

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8 Crescent Pl.	Meeting Date:	07/14/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	07/07/17
Applicant:	Geoff Maxson	Public Notice:	06/31/17
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17LL	Staff:	Dan Bruechert
Proposal:	Shed Construction		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application.

1. The shed placement must comply with the R-60 zoning, requiring a 5' (five-foot) setback from the rear property boundary.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-25

The subject property is a clapboard-sided, one-and-a-half story, side-gable, bungalow, threes bays wide, with at front gable dormer.

BACKGROUND

This property received an approved HAWP on April 19, 2017 for the reintroduction of the transom above the front door, the alteration of sash and casement windows in the non-historic bay, the addition of a sash window in the right rear of the house, the relocation of a historic window, and the replacement of rear, non-historic sliding glass doors.

PROPOSAL

The applicant is proposing to install a prefabricated shed placed on concrete piers in the rear of the property at the property line. The shed is clad in engineered wood siding, with a nine-foot (9') tall asphalt shingled-gable roof. It will not be visible from the public right-of-way.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design 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 at 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 district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

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

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

(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.

(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.)

STAFF DISCUSSION

The proposed changes will not have a significant impact to the historic features or appearance of the house.

The proposed shed is a pre-fab, 10' by 10' (ten-foot by ten-foot) square that will be placed on eight concrete piers to minimize any potential tree damage (the City of Takoma Park has reviewed the application and has determined that a tree protection permit is not required). The shed has a minimal architectural detailing and will not detract from the historic house in decoration or materials.

The shed will be placed in the rear of the property behind the historic house. Due to the narrow setback between 8 Crescent Place and 6 Crescent Place, the rear of the property is only minimally visible from the public right-of-way and the shed will not be at all visible. However, the plan drawings submitted in the application indicate that the shed will be placed at the property boundary. Staff has determined that to comply with the R-60 zoning requirements, this accessory structure must be placed a minimum of five feet (5') away from the property boundary. The applicant must ensure that the installation of the proposed shed complies with the requisite zoning.

Because of its compatible design and its placement behind the house, Staff supports this HAWP.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application;

1. The shed placement must comply with the R-60 zoning, requiring a 5' (five-foot) setback from the rear property boundary.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. 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 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: geoffmaxson@gmail.com Contact Person: Geoff Maxson
 Daytime Phone No.: 240-483-1165
 Tax Account No.: _____
 Name of Property Owner: Geoff Maxson Daytime Phone No.: 240-483-1165
 Address: CRESCENT PL TAKOMA PARK 20912
Street Number City Street Zip Code
 Contractor: [Signature] Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8 Street: CRESCENT PL
 Town/City: TAKOMA PARK Nearest Cross Street: HOLT PL
 Lot: 21 Block: 2 Subdivision: Hill-Crest
 Liber: 33954 Folio: 726 Parcel: _____

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: \$ 1700
 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: N/A
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: N/A

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] _____ Date: 4-20-2017
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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**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:

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

Construction of Shed, 10' x 10' x 9', in the back of the lot. This is not visible from the street. It will be about the garage of the neighbor behind the lot (Lot 11). The shed will sit on 8 concrete posts to minimize tree damage. It will be a Home Depot Princeton prefabricated shed

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.

- 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

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

- 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.
- 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.

6. TREE SURVEY

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

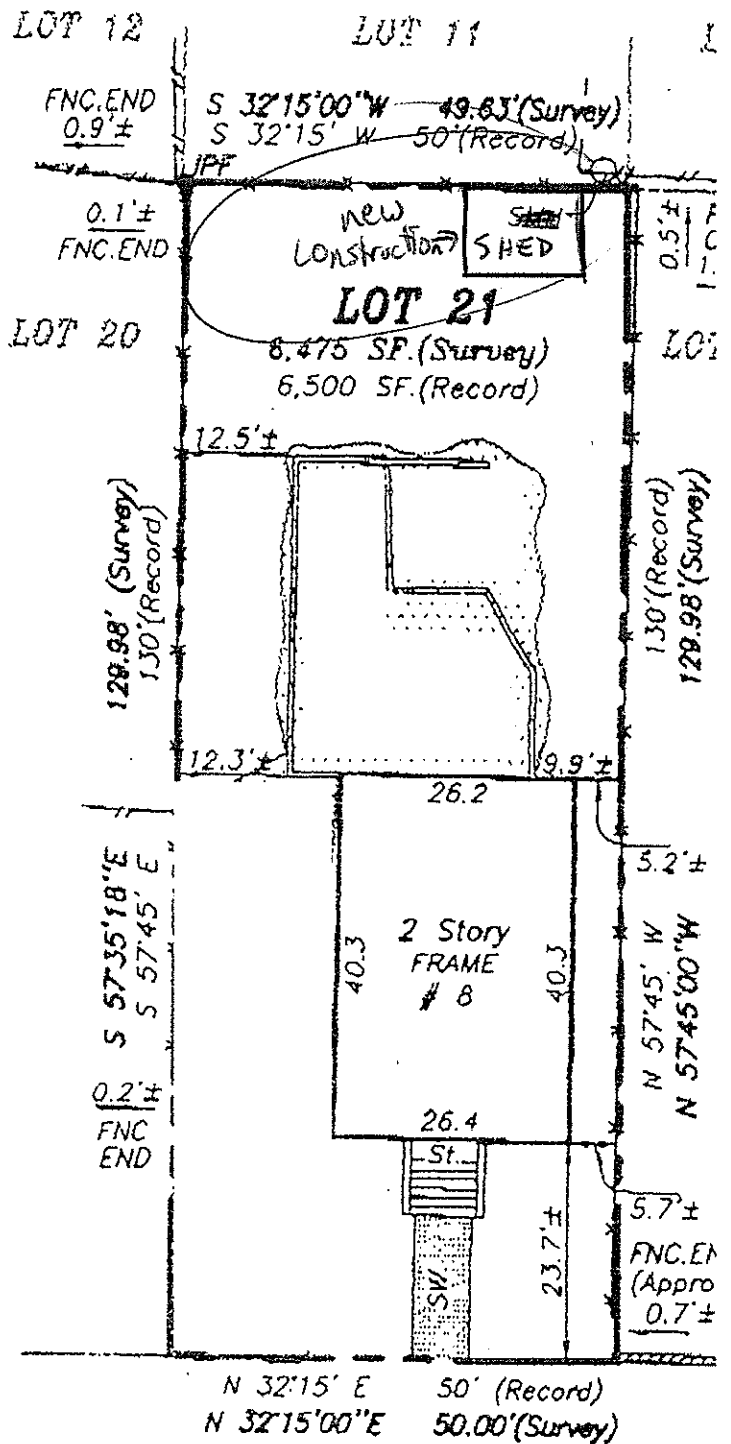
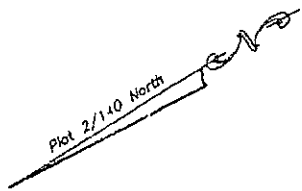
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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.

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

Owner's mailing address Geoff Maxson 8 CRESCENT PL TAKOMA PARK, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Greg Gorman 7134 Carroll Ave Takoma Park, MD 20912	Hannah Deutsch 6 Crescent Pl Takoma Park, MD 20912
Greg Lebel 7132 Carroll Ave Takoma Park, MD 20912	

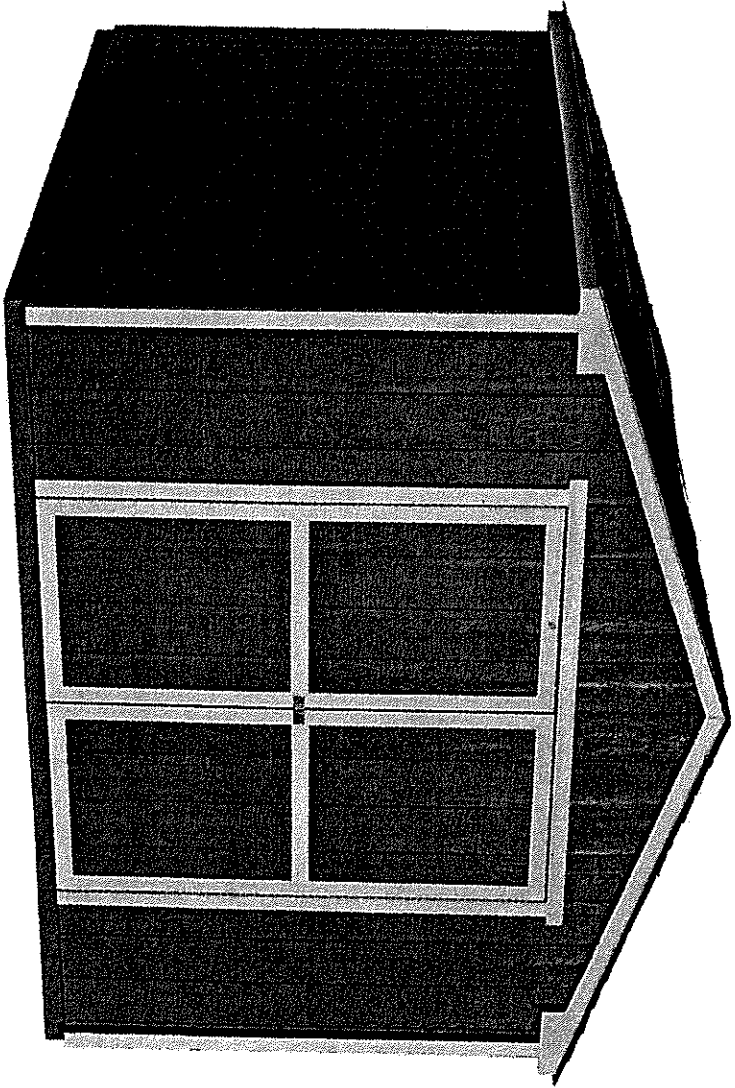


CRESCENT PLACE

(18)

Views of yards for proposed shed. Buildings in other neighbors yards will obstruct their views and street view.

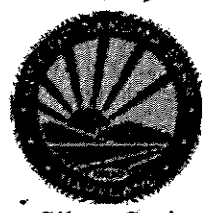




Commercial photo of proposed pre-fab shed

FILE

City Of Takoma Park
Public Works Department



31 Oswego Avenue, Silver Spring, Maryland 20910
Office: 301-891-7633 Fax: 301-585-2405
www.takomaparkmd.gov

September 24, 2015

Geoff Maxson
8 Crescent Place
Takoma Park, MD 20912

Re: Tree Impact Assessment

Dear Geoff Maxson,

If work is performed in accordance with your application and drawings submitted on September 08, 2015, no tree protection permit is required.

If you have any questions, please contact me at 301-891-7612 or toddb@takomagov.org.

Sincerely,

Todd M. Bolton
City Arborist

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RECEIVED SEP 09 2015

REQUEST FOR TREE IMPACT ASSESSMENT

Inspection Fee: \$50.00

Takoma Park Public Works
31 Oswego Avenue
Silver Spring, Maryland 20910
301-891-7633

#443
#598306
\$50.00

JKP

(check or money order only, payable to City of Takoma Park)

See attached City Code to determine if a tree impact assessment is required.

Submission Date: 9-2-15

APPLICANT:

Project Address/Location: 8 Crescent Pl, Takoma Park 20912

Name: Geoff Maxson Phone: 240-483-1165

Mailing Address (if different from project address): _____

CONTRACTOR:

Name: Alan Hill Phone: 301-412-1675

Address: 103 Central Ave, Gaithersburg MD 20877

For tree work, please arrange to have your contractor present to discuss desired pruning.

Please attach a sketch/plan and a brief narrative describing your project and how work is to be performed (ex. hand dug, heavy equipment, etc.)

Assessment can not be performed until application fee is received.

IF BUILT WITH PIERS RATHER
THEN SLAB


Applicant Signature

9-2-15
Date

OFFICE USE ONLY:

Inspection Date: _____

Tree Protection Plan Required: Yes

No

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Proposal is to build shed at indicated location, on a new concrete slab.

Work will be done by hand (no heavy construction equipment)

fence will USE PIERS INSTEAD OF

