

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	512 Albany Ave., Takoma Park	Meeting Date:	3/8/2023
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	3/1/2023
Applicant:	Brian Harris	Public Notice:	2/22/2023
Review:	HAWP	Tax Credit:	n/a
Case No.:	1020430	Staff:	Dan Bruechert
Proposal:	Porch Alterations and Siding Replacement		

STAFF RECOMMENDATION

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

1. The proposed Trex decking is incompatible with the surrounding district and is not approved. An alternative substitute material that has a smooth finish, is solid and paintable, and faithfully reproduces the material qualities of wood in its finish and construction. is acceptable and final approval authority is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1940



Figure 1: The subject property is adjacent to several Contributing and Non-Contributing Resources.

PROPOSAL

The applicant proposes to remove and replace the existing front porch decking, stairs, and railing; and to replace the wood fascia.

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)*.

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.

Non-Contributing/Out-of-Period 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 character of the district as a whole.

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
- (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 applicant proposes to remove the existing wood front porch decking, stairs, and railing and replace them with a composite material in matching dimensions. Additionally, the applicant proposes to remove the wood fascia board over the front porch with Veranda PVC boards.

Because the subject property is a ‘Non-Contributing Resource,’ the *Guidelines* give property owners wide latitude to make alterations, provided the work will not detract from the character of the streetscape and surrounding district. The application proposes to use Trex decking, a material that appears so much like plastic and is so reflective that Staff finds would detract from the character of the streetscape. Staff reached out to the applicant’s representative who was receptive to Staff’s guidance. However, at the time of this report, the applicant has not identified an alternative material. Because this resource is designated ‘Non-Contributing’ Staff finds it is appropriate for the HPC to delegate the material specification to Staff. Staff’s initial recommendations to the applicant included Azek, Fiberon, Timbertech, and Aeratis as examples of materials that would be appropriate. Staff will update the HPC if a final material selection is made before the HAWP is considered at the HPC meeting on March 8.

When evaluating material substitutions for wood several factors should be utilized in determining whether or not the material is a compatible replacement that would detract from either the resource (in the case of a contributing property) or the streetscape. Those factors include the material’s paintability, surface texture, whether it is millable or has to be manufactured to size, and if the material has a solid core and feels like natural wood. If the HPC determines the material is appropriate, then the HPC should consider its installation method (acceptable substitutes should be installed with traditional hardware or have its joinery sufficiently hidden).

Staff finds the proposed Veranda PVC boards are an acceptable replacement material, as its visibility from the right-of-way is reduced because it is higher up than the porch decking. Staff finds this material would not detract from the character of streetscape or district.

STAFF RECOMMENDATION

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

1. The proposed Trex decking is incompatible with the surrounding district and is not approved. An alternative substitute material that has a smooth finish, is solid and paintable, and faithfully reproduces the material qualities of wood in its finish and construction. is acceptable and final approval authority is delegated to Staff;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and 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, 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:

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

Brian Harris

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	
	7403 Buffalo Avenue, Takoma Park 20912 7407 Buffalo Avenue, Takoma Park 20912
507 Albany Avenue, Takoma Park 20912 511 Albany Avenue, Takoma Park 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:

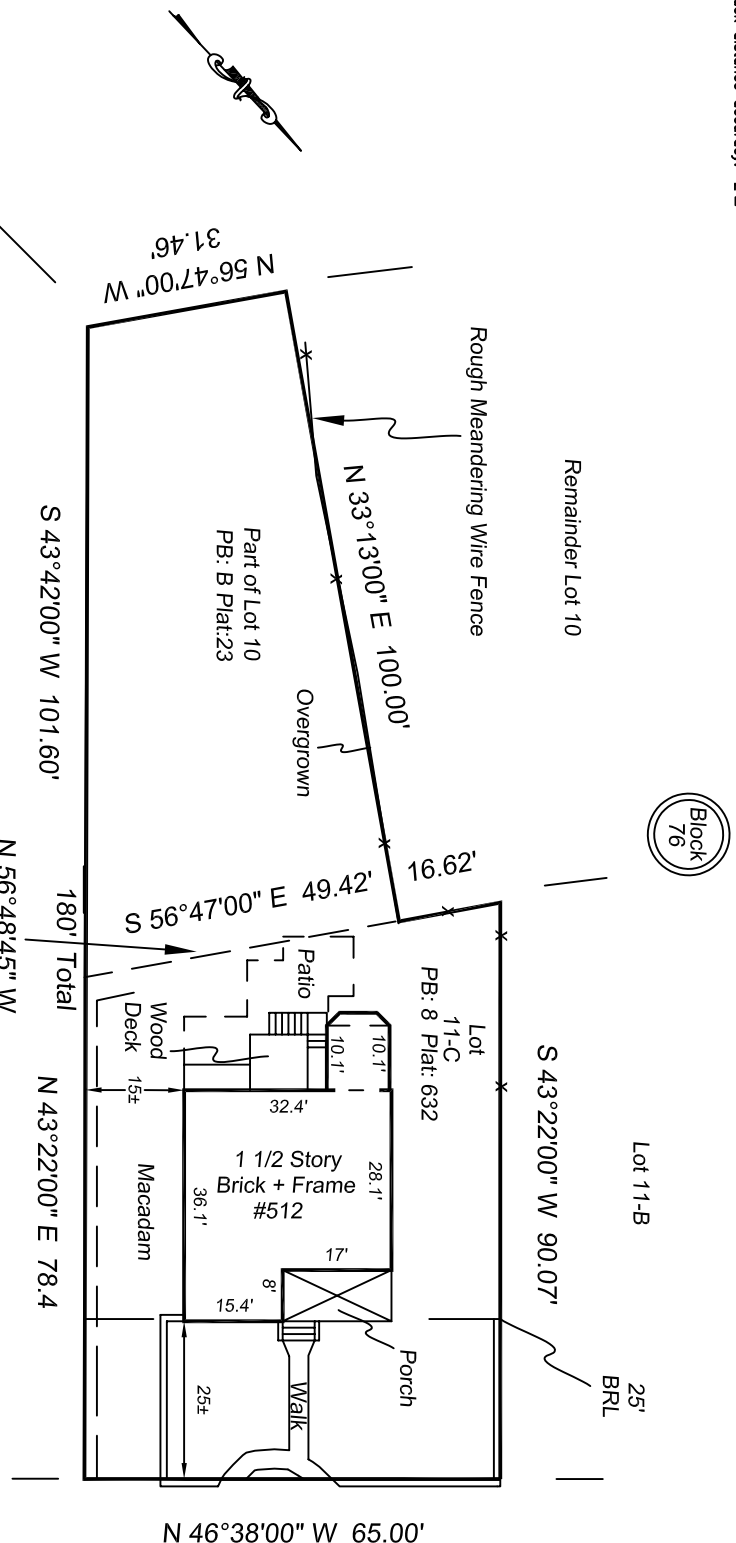
Description of Work Proposed: Please give an overview of the work to be undertaken:

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:

- NOTES:
- 1) B.R.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by NTT, Inc.
 - 2) Building line and/or Flood Zone information is subject to the interpretation of the originator.
 - 3) NTT, Inc. does not certify to unshown or unrecorded encroachments or overruns.
 - 4) Property markers NOT found, or quantified by this location.
 - 5) Setback distance accuracy: 2 ±

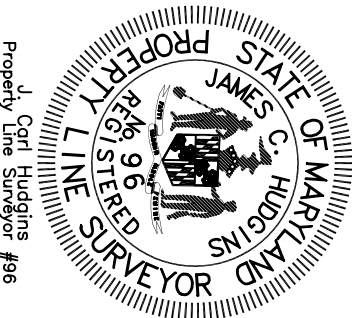


Albany Avenue

Subject property is shown in Zone X on the FIRM Map of MONTGOMERY County, Maryland on Community Panel # 24031C 0460D. Effective 9-29-06

This is to certify that I have surveyed the property shown hereon, being known as Lot 11-C, and Part of Lot 10, Block 76, Park Takoma Park Loan and Trust Company's Subdivision Takoma Park and recorded among the land records of MONTGOMERY County, Maryland in Liber 5752, folio 668 See Notations Above, for the purpose of locating the improvements thereon.

- * This plat is of benefit to the 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 purposes.
- * This plat is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future structures.
- * 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 for securing financing or refinancing.



LOCATION DRAWING
512 Albany Avenue
Montgomery County, Maryland
Election District No. 13

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
Ph. (410)442-2031
Fax No. (410)442-1315

Scale:	1" = 30'
Date:	1-16-09
Field By:	Don
Drawn By:	Don
Drawing #	ATG08-118





