

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25 Holt Place, Takoma Park	Meeting Date:	8/15/18
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	8/8/18
Applicant:	Andrew Partan	Public Notice:	8/1/18
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-18CCC	Staff:	Dan Bruechert
Proposal:	Porch Alterations		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding to the Takoma Park Historic District
STYLE: Italianate
DATE: c.1875-85

The subject property is a two-story, three-bay wide, Italianate-styled house, with a stucco finish and a side gable roof. The full-width porch is supported by four sets of battered paired columns, which reflect more of a Craftsman style and suggest the porch is a modified from its historic configuration.

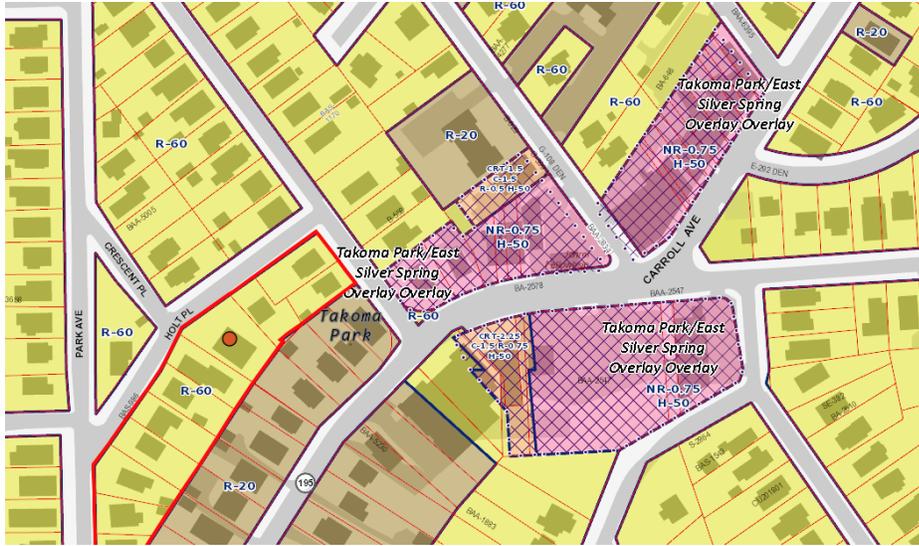


Figure 1: 25 Holt Place, located near the Takoma Junction section of the Takoma Park Historic District.

PROPOSAL

The applicant proposes remove the existing stairs and construct a new staircase with two additional treads. The applicant will make other in-kind repairs to the porch which do not need HPC approval.

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 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.

Outstanding 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. The guiding principles to be utilized by the Historic Preservation Commission are the Secretary of the Interior's Standards for Rehabilitation

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- 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, setback, and materials
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encourages
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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;

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF DISCUSSION

The applicant proposes to undertake a number of repairs to the front porch of the house (i.e. replacement newel posts and selective decking replacement). These changes will not result in a material or visual change and do not require HPC approval.

The applicant further proposes to remove the existing stairs and install a new set of stairs with two additional steps. The proposal calls for re-using the existing Ipe wood treads, cutting down the existing risers, and installing two new stairs to lower the rise of each step. The new set of stairs will project an additional 22” (twenty-two inches) from the front of the porch. The existing stairs are not historic features to the house and the porch has been heavily modified from

its historic appearance. Staff finds that the proposal is consistent with the design and materials of the historic house and will not impact the house's historic character, per Standard 2. Additionally, the proposal respects the environmental setting and will not have a significant impact on the surrounding streetscape.

To further accommodate the new staircase, the construction of a new, longer railing is required. The new railing will match the appearance, materials, and configuration of the existing railing. The new railing will be longer to accommodate the new run of the stairs. Staff finds that the new railing is not a substantial alteration to the character and fabric of the house and is sympathetic to the design of the front porch.

Staff finds that the proposed changes are consistent with the required guidance and will have no impact on the historic character of the house. Staff supports approval.

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

845936

Contact Email: RICKHBR@GMAIL.COM Contact Person: RICK LEONARD
 Daytime Phone No.: 240-350-9003
 Tax Account No.: 01080484
 Name of Property Owner: ANDREW PARTAN Daytime Phone No.: ASPE@PMTAN.COM
 Address: 25 HOLT PLACE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: HERITAGE BUILDING & RENOVATION, INC. Phone No.: 301-270-4799
 Contractor Registration No.: MHIC 32422
 Agent for Owner: RICK LEONARD Daytime Phone No.: 240-350-9003

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: HOLT
 Town/City: TAKOMA PARK Nearest Cross Street: CRESCENT PLACE
 Lot: 20 Block: 2 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 Revocable

CHECK ALL APPLICABLE:

- A/C Stab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: PORCH STEPS

1B. Construction cost estimate: \$ 2650.00

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.

Signature of owner or authorized agent

7-23-18

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:

CATEGORY 1, 1878 ITALIANATE - ORIGINALLY FACED CARROLL AVE.

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

FRONT STEPS WERE REPLACED IN 2003.
STEPS WILL BE REBUILT AND EXTENDED - ADDING 2 TREADS
IPE TREADS AND RISERS WILL BE REUSED.
ROTTEN NOVEL POSTS WILL BE DUPLICATED
CHANGE WILL BE VERY MINIMAL VISUALLY.

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 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.

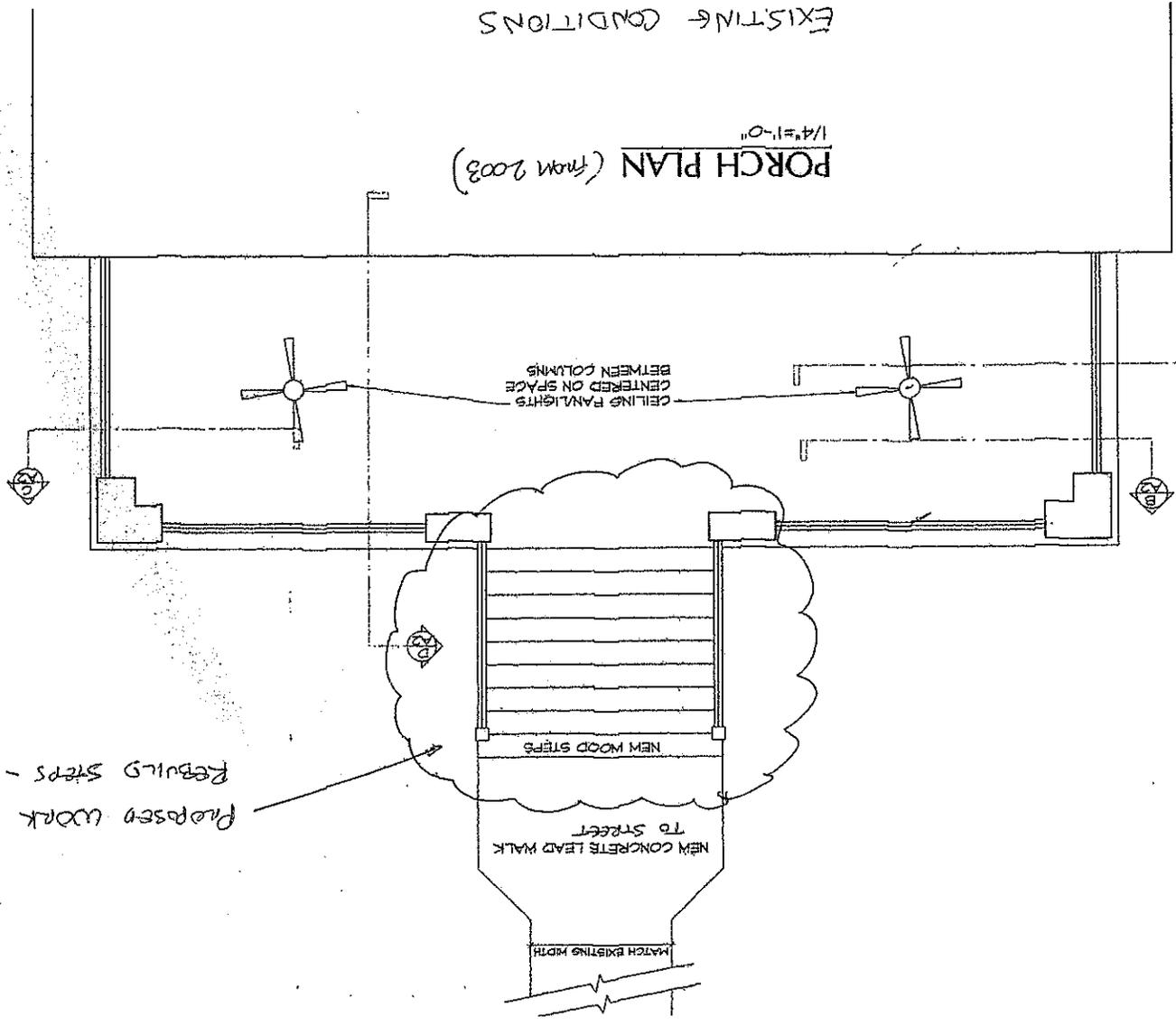
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address	Owner's Agent's mailing address
25 HOLT PLACE TAKOMA PARK, MD 20912	RICK LEONARD HERITAGE BUILDING + RENOVATION, INC. 7334 CARROLL AVE. TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
MAXSON GEOFFREY + MELISSA LINDON 8 CRESCENT PLACE TAKOMA PARK, MD 20912	BENJAMIN + NANCY MARTIN 7136 CARROLL AVE. TAKOMA PARK, MD 20912
MICHAEL AND MARY WAGNER 29 HOLT PLACE TAKOMA PARK, MD 20912	
DAVID HAUCK + MARY VOORHES 24 HOLT PLACE TAKOMA PARK, MD 20912	

PALTAN
25 HOLT PLACE
TRAVERS PARK, MD

EXISTING CONDITIONS
PORCH PLAN (from 2003)
1/4"=1'-0"



PROPOSED WORK
REBUILD STEPS - SAME WIDTH, SAME MATERIALS,
ADDING 2 TRUSSES SO STEPS
WILL BE MORE COMFORTABLE
NEWEL POSTS WILL BE DUPLICATED









Bruechert, Dan

From: Rick Leonard <rickhbr@gmail.com>
Sent: Thursday, August 02, 2018 7:21 PM
To: Bruechert, Dan
Subject: Re: 25 Holt Place - Historic Area Work Permit

Hi Dan,

The porch will not change, but the stairs will extend 22" towards the street.

Please let me know if you need further clarification.

Rick

On Thu, Aug 2, 2018 at 3:50 PM, Bruechert, Dan <Dan.Bruechert@montgomeryplanning.org> wrote:

Rick:

I'm completing my Staff review for the Historic Area Work Permit (HAWP) for the replacement stairs at 25 Holt Place and had a quick question.

I see that the proposal is to add two more steps to the front porch. Is the porch going to project further toward the street? If that's the case, the new stair case will be 22" longer than the existing, correct?

My take on it is that this won't affect its approval, but I want to make sure that I have all of the details about the stairs so there is no chance that any unanswered questions will delay the approval. You can let me know via e-mail and I will incorporate the additional info into my Staff report.

Thanks,

Dan



Dan Bruechert, LEED-AP | Senior Planner | Historic Preservation Section

Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC

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