

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	503 New York Avenue, Takoma Park	<b>Meeting Date:</b>	9/23/2020
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	9/16/2020
<b>Applicant:</b>	Tim Nusraty	<b>Public Notice:</b>	9/9/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-20WWW	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Deck Construction		

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**STAFF RECOMMENDATION**

☒ Approve  
☐ Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1933



*Figure 1: 503 New York Avenue, Takoma Park.*

**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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**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 Zip: 20912  
Tax Account No.: 01079020

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property M:37-3

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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input 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.

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.

Work Item 1: <u>Deck</u> Add an outdoor deck in the backyard	
Description of Current Condition: Sloped and unobstructed backyard measuring approximately 50' wide by 170' long	Proposed Work: Add an outdoor deck in the rear of the yard measuring approximately 20' wide by 23' long

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



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

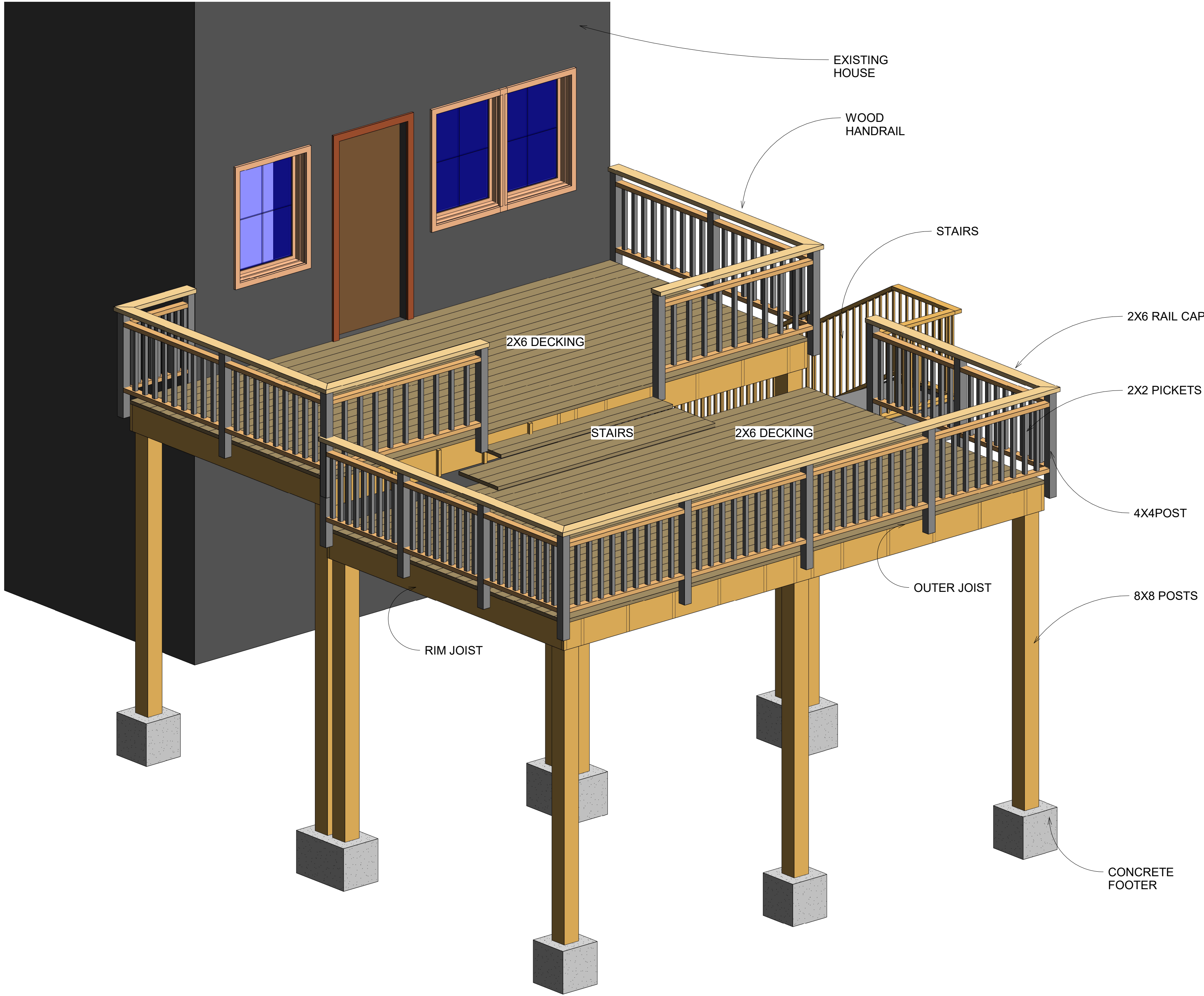
## Primary Applicant Information

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



1 3D ISOMETRIC



MARCO VELASQUEZ  
ARCHITECTURE+DESIGN  
www.velasquezarchitects.com

N.º	Desc.	Dat.

Client Name

Joe Nusraty

Project Title

2 LEVEL WOOD DECKING

Sheet Name

COVER PAGE

PROJECT NO. 002-8.19.2020

DATE 8.19.2020

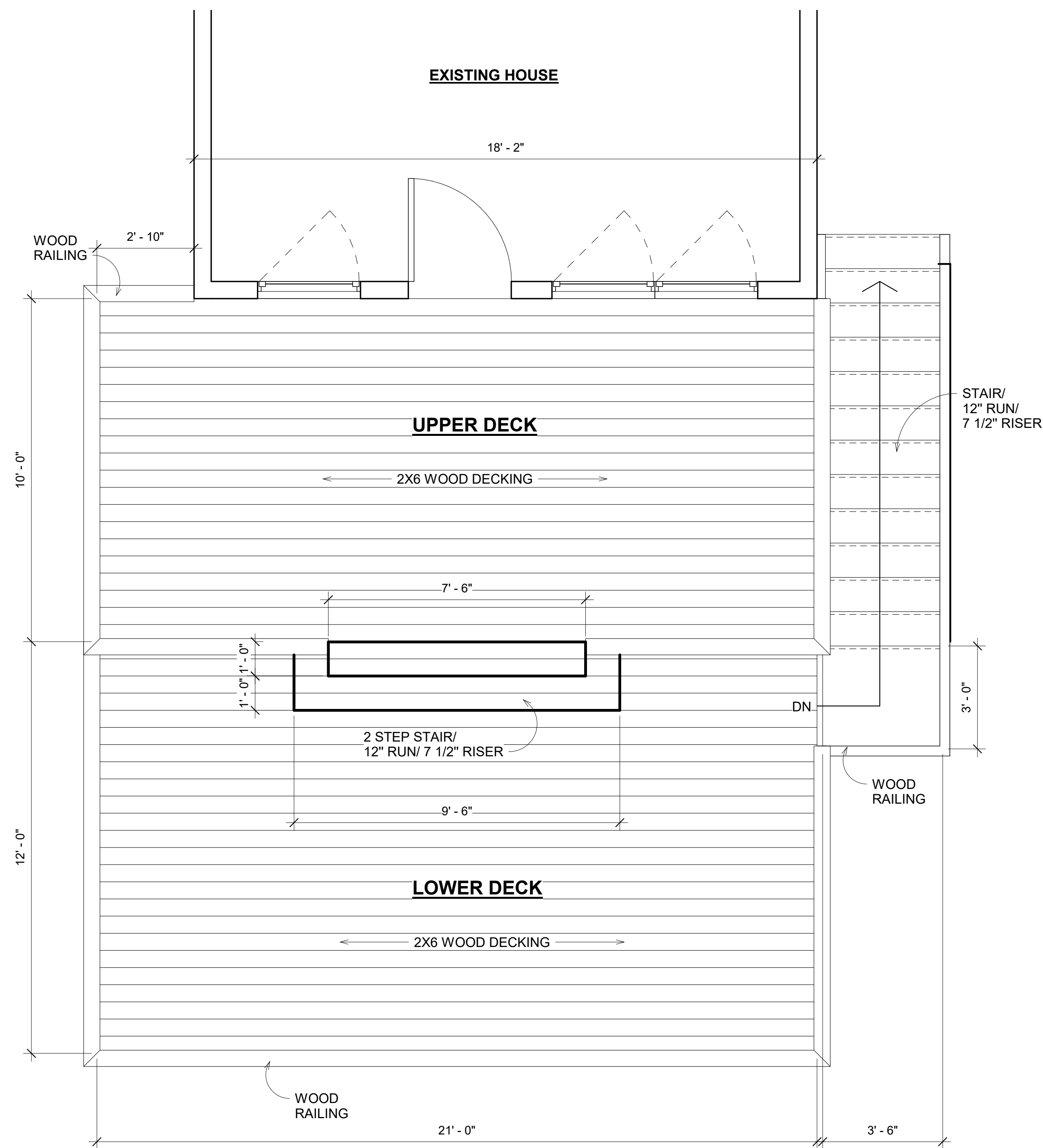
DRAWN BY MV

CHECKED BY MV


A.0

Escale @ Arch D

9



1 DECK PLAN  
1/2" = 1'-0"



MARCO VELASQUEZ  
ARCHITECTURE+DESIGN  
www.velasquezarchitects.com

N.º	Desc.	Dat.

Client Name

Joe Nusraty

Project Title

2 LEVEL WOOD DECKING

Sheet Name

PLAN VIEWS

PROJECT NO. 002-8.19.2020

DATE 8.19.2020

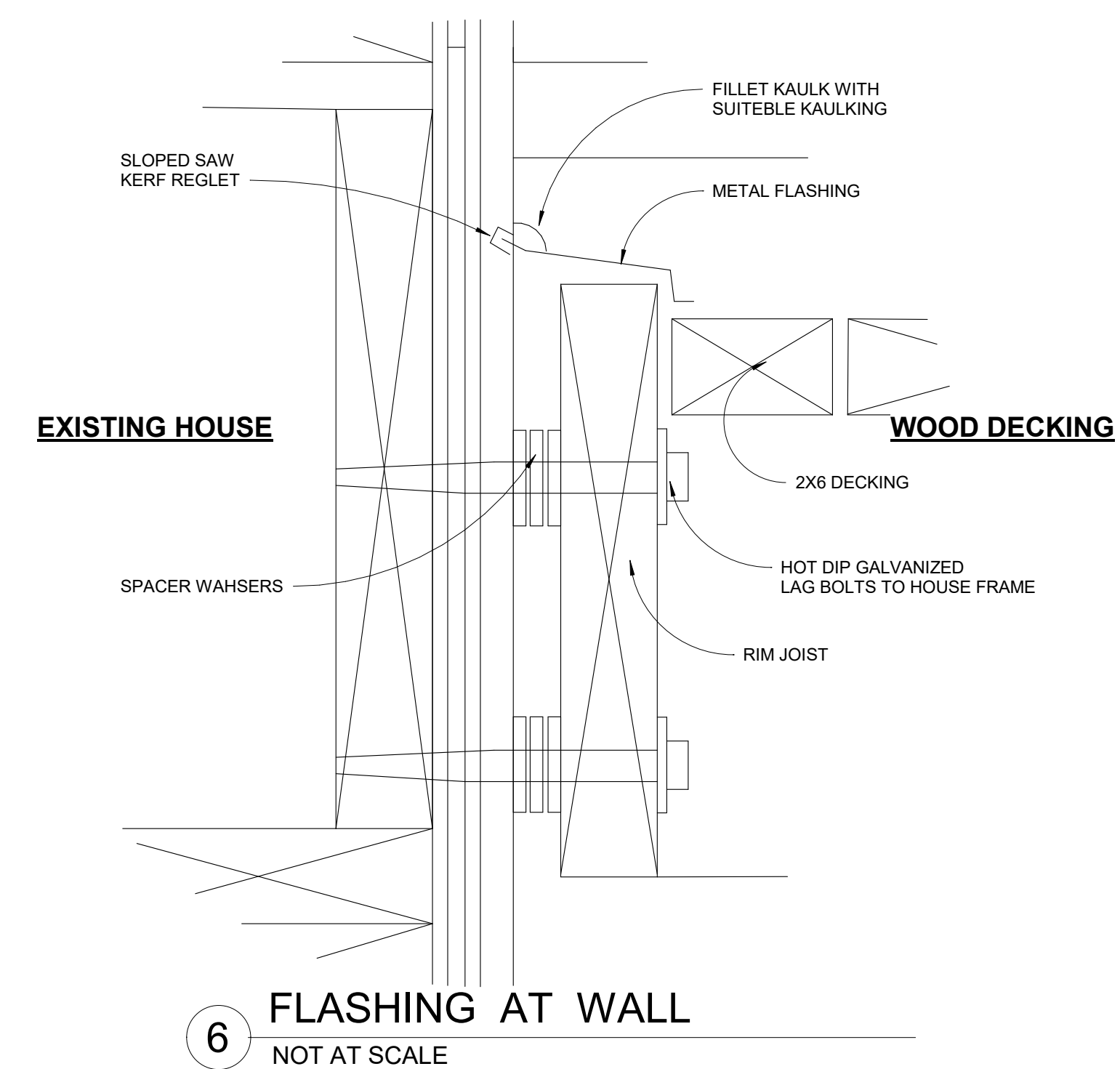
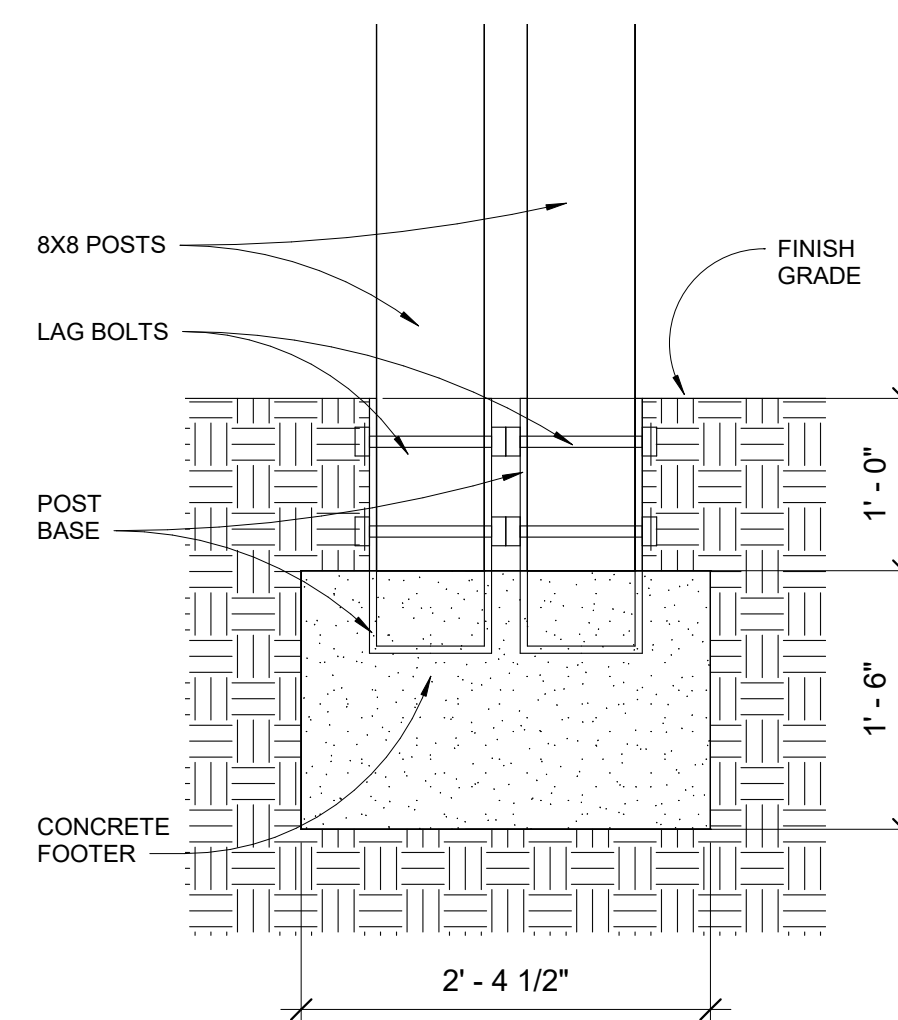
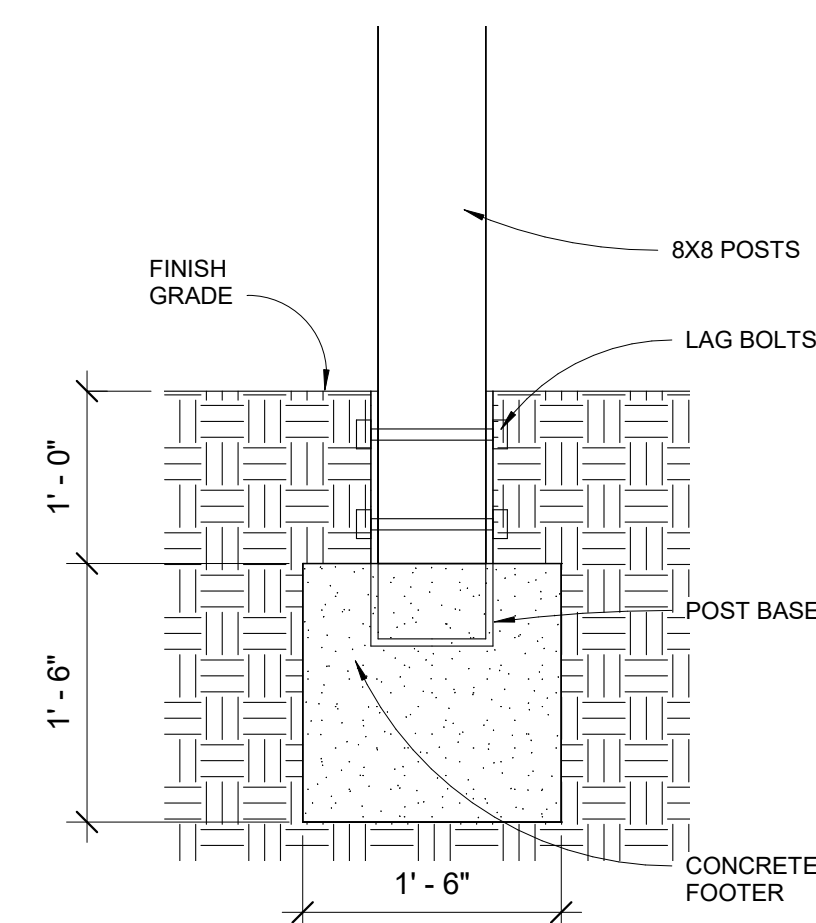
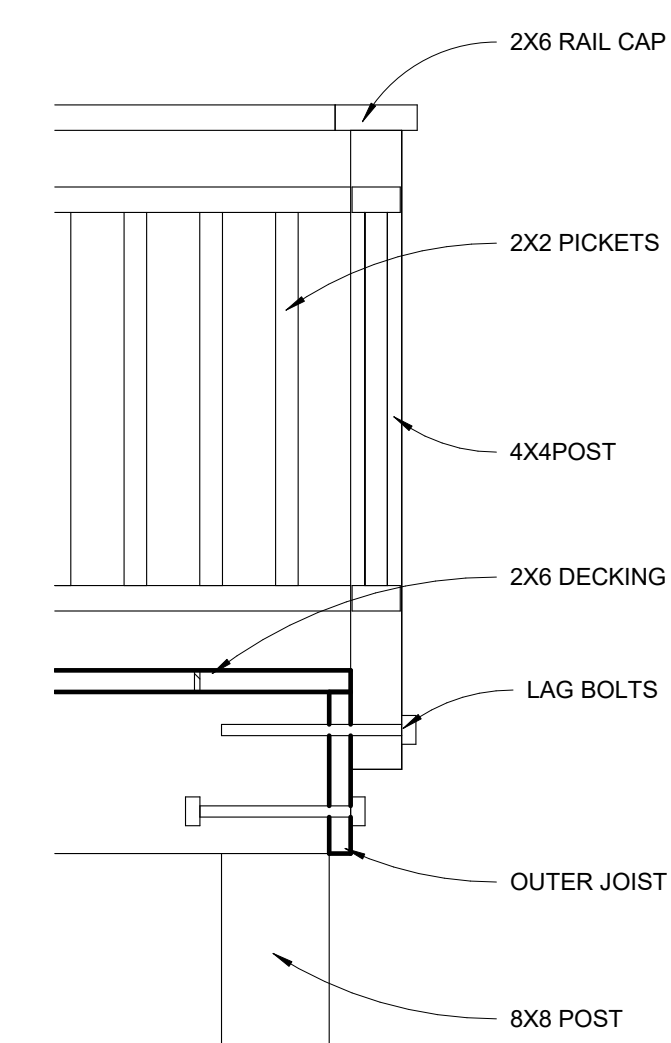
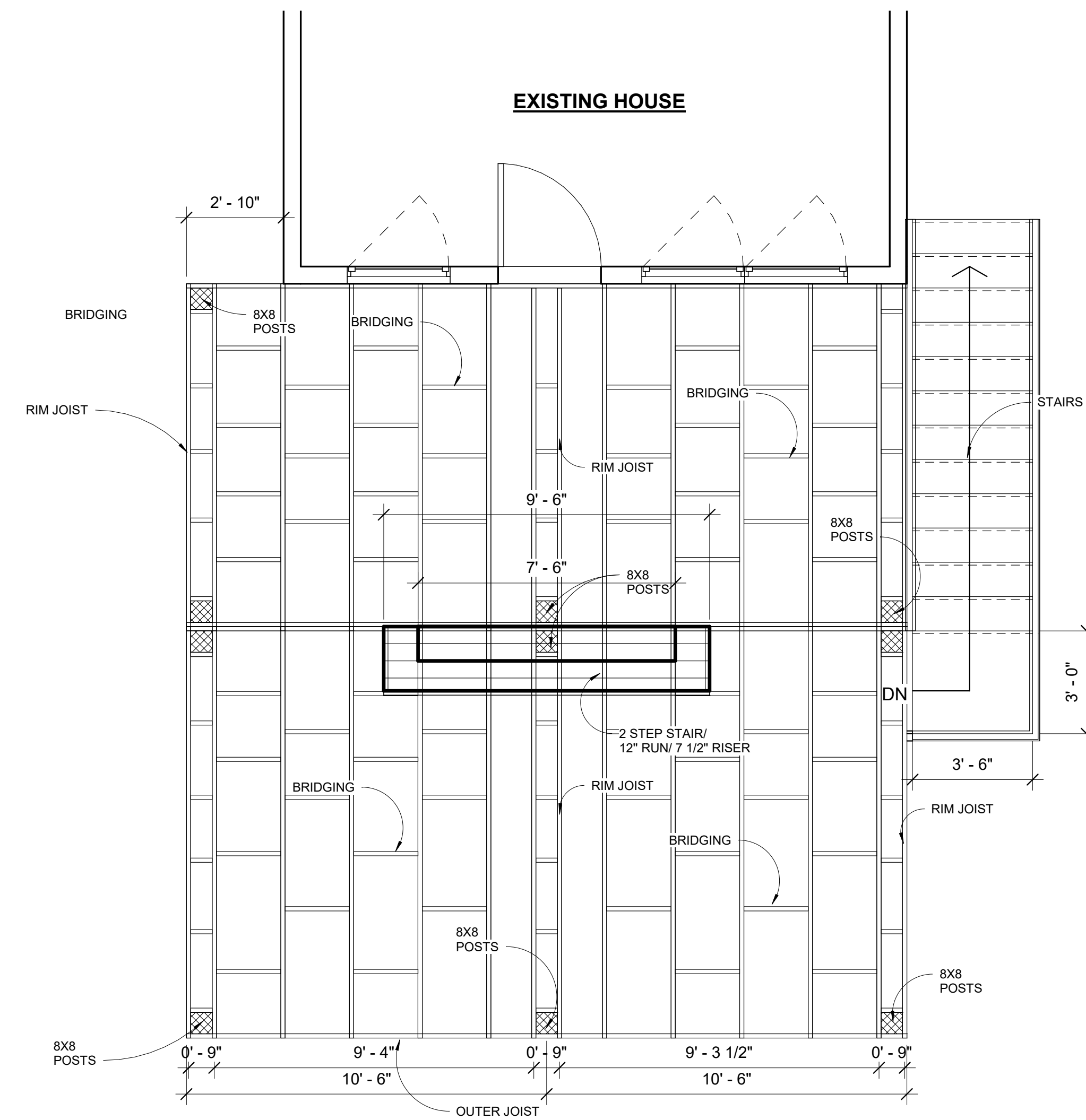
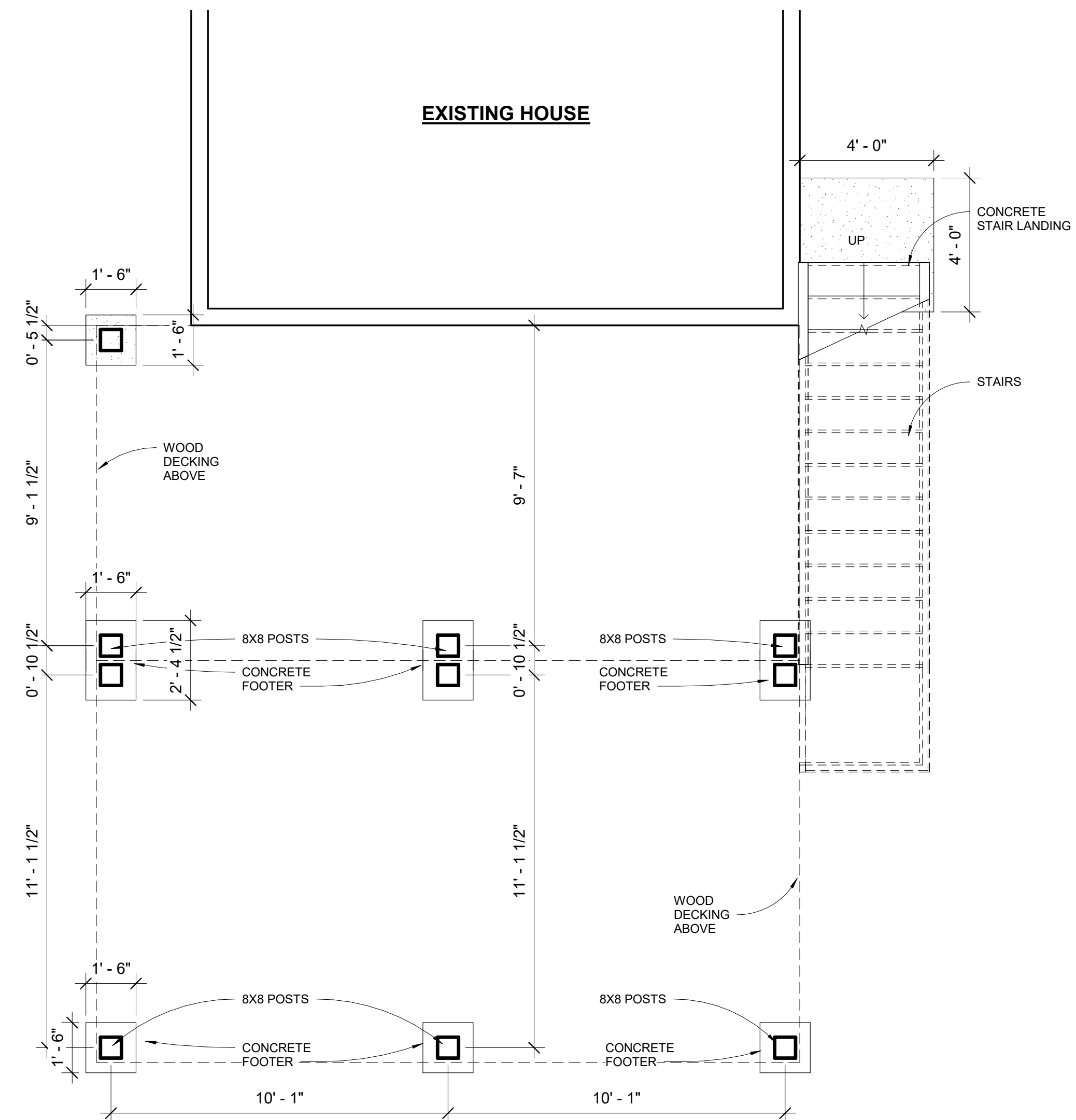
DRAWN BY MV

CHECKED BY MV

A.01

Escale @ Arch D 1/2" = 1'-0"





N.º	Desc.	Dat.

Client Name

Joe Nusraty

Project Title

2 LEVEL WOOD DECKING

Sheet Name

FOOTING PLAN

PROJECT NO. 002-8.19.2020

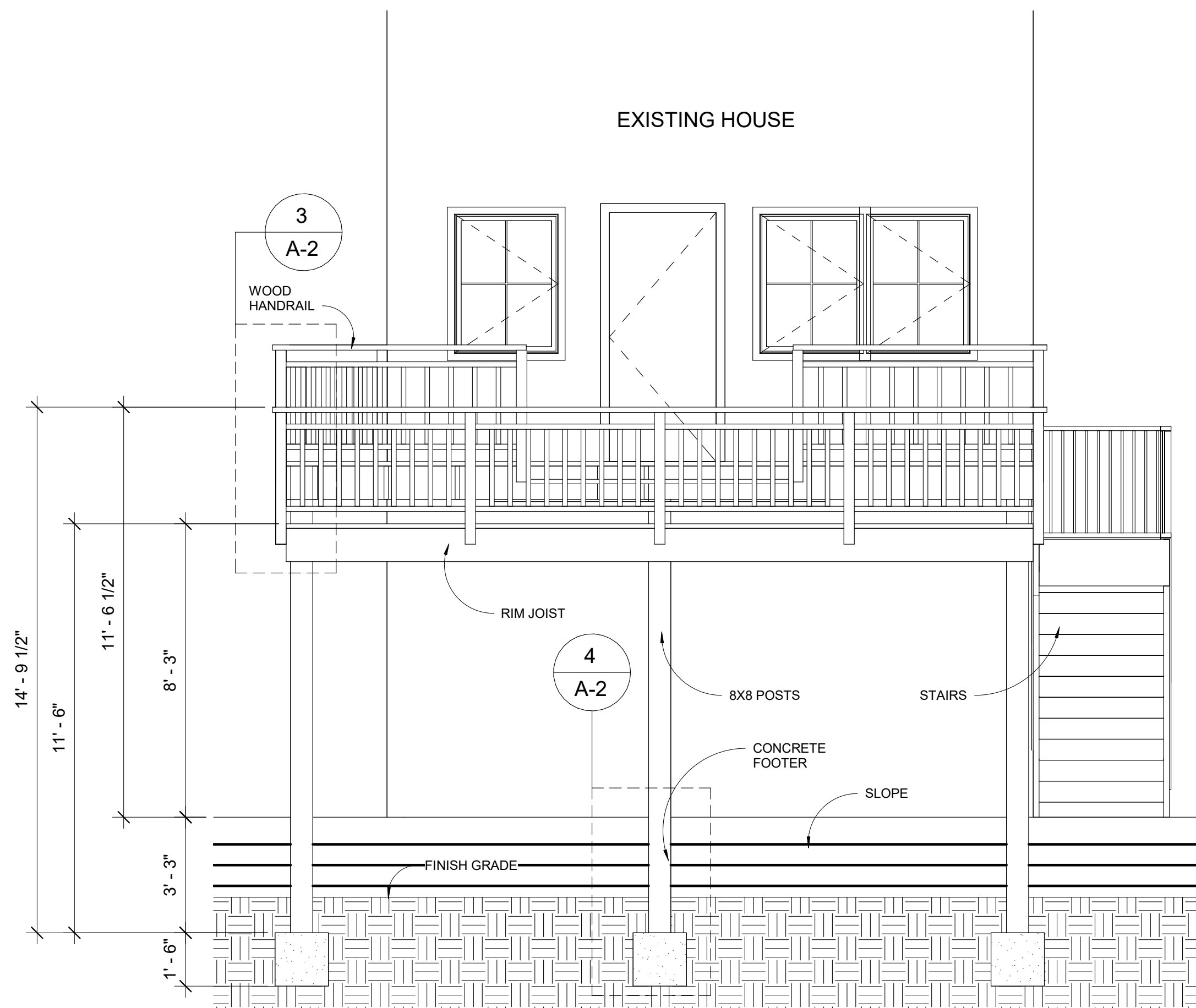
DATE 8.19.2020

DRAWN BY MV

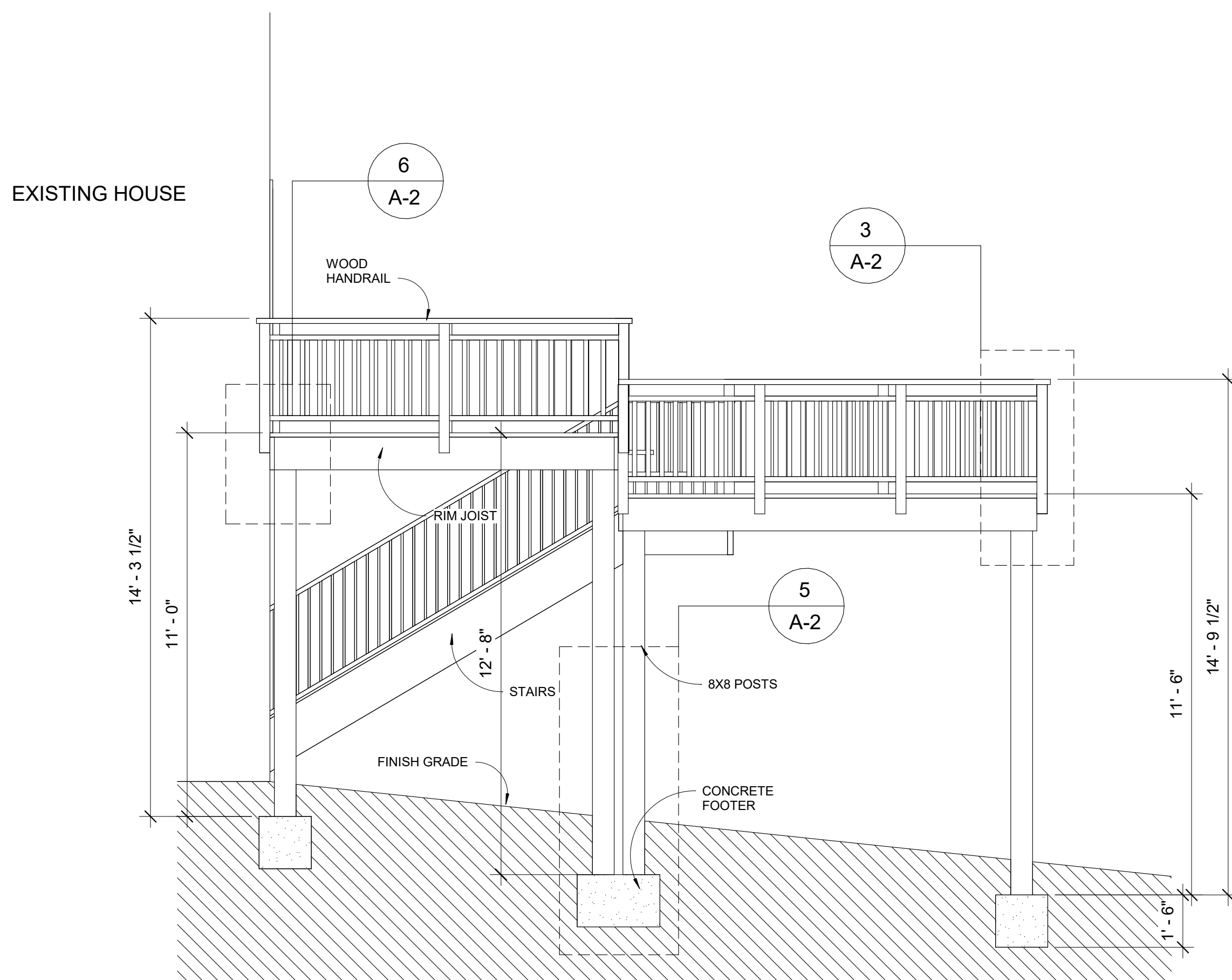
CHECKED BY MV

## A.02

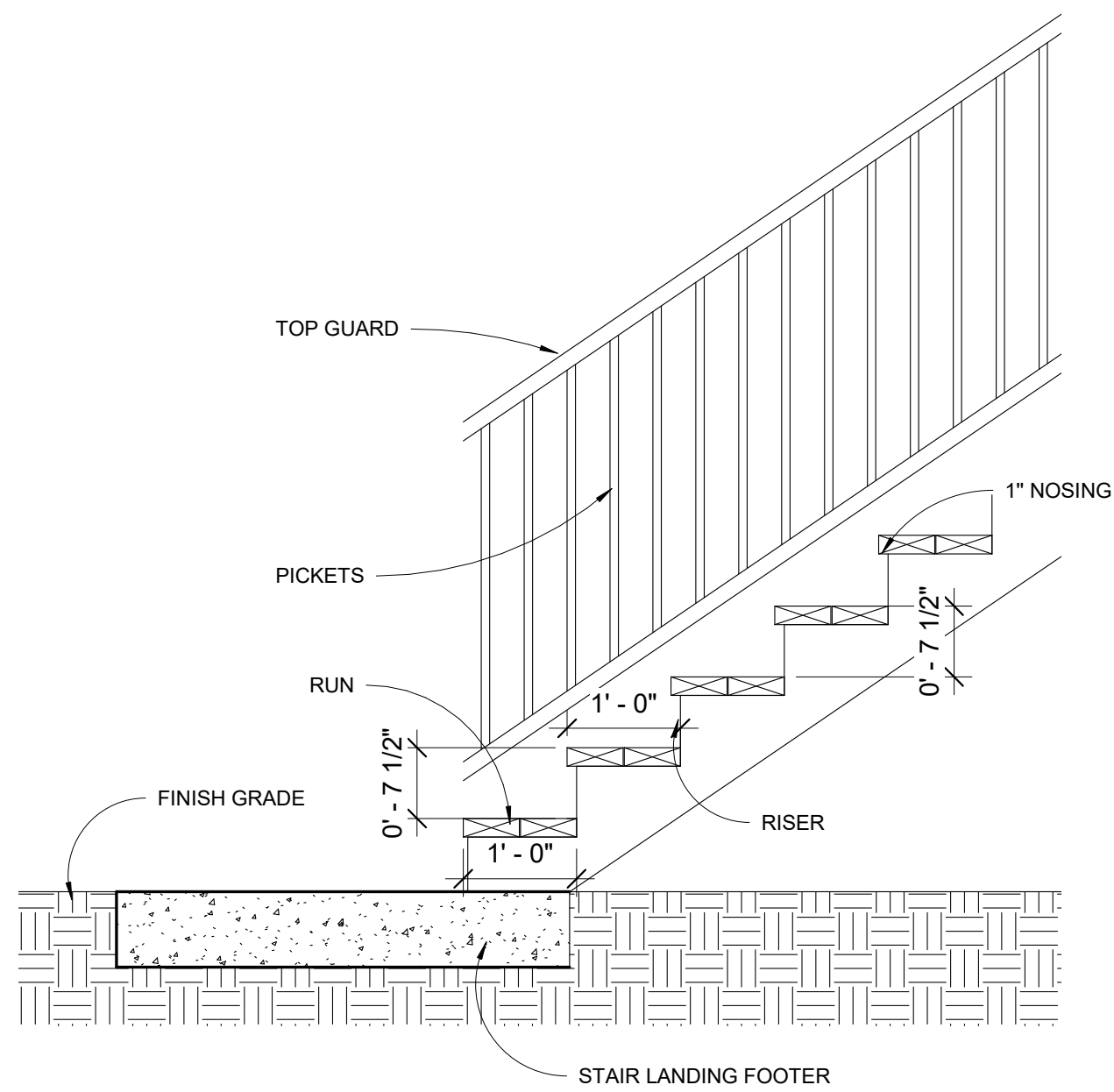
Escale @ Arch D As indicated



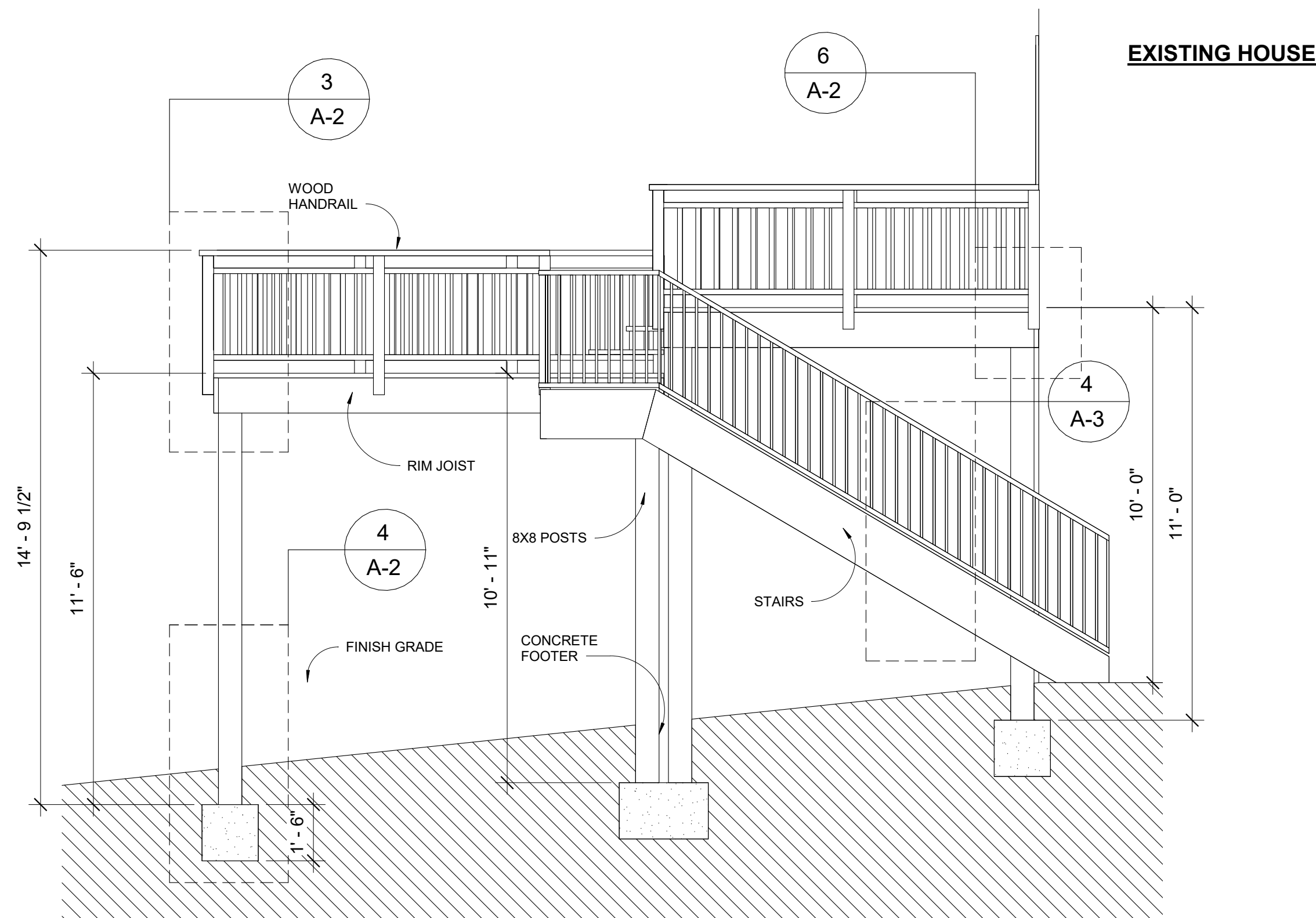
1 Front View  
3/8" = 1'-0"



2 Left Side View  
3/8" = 1'-0"



4 STAIR DETAIL  
3/4" = 1'-0"



3 Right Side View  
3/8" = 1'-0"



N.º	Desc.	Dat.

Client Name  
**Joe Nusraty**

Project Title  
**2 LEVEL WOOD DECKING**

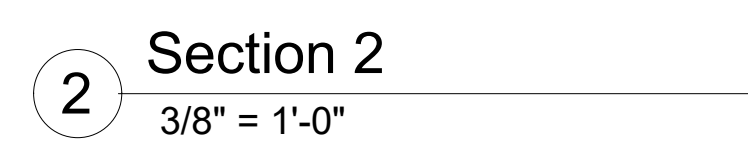
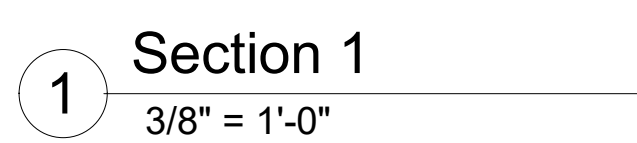
Sheet Name  
**ELEVATIONS**

PROJECT NO. 002-8.19.2020  
DATE 8.19.2020  
DRAWN BY MV  
CHECKED BY MV

**A.03**

Escale @ Arch D As indicated





Client Name

Joe Nusraty

Project Title

2 LEVEL WOOD DECKING

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Sheet Name

## SECTIONS

PROJECT NO.	002-8.19.2020
DATE	8.19.2020
DRAWN BY	Author
CHECKED BY	MV

## A.04

Escale @ Arch D  $3/8" = 1'-0"$



THIS DOCUMENT IS CERTIFIED TO:

SETTLEMENT *Ink*

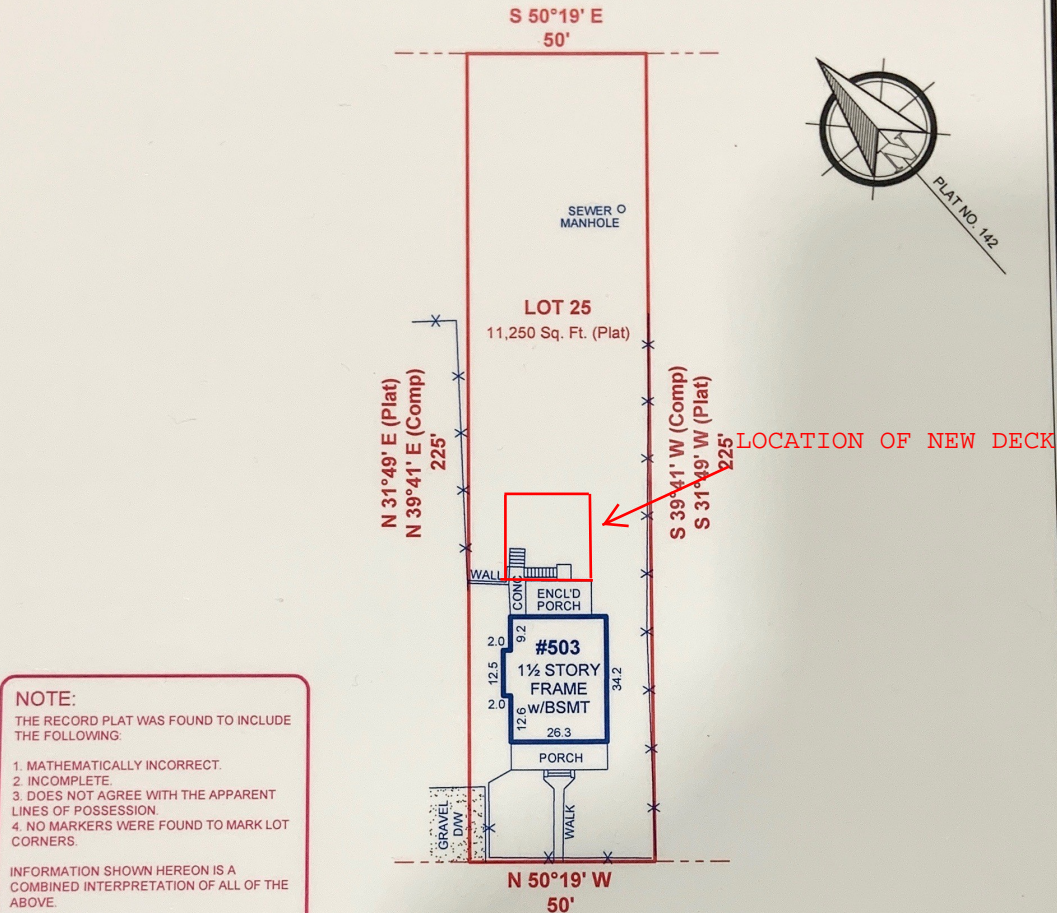
4719 Chestnut Street, Bethesda, MD 20814  
Settlements for Maryland- District of Columbia - Virginia  
Main Line: 301-907-8800 - Fax Line: 301-907-8200



SETTLEMENT *Ink*

4719 Chestnut Street, Bethesda, MD 20814  
Settlements for Maryland- District of Columbia - Virginia  
Main Line: 301-907-8800 - Fax Line: 301-907-8200

CASE #: 13-01079020



**NOTE:**

THE RECORD PLAT WAS FOUND TO INCLUDE THE FOLLOWING:

1. MATHEMATICALLY INCORRECT.
2. INCOMPLETE.
3. DOES NOT AGREE WITH THE APPARENT LINES OF POSSESSION.
4. NO MARKERS WERE FOUND TO MARK LOT CORNERS.

INFORMATION SHOWN HEREON IS A COMBINED INTERPRETATION OF ALL OF THE ABOVE.

A BOUNDARY SURVEY IS RECOMMENDED TO DETERMINE THE EXACT LOCATION OF BOUNDARY LINES & IMPROVEMENTS.

ENCROACHMENTS MAY EXIST.

**NEW YORK AVENUE**

LOCATION DRAWING OF:

**#503 NEW YORK AVENUE  
LOT 25  
BLOCK 73  
TAKOMA PARK  
PLAT NO. 142**

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=40' DATE: 04-06-2020

DRAWN BY: SM/JCW FILE #: 202645-667

**LEGEND:**

- FENCE  
B/E - BASEMENT ENTRANCE  
B/W - BAY WINDOW  
BR - BRICK  
BRL - BLDG. RESTRICTION LINE  
BSMT - BASEMENT  
C/S - CONCRETE STOOP  
CONC - CONCRETE  
DW - DRIVEWAY  
EX - EXISTING  
FR - FRAME  
MAC - MACADAM  
G - GATE  
OH - OVERHANG  
PUE - PUBLIC UTILITY ESMT.  
PIE - PUBLIC IMPROVEMENT ESMT.

**COLOR KEY:**

(RED) - RECORD INFORMATION  
(BLUE) - IMPROVEMENTS  
(GREEN) - ESMTS & RESTRICTION LINES

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**SURVEYOR'S CERTIFICATE**

I HEREBY STATE THAT I WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED HEREIN AND IT IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION 12 CHAPTER 06.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS. THIS SURVEY IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCES, BUILDING, OR OTHER IMPROVEMENTS, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH THE CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THE LEVEL OF ACCURACY FOR THIS DRAWING IS 3". NO TITLE REPORT WAS FURNISHED TO NOR DONE BY THIS COMPANY. SAID PROPERTY SUBJECT TO ALL NOTES, RESTRICTIONS AND EASEMENTS OF RECORD. BUILDING RESTRICTION LINES AND EASEMENTS MAY NOT BE SHOWN ON THIS SURVEY. IMPROVEMENTS WHICH IN THE SURVEYOR'S OPINION APPEAR TO BE IN A STATE OF DISREPAIR OR MAY BE CONSIDERED "TEMPORARY" MAY NOT BE SHOWN. IF IT APPEARS ENCROACHMENTS MAY EXIST, A BOUNDARY SURVEY IS RECOMMENDED.

**DULEY & ASSOC.**

WILL GIVE YOU A 100%  
FULL CREDIT TOWARDS  
UPGRADING THIS  
SURVEY TO A  
"BOUNDARY/STAKE"  
SURVEY FOR ONE  
YEAR FROM THE DATE  
OF THIS SURVEY.

(EXCLUDING D.C. & BALT. CITY)













