

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7210 Holly Avenue, Takoma Park	Meeting Date:	7/29/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/22/2020
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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Holt@jordanhoneyman.com Contact Person: Holt Jordan
Daytime Phone No.: (202)986-0711
Tax Account No.:
Name of Property Owner: Frances & Hal Phipps Daytime Phone No.: (301) 580-8316
Address: 7210 Takoma Park Holly Ave. 20912
Street Number City Street Zip Code
Contractor: JMC Masonry Phone No.: 301-370-1357
Contractor Registration No.:
Agent for Owner: Holt Jordan Daytime Phone No.: (202) 986-0711
(202) 439-4001 (Cell)

LOCATION OF BUILDING/PREMISE

House Number: 7210 Street: Holly Ave.
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
Lot: 13 Block: 12 Subdivision: ---
Liber: --- Folio: --- Parcel: ---

PART ONE: TYPE OF PROJECT/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: Steps & Walkway

1B. Construction cost estimate: \$ 40,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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 6 feet 0 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.

[Signature]

Signature of owner or authorized agent

7/6/2020

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:
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 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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Frances & Hal Phipps 7210 Holly Ave. Takoma Park, MD 20912	Owner's Agent's mailing address Holt Jordan 711 Florida Ave., N.W. Washington, D.C. 20001
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
1.Jozefien and Karl Van Damme - contiguous 7206 Holly Ave. Takoma Park, Md., 20912	2.Pamela Sumner Coffey - contiguous Theodore Charles Curtin 7214 Holly Ave. Takoma Park, Md., 20912
3.Nancy Knight Martin Collins 7211 Holly Ave. Takoma Park, Md., 20912	4.Jamie Raskin Sara Raskin 7209 Holly Ave. Takoma Park, Md. 20912
5.Devin A. Cheema Sarah R. Kanter 7213 Holly Ave. Takoma Park, Md. 20912	6.Katherine Fulton 7315 Piney Branch Rd. Takoma Park, Md., 20912

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

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

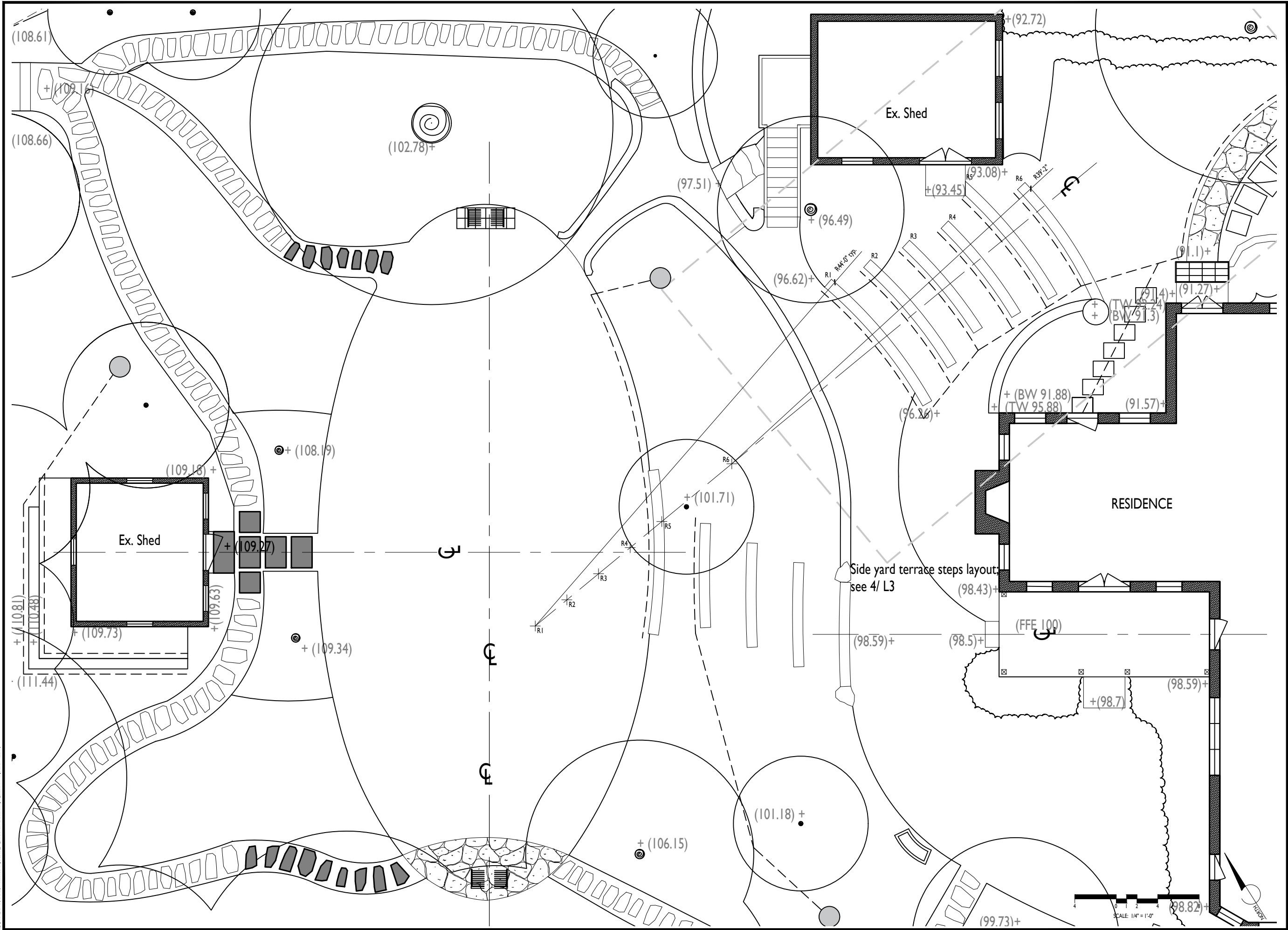
I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this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

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:

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



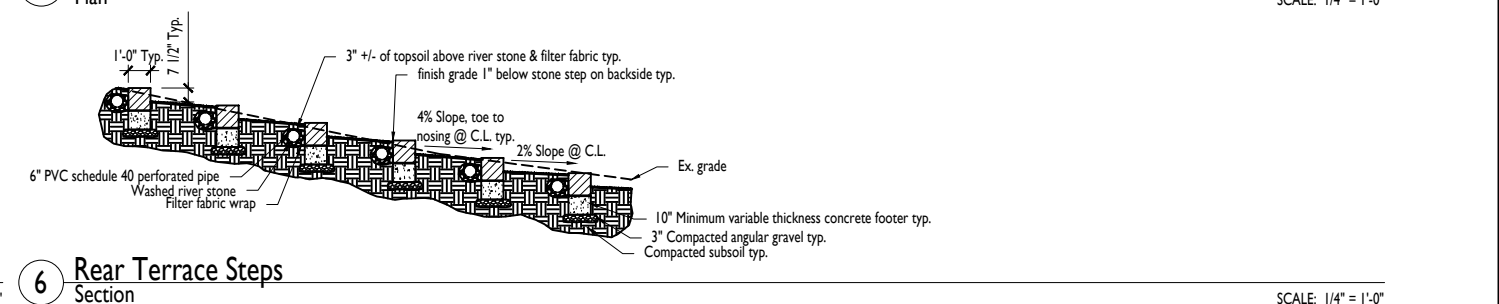
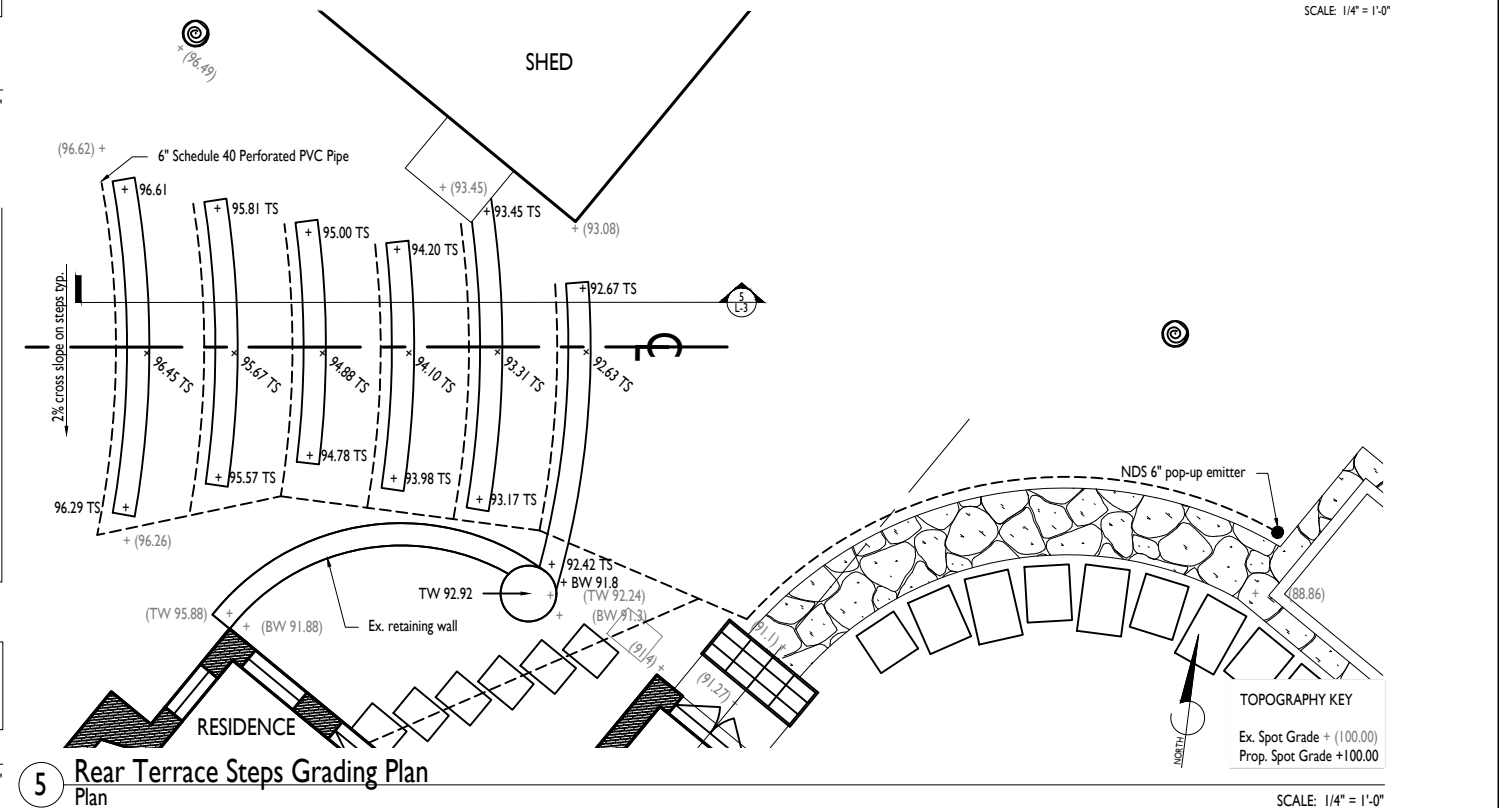
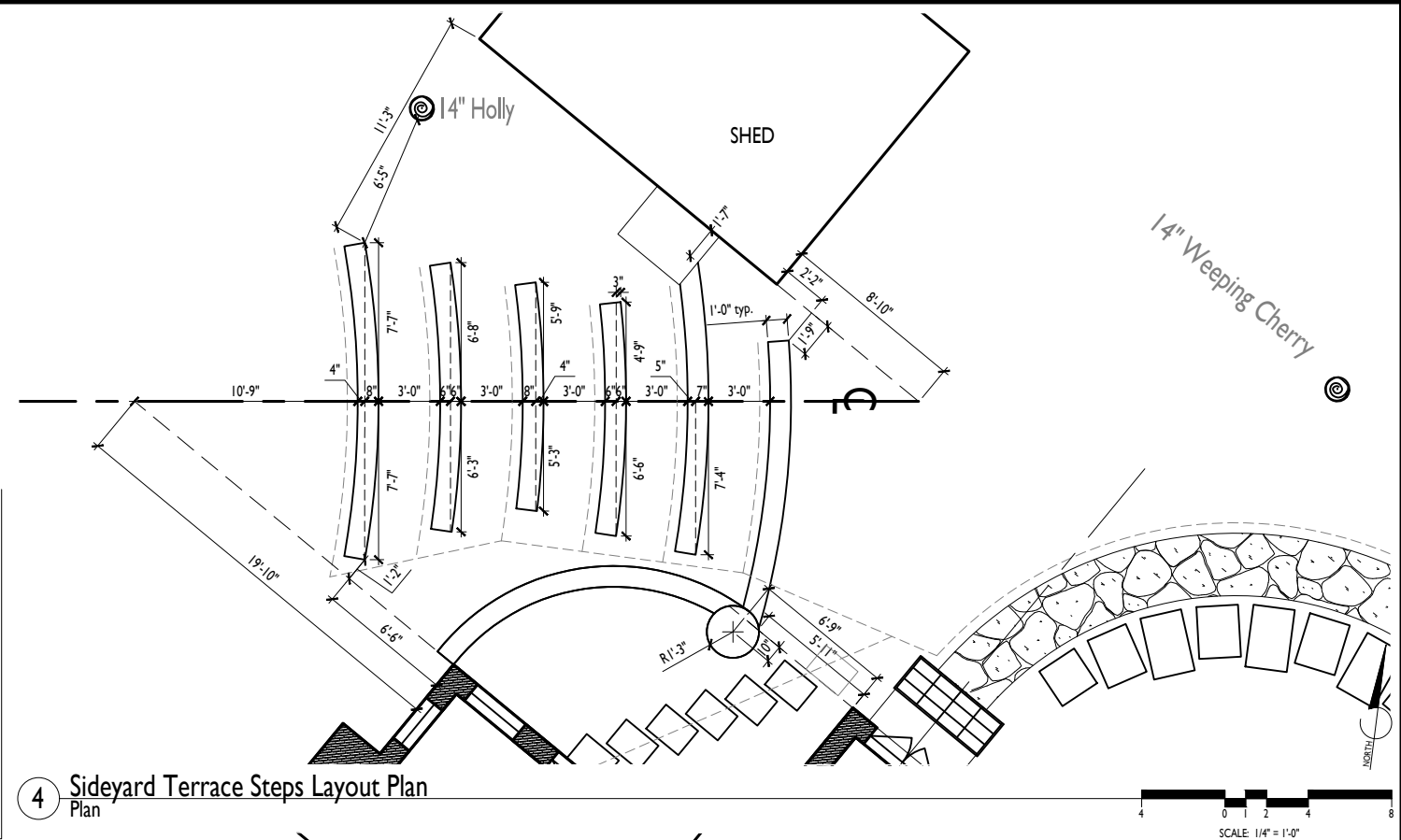
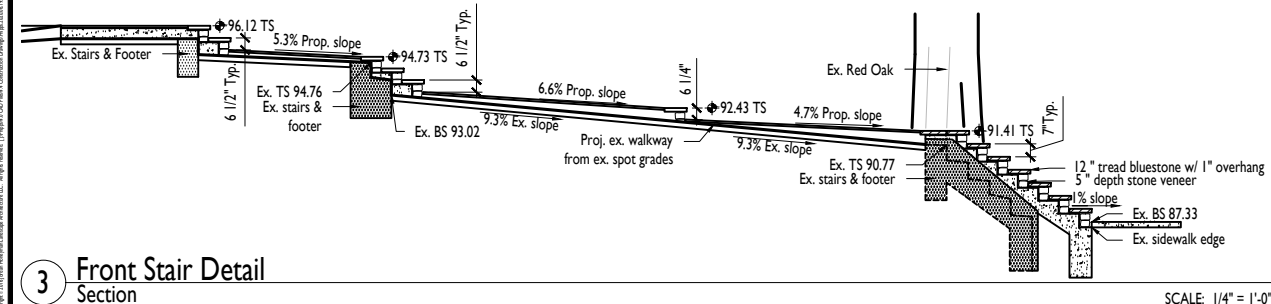
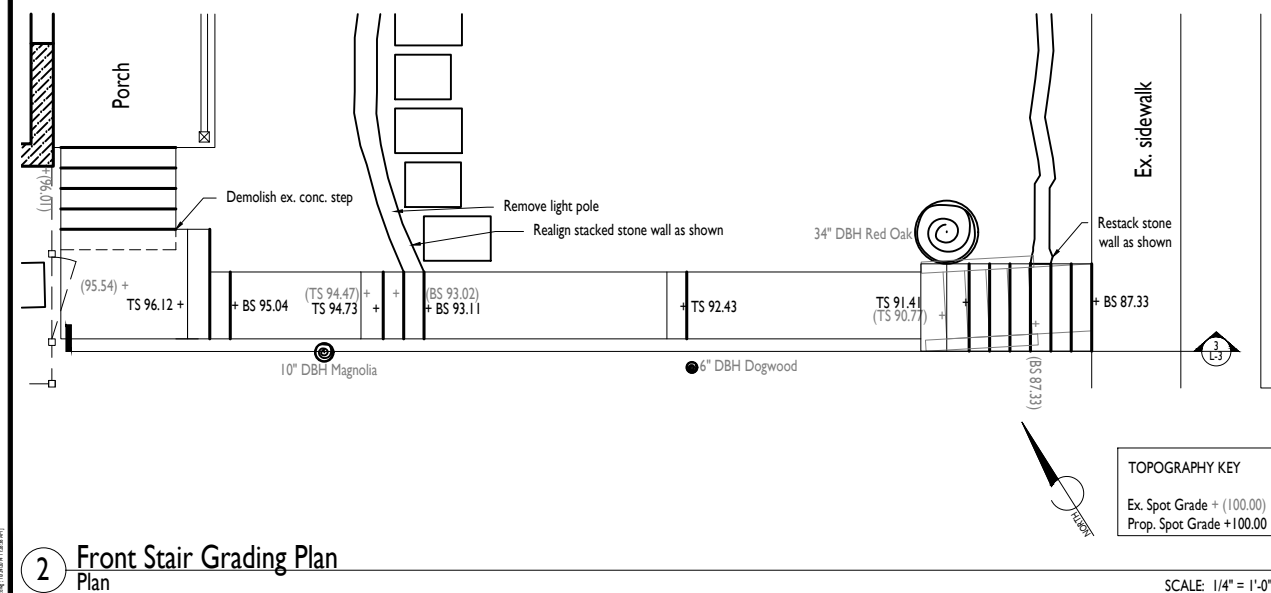
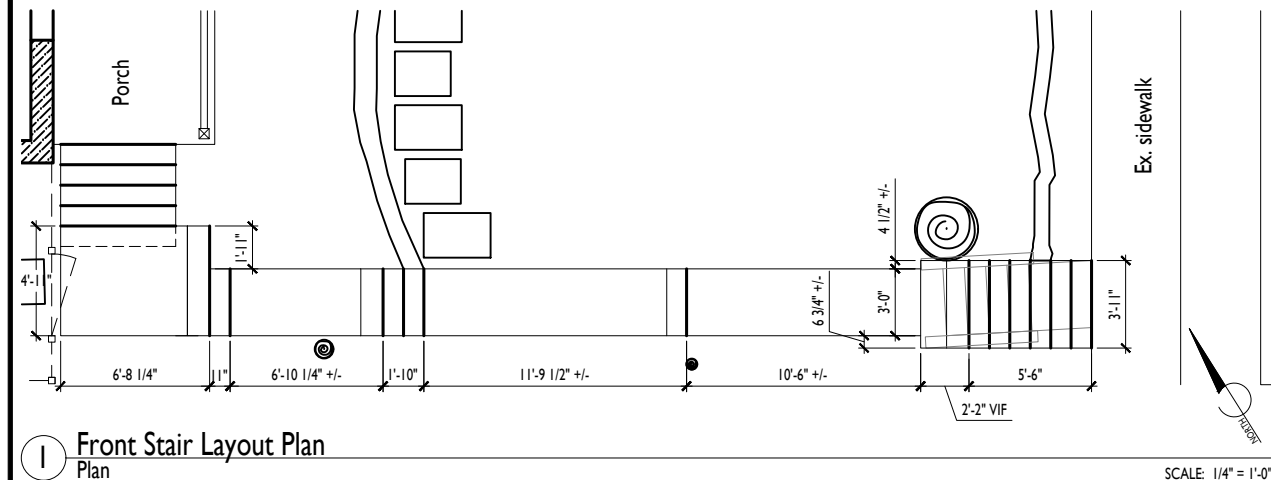
JORDAN
HONEYMAN
Landscape Architecture, LLC
711 Florida Avenue, NW
Washington, DC 20001
202.964.0711
202.964.0712 FAX

Scale: 1/4" = 1'-0"
Date: 06.05.19
Revisions:

Rear & Sideyard
Layout Plan

L-2
HWP P.3

Phipps Residence
7210 Holly Ave.
Takoma Park, MD 20912



Existing Conditions & Precedent Images



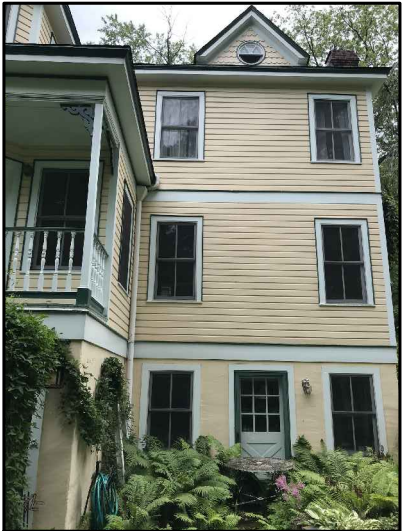
Residence Front View; Left
(June, 2020)



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)



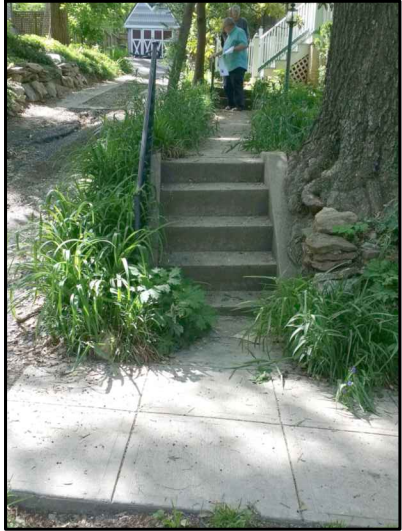
Residence South View; Left
(June, 2020)



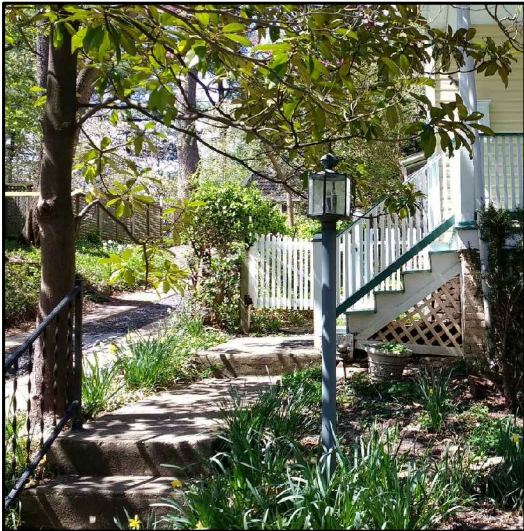
Residence South View;
Middle (June, 2020)



Residence South View;
Right (June, 2020)



Frontyard Concrete Steps
& Walkway



Frontyard Concrete Steps &
Walkway



Rear Shed



Failing Rear Shed Retaining Wall



Sideyard Shed

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Scale:	
Date: 7.7.2020	
Revisions:	

Phipps Residence
7210 Holly Ave.
Takoma Park, MD 20912

Existing
Conditions

A photograph of a large, well-maintained garden. In the foreground, a stone path leads towards a black metal gate. To the left is a yellow house with a grey roof and a large tree. To the right is a yellow house with a grey roof and a large tree. A person is standing in the background near a large tree. The garden is lush with green grass, flowers, and various plants.

A photograph of a garden scene. In the foreground, a green metal bench with a decorative backrest is positioned on a path. Behind the bench is a dense bed of green plants and yellow flowers. A dark brown wooden fence runs across the middle ground. To the right, a large tree trunk is visible. In the background, there are more trees and a house with a dark roof.

A photograph of a wooden retaining wall constructed from horizontal planks, separating a garden bed from a lawn. The garden bed contains blue hydrangeas and dark mulch. The lawn is green and grassy. The wall is made of light-colored wood with visible knots and grain.

A large, irregularly shaped stone patio area with a curved path leading towards a brick house. The patio is surrounded by landscaping, including trees, shrubs, and a lawn. A white Adirondack chair is visible on the right side of the patio.

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