



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 10, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting Services
FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission Historic
SUBJECT: Area Work Permit #1073137 - Front Porch Restoration

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

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: Lindsay Harrison
Address: 7200 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 work is complete the applicant will contact Chris Berger at 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: 1073137 at: 7200 Holly Avenue, Takoma Park

submitted on: 6/5/2024

has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christopher J. Berger on 6/10/2024. The approval memo and stamped drawings follow.



FOR STAFF ONLY:
HAWP# 1073137
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

REVIEWED
By Chris Berger at 9:07 pm, Jun 10, 2024

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement and documentation from the Easement Holder supporting this application.

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Montgomery County
Historic Preservation Commission

g Examiner Approvals /Reviews Required as part of this Application?
d Plat, etc.?) If YES, include information on these reviews as

Street: _____

Nearest Cross Street: _____

Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

New Construction

Deck/Porch

Shed/Garage/Accessory Structure

Addition

Fence

Solar

Demolition

Hardscape/Landscape

Tree removal/planting

Grading/Excavation

Roof

Window/Door

Other: _____

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

Ellen L. Whitmore

Signature of owner or authorized agent

Date

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

Adjacent and confronting Property Owners mailing addresses

REVIEWED

By Chris Berger at 9:07 pm, Jun 10, 2024

APPROVED

Montgomery County

Historic Preservation Commission



Robert H. Potter

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

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By Chris Berger at 9:07 pm, Jun 10, 2024

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Montgomery County

Historic Preservation Commission



Robert H. Potter

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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By Chris Berger at 9:07 pm, Jun 10, 2024

Work Item 3: _____

Description of Current Condition:

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HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Land	*	*		*	*	*	*
Tree Removal		*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*

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Historic Preservation Commission



**7200 HOLLY AVE, TAKOMA PARK MD 20912
PORCH FLOOR AND STAIR RECONSTRUCTION**

ADDRESS:

7200 Holly Ave
Takoma Park MD 20912

SCOPE OF WORK:

Replace porch flooring material, remove and replace front porch steps and railings, replace lattice under porch and steps

ZONING INFORMATION:

ZONE	R-60
YEAR BUILT	1928
LOT SIZE	10,231 SF



Front Porch Steps - historic image



Front Porch Steps - current condition

Remove porch steps and porch flooring and replace with in kind materials - porch steps to closely resemble historic image

Document Sheet Index

Sheet No.	Description
000	1 Cover Sheet
A01	2 Foundation and First Floor Plans
A02	3 Exterior Elevations
A03	4 Proposed Finish Materials
4	TOTAL SHEETS

APPLICABLE CODES

CODES DETAILS:

- Plans conform with IRC 2018 and Maryland Building Rehabilitation Code (MBRC)
 - All wood in contact with soil or masonry foundations to be pressure treated-AC treated SYP or equivalent. All fasteners used with ACQ treated lumber will meet the ASTM standard A153 and A653, class 185.
 - All framing lumber to be SPF #2 unless indicated otherwise.
- Design criteria used are as follows:**
- Roof load - 30 lbs/sf
 - Roof and floor dead load - 10 lbs/sf
 - Floor live load in non-sleeping areas - 40 lbs/sf
 - Floor live load in sleeping areas - 30 lbs/sf
- Climate Zone 4A
 - Seismic design category B
 - Termite damage subjectivity - Moderate to heavy
 - Subjectivity to damage from weather - severe
 - Subjectivity to decay - slight to moderate
 - Winter design temperature - 13 degrees F
 - Mean Annual Temperature - 55 degrees F
 - Air Freezing Index - 300
 - Ice Shield Underlayment Required: Yes
 - Wind speed - 115 mph
 - Frost line depth - 30"
 - Flood hazard - July 2, 1979
- Concrete - 3,000 psi compressive strength at 28 days
 - Subfloors - 3/4" APA subfloor/underlayment rated, tongue and groove, glued and nailed to joists
 - Roof sheathing - 1/2" OSB with spacers
 - Roofing - 215 lb per square asphalt shingles over 15 lb/ft.

DRAWING LEGEND

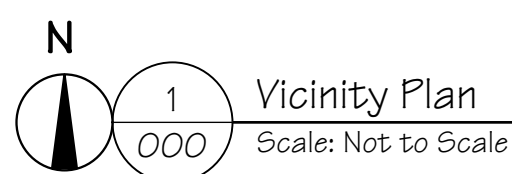
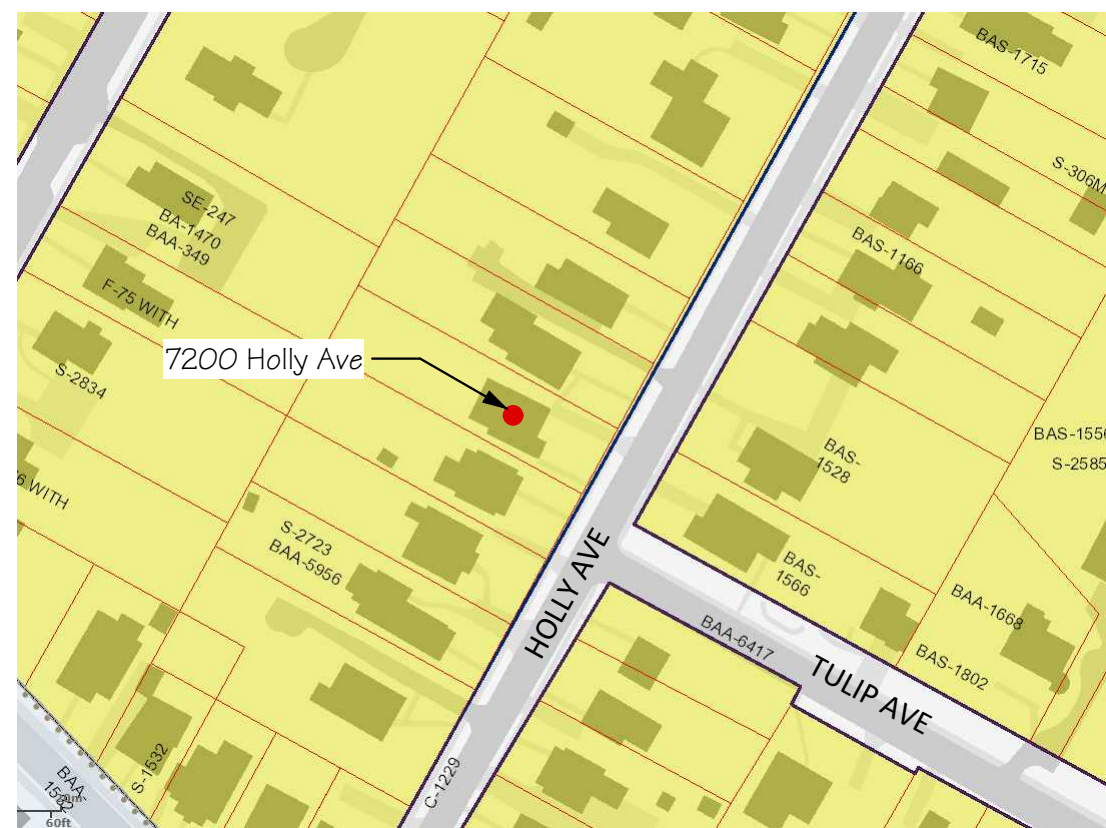
- A.F.F.: Above Finished Floor
- B.O.: By the Owner
- B.C.: By Case Design
- N.I.C.: Not in Contract
- E.Q.: Equal
- GWB: Gypsum Wall Board (Drywall)
- MIN.: Minimum
- O.C.: On Center
- OSB: Oriented Strand Board
- PSI: Pounds per square Inch
- T.B.S. To Be Specified

REVIEWED

By Chris Berger at 9:07 pm, Jun 10, 2024

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Montgomery County
Historic Preservation Commission

Permit



Alexandria
119 N. Washington St.
Alexandria, VA 22314
(703) 660-4663
(703) 229-3195

CASE

Bethesda
4701 Sangamore Road
North Plaza, Suite 40
Bethesda, MD 20816
(301) 229-4600
(301) 229-3195

Falls Church
701 Park Avenue
Falls Church, VA 22046
(703) 241-2990
(703) 534-0207

Development:	DV	Management:	PM
Project No:	29-24-015	Design:	ELW

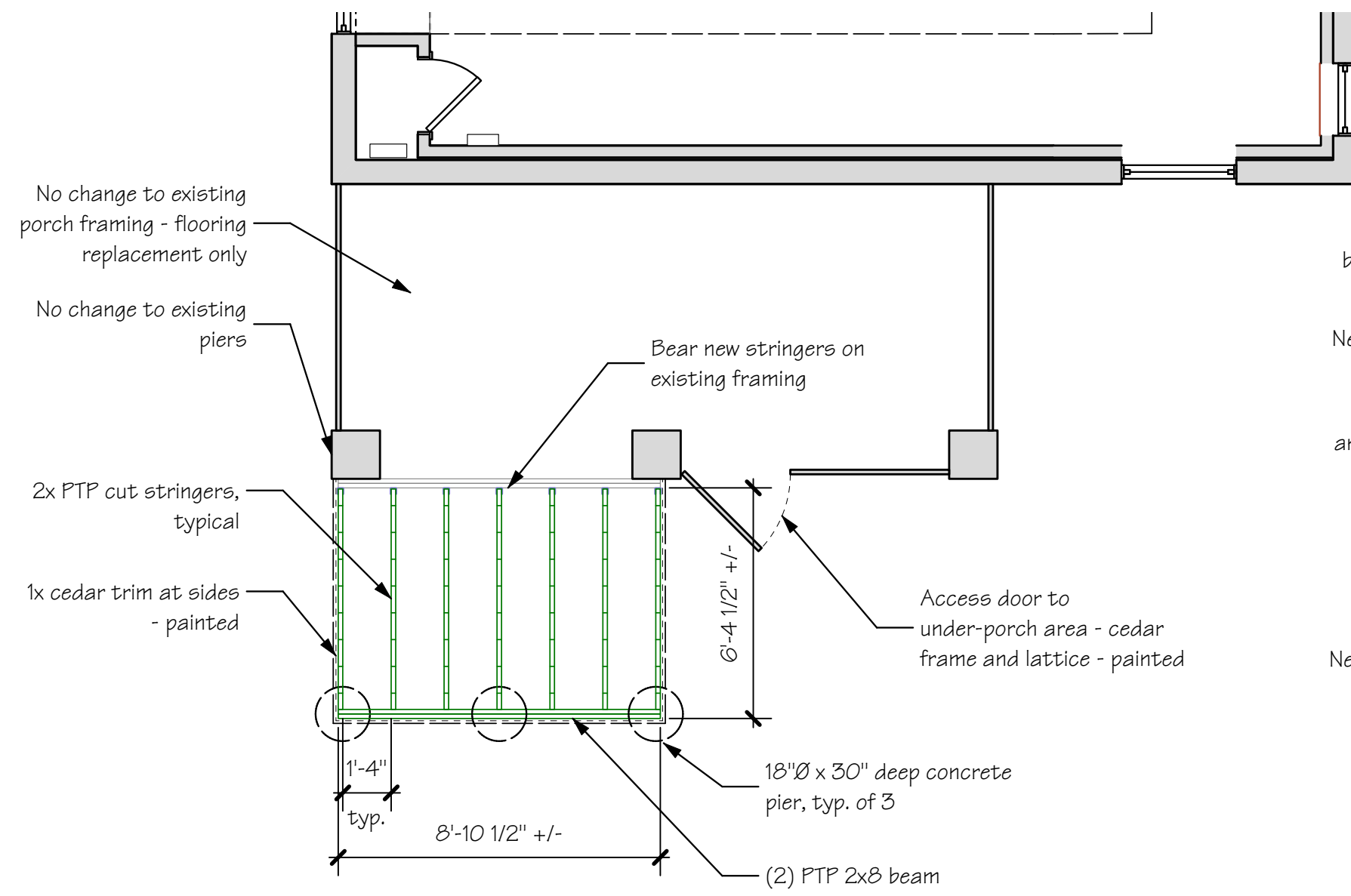
Harrison Hamilton Residence
Proposed Exterior Remodel Project
7200 Holly Ave Takoma Park MD 20912

Cover Sheet

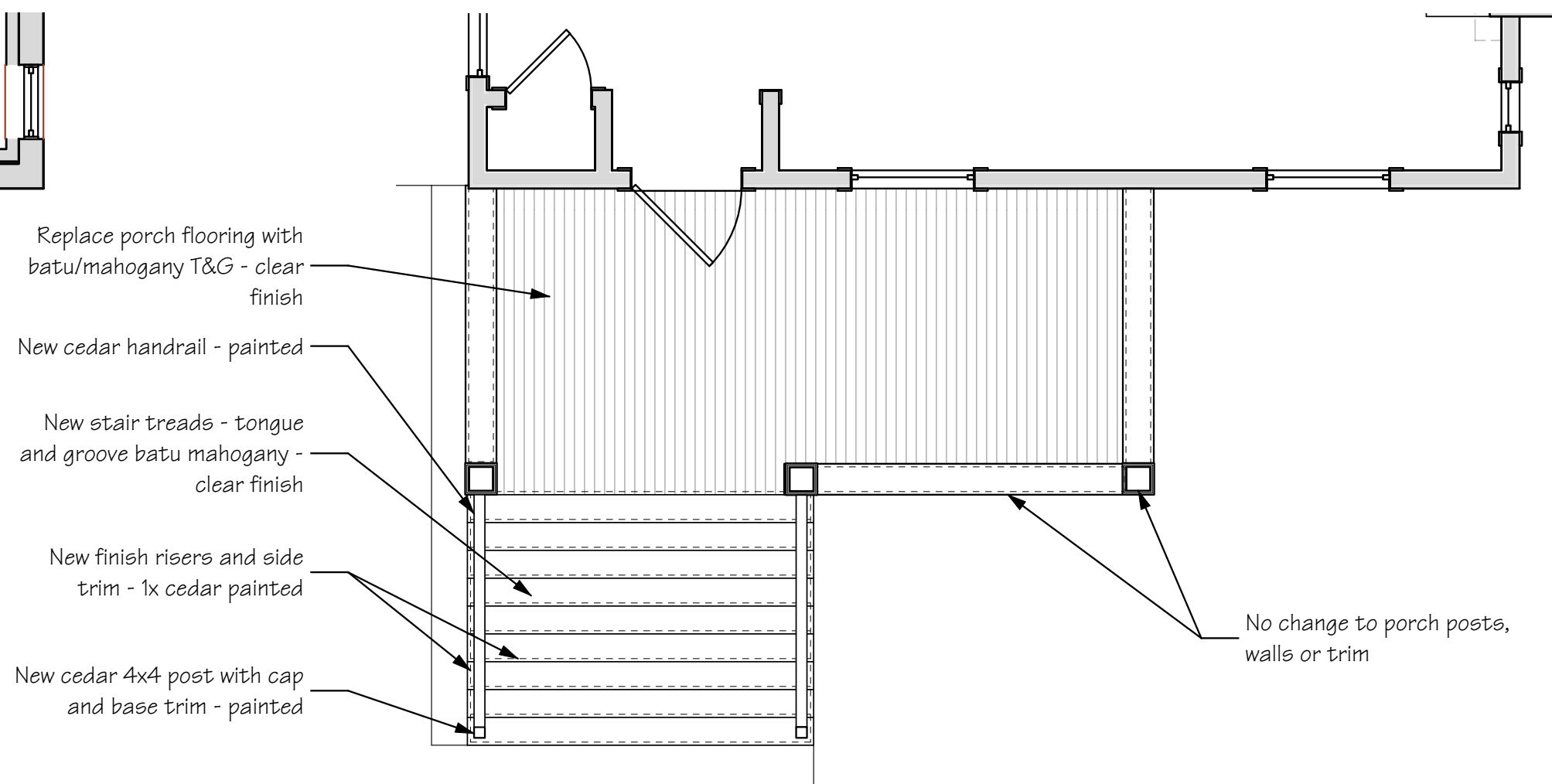
Drawing Log	6/06/2024 - Permit
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Date:	6/6/2024	Scale:	1/4" = 1'-0"	Of:	4
Sheet:	000				

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.



1 Foundation/Framing Plan
Scale: 1/4" = 1'-0"



2 First Floor Plan
Scale: 1/4" = 1'-0"

REVIEWED
By Chris Berger at 9:07 pm, Jun 10, 2024

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Permit

CASE
 Alexandria: 119 N. Washington St., Alexandria, VA 22314 (703.660.4663)
 Falls Church: 701 Park Avenue, Falls Church, VA 22046 (703.241.2980)
 Washington, DC: 1327 14th Street NW, Washington, DC 20005 (202.556.2275)
 Bethesda: 4701 Sangamore Road, North Plaza, Suite 40, Bethesda, MD 20816 (301.229.4600)
 Bethesda: 4701 Sangamore Road, North Plaza, Suite 40, Bethesda, MD 20816 (301.229.3185)

Development:	DV	Management:	PM
Project No:	29-24-015	Design:	ELW

Harrison Hamilton Residence
 Proposed Exterior Remodel Project
 7200 Holly Ave Takoma Park MD 20912
Foundation and First Floor Plans

Drawing Log	6/06/2024 - Permit
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Date:	6/6/2024	Scale:	1/4" = 1'-0"
Sheet:	A01	Of:	4

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Historic Preservation Commission



CASE
Alexandria
119 N. Washington St.
Alexandria, VA 22314
(P) 703.660.4663
(F) 703.229.3195

Washington, DC
1327 14th Street NW
Washington, DC 20005
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(F) 202.229.3195

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(F) 703.534.0207

Development:	DV	Management:	PM
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Harrison Hamilton Residence
Proposed Exterior Remodel Project
7200 Holly Ave Takoma Park MD 20912

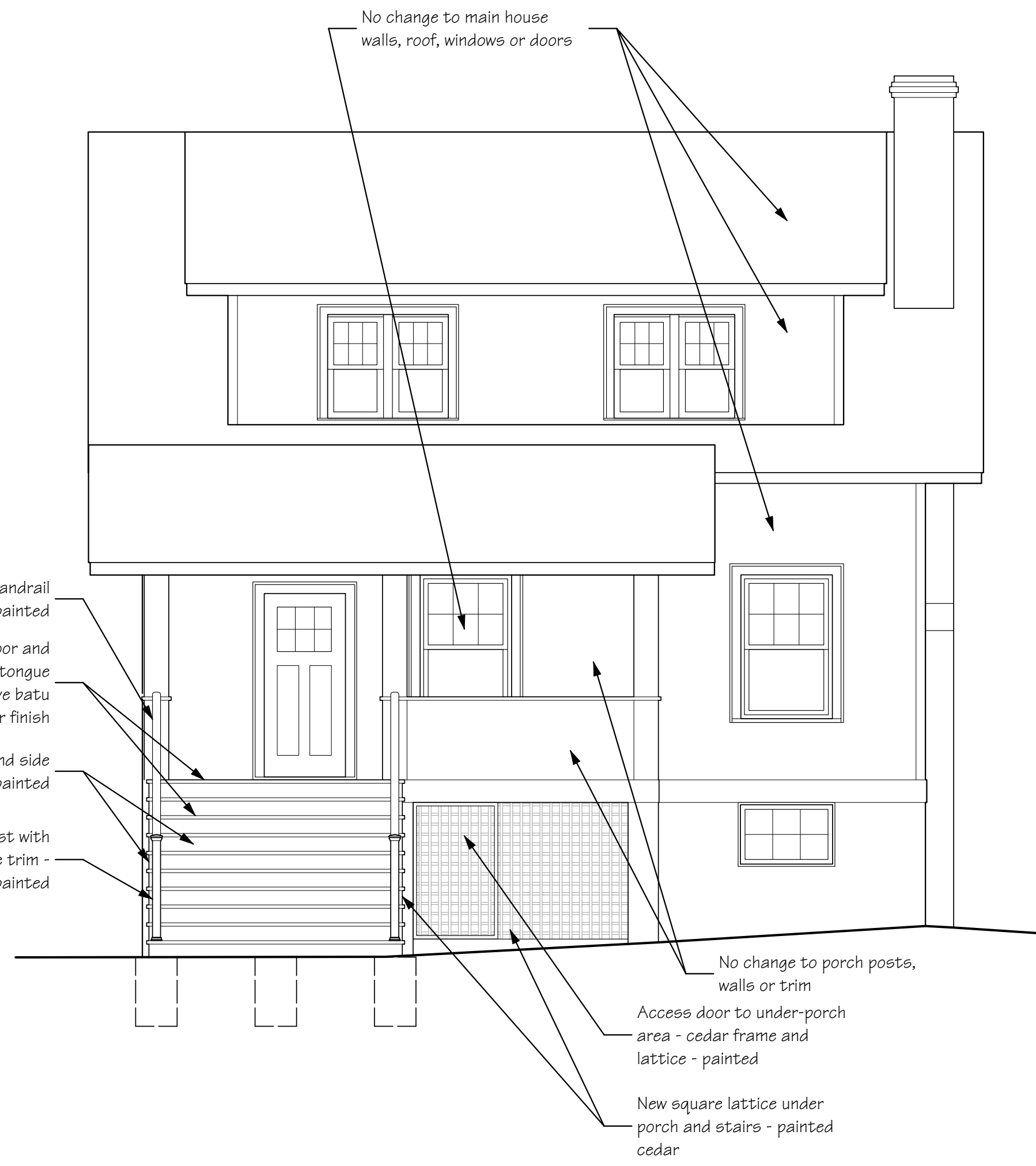
Exterior Elevations

Drawing Log	6/06/2024 - Permit
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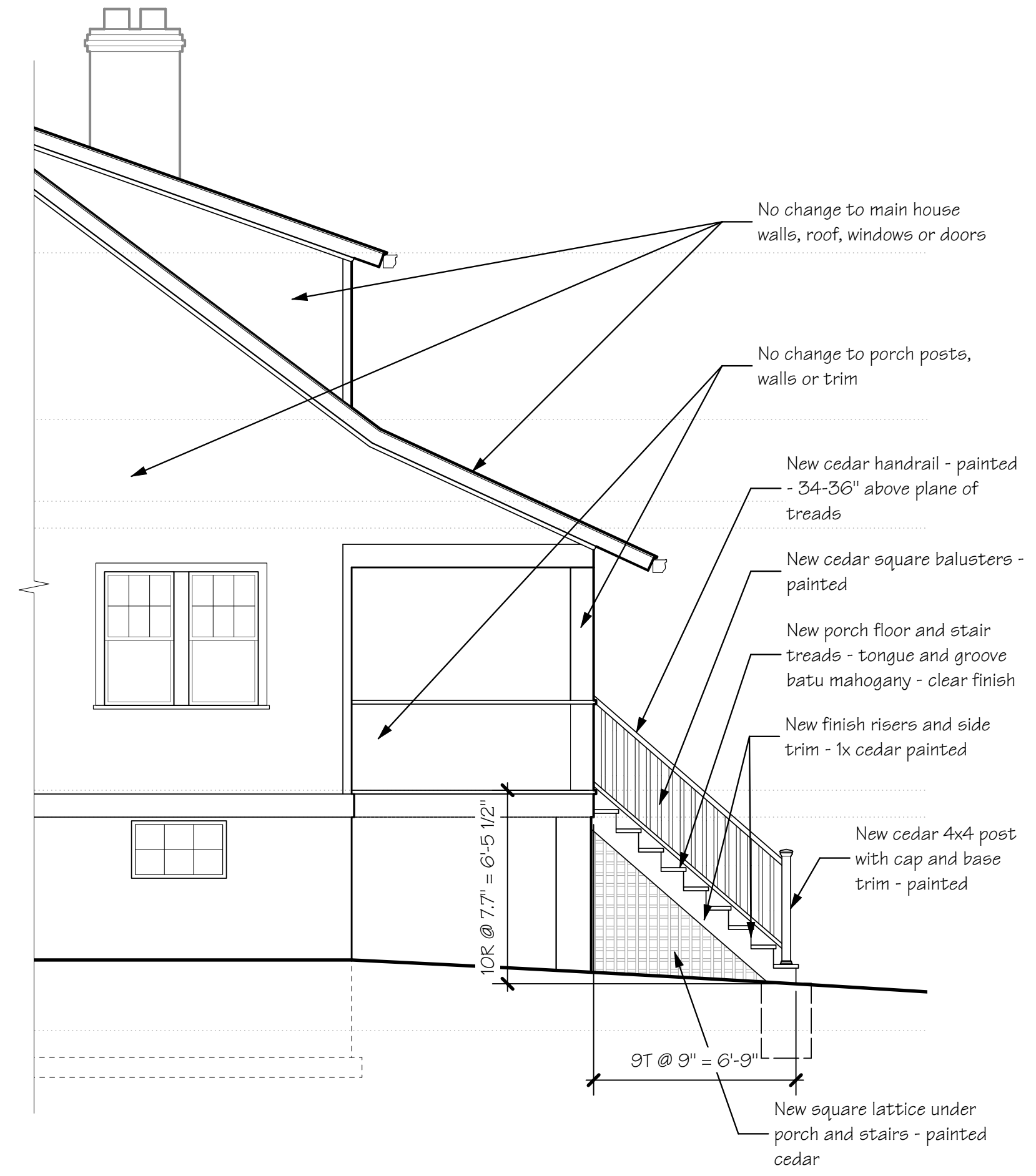
Date:	6/6/2024	Scale:	1/4" = 1'-0"	Of:	4
Sheet:	A02				

Permit

THESE PLANS HAVE BEEN PREPARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY ANY OTHER PARTY.



1 Front Elevation
Scale: 1/4" = 1'-0"



2 Left Side Elevation
Scale: 1/4" = 1'-0"

Alexandria
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Alexandria, VA 22314
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Development:	DV	Management:	PM
Project No:	29-24-015	Design:	ELW

Harrison Hamilton Residence
Proposed Exterior Remodel Project
7200 Holly Ave Takoma Park MD 20912

Proposed Finish Materials

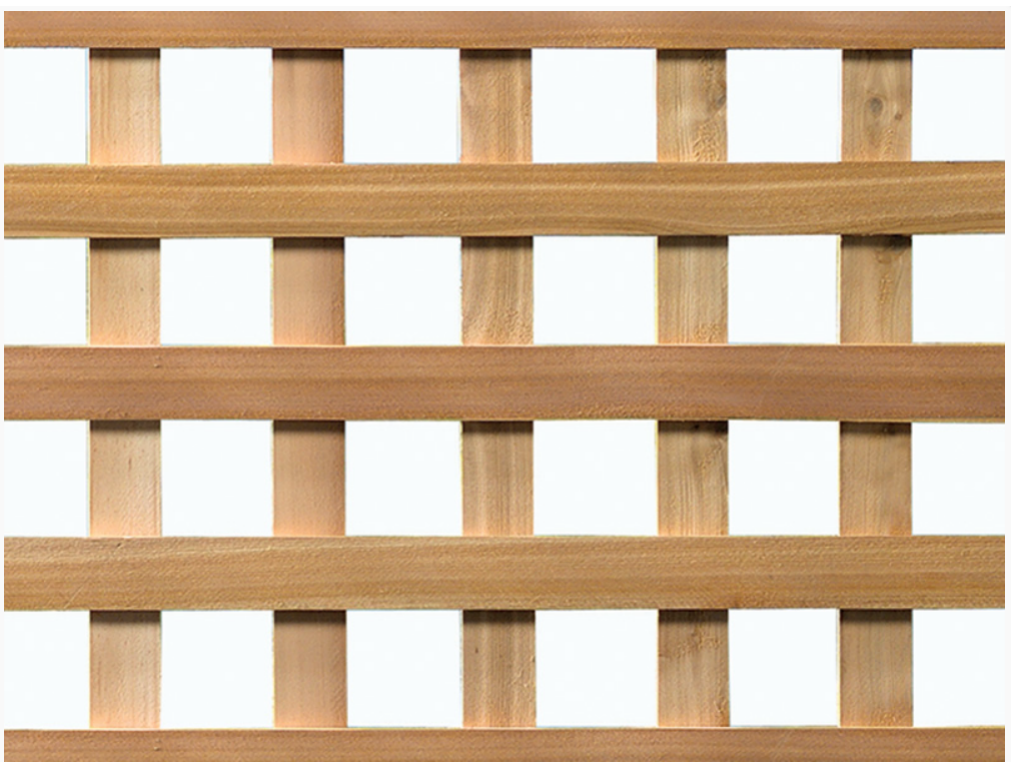
Drawing Log	6/06/2024 - Permit
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Date:	6/6/2024	Scale:	NTS	Of:	4
Sheet:	A03				



Nova Batu hardwood decking closely resembles the rich classic look of Mahogany. Heartwood from Batu or Red Balau hardwood ranges from a medium red to a deep red / brown with purple tinges and often has resin canals with white contents in concentric lines on end surfaces which produce a warm and visually striking effect. The texture is moderately fine and grain is typically interlocked.

Our Batu Decking offers a complete package for all your outdoor projects and is available in 1x4, 1x6, 5/4x4, 5/4x6, 2x4, 2x6 and 4x4 sizes plus handrail, balusters, T&G porch flooring and trim boards from 1x8 through to 2x12. With a rich natural beauty and legendary hardness that is not easily found in other decking materials, Batu Decking is the natural answer for exterior decking applications.



Heavy duty cedar lattice in a square pattern. This western red cedar panel measures 4' by 8' (48" x 96") and 7/8" thick. Each lattice lath measuring 7/16" thick by 1-3/4" wide. Lattice allows plenty of sunlight through with 1-3/4" wide openings. Cedar is naturally resistant to rot, decay, and insects. Ideal for use as an exterior fence, garden divider, or trellis.

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By Chris Berger at 9:07 pm, Jun 10, 2024

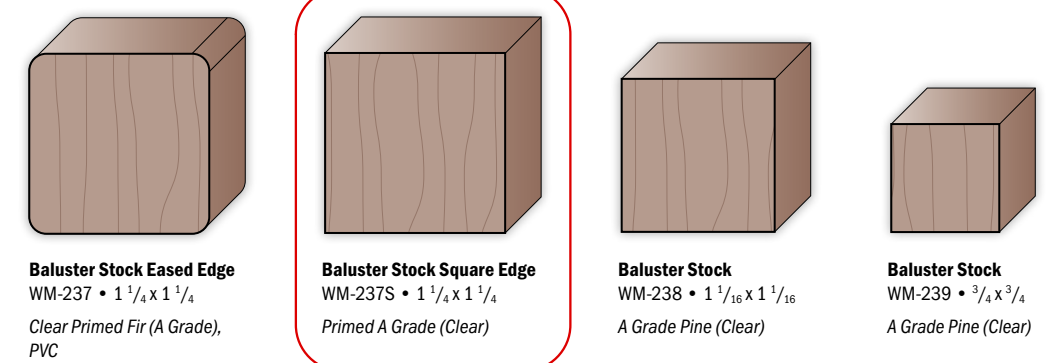
APPROVED
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Historic Preservation Commission

Robert H. ...

Permit

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Balusters



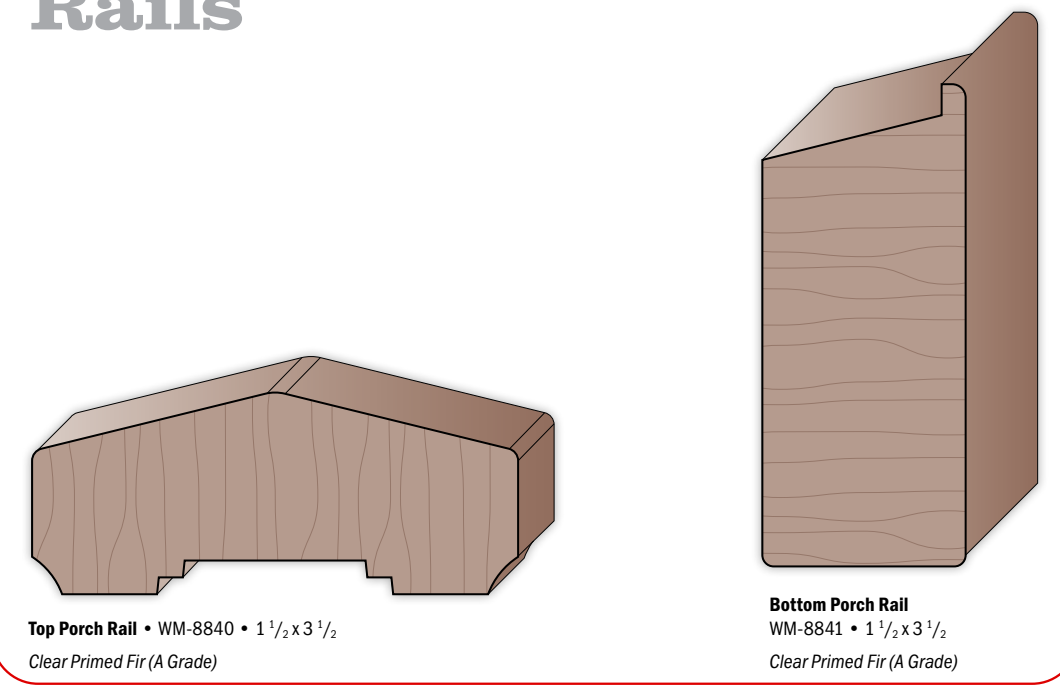
Baluster Stock Eased Edge
WM-237 • 1 1/4" x 1 1/4"
Clear Primed Fir (A Grade),
PVC

Baluster Stock Square Edge
WM-237S • 1 1/2" x 1 1/2"
Primed A Grade (Clear)

Baluster Stock
WM-238 • 1 1/16" x 1 1/16"
A Grade Pine (Clear)

Baluster Stock
WM-239 • 3/4" x 3/4"
A Grade Pine (Clear)

Rails



Top Porch Rail • WM-8840 • 1 1/2" x 3 1/2"
Clear Primed Fir (A Grade)

Bottom Porch Rail
WM-8841 • 1 1/2" x 3 1/2"
Clear Primed Fir (A Grade)

PORCH/STAIR/RAILING MATERIALS



- **Traditional Richness:** Crafted from cedar wood, this post cap offers a rich and classic aesthetic for your outdoor space
- **Durable Construction:** Built to last, ensuring longevity and enduring beauty for your deck or fence posts
- **Easy Installation:** Designed for hassle-free mounting, making it simple to enhance the look of your outdoor area
- **Versatile Fit:** Engineered to snugly fit standard 4" x 4" wood posts

Available Sizes:

- Post Cap is designed to fit a standard 4" x 4" wood post (actual measurements 3-1/2" x 3-1/2"), with inside dimensions of 3-5/8" x 3-5/8"



- Wood post base trim adds a finishing touch to the bottom of your posts
- Hides any gaps between posts and decking for a clean look
- The perfect finishing touch for deck railing posts
- Can be easily added to existing deck railing posts
- Pressure-treated for long life
- Fits a standard 4-in x 4-in wood post



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/4/2024

Application No: 1073137
AP Type: HISTORIC
Customer No: 1282408

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7200 HOLLY AVE
TAKOMA PARK, MD 20912
Othercontact Case Design and Remodeling (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work Replace porch flooring material, remove and replace front porch steps and railings, replace lattice under porch and steps

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By Chris Berger at 9:07 pm, Jun 10, 2024

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Historic Preservation Commission
