

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7418 Maple Ave., Takoma Park	Meeting Date:	5/10/17
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	5/3/17
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-planer to the addition walls, which are co-planer 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 Email: ERIC@SAULARCHITECTS.COM Contact Person: ERIC SAUL
Daytime Phone No.: 301.270.0395
Tax Account No.: _____
Name of Property Owner: JEFF & AMBER BELL Daytime Phone No.: 410.845.8712
Address: 7418 MAPLE AVE, TAKOMA PARK MD 20912
Street Number City State Zip Code
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: 7418 Street: MAPLE AVE
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA
Lot: 7C Block: 86 Subdivision: PETTY ESTATE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Place Revision Repair Revocable
CHECK ALL APPLICABLE: A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 100,000

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] _____ Date: 4.6.17
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:

THE EXISTING STRUCTURE IS A CAPE COD HOUSE LOCATED IN THE HISTORIC DISTRICT OF TAKOMA PARK. EXISTING MATERIALS INCLUDE ASBESTOS SHINGLES ON THE EXISTING PORTION AND HARDIEPLANK SIDING ON THE NEWER PORTION. THE EXISTING WINDOWS ARE VINYL. THE HISTORIC STRUCTURE IS A SIMPLE, UNDERSTATED HOUSE WITH NO ORNATION OF TRIM, MOULDING, 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 ROOF ADDITION. A SCREENED PORCH IS ALSO PROPOSED OVER THE EXISTING DECK. ADDITION WILL NOT NEGATIVELY IMPACT THE EXISTING HISTORIC STRUCTURE. IT WILL REMAIN COMPLETELY BEHIND AND BELOW THE EXISTING HOUSE.

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.

5

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

Owner's mailing address

JEFF & AMBER BELL
7418 MAPLE AVE
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

ERIC SAUL
SAUL ARCHITECTS
8114 CARROLL AVE
TAKOMA PARK, MD 20912

Adjacent and confronting Property Owners mailing addresses

7416 MAPLE AVE
TAKOMA PARK, MD 20912

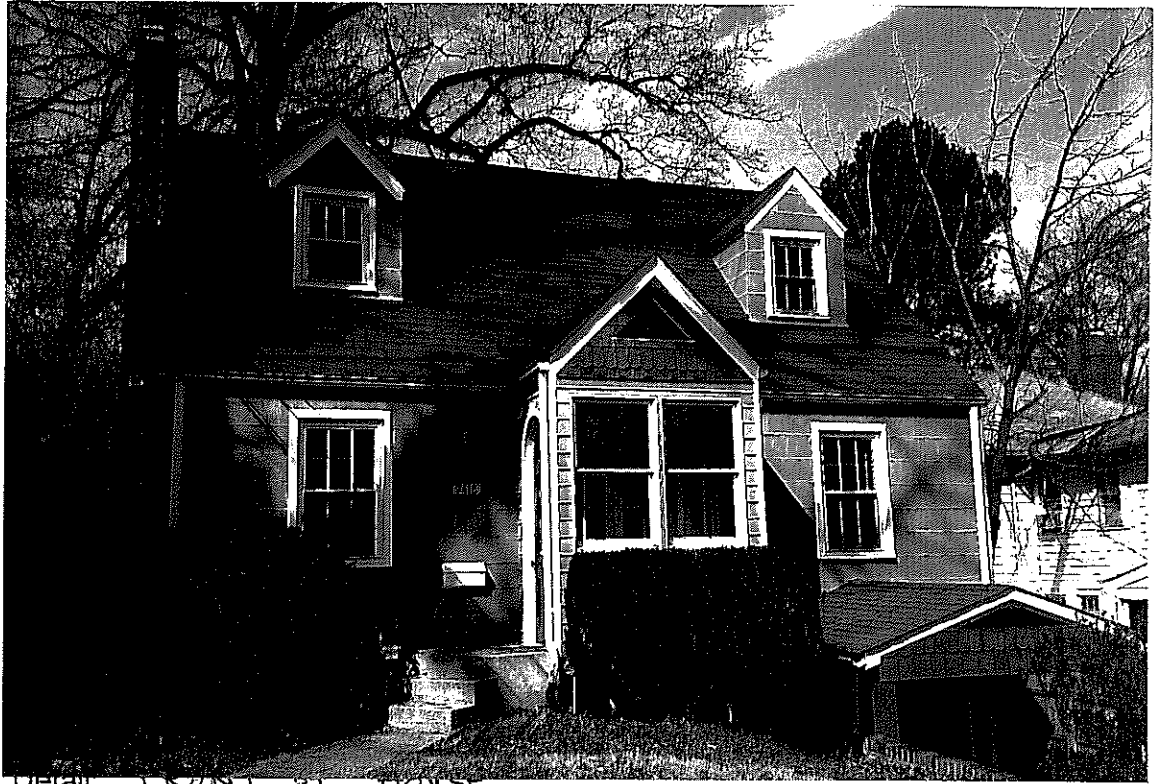
7420 MAPLE AVE
TAKOMA PARK, MD 20912

7417 MAPLE AVE
TAKOMA PARK, MD 20912

7415 MAPLE AVE
TAKOMA PARK, MD 20912

106 PHILADELPHIA AVE
TAKOMA PARK, MD 20912

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT of HOUSE



Detail: REAR of HOUSE

Existing Property Condition Photographs (duplicate as needed)



Detail: SIDE of HOUSE



Detail: SIDE of HOUSE

Applicant: BELL 7418 MAPLE TAKOMA PARK

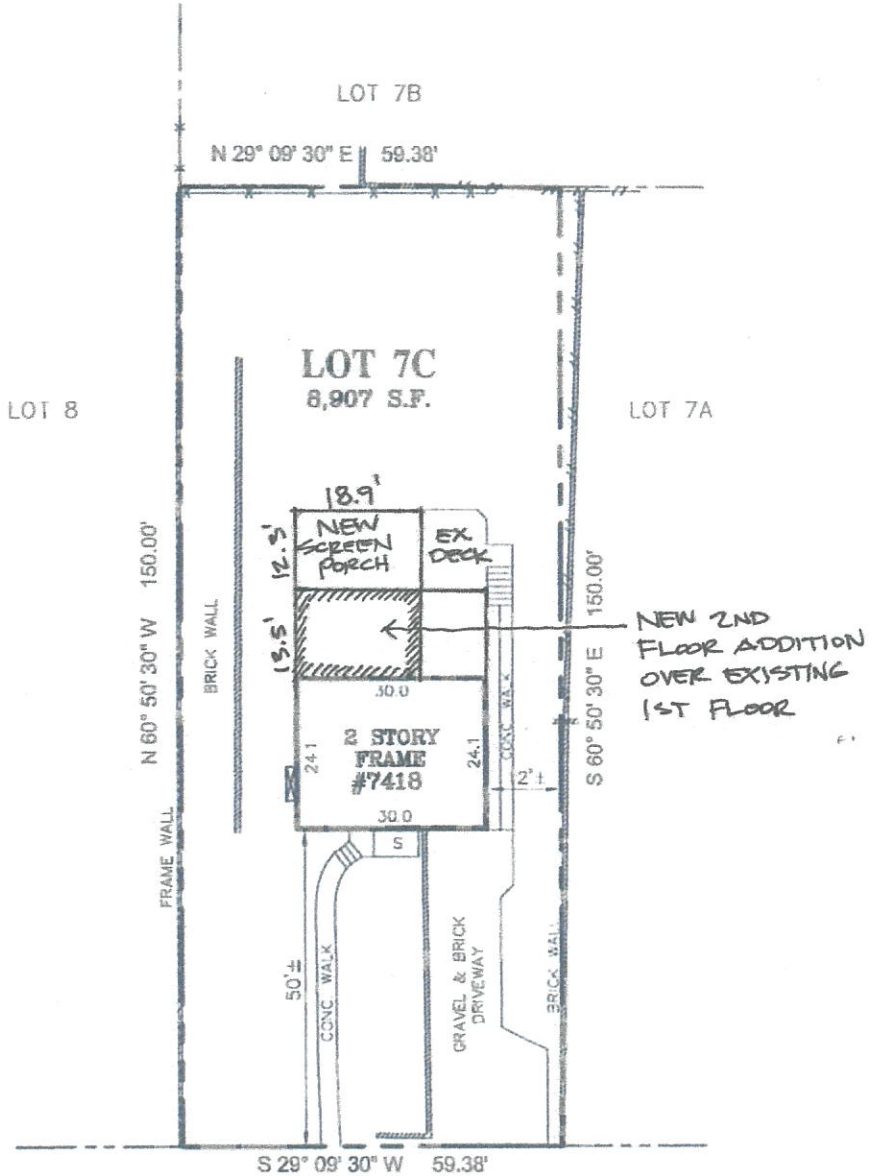
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CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. Fences, if shown, have been located by approximate methods.

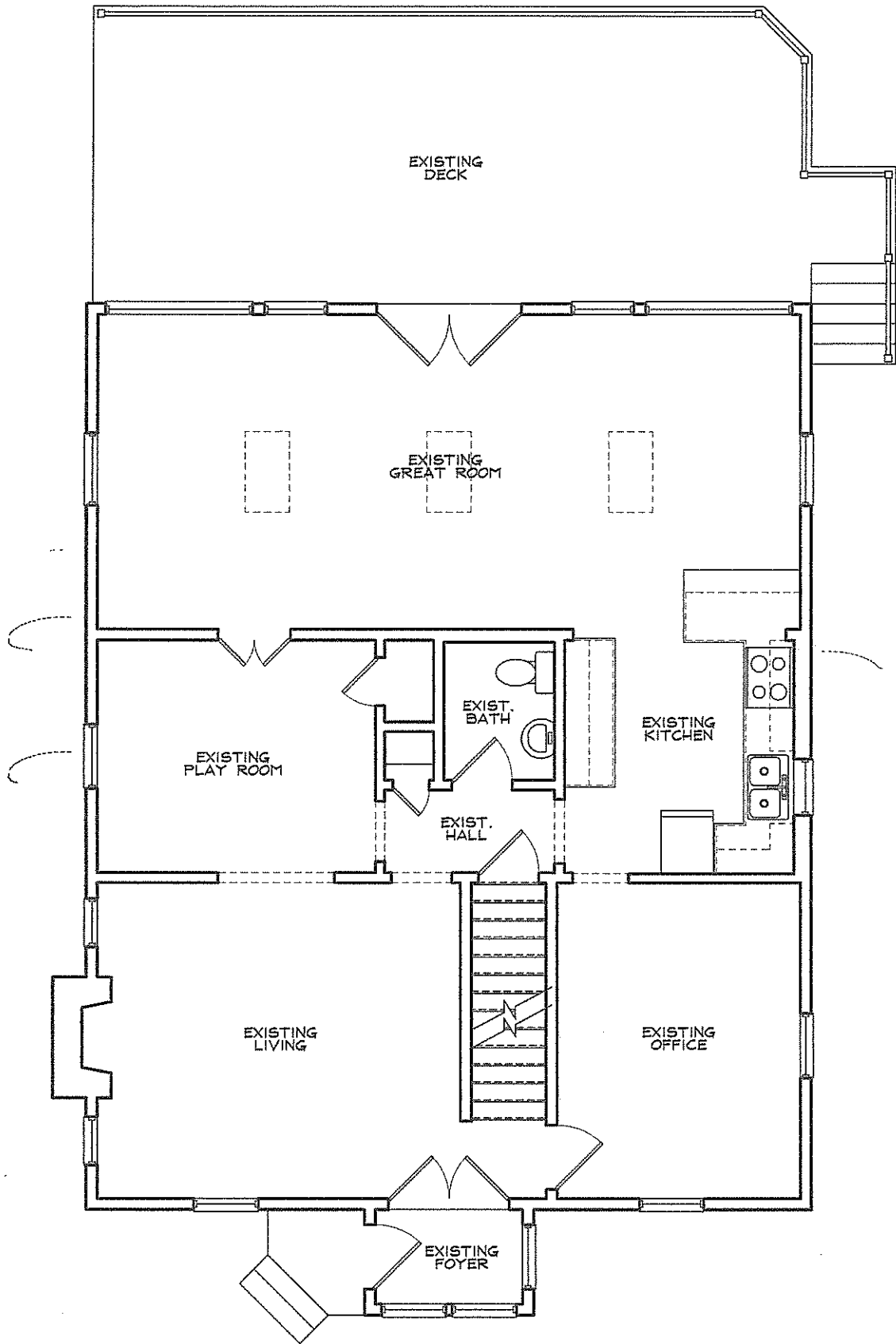


LOCATION DRAWING
 LOT 7C, BLOCK 86
PETTY ESTATE
 MONTGOMERY COUNTY, MARYLAND

MAPLE AVENUE

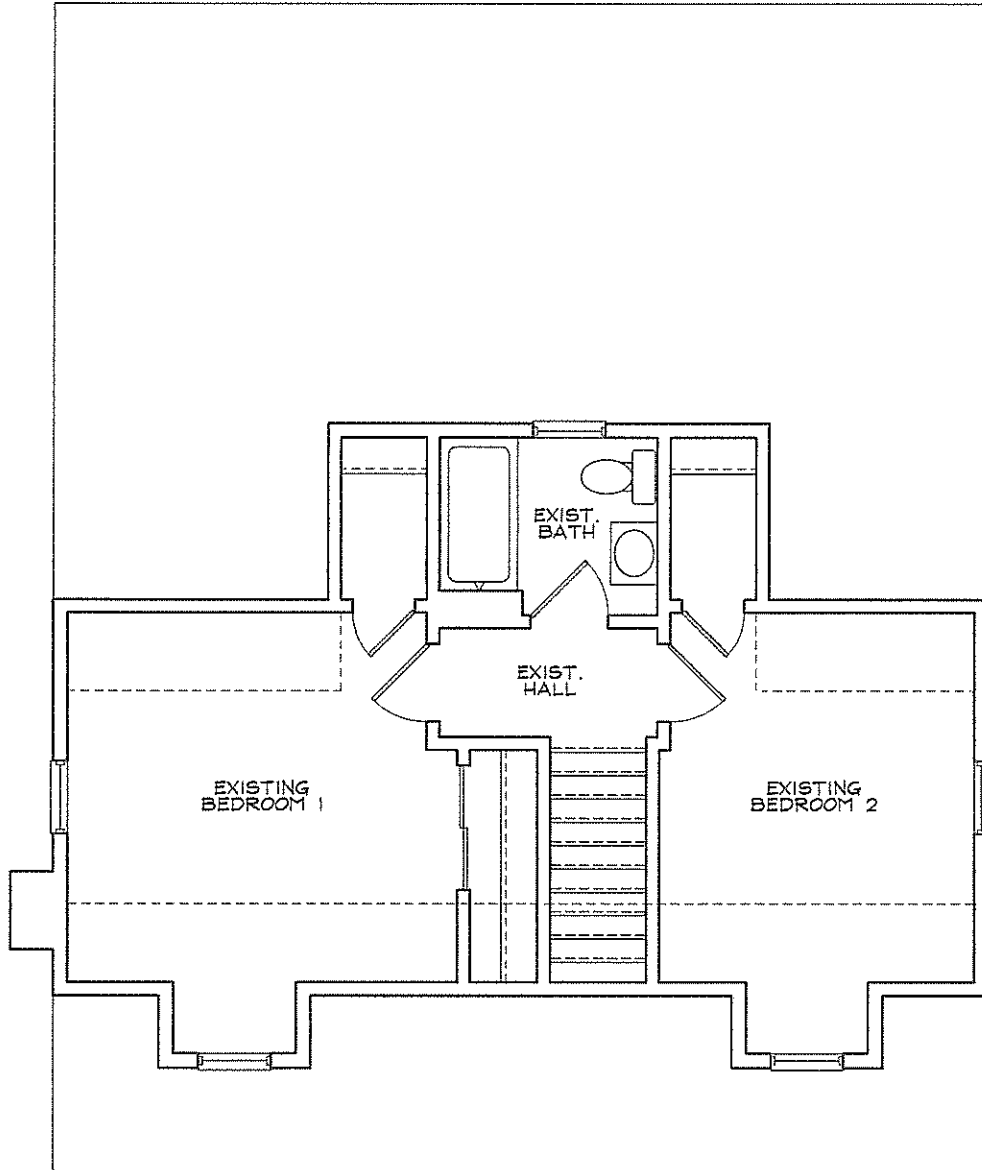
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SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER & ASSOCIATES LAND SURVEYORS	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."	PLAT BK. 26 PLAT NO. 1645	20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100 Fax 301/948-1286	
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 Expires: 04-02-2017	LIBER FOLIO	DATE OF LOCATIONS	SCALE: 1" = 30'
WALL CHECK:		HSE. LOC.: 08-05-18	DRAWN BY: D.M.L.
			JOB NO.: 18-02744



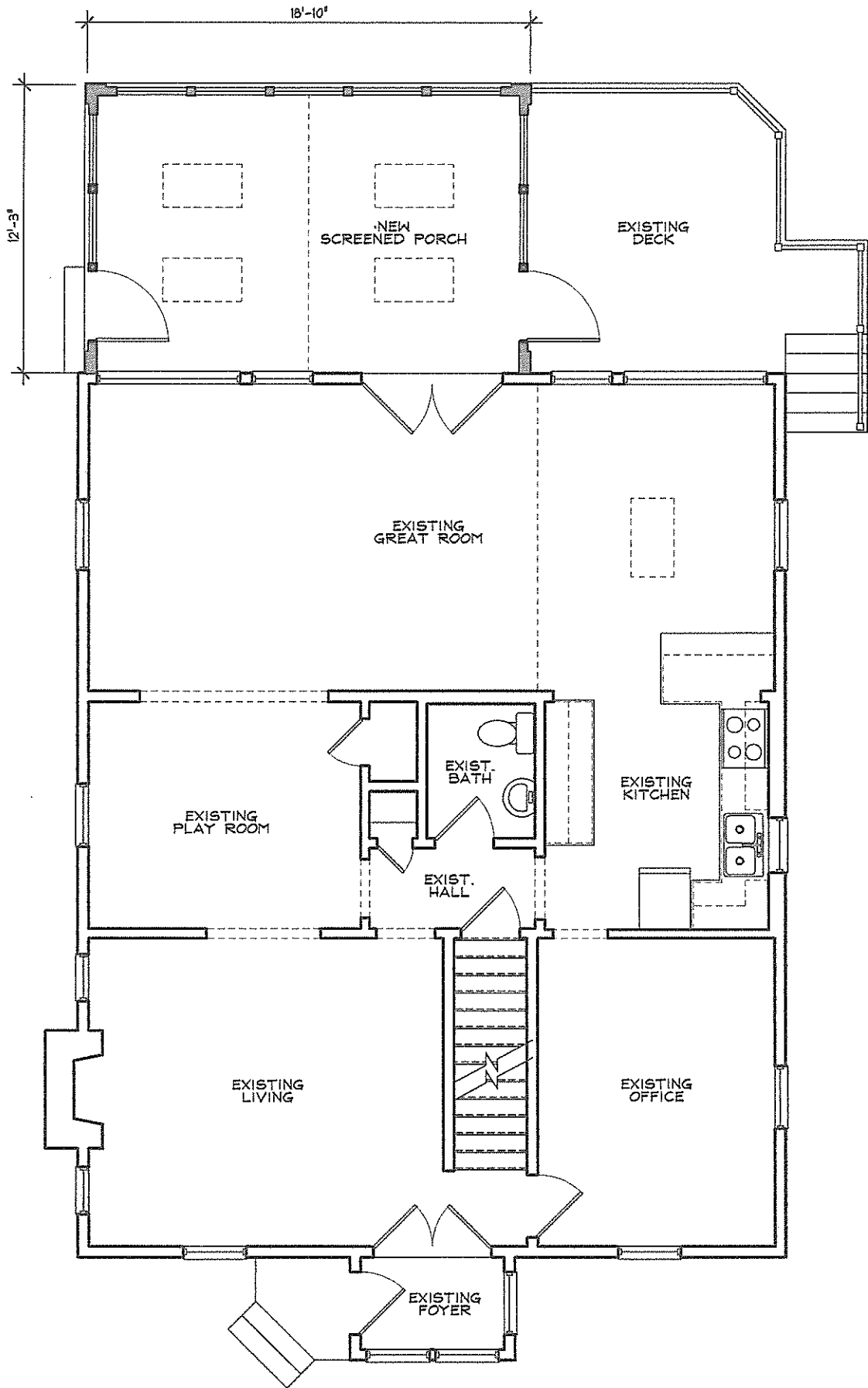
1 EXISTING/DEMO FIRST FLOOR PLAN
 AI 1/4" = 1'-0"

10



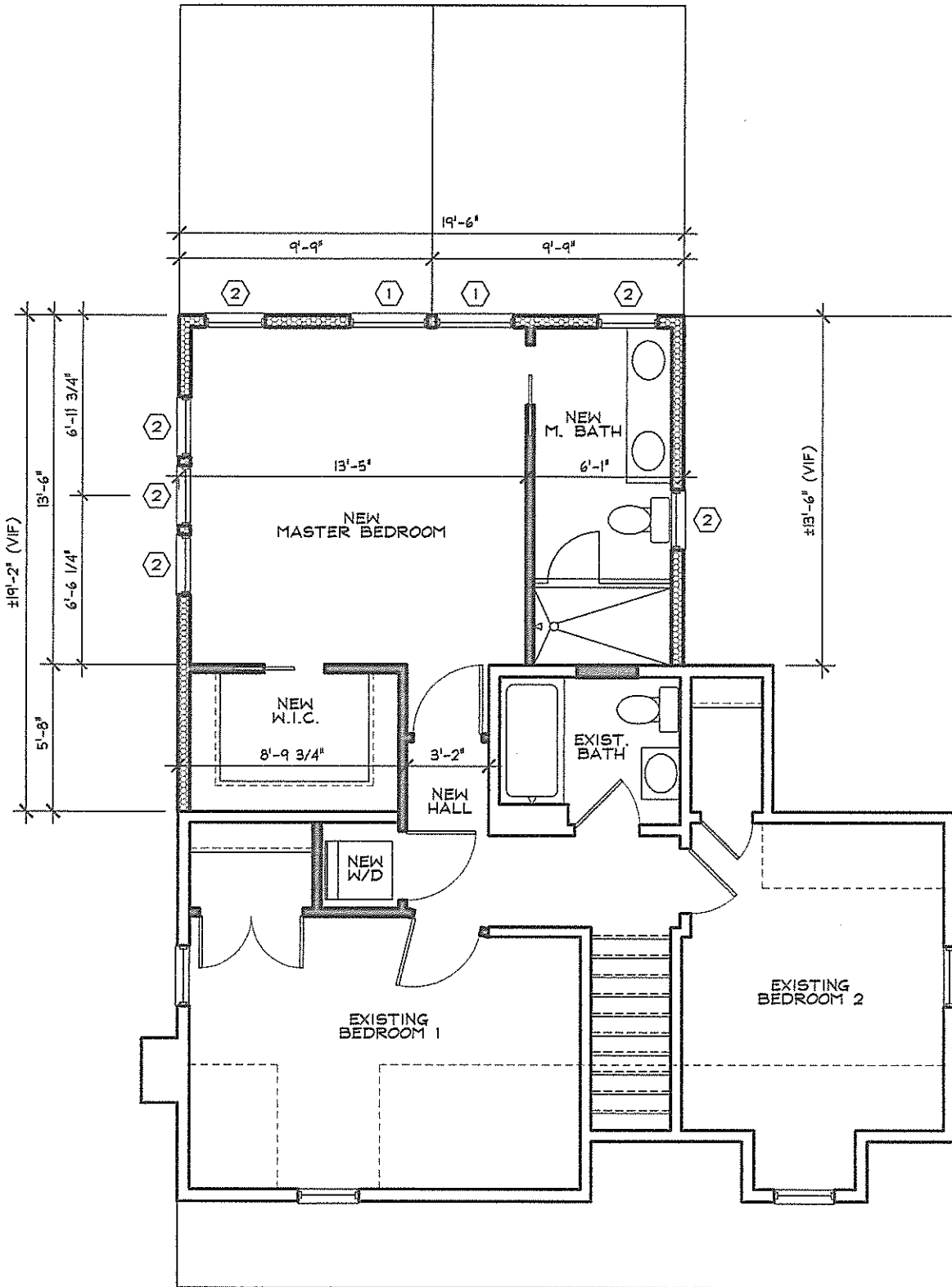
2 EXISTING/DEMO SECOND FLOOR PLAN
AI 1/4" = 1'-0"

11



1
 PROPOSED FIRST FLOOR PLAN
 A1.1 1/4" = 1'-0"

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2 PROPOSED SECOND FLOOR PLAN
 A.I.1 1/4" = 1'-0"

13

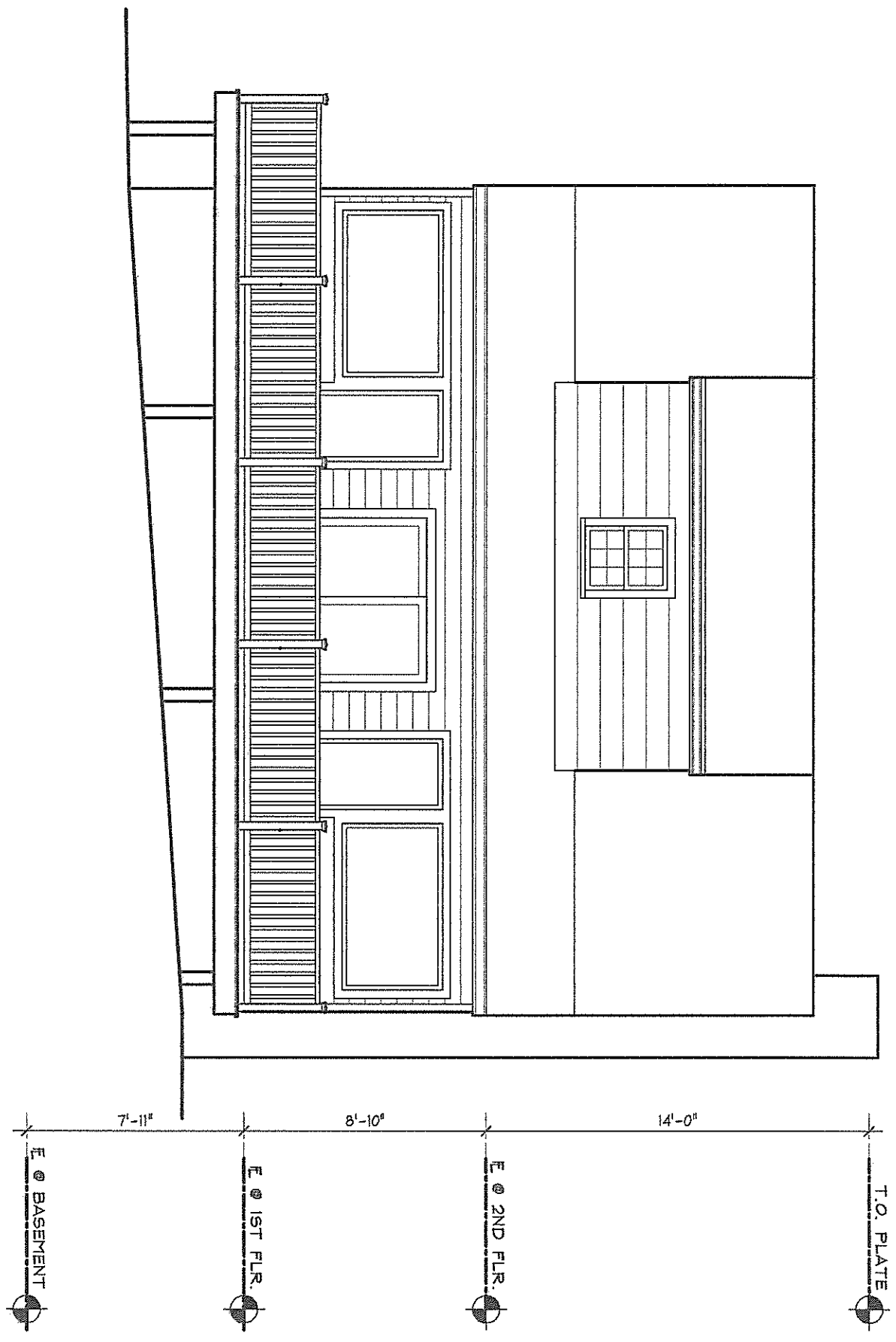


3 EXISTING EAST ELEVATION
A2 1/4" = 1'-0"

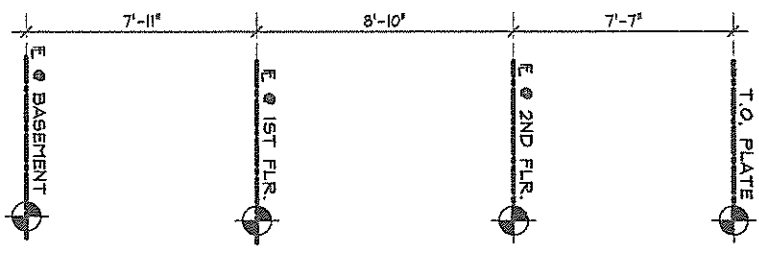
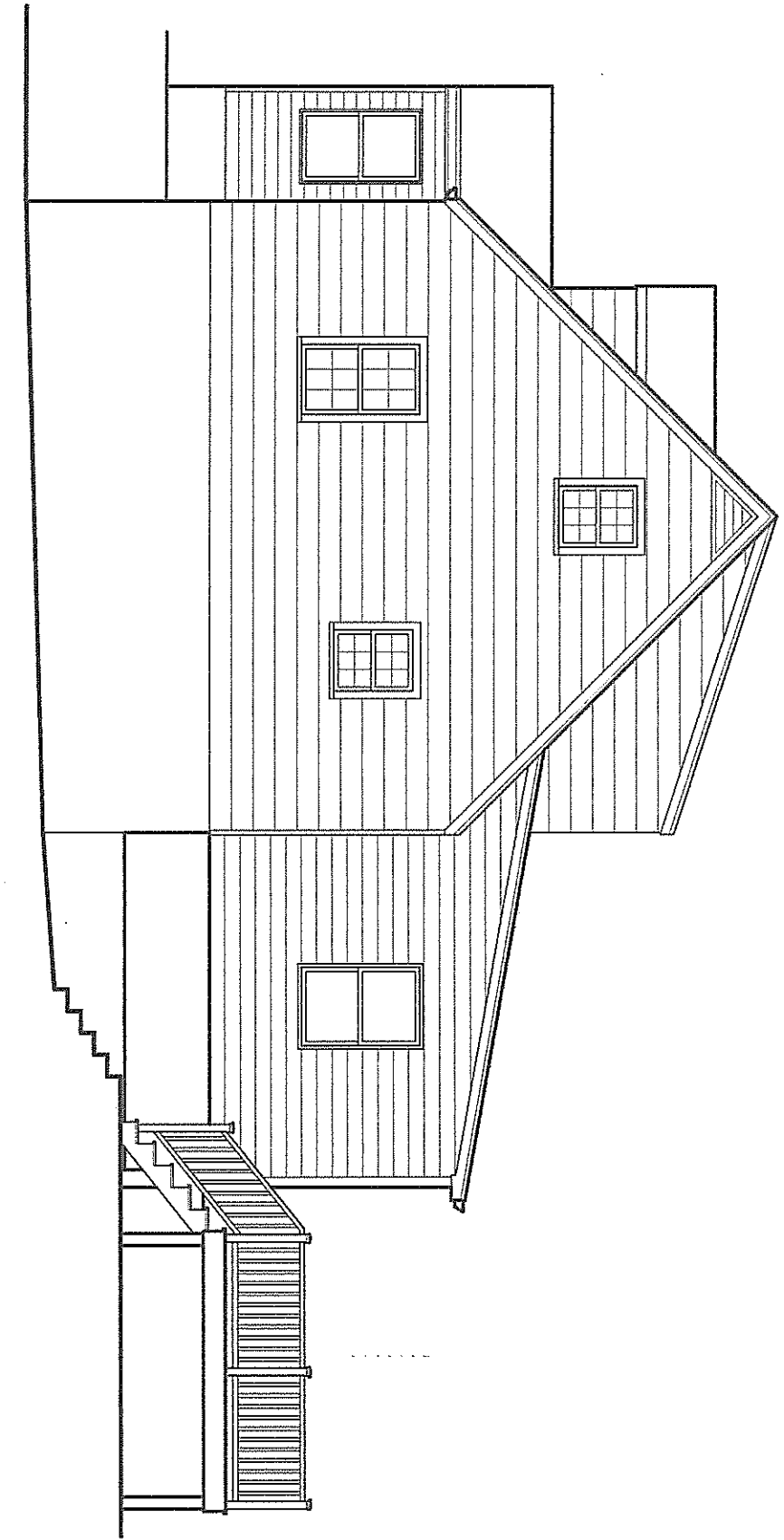
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1
A2

EXISTING REAR (WEST) ELEVATION
1/4" = 1'-0"



5



4

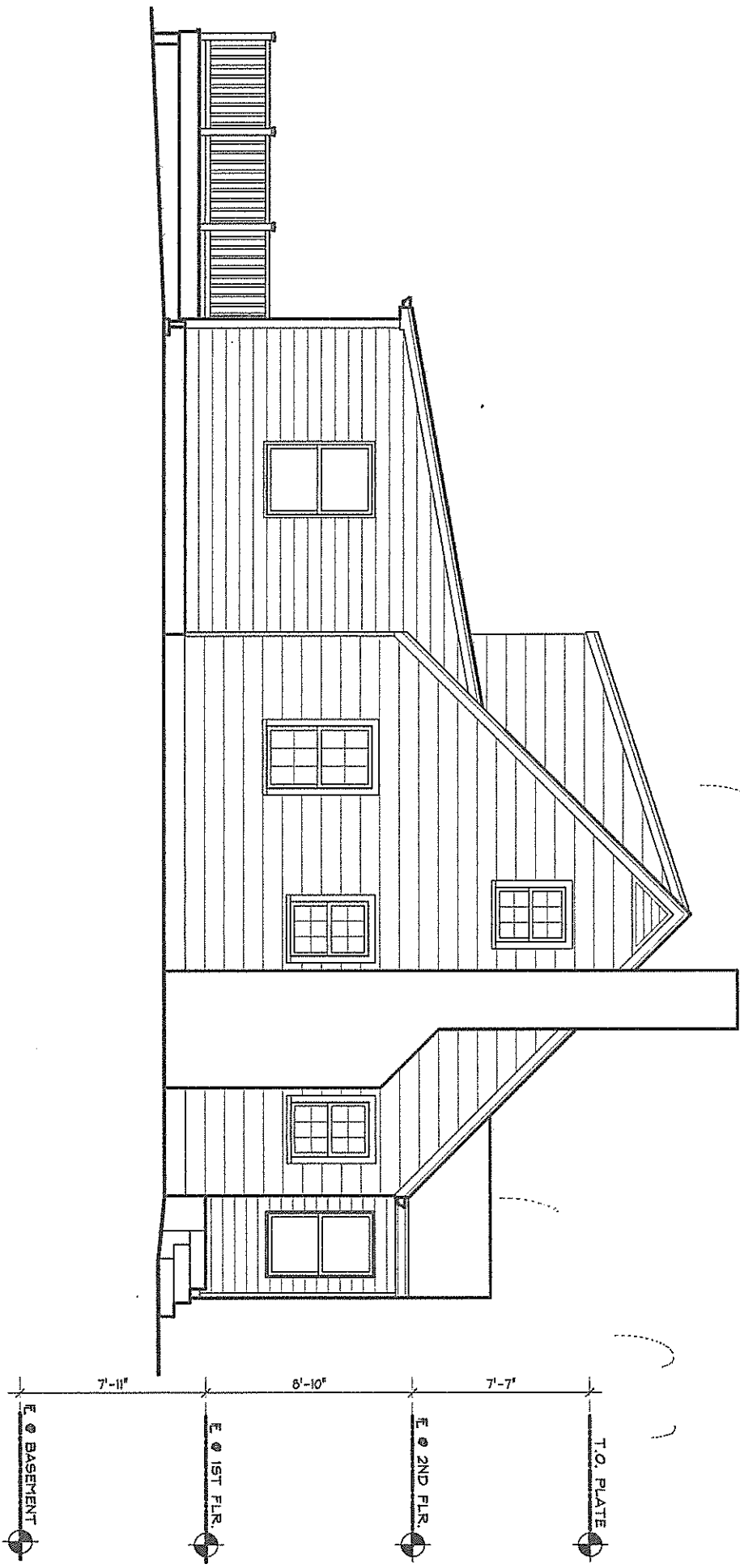
EXISTING SOUTH ELEVATION

1/4" = 1'-0"

91

2
A2

EXISTING NORTH ELEVATION
1/4" = 1'-0"

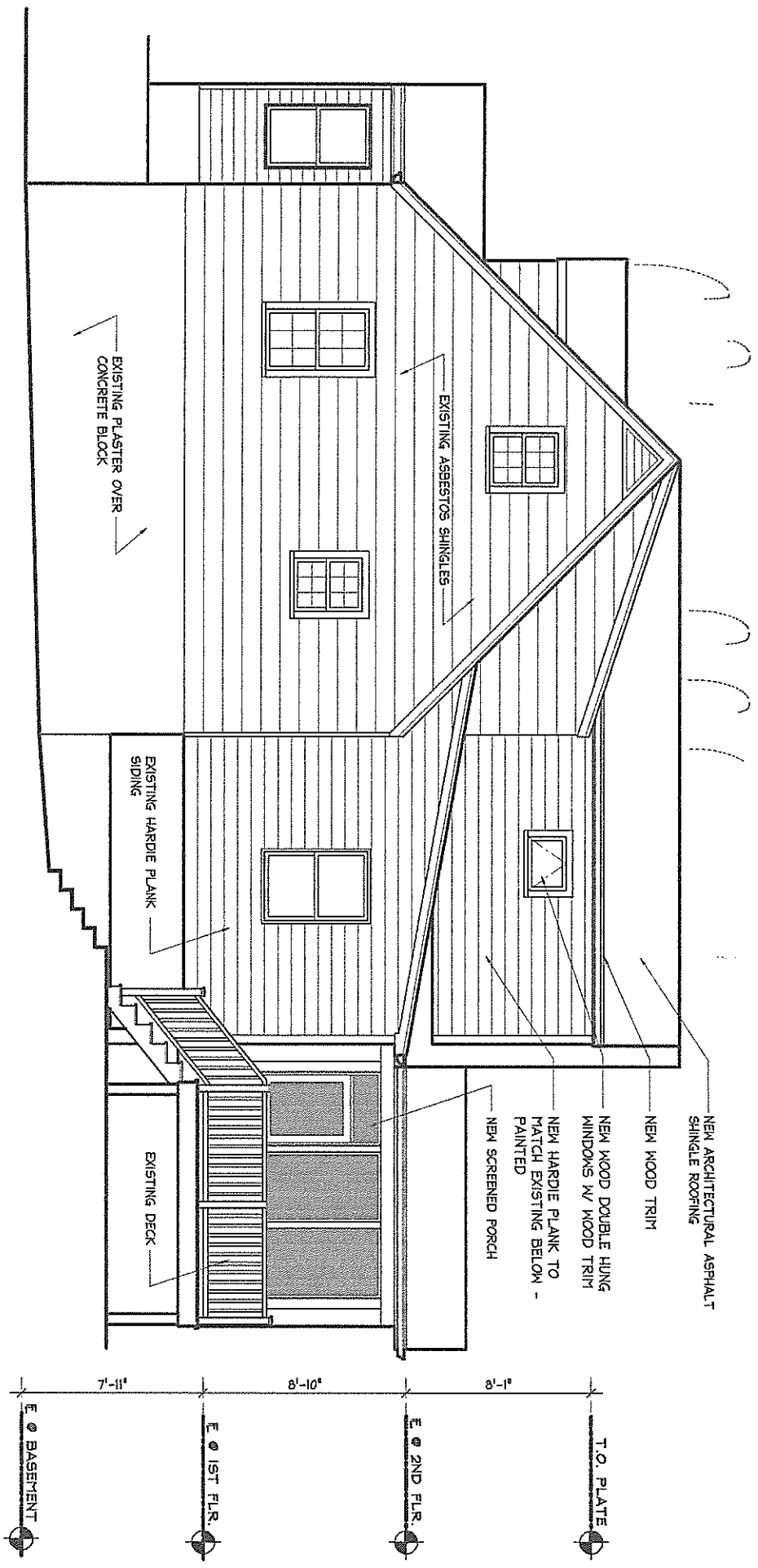


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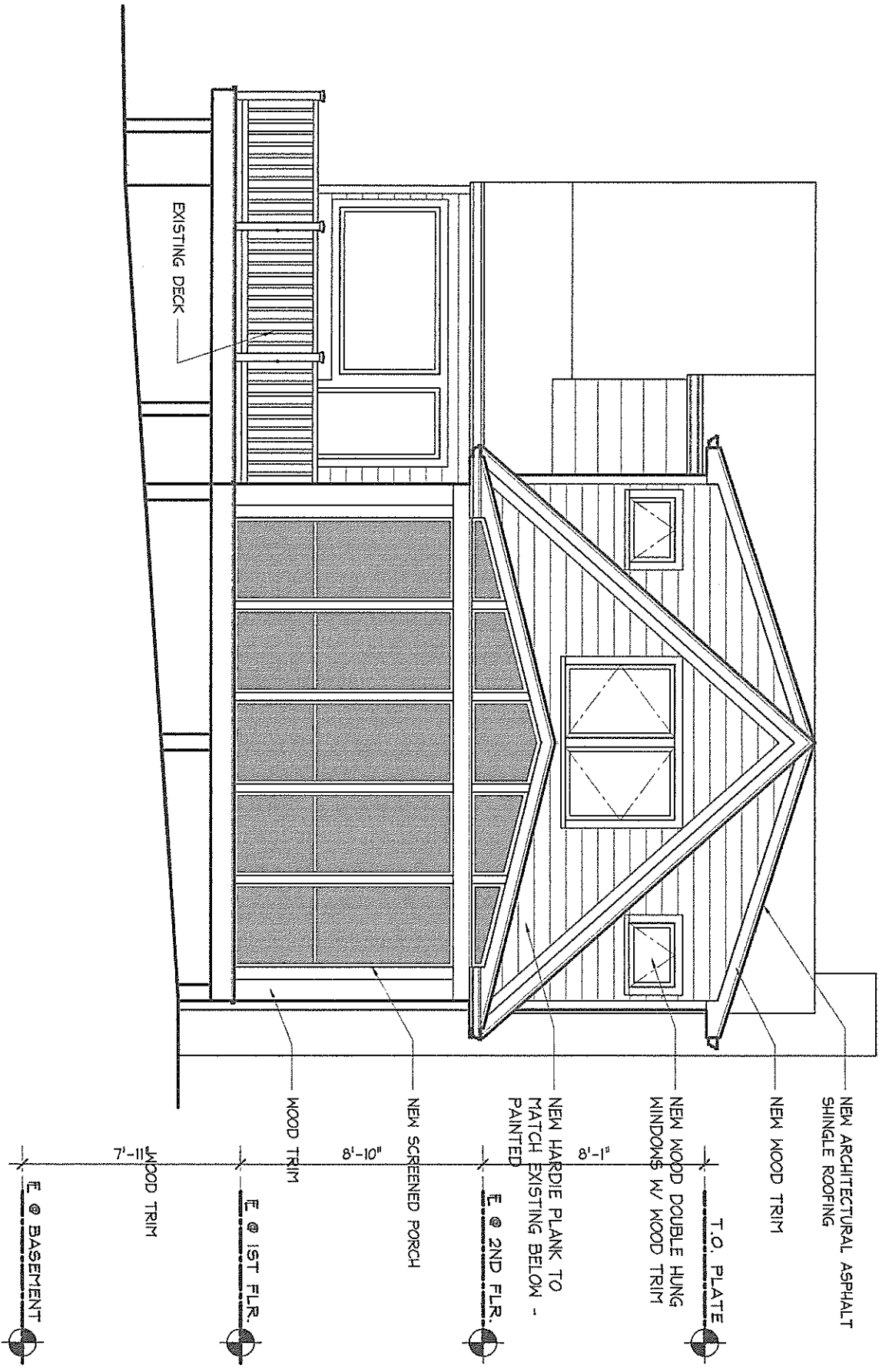


3 PROPOSED EAST ELEVATION

A2 1/4" = 1'-0"



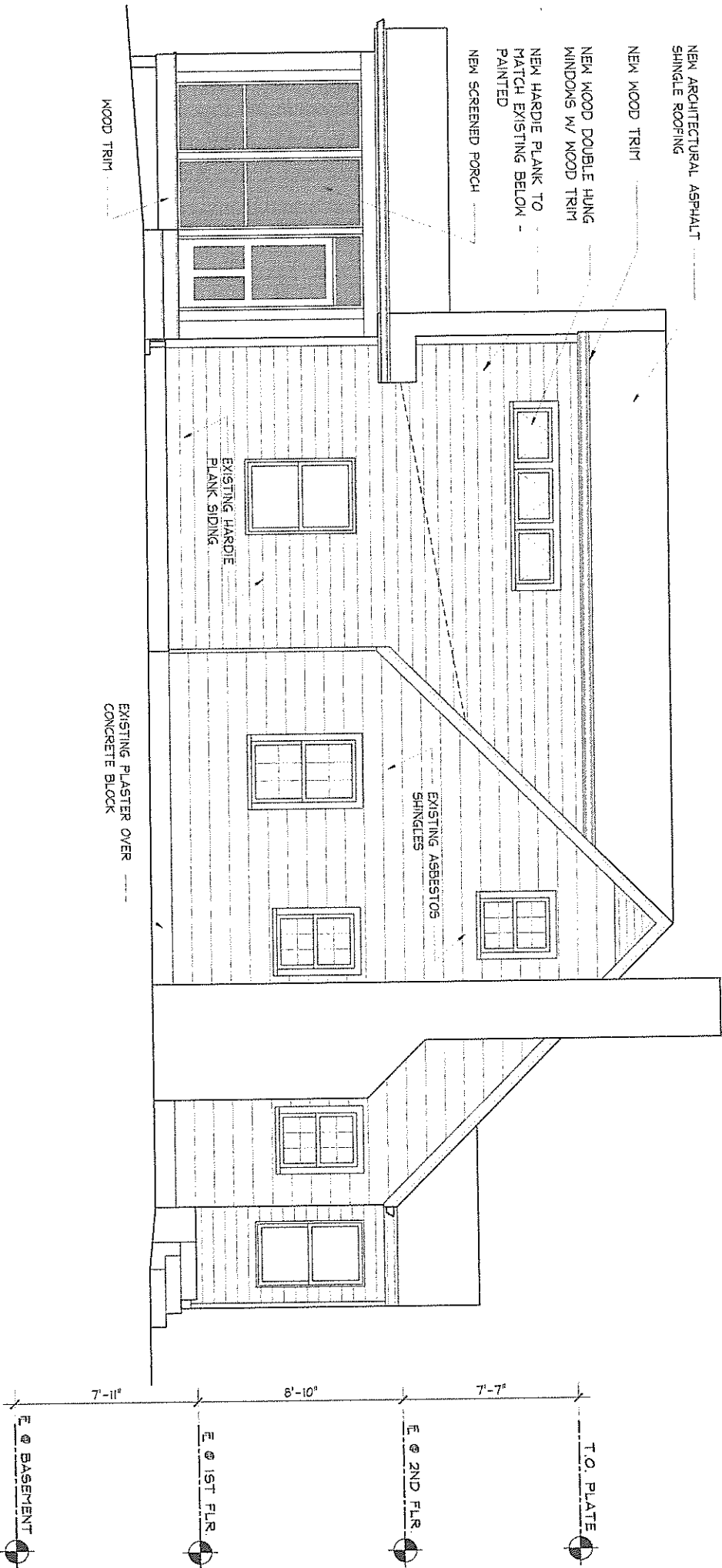
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1 PROPOSED REAR (WEST) ELEVATION

A2 1/4" = 1'-0"

2



4 PROPOSED SOUTH ELEVATION
A2 1/4" = 1'-0"