

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

<b>Address:</b>	7049 Eastern Ave., Takoma Park	<b>Meeting Date:</b>	8/16/2017
<b>Resource:</b>	<b>Contributing Resource</b> Takoma Park Historic District	<b>Report Date:</b>	8/9/2017
<b>Applicant:</b>	Triad Investments LLC (Oluseyi Ademluyi, Agent)	<b>Public Notice:</b>	8/2/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-17WW	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Windows, siding, doors, and front steps		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Bungalow  
**DATE:** c. 1910-1920s.

**PROPOSAL**

The applicants propose the following work items:

- Replace existing vinyl one-over-one windows with wood one-over-one windows on the front dormer, right elevation, and left elevation.
- Replace two 6-lite casement windows on the rear (first floor and basement) with new 6-lite wood windows.
- Replace one 4-lite fixed window on the right elevation (second floor) with a new 4-lite fixed wood window.
- Replacement of basement-level windows with new wood windows to match those being replaced.
- Replace the existing front door with a single lite wood panel door.
- Replace the existing three-tab asphalt shingles with new three-tab asphalt shingles.
- In-kind repairs of siding, front porch, railings, and steps as needed.
- Construct new central front porch steps and handrails, with details to match the existing steps at the left side of the front 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 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.
- Original size and shape of window and door openings should be maintained, where feasible.
- 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 at all 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**

Staff is generally supportive of the applicant's proposal. The subject property is currently condemned, and the proposed work will allow the house to be utilized and ensure its preservation. Staff notes that the proposed work was subject to a Stop Work Order issued by DPS, as the applicants commenced work without a HAWP.

### *Windows*

Staff is supportive of the proposed window replacements, as most windows to be replaced are non-historic vinyl windows, which will be replaced with wood windows. Both the existing and proposed windows are one-over-one, and the proposed windows are of a more appropriate and compatible material.

The applicant has not provided documentation regarding the age or condition of the 6-lite casement windows to be replaced at the rear, but the submitted photograph indicates that several of these windows are missing on the first floor. Due to the location of these windows, staff finds that their replacement with new 6-lite wood casement windows will have a minimal impact on the subject property and will not remove or alter features that characterize the property.

Staff is supportive of the proposal to replace the existing 4-lite fixed window on the second floor of the left elevation with a new 4-lite fixed wood window. The window to be replaced is on a secondary elevation, where it is less visible from the public right-of-way. Because the proposed new window will match in materials and design, the proposed work is unlikely to detract from the subject property.

Staff is fully supportive of the proposed replacement of the basement-level windows with new wood windows to match those being replaced, as the Commission typically reviews basement-level windows on Contributing Resources with greater leniency. The proposed work will not remove or alter features that characterize the subject property.

### *Front Door*

Although no documentation has been provided regarding the age and/or condition of the existing front door, staff supports the proposed replacement. The proposed front door is a wood panel door with single lite, and staff finds that the materials and design are generally compatible with the subject property and streetscape.

### *Roof Replacement*

Staff supports the proposal to replace the existing three-tab asphalt shingle roofing in-kind, as the proposal will result in *No Material Effect*.

### *In-Kind Repairs*

Staff supports the in-kind repairs of the existing siding, front porch, railings, and steps, finding that the proposed work will preserve original features that characterize the subject property.

### *Porch Steps & Handrails*

Staff supports the proposed construction of central front porch steps and handrails. There are two piers and a break in the existing/original front porch railing, which suggests that the subject property originally had central front porch steps. The applicant proposes to match the existing wood porch steps and simple wood handrails without balusters at the left side of the front porch. Staff suggests that matching the extant steps

and handrails will ensure that the proposed work is compatible with the subject property, with minimal potential to detract from the streetscape.

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 Guidelines outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** 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.