

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7307 Holly Ave., Takoma Park	Meeting Date:	5/27/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/20/2020
Applicant:	Gillian Cadwell (Richard Vitullo, Architect)	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20BB	Staff:	Michael Kyne
PROPOSAL: New fence, retaining wall, and hardscape alterations			

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1920s

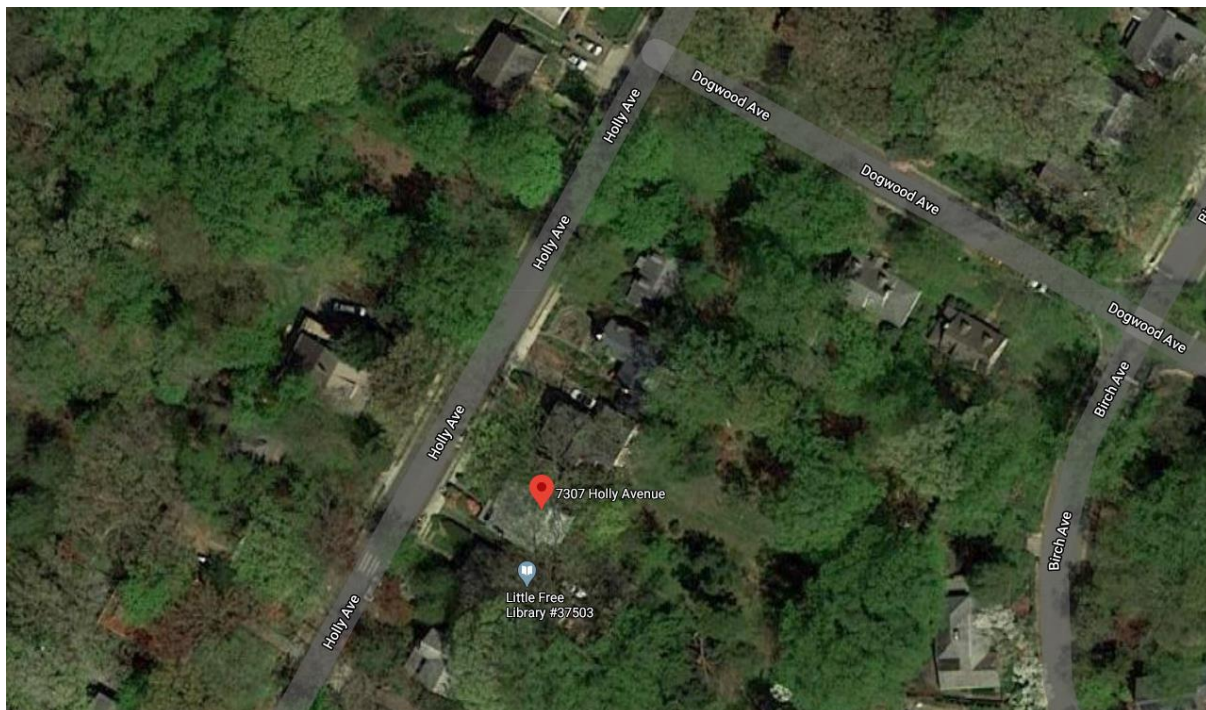


Fig. 1: Subject property.

PROPOSAL:

The applicants propose the following work items at the subject property:

- Extend an existing 6' high cedar picket fence at the south end of the east (rear) property line, replacing an existing chain link fence.
- Install a 4' high cedar picket fence with gates at the south (right) property line, replacing an existing chain link fence.
- Install a 4' high cedar picket fence with gates at the north (left) property line.
- Install a 6" to 20" high dry stack stone retaining wall at the west (front) property line, replacing an existing concrete retaining wall.
- Resurface an existing front concrete walkway with stone.
- Remove an existing concrete and stone walkway at the rear of the subject property.
- Remove an existing timber retaining wall at the rear of the subject property.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

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.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: Gillian Caldwell
Address: 7307 Holly Ave.
Daytime Phone: 301-326-7802

E-mail: gillianbcaldwell@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01066483

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com
City: Takoma Park Zip: 20912
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Takoma Park
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7307 Street: Holly Avenue
Town/City: Takoma Park Nearest Cross Street: Dogwood Avenue
Lot: Part of 23 Block: 6 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

<input type="checkbox"/> New Construction	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input type="checkbox"/> Addition	<input checked="" type="checkbox"/> Fence	<input type="checkbox"/> Solar
<input type="checkbox"/> Demolition	<input type="checkbox"/> Hardscape/Landscape	<input type="checkbox"/> Tree removal/planting
<input type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof	<input type="checkbox"/> Window/Door
		<input type="checkbox"/> Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Richard J. Vitullo RJ Vitullo

5-04-2020

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

See attached for Property Description

Description of Work Proposed: Please give an overview of the work to be undertaken:

See attached for Proposed Work Description

Gillian Caldwell
Louis Spitzer
7307 Holly Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

William Lefurgy
7309 Holly Ave.
Takoma Park, MD 20912

Molly Crawford
Christopher Campbell
7305 Holly Ave.
Takoma Park, MD 20912

Agnes Patti
7306 Holly Ave.
Takoma Park, MD 20912

George Hinds
7304 Holly Ave.
Takoma Park, MD 20912

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7307 Holly Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman house similar to Sears "Americus", built in 1921, and it is located in the Takoma Park Historic District. It is a 2 -story house, square in shape, approx. 26' x 26', with a full-width front porch and a 10' x 18' 2 story rear addition; the rear bump-out was either original to the house, but a 2-story open/screened porch and then enclosed, or was entirely built later. It has a 872 S.F. footprint, with a full basement. There is a detached garage on the property, 17' x 18.3'.

The following are the existing site features being considered for this HAWP alteration:

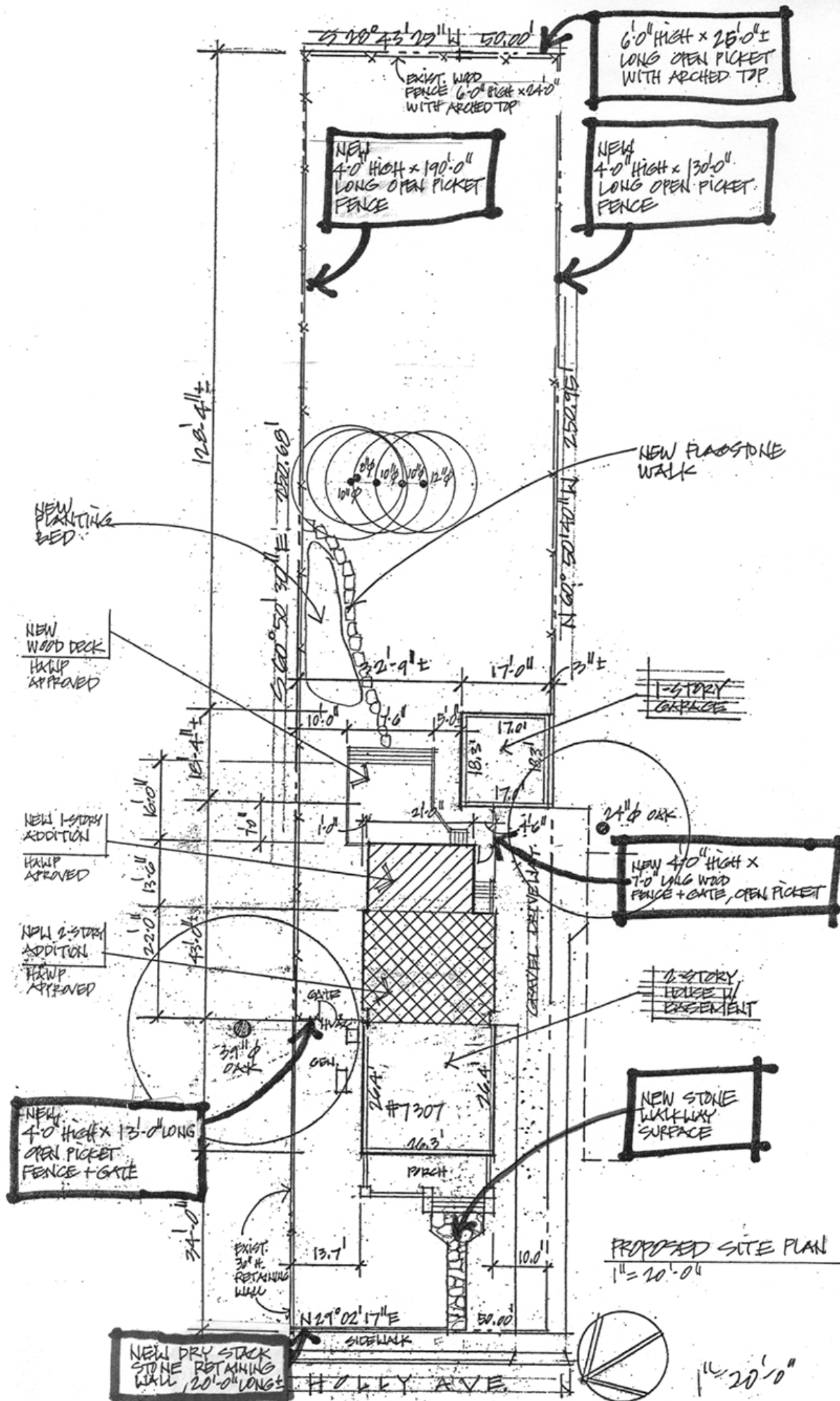
- a. Left Side (north) Property line:** *no fence.*
- b. Rear Property line:** *At the north end of the rear property line, there is an existing 6'-0" high open picket, arched-top fence; at the south end, there is a 4'-0" high chain link fence.*
- c. Right Side (south) Property line:** *Extending from the rear property line to the garage, there is a 4'-0" high chain link fence. Between the garage and existing house, there is 4'-0" open picket fence with gate.*
- d. Front Property line:** *At the west property line, there is a 20'-0" long short concrete retaining wall.*
- e. Front Walkway:** *There is an existing concrete walkway.*
- f. Rear Walkway:** *There is an existing concrete and stone walkway.*
- g. Rear Retaining Wall:** *There is a short timber retaining wall in the rear.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

7307 Holly Ave., Takoma Park, MD 20912

The following are the proposed site features being considered for this HAWP alteration:

- a. Left Side (north) Property line:** *There will be a new 4'-0" high x 190'-0" long open picket wood (cedar) fence with "dog-ear" tops; between the front of this fence and the house, there will be a 4'-0" high x 13'-0" long open picket wood fence with "dog-ear" tops, with a 3'-0" wide gate in the center.*
- b. Rear Property line:** *At the south end, there will be an extension of the existing 6'-0" high open picket, arched-top fence to match the existing, replacing the chain link fence.*
- c. Right Side (south) Property line:** *Extending from the rear property line to the garage, there will be a new 4'-0" high x 130'-0" long open picket wood (cedar) fence with "dog-ear" tops. From the garage to the new house addition, there will be a new 4'-0" high x 7'-0" long open picket wood (cedar) fence with "dog-ear" tops, with an additional 3'-0" wide open picket gate.*
- d. Front Property line:** *At the west property line along the sidewalk, there will be a new 20'-0" long short dry-stack stone retaining wall, ranging from 6" to 20" high +/-.*
- e. Front Walkway:** *There will be a new stone walking surface installed over the existing concrete walkway.*
- f. Rear Walkway:** *We are removing the existing concrete and stone walkway.*
- g. Rear Retaining Wall:** *We are removing the short timber retaining wall in the rear.*





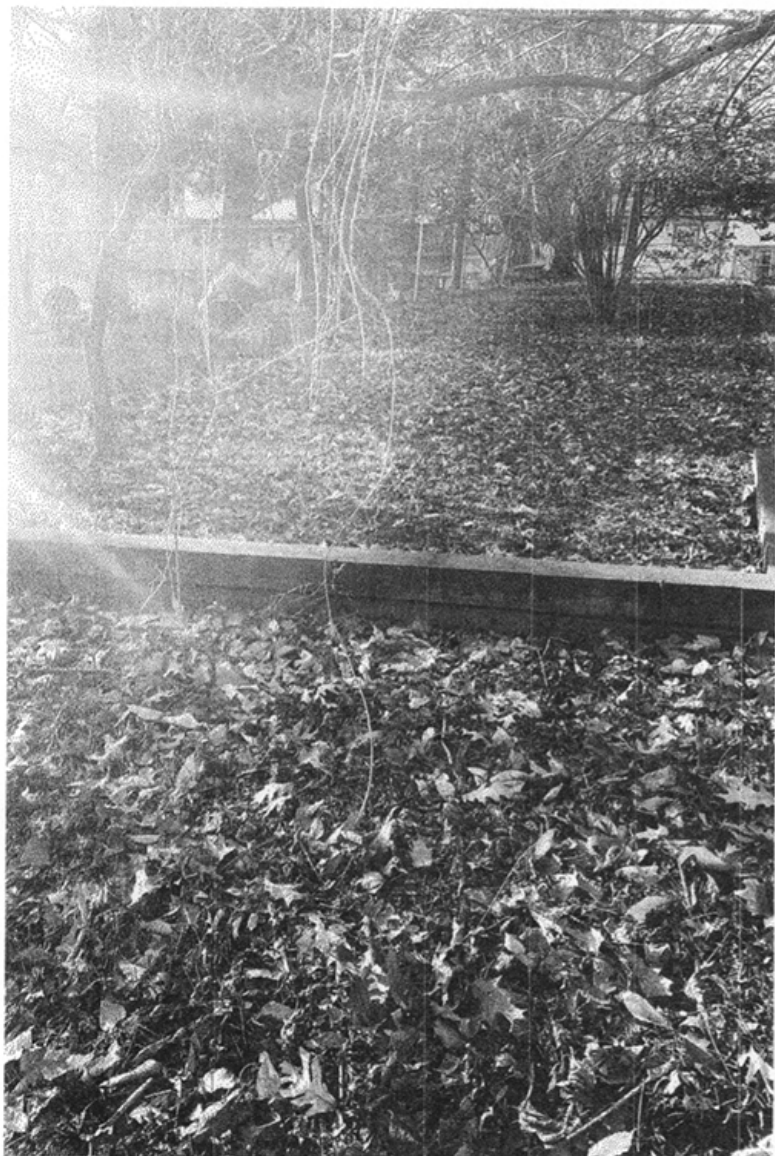
EXISTING CONCRETE RETAINING
WALL



EXISTING FRONT CONCRETE
SIDEWALK



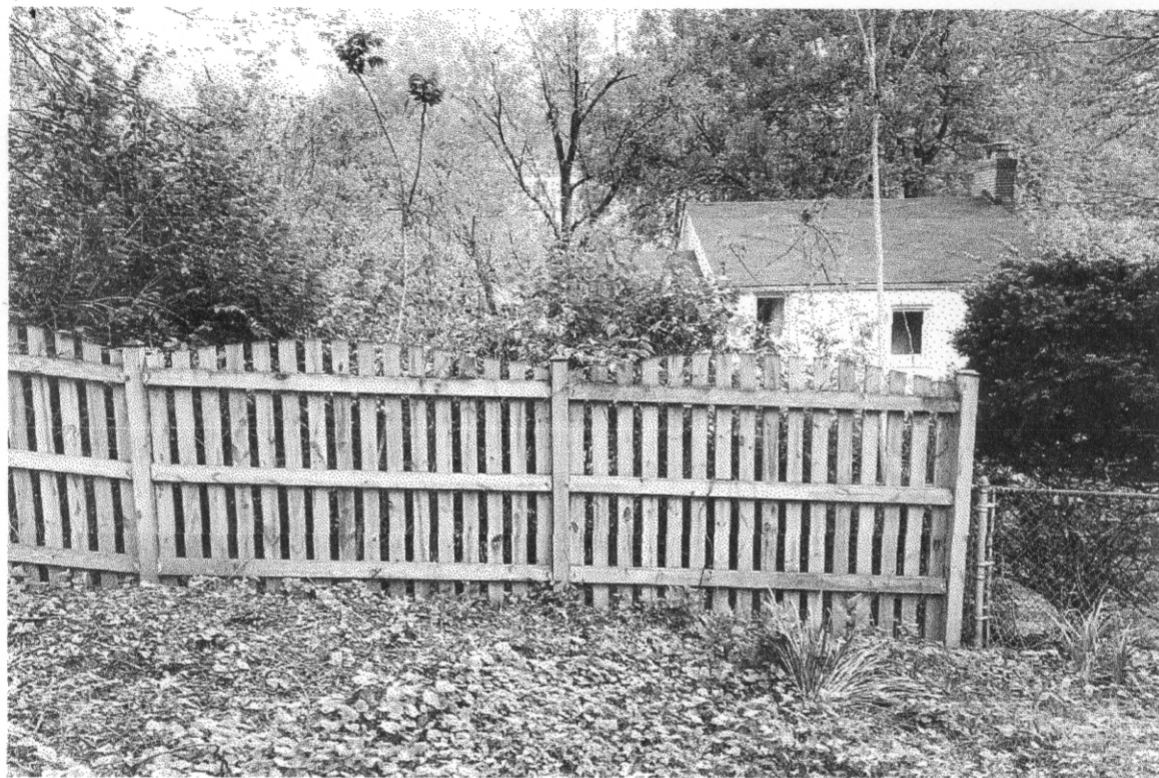
PROPOSED STONE WALKING
SURFACE FOR FRONT SIDEWALK



REAR YARD RETAINING WALL

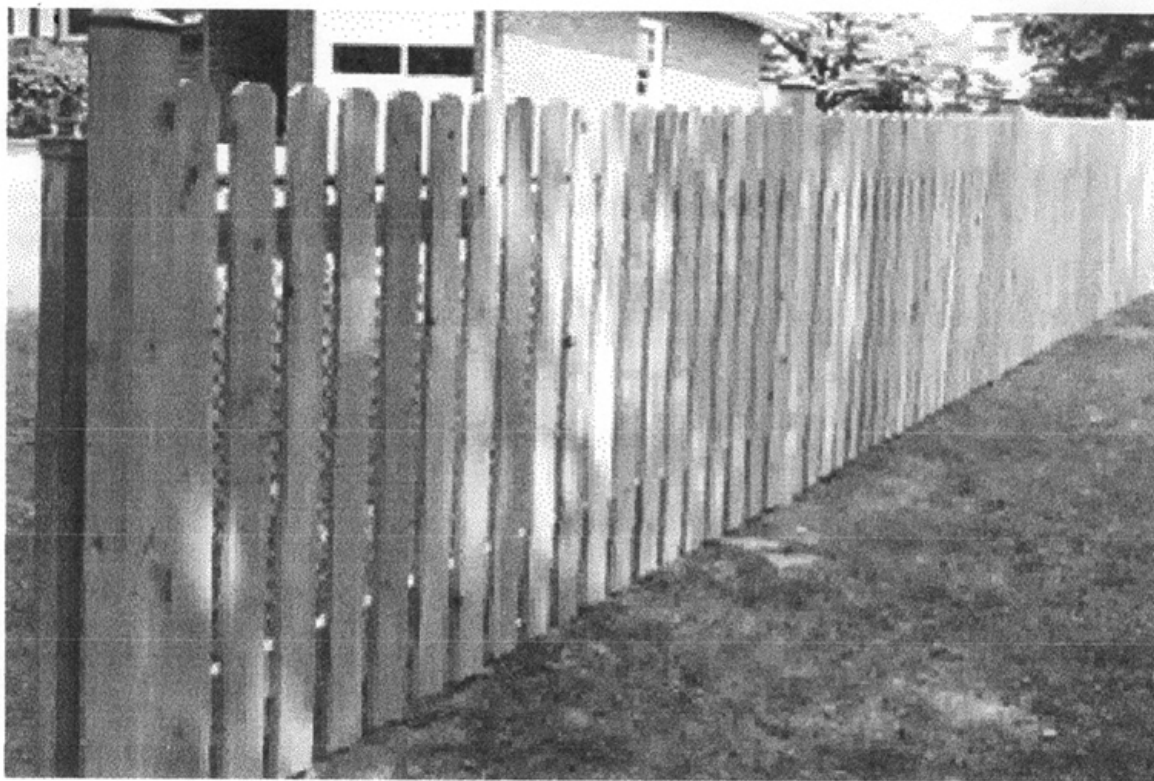


REAR YARD CONCRETE/STONE
WALKWAY



← EXIST.
CHAIN
LINK

EXISTING (+ PROPOSED) 6'-0" HIGH OPEN PICKET FENCE
WITH ARCHED TOP (FOR REAR PROPERTY LINE
FENCE EXTENSION TO REPLACE CHAIN LINK)



PROPOSED 4'-0" HIGH OPEN PICKET FENCE WITH
"DOG EAR" TOP



PROPOSED DRY STACK STONE WALL FOR
FRONT PROPERTY LINE (MAX. HEIGHT 20"±)