

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7204 Holly Ave., Takoma Park	Meeting Date:	10/25/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/18/2017
Applicant:	Rick Vitullo	Public Notice:	10/11/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17TTT	Staff:	Michael Kyne
PROPOSAL:	Exterior stairs and handrail alterations		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c. 1910-20s

PROPOSAL:

The applicant proposes the following work items at the subject property:

- Replace the existing concrete front porch stairs in-kind.
- Replace the existing steel pipe handrail at the left side of the front porch stairs with a black-painted steel handrail, matching the existing handrails along the lower stairs at the front of the subject property. A matching handrail will also be installed at the right side of the front porch stairs.

APPLICABLE GUIDELINES:**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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 RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, 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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLOSTUDIO.COM Contact Person: RICK VITULLO
Daytime Phone No.: 301-806-6447

Tax Account No.: 01072371

Name of Property Owner: _____ Daytime Phone No.: _____
Address: 7204 HOLLY AVE TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: CHRIS FLIPPING ET AL Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: RICK VITULLO Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISES

House Number: 7204 Street: HOLLY AVE.
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE.
Lot: 10 Block: 12 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

F25518

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 15,000.00

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.

RJ Vitullo 9.29.17
Signature of owner or authorized agent 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.

**DESCRIPTION OF EXISTING STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:**

7204 Holly Ave. Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman house, built in 1923, and it is located in the Takoma Park Historic District. It is a 2-story house, basically rectangular in shape, with a basement and an unfinished attic area.

- 1) **Structure:** *It is a wood-framed gabled structure with the ridge perpendicular to the street and currently has asphalt shingles on the gabled portions. Main roof has slope of 9:12 +/-.*
- 2) **Windows:** *The windows are predominantly painted wood double-hung sash windows with painted wood trim; the shape/proportions of the windows are approximately 2.5:1 (height:width) on the 1st floor and 2:1 on the 2nd floor. They are arranged on the facades in singles, pairs and triples and have a 6-over-1 mullion arrangement. In the rear of the kitchen, there is a contemporary wall of fixed and operable doors.*
- 3) **Frame Wall Finish:** *The exterior finish is in two parts: **lower frame wall**—pebbled stucco; **upper frame wall**—painted cedar shakes, 6" lap, with a wood band course division between frame wall sections: a 7 ½" band course, with an ogee wood trim at top.*
- 4) **Foundation:** *The foundation is parged CMU, cool gray-painted; and approximately 3' to 4' of it is exposed.*
- 6) **Front Porch and Stairs:** *Concrete slab at front porch and poured concrete stairs to grade, with sloped concrete side walls, capped with a 2" high masonry cap.*

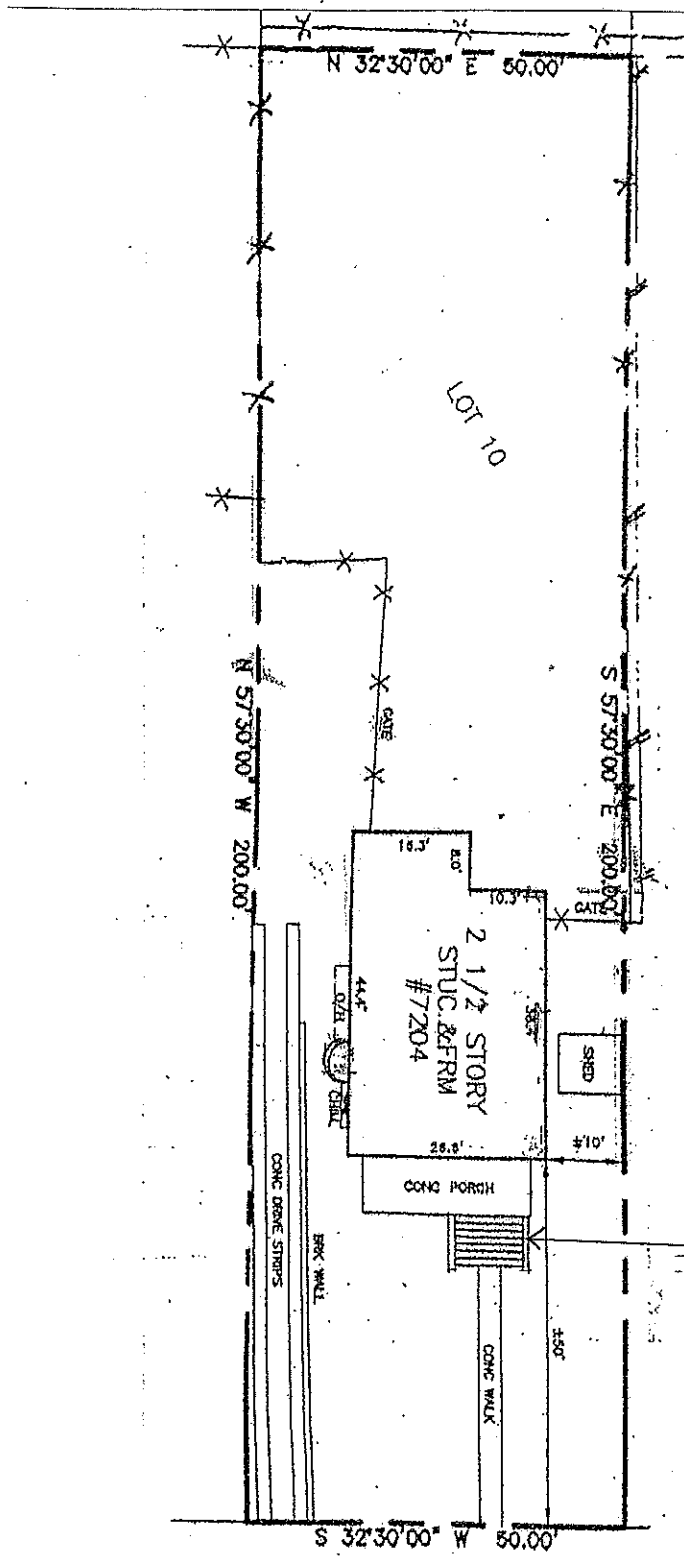
**DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE
HISTORIC RESOURCE:**

7204 Holly Ave. Takoma Park, MD 20912

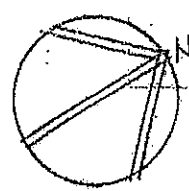
- 1) **Front Stairs:** *repair/ restore/ replace structurally damaged concrete stairs at front, following exact dimensions and specifications of existing. Existing treads are 12" deep and risers are 7 ½" high; side walls are 8" wide. New masonry cap will be re-created at top of side walls, replacing parged-over original masonry cap.*

Existing steel pipe rail at left side will be replaced by appropriate black-painted steel handrail (matching rail at lower stair to street; see photo) on BOTH sides of stair, since it is so wide (9'-5 ½" wide).

Concrete will be either integrally-colored to match existing stair and porch or it will be painted to match existing painted porch slab and walls.

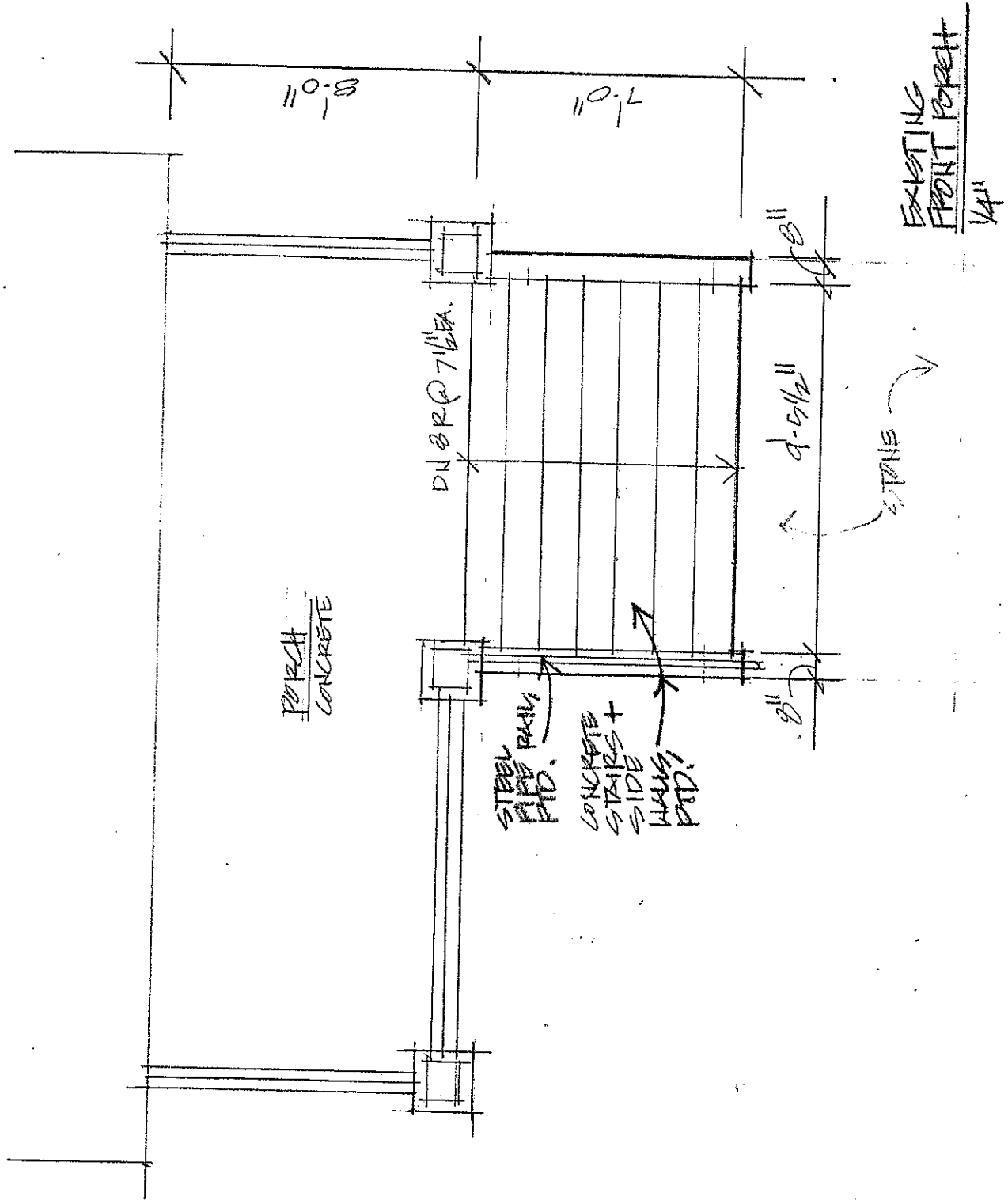


HOLLY AVENUE
(40' R/W)



Site Plan

1" = 20'-0"



PORCH
CONCRETE

DN 3 R @ 7 1/2" EA.

STEEL
FRAME
P.T.D.
CONCRETE
SIDES +
SIDE
WALLS!
P.T.D.

EXISTING
FRONT PORCH
14"

STONE

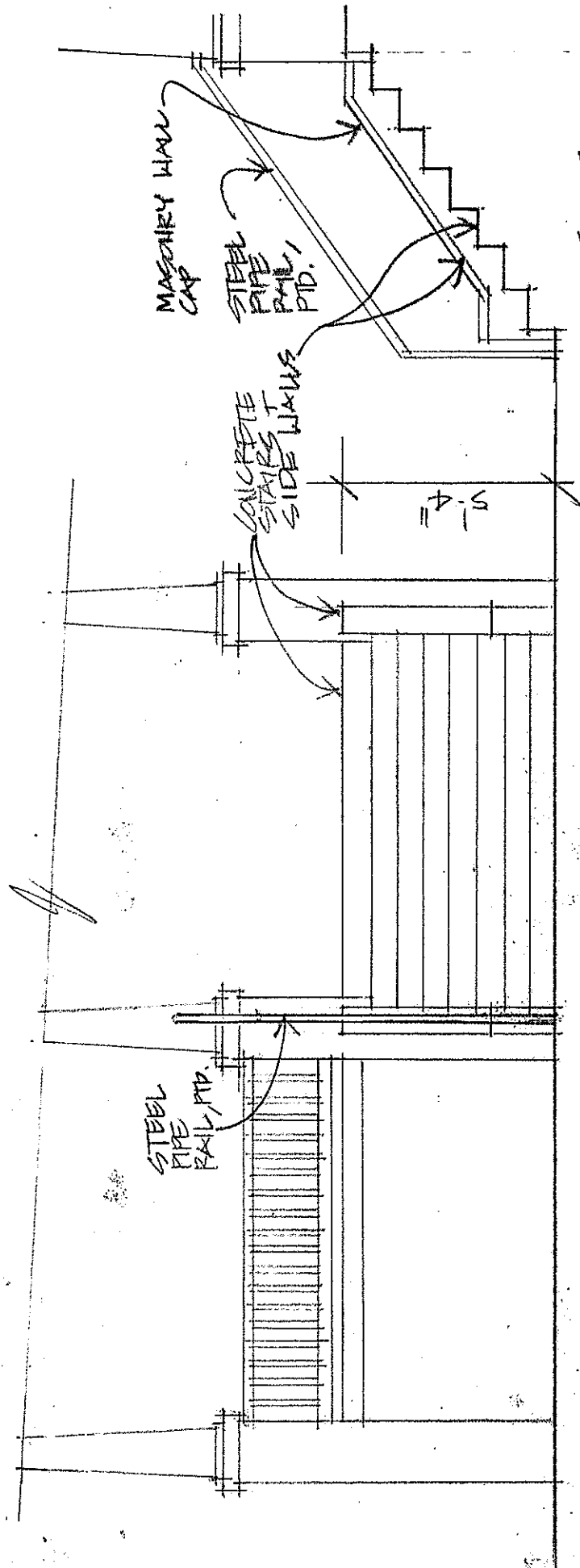
11'-0"

11'-0"

8"

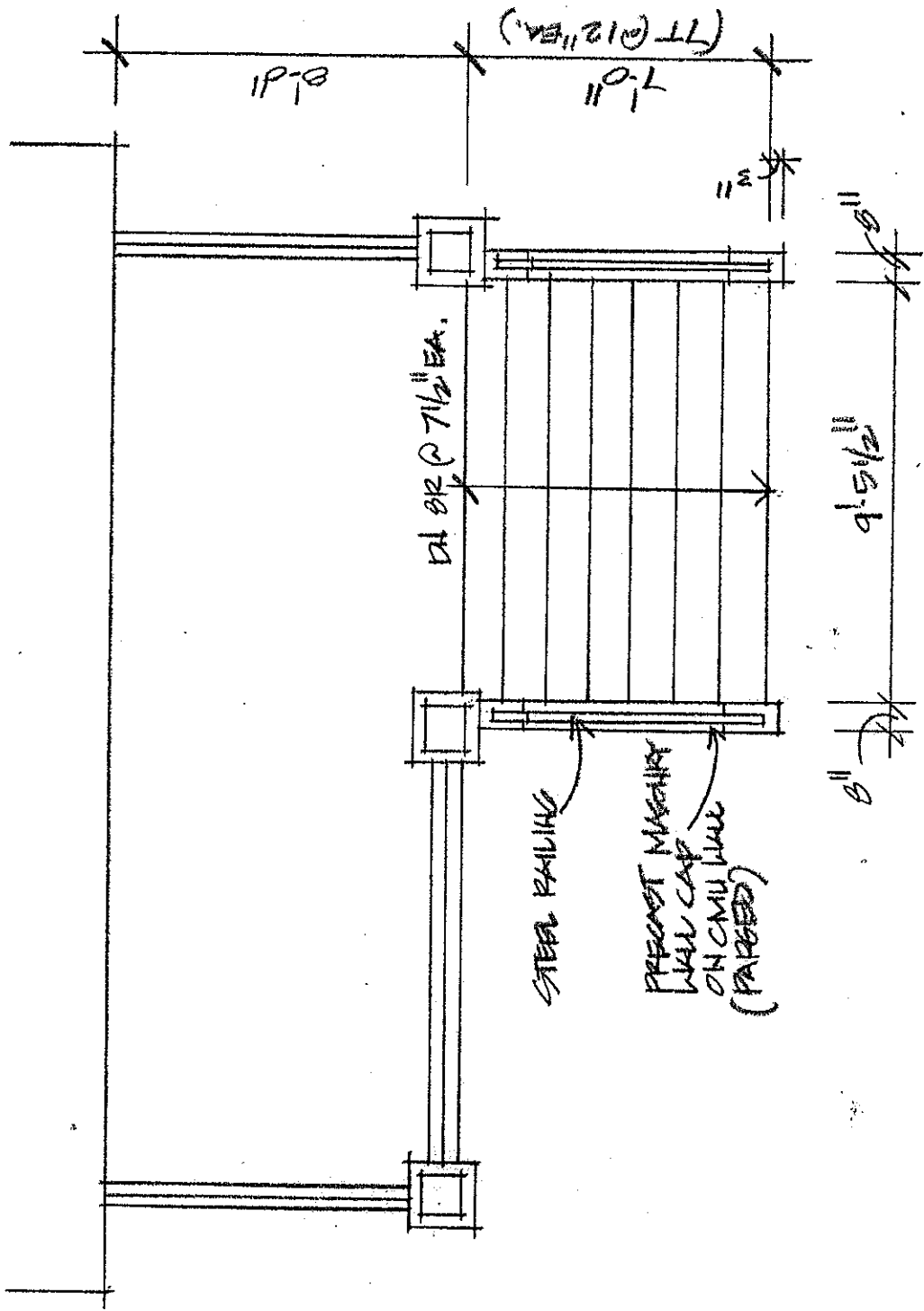
d. 5 1/2"

8"

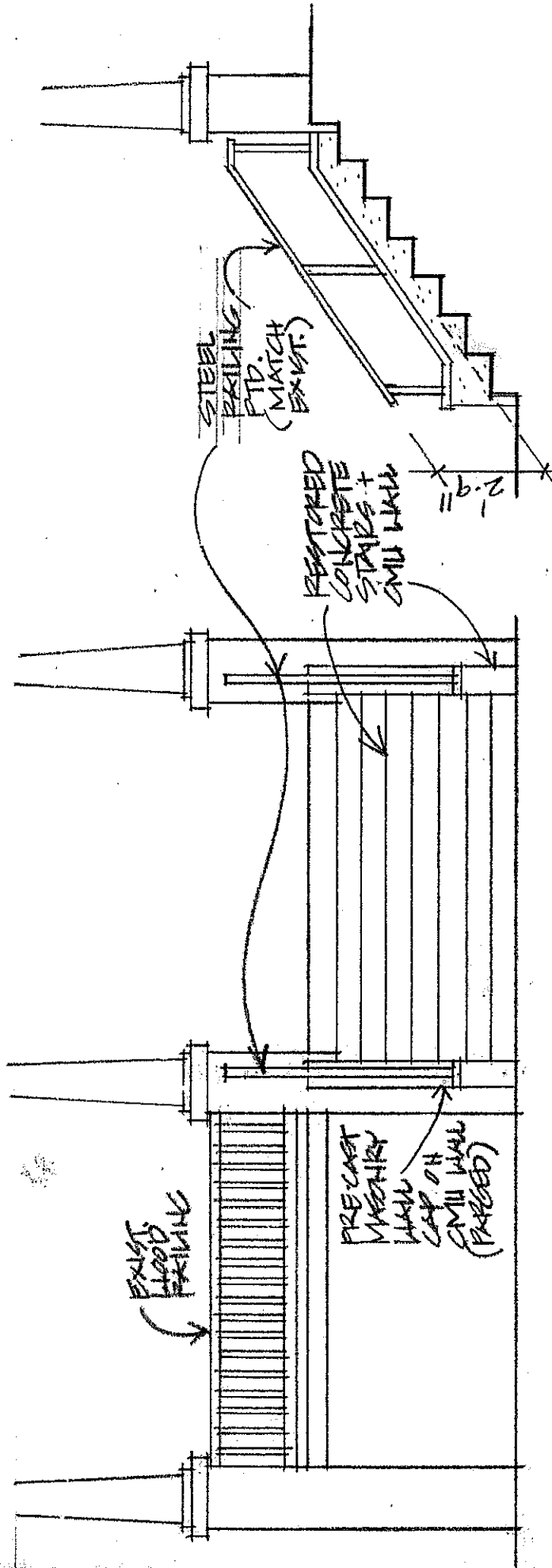


EXIST.
SIDE
SECTION
1411

EXIST. FRONT
1411

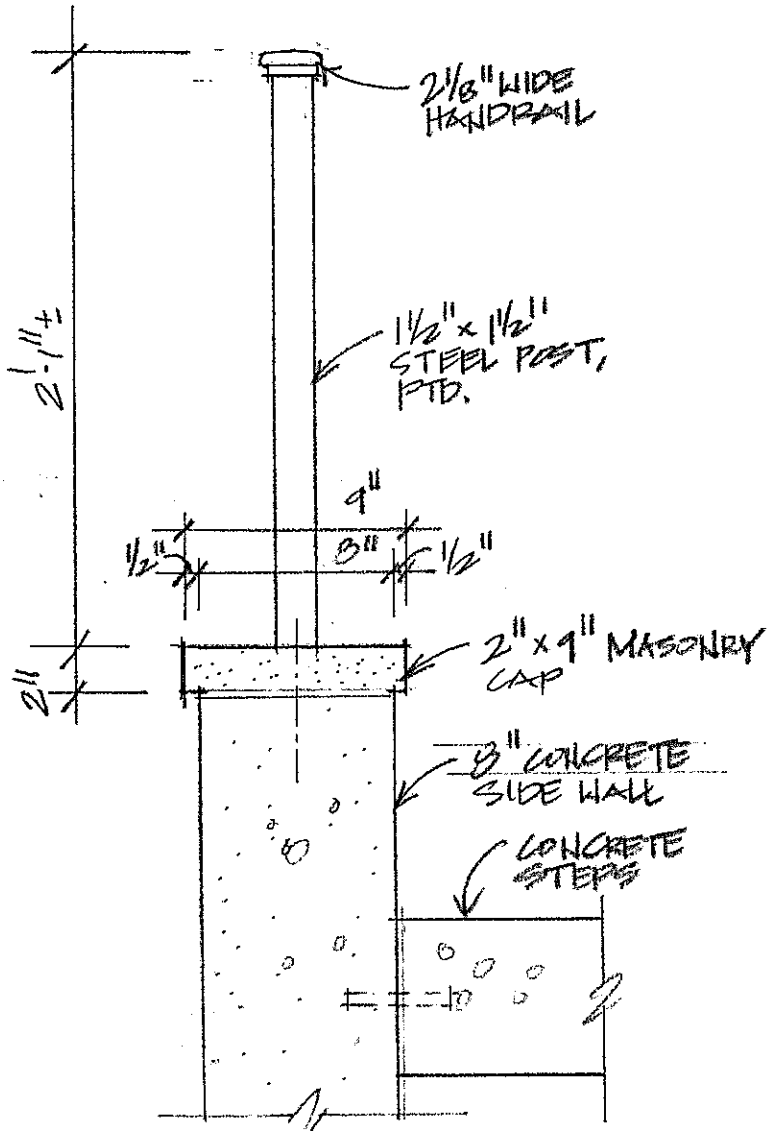


PROPOSED FRONT
INDOOR
PROJECT STAIRS



PROPOSED
PORCH SECTION
1/4"

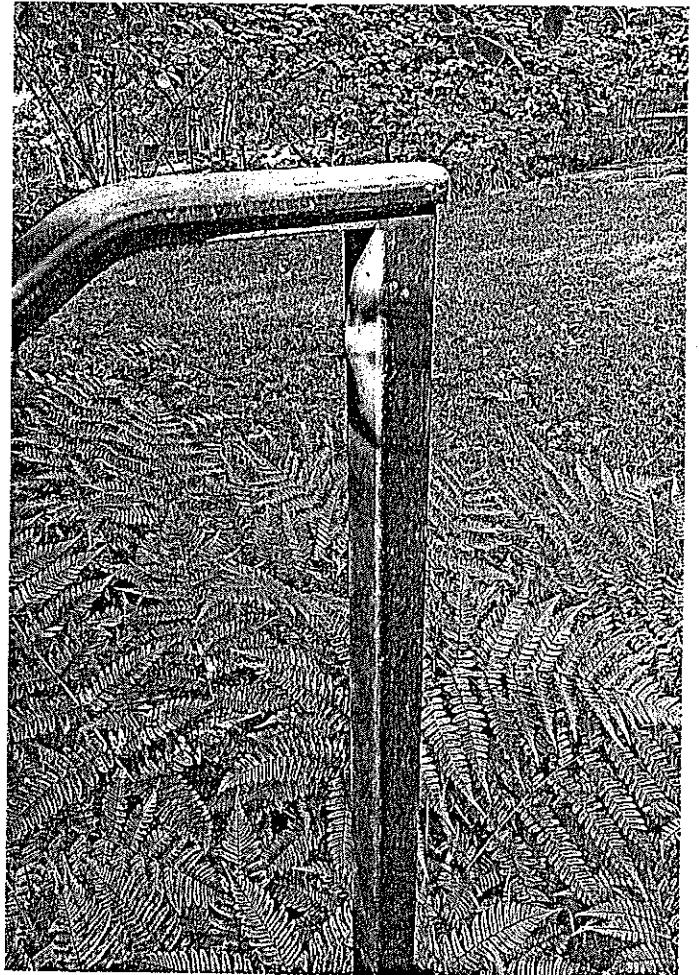
PROPOSED
FRONT ELEVATION
1/4"



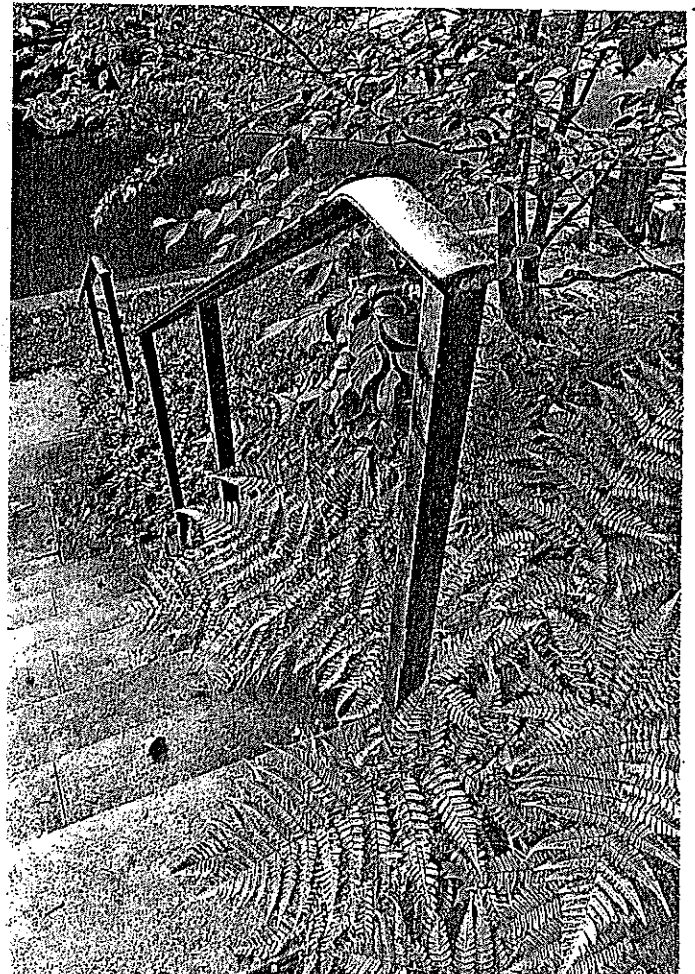
WALL/STAIR DETAIL W/ RAIL
 1 1/2" = 1'0"



DAMAGED SIDE WALL

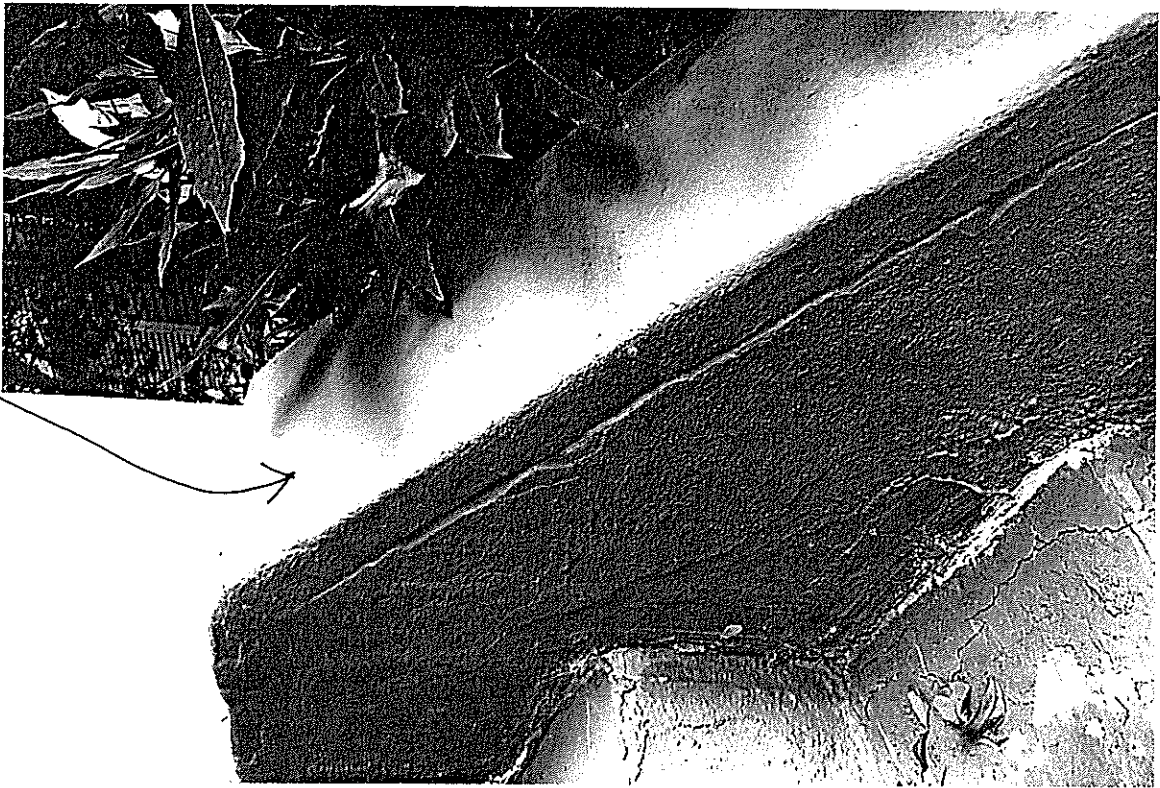


EXISTING STEEL RAIL @ LOWER STAIR





EXISTING CONCRETE STAIRS



2" MASONRY CAP



CONCRETE STEPS W/ PIPE RAIL



FRONT PORCH + STEPS

Chris Elfring
Ann Miles
7204 Holly Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Jeffrey Anspacher
7206 Holly Ave.
Takoma Park, MD 20912

Peter Hardin & Karen MacPherson
7202 Holly Ave.
Takoma Park, MD 20912

Jeffrey MacMillan & Lucinda Leach
7203 Holly Ave.
Takoma Park, MD 20912

Harry & Kathleen Fulton
7315 Piney Branch Road
Takoma Park, MD 20912