EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| Address: 13 Montgomery Ave., Takoma Park | Meeting Date: 11/13/2019 |
| Resource: Non-Contributing Resource | Report Date: 11/6/2019 |
| Applicant: Leslie Strauss | Public Notice: 10/30/2019 |
| (Elysia Casaday, Agent) | Staff: Michael Kyne |
| Review: HAWP | Tax Credit: No |
| Case Number: 37/03-19UU | |

PROPOSAL: Demolition of outbuilding and deck, and other alterations

STAFF RECOMMENDATION:

- [x] Approve
- [ ] Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District

STYLE: Colonial Revival

DATE: 1959

**Fig. 1: Subject property.**
II.F

PROPOSAL:

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

- Demo/removal of a two-story shed at the rear of the property.
- Demo/removal of a screened porch at the rear of the house.
- Demo/removal of a small deck at the rear of the house (on the west side of the screened porch to be removed).
- In-kind repairs of a large deck at the rear of the house.
- In-kind repairs to the roof of a one-story shed at the rear of the property.
- In-kind replacement of the gravel driveway at the front (northeast) side of the property.

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

(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 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.” The Standards are as follows:

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.

**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 #2;

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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: elysia@casadayallison.com
Contact Person: Elycia Casaday
Daytime Phone No.: 301-787-4147

Tax Account No.: ________________________________
Name of Property Owner: Leslie Strauss
Daytime Phone No.: 240-381-1389
Address: 13 Montgomery Ave Takoma Park MD 20912
Street Number: ___________________________ City: ___________________________
Zip Code: ___________________________
Contractor: Montoya Home Improvement
Phone No.: 301-520-7395
Contractor Registration No.: 52-417095
Agent for Owner: Javier Montoya
Daytime Phone No.: 301-520-7395

LOCATION OF BUILDING/PREMIERE
House Number: 13 Montgomery Ave
Street: ___________________________
Town/City: Takoma Park
Nearest Cross Street: Ethan Allen Ave
Lot: ___ Block: ___ Subdivision: Takoma Park
Libor: ___________ Folio: ___ Parcel: ___

PART ONE: TYPE OF PERMITION REQUESTED

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Repurpose ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Removal ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Reversible ☐ Fence/Wall (complete Section 4) ☐ Other: _______________________

1B. Construction cost estimate: $ ___________________________

1C. If this is a revision of a previously approved active permit, see Permit # ___________________________

PART TWO: COMPLETE FOR ANY CONSTRUCTION AND EXISTING 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.

______________________________ 9-25-19
Signature of permit or authorized agent

891219
For Chairperson, Historic Preservation Commission

Application/Permit No.: ___________________________ Date Filed: ___________________________ Date Issued: ___________________________

SEE REVERSE SIDE FOR INSTRUCTIONS
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: Elisa Casaday
Contact Person: Elisa Casaday

Tax Account No.: 201-787-4147
Daytime Phone No.: 240-387-1389

Name of Property Owner: Leslie Strauss
Daytime Phone No.: 240-387-1389

Address: 13 Montgomery Ave, Takoma, MD 20912

Contractor: ____________________________
Contractor Registration No.: ____________________________
Agent for Owner: ____________________________
Daytime Phone No.: ____________________________

House Number: 13
Street: Montgomery Ave

City: Takoma

ZIP Code: 20912

Parish: Birth: Place of Birth:

Purpose, Type of Permit, Action, and Use:

1A. Check all applicable:
☐ Construct ☐ Ext. ☐ Alter/Renovate
☐ Add ☐ Sub ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wheelchair
☐ Solar ☐ Fencing ☐ Woodburning Stove ☐ Single Family
☐ Repair ☐ Remodel ○ Fence/Wall (complete Section 3) ○ Other:

1B. Construction cost estimate: $

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

PART II: OTHER INFORMATION AND REQUIREMENTS

2A. Type of sewage disposal:
☐ WSC ☐ Septic ☐ Other:

2B. Type of water supply:
☐ WSC ☐ Well ☐ Other:

PART III: COMPLETION PLANS AND MATURE 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 that to be a condition for the issuance of this permit.

I authorize Elisa Casaday to be my authorized agent and contact person.

Signature of owner or authorized agent 09/30/19

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:
      1) Two-story large shed at rear of property to be demolished
      2) Remove screened porch
      3) Demolish small deck
      4) Demolish large deck (boards, remove top railing, repair stairs)
      5) Replace small shed roof
      6) Replace gravel on driveway & remove/cleanup grass
   
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

   

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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>13 Montgomery Ave</td>
<td>5471 Wisconsin Ave, Ste. 300</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>11 Montgomery Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>14 Montgomery Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td>16 Montgomery Ave</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>
House Location Plat
Lot 7 Block 17
"B. F. Gilbert's Addition to Takoma Park"
Montgomery County, Maryland
Scale: 1" = 30'

Engineer's Certificate

I hereby certify that the plat shown hereon is correct, and that the location of buildings shown is as by actual measurement.

February 10, 1960
Plat Book B
Plat 18

Maddox & Hopkins
Engineers & Surveyors

By:

MONTGOMERY AVENUE

[Diagram of plat with various measurements and annotations]

MONTGOMERY COUNTY, MARYLAND
Department of Inspection and Licenses
Division of Building Inspection

Approved: [Signature]
Date: [Blank]

[Stamp: DEPT. OF INSPECTION LICENS}

[Stamp: FEB. 11, 1960]
LARGE DECK & STAIRCASE
Small shed for repair (roof)
Gabrielle DeFrancoi

DRIVEWAY - clean up & replace gravel