EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 503 New York Avenue, Takoma Park

Meeting Date: 9/23/2020

Resource: Contributing Resource

Report Date: 9/16/2020

Takoma Park Historic District

Applicant: Tim Nusraty

Public Notice: 9/9/2020

Review: HAWP

Tax Credit: n/a

Case Number: 37/03-20WWW

Staff: Dan Bruechert

PROPOSAL: Deck Construction

STAFF RECOMMENDATION

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District

STYLE: Craftsman

DATE: 1933

PROPOSAL

The subject property is undergoing a whole-house renovation that includes significant interior work. Except for the work under consideration with this HAWP, all work proposed for the exterior is either repair or replacement in kind.
The applicant proposes to construct a 20’ × 23’ (twenty feet by twenty-three feet) wood deck at the rear of the house. The structure, decking, railing, and stairs will all be constructed out of wood. The proposed deck projects beyond the wall plane of the enclosed rear porch, but is inset from the historic side wall planes. Staff recommends the HPC approve the proposed rear deck.

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.
7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.

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.
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 proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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, 9, and 10;

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
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Tim Nusraty
Address: 503 New York Avenue
Daytime Phone: 301-767-5053

E-mail: tim.nusraty@gmail.com
City: Takoma
Tax Account No.: 01079020

AGENT/CONTACT (if applicable):

Name: Tim Nusraty
Address: 503 New York Avenue
Daytime Phone: 301-767-5053

E-mail: tim.nusraty@gmail.com
City: Takoma
Contractor Registration No.: 01079020

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District?

Yes/District Name: Takoma

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: 503
Street: New York Avenue

Town/City: Takoma
Nearest Cross Street: Philadelphia Avenue & Piney Branch Road

Lot: 25 Block: 73 Subdivision: 025 Parcel: 00

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
- [ ] Addition
- [ ] Demolition
- [ ] Grading/Excavation
- [ ] Deck/Porch
- [ ] Fence
- [ ] Hardscape/Landscape
- [ ] Roof
- [ ] Shed/Garage/Accessory Structure
- [ ] Solar
- [ ] Tree removal/planting
- [ ] 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.

Tim Nusraty 9/07/20

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:

The property is a single family home. The area in the rear of the home where the outdoor deck is planned is unobstructed.

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

I would like to add an outdoor deck in the backyard of the home. If the permit is approved, the deck will conform with all building code and set back requirements.
<table>
<thead>
<tr>
<th>Work Item 1: Deck</th>
<th>Add an outdoor deck in the backyard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description of Current Condition: Sloan and unobstructed backyard measuring approximately 50' wide by 170' long</td>
<td>Proposed Work: Add an outdoor deck in the rear of the yard measuring approximately 20' wide by 23' long</td>
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<table>
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<tr>
<th>Work Item 2:</th>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
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</tbody>
</table>

<table>
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<tr>
<th>Work Item 3:</th>
<th></th>
</tr>
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<tbody>
<tr>
<td>Description of Current Condition:</td>
<td>Proposed Work:</td>
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<tr>
<td>New Construction</td>
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<td>Additions/ Alterations</td>
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<tr>
<td>Demolition</td>
<td>*</td>
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<tr>
<td>Deck/Porch</td>
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<tr>
<td>Fence/Wall</td>
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<tr>
<td>Driveway/ Parking Area</td>
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<tr>
<td>Grading/Excavation/Landscaing</td>
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<td>Tree Removal</td>
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<td>Siding/ Roof Changes</td>
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<td>Window/ Door Changes</td>
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<td>Masonry Repair/ Repoint</td>
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<tr>
<td>Signs</td>
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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

BUILDING RESIDENTIAL PERMIT APPLICATION

Application Date: 8/23/2020

Application No: 924405
AP Type: BUILDING
Customer No: 1383247

Comments
Hello, I'm applying for a permit to add a exterior deck and stairs to the back of the house.

Affidavit Acknowledgement
This application does not violate any covenants and deed restrictions

Primary Applicant Information
Address 503 NEW YORK AVE
TAKOMA PARK, MD 20912
Homeowner Nusraty (Primary)

Building Residential Permit Details
Use Code RESACC
Work Type ADD
Disturbed Area 462
Work Area 462
Estimated Cost $ 12000
Scope of Work new exterior deck with stairs
Type of Water Supply WSSC
Sewage Disposal WSSC
DFL Log Type DFLFUND
2 LEVEL RAISED WOOD DECK