

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	26 Pine Avenue, Takoma Park	Meeting Date:	2/8/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/1/2023
Applicant:	Kellie Cox	Public Notice:	1/25/2023
Review:	HAWP	Tax Credit:	Partial
Permit Number:	1017988	Staff:	Michael Kyne

PROPOSAL: Front porch rebuild and new hardscape

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1910s



Fig. 1: Subject property, east side of Pine Avenue.

PROPOSAL

The applicant proposes to rebuild the front porch and install new hardscaping 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.
- 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. 1910s bungalow-style Contributing Resource within the Takoma Park Historic District. The house has experienced extensive previous alterations, including a second-floor

addition with changes to the historic façade and roof form, alterations to the front porch, and the addition of Craftsman style detailing (effectively changing the style of the resource, which was originally bungalow with Colonial Revival detailing) via a 2007 HAWP approval.¹ Notably, the 2007 approval also included reorientation of the front porch steps, going from side-loaded to front-loaded. However, this aspect of the project was never completed.



Fig. 2: Subject property prior to 2007 alterations (c. 1980s-90s).

¹ Link to 2007 staff report:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640009/Box076/37-03-07V_Takoma%20Park%20Historic%20District_26%20Pine%20Avenue_01-03-2008.pdf



Fig. 3: Current photograph of subject property provided by the applicant.

The current proposal once again calls for reorientation of the side-loaded front porch steps, making them front-loaded, as well as in-kind replacement of deteriorated materials (i.e., wood tongue in groove flooring and steps). In addition, the proposal calls for hardscaping alterations at the front of the property, including a flagstone walkway from the sidewalk and driveway. Two new steps are proposed to be built into an existing retaining wall at the edge of driveway to provide access to the new walkway.

Staff is supportive of the applicant's proposal. As noted, the historic house has been extensively altered, and no original features and/or materials will be significantly impacted by the project. Staff finds that the proposal to reorient the front porch steps is generally compatible with the subject property and surrounding streetscape and reiterates that the HPC previously approved a similar proposal at the subject property. While the proposed new walkway will result in additional hardscaping at the front of the property, this too is generally compatible with the surrounding streetscape and Takoma Park Historic District as a whole, where walkways from the sidewalk and/or driveway are a common feature.

Staff finds the proposal to be consistent with the *Guidelines*. The proposal respects the predominant architectural style of the resource, and it is compatible with the character of the property, the overall streetscape, and existing patterns in the district. Staff also finds that, in accordance with *Standards #2* and *#9*, the proposal will not significantly alter, remove, or destroy materials, features, or spaces that characterize the property or surrounding streetscape. Per *Standard #10*, the proposed work items could be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, 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** 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 condition, 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 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 michael.kyne@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: Kellie Cox
Address: 26 Pine Ave
Daytime Phone: 607-280-7943

E-mail: strawberrygardendesign@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 85-0639688

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property n/a

Is the Property Located within an Historic District? X Yes/District Name Historic Takoma
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:

- Checklist items: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, 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 (handwritten signature) Date 1/3/2023

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

<p>Owner's mailing address 26 Pine Ave Takoma Park MD 20912</p>	<p>Owner's Agent's mailing address (Strawberry Fields LLC - 13313 Banbury PI Silver Spring MD 20904)</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>24 Pine Ave Takoma Park MD 20912</p>	<p>28 Pine Ave Takoma Park MD 20912</p>
<p>25 Pine Ave Takoma Park MD 20912</p>	<p>102 Elm Avenue, Takoma Park MD 20912</p>
<p>5 Montgomery Ave Takoma Park 20912</p>	<p>104 Elm Avenue, 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:

Residential house in Takoma Park, MD. No significant structures. Existing lawn on front yard. Front covered porch with stairs [in disrepair]. Driveway and small retaining wall.

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

We plan to complete several projects in the front yard landscape. Below are the details:

-Re-build of front wood porch landing:

- 1" thick tongue and groove pine wood [to match existing onsite]
- Installation of two new support columns under porch
- Installation of new trim moulding
- Installation of new steps (5ft wide), leading to front yard
- Existing columns, banisters and roof covering to remain
- Porch to be installed at 2% slope away from house, to ensure proper water flow

-Installation of new stone walkway (to connect new front steps from driveway and sidewalk)

- Made with irregular flagstone, set in concrete with mortar joints
- 200 sq ft
- Stone to match existing retaining wall

-Installation of new native landscape (to replace lawn)

Work Item 1: Replace existing porch landing and stairs

Description of Current Condition:
In disrepair, unable to use and is not safe.
Falling apart and degraded.

Proposed Work:
Replace with new materials, match existing materials (1" thick tongue and groove pine wood)

Installation of steps, to match existing onsite

Overall porch and steps to be the same as before, simply replacing with new materials

Work Item 2: Installation of new irregular flagstone walkway

Description of Current Condition:
Currently lawn

Proposed Work:
Installation of new irregular flagstone walkway from new porch steps, to connect with driveway and sidewalk. Home does not have existing or functional walkway, needs a walkway in order to properly walk and use house. The stone will match existing retaining wall along driveway (irregular natural stone)

Work Item 3: New native landscaping

Description of Current Condition:
Lawns, surrounded by foundation plantings

Proposed Work:
Removal of all lawn and installation of new native landscaping, will help create a habitat and food source for local wildlife. Plantings will be low to ground, similar feel as original house but with low maintenance plants.

**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	*	*	*	*	*		*

Re-build porch landing
 -1" thick tongue and groove pine wood
 -Installation of two new support columns under porch
 -Installation of new trim moulding
 -Installation of new steps (52ft wide), leading to front yard
 -Existing columns, banisters and roof covering to remain
 -Porch to be installed at 2% slope away from house, to ensure proper water flow

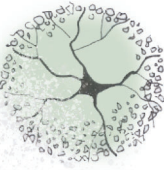
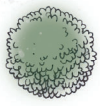

new underground pvc pipe connected to downspouts, daylighting into new native plant landscaping






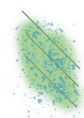


new natural wall stone section (to match existing wall)

two new steps (built into existing retaining wall)

new irregular flagstone walkway (set in concrete, mortar joints) 3.5 ft wide

Plant Index

-  *Cornus florida* (flowering dogwood) qty 2
-  *Buxus 'NewGen Freedom'* (boxwood) qty 2
-  *Carex appalachica* (sedge) qty 30

-  *Amsonia hubrichtii* (bluestar) qty 30
-  *Coreopsis 'Zagreb'* (tickseed) qty 20
-  *Rudbeckia 'Goldsturm'* (black-eyed susan) qty 50
-  *Iris versicolor* (blue flag iris) qty 30
-  *Matteuccia struthiopteris* (ostrich fern) qty 10
-  *Phlox subulata 'Blue Emerald'* (creeping blue phlox) qty 50
-  *Sedum sexangulare* (stonecrop) qty 30
-  *Iris cristata 'Eco Blue'* (dwarf crested iris) qty 25



Gary Geck
 26 Pine Ave
 Takoma Park MD
 20912

