

29 Holt Place
Takoma Park H.D.

2013 HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 4/11/13

MEMORANDUM

TO: Diane Schwartz Jones, 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 #627787

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 on April 10, 2013.

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: Alan and Jan Stevens
Address: 29 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 completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ALANSTEV@HOTMAIL.COM Contact Person: TOM EGAN
Tax Account No.: 161301057034
Name of Property Owner: ALAN & JAN STEVENS Daytime Phone No.: 240-223-7034
Address: 29 HOLT PLACE TAKOMA PARK MD 20912
Contractor: HOME PRO LLC Phone No.: 443-880-2263
Contractor Registration No.: 95816-01
Agent for Owner: TOM EGAN Daytime Phone No.: 301-219-7785

LOCATION OF BUILDING/PREMISE

House Number: 29 Street: HOLT PLACE
Town/City: TAKOMA PARK Nearest Cross Street:
Lot: 18 Block: 2 Subdivision: TAKOMA PARK
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMITS ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Repair, Revocable, etc.
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: CARPET GARAGE
1B. Construction cost estimate: \$ 240,000
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.

Signature of owner or authorized agent: [Signature] Date: 3/5/13

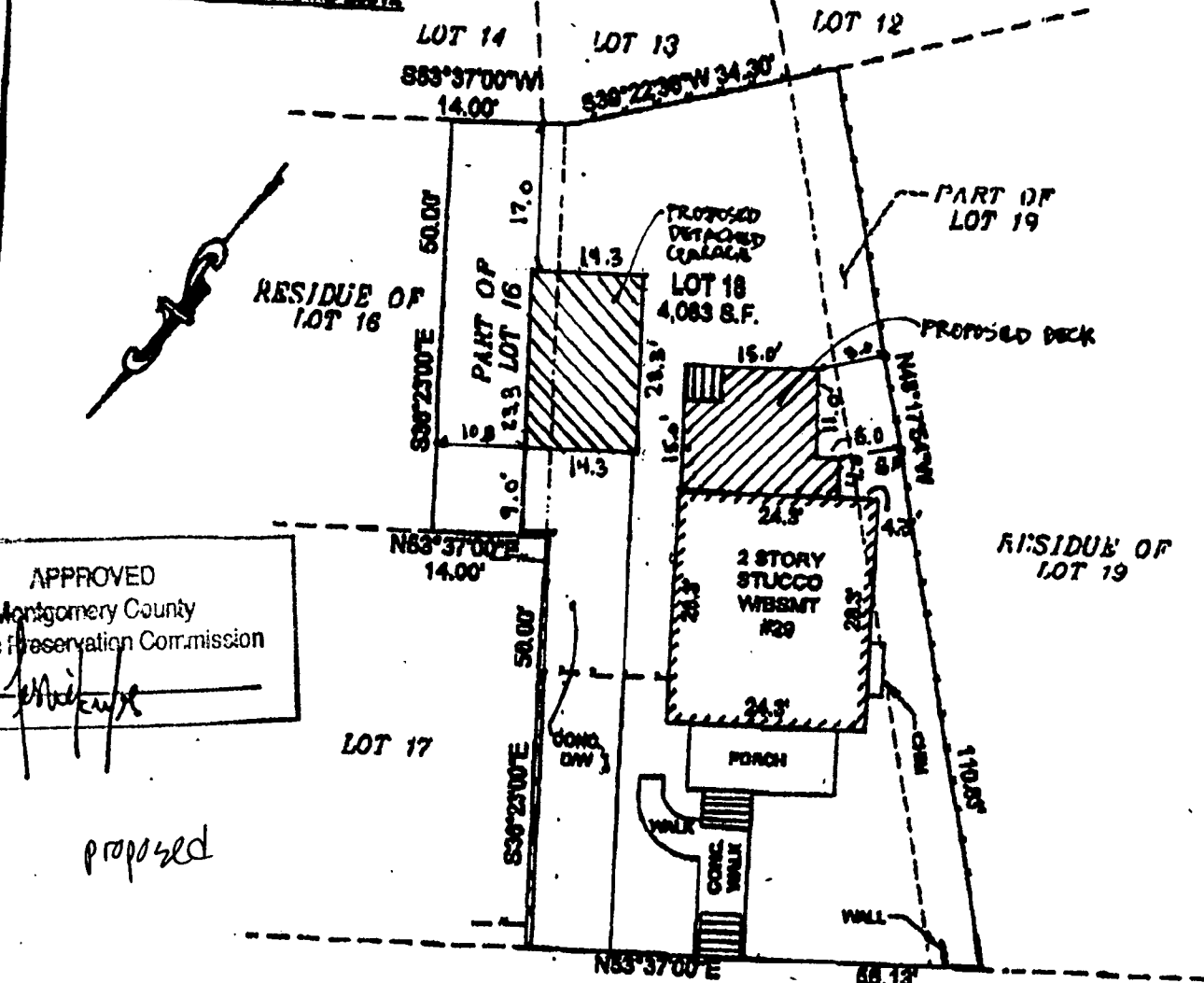
Approved: [Signature] For the Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 4/11/13
Application/Permit No.: 0277877 Date Filed: 3/5/13 Date Issued:

MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 29 HOLT PLACE
TAKOMA PARK, MD 20912



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

proposed

NOTES

1. THE IMPROVEMENT LOCATION DRAWING:
 - A. 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;
 - B. IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS, OR OTHER EXISTING OR FUTURE IMPROVEMENTS; AND
 - C. 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.
2. THE LEVEL OF ACCURACY OF APPARENT SETBACK DISTANCES IS ONE FOOT, MORE OR LESS.
3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
4. SUBJECT TO ALL EASEMENTS ON RECORD.
5. A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON PROPERTY.

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

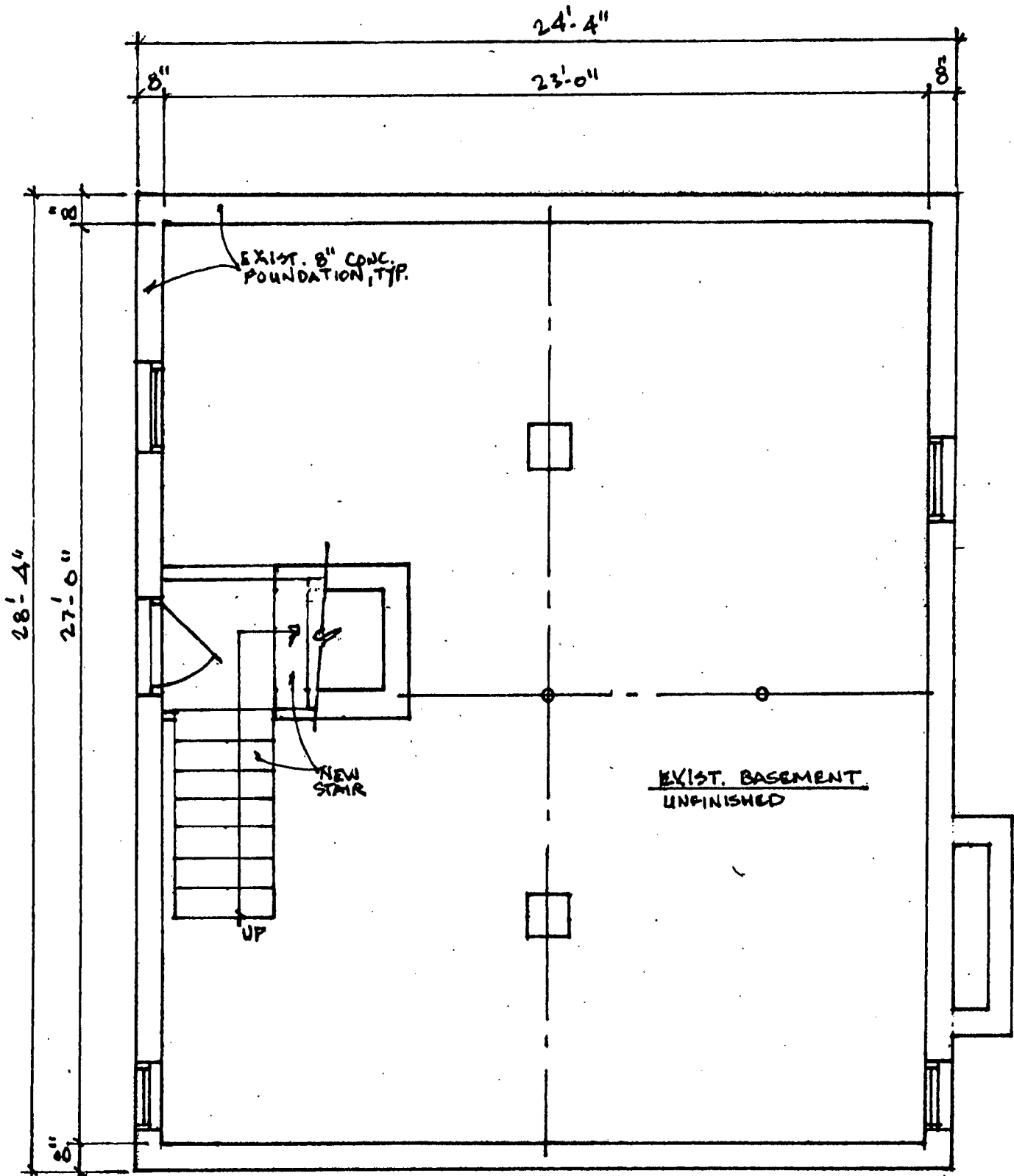


[Signature]
DATE: 11/14/18

LOCATION DRAWING
LOT 18; PART OF LOTS 18 AND 19 BLOCK 2
HILLCREST
PLAT# 140
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20'
DATE: 11/14/18

REAL ESTATE SURVEYORS & DEVELOPERS, LLC

Residential, Commercial, Industrial and Land
www.rsdllc.com
LAUREL LAKES EXECUTIVE PARK
8225 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)804-3106 FAX: (301)804-3108

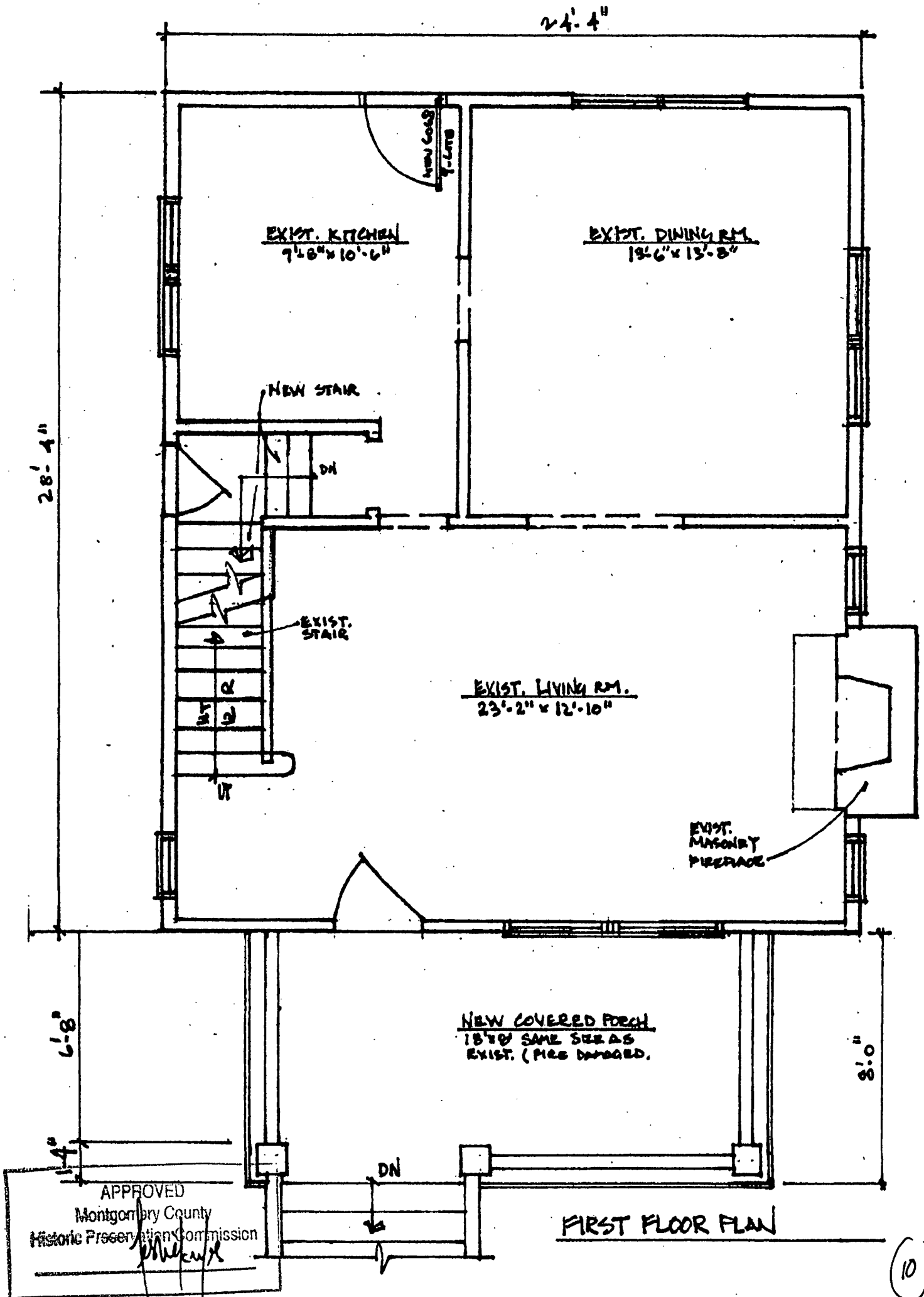


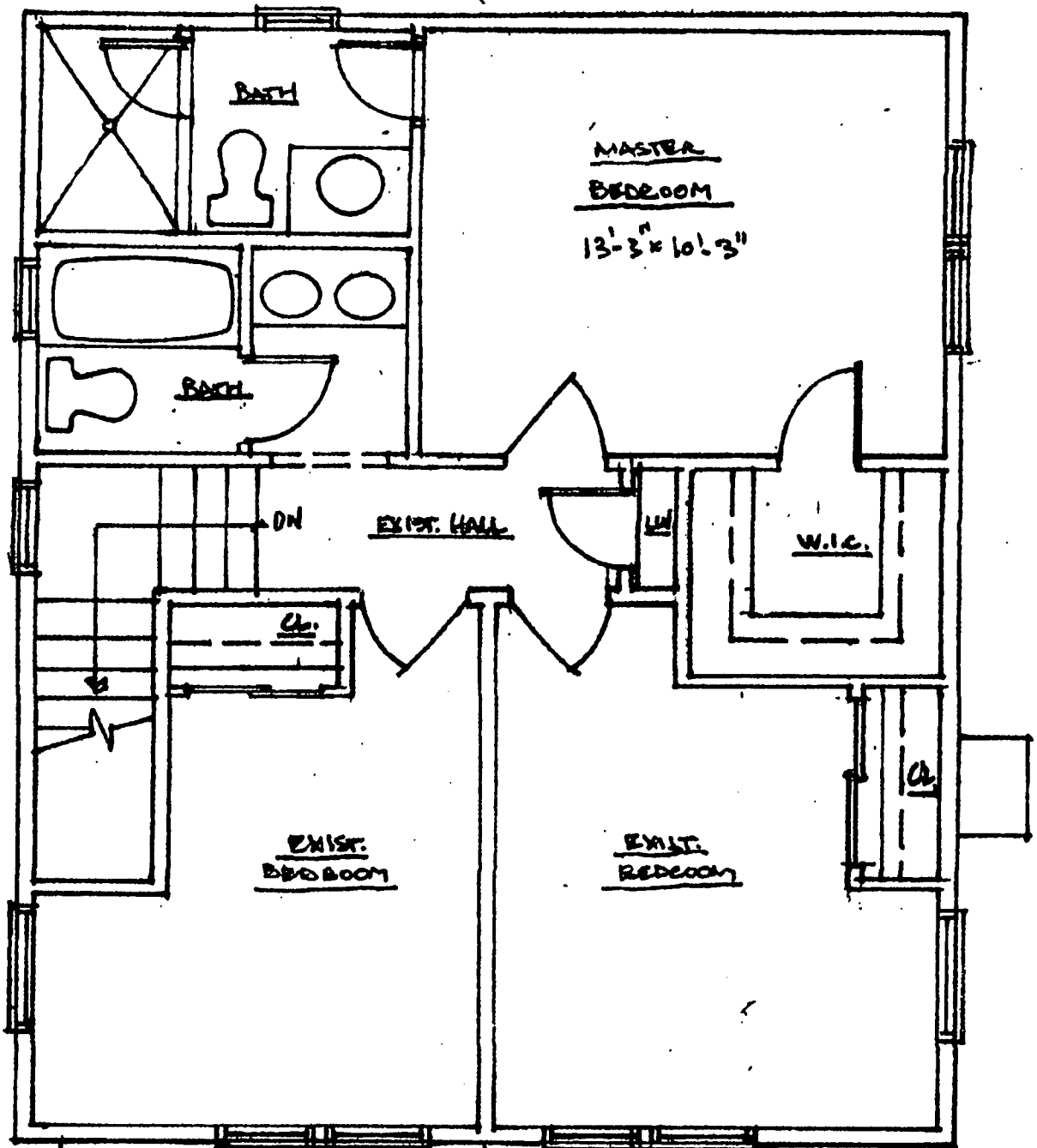
FOUNDATION PLAN

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

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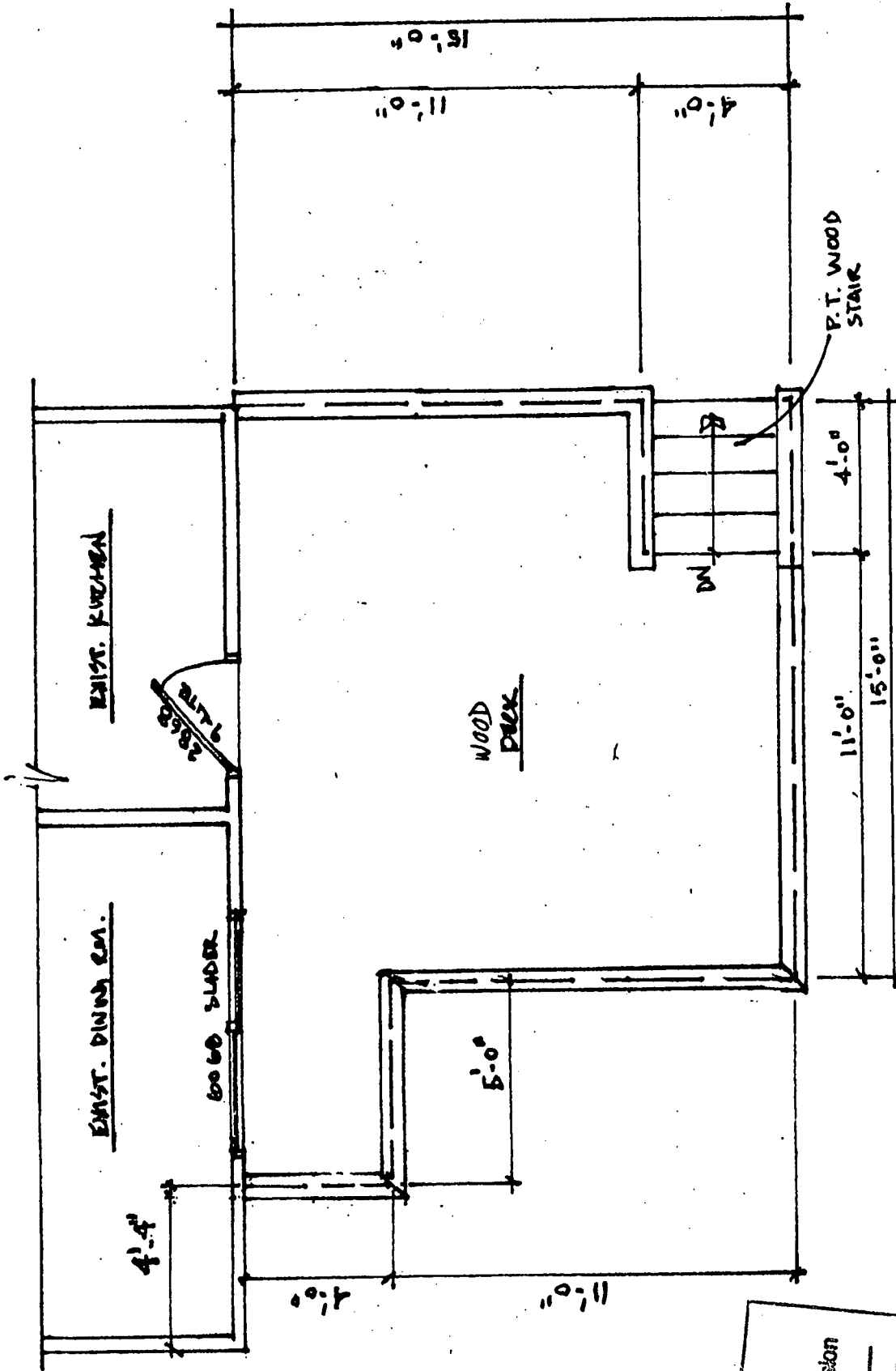




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 Montgomery County
 Historic Preservation Commission
[Signature]

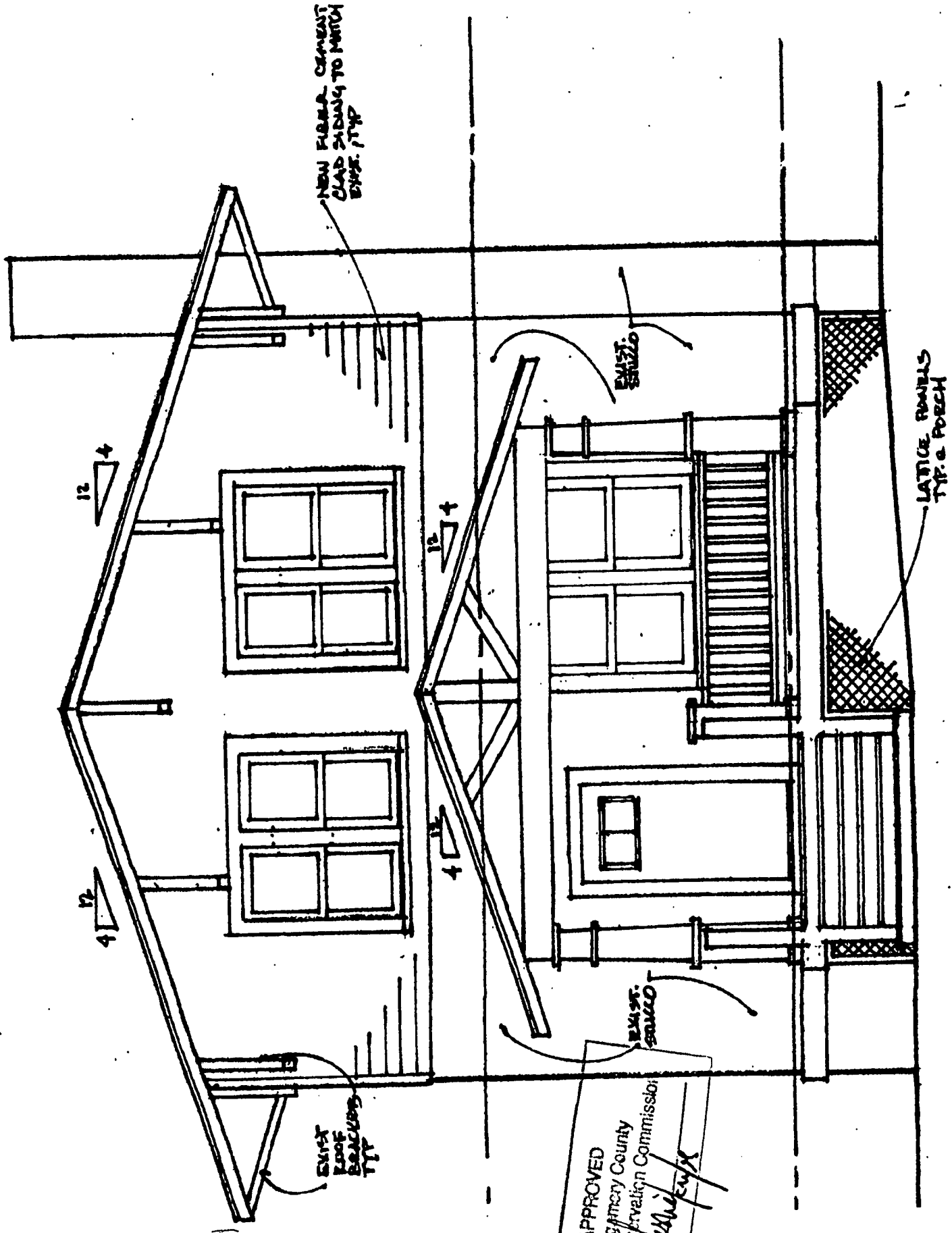


REVISED SECOND FLOOR PLAN

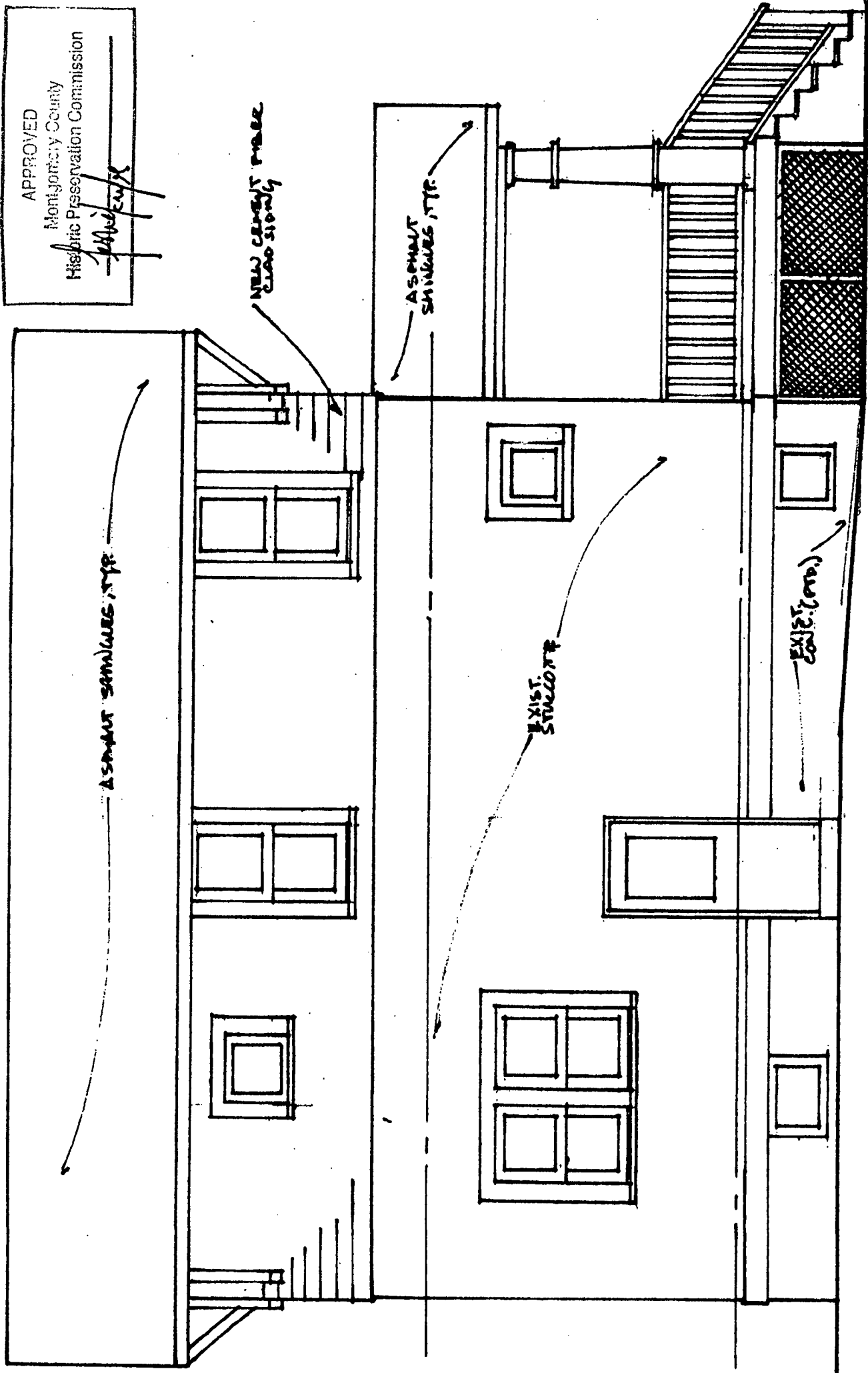


PLAN & PROPOSED DECK

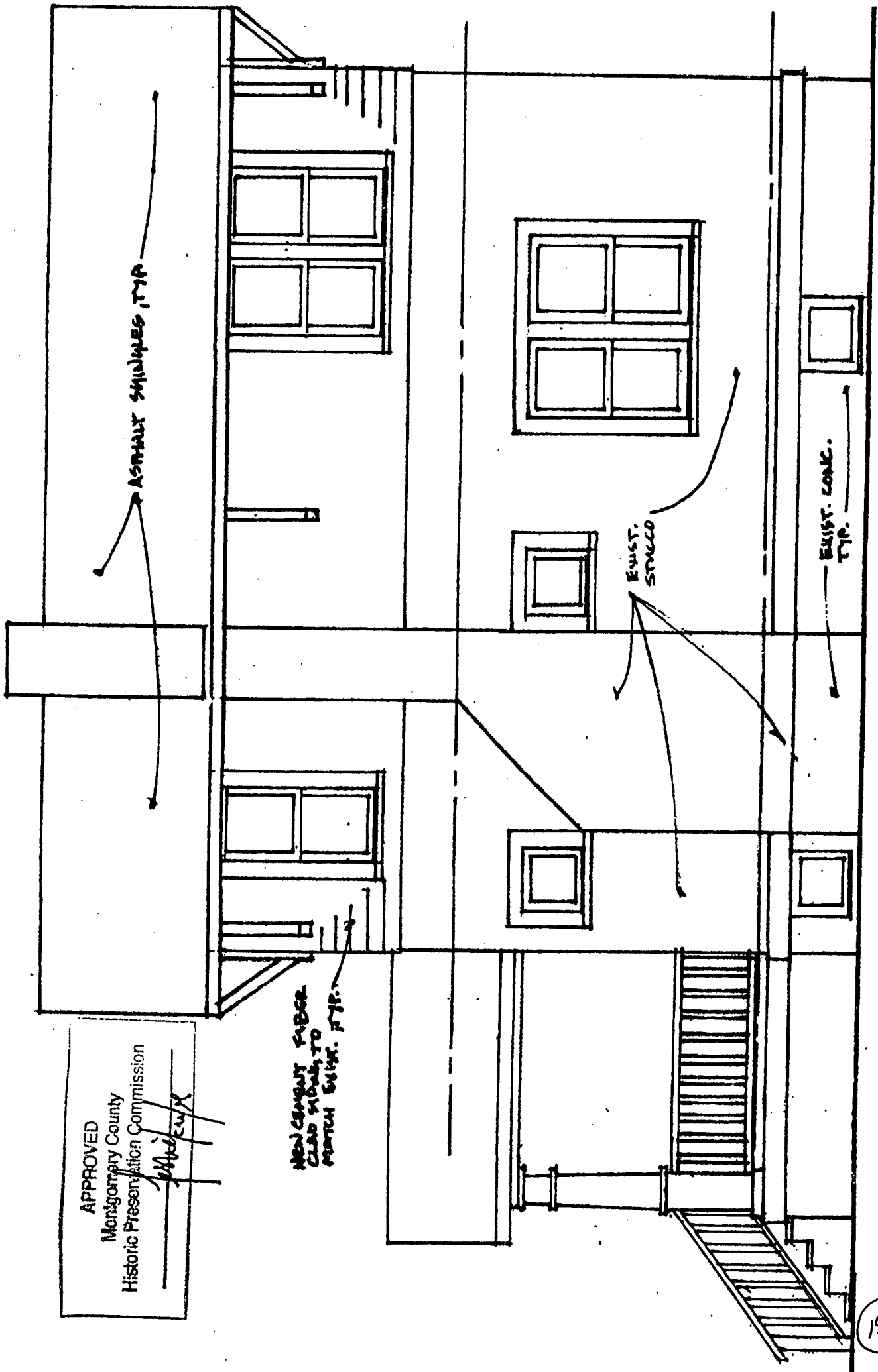
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]



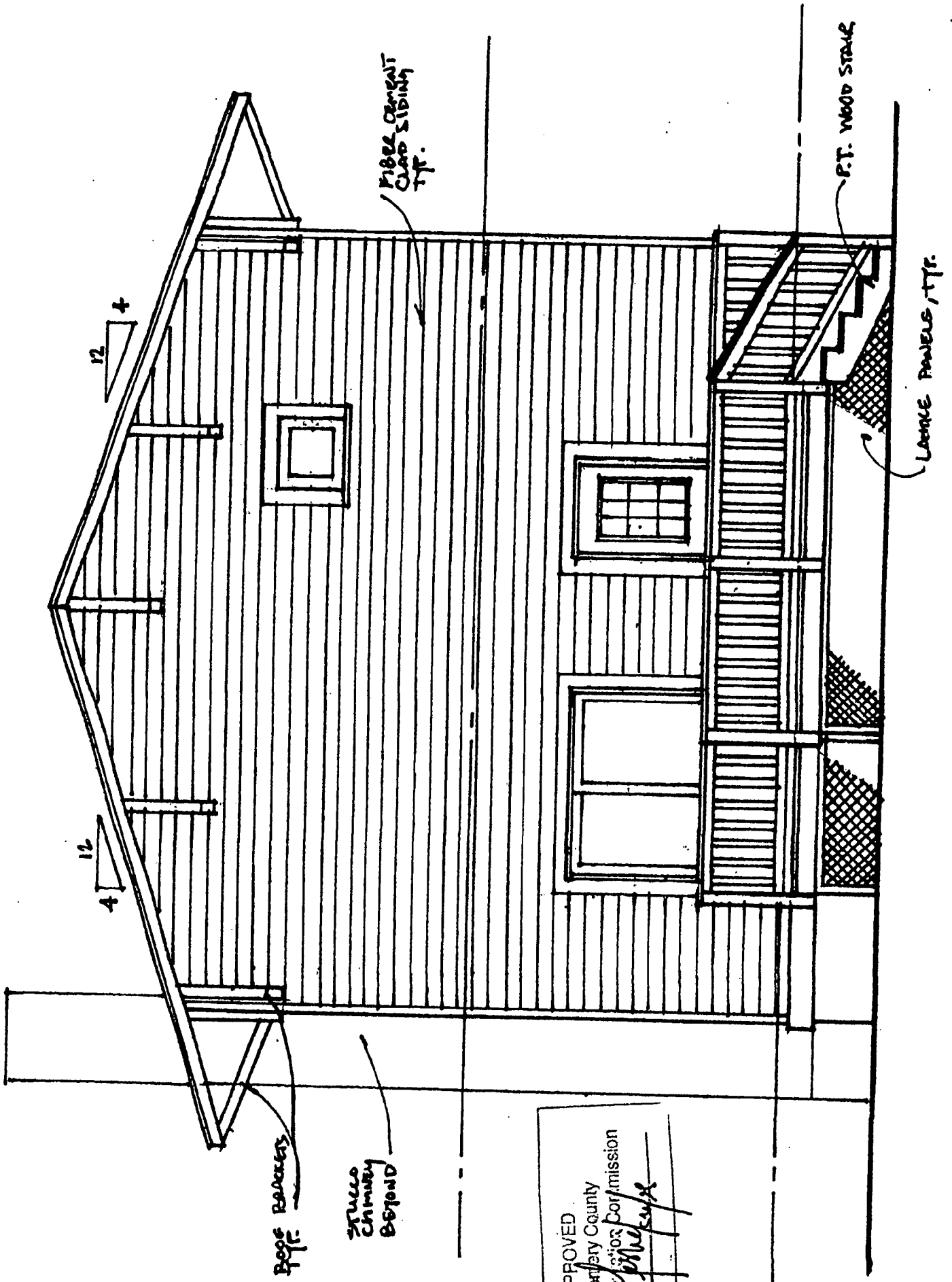
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]



LEFT SIDE ELEVATION



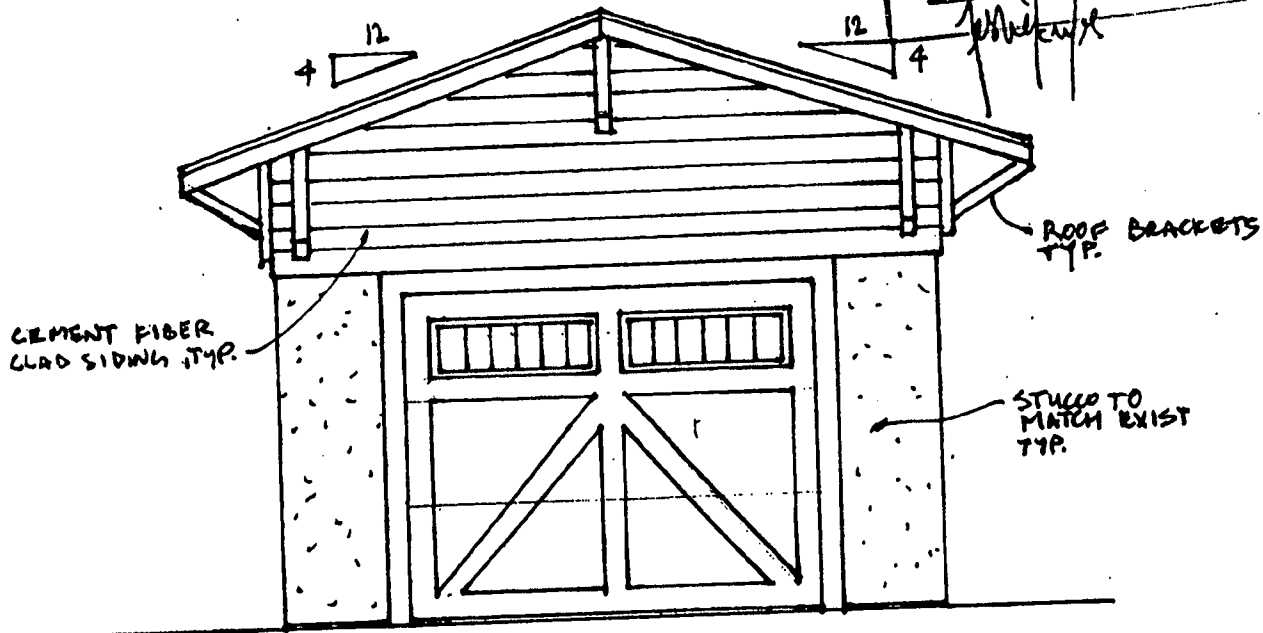
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]



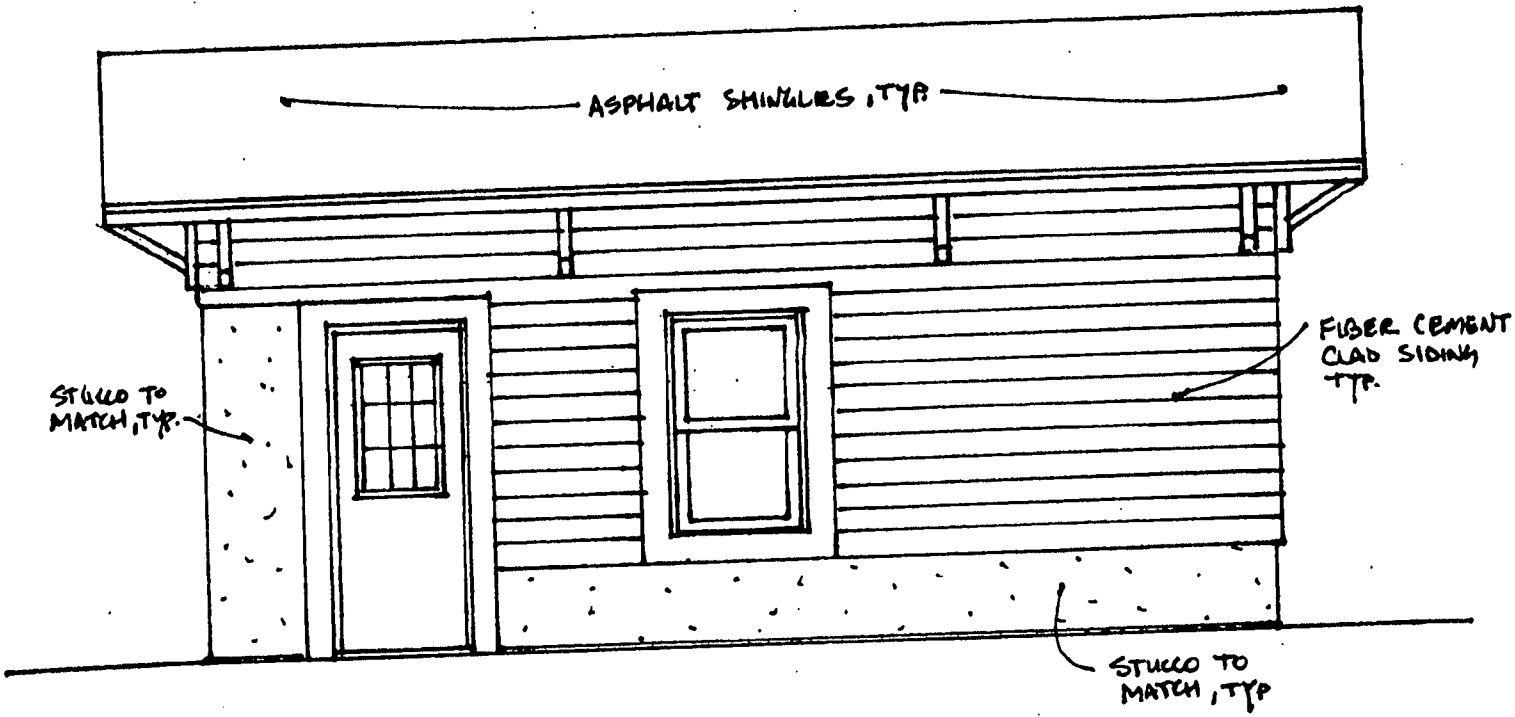
APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

REAR ELEVATION W/DECK

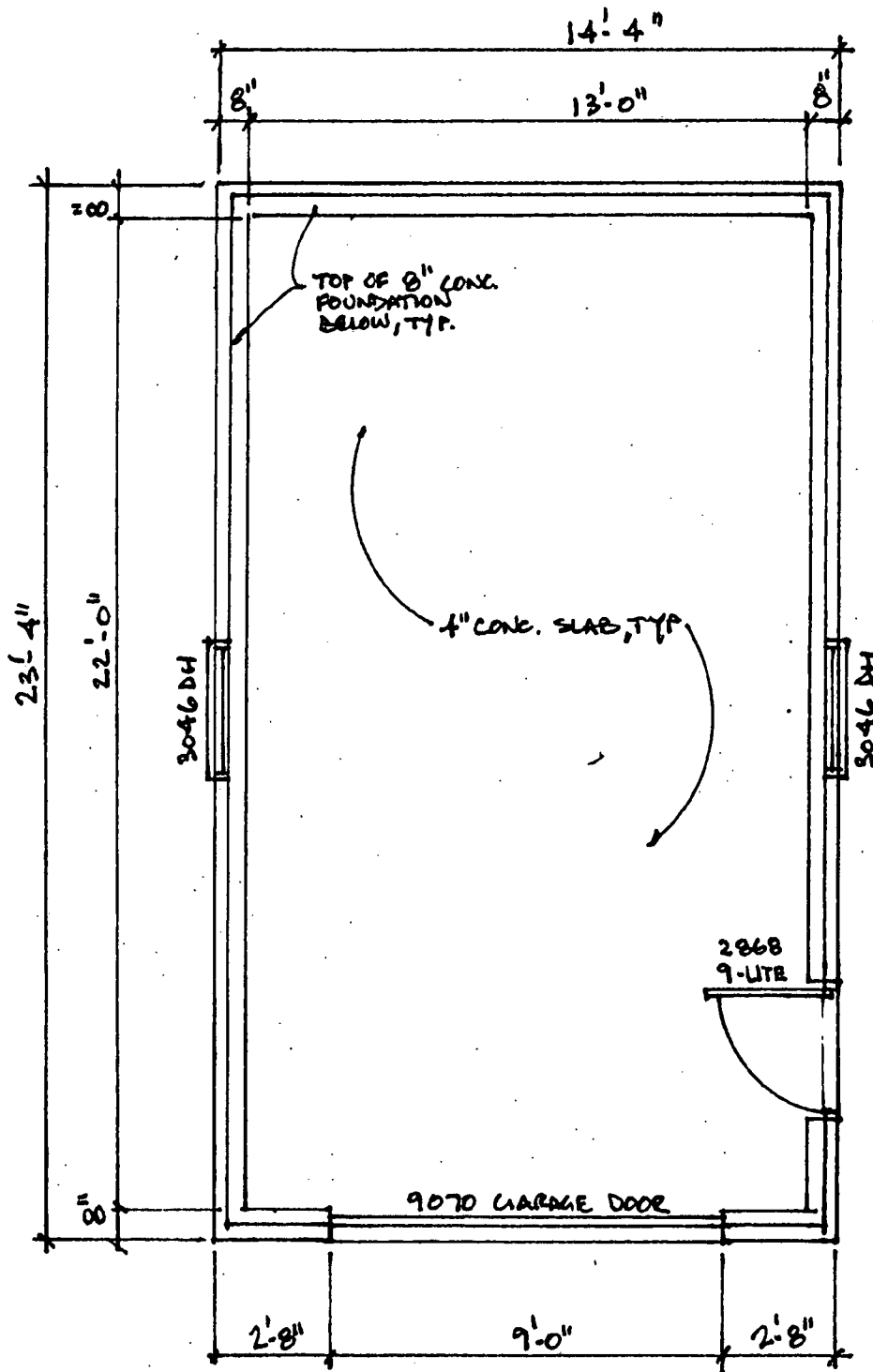
APPROVED
Montgomery County
Historic Preservation Commission



FRONT ELEVATION & GARAGE



RIGHT SIDE ELEVATION & GARAGE
LEFT SIDE SIMILAR BUT W/O DOOR



PLAN e PROPOSED GARAGE

APPROVED
 Montgomery County
 Historic Preservation Commission
 mi

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	29 Holt Place, Takoma Park	Meeting Date:	4/10/13
Applicant:	Alan and Jan Stevens (Tom Egan, Agent)	Report Date:	4/3/13
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	3/27/13
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/3-13-13K	Staff:	Anne Fothergill

PROPOSAL: Rehabilitation of fire-damaged house, construction of new garage, driveway extension, and other alterations

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

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

PROPOSAL

The house was damaged in a fire in 2012. The applicants propose to rehabilitate and renovate the building and will leave existing window and door openings intact, salvage original windows when possible, reconstruct the front porch, and replace some materials in-kind when needed. The proposed in-kind replacement work includes new wood double hung windows and doors and trim, asphalt shingle roofing, and a painted wood front porch railing with inset pickets.

The proposed changes to the house are:

- Removal of non-original aluminum siding on second floor and rear of house and exposure of original siding underneath (if it exists and can be salvaged) or installation of fiber cement siding; stucco to remain on first story
- Construction of a rear wood deck with painted wooden railing with inset pickets and steps to grade
- Construction of a detached garage (stucco and fiber cement siding to match house; see Circles 17 + 18)
- Extension of existing concrete driveway with exposed aggregate concrete to new garage

See proposed plans and photos in Circles 8-26. The applicants have consulted with the City of Takoma Park arborist.

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
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- 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:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard #2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard #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 rehabilitation of this fire-damaged house will be partially eligible for a County tax credit and possibly a State tax credit. The applicants are proposing to retain the original form and character-defining features of the house and will “preserve the predominant architectural features of the resource”. They propose to use compatible materials when replacement is necessary. The addition of the appropriately sited one-car garage with a compatible design is also approvable. Overall, the proposed work is appropriate and compatible with the resource, streetscape and historic district. Staff recommends approval.

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 *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

Contact Email: TPEGAN45@GMAIL.COM Contact Person: TOM EGAN
ALANSTEV@HOTMAIL.COM Daytime Phone No.: 301-219-7785
Tax Account No.: 161301057034
Name of Property Owner: ALAN & JAN STEVENS Daytime Phone No.: 240-223-7034
Address: 29 HOLT PLACE TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: ~~HOME PRO~~ HOME PRO LLC Phone No.: 443-880-2263
Contractor Registration No.: 95816-01
Agent for Owner: TOM EGAN Daytime Phone No.: 301-219-7785

LOCATION OF BUILDING/PREMISE

House Number: 29 Street: HOLT PLACE
Town/City: TAKOMA PARK Nearest Cross Street: _____
Lot: 18 Block: 2 Subdivision: TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: LOAD BEG GARAGE
1B. Construction cost estimate: \$ 240,000
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.

[Signature]
Signature of owner or authorized agent

3/5/13
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 627787 Date Filed: 3/5/13 Date Issued: _____

4

**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:

REBUILD AS WAS, BEFORE FIRE DAMAGE TO BE REPAIRED.
NEW ELECTRICAL, PLUMBING, DRYWALL INSULATION,
ROOF, DOORS, WINDOWS, SIDING, AND REPAIR DAMAGED
FRAMING - REPAIR/REPLACE FRONT PORCH AS
WAS. ADD REAR DECK & ADD ONE CAR DETACHED
GARAGE. EXISTING SIDING & STUCCO SHALL BE REPAIRED AND/
OR REPLACED WITH SIMILAR MATERIALS. WINDOW & DOOR OPENINGS
SHALL REMAIN THE SAME

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

NO EFFECT ON HISTORIC RESOURCES

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

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.

Adjacent Properties of 29 Holt Place Takoma Park, MD 20912

- 1) 25 Holt Pl. Takoma Park, Md 20912; Owner Partan Andrew Trustee ET; Lot P19/ Lot 20, Hillcrest.
- 2) 7136 Carroll Ave. Takoma Park, Md 20912; Owner Benjamin M. Rosenthal; Lot 12 Hillcrest.
- 3) 7138 Carroll Ave. Takoma Park, Md 20912; Owner Nadereh Lee; Lot 13 Hillcrest
- 4) 7140 Carroll Ave. Takoma Park, Md 20912; Owner Frederic C. Lamour; Lot 14 Hillcrest
- 5) 9 Philadelphia Ave. Takoma Park, Md 20912; Owner Eilen A. Embry; Lot 1 Hill Crest
- 6) 7 Philadelphia Ave. Takoma Park, Md 20912; Owner Keven L. Maher
- 7) 5 Philadelphia Ave. Takoma Park, Md 20912; Owner Stephen M. Brown

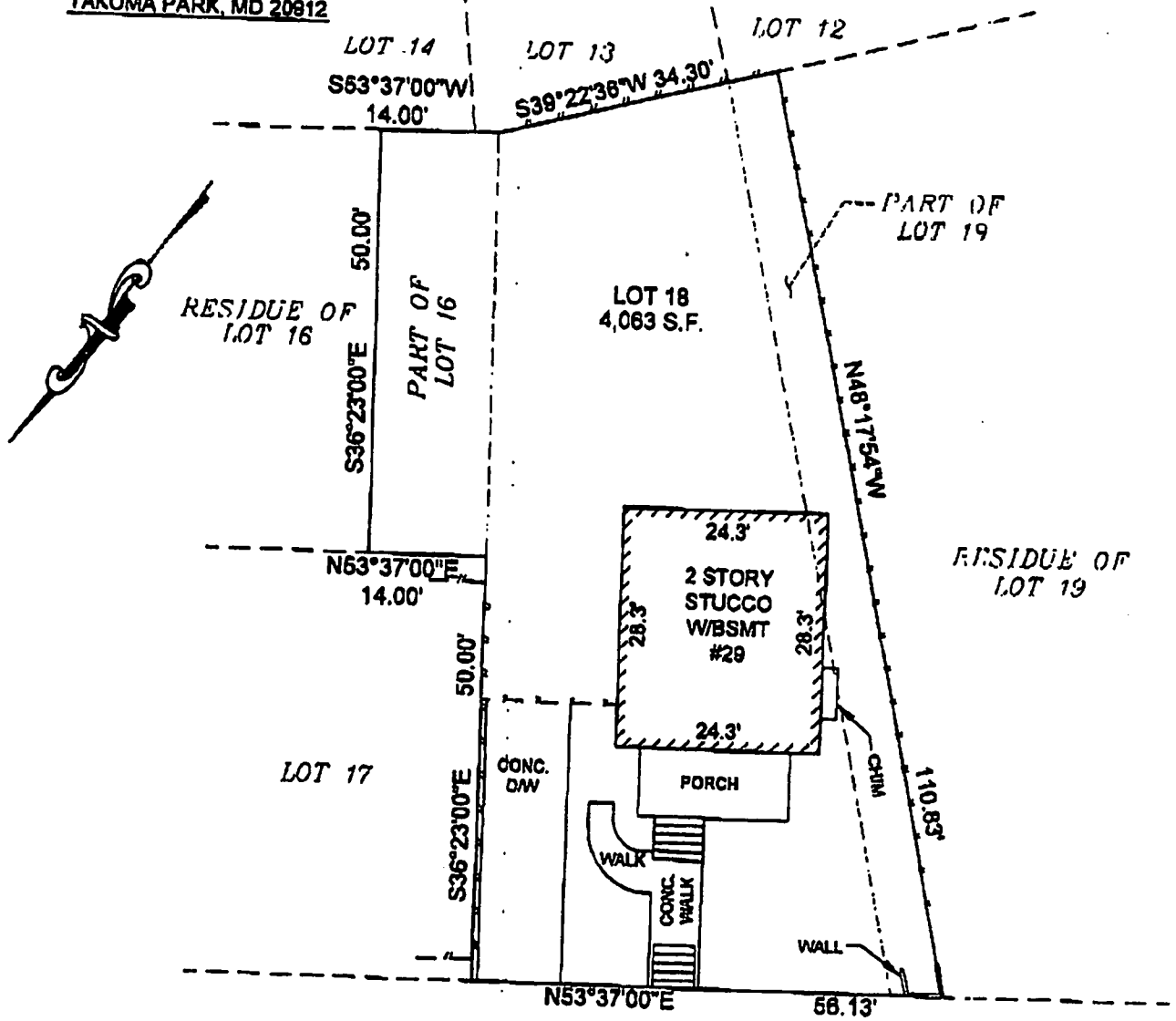
6

MARYLAND

WASHINGTON, D.C.

VIRGINIA

ADDRESS: 29 HOLT PLACE
TAKOMA PARK, MD 20912



HOLT PLACE
(PRIVATE STREET)

NOTES:

1. THIS IMPROVEMENT LOCATION DRAWING:
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3. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
4. SUBJECT TO ALL EASMENTS ON RECORD.
5. A BOUNDARY SURVEY IS RECOMMENDED TO ACCURATELY LOCATE BOUNDARY LINES, HOUSE AND IMPROVEMENTS ON PROPERTY.

DRAWN BY: BS
FILE: 229_HLOC_2012

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



Jerry Bertrand
11/14/2012
DATE

LOCATION DRAWING
LOT 18; PART OF LOTS 16 AND 19 BLOCK 2
HILLCREST
PLAT# 140
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 20' DATE: 11/14/12

REAL ESTATE SURVEYORS & DEVELOPERS, LLC
Residential, Commercial, Industrial and Land
WWW.RESDLLG.COM
LAUREL LAKES EXECUTIVE PARK
8328 CHERRY LANE
LAUREL, MARYLAND 20707
TEL: (301)804-3108 FAX: (301)804-3108

