**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<table>
<thead>
<tr>
<th><strong>Address:</strong></th>
<th>7300 Baltimore Ave., Takoma Park</th>
<th><strong>Meeting Date:</strong></th>
<th>1/8/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Resource:</strong></td>
<td>Outstanding Resource</td>
<td><strong>Report Date:</strong></td>
<td>12/31/2019</td>
</tr>
<tr>
<td><strong>Takoma Park Historic District</strong></td>
<td></td>
<td><strong>Public Notice:</strong></td>
<td>12/24/2019</td>
</tr>
<tr>
<td><strong>Applicant:</strong></td>
<td>Mark Verschell and Elizabeth Leff</td>
<td><strong>Tax Credit:</strong></td>
<td>No</td>
</tr>
<tr>
<td><strong>Review:</strong></td>
<td>HAWP</td>
<td><strong>Staff:</strong></td>
<td>Michael Kyne</td>
</tr>
<tr>
<td><strong>Case Number:</strong></td>
<td>37/03-20C</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>PROPOSAL:</strong></td>
<td>Storm door installation</td>
<td></td>
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</table>

**STAFF RECOMMENDATION:**

- [✓] Approve
- [ ] Approve with conditions

**ARCHITECTURAL DESCRIPTION:**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** c. 1890-1910

*Fig. 1: Subject property.*
PROPOSAL:

The applicants propose to install/replace four (4) aluminum storm doors at the subject property (see image below for locations).

Fig. 2: Proposed storm door locations.

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.

9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

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 ensure 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.

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 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 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: mav9@mac.com
Contact Person: Mark Verschell
Daytime Phone No.: 240-723-6656

Tax Account No.: 13-25-1063423

Name of Property Owner: Mark Verschell/Elizabeth Leff
Daytime Phone No.: 240-723-6656

Address:
7300 Baltimore Ave
Takoma Park
MD 20912

Contractor Registration No.: n/a

Contractor for Owner: n/a
Daytime Phone No.: n/a

LOCATION OF FOLLOWING

House Number: 7300
Street: Baltimore Ave
Town/City: Takoma Park
Nearest Cross Street: Takoma Ave
Lot: B
Block: 76
Subdivision: 0025
Liner: 36330
Folio: 323

PART B - IMPROVEMENTS AND USE

1A. CHECK ALL APPLICABLE

☐ Construct ☐ Extend ☐ Alter/Remove
☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Work/Rez
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revise ☐ Repair ☐ Renovate
☐ Fence/Wall (complete Section 4) ☐ Other: Storm Doors

1B. Construction cost estimate: $1,600

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

PART C - PLUMBING, HEATING AND ELECTRICAL APPURTEMENTS

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

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

PART D: COMPLETENESS FOR FENCE/BARRIER WALL

3A. Height: ______ feet ______ inches

3B. Indicate whether the fence or retaining wall is to be constructed in 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.

Mark Verschell
Signature of owner or authorized agent

12/10/17
Date

Approved: ___________________________ For Chairperson, Historic Preservation Commission
Disapproved: ___________________________ Signature: ___________________________ Date: ___________________________

Application/Permit No.: ___________________________ Data 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 structures and environmental setting, including their historical features and significance:
      (1) Library door, ~1885, original front door, 9 uneven panel, 80% light divided glass, wood frame door with 2 matching 6 panel sidelights and 6 panel transom. No existing storm door.
      (2) Front door, ~1927 addition, identical to Library door. No existing storm door.
      (3) Kitchen door, ~1985 addition, 9 even panel, 1/2 light. Existing aluminum storm door needs replacement.
      (4) Mudroom door, ~1985 addition, identical to Kitchen door. Existing aluminum storm door needs replacement.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Installation/replacement of four (4) identical storm doors, LARSON Tradewinds Premium White Full-View Aluminum Storm Doors. Picture below.
      Installation to be done by skilled homeowner. Door was chosen to protect existing doors, and be as unobtrusive as possible.

2. Site plan
   Site and environmental setting, drawn to scale. You may use your plan. 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 field 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 features proposed for the exterior must be noted on the elevation 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 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 or parcel(s) which lie directly across the street/way 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><strong>Owner's mailing address</strong></th>
<th><strong>Owner's Agent's mailing address</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Mark Verschell</td>
<td></td>
</tr>
<tr>
<td>7300 Baltimore Ave.</td>
<td></td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Adjacent and confronting Property Owners mailing addresses</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ephraim King &amp; Carol Lindeman</strong></td>
</tr>
<tr>
<td>7306 Baltimore Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
<tr>
<td><strong>Roger McGary</strong></td>
</tr>
<tr>
<td>7305 Baltimore Ave.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
</tr>
</tbody>
</table>

| **Katherine Black**                                           |
| 7317 Takoma Ave                                               |
| Takoma Park, MD 20912                                         |
Site Plan

Location of House
LOTS A & B, BLOCK 76
TAKOMA PARK
Montgomery County, MD

Shade portion to indicate North
Existing Property Condition Photographs (duplicate as needed)

Detail: Existing Library Door (original front door), no existing storm door

Detail: Existing Front Door, no existing storm door

Applicant: Mark Verschell/Elizabeth Leff
Existing Property Condition Photographs (duplicate as needed)

Detail: **Existing Kitchen door, replace existing storm door**

Detail: **Existing Mudroom door, replace existing storm door**

Applicant: Mark Verschell/Elizabeth Leff
Existing Property Condition Photographs (duplicate as needed)

Detail: LARSON Tradewinds Premium Storm Door (Intended storm door)

Applicant: Mark Verschell/Elizabeth Leff