

37/03-04WW 7306 Holly Ave
Takoma Park Historic District

FILE



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 10, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 353987, for door and window installation at 7306 Holly Avenue, Takoma Park Historic District

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. 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 APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Agnes Patti

Address: 7306 Holly Avenue, Takoma Park Historic District

This HAWP approval is 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 at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
55 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: Agnes Patti
Daytime Phone No.: 301-589-9392

Tax Account No.: 16 13 01073945
16 13 01073956

Name of Property Owner: Agnes M. Patti Daytime Phone No.: 301-589-9392
Address: 7306 Holly Ave. Takoma Park, Md. 20912
Street Number City State Zip Code

Contractor: My sons will do work Phone No.: If licensed contractor required, I
will use Verges Construction

Contractor Registration No.: _____
Agent for Owner: self Daytime Phone No.: 301-589-9392

LOCATION OF BUILDING/PREMISE

House Number: 7306 Street: Holly Ave.
Town/City: Takoma Park Nearest Cross Street: Holly Ave + Dogwood Ave.
Lot: 37 Block: 12 Subdivision: Ms. Sarah E. Brashears Subdivision
26 Folio: 83 89 Parcel: JN 42 + Barclays Subdivision

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C 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: _____
1B. Construction cost estimate: \$ 2500
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/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.

Agnes M. Patti
Signature of owner or authorized agent

8/4/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 9/9/04
Application/Permit No.: 353 987 Date Filed: 8/5/04 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

see attached

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

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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.

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- 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.
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(1) I would like to replace the sliding glass door with French doors.

(2) I would like to replace the square window with two windows identical to the other windows in the house so that the rear of the house will be much more consistent with the original house. I would of course replace with wood framed door and windows – not vinyl.



taken from back yard

There is a wood patio area at the rear of the house. The French doors would open to the patio area. My yard is 16,160 sq. ft. and I own the vacant lot next to my house, 7310 Holly Avenue, and that contains 16,160 sq. ft. We have a lot of space and a beautiful back yard.

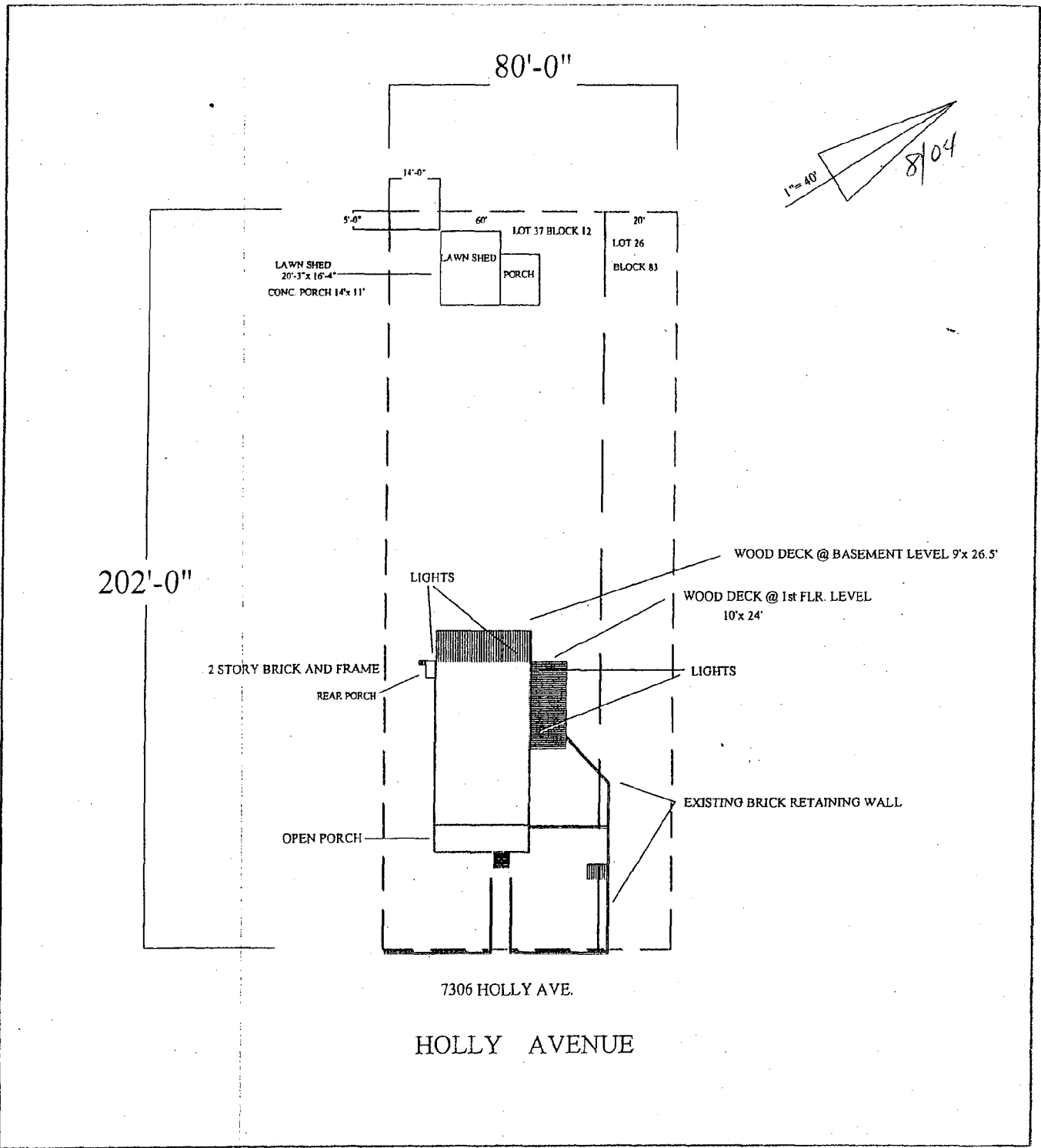
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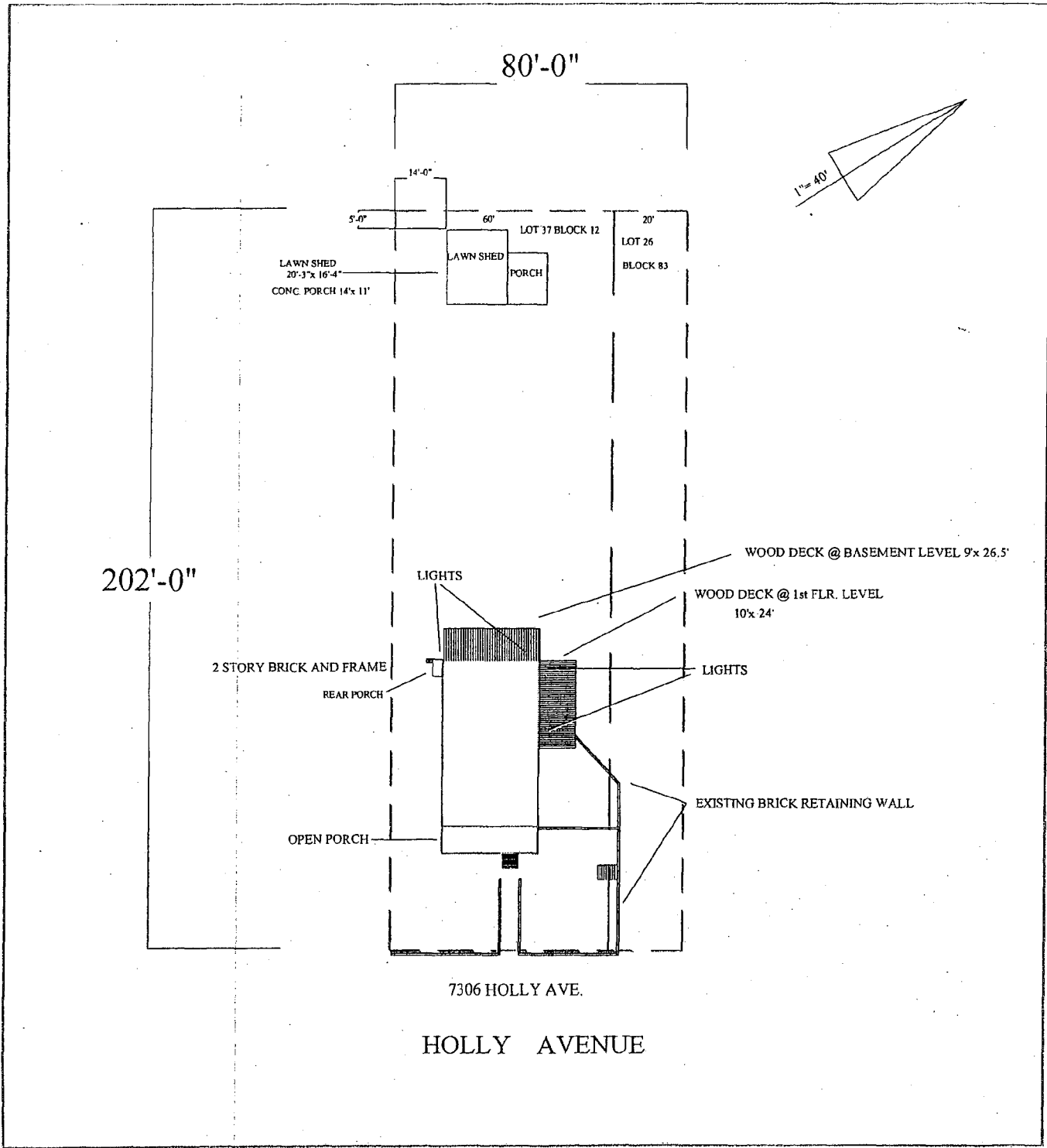
I do not feel this would have any effect on the historic area because the work that I propose would make the house more in context with the original house. Also, the door & windows are at the rear of the house & cannot be seen from the street or front of the house.

*7306 Holly Ave,
Takoma Park, Md, 20912*



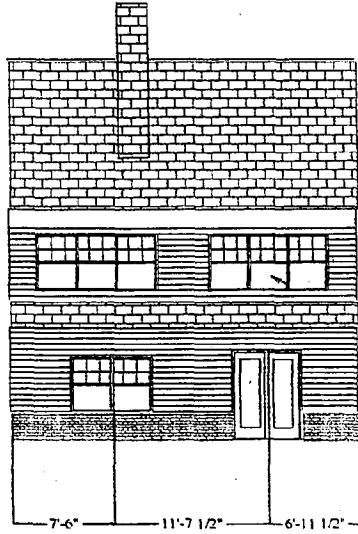
picture taken from street





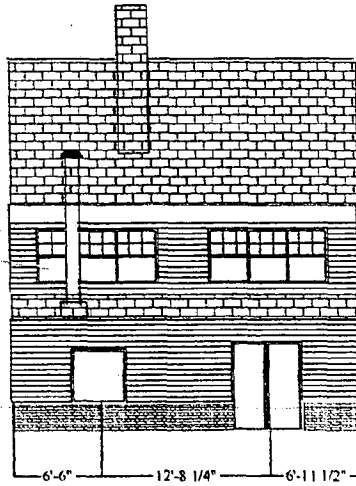
REARVIEW

proposed
→



EXISTING METAL CHIMNEY

present
→



WEST ELEVATION

PRESENT AND PROPOSED ELEVATIONS

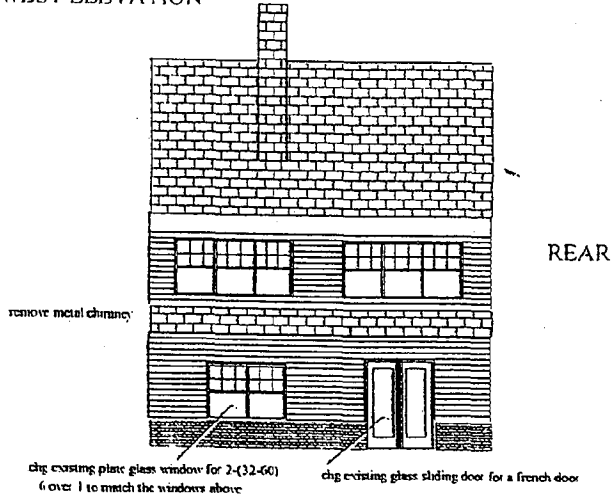
AGNES PATTI 7306 HOLLY TAKOMA PARK MD.

APPROVED
Montgomery County
Historic Preservation Commission

Julia O'Malley

10/9/01

WEST ELEVATION

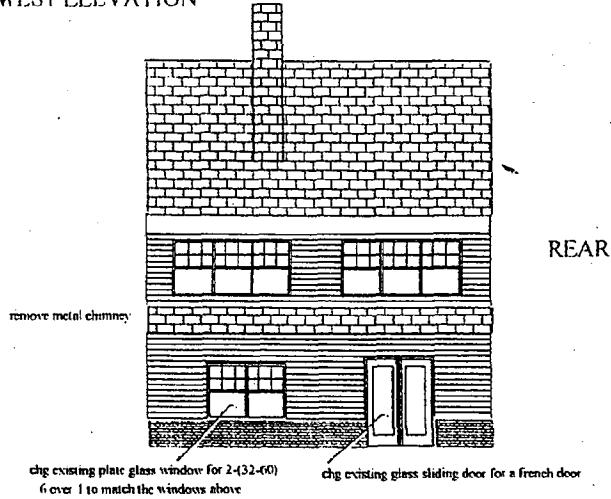


PROPOSED ELEVATION AND PLAN VIEW

ACNES PATTI 7306 HOLLY TAKOMA PARK MD.

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
09/19/01

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APPROVED
Montgomery County
Historic Preservation Commission

Julia O'Malley
9/9/04

III - G

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7306 Holly Avenue, Takoma Park	Meeting Date:	09/08/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	09/01/04
Review:	HAWP	Public Notice:	08/25/04
Case Number:	37/03-04WW	Tax Credit:	None
Applicant:	Agnes Patti	Staff:	Michele Naru

PROPOSAL: Alterations to existing non-contributing rear addition

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival: Four Square
DATE: c1911-15

The house located at 7306 Holly Avenue is a contributing resource within the Takoma Park Historic District. The building is a 1-½ story, Colonial Revival bungalow. The house is detailed with a full-width front porch supported by Doric columns and a square picket balustrade. A one-story non-contributing, shed roof addition protrudes from the rear elevation of the house and is the subject of this HAWP application.

PROPOSAL:

The applicant is proposing to alter the rear addition by:

1. Replacing the fixed sash window with new, 6/1 wood, simulated divided light windows.
2. Replacing the rear sliding glass door with a new French door.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or

ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources ass to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- 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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

The proposed windows and doors meet the Commission's criteria for replacement windows on a non-contributing massing. Staff recommends approval.

STAFF RECOMMENDATION

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

and with the *Takoma Park Historic District Guidelines*, adopted August 1992.

With the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|--|--|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <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 checked="" type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 2500

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8/4/04
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Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
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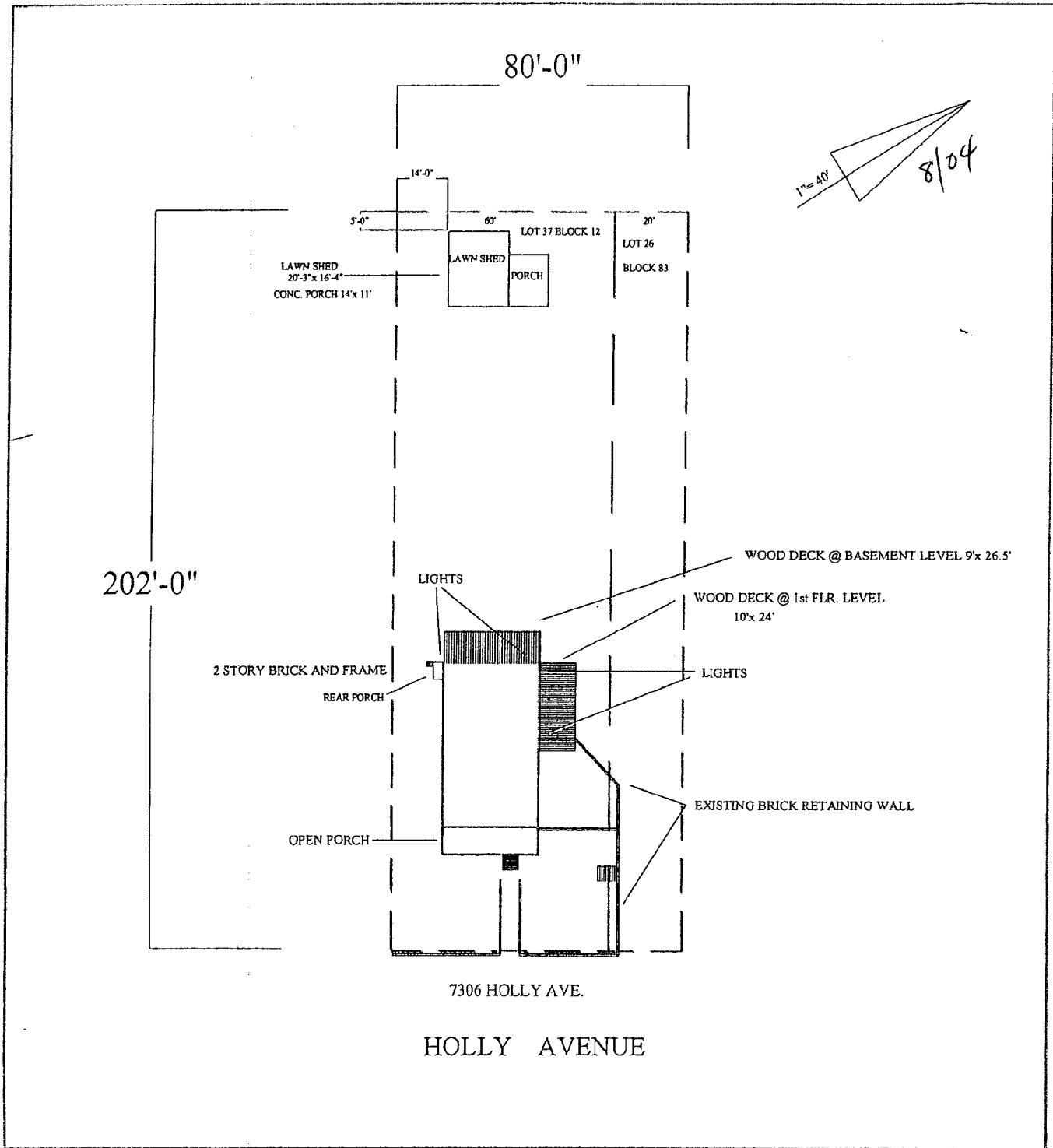
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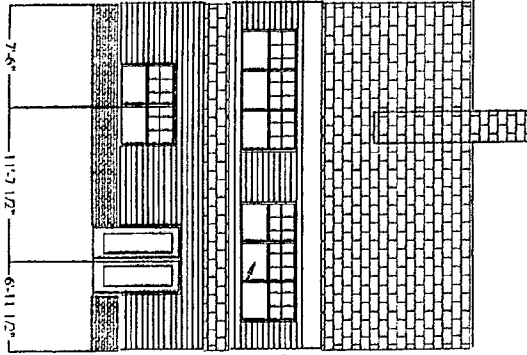
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7

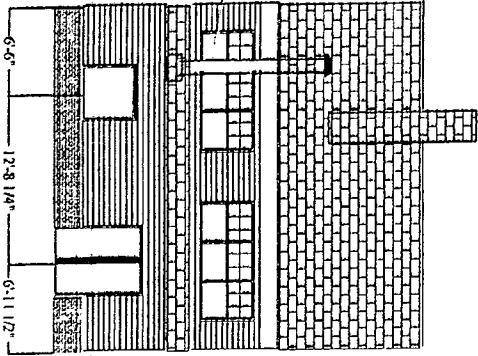
REAR VIEW

proposed



EXISTING METAL CHIMNEY

present

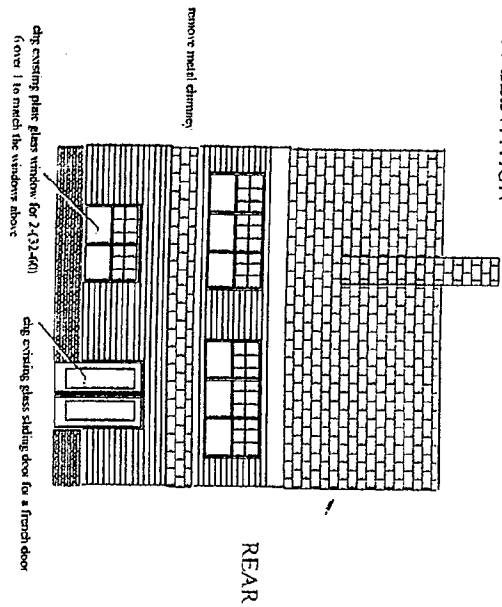


WEST ELEVATION

AGNES PATTI 7306 HOLLY TAKOMA PARK MD.

PRESENT AND PROPOSED ELEVATIONS

WEST ELEVATION



AGNES PATTI 7306 HOLLY TAKOMA PARK MD.

PROPOSED ELEVATION AND PLAN VIEW

9

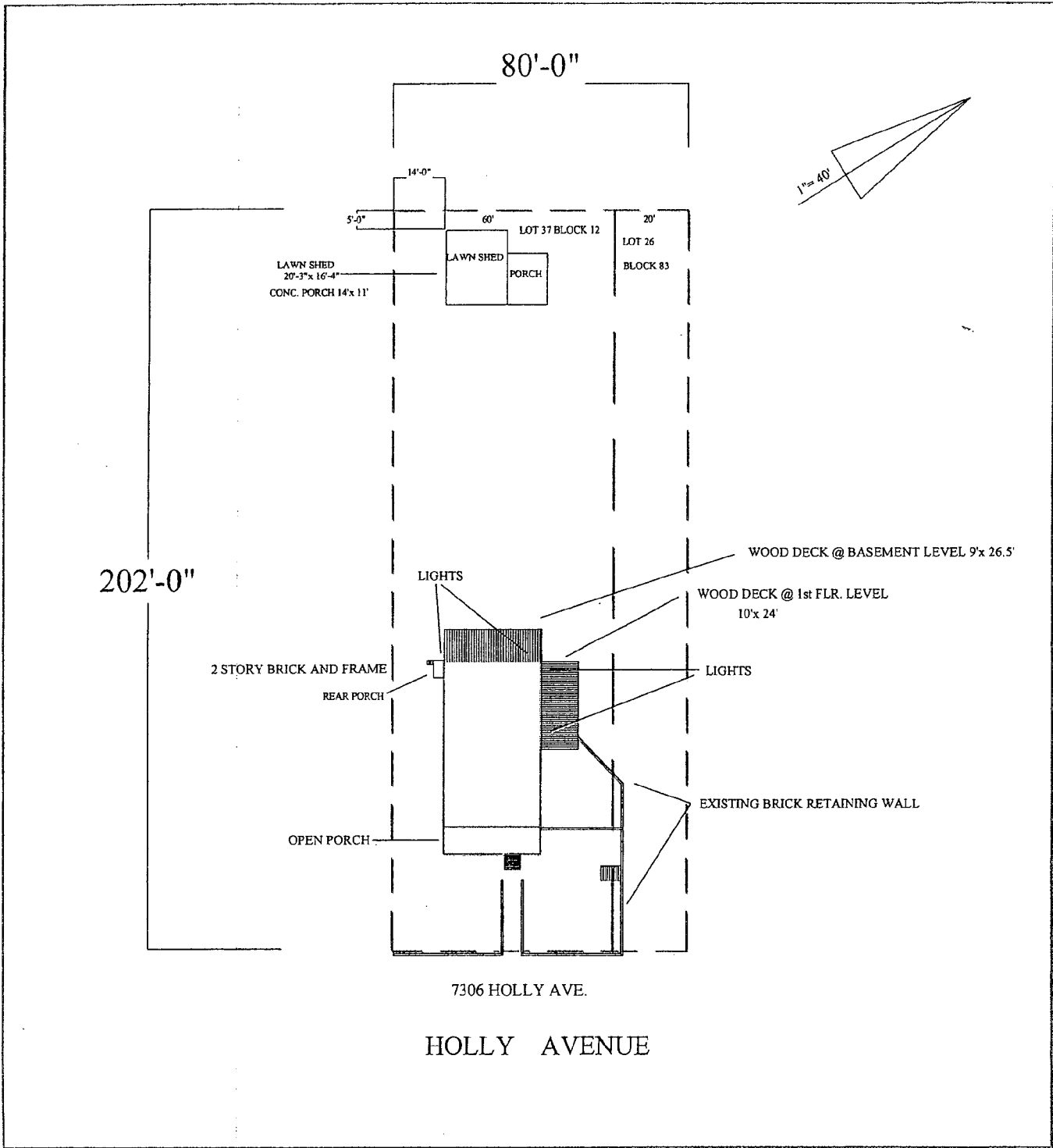
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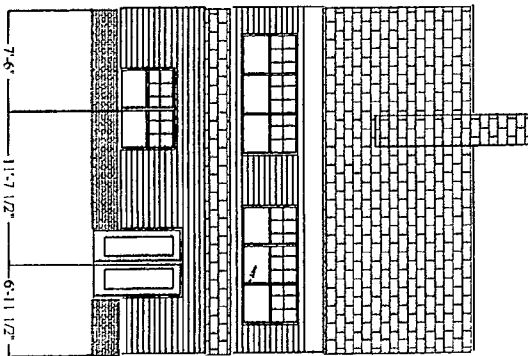


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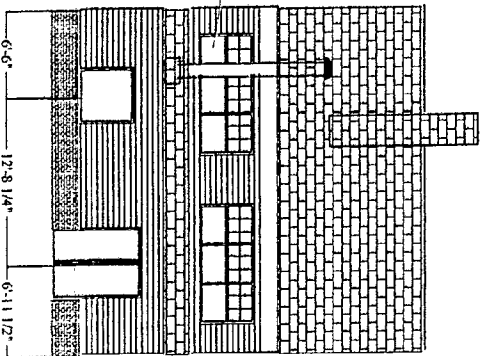
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proposed



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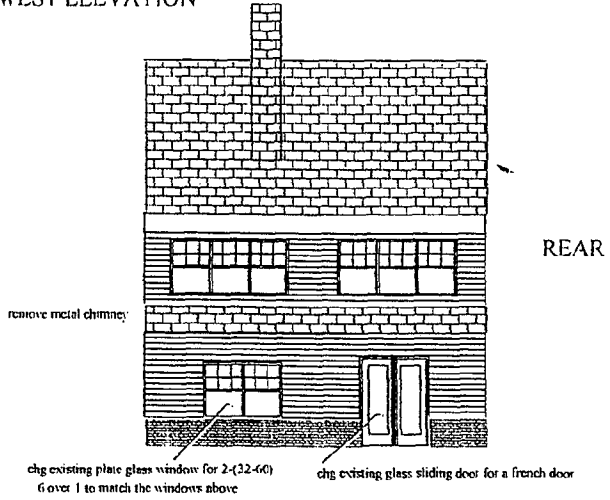


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PRESENT AND PROPOSED ELEVATIONS

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PROPOSED ELEVATION AND PLAN VIEW

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