

7306 Holly Ave - TP
37/3 TP HD.

2d0 HAWP



HISTORIC PRESERVATION COMMISSION

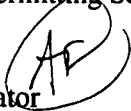
Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 2/25/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #530613—door installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC with one condition on February 24, 2010. The condition of approval is:

1. The new door will be wood, not fiberglass; final door specifications to be provided to staff for review and approval.

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: Agnes Patti
Address: 7306 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Form with handwritten entries: Tax Account No.: 01073456, Name of Property Owner: Agnes M. Patti, Address: 7306 Holly Avenue, Takoma Park Md 20912, Contractor: Cole Contracting, Agent for Owner: Toodle Shipley

LOCATION OF BUILDING/PREMISE

Form with handwritten entries: House Number: 7306 Holly Avenue, Street: Holly Avenue, Town/City: Takoma Park, Nearest Cross Street: Philadelphia Avenue, Lot: 31, Block: 12, Subdivision: Brashears, Liber: 4125, Folio: 585, Parcel: -

PART ONE: TYPE OF PERMIT ACTION AND USE

Form with checkboxes for permit actions: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

Form with checkboxes for sewage disposal and water supply: WSSC, Septic, Well, Other.

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

Form with checkboxes for fence/retaining wall specifications: Height, location (party line, land of owner, 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.

Signature of owner or authorized agent: T. Shipley, Date: 2/2/10

Approved: [Signature] with one condition For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 2/25/10
Application/Permit No.: 530613 Date Filed: 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:

The dwelling is a 1 1/2 story structure built in 1918, and has 4,521 sq. ft. of enclosed space. The dwelling sits on a 14,120 sq. ft. interior lot.

1. Accessory structures consist of a small garden shed at the rear lot line, 2 attached decks, an open porch and a low, decorative brick garden wall.

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

The project consists of removing a window, installing a door and constructing an exterior stairway. The door is a 3'0" x 6'8", 2 lite fiberglass door and allows for egress from the basement. The stairway drawing is attached.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. **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.
- b. 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.

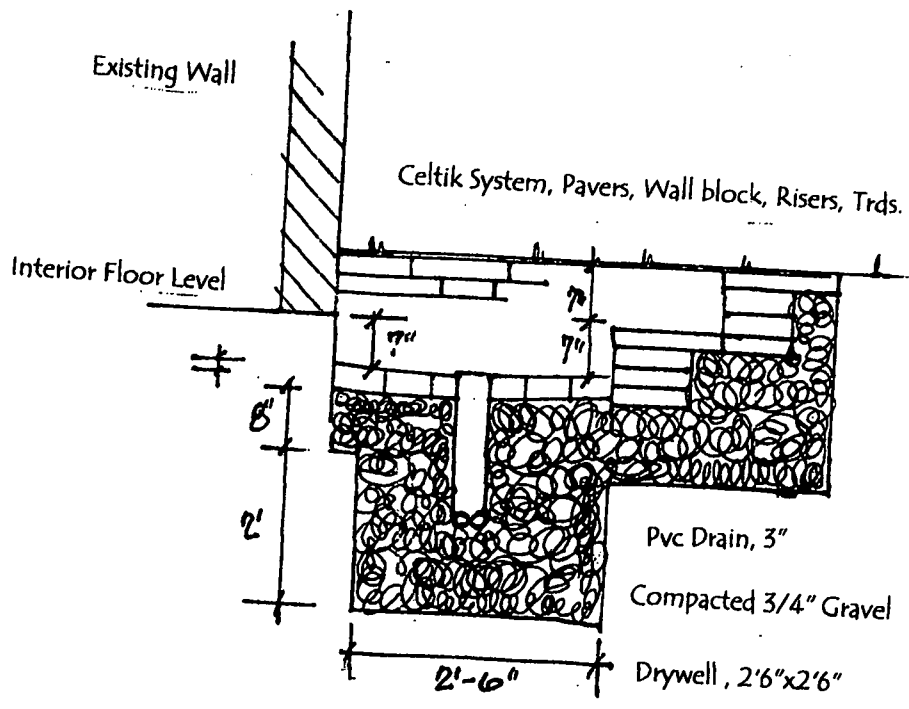
4. MATERIALS SPECIFICATIONS

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

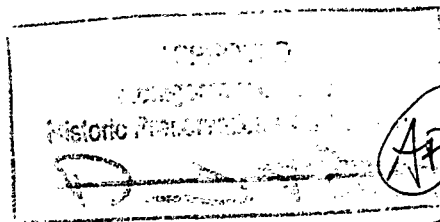
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

6. TREE SURVEY



VERTICAL SECTION NTS
Belgard System

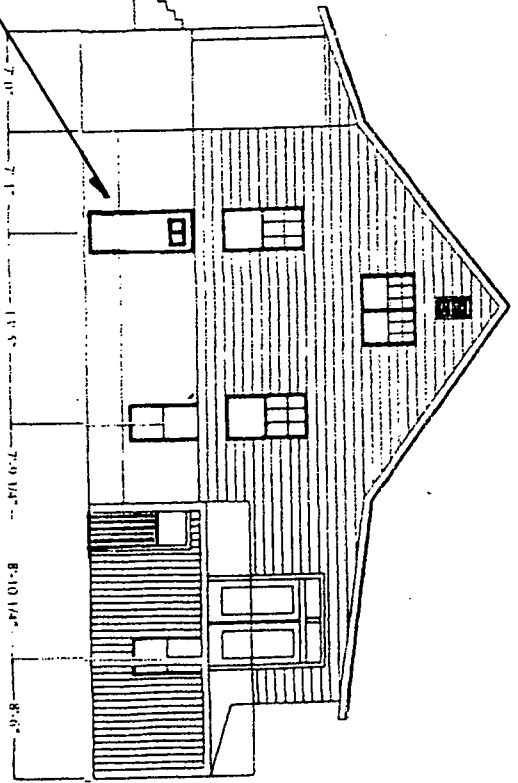
Stair Detail



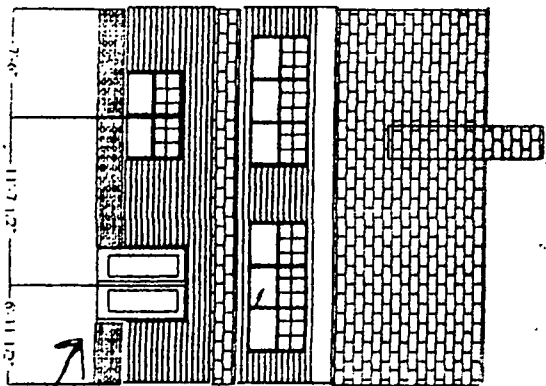
01/25/10

Holly Avenue
 REMOVE WINDOW
 INSTALL 2 LIFE DOOR

NORTH ELEVATION



REARVIEW



WEST ELEVATION

expose to aperture

Historic Preservation Commission
 2/25/10

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7306 Holly Avenue, Takoma Park	Meeting Date:	2/24/10
Applicant:	Agnes Patti	Report Date:	2/17/10
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	2/10/10
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-10M	Staff:	Anne Fothergill

PROPOSAL: Foundation level door and stairway installation

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application with the following condition:

1. The new door will be wood, not fiberglass; final door specifications to be provided to staff for review and approval.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1918

PROPOSAL

The applicants propose to remove one foundation level window on the right side and install a 2-lite fiberglass door with modular concrete steps (Belgard Celtik system pavers and blocks) to grade.

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

Contributing Resources should receive a more lenient 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. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- 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
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

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.)

Secretary of the Interior's Standards for Rehabilitation:

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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The Commission has generally allowed alterations at the foundation level including the replacement of foundation level windows with doors. There is a tall retaining wall on this side of the house which will obscure the new door's visibility but because it will be located at the front of the right side of the house, staff recommends that the door be wood and not fiberglass so the material is more compatible with the historic house and district. Staff recommends approval with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with one condition** as being consistent with Chapter 24A-8(b)(1);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

RECEIVED FEB 03 2010

Contact Person: _____
Daytime Phone No.: _____

Tax Account No.: 01073456

Name of Property Owner: Agnes ^{IV} Patti Daytime Phone No.: 301 589-9392

Address: 7306 Holly Avenue, Takoma Park Md 20912
Street Number City State Zip Code

Contractor: Cole Contracting Phone No.: 301 370-6570

Contractor Registration No.: 86417

Agent for Owner: Toodle Shipley Daytime Phone No.: 301 908-5112

LOCATION OF BUILDING/PREMISE

House Number: 7306 Holly Avenue Street: Holly Avenue

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

Lot: 37 Block: 12 Subdivision: Brashears

Liber: 4125 Folio: 585 Parcel: -

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<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: \$ 700⁰⁰

1C. If this is a revision of a previously approved active permit, see Permit # 794832

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.

T. Shipley Signature of owner or authorized agent. 2/2/10 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 530613 Date Filed: _____ Date Issued: _____

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Accessory structures consist of a small garden shed at the rear lot line, 2 attached decks, an open porch and a low, decorative brick garden wall.

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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.

ADJACENT/ADJOINING PROPERTY OWNERS
7306 Holly Avenue

George L & C.A. Hinds
7304 Holly Avenue
Takoma Park, MD 20912

Christopher W. Campbell &
Molly K. Crawford
7305 Holly Avenue
Takoma Park, MD 20912

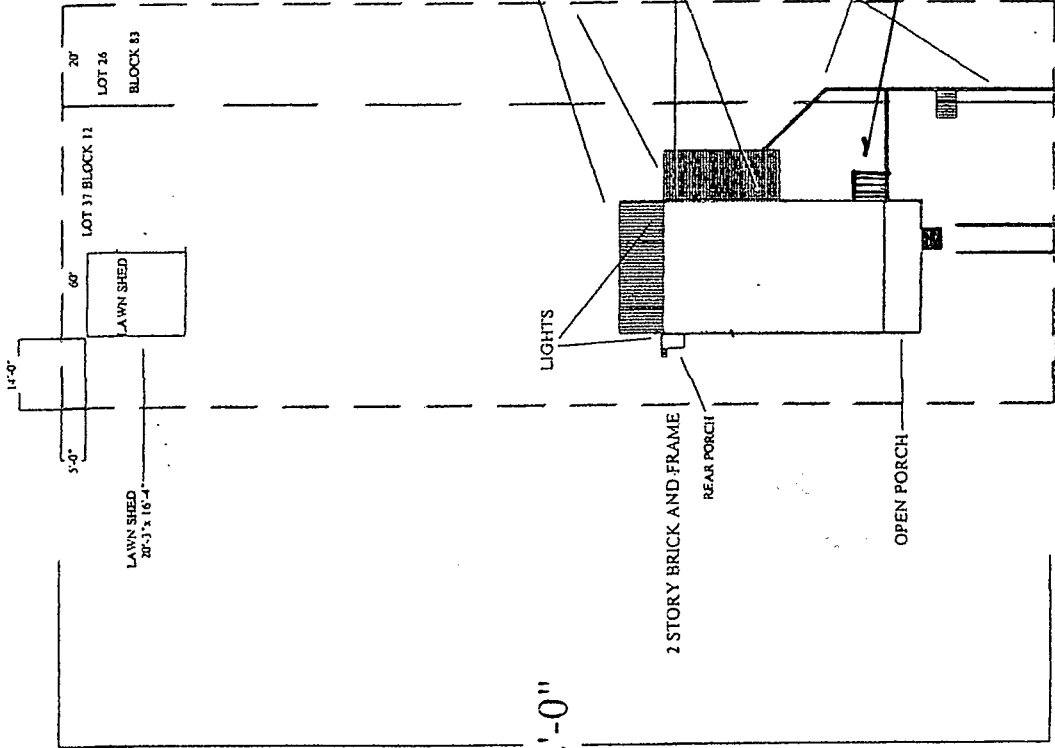
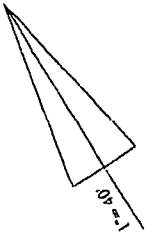
Albert W. Currier
7307 Holly avenue
Takoma Park, MD 20912

William Lefurgy
7309 Holly Avenue
Takoma Park, MD 20912

Agnes Patti, applicant
7306 Holly Avenue
Takoma Park, MD 20912

Edwin Scorza
7333 Piney Branch Road
Silver Spring, MD 29012

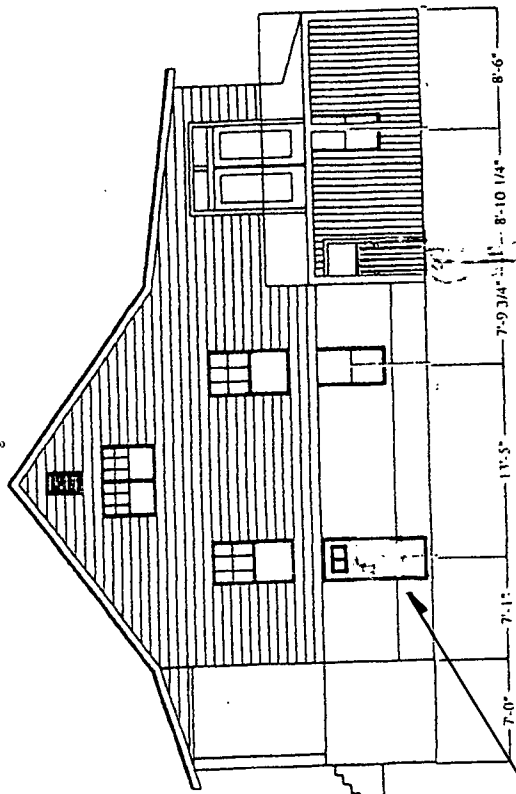
80'-0"



202'-0"

7306 HOLLY AVE.

HOLLY AVENUE

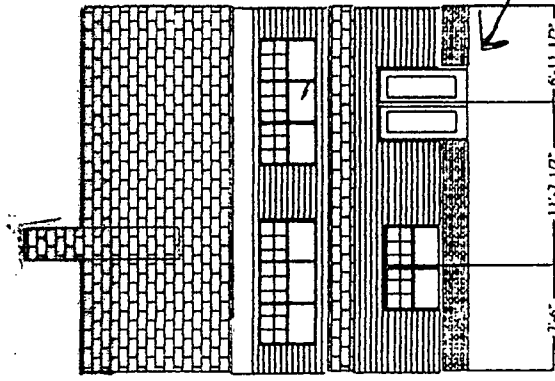


NORTH ELEVATION

REMOVE WINDOW -
INSTALL 2 LITE DOOR

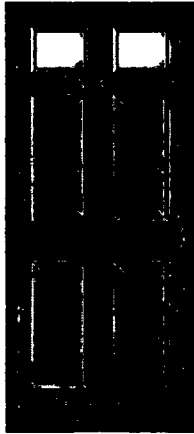
Holly Avenue

REARVIEW



attach to aperture

WEST ELEVATION



Fiberglass Entry Door Systems: Classic-Craft Oak

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

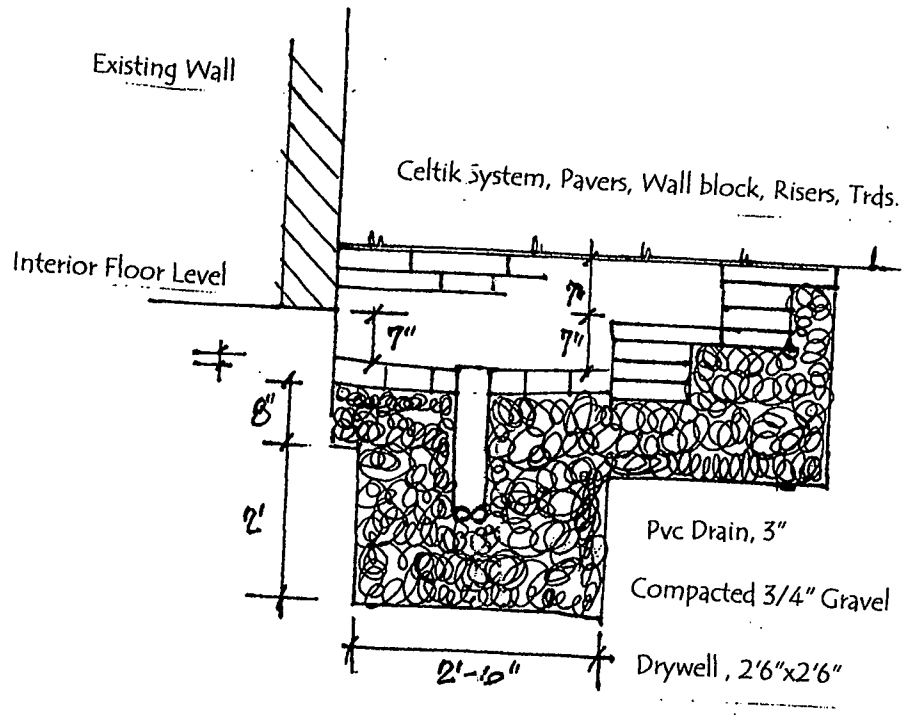
6 Panel Style IDs	Available Sizes	Features
CC61	3'0" x 6'8"	

Finish Option: Stainable Paintable

Imagine the beauty of oak wood for the front door of your home with all of the added benefits of fiberglass. Our Oak Collection™ offers deep rich grain detailing for a stunning first impression and instant curb appeal. The entry doors in this collection have the distinctive look, texture and feel of natural oak grain, but won't dent, ding, split, rot, or crack like real oak doors will over time. Our patented AccuGrain™ technology gives the look of high-grade wood with the long lasting durability of fiberglass. The eye catching entry doors in this collection are low maintenance and will retain their beauty for years to come.



Installation Instructions



VERTICAL SECTION NTS
 Belgard System

stair Detail



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Inspiration

GRASS

COLLECTIONS

Product Guide

Customer Care Center

HARDSCAPE RESEARCH CENTER

Belgard pavers have a long history of successful applications on thousands of residential and commercial projects. Commonly used applications include driveway, walkway and patio pavers throughout the United States and Canada.

Retaining Walls

The Celtik® Wall System

Derived from the Greek word for time, Chronos is Permacon's exclusive process which gives sturdy concrete elements with venerable and refined aspect of old stone.



Retaining Walls

The Celtik Wall is manufactured according to the most advanced methods and offers sophisticated technical features such as the unique patented Anchor Pin System for greater stability.

The Celtik Wall Blocks are versatile and easy to install. You can build steps, curbs, and corners.

The Celtik retaining wall blocks come in various lengths. We recommend using the very longest blocks for the lowest row, or foundation of blocks.

The Celtik wall is easier to install than natural stone and does not require any mortar. Its top and bottom surfaces are flat to ensure easy and stable stacking.

The Celtik retaining wall system facilitates the creation of curves.

The Celtik Step System

To create steps the Celtik Step System will make your job easier and faster. This system is composed of steps and concrete risers giving stability to the unit.

Creating Imitation Natural Stone Walls

The Celtik System gives you the possibility of creating imitation natural stone retaining walls.

With the Celtik system you can create cavities and use them to grow plants right out of your wall; giving the construction a very unique look.

As solid as time itself yet elegant and refined like the stone walls in the Celtic countryside the Permacon Celtik wall imparts a unique dimension and a distinctive quality to all of your landscaping designs.

Click here for our How To Build a Retaining Wall Guide, starting with the Foundation.

You can also watch our video about the Celtik Wall System to help create beautiful and natural looking retaining walls.

See also Retaining Wall Shapes

Celtik Wall System

Wall Foundation

Wall Installation

Retaining Wall Curve

Wall Finishing

Step Construction

Combining Modules

Celtik Wall 90s

Celtik Wall 135s

About Belgard

Hardscapes Research

Retaining Walls

Paver Resources

Dealer / Contractor Login

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Inspiration

Steps

Collections

Product Guide

Customer Data Center

STEPS

Steps and walls add variety and create interest in your home landscape. They're also the perfect complement to garden, walkways, patios, outdoor kitchens, and more. Belgard offers a variety of natural, smooth-step pavers and rough-hewn textured wall systems that provide a time-honed appearance reminiscent of the gardens of Old Europe. However, they're the product of thoroughly modern manufacturing, engineered with precise dimensional consistency for easy installation.



- Outdoor Living
- Driveways
- Walkways
- Pool Decks
- Patios
- Steps
- Walls

WHY BELGARD? BELGARD TIPS BELGARD FACTS



< CLICK IMAGE >

About Belgard

Hardscapes Research

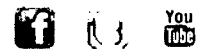
Retaining Walls

Paver Resources

Dealer / Contractor Login

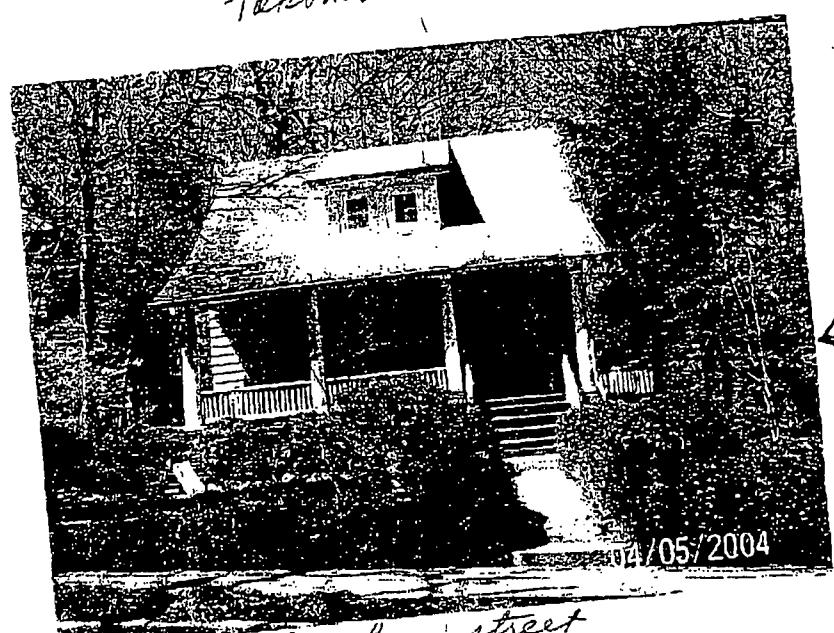
© 2010 Belgard Hardscapes, Inc

Contact Us Site Map Privacy Statement



12

7306 Holly Ave,
Takoma Park, Md, 20912



← windows
not
visible
from
street

picture taken from street



window location marked w/ arrow
picture taken from street - side view

7306 Holly







door would replace this window - for safety. This section of the house would not be part of the accessory apt.



accessory apt starts approx where arrow is & goes to the right.

door would replace this window,

7306 Holly Ave. (Takoma Park Historic HPC Case # 37/03-10M)