

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7300 Holly Avenue, Takoma Park	Meeting Date:	1/25/2023
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	1/18/2023
Applicant:	USA Services LLC Fernando Angulo, Agent	Public Notice:	1/11/2023
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1016595	Staff:	Winnie Cargill
Proposal:	New retaining wall and hardscape alteration		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c. 1906



Figure 1: The subject property is located on Holly Ave. inside the Takoma Park Historic District

PROPOSAL

The applicant proposes to construct a new retaining wall two feet back from the face of the existing wall, and widen the existing driveway from eight feet to ten feet.

APPLICABLE GUIDELINES

When reviewing applications 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.

Outstanding Resources have the highest level of architectural and/ or historical significance. These resources receive a detailed level of design review. It is allowed to make sympathetic alterations, changes, and additions to Outstanding resources. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns in addition to a scrutiny of architectural detailing. Changes to Outstanding Resources should respect the predominant architectural style of the resource.

Factors to be considered when reviewing HAWP's on Outstanding Resources include

- 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, setbacks, 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;
- 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 encouraged;
- 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
- (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:

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-story Dutch Colonial with wooden shingle siding, oriented towards Holly Ave. on a raised lawn with stairs leading up from the sidewalk to the front walkway.

The applicant proposes to widen the driveway and construct a new retaining wall that will be moved two feet back to accommodate the new driveway width.

Retaining Wall

The current retaining wall can be seen on either side of the driveway. The applicant proposes to build a similar retaining wall. The proposed retaining wall follows the slope of the raised lawn, so it has two different widths. The first and middle section closest to Holly Ave. measures 3’ 2” by 35’ 6 1/2”. The shorter section of the retaining wall that is closest to the house is 1’4” by 9- 5 1/2.” The retaining wall will be faced in similar stucco as the current retaining wall.

Staff finds the retaining wall replacement is appropriate under 24A-8(b)(1), Standard 2 and 9, and the Takoma Park *Design Guidelines*. Staff finds the size and design of the retaining wall will not have a significant impact on the existing streetscape as the wall is similar in material and height.

Widened Driveway

The existing driveway is 8 feet wide. The applicant would like to widen the driveway to 10 feet. While other driveways on the street are narrow, there are a few wider driveways along the street. This property is unique as it sits on a higher elevation than the other houses. The driveway will not remove any trees, so it will have no effect on the canopy or mature landscaping that is characteristic of this portion of the District.

Staff finds, the proposed driveway widening will maintain the general character of the areaway and will not detract from the house's historic character. Staff recommends the HPC approve the alterations under 24A-8(b)(2) and (d), Standards 2 and 9, and the Takoma Park Design Guidelines.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP; 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, 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 winnie.cargill@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1016595
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:

- | | | |
|---|--|--|
| <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 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.

Fernando Angulo
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	
	7303, Holly Avenue, Takoma Park 20912
7218 Holly Avenue, Takoma Park 7331 Piney Branch Road, Takoma Park	7219 Holly venue, Takoma Park 20912 7329 Piney Branch Road, Takoma Park

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:

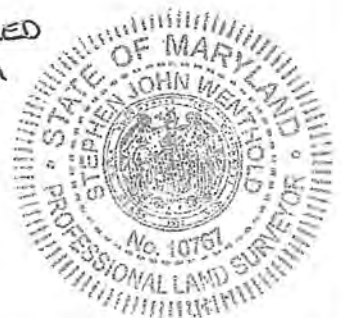
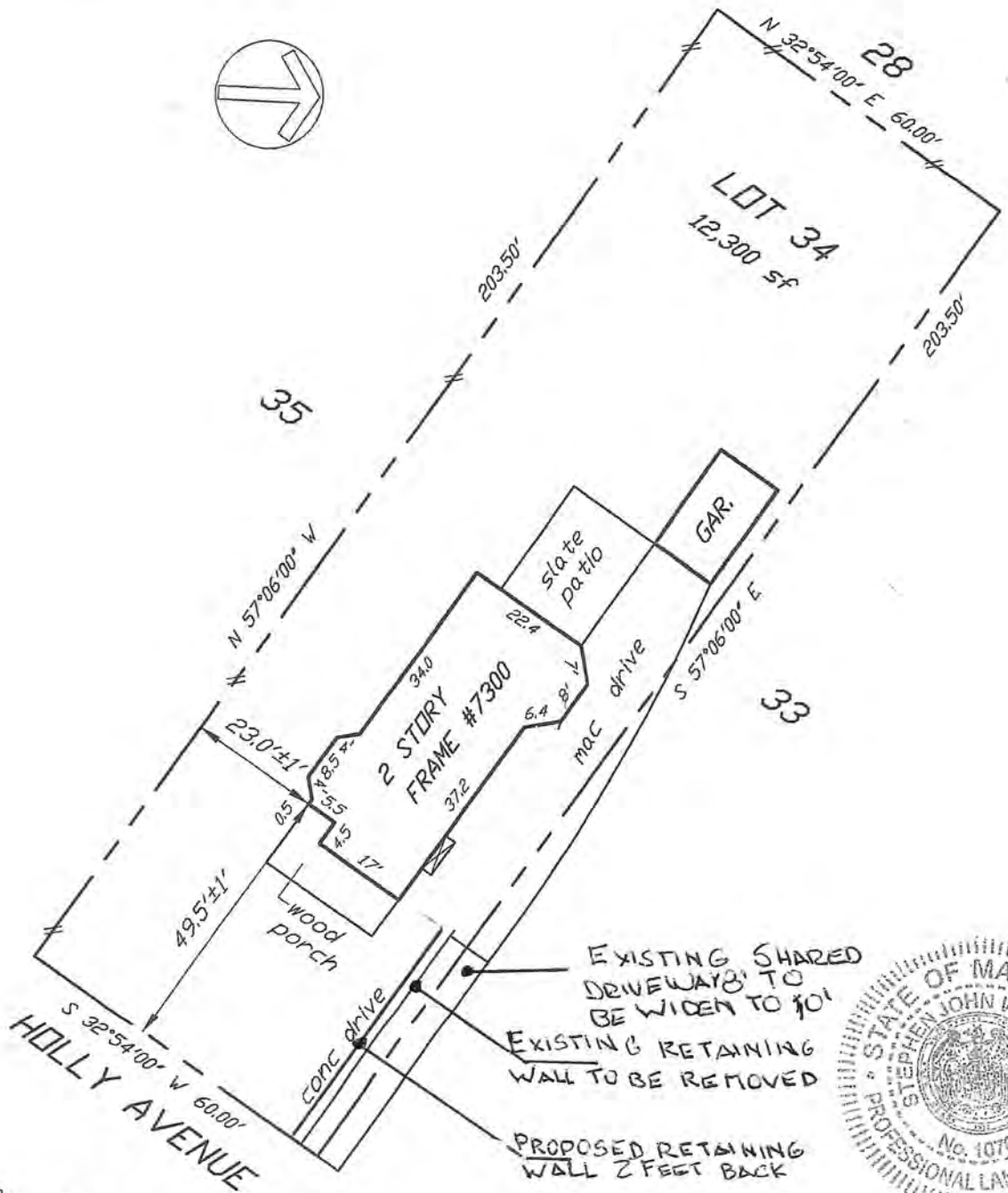
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*



Apparent occupation is shown.
 No evidence of property corners was found.

Date: 10-20-22 Scale: 1"=30' Drn: rcd
 Plat Book: B NO TITLE REPORT FURNISHED
 Plat No.: 2
 Work Order: 22-1459
 Address: 7300 HOLLY AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

LOCATION DRAWING
 LOT 34
 BLOCK 12
 BRASHEARS SUBDIVISION

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Surveyor's Certification
 My License expires February 10, 2024

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. Building restriction lines shown are per available information and are subject to the interpretation of the originator.

Stephen J. Wenthold
 Meridian Surveys
 MERIDIAN SURVEYS, INC.
 PO BOX 549
 FREDERICK, MD 21705
 (301) 721-9400





