

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1959

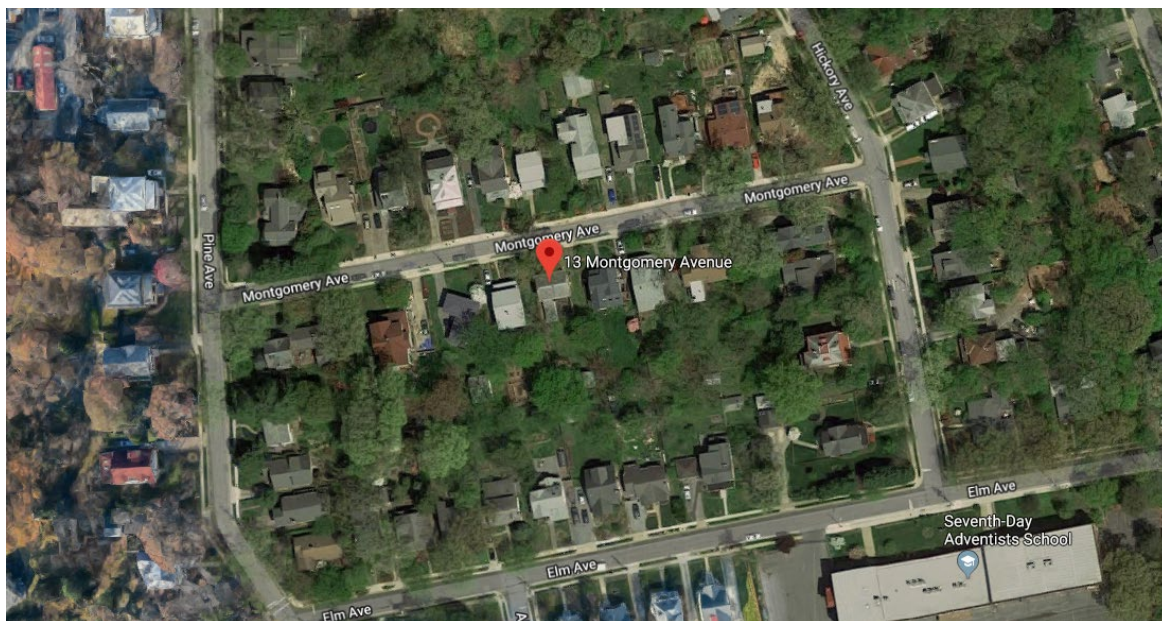


Fig. 1: Subject property.

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 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.” 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: Elysia 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 State Zip Code
Contractor: Montoya Home Improvement Phone No.: 301-520-7395
Contractor Registration No.: 5347095
Agent for Owner: Javier Montoya Daytime Phone No.: 301-520-7395

LOCATION OF BUILDING/PREMISE

House Number: 13 Montgomery Ave Street: _____
Town/City: Takoma Park Nearest Cross Street: Ethan Allen Ave
Lot: 7 Block: 17 Subdivision: Takoma Park
Liber: 32456 Folio: 212 Parcel: 01061297

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 ☐ Slab ☐ Room Addition ☒ Porch ☒ Deck ☒ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ 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 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.

Elysia Casaday 9-25-19
Signature of owner or authorized agent Date

Approved: 89/12/19 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DP6 - 68

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: elysia@casadaygallison.com Contact Person: Elysia 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 MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF PROPOSED WORK

House Number: 13 Street: Montgomery Ave
Town/City: Takoma Nearest Cross Street: Pine Ave
Lot: _____ Block: _____ Subdivision: _____
Libar: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

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- ☐ 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.

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

Leslie R Strauss
Signature of owner or authorized agent

09/30/19
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:

- 1) Two-story large shed at rear of property to be demolished
- 2) Demolish screened porch
- 3) Demolish small deck
- 4) Repair large deck (boards, remove top railing, repair stairs)
- 5) Repair small shed roof
- 6) Replace gravel on driveway & remove/clean-up grass

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

N/A

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 13 Montgomery Ave Takoma Park, MD 20912	Owner's Agent's mailing address 5471 Wisconsin Ave, Ste. 300 Chevy Chase, MD 20815
Adjacent and confronting Property Owners mailing addresses	
11 Montgomery Ave Takoma Park, MD 20912	15 Montgomery Ave Takoma Park, MD 20912
14 Montgomery Ave Takoma Park, MD 20912	12 Montgomery Ave Takoma Park, MD 20912
16 Montgomery Ave Takoma Park, MD 20912	

House Location Plat
Lot 7 Block 17
"B. F. Gilbert's Addition to Takoma Park"
Montgomery County, Maryland
Scale: 1" = 30'

DEPT. OF INSPECTION - LICENSE
REC'D
FEB 11 1960
RECEIVED
MONTGOMERY COUNTY, MD

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

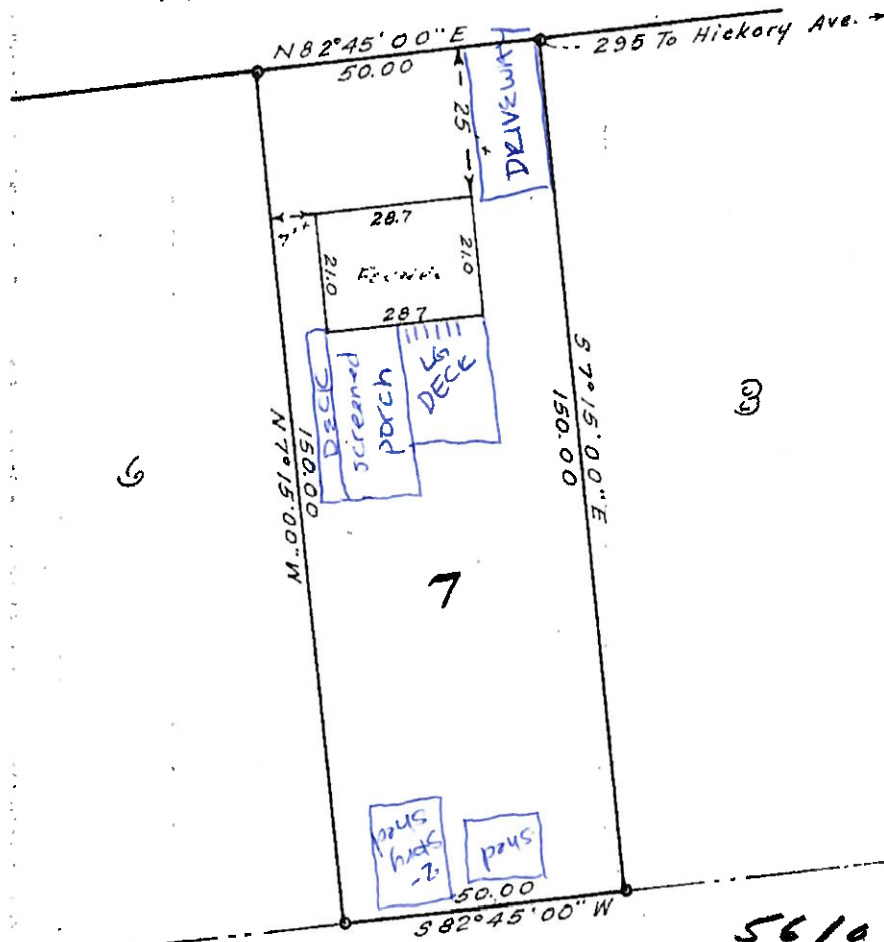
Plat Book B

Plat 18

Maddox & Hopkins
Engineers & Surveyors

By: 

MONTGOMERY AVENUE

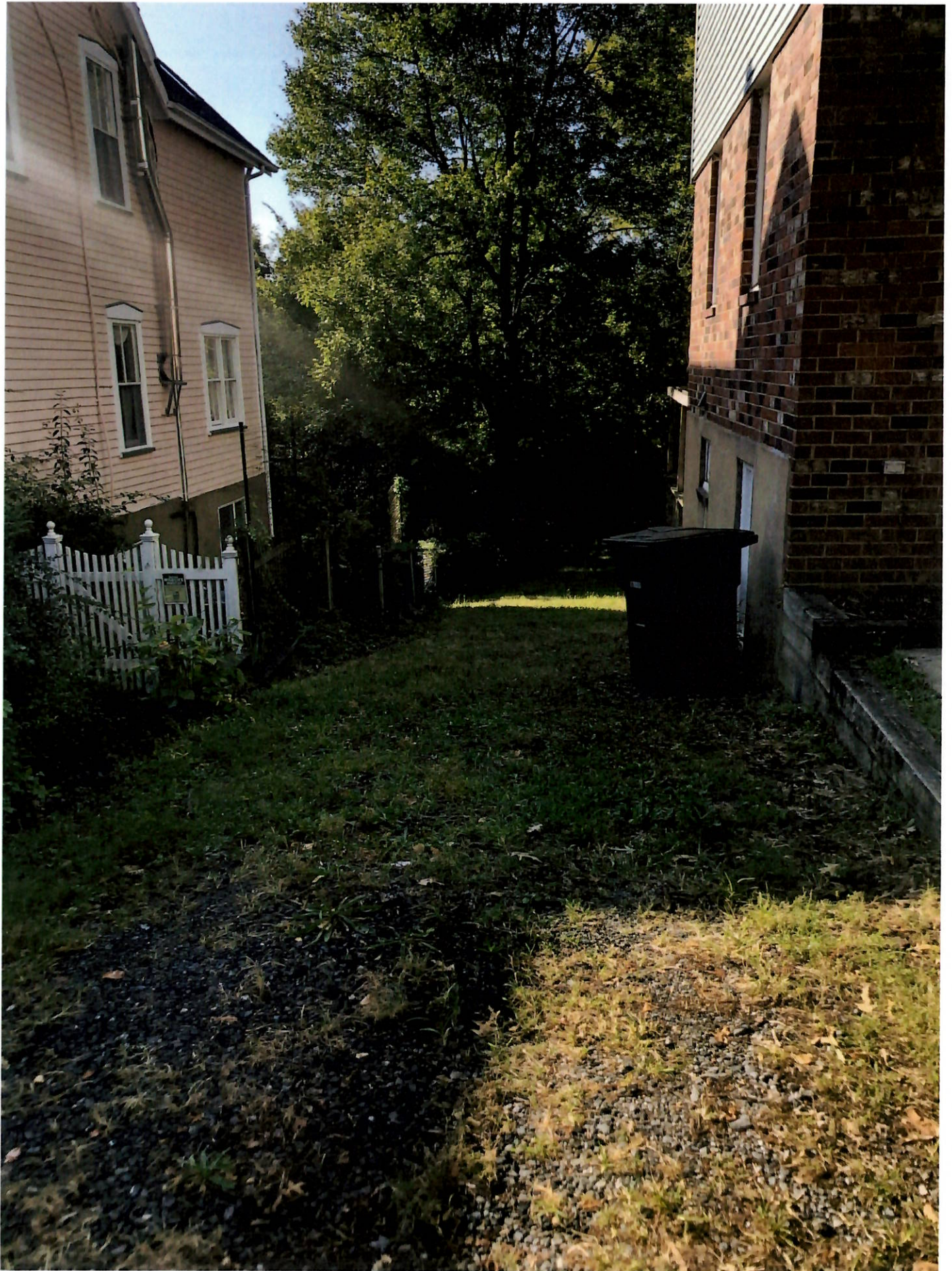


56104
MONTGOMERY COUNTY, MARYLAND
Department of Inspection and Licenses
Division of Building Inspection

Approved: 

Date: _____

DRIVEWAY



LARGE DECK





LARGE DECK & STAIRCASE

Small shed for repair (roof)



LARGE SITED FOR DEMOLITION





↑
small
deck

↑
screened
porch

Demolition

↑
Large Deck
↓
stairs
Repair



Gabrielle DeFrancois

DRIVEWAY - clean up & replace gravel

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