

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7301 Holly Ave., Takoma Park	Meeting Date:	6/12/2024
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	6/5/2024
Applicant:	Stephen Smith & Jacqueline Newell	Public Notice:	5/29/2024
Review:	HAWP	Tax Credit:	yes
Case Number:	1070729	Staff:	Dan Bruechert
Proposal:	Door Replacement		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1888



Figure 1: 7301 Holly is near the edge of the historic district.

PROPOSAL

The applicant proposes to remove and replace two doors on the rear of the house.

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)*.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

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, setback, 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 encourages;

All changes and additions should respect existing environmental settings, landscaping, and

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 alteration 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 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 Queen Anne style dwelling with a wraparound porch. There is a two-story rear gable projection at the rear with a walk-out basement. There are two pairs of wood French doors on this rear gable projection, one on the basement level, and the other on the first floor. These French doors were approved by the HPC as part of a 2000 HAWP application.¹ The applicant proposes to

¹ The file for the 2000 HAWP is available here:

remove the existing doors and install Marvin Elevate fiberglass-clad wood doors in the existing openings.

Staff finds the existing doors are not historic and are showing signs of rot. Because these are not historic doors, Staff does not find the applicant should be required to demonstrate the materials have deteriorated beyond repair. Additionally, as these doors are on the rear elevation of the house, they are not at all visible from the public right-of-way. Staff recommends the HPC approve their removal under 24A-8(b)(1), (2), the *Design Guidelines*, and Standards 2, 9, and 10.

Staff finds the proposed replacement doors are appropriate for the proposed location. The HPC recently considered Marvin Elevate doors in a similar situation.² At that meeting, the HPC evaluated a sample window and determined that the finish on the window was not as shiny as what is typically associated with the exterior of fiberglass and vinyl doors and windows; and was very similar in appearance to an aluminum-clad wood window. Other considerations for the appropriateness of the new doors include the historic significance of the opening and the impact to other significant features and architectural character. Staff these door openings are not historic, so they do not contribute to the historic character of the house. Staff additionally finds that, because these doors are on the rear, the replacement doors will have a minimal impact on the architectural character of the house. Staff recommends the HPC approve the proposed doors under 24A-8(b)(1), (2), the *Design Guidelines*, and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), 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.

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640002/Box006/37-3-00LL_Takoma%20Park%20Historic%20District_7301%20Holly%20Avenue_09-29-2008.pdf.

² The HAWP to consider Marvin Elevate doors was approved at the May 22, 2024 HPC meeting:

<https://montgomeryplanning.org/wp-content/uploads/2024/05/I.E-106-Tulip-Avenue-Takoma-Park-1068716.pdf>.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1070729 DATE ASSIGNED

APPLICANT:

Name: Stephen Smith & Jacqueline Newell Address: 7301 Holly Ave Daytime Phone: 301-706-0342

E-mail: steveLsmith@yahoo.com City: Takoma Part Zip: 20912 Tax Account No.: 01075066

AGENT/CONTACT (If applicable):

Name: Address: Daytime Phone:

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 37-3 (?)

Is the Property Located within an Historic District? X Yes/District Name Takoma Park 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 of work types: 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: Stephen Smith, Jacqueline Newell Date: 5/9/24

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

Owner's mailing address 7301 Holly Ave Takoma Park, MD 20912	Owner's Agent's mailing address
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
7300 Holly Ave Takoma Park, MD 20912 7302 Holly Avenue Takoma Park, MD 20912	4 Barclay Ave Takoma Park, MD 20912 2 Barclay Avenue Takoma Park, MD 20912
7219 Holly Ave Takoma Park, MD 20912 7218 Holly Avenue Takoma Park, MD 20912	
7303 Holly Ave Takoma Park, MD 20912	

Work Item 1: French Doors 1

Description of Current Condition:
Doors are about 20 years old and are showing significant water damage and wood rot in the bottom foot or so.

Proposed Work:
Replace Doors with Marvin "Elevate" series. They will be identical in appearance to the current doors

Work Item 2: French Doors 2

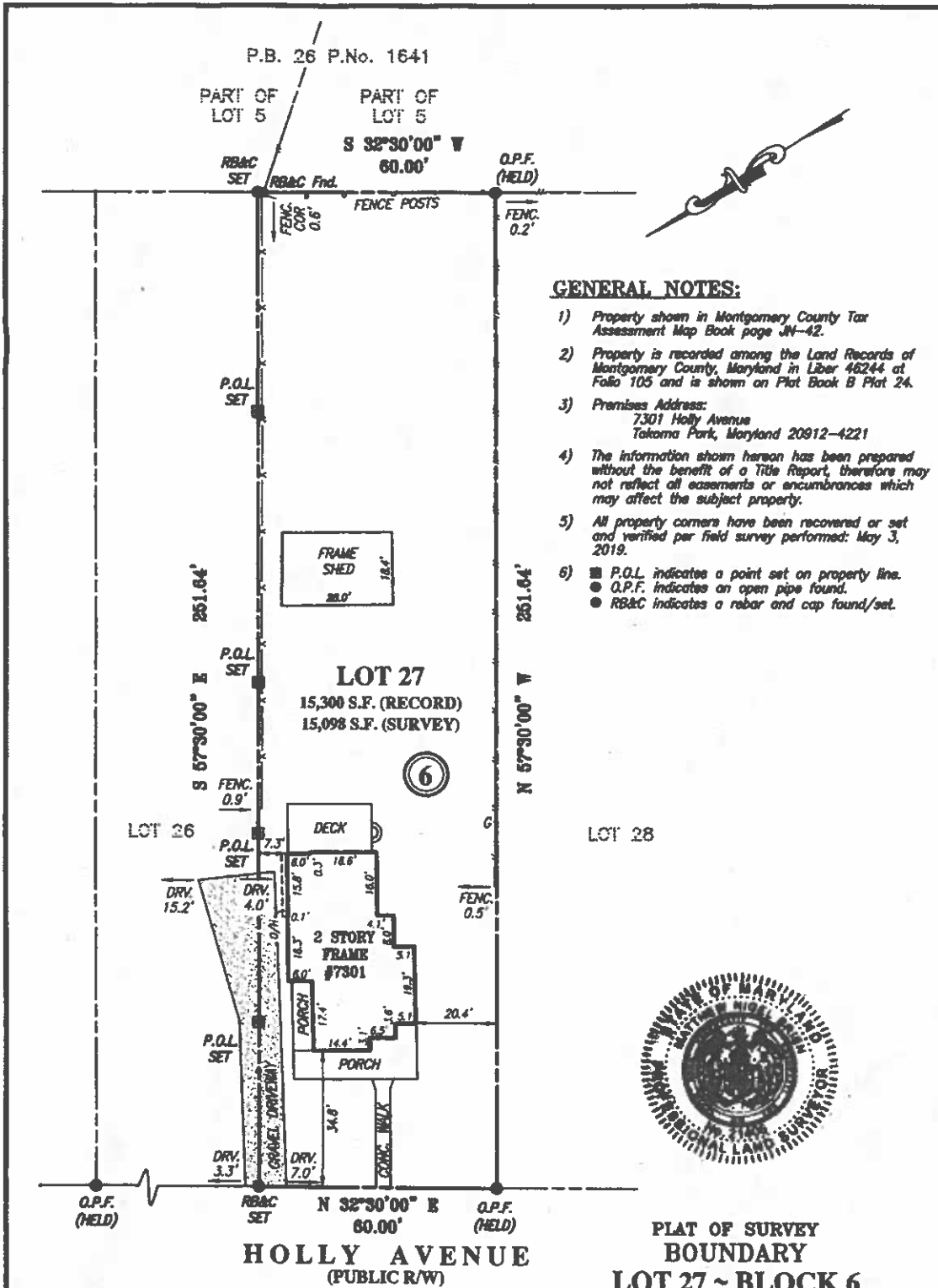
Description of Current Condition:
Doors are about 20 years old and are showing significant water damage and wood rot in the bottom foot or so.

Proposed Work:
Replace Doors with Marvin "Elevate" series. They will be identical in appearance to the current doors

Work Item 3: _____

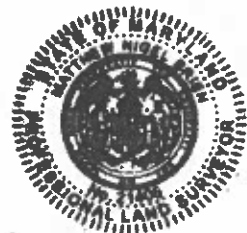
Description of Current Condition:

Proposed Work:



GENERAL NOTES:

- 1) Property shown in Montgomery County Tax Assessment Map Book page JN-42.
- 2) Property is recorded among the Land Records of Montgomery County, Maryland in Liber 46244 at Folio 105 and is shown on Plat Book B Plat 24.
- 3) Premises Address:
7301 Holly Avenue
Takoma Park, Maryland 20912-4221
- 4) The information shown hereon has been prepared without the benefit of a Title Report, therefore may not reflect all easements or encumbrances which may affect the subject property.
- 5) All property corners have been recovered or set and verified per field survey performed: May 3, 2019.
- 6) ■ P.Q.L. indicates a point set on property line.
● O.P.F. indicates an open pipe found.
● R.B.&C. indicates a rebar and cap found/set.



**PLAT OF SURVEY
BOUNDARY
LOT 27 ~ BLOCK 6
B.F GILBERTS RE-SUBDIVISION
OF LOT 30 BLOCK 6
TAKOMA PARK
WHEATON (13th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND**

SURVEYOR'S CERTIFICATE

I hereby certify that the information shown hereon has been based upon the results of a field survey pursuant to the Deed or Plat of Record. Property Markers have been recovered or placed in accordance with the information shown. This Plat and the Field Survey upon which it is based was prepared under my direct supervision in accordance with the regulations governing Land Surveying in the State of Maryland.

Matthew N. B...
MONTGOMERY COUNTY, MARYLAND
MONTGOMERY COUNTY, MARYLAND
MONTGOMERY COUNTY, MARYLAND

REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 19644 Amaranth Drive Germantown, Maryland 20874 301/948-6100 Fax 301/948-1886	
PLAT BK.	B		DATE OF LOCATIONS	SCALE: 1" = 30'
PLAT NO.	24	WALL CHECK:	DRAWN BY: M.N.B.	
LIBER	46244	PROP. CORR. 06-03-19	JOB NO.: 19-25061	
FOLIO	105			



4921 Wyaconda Road | N. Bethesda, MD 20852
1750 Tysons Blvd, Ste 1500, Tysons Corner, VA 22102
DC #410516000169 | MHC #87 | VA #2701023445 Class A

Prepared For: Steve Smith
7301 Holly Ave
Takoma Park MD 20912

Date:
Phone:

04/30/2024
301-706-0342

Email
Prepared by:

stevelsmith@yahoo.com
David Lage

For Office Use Only

Prospect Number:

Sales Number:

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

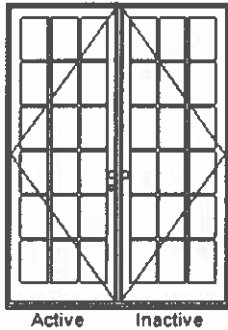
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 2		TOTAL UNIT QTY: 2		EXT NET PRICE: USD 22,313.20		
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1	Kitchen	Elevate	Inswing French Door CN 6080 RO 72" X 96" Entered as CN 6080	12,505.02	1	12,505.02
2	Basement	Elevate	Inswing French Door CN 6068 RO 72" X 82 1/2" Entered as CN 6068	9,808.18	1	9,808.18

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit: Kitchen	Net Price:		12,505.02
Qty: 1		Ext. Net Price:	USD	12,505.02



As Viewed From The Exterior

Entered As: CN
CN 6080
RO 72" X 96"
Egress Information
 Width: 64 13/32" Height: 91 3/4"
 Net Clear Opening: 41.04 SqFt
Performance Information
 U-Factor: 0.28
 Solar Heat Gain Coefficient: 0.24
 Visible Light Transmittance: 0.39
 Condensation Resistance: 61
 CPD Number: MAR-N-306-00676-00001

Stone White Exterior
 White Interior
 Elevate Inswing French Door 4 9/16" - XX Left Hand
 CN 6080
 Rough Opening 72" X 96"
 Left Panel
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W6H
 Stone White Ext - White Int
 Right Panel
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W6H
 Stone White Ext - White Int
 Multi-Point Lock
 Cambridge Handle Satin Nickel PVD Keyed Exterior Primary Handle Set
 Cambridge Handle Satin Nickel PVD Interior Primary Handle Set
 Cambridge Handle Satin Nickel PVD Exterior Secondary Handle Set
 Cambridge Handle Satin Nickel PVD Interior Secondary Handle Set
 Keyed
 Satin Nickel PVD Adjustable Hinges
 No Screen
 Beige Ultrex Sill / Beige Weather Strip
 4 9/16" Jamb
 Nailing Fin
 ***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
 ***Note: Unit Availability and Price is Subject to Change

Line #2	Mark Unit: Basement	Net Price:		9,808.18
Qty: 1		Ext. Net Price:	USD	9,808.18



Stone White Exterior
 White Interior
 Elevate Inswing French Door 6 9/16" - OX
 CN 6068
 Rough Opening 72" X 82 1/2"
 Left Panel
 Stone White Exterior
 White Interior
 IG
 Tempered Low E2 w/Argon
 Stainless Perimeter and Spacer Bar
 7/8" SDL - With Spacer Bar - Stainless
 Rectangular - Standard Cut 3W5H
 Stone White Ext - White Int
 Right Panel
 Stone White Exterior
 White Interior

7301 Holly Avenue
Takoma Park, MD 20912

Historic Preservation Office
Montgomery County Planning Department
2425 Reedie Drive, Floor 13
Wheaton, MD 20902

May 9, 2024

Greetings,

With this letter we are applying for a Historic Area Work Permit for planned replacement of two sets of French doors at our residence at 7301 Holly Ave, Takoma Park, MD.

The doors were originally installed during a renovation of our home in 2000-2001. They are now showing extensive water damage and wood rot, and need to be replaced. We plan to replace them with Marvin Elevate series windows, which will be identical in appearance to the existing doors.

We have attached the following documents for your review:

- 1) HAWP application form
- 2) Site plan
- 3) Contractor's quote, which includes plans/elevations and material specifications
- 4) Photo of doors in current condition, with labels
- 5) Addresses of adjacent property owners (on application form).

We would appreciate receiving confirmation that you have received our documents and that everything is in order, as well as an estimate of when your review will be completed and the permit granted.

Thank you for your help.

Best Wishes,



Steve Smith
301-706-0242
stevelsmith@yahoo.com



Jacqueline Newell
301-706-3384
jleenewell@gmail.com







