0711

LOCATION OF BUILDING/PREMISE

House Number: 7216 Street: Holly Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 38 Block: 12 Subdivision: _____
Liber: 51916 Folio: 123 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☒ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☒ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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 5 feet 5 inches

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.

Karl Hult
Signature of owner or authorized agent

08/15/2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

810383

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**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:

7216 Holly Ave is a Hillside Victorian House with an outstanding resource. This steeply sloped site has 4 large shade trees, a tulip poplar and a hickory. It also included several large American hollies.

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

Landscaping & enlarged shared drive way with new stone retaining wall, in the front & new stone terrace, boulder steps and on grade deck in the rear.

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

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.



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

Owner's mailing address

Casagrande Rocio J & Kate Rhudy
7216 Holly Ave, Takoma Park,
MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Coffey Pamela Sumner &
Curtin Theodore Charles.
7214 Holly Ave, Takoma Park,
MD 20912

Lim Soo
7218 Holly Ave, Takoma Park,
MD 20912.

Vernum John E
7217 Holly Ave
Takoma Park, MD 20912.

Voris Linda & Kakoudaki Despina
7327 Piney Branch Rd.
Takoma Park, MD 20912.

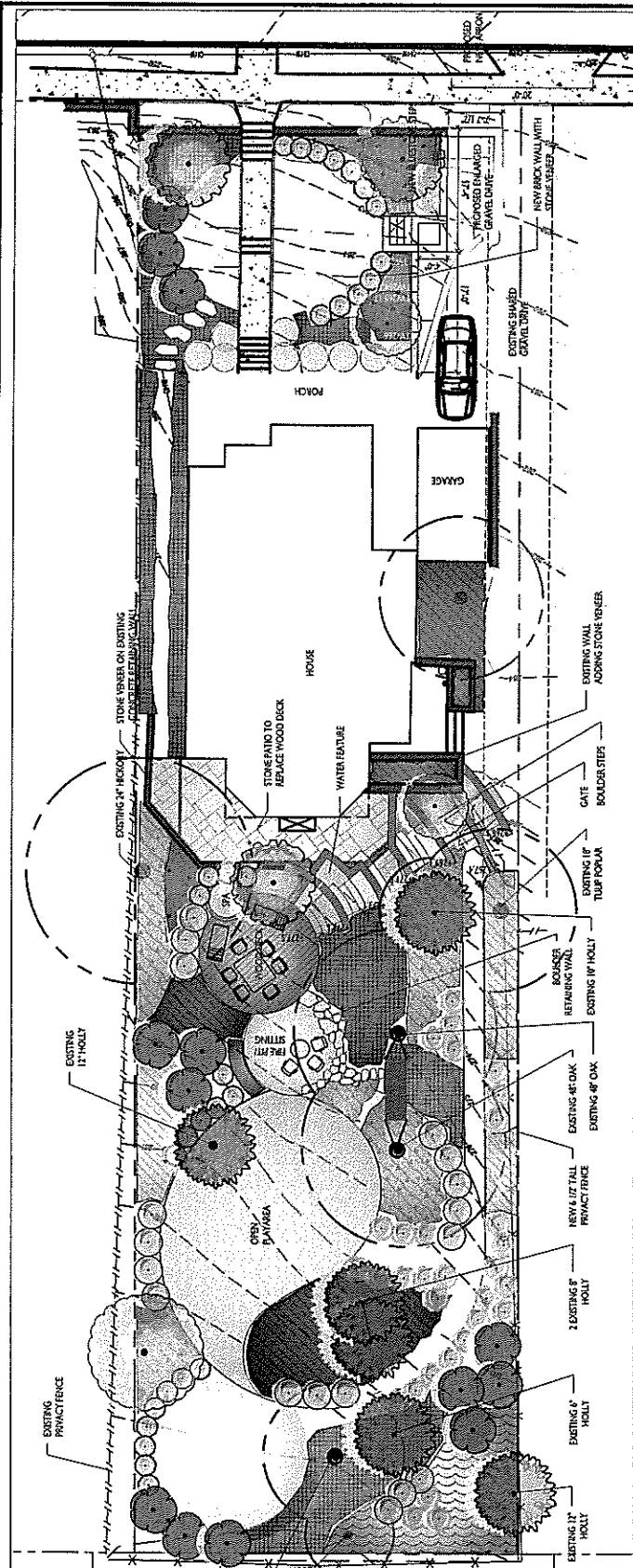
Peyrebrune John C & Kristin
7329 Piney Branch Rd
Takoma Park, MD 20912

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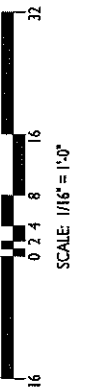
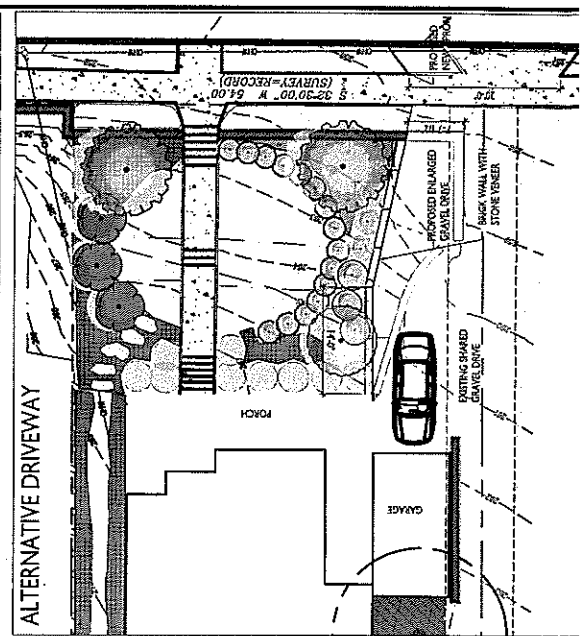
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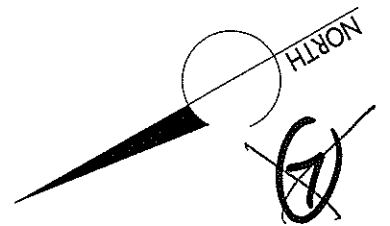
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Date: 08.15.2017
Revisions:



LANDSCAPE MASTER PLAN

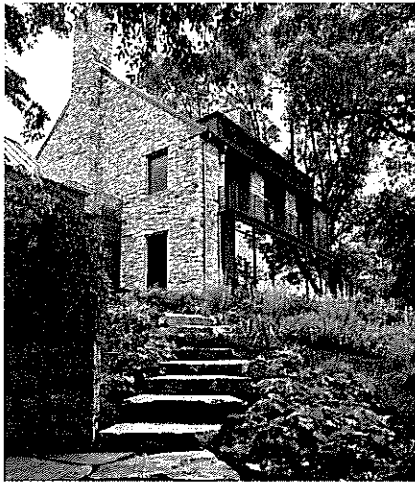


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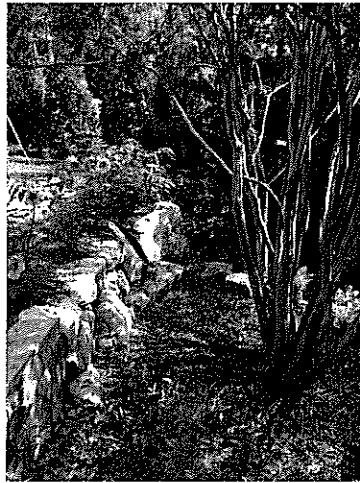




PRECEDENT



BOULDER STEPS IN REAR YARD



BOULDER RETAINING WALL FOR
REAR YARD



HOLLY AVE STONE RETAINING WALL PROJECT,
APPROVED PREVIOUSLY BY HAWP



HOLLY AVE STONE RETAINING WALL PROJECT 2,
APPROVED PREVIOUSLY BY HAWP



DECK ON GRADE

14

L-2

Precedent
Images

Cassgrande Residence
7216 Holly Ave
Takoma Park, MD 20912

Scale:
Date: 08.15.2017
Revisions:



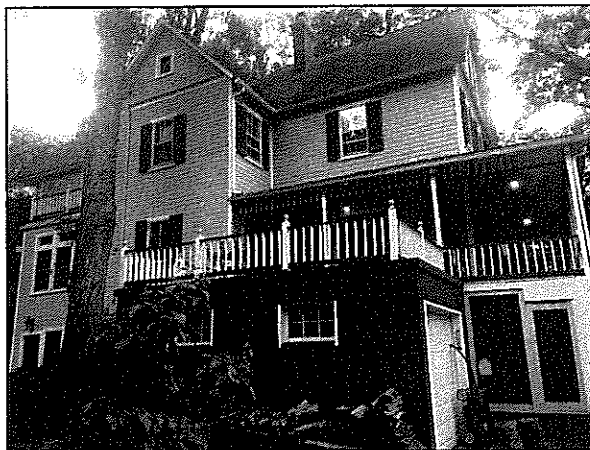
JORDAN
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EXISTING CONDITION



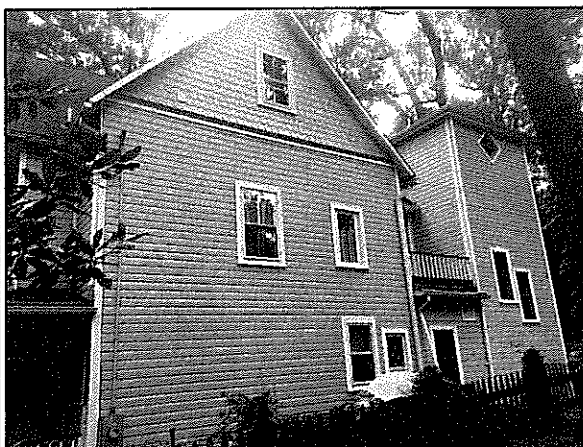
FRONT ELEVATION



SOUTH/DRIVEWAY ELEVATION



REAR ELEVATION



NORTH ELEVATION

15

L-3

Existing condition

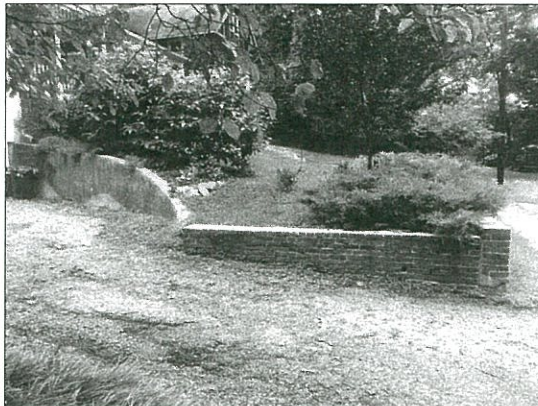
Cassgrande Residence
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Takoma Park, MD 20912

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FRONT EXISTING CONDITION



EXISTING FRONT WALL CONDITION



16

L-4

Existing condition

Cassgrande Residence
7216 Holly Ave
Takoma Park, MD 20912

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REAR YARD EXISTING CONDITION



LOOKING SOUTH



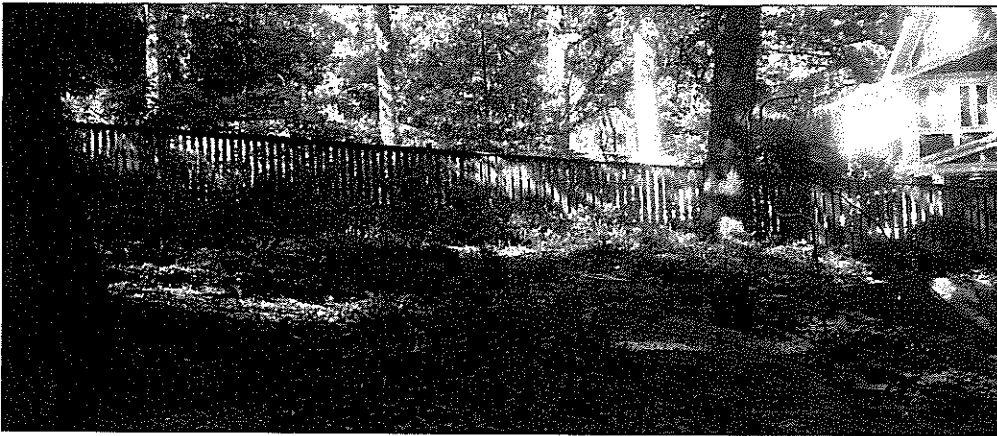
EXISTING STEPS IN THE BACK



LOOKING WEST



PATH TO THE BACK



EXISTING NEIGHBOR'S FENCE (NEW FENCE TO MATCH THIS FENCE)

17

L-5

Existing condition

Cassgrande Residence
7216 Holly Ave
Takoma Park, MD 20912

Scale:
Date: 08.15.2017
Revisions:



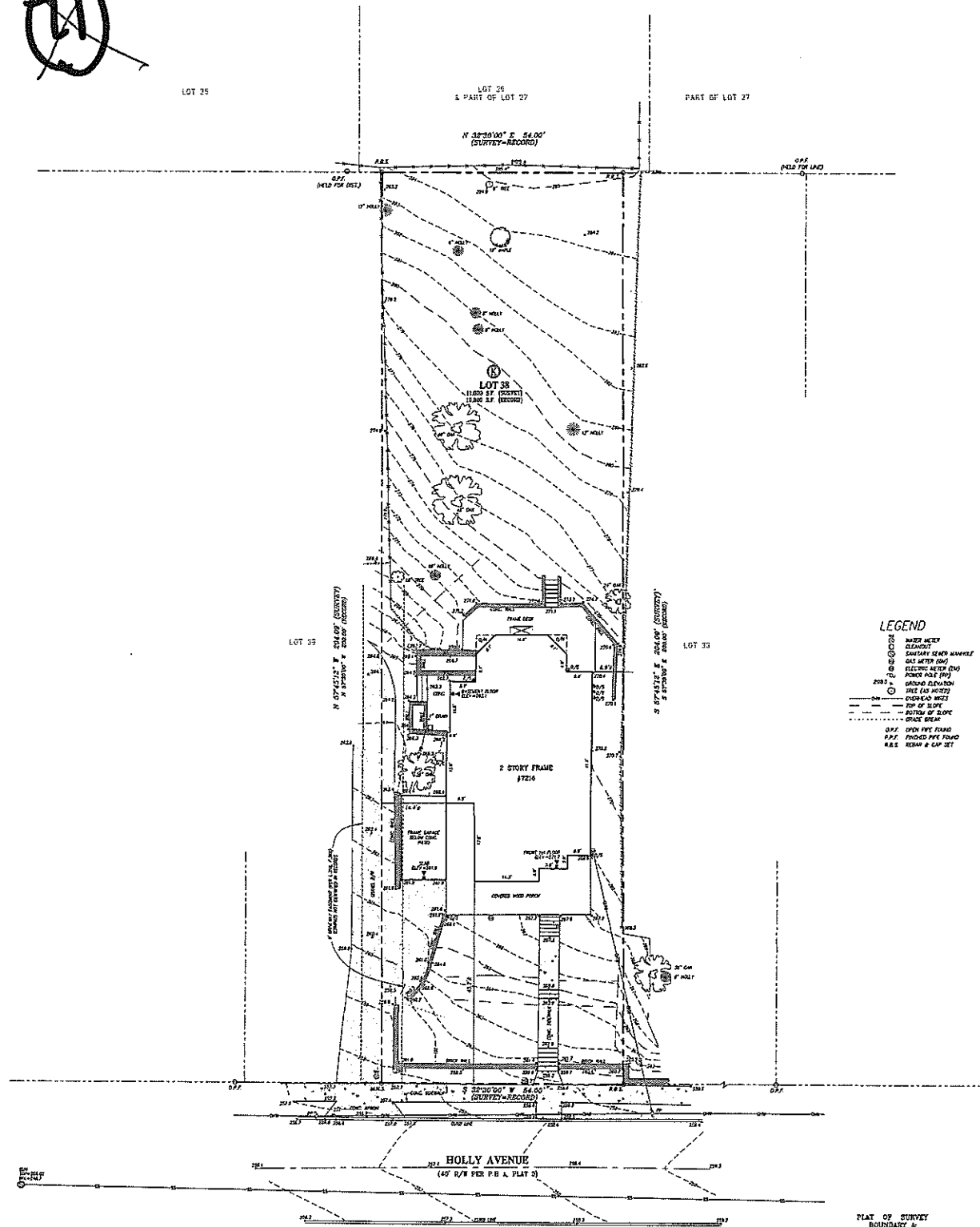
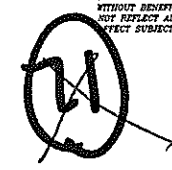
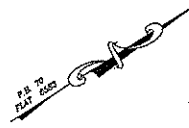
JORDAN
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Washington, DC 20001
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GENERAL NOTES:

1. PROPERTY SHOWN IN MONTGOMERY COUNTY TAX ASSESSMENT MAP BOOK PAGE 05-46.
2. ALL PROPERTY CORNERS HAVE BEEN RECOVERED OR SET AND VERIFIED PER FIELD SURVEY PERFORMED APRIL 17, 2017.
3. PROPERTY IS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY IN PLAT BOOK 8, PLAT NO. 24 AND DESCRIBED IN LIBER 61916 AT FOLIO 124.
4. THE INFORMATION SHOWN HEREON HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT, AND THEREFORE MAY NOT REFLECT ALL EASEMENTS OR ENCUMBRANCES WHICH MAY AFFECT SUBJECT PROPERTY.

TOPOGRAPHIC INFORMATION NOTES:

1. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN ASSUMED DATUM RELATIVE TO MONTGOMERY COUNTY GIS TOPOGRAPHIC BASE MAP 212N11. A BENCHMARK FOR THIS DATUM HAS BEEN ASSIGNED TO THE FRONT FIRST FLOOR. ELEVATION = 271.7
2. THE TYPE AND NATURE OF ALL UTILITIES SHOWN HEREON HAS BEEN ESTABLISHED BY ON SITE OBSERVATION AND FIELD LOCATION. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATION OF A UTILITY "WALK-OUT" PERFORMED BY "MRS UTILITY" OR SIMILAR ONE CALL CENTER, TICKET NUMBER 17177983 AND THE ABOVE GROUND EVIDENCE AS TO THEIR BURIED LOCATION. ANY UTILITIES SHOWN SHOULD BE CONSIDERED INCOMPLETE AND HAVE NOT BEEN REFERENCES OR VERIFIED WITH ANY UTILITY COMPANY "AS-BUILT" PLANS OR RECORDS.
3. 1" INTERVAL FIELD RUN TOPOGRAPHY BY SHEDER & ASSOCIATES



LEGEND

- WATER METER
- ELEVATION
- SHEDER & ASSOCIATES
- DATE SET (MM)
- ELECTRIC METER (MM)
- POWER POLE (MM)
- GROUND ELEVATION
- WELL (AS NOTED)
- OVERHEAD WIRE
- TOP OF SLOPE
- BOTTOM OF SLOPE
- GRADE BREAK
- OPEN PINE TREES
- TRUCKED PINE TREES
- REBAR & CAP SET

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN. THIS PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE REGULATIONS GOVERNING LAND SURVEYING IN THE STATE OF MARYLAND.

WILHELM F. AUBREY
PROFESSIONAL LAND SURVEYOR, MARYLAND REG. NO. 21330
EXPIRES: 01-07-2019

PLAT OF SURVEY
BOUNDARY &
TOPOGRAPHIC SURVEY
LOTS 28 - BLOCK 12
I.E. GILBERTS
RE-SUBDIVISION OF
PART OF BLOCKS 6 AND 12
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

REFERENCES		SHEDER & ASSOCIATES LAND SURVEYORS	
PLAT BK.	8	20270 Goldensrod, Lane, Suite 110	
PLAT NO.	24	Georgetown, Maryland 20878	
		301/848-5100 Fax 301/848-1286	
LIBER	61916	DATE OF LOCATIONS	SCALE 1" = 10'
FOLIO	123	WALL CHANCE	MP
		DATE OF LOC.	DRAWN BY: MP
		TOPOGRAPHY	4-17-2017 JOB NO.: 17-05038-BT

CALL "MRS UTILITY" AT 1-800-257-7777
FOR UTILITY LOCATION AT LEAST 48
HOURS PRIOR TO BEGINNING CONSTRUCTION.

