

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7313 Baltimore Ave., Takoma Park	Meeting Date:	9/9/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/2/2019
Applicant:	Michael Sloss	Public Notice:	8/26/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20LLL	Staff:	Dan Bruechert
Proposal:	Fence installation, hardscape alteration, deck replacement, and tree removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1932



Figure 1: The subject property is one of several deep narrow lots on the block.

PROPOSAL

The applicant proposes to undertake work in several areas including:

- Enclosing the rear of the property in a 6' (six foot) wood fence and extend an existing 4' (four foot) fence along the left (north) property boundary;
- Install a front flagstone walkway, a cobblestone paver driveway apron, and a flagstone walkway and patio in the rear;
- Replace the existing rear deck in matching dimensions and materials, but utilizing and new wood and metal railing; and
- Remove two trees: a walnut tree that is growing into the driveway and mulberry tree along the north property boundary in the rear. The HAWP application proposes to remove two additional trees in the rear of the property. These trees are dead and do not require a HAWP for their removal.



Figure 2: The subject property (note: some landscaping work has already begun. This work does not require a HAWP).

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

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

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.
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.
15. Landscaping, or the removal or modification of existing planting, that is compatible 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.

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Saff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (6), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Takoma Park Historic District Design Guidelines;

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
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 921025

DATE ASSIGNED _____

APPLICANT:

Name: Michael Sloss

E-mail: msloss@recura.org

Address: 7313 Baltimore Ave.

City: Takoma Park Zip: 20912

Daytime Phone: 603.724.8370

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Steve Wobkarczyk (Mitalas Landscape)

E-mail: stew@wcmhalelandscape.com

Address: 23023 Frederick Rd.

City: Clarksburg MD Zip: 20871

Daytime Phone: 240.429.8640

Contractor Registration No.: MHC #29697

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: _____ 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:

- | | | |
|---|---|---|
| <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 checked="" type="checkbox"/> Hardscape/Landscape | <input checked="" 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.

Michael Sloss

Signature of owner or authorized agent

July 30, 2020

Date



FOR STAFF ONLY:

HAWP# 921025

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Michael SlossE-mail: msloss@rocoms.orgAddress: 7313 Baltimore Ave.City: Takoma Park Zip: 20912Daytime Phone: 603.724.8370

Tax Account No.: _____

AGENT/CONTACT (if applicable):Name: Steve Wlodarczyk (McHale's Landscaping)E-mail: steve.w@mchaleslandscaping.comAddress: 23023 Frederick Rd.City: Clarksburg MD Zip: 20871Daytime Phone: 240.429.8640

Contractor Registration No.: _____

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

<input type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Deck/Porch
<input type="checkbox"/> Addition	<input type="checkbox"/> Fence
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Hardscape/Landscape
<input type="checkbox"/> Grading/Excavation	<input type="checkbox"/> Roof

<input type="checkbox"/> Shed/Garage/Accessory Structure
<input type="checkbox"/> Solar
<input checked="" type="checkbox"/> Tree removal/planting
<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.

Michael Sloss
Signature of owner or authorized agentJuly 3, 2020
Date

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

Owner's mailing address 7313 Baltimore Ave. Takoma Park, MD 20912	Owner's Agent's mailing address Steve Wlodarczyk Metlak's Landscaping 23023 Frederick Rd. Clarksburg MD 20871
Adjacent and confronting Property Owners mailing addresses	
7311 Baltimore Ave Takoma Park MD 20912	7315 Baltimore Ave, Takoma Park MD 20912

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

Single-family Bungalow-style home, with front and rear yards. Rear wooden deck and free standing garage. Rear yard heavily planted with bamboo. Driveway on west side of house to garage is gravel. Front yard flagstone path to driveway from front wood porch.

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

- A) Front yard: New flagstone walkway to sidewalk and driveway. New low stone wall at sidewalk to hold grade to left edge of lot (see photo). New stepping stones from flagstone walkway to new gate of left side of house. New plantings. One tree to be removed at driveway.
- B) Left side yard: New gravel and stepping stone path from new gate to rear yard. New plantings.
- C) Rear Yard:
- New wooden deck on same footprint as existing.
 - New combination wood and aluminum railings on new deck stairs and around perimeter of deck. (See attached photos).
 - New Pennsylvania flagstone walkway on right side of rear yard from bottom of deck stairs to circular Pennsylvania flagstone patio. Bam steps to address grade (see attached photos).
 - New Pennsylvania flagstone stepping stones from left side porch area to circular flagstone patio.
 - Remove bamboo and 3 trees to accommodate new circular patio. Bamboo at rear of site to remain.
 - New wooden deck and spa to replace existing in kind.
 - New perimeter 6' wooden fencing board to board at rear of yard and both sides to new gates at driveway and left side at mid-depth of house. No fencing to be installed in any public right of way.

Work Item 1: New Rear Deck

Description of Current Condition:

Wood rear deck in average condition with wood stairs

Proposed Work:

New rear deck on same footprint with new wood decking surface and stairs. New deck railings at stairs and perimeter of new deck. Combined wood railings and aluminum balusters (see photos attached).

No trees impacted. Existing deck is surrounded by low lying plants and some bamboo to be removed.

Work Item 2: New Stone Paths and Patio (Rear)

Description of Current Condition:

No rear stone paths or patio.

Proposed Work:

New Pennsylvania flagstone on right side of rear yard to new circular stone patio. New stepping stones on left side of rear yard to new circular stone patio.

Work Item 3: Remove 4 Trees

Description of Current Condition:

- 2 dead trees at rear lot
- 1 live mulberry tree at rear lot
- 1 live walnut tree at front lot in driveway

Proposed Work:

Remove all 4 trees per City of Takoma Park tree permit process.

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

July 27, 2020

To: Michael Sloss, msloss@rocusa.org,

To: Department of Permitting Services
255 Rockville Pike, 2nd Floor

Rockville, Maryland 20850-4166 Fax 240-777-6398; 240-777-6262; 240-777-6223

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative/email: msloss@rocusa.org

Location of Project: 7313 Baltimore Avenue, Takoma Park, MD 20912

Proposed Scope of Work: replace existing back deck

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park



The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 5/8" in diameter or greater), located on the property or on an adjacent property, may require a Tree Impact Assessment and Tree Protection Plan. Make sure to submit a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree will be impacted by the proposed construction. The removal of any urban forest tree will require a tree removal application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits/> The City's Urban Forest Manager can be reached at 301-891-7612 or janvz@takomaparkmd.gov

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see <https://takomaparkmd.gov/services/permits/> or contact the Takoma Park Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.













DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/22/2020

Application No: 921025
AP Type: HISTORIC
Customer No: 1379729

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7313 BALTIMORE AVE
TAKOMA PARK, MD 20912

Homeowner Sloss (Primary)

Historic Area Work Permit Details

Work Type DEMO

Scope of Work This is only for tree removal purposes and landscaping. No structures will be added or altered. Two dead trees and two live trees are proposed to be removed.



Property Owners: Michael Sloss & Nancy Smith

Michael Sloss msloss@rocusa.org
603.513.2813

Nancy Smith nsmith10@umd.edu
301-351-5413

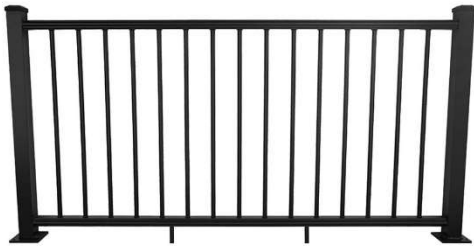
Property Address:

7313 Baltimore Ave
Takoma Park 20912

1. Deck Railing

Two options:

I. Aluminum rail- black finish



II. Wood Rail (replace in Kind) with aluminum baluster

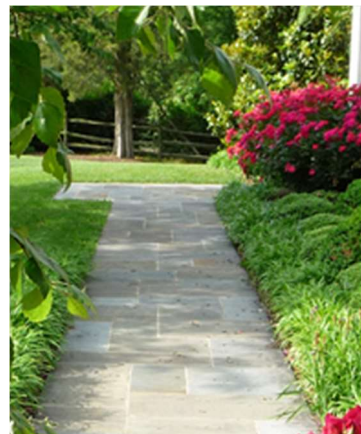


2. Stone Material

A. Local wall stone for wall veneer



B. PA Flagstone



C. Paver Cobbles Stone for Driveway entrance and walkway border details



3. Barn Steps



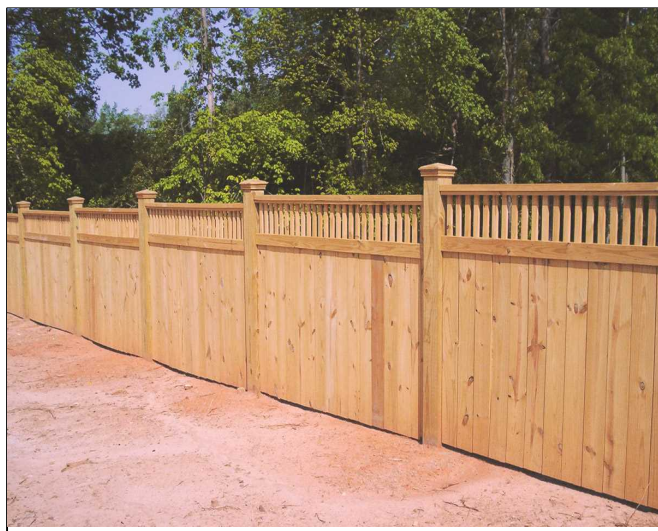
4. Gravel for paths and driveway

¾ Seneca Chip





BALTIMORE AVE. RESIDENCE
THIS NEIGHBORING RESIDENCE DEMONSTRATES A FENCE ALONG A PROPERTY LINE



THIS IS THE PROPOSED 6' FENCE WITH SPINDLE TOP



THIS IS THE CORNER WHERE THE 6' FENCE WILL CONNECT TO THE HOUSE



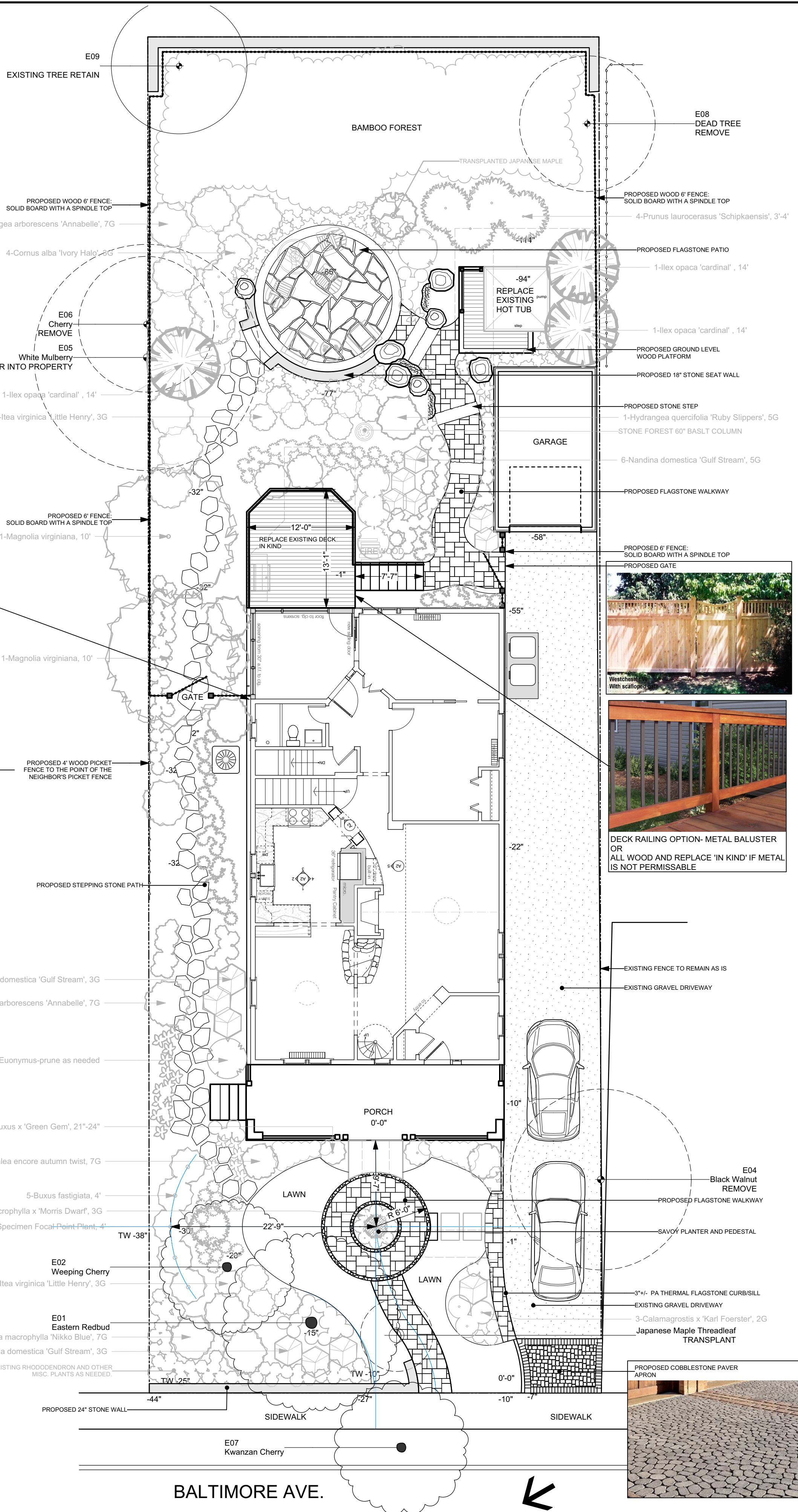
7316 BALTIMORE AVE.
THIS NEIGHBORING RESIDENCE DEMONSTRATES A STONE WALL AND WALKWAY AS CONTEXT FOR THIS PROPOSED PROJECT



SAMPLE OF STONE WALL WORK



SAMPLE OF FLAGSTONE WALKWAY



DATE: 7-01-2020	
REVISION DATE:	7-23-2020
7-08-2020	7-25-2020
7-14-2020	8-03-2020
7-16-2020	8-21-2020
DRAWN BY:	
Stephen Wiodarczyk, PLA	JOB #

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THE SLOSS-SMITH RESIDENCE
7313 BALTIMORE AVE.
TAKOMA PARK, MARYLAND 20912

Historic Area Work Permit #921025
SCALE 1/8" = 1'-0"

NORTH

McHALE LANDSCAPE DESIGN, INC. McLEAN, VA 22101 (703) 760-9600 FAX (703) 506-3940 www.mchalelandscape.com