

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7204 Cedar Ave., Takoma Park	<b>Meeting Date:</b>	1/23/2018
<b>Resource:</b>	Outstanding Resource (Takoma Park Historic District)	<b>Report Date:</b>	1/17/2018
<b>Applicant:</b>	Jackie Braitman	<b>Public Notice:</b>	1/10/2018
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	No
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Building addition		

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**STAFF RECOMMENDATION:**

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Classical Revival  
**DATE:** c. 1913

**PROPOSAL:**

The applicant proposes a building addition and other alterations at the subject property.

**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***

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

- the importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

### ***Outstanding Resources – Residential***

The *Guidelines* characterize Outstanding Resources as those

... which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- Preservation of original building materials and the use of appropriate, compatible new materials is encouraged.
- 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:***

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. 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.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

The subject property is a 1 ½-story Classical Revival-style Outstanding Resource within the Takoma Park Historic District. Records indicate that the historic house was constructed in 1913, replacing a Queen Anne-style house that burned down that same year. The house is located on a corner lot, with its front facing Tulip Avenue and its right side facing Cedar Avenue. Because of the house's location, three of its elevations – the front, rear, and right side – are clearly visible from the public right-of-way. The applicant has indicated that the house experienced previous alterations, including the replacement of the original slate roof with asphalt and the replacement of the original clapboard siding on the dormers with asphalt shingles.

The applicant is proposing the following alterations at the subject property:

#### *Restoration Work*

- Replace the existing asphalt roof with slate.
- Replace the asphalt shingles on the dormers with wood clapboard siding to match the historic house.

- Repair exterior trim, siding, and foundation walls as necessary.
- Repair the original windows and doors.
- Repair the original shutters.
- Repair the original porch columns.
- Remove chain link security coverings from windows.

*Additions*

- Construct a 1 ½-story addition at the rear of the historic house, which will be connected by a 1-story hyphen.
- The proposed hyphen and rear addition materials include fiber cement siding, SDL wood windows, and standing seam metal roofing.

*Other*

- Construct an attached deck at the left side of the proposed hyphen and rear addition.
- Construct a covered porch at the right side of the proposed hyphen.
- Construct stone paver walkways at the right side of the property, connecting to the proposed covered porch.
- Construct a stone wheelchair ramp at the right side of the property, connecting to the proposed covered porch.
- Alter a small roof overhang at the rear/left side of the historic house, changing the existing shed roof overhang to a gable roof overhang.
- Convert an existing/original window at the rear of the historic house to a French door.

Staff fully supports the proposed restoration and repair work, finding that it will enhance the preservation of this historic resource; however, staff asks for the Commission’s guidance regarding the following:

- As proposed, the hyphen will be nearly as long as the historic house (the historic house is 35’ long, while the proposed hyphen is just under 26’ long), and the combined length of the proposed hyphen and rear addition (a total of just under 50’) will greatly exceed that of the historic house. Given the high degree of visibility of the rear of the subject property, does the combined length of the proposed hyphen and rear addition have the potential to detract from and/or overwhelm the historic house?
- Is the hyphen approach appropriate at the subject property, or would a more traditional addition be more compatible with the surrounding historic district? The hyphen approach is typically used at the rear of a historic house and is generally successful in differentiating the historic house from a rear addition. The hyphen preserves the rear corners of the historic house, allowing the original shape and form of the historic house to be perceived. In many instances, the hyphen allows the

historic house to retain its prominence, as it provides a visual transition from the historic house to a subordinate rear addition. Hyphens are generally modest in length, minimizing the visibility of the rear addition when viewing the property from oblique angles at the front. In this case, the property is located on a corner lot, where the rear of the house is clearly visible from the public right-of-way, and the proposed hyphen is approximately 2' (1'-11") longer than the proposed rear addition. With this, the hyphen approach may have more potential to detract from the surrounding streetscape, as it could result in a house that is incompatible with the scale and massing of surrounding properties. The Commission might consider whether shortening the hyphen would make the proposed design more compatible and appropriate.

- While the Commission routinely allows for the removal and alteration of features at the rear of historic houses to accommodate additions, special consideration should be given to the features at the rear of the subject property, as they are clearly visible from the public right-of-way. Some of these features, such as the three dormers, the rear chimney, and the overall roof form, may be character-defining. Nonetheless, the Commission might prefer a more traditional addition (i.e., a gable end addition or ell with a lower roof that is directly connected to the rear roof slope of the historic house), finding that it would be more compatible with the surrounding streetscape.
- Most of the proposed materials for the hyphen and rear addition will be differentiated from, but generally consistent with, the historic house. While many aspects of the proposed design (i.e., roof pitch, fenestration design, and fenestration arrangement) echo those of the historic house – and this does make the proposed hyphen and rear addition compatible with the historic house – the proposal may create a false sense of historical development. Given its visibility, the Commission may find that it would be more appropriate if the proposed hyphen – and perhaps the proposed rear addition – was more clearly differentiated, both in terms of materials and design.
- Staff asks the Commission for any general guidance regarding the other proposed materials for the hyphen and rear addition. Specifically, staff asks the Commission to address the appropriateness of the proposed standing seam metal roofing. If the Commission determines that standing seam metal roofing would be appropriate in these locations, staff asks the Commission to provide guidance regarding acceptable finishes and details.
- Staff asks for the Commission's guidance regarding the proposed conversion of the existing/original window at the rear of the historic house to a French door, specifically as it relates to the *Guidelines* (see Circle 2). While the Commission typically exercises greater leniency in reviewing proposed alterations to original features at the rear, in this case the rear is clearly visible from the public right-of-way and such proposals may warrant greater scrutiny. Please note that the window/French door will not be visible from public right-of-way if the proposed hyphen and rear addition are constructed.
- Similarly, staff asks for the Commission's guidance regarding the proposed alteration of the small roof overhang at the rear/left side of the historic house. As previously noted, the existing shed roof overhang will be converted to a gable roof overhang. It is unclear from the submitted information whether the existing roof overhang is original to the historic house, but this information will be helpful in determining the appropriate level of scrutiny, and staff will ask the applicant for clarification. As with the window/French door, the existing/proposed roof overhang will not be visible from the public right-of-way if the proposed hyphen and rear addition are constructed.

**STAFF RECOMMENDATION:**

Staff recommends that the applicant make any revisions based upon the HPC's comments and return for a HAWP application.







**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: \_\_\_\_\_

Daytime Phone No.: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

Name of Property Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: \_\_\_\_\_ Street \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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: \$ \_\_\_\_\_

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

\_\_\_\_\_  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**Schedule 1a: Description of Existing Structures and environmental setting.**

7204 is an Outstanding Resource in the Takoma Park historic district. The house is on the site of the BF Gilbert House from 1885 – 1913. BF Gilbert was the developer for Takoma Park. The original house on the site was a Queen Anne style home; it burned down in 1913. The rebuilt house – the existing house -- is a “classical revival”.

The house sits at the northwest corner of Tulip and Cedar Avenues. The lot is 28,768 sf – almost 4 times the size of the more typical lot in Takoma Park. A large 13ft by 44ft front porch has 6 large colonial columns. The house faces Tulip Ave even though the address is Cedar Ave. Continuing the “grand” style, the house is sited 115ft back from the sidewalk on Tulip.

The home is 1-1/2 stories with 2 front gable dormers, 3 back gable dormers, and partial basement. The home sits on a limestone foundation that extends partially (~30 inches) up the first floor walls. The stone foundation appears to be older than the current early 1900’s construction. We hypothesize that the stone foundation was from the original 1885 home. The Takoma Park Master Plan says this current home was built in 1913 while the Maryland real property database lists the construction date as 1918.

The current home has been owned by the Augustine family for 65 years. The Augustine parents “aged in place” – delaying needed maintenance for the past 20-or-so years. In addition, many of the “repairs” made in the 1970’s were ones that destroyed the original materials – such as replacing the slate roof with asphalt and replacing the clapboard siding on the dormers with asphalt shingles.

The lot is landscaped with mature plantings and trees.

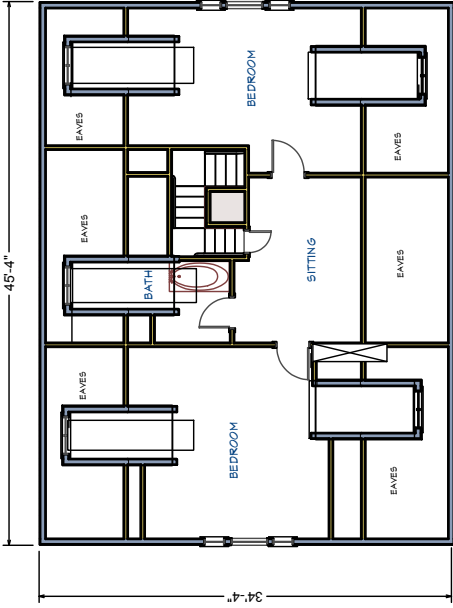
**Schedule 1b: General Description of Project & Effect on the Historic Resource, Setting and District.**

The house has stayed in the family and the Augustine daughter is committed to restoring the historic character and materials. She is also planning to pursue a Maryland Historical Trust Easement further protecting the home and its setting.

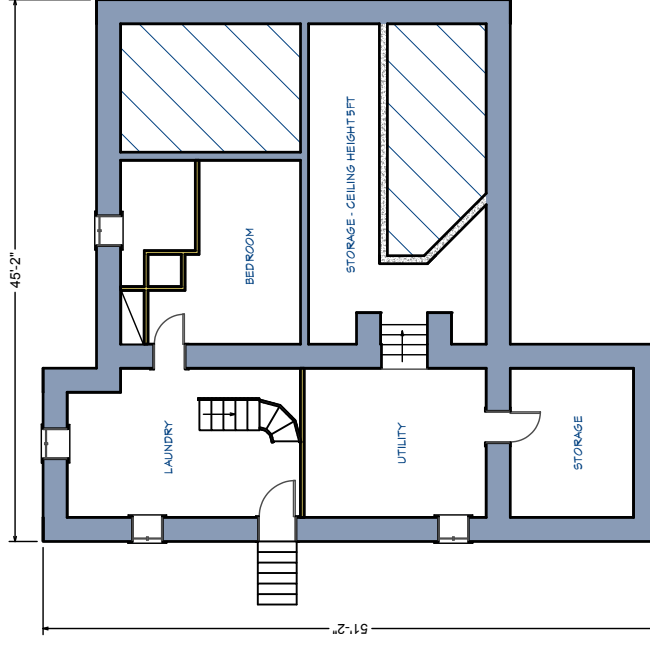
The objective of the work is to provide better living space while preserving and restoring the historic character of the home, including:

- Repairs and Restoration of the original structure: The owners plan to restore historic materials removed from the home including: replacing the asphalt shingle roof with slate and replacing the asphalt shingle siding on the dormers with clapboard. They also plan to modernize or repair old mechanical systems. Historic exterior trim, windows, siding, and foundation walls will be restored and repaired.
- Proposed Addition: We propose to add an addition to the rear of the house that is subordinate to the original structure in both size and height. The proposed addition will also reflect the architectural style of the original home – same roof slope and window detail.
- Proposed Connector: We propose to connect the addition to the original home with a 1-story connector with a lower roof line than the original home or the addition. The addition is located and designed such that no historic details are changed or obscured. The proposed connector will also provide a family entrance off the existing Cedar Avenue parking area. The entrance will not compete architecturally with the original front porch facing Tulip Ave.
- Original Architectural Elements will be Repaired or Restored: The original windows and doors will be repaired as will the original shutters and porch columns. We will remove chain-link security coverings, restore a slate roof on the original structure, and restore clapboard siding to the dormer walls. We explored the idea of removing the paint from and exposing the original stone foundation. However, the structural engineer believes that the stone and mortar are soft and could be damaged. So we will repaint instead.
- Two Small Changes to the Original Home Will Not Be Visible: The project will also include an interior first floor remodel to create a larger kitchen, better indoor/outdoor access, and safe stairs to the basement. As part of this interior change we propose to change a small section of roof over a back porch that was previously enclosed and incorporated into the kitchen. The current roof extends over that porch lowering the ceiling well below the 10ft ceilings in the home. This roof extension will no longer be visible once the addition is built and we propose to change that one small section of roof to a gable roof. We also proposed to replace an original window with a French door to a new deck. Again, these changes will be hidden behind the new connector.

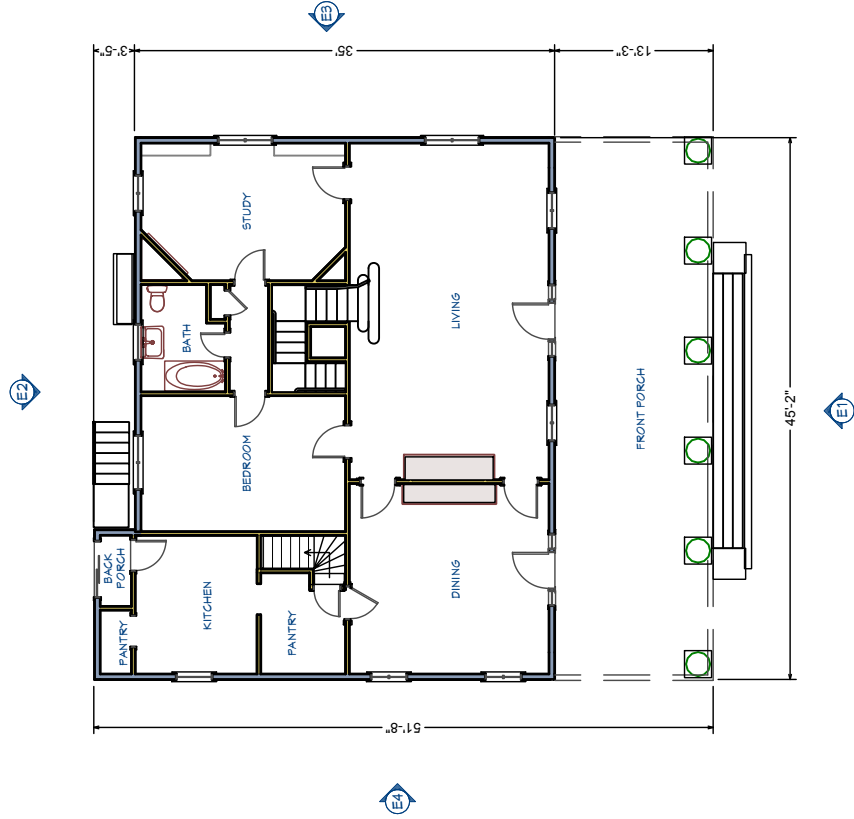




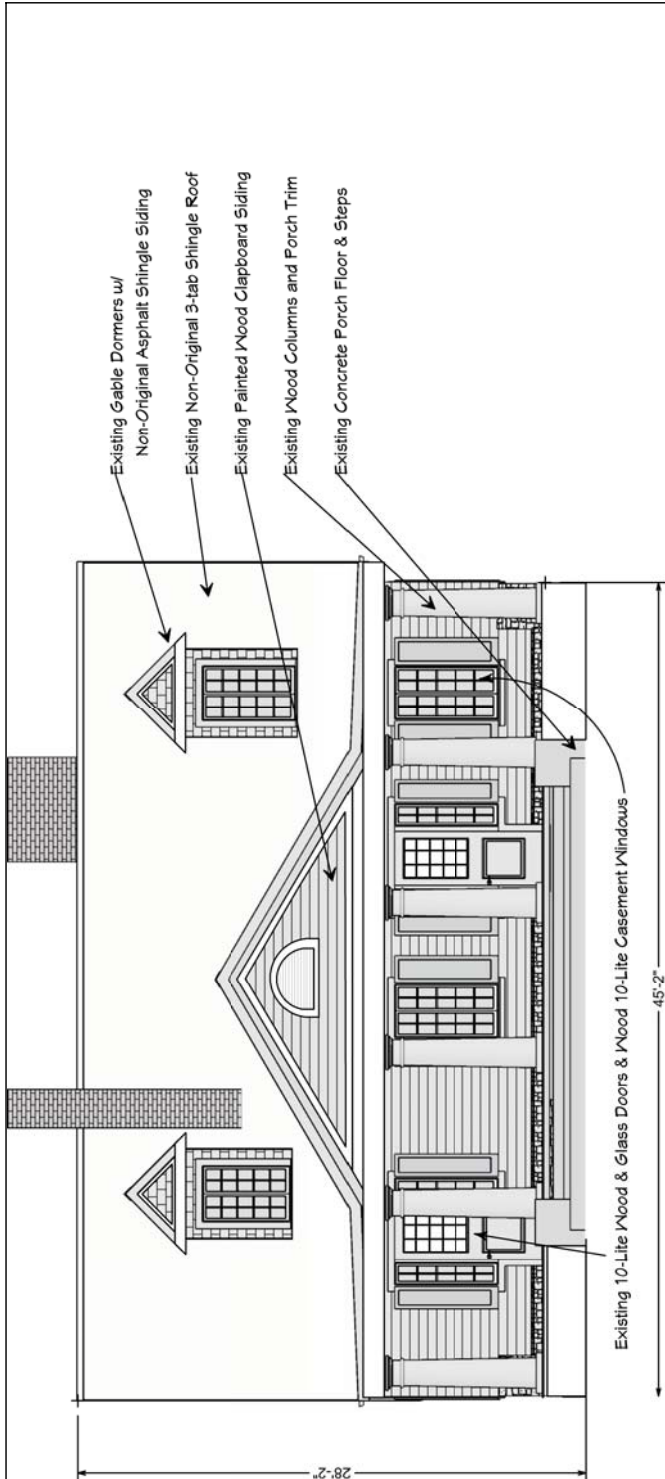
EXISTING - SECOND FLOOR - 1/16 in = 1 ft



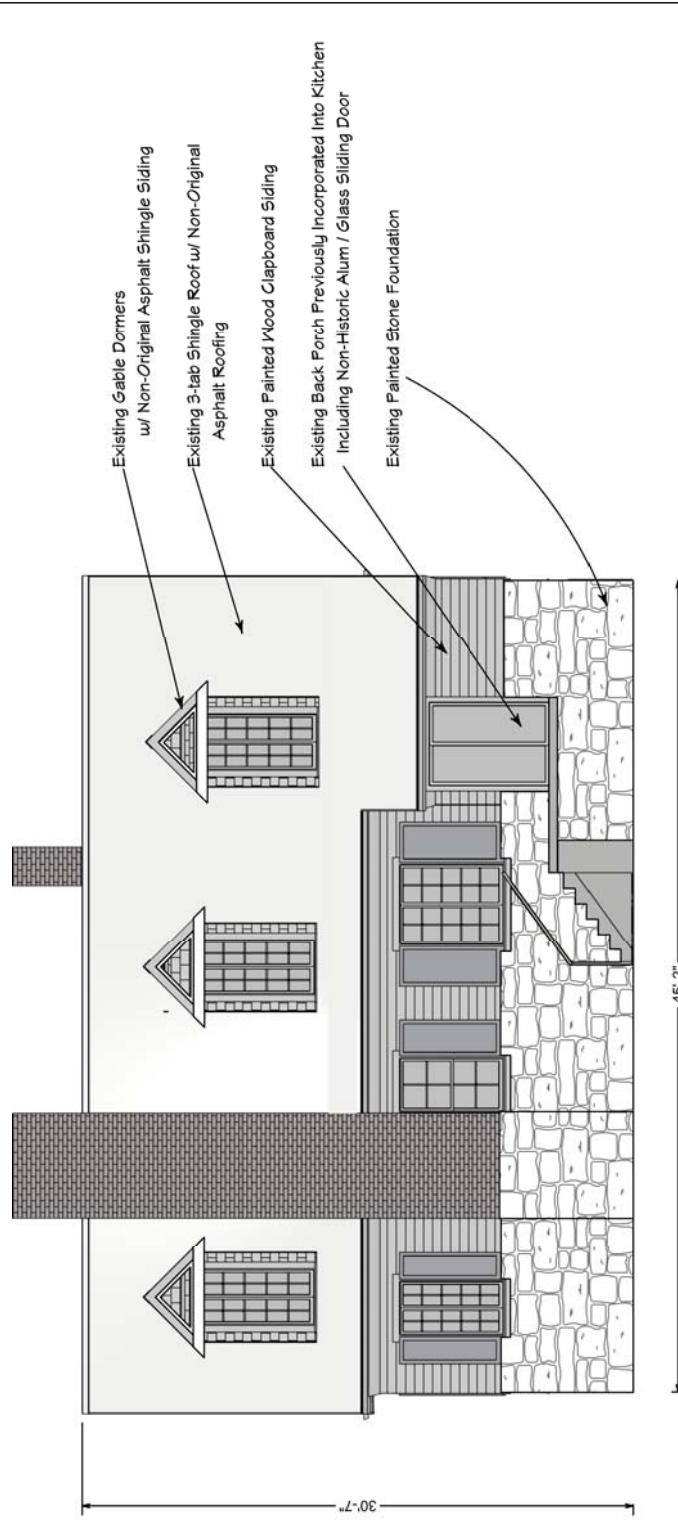
EXISTING BASEMENT - 1/16 in = 1 ft



EXISTING FIRST FLOOR - 1/16 in = 1 ft



E1 - Existing Front Elevation  
3/32 in = 1 ft



E2 - Existing Back Elevation  
3/32 in = 1 ft

**AUGUSTINE-OPPENHEIM RESIDENCE**

7204 Cedar Ave, Takoma Park, MD 20912

Existing Structure - Elevations

Preliminary HAWP

5 of 18

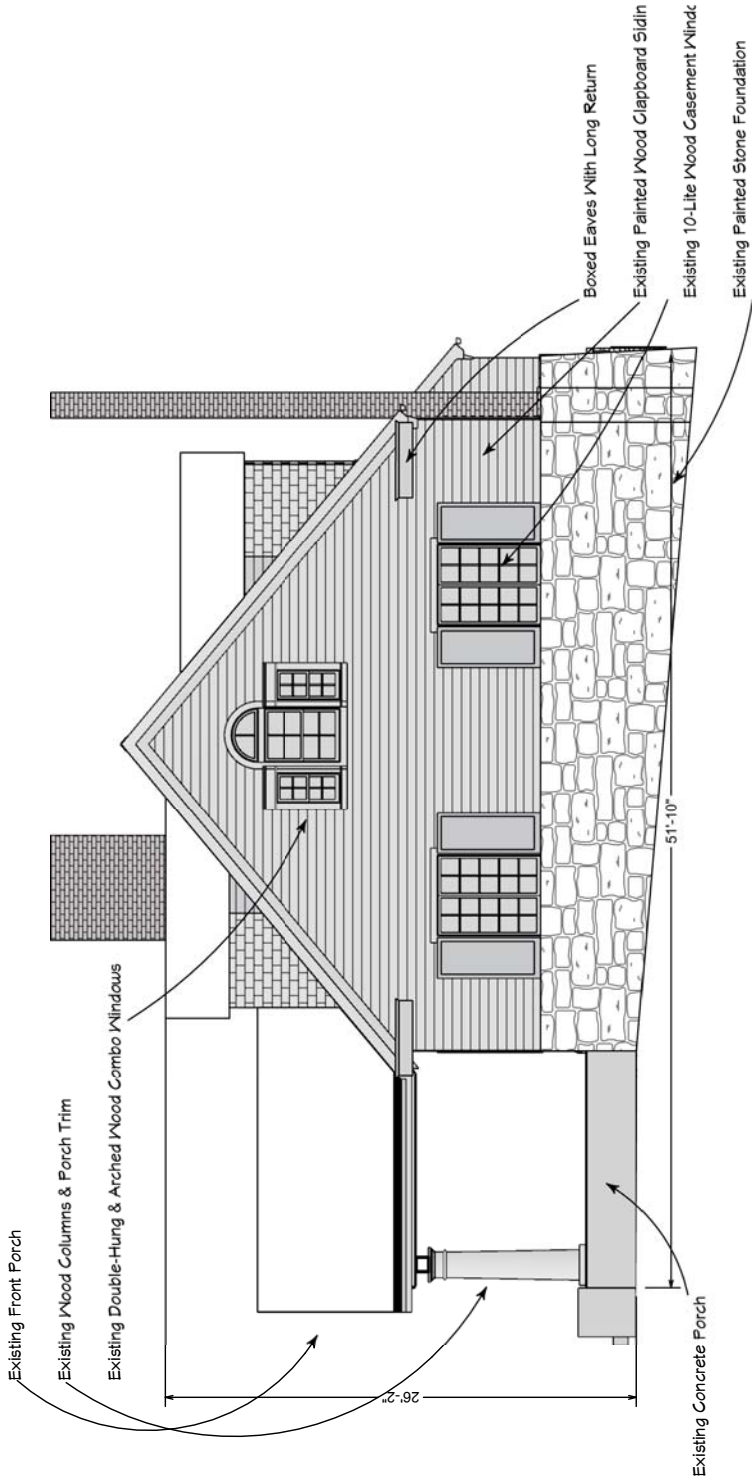
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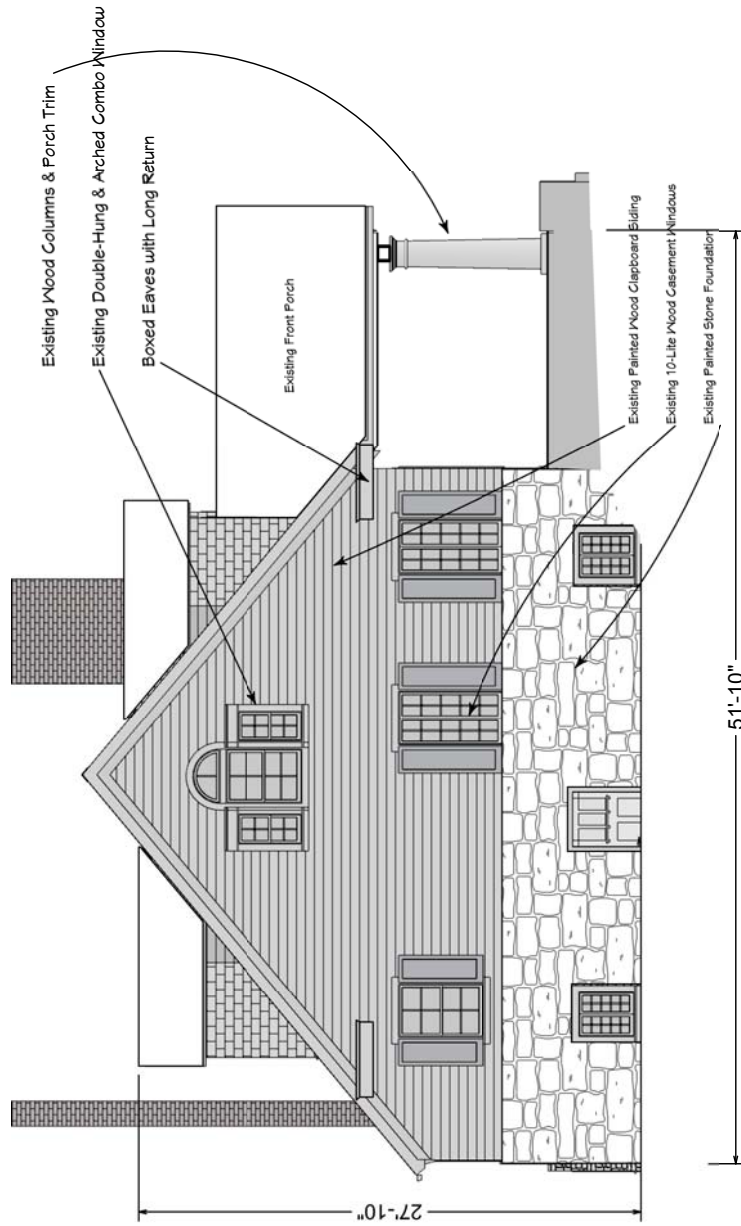
Braitman Design Studio  
MHIC License #125978  
120 Park Ave  
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Phone: 301-891-3800

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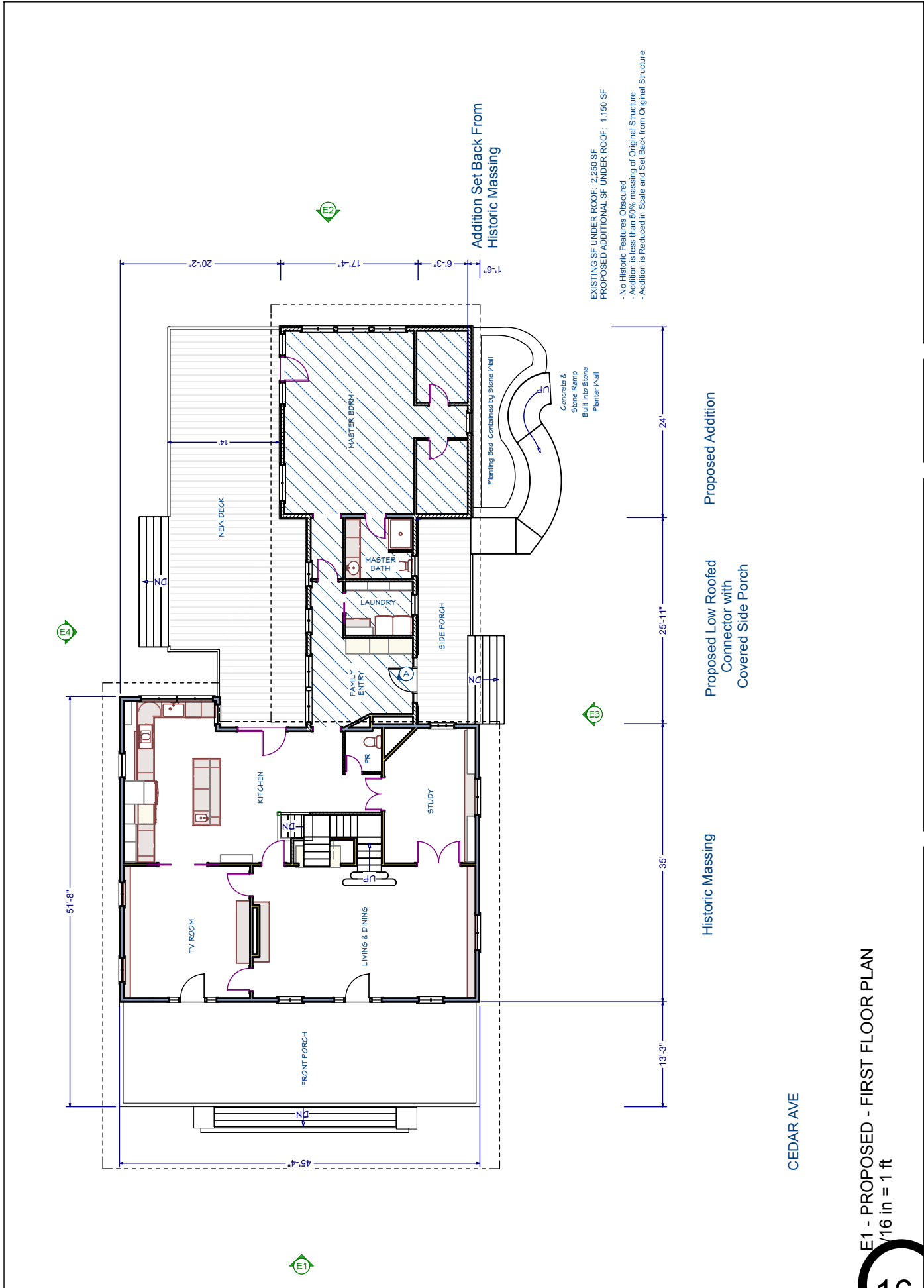


E3 - EXISTING - RIGHT ELEVATION  
 3/32 in = 1 ft

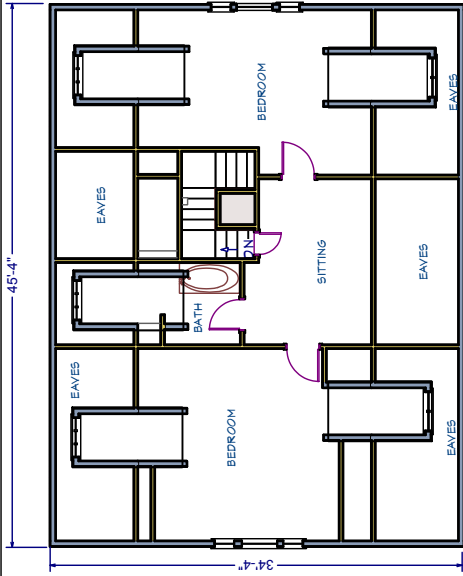


E4 - EXISTING LEFT SIDE  
 3/32 in = 1 ft

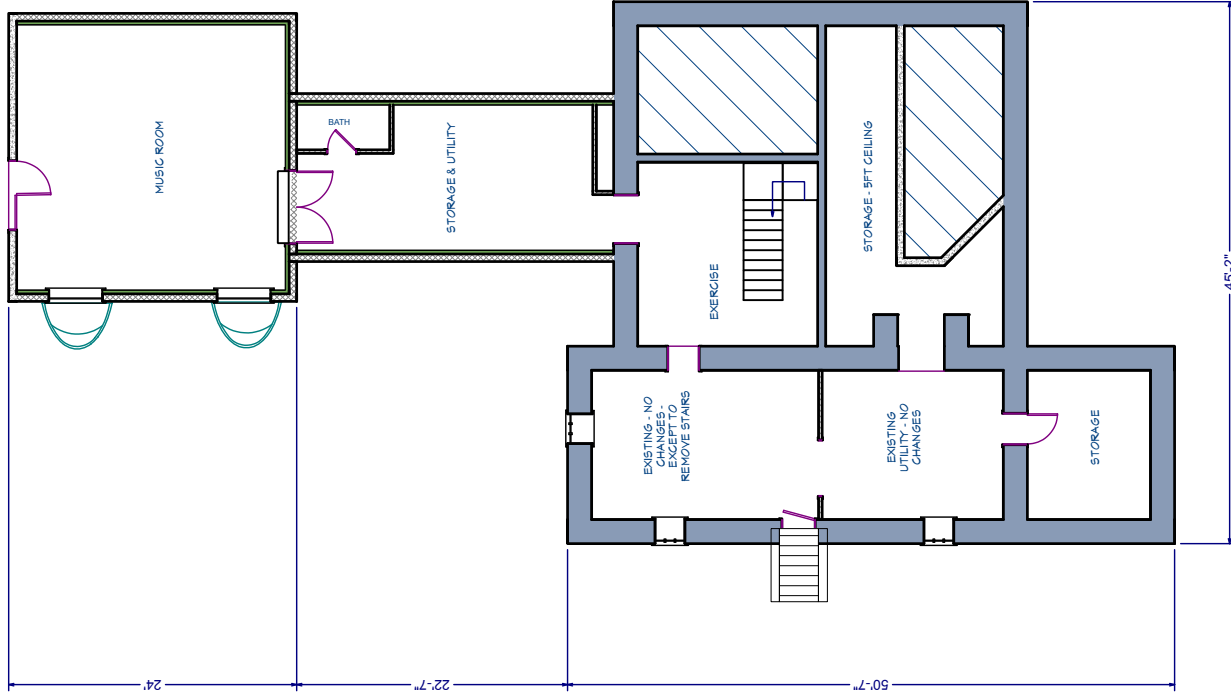




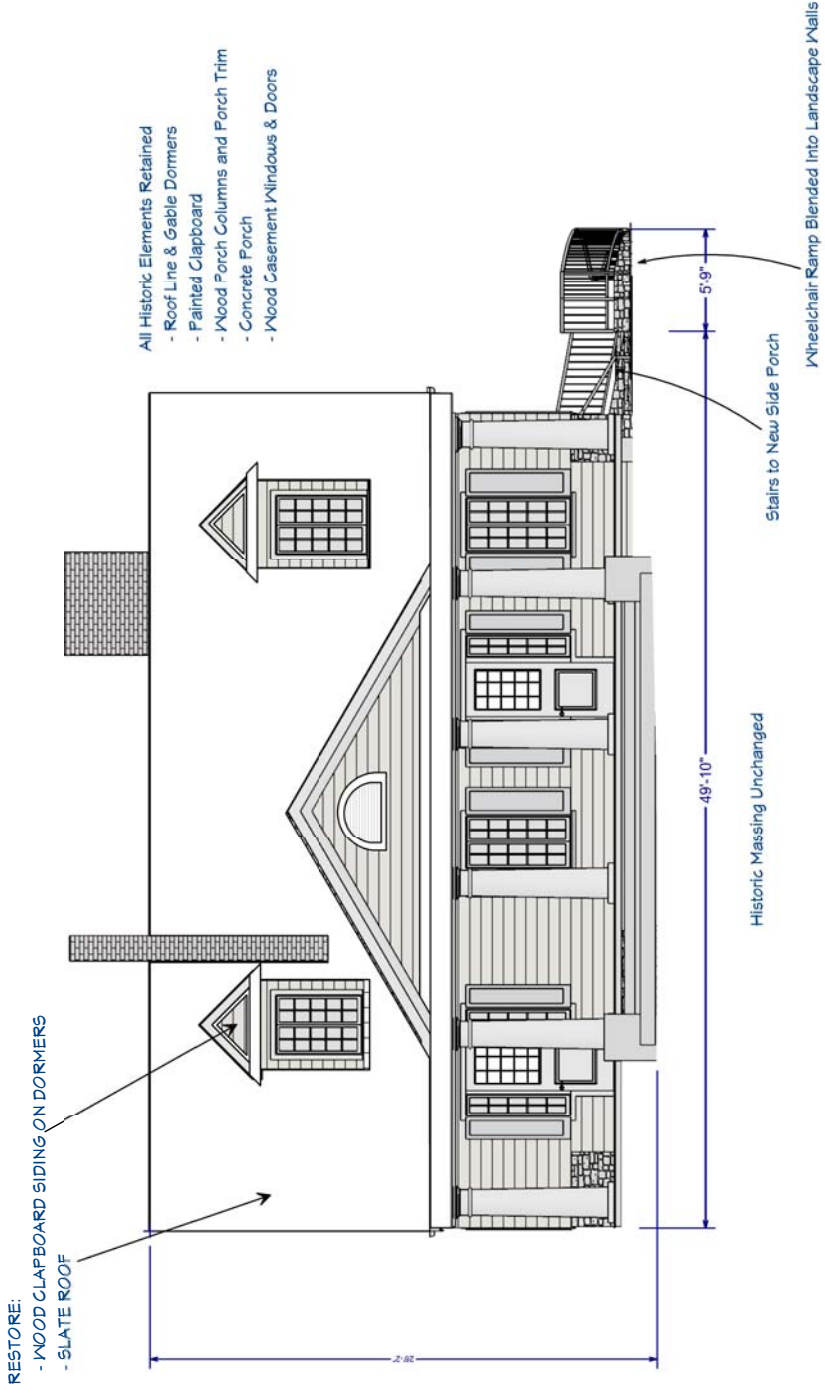
E1 - PROPOSED - FIRST FLOOR PLAN  
 1/16 in = 1 ft



PROPOSED 2ND FLOOR PLAN - NO CHANGES  
1/16 in = 1 ft



PROPOSED - BASEMENT PLAN  
1/16 in = 1 ft



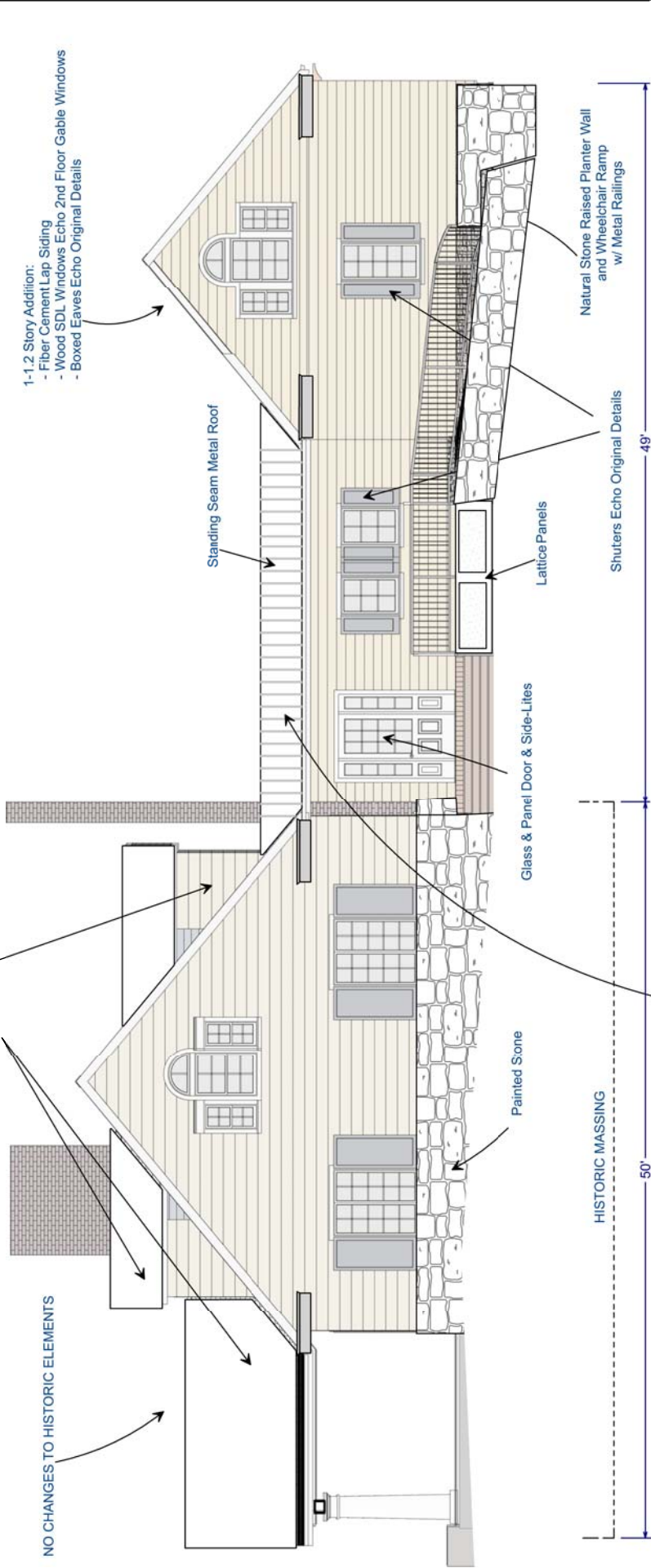
E1 - PROPOSED FRONT - TULIP ELEVATION  
 3/32 in = 1 ft

**RESTORE:**

- WOOD CLAPBOARD SIDING ON DORMERS
- SLATE ROOF

NO CHANGES TO HISTORIC ELEMENTS

- 1-1.2 Story Addition:
- Fiber Cement Lap Siding
  - Wood SDL Windows Echo 2nd Floor Gable Windows
  - Boxed Eaves Echo Original Details



HISTORIC MASSING

50'

49'

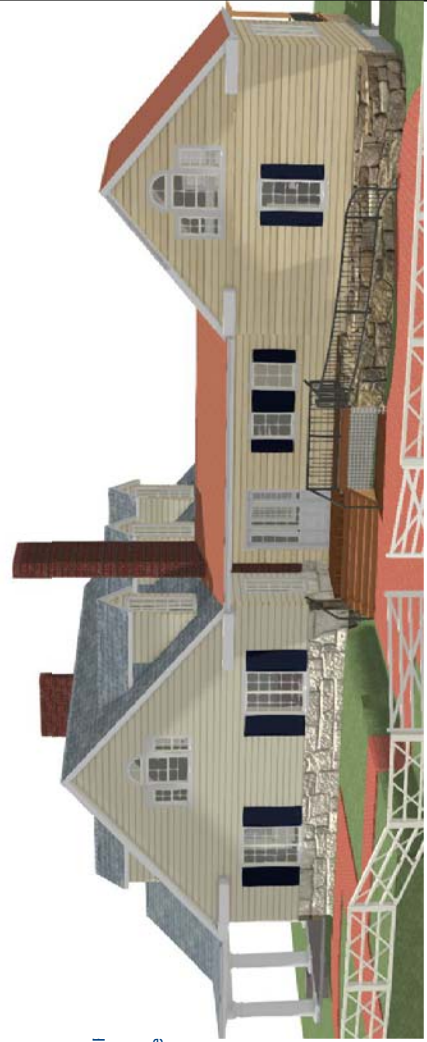
**Low, Long Connector -**

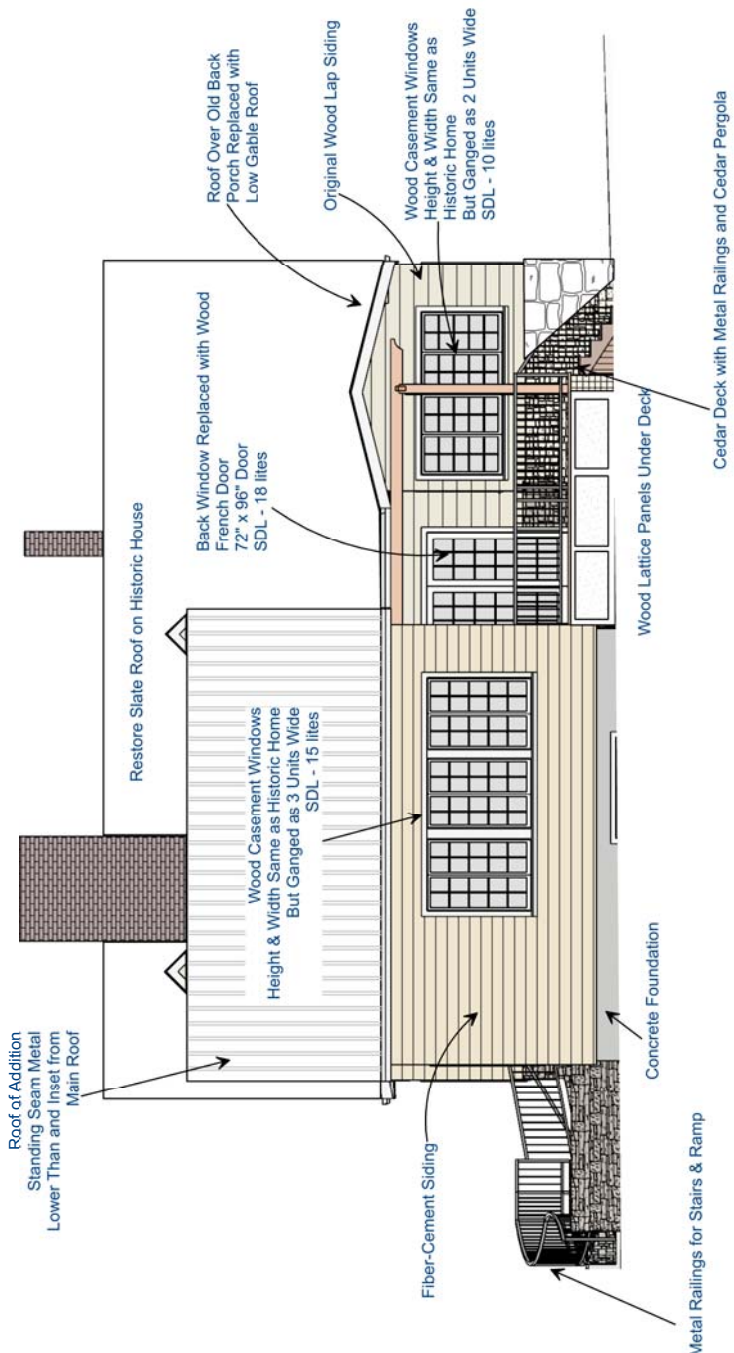
- Allows Clear View of Original Back Elevation
- Provides Family Entrance from Cedar Ave
- Putting Utilities in Connector Subordinates Mass of Addition

**PROPOSED CEDAR AVE ELEVATION**  
3/32 in = 1 ft

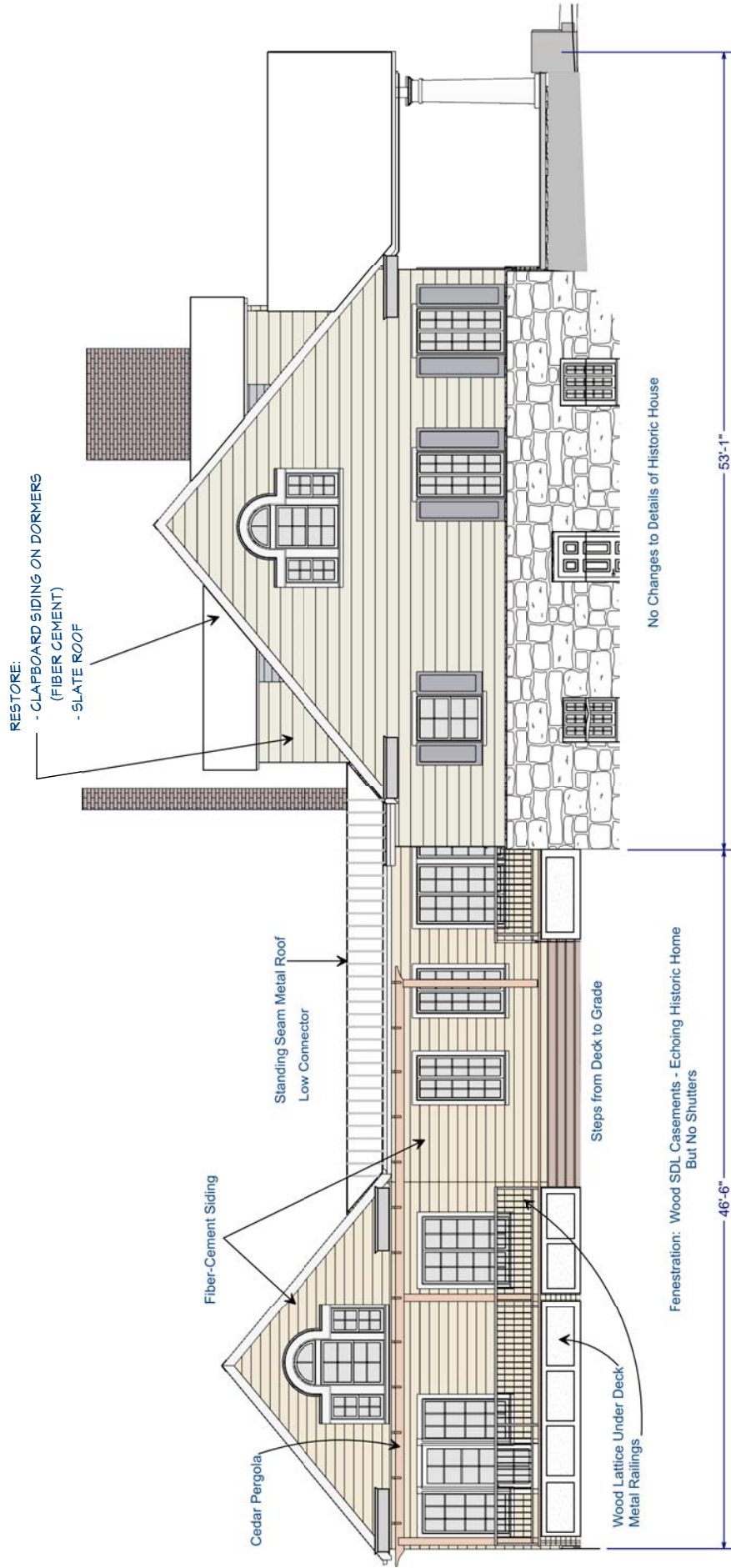
EXISTING SF UNDER ROOF: 2,250 SF  
PROPOSED ADDITIONAL SF UNDER ROOF: 1,150 SF

- No Historic Features Obscured
- Addition is less than 50% massing of Original Structure
- Addition is Reduced in Scale and Set Back from Original Structure





E2 - PROPOSED BACK ELEVATION  
3/32 in = 1 ft



E4 - PROPOSED NORTHWEST ELEVATION  
 3/32 in = 1 ft



FRONT FACADE



FRONT PORCH DETAILS







BACK FACADE

24

AUGUSTINE-OPPENHEIM RESIDENCE

7204 Cedar Ave, Takoma Park, MD 20912

Preliminary HAWP

16 of 18  
Rev 03  
01/16/18

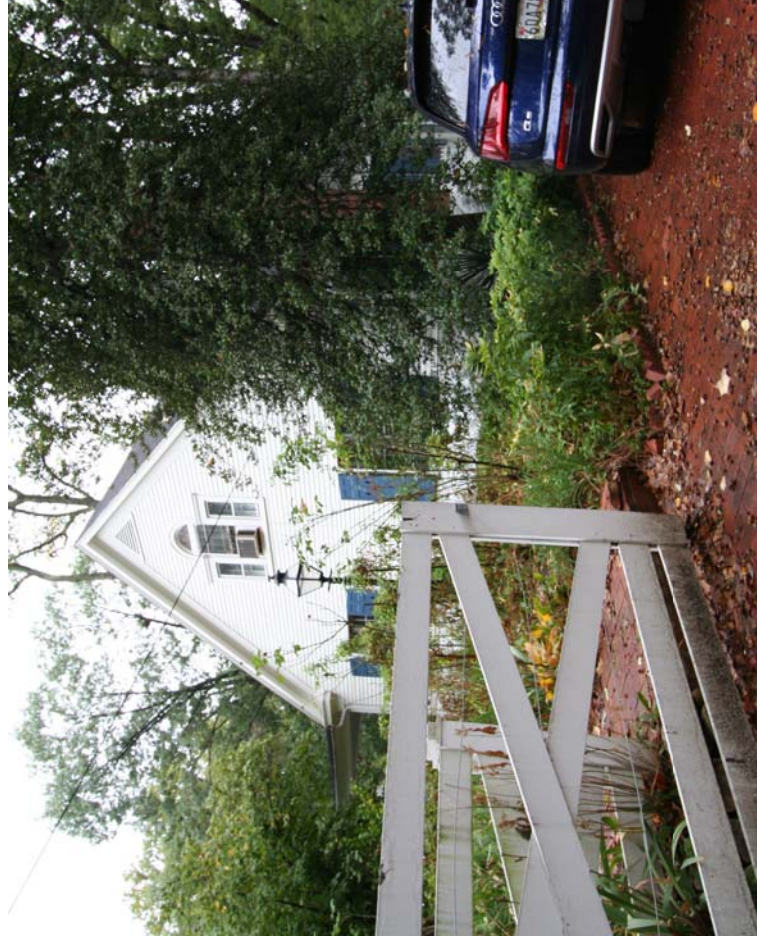
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CEDAR AVE FACADE





NORTHWEST SIDE FACADE

**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**