

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7410 Maple Ave., Takoma Park	Meeting Date:	9/6/2017
Resource:	Outstanding Resource (Takoma Park Historic District)	Report Date:	8/30/2017
Applicant:	Merlin Hughes (Paul Treseder, Architect)	Public Notice:	8/23/2017
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Rear addition and front canopy		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c. 1920-30

PROPOSAL

The applicant proposes the following work items at the subject property:

- Remove an existing one-story rear addition.
- Construct a rear hyphen and rear addition.
- Install a canopy on the front elevation.

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.

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.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior's Standards for Rehabilitation*.

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

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.
- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A-8

- (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; 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 the 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.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 subject property is a c. 1920s-30s Dutch Colonial-style Outstanding Resource within the Takoma Park Historic District. The house is on an elevated lot above the sidewalk and Maple Avenue. There is a downward sloping driveway at the left side of the house, which leads to an attached garage that is below the grade of the lot. The roof of the garage serves as an at grade patio on the left side of the house.

The applicant proposes to remove an existing one-story rear addition and construct a 16' x 27' two-story rear addition with an 8' wide two-story hyphen in its place. The proposed addition will project 5' beyond the left side (as viewed from the front) of the historic house, and it will be coplanar with the historic house on the right side. A one-story addition is proposed at the left side of the hyphen, and a one-story covered porch is proposed on the right side of the hyphen. Both the one-story addition and covered porch will project beyond the sides of the historic house.

Regarding design, the applicant proposes to take cues from the historic house. Specifically, the applicant proposes gambrel cross gables on both sides of the proposed rear addition that will largely match the left-side gambrel cross gable on the historic house.

Typically, the Commission requires rear additions to be inset from both sides of the historic house, preserving the corners of the historic house, minimizing visibility and perceived massing, and providing differentiation. Staff expresses the following concerns regarding the proposed additions and asks for the

Commission's guidance:

- Because the additions will likely be highly visible from the public right-of-way, there is a potential for the perceived massing to be incompatible with the surrounding properties and to detract from the streetscape.
- Staff suggests that the applicant explore decreasing the size of the proposed additions, making the additions inset from both sides of the historic house.
- Because the subject property has a deep rear yard, staff suggests that the applicant explore alternatives, such as reorienting the addition. This could provide the same amount of additional space, but with the addition projecting further into the rear yard and not beyond the sides of the historic house.
- While it might be appropriate to take visual cues from the historic house and match the gambrel cross gables, the proposed two-story addition will likely be highly visible from the public right-of-way, and there is a potential for the addition to be mistaken as part of the historic massing.
- To date, no material specifications have been provided for the proposed additions. Staff asks that the Commission provide guidance regarding appropriate and compatible materials, with emphasis on the importance of providing compatibility and differentiation through material selection and construction techniques.

The applicant also proposes to install a canopy over the front entrance of the historic house. The proposed canopy will have a copper roof supported by large wooden brackets.

Staff does not support the proposed canopy installation. The subject property is a significant Outstanding Resource within the Takoma Park Historic District, and the house's character-defining features, especially the features on its primary façade (primary entrance, doors, windows, etc.), should be preserved.

In accordance with *Standard #6* and preservation best practices, the addition of missing features should be supported by clear physical, documentary, or photographic evidence. To date, no information has been provided to indicate that there was originally a canopy and/or covering over the entrance of the subject property (and the application has not suggested that this was the case). While *Standards #9* and *#10* state that the construction of new features might be appropriate if they are compatible and differentiated, *Standard #2* states that character-defining features should not be altered or removed. Staff suggests that the existing uncovered entrance at the front of the subject property is a character-defining feature and that altering it will detract from the resource.

Staff suggests that, given the high degree of visibility of the proposed canopy, the proposed materials should be more compatible with the historic house. To date, no information has been provided to indicate that copper roofing and/or heavy wooden brackets are present at any other location on the historic house.

Staff asks for the Commission's guidance regarding the proposed canopy installation and for suggestions regarding more appropriate and compatible alternatives, if any.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

Htelm



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: PAUL.TRESEDER@verizon.net Contact Person: PAUL TRESEDER
Daytime Phone No.: 301-320-1580

Tax Account No.: _____

Name of Property Owner: MERLIN HUGHES Daytime Phone No.: _____

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

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 7410 Street: MAPLE AVE
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE
Lot: PT. 9 Block: _____ Subdivision: B.F. GILBERT'S ADDITION
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: \$ 250,000

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]
Signature of owner or authorized agent

8-2-2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(6)

**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:

CATEGORY 1 DUTCH COLONIAL HOUSE IN THE
~~THE~~ TAKOMA PARK HISTORIC DISTRICT.
ON A HILL 9-10 FEET ABOVE THE STREET
LARGE SYCAMORE TREE IN FRONT.
CROSS GABLE AT LEFT REAR OF THE HOUSE

ALSO, A SMALL CANOPY OVER THE FRONT DOOR IS PROPOSED

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

16' X 27' 2 STORY ADDITION AT THE REAR OF
THE HOUSE CONNECTED BY A HYPHEN 8' WIDE
THE 16' WIDTH OF THE ADDITION IS SIMILAR IN
SCALE TO THE EXISTING CROSS GABLE AND IS
DETAILED TO MATCH THE DUTCH GAMREL.

2. **SITE PLAN** LEFT SIDE OF THE HOUSE, THE RIGHT SIDE ALIGNS WITH THE HOUSE.
Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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

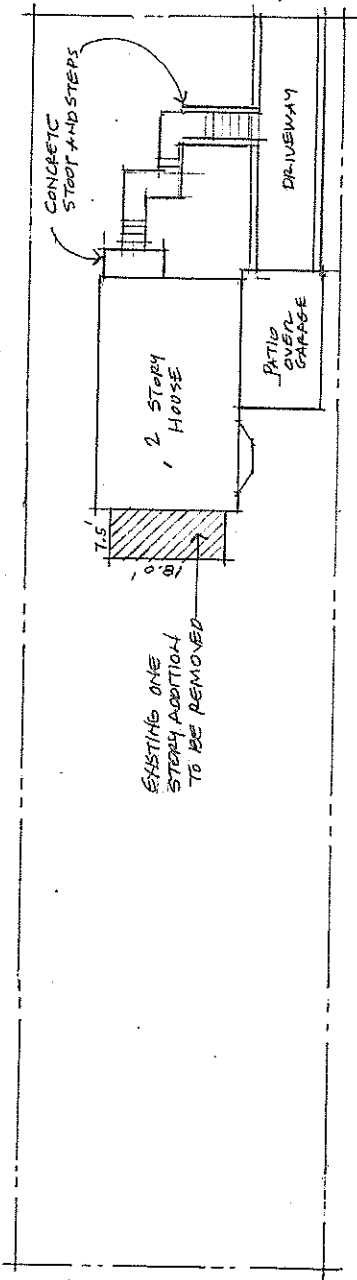
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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



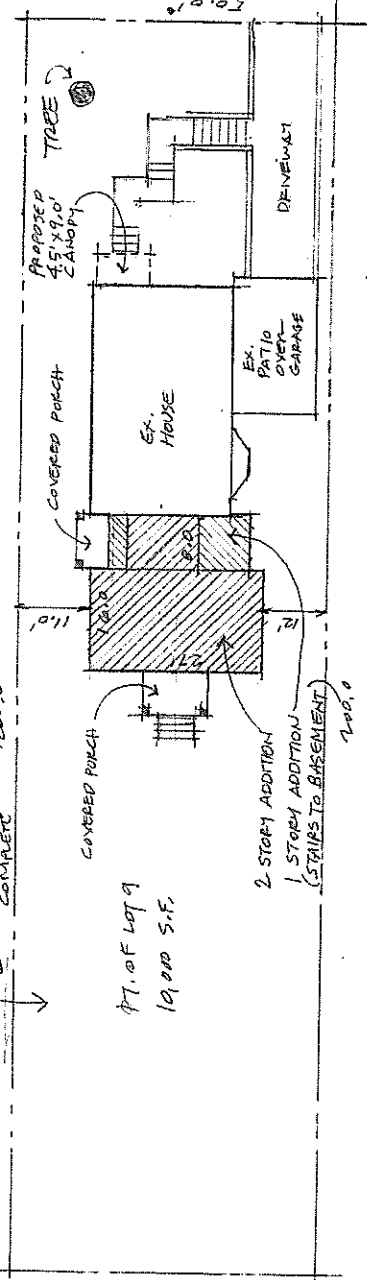
Paul Tresseder Architect AIA
 6320 Wisconsin Road
 Bethesda, MD 20816
 301-320-1580
 Fax - 301-320-1581
 Paul.Tresseder@verizon.net

Date	7.29.19
Scale	1/4" = 20'-0"
Drawn	PT.
Job	HUGHES
Sheet	1
Of	Sheets



EXISTING CONDITIONS

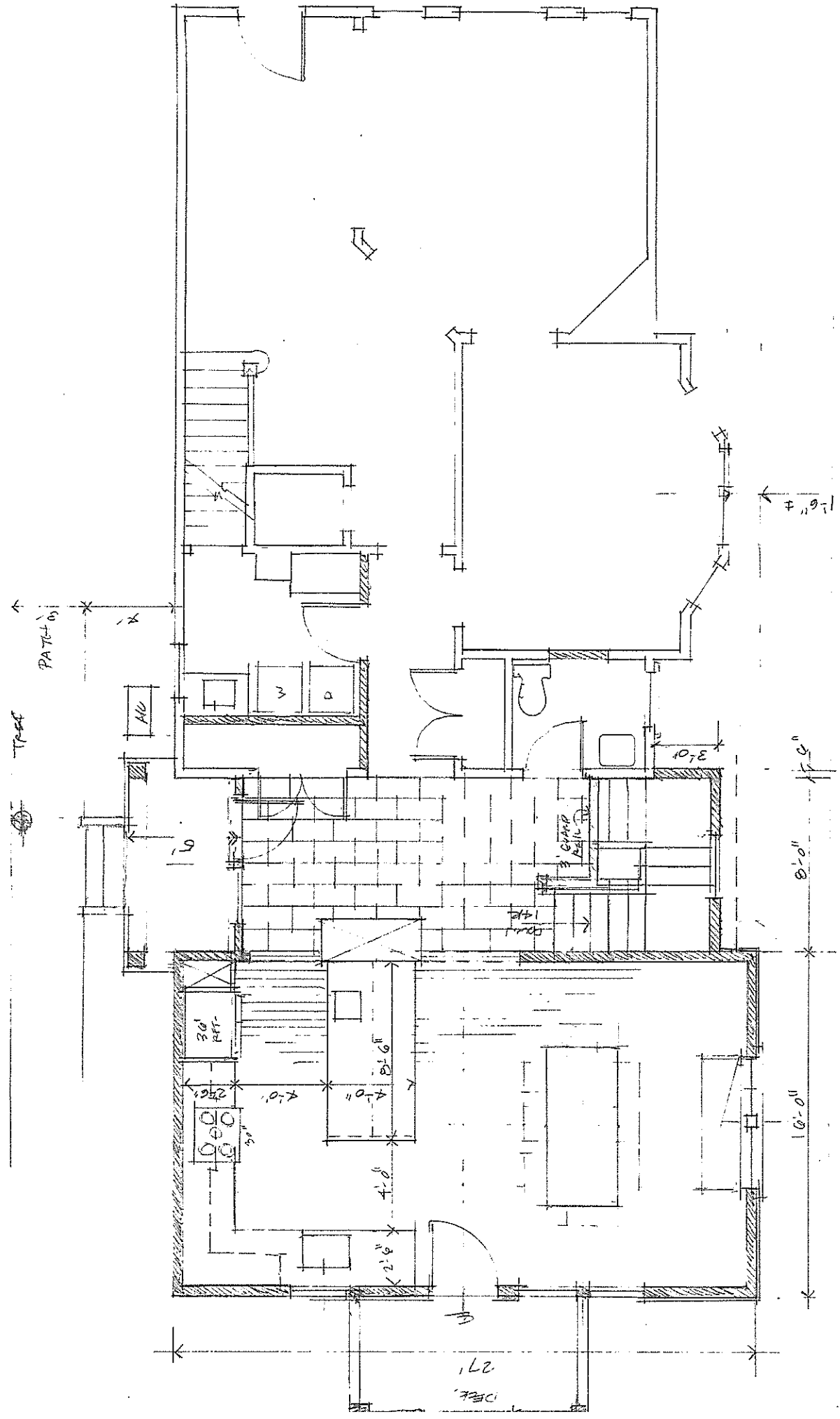
NOTE: ACCESS OF HEAVY EQUIPMENT IS THRU NEIGHBORS DRIVEWAY AND PARKING AREA - REMOVE GARAGED WALL AS REQUIRED. REPAIR WALL WHEN COMPLETE 200.0



SITE PLAN

Scale: 1/4" = 20'-0"

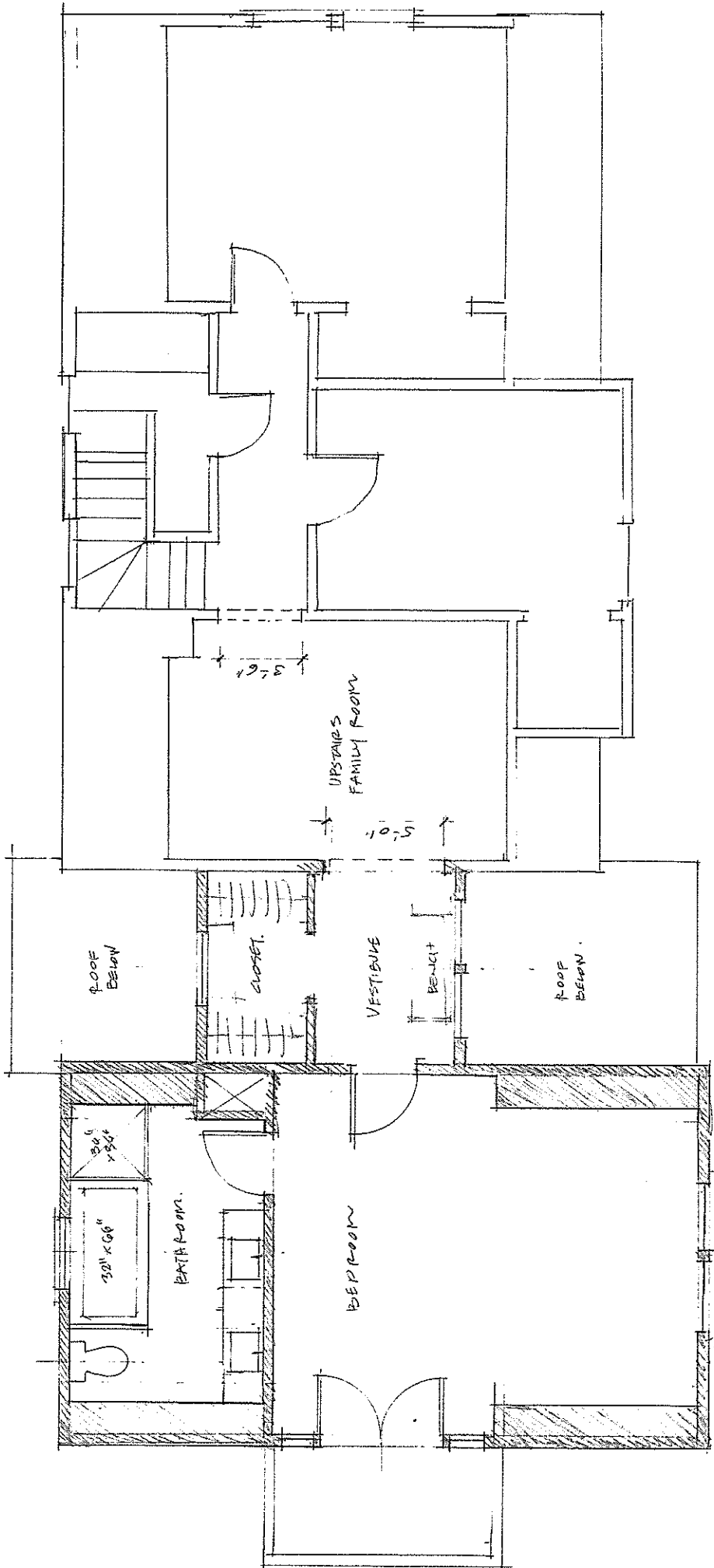
ADDITION TO THE HUGHES / SULLIVAN RESIDENCE
 7410 MAPLE AVE, TAKOMA PARK, MD, 20912



FIRST FLOOR - PLAN - PROPOSED 7-25-2017

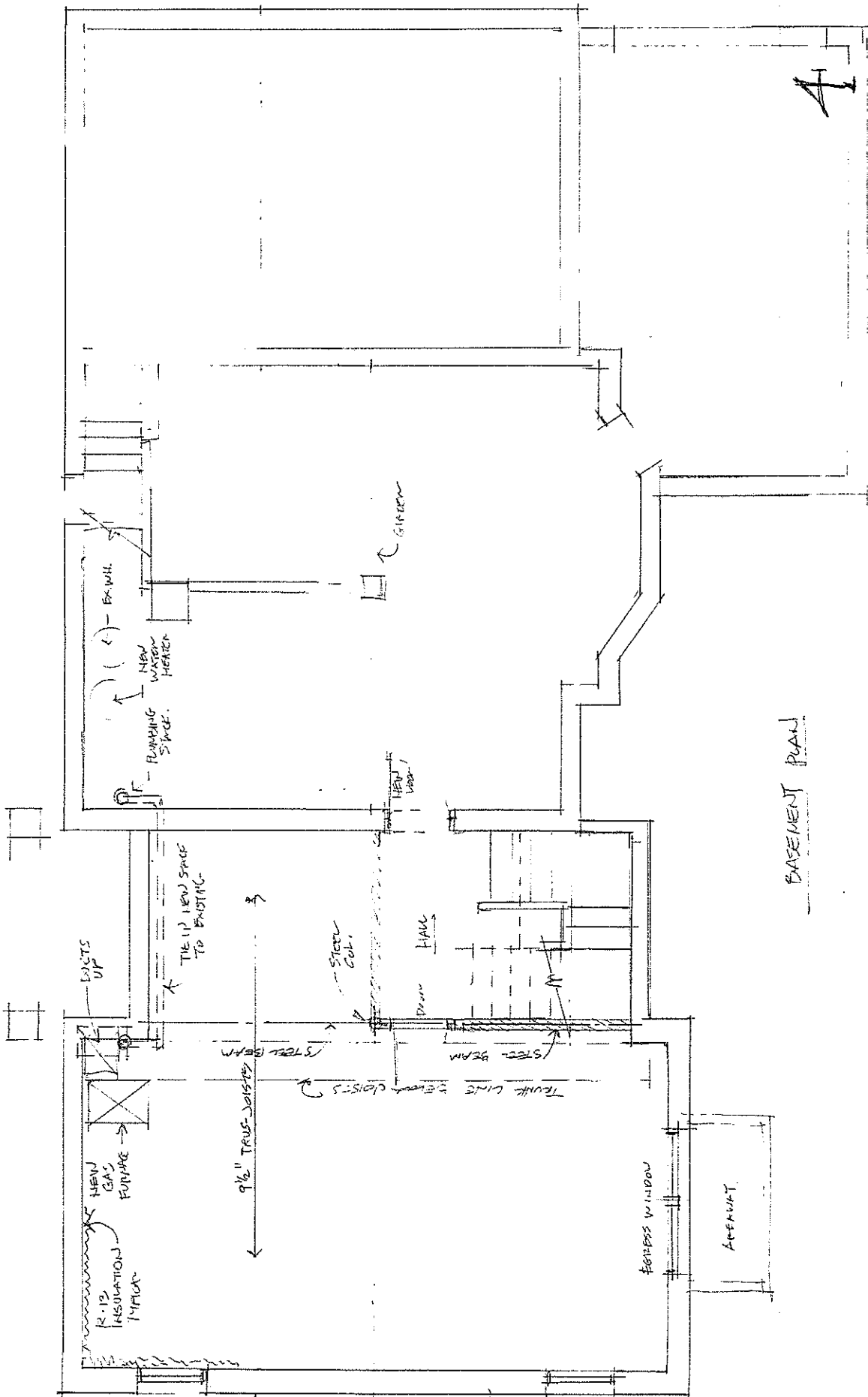
2

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SECOND FLOOR PLAN - PROPOSED

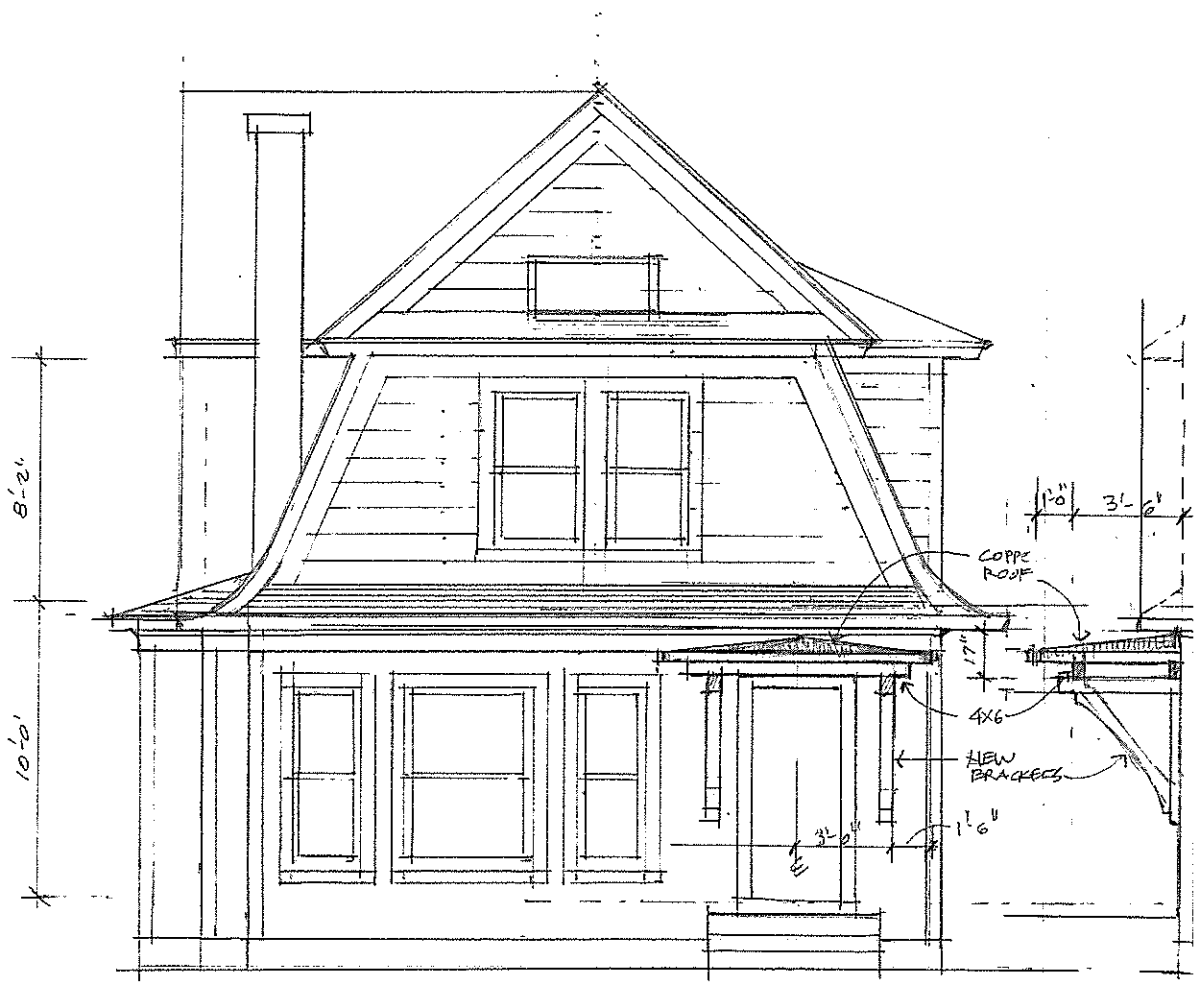
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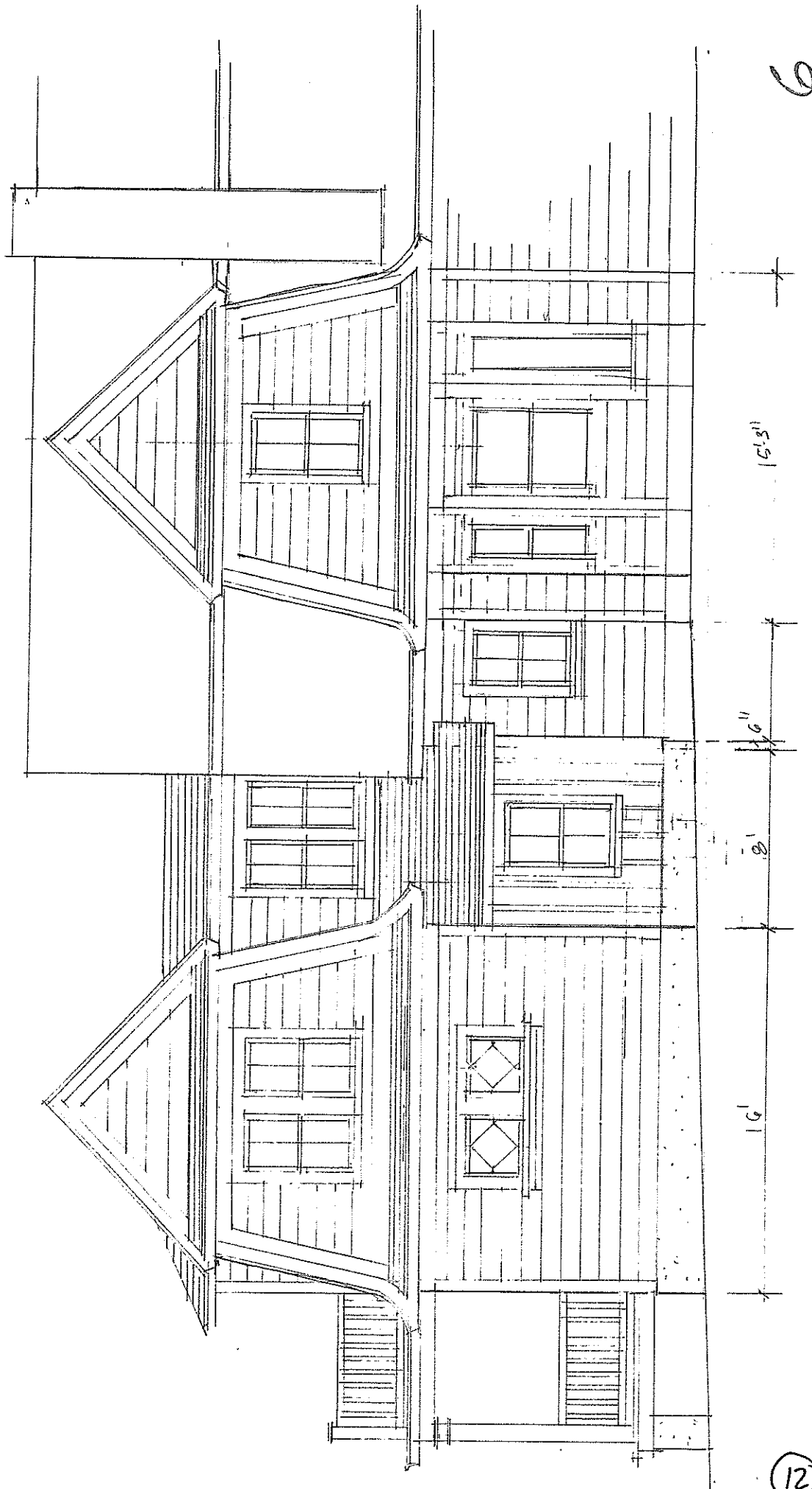
BASEMENT PLAN

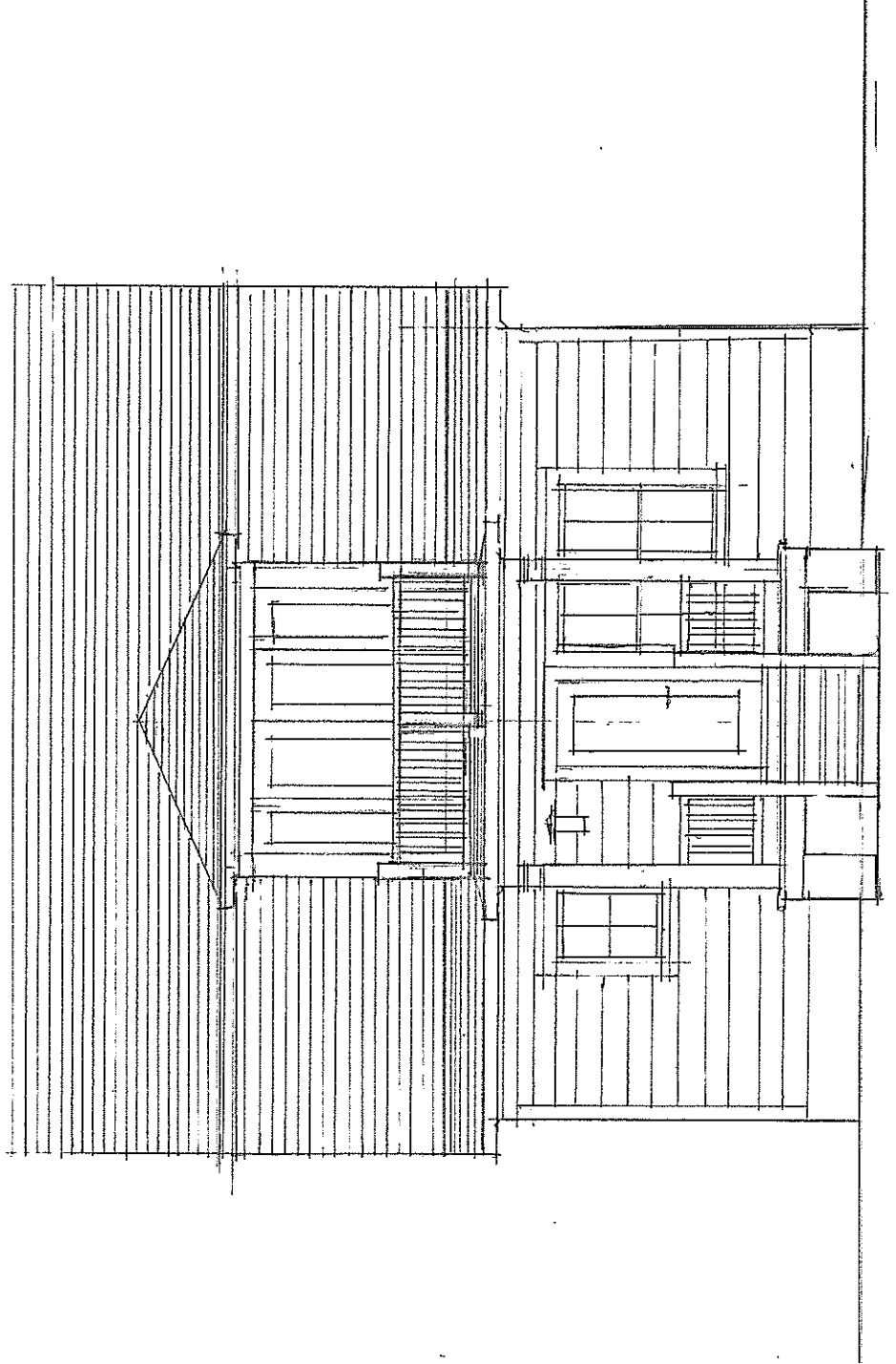
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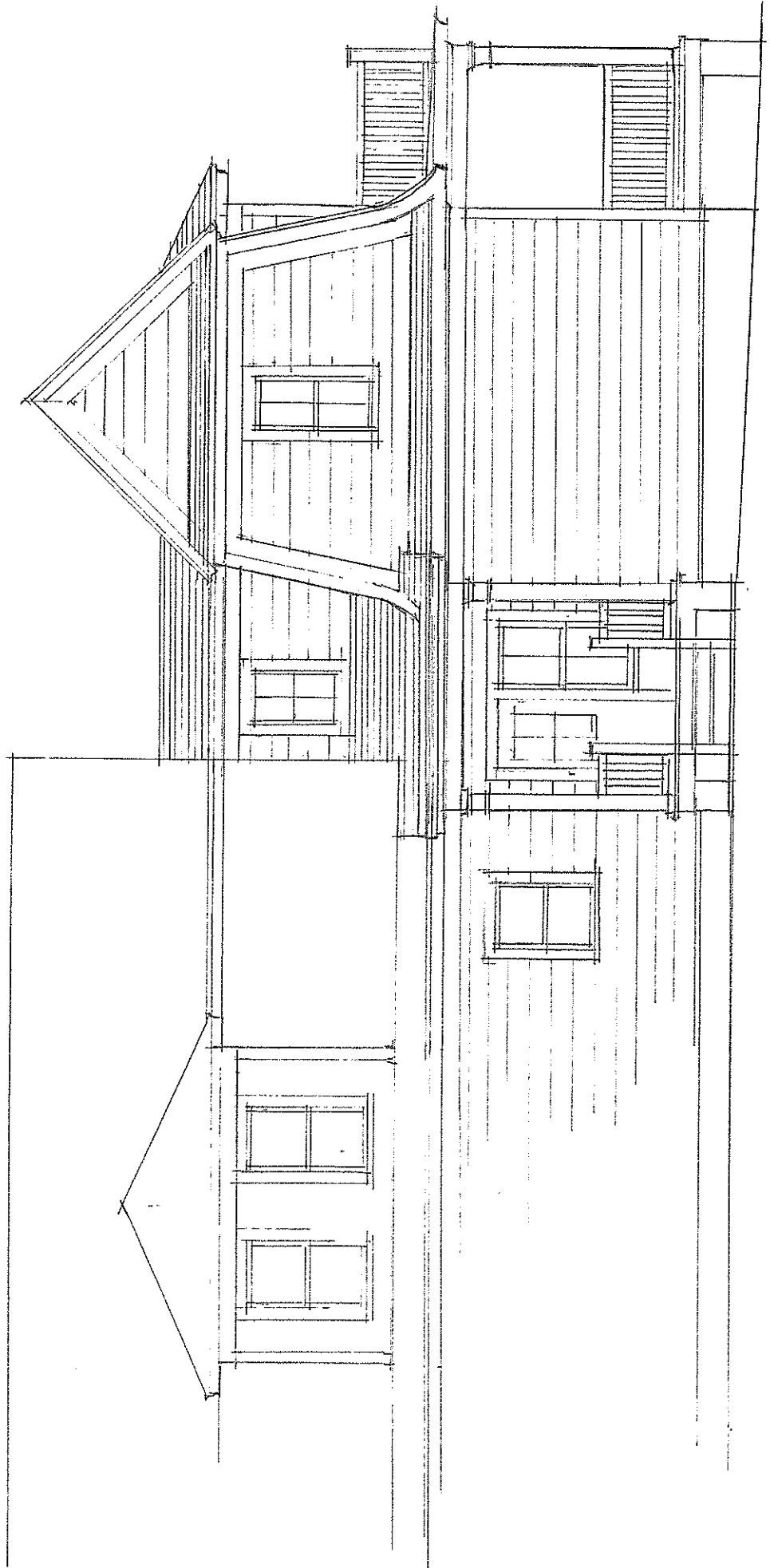


FRONT ELEVATION

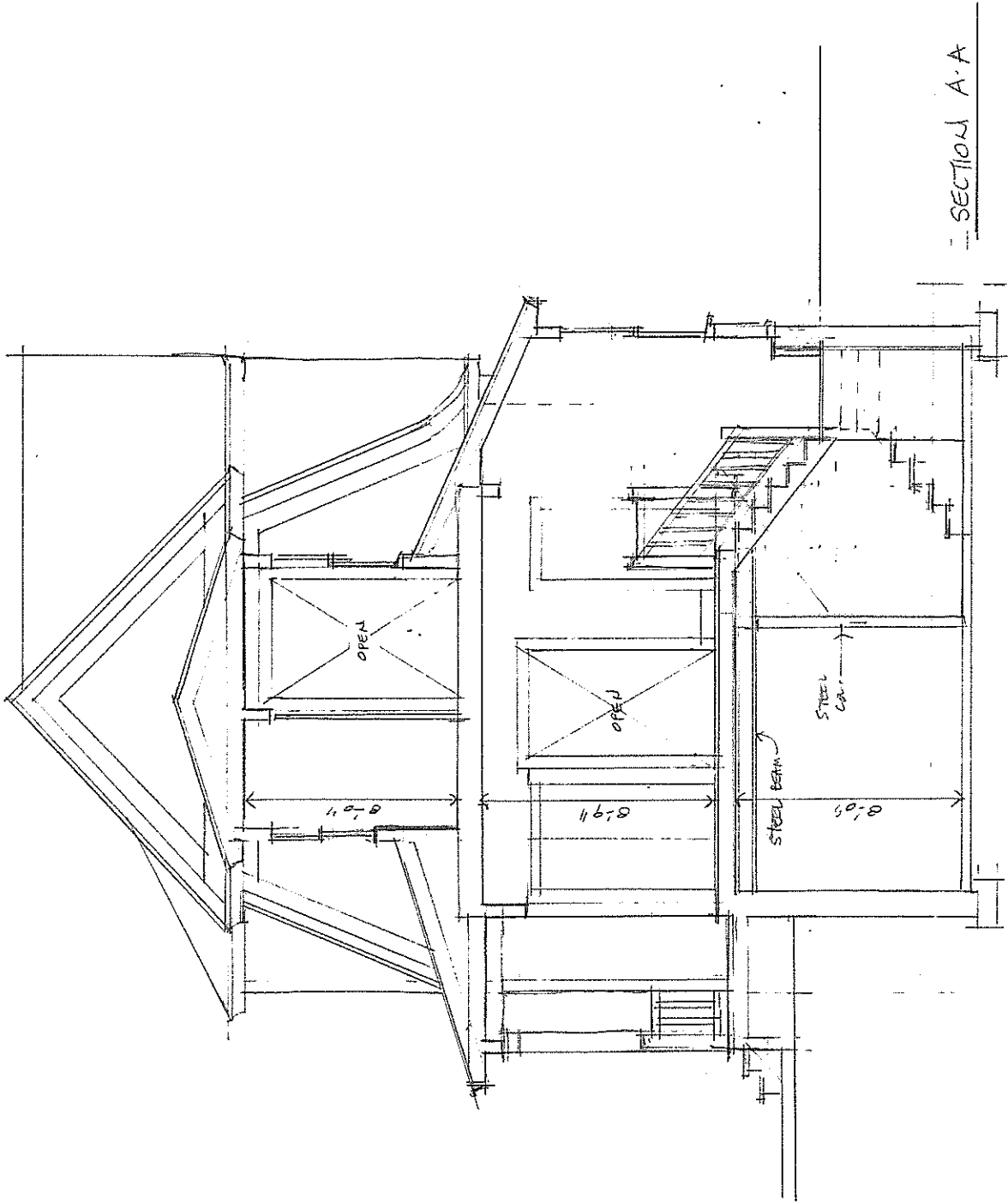




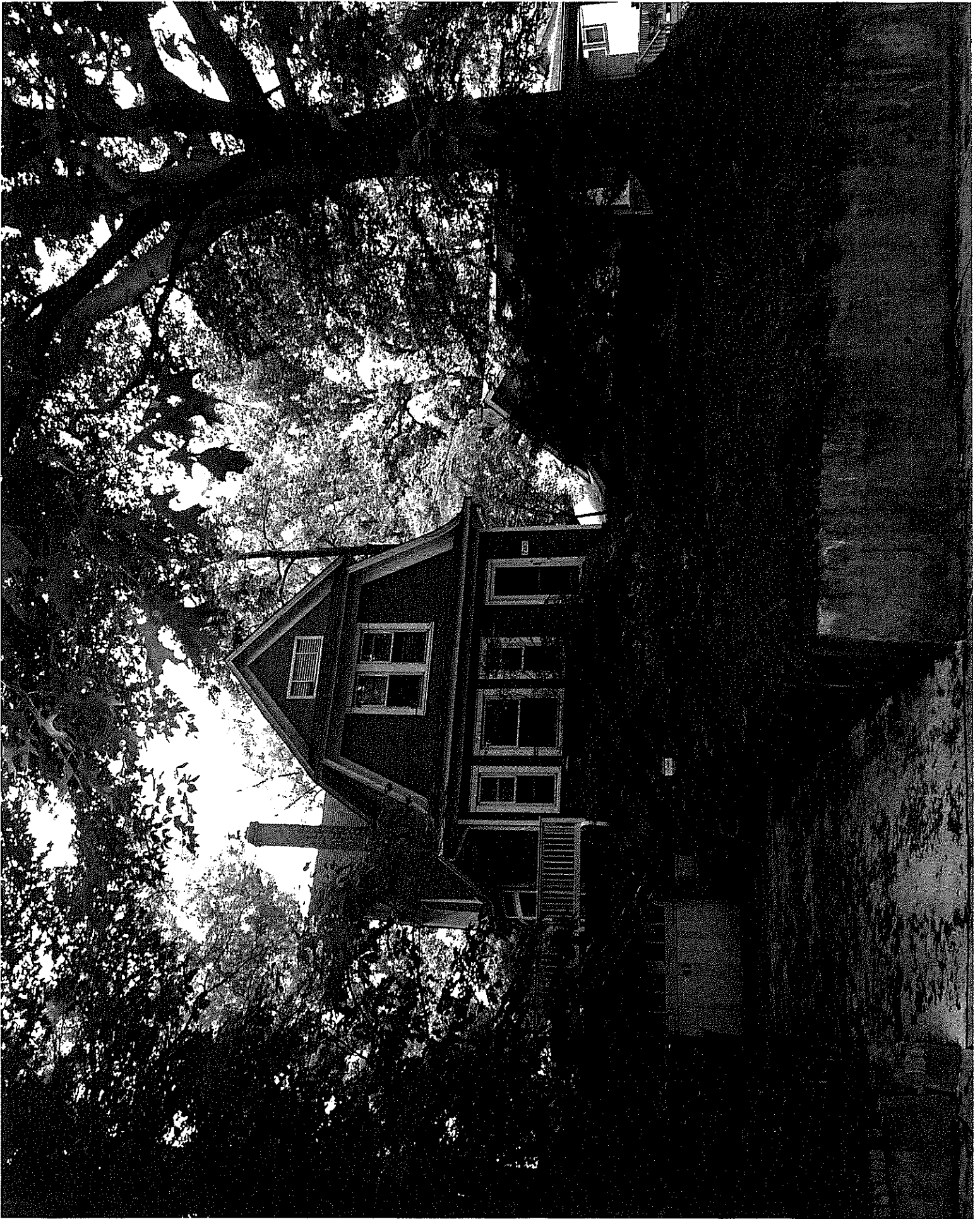
REAR ELEVATION.



RIGHT SIDE ELEVATION.



SECTION A-A



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

<p>Owner's mailing address 7410 MAPLE AVE TAKOMA PARK, MD. 20912</p>	<p>Owner's Agent's mailing address PAUL TRESIEDER 6320 WISCASSET ROAD BETHESDA MD. 20816</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>RICHARD GLASER & SHERYL GROSS-GLASER 7412 MAPLE AVE TAKOMA PARK, MD. 20912</p>	<p>DEBORAH NELSON & THOMAS BRUNE 7411 MAPLE AVE TAKOMA PARK, MD. 20912</p>
<p>W.E. & C.J.G. ROBINSON 7409 MAPLE AVE TAKOMA PARK, MD. 20912</p>	<p>STEPHEN & L.J. O'BRIEN 7408 MAPLE AVE TAKOMA PARK, MD. 20912</p>