

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

|                     |  |                       |              |
|---------------------|--|-----------------------|--------------|
| <b>Address:</b>     | 7137 Maple Ave., Takoma Park                                   | <b>Meeting Date:</b>  | 11/14/2018   |
| <b>Resource:</b>    | <b>Outstanding Resource</b><br>(Takoma Park Historic District) | <b>Report Date:</b>   | 11/7/2018    |
| <b>Applicant:</b>   | Caroline Alderson  | <b>Public Notice:</b> | 10/31/2018   |
| <b>Review:</b>      | HAWP   | <b>Tax Credit:</b>    | N/A          |
| <b>Case Number:</b> | 37/03-18WWW  | <b>Staff:</b>         | Michael Kyne |
| <b>PROPOSAL:</b>    | Shed installation  |                       |              |

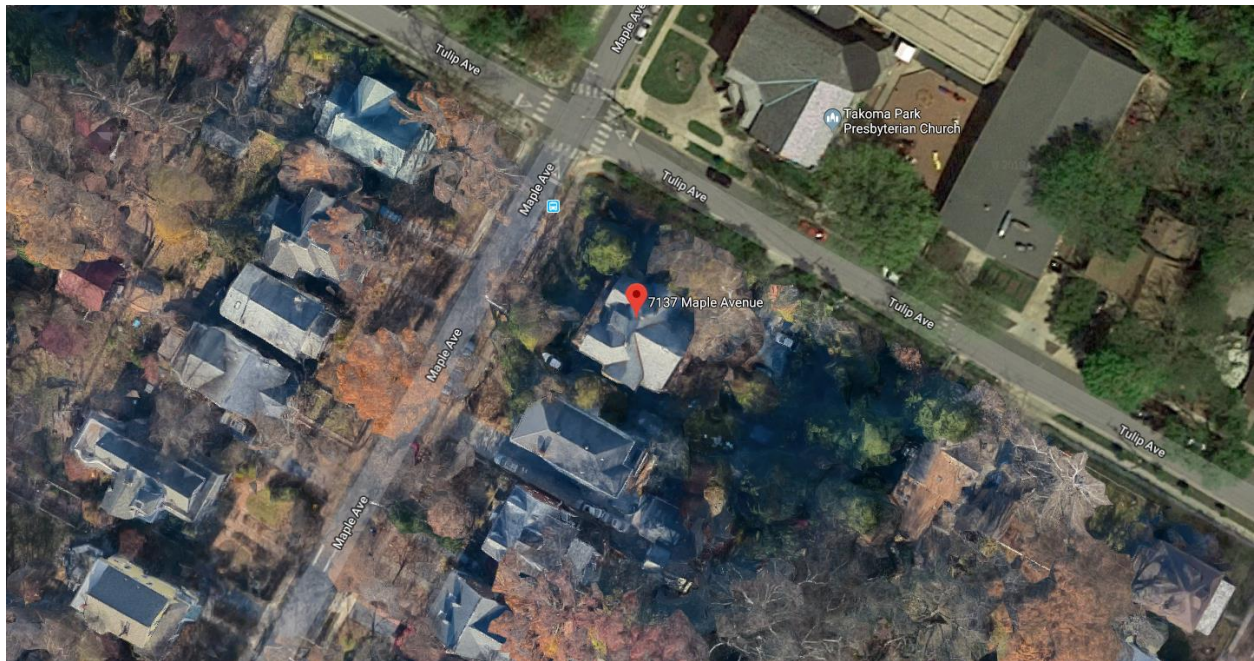
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**STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Stick Style  
**DATE:** 1885



***Fig. 1: Subject property.***

**PROPOSAL:**

The applicant proposes to install a new shed at the rear/right side of the 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 Standard's for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A-8***

- (a) 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.
- (b) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (c) 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.)

## ***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.

Regarding residential areas, the *Guidelines* emphasize the importance of “patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.”

Furthermore, the *Guidelines* state that “Another feature which is closely related to the sense of open space in the district is the existence of a large number of mature trees and extensive landscaping throughout the community.”

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

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

## ***Secretary of 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.” *Standards #2 and #9* most directly apply to the application before the commission:

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.

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.

### **STAFF DISCUSSION**

The applicant proposes to install a traditionally-designed 8' x 14' wooden (vertical board) shed at the rear/right side of the property. The shed will have a finished height above grade at 9'-4". The shed will be constructed off-site and placed on pre-installed concrete footings and a block foundation. The roofing will be asphalt shingles.

In accordance with the *Guidelines*, the proposal respects the existing environmental settings, landscaping, and patterns of open space. Staff fully supports the applicant's proposal, finding that it will not detract from the subject property, historic district, or surrounding streetscape. No trees will be impacted by the proposal.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, 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 #2 and #9*;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: Caroline.alderson@gmail.com Contact Person: Caroline Alderson  
Daytime Phone No.: 240-535-6226

Tax Account No.: 01058472  
Name of Property Owner: Caroline + Tom Alderson Daytime Phone No.: 240-535-6226 Caroline  
Tom 240-381-628

Address: 7137 Maple Avenue, Takoma Park, MD 20912  
Street Number City Street Zip Code

Contractor: NA - Construction offside Phone No.:

Contractor Registration No.: by Amish Winchester Connections

Agent for Owner: footings to be prepared by construction contractor  
employed by firm holding license Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7137 Maple Ave Street: Maple Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip (corner house)

Lot: P11 Block: 3 Subdivision: Takoma Park 025

Liber: Folio: Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

- 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"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" 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 type="checkbox"/> Revision  | <input type="checkbox"/> Repair             | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |  |

CHECK ALL APPLICABLE: 8x14 9'-4" tall

1B. Construction cost estimate: \$ 2000 (placed to meet 5' setback)

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.

Caroline Alderson Signature of owner or authorized agent    10/21/18 Date

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

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

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

See also, attached for details

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

Install small, wood traditional (contextual) shed in rear corner of the double lot between car parking and rear privacy fence. The 8x14, low profile 9'4" tall shed will be constructed off-site for installation on prepared footers located at corners and center under shed. This is the utilitarian portion of the lot + screened by from the street by trees + bamboo.

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

House is the 1905 Byron + Seth Ford Brothers House, an outstanding, architecturally intact resource that the owners have carefully restored. The rear + side garden areas + house will not be affected, nor trees on our property or adjoining property.

2. **SITE PLAN**

(attached)

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.

Shed will provide secure storage for Lu's tools millwork, salvage materials, tools + equipment used to maintain the historic property.

3. **PLANS AND ELEVATIONS**

(attached)

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.

a. 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.

b. 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**

Wood frame, vertical board.

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.

on concrete footings + block (painted)

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.

Building will be painted dark green to blend with landscape.

b. 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.

photos attached.

6. **TREE SURVEY**

(No trees affected.)

If you are proposing construction adjacent to or within the dripline 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**

(attached)

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.

## APPLICATION FOR HISTORIC AREA WORK PERMIT

### 1. Description

**a. Property:** 7137-7139 is an 1885 frame Stick Style double house that is an imposing and picturesque presence on the corner of Maple and Tulip in Takoma Park's first subdivision. It features a roof of 5 gables on a hip, all but the rear gable supported by pairs of heavy chamfered 6" X 6" brackets. Full length porches and balconies with 6" X 6" chamfered posts, decorative brackets and Chinese Chippendale railings stretch across the front and back facades. Both side facades feature a central bay windows rising from the basement through second floor. The house is an architecturally outstanding and exceptionally intact resource, having benefitted from careful restoration to replicate original features lost during the property's long postwar decline, ongoing landscape renewal to re-green paved areas and the owners' commitment to maintaining the house's historic character and authenticity.

**b. Decline & Restoration History:** Originally constructed as a double house for two brothers and their families, it became a multi-family rental property soon after the original occupants moved out around 1910. After a period of neighborhood decline following World War II, the building was condemned in 1960, and the previous owner rehabilitated it to 1960s small apartment standards, preserving exterior walls, windows, and trim and replacing most interior fixtures. The rear yard was paved.

Tom and Caroline Alderson, then second floor tenants, bought the house in 1987. Caroline Alderson is a preservation professional trained in Columbia University's graduate preservation program, who has served on the preservation commission, local advisory group, board of the Association for Preservation Technology International and GSA's GSA Public Buildings Service preservation program.

We (Aldersons) restored the Buckingham slate roof, replicated missing and deteriorated non-original front and back porches and removed several tons of macadam covering the back yard, along with tons of concrete walks, replacing them with stone paths and a greatly reduced bluestone parking area. As a condition for securing fire insurance, they removed a deteriorated 16 X 16, non-historic corrugated metal garage from the rear yard. In place of the paving, they created rear and side gardens, planting dozens of flowering shrubs, trees and perennials. They painted the facade in a late 19<sup>th</sup> century lithograph scheme and installed period iron fencing with flowering shrub borders along the Maple Avenue front and Tulip Avenue side, anchoring the property in the historic streetscape.

To meet ancillary space needs without harming the historic structure, we installed]]two modest, traditional outbuilding/sheds – a smaller 8' X 14' bicycle shed suggestive of a small period garage, in place of the 16' X 16' metal garage, and a 10' X 12' music room/rehearsal studio in the far rear corner of landscaped yard, along with a small 6' X 8' garden shed rescued from the former historic Cynthia Warner school property nearby. These petite follies add charm to the property but are not able to meet a pressing need to organize and securing costly custom millwork, salvage materials, hardware components, tools and equipment required for the near year-round maintenance and repair of the building and property.

**b. Project:** This project will provide grade shed storage for custom millwork for ongoing in kind repair of the Chippendale porch railings, salvage hardware and components to maintain original and period interior features, power tools and other equipment used to maintain the property. The proposed location is a rear yard area where bamboo overgrowth encroaching into the yard was cleared from property a few years ago. This intent of locating the low-profile shed nearby the the parking area, recycling, trash and other utilitarian functions is to minimize its impact on the historic house and garden, especially as viewed from the street.

The shed will be purchased as custom-fabricated, Amish-built, wood accessory building of traditional design, constructed off-site for placement on footings prepared in advance of the move to Takoma Park. The construction is wood frame with vertical wood siding. The shed will be substantially concealed between parked car, a wood privacy fence bordering the neighboring property, and side yard plantings that screen the back yard from the street

The Amish shed buildings are built with plywood floors on a 2x4 sub-structure and supported by 2x6 pressure treated runners laid flat. The foundation will consist of concrete footers on blocks painted to blend with the building. The building will be pre-painted dark green to blend with the nearby trees and plantings.

Attached are:

**2. Site Plan:** Existing and proposed. The only change is the addition of the small shed in the rear yard bluestone parking area.

**3. Plan and Elevations**

**4. Tree Survey:** N/A No trees will be affected.

**7. Adjacent Property Owners:**

Owner-Occupant - Caroline Alderson, 7137 Maple Avenue, Takoma Park, MD 20912

7135 Maple – Hubert Chang

7124 Maple (across street) – Jennifer Saloma

301 Tulip (behind our house) – John and Kelly O’Connor

311 Tulip (corner across street, same side): Takoma Park Presbyterian Church



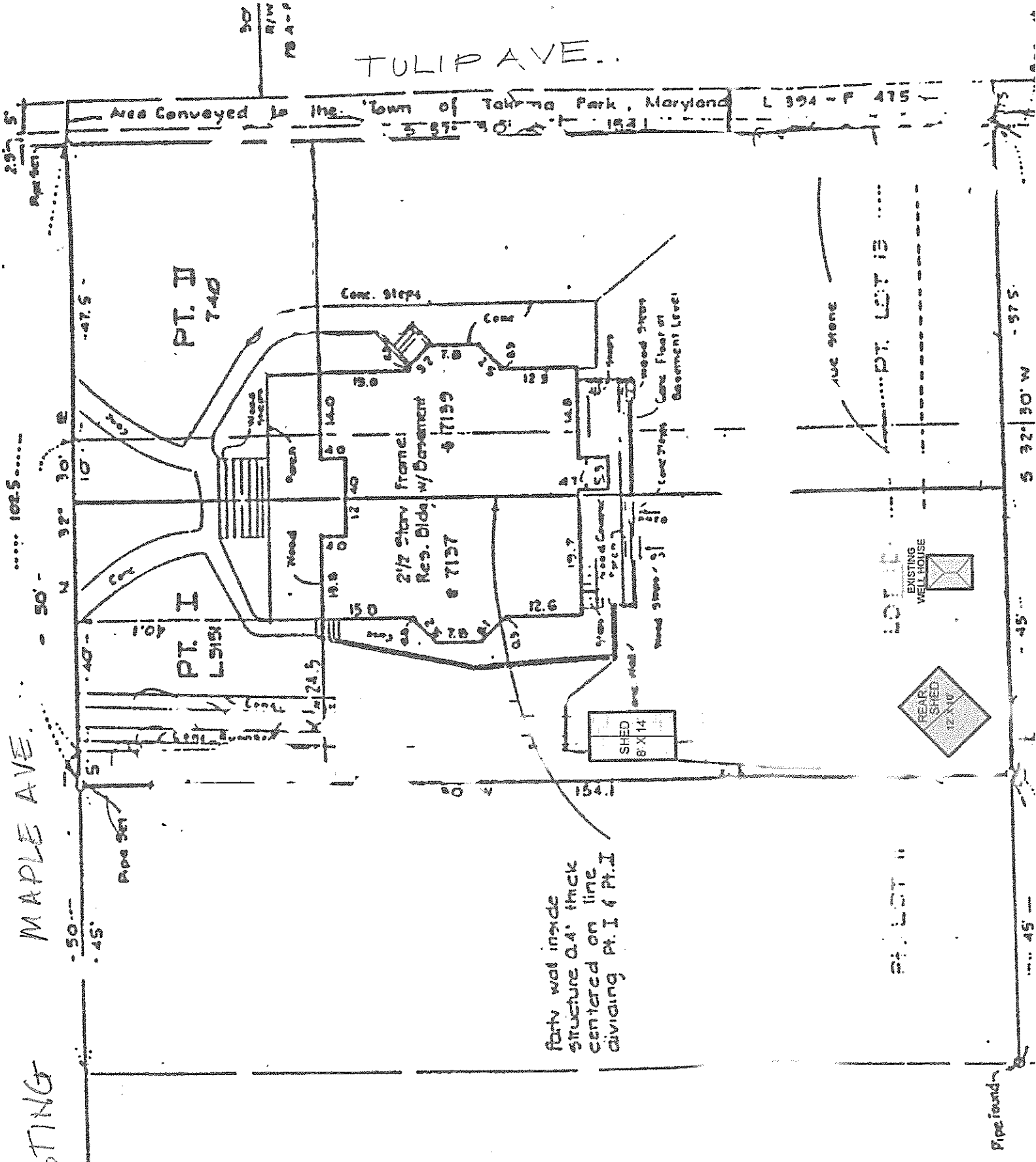
EXISTING

MAPLE AVE.

102.5

29.5

TULIP AVE.



Party wall inside  
 structure 0.4' thick  
 centered on line  
 dividing Pt. I & Pt. II

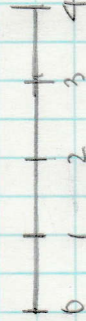
ALDERSON SHED  
7137 MAPLE

Amish Sheds have a  
Plywood floor on a 2x4  
Sub-structure supported  
by 2x6 pressure treated  
runners laid flat.  
Runners rest on concrete  
blocks on poured concrete  
footers (outer surface  
painted).

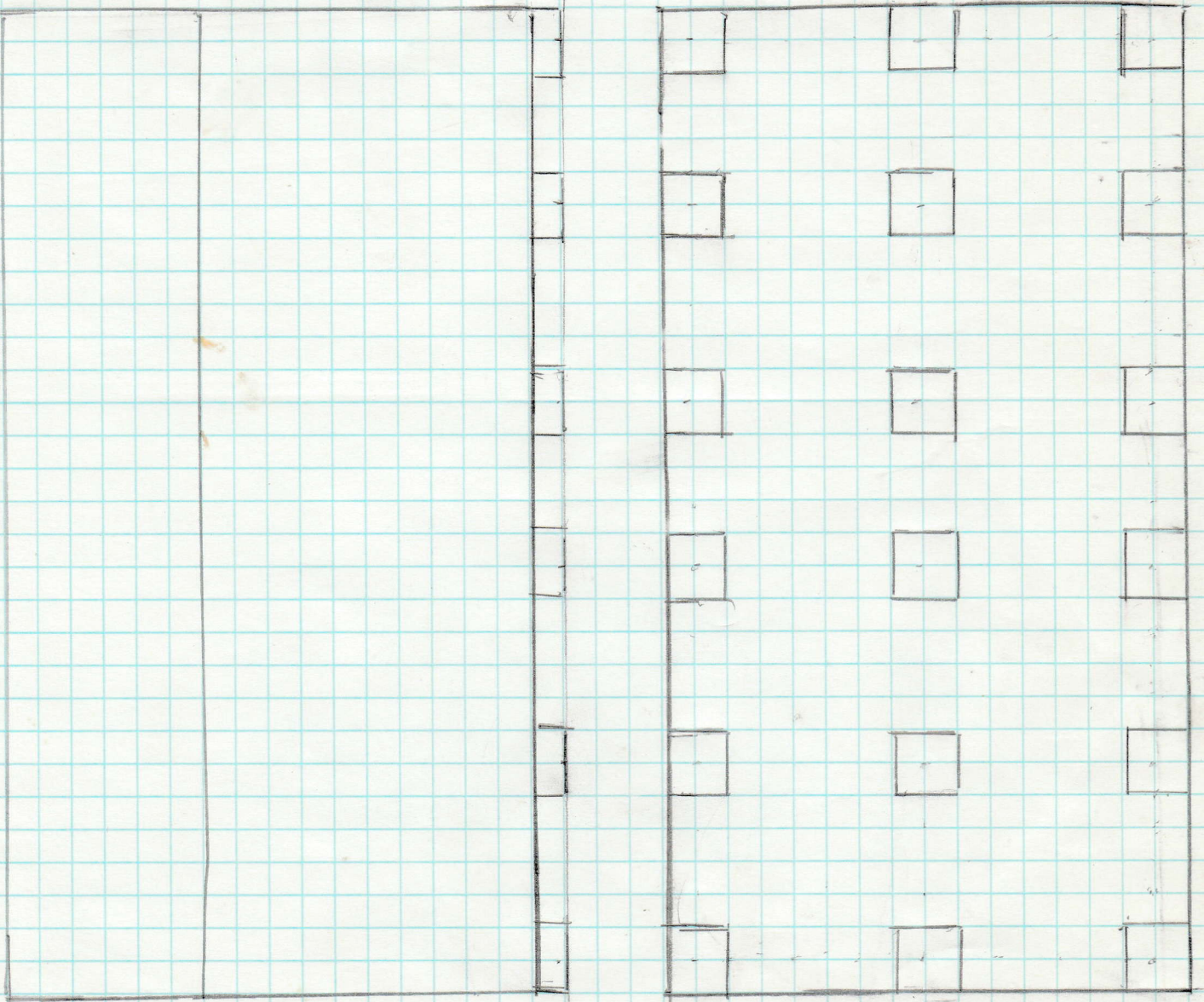
1/11/12

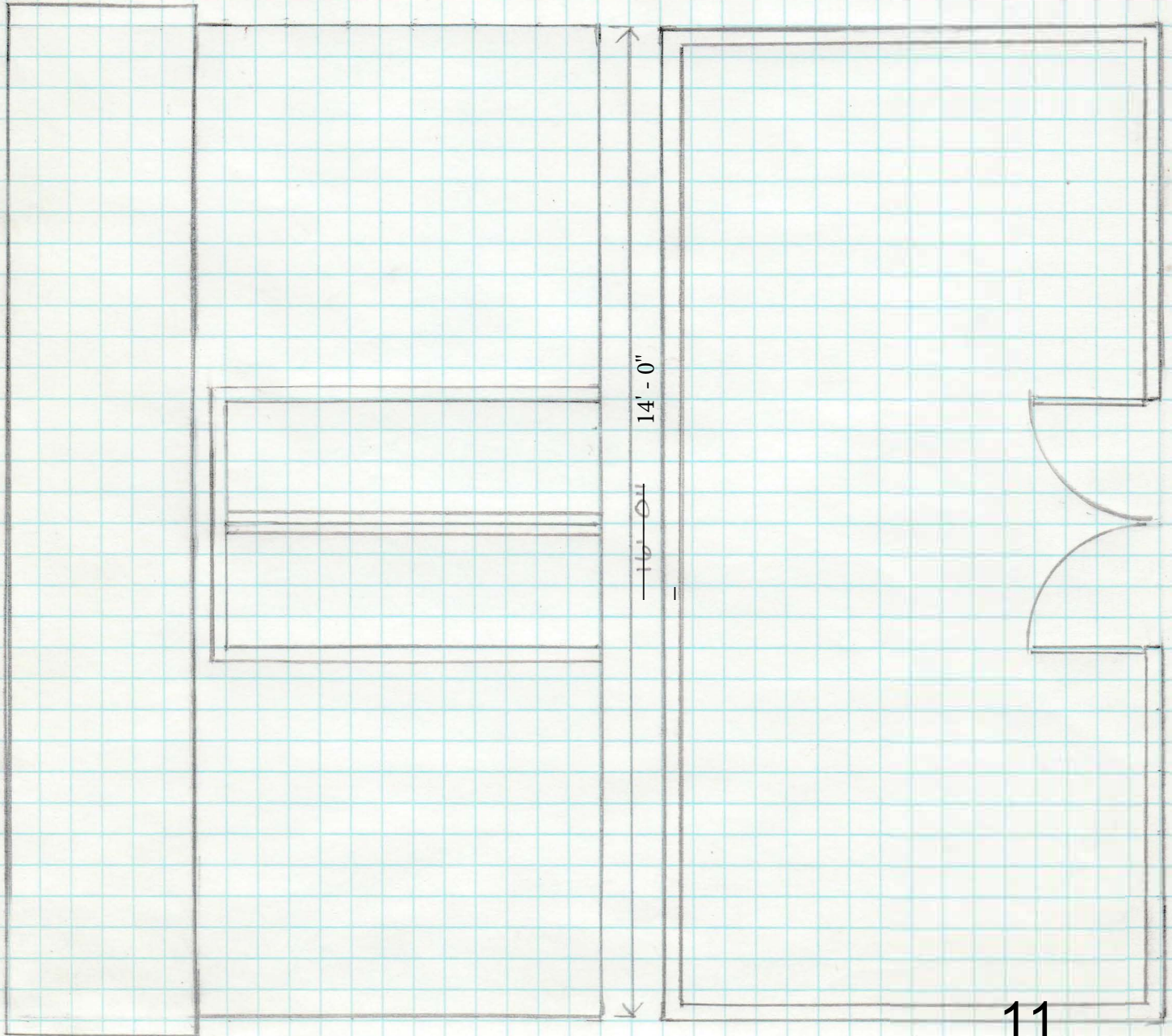
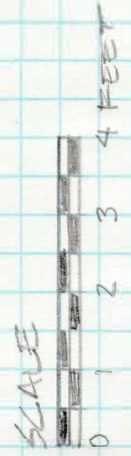
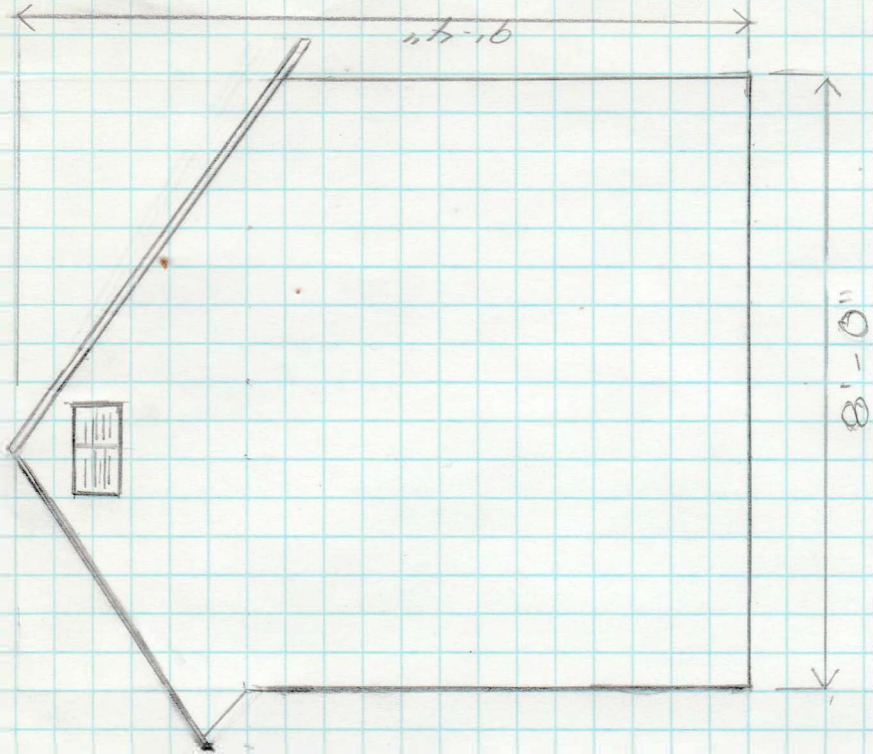
BLOCK ON CONCRETE  
FOOTINGS 3" x 4" AT C.O.C.

ANCHORED AT CORNERS



FOUNDATION  
PLAN







"FREESTONE QUAKER" WOOD SHED  
(10' x 12' EXAMPLE - PROPOSAL IS ~~8' x 16'~~)  
8' x 14'

05/13/24

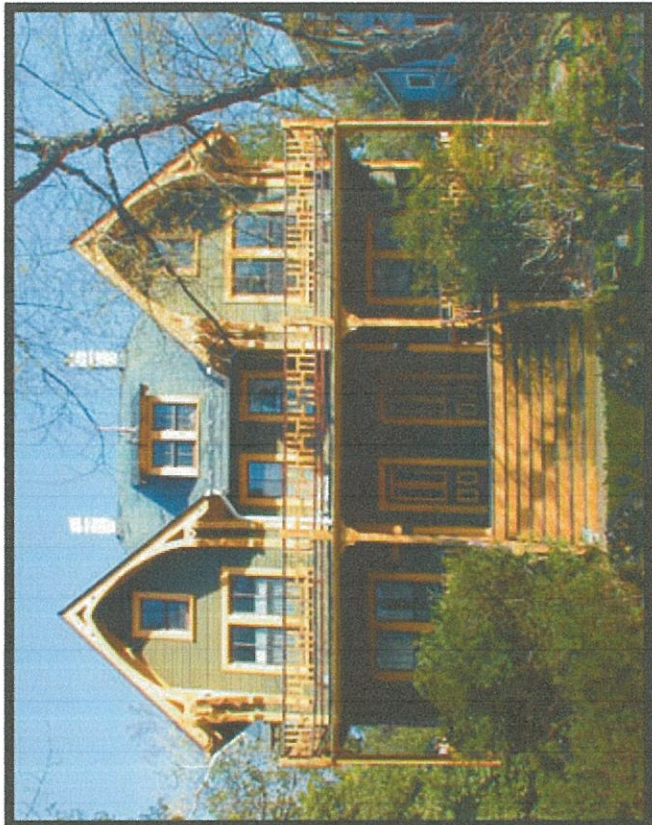


Shed will be placed in long narrow strip of land between parking and rear fence, allowing 5' for rear setback. This is the Victorian portion of the large double lot

2018-10-25 10:00 AM  
2018-10-25 10:00 AM



Garden areas will not be affected  
(Existing)  
Parkings is screened by plantings



7137 MAPLE

