EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7210 Holly Avenue, Takoma Park  Meeting Date: 7/29/2020
Resource: Contributing Resource  Report Date: 7/22/2020
Takoma Park Historic District
Applicant: Frances & Hal Phipps  Public Notice: 7/15/2020
Review: HAWP  Tax Credit: n/a
Case Number: 37/03-20AAA  Staff: Dan Bruechert

PROPOSAL:  Hardscaping, new fencing, and retaining wall construction

STAFF RECOMMENDATION

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Vernacular/Queen Anne
DATE: 1893

Fig. 1: 7210 Holly Ave. is on a large deep lot.
PROPOSAL

The applicant proposes site work in both the front and back yards.

In the front, the applicant proposes to:
1. Install bluestone stepping stones on top of the existing concrete stepping stones;
2. Cover the existing concrete walk in bluestone; and,
3. Install new bluestone stepping stones from the driveway to the front walk.

In the rear, the applicant proposes to:
1. Install two sets of stone terrace steps with grass strips between the stairs;
2. Install stepping stones to the basement entrance;
3. Replacing an existing timber retaining wall with a new, taller, timber retaining wall around the accessory structure with a height ranging from 9-18” (nine to eighteen inches) tall; and
4. Replacing an existing chain link fence with a 4 – 5’ (four to five foot tall) lattice fence on the south property boundary and a 6’ (six foot) tall privacy fence along the north property boundary. The fences will match the existing fence on the neighboring property.

Staff finds that the work proposed will have no impact on the character of the house and is in keeping with the character of the surrounding district.

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.
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 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

(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 relevant 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), and (d), having found that the proposal 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Holt@jordanhoneyman.com

Contact Email: Holt Jordan

(202)986-0711

Daytime Phone No:

Frances & Hal Phipps

Name of Property Owner:

7210 Takoma Park Holly Ave.

Address:

20912

Street Number City Zip Code

JMC Masonry

Contractor:

301-370-1357

Phone No:

Holt Jordan

Agent for Owner:

(202) 986-0711

Daytime Phone No:

(202) 439-4001 (Cell)

Frances & Hal Phipps

Name of Property Owner:

7210 Takoma Park Holly Ave.

Address:

20912

Street Number City Zip Code

Steps & Walkway

CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

$40,000

Construction cost estimate:

1B. If this is a revision of a previously approved active permit, see Permit # N/A

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

Height 6 feet 0 inches

3A. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

☐ On property 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.

______

Signature of owner or authorized agent

7/6/2020

Date

For Chairperson, Historic Preservation Commission

Approved:

Disapproved:

Signature:

Date:

Application/Permit No.

Date Filed:

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

Eds 6/21/99
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:
      The House is a 3 story Victorian Style House with three existing sheds.

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

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plat. 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 drip line of any tree 5' 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 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: MALLING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Frances &amp; Hal Phipps</td>
<td>Holt Jordan</td>
</tr>
<tr>
<td>7210 Holly Ave.</td>
<td>711 Florida Ave., N.W.</td>
</tr>
<tr>
<td>Takoma Park, MD 20912</td>
<td>Washington, D.C. 20001</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Jozefien and Karl Van Damme - contiguous</td>
</tr>
<tr>
<td>7206 Holly Ave.</td>
</tr>
<tr>
<td>Takoma Park, Md., 20912</td>
</tr>
<tr>
<td>2. Pamela Sumner Coffey - contiguous</td>
</tr>
<tr>
<td>Theodore Charles Curtin</td>
</tr>
<tr>
<td>7214 Holly Ave.</td>
</tr>
<tr>
<td>Takoma Park, Md., 20912</td>
</tr>
<tr>
<td>3. Nancy Knight</td>
</tr>
<tr>
<td>Martin Collins</td>
</tr>
<tr>
<td>7211 Holly Ave.</td>
</tr>
<tr>
<td>Takoma Park, Md., 20912</td>
</tr>
<tr>
<td>4. Jamie Raskin</td>
</tr>
<tr>
<td>Sara Raskin</td>
</tr>
<tr>
<td>7209 Holly Ave.</td>
</tr>
<tr>
<td>Takoma Park, Md. 20912</td>
</tr>
<tr>
<td>5. Devin A. Cheema</td>
</tr>
<tr>
<td>Sarah R. Kanter</td>
</tr>
<tr>
<td>7213 Holly Ave.</td>
</tr>
<tr>
<td>Takoma Park, Md. 20912</td>
</tr>
<tr>
<td>6. Katherine Fulton</td>
</tr>
<tr>
<td>7315 Piney Branch Rd.</td>
</tr>
<tr>
<td>Takoma Park, Md., 20912</td>
</tr>
</tbody>
</table>
Project Description
Phipps Residence
7210 Holly Avenue
Takoma Park, Maryland 20912

We are requesting the commission to review and approve several replacements and hardscape additions on the property and the requested improvements are as follows:

FRONT YARD
1. Install new bluestone steps using the existing concrete steps as a foundation. These existing steps are adjacent to a large willow oak tree so we are wanting to reuse the foundation to minimize any impact on the tree’s roots. We are working with the City of Takoma Park’s arborist to minimize any damage. The risers are to match the existing dry stacked stone wall that runs along the city sidewalk.
2. Add bluestone on top of the existing concrete lead walk. Again we are trying to minimize any impact on the existing tree’s roots where the removal of the sidewalk would damage roots. The new bluestone with a new setting bed will allow us to even out the slope and provide steps at the correct locations.
3. Lay bluestone stepping stones in the front yard and along the existing driveway. These stones will provide a walking surface connecting the driveway with the front lead walk. Given the shade in this area, lawn is no longer a viable planting. Groundcovers and shrubs will be used to cover the bare areas.

SIDE AND REAR YARD
4. Mitigate drainage and runoff by installing two sets of stone terrace steps. This will allow us to reduce the slope and create flatter area with French drains behind the treads to collect, slow and disperse the water runoff. The treads are divided and have lawn between the steps. Water collected in this area will be taken to subsurface “Flo-well” dry well systems to help with this storm water mitigation. We are installing a 2’ tall round plinth at the end of the existing retaining wall. This small wall addition helps us with the grading and helps to reduce the water washing down the back of the existing wall and draining toward the basement access in this area. We are proposing two options that have not been determined. One option is a fieldstone and the other option is a cobblestone step.
5. Stepping stones to the basement door with a French drain under the stepping stones to help with the drainage in this area.
6. Add stepping stones in some areas incorporating the existing stepping stones. This will include a small patio on the south side of this elliptical lawn. These stones are to match the existing irregular stepping stones.
7. Build a new timber retaining wall with French drains, gravel surface and a Flo-well behind the existing garden shed at the west side of the property. This one wall is to replace two deteriorating existing timber curb/walls. This new retaining wall is approximately 18” tall
8. Erect two fences, a lattice one along the south property line to match the neighbor’s existing lattice fence on the opposite side of the neighbor’s driveway. This fence will replace an existing chain link fence that starts at the front of the house and extends close to the neighbor’s garage where it transitions to an existing privacy fence. A new privacy fence is proposed along the north property line to match the existing privacy fence that is along the south side. This fence will replace an existing chain link fence. It will be in the rear yard starting to the rear of the studio/shed to the north of the existing house, and will run to the shed in the northwest corner.
APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:
Name: Frances & Hal Phipps
Address: 7210 Holly Ave.
Daytime Phone: (301)580-8316
E-mail: frances.phipps@verizon.net
City: Takoma Park
Zip: 20912
Tax Account No.: n/a

AGENT/CONTACT (if applicable):
Name: Holt Jordan
Address: 711 Florida Ave.
Daytime Phone: (202)439-4001
E-mail: holt@jordanhoneyman.com
City: Washington
Zip: 20001
Contractor Registration No.: n/a

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: 7210 Street: Holly Ave.
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
Lot: 13 Block: 12 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:
☐ New Construction ☐ Deck/Porch ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Fence ☐ Solar ☐ Tree removal/planting
☐ Demolition ☐ Hardscape/Landscape ☐ Window/Door
☐ Grading/Excavation ☐ Roof ☐ 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.

Holt Jordan
Signature of owner or authorized agent

Date 7/7/2020
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The House is a 3 story Victorian Style House with three existing sheds.

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

We are requesting the commission to review and approve several replacements and hardscape additions on the property and the requested improvements are as follows:

FRONT YARD
1. Install new bluestone steps using the existing concrete steps as a foundation. These existing steps are adjacent to a large willow oak tree so we are wanting to reuse the foundation to minimize any impact on the tree’s roots. We are working with the City of Takoma Park’s arborist to minimize any damage. The risers are to match the existing dry stacked stone wall that runs along the city sidewalk.
2. Add bluestone on top of the existing concrete lead walk. Again we are trying to minimize any impact on the existing tree’s roots where the removal of the sidewalk would damage roots. The new bluestone with a new setting bed will allow us to even out the slope and provide steps at the correct locations.
3. Lay bluestone stepping stones in the front yard and along the existing driveway. These stones will provide a walking surface connecting the driveway with the front lead walk. Given the shade in this area, lawn is no longer a viable planting. Groundcovers and shrubs will be used to cover the bare areas.
SIDE AND REAR YARD
4. Mitigate drainage and runoff by installing two sets of stone terrace steps. This will allow us to reduce the slope and create flatter area with French drains behind the treads to collect, slow and disperse the water runoff. The treads are divided and have lawn between the steps. Water collected in this area will be taken to subsurface “Flo-well” dry well systems to help with this storm water mitigation. We are installing a 2’ tall round plinth at the end of the existing retaining wall. This small wall addition helps us with the grading and helps to reduce the water washing down the back of the existing wall and draining toward the basement access in this area.
Existing Conditions & Precedent Images

Residence Front View; Left (June, 2020)

Residence Front View & Stacked Stone Wall; Right (April, 2019)

Residence Northeast Corner View (June, 2020)

Residence North View; Right (June, 2020)

Residence Rear View (June, 2020)

Residence South View; Left (June, 2020)

Residence South View; Middle (June, 2020)

Residence South View; Right (June, 2020)

Frontyard Concrete Steps & Walkway

Rear Shed

Failing Rear Shed Retaining Wall

Sideyard Shed
Existing Conditions

Chainlink Fence on Southside

Proposed Area to Add Terrace Steps

South Neighbors Wood Lattice Fence

Rearyard Privacy Fence on Southside

Precedent Images

6x6 Timber Retaining Wall

Irregular Flagstone Patio (Stone to Match Existing Irregular Flagstone at the Driveway)

Bluestone Walkway and Steps (Riser Stone to Match Existing Stacked Stone Wall Along City Sidewalk)