

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	32 Columbia Ave., Takoma Park	Meeting Date:	5/12/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/5/2021
Applicant:	Janis Stovall	Public Notice:	4/28/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	949091	Staff:	Dan Bruechert
Proposal:	Accessory Structure Alteration		

STAFF RECOMMENDATION

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910



Figure 1: 32 Columbia Ave.

PROPOSAL

The applicant proposes to replace the siding on the existing, non-contributing, accessory structure (garage and workshop). The existing siding is a composite material that appears to be similar in composition to formstone and is significantly degraded and needs to be replaced.

The applicant proposes replacing the existing siding with fiber cement siding from the James Hardie Artisan series. This product is an extra thick (5/8") fiber cement board siding. This product is available in a clapboard, shiplap, or v-groove configuration. Staff finds that all three of these configurations would be acceptable on the subject structure, because, while it contains some Craftsman details, has been significantly altered and most of the additions were constructed sometime after 1959 (the date of the last Sanborn Map in Staff's collection). Staff also notes that the detailed photo shows there is no intact wood siding below the existing. Staff Recommends the HPC approve the HAWP.

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.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

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*;

and with the general condition that the applicant shall present an electronic set 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# 949091

DATE ASSIGNED

APPLICANT:

Name: JANIS STOVALL

E-mail: jstovall@hersch.com

Address: 32 COLUMBIA AVE

City: Takoma Park Zip: 20912

Daytime Phone: 301-651-5705

Tax Account No.: 01067408

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 BFL6 BUL LOT SUBD
No/Individual Site Name 13 JN 51 19 8 R 25

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 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 checked="" type="checkbox"/> Other: SIDING |

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

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

Owner's mailing address

JANIS STOVALL
32 COLUMBIA AVE
TAKOMA PARK, MD
20912

Owner's Agent's mailing address

OUTERSPACEHOME.COM

Adjacent and confronting Property Owners mailing addresses

DAVID GROBERG
34 COLUMBIA AVE
TAKOMA PARK, MD
20912

EMILY HANFORD
DEREK GOLDMAN
30 COLUMBIA AVE
TAKOMA PARK, MD 20912

JAY DANIELSKI
7123 CARROLL 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:

THE BUILDING IS A STAND-ALONE, OPEN GARAGE WITH ATTACHED SHED/WORKSHOP AT REAR OF HOUSE, NOT VISIBLE FROM THE STREET. IT IS APPROXIMATELY 40-50 years old, BUILT BY A PREVIOUS OWNER WHO USED IT AS A WOODWORKING STUDIO.

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

THE BUILDING IS A WOOD STRUCTURE COVERED WITH SOME SORT OF COMPOSITE (asbestos?) SIDING THAT IS FALLING OFF AND CRUMBLING. THE INTERIOR OF THE STUDIO/GARAGE WILL NOT BE CHANGED AND THE WINDOWS WILL NOT BE ALTERED.

EXISTING SIDING WILL BE REMOVED AND REPLACED WITH HARDI-SIDING.

Work Item 1: SIDING REPLACEMENT

Description of Current Condition:

EXTERIOR OF SHED/STUDIO
GARAGE IS IN DISREPAIR.
CURRENT SIDING IS
DISINTEGRATING AND
CANNOT BE REPAIRED.

Proposed Work:

REPLACE EXTERIOR
WITH HARDI-SIDING.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

CARROLL AVENUE

N 35° 50' E 50'
N 54° 10' W

LOT 24
9,476

S 54° 10' E
N 86° 53' E 55.5
R/W BE L 5473 F 103

25

23

190.36'

N 37° 38' E 50'

20.0
13.0
24.5
8.2
9.4
10.5
16.4

LOT 8
8,900

N 52° 22' W 165'

S 52° 22' E

193'

22.4
35.0
25.0
35.0
22.4
14.5

STONE WALL
SOUTHWESTERLY
50'

COLUMBIA AVENUE

LOCATION OF HOUSE
LOT 8 BLOCK 19

B.F. GILBERTS ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MD.

RECERTIFIED 5-2-86

SURVEYOR'S CERTIFICATE

THE PLAN SHOWN HEREON IS PREPARED FROM
FIELD MEASUREMENTS OF EXISTING STRUCTURES
AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE
AND BELIEF, AS SHOWN OR DESCRIBED IN P.B. A NO. 2
L 5473 F. 103 AS RECORDED AMONG THE LAND RECORDS OF
MONTGOMERY COUNTY, MD.

Frank J. Lad
REGISTERED LAND SURVEYOR MD# 9164

REFERENCES

PLAT BK. A

PLAT NO. 2

LIBER 5473

FOLIO 703

SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC.
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS

10 East Church Street
Frederick, MD 21701
(301) 662-4500

2 Professional Dr., Suite 216
Gaithersburg, MD 20879
948-5100

DATE OF LOCATIONS

SCALE: 1" = 40'

WALL CHECK:

DRAWN BY: CEW

HSE. LOC.: 8-24-84

JOB NO.: 84-10,087

BOUNDARY:





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