

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7211 Maple Ave., Takoma Park	Meeting Date:	8/16/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/9/2017
Applicant:	David Reiser and Irene Huntoon (Jane Treacy, Architect)	Public Notice:	8/2/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17DDD	Staff:	Michael Kyne
PROPOSAL:	Rear porch enclosure and window alteration		

STAFF RECOMMENDATION:

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

1. The proposed standing seam roofing will be field turned.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1903

BACKGROUND

The Commission previously approved with conditions the applicants' proposal for a rear addition and other alterations, including a rear screened porch, at the October 26, 2016 HPC meeting. The applicant has reduced the scope of the project to only include a rear screened porch, door-to-window replacement, and rear basement door relocation.

PROPOSAL

The applicants propose the following work items:

- Construction of a rear screened porch.
- Replace a rear door with paired 4-over-4 double-hung windows.
- Relocate the basement-level door at the rear.

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.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

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

- 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.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from 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.

Sec. 24A-8. Same-Criteria for issuance.

- (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; [emphasis added] 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 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, 9, and 10 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.

#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 proposed screened porch will be built over the right side (as viewed from the front) of an existing rear deck. The screened porch will be at the rear of the historic house and is modest in scale and massing. A significant inset from each side of the historic house will make it minimally visible from the public right-of-way, at best. The proposed materials include a standing seam metal roof, poly-ash trim, metal screens, and railings to match the existing deck.

Staff is supportive of the applicants' proposal, finding the proposed screened porch is consistent with the *Takoma Park Historic District Guidelines*. Given its general lack of visibility, the proposed screened porch should be reviewed with greater leniency. In accordance with the *Standards*, the proposed screened porch will not alter or remove features that characterize the subject property.

Staff is supportive of the proposed door-to-window replacement and basement door relocation. The proposed work items are at the rear of the subject property and should be reviewed with greater leniency. The proposed work items are generally compatible with the predominant architectural style of the subject property and are unlikely to remove or alter features that characterize the subject property, in accordance with the *Standards*.

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* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition specified on Circle 1** 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;

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: jane@treacyeagleburger.com Contact Person: Jane Treacy
 Tax Account No.: 01067820 Daytime Phone No.: 202-362-5226
 Name of Property Owner: David Reiser & Irene Huntoon Daytime Phone No.: 202-778-1854
 Address: 7211 Maple Ave, Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: T.B.D. Phone No.: T.B.D.
 Contractor Registration No.: T.B.D.
 Agent for Owner: Jane Treacy, Architect Daytime Phone No.: 202-362-5226

LOCATION OF BUILDING/PREMISE

House Number: 7211 Street: Maple Avenue
 Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
 Lot: 20 Block: 3 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- 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 estimator: \$ Approximately \$50,000
 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.

Jane Treacy Signature of owner or authorized agent July 26, 2017 Date

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

807998

**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:

See Attached

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

See Attached

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

1. WRITTEN DESCRIPTION OF PROJECT

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

The house is 2-1/2 story wood frame Colonial Revival with a metal shingle hipped roof. A single story front porch with Doric columns and a simple square balustrade runs across the width of the house. The house is clad in asbestos cement siding with a brick veneer foundation. The North-West (front), South-West, and North-East elevations of the house contain mostly 1/1 double-hung windows (with the exception of three 2/2 double-hung windows and two 4 squares). The South-East (rear) elevation contains a combination of 2/2 double-hung windows, 4 squares, and single lite doors. The house has large eaves with closed rafter ends. The original house was built in 1910 (but was substantially rebuilt after a fire in the 1920's).

There have been modifications since then, including a concrete walkout basement addition (with a deck above) and retaining wall built at the rear of the house by a previous owner. There was a kitchen bump-out added to the rear of the house in 2007, clad in materials to visually match the existing.

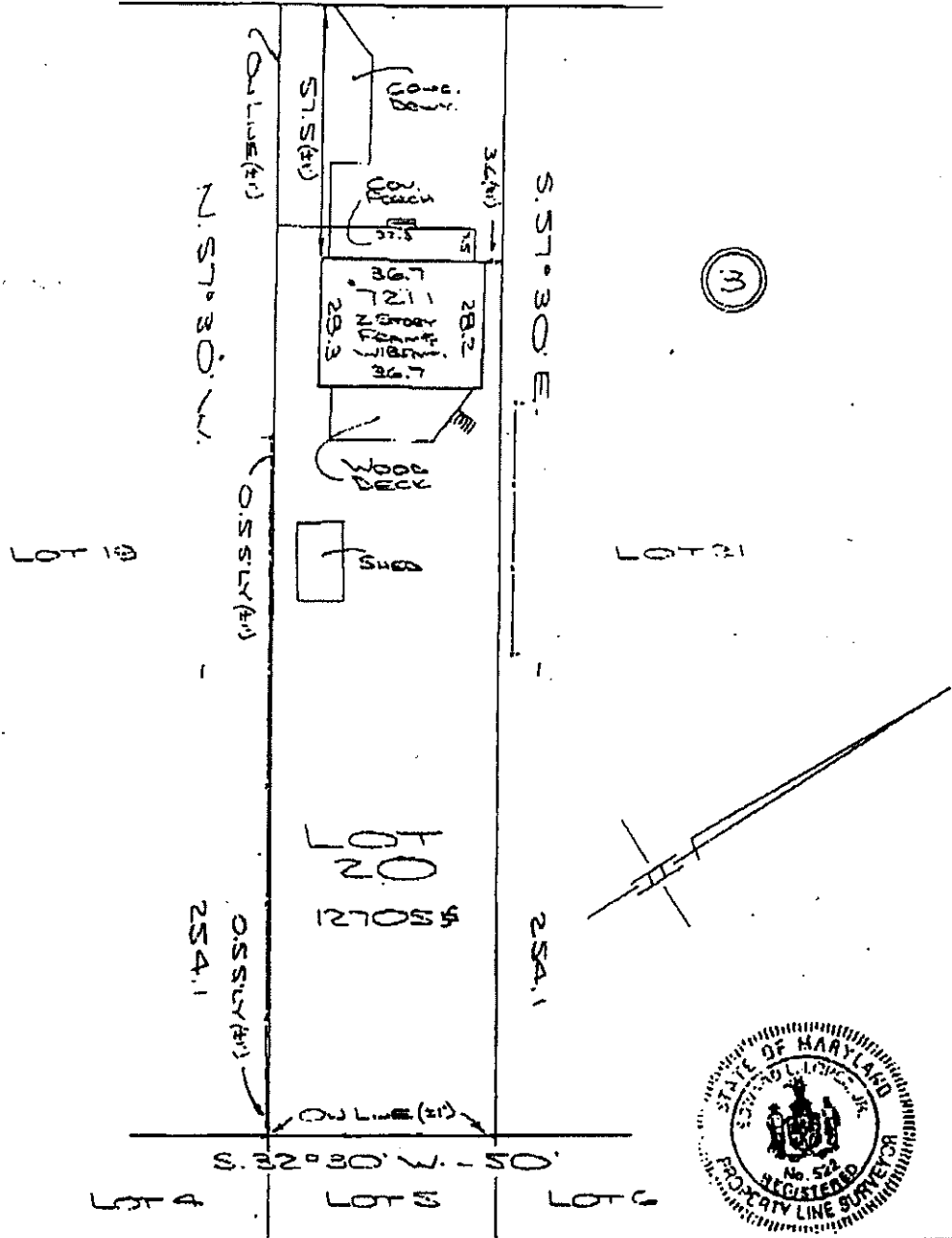
The house is located on a 12,705 sq.ft. lot with mature trees and vegetation. The lot slopes toward the rear of the property. There is a small shed in the rear yard.

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

The project consists of a screen porch addition off of the rear of the first floor of the house, covering over a portion of the existing deck. The balance of the uncovered existing deck and railing will remain. The roof will be standing seam metal, and the porch trimmed in Poly-ash, painted with metal screens, and railing to match the existing. The existing concrete basement and retaining wall will remain. A pair of 2 over 2 double hung windows would replace the existing door to the deck from the kitchen (Marvin clad – see note on rear elevation).

MADLE AVENUE

N. 32° 30' E. - 50'



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.

LOCATION DRAWING
 LOT 20 BLOCK 3

TAKOMA PARK

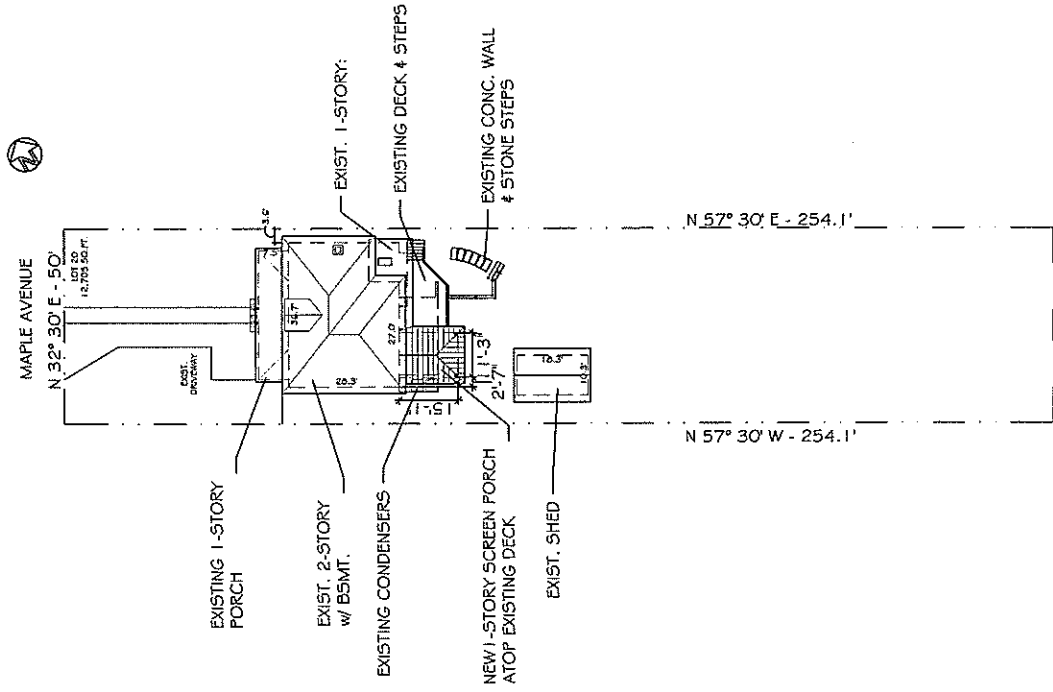
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Loper, Jr.
 Edward L. Loper, Jr.
 Maryland Property Line Surveyor No. 522

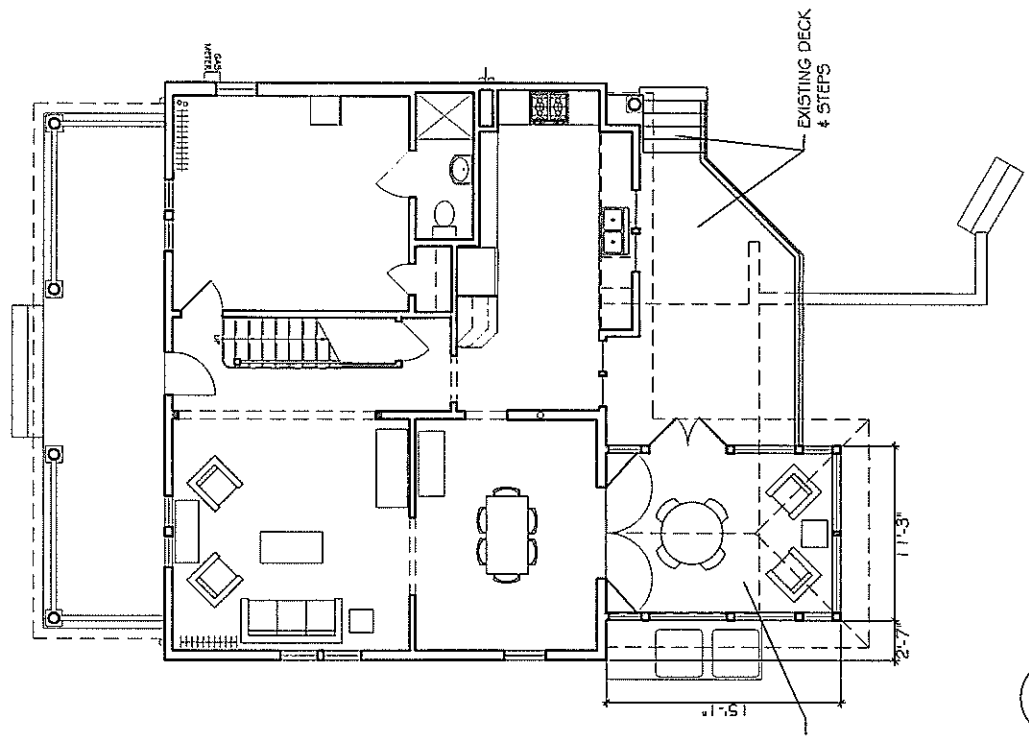
Recorded in Plat Book A Page 3 Scale 1" = 30'
 USE: 1640-0 FILE: 77160

DATE: JULY 27, 2004

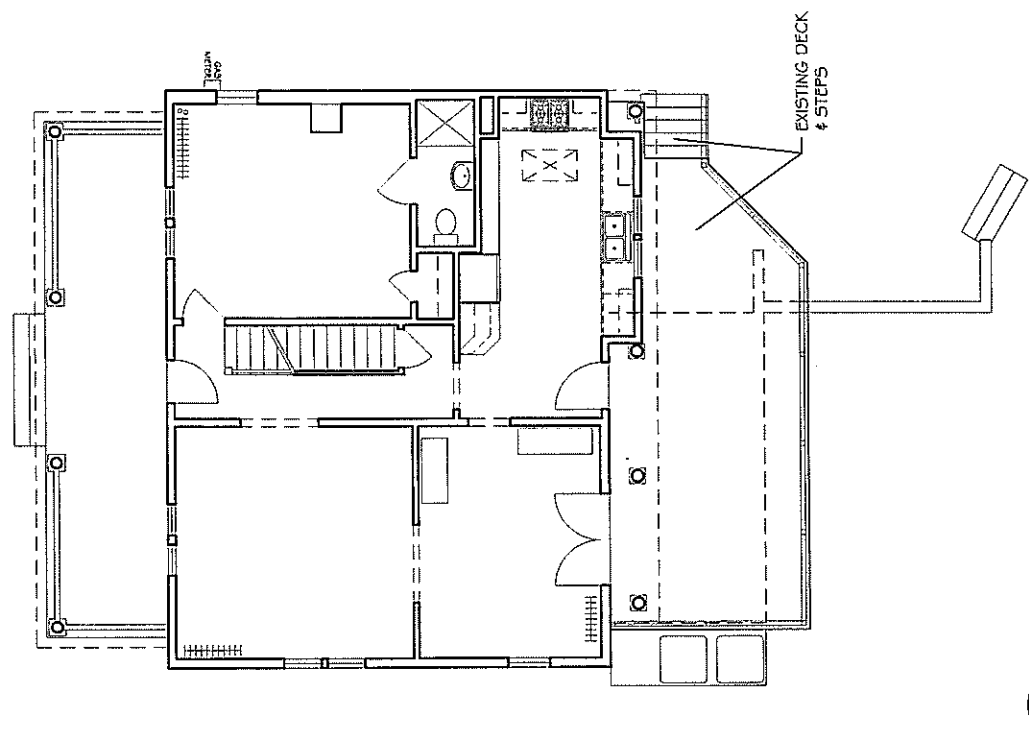


A
 1
 PROPOSED SITE PLAN
 PLAT BOOK: A
 PLAT#: 3
 1/32" = 1'-0"

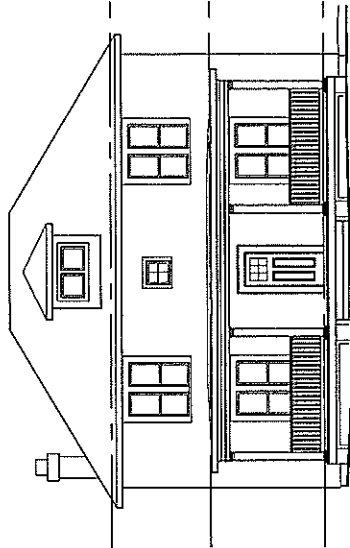
9.



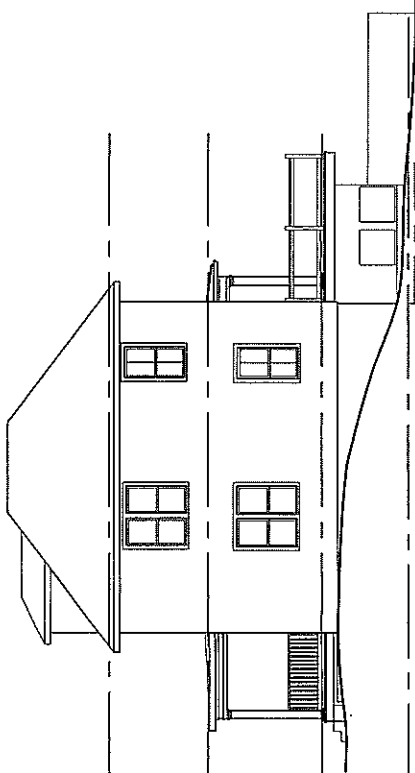
B PROPOSED FIRST FLOOR PLAN
 2 1/8" = 1'-0"



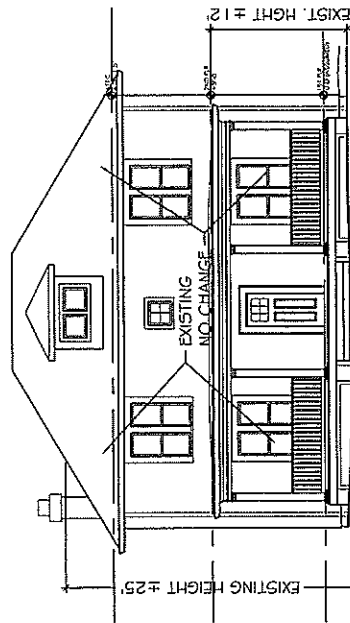
A EXISTING FIRST FLOOR PLAN
 2 1/8" = 1'-0"



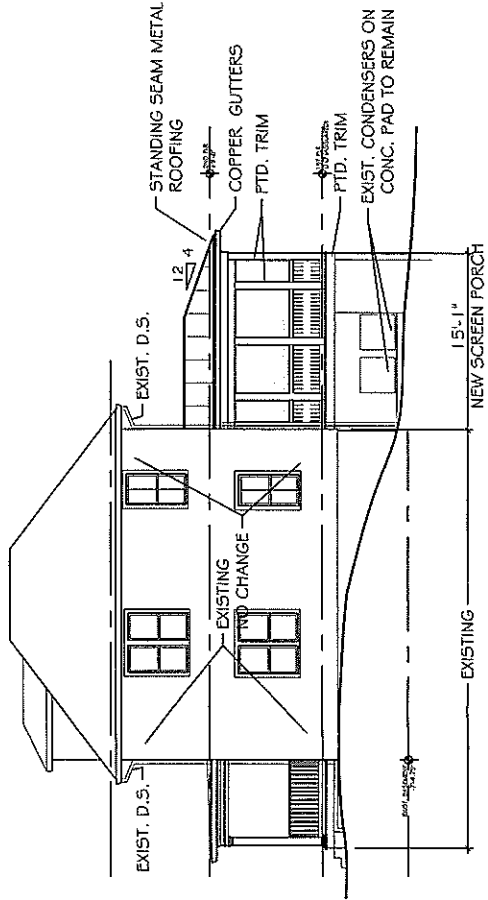
A EXISTING FRONT ELEVATION
3 3/32" = 1'-0"



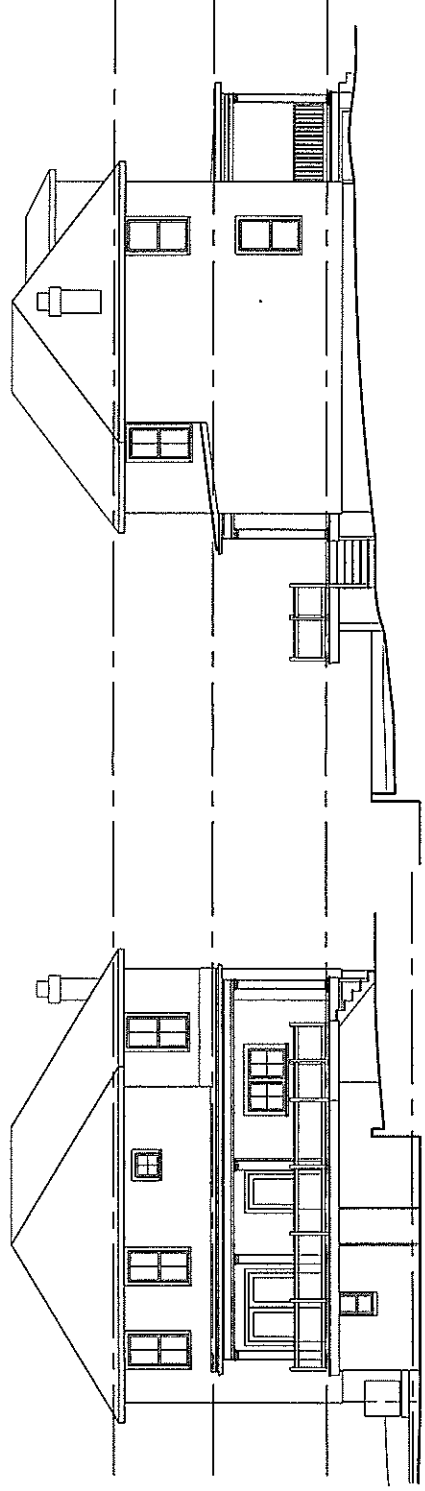
B EXISTING SIDE (SW) ELEVATION
3 3/32" = 1'-0"



C PROPOSED FRONT ELEVATION
3 3/32" = 1'-0"

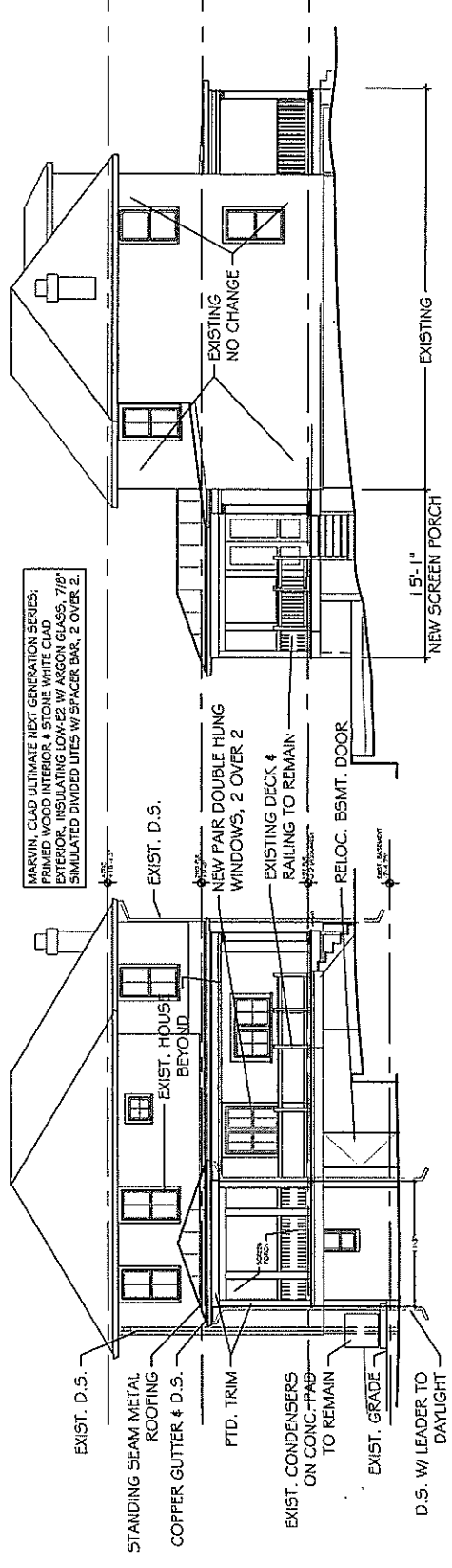


D PROPOSED SIDE (SW) ELEVATION
3 3/32" = 1'-0"



A EXISTING REAR ELEVATION
 4 3/32" = 1'-0"

B EXISTING SIDE (NE) ELEVATION
 4 3/32" = 1'-0"



C PROPOSED REAR ELEVATION
 4 3/32" = 1'-0"

D PROPOSED SIDE (NE) ELEVATION
 4 3/32" = 1'-0"

MARVINI GLAD ULTIMATE NEXT GENERATION SERIES;
 PRIMED WOOD INTERIOR & STONE WHITE GLAD
 EXTERIOR, INSULATING LOW-E2 W/ ARGON GLASS, 7/8"
 SIMULATED DIVIDED LITES W/ SPACER BAR, 2 OVER 2.

EXIST. D.S.
 STANDING SEAM METAL ROOFING
 COPPER GUTTER & D.S.
 FTD. TRIM
 EXIST. CONDENSERS ON CONC-FAB TO REMAIN
 EXIST. GRADE
 D.S. W/ LEADER TO DAYLIGHT

EXIST. D.S.
 NEW PAIR DOUBLE HUNG WINDOWS, 2 OVER 2
 EXISTING DECK & RAILING TO REMAIN
 RELOC. BSMT. DOOR

15'-1"
 NEW SCREEN PORCH
 EXISTING

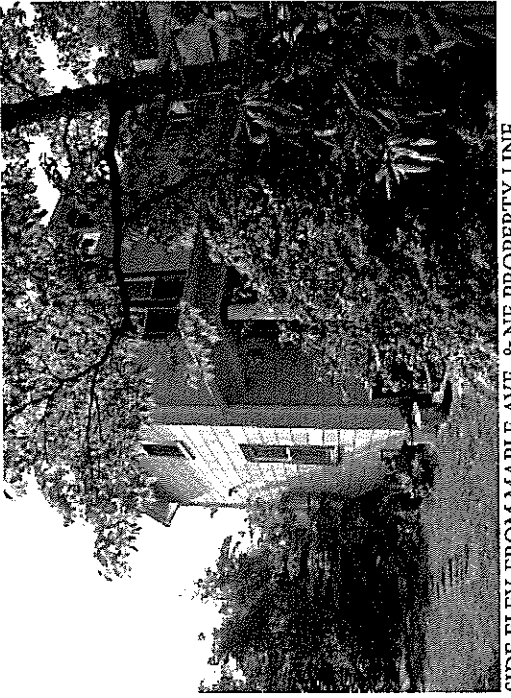
HUNTOON REISER
7211 MAPLE AVE
TAKOMA PARK, MD

PHOTOS
JULY 26, 2017

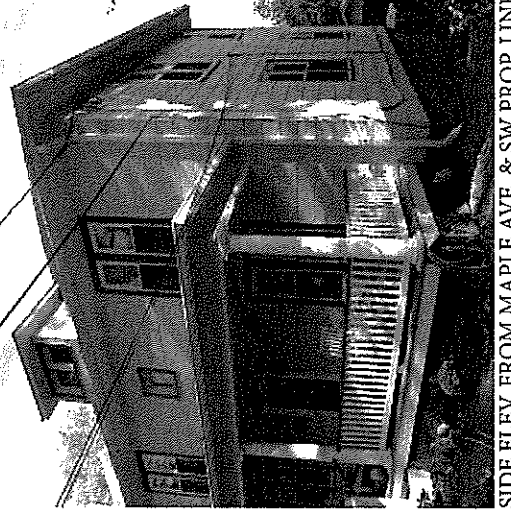
TRACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791



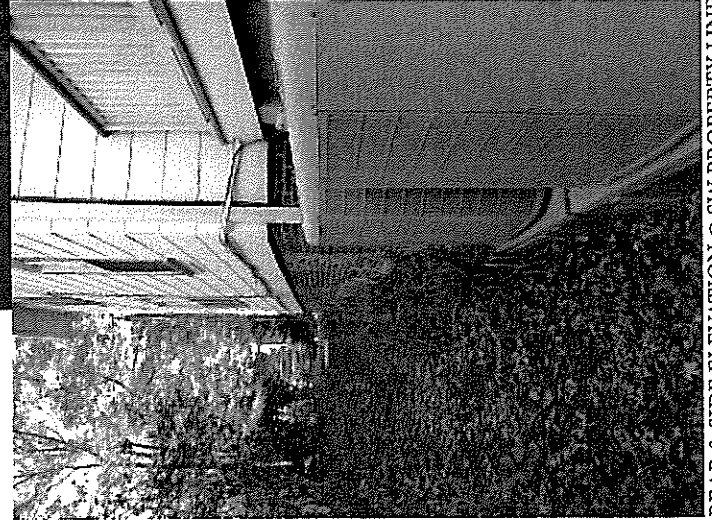
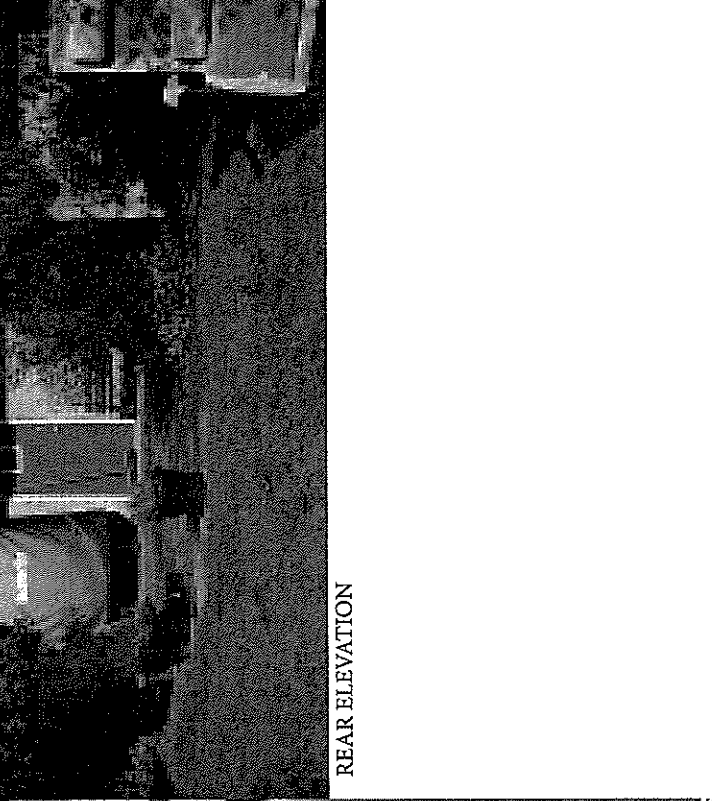
FRONT ELEVATION FROM MAPLE AVENUE



SIDE ELEV. FROM MAPLE AVE. & NE PROPERTY LINE



SIDE ELEV. FROM MAPLE AVE. & SW PROP. LINE



REAR ELEVATION

REAR ELEVATION @ NE PROPERTY LINE

REAR & SIDE ELEVATION @ SW PROPERTY LINE

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

<p>Owner's mailing address David A. Reiser & Irene E. Huntoon 7211 Maple Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address Jane Treacy Treacy & Eagleburger Architects, PC 3335 Connecticut Ave. NW Washington, DC 20008</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>PETER MICHAEL MANCOLL & SARAH HUTCHEON MANCOLL 7209 Maple Ave. Takoma Park, MD 20912</p>	<p>MATTHEW W. JOHNSON & SUSAN J. BUNDOCK 7213 Maple Ave. Takoma Park, MD 20912</p>
<p>KATHERINE P. MACK 7208 Maple Ave. Takoma Park, MD 20912</p>	<p>MICHAEL J. LICHTEN & KATHARINE A. COON 7210 Maple Ave. Takoma Park, MD 20912</p>
<p>FRANK E. LUNDIN JR 7212 Maple Ave. Takoma Park, MD 20912</p>	<p>PETER ARON & HELEN SPENCER 7212 Willow Ave. Takoma Park, MD 20912</p>

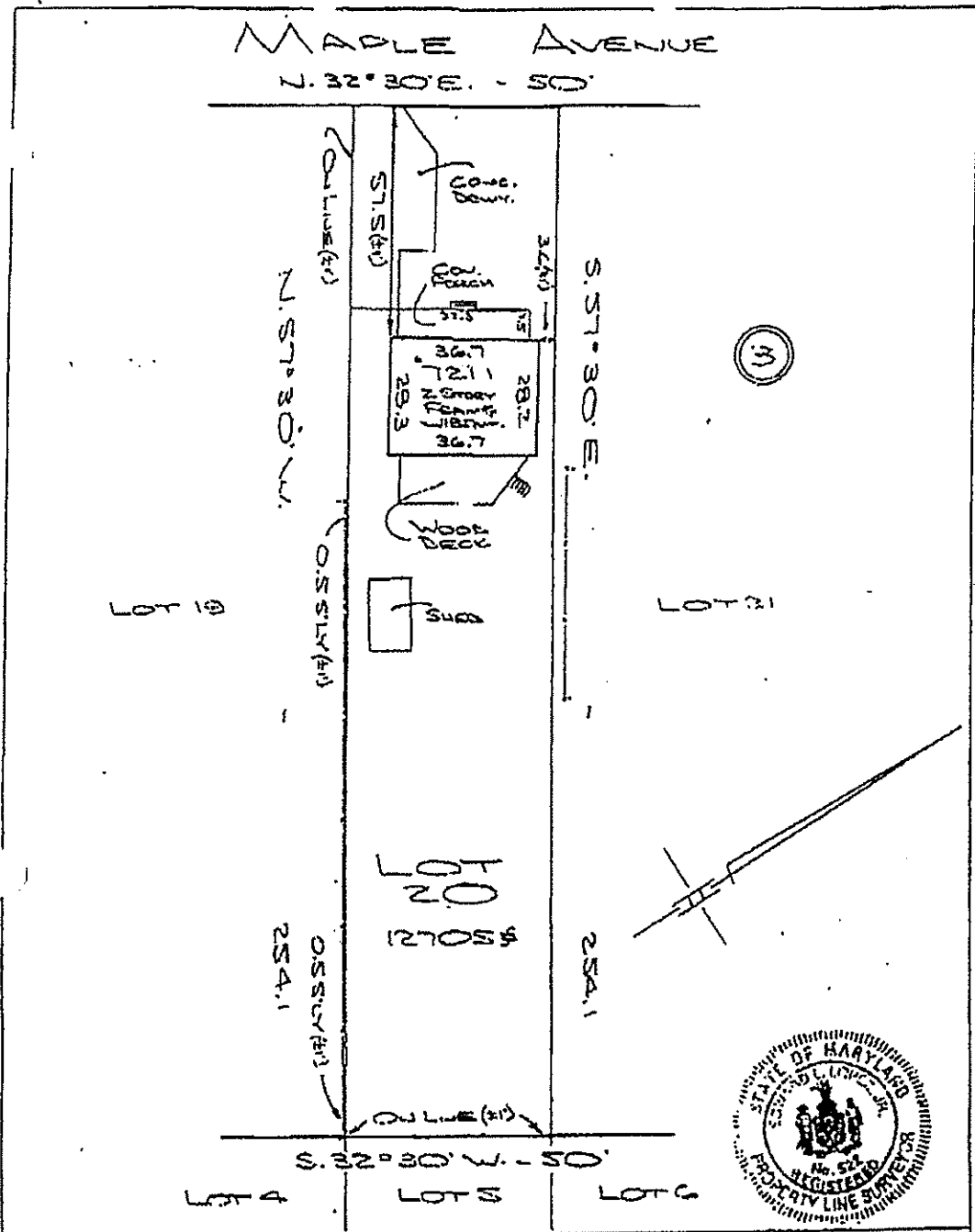
Lawrence Asbell &
 Christine Intagliata
 7216 Willow Ave.
 Takoma Park, MD 20912

JANET L. MORGAN
 7210 Willow Ave.
 Takoma Park, MD 20912

**PREVIOUSLY APPROVED
PROPOSAL**

MAPLE AVENUE

N. 32° 30' E. - 50'



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

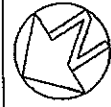
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, parapets, buildings, or other existing or future improvements; and the plat 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 refinancing.

LOCATION DRAWING
 LOT 20 BLOCK 3
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Laper, Jr.
 Edward L. Laper, Jr.
 Maryland Property Line Surveyor No. 527

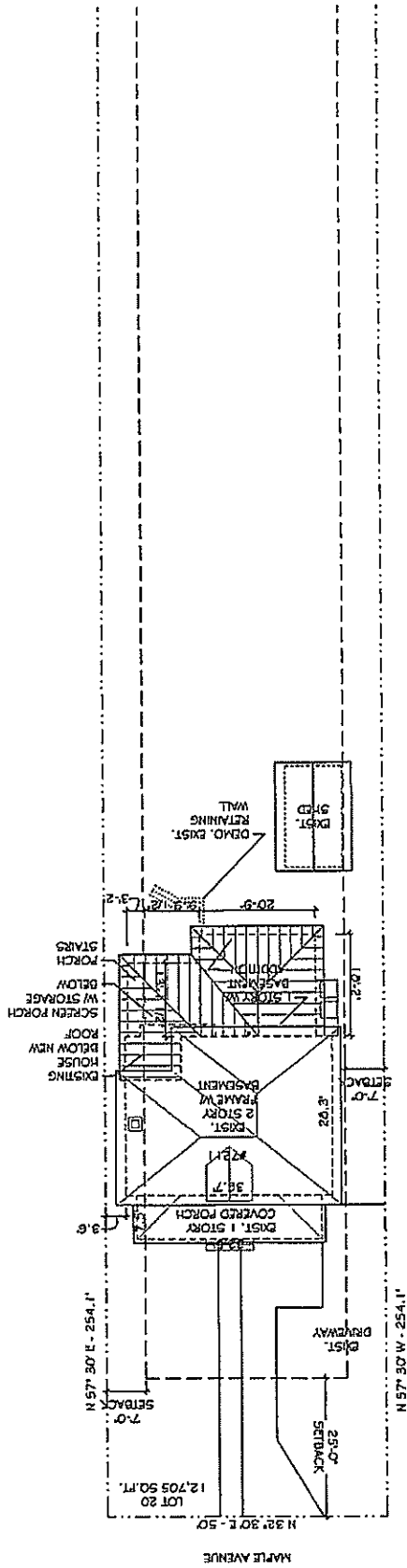
Accession # Plat Book A Plot 3 Page 30
 USE: 1640-0 FILE: 77160
 DATE: JULY 27, 2004



HUNTOON REISER
7211 MAPLE AVENUE
TAKOMA PARK, MD 20912

HISTORIC PACKAGE
PROPOSED SITE PLAN
1" = 20'
09.27.2016

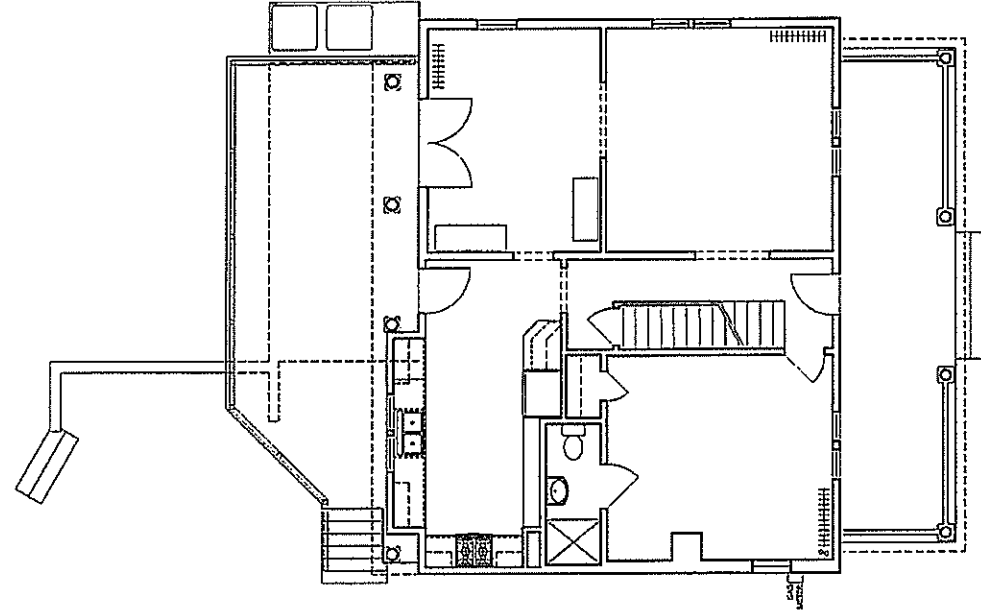
TRACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 ■ FAX: 202-362-7791



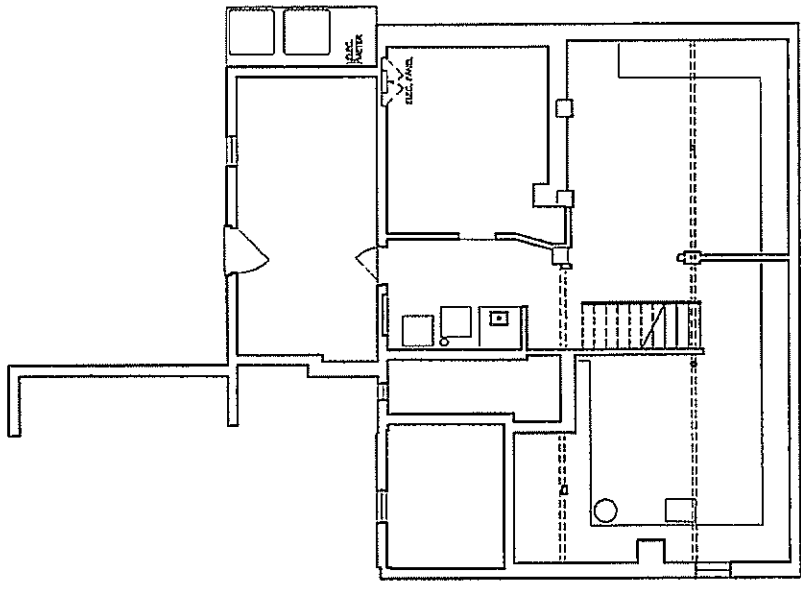
HUNTON REISER
7211 MAPLE AVE.
TAKOMA PARK, MD 20912

HISTORIC PACKAGE
EXISTING PLANS
1/8" = 1'-0"
2016.09.27

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EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

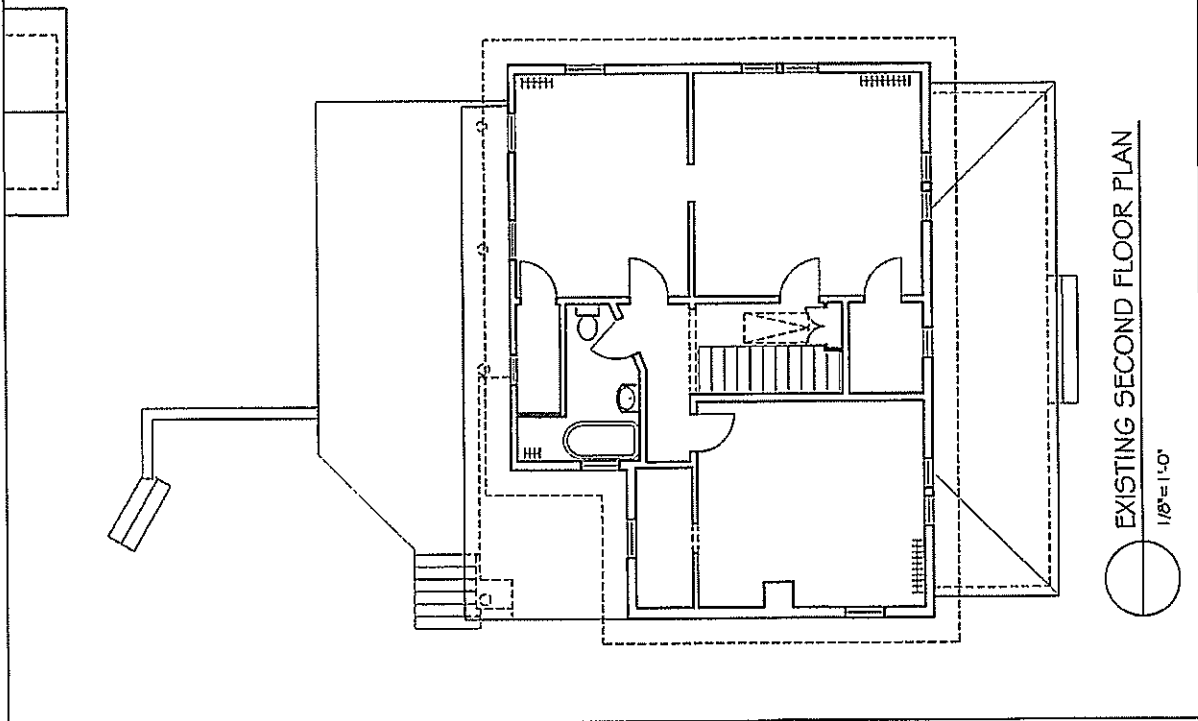


EXISTING BASEMENT PLAN
1/8" = 1'-0"

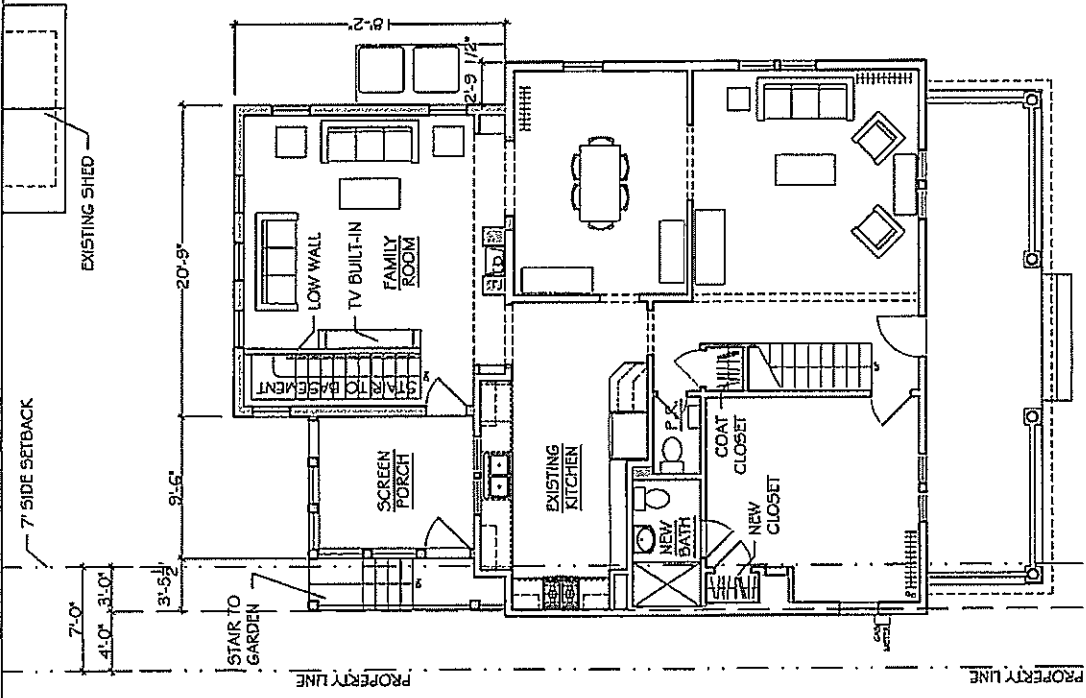
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HISTORIC PACKAGE
EXISTING PLANS
1/8" = 1'-0"
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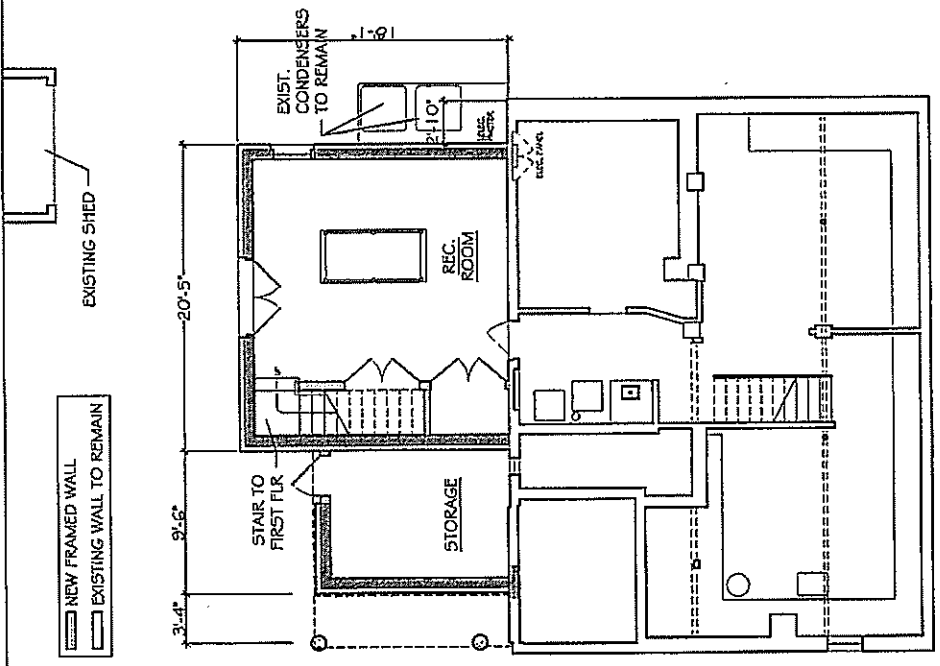
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202-362-5226 * FAX: 202-362-7791



EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"

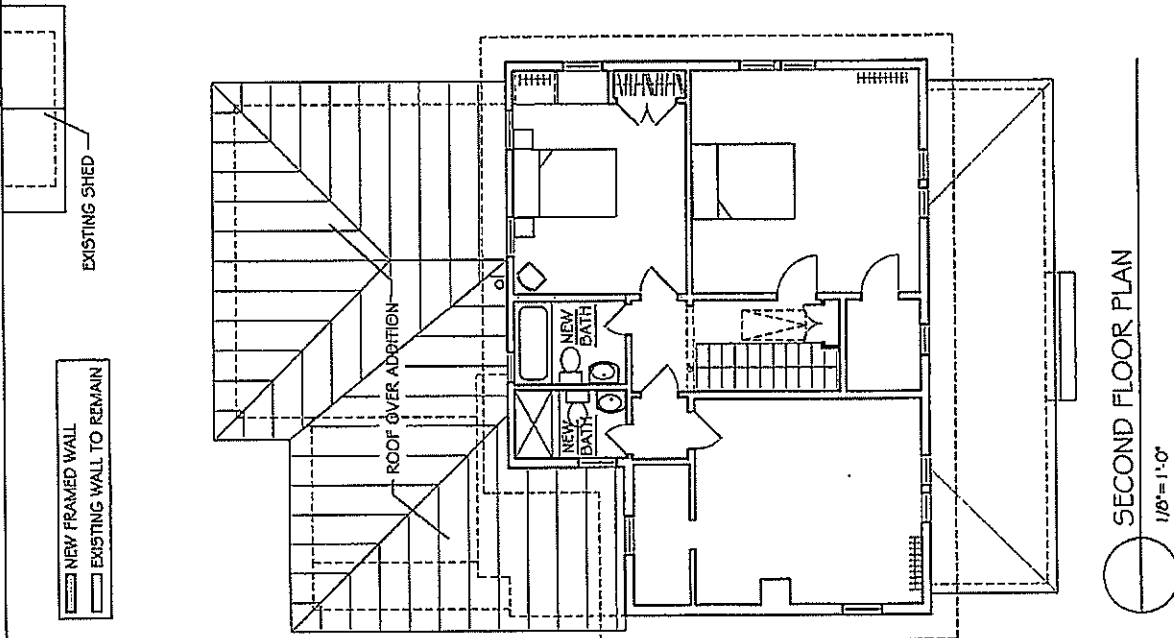


FIRST FLOOR PLAN
1/8" = 1'-0"



BASEMENT PLAN
1/8" = 1'-0"

13

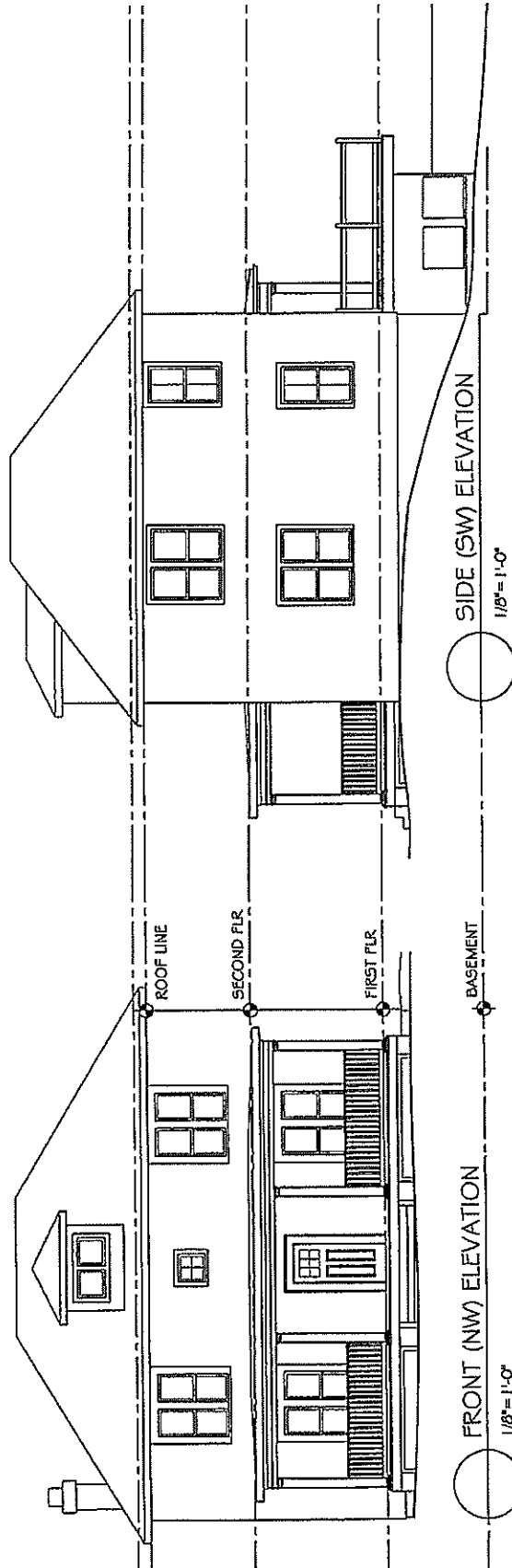


SECOND FLOOR PLAN
1/8" = 1'-0"

HUNTOON REISER
7211 MAPLE AVE.
TAKOMA PARK, MD 20912

HISTORIC PACKAGE
EXISTING ELEVATIONS
1/8" = 1'-0"
2016.09.27

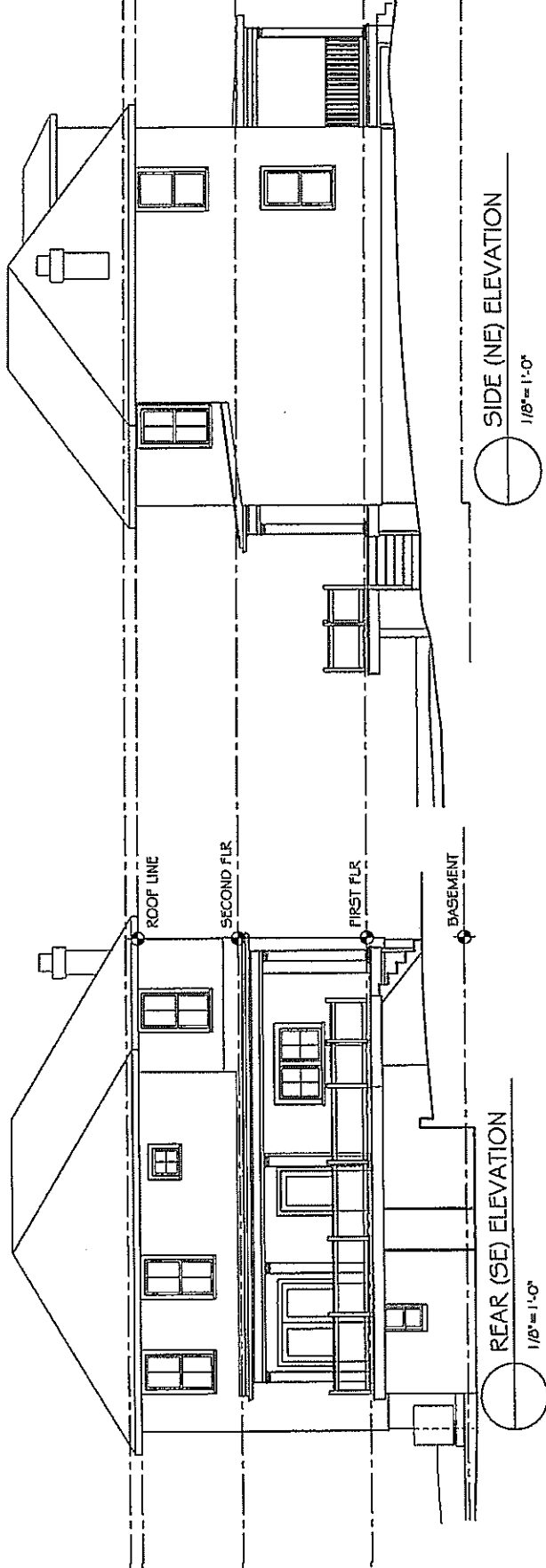
TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 ■ FAX: 202-362-7791



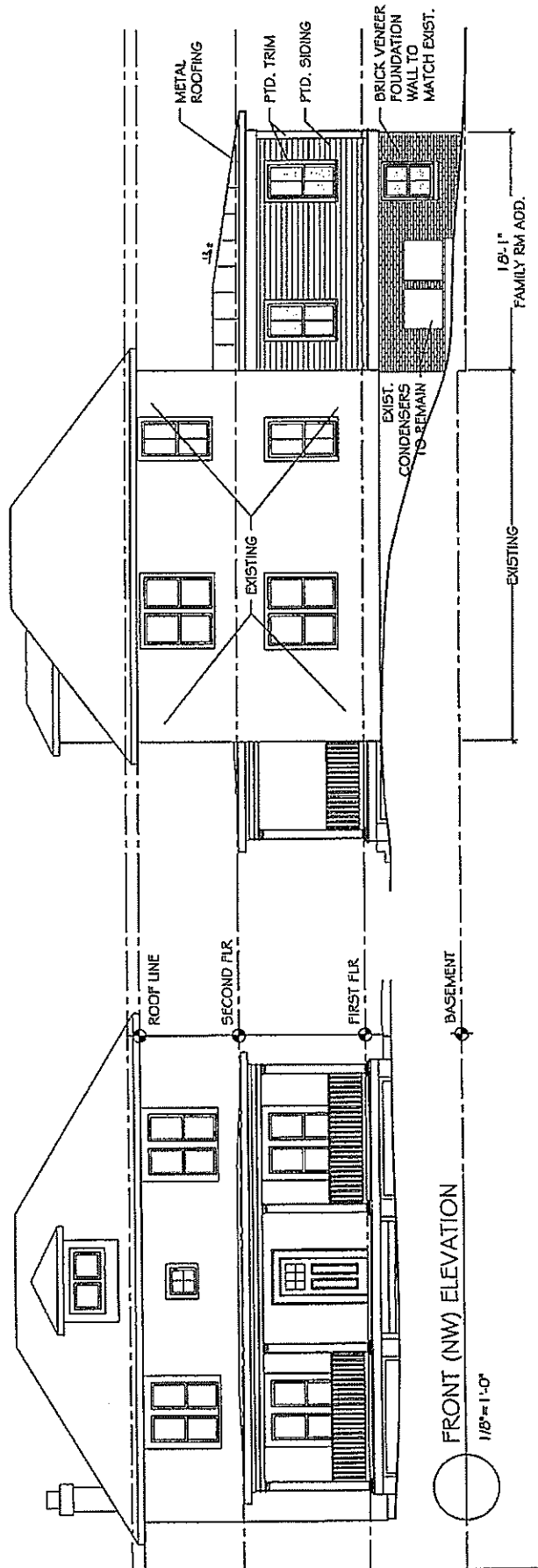
HUNTOON REISER
7211 MAPLE AVE.
TAKOMA PARK, MD 20912

HISTORIC PACKAGE
EXISTING ELEVATIONS
1/8" = 1'-0"
2016.09.27

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NEW WINDOWS TO MATCH EXIST.

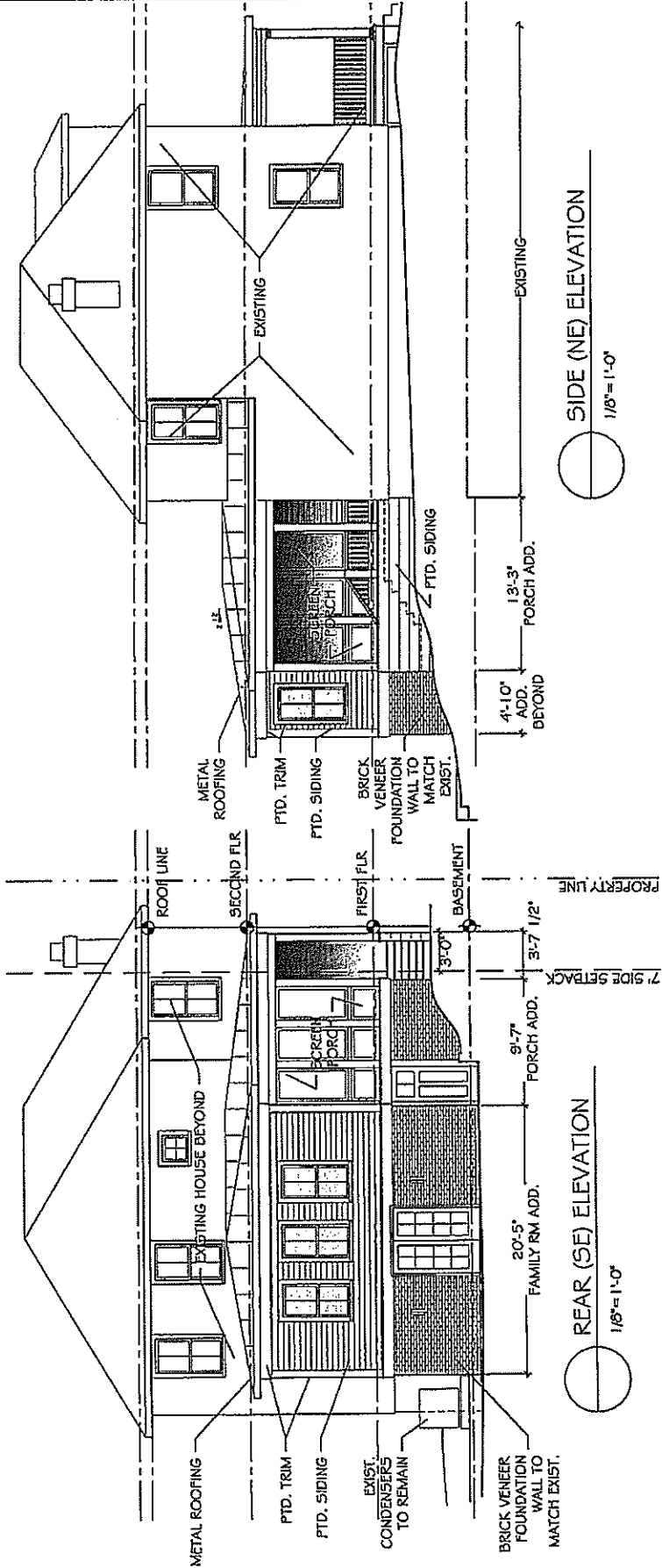


SIDE (SW) ELEVATION
 1/8" = 1'-0"

FRONT (NW) ELEVATION
 1/8" = 1'-0"

~~22~~

NEW WINDOWS
 TO MATCH EXIST.

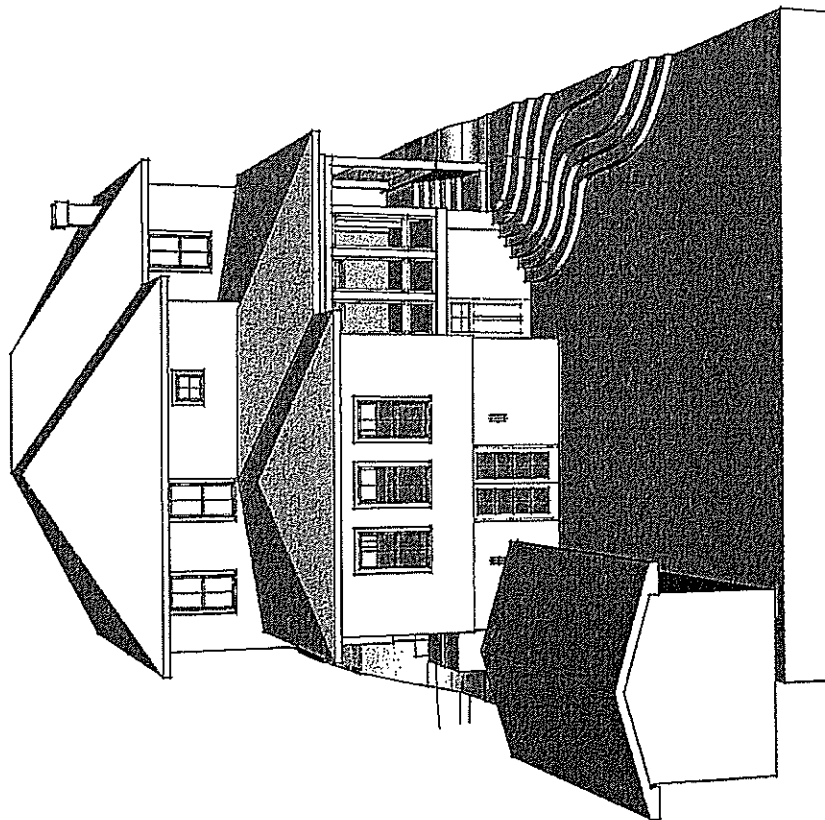
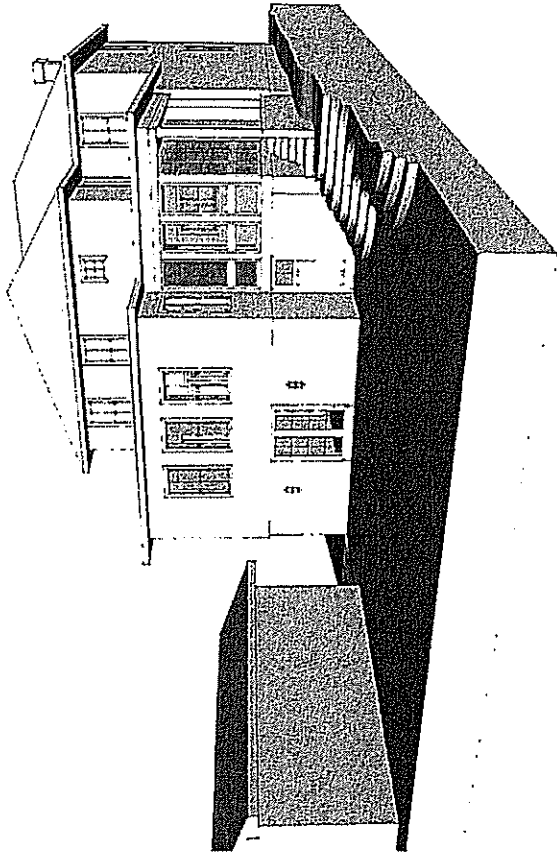


~~22~~

HUNTOON REISER
7211 MAPLE AVE.
TAKOMA PARK, MD 20912

HISTORIC PACKAGE
PROPOSED 3D
2016.09.27

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