# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
## STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>7206 Holly Ave., Takoma Park</th>
<th>Meeting Date:</th>
<th>1/23/2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Outstanding Resource</td>
<td>Report Date:</td>
<td>1/17/2018</td>
</tr>
<tr>
<td>(Takoma Park Historic District)</td>
<td></td>
<td>Public Notice:</td>
<td>1/10/2018</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jozefien Van Damme</td>
<td>Tax Credit:</td>
<td>No</td>
</tr>
<tr>
<td>(Paul Treseder, Architect)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Staff:</td>
<td>Michael Kyne</td>
</tr>
<tr>
<td>Case Number:</td>
<td>37/03-18D</td>
<td></td>
<td></td>
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<tr>
<td>PROPOSAL:</td>
<td>Window installation</td>
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### STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. Window specifications will be provided, with final review and approval delegated to staff.

### ARCHITECTURAL DESCRIPTION

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** c. 1885-1888

### PROPOSAL:

The proposed to install one new window on the left side of the rear ell.

### 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 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.

**Outstanding Resources – Residential**

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These 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 to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior’s Standards for Rehabilitation*.

The *Guidelines* that pertain to this project are as follows:

- 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, setbacks, and materials.
- Preservation of original building materials and the use of appropriate, compatible new materials is encouraged.

**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.)

Secretary of the 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.” The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a c. 1885-1888 Queen Anne-style Outstanding Resource within the Takoma Park Historic District. The house is located on an upward sloping lot, with a moderate setback from the street. The house has a rear ell, which may be original to the main house. According to the applicant, the rear ell experienced several alterations in 1987, including the addition of a two-story bay at the rear and the addition of a one-story bay at the left side. The left side of the rear ell is inset significantly from the left side of the main house, making it minimally visible from the public right-of-way of Holly Avenue, at best.

The applicant proposes to install one new window on the second-floor of the left side of the rear ell. The applicant has stated that the proposed new window will be wood, with trim to match the existing wood windows of the historic house. Although the submitted elevation indicates that the proposed window will be a small four-lite rectangular window, it is unclear what type of window is being proposed (i.e., two-over-two double-hung, four-lite fixed window, or four-lite casement window). Specifications have also not been provided to indicate whether the proposed window will be a simulated divided lite (SDL) or true divided lite (TDL) window.

Due to the location and general lack of visibility of the proposed new window, staff finds that it is unlikely to alter character-defining features of the historic house or detract from the surrounding streetscape. Staff recommends that the HPC approve the applicant’s proposal, with the following condition: Window specifications will be provided, with final review and approval delegated to staff.

After full and fair consideration of the applicant’s submission staff finds the proposal, as modified by the conditions, 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 with the condition specified on Circle 1 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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net
Contact Person: 301-320-1500

Tax Account No.: 

Name of Property Owner: JOSEFIEU VAN DAMME
Daytime Phone No.: 

Address: 7206 HOLLY AVE TAKOMA PARK MD. 20912
City: Phone No.: 

Street Number: 

Zip Code: 

Contractor: 

Contractor Registration No.: 

Agent for Owner: PAUL TRESEDER
Daytime Phone No.: 301.320.1500

LOCATION OF BUILDING PERMISE

House Number: 7206
Street: HOLLY AVE

Town/City: TAKOMA PARK
Newest Cross Street: TULIP AVE

Lot: 14
Block: 12
Subdivision: TAKOMA PARK

Parc:

PART ONE: TYPE OF PERMIT, ACTION AND USE

1. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Rehab ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Work/Rem ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: 

2. Construction cost estimate: $25,000

3. If this is a renewal of a previously approved active permit, see Permit #: 

PART TWO: DETAILS CONCERNING CONSTRUCTION AND EXEMPTION

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 IF PERMISE A 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/assessment

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 of owner or authorized agent: 

Date: 12-28-2017

Approved: For Chairperson, Historic Preservation Commission

Disapproved: ___________________________ Signature: ___________________________ Date: ___________________________

Applications/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:

   CATEGORY ONE RESOURCE IN TAKOMA PARK HISTORIC DISTRICT, WITH REAR ADDITION ADDED IN 1987

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

   ADD ONE PATHWAY WINDOW IN "ELL" OF HISTORIC HOUSE. WINDOW WILL BE HIDDEN FROM STREET VIEW BY THE MAIN BODY OF THE HOUSE. CHANGES TO THE "ELL" WERE MADE IN 1987. WINDOW WILL BE WOOD, TRIMMED TO MATCH EXISTING WOOD WINDOWS.

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 ( façades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each façade 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 labelled photographic prints of each façade 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 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 lots(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 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>JOZEFIEN VAN DAMME</td>
<td>PAUL TRESIDER</td>
</tr>
<tr>
<td>7206 HOLLY AVE</td>
<td>6320 WISCASSET ROAD</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
<td>BETHESDA, MD 20814</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHRISTINE ELSRING</td>
</tr>
<tr>
<td>7204 HOLLY AVE</td>
</tr>
<tr>
<td>TAKOMA PARK, MD 20912</td>
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