

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7303 Holly Avenue, Takoma Park	Meeting Date:	8/16/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/9/2023
Applicant:	Keith Sierverding (Jesse Karpas, Agent)	Public Notice:	8/2/2023
Review:	HAWP	Tax Credit:	No
Permit Number:	1036780	Staff:	John Liebertz

PROPOSAL: Fence installation, hardscaping, and new retaining wall.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve with two (2) conditions** the HAWP application with final review and approval delegated to staff:

1. The applicant shall submit the following for the proposed fence:
 - a. Amend the site plan to include the linear feet of fence to be installed;
 - b. Clarify whether the design of the pickets is gothic or flat-top (either is approved);
 - c. Confirm that there will be no gates or submit design specifications and materials for any proposed gates; and
 - d. Note that all post caps will be wood or metal.

2. The applicant shall submit the following for the retaining wall:
 - a. Overall dimensions of the existing and proposed retaining wall; and
 - b. Documentation showing that the City of Takoma Park Urban Forest Manager reviewed the project and that the proposal complies with all requirements.

ARCHITECTURAL DESCRIPTION



SIGNIFICANCE:
Contributing Resource
within the Takoma
Park Historic District

STYLE: Queen Anne

DATE: c. 1880s

Figure 1: The subject property at 7303 Holly Avenue is noted with the yellow star. The red outline is the boundary of the Takoma Park Master Plan Historic District.

PROPOSAL

The applicant proposes to: 1) install a 4'-tall, gothic picket, wood fence along the western edge (front) of the property; 2) remove the concrete walkway leading from the sidewalk to the front porch and replace it with Pennsylvania flagstone walkway of the same dimensions; and 3) demolish the existing railroad tie retaining wall and replace it with a Carderock, semi-dry stack, stone retaining wall of the same height and length.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two 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 the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings 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. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, 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 following guidance which pertains 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.
- Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the

replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.

- All changes and additions should respect existing environmental settings, landscaping, arid patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
- (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 will be retained and preserved. The removal of distinctive materials or alterations of features, spaces and spatial relationships that characterize a property will 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 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 Contributing Resource to the Takoma Park Historic District. The property features a two-and-a-half-story, cross-gable, Queen Anne-styled house constructed in the 1880s. The house is adorned with a full-width, wood-frame front porch with slender posts that support a shed roof. In

the mid-twentieth century, the house consisted of at least three apartment units and was remodeled in 1963. In 2021, the Historic Preservation Commission approved HAWP #961618 for the restoration of the porch and siding, and construction of a two-story rear addition.¹

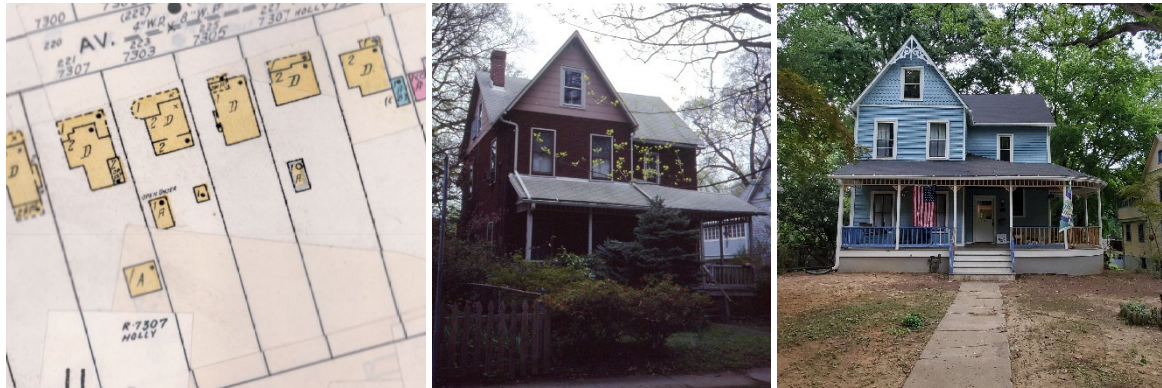


Figure 2: Sanborn Fire Insurance Map showing the subject property outlined in red in 1963 (left), view of the façade in the late twentieth century (middle), and view of the façade in 2023 (right).

Source: Sanborn Fire Insurance Company and Montgomery Planning.

Staff finds that the installation of the picket fence along the front of the property to be consistent with the applicable guidelines and recommends approval with conditions. The design, scale, and materials of the proposed fence are found throughout the historic district and are regularly approved by the HPC. Staff, however, requests the applicant submit the following clarifications and documentation: 1) amend the site plan to note the linear feet of fence to be installed; 2) clarify whether the design of the pickets are gothic (matching the neighbors' property and example photograph) or flat-top (as noted in the work description); 3) confirm that there will be no gates or submit design specifications and materials for any gates; 4) note that all post caps will be wood or metal.

Staff finds the removal of the existing concrete walkway and installation of a Pennsylvania flagstone walkway of the same dimensions to be consistent with the applicable guidelines and recommends approval. The new walkway would have no adverse effect on the character of the house or the streetscape. The HPC regularly approves the use of flagstone in the Takoma Park Historic District.

Staff finds the removal and replacement of the retaining wall to be consistent with the applicable guidelines and recommends approval with conditions. The new wall would have no adverse effect to the historic resource or the surrounding district. Staff requests the applicant submits the following documentation: 1) the overall dimensions of the existing and proposed retaining wall; 2) the applicant shall contact the City of Takoma Park Urban Forest Manager to determine whether a Tree Impact Assessment is required and provide staff with documentation.



Figure 3: View of the existing retaining wall to be removed.

Source: Montgomery Planning.

¹ For more information, see <https://montgomeryplanning.org/wp-content/uploads/2021/08/I.J-7303-Holly-Avenue-Takoma-Park-961618.pdf>.

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 #9 and #10*, and *Takoma Park Historic District Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application with final review and approval delegated to staff:

1. The applicant shall submit the following for the proposed fence:
 - a. Amend the site plan to include the linear feet of fence to be installed;
 - b. Clarify whether the design of the pickets is gothic or flat-top (either is approved);
 - c. Confirm that there will be no gates or submit design specifications and materials for any proposed gates; and
 - d. Note that all post caps will be wood or metal.

2. The applicant shall submit the following for the retaining wall:
 - a. Overall dimensions of the existing and proposed retaining wall; and
 - b. Documentation showing that the City of Takoma Park Urban Forest Manager reviewed the project and that the proposal complies with all requirements.

under the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (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 #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 john.liebertz@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.

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



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/7/2023

Application No: 1036780
AP Type: HISTORIC
Customer No: 1402216

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7303 HOLLY AVE
TAKOMA PARK, MD 20912

Othercontact Karpas (Primary)

Historic Area Work Permit Details

Work Type ALTER

Scope of Work Add fence, replace walkway, replace wall

Materials specs.

Historic Area Work Permit 1036780

Picket fence

For:

Keith Sieverding

7303 Holly ave

Takoma Park MD 20912

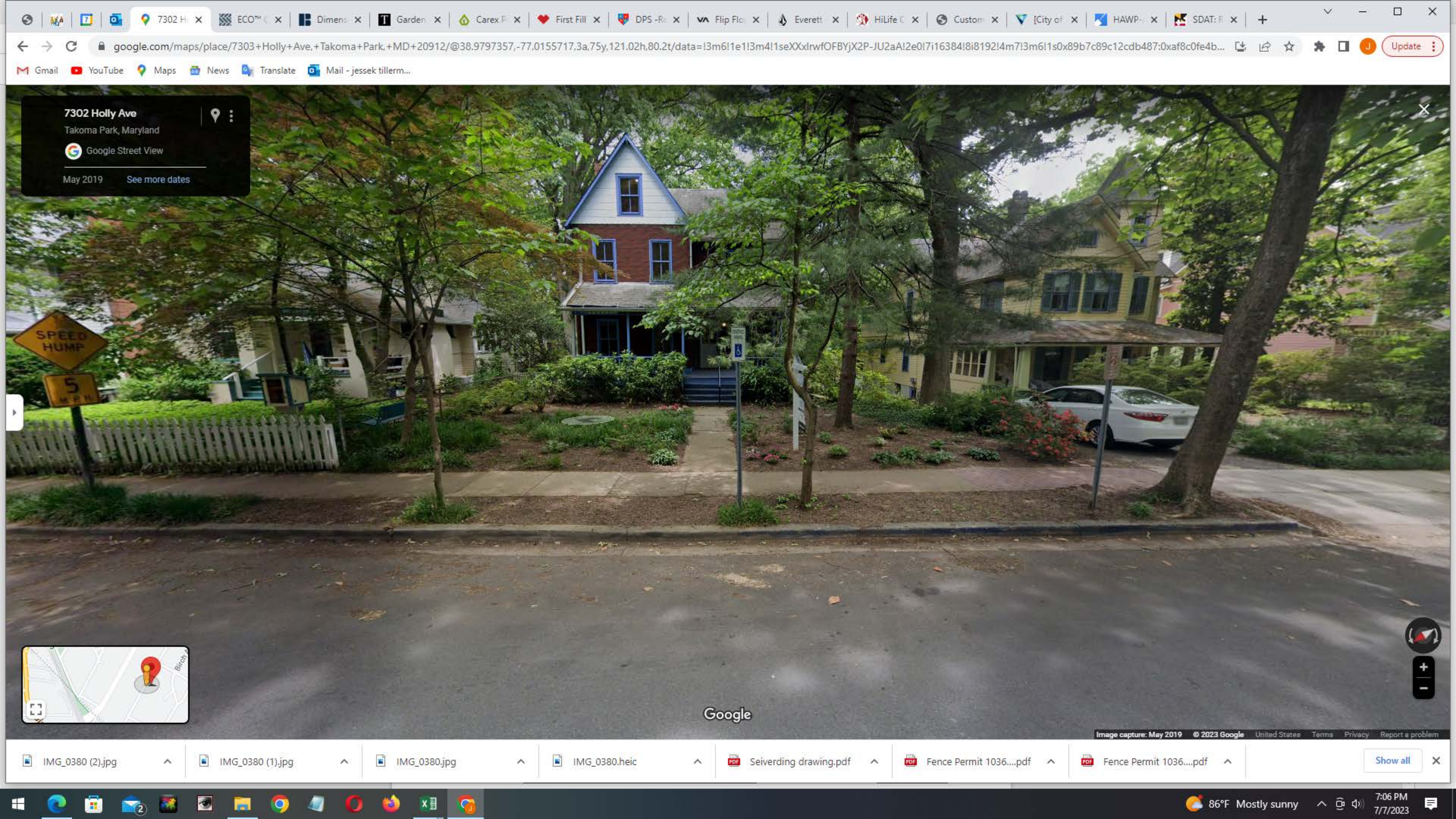
4ft tall picket fence

Flat top picket style fence.

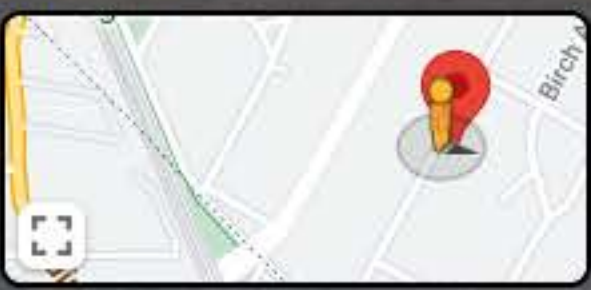
Pressure treated pine.

4" boards spaced 3", and 4x4 post





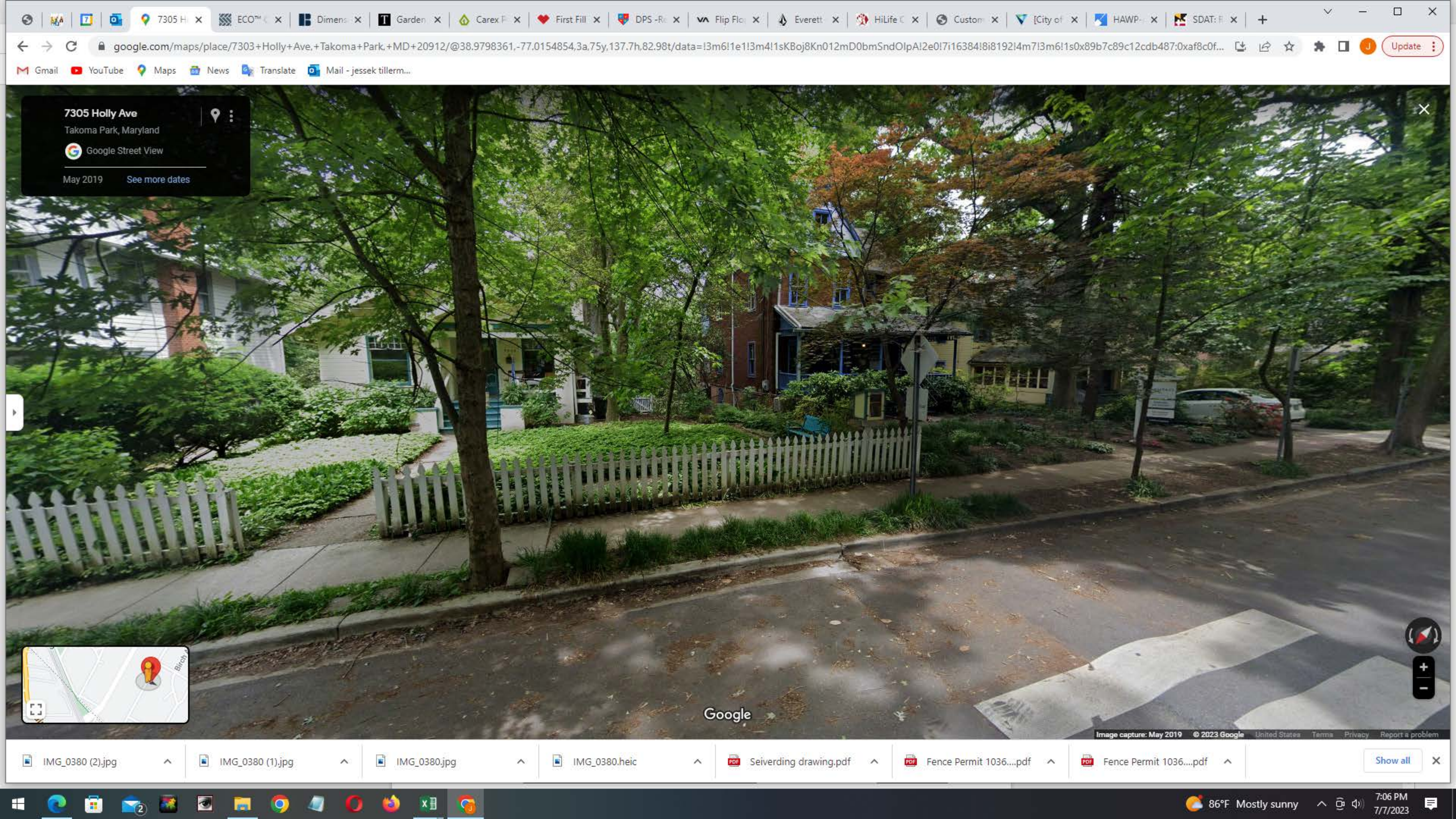
7302 Holly Ave
Takoma Park, Maryland
Google Street View
May 2019 See more dates



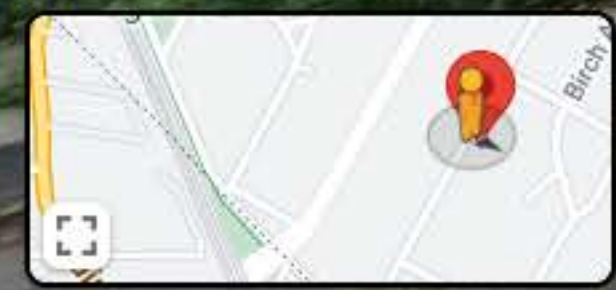
Google

Image capture: May 2019 © 2023 Google United States Terms Privacy Report a problem

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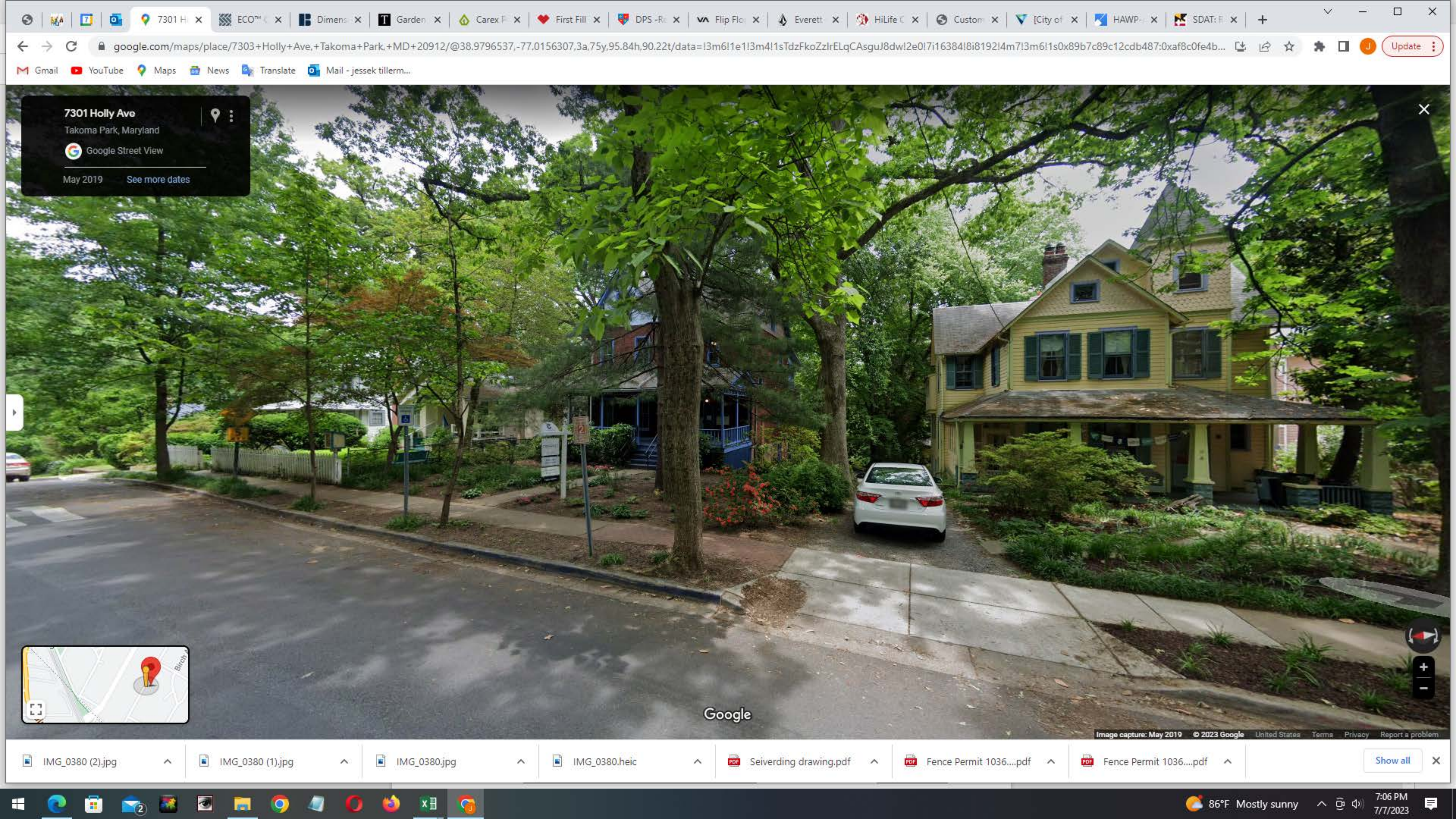


7305 Holly Ave
Takoma Park, Maryland
Google Street View
May 2019 See more dates

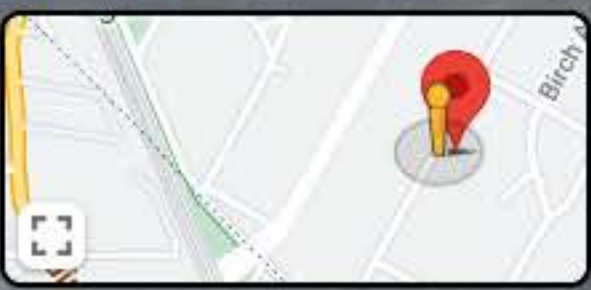


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7301 Holly Ave
Takoma Park, Maryland
Google Street View
May 2019 See more dates



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- IMG_0380 (1).jpg
- IMG_0380.jpg
- IMG_0380.heic
- Seiverding drawing.pdf
- Fence Permit 1036....pdf
- Fence Permit 1036....pdf

NOTE: This survey for the purposes only - not used for determining property lines. Property corners not guaranteed by this survey.

2006

enclosed space 2028 sq'
 Assessment and
 Taxation
 State Dept of
 301-279-1355
 MC



HOUSE LOCATION
 LOT 26 BLOCK 6
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

Bearings Per P.B. 45 P. # 3365

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS. <i>Jefferson D. Lawrence</i> JEFFERSON D. LAWRENCE PROFESSIONAL LAND SURVEYOR REGISTERED LAND SURVEYOR MARYLAND #5216	REFERENCES PLAT BK. B PLAT NO. 24	ANDJON ASSOCIATES PROFESSIONAL LAND SURVEYOR LAND PLANNING CONSULTANTS 11748 ASHWORTH COURT GERMANTOWN, MARYLAND 20767 (301) 428-0481	
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 9.21.77 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: J JOB NO.: 130677

Work description HAWP

Historic Area Work Permit 1036780

Picket fence installation, Walkway replacment, Wall replacement

For:

Keith Sieverding

7303 Holly ave

Takoma Park MD 20912

Install wooden fence.

Install flat top, picket fence, 4 ft tall.

Pressure treated, 4" boards, spaced 3" apart. 4x4 posts.

Fence will match neighbors existing picket fence. 7305 Holly ave.

Replace existing concrete walkway with flagstone.

Remove concrete.

Install PA flagstone walkway, dry set in a random pattern.

Walkway will have the same footprint.

Replace existing railroad tie wall with dry stack stone wall.

Remove railroad tie wall.

Install semi dry-stack cardrock stone wall.

Wall will be in same position and same height as existing.