

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7300 Cedar Ave., Takoma Park	Meeting Date:	3/28/18
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/14/18
Review:	HAWP	Public Notice:	3/7/18
Case Number:	37/03-18M	Tax Credit:	None
Applicant:	John Lorenz & Christine Simpson	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application;

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Neoclassical
DATE: 1873 with c.1930s and non-historic alterations

The subject property is a two-story, clapboard house, three bays wide, with a two-story hipped roof porch supported by square columns. The house is positioned at the triangular lot created by the intersection of Cedar and Birch Avenues and has visibility from three sides. The historic massing on the left side (Birch Ave. façade) of the house is two bays deep. There is a small two-story hyphen with a small side porch and a two-story clapboard addition to the rear.

To the left of the side porch is a fieldstone patio area with fieldstone steps that provide access to the street. The grade drops off significantly to the side and rear of the fieldstone patio away from the house.

PROPOSAL

The applicant proposes to replace the existing fieldstone patio with a new patio, fireplace, privacy screening, and natural stone steps.

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 (*Design 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 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.

Outstanding 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. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

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, setback, 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

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code; Chapter 24A-8(b)

(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

STAFF DISCUSSION

The applicant is proposing to alter the hardscape of the left (Birch Ave.) side of the house. The changes include new flagstones on the patio, new boulder and flagstone steps, the installation of an outdoor kitchen, and the construction of a fireplace with a pergola with lattice infill. *Design Guidelines* recommend the placement of significant additions or alterations to the rear of the property to minimize the visual impact on the surrounding historic district, however, due to the unique lot shape and house placement, the left side of the house is the only place that will accommodate outdoor patio space. Additionally, the work proposed will modify an existing patio, rather than the construction of a completely new element. Staff finds that the proposed changes comply with the *Design Guidelines* and Chapter 24A and recommends approval.

Patio Surface

The existing non-historic patio surface is constructed using field stone. Some of the stones are broken and showing signs of settling. The applicant proposes to remove some of the surface and install a new flagstone surface. The patio footprint will also shift to the northwest (rear) of the property, but maintain the same size. The patio will be approximately 2'6" (two feet, six inches) above grade and will be faced in fieldstones. This patio surface is not and will not be visible from the public right-of-way due to the change in grade. The slight change in location will not impact the visibility of the patio and Staff recommends approval.

Steps and Retaining Wall

The existing steps from Birch Ave. to the patio are rectangular flagstone steps and are a non-historic feature. The applicant proposes to replace these steps with a combination of boulders and flagstones creating a more natural appearance. The use of these materials is consistent with a natural landscape and Staff finds that these changes will not have a detrimental impact on the house or the surrounding district (per 24A-8(b)(1)). The applicant has not received an approved tree protection plan to date, however, Staff has been in contact with the Takoma Park Arborist who has reviewed this proposal and indicates that the applicants' submission satisfies his requirements.

Outdoor Kitchen

The proposed outdoor kitchen will be placed adjacent to the existing stairs from the porch. Due to the grade change of Birch Ave. this feature will have a limited visibility from the public right-of-way and is constructed adjacent to a non-historic portion of the house. Staff supports the placement of this element to the rear of the patio to minimize its impact on the house and surrounding district (per 24A-8(b)(1)).

Fireplace and Pergola

The applicant proposes to construct an outdoor fireplace flanked by two decorative wood pergolas with a lattice infill. The fireplace and chimney will be approximately 12' (twelve feet) tall above the patio level and will taper from a maximum width of 7' (seven feet) at the base to 5'

(five feet) at the top. The chimney will be constructed out of fieldstone with a wood mantle and have a 4" (four inch) thick capstone. Staff finds that the materials for the fireplace and chimney are compatible with the proposed patio design, the historic house, and the surrounding historic district. Because of the additional height of the patio, the chimney will be 14' 6" (fourteen feet, six inches) tall on the Birch Ave. side of the chimney. The grade along Birch Ave. continues to slope away from the house. Staff finds that height of the chimney coupled with the additional height of the patio and the natural slope of the site may amplify the verticality of the chimney.

The applicant further proposes to install a pergola to either side of the fireplace. These will be wood structures, with wood columns and will stand approximately 7'6" (seven feet, six inches) tall. The current design proposal calls for the installation of a section of lattice inset to the pergola to provide privacy screening. Staff finds that the materials are consistent with the house and surrounding district. The proposed lattice will have large diamond-shaped openings that are 8" x 6" (eight inches by six inches).

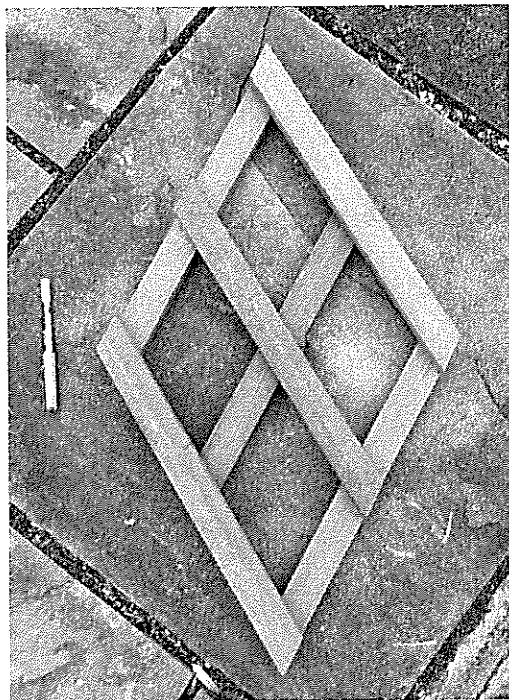


Figure 1: Proposed lattice (pen shown for scale).

Staff's initial reaction to the proposal was that the proposed chimney and pergola were too tall and too opaque and would make a 'wall' between the street and the house; and that this would contravene the *Guideline* stating that changes should respect the patterns of open space within the district. However, after conducting a site visit and meeting with the applicant, Staff supports approval of this element for two primary reasons. First, the applicant provided Staff with specifications for the lattice to be installed within the pergolas. A standard lattice has an approximately 2" (two inch) square opening that would create an almost opaque appearance when viewed from 20' (twenty feet) away. The applicants' proposed lattice has significantly larger openings that would allow for visibility through the lattice. The 8" x 6" (eight inch by six inch) openings will allow for much more visibility while still providing some additional screening. Second, this house sits at the northwest edge of the Takoma Park Historic District.

The angles where the chimney and lattice would have the largest visual impact on the historic house are outside of the district, and the HPC should give this view much less weight than views from within the historic district. The potential views of these elements from within the historic district are largely from on the property itself. The proposed placement of the lattice and chimney will not impact the view from this historic property to the rest of the historic district.

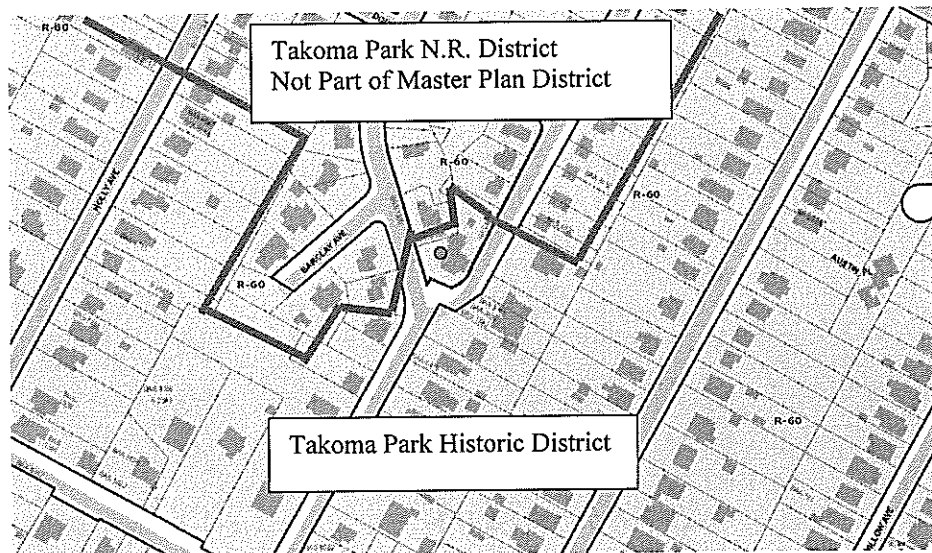


Figure 2: Map showing the boundaries of the Takoma Park Historic District

Staff finds that this proposal is acceptable in this specific location because of its unique siting at the boundary of the historic district. Staff would not recommend approval of a similar proposal elsewhere in the district due to its high visibility and its impact on the environmental setting and patterns of open space. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application; as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines; 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: simpson.lorenz@gmail.com Contact Person: JOHN LORENZ/CHRISTINE SIMPSON
Tax Account No.: 13-01077247 (1031§2) Daytime Phone No.: 301 589 8504
Name of Property Owner: same as contact Daytime Phone No.: _____
Address: 7300 TAKOMA PARK CEDAR AVENUE 20912
Street Number City State Zip Code
Contractor: THE LANDSCAPE GROUP Phone No.: 301 270 2229
Contractor Registration No.: _____
Agent for Owner: STEVEN MACKLER Daytime Phone No.: 301 270 2229

LOCATION OF BUILDING/PREMISE

House Number: 7300 Street: CEDAR AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: BIRCH AVENUE
Lot: 1 & 2 Block: 6A Subdivision: 025
Liber: 27493 Folio: 593 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ 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: flagstone

1B. Construction cost estimator: \$ 150K

patio & walks; arbor
(a.k.a. "loggia")

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 2 feet 5 inches (29" max - varies from grade)

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 of owner or authorized agent

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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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:

7300 CEDAR AVE IS AN OUTSTANDING RESOURCE IN THE TAKOMA PARK HISTORIC DISTRICT. CURRENT OWNERS UNDERTOOK A SUBSTANTIAL RENOVATION IN 2009-2010, WHICH WAS GIVEN A MONT. CO. AWARD FOR HISTORIC PRESERVATION. THE HOUSE, BUILT IN THE 1890'S WAS THE RESIDENCE OF AN EARLY TAKOMA PARK MAYOR AND ORIGINALLY ENCOMPASSED 5TH ACRES OF SURROUNDING LAND, INCLUDING AN EARLY 20TH CENT GARAGE, A WELL AND A CHICKEN COOP. FOR MANY YEARS, THE 4TH OF JULY PARADE REVIEWING STAND WAS

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: ERECTED THE BIRCH AVE SIDE PATIO AND ASSOCIATED HARD- HERE. SCAPE FEATURES ARE BEING REPAIRED AND FUNCTIONALLY IMPROVED TO PROVIDE A WORKING FIREPLACE AND PRIVACY SCREENING FROM THE STREET & ADJACENT HOUSES. NO NEW CONSTRUCTION WILL BE UNDERTAKEN ON THE HOUSE ITSELF.

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 effected 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.

(7)

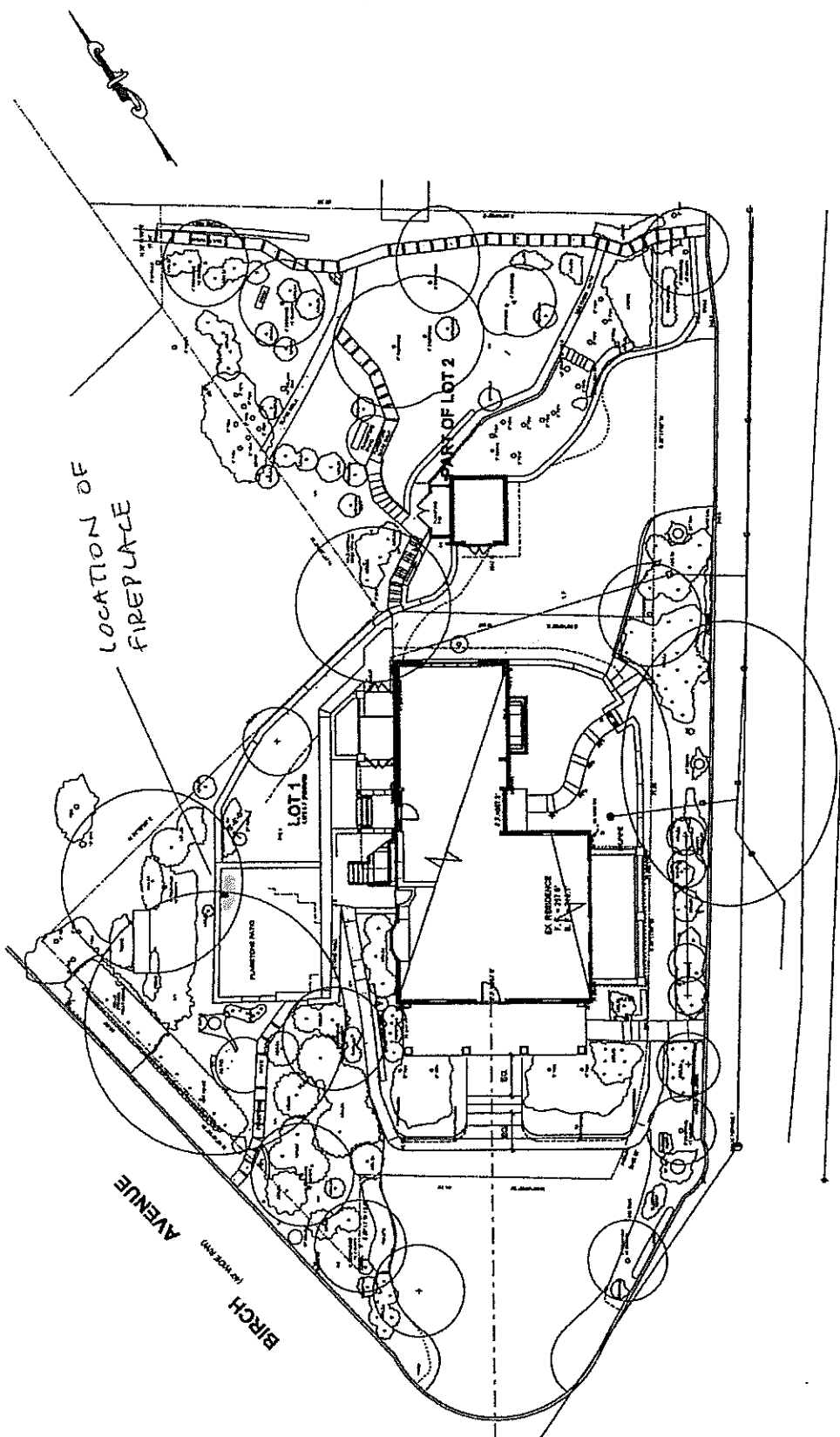
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address JOHN LORENZ & CHRIS SIMPSON 7300 CEDAR AVENUE TAKOMA PARK, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
DONNA SCARBORO & RALPH STEINHARDT 7301 BIRCH AVENUE TAKOMA PARK, MD 20912	THOMAS NEPHEW & MARGARET DADIAN 7300 BIRCH AVENUE TAKOMA PARK, MD 20912
SPENCE PORTER 7302 BIRCH AVENUE TAKOMA PARK, MD 20912	JODY WELSH 7306 CEDAR AVENUE TAKOMA PARK, MD 20912

NOTE: TREE SURVEY NOT 100% ACCURATE

TYPE	QTY	DESCRIPTION
PORT LIGHT	2	POSSIBLE NEW REPLACEMENT EXTERIOR CARTRIDGE POLE FUTURE TRD
WALL MOUNTED LIGHTS	4	BESQ 220V BRONZE FINISH
PATH LIGHTS	4	TRMA 115V NATURAL



NOTES

NOTES

SIMPSON LORENZ RESIDENCE
7300 CEDAR AVENUE, TAKOMA PARK, MD 2091

11-15-2008

[illegible]

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Existing Property Conditions



Front view of 7300 Cedar Avenue. Top portion of patio chimney and loggia will be visible on left side where neighboring house is shown here. Large maple tree at far left is reference point.

Existing Property Conditions



View of patio from front SW corner of 7300. Loggia posts are indicated by brick squares laid on patio.

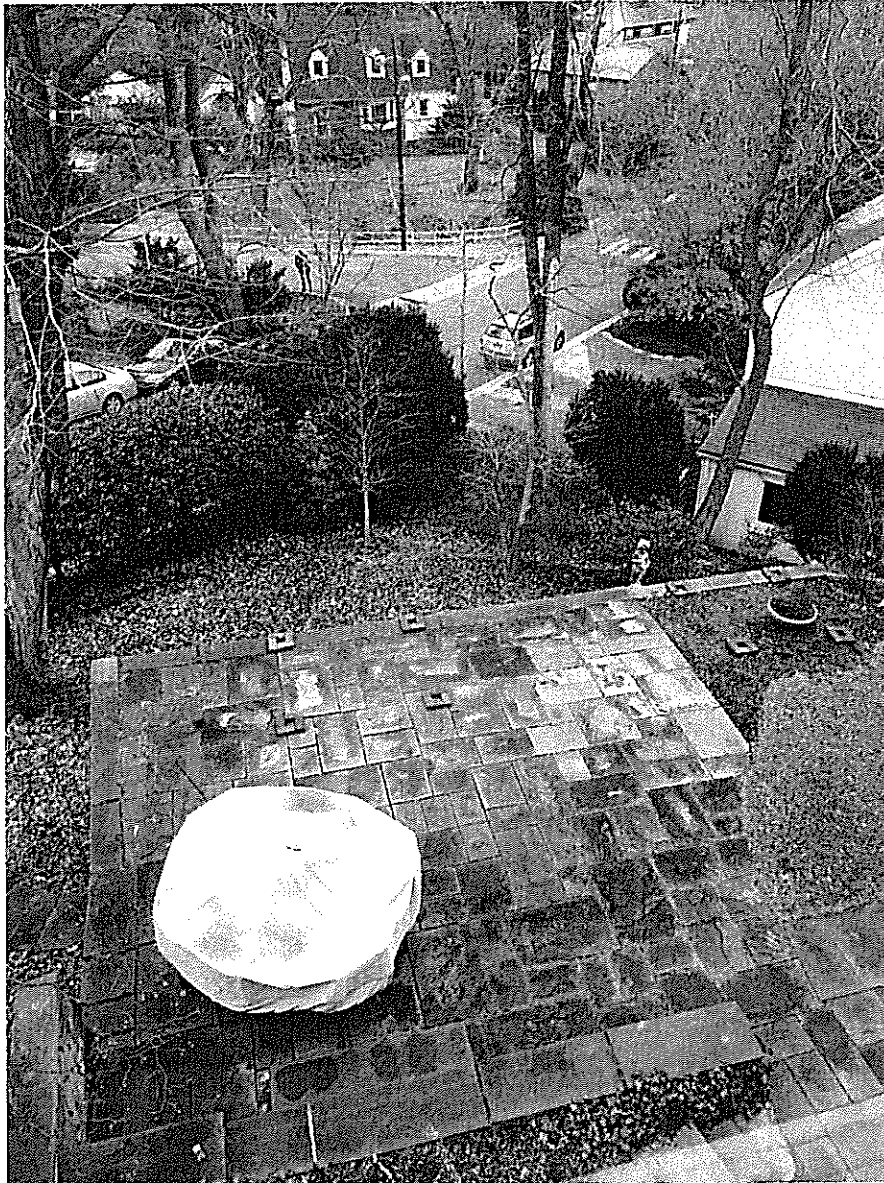


Existing Property Conditions



View of patio from house. Stone fireplace will rise from this level in middle of photo. Brick squares (four on each side) denote location of loggia support posts. New patio will extend across this view to yellow flag marker at edge of photo.

Existing Property Conditions



Patio view from 2nd floor window showing location of loggia posts. Fireplace will be centered between posts at back of patio. Left portion of existing patio will be dismantled and relaid 3 feet away from maple tree, in effect shifting patio footprint to the right

Existing Property Conditions



View from NW corner of house looking over patio toward 7300 and 7302 Birch Avenue.

Existing Property Conditions



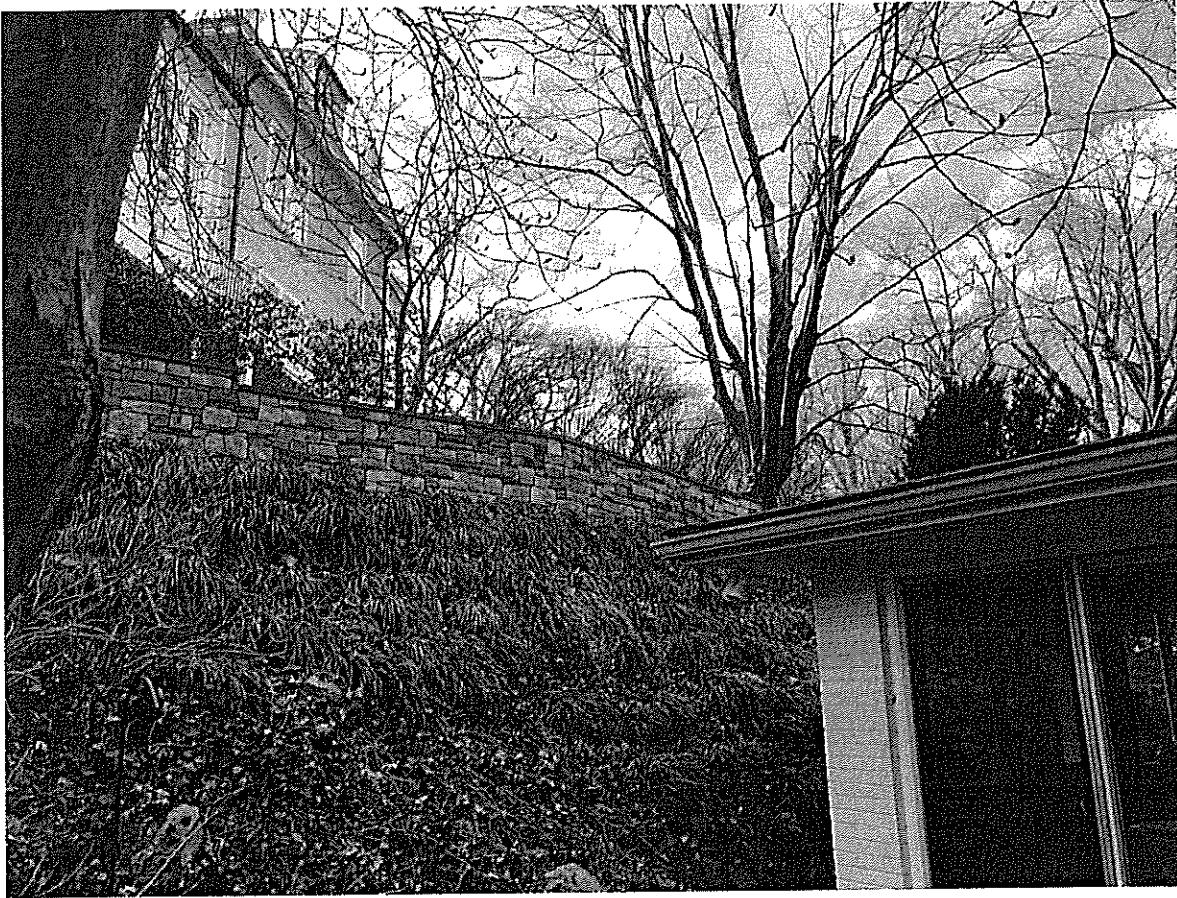
View of house from approximate location of fireplace. This also shows location of proposed gas grill in front of air conditioner unit. Note existing stone in retaining walls and house foundation.

Existing Property Conditions



View looking up from front of 7301 Birch Ave. Fireplace and loggia will be in partial view approximately where top of ground floor bay window appears in photo.

Existing Property Conditions



View from back patio of adjacent house at 7301 Birch Ave. New loggia and fireplace will be visible at top of retaining wall where maple tree appears at center-right of photo.

Existing Property Conditions

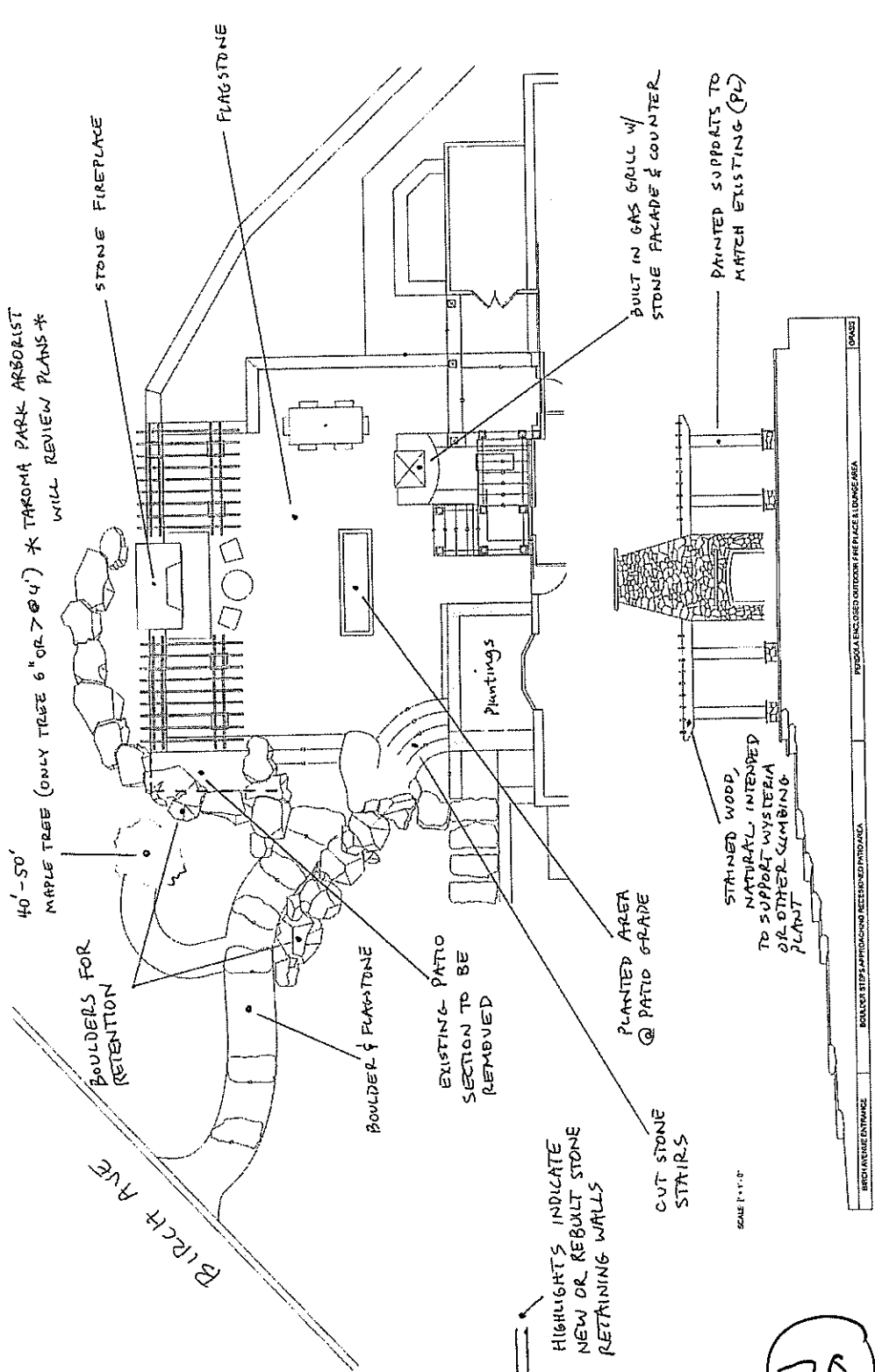


View from adjacent houses across Birch Avenue (7300 and 7302). New patio features will be partially visible above Holly hedge.

Existing Property Conditions



View from back of adjacent property at 7306 Cedar Avenue. Fireplace will be partially visible above stone wall in center of photo.



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REDUCED TO 2" HALF SCALE (1/8" = 1'-0")

REVISED PATIO DESIGN
SCALE 3/8" = 1'-0"
DATE 12.1.17 DRAWN BY DS

THE LANDSCAPE GROUP
A DESIGN - BUILD COMPANY
206 LINCOLN AVE
TAKOMA PARK, MD 20912
WWW.TLGDESIGN.NET

SIMPSON LORENZ RESIDENCE
7300 CEDAR AVENUE
TAKOMA PARK, MD 20912
HAWP APP 1.31.18



