

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7709 Takoma Ave., Takoma Park	Meeting Date:	12/1/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/24/2021
Applicant:	Beth Brinkman	Public Notice:	11/17/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	971632	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1908



Figure 1: 7709 Takoma Ave., Takoma Park.

PROPOSAL

The applicant proposes to replace and expand the existing paved walkways.

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 at 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 district.

Contributing Resources should receive a more lenient 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. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

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

Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;
- (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 subject property is a two-story Queen Anne house with clapboard siding and a wrap-around porch. The front walk is poured concrete and has deteriorated significantly (see enclosed photos). At the rear of the house, there is a set of brick paver steps and a walkway. The applicant proposes removing all of the existing paving and replacing it with a new serpentine flagstone walk and stairs. Additional plantings will be added to the site. No trees will be impacted by the proposed work.

Staff finds the condition of the existing walkway creates a hazard. The existing walkway needs to be removed for public safety and should be approved under 24A-8(b)(4). The proposed walkway will extend from the sidewalk to the front porch and around the right side of the house to the rear. This proposal will increase the paving on the site.

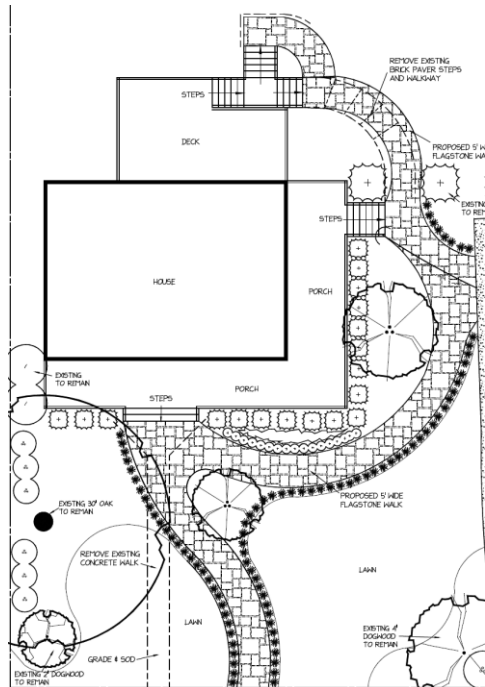


Figure 2: site plan showing the proposed new paving.

Staff finds that many property owners in the Takoma Park Historic District have replaced their concrete walkway with flagstone without negatively impacting the character of the site and district. Staff finds the material is appropriate under the *Design Guidelines* and 24A-89(b)(2) and (d). Staff finds that while the new flagstone walk will pave more of the lot than the current configuration, it is not out of character with the property or surrounding district and Staff recommends approval of this HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application, under the Criteria for Issuance in Chapter 24A-8(b)(2), (4), and (d) of 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;

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.



FOR STAFF ONLY:

HAWP# _____

971632

DATE ASSIGNED _____ 10/22/21

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: Beth BrinkmanE-mail: bbrinkmann99@gmail.comAddress: 7709 Takoma AveCity: Takoma Park Zip: 20912Daytime Phone: 301-938-9338Tax Account No.: 13-01069112**AGENT/CONTACT (if applicable):**Name: Steven TalcottE-mail: stevent@greatamericanlandscapes.comAddress: 14310 Comus RdCity: Clarksburg Zip: 20871Daytime Phone: 240-354-4130Contractor Registration No.: 23629**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property _____Is the Property Located within an Historic District? X 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: 7709 Street: Takoma AveTown/City: Takoma Park Nearest Cross Street: Philadelphia AveLot: 8 Block: 73 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 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 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.

Signat_____
Authorized agent_____
10/22/21

Date

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

Owner's mailing address Beth Brinkmann 7709 Takoma Ave Takoma Park, MD 20912	Owner's Agent's mailing address Great American Landscapes Attn: Steven Talcott 14310 Comus Rd Clarksburg, MD 20871
Adjacent and confronting Property Owners mailing addresses	
Harvey Ziessman & Karen Burke 7711 Takoma Ave Takoma Park, MD 20912	Clarence Page 7705 Takoma Ave Takoma Park, MD 20912
Paul Chrostowski & Lorraine Pearsall 7708 Takoma Ave Takoma Park, MD 20912	James Anderson 520 Philadelphia Ave Takoma Park, MD 20912
Theo Emery 7704 Takoma Ave Takoma Park, MD 20912	Elliott Vanskike & Julie Schmid 7710 Takoma Ave Takoma Park, MD 20912

518 Philadelphia Avenue
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:

Exquisite Victorian era home built in the early 1900's with large wrap around porch.
There is a large oak along the front left property line and a few dogwoods in planting beds.

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

Replace existing broken concrete front walkway with new flagstone walkway.
Replace existing paver walkway from driveway to back deck with new flagstone walkway.

Remove overgrown shrubs and add & modify landscaping to accent the house.

Work Item 1: Replace front walkway

Description of Current Condition:

Broken concrete that is a trip hazard

Proposed Work:

Install a new flagstone walkway from the common sidewalk to the front steps and connected to the driveway

Work Item 2: Replace rear walkway & steps

Description of Current Condition:

Deteriorating paver walkway with segmental block steps

Proposed Work:

Install a new flagstone walkway from the driveway to the rear deck steps. The steps in the new walkway will be poured concrete covered with stone veneer

Work Item 3: Front Landscaping

Description of Current Condition:

Over grown shrubs line the porch
Weeds mixed with grasses lining the sidewalk and driveway

Proposed Work:

Renovate existing landscape beds and add plants to create lush, woodsy planting, incorporating native species,

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	*	*	*	*	*		*



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/22/2021

Application No: 971632
AP Type: HISTORIC
Customer No: 1419947

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7709 TAKOMA AVE
TAKOMA PARK, MD 20912
Othercontact Great American Landscapes (Primary)

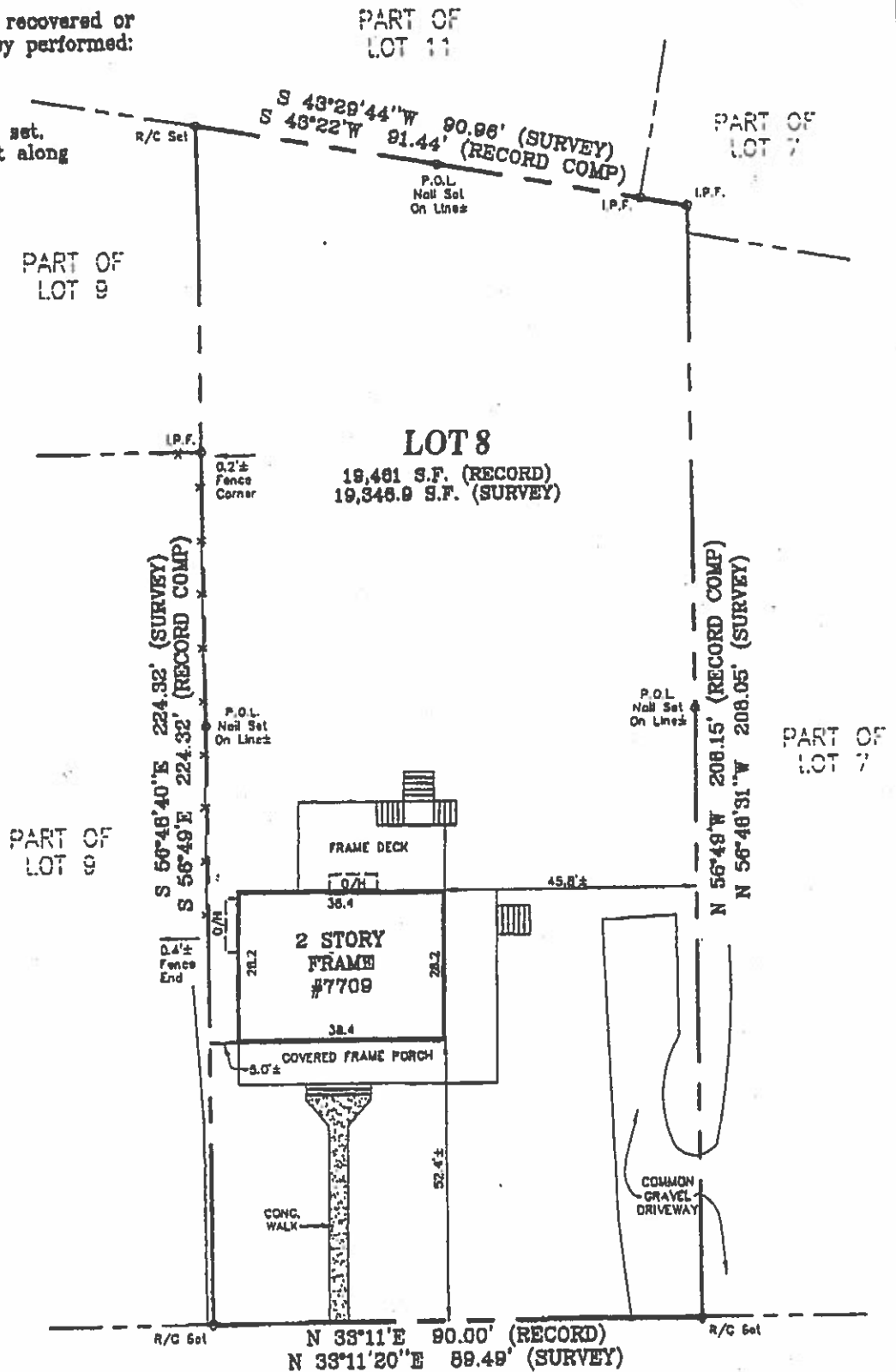
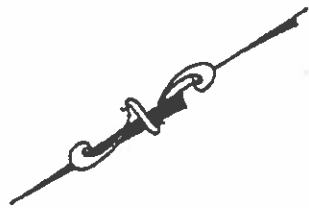
Historic Area Work Permit Details

Work Type ALTER
Scope of Work Replace existing broken concrete front walkway with new flagstone walkway on concrete and connect to the driveway Replace existing paver walkway from driveway to backyard with new flagstone on concrete walkway Remove overgrown weed riddled plants and install new landscaping

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: July 7, 2008.
- 3) IPF indicates iron pipe found.
R/C Set indicates rebar & cap set.
P.O.L. indicates hub or nail set along property line, as indicated.



PLAT OF SURVEY
LOT 8, BLOCK 73
T. P. L. & T. Co's SUBDIVISION

TAKOMA AVENUE
(70' WIDE R/W PER PLAT)

OF
TAKOMA PARK

