

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7203 Holly Avenue, Takoma Park	Meeting Date:	11/16/2022
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/09/2022
Applicant:	Jeff Macmillan and Lucinda Leach (Richard Vitullo, Architect)	Public Notice:	11/02/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1010207	Staff:	Rebecca Ballo
Proposal:	Partial demolition, construction of new screened in porch, deck, and stairs, fenestration alterations.		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application.

1. The applicant shall consult with the Takoma Park City Arborist and implement any recommendations regarding tree protection and minor modifications to the locations of the piers that their office may recommend. A letter noting this consultation shall be submitted to staff prior to final approval of the drawings. Approval of any minor alterations to the proposal that the Arborist deems necessary for protection of the mature trees is hereby delegated to staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1930s

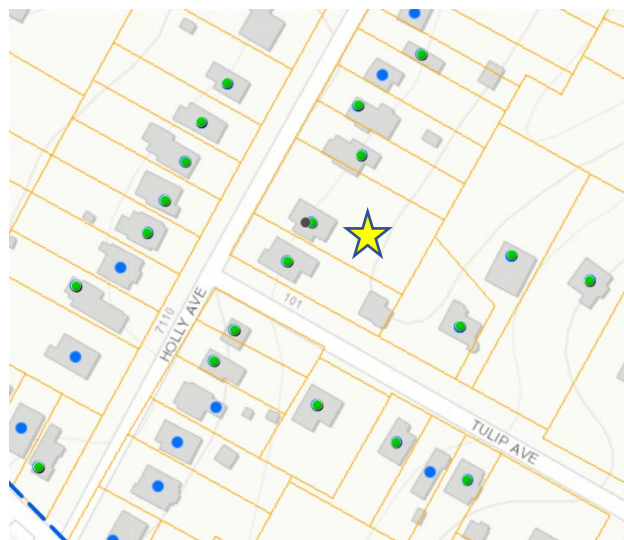


Figure 1: The subject property, shown with the yellow star.

PROPOSAL

The applicant proposes several alterations including partial demolition of the rear decks, construction of a new screened in porch, deck, and stairs, and fenestration alterations at the basement level.

APPLICABLE GUIDELINES***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.

The subject property is classified as a Non-Contributing Resource. The *Design Guidelines* state that Non-Contributing Resources are:

- Non-Contributing or Out-of-Period Resource: A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape but is out of the district's primary historical and architectural context.

Specifically, some of the factors to be considered in reviewing HAWPs on Non-Contributing Resources include the following:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Montgomery County Code; Chapter 24A-8

- (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.
- (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:

- 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 will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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 two-story Colonial Revival style house that has been so extensively altered that it was designated as a Non-Contributing resource within the District. There is one HAWP on file for this address for landscape alterations and for construction of the existing side stairs and steps that were approved in 1999.¹

¹ https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box006/37-3-99D_Takoma%20Park%20Historic%20District_7203%20Holly%20Avenue_11-18-1999.pdf



Figure 2: 2019 Streetview of 7203 Holly Avenue.

The applicant is proposing to demolish the existing wood decks at the 1st floor and lower levels at the rear of the existing house. New construction includes a new screened in porch at the 1st floor with new wood stoop and stairs leading to a new lower wood deck. The new screened in porch will measure approximately 12' x 15'. The existing basement level garage will undergo fenestration alterations with the addition of new windows and doors to facilitate interior alterations. Additionally, the garage door on the side (north) elevation will be infilled with a new bank of triple-ganged windows and a door, followed by an additional window to the right of the door. The remainder of the opening below the new windows and surrounding the door will be new brick, painted to match the existing brick. All screened in porch, deck and stair construction shall be wood. The new basement windows will be aluminum clad wood 1-1 windows. The new door will be an aluminum exterior door with a 4-lite opening above a single lower panel. On the second floor rear elevation, one set of patio doors and a Juliette balcony will be removed, and replaced with a new ganged casement window above the new screened in porch.

All of the alterations proposed are at the basement level or at the rear of the non-contributing resource. Per the *Guidelines*, these alterations should receive the most lenient level of review and be approved as a matter of course unless the size and scale of the proposal could be detrimental to the character of the streetscape and the District as a whole. None of these minor modifications fall into that category. The new construction is appropriately scaled relative to the house and the streetscape, and uses appropriate materials with appropriate detailing.

No trees are proposed for removal as part of this proposal; however, the decks will have footers sunk within the critical root zone of several large trees per the proposed site plans. As the protection of the mature tree canopy is a key goal of the *Guidelines*, Staff recommends as a condition of approval that the applicant consult with the Takoma Park City Arborist and implement any recommendations regarding tree protection and minor modifications to the locations of the piers that their office may recommend. A

letter noting this consultation should be submitted to staff prior to final approval of the drawings. Approval of any minor alterations to the proposal that the Arborist deems necessary for protection of the mature trees should be delegated to staff.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** 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; that it meets the intent of the *Design Guidelines*,

and is compatible with the *Secretary of the Interior's Standards for Rehabilitation #9 and 10*;

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 301-563-3404 or rebeccah.ballo@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# _____

DATE ASSIGNED _____

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

Lucinda Leach
Jeff Macmillan
7203 Holly Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Brigitte & Tim Searchinger
7207 Holly Ave.
Takoma Park, MD 20912

Louise Jung & Lewis Morris
7201 Holly Ave.
Takoma Park, MD 20912

Katherine Mastman
Benjamin Davidson
7204 Holly Ave.
Takoma Park, MD 20912

Karen MacPherson
Peter Hardin
7202 Holly Ave.
Takoma Park, MD 20912

104 Tulip Avenue
Takoma Park, MD 20912

102 Tulip Avenue
Takoma Park, MD 20912

7206 Holly Avenue,
Takoma Park, MD 20912

7200 Holly 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:

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:

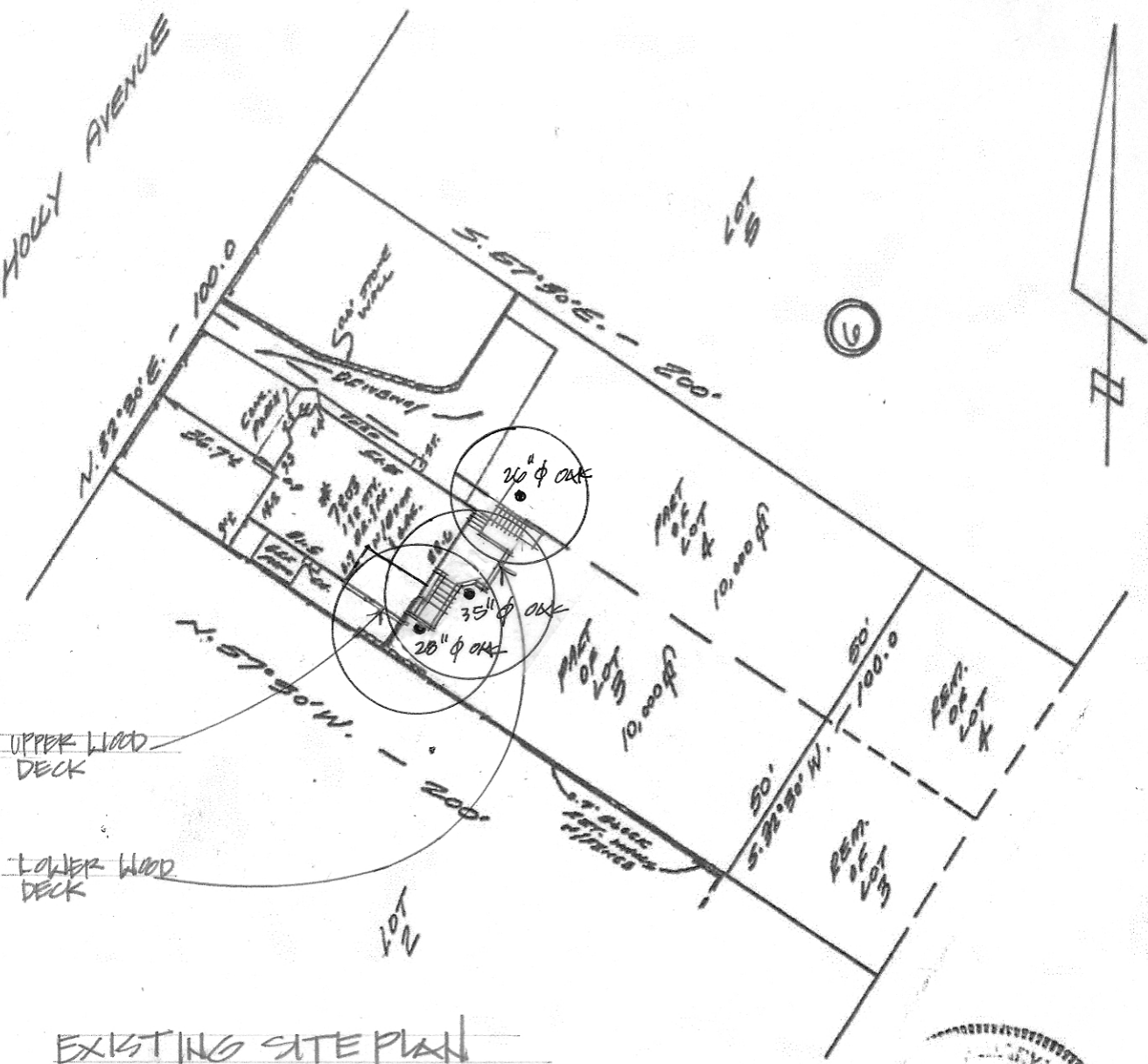
Proposed Work:

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	*	*	*	*	*		*

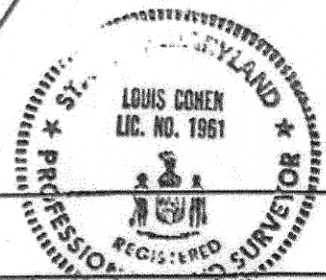


HOLLY AVENUE



EXISTING SITE PLAN

Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
NOTE: This survey prepared for title purposes only.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

PART HOUSE LOCATION
OF LOTS 3 & 4 BLOCK - 6

TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat B Scale 1" = 40'

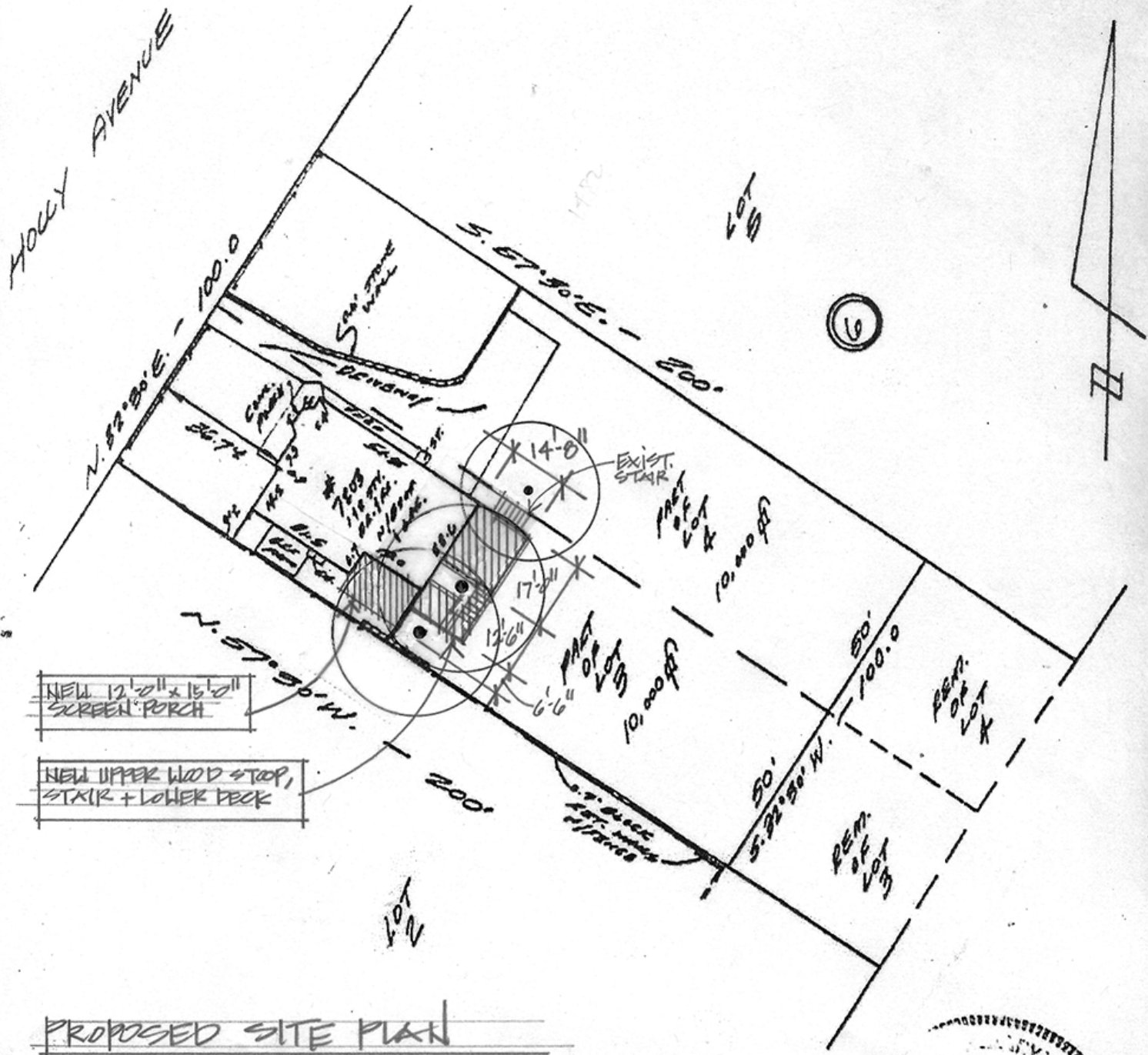
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

DATE: MARCH 13, 1992

CASE: RE 1680

FILE: 92445



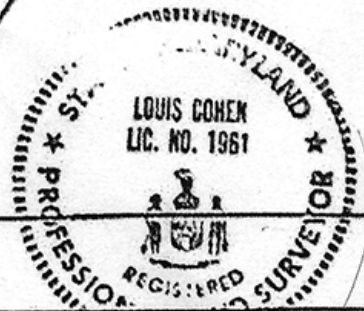
Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.
NOTE: This survey prepared for title purposes only.

CAPITOL SURVEYS

PART HOUSE LOCATION
OF LOTS 314 BLOCK-6

TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND



NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
LOUIS COHEN

DRIVEWAY

GARAGE DOORS

UP

GARAGE

CONCRETE
SLAB

WOOD FLOOR
STRUCTURE

27'-0"

1'-5" ±

10'-2 1/4"

6'-9 1/2" ±

EXISTING GARAGE

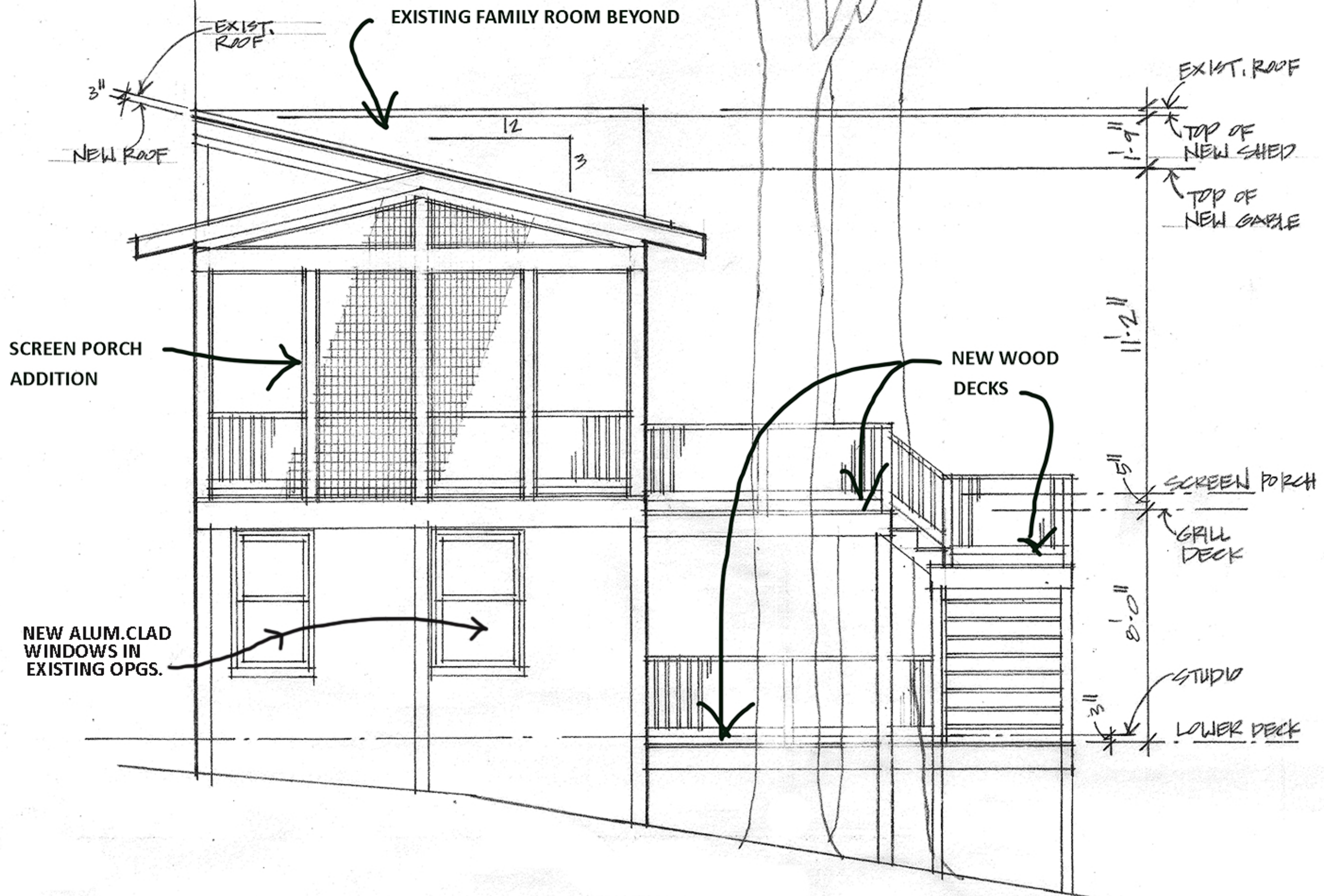
1/4" = 1'-0"

LEACH/MACMILLAN

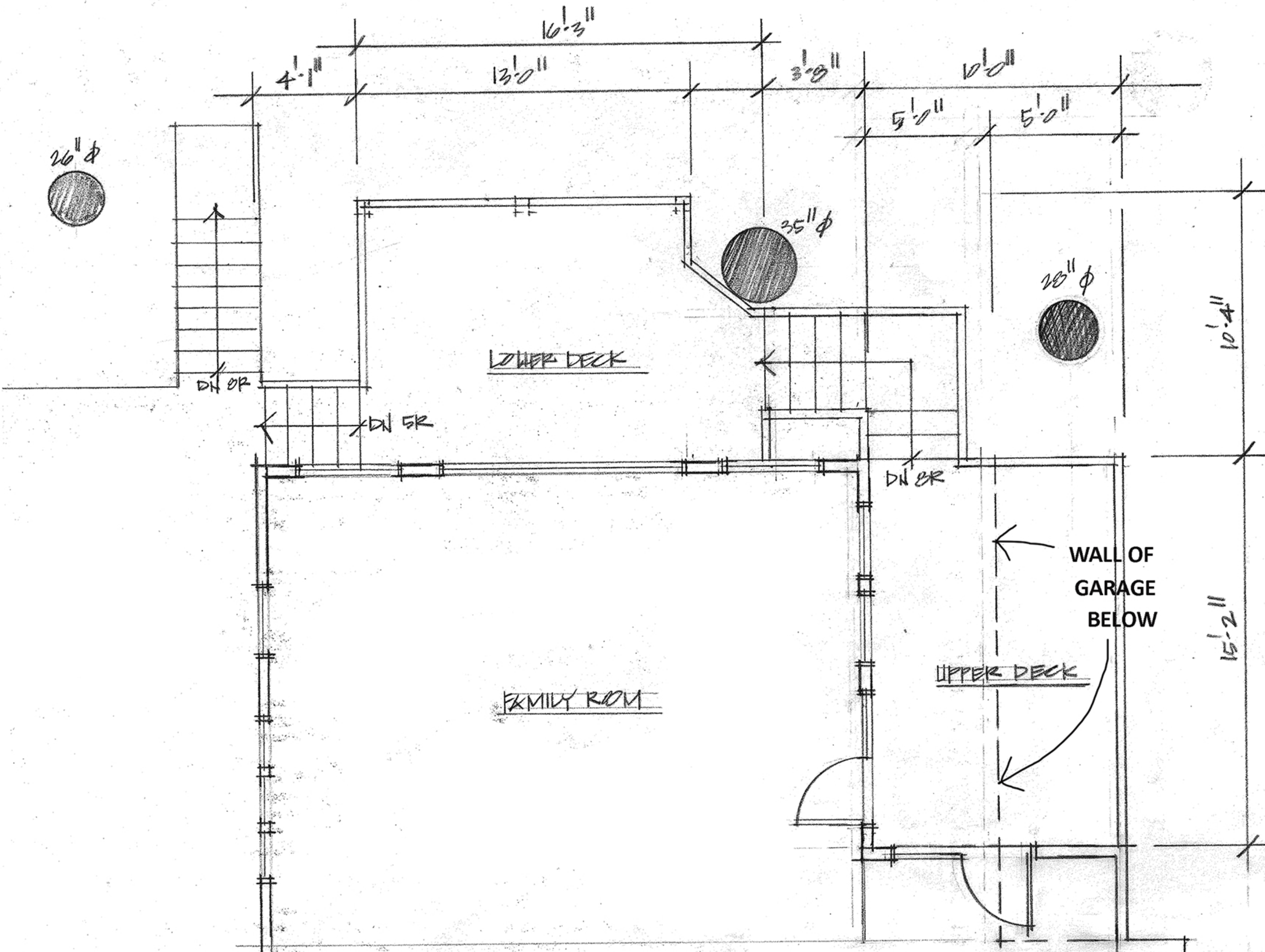
4







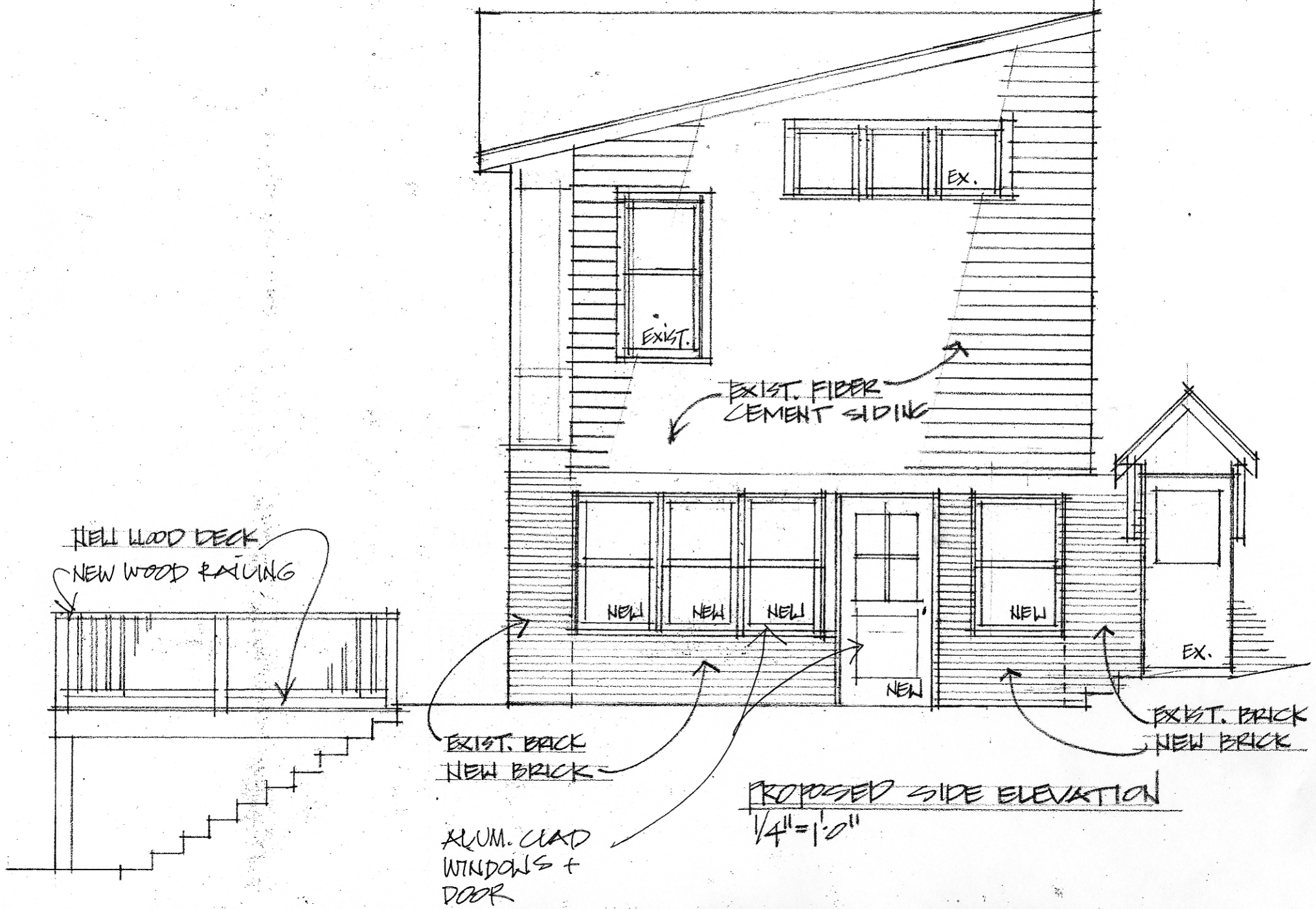
PROPOSED SIDE ELEVATION
1/4" = 1'-0"



EXIST. WOOD DECK PLANS
1/4" = 1'-0"







NEW WOOD DECK
NEW WOOD RAILING

EXIST.

EX.

EXIST. FIBER
CEMENT SIDING

NEW

NEW

NEW

NEW

NEW

EX.

EXIST. BRICK
NEW BRICK

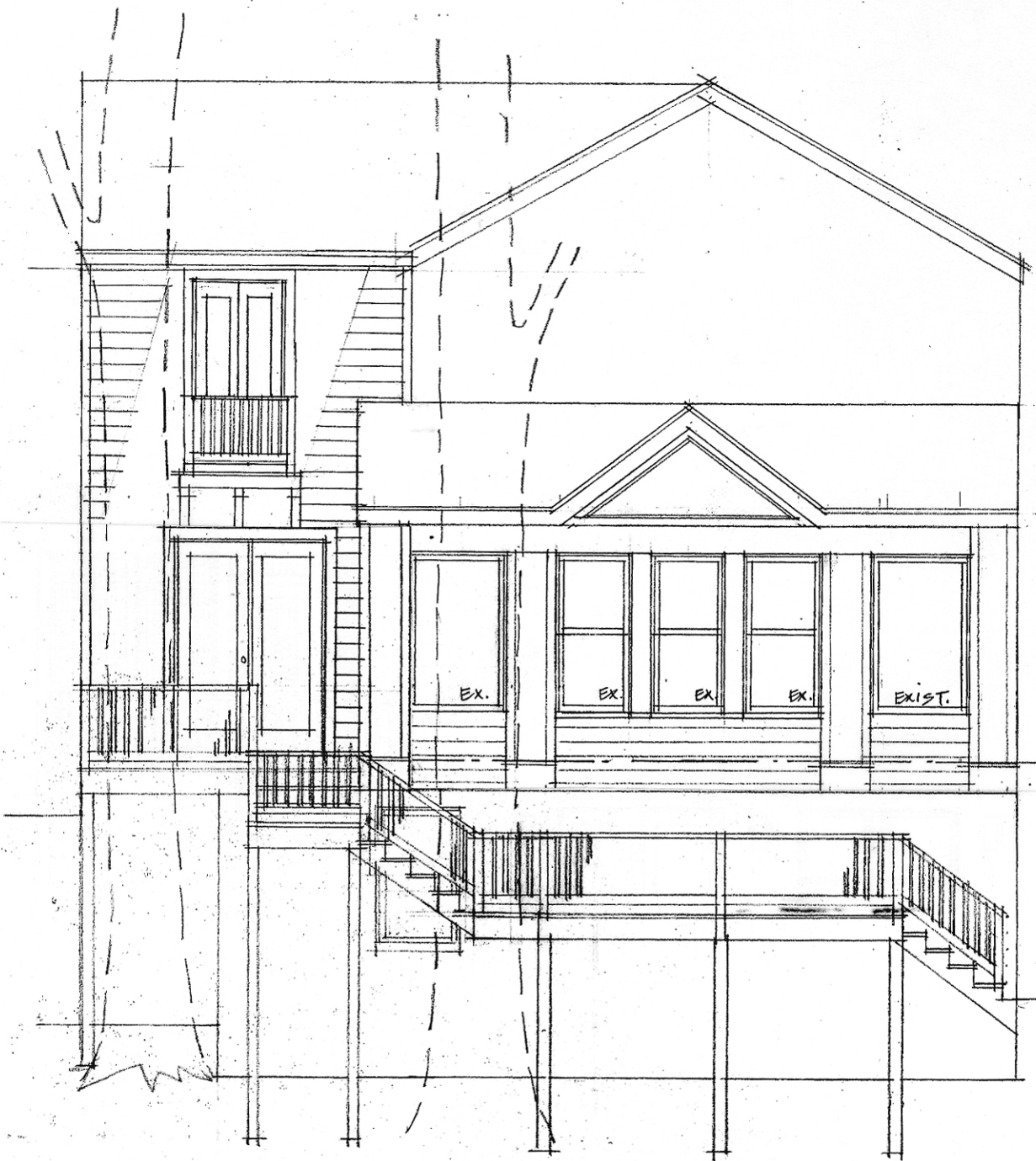
EXIST. BRICK
NEW BRICK

ALUM. CLAD
WINDOWS +
DOOR

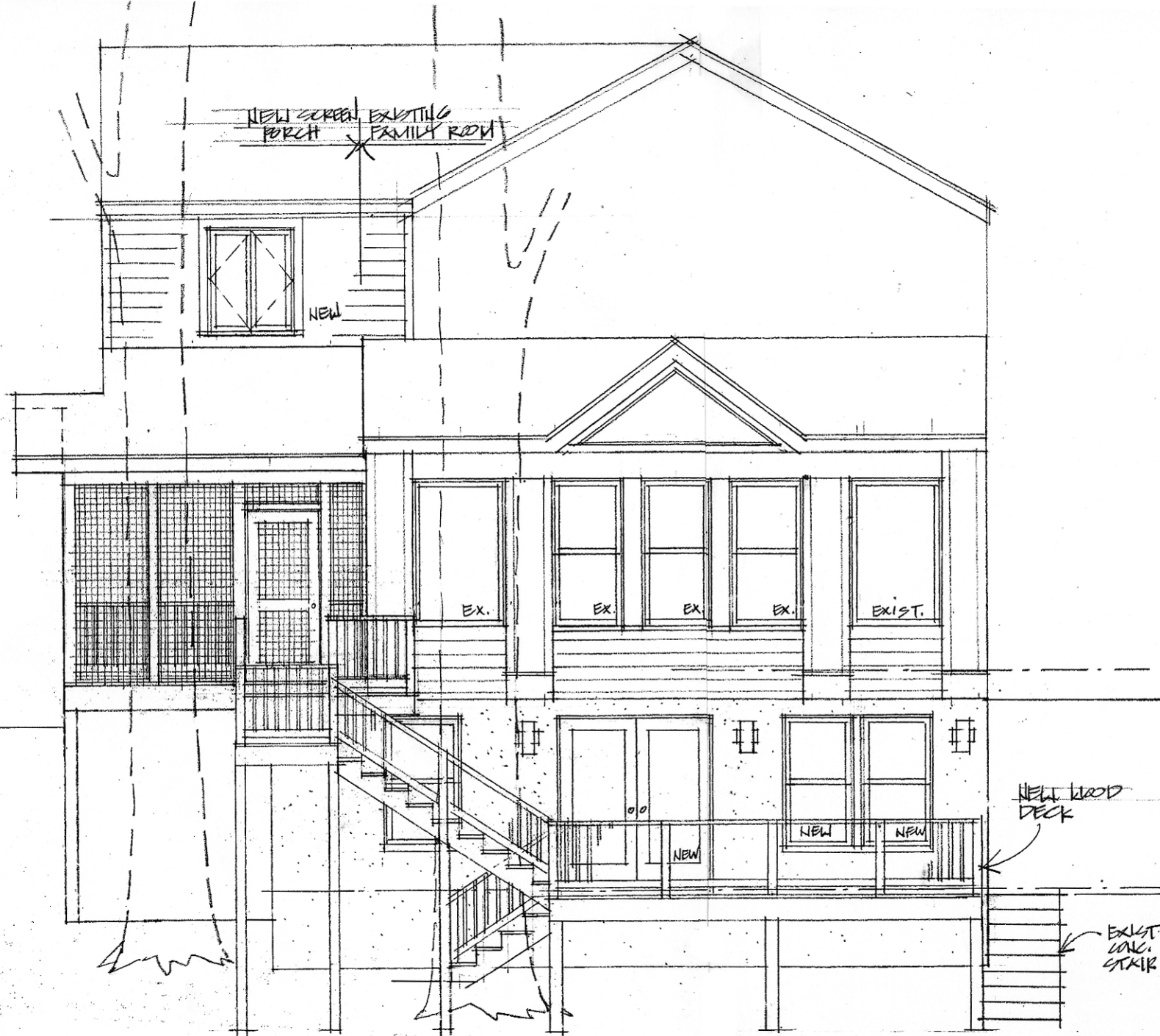
PROPOSED SIDE ELEVATION

1/4" = 1'-0"



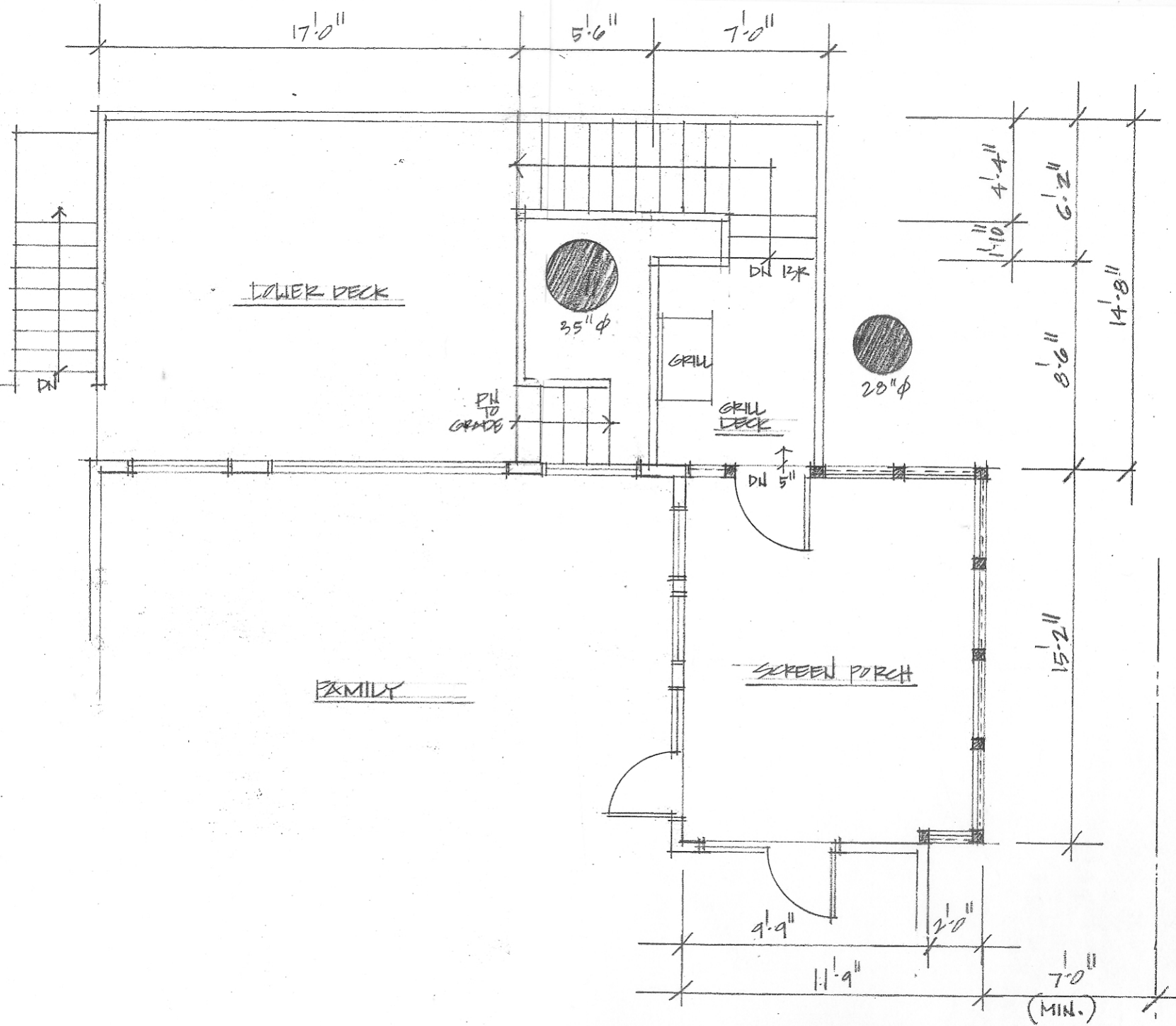


EXISTING REAR ELEVATION
1/4" = 1'-0"

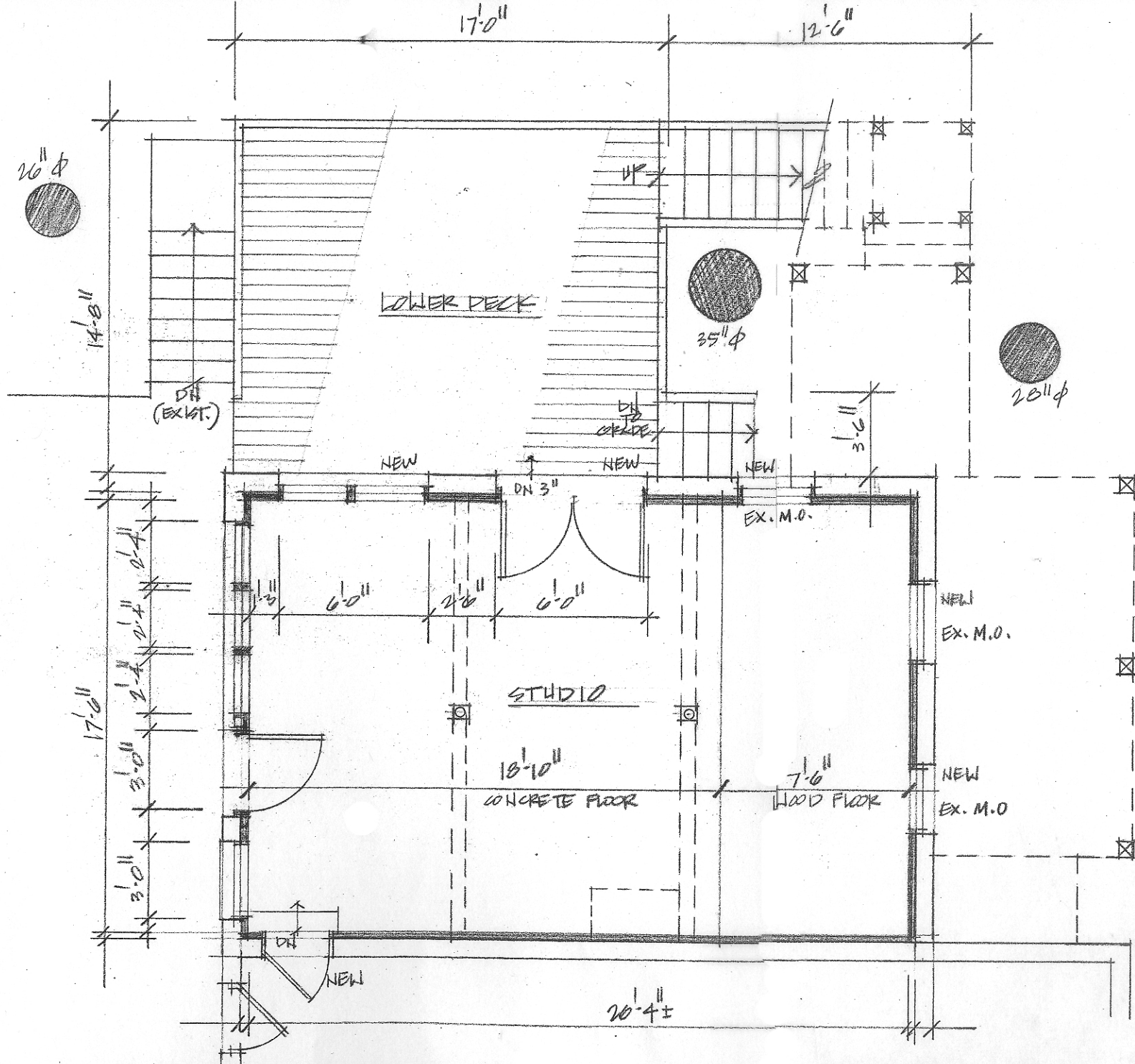


PROPOSED REAR ELEVATION
1/4" = 1'0"

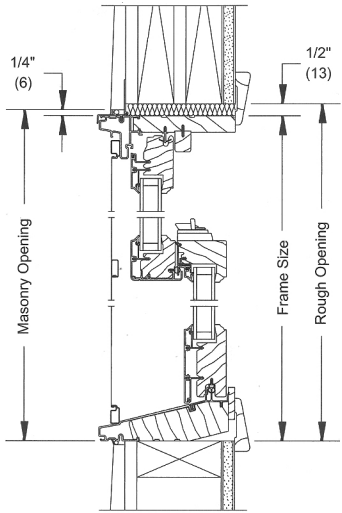
3



PROPOSED DECK PLANS
1/4" = 1'-0"



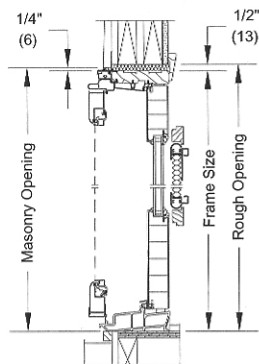
DOUBLE HUNG G2



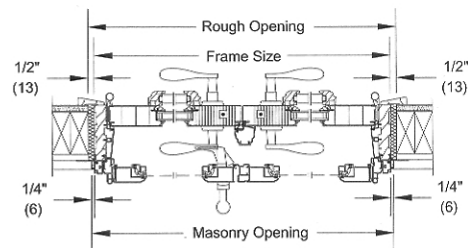
HEAD JAMB AND SILL - OPERATOR

1 3/4" INSWING FRENCH DOOR

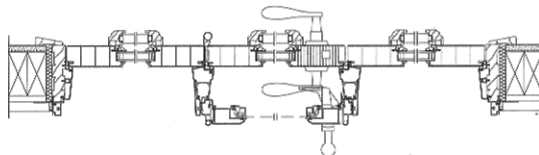
CONSTRUCTION DETAILS



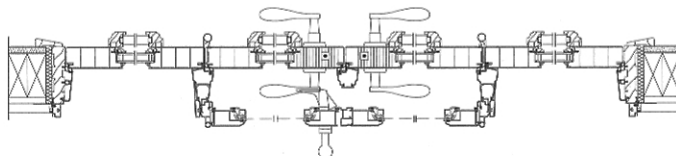
CLAD HEAD JAMB AND SILL
WITH ULTIMATE SWINGING SCREEN -
WITH OPTIONAL INTERIOR SHADES



CLAD 2 PANEL JAMB
XX LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES



CLAD 3 PANEL JAMB
OXO LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES



CLAD 4 PANEL JAMB
OXXO LHI WITH ULTIMATE SWINGING SCREEN -
WITH INTERIOR SHADES

HANDRAIL

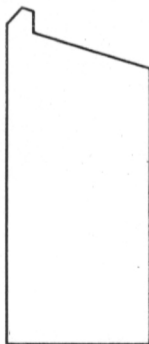
STOCK PINE



SM-8840
1-1/2 X 3-1/2
TOP PORCH RAIL



LWM-237
1-1/4 X 1-1/4
BALUSTER STOCK

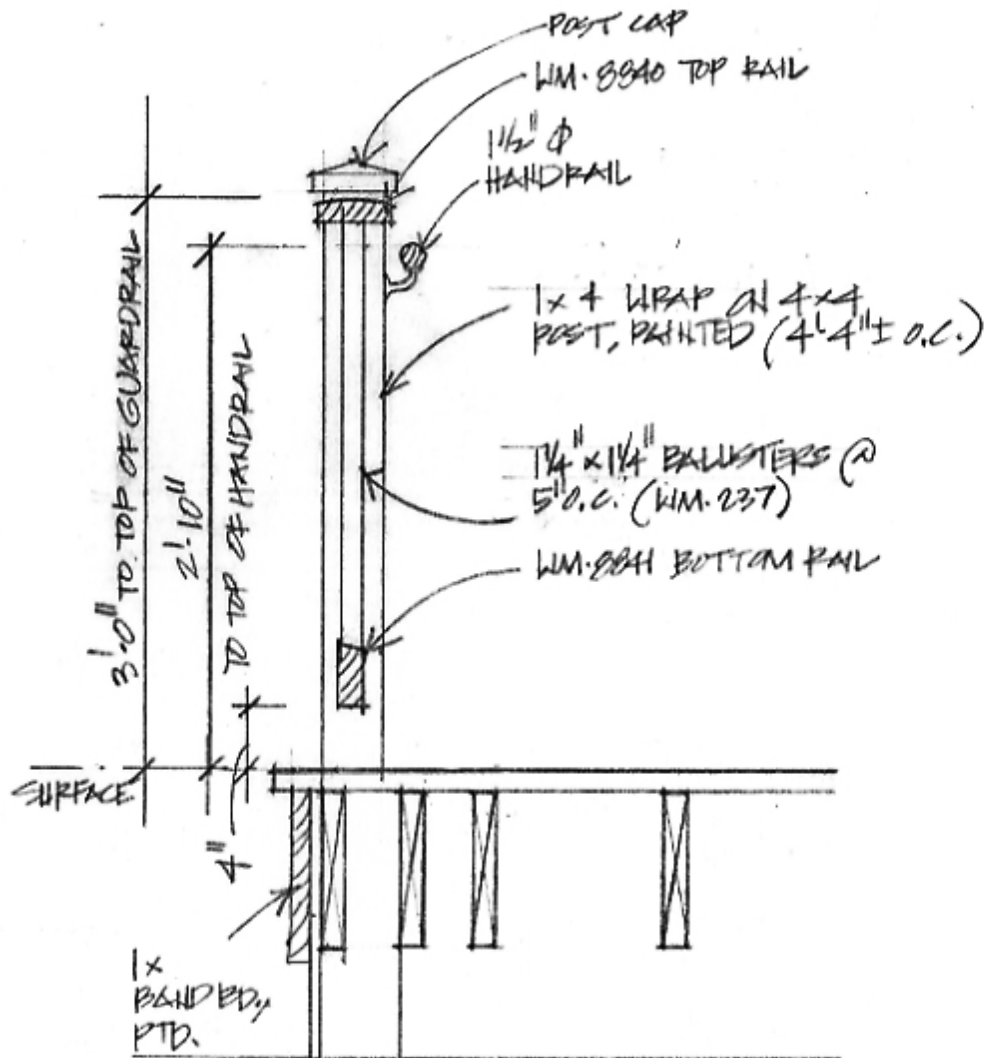


SM-8841
1-1/2 X 3-1/2
BOTTOM PORCH RAIL

SCALE: HALF SIZE

PAGE NO. A-54

BAR RAIL



RAIL SECTION
1"=1'-0"