

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7209 Holly Ave., Takoma Park	Meeting Date:	12/7/2022
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/30/2022
Applicant:	Greg Dalfonzo Jerry Levine, Agent	Public Notice:	11/23/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1013352	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Foundation Underpinning, Construction of Screened-in Porch, and Fenestration Alterations		

STAFF RECOMMENDATION

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

1. The proposed Trex decking is an incompatible material and the screened-in porch decking shall be wood. Amended building plans showing this condition has been met shall be submitted for review to Staff before submitting for final permits.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: c. 1890s

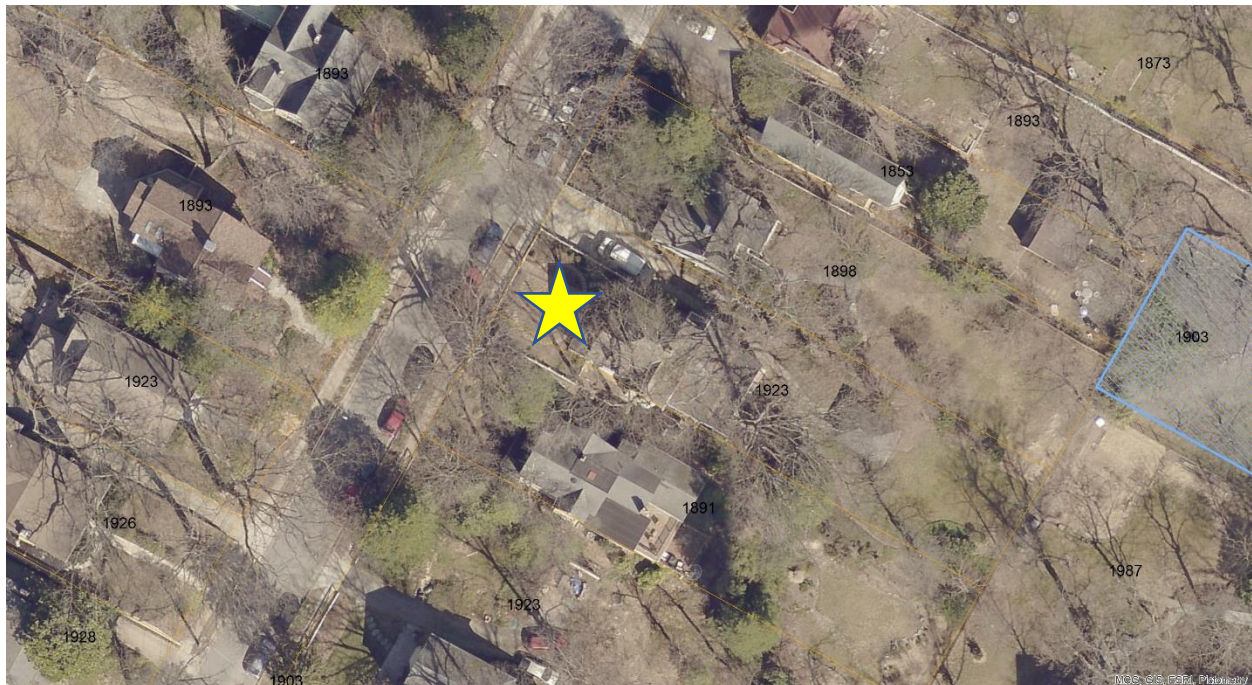


Figure 1: The subject property at 7209 Holly Ave.

BACKGROUND

The HPC reviewed and approved a HAWP at the subject property in 2019¹ to demolish the existing rear addition, construct a two-story rear addition, and screen-in the rear walk-out patio. That scheme is abandoned for the time being and the applicant submits a new HAWP for a simplified rehabilitation project.

PROPOSAL

The applicant proposes to:

- Remove a front-facing basement-level door;
- Underpin the foundation at the rear;
- Reconstruct the basement rear wall with new windows and doors; and
- Construct a screened-in porch.

APPLICABLE GUIDELINES

When reviewing applications for alterations 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)*.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

¹ The 2019 HAWP application and Staff Report are available here: <https://montgomeryplanning.org/wp-content/uploads/2019/08/I.L-7209-Holly-Avenue-Takoma-Park.pdf>.

- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encourages
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

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

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 two-and-a-half-story Queen Anne-style house with German shiplap siding. The lot slopes downward toward the rear, exposing the basement level. Over the years, the house has been modified several times including a HAWP in 1997 that enclosed the 1st floor rear porch without expanding the existing footprint.² The applicant proposes to remove a front-facing basement-level door,

² The Staff Report for the rear porch enclosure is available here:
https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box006/37-3-97KK_Takoma%20Park%20Historic%20District_7209%20Holly%20Avenue_09-10-1997.pdf.

underpin the foundation at the rear, enclose the basement-level rear patio, and make alterations to the rear fenestration.

Door Removal

To the left of the front entrance, there is a side-projecting, shed roof section of the house. There are doors on the first and basement floors of this projection. Staff is unable to accurately date the time of construction for this section of the house, but notes that it was shown on the 1927 Sanborn Map (below). The applicant proposes to remove the basement level door and fill in the opening with shiplap siding to match the rest of the house.

Staff finds that removing the door should be allowed under the *Design Guidelines* and 24A-8(b)(2). Staff finds this door is less significant to the character of the resource and surrounding district because it is below grade and less visible from the right-of-way. Additionally, this door is located under the porch stairs and lacks the decorative details of the other two front-facing doors, demonstrating its lessened significance. For these reasons, Staff recommends the HPC approve the door removal.

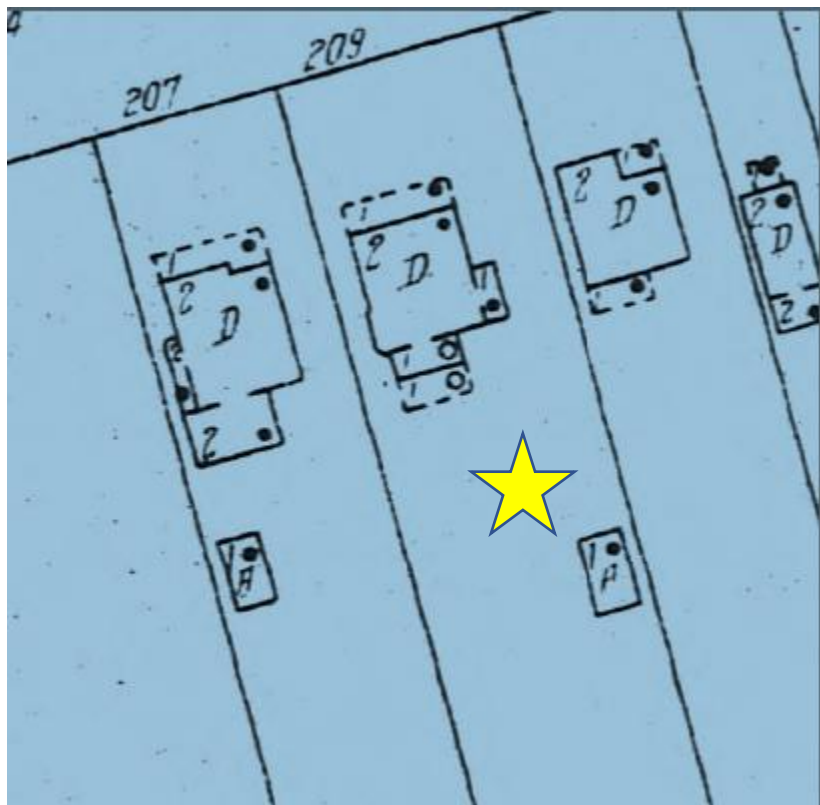


Figure 2: 1927 Sandborn Fire Insurance Map shows the existing side projection.

Rear Alterations

All of the remaining work proposed for this HAWP is at the basement level at the rear. First, the applicant proposes to demolish the rear wall and excavate and underpin the foundation. Next, the applicant proposes to construct a new rear wall with bi-fold doors and new casement windows. Finally, the applicant proposes to enclose the existing basement-level patio with a new screened-in porch. Staff finds the collective impact of this work is minimal on the historic character of the house and surrounding district and recommends the HPC approve this work.

The existing rear brick foundation is laid in common bond and is several feet above grade. The foundation appears to be in good/fair condition. The applicant proposes to demolish the rear wall and foundation, underpin the foundation, and construct a new rear wall. The new rear wall will be more

glazed than solid, as the applicant proposes to install a pair of bi-fold doors and four casement windows. The proposed windows and doors are aluminum clad windows. Staff finds the proposed work is compatible with the *Design Guideline* emphasis on alterations that can be seen from the right-of-way and 24A-8(b)(2).

The applicant also proposes to remove the existing brick patio and construct a new screened-in porch under the existing rear porch. The proposed porch will utilize the existing columns to frame the new screens with a simply designed wood jamb for a new door. The existing brick floor will be removed and a Trex porch flooring will be installed. Finally, the applicant proposes to install a new wood tongue and groove ceiling. Staff finds enclosing the patio will not result in a significant impact on the character of the resource and will not be visible from the public right-of-way. Additionally, the wood framing and tongue and groove ceiling and appropriate materials under the *Design Guidelines* and 24A-8(b)(2). Staff, however, does not find the proposed Trex decking to be an appropriate material for an ‘Outstanding Resource.’ Staff recognizes that this material will not be visible from the right-of-way and is at the basement level, but the HPC has consistently found Trex to be an inappropriate material for ‘Outstanding Resources’ due to its highly reflective and ‘plastic’ appearance. The typical HPC requirement is for porches and decks on Outstanding Resources to be wood. Staff recommends the HPC include a condition for approval to this HAWP that the screened-in porch decking needs to be wood. If the applicant wishes to use any other material, a material sample needs to be provided to Staff for evaluation and consideration as an amended HAWP. Staff recommends the HPC approve the HAWP with the identified condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The proposed Trex decking is an incompatible material and the screened-in porch decking shall be wood. Amended building plans showing this condition has been met shall be submitted for review to Staff before submitting for final permits;

under the Criteria for Issuance in Chapter 24A-8(b)(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, #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 301-563-3400 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# _____

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

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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:

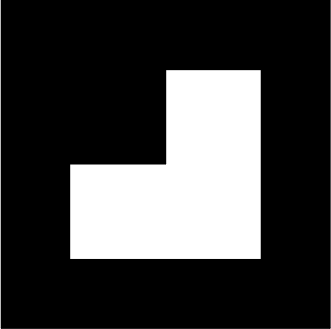
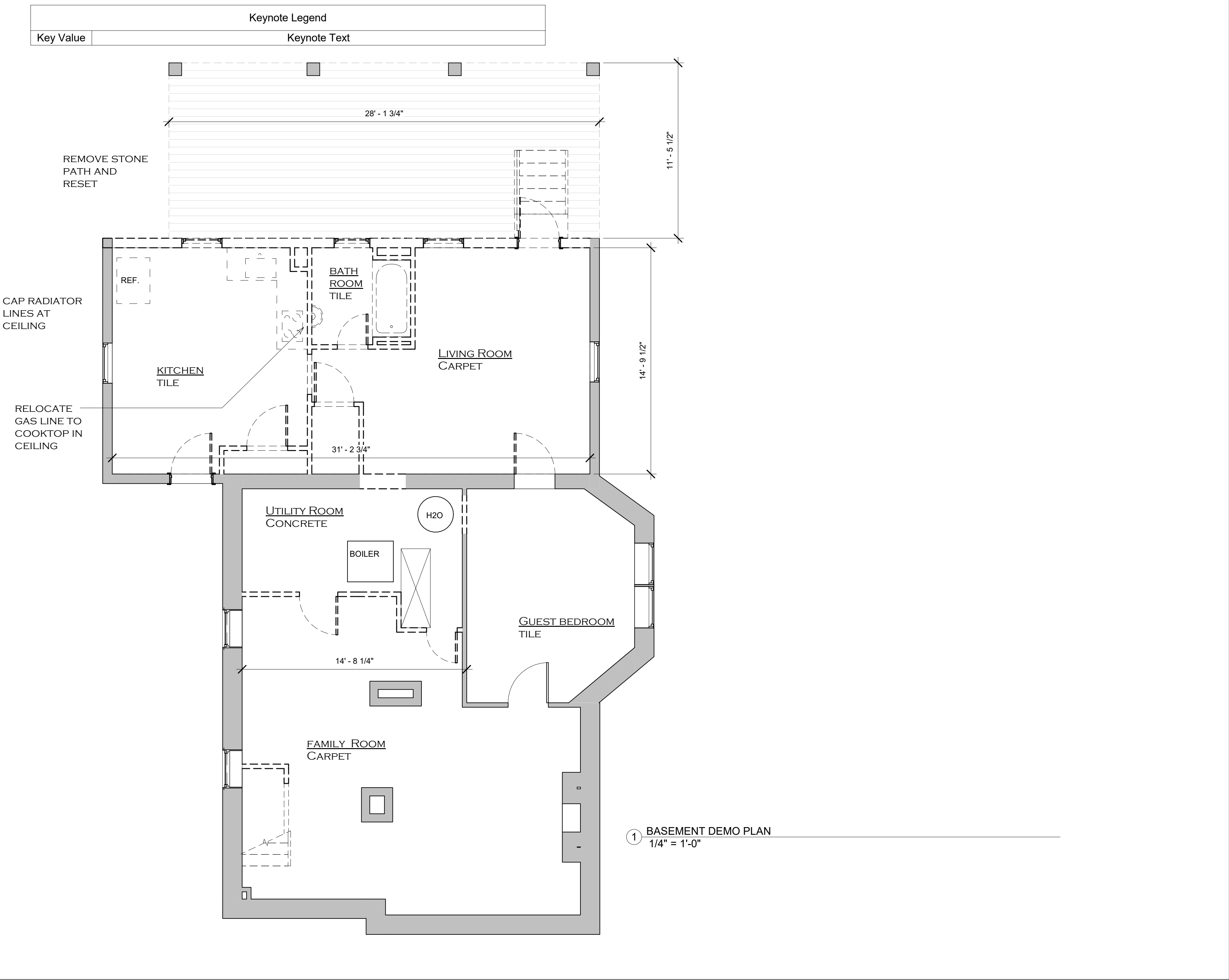
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*



The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project and site as shown herein, without the prior written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

LEVINE GROUP

ARCHITECTS + BUILDERS
301.585.4848
fax 301.585.4207
8639B 16th Street
Ste. 278
Silver Spring, MD 20910

Phase	Post Trade Day
Date	July 8, 2022
Scale	1/4" = 1'-0"
Drawn By	Author
Revision	

Raskin Library
7209 Holly Ave, Takoma Park, MD 20912

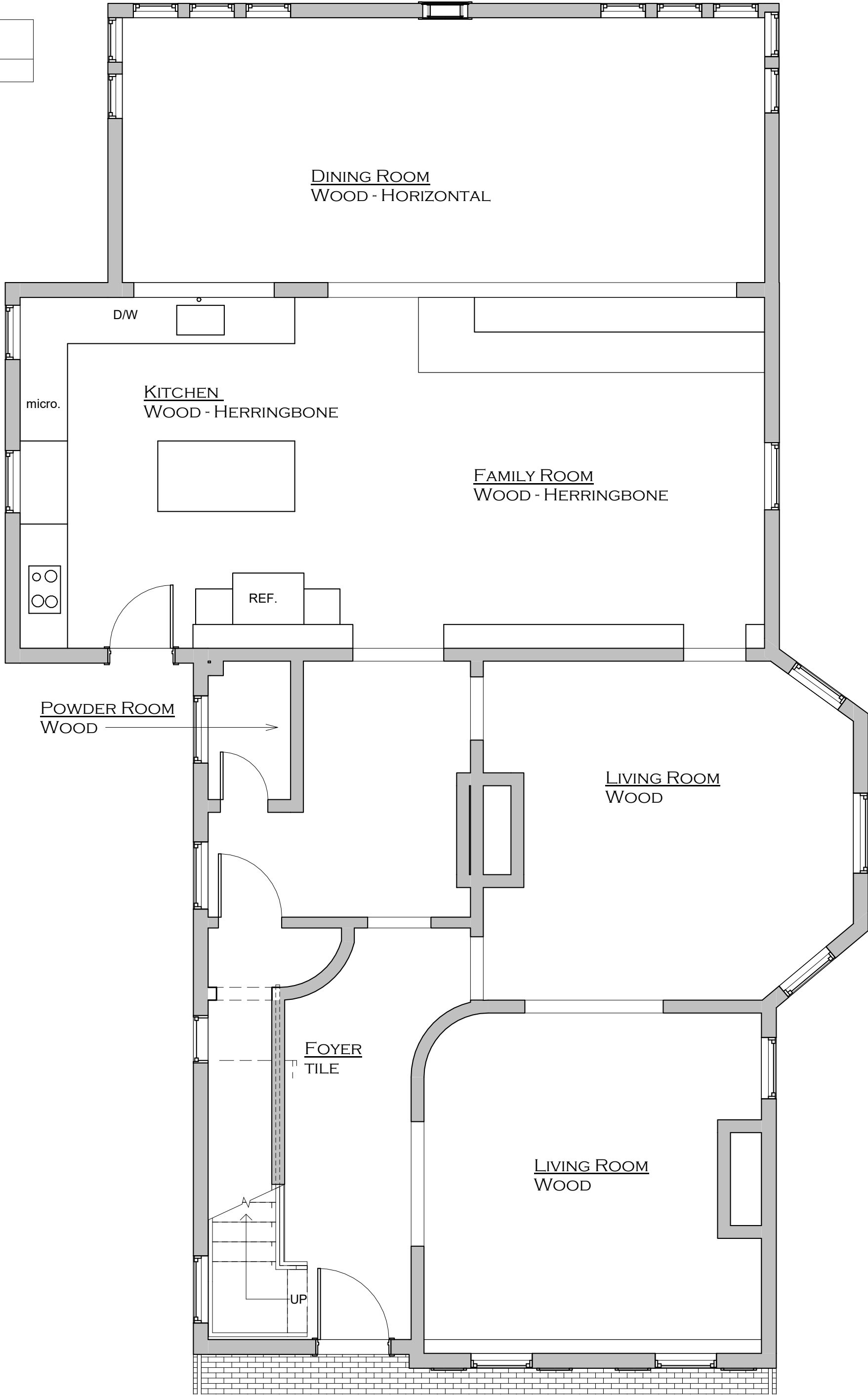
BASEMENT DEMOLITION

AD-001

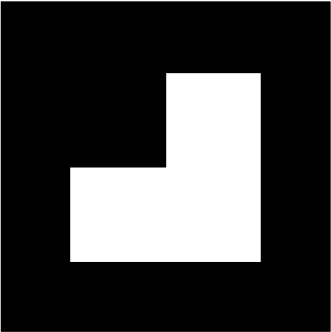
GENERAL NOTES

1.DEMOLISH EXISTING DECK AND FOOTINGS.

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Key Value	Keynote Text



2 LEVEL 1 DEMO PLAN
1/4" = 1'-0"



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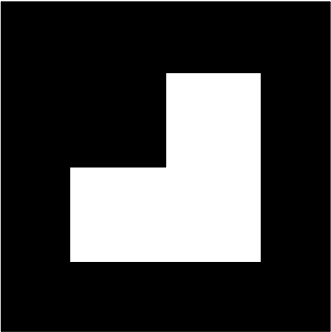
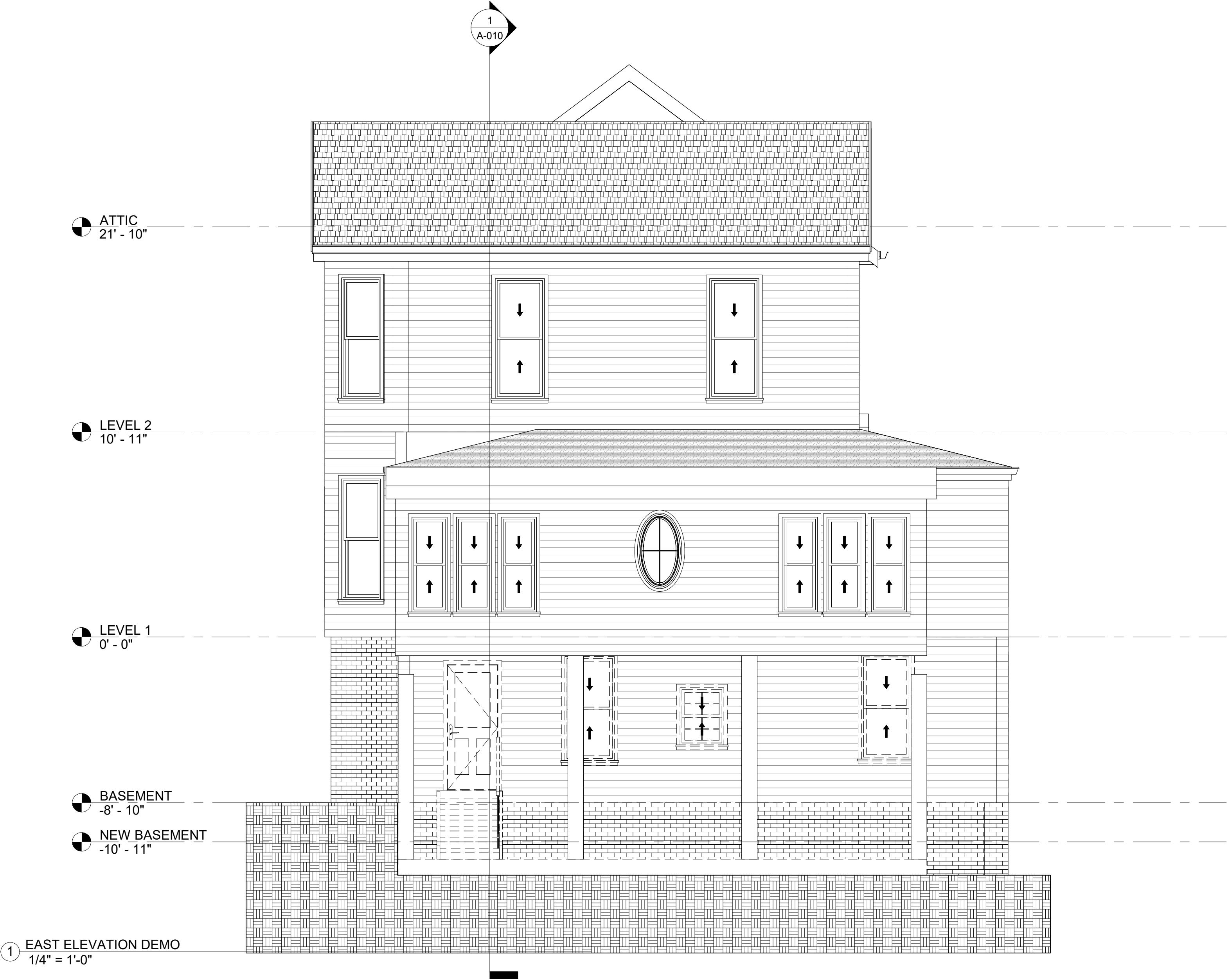
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FIRST
FLOOR
DEMOLITION

AD-002

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Key Value	Keynote Text



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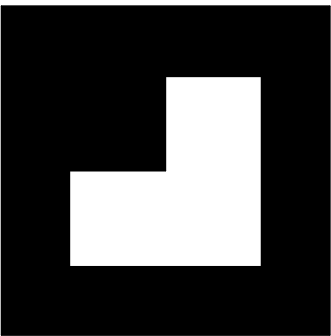
**DEMO
ELEVATION**

AD-003

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Key Value	Keynote Text



1 SOUTH ELEVATION DEMO
1/4" = 1'-0"



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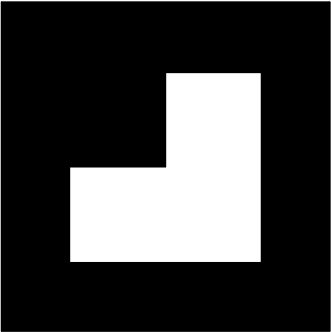
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AD-004

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① WEST ELEVATION DEMO
1/4" = 1'-0"



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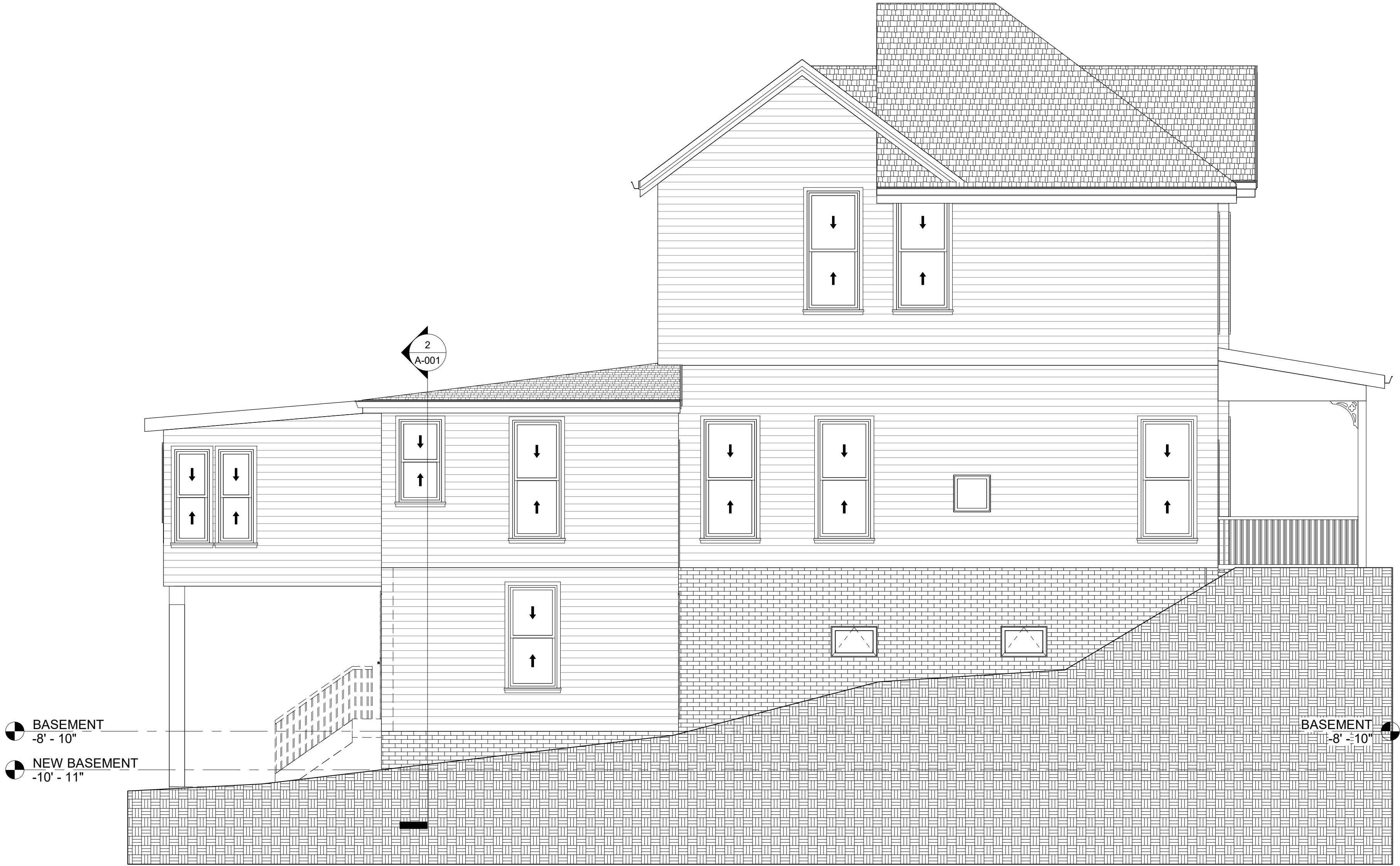
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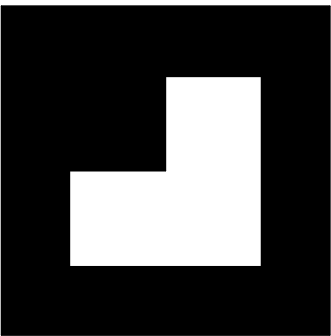
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1 NORTH ELEVATION DEMO
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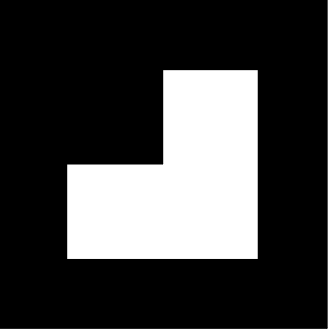
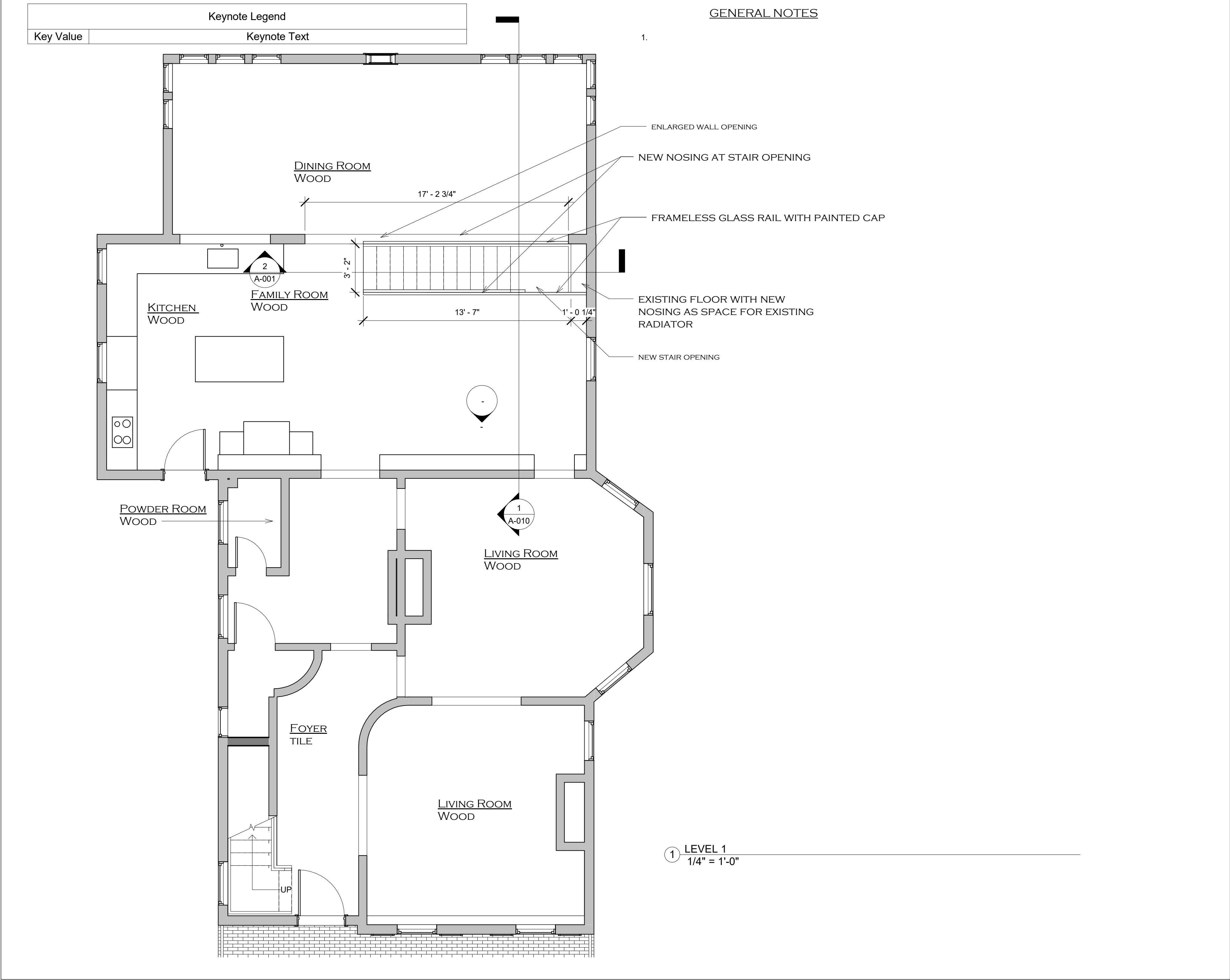
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DEMO
ELEVATION

AD-006



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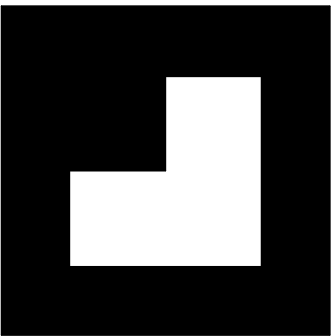
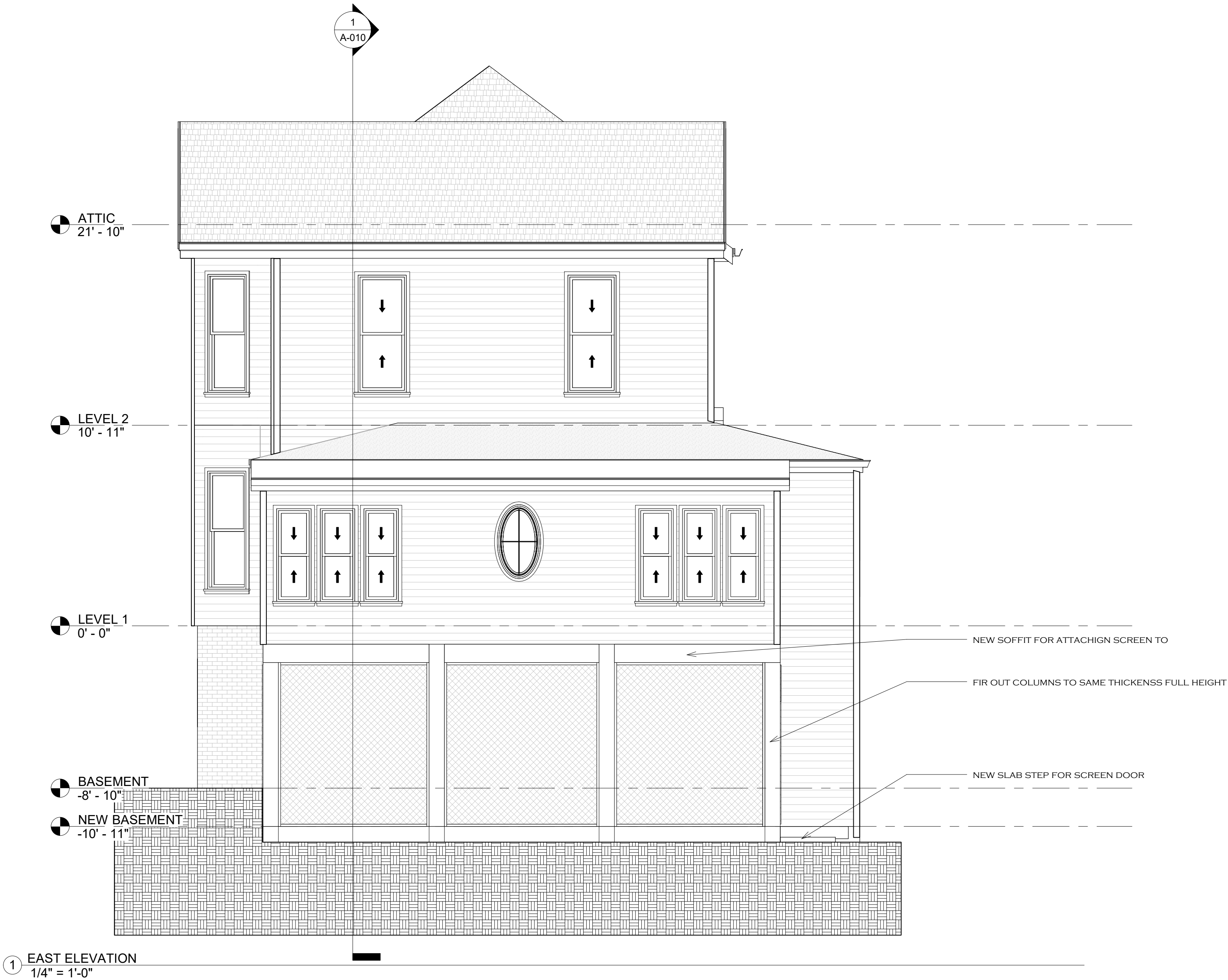
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FIRST FLOOR PLAN

A-002

Keynote Legend	
Key Value	Keynote Text



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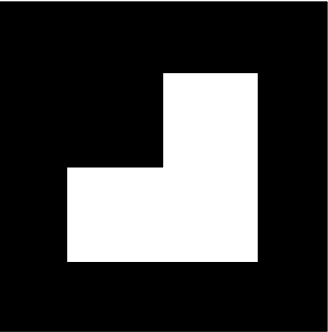
PROPOSED
ELEVATION

A-004

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1 SOUTH ELEVATION
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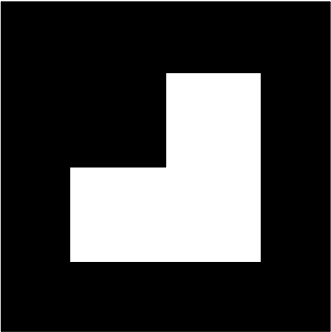
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**PROPOSED
ELEVATION**

A-005

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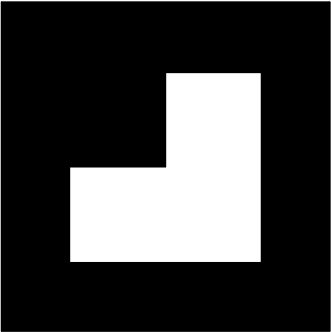
PROPOSED
ELEVATION

A-006

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1 NORTH ELEVATION
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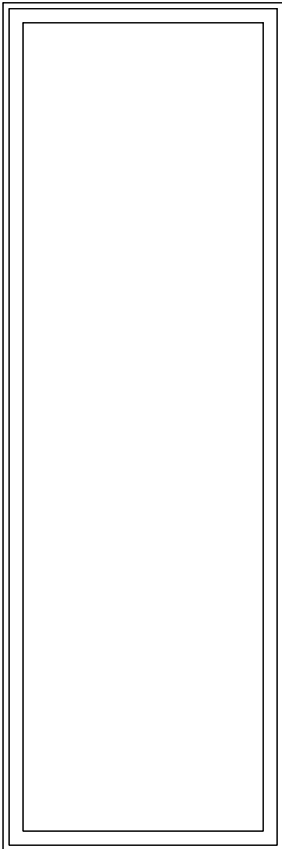
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**PROPOSED
ELEVATION**

A-007

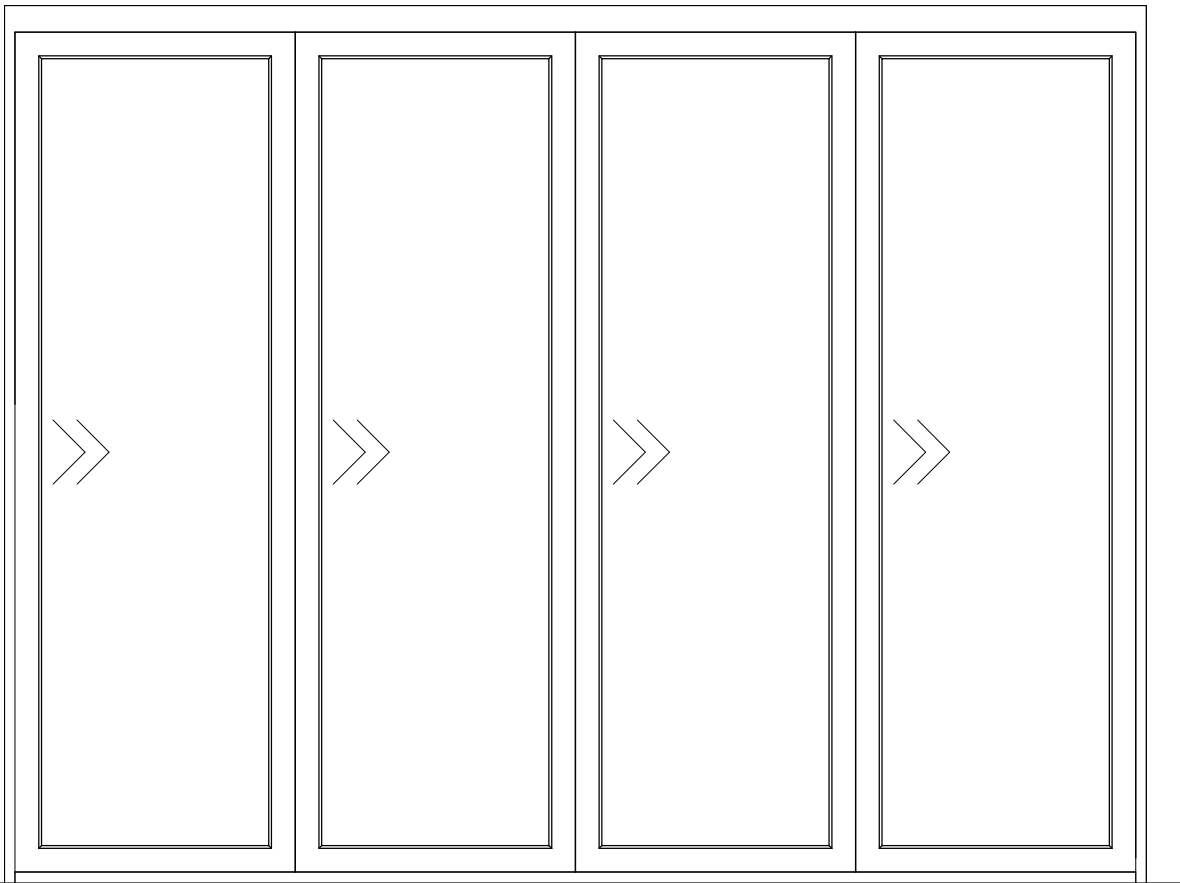
Window Schedule															
Mark	Type Mark	Window Location	Width	Height	Sill Height	Type Comments	Manufacturer	Model	Finish	HARDWARE	U Value	SHG C	Egress	Tempered	GRILLS
B01	A	LIBRARY	2' - 11"	8' - 10"	0' - 0"	FIXED	WEATHERSH EILD	PREMIUM SERIES	WHITE	N/A			No		
B02	A	LIBRARY	2' - 11"	8' - 10"	0' - 0"	FIXED	WEATHERSH EILD	PREMIUM SERIES					No		
B03	A	LIBRARY	2' - 11"	8' - 10"	0' - 0"	FIXED	WEATHERSH EILD	PREMIUM SERIES					No		
B04	A	LIBRARY	2' - 11"	8' - 10"	0' - 0"	FIXED	WEATHERSH EILD	PREMIUM SERIES					No		



○ WINDOW LEGEND
1/2" = 1'-0"

TYPE A
FIXED WINDOW

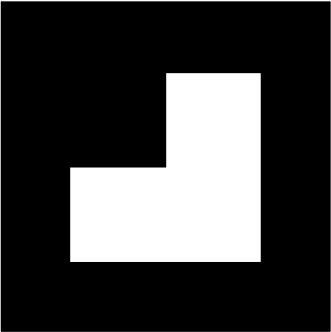
Door Schedule																	
Mark	Type Mark	Location	Type Comments	Swing	Width	Height	Thickness	Manufacturer	Model	Door Finish	Hardware Manufacturer	Handle Type	Handle Model	Handle Finish	U Factor	SHGC-	Notes
B01	A	LIBRARY	BI-FOLD DOOR	LEFT OUTSWING	11' - 10 21/32"	9' - 1 11/16"	0' - 6 9/16"	Weather Shield Mfg, Inc.	BI-Fold Doors (8618)	TBD	WEATHERSHEILD	INTEGRAL	ASHLAND SQUARE	TBD			



TYPE A
OUTSWING BIFOLD DOOR

○ DOOR LEGEND
1/2" = 1'-0"

PER WEATHERSHIELD, THE PREMIUM SERIES DOORS MEET OR EXCEED THE AIR INFILTRATION STANDARD OF >.3CFM/FT2



The above drawings and specifications, and the ideas, designs and arrangements represented thereby are and shall remain the property of the architect. No part thereof shall be copied, disclosed to others or used in connection with any work or project or by any other person for any purpose other than for the specific project and location shown hereon, without the prior written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence and acceptance of these restrictions.

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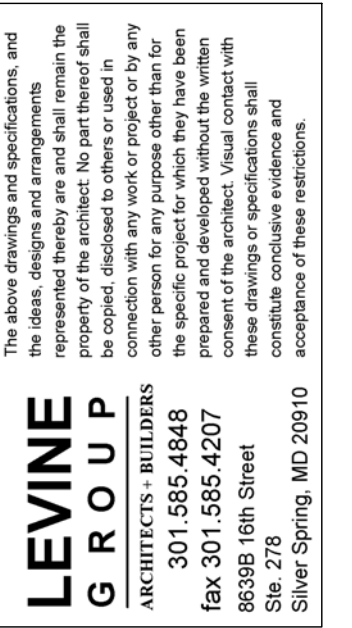
Phase	Post Trade Day
Date	July 8, 2022
Scale	1/2" = 1'-0"
Drawn By	Author
Revision	

Raskin Library

7209 Holly Ave, Takoma Park, MD 20912

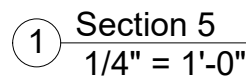
WINDOW AND DOOR SCHEDULE

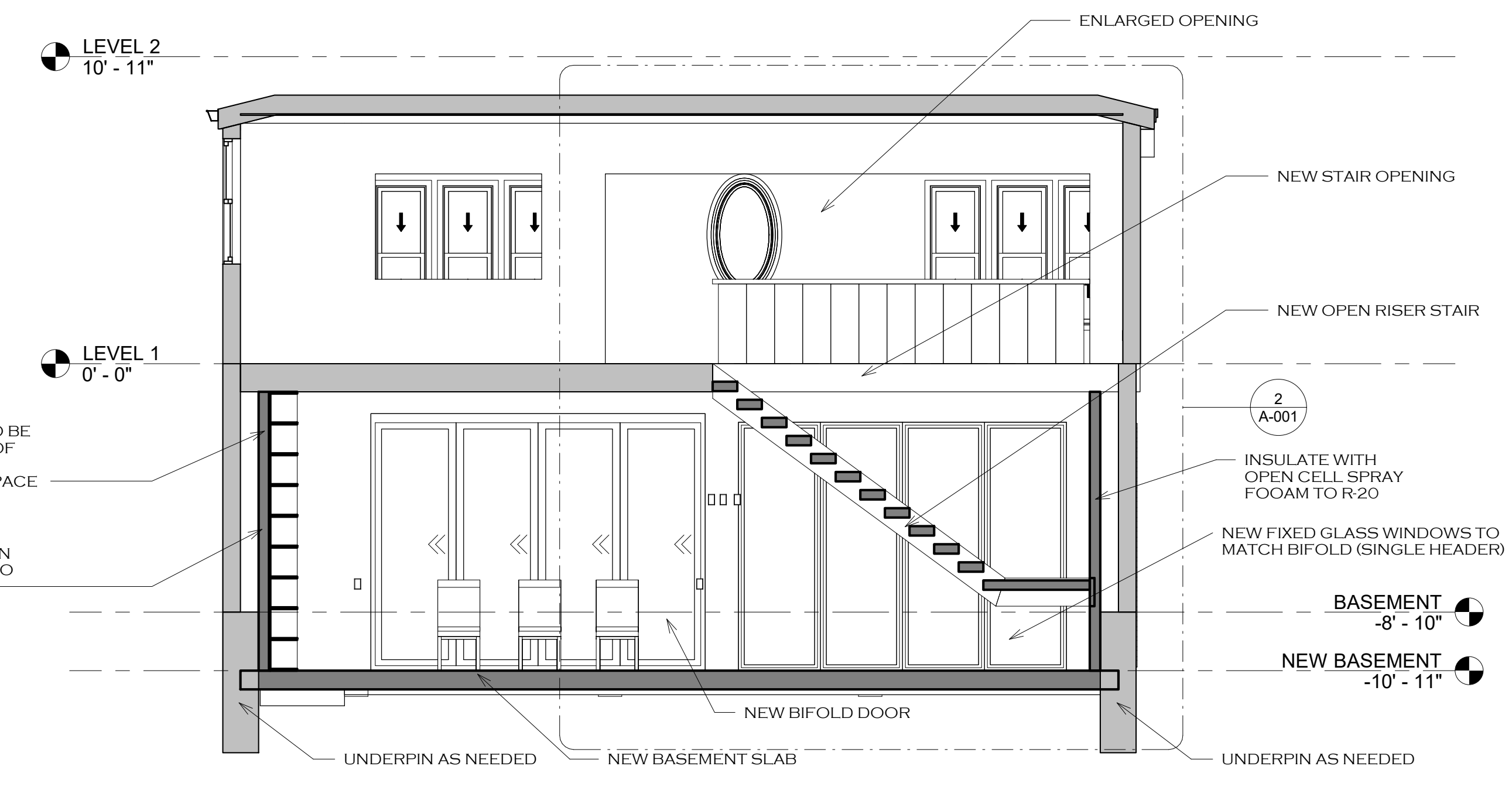
A-008



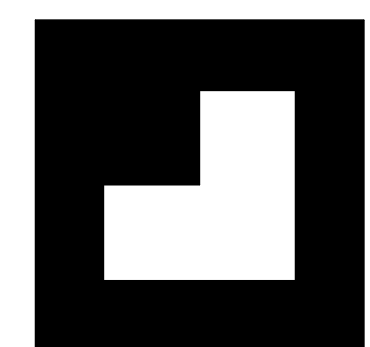
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A-010





1 Section 3
1/4" = 1'-0"



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SECTIONS

A-011











