

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	203 Manor Circle., Takoma Park	Meeting Date:	02/22/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	02/15/17
Applicant:	Susan Robb	Public Notice:	02/08/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17N	Staff:	Dan Bruechert
Proposal:	Railing replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman, 2-stories
DATE: c.1920

PROPOSAL:

The applicant is proposing to demolish the degraded, non-historic wood and steel lower hand railing and construct a steel replacement railing its place. The new railing will comply with current building codes and will not attach to the structure of the front porch railing.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

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.

Contributing Resources should receive a more lenient 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. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

STAFF DISCUSSION

The current proposal calls for the removal of the degraded wood balusters and steel pipe railing. Neither the fieldstone steps nor the handrail are historic. The proposal will install a painted steel rail that will provide support while climbing up the seven fieldstone steps (four lower steps, a small landing, three upper steps) and will not attach to the historic wooden porch steps and railing.

The 2 1/8" top rail will be supported by 1 1/4" square steel posts, terminating at the top of the last fieldstone step. There is no evidence to show the historic configuration of the steps and handrail at this location. However, the Takoma Park Historic District Guidelines require that changes respect the environmental setting of the site and the surrounding district. Staff believes that this proposal does exactly that. By using a stronger material like steel rather than wood, the railing members can be much thinner and less obtrusive. Additionally, the design can use the absolute

minimum of vertical supports (4) which will create an almost transparent appearance to the railing. This proposal will result in a change that does not alter the appearance of the historic resource, per 24A-8(b)(1), and does not detract from the historic house or the surrounding district, in keeping with 24A-8(b)(2).

STAFF RECOMMENDATION

Staff recommends the HPC approve the 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.



HISTORIC PRESERVATION COMMISSION

301/563-3400

DPB-22

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RL-HBRE@VERIZON.NET Contact Person: RICK LEONARD
Tax Account No.: 01073832 Daytime Phone No.: 240-350-8003
Name of Property Owner: SUSAN ROBB Daytime Phone No.:
Address: 203 MANOR CIRCLE TAKOMA PARK 20912
Street Number City State Zip Code
Contractor: HEURIGE BUILDING + RENOVATIONS Phone No.: 301-270-4799
Contractor Registration No.: MDHC 32422
Agent for Owner: RICK LEONARD Daytime Phone No.: 240-350-8003

LOCATION OF BUILDING/PRIME

House Number: 203 Street: MANOR CIRCLE
Town/City: TAKOMA PARK Nearest Cross Street: CHARLOTT AVENUE
Lot: 33 Block: 45 Subdivision: 0025
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimator: \$ 2500

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 _____ feet _____ 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.

[Signature] Date: 1-21-17
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edn 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

788222

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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:

REPLACE ROTTED WOOD HAND RAIL NEXT TO STEPS
LEADING FROM SIDEWALK TO FRONT PORCH - NOTE -
NOT ORIGINAL AND NOT CONNECTED TO HOUSE.

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

INSTALL NEW PAINTED STEEL HANDRAIL IN SAME
PLACE

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

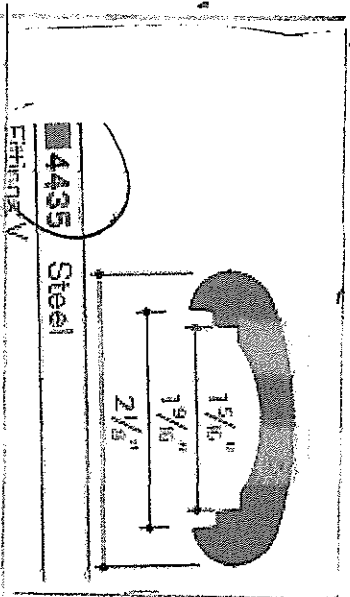
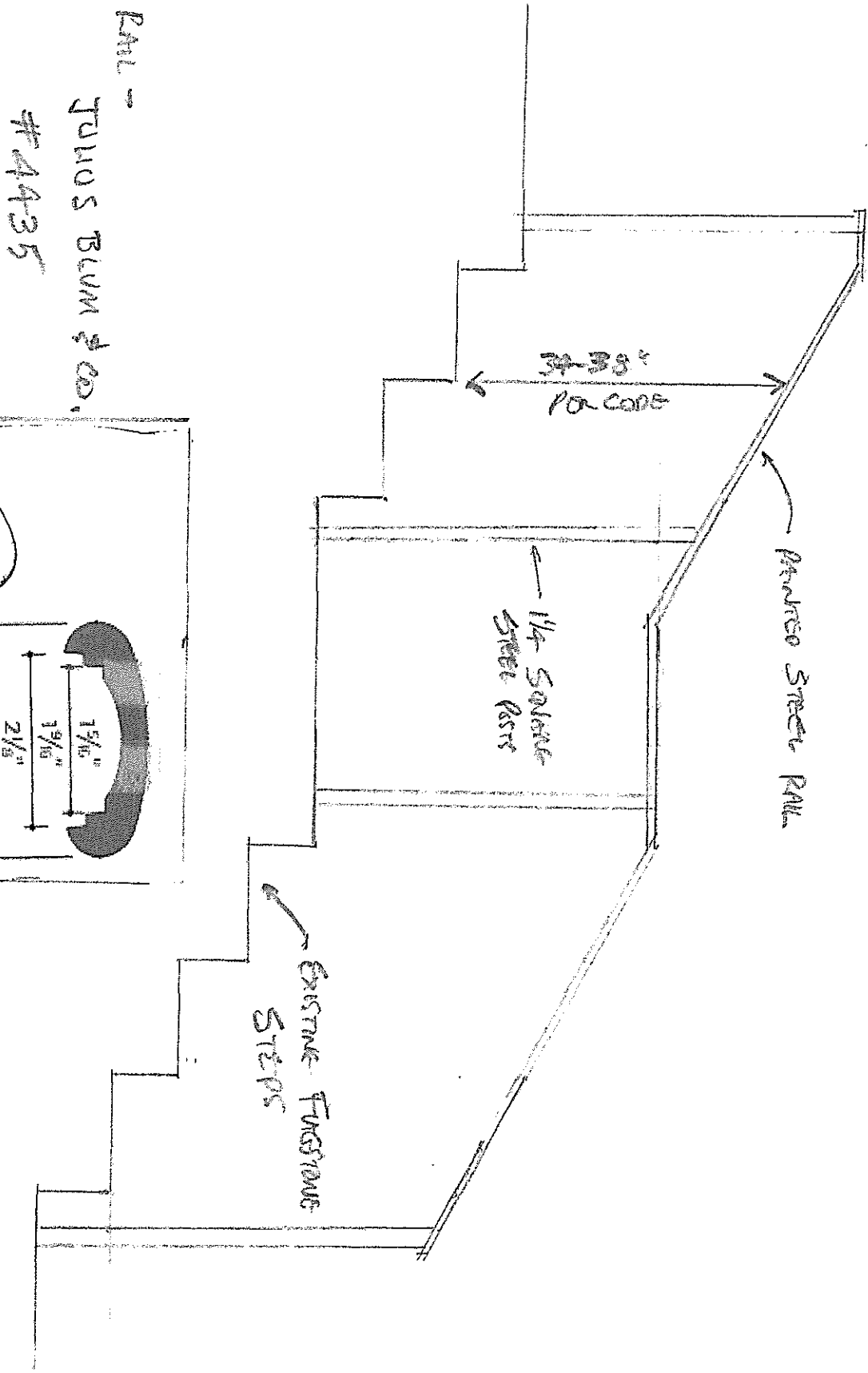
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address SUSAN ROBB 203 MANOR CIRCLE TAKOMA PARK, MD 20912	Owner's Agent's mailing address Rick LEONARD HERITAGE BUILDING + RENOVATION 7334 CAMDEN AVE. TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
EDWARD MEERS 205 MANOR CIRCLE TAKOMA PARK, MD 20912	DANIEL TRENDU 7321 CAMDEN AVE. TAKOMA PARK, MD 20912

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Plat of House Location
Lot- 33 Block- 45

Note: This lot not in flood
plain area.

CARROLL MANOR ADDITION TO TAKOMA PARK
City of Takoma Park Wheaton (13th) District
Montgomery County, Maryland.

Surveyor's Certificate

I hereby certify that the plan shown hereon is correct;
and that the location of all the existing improvements
on the described property have been carefully established
by a transit-tape survey and that unless otherwise shown
there are no encroachments.

Date: June 11, 1986

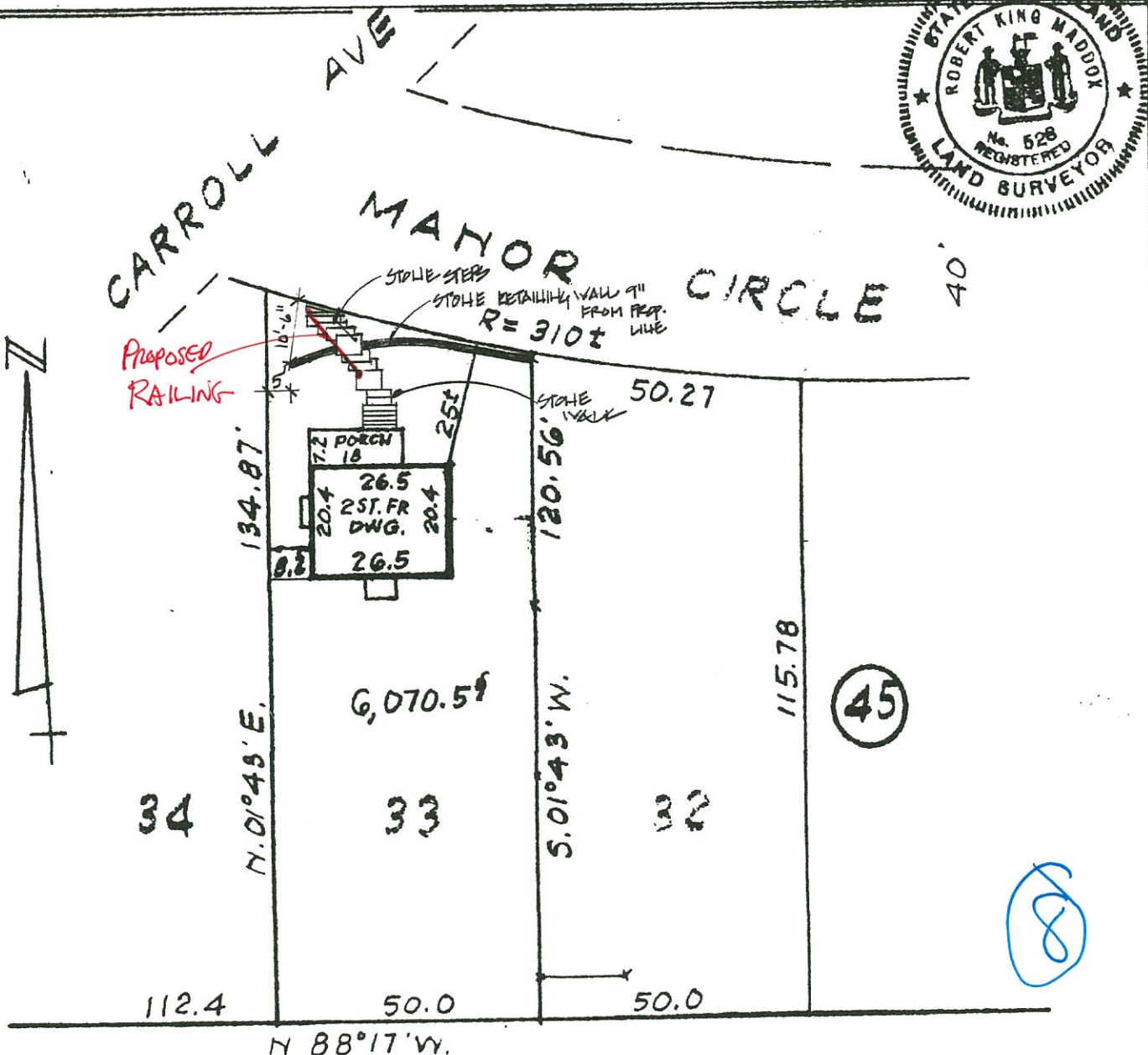
Scale: 1" = 30'

Plat Book- 3 Plat- 219

House # 203 Manor Circle, Takoma Park, Maryland. 20912
Subject to Rights of Way and Easements of record.

R. K. Maddox, Surveyor
PLS#528

Rockville, Maryland.



ETHAN ALLEN (ROUTE 410) AVENUE

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HAND RAIL TO BE REPLACED

1/21/2017

IMG_2540.JPG



203 MMOR Circle