MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

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 in 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 ¼" 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contractor: RICK LEONARD

Name of Property Owner: SUSAN ROBB

Address: 203 MINOR CIRCLE TAHOMA PARK 98372

Contractor: HERITAGE BUILDING + RENOVATIONS

Contractor Registration No.: MHIC 32422

Agent for Owner: RICK LEONARD

LOCATION OF BUILDING
House Number: 203
Street: MINOR CIRCLE
Town/City: TAHOMA PARK Nearest Cross Street: CAMPOUT AV
Lot: 23 Block: 45 Subdivision: O205

PART ONE- GENERAL INFORMATION

1A. CHECK ALL APPLICABLE:
- [ ] Construct
- [ ] Extend
- [ ] Alter/Remove
- [ ] Add
- [ ] Room Additions
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [ ] Move
- [ ] Install
- [ ] Wheelchair
- [ ] Solar
- [ ] Fireplace
- [ ] Woodburning Stove
- [ ] Single Family
- [ ] Recreational
- [ ] Renovate
- [ ] Fence/Vis (complete Section 4)
- [ ] Other

1B. Construction-cost estimate: $ 2,500

1C. If this is a revision of a previously approved permit, see Permit No.

PART TWO- SPECIFICATIONS FOR REHABILITATION AND ADDITIONS

2A. Type of fence/vis overhaul: 01 W/W/S 02 Rail 03 Other:

2B. Type of water supply: 01 P/W/S 02 Well 03 Other:

PART THREE- SPECIFICATIONS FOR PROPOSED TANK

3A. Height: 8 feet

3B. Indicate whether the tank or retaining wall is to be constructed on one of the following locations:
- [ ] Entirely on lot of owner
- [ ] On public right of way/ easement
- [ ] On property line/property line

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

[Signature] 1-26-17

Approved:________________________ For Chairperson, Historic Preservation Commission
Disapproved:______________________

Application/Permit No.:________________________ Date Filed:______________________ Date Issued:______________________

SEE REVERSE SIDE FOR INSTRUCTIONS
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 STAIRS
      LEADING FROM SIDEWALK TO FRONT DOOR - NOTE -
      NOT ORIGINAL AND NOT CONNECTED TO ROOF.

   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 ON SOUTH
      RACE

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 waterways, 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 acceptable.
   a. Architectural construction plans, with marked dimensions, including 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 manufacturer's item proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS
   a. Clearly labeled photograpic 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 8" 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 at least that dimension.

7. ADDRESSES OF ADJACENT AND BORDERING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and bordering property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots and parcels which adjoin the parcel in question, as well as the owner(s) of lots and parcel(s) which lie directly across the street or 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 INTO MAILING LABELS.
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SUSAN ROBB</strong></td>
<td><strong>RICK LEONARD</strong></td>
</tr>
<tr>
<td>203 MINOR CIRCLE</td>
<td>HERITAGE BUILDING + RENOVATION</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
<td>7334 CAMOU AVE,</td>
</tr>
<tr>
<td></td>
<td>TAKOMA PARK, MD 20912</td>
</tr>
</tbody>
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**Adjacent and confronting Property Owners mailing addresses**

| Edward Meeks                     | **DANIEL TREDDO**                                |
| 205 MINOR CIRCLE                 |                                                |
| TAKOMA PARK, MD 20912            | 7321 CAMOU AVE,                                 |
|                                  | TAKOMA PARK, MD 20912                           |

|                                  |                                                |
|                                  |                                                |
|                                  |                                                |
Plat of House Location
Lot- 33  Block- 45
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 enroachments.
Date: June 11, 1986
R. C. Radclay, Surveyor
PLS#528
Rockville, Maryland.
House # 203 Manor Circle, Takoma Park, Maryland, 20912
Subject to Rights of Way and Easements of Record.

Plotted 26.5   251.5
PLW  244.4

Proposed Railing

ETHAN ALLEN (ROUTE 410) AVENUE