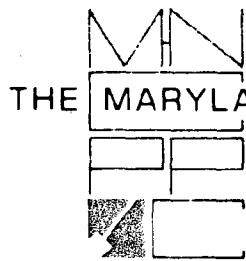


37/03-03JJ 17213 Holly Avenue
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring Maryland 20910-3760

October 6, 2003

Matt Zimmer
7213 Holly Avenue
Takoma Park, MD 20912

Re: HAWP application No. 37/03-03JJ, porch restoration

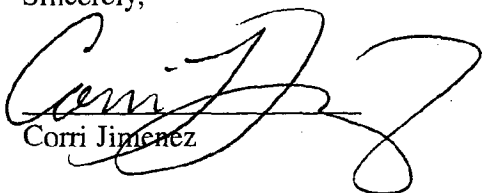
Dear Mr. Zimmer,

Per our conversation on October 6, please accept this letter from HPC staff in response to your request to raise the height of your porch railing and replace your supporting porch joists.

While staff is granting 'staff level approval' to replace any porch joists *in-kind* (match the existing joists in size and length with identical or comparable materials), in keeping with the historic preservation guidelines established in the *Takoma Park Master Plan for Historic Preservation*, we must deny your request to raise the height of your porch railing from 32" to 36". Staff believes that raising the railing would adversely affect the character of this Outstanding Resource, as the porch is particularly characteristic of the Victorian style of architecture. As to the porch joist approval, staff would like to remind the owner that retention of original building materials is encouraged, and that total replacement of all porch joists is not advised unless they are not salvageable or endanger the structure.

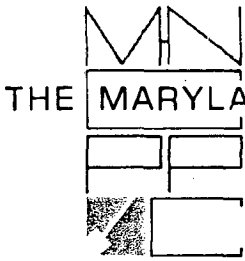
It is our understanding that Montgomery County Permitting Services has requested the railing height modification. This letter serves as your waiver to retain the current rail height of 32". If you have any further questions, please feel free to call me at 301-563-3400.

Sincerely,



Corri Jimenez

Cc: Reginald Jetter, Division Chief, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 9/24/03

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

DPS # 317434
HAWP # 37/03-03JJ

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: _____

Address: 7213 Holly Avenue, Takoma Park 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPAF DIVISION 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

Contact Person: MATT ZIMMER
 Daytime Phone No.: 301-562-9556
 Account No.: _____
 Name of Property Owner: MATT ZIMMER Daytime Phone No.: 301-562-9556
 Address: 7213 HOLLY AVENUE TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: OWNER - MATT ZIMMER Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: NA Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7213 Street: HOLLY AVENUE
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP
 Lot: 32 Block: 6 Subdivision: GILBERTS ADDITION
 Identifier: _____ Folio: _____ Parcel: _____

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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 12,000.00
 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

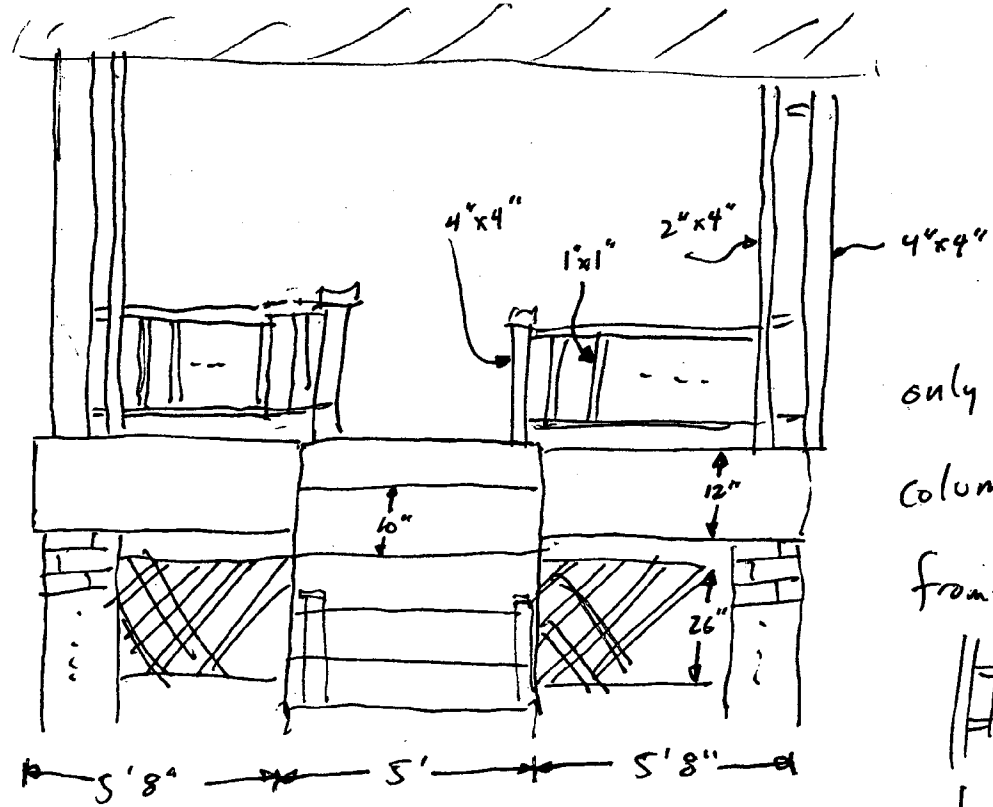
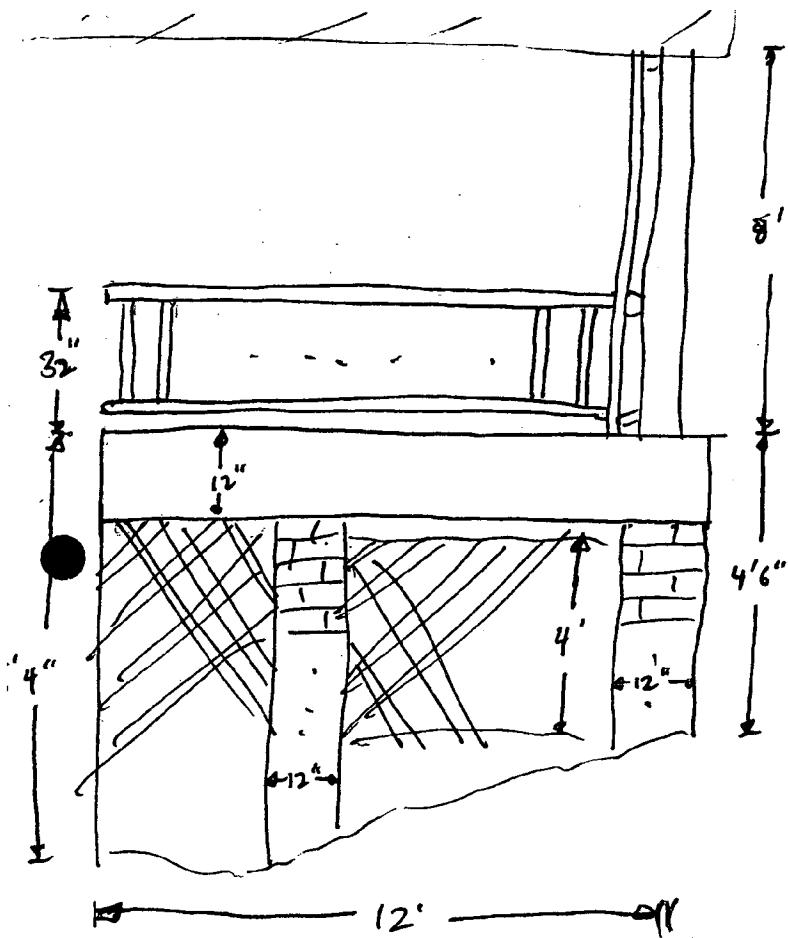
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Matt Zimmer Signature of owner or authorized agent Date: 8/31/03

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 9/24/03
 Application/Permit No.: 317434 Date Filed: 9-2-03 Date Issued: _____

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

Owner's mailing address MATT ZEMMER 7213 HOLLY AVENUE TAKOMA PARK MD 20912	Owner's Agent's mailing address NA
Adjacent and confronting Property Owners mailing addresses	
NANCY KNIGHT & MARTIN COLLINS 7211 HOLLY AVENUE TAKOMA PARK MD 20912	
WENDY EMRICH 7215 HOLLY AVENUE TAKOMA PARK MD 20912	
FRANCES & HAROLD PHIPPS 7210 HOLLY AVENUE TAKOMA PARK MD 20912	
JOHN & NORMA McCANN 7214 HOLLY AVENUE TAKOMA PARK MD 20912	

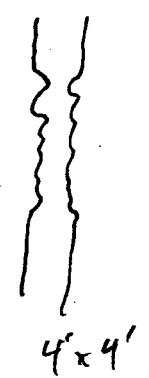


only change:
columns:

from:

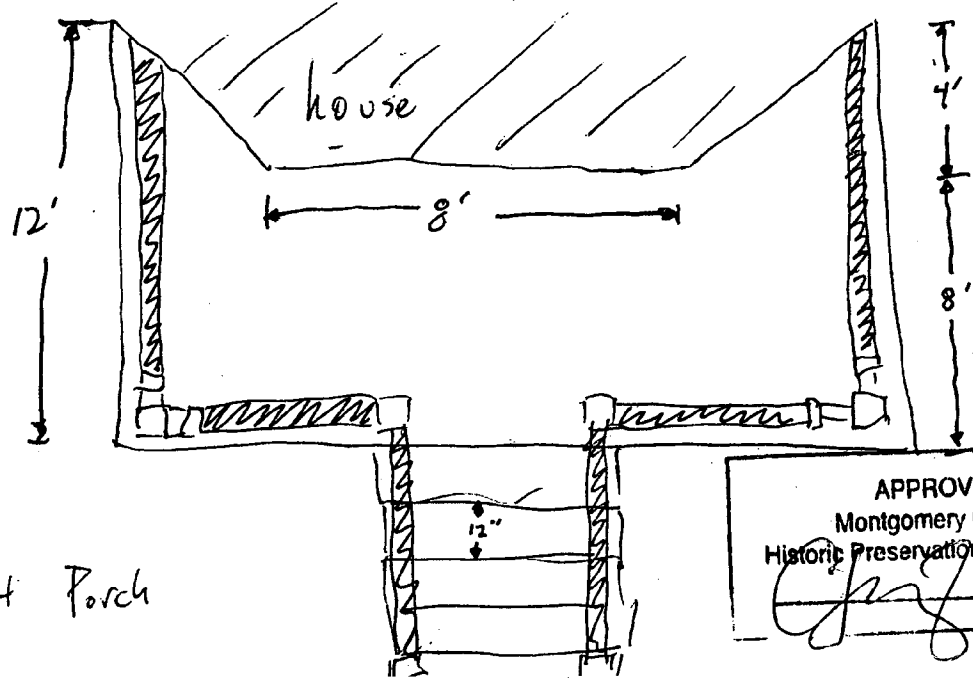


to:



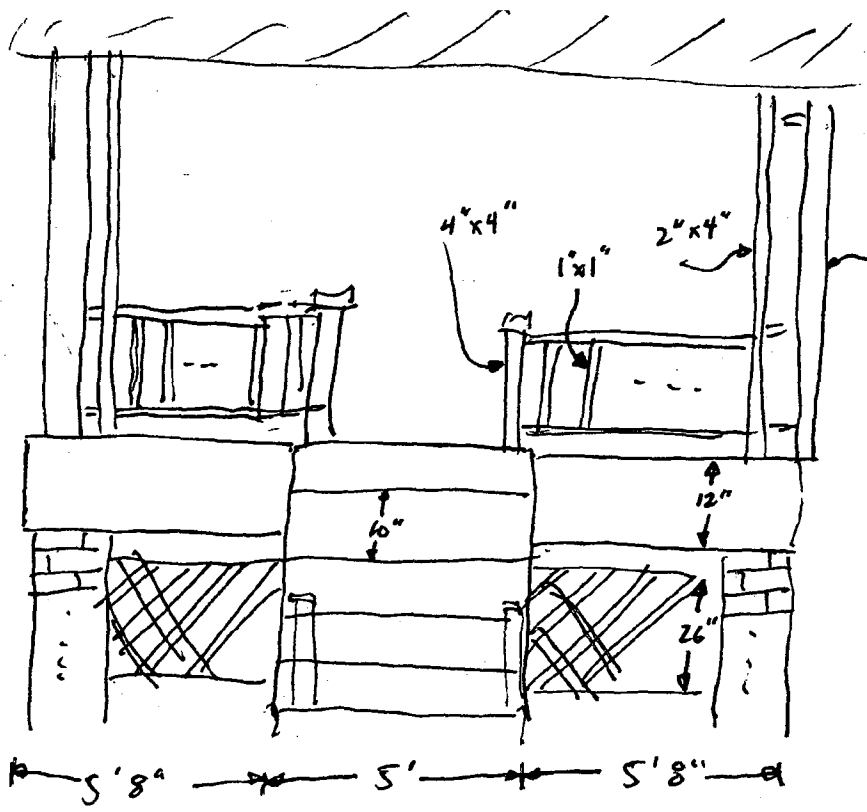
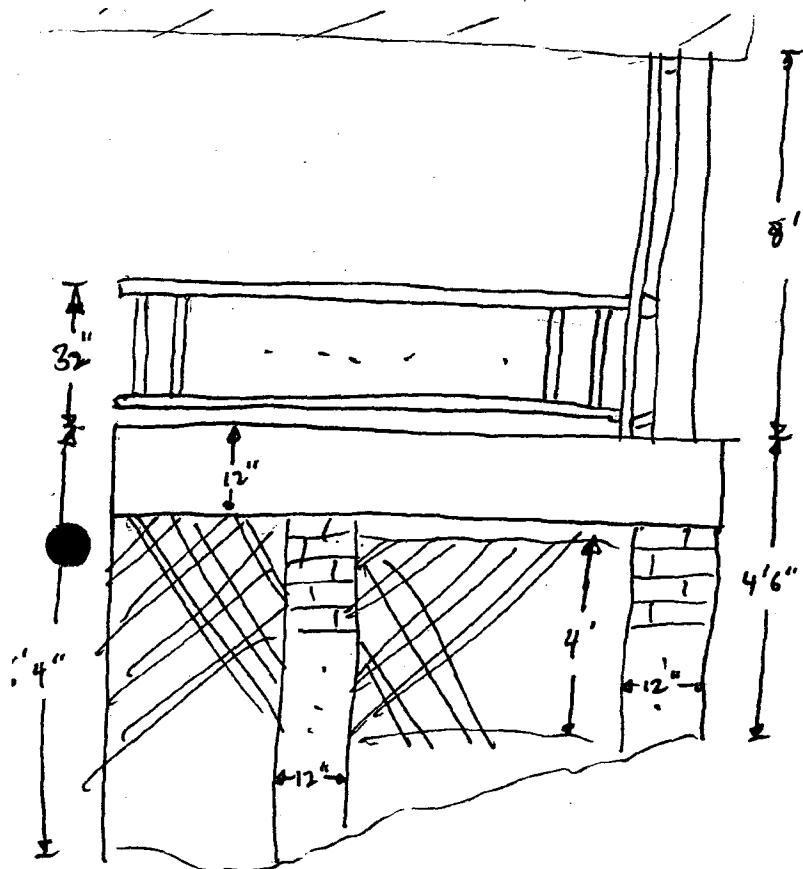
Replacement Material:

- treated yellow pine except
- decking - fir
- columns -



7213 Holly Ave: Front Porch

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 9/24/03



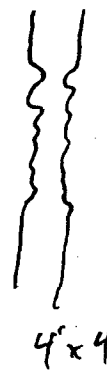
only change:

columns:

from:



to:

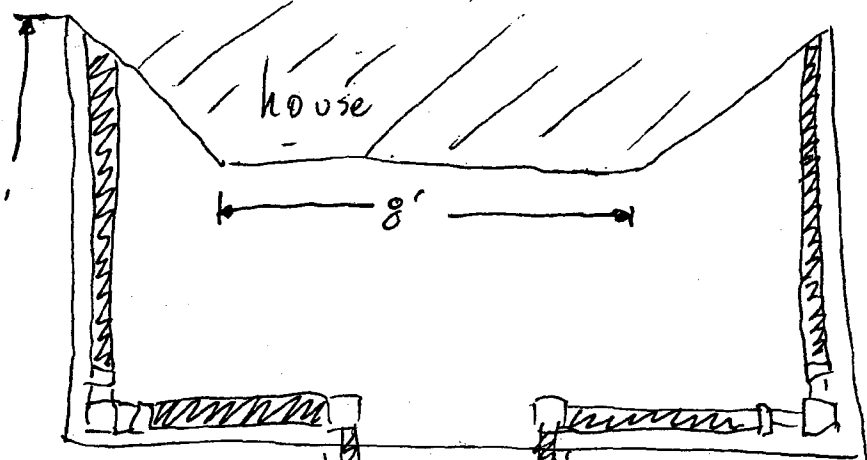


12'

Replacement 1

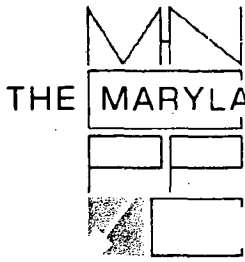
Material:

- treated yellow pine except
- decking - fir
- columns -



7213 Holly Ave: Front Porch

APPROVED
 Montgomery County
 Historic Preservation Commission
 9/24/03



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 9/24/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

DPS # 317939
HAWP# 37/03-0355

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

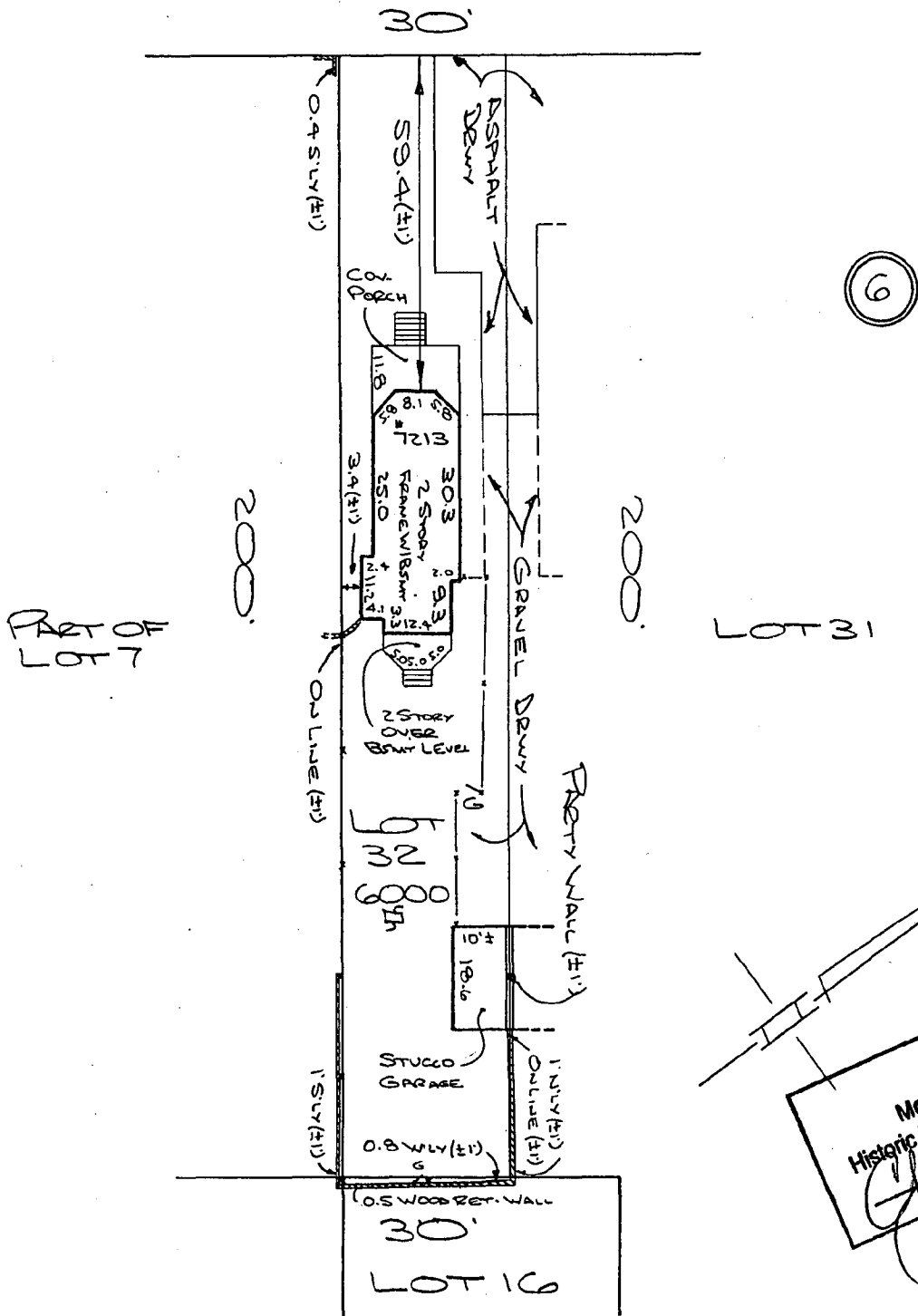
If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd

HOLLY AVENUE



APPROVED
 Montgomery County
 Historic Preservation Commission
 9/29/03

NOTE: NO BEARINGS SHOWN ON SUBDIVISION PLAT

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: 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 re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the 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.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 32 BLOCK 6
 B.F. GILBERTS RE-SUBDIVISION OF
 LOT 30 BLOCK 6 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book B Plat 24 Scale 1" = 30'
 CASE: 1787-00 FILE: 66276
 DATE: NOVEMBER 27, 2000

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7213 Holly Avenue	Meeting Date:	09/24/03
Applicant:	Matt Zimmer	Report Date:	09/17/03
Resource:	Takoma Park Historic District	Public Notice:	09/10/03
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-03JJ	Staff:	Corri Jimenez
PROPOSAL:	Repair and restoration of existing front porch		
RECOMMEND:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Primary Resource
STYLE: Queen Anne
DATE: c. 1890

7213 Holly Avenue is a primary resource to the Takoma Park Historic District as a two-story Queen Anne Victorian, constructed in the 1890s.

PROPOSAL

The applicant proposes to replace two non-contributing columns at the front with more appropriate wooden, lathe-turned, finger-jointed decorative columns that match existing columns on a rear neighboring property (see Circle 11). These 6" diameter columns will be painted along with the rest of the house. Restoration of the front porch has also been included in this Historic Area Work Permit, which will include replacement of deteriorated fir board boards with yellow pine.

STAFF DISCUSSION

Staff approves of and commends the applicant for undertaking these improvements, which will enhance the front appearance of their Victorian. In addition, staff recommends that the applicant apply for the 10% Montgomery County tax credit as

well as the 20% Maryland state tax credit (see www.marylandhistoricaltrust.net for more information). Staff would be happy to guide the applicant through this process.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b) 2 & 3:

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.

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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

and with the Secretary of the Interior's *Standards* #5 & 6:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



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

DPS - #8

III D

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MATT ZIMMER

Daytime Phone No.: 301-562-9556

Account No.: _____

Name of Property Owner: MATT ZIMMER Daytime Phone No.: 301-562-9556

Address: 7213 HOLLY AVENUE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: OWNER - MATT ZIMMER Phone No.: _____

Contractor Registration No.: _____

Contractor for Owner: NA Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7213 Street: HOLLY AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP

Lot: 32 Block: 6 Subdivision: GILBERTS ADDITION

Parcel: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Blaze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 12,000.00

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.

Matt Zimmer
Signature of owner or authorized agent

8/31/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 317434 Date Filed: 9-2-03 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

EXISTING STRUCTURE IS A TWO-STORY WOOD-FRAME VICTORIAN RESIDENTIAL DWELLING, BUILT IN 1853. STRUCTURE IS SIMILAR IN APPEARANCE AND WORKMANSHIP TO OTHERS IN NEIGHBORHOOD. THE FRONT ELEVATION INCLUDES A COVERED FRONT PORCH SUPPORTED BY BRICK PIERS. THE FRONT COLUMNS OF THE PORCH ARE NOT ORIGINAL TO THE STRUCTURE AND ARE NOT HISTORICALLY ACCURATE. PORTIONS OF THE PORCH ARE ROTTING: STEPS, RISERS, FLOOR, FLOOR JOISTS, AND RAILINGS. SOME BRICKS ARE MISSING FROM THE PIERS. DIAGONAL LATTICE AND PLYWOOD PANELS CONCEAL PORCH UNDERSTORY.

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

REPAIR ALL ROTTED AND ROTTEN PORTIONS OF PORCH, USING SAME MATERIALS. REPLACE HISTORICALLY INACCURATE ELEMENTS WITH HISTORICALLY ACCURATE ONES: (1) REPLACE EXISTING COLUMNS WITH TURNED COLUMNS SIMILAR TO THOSE ON NEIGHBORING HOUSES, AND (2) REPLACE EXISTING LATTICE AND PLYWOOD PANELS WITH LATTICE IN A STRAIGHT VERTICAL AND HORIZONTAL PATTERN.

1. SITE PLAN

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

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

- 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.
- 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

- 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.
- 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 drip-line 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.

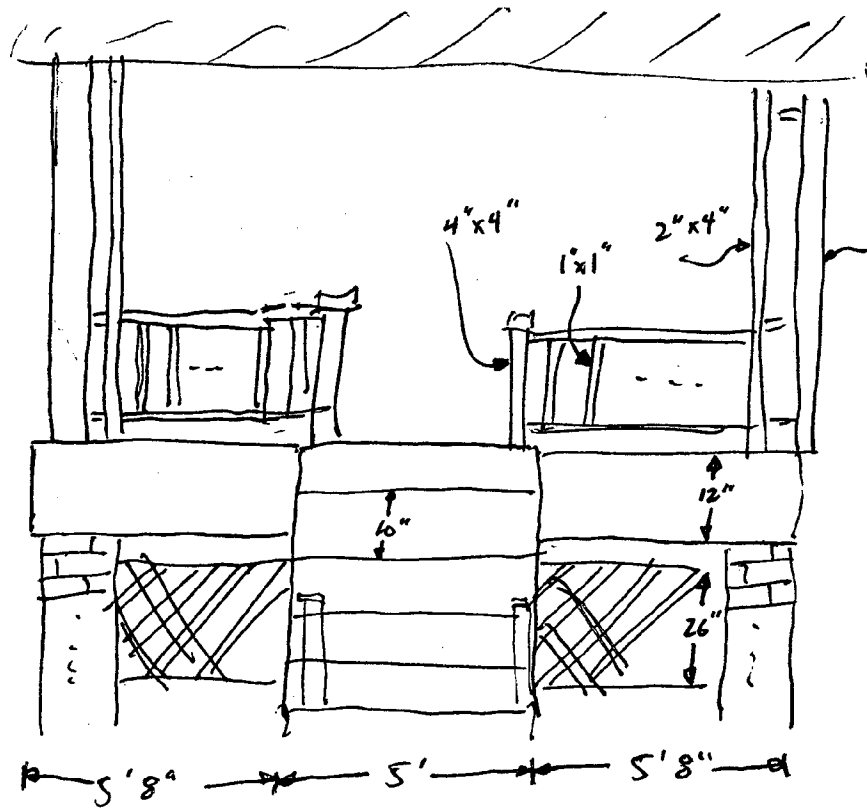
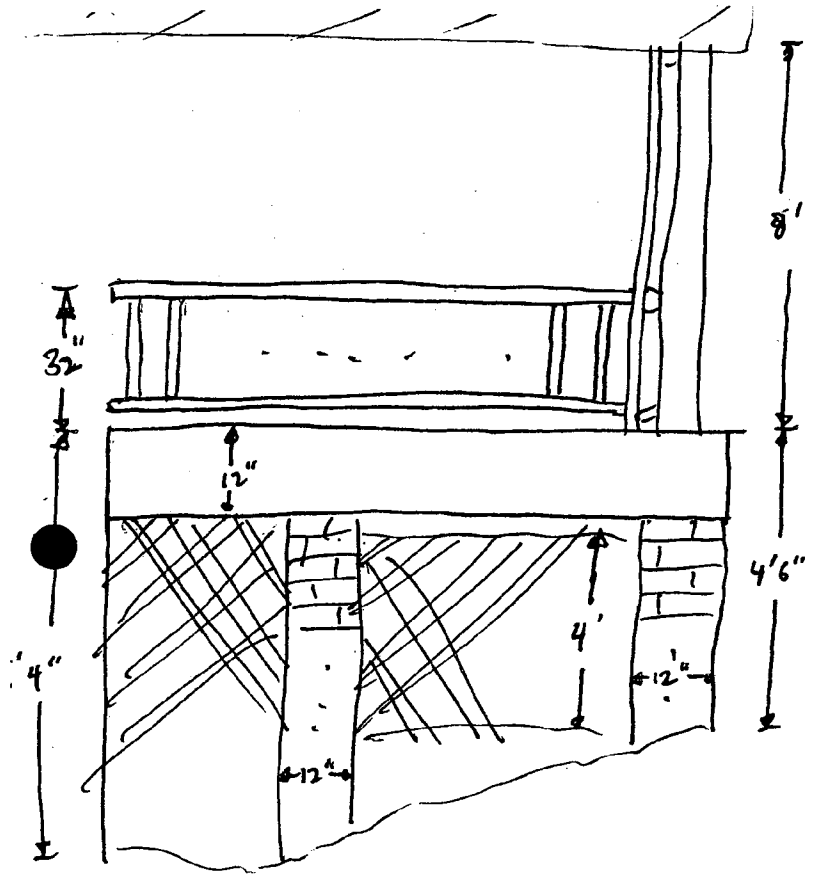
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

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

Owner's mailing address MATT ZIMMER 7213 HOLLY AVENUE TAKOMA PARK MD 20912	Owner's Agent's mailing address NA
Adjacent and confronting Property Owners mailing addresses	
NANCY KNIGHT & MARTIN COLLINS 7211 HOLLY AVENUE TAKOMA PARK MD 20912	
WENDY EMRICH 7215 HOLLY AVENUE TAKOMA PARK MD 20912	
FRANCES & HAROLD PHIPPS 7210 HOLLY AVENUE TAKOMA PARK MD 20912	
JOHN & NORMA MCCANN 7214 HOLLY AVENUE TAKOMA PARK MD 20912	



only change:

columns:

from:



to:



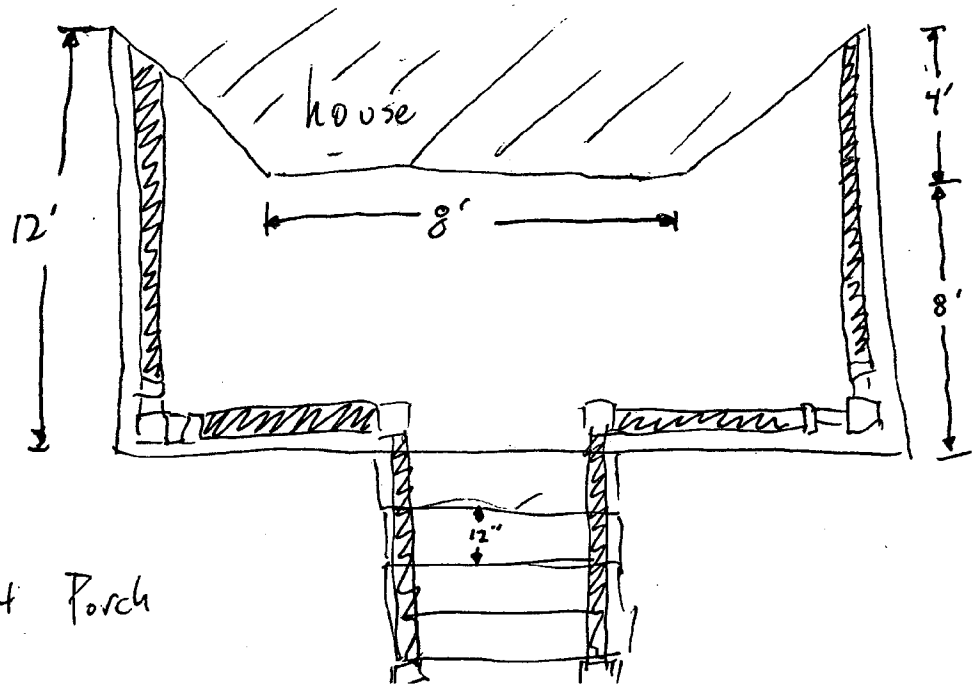
4'x4'

12'

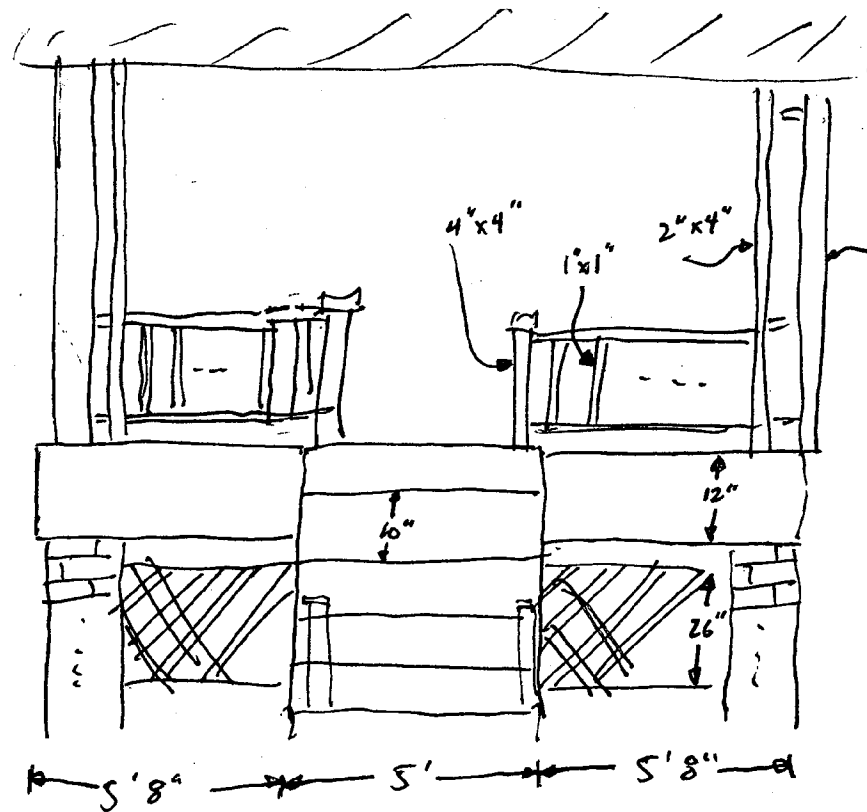
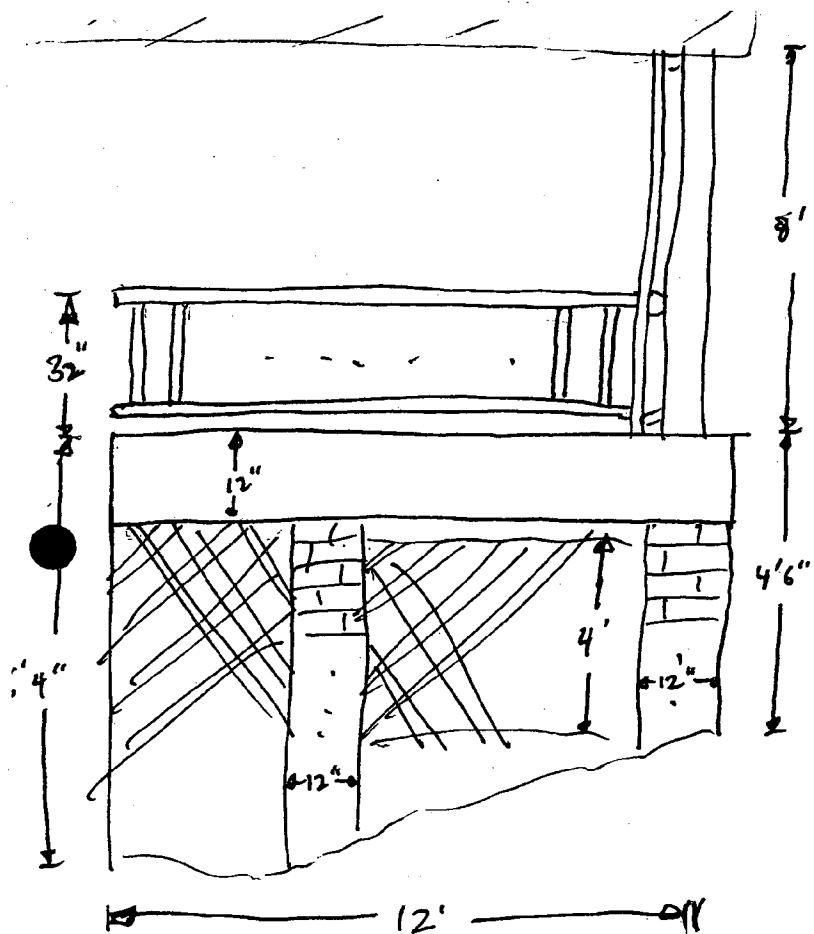
Replacement 1

Material:

- treated yellow pine except
- decking - fir
- columns -



7213 Holly Ave: Front Porch



only change:

columns:

from:



to:

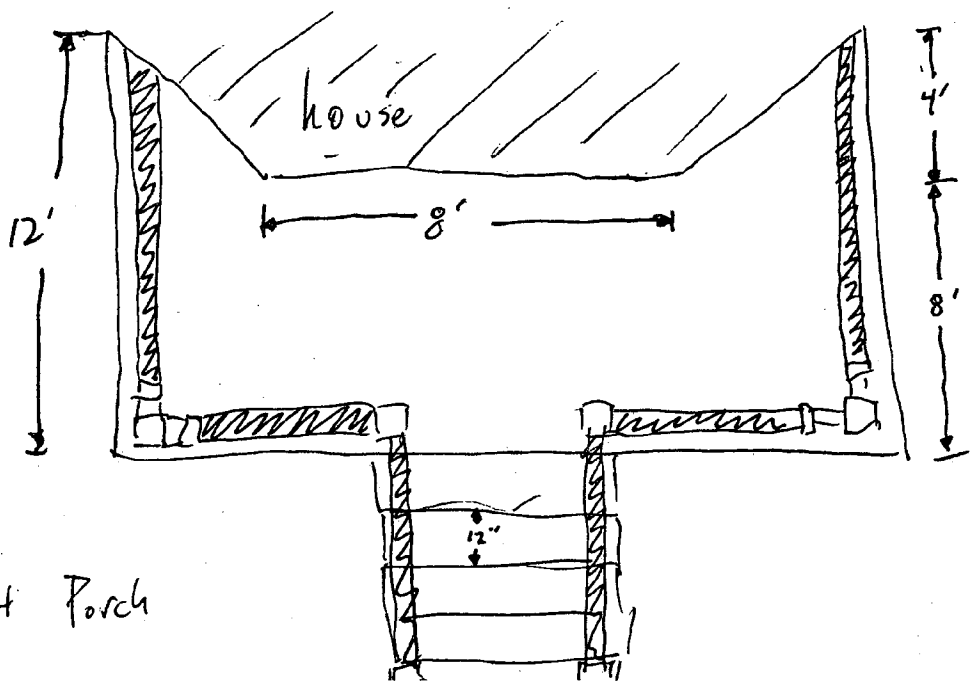


4'x4'

Replacement 1.

Material:

- treated yellow pine except
- decking - fir
- columns -



7213 Holly Ave: Front Porch

7112 HOLLY AVENUE
HAWAII APPLICATION



7113 HOLLY AVENUE FRONT ELEVATION SHOWING PORCH

⑨

10

4213 HOLLY AVENUE FRONT ELEVATION - DEQUE VIEW



4213 HOLLY AVENUE FRONT ELEVATION - DEQUE VIEW



4213 HOLLY AVENUE
HAMP AVENUE



EXAMPLE OF PROPOSED REPLACEMENT
COLUMNS (FROM 7215 HOLLY AVENUE)

7213 HOLLY AVENUE
HAWP APPLICATION



7213 HOLLY AVENUE FRONT ELEVATION SHOWING PORCH

7213 HOLLY AVENUE
HAMP APPLICATION



7213 HOLLY AVENUE FRONT ELEVATION - OBLIQUE VIEW



7213 HOLLY AVENUE FRONT ELEVATION - OBLIQUE VIEW

7215 HOLLY AVENUE
HAWP APPLICATION



EXAMPLE OF PROPOSED REPLACEMENT
COLUMNS (FROM 7215 HOLLY AVENUE)