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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7204 Holly Ave., Takoma Park  Meeting Date: 4/24/2019
Resource: Contributing Resource  Report Date: 4/17/2019
Takoma Park Historic District
Applicant: Ann Miles  Public Notice: 4/10/2019
(Holt Jordan, Agent)
Review: HAWP  Tax Credit: N/A
Case Number: 37/03-19V  Staff: Michael Kyne
PROPOSAL: Front stair alteration

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

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

Fig. 1: Subject property.
PROPOSAL:

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

- Replace the existing concrete front porch stairs with new concrete front porch stairs.
- Install new wooden railings on both sides of the proposed new front porch stairs.
- Install iron handrails on the inside of the proposed new wooden railings.

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.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The Guidelines that pertain to this project are as follows:

- 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.
Sec. 24A-8. Same-Criteria for issuance.

(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; [emphasis added] 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 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.

#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.

STAFF DISCUSSION:

The subject property is a c. 1910-20s Craftsman-style Contributing Resource within the Takoma Park Historic District. The property has a significant slope, rising from Holly Avenue, and the house is accessed via a long set of front stairs from the sidewalk.
The applicant proposes to replace the existing concrete front porch stairs and to install new railings and handrails on both sides of the new stairs. The existing stairs are concrete with seven treads and eight risers, and there are low concrete cheek walls on either side. The proposed new stairs will be concrete with seven treads and eight risers, but they will not have cheek walls.

There is a single iron pipe handrail on the south (left) side of the existing front stairs. The applicant proposes to install new wooden railings on both sides of the proposed new front stairs. The proposed railings will each have three 4 x 4 wooden posts and ½” x ½” wooden balusters to match the railings of the front porch. The posts and balusters will be inset between the top and bottom rails.

Iron handrails are also proposed on the inside of the railings on both sides of the proposed new front stairs. The proposed iron handrails will match an existing iron handrail at the left side of the long set of stairs from the sidewalk.

Staff finds that the proposed alterations are generally consistent with the predominant style of the resource, in accordance with the Guidelines, and that the proposal will not remove or alter historic character-defining features, in accordance with the Standards.

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 #2 and 9;

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
301/363-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: Holt Jordan
Contact Email: Holt@jordanhouseman.com
Daytime Phone #: (202) 986-0711

Tax Account No.: 
Name of Property Owner: Ann Miles
Daytime Phone #: 301-928-9222
Address: 7204 Holly Ave., Takoma Park, MD 20912

Contractor: TBD
Contractor Registration No.: 
Agent for Owner: Holt Jordan
Daytime Phone #: 202-986-0711

LOCATION OF HISTORIC SITE

House Number: 7204
Street: Holly Ave.
Town/City: Takoma Park
Nearest Cross Street: Tulip Ave.
Lot: 10
Block: 12
Subdivision: 

Permit Type/Period of Permit Action and Uses

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Expand ☐ Add/Remove ☐ AC ☐ Deck ☐ Room Addition ☐ Porch ☐ Door ☐ Shed
☐ Move ☐ Install ☐ Wreck/Rebuild ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Reversible ☐ Fences/Walls (complete Section #) ☐ Other: Food Stores

1B. Construction cost estimate: $8,000 +

1C. If this is a revision of a previously approved active permit, see Permit #: N/A

PART TWO - REQUIRED INFORMATION AND EXPLANATIONS

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 PERMITS AFFECTING 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 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 4/1/2019

Approved: 
For Chairperson, Historic Preservation Commission

Disapproved: 
Signature: 
Date:

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:
      2 story arts & crafts home.
      The front | rear garden was constructed in 2001. Application/ Permit #: 945774
      Date Filed: 4/18/01

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Remove and replace existing concrete steps. The existing steps have settled or varying elevation heights. The new steps are concrete into the side, checkwall. A new code required guard rail & hand rail. Tree protection plan will be required to obtain Montgomery Co. Permits.

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, pond, 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, where appropriate, context. All materials and fixtures proposed for the facade 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 labeled 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 CONFESSIONING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confining 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]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ann Miles</td>
<td>Holt Jordan</td>
</tr>
<tr>
<td>7204 Holly Ave.</td>
<td>711 Florida Ave NW</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Washington D.C. 20001</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jozefien Von Damme</td>
</tr>
<tr>
<td>7206 Holly Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

| Lucinda Leach & Jeff Macmillan                             | Karen MacPherson & Peter Hardin|
| 7203 Holly Ave.                                             | 7202 Holly Ave.                 |
| Takoma Park, MD 20912                                       | Takoma Park, MD 20912           |

| Kathleen & Harry Fulton                                    |                                |
| 7315 Pinney Branch Rd.                                     |                                |
| Takoma Park, MD 20912                                       |                                |
Existing Conditions

Elfring Miles Residence
7204 Holly Ave.
Takoma Park, MD 20912

Scale: Date: 04.01.19
Revisions:
EXISTING FRONT STAIRS

SUBSIDENCE ON RIGHT OF STAIRS

CRACKS ALONG TOP OF STAIRS

3

Existing Conditions

Elfring Miles Residence
7204 Holly Ave.
Takoma Park, MD 20912