

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

<b>Address:</b>	21 Columbia Ave., Takoma Park	<b>Meeting Date:</b>	2/10/2021
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	2/3/2021
<b>Applicant:</b>	Dean Leckie	<b>Public Notice:</b>	1/27/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	938455	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Rear Alterations		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1910

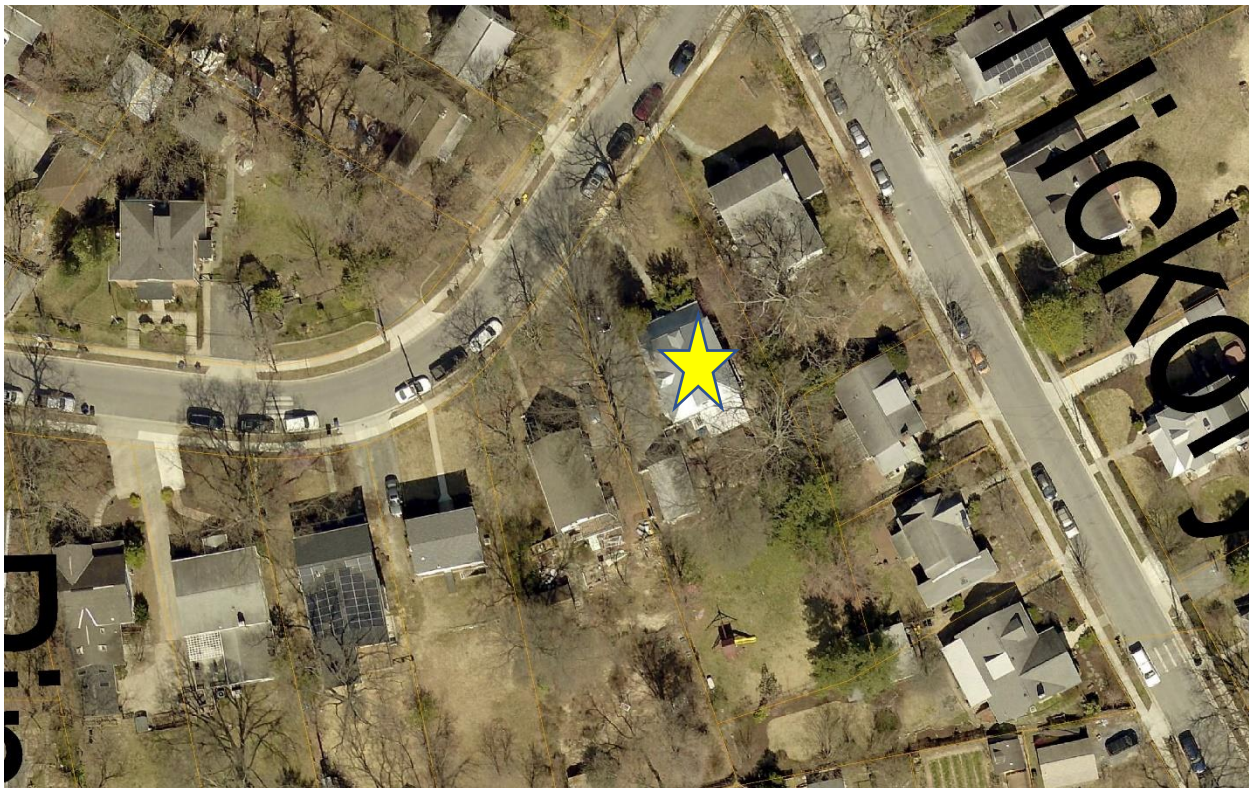


Figure 1: 21 Columbia Ave.

## **PROPOSAL**

The applicant proposes to enclose the basement level of a non-historic addition. Note: the application includes replacing the three front porch column bases and front stairs. Staff has reviewed this work and determined that it is in-kind and does not require a HAWP, but is eligible for the Montgomery County Historic Preservation Tax Credit.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

### ***Montgomery County Code; Chapter 24A-8***

- (a) 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 the Interior's Standards for Rehabilitation:***

- 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 DISCUSSION**

The applicant proposes to enclose the space under the non-historic kitchen addition (on the northeast corner of the building) for additional secured storage. The non-historic kitchen was constructed on piers with open space below. Currently, a painted wood lattice fills in the open space between the piers. Much of the rear of this space is obscured by the existing rear deck.

The open space between the piers will be filled in with painted brick to match the existing foundation. On the east elevation, the applicant proposes to install a pair of four-paneled wood doors.

Staff finds that the proposed change is compatible with the house and will only have a minimal visual impact on the house and will not impact any historic materials or features (per 24A-8(b)(1) and (2), the *Design Guidelines*, and Standard 2). Additionally, this proposed change will not be visible from the public right-of-way and could be reversed without damaging the historic character or historic fabric of the historic house (per Standard 10).

**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), and the *Takoma Park Historic District Guidelines*, 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# 938455  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**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:

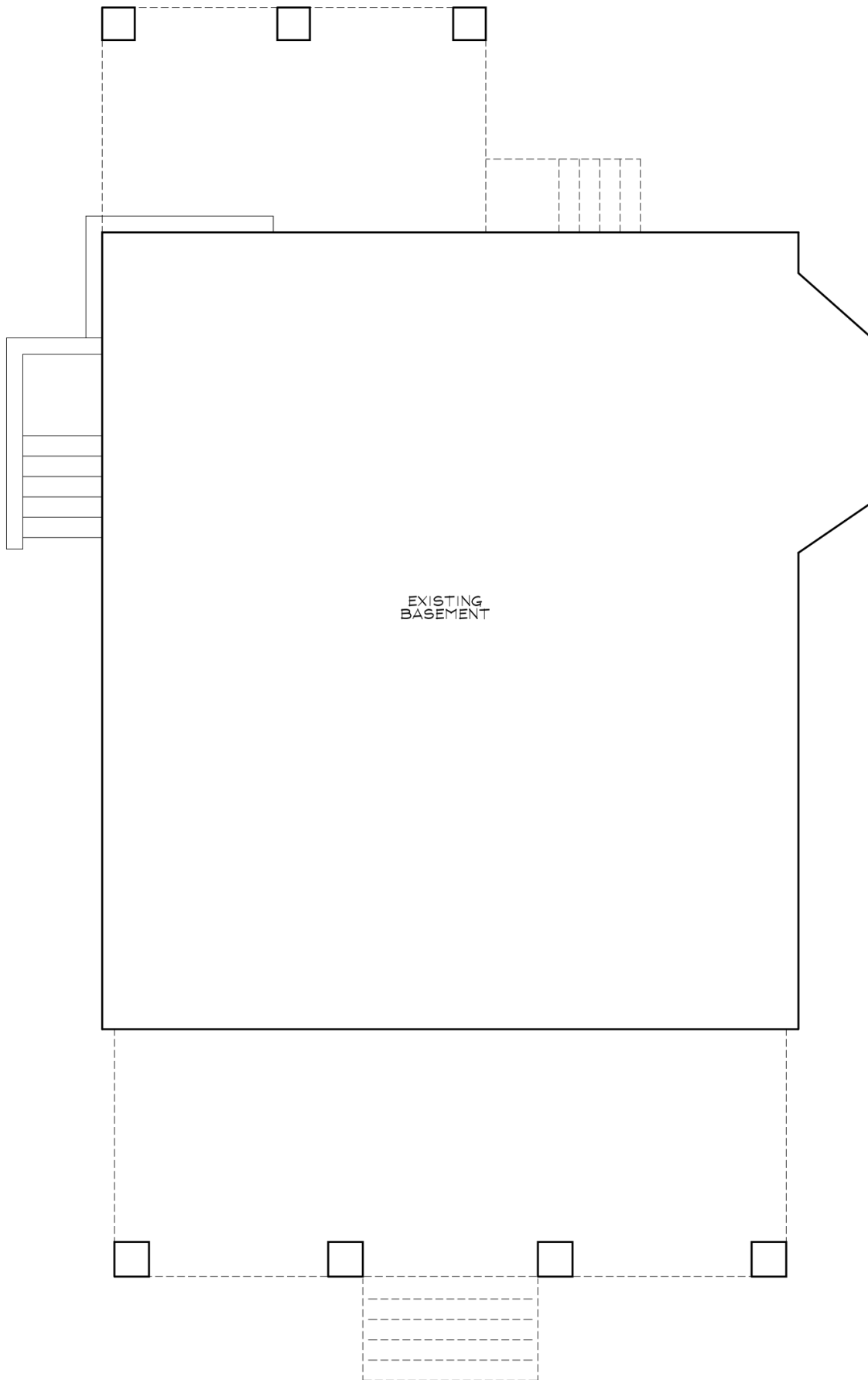
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

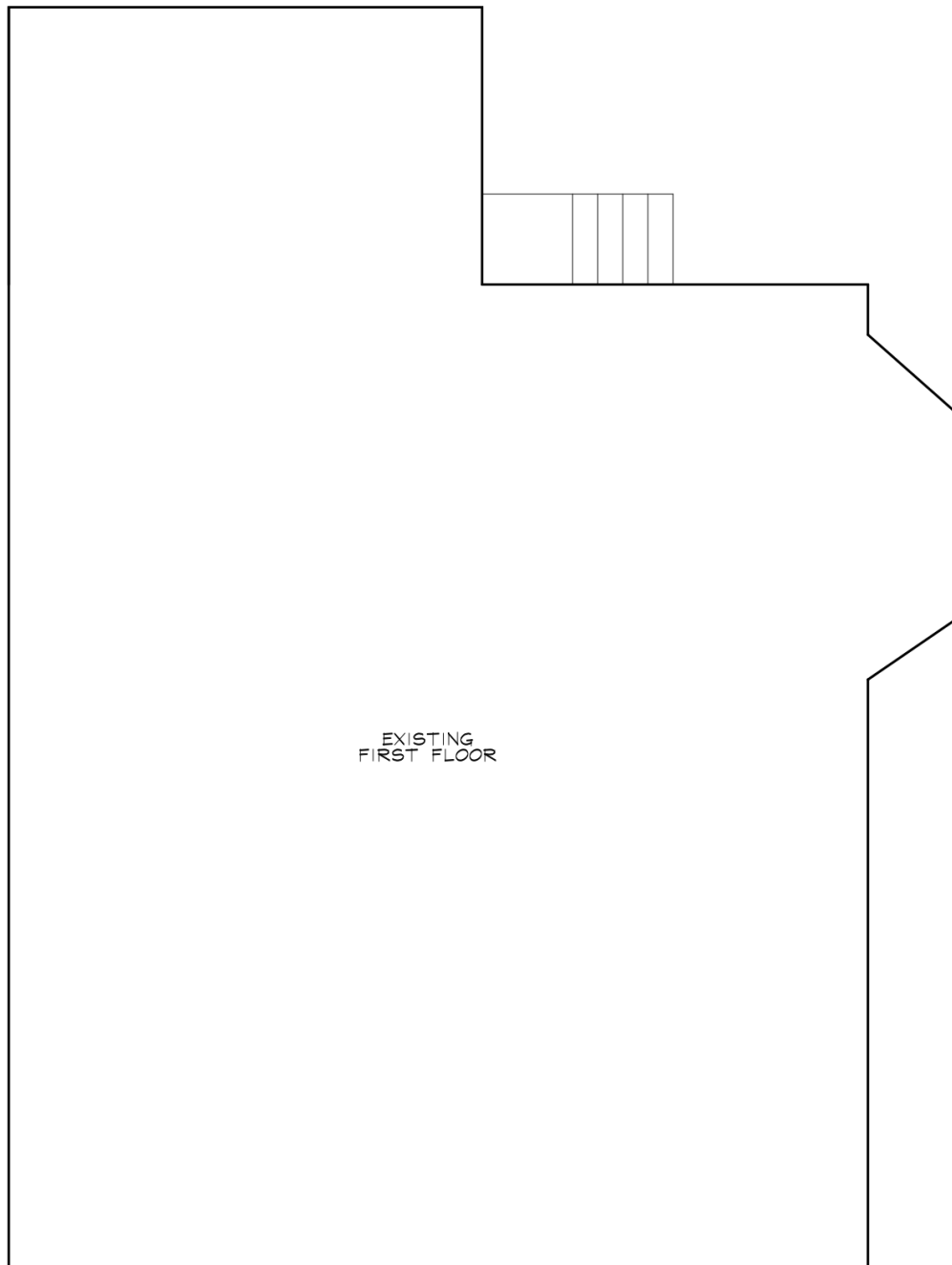
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

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

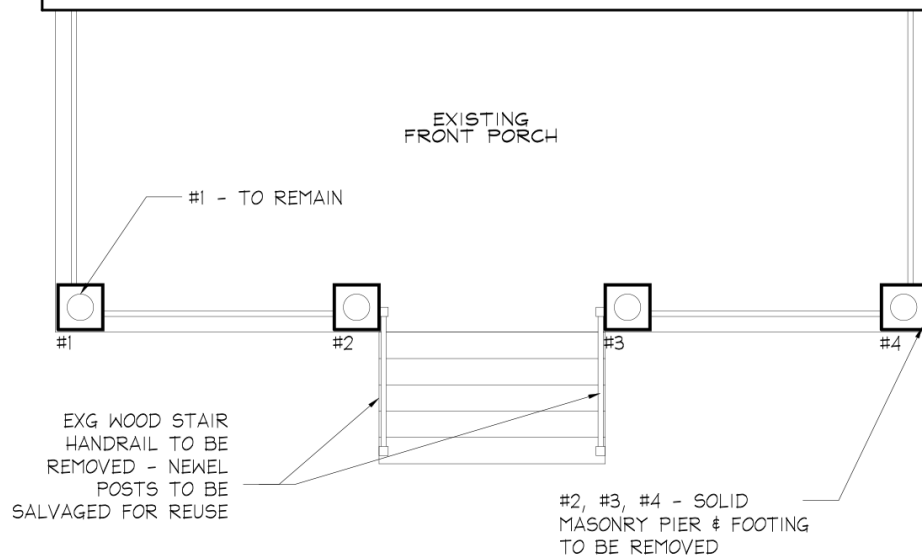
# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





EXISTING  
FIRST FLOOR



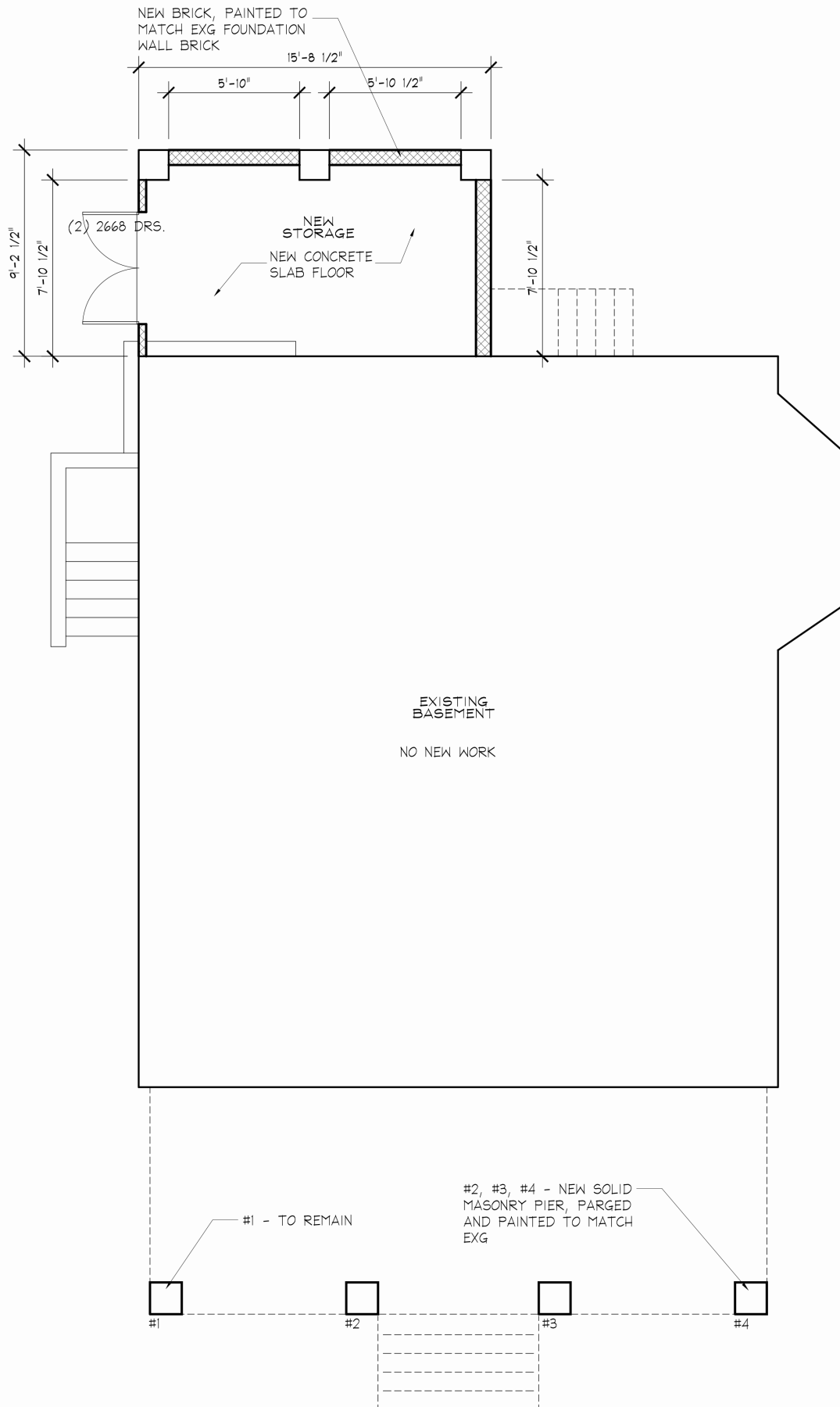
#1 - TO REMAIN

EXG WOOD STAIR  
HANDRAIL TO BE  
REMOVED - NEWEL  
POSTS TO BE  
SALVAGED FOR REUSE

#2, #3, #4 - SOLID  
MASONRY PIER & FOOTING  
TO BE REMOVED

EXISTING  
FRONT PORCH

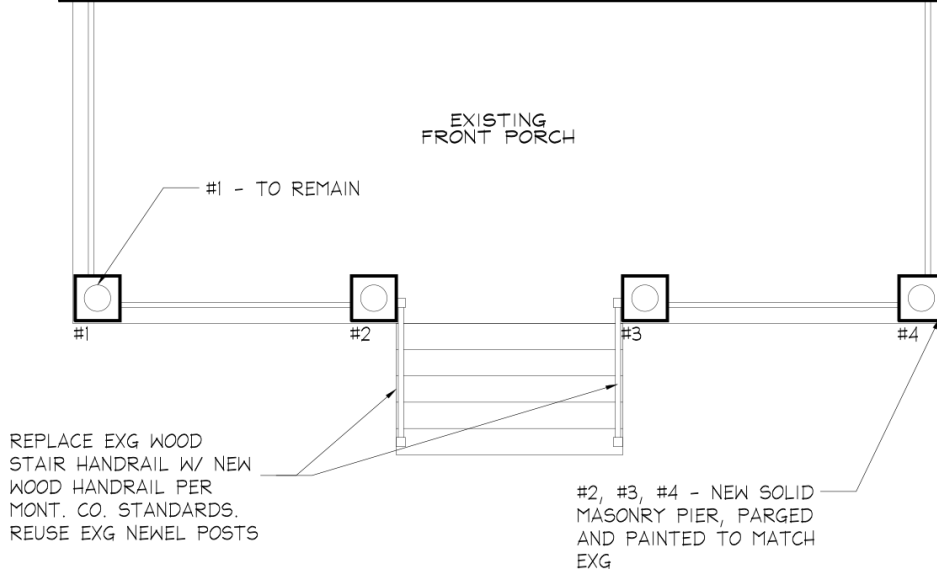
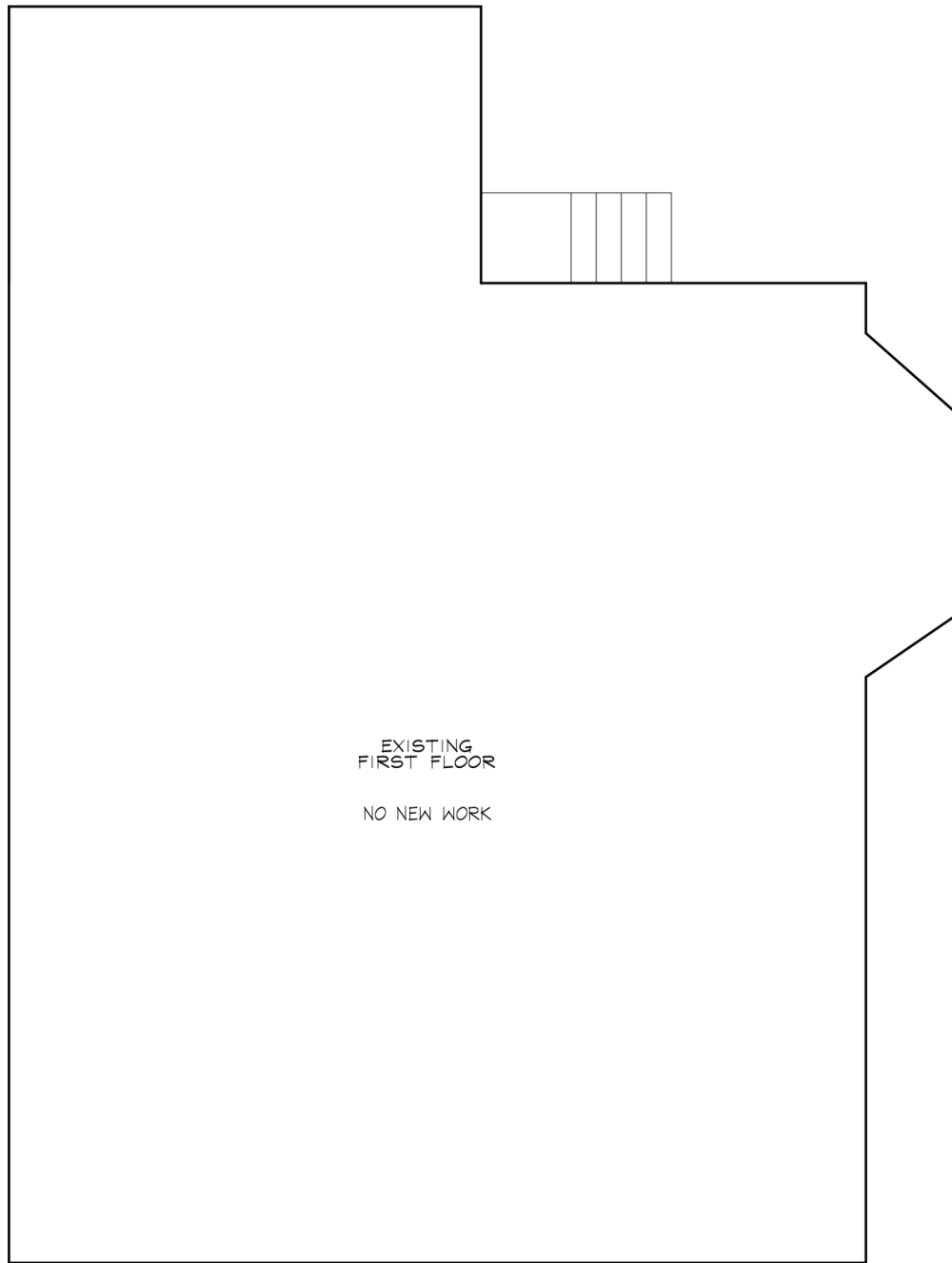




1  
A1.1

PROPOSED BASEMENT PLAN

1/4" = 1'-0"





1  
A2

EXISTING FRONT (NORTH) ELEVATION



2 EXISTING SIDE (WEST) ELEVATION  
A2



3  
A2

EXISTING REAR (SOUTH) ELEVATION



4  
A2

EXISTING SIDE (EAST) ELEVATION





1  
A2

PROPOSED FRONT (NORTH) ELEVATION  
1/4" = 1'-0"



#2, #3, #4 - NEW SOLID  
MASONRY PIER, PARGED AND  
PAINTED TO MATCH EXG

REPLACE EXG WOOD STAIR HANDRAIL  
W/ NEW WOOD HANDRAIL PER MONT.  
CO. STANDARDS. REUSE EXG NEWEL  
POSTS

BRICK, PAINTED TO  
MATCH EXG FOUNDATION  
WALL BRICK

2  
A2

PROPOSED SIDE (WEST) ELEVATION

1/4" = 1'-0"

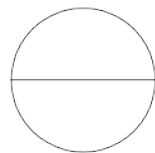
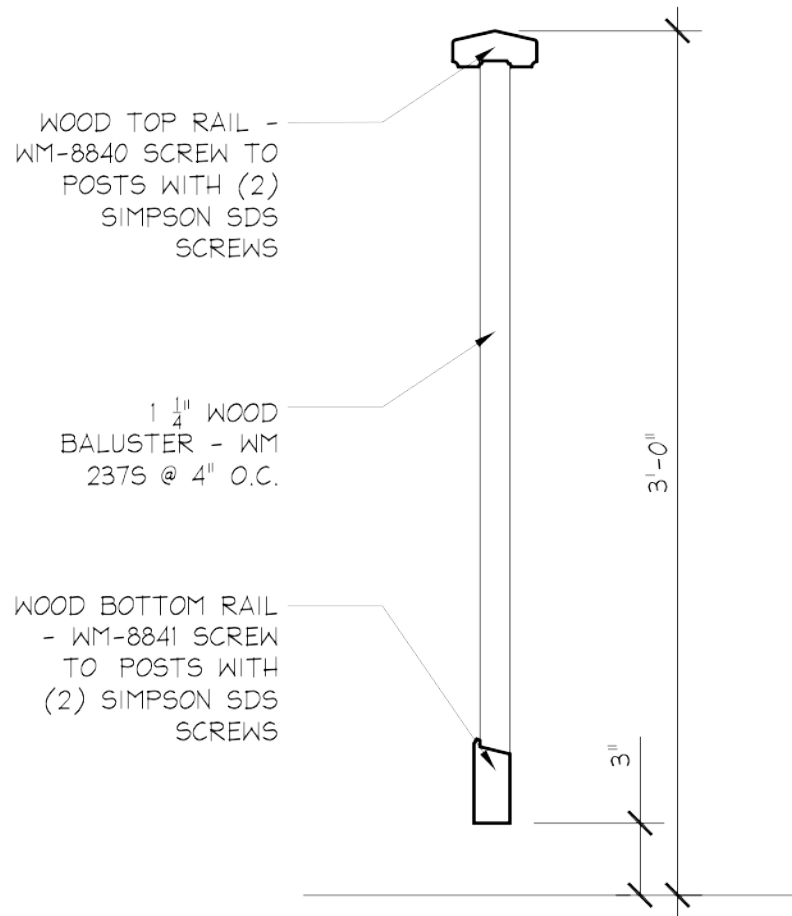


3  
A2

PROPOSED REAR (SOUTH) ELEVATION



4 PROPOSED SIDE (EAST) ELEVATION  
A2 1/4" = 1'-0"



## WOOD RAIL DETAIL

1 1/2" = 1'-0"







21 COLUMBIA AVE  
HAWP # 938455

FRONT VIEW





21 COLUMBIA AVE  
HAWP # 938455

FRONT LEFT VIEW





21 COLUMBIA AVE  
HAWP # 938455

FRONT RIGHT VIEW





21 COLUMBIA AVE  
HAWP # 938455



SIDE EAST VIEW





21 COLUMBIA AVE  
HAWP # 938455

REAR VIEW





21 COLUMBIA AVE  
HAWP # 938455

SIDE WEST VIEW





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 1/11/2021

Application No: 938455  
AP Type: HISTORIC  
Customer No: 1394708

## Affidavit Acknowledgement

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

## Primary Applicant Information

Address 21 COLUMBIA AVE  
TAKOMA PARK, MD 20912

Homeowner LECKIE (Primary)

## Historic Area Work Permit Details

Work Type RESREP

Scope REPAIR/REPLACE THREE PORCH PIERS/COLUMNS AT FRONT PORCH THAT HAVE BEEN COMPROMISED BY ADJACENT TREE.  
of PROPOSED PIERS/COLUMNS TO MATCH EXISTING. (TREE REMOVAL HAS BEEN APPROVED REF #W005885-121420). 2. CREATION OF  
Work ENCLOSED STORAGE UNDER EXISTING REAR ADDITION ACCESSED FROM THE EXTERIOR.