

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

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

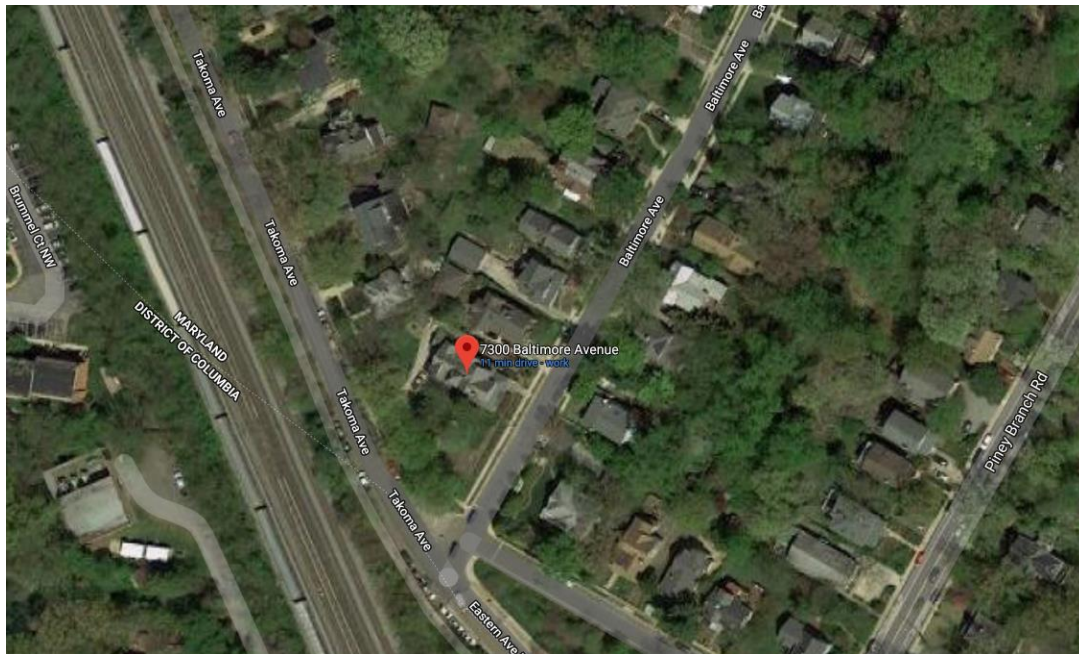


Fig. 1: Subject property.

PROPOSAL:

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

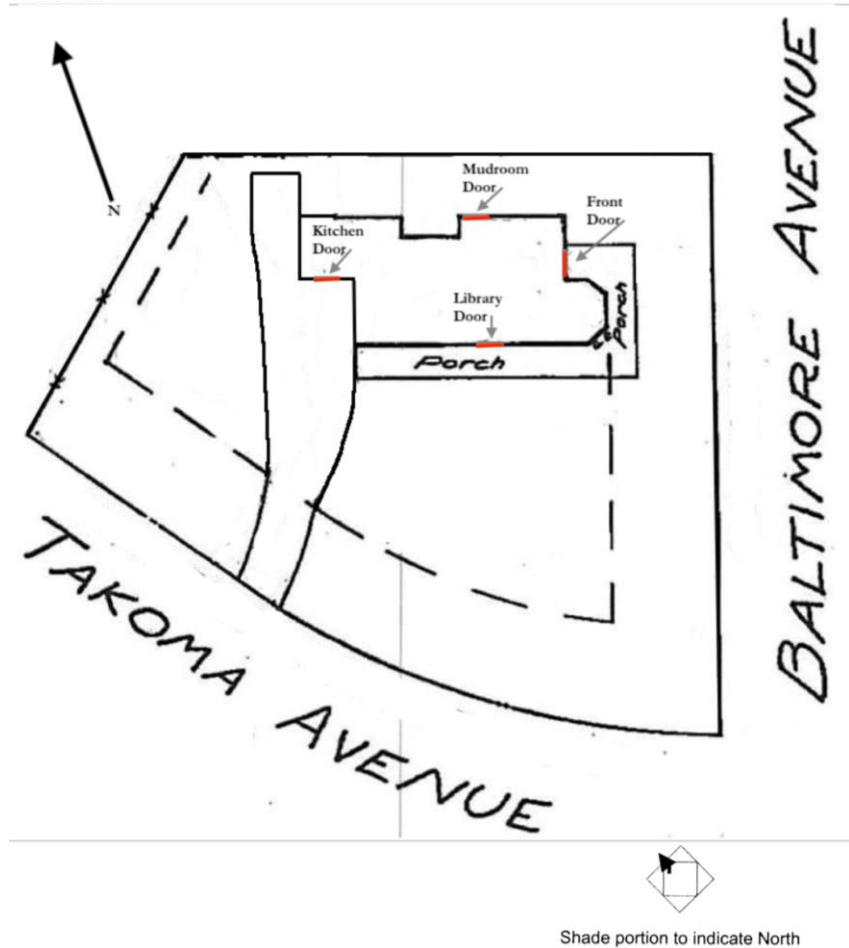


Fig. 2: Proposed storm door locations.

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

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
Street Number City Street Zip Code
Contractor: Homeowner Phone No.: 240-723-6656
Contractor Registration No.: n/a
Agent for Owner: n/a Daytime Phone No.: n/a

LOCATION OF BUILDING/PROJECT

House Number: 7300 Street: Baltimore Ave
Town/City: Takoma Park Nearest Cross Street: Takoma Ave
Lot: B Block: 76 Subdivision: 0025
Liber: 36030 Folio: 323 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Remove
☐ 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: Storm Doors

1B. Construction cost estimate: \$ \$1,600

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXISTING BUILDINGS

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/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

12/10/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 5/21/99

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) Library door, ~1885, original front door, 9 uneven panel, 80% light divided glass wood frame door with 2 matching 6 panel sidelights and 8 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.
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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 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

Mark Verschell
 7300 Baltimore Ave.
 Takoma Park, MD 20912

Owner's Agent's mailing address

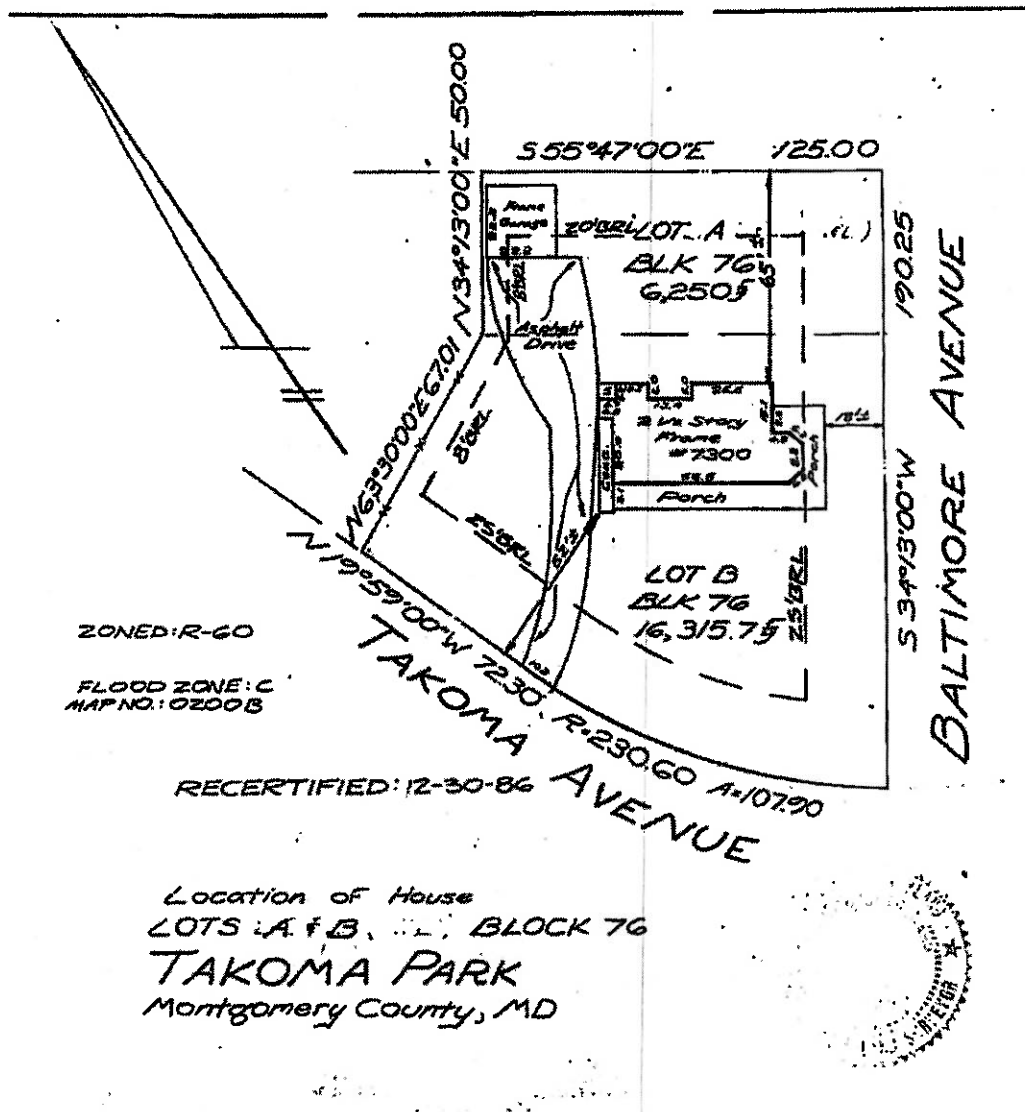
Adjacent and confronting Property Owners mailing addresses

Ephraim King & Carol Lindeman
 7306 Baltimore Ave.
 Takoma Park, MD 20912

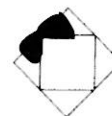
Roger McGary
 7305 Baltimore Ave.
 Takoma Park, MD 20912

Katherine Black
 7317 Takoma Ave
 Takoma Park, MD 20912

Site Plan



SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER, BLANCHARD, LAUGHLAND & TACK, INC. SURVEYORS - ENGINEERS	
THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED IN P. 3 AND 4 L. 1706 F. 72 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD. <i>Harry S. Blanchard</i> REGISTERED LAND SURVEYOR #1180		PLAT BK. 3		LAND PLANNING CONSULTANTS	
		PLAT NO. 214		361 WEST PATRICK STREET FREDERICK, MONTGOMERY COUNTY, MD 21701 (301) 661-4110	
		LIBER 1706		2 Professional Dr., Suite 215 Gaithersburg, MD 20878 948-1100	
		FOLIO 72		DATE OF LOCATIONS	SCALE 1"=40'
				WALL CHECK:	DRAWN BY: P.S.
				USE LOC: G-23-54	JOB NO.: 84-9737
				BOUNDARY:	



Shade portion to indicate North

Applicant: Mark Verschell/Elizabeth Leff

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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

Existing Property Condition Photographs (duplicate as needed)

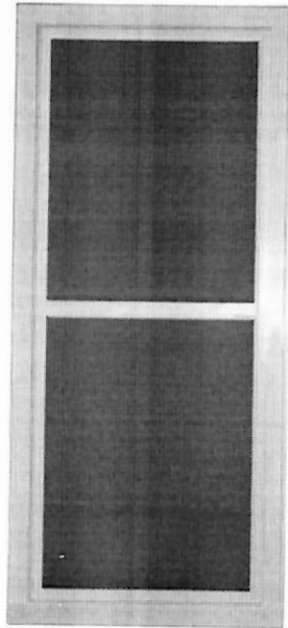


Detail: Existing Kitchen door, replace existing storm door



Detail: Existing Mudroom door, replace existing storm door

Existing Property Condition Photographs (duplicate as needed)



Detail: **LARSON Tradewinds Premium Storm Door (intended storm door)**

Detail: _____