

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	36 Columbia Ave., Takoma Park	Meeting Date:	8/18/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/11/2021
Applicant:	Stephen A. West	Public Notice:	8/4//2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	959730	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1920



Figure 1: 36 Columbia Ave.

PROPOSAL

The applicant proposes to make two minor modifications to the paving in front of the house. First, the existing concrete stairs and walk will be covered in flagstones in matching dimensions. The stair landing will be slightly enlarged. On the right side of the house, there is a concrete walkway. Second, the applicant proposes to remove the existing concrete walk on the right side of the house and install flagstone stepping stones set in gravel. Staff finds that these alterations are in keeping with the resource and surrounding district and recommends the HPC approve the HAWP. This proposal was not approved at the Staff-level, because the stair landing will be expanded.

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.
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.

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.

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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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.
visit.



FOR STAFF ONLY:
HAWP# 959730
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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

 <p>I HEREBY CERTIFY THAT ALL THE FOREGOING INFORMATION CONCERNING THE PROPERTY HAS BEEN FULLY VERIFIED BY A FIELD SURVEY.</p> <p>CHAS. H. HURREY No. 247 MARTIN</p>	<p>REFERENCES</p> <p>PLAT NO. A</p> <p>PLAT NO. Z</p> <p>LIBR</p> <p>FOLD</p>	<p>HALLER-BLANCHARD & ASSOCIATES</p> <p>SURVEYING • ENGINEERING • PLANNING</p> <p>(BWI) 828-1400 FLO. BUREAU 1704, FREDERICK, MARYLAND 21701</p>
	<p>DATE OF SURVEY</p> <p>WALL CHECKED</p> <p>NEED LOG</p> <p>BOUNDARY</p>	<p>SCALE 1" = 40'</p> <p>DRAWN BY CAC</p> <p>JOB NO. 02-21515</p>
	<p>\$12.02</p>	

8

4 – Material specifications

We will be using flagstone and flagstone pavers to match the existing flagstone paver walkway on the left side of the house.

One of the existing pavers:



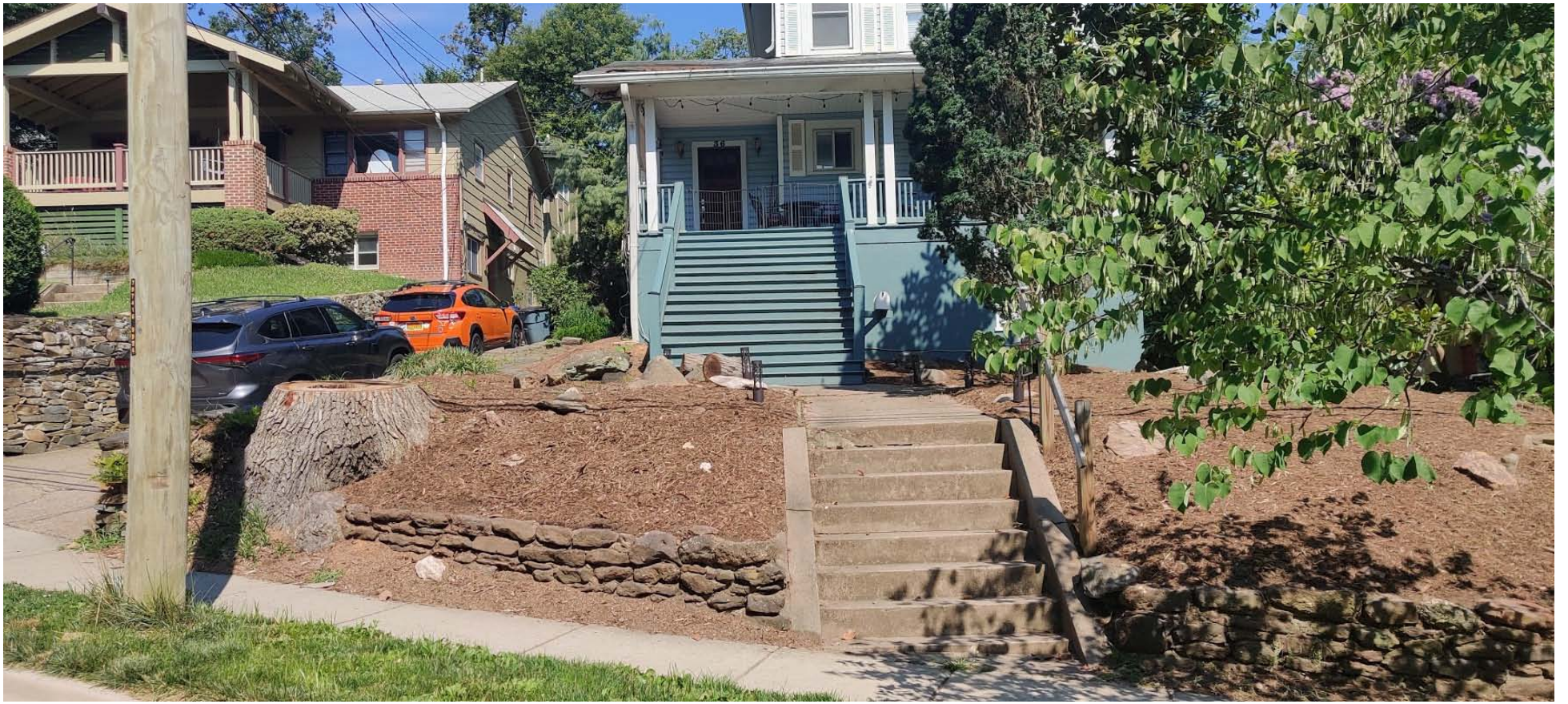


Photo 1

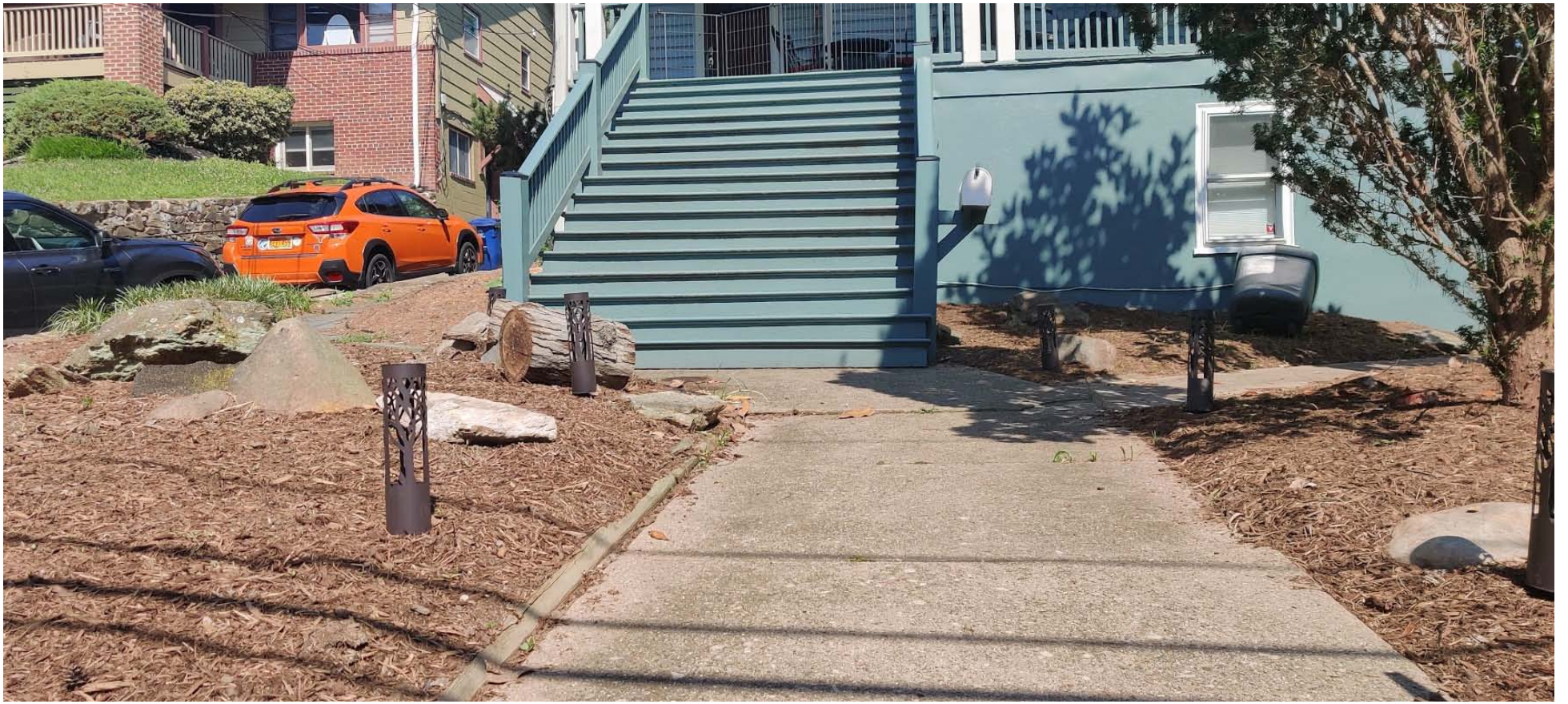


Photo 2



Photo 3

Concrete walk that will be removed and replaced with flagstone pavers



Photo 4

Areas where new concrete will be poured and covered with flagstone to produce a rectangular landing at foot of steps to house



Photo 5



Photo 6

Tree Impact Assessment :: W006777-070721



Online Customer Service Center <TakomaParkMD@mycusthelp.com>

7/13/2021 10:39 AM

To: sw145md@hotmail.com



07/13/2021

APPLICATION NUMBER [W006777-070721](#)

Stephen West
36 Columbia Avenue
Takoma Park, MD 20912

RE: Tree Impact Assessment Request
Reference Number: W006777-070721
36 Columbia Avenue
Takoma Park MD 20912

Dear Stephen West:

This letter is in response to the Request for Tree Impact Assessment received on 7/7/2021. After my inspection I have determined that the work described in your submission does not require a Tree Protection Plan Permit. There are no Urban Forest Trees in the vicinity of the project that may be impacted.

If you have any questions, please contact the Urban Forest Manager by replying to this email.
To monitor the progress or update this request please log into the [\[MY TKPK\]](#)

HAWP Application - #959730 – reface-replace concrete walkways
Stephen West
36 Columbia Avenue
Takoma Park, MD 20912

List of Neighbors

Dave and Liesl Groberg
34 Columbia Ave
Takoma Park, Md 20912-4636

Brad and Stephanie Dickey
38 Columbia Avenue
Takoma Park, Md 20912-4636

Inan Phillips
35 Columbia Ave
Takoma Park, Md 20912

David E Pollock and Judy F Kirpich
7118 Poplar Avenue
Takoma Park, Md 20912

Adam and Debra Bodner
7125 Carroll Ave
Takoma Park, Md 20912-4637

Denis J and S A McCarthy
7127 Carroll Ave
Takoma Park, Md 20912

Ralph W and J N Craig
7129 Carroll Ave
Takoma Park, Md 20912-4637