

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7302 Maple Ave., Takoma Park	Meeting Date:	6/13/2018
Resource:	Outstanding Resource (Takoma Park Historic District)	Report Date:	6/6/2018
Applicant:	Ingrid Carter (Eric Saul, Architect)	Public Notice:	5/30/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18SS	Staff:	Michael Kyne

PROPOSAL: Partial demolition, alteration, and new construction on rear elevation.

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: c. 1884



PROPOSAL

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

- Remove an existing non-original two-story rear porch.
- Alter an existing, previously altered, two-story enclosed rear porch, converting it to a larger screened porch on the first floor and enclosed walk-in closet on the second floor.
- Construct a new one-story porch at the rear, with details to match the existing.

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

- (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.

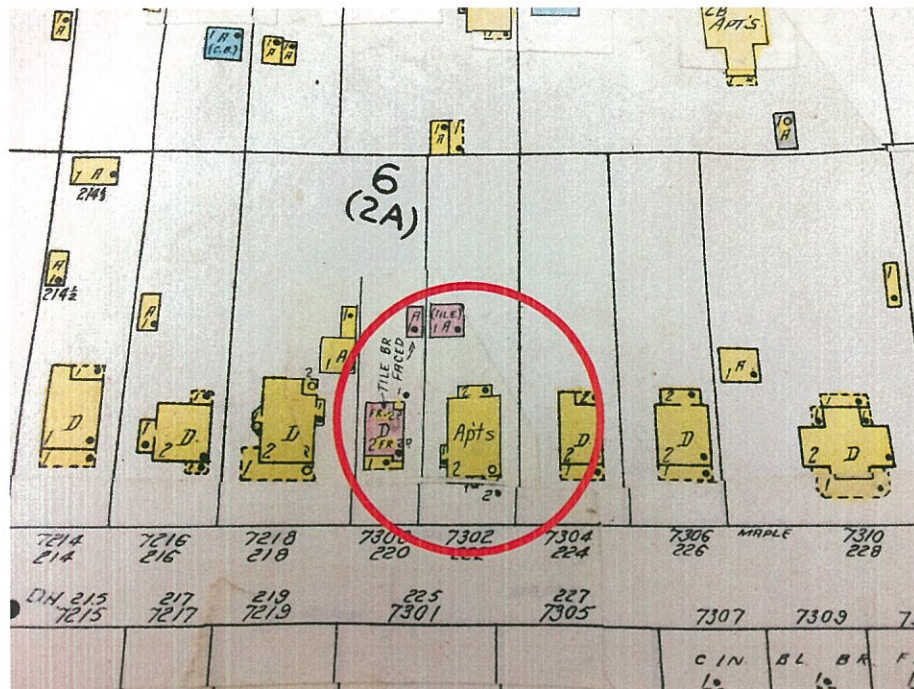
Secretary of the Interior's Standards for Rehabilitation:

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:

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 subject property is a c. 1884 Queen Anne-style Outstanding Resource within the Takoma Park Historic District. The house has a shallow setback and is approximately 20' from the public sidewalk. The historic house is exemplary of the Queen Anne style, having a turret with mansard roof, a series of cross gables with fish scale shingles, symmetrically placed two-over-over windows, and a full-width two-story front porch. There is an existing two-story enclosed porch at the rear of the historic house, which has been previously altered. There is also an attached two-story rear porch with details that take cues from the original front porch. The two-story rear porch is not depicted in the 1927 Sanborn Fire Insurance Map (see below), suggesting that it is not original.



1927 Sanborn Fire Insurance Map with Subject Property Circled

The applicant proposes to remove the existing non-original two-story rear porch and alter the existing two-story enclosed porch, converting it to a larger screened porch on the first floor and enclosed walk-in closet on the second floor. A new one-story porch will be constructed at the rear, with details to match the existing.

Regarding materials, the applicant proposes the following for the enclosed porch: fiber cement siding with exposure to match the existing, wooden trim, modified bitumen roofing on the second-floor and architectural asphalt shingles on the first-floor, screen panels, wood transoms on the screened porch that take cues from the existing non-original two-story rear porch, and two-over-two wood SDL windows with permanently-affixed interior and exterior muntins and spacer bars. The proposed new one-story rear porch will be constructed from paintable composite decking and wooden railings, with the balusters inset between the top and bottom rails.

Staff finds that the proposed alterations are consistent with the *Takoma Park Historic District Guidelines* for Outstanding Resources. The proposed alterations are compatible with the historic house in design, scale and massing, and material, and they are at the rear, where they are less visible from the public right-of-way and will not detract from the streetscape. In accordance with the Guidelines and Standards, the proposed alterations will not alter or remove any distinctive or character-defining features of the subject property or surrounding historic district.

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* #2, #9, and #10 and *Takoma Park Historic District 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* #2 and #9;

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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

838420
5.22.18

Contact Email: INFO@SAULARCHITECTS.COM Contact Person: ERIC SAUL
Daytime Phone No.: 301-270-0395
Tax Account No.: 01073991
Name of Property Owner: INGRID CARTER Daytime Phone No.: 202-577-5220
Address: 7302 MAPLE AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: ERIC SAUL Daytime Phone No.: 301-270-0395

LOCATION OF BUILDING/PREMISE

House Number: 7302 Street: MAPLE AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: 23 Block: 5 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 estimate: \$ 85,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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 ON 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

5/21/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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 HOUSE IS LOCATED IN THE HISTORIC DISTRICT IN
TAKOMA PARK. VICTORIAN DETAILS ARE LOCATED THROUGHOUT
THE EXTERIOR OF THE HOME.

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

PROPOSED IS A REBUILD OF THE EXISTING REAR PORCH ADDITION.
THE ENCLOSED AREA WILL COMBINE WITH THE EX. SCREENED PORCH
TO BECOME ONE LARGER SCREENED PORCH. THE SECOND FLOOR
EX. ADDITION WILL BE RE-BUILT TO THE SAME SIZE, BUT WILL
CONVERT TO A MASTER WALK-IN CLOSET. NO IMPACT TO THE
HISTORIC RESOURCE.

2. SITE PLAN

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

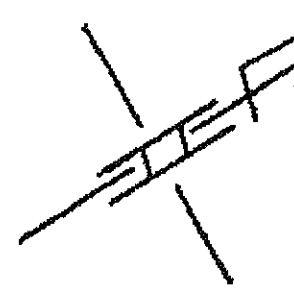
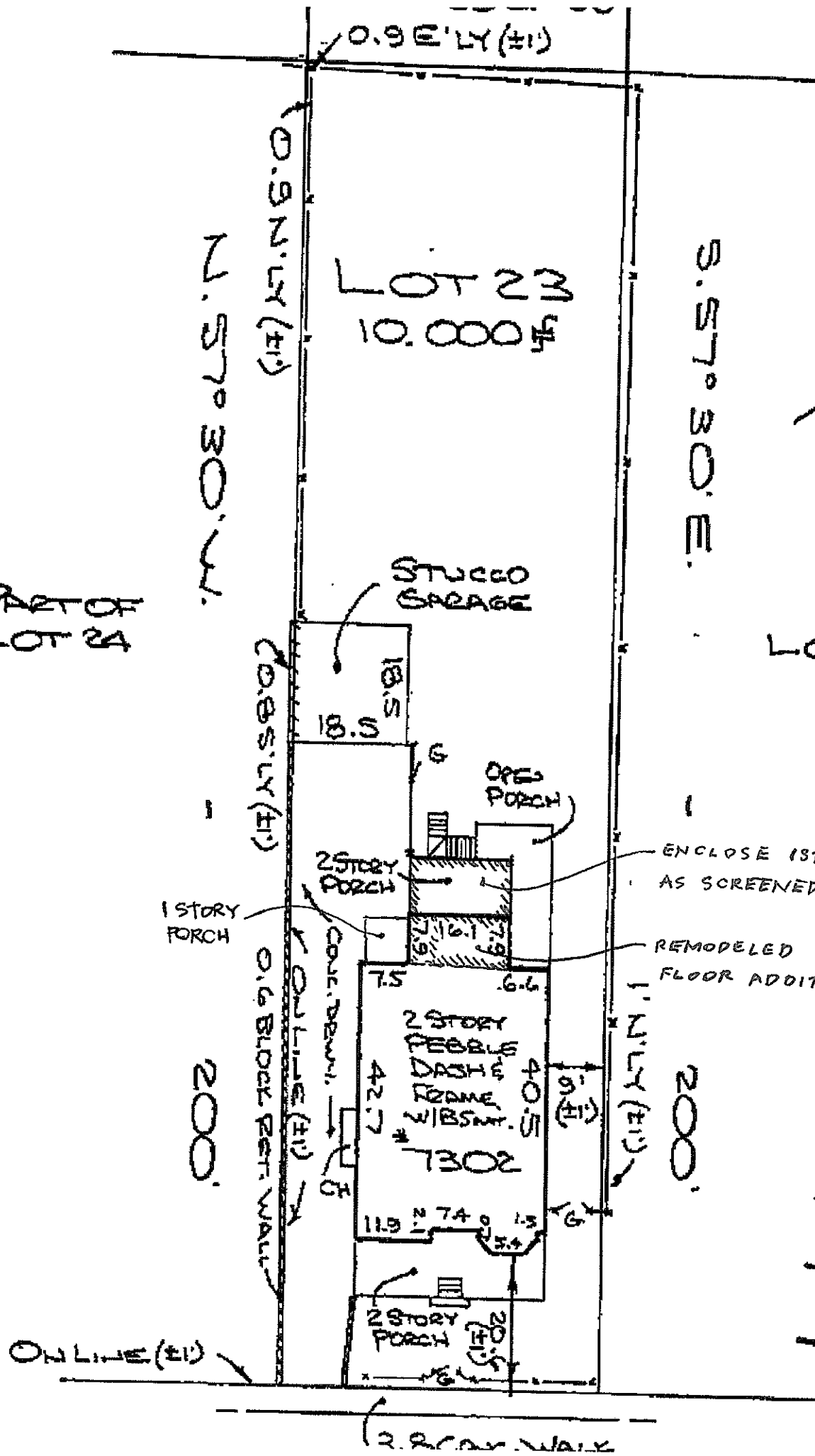
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. 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.

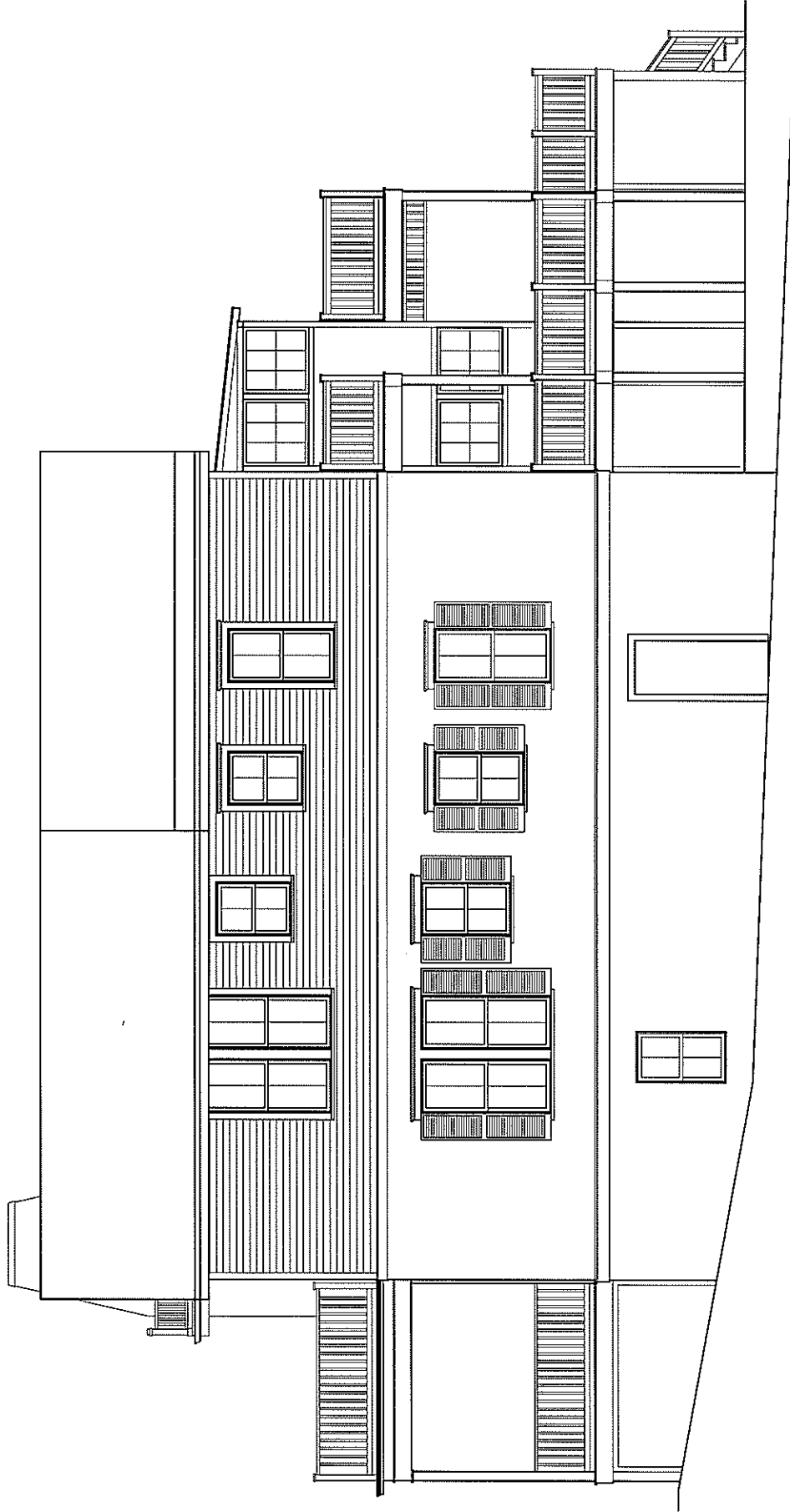
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.



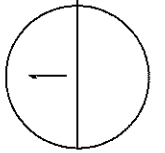
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Reviewed a
[Signature]



1 EXISTING EAST ELEVATION

1/8" = 1'-0"





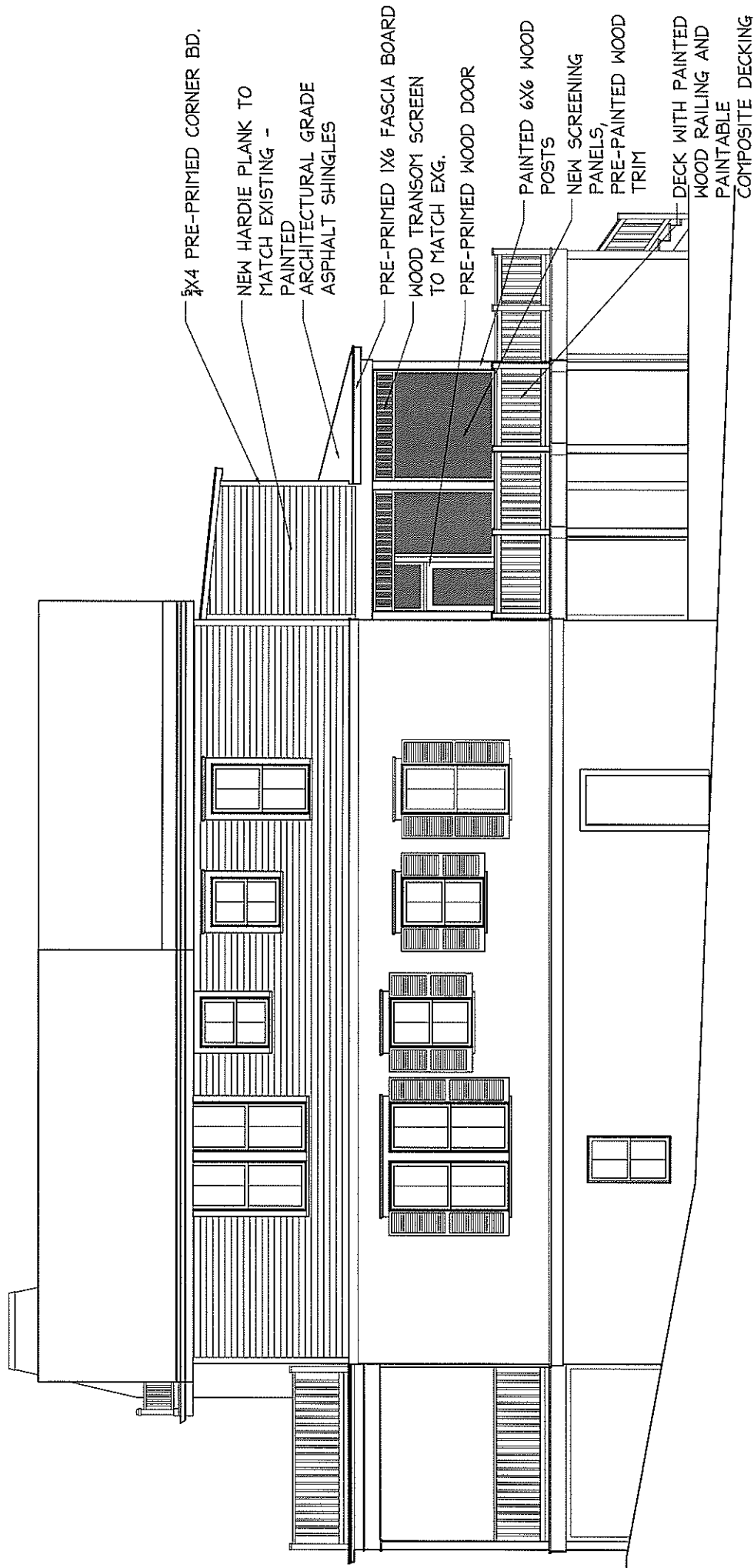
2 EXISTING NORTH ELEVATION

1/8" = 1'-0"



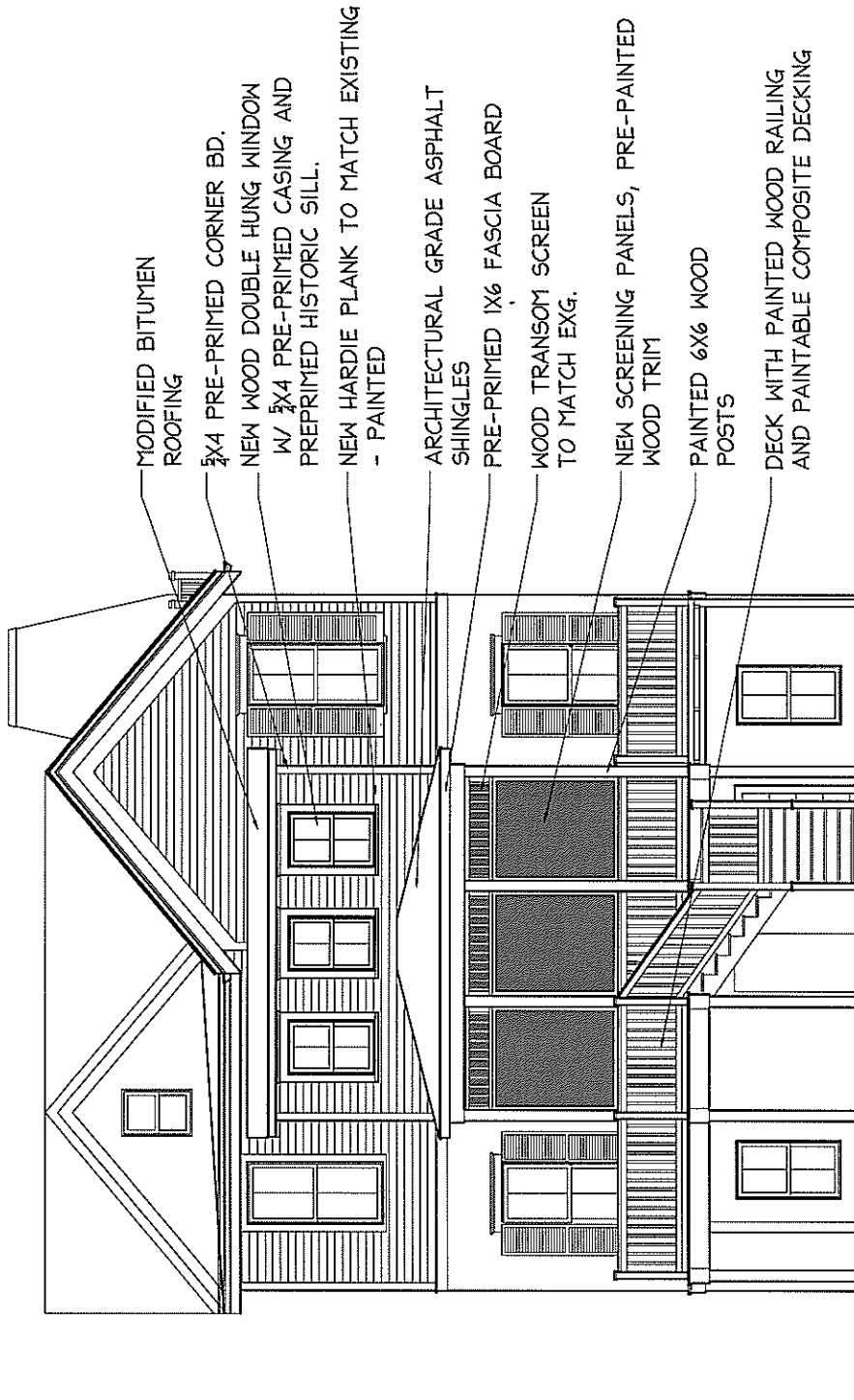
3 EXISTING WEST ELEVATION

1/8" = 1'-0"



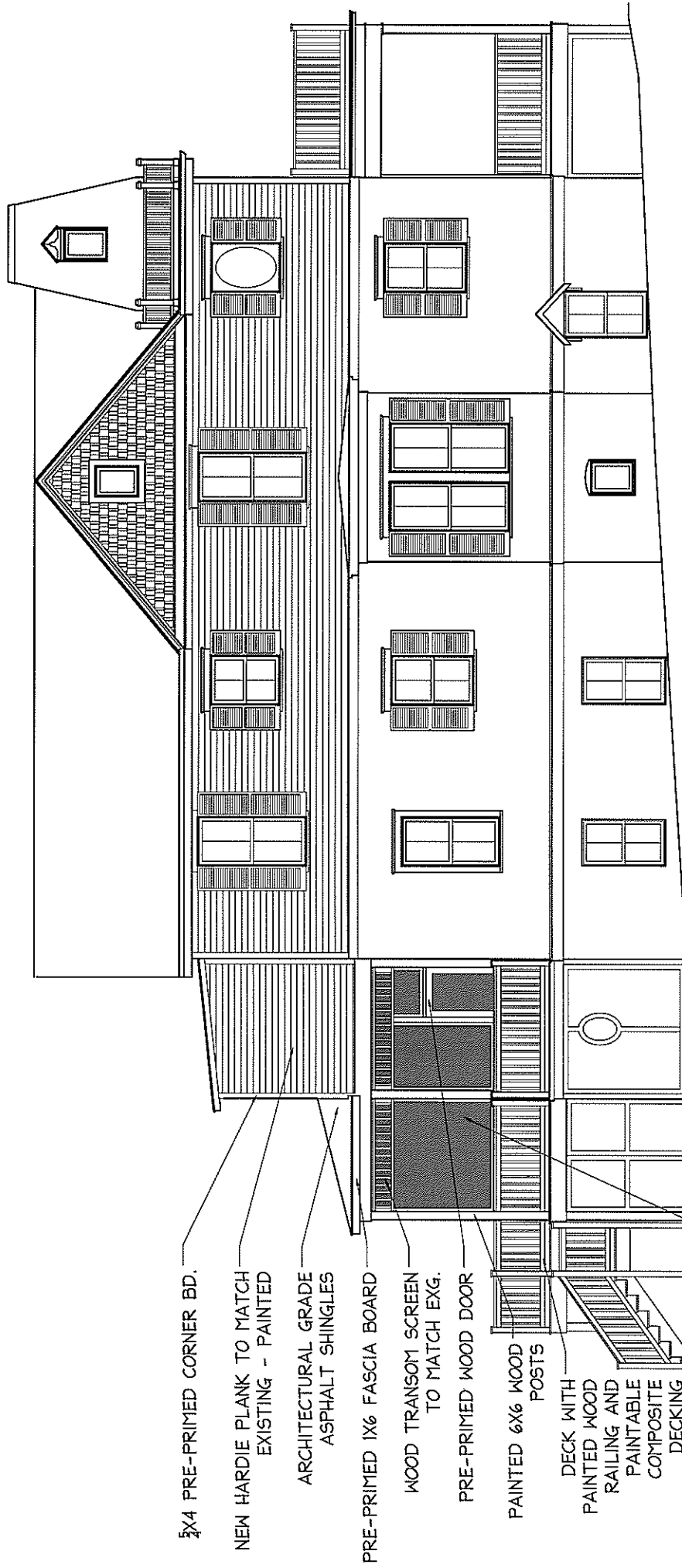
4 PROPOSED EAST ELEVATION

1/8" = 1'-0"



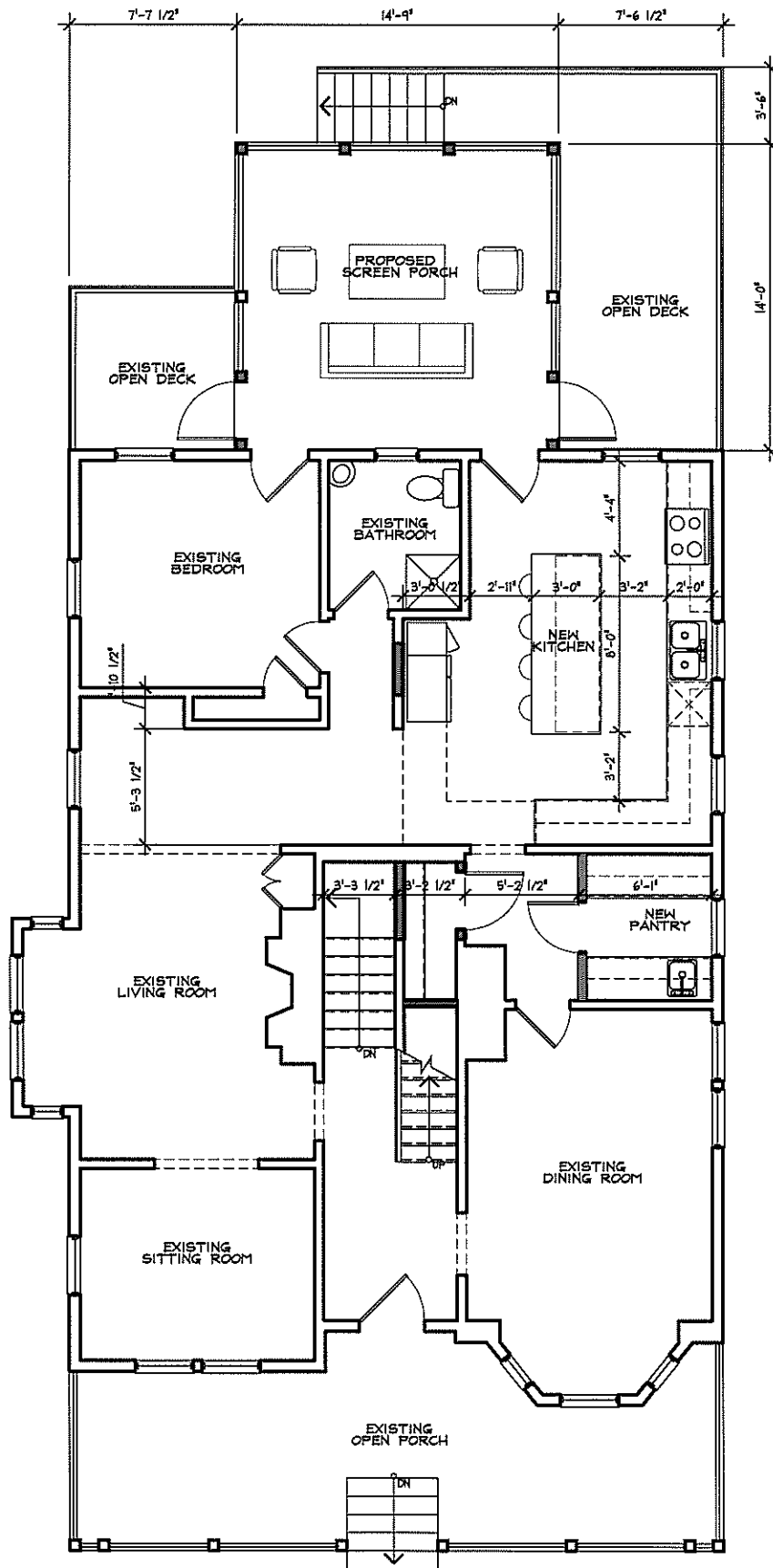
5 PROPOSED NORTH ELEVATION

1/8" = 1'-0"

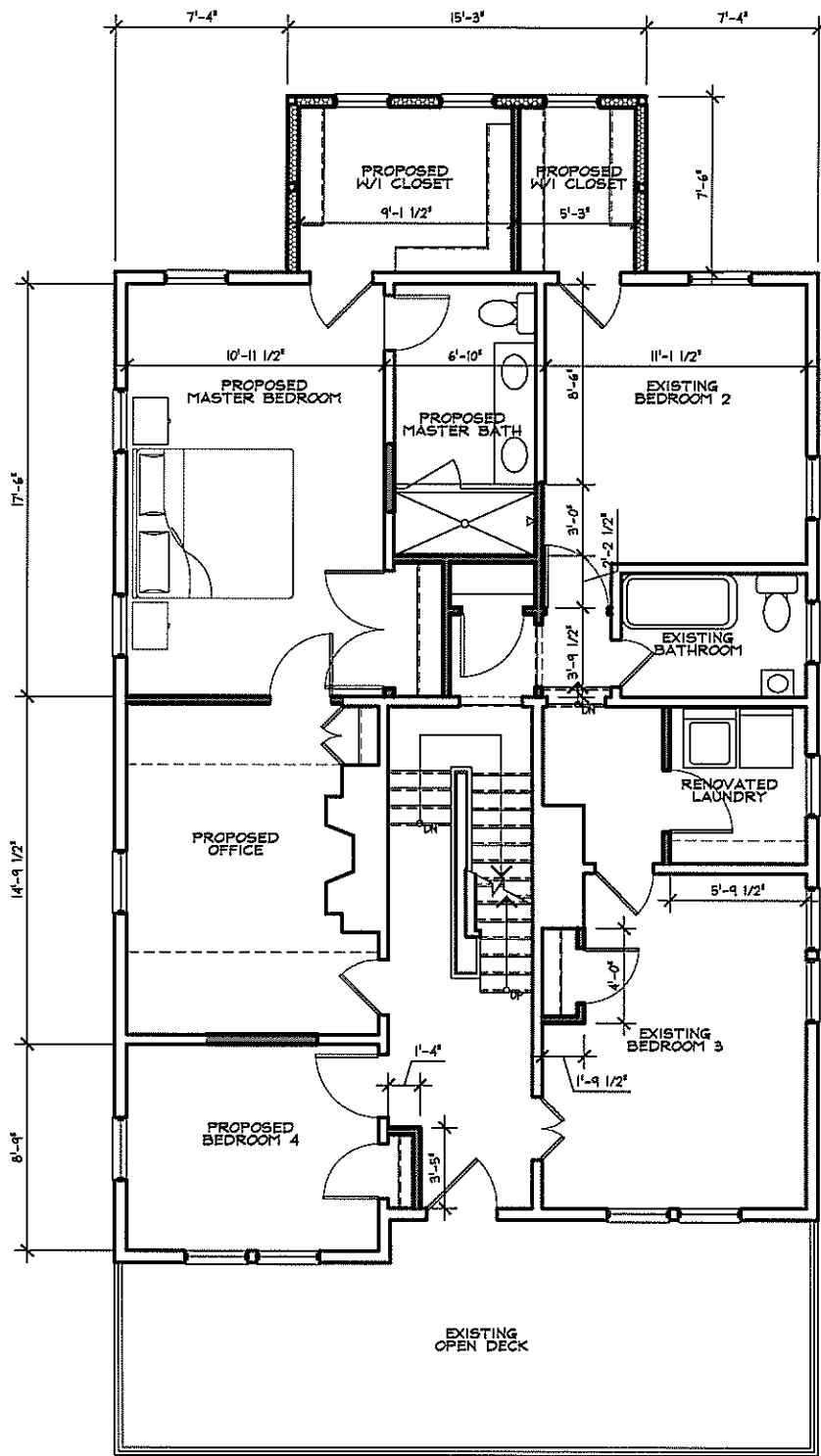


6 PROPOSED WEST ELEVATION

1/8" = 1'-0"



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

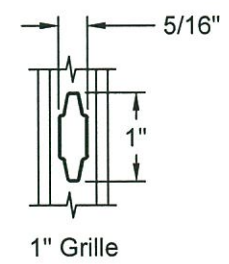
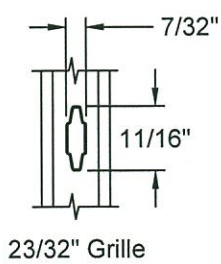
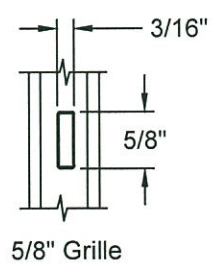
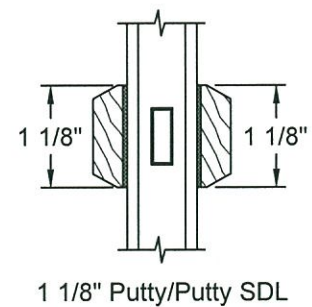
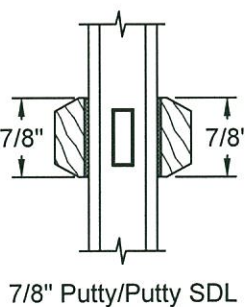
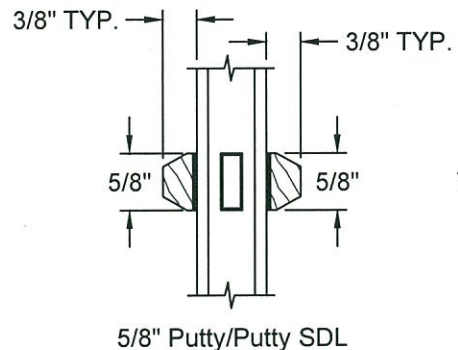
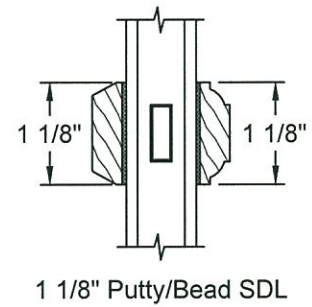
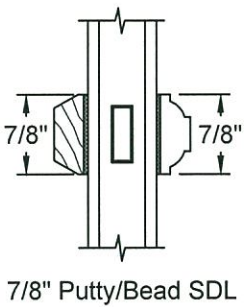
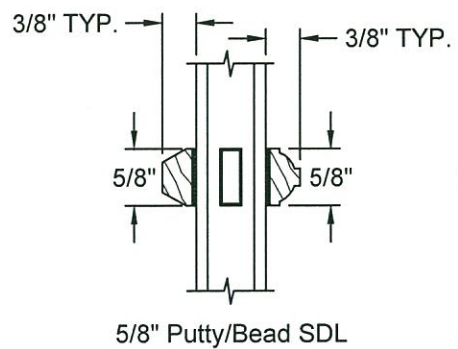
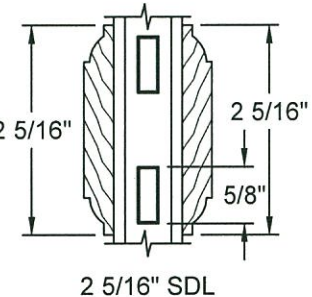
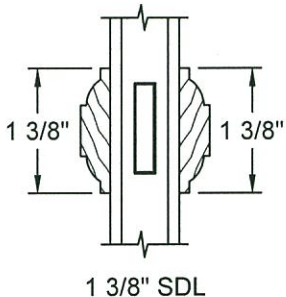
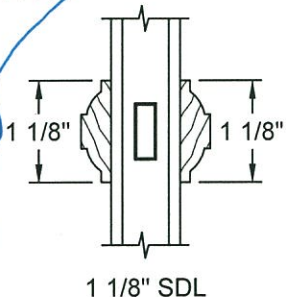
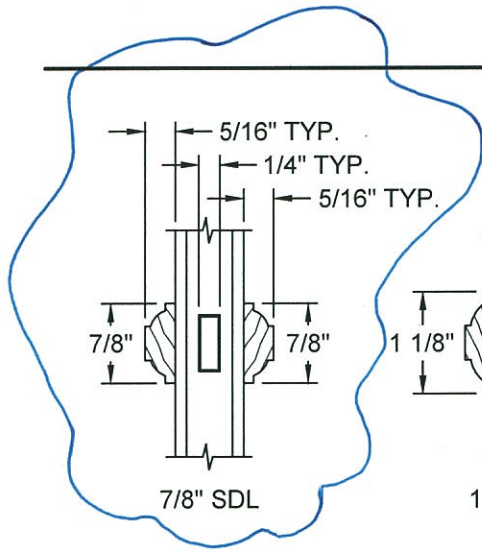


PROPOSED SECOND FLOOR PLAN

1/8" = 1'-0"

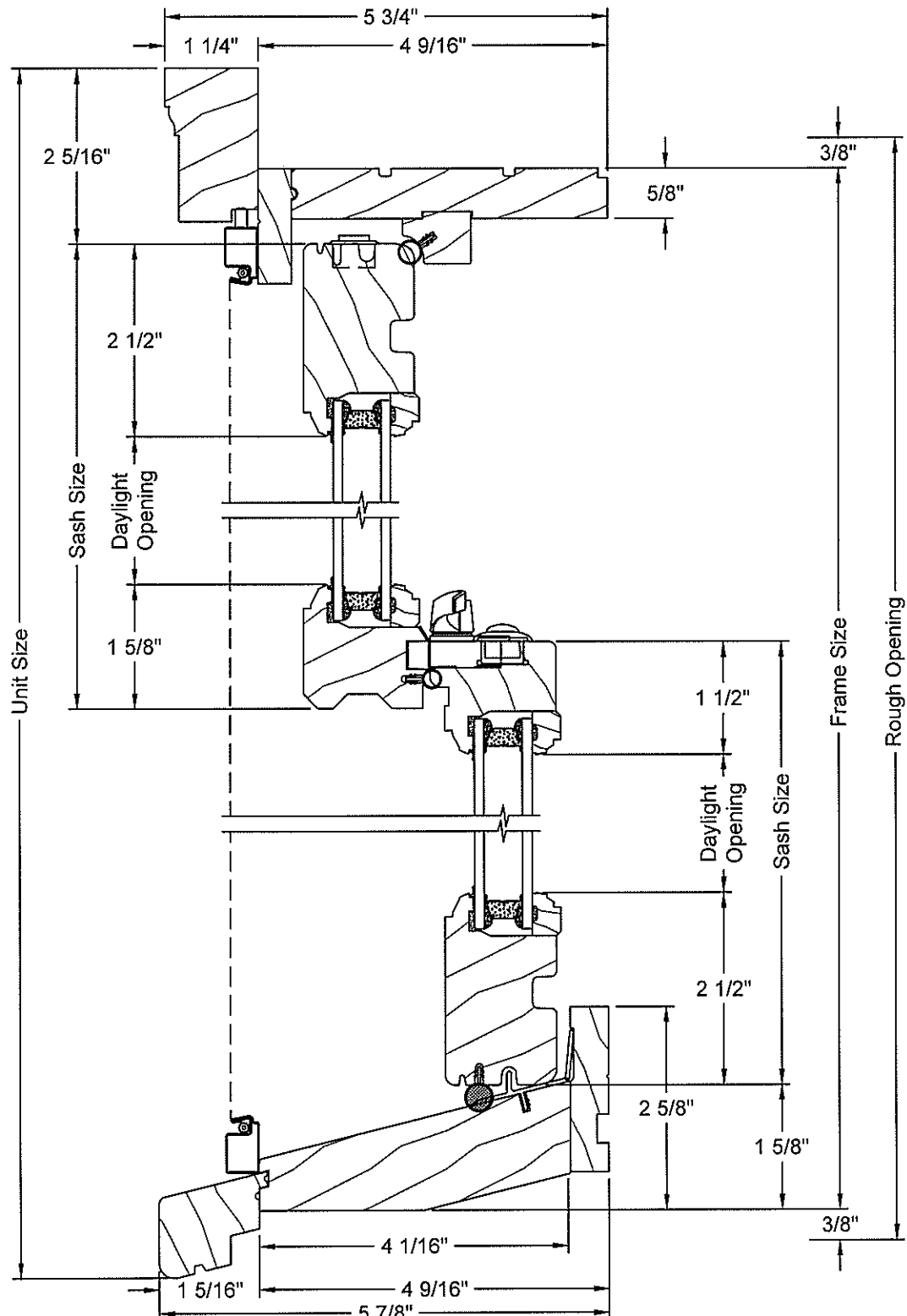


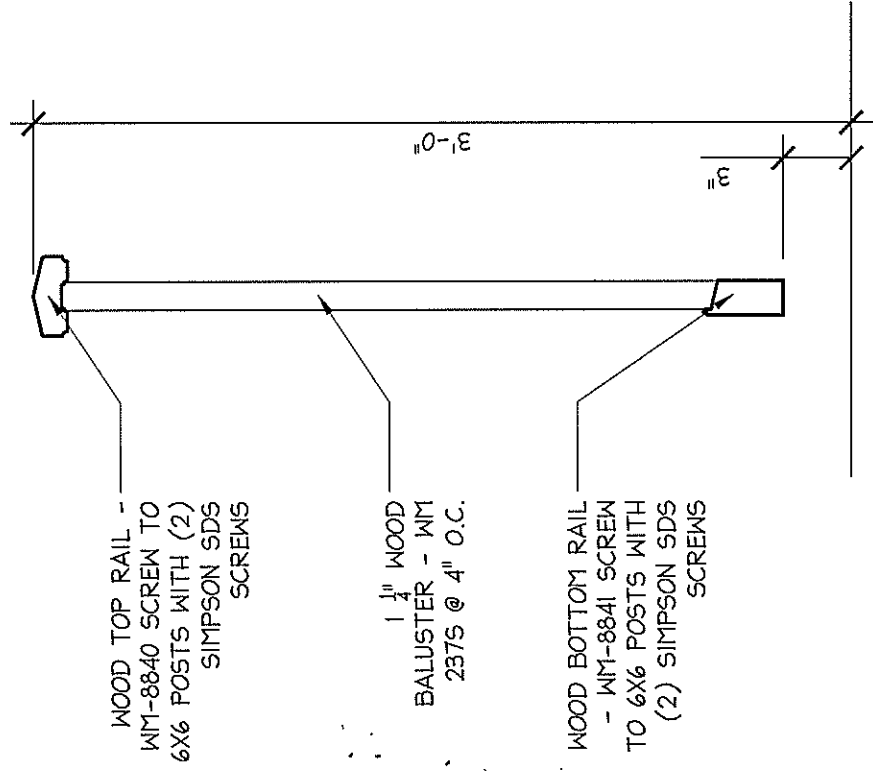
DIVIDED LITE OPTIONS





DP35 OPERATOR - VERTICAL SECTION





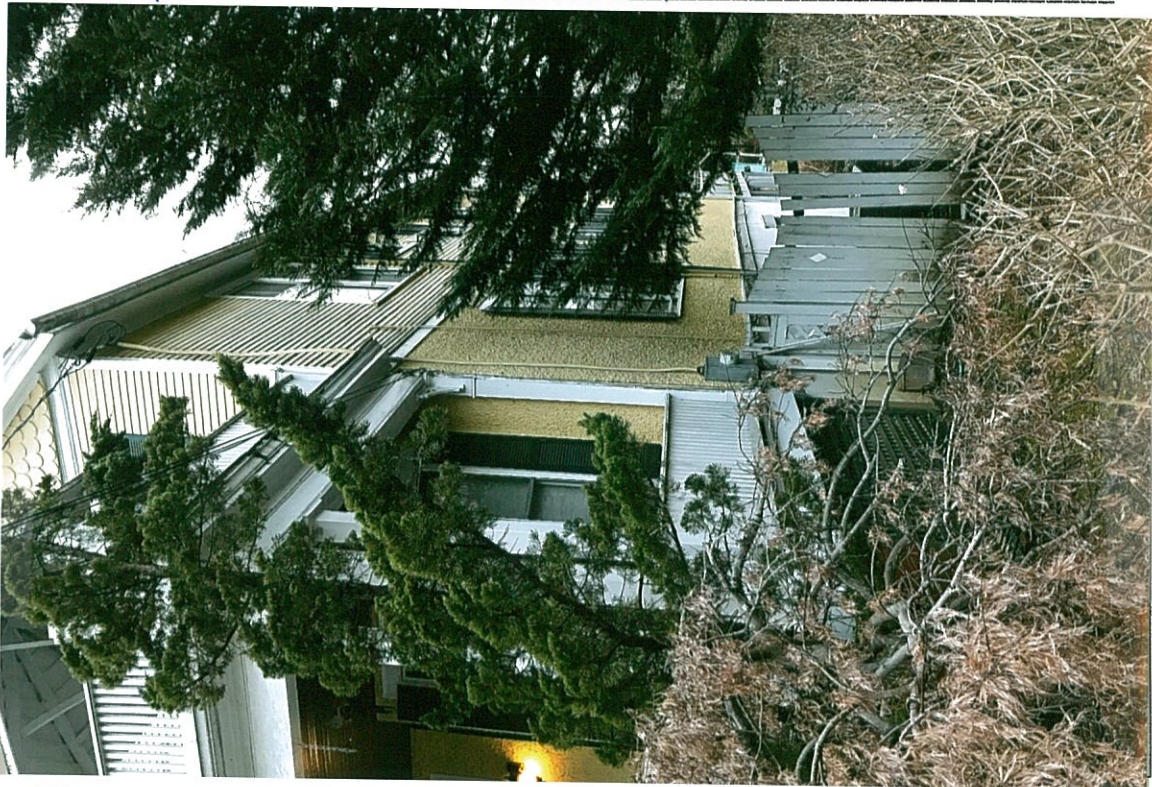
WOOD RAIL DETAIL

1 1/2" = 1'-0"

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW OF EXISTING HOUSE



Detail: VIEW OF SIDE OF HOUSE

Existing Property Condition Photographs (duplicate as needed)

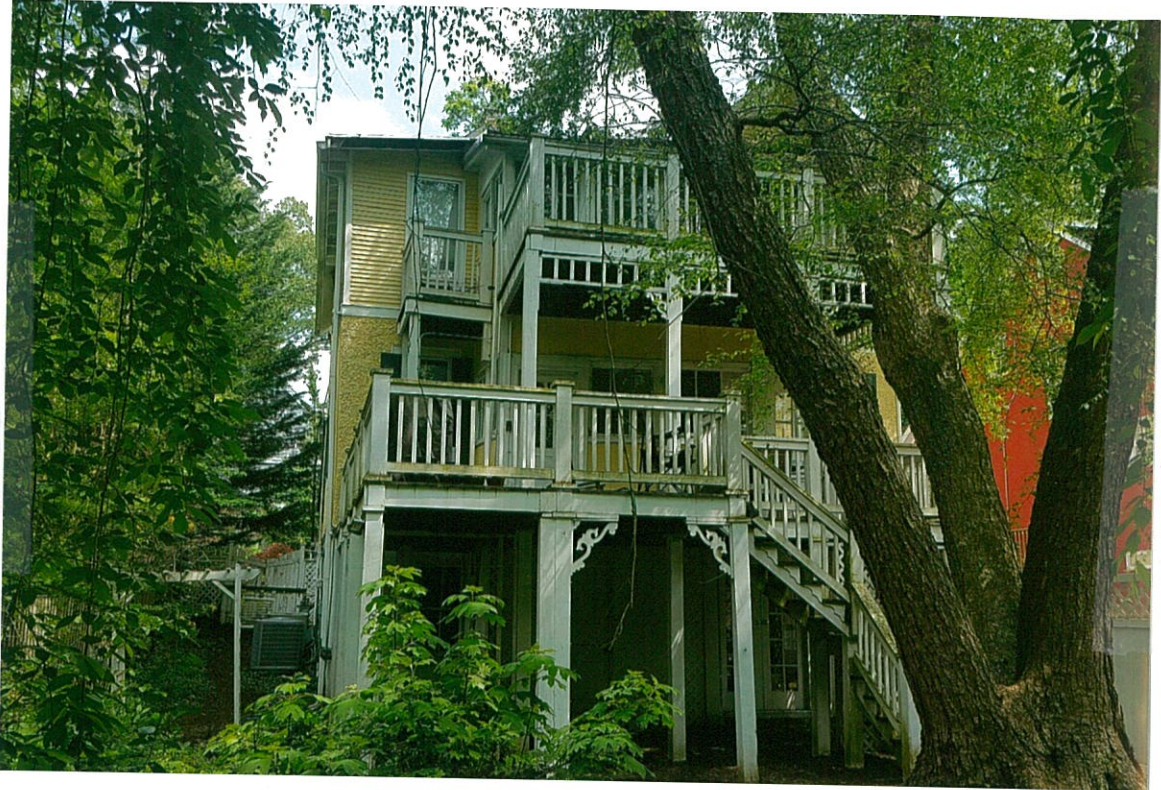


Detail: VIEW OF DRIVEWAY SIDE OF HOUSE FROM REAR



Detail: VIEW OF DRIVEWAY SIDE OF HOUSE FROM FRONT

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF REAR OF HOUSE



Detail: VIEW OF EXISTING REAR ADDITION

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF RIGHT NEIGHBOR



Detail: VIEW OF LEFT NEIGHBOR

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

Owner's mailing address

INGRID CARTER & ROB CARTER
 7302 MAPLE AVE
 TAKOMA PARK, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

SOPHIE KASIMOW & SETH SHAMES
 7300 MAPLE AVE
 TAKOMA PARK, MD 20912

ROB & KRISTI GRACE
 7301 CEDAR AVE
 TAKOMA PARK, MD 20912

LUCY MIKULAK AND HALUK ERGUN
 7304 MAPLE AVE
 TAKOMA PARK, MD 20912

KAREN MARK AND A.M. TUCKER
 7305 CEDAR AVE
 TAKOMA PARK, MD 20912

NINA FALK & STEVE SILVERMAN
 7303 CEDAR AVE
 TAKOMA PARK, MD 20912

PAT & TOM RUMBAUGH
 7301 MAPLE AVE
 TAKOMA PARK, MD 20912