MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 115 Elm Ave., Takoma Park Meeting Date: 7/12/2023

Resource: Non-Contributing Resource **Report Date:** 7/5/2023

Takoma Park Historic District

Applicant: Jerry Lavery & Rachael Pierotti **Public Notice:** 6/28/2023

Unique Tibbs, Agent

Review: HAWP **Tax Credit:** No

Case No.: 1035116 Staff: Dan Bruechert

Proposal: Deck Demolition and Construction

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District

STYLE: Colonial Revival

DATE: c.1941



Figure 1: The subject property is located at the edge of the historic district.

PROPOSAL

The applicant proposes to remove the existing deck and construct a new one in its place.

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 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

- (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
- (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 subject property is a one-story, side gable house with a front gabled front porch. At the rear of the property, there is a simply detailed wood deck covered by a fabric canopy. The applicant proposes to demolish the existing deck and construct a new deck in its place. The proposed deck will be inset from the side wall planes with a slightly smaller footprint and will be covered in Trex Transcend decking.

Staff finds the proposed deck will not be visible from the right-of-way due to its placement behind the house. Staff also finds the size of the proposed deck will not overwhelm the size or scale of the house or surrounding streetscape. While Staff does not find the proposed Trex Transcend to be a compatible substitute material for wood decking – it appears too 'plastic-y' and feels hollow – Staff finds it is acceptable for rear decks to 'Non-Contributing' resources under the *Design Guidelines*, because the deck will not alter the size and massing of the resource to the point it will have an impact on the surrounding streetscape or landscape.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve</u> the HAWP application under the Criteria for Issuance in Chapter 24A-8(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 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

HAWP#_ DATE ASSIGNED____

FOR STAFF ONLY:

APPLICANT:

Name:	E-mail	E-mail:			
Address:	City:	Zip:			
Daytime Phone:	Tax Ac	ccount No.:			
AGENT/CONTACT (if applicab	le):				
Name:	E-mail	l:			
Address:	City:	Zip:			
Daytime Phone:		Contractor Registration No.:			
LOCATION OF BUILDING/PRE	MISE: MIHP # of Historic Prope	erty			
map of the easement, and doc Are other Planning and/or Hea	n/Land Trust/Environmental Eacumentation from the Easement ring Examiner Approvals /Revieword Plat, etc.?) If YES, include in	vidual Site Name asement on the Property? If YES, include a t Holder supporting this application. ews Required as part of this Application? nformation on these reviews as			
Town/City:	Nearest Cross Street	Nearest Cross Street:			
Lot: Block:	Subdivision:	_ Parcel:			
for proposed work are submode accepted for review. Checonstruction Addition Demolition Grading/Excavation I hereby certify that I have the and accurate and that the con	itted with this application. In k all that apply: Deck/Porch Fence Hardscape/Landscape Roof authority to make the foregoing struction will comply with plans	to verify that all supporting items ncomplete Applications will not Shed/Garage/Accessory Structure Solar Tree removal/planting Window/Door Other: g application, that the application is correct reviewed and approved by all necessary indition for the issuance of this permit.			

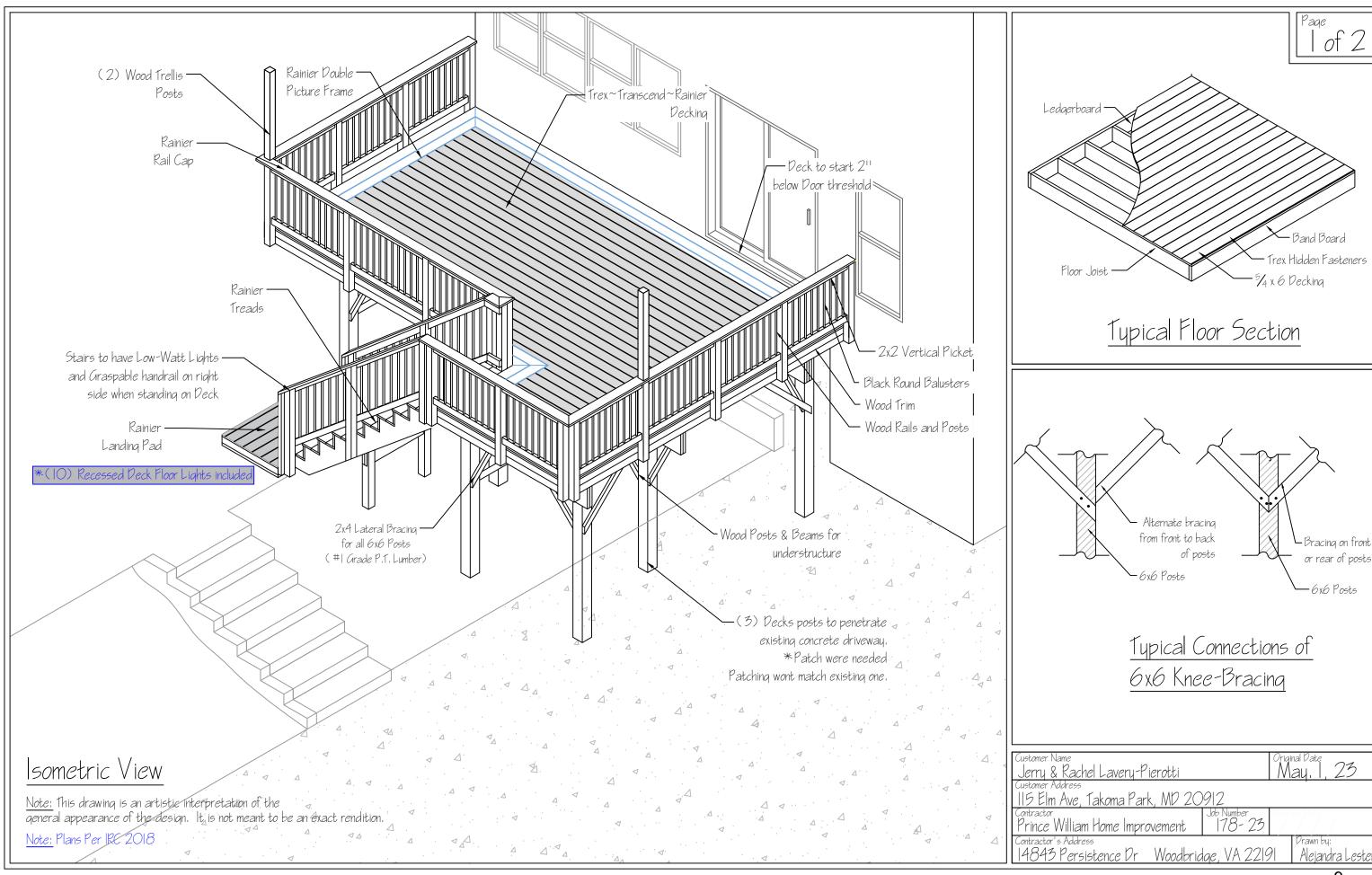
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address Adjacent and confronting Property Owners mailing addresses

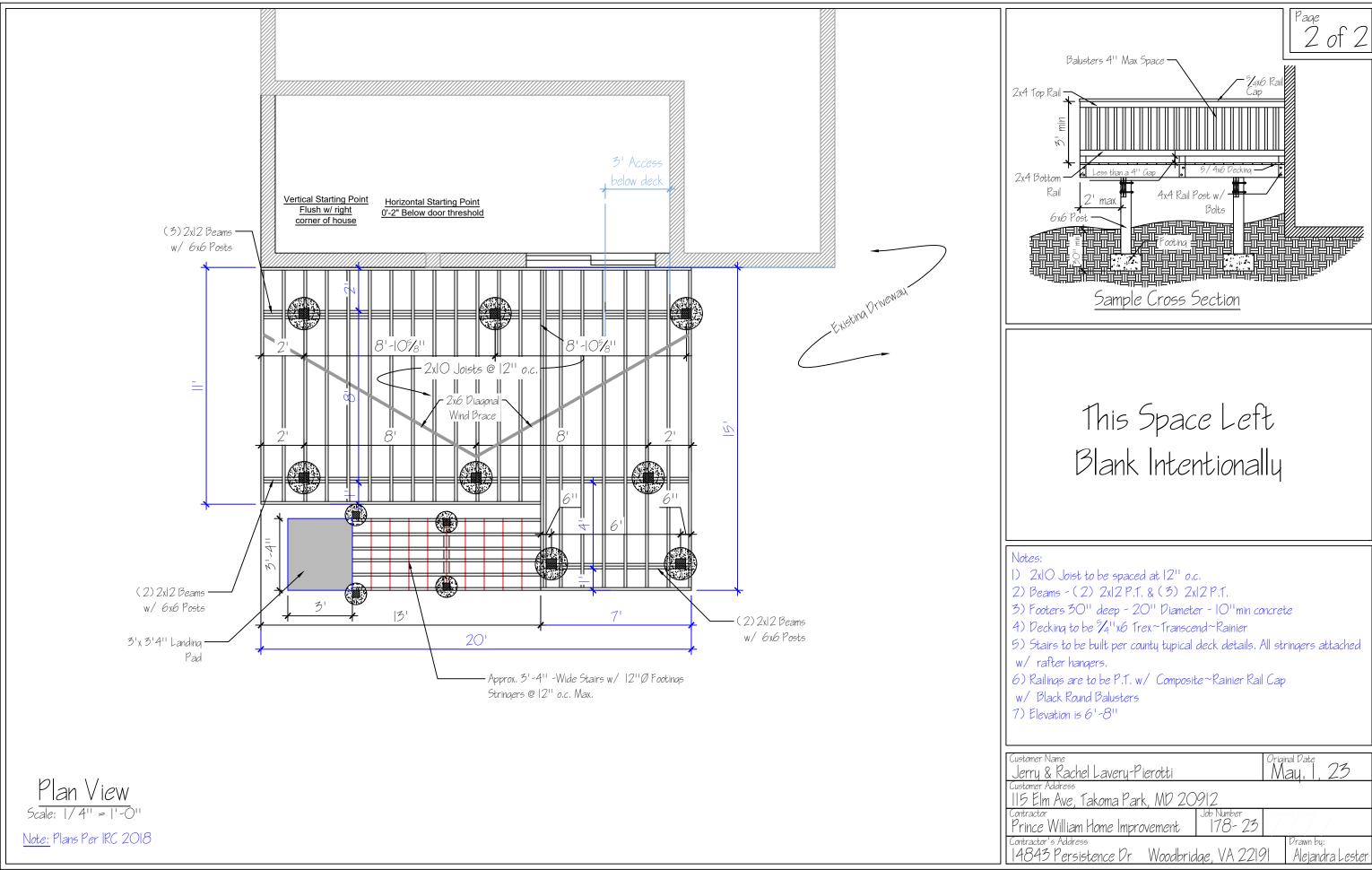
Description of Property: Please describe the building and surrounding environment. Include information on significant structures landscape features, or other significant features of the property:
Description of Work Proposed: Please give an overview of the work to be undertaken:

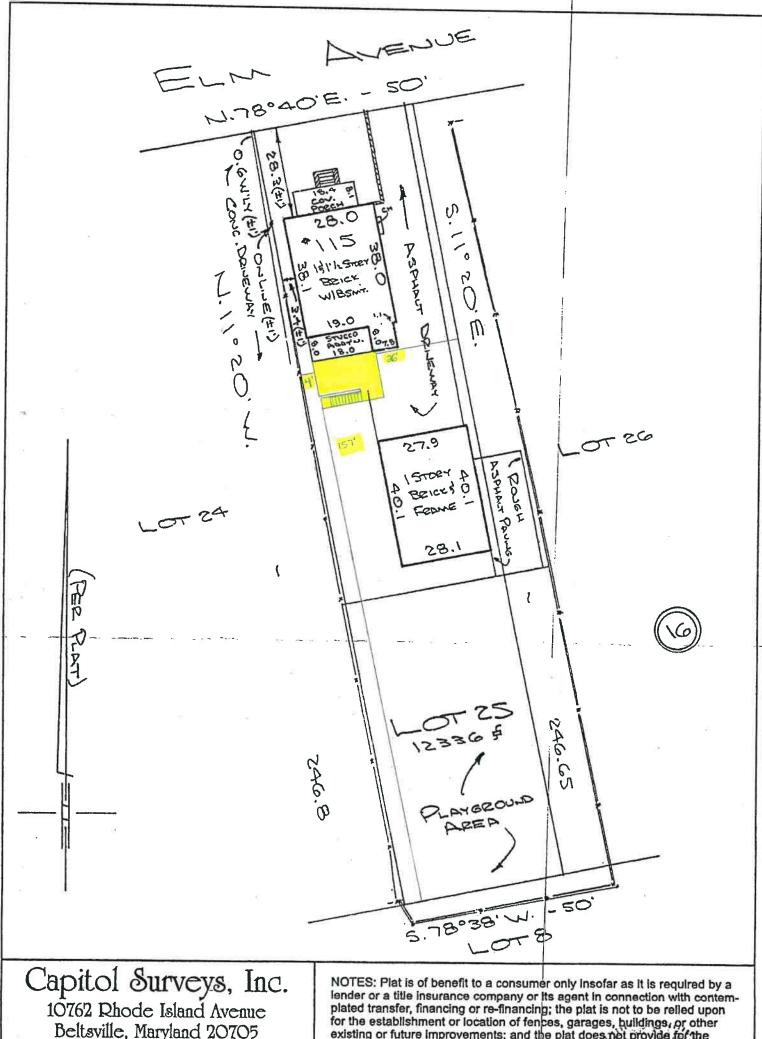
Work Item 1:	
Description of Current Condition:	Proposed Work:
Work Item 2:	
Description of Current Condition:	Proposed Work:
Work Item 3:	
Description of Current Condition:	Proposed Work:

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/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*







Beltsville, Maryland 20705 Phone 301-931-1350 Fax 301-931-1352

NOTES: 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 re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title and securing financing of refinancing. refinancing.

LOCATION DRAWING LOT 25 BLO

BLOCK 16

B.F. GLBERT'S APDITION TO

IAKONA MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book

CASE: 15-0192

FILE: 101074

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Mary and and is correct to the best of my belief of what can be visually and accessibly observed:

Edward L. Lopez/Jr. Maryland Property Line Surveyor No. 522 License Current Through February 13, 2017

















