

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7418 Maple Ave., Takoma Park	<b>Meeting Date:</b>	3/28/18
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	3/21/18
<b>Applicant:</b>	Jeffrey Bell	<b>Public Notice:</b>	3/14/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	37/03-18S	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Deck Alterations		

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Cape Cod  
**DATE:** c.1920-30s

The subject property is an asbestos sided, one-and-a-half story, side gable, Cape Cod house, with a small front porch with a front gable portico and two gable dormers. There is an addition to the rear (approved by the HPC in 2017) with a screened in porch to the rear.

**PROPOSAL**

The applicant is proposing to replace the non-historic deck surface from wood to Aeratis composite tongue and groove planks.

**APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Non-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.

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 the character of the historic district as a whole.

***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

**STAFF DISCUSSION**

The applicant is proposing to replace the existing wood rear deck surface with Aeratis composite tongue and groove planks. This material is mill-able, paintable, and stainable, which the HPC usually requires of natural wood substitutes. Staff finds this to be an acceptable substitute material in a location that will not be visible from the public right-of-way on a non-historic element of a non-contributing building.

As this alteration does not change the scale and massing of the non-contributing resource and its setback from the streetscape. The *Design Guidelines* state that the proposed alteration should be approved. Staff supports this proposal.

**STAFF RECOMMENDATIONS**

Staff recommends that the Commission **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: b.p.davis@att.net Contact Person: BEN DAVIS  
Daytime Phone No.: (202) 744-8794

Tax Account No.: \_\_\_\_\_

Name of Property Owner: JEFFREY BELL Daytime Phone No.: \_\_\_\_\_

Address: 7418 MAPLE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: CONSTRUCTION AND SAFETY SERVICES, INC Phone No.: \_\_\_\_\_

Contractor Registration No.: 88932

Agent for Owner: BENJAMIN P. DAVIS Daytime Phone No.: (202) 744-8794

**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  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: \$ 5000

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION**

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  
2/5/2018 Date

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

828736

4

**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:

EXISTING PEARL DECK IS NOT HISTORIC. DECK BOARDS  
ARE 5/4 X 6" PRESSURE TREATED PINE. EXISTING DECK  
WAS SUBJECT TO A PREVIOUS APPLICATION TO SCREEN  
HALF OF PEARL DECK

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

REPLACE NON HISTORIC PEARL DECK BOARDS WITH AERATIS  
PAINTABLE COMPOSITE TONGUE

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.

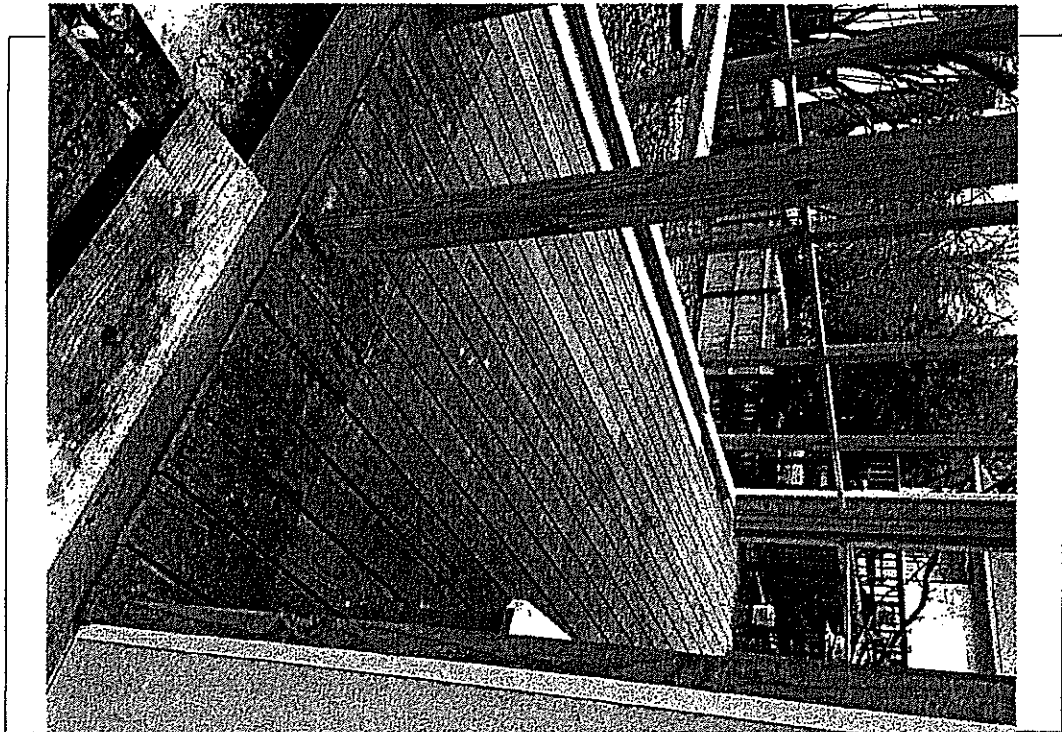
5

6

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

7

**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**  
BEN DAVIS  
212 T ST NW  
WASHINGTON, DC 20001

**Adjacent and confronting Property Owners mailing addresses**

7416 MAPLE AVE

7420 MAPLE AVE

7417 MAPLE AVE

7419 MAPLE AVE

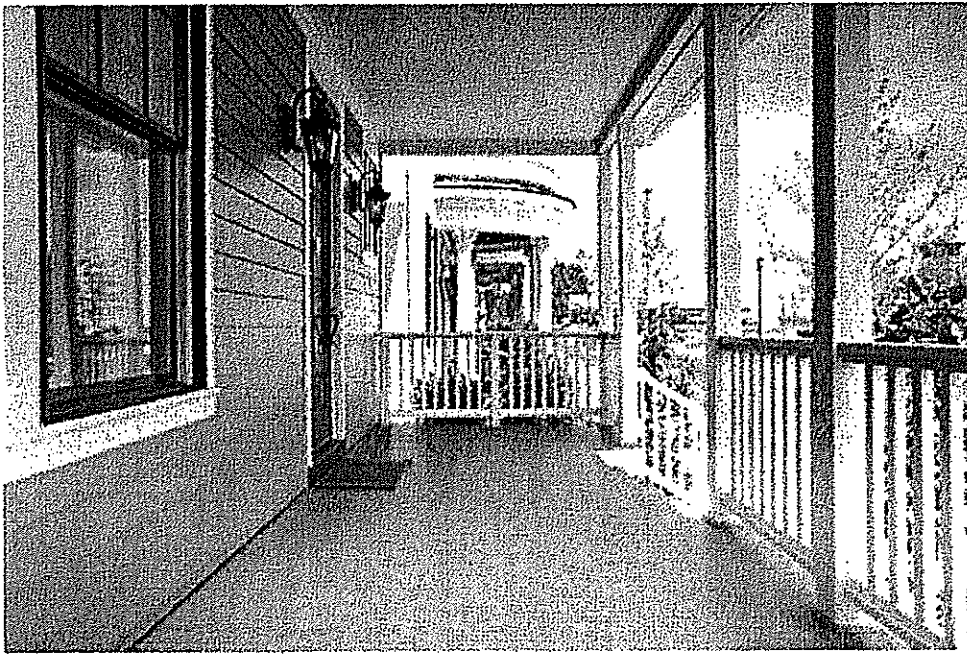
7411 MAPLE AVE

7421 MAPLE AVE



# ÆRATIS

## Aeratis Heritage



An Aeratis Heritage installation. [Click here for the Aeratis photo gallery.](#)

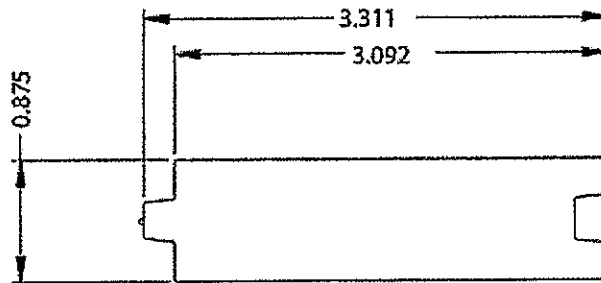
Aeratis Heritage is a true double-sided tongue and groove porch plank that comes in three pre-finished colors, Battleship Gray, Weathered Wood and Redwood. These colored boards are made with slight color variation along with subtle, random streaking to match the richness and depth of natural wood. Heritage, like all the other Aeratis products, can be painted or stained any color, any time in the future, by following the steps within the Traditions paint instructions.

The Heritage line of products are ADA slip complaint and carry a Class "B" fire rating (more flame resistant than any other competitors product). This double sided board offers a finished ceiling look from the under side of a porch floor that

is visible from underneath.

Aeratis Heritage T&G porch flooring board dimensions are 3-1/8" x 7/8" and are available in 10', 12' and 16' lengths. As seen above from left to right: Battleship Gray, Weathered Wood and Redwood. The Aeratis products have the appearance of wood and natural color variation.

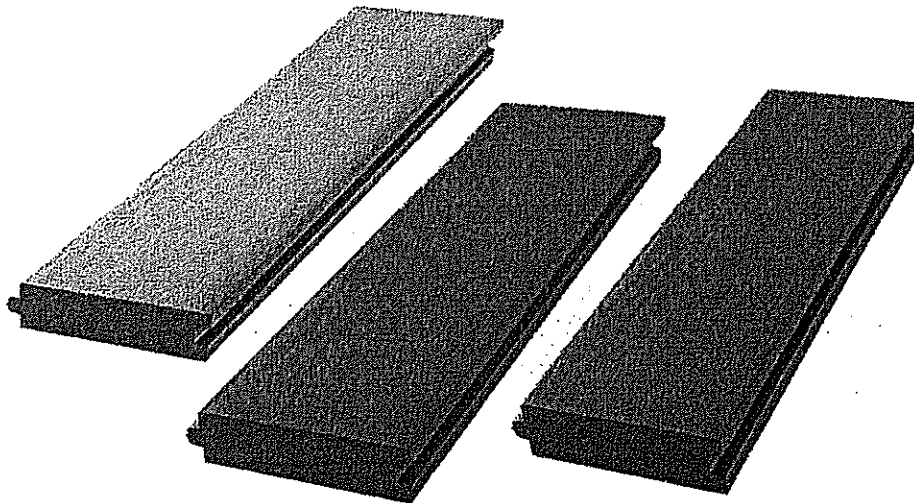
### Aeratis Heritage T&G Porch Flooring Dimensions



**Lengths:** 10', 12', or 16'

**Width:** 3-1/8" (3.092)

**Thickness:** 7/8"



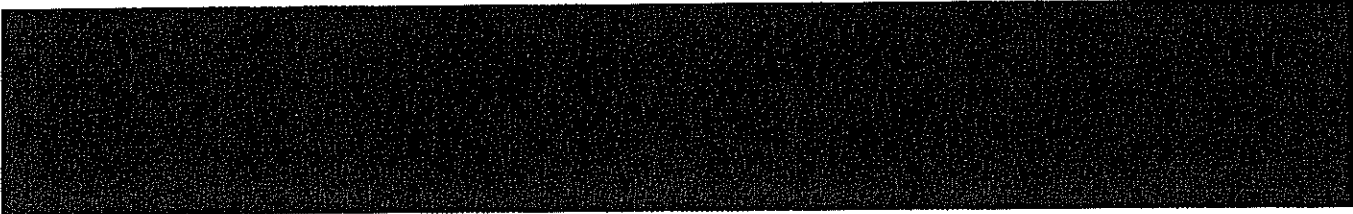
10

Left to right: Battleship Grey, Weathered Wood, & Redwood

Where To Buy

Request A Quote

Request Samples



## Accessories

### Trim and Accessories

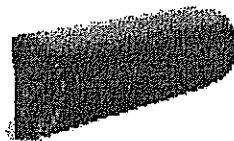
To compliment the entire line of porch flooring products, there is a full line of trim in matching colors. [View Details.](#)

### Trim Styles

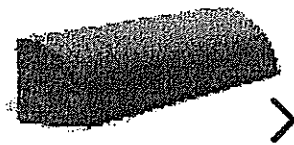
- Chamfer
- Half-round
- Quarter-round



1" x 7/8" x 8'  
Chamfer nosing



1" x 1/2" x 8'  
Half-round nosing



3/4" x 3/4" x 8'  
Quarter-round

(12)

## INSTALLATION & CARE

- General Instructions
  - Waterproof Installation
  - Install Direct to Concrete
  - Ceiling Board Installation
  - New Construction Install
  - Materials Needed
- Installation Videos
- Paint & Stain Guide
- Care & Maintenance

## PRODUCTS

- Aeratis Heritage Porch Flooring
- Aeratis Traditions
- Aeratis Classic
- Universal Porch Plank
- Traditions Twenty-Four Ceiling
- Aeratis Trim Options
- Performance & Testing

## HOW TO BUY AERATISOTHER

- Request Samples
- Aeratis Porch Gallery
- Request a Quote
- General Inquiries
- Find a Retail Location

## TRADE PROFESSIONALS

  
Search

- Architects
- Historic Projects
- Contractors & Installers
- Resellers
- Press Room
- Contact Us



Designed by Elegant Themes | Powered by WordPress

14