

7213 Holly Avenue, Takoma Park
[HPC Case # 37/03-12 B]
Takoma Park H.O.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 9, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #588655, alterations to garage

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the February 8, 2012 meeting.

- 1. The applicant must submit a window and door specification sheet to HPC staff for final approval prior to stamping the permit set of plans.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Devin Cheema and Matthew Zimmer

Address: 7213 Holly Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Date Received in DPS
Mail Log # 929 031

Contact Email: devin.cheema@yahoo.com Contact Person: Devin cheema
Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Devin cheema and Matthew Zimmer Daytime Phone No.: 301-938-7712

Address: 7213 Holly Avenue Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7213 Street Holly Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 32 Block: 6 Subdivision: B.F. Gilberts

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
- CHECK ALL APPLICABLE:
- A/C
 - Stab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: _____

1B. Construction cost estimate: \$ 2500

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

D. Cheema Signature of owner or authorized agent 12-20-11 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/9/12

Application/Permit No.: 588655 Date Filed: 1/12/12 Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Shed is at rear of property, front visible from the street.
Shed is non-historic, of cinderblock construction.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Project is to enlarge two existing openings in shed.
Neither opening is currently or will be visible from
the street.
Project is also to replace existing wooden garage door
with wooden garage door identical to those on adjoining
shed.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

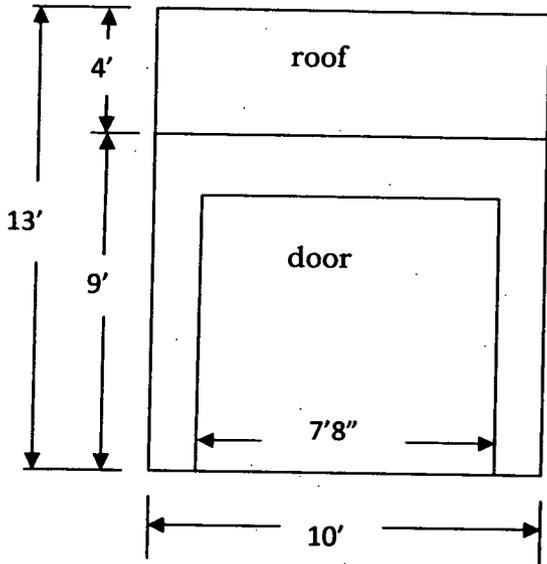
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

7213 Holly Avenue

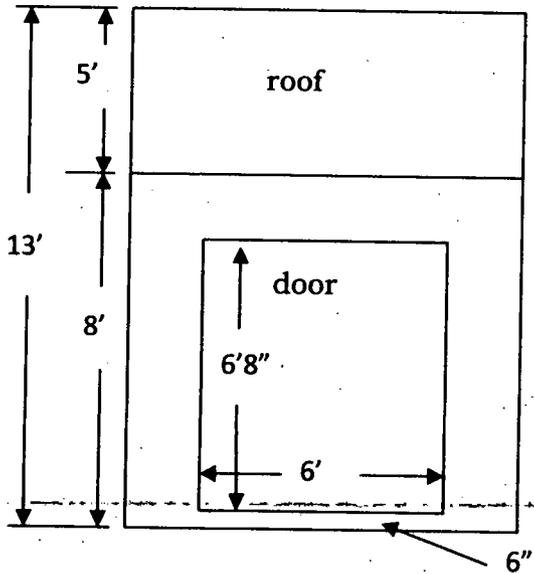
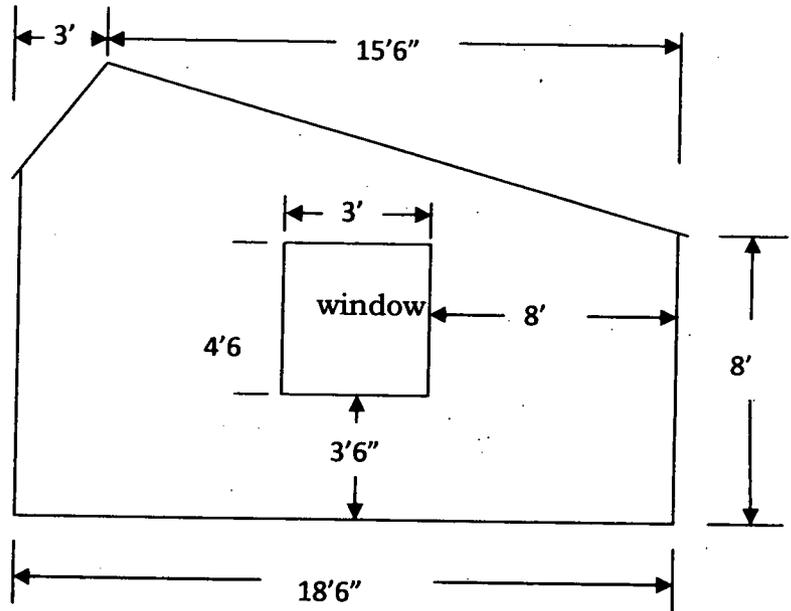
Shed Elevations:

After Alterations:

Front



Side



Rear

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
2/9/12

Silver, Joshua

From: Mattzimmer26 <mattzimmer26@yahoo.com>
Sent: Wednesday, February 08, 2012 4:21 PM
To: Silver, Joshua
Cc: Devin Cheema
Subject: Re: 7213 Holly Avenue, Takoma Park

Josh,

Thank you for your work preempting questions.

The information Devin sent you is for the rear door (away from the street) replacing the rear window. The doors facing the street we plan to match with our neighbor's garage (all wood triple doors with 4 glass panes).

Sorry for any confusion.

Thanks again.

Matt

On Feb 8, 2012, at 3:54 PM, "Silver, Joshua" <Joshua.Silver@montgomeryplanning.org> wrote:

Hi Devin,

Thanks. This is helpful. Just to be clear your application states the door will be identical to the doors on the adjoining shed. The door screen shot you provided shows a double French door, while the existing doors appears to be a triple door with 4-lites in each door panel. Can you please clarify if it is your intention to install a double French door or triple panel door like the existing doors. Also, will the proposed doors have the same 4-lite window configuration? Thanks for getting me this information so quickly. My job sometimes is to preempt possible questions from the HPC to help move the process along more smoothly.

Regards,
Josh

From: Devin Cheema [mailto:devin.cheema@yahoo.com]
Sent: Tuesday, February 07, 2012 7:12 PM
To: Silver, Joshua
Cc: Matt
Subject: Re: 7213 Holly Avenue, Takoma Park

Hi Josh - thanks so much for all your help through this! I spent some time today getting additional detail on the windows and doors, and I hope the attached information is what you're looking for. If not, please let me know, and I'll do my best to get you what you need. For the windows, I've attached an "architectural detail manual", which shows the all-wood construction, as well as a screen shot of the windows from the manufacturer website. For the doors, I've attached a document that shows both the elevation of the doors and the all-wood construction, as well as a screen shot from the manufacturer website. Again, let me know if there's anything else you'd like to see to help you and your colleagues review our application. Thanks again for the guidance -- I am very grateful!

Best,
Devin

From: "Silver, Joshua" <Joshua.Silver@montgomeryplanning.org>
To: Devin Cheema <devin.cheema@yahoo.com>
Sent: Tuesday, February 7, 2012 11:42 AM
Subject: RE: 7213 Holly Avenue, Takoma Park

Hi Devin,

I was directed by the Historic Preservation Commission to request that you provide me with a cut sheet or drawing that shows the proposed material and configuration of both the windows and doors. The purpose of providing a cut sheet or drawing allows the HPC to verify the appropriateness of your material selections with the resource type and style. Such drawings or cut sheets are usually available from window and garage door manufacturers. Your selection of an all wood Marvin push-out casement window and outswing French doors lead me to believe you're going in the right direction with respect to materials, however the HPC just needs some type of documentation for clarity. You can e-mail me a cut sheet/drawing or hand-deliver it to me at the meeting tomorrow night. Your project can still be approved tomorrow night if you don't have this information, just note that a condition will be added saying that you need to provide this to me for final approval.

Thanks,
Josh

From: Devin Cheema [mailto:devin.cheema@yahoo.com]
Sent: Monday, January 30, 2012 12:52 PM
To: Silver, Joshua
Subject: Re: 7213 Holly Avenue, Takoma Park

Hi Josh,

Thanks so much for the follow up. We would like to install all wood Marvin-brand pushout casement windows for the smaller opening, and all wood Marvin-brand outswing French doors for the larger one. Please let me know if there is any difficulty with these, or preference for something different.

Many thanks,
Devin

From: "Silver, Joshua" <Joshua.Silver@montgomeryplanning.org>
To: "devin.cheema@yahoo.com" <devin.cheema@yahoo.com>
Sent: Monday, January 30, 2012 10:28 AM
Subject: 7213 Holly Avenue, Takoma Park

Good morning,

I am reviewing your Historic Area Work Permit application for alterations to the garage at 7213 Holly Avenue. Can you please provide me with the following information so I can complete my review of your proposal.

What type of window are you proposing to install (fixed, double-hung [simulated divided light, 1/1, please explain the window grill configuration if applicable], or casement?

What material will the new windows be fabricated from? The HPC typically requires windows to be fabricated from all wood (interior/exterior), no cladding.

Your response to these questions would be appreciated.

Thanks,
Josh Silver

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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7213 Holly Avenue, Takoma Park	Meeting Date:	2/8/2012
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	2/1/2012
Applicant:	Devin Cheema and Matthew Zimmer	Public Notice:	1/25/2012
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-12B	Staff:	Josh Silver
PROPOSAL:	Alterations to garage		

STAFF RECOMMENDATION:

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c1890s

PROPOSAL:

The applicants are proposing to remove and replace both side elevation and rear windows and one non-historic front door on a rear yard garage located at the subject property. The proposed work includes enlarging the existing openings and the installation of new wooden awning windows and a new wooden garage door to match the existing doors.

APPLICABLE GUIDELINES:

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 insure 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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets 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 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 **joshua.silver@mncppc-mc.org** to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Date Received in DPS
Mail Log # 279 031

Contact Email: devin.cheema@yahoo.com Contact Person: Devin cheema
 Daytime Phone No.: _____
 Tax Account No.: _____
 Name of Property Owner: Devin cheema and Matthew Zimmer Daytime Phone No.: 301-938-7712
 Address: 7213 Holly Avenue Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7213 Street: Holly Avenue
 Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
 Lot: 32 Block: 6 Subdivision: B.F. Gilberts
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input checked="" type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 2500

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

D/cheema _____ 12-20-11
 Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 588655 Date Filed: 1/12/12 Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS 1ST ACCOMPANY THIS APPLICATION.**

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Shed is non-historic, of cinderblock construction.

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4

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

Owner's mailing address

Devin Cheema
7213 HOLLY AVENUE
TAKOMA PARK, MD
20912

Owner's Agent's mailing address

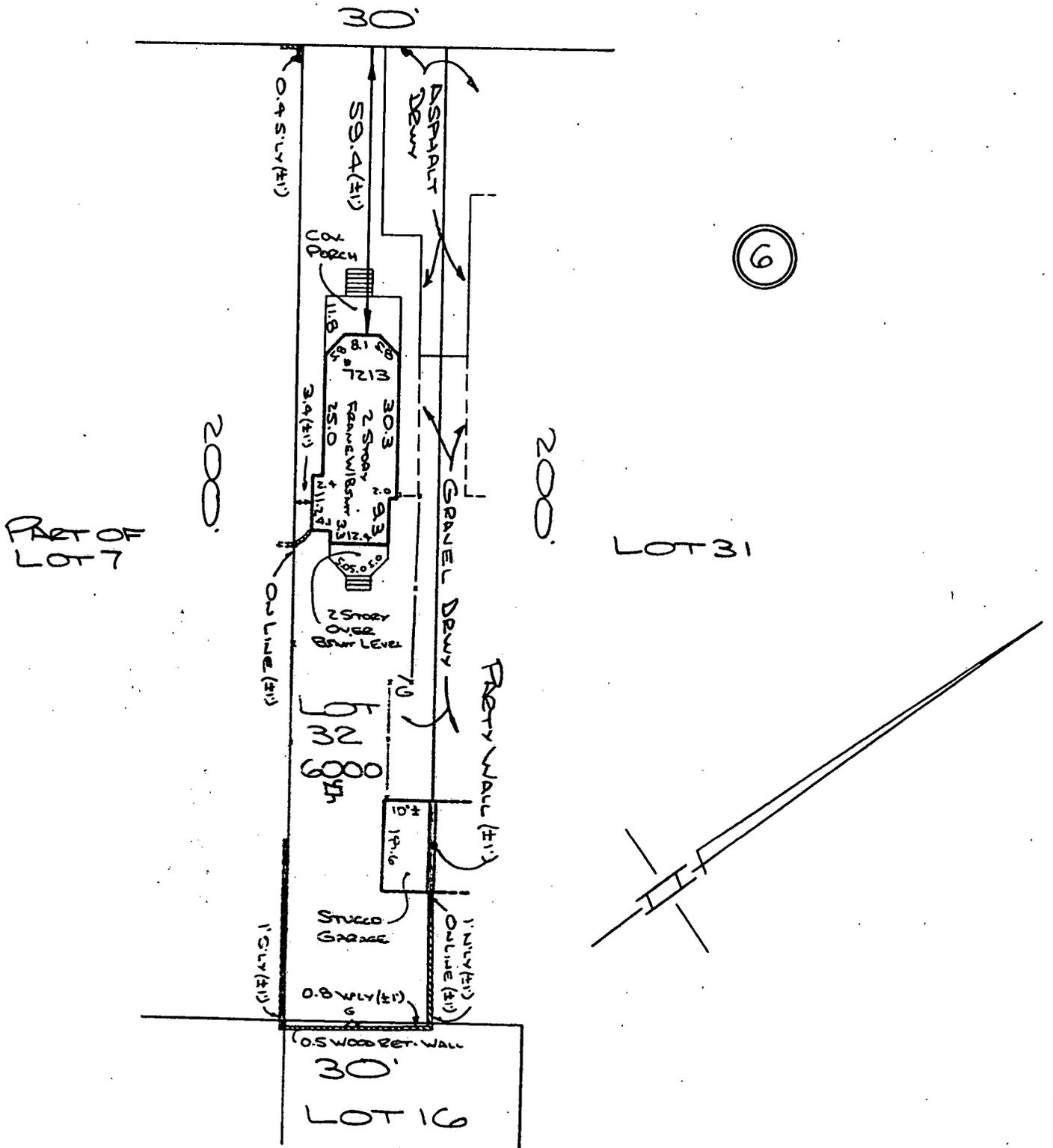
Adjacent and confronting Property Owners mailing addresses

HUGH GEOGHEGAN
7215 HOLLY AVENUE
TAKOMA PARK, MD
20912

MARTIN COLLINS
7211 HOLLY AVENUE
TAKOMA PARK, MD
20912

NORMA TILDEN
7214 HOLLY AVENUE
TAKOMA PARK, MD
20912

HOLLY AVENUE



NOTE: NO BEARINGS SHOWN ON SUBDIVISION PLAT

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705

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.

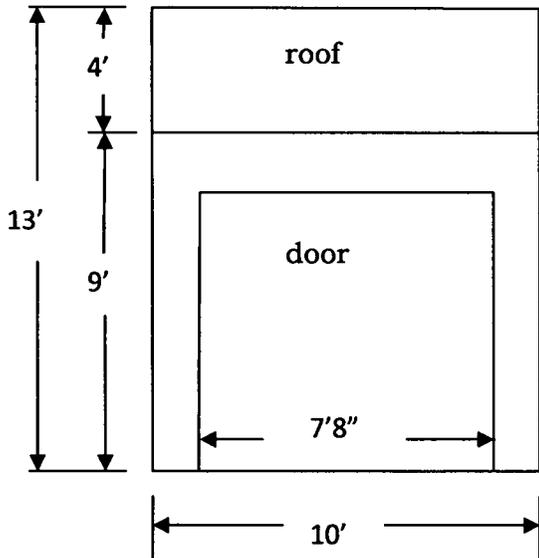
6

7213 Holly Avenue

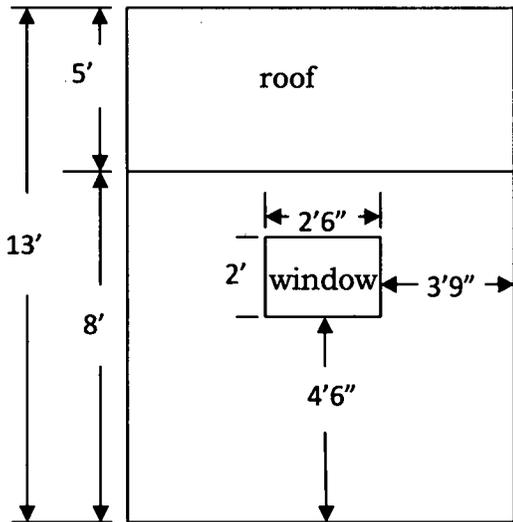
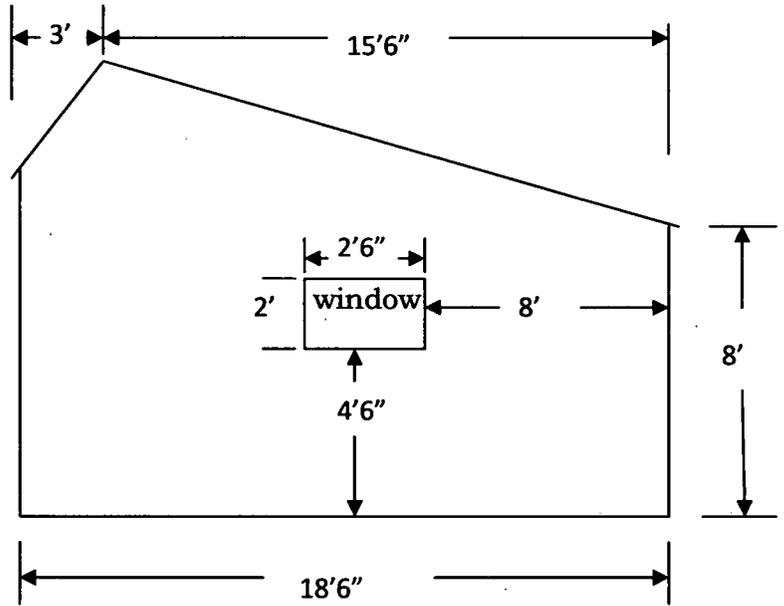
Shed Elevations:

Before Alterations:

Front



Side



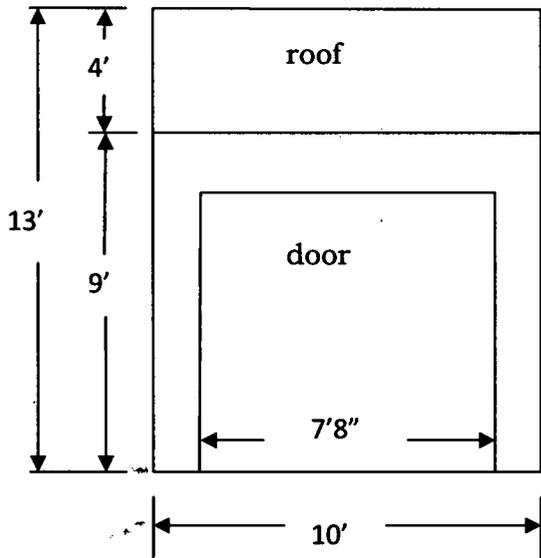
Rear

7213 Holly Avenue

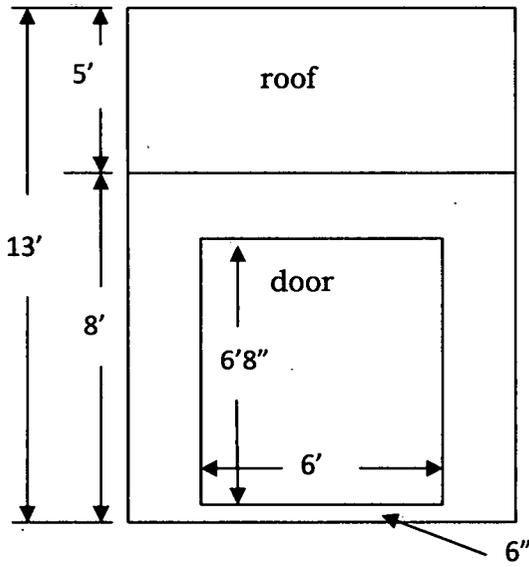
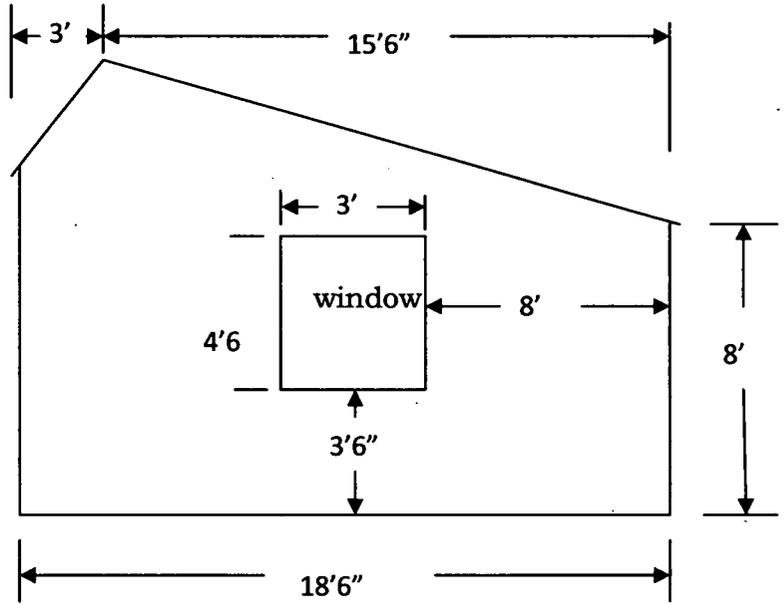
Shed Elevations:

After Alterations:

Front



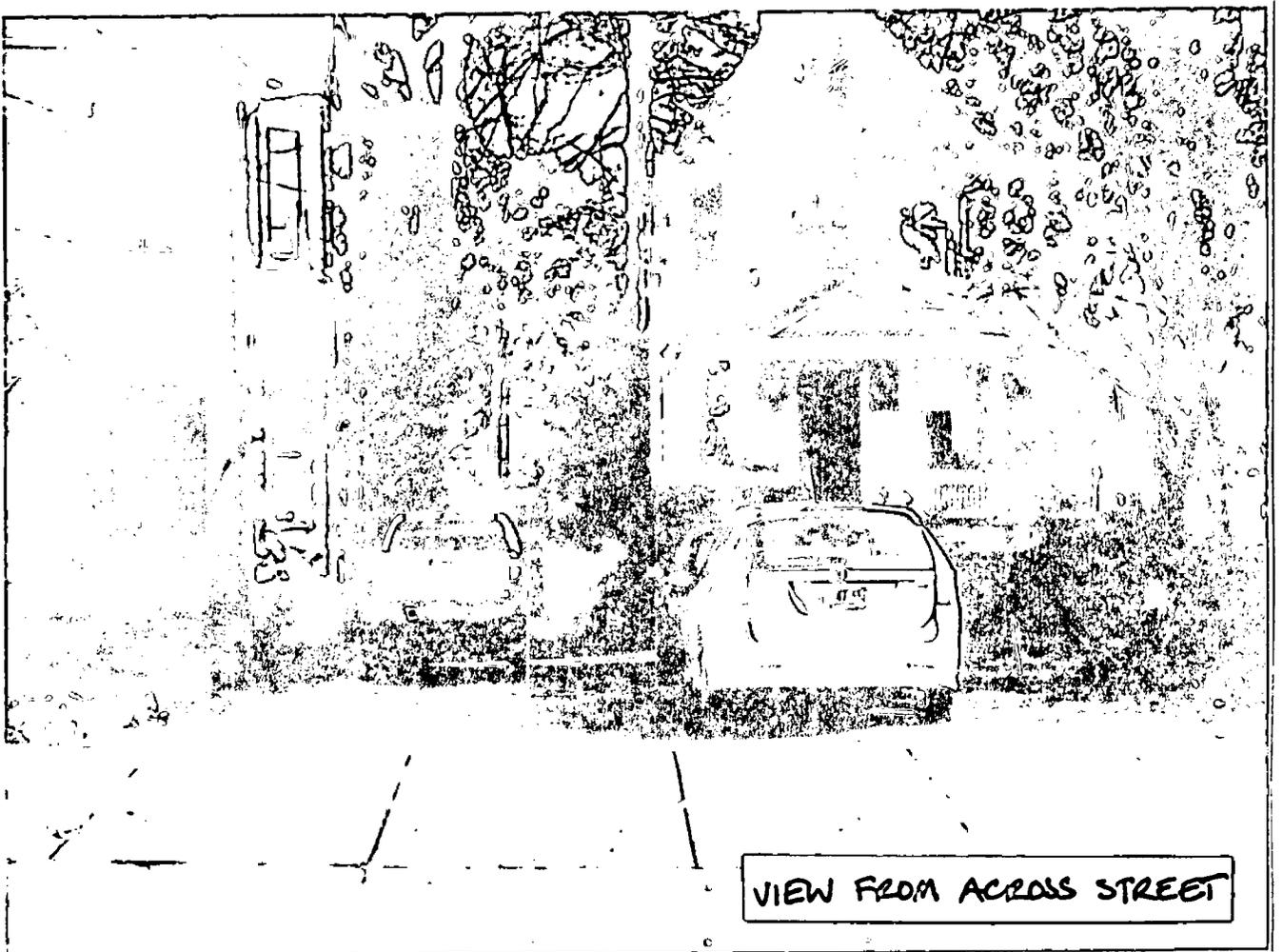
Side



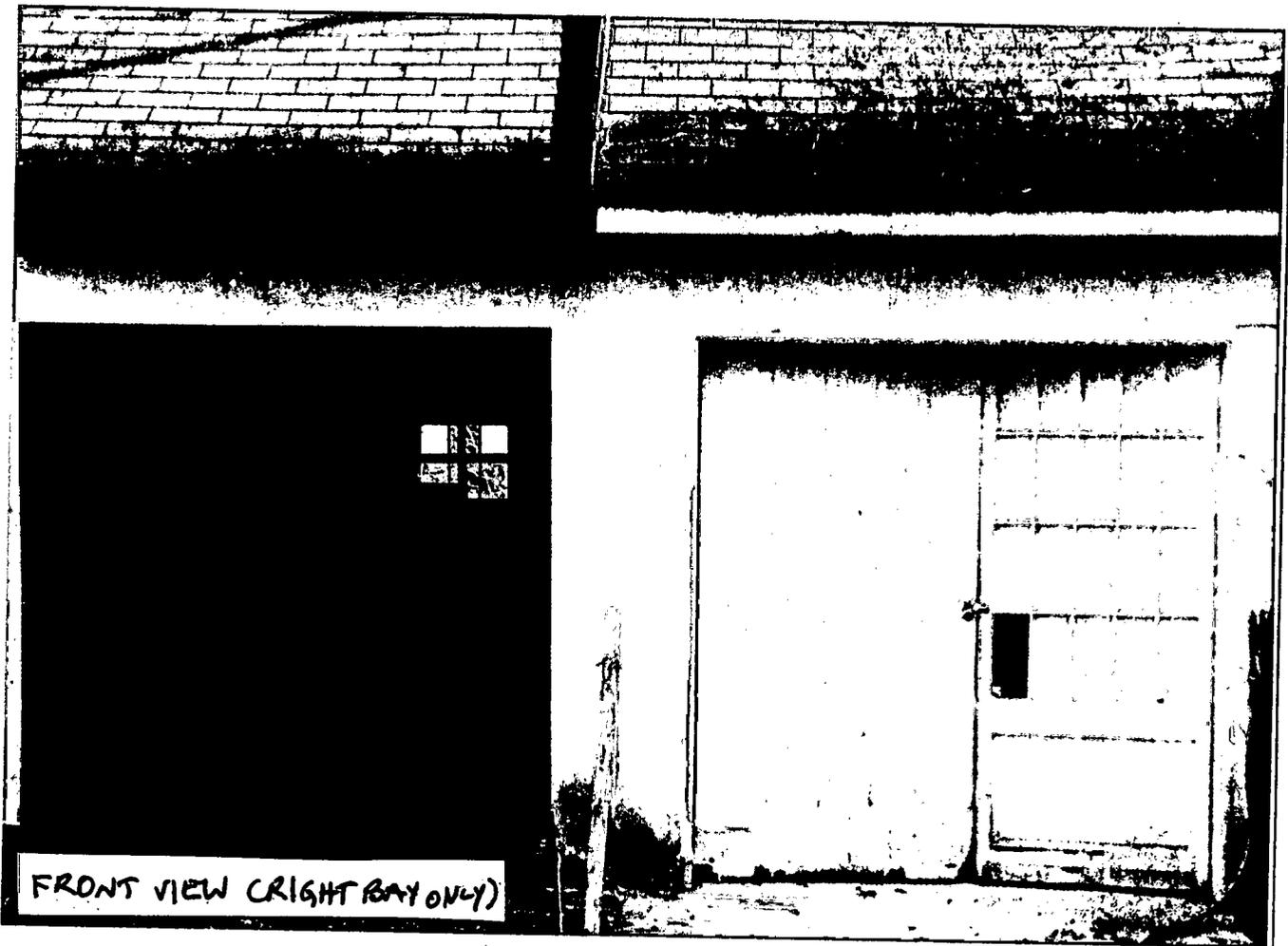
Rear



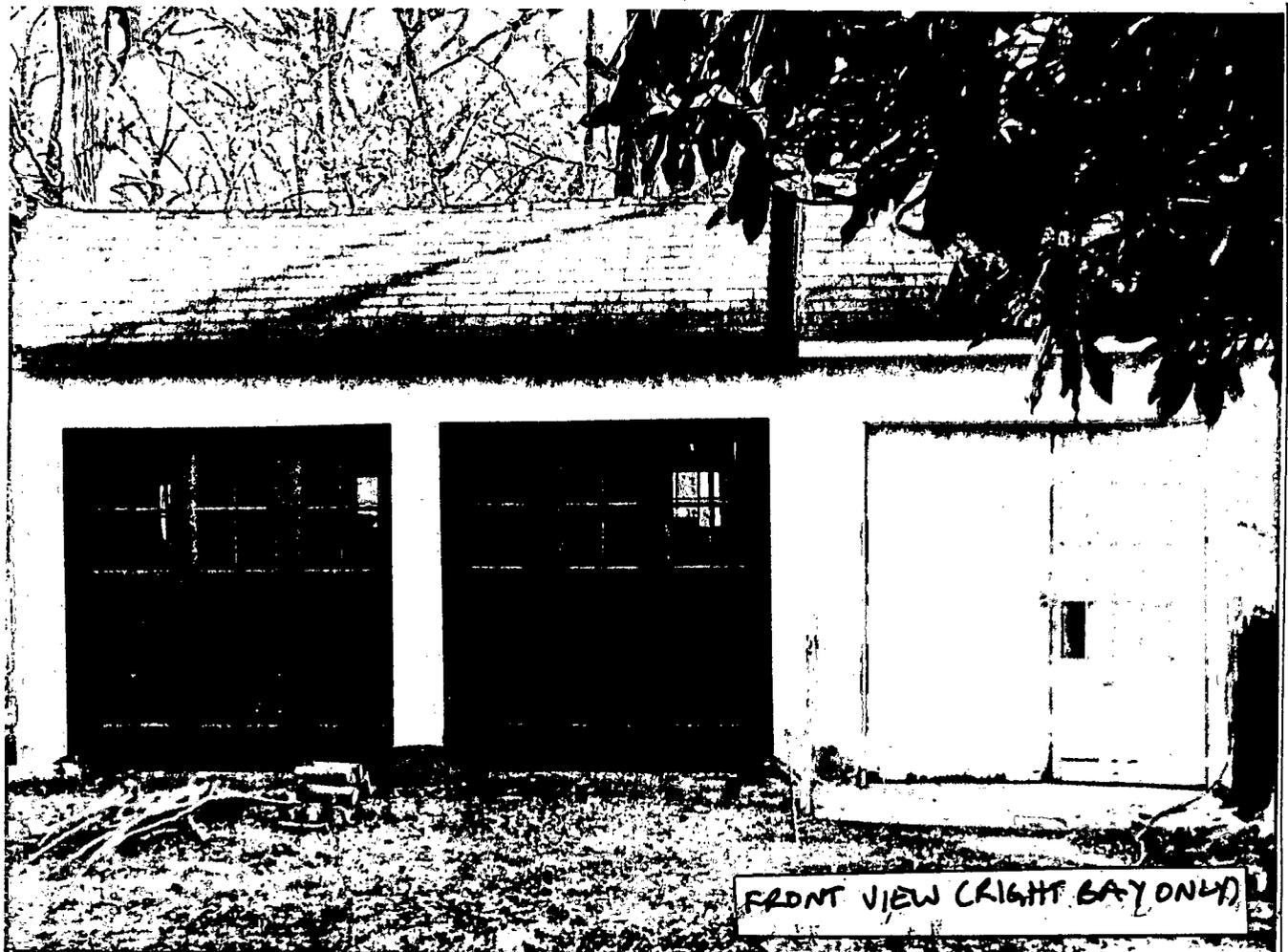
VIEW FROM SIDEWALK



VIEW FROM ACROSS STREET



FRONT VIEW (RIGHT BAY ONLY)

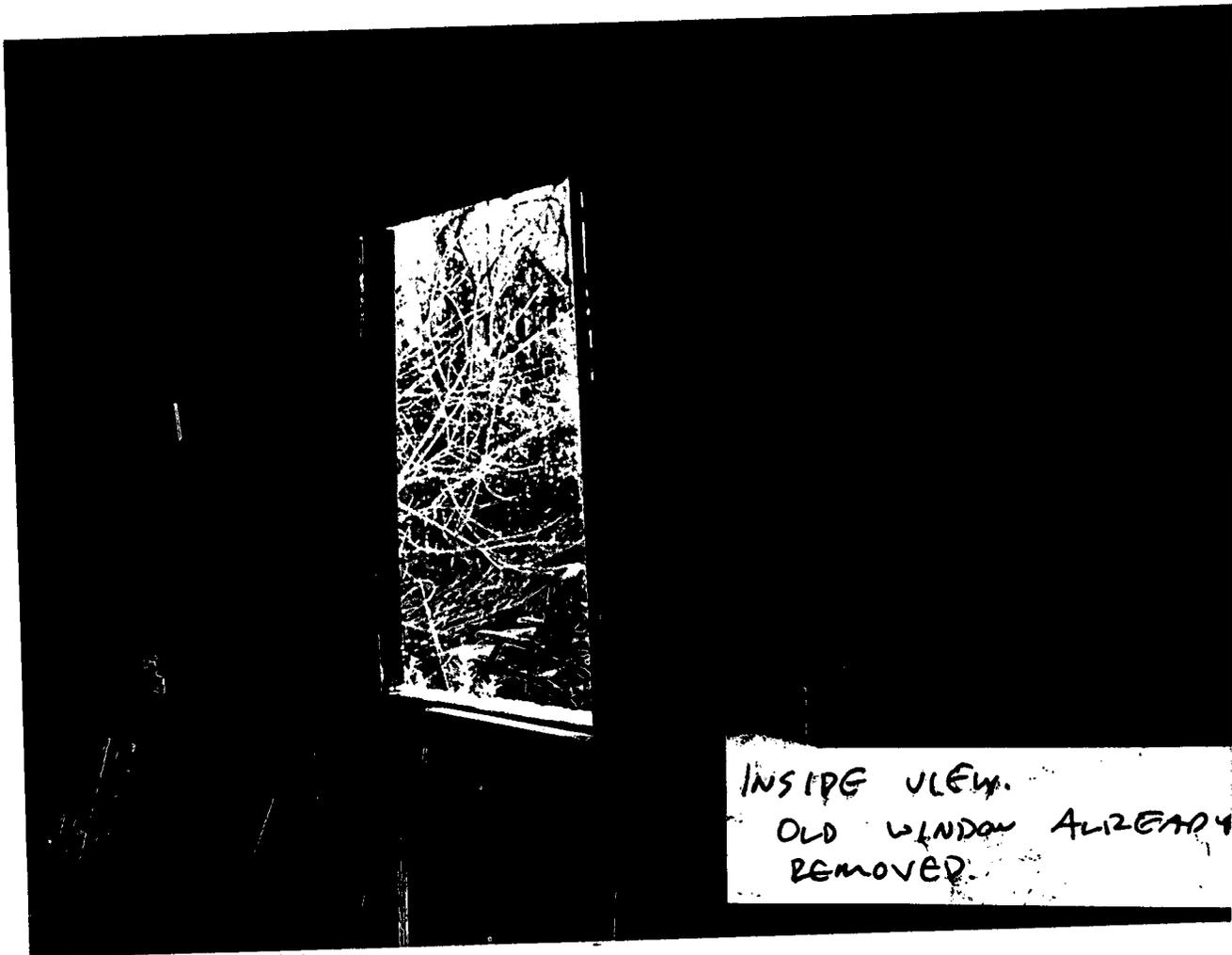


FRONT VIEW (RIGHT BAY ONLY)

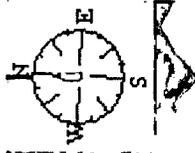


SIDE VIEW OF OLD WINDOW.

UNFORTUNATELY, THIS IS THE ONLY PICTURE WE HAVE AS WE REMOVED THE OLD WINDOWS PRIOR TO APPLYING FOR THE PERMIT.



INSIDE VIEW.
OLD WINDOW ALREADY
REMOVED.



7213 HOLLY AVE



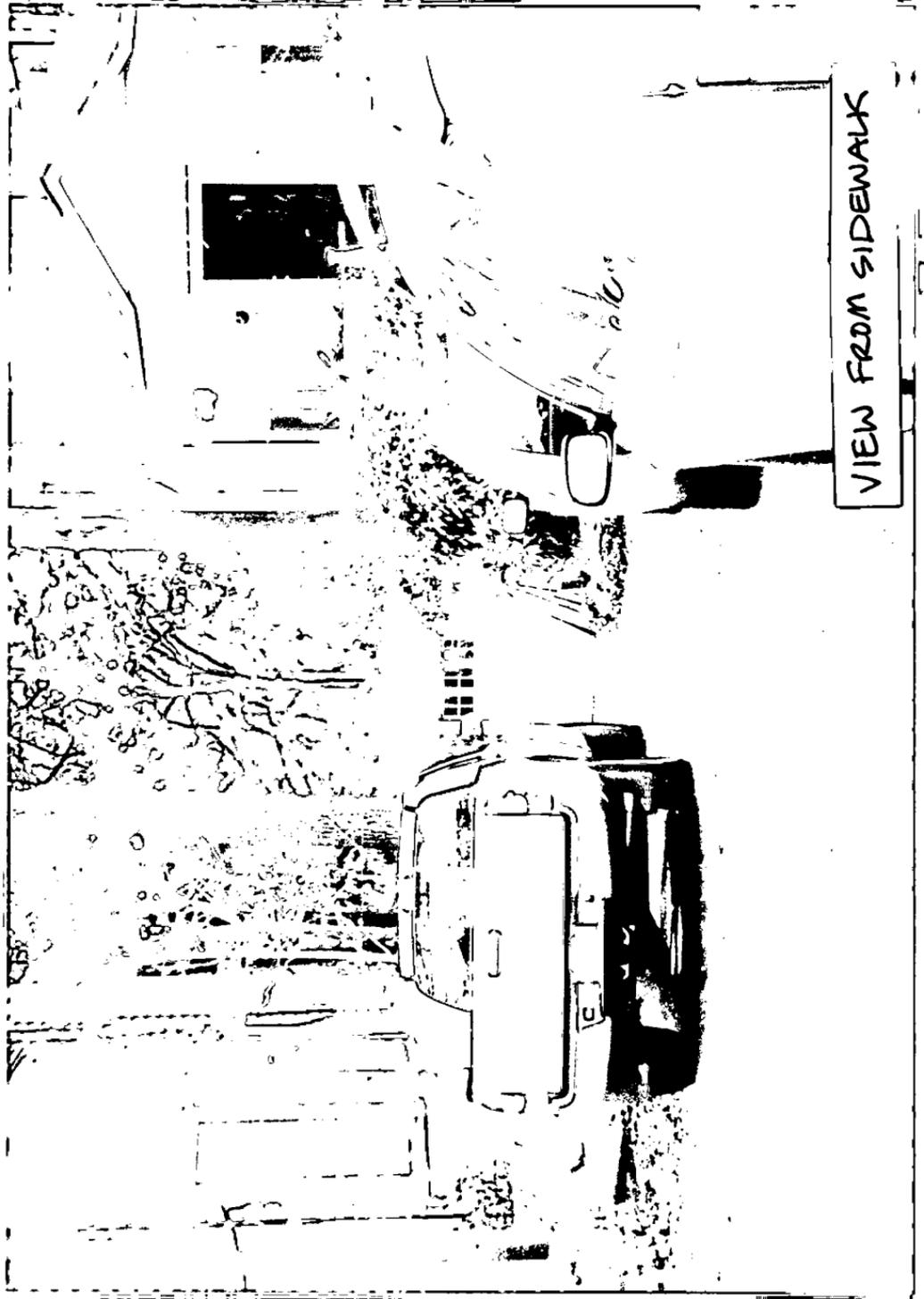
SIDE VIEW OF OLD WINDOW.

UNFORTUNATELY, THIS IS THE ONLY PICTURE WE HAVE AS WE REMOVED THE OLD WINDOWS PRIOR TO APPLYING FOR THE PERMIT.

VIEW FROM ACROSS STREET



VIEW FROM SIDEWALK



FRONT VIEW (RIGHT BAY ONLY)





INSIDE VIEW.
OLD WINDOW AIRSEAL
REMOVED.

FRONT VIEW (RIGHT BAY ONLY)

