

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	226 Park Ave., Takoma Park	<b>Meeting Date:</b>	5/24/2017
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	5/17/2017
<b>Applicant:</b>	Ken Firestone	<b>Public Notice:</b>	5/10/2017
		<b>Tax Credit:</b>	N/A
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	37/03-17GG		
<b>PROPOSAL:</b>	Hardscape alterations		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Takoma Park Historic District  
**STYLE:** Cottage  
**DATE:** c. 1920-30

**PROPOSAL**

The applicant proposes hardscape alterations at the subject property.

**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 Standard's for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District 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 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 Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- 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.

#### ***Secretary of Interior's Standards for Rehabilitation***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

#### ***Montgomery County Code; Chapter 24A-8***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **STAFF DISCUSSION**

The subject property is a Non-Contributing, c. 1920-30, Cottage-style house on the corner on Park Avenue and Spruce Avenue in the Takoma Park Historic District. The adjacent and confronting properties are mostly Contributing Resources, with one confronting Outstanding Resource (227 Park Avenue).

The applicant proposes the following hardscape alterations at the subject property:

#### *Front*

- Replace the existing concrete walkway with flagstone from the sidewalk to the front porch.
- Replace the existing brick and river rock planting bed borders with thin flagstone borders.
- Install flagstone stepping stones from the front walkway to the side left side of the property.

#### *Left Side*

- Replace the existing round concrete stepping stones with flagstone stepping stones.
- Install two terraced flagstone steps to compensate for grade changes.

#### *Rear*

- Remove round concrete stepping stone from the left side/rear.
- Remove the existing concrete walkways and replace them with pea gravel paths.
- Remove 1' high elevated planting area.
- Install a flagstone veneer on the existing patio and steps.
- Install flagstone step at the rear of the existing patio.
- Replace the existing wooden screen door with an aluminum combination storm/screen door to match others on the house.

#### *Right Side*

- Reinforce the existing retaining wall at the right side of the property by installing a terraced retaining wall.

The proposed flagstones for the front walkway and planting bed borders will be formally cut/installed and set in dust with minimal spacing. The flagstone stepping stones in the front yard, at the left side, and in the rear will be spaced further apart, while the flagstone on the rear patio and terraced steps will be installed on concrete.

In accordance with the Guidelines, Non-Contributing Resources "... should receive the most lenient level of design review," and "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."

While the proposed hardscape alterations will not affect the scale and massing of the subject property, the hardscape alterations at the front of the property will be readily visible from the public right-of-way and have the potential to create a visual impact on the surrounding historic district. Generally, the Commission requires hardscaping alterations within the Takoma Park Historic District to be minimal, with park-like informal patterns and design.

The applicant has provided examples of multiple Contributing Resources on Park Avenue, which have formally cut/installed flagstone front walkways (see Circles 27-31). Of the provided examples, staff has determined that one property (241 Park Avenue) received HPC approval for numerous hardscape alterations, including the installation of a formally cut/installed flagstone front walkway, in September 2014.

Because the proposed hardscape alterations are consistent with existing hardscaping in the immediate vicinity, staff finds that, in accordance with the *Guidelines*, they are unlikely to affect the surrounding streetscape or impair the character of the historic district. Staff supports the applicant's proposal and recommends that the Commission approve the application as submitted.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will

contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ken@firestone.net Contact Person: KEN FIRESTONE  
Daytime Phone No.: 301-467-5028

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: KEN FIRESTONE Daytime Phone No.: \_\_\_\_\_  
Address: 226 PARK AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 226 Street: PARK AVE  
Town/City: TAKOMA PARK Nearest Cross Street: SPRUCE  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
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 ☐ Revocable

### CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \_\_\_\_\_

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 \_\_\_\_\_ 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]  
Signature of owner or authorized agent

1 May 2017  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ 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:

SEE ATTACHED

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

SEE ATTACHED

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.

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.

1. Written description of project

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

The house is a 1938 brick cottage style noncontributing resource on a 6000 sq ft lot at the corner of Park and Spruce. There are no historic features on the building or the property.

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

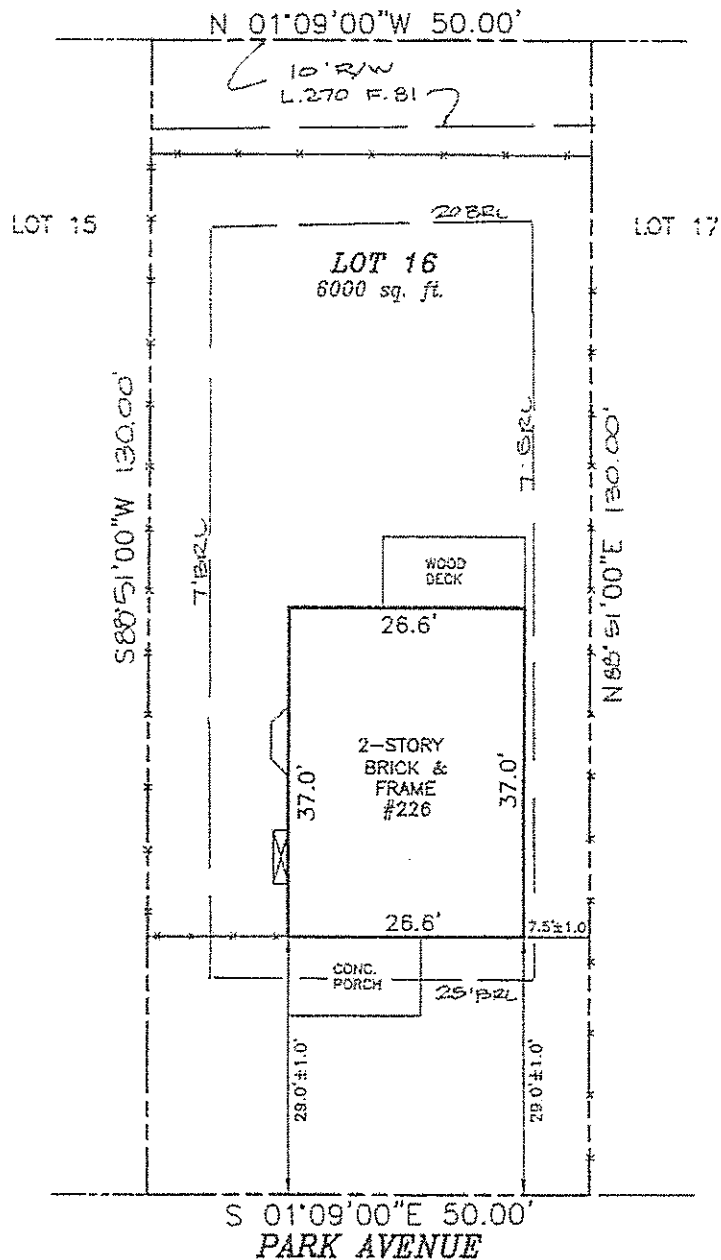
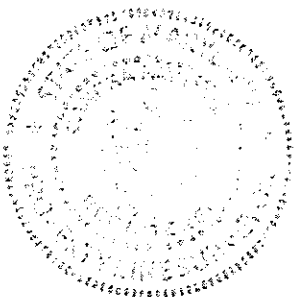
Replace failing concrete walkway from sidewalk to front porch with flagstone  
Replace brick and river rock planting bed borders with thin flagstone border  
Install flagstone stepping stones from front walkway to side of property  
Replace existing round concrete stepping stones with flagstone stepping stones  
Add two terraced steps to side stepping stones to compensate for grade  
Remove round concrete stepping stones along southern portion of rear edge of building  
Remove one cinder block high wall and regrade area  
Remove concrete walkways at rear of property and replace with pea gravel pathway  
Remove one foot high elevated planting area  
Cover existing patio and steps with flagstone  
Install flagstone step along north rear of building  
Reinforce existing retaining wall at north front of building with terraced area  
Replace existing wooden screen door with aluminum combination storm/screen door to match other existing aluminum combination storm/screen doors on building. Applicant will submit final specifications to staff for approval.

Flagstone and pea gravel are used on other contributing and outstanding resources in the neighborhood. There should be no adverse effect on the environmental setting and historic district.

6. Tree survey

Applicant will obtain a tree protection plan from city arborist and submit it to staff before work begins.





Date: 06-16-99 Scale: 1"=20' Dm: MZ  
Plat Book: 2  
Plat No.: 140 NO TITLE REPORT FURNISHED  
Work Order: 99-2910  
Address: 226 PARK AVENUE  
District: 13  
Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING  
LOT 16 BLOCK 1  
"HILL-CREST"

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a life insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

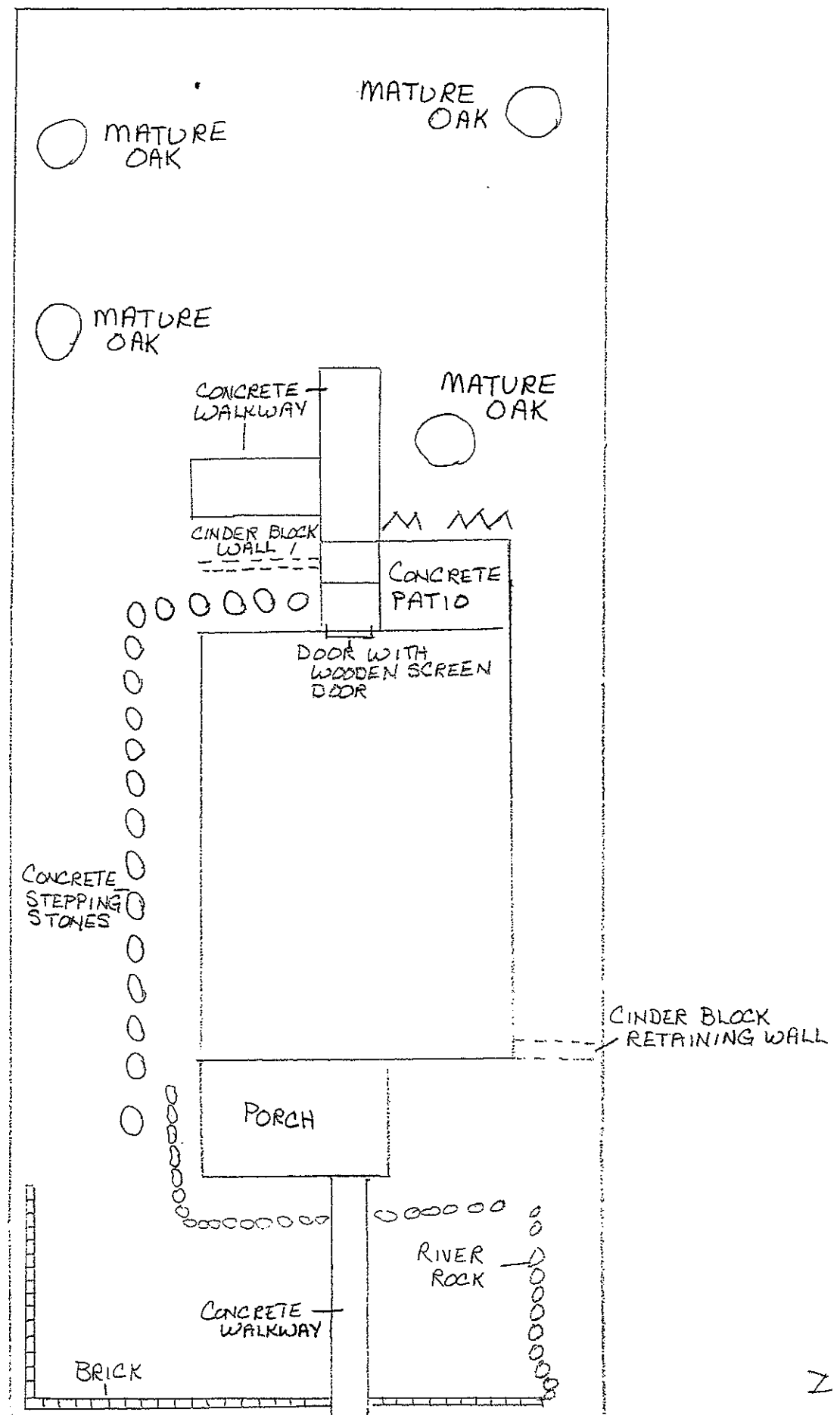
Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

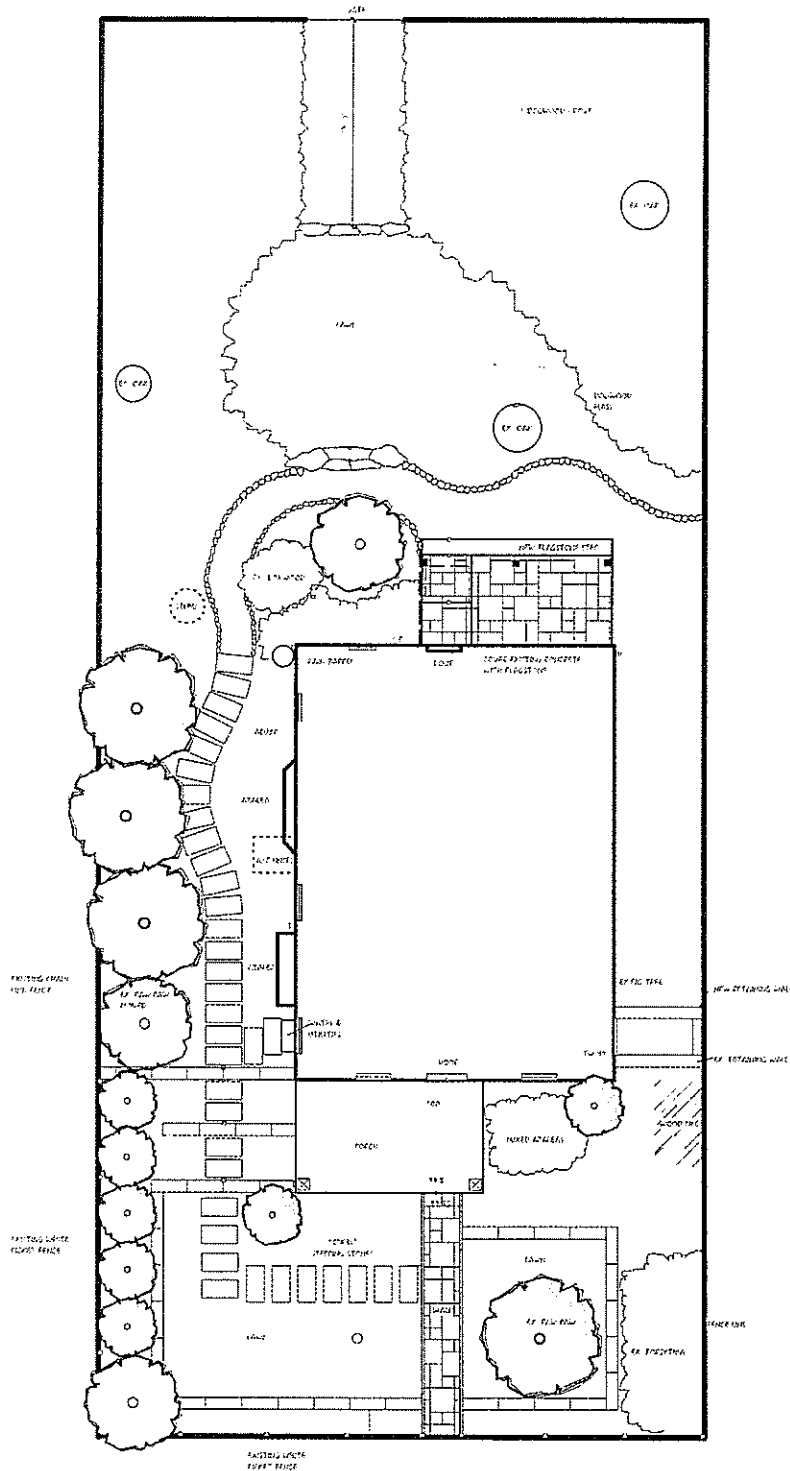
*Sandra F. Green*



Meridian Surveys, Inc.  
811 Russell Avenue  
Suite #303  
Gaithersburg, MD 20879  
(301) 721-9400



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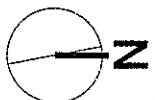


THE LANDSCAPE GROUP  
206 LINCOLN AVE  
TAKOMA PARK, MD 20912

301.270.2229  
WWW.TLGDESIGN.NET

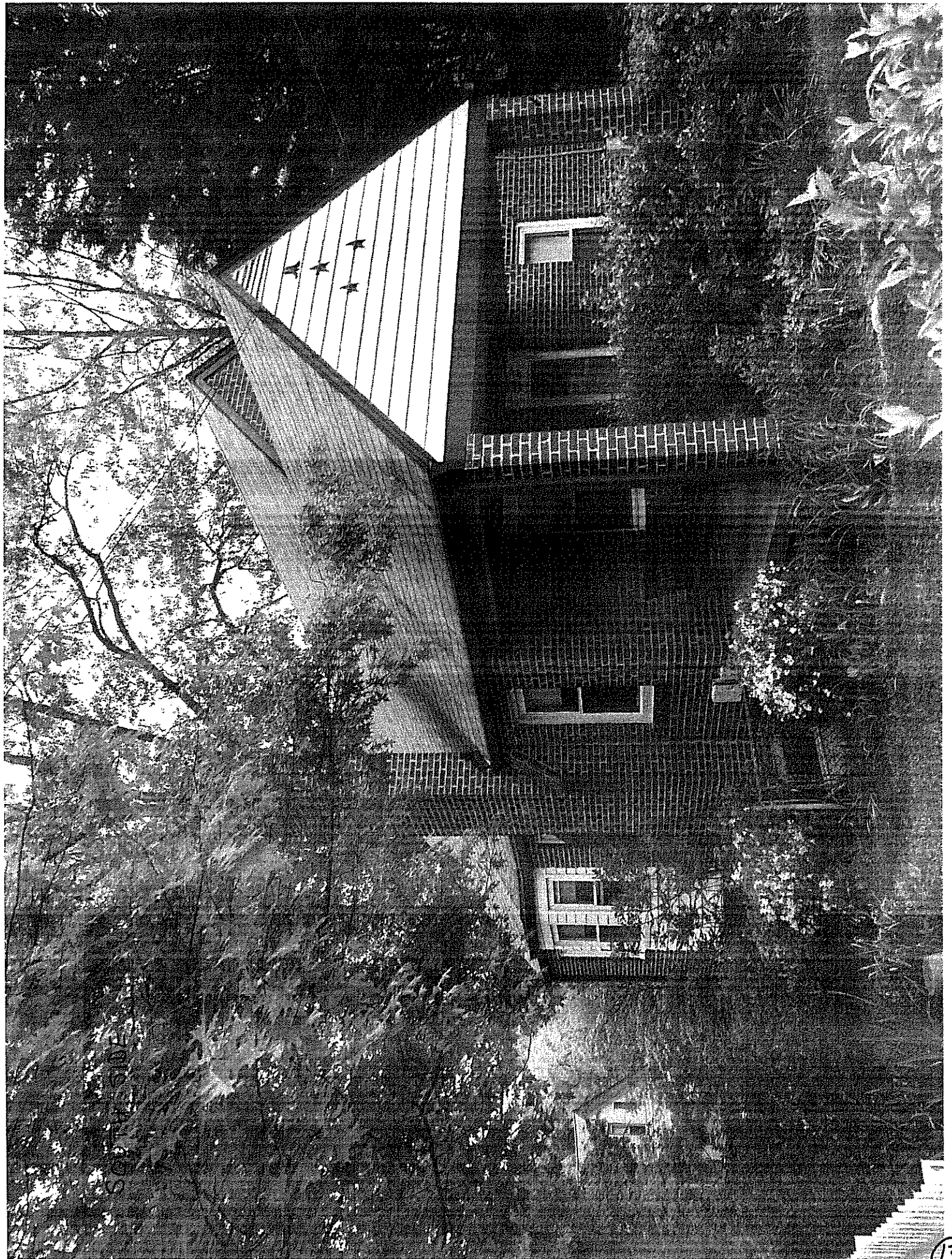
FIRESTONE RESIDENCE  
226 PARK AVE  
TAKOMA PARK, MD 20912

PRELIMINARY LANDSCAPE PLAN  
SCALE 1/16" = 1"  
APRIL 23, 2017





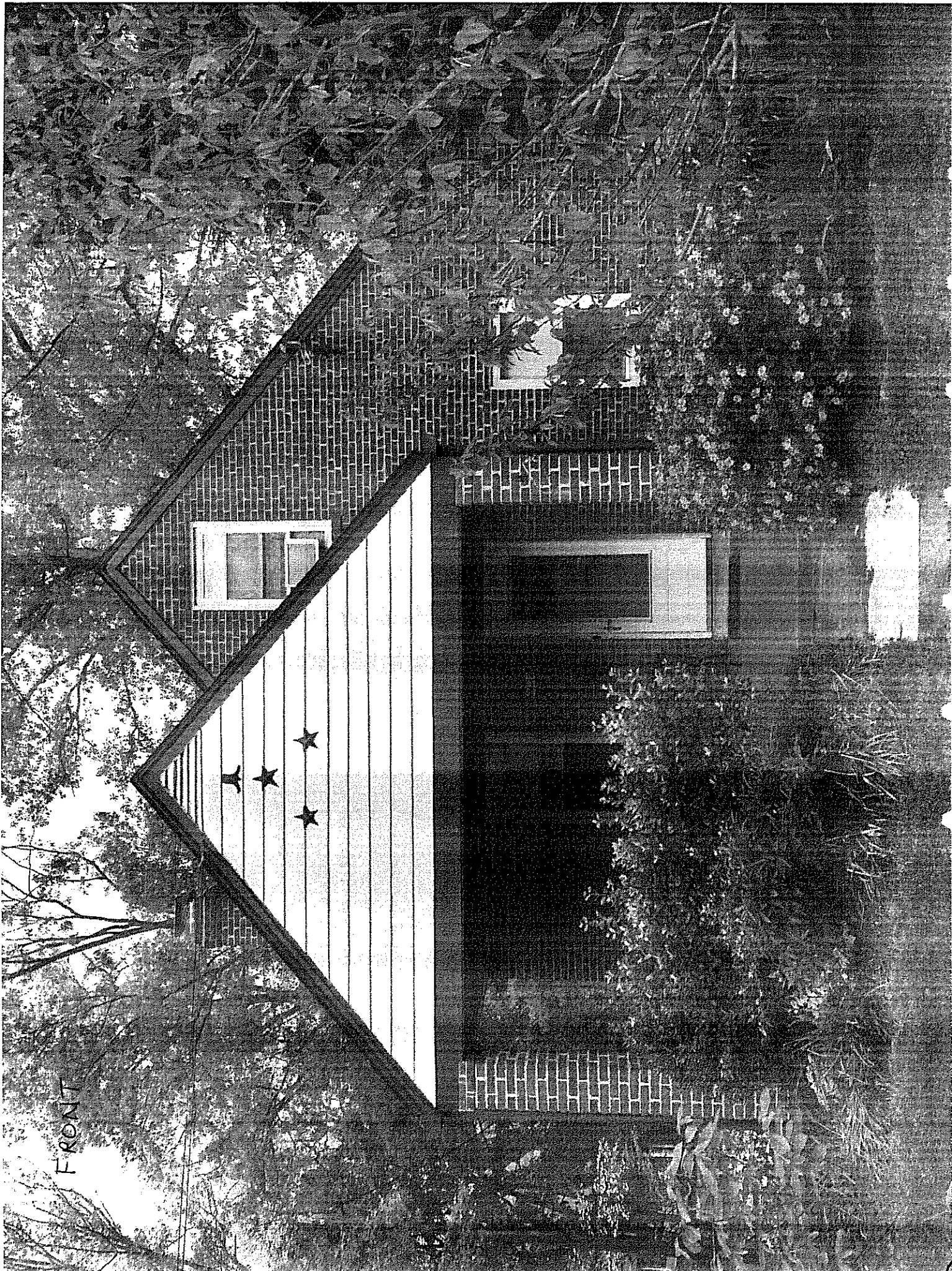








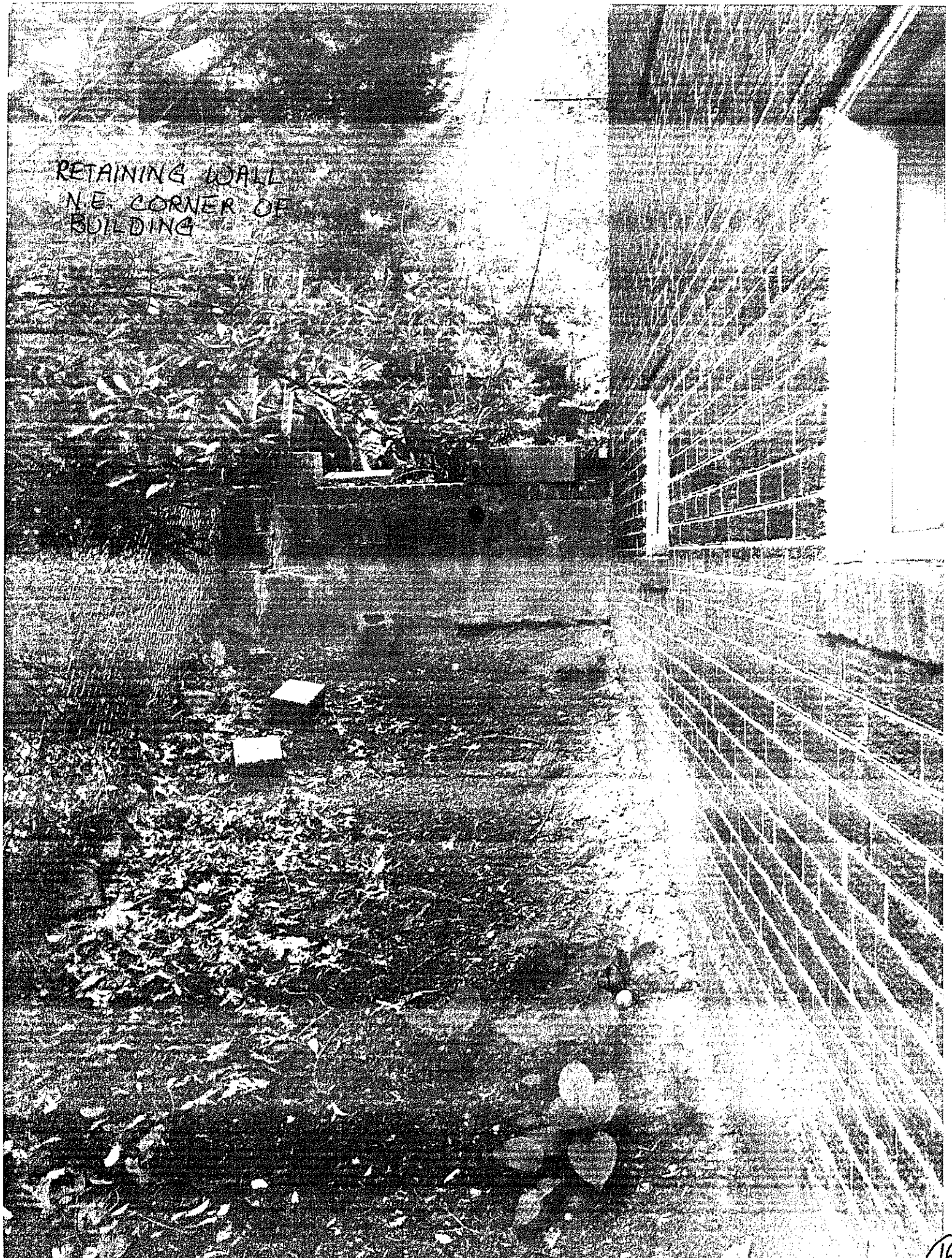




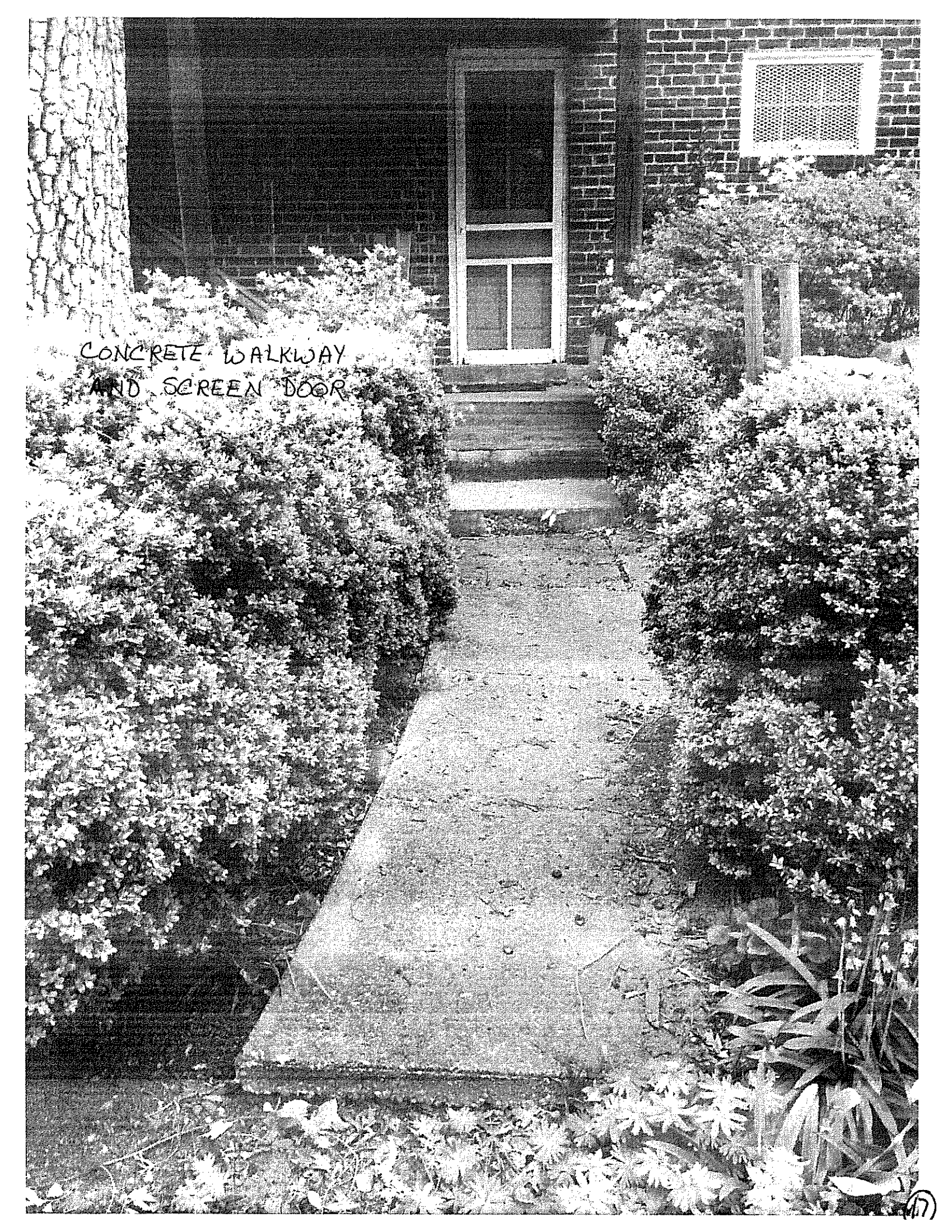
FRONT



RETAINING WALL  
N.E. CORNER OF  
BUILDING







CONCRETE WALKWAY  
AND SCREEN DOOR





REAR STEPS AND  
CONCRETE WALKWAY







STEPPING STONES AND  
CINDER BLOCK WALL  
REAR OF BUILDING





EXISTING GROUND  
STEPPING STONES

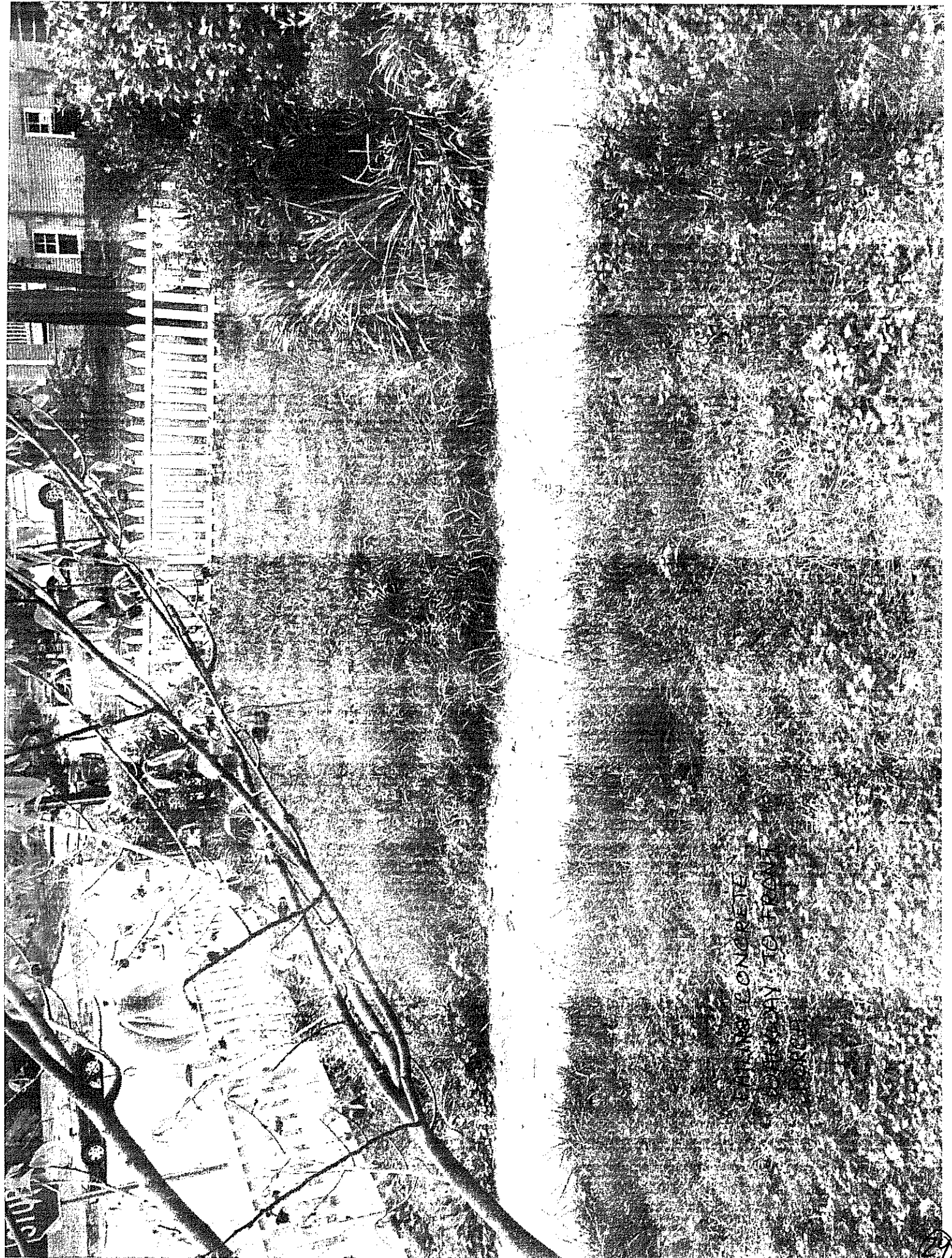






CLOSE UP OF  
CONCRETE  
WALKWAY

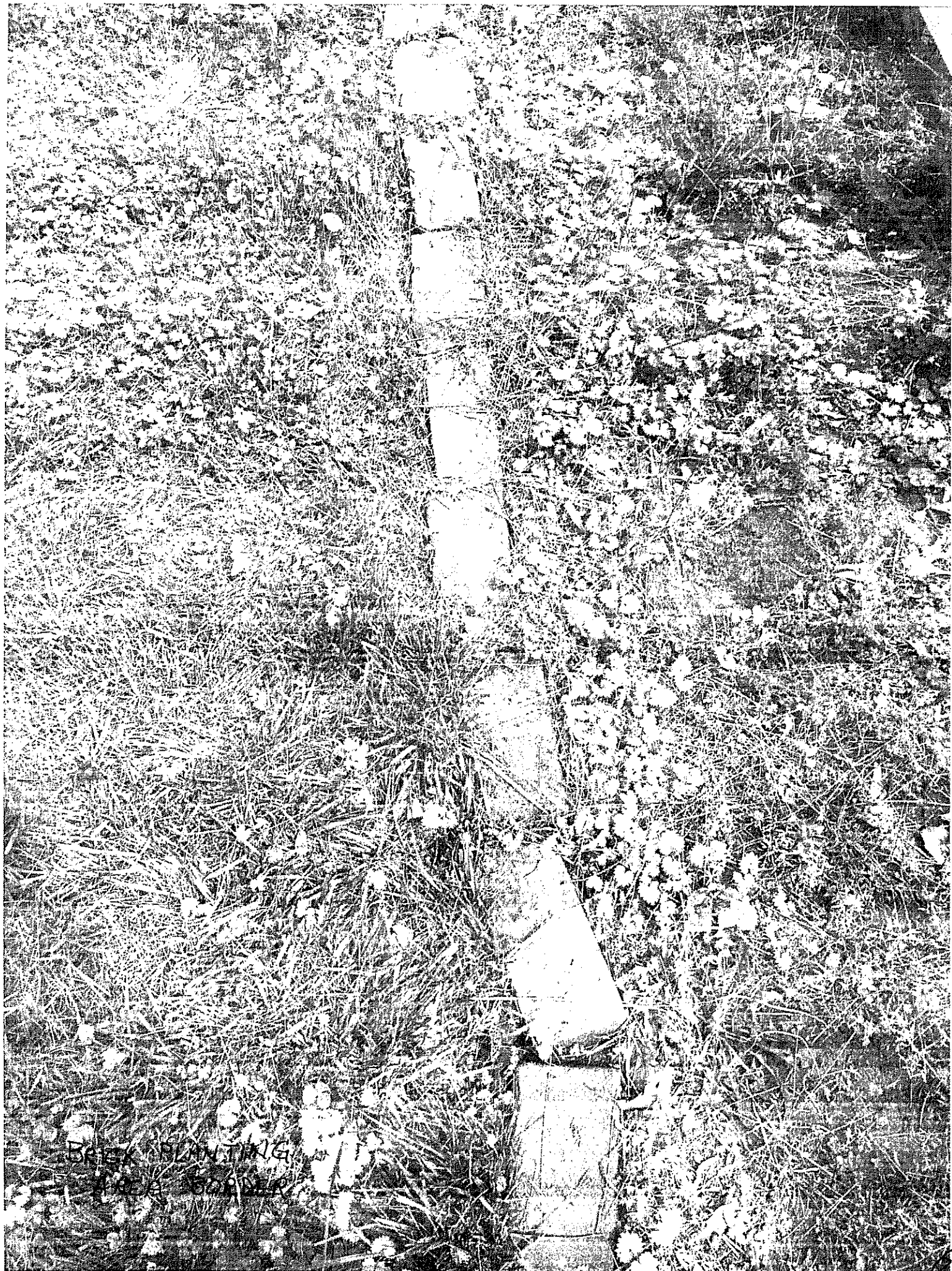








ROCK PLANT  
AREA BORDER



BRICK PLANTING

WALL BORDER





220 PARK AVE. - CONTRIBUTING RESOURCE



232 PARK AVE - CONTRIBUTING RESOURCE





236 PARK AVE. - CONTRIBUTING RESOURCE



239 PARK AVE - CONTRIBUTING RESIDENCE





(HPC APPROVED, 9/17/14)  
241 PARK AVE. - CONTRIBUTING RESOURCE

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

<b>Owner's mailing address</b> KEN FIRESTONE 226 PARK AVE TAKOMA PARK MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
BONNIE JO MOUNT 228 PARK AVE TAKOMA PARK MD 20912	ANN MAXWELL AND MICHAEL REUST 227 PARK AVE TAKOMA PARK MD 20912
POOJA AND ANAND PARIKH 222 PARK AVE TAKOMA PARK MD 20912	ANAT SHAHAR AND AARON KOFNER 7415 BIRCH AVE TAKOMA PARK MD 20912
VIRGINIA SHARPE 7228 SPRUCE AVE TAKOMA PARK MD 20912	