

7314 Baltimore Ave.  
Takoma Park H.D.

2013 HAMP



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

William Kirwan  
Chairman

Date: 6/13/13

### 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 #635988—railing installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved with one condition** by the HPC on June 12, 2013. The condition of approval is:

1. Option A is the railing selection.

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: Sara Daines  
Address: 7314 Baltimore 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 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: Sara D. Takomagaov. org Contact Person: Sara A. DAINES  
 Daytime Phone No.: 301-891-7224  
 Tax Account No.: 13-01062474  
 Name of Property Owner: Julia Boddy Daytime Phone No.: \_\_\_\_\_  
 Address: 7314 Baltimore Ave. Takoma Park, Md 20912  
Street Number City State Zip Code  
 Contractor: Habitat for Humanity Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: City of Takoma Park Daytime Phone No.: 301 891-7224

**LOCATION OF BUILDING/PERMIT**

House Number: 7314 Street: Baltimore Ave  
 Town/City: Takoma Park Nearest Cross Street: \_\_\_\_\_  
 Lot: P17 Block: 76 Subdivision: 0005  
 Liber: N42 Folio: 0000 Parcel: 0000

**FEATURE TYPE OF PERMIT/ACTIVITY**

**1A. CHECK ALL APPLICABLE**

- Construct  Extend  Alter/Remove
- Move  Install  Wreck/Raze
- Revision  Repair  Reversible

**CHECK ALL APPLICABLE**

- A/C  Stair  Room Addition  Porch  Deck  Shed
- Solar  Fireplace  Woodburning Stove  Single Family
- Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TYPE COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART TYPE 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.

Julia Boddy 5/8/13  
Signature of owner or authorized agent Date

Approved: with one condition For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_  
 Application/Permit No.: 635988 Date Filed: \_\_\_\_\_ Date Issued: 6/13/13

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

**WRITTEN DESCRIPTION OF PROJECT**

1. Discussion of existing structure(s) and environmental setting, including their historical features and significance.
 

Structure is a 1/2 story brick duplex house constructed since 1895-1910 in the Takoma Park Historic District. The house is considered an outstanding resource.
2. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
 

Project is to install two handrails made of iron on either side of the concrete steps leading up to the house.

**2. SITE PLAN**

Show and environmental setting, drawn to scale. You may use your plot, but the 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, trees, planters, trash dumpsters, mechanical equipment, and landscaping.

**1. PLANS AND ELEVATIONS**

- You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans in 1/2" x 11" sheet are preferred.
- a. Architectural construction plans, with marked dimensions, indicating location, size and general type of walls, windows and door openings, and other fixed features of both the existing structure(s) and the proposed work.
  - b. Elevations (facades), with marked dimensions, clearly indicating proposed work as distinct from existing construction and, where appropriate, context. All materials and finishes 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.

**3. 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 labeled 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.

**3. TREE SURVEY**

If you are proposing construction adjacent to or within the trunks 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.

**ADDRESSES OF ADJACENT AND CONCERNING PROPERTY OWNERS**

For all projects, provide an accurate list of adjacent and concerning property owners (not tenants), including names, addresses, and telephone numbers. The list should include the names of all lots or parcels which adjoin the parcel in question, as well as the owners (or tenants) of lots or parcels which do directly across the thoroughway from the parcel in question.

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

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***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7314 Baltimore Avenue, Takoma Park	<b>Meeting Date:</b>	6/12/2013
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	6/5/2013
<b>Applicant:</b>	Julia Boddy (Sara Daines, Agent)	<b>Public Notice:</b>	5/28/2013
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-13W	<b>Staff:</b>	Karen Theimer Brown
<b>PROPOSAL:</b>	railing installation		

**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application with the condition that Option A is the preferred railing type.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** c1895-1910

**PROPOSAL**

The applicant is proposing to install two handrails made of iron on either sides of the four concrete steps leading up to the house from the sidewalk. Staff recommends Option A of the three handrail design as the preferred railing type, for its simplicity of design.

**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 under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

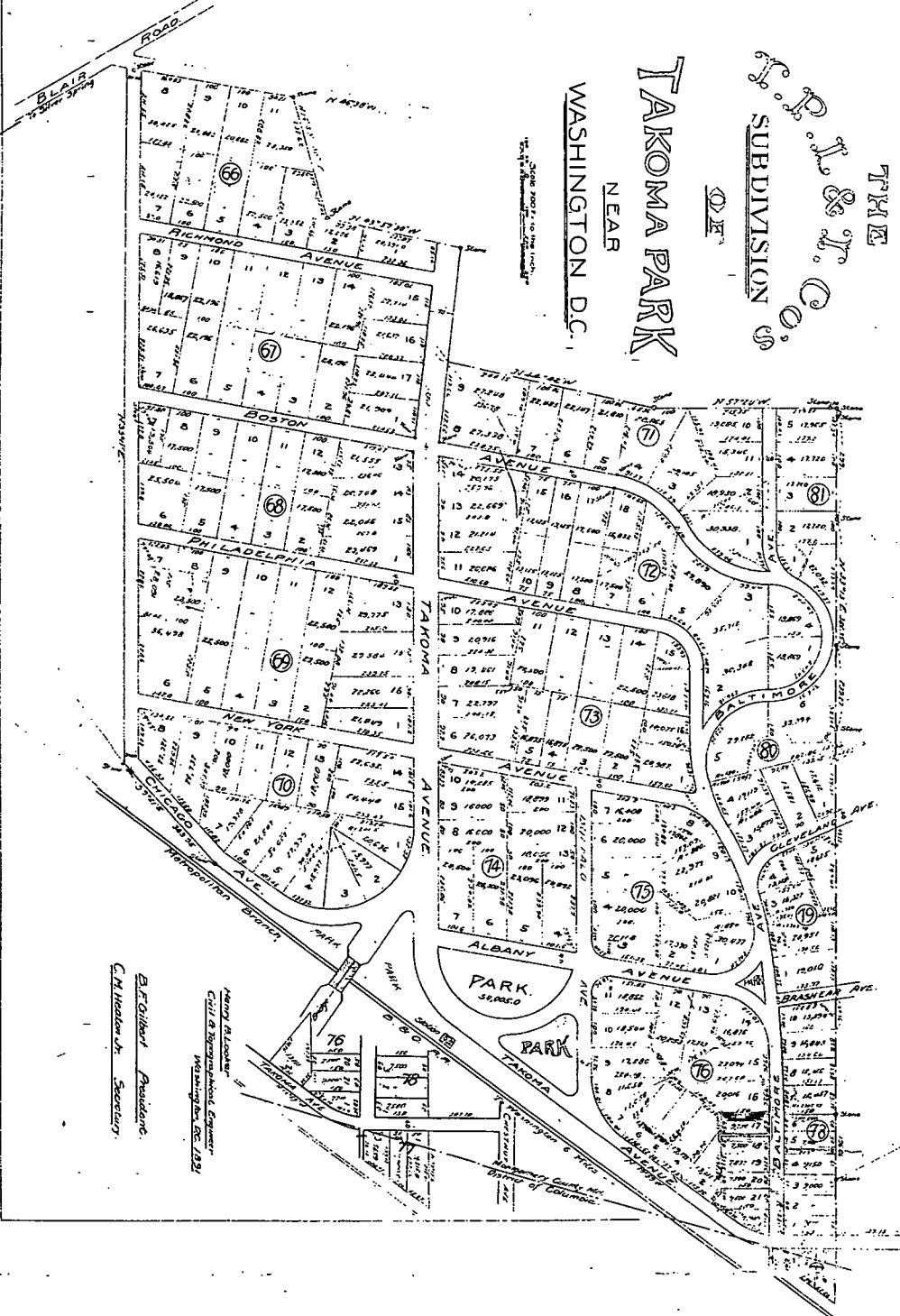
and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

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 to schedule a follow-up site visit.

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THE  
 H. P. J. & J. C. CO.  
 SUBDIVISION

TAKOMA PARK  
 NEAR  
 WASHINGTON D.C.

Approved by the Board of Commissioners of the District of Columbia, Session of 1914.  
 The map shows the subdivision of a tract of land into lots, and the names of the owners of the lots.  
 The map is subject to the laws of the District of Columbia, and of the laws of the State of Maryland.  
 (Signed) Surveyor for the District of Columbia

H. P. J. & J. C. CO.  
 President  
 Secretary

Henry Blodgett  
 Civil & Mechanical Engineer  
 Washington, D.C. 1892

Copied from Liber JA No. 27 Folio No. 133.



## MISSION SERVE PROJECT - SCOPE OF WORK

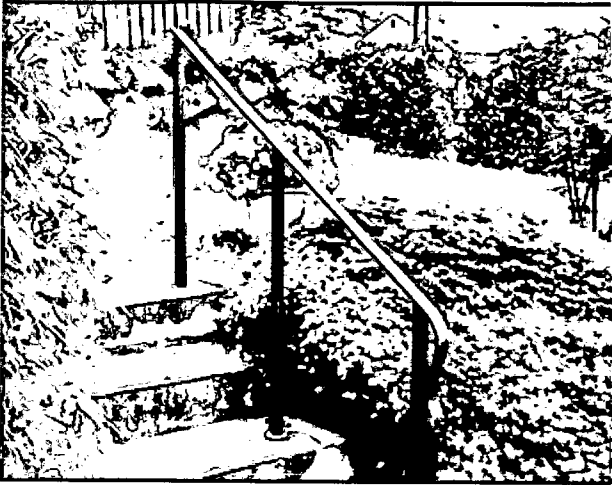
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MAP LOCATION	2
PROPERTY ADDRESS	7314 Baltimore Avenue, Takoma Park MD
DESCRIPTION OF STRUCTURE	2 ½ story frame single family house
YEAR BUILT	1890
HISTORIC DISTRICT	YES
HISTORIC DESIGNATION	1
DESCRIPTION OF SURROUNDING AREA	Single family residential neighborhood
REQUESTED RENOVATIONS	Install 2 iron railings on either side of the concrete steps in the front of the house.
IMAGE	



**EXTERIOR HANDRAL (WROUGHT IRON / STEEL) OPTIONS**

Installation on Walkway Steps



Option A



Option B



Option C