MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7418 Maple Ave., Takoma Park  
Meeting Date: 5/10/17

Resource: Non-Contributing Resource  
Report Date: 5/3/17
Takoma Park Historic District

Applicant: Jeff and Amber Bell  
Public Notice: 4/26/17

Review: HAWP  
Tax Credit: N/A

Case Number: 37/03-17DD  
Staff: Dan Bruechert

Proposal: Rear Addition and Screened-in Rear Porch

STAFF RECOMMENDATION
Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Cape Cod
DATE: c. 1930-40

The house at 7418 Maple Ave., Takoma Park is a one-and-a-half story, side-gable, asphalt-shingled, Cape Cod, with gable dormers. The house is three bays wide with six-over-six windows at either side of the central entrance. To the rear there is a later, non-historic, addition with a shed roof, sided in Hardi clapboards. The gravel driveway is placed to the right of the house, which, because of the significant slope of Maple Ave. is one floor below grade. A large concrete retaining wall, capped by a single row of bricks, separates the front yard from the driveway.

PROPOSAL
The applicant is proposing to construct a 2nd story addition to the rear of the house above the existing, non-historic, rear addition. Additionally, the applicant is proposing to enclose a portion of the rear deck to create a screened-in porch.

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 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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

*Montgomery County Code, Chapter 24A*

(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;

**STAFF DISCUSSION**

The current proposal calls for the new construction of two elements at the rear of 7418 Maple Ave.; a 2nd story addition for a new bedroom, bathroom, and closet; and the enclosure of a portion of the rear deck.

The proposed 2nd story addition will be constructed over the shed roof addition. The walls of the addition will be co-planar to the addition walls, which are co-planar to the walls of the main house. New additions to historic buildings typically have either an inset wall or hyphen to clearly delineate the new construction from the old. However, in this instance, because the new construction is above a non-historic addition to a non-contributing building Staff supports the placement of this construction extending to the original wall plane. The eaves from the rear facing gable roof of the new addition will project beyond the original wall planes. While this is a practice that is not usually endorsed, Staff also supports this proposal as the projecting eaves will be largely obscured by the chimney when viewed from the public right-of-way. The proposed new construction will be clad in Hardi siding that matches the addition below. By using the
same siding in the new construction, the Hardi will contrasts from the asbestos siding on the original portion of the house differentiating periods of construction. The slope of Maple Ave. and the proximity of the neighboring house will obscure much of this addition, minimizing its impact on the surrounding district, per Takoma Park Historic District Design Guidelines.

The proposal to modify the rear deck and converting it to a screened-in porch will not be at all visible from the public right of way and should be approved as a matter of course, per the design guidelines. The framing of the screened-in section of the porch will be constructed to the exterior of the existing railing, so the railing and balusters will remain.

**STAFF RECOMMENDATION**
Staff recommends the HPC approve the HAWP application;

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 Person: ERIC SAUL
Contact Person: ERIC SAUL
Daytime Phone No.: 301.270.0395
Daytime Phone No.: 301.270.0395

Tax Account No.: ____________

Name of Property Owner: JEFF & AMBER BELL
Daytime Phone No.: 410.845.8712

Address: 7410 MAPLE AVE / TAKOMA PARK MD 20912
Street Number: 7410
City: TAKOMA PARK
State: MD
Zip Code: 20912

Contractor: N/A
Phone No.: ____________

Contractor Registration No.: ____________

Agent for Owner: ERIC SAUL
Daytime Phone No.: 301.270.0395

LOCATION OF BUILDING/PREMISE
House Number: 7410
Street: MAPLE AVE
Town/City: TAKOMA PARK
Nearest Cross Street: PHILADELPHIA
Lot: 7C
Block: 86
Subdivision: PETTY ESTATE
Liber: ____________
Foliot: ____________
Parcel: ____________

PART ONE: TYPE OF PERMIT, ACTION AND USE
1A. CHECK ALL APPLICABLE:

☐ Construct ☑ Extend ☑ Alter/Remodel
☐ Move ☑ Install ☑ Wood/Raze
☐ Revision ☑ Repair ☑ Revocable

1B. Construction cost estimate: $ 100,000

1C. If this is revision of a previously approved active permit, see Permit # ____________

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS
2A. Type of sewage disposal: 01 WAS WSSC 02 ☐ Septic 03 ☐ Other: ____________

2B. Type of water supply: 01 WAS 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/lease

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: 4-6-17

Approved: ____________________________
For Chairperson, Historic Preservation Commission

Disapproved: ____________________________
Signature: ____________________________
Date: ____________________________

Application/Permit No.: ____________________________
Data Filed: ____________________________
Date Issued: ____________________________

SEE REVERSE SIDE FOR INSTRUCTIONS

795549
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:
      "THE EXISTING STRUCTURE IS A GUEST COTTAGE HOUSE LOCATED IN THE HISTORIC DISTRICT OF TAIHEA PARK. EXISTING MATERIALS INCLUDE ASBESTOS SHIELDING ON THE EXISTING ROOF AND HARDERPLANK SIDING ON THE existing PARCEL. THE EXISTING WINDOWS ARE VINYL. THE HISTORIC STRUCTURE IS A SIMPLE, UNDERSTATED HOUSE, WITH NOornament OF TRIM, HOUSING, ETC. ALL MATERIALS ARE SIMPLE IN NATURE AND ASSUMED ORIGINAL TO THE TIME THE HOUSE WAS CONSTRUCTED."
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      "A SECOND FLOOR MASTER SUITE IS PROPOSED OVER THE EXISTING FOOTPRINT OF THE MAIN ADDITION. A SCREENED DECK IS ALSO PROPOSED OVER THE EXISTING DECK ADDITION. ADDITION WILL NOT NEGATIVELY IMPACT THE EXISTING HISTORIC STRUCTURE. IT WILL REMAIN COMPLETELY PART OF THE EXISTING HOUSE."

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. 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 resources, 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 names of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lots or parcel(s) which lie directly across the street/hours/hour 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.
# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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</thead>
<tbody>
<tr>
<td><strong>JEFF &amp; AMBER BOUL</strong></td>
<td><strong>ERIC S AUL</strong></td>
</tr>
<tr>
<td><strong>7418 MAPLE AVE</strong></td>
<td><strong>SAUL ARCHITECTS</strong></td>
</tr>
<tr>
<td><strong>TAKOMA PARK, MD 20912</strong></td>
<td><strong>8114 CARROLL AVE</strong></td>
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<td></td>
<td><strong>TAKOMA PARK, MD 20912</strong></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7416 MAPLE AVE</strong></td>
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<tr>
<td><strong>TAKOMA PARK, MD 20912</strong></td>
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<tr>
<td></td>
</tr>
<tr>
<td><strong>7417 MAPLE AVE</strong></td>
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<td><strong>TAKOMA PARK, MD 20912</strong></td>
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<td></td>
</tr>
<tr>
<td><strong>106 PHILADELPHIA AVE</strong></td>
</tr>
<tr>
<td><strong>TAKOMA PARK, MD 20912</strong></td>
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</tbody>
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LOCATION DRAWING
LOT 7C, BLOCK 86
PETTY ESTATE
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE
"THE INFORMATION SHOWN HEREON HAS BEEN
BASED UPON THE RESULTS OF A FIELD INSPECTION
Pursuant to the deed or plat of record. Existing
structures shown have been field located based
upon measurements from property markers found
or from evidence of lines of apparent occupation."

Snider & Associates
LAND SURVEYORS
20370 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1260

DATE OF LOCATIONS          SCALE: 1" = 30'
PLAT BK.  28               DRAWN BY:  D.M.L.
PLAT NO.  1645             
LIBER

WALL CHECK:
FOLIO

RES. LOC.: 08-06-16
JOB NO.: 16-02744
EXISTING EAST ELEVATION