

25 Holt Place, Takoma Park

[HPC Case # 37/03-12D]

Takoma Park H.D.



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 28, 2012

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit #589681, front door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the February 22, 2012 meeting.

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: Andrew and Kathryn Partan

Address: 25 Holt Place, 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

Contact Email: amycabramsdesignbuild.com Contact Person: Amy Abrams
 Tax Account No.: 010804564 Daytime Phone No.: 301-270-6380
 Name of Property Owner: Andrew S. + Kathryn M. Pastan Daytime Phone No.: 301-270-4175
 Address: 25 Takoma Park Holt Pl. 20912
Street Number City State Zip Code
 Contractor: Abrams Design Build Phone No.: 301-270-6380
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 25 Street: Holt Pl.
 Town/City: Takoma Park Nearest Cross Street: Crescent Pl.
 Lot: P19 Block: L2 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: 0000

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: \$ 1000.00

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: _____
 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

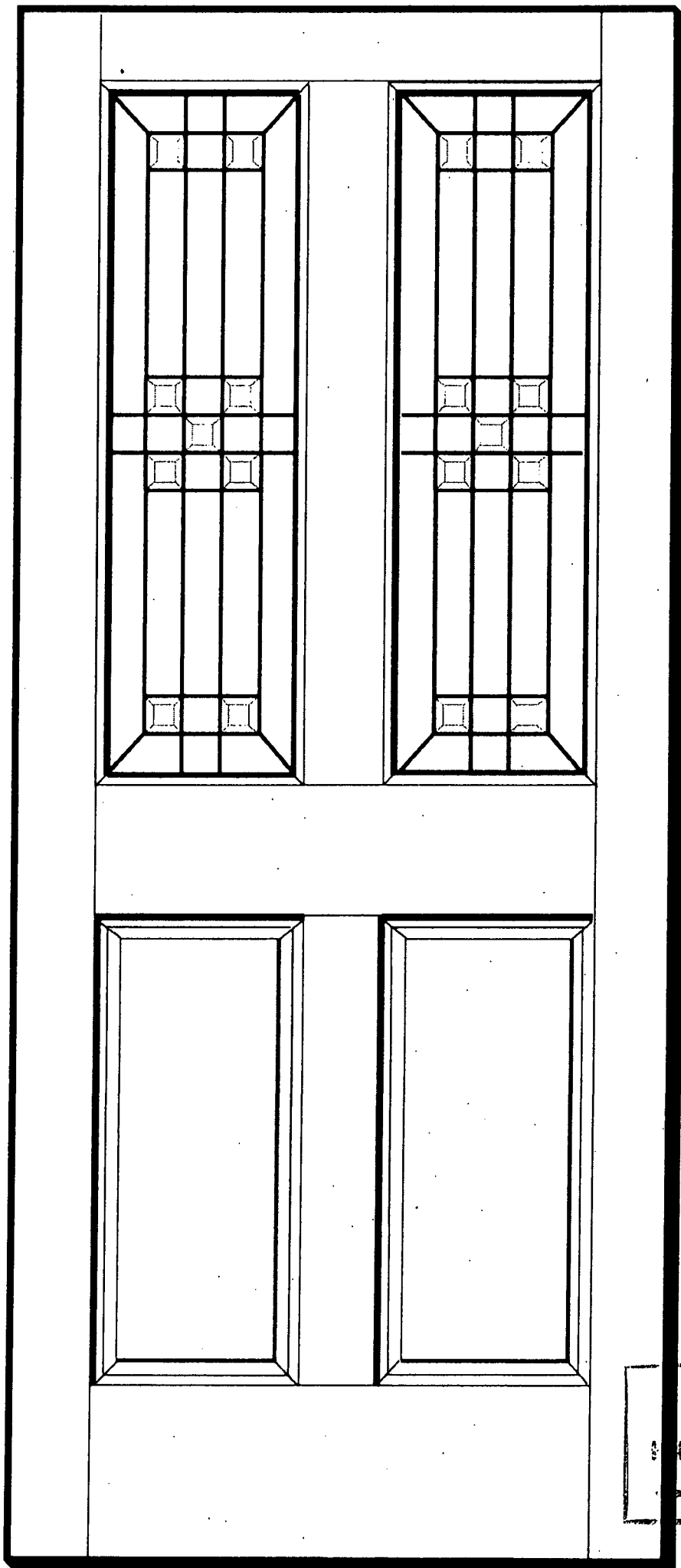
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Cond M. Pastan _____ 1/25/2012
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 2/28/12
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

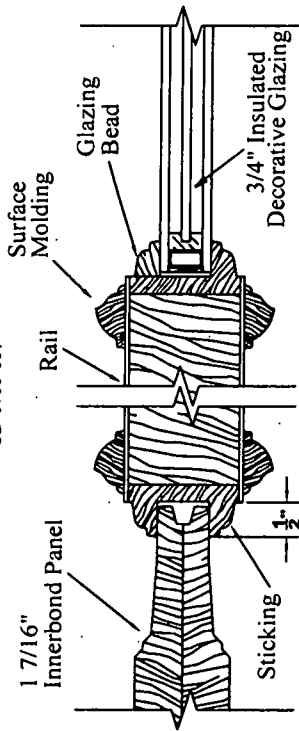
SEE REVERSE SIDE FOR INSTRUCTIONS

AIP # 589681

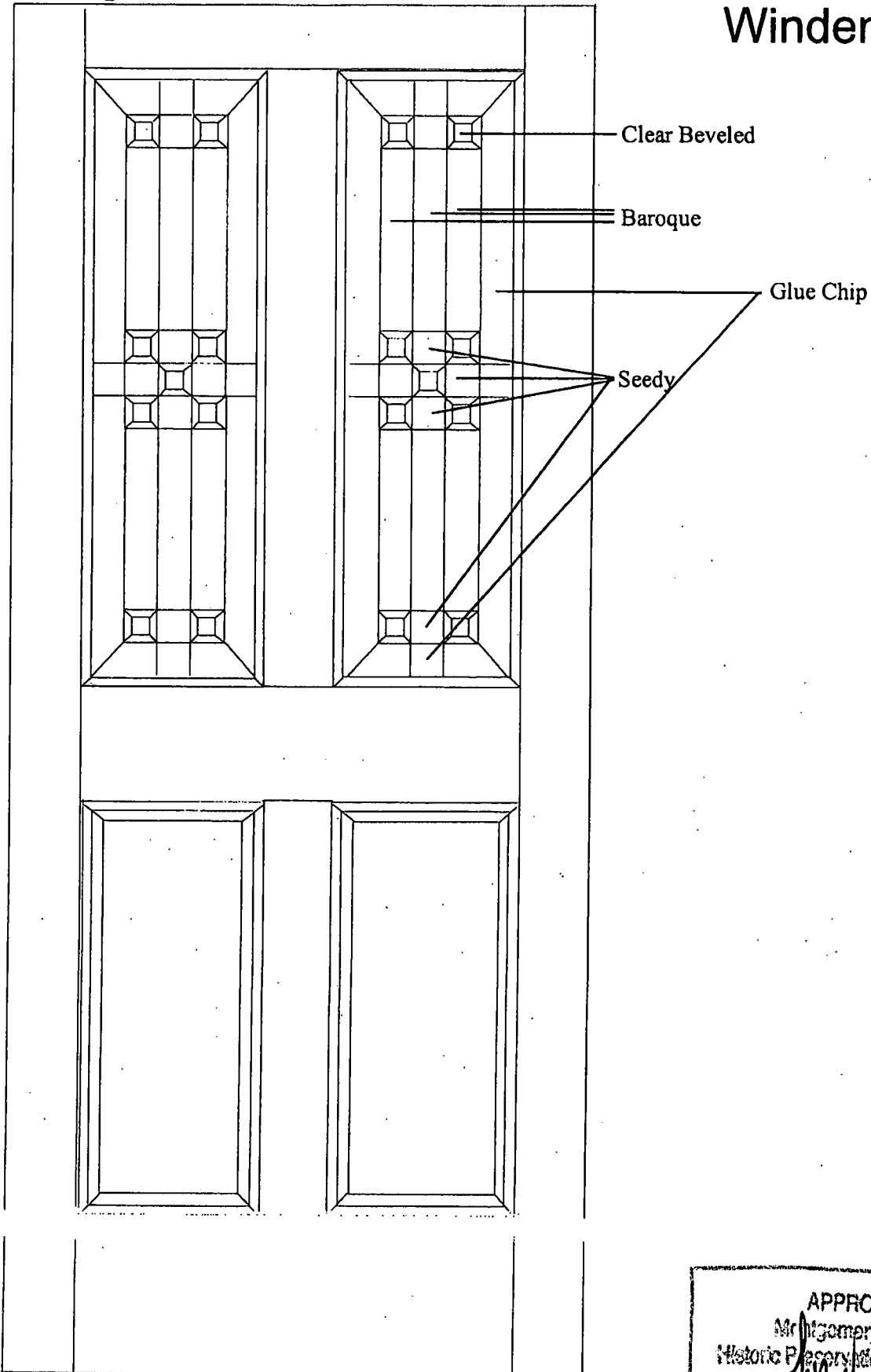


APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
1/2/12

Arlington
SD-0700-001



APPROVED
Holt County County
Housing & Community Development
[Signature]
7/28/12



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
2/2012

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25 Holt Place, Takoma Park	Meeting Date:	2/22/2012
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	2/15/2012
Applicant:	Andrew and Kathryn Partan	Public Notice:	2/8/2012
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-12D	Staff:	Josh Silver
PROPOSAL:	Front door replacement		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Italianate
DATE: c1875-85

PROPOSAL:

The applicants are proposing to remove and replace a non-historic front door with a wooden (interior/exterior) four panel door with glazing. Refer to Circle 8 for actual door style recommended by HPC staff.

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.



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Cond M Pastan

 Signature of owner or authorized agent

1/25/2012

 Date

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

AIP # 589681

**Index for Historic Area Work Permit Application for
Andrew S. and Kathryn M. Partan**

Page 1 - Application main info page

Page 2 - Application page two (see addendum)

Page 3 - HAWP application mailing addresses for notifying

Page 4 - Photos of existing property conditions

Page 5 - Site plan

Page 6 - Addendum - Description of Current Structure, Impact Statement and Conclusion

Page 7 - 10 - Examples of Italianate homes with door styles similar to homeowners choices for new door

Page 11 - Examples of homeowners preferred choices for new door

Page 12 - Alternate proposed door

ADDENDUM

DESCRIPTION OF CURRENT STRUCTURE

The Woodward House at 25 Holt Place is a two story Italianate Victorian built c1875-85. The main entrance originally faced Carroll Ave. before Takoma Park was subdivided. After the community expanded and new streets were platted, the orientation of the house effectively changed and the back door became the front door, and other alterations were made to the doors and windows over the years.

Even given the way the community developed the context of the house is somewhat unconventional. The house to the right of the subject house is a much modified side gable being built in 1923 according to tax records, and faces away at an angle as Holt Place bends and becomes Crescent Place. The house to the left of the subject house is a prototypical 2 story front gabled Craftsman style. The house that faces the subject is a two story side gabled Colonial Revival with small front portico. The subject house is distinctly larger in scale than any of its neighbors.

In addition to the unusual context, it appears as though many of the windows and doors have been changed throughout the life of the house. We don't know the original style of the windows as the window styles are different and therefore we cannot know if any of them are original. For example, the second floor front windows are 6/6 and the first floor front windows are 12/1, the side windows are 2/2. The door is apparently from the mid-20th century and is not prominent.

PROJECT DESCRIPTION AND IMPACT

We propose to replace the non-original front door with a new door with leaded glass that will allow more light into the home while still maintaining privacy.

We cite the specific examples (see attached scans) in Carol Rifkind's *A Field Guide to American Architecture* (page 70 – 71, ex. 106) and Virginia and Lee McAlester's *A Field Guide To American Houses* (page 218, ex. 11; page 224, ex. 4; page 229, ex. 7). These examples show single entry doors with generous paired lights over paired wood panels. We feel, based on our research, the doors we propose are in character and spirit with the examples cited.

CONCLUSION

The proposed change of this door is in spirit with the style of the house and should complement the Historic District.

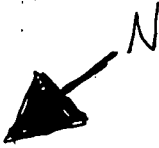
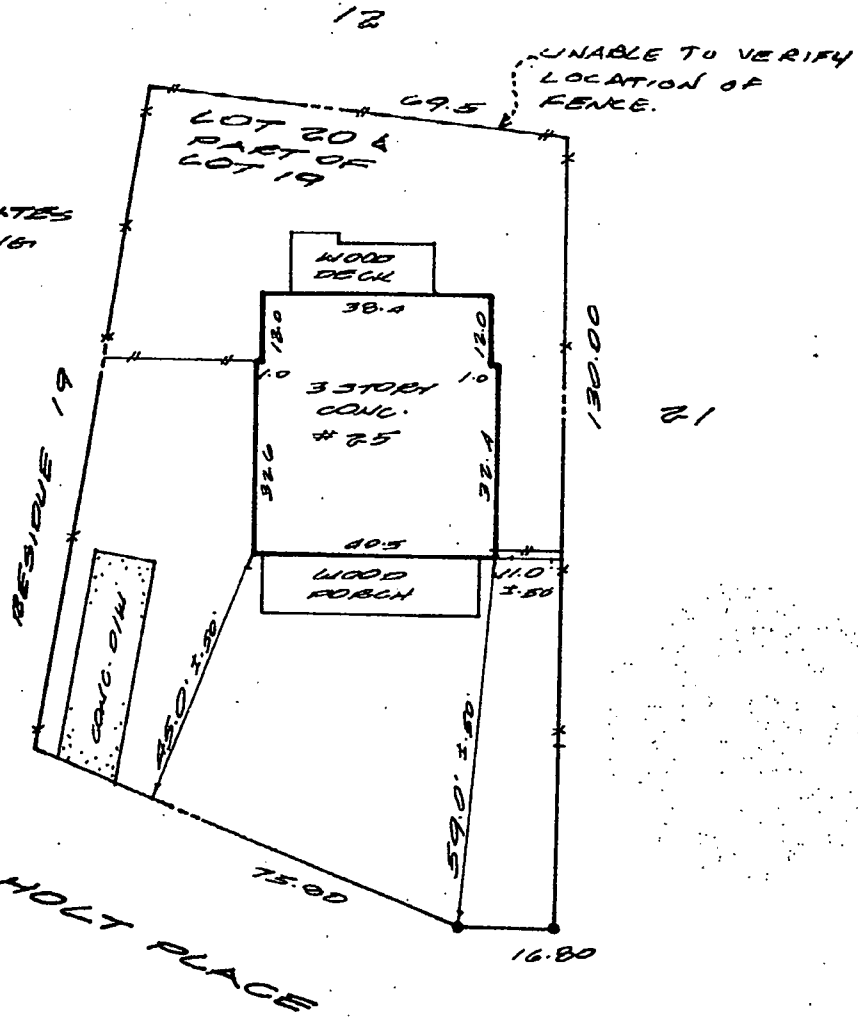
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Andrew S. and Kathryn M. Partan 25 Holt Pl. Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
David Hawk and Mary M. Voorhes 24 Holt Pl. Takoma Park, MD 20912	Geoff Maxson 8 Crescent Pl. Takoma Park, MD 20912
Benjamin Rosenthal and Nancy Martin 7136 Carroll Ave Takoma Park, MD 20912	

SITE PLAN

586767

NOTE:
PROPERTY PREDATES
MODERN DAY ZONING



LOCATION DRAWING
LOT 20 AND PART OF LOT 19 BLOCK 2
"HILL-CREST"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold

Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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 securing financing or refinancing.

Date: 4-16-97
Scale: 1" = 30'
Plat Book: 2
Plat No.: 1A0
Work Order: 97-0740

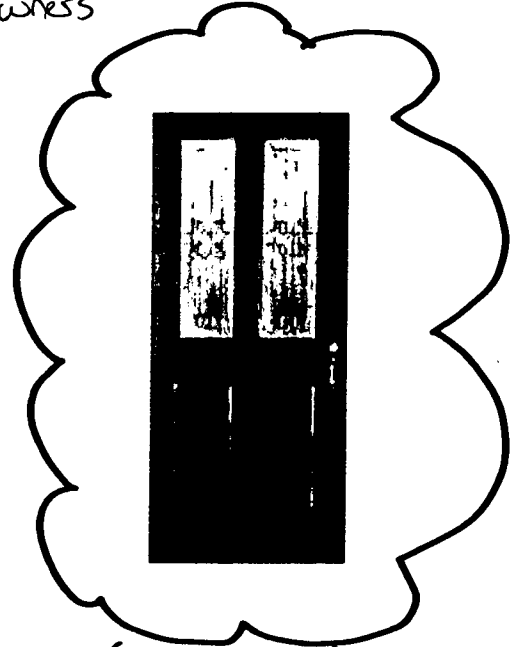


Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 25 HOLT PLACE
District: 12
Jurisdiction: MONTGOMERY COUNTY, MD.

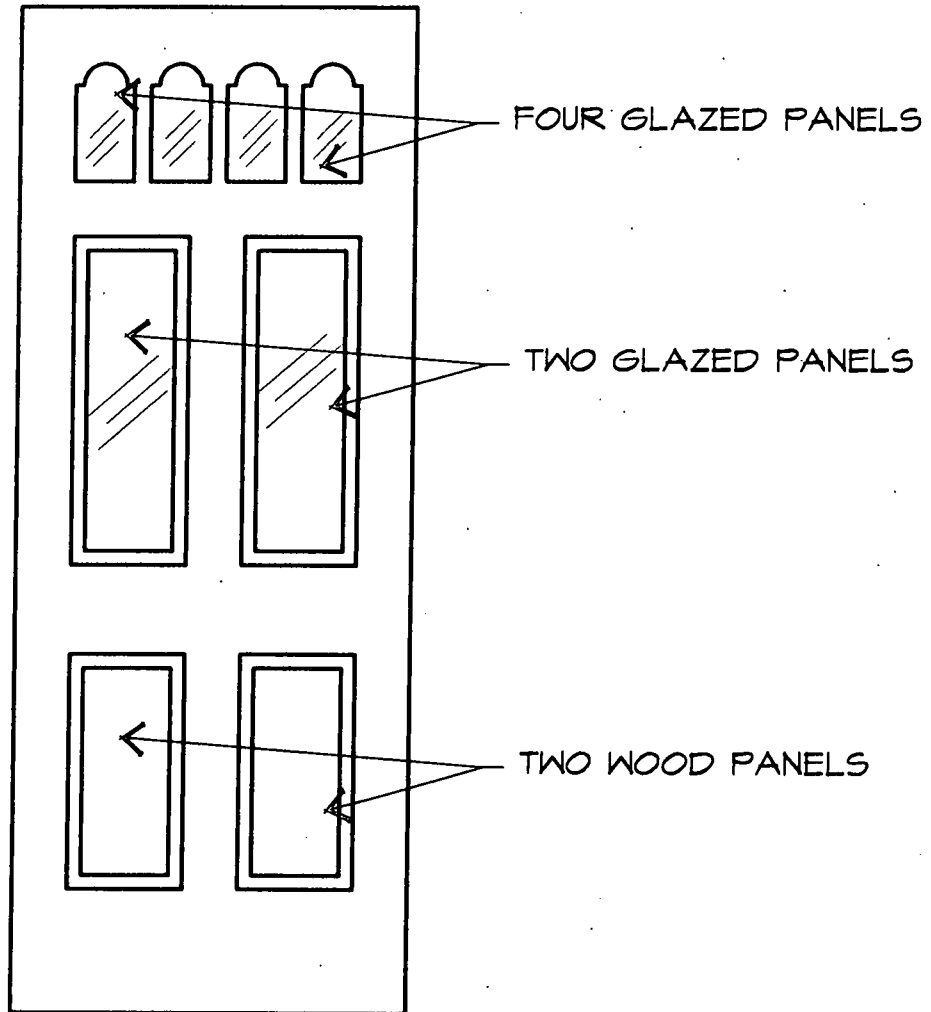
NO TITLE REPORT FURNISHED

Proposed door styles
preferred by homeowner



from Simpson Door Company
website (www.simpsondoor.com)

DOOR HPC STAFF
IS RECOMMENDING
FOR APPROVAL



ALTERNATE PROPOSED DOOR

DECEMBER 23, 2011 PARTAN RESIDENCE

SCALE IS 3/4" = 1'-0"

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

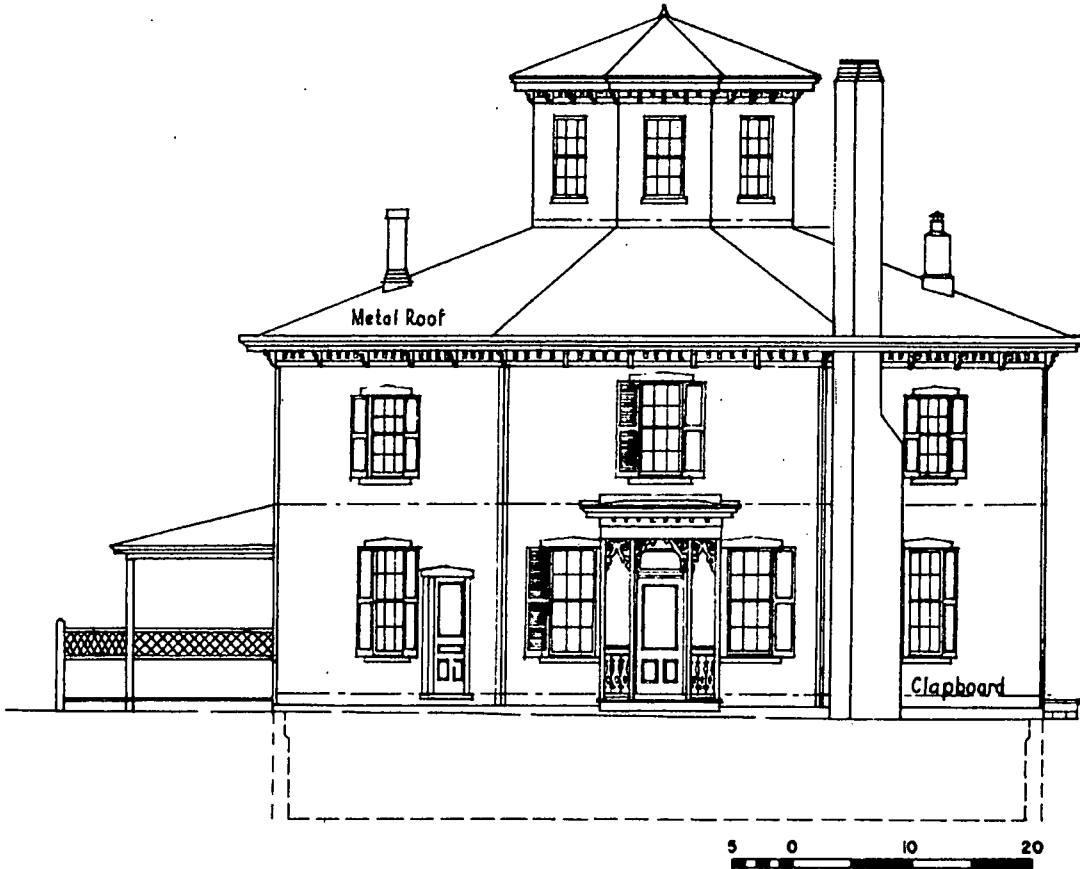


Detail: _____

Applicant: _____

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(10)



108 1830 Phelps Place, Washington, D.C. 1865. A modicum of Italianate ornament and smooth stucco covering over clapboards dress this innovative octagon in the fashionable mode.



From: A Field Guide To American Architecture by Carole Rickind 1980 pg 71

HAWP Pg 16 TD

SIMPLE HIPPED ROOF (con't)

9. Benicia, California; mid-19th century. A very simple, one-story, wood-clad example.

10. Austin, Texas; mid-19th century. A more elaborate one-story masonry example with quoins accenting the door, windows, and corners.

11. Louisville, Kentucky; mid-19th century. Note the use of segmentally arched windows on the first story with fully arched windows above.

12. Bloomington, Wisconsin; 1877. Ballantine House. The matching pair of bay windows on the front facade is unusual.

13. Salisbury, North Carolina; 1868. Murdoch-Wiley House. Occasionally the side-gabled roof form was substituted for the more typical Italianate hipped roof as in this example. Note the unusual use of paired brackets placed on top of pilasters.

14. Fort Smith, Arkansas; ca. 1880. Bonneville House. Note the handsome paired brackets and windows in the elaborated frieze band.

15. Macon, Georgia; 1860. Johnston House; James B. Ayres, architect. A large and elaborate three-story example raised on a full basement. An octagonal cupola and small round windows light the third story. Note the unusually heavy bracketed pediments above second-story windows on the front facade.



From: A Field Guide To
American Houses by
Virginia and Lee McAlester 1984
copied from Page 218

HAWP
Pg 7

(12)



From: A Field Guide To
American Houses by
Ithraimia and Lee Riv. Alister

copied from page 229

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TOWERED

1. South Stockton, New York; mid-19th century. Figures 1, 4, and 7 illustrate progressively more elaborate versions of a tower embraced by the wings of a gable-front-and-wing plan, a favorite Italianate arrangement.

2. Cherry Creek, New York; mid-19th century. Frost House. An unusual composition which builds from a one-story wing (in shadow at left) to the two-story central block to a three-story tower.

3. Hartford, Connecticut; mid-19th century.

4. Lexington, Kentucky; mid-19th century.

5. Marshalltown, Iowa; 1875. Although classical columns are frequently used as porch supports on Italianate houses (see figures 7 and 8), this large porch is probably a later addition (paired columns and columns raised on pedestals were uncommon before the 1890s).

6. Raleigh, North Carolina; ca. 1880. Centered towers are common in Second Empire houses, but Italianate examples, such as this, are unusual. Note how this placement produces a balanced, classical appearance even with the asymmetrical porch.

7. Portland, Maine; 1863. Morse House; Henry Austin, architect. An exceptional landmark example with numerous formal details. Note the segmental and the pedimented window crowns with brackets, as well as the quoins, classical columns, and balustrade.

8. San Antonio, Texas; ca. 1876, 1882, 1890. Norton House. In its final form this is a most unusual Italianate house based on formal Renaissance models.



From: A Field Guide To
American Houses by
Virginia and Lee McAlester
rev. ed. 1991 page 224

FLAWP

Pg 9 (14)