

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7303 Holly Avenue, Takoma Park	Meeting Date:	8/18/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/11/2021
Applicant:	Sara Sieverding (Dana Haden, Agent)	Public Notice:	8/4/2021
Review:	HAWP	Tax Credit:	Partial
		Staff:	Michael Kyne

Permit Number: 961618

PROPOSAL: Porch alterations and rear alterations

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application.

1. **Specifications will be provided for the windows, doors, and roofing of the proposed new addition, with final review and approval delegated to staff.**
2. **If the original wood siding on the historic house is deteriorated beyond repair, the applicant must provide documentation of its condition and specifications for the new siding to staff for review and approval, prior to replacement.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c. 1880s

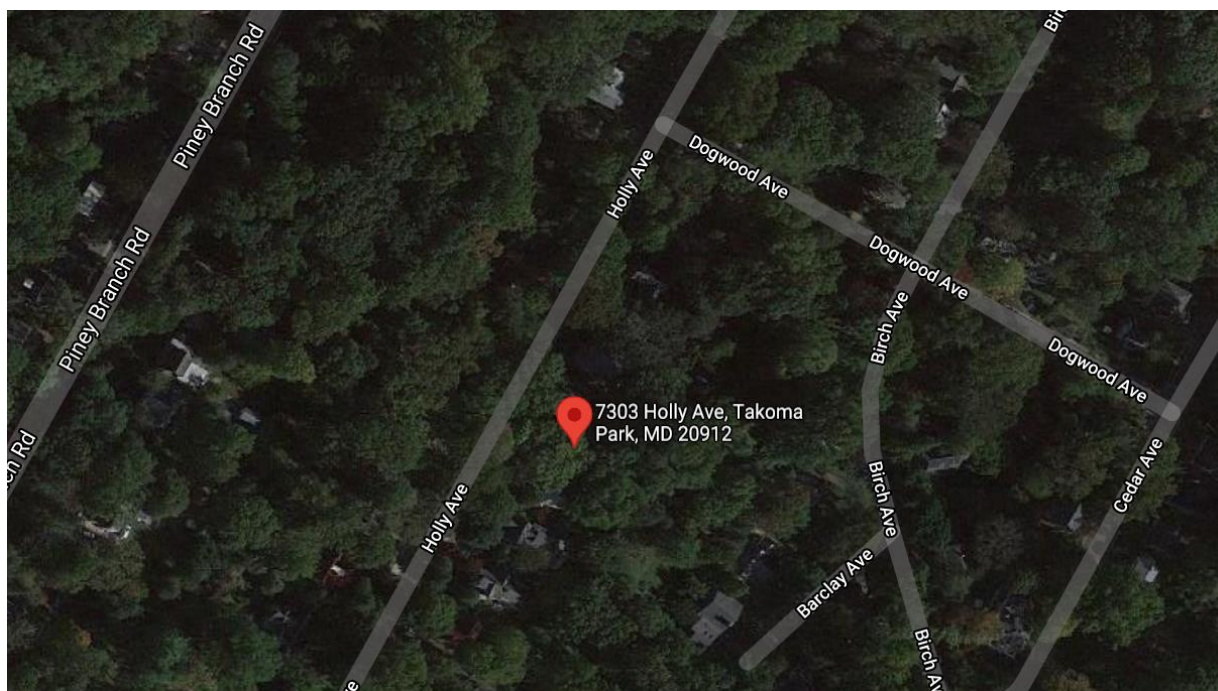


Fig. 1: Subject property.

PROPOSAL

The applicant proposes porch alterations and rear alterations at the subject property.

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.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their

particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public tight-of-way should be allowed as a matter of course
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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

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 applicable *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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall 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 subject property is a c. 1880s Queen Anne-style Contributing Resource within the Takoma Park Historic District. There is an existing addition/enclosed porch and deck at the east side (rear) of the historic house.

The applicant proposes the following work items at the subject property:

Porch Alterations

- The house has experienced previous alterations, with a curved section at the south (right, as viewed from the public right-of-way of Holly Avenue) side of the front porch removed.
 - The porch's original form is documented in the 1959 Sanborn Fire Insurance Map (see *Fig. 2* below).
 - The Sanborn map also depicts the house at 7219 Holly Avenue (c. 1880s Stick Style Outstanding Resource) with a facade and front porch design similar to those of the subject property. This house still retains its original front porch, with details (i.e., railing

- and spandrels), which are comparable to the remaining details of the subject property's front porch.
- The applicant has also provided photographs dated 1956, which show the original porch with curved section.
- Additionally, there is physical evidence of the removed curved section, with remnants of its foundation still present.
- The applicant proposes to restore the porch to its historic condition, restoring the curved section.
 - The restored curved section will be constructed from wood, with other materials and details to match the existing.



Fig. 2: 1959 Sanborn Fire Insurance Map, with the subject property outlined in red.

Rear Alterations

- The existing rear addition/porch enclosure will be removed, and a new 2 ½ story rear addition with exposed basement (due to the steep, rear-sloping grade) will be constructed in its place.
 - The proposed new addition will be connected to the historic house via a small hyphen.
 - The proposed materials for the new addition include asphalt shingle roofing, fiber cement siding, fiber cement shakes in the side gables, and 2-over-2 wood windows to match the existing.
 - The proposed new addition will be inset from both sides of the historic house, preserving the corners of the original building, and its ridgeline will be significantly lower than that of the historic house.
- A new first-floor wooden deck with steps to grade is proposed at the rear of the new addition.
 - A screened porch is proposed beneath the new deck.

Other

- The existing, non-original rolled asphalt siding will be removed from the historic house, and the original wood siding underneath will be restored.

Staff supports the applicant's proposal. The proposed alterations to the front porch and siding will restore altered/missing historic features, and these work items are eligible for the County's Historic Preservation Tax Credit.

In accordance with the *Guidelines*, the proposed new addition is generally consistent with the predominant architectural style and period of the historic house and preserves the predominant architectural features of the resource. Additionally, the proposed new addition is in the appropriate location at the rear of the historic house. Staff also finds the proposed materials for the new addition appropriate, and the *Guidelines* state that "[s]ome non-original building materials may be acceptable on a case-by-case basis." With regard to the proposed fiber cement siding, staff finds it consistent with the *Guidelines*, as it will be on a new addition and will not replace or damage original building materials.

Due to the steep, rear-sloping grade of the subject property, staff finds that the proposed new deck will be negligibly visible from the public right-of-way, at best. Accordingly, staff finds that the proposed new deck should be allowed as a matter of course, as stated in the *Guidelines*.

The proposed new addition and deck will be clearly differentiated from and subordinate to the historic house, and they will preserve the form and outline of the original building. The hyphen, insets, and lower ridgeline of the proposed addition will also help minimize its visibility from the public right-of-way, ensuring that it does not detract from character-defining feature of subject property and/or surrounding streetscape, in accordance with *Standards #2 and #9*.

Per *Standard #10*, staff finds that the proposed alterations can be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired.

Staff recommends two (2) conditions of approval. Because manufacturer's specifications have not been provided for the roofing, windows, or doors of the proposed new addition, staff recommends the following condition:

- Specifications will be provided for the windows, doors, and roofing of the proposed new addition, with final review and approval delegated to staff.

Additionally, staff recommends the following condition:

- If the original wood siding on the historic house is deteriorated beyond repair, the applicant must provide documentation of its condition and specifications for the new siding to staff for review and approval, prior to replacement.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the conditions specified on Page 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the

proposal, as modified by the conditions, is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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 electronic 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 michael.kyne@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: SARA SIEVERDING
Address: 7303 HOLLY AVE
Daytime Phone: 703.587.0323

E-mail: Sallen72@me.com
City: TAKOMA PARK Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: DANA HADEN
Address: 1312 CRESTHAVEN DR
Daytime Phone: 301.237.9537

E-mail: danahaden@gmail.com
City: SILVER SPRING Zip: 20903
Contractor Registration No.: N/A

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

Is the Property Located within an Historic District? ☒ Yes/District Name TAKOMA PARK Historic District
_____ 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: 7303 Street: HOLLY AVE.
Town/City: TAKOMA PARK Nearest Cross Street: DOGWOOD
Lot: 26 Block: 6 Subdivision: 0025 Parcel: 0000

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 checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" 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.

Dana Haden
Signature of owner or authorized agent

7/24/21
Date

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

<p>Owner's mailing address 7303 HOLLY AVE TAKOMA PARK, MD. 20912</p>	<p>Owner's Agent's mailing address 1312 CREST HAVEN DR. SILVER SPRING, MD. 20903</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7301 HOLLY AVE TAKOMA PARK, MD 20912</p>	<p>7305 HOLLY AVE TAKOMA PARK, MD. 20912</p>
<p>7302 HOLLY AVE TAKOMA PARK, MD. 20912</p>	<p>7300 HOLLY AVE TAKOMA PARK, MD. 20912</p>
<p>7304 HOLLY AVE TAKOMA PARK, MD. 20912</p>	<p>2 Barclay Ave Takoma Park, MD 20912</p>

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

This is an old Victorian that has been oddly changed over time. The owners would like to restore the ext^g home back to its original design. Returning to original siding, adding back the curve on the front porch which was removed, and also removing the rear addition that doesn't appear to be original

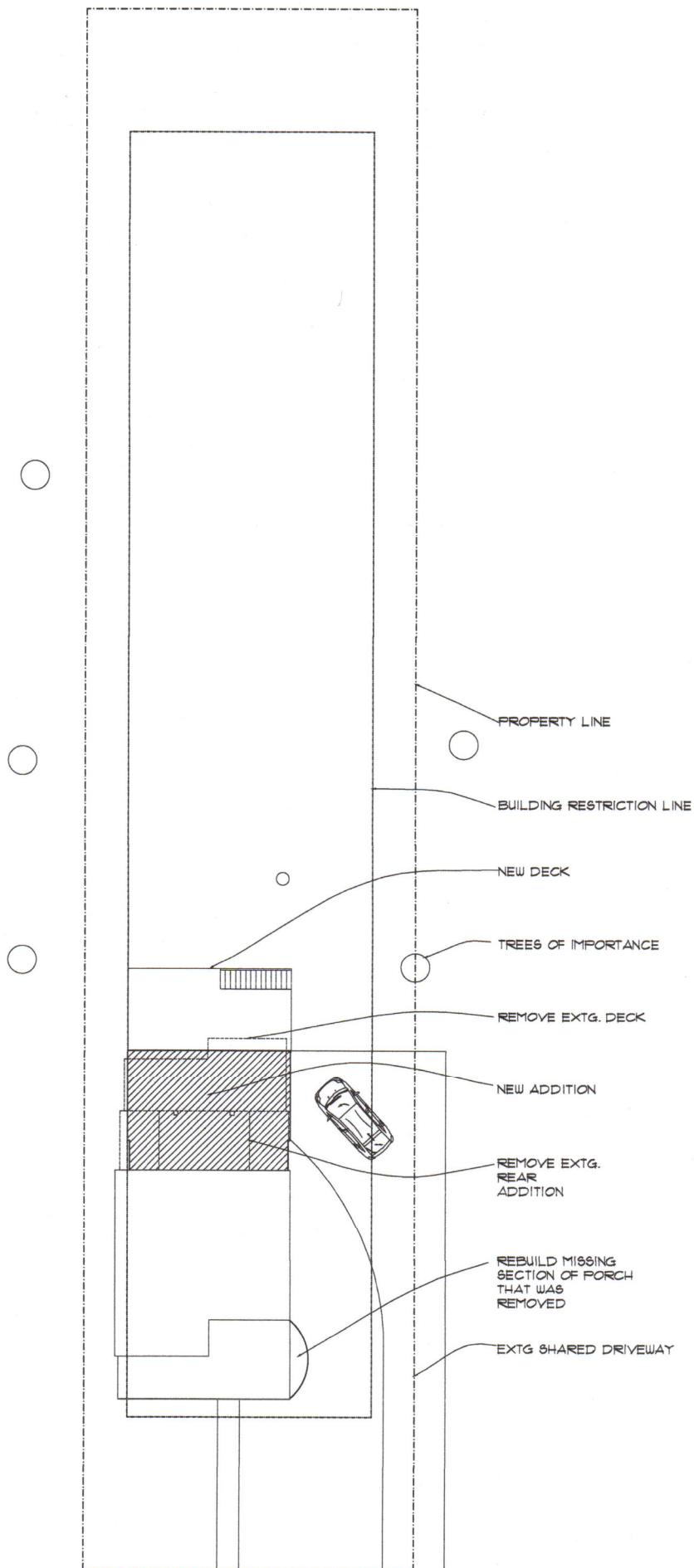
Description of Work Proposed: Please give an overview of the work to be undertaken:

The exterior will be restored.
A new addition to be added to the rear and it would have a new deck as well.

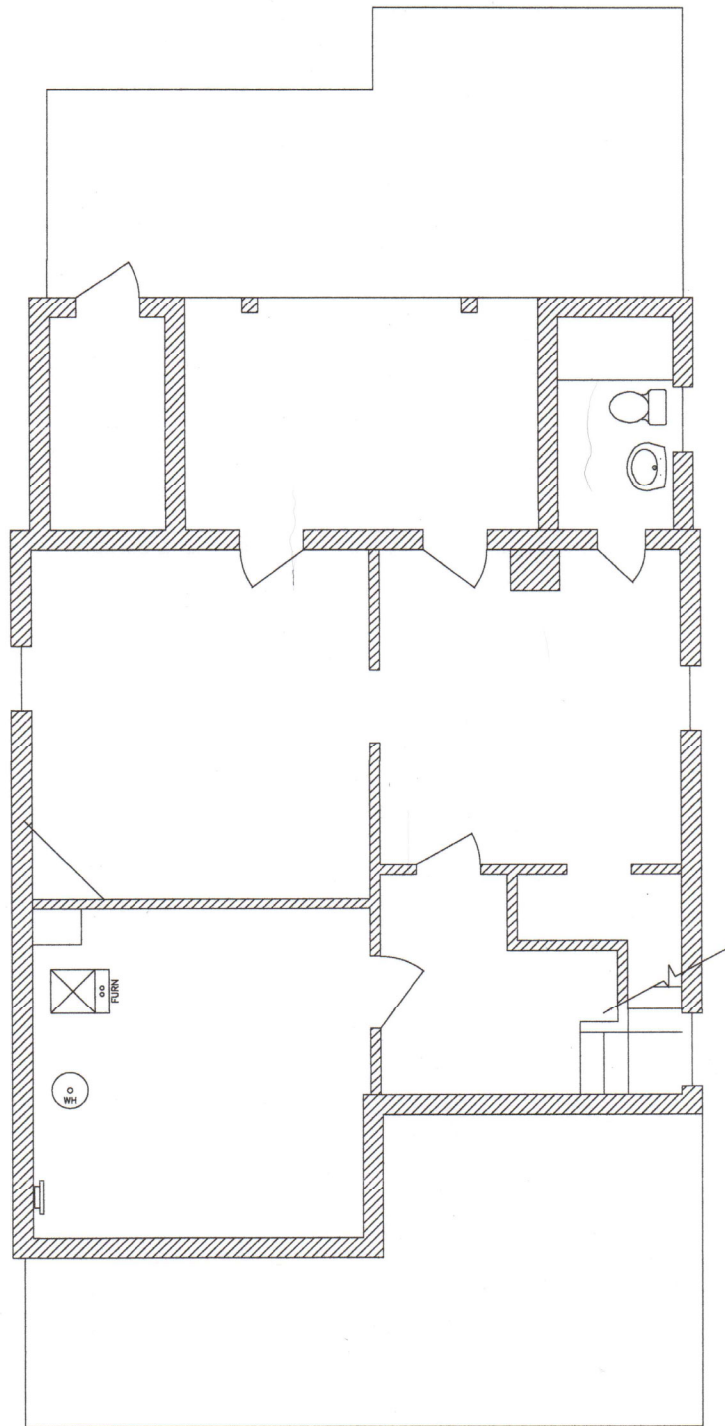
We are coming for prelim. review.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. 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	*	*	*	*	*		*

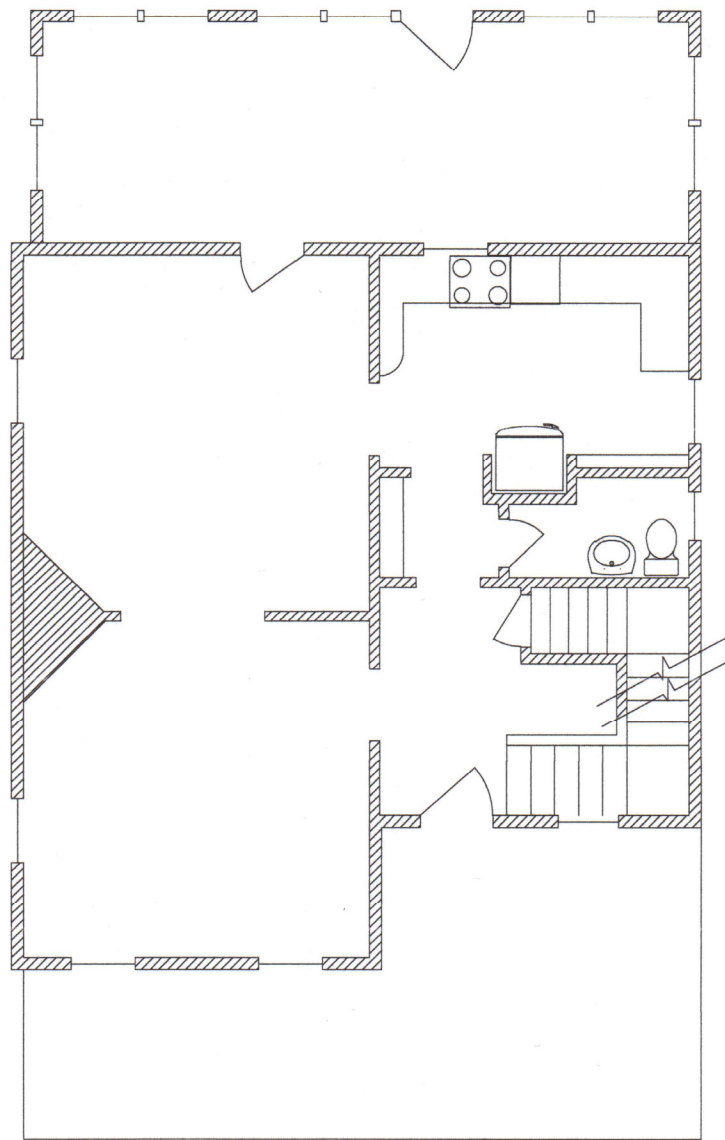


SITE PLAN
NO SCALE



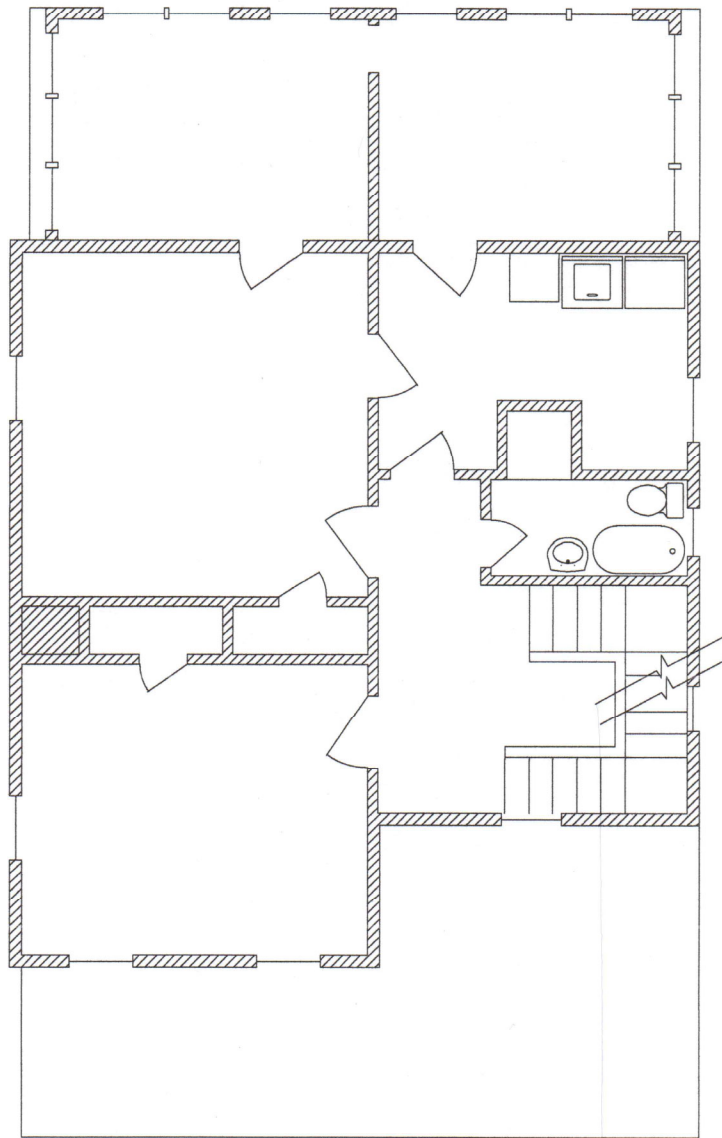
EXTG. BASEMENT PLAN

SCALE: 1/8" = 1'-0"



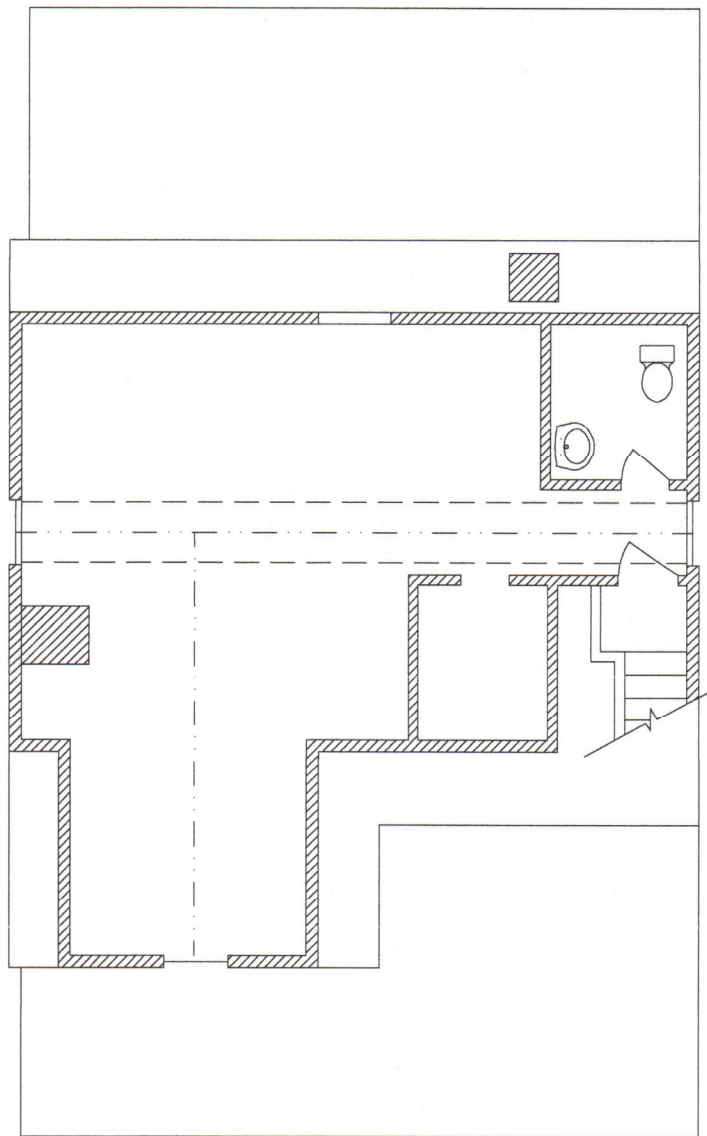
EXTG. FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXTG. SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



EXTG. THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



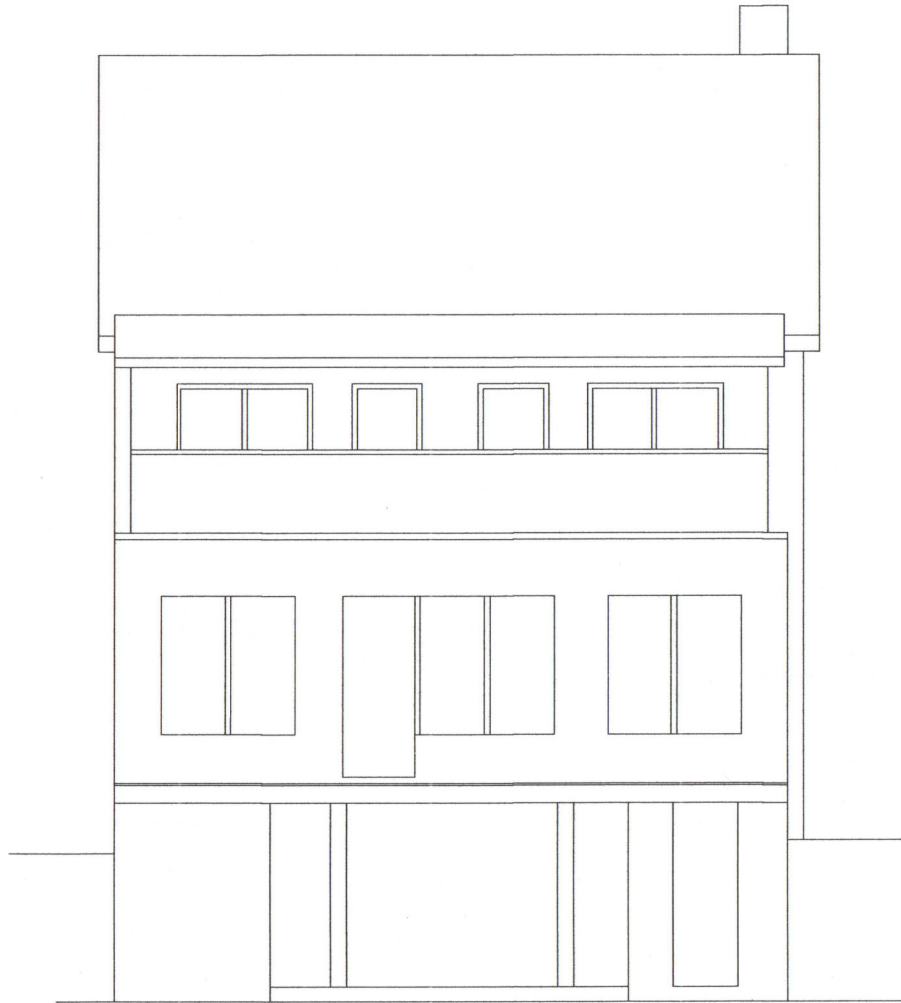
EXTG. FRONT ELEVATION

SCALE: 1/8" = 1'-0"



EXTG. RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



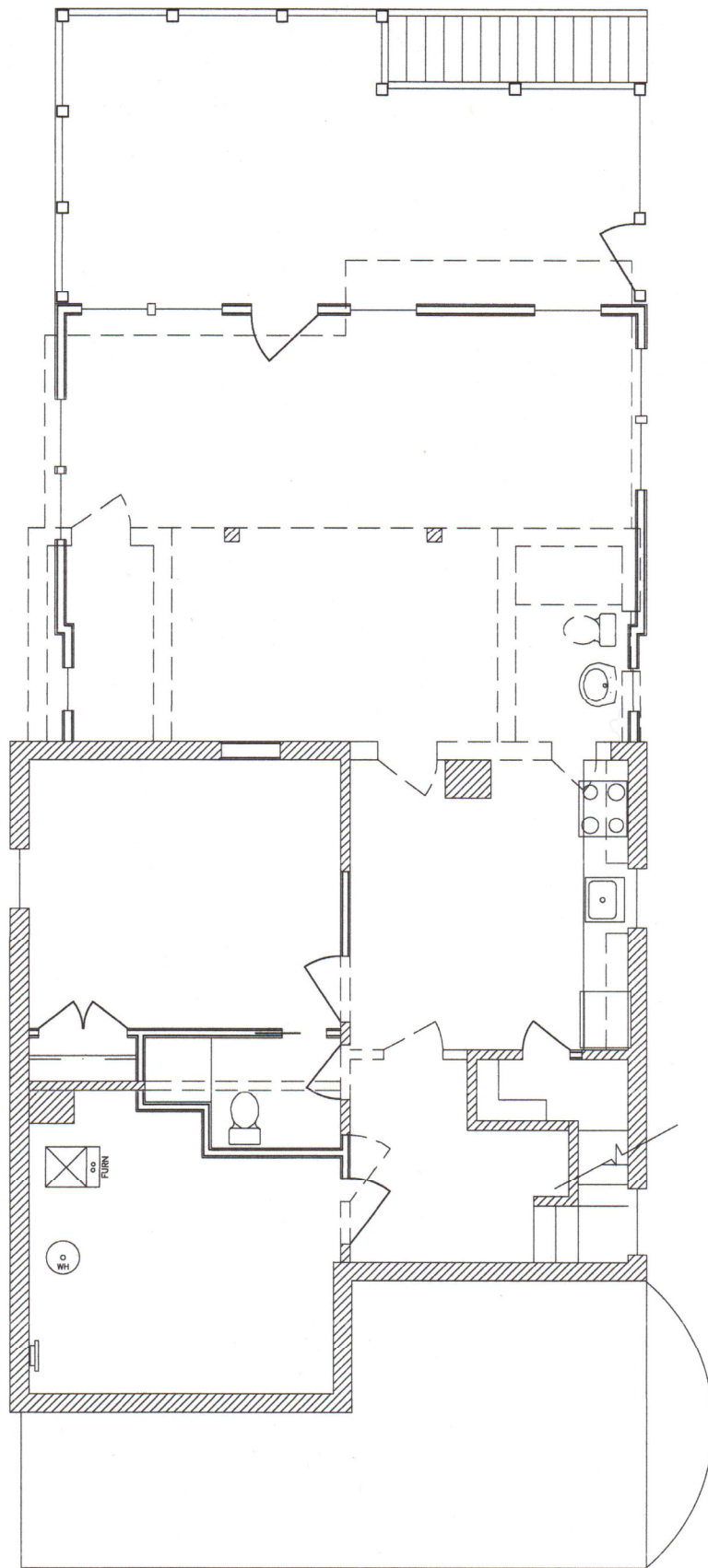
EXTG. REAR ELEVATION

SCALE: 1/8" = 1'-0"



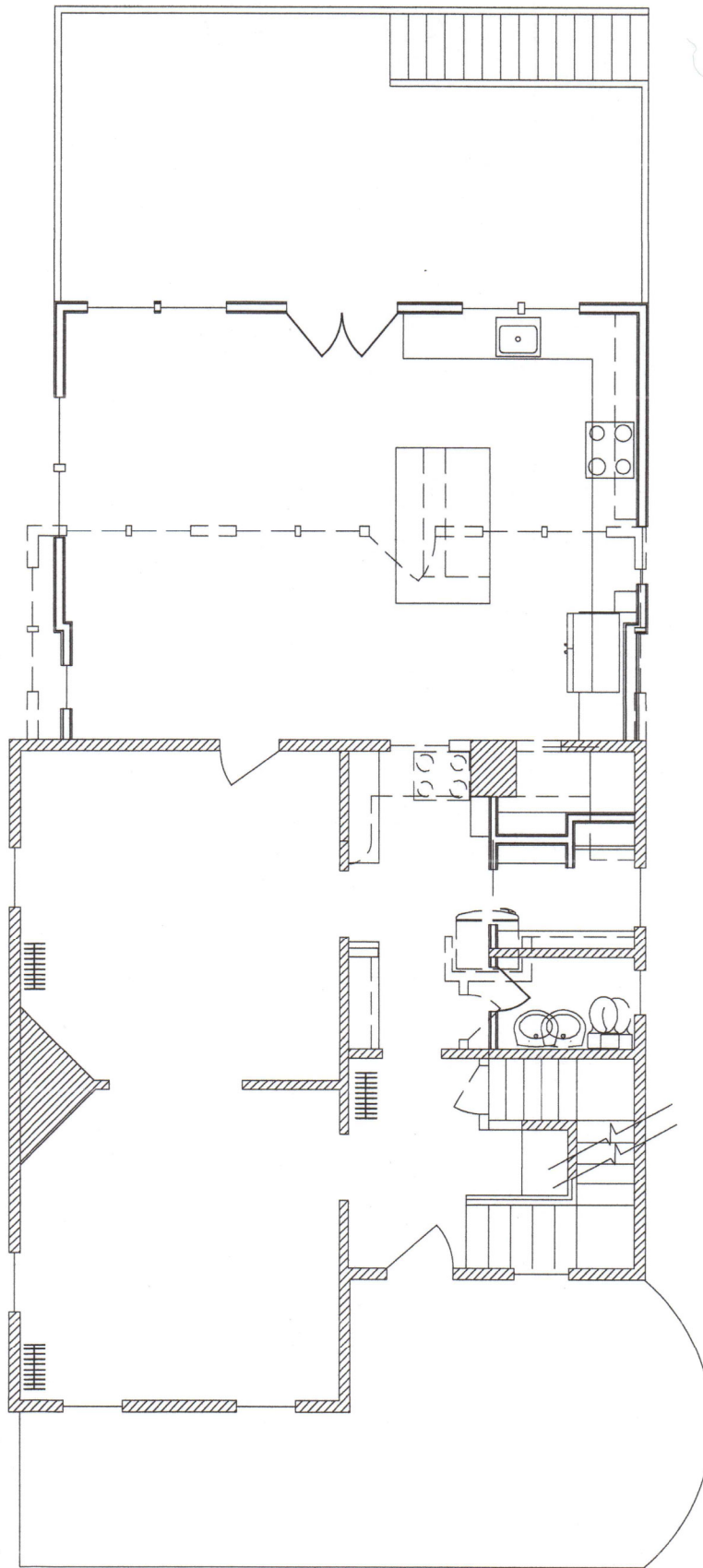
EXTG. LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



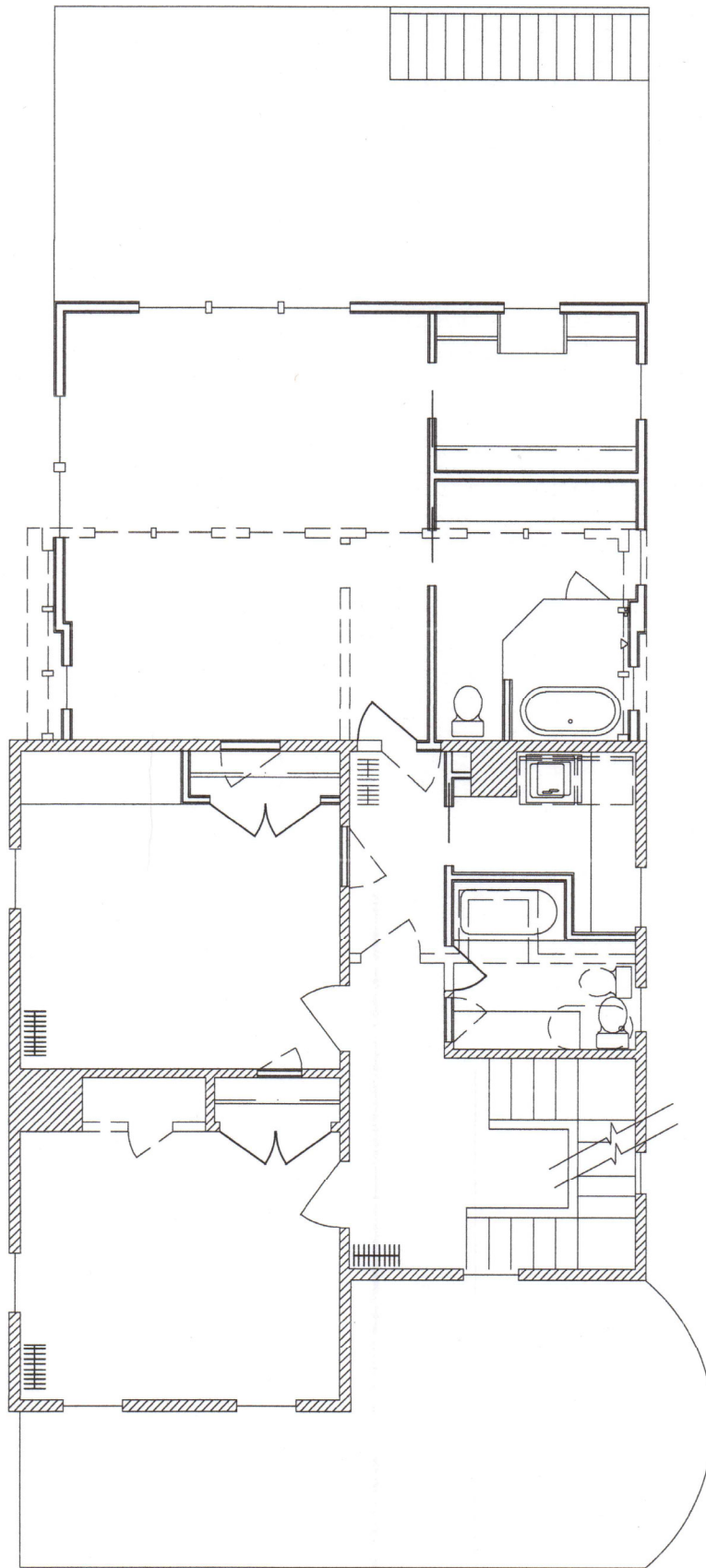
NEW BASEMENT PLAN WITH DEMOLITION

SCALE: 1/8" = 1'-0"



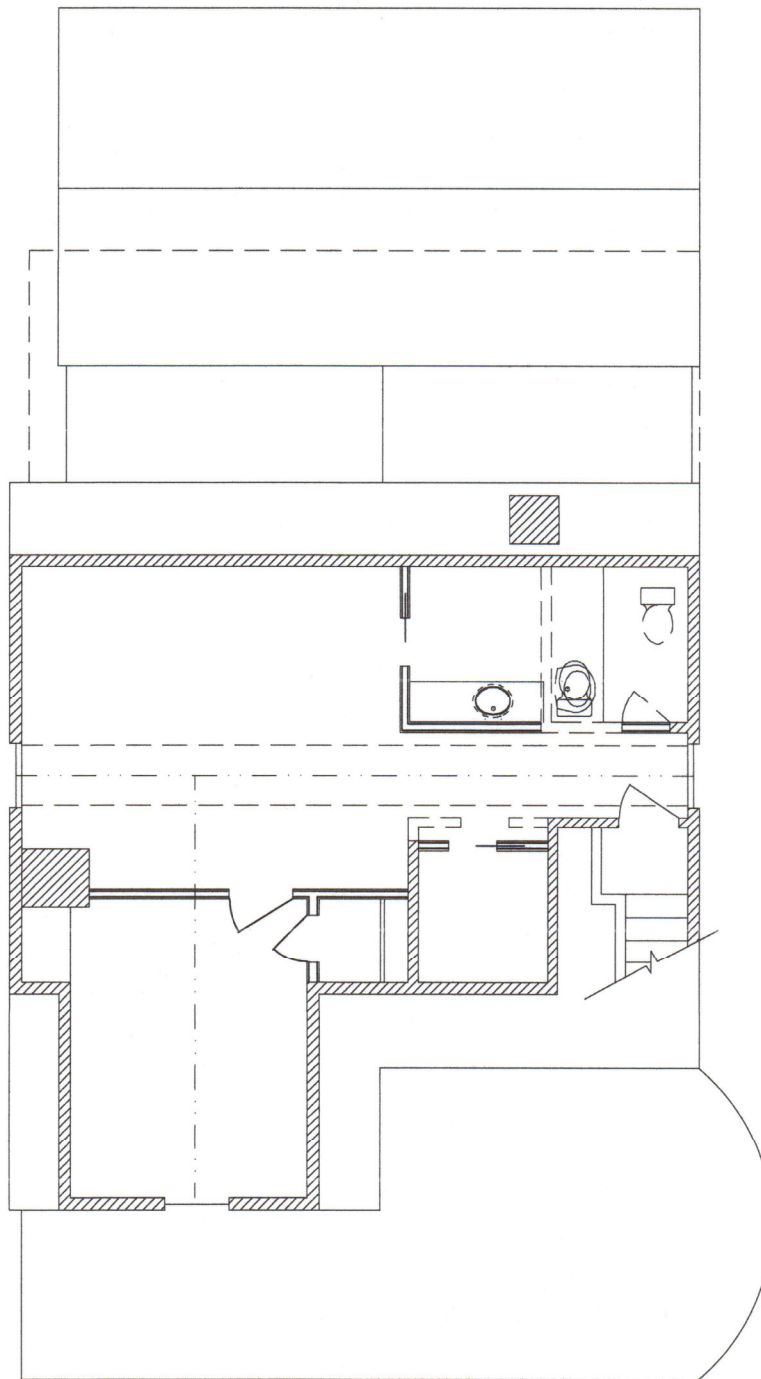
NEW FIRST FLOOR PLAN WITH DEMOLITION

SCALE: 1/8" = 1'-0"



NEW SECOND FLOOR PLAN WITH DEMOLITION

SCALE: 1/8" = 1'-0"



NEW ATTIC/ROOF PLAN WITH DEMOLITION

SCALE: 1/8" = 1'-0"



NEW FRONT ELEVATION

SCALE: 1/8" = 1'-0"



NEW RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



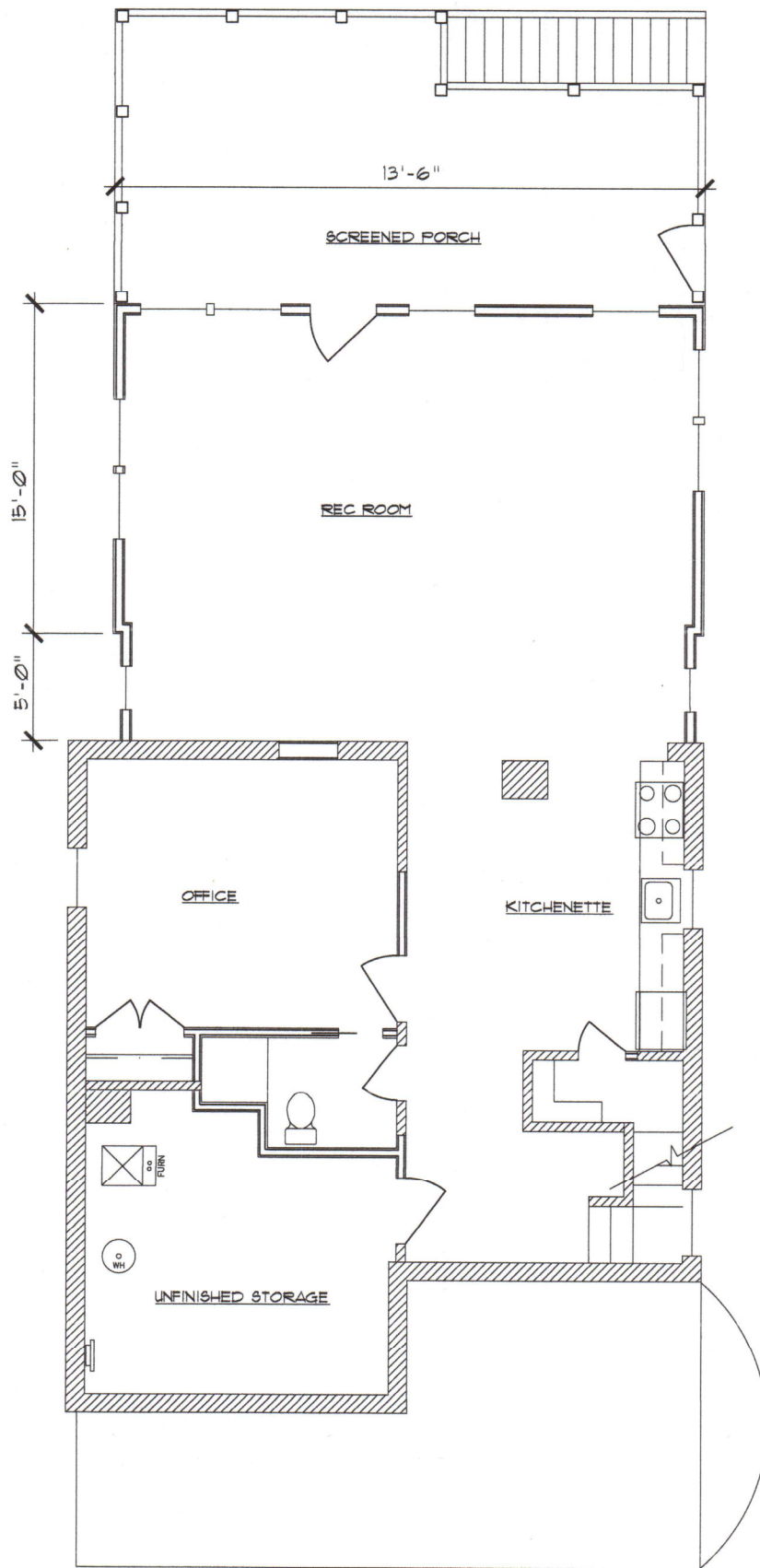
NEW REAR ELEVATION

SCALE: 1/8" = 1'-0"



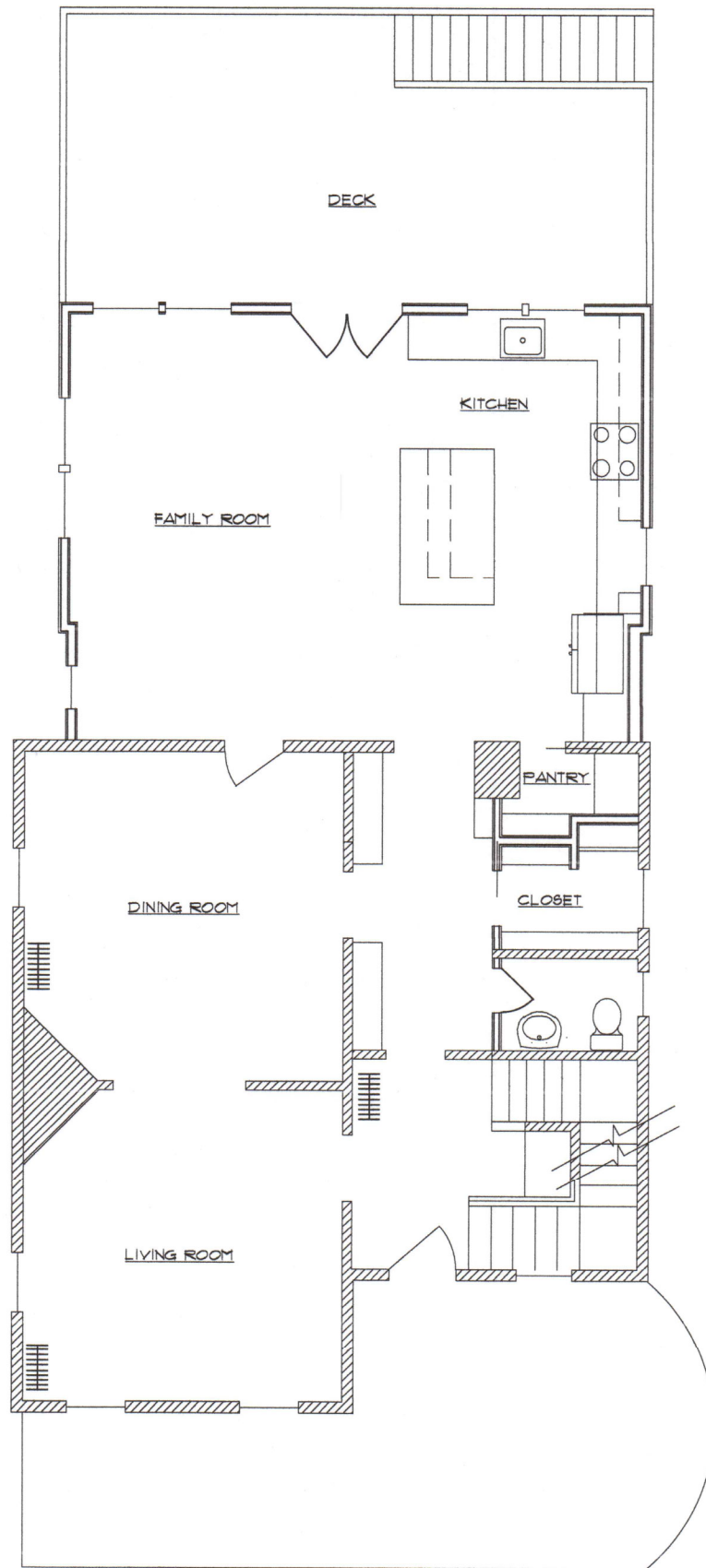
NEW LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



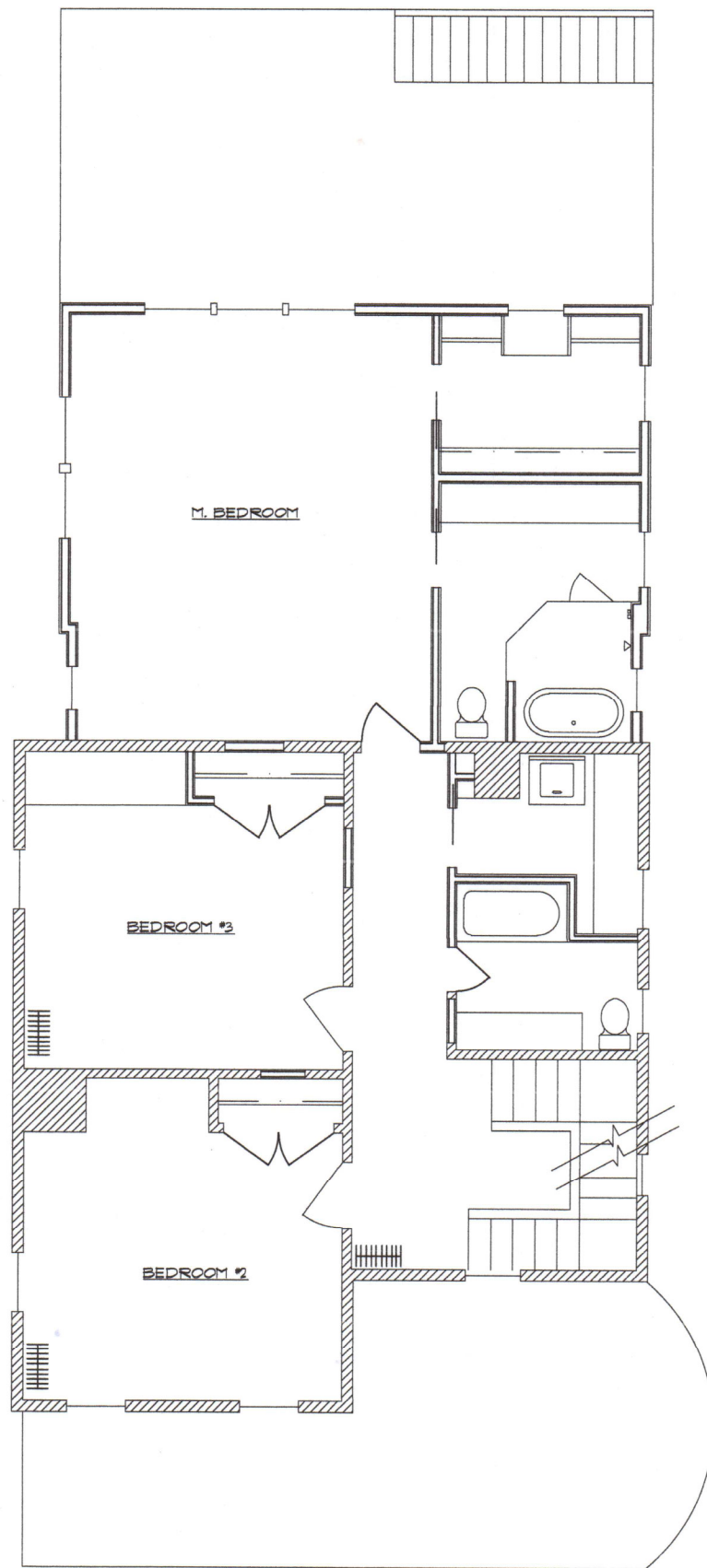
NEW BASEMENT PLAN

SCALE: 1/8" = 1'-0"



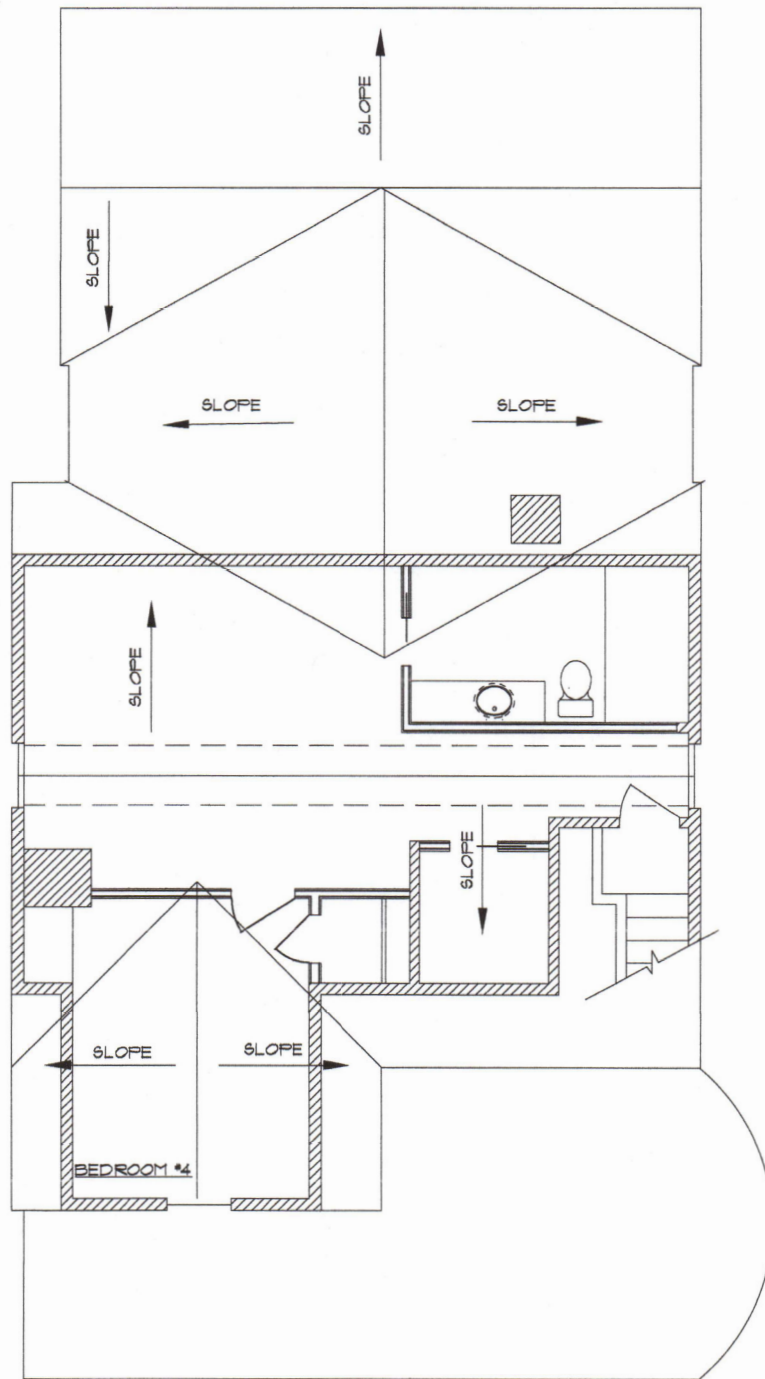
NEW FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



NEW SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



NEW ATTIC/ROOF PLAN

SCALE: 1/8" = 1'-0"













BID N
HARRIS



PRE BRICK SIDING



PRE BRICK SIDING

1956

