

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7015 Sycamore Ave., Takoma Park	Meeting Date:	07/11/2018
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	07/05/2018
Applicant:	Samuel Allen and Rebekkah Shaeffer (Brian McCarthy, Architect)	Public Notice:	06/27/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-1800	Staff:	Michael Kyne
PROPOSAL:	Window, door, and porch replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow/Craftsman
DATE: c. 1920s

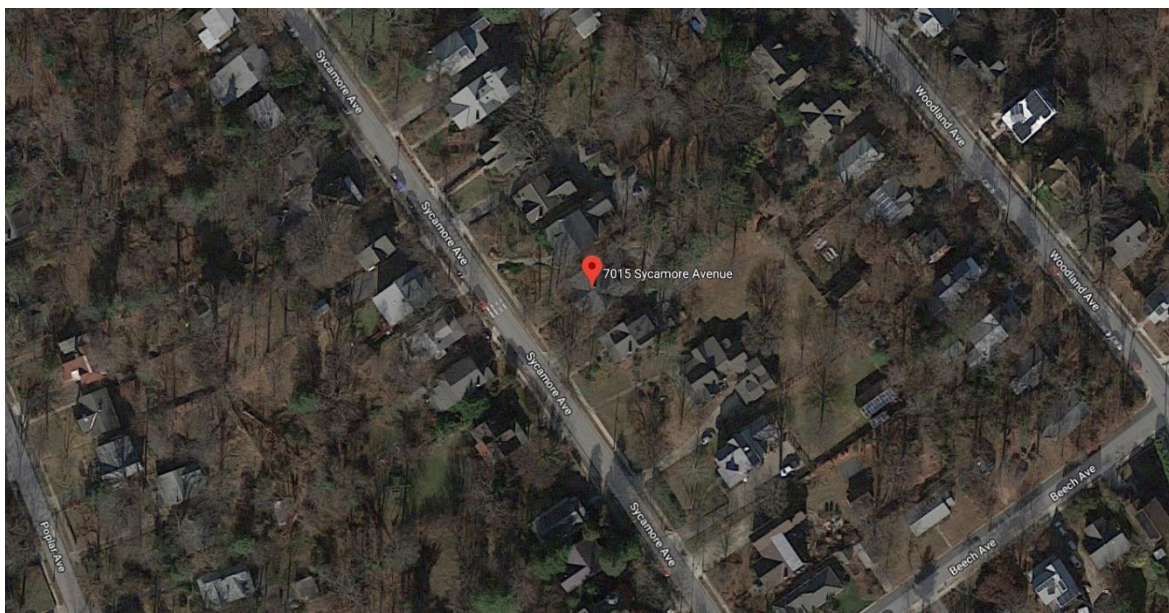


Fig. 1: 2018 Aerial of Subject Property.



Fig. 2: Takoma Park Historic District & Location of Subject Property.

PROPOSAL

The applicants propose the following work items at the subject property:

- Replace the basement-level hopper-style window on the front elevation with a casement egress window.
- Remove the non-historic open porch from the rear elevation and construct a new covered porch in its place.
- Replace a 6-lite awning window on the rear elevation of the historic house with casement windows.
- Remove an existing door from the rear elevation of the historic house.
- Add a full-lite door the left side (as viewed from the front) of an existing rear addition.

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 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 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.
- 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.

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.

STAFF DISCUSSION

The subject property is a c. 1920s 1 ½-story Bungalow/Craftsman-style Contributing Resource within the Takoma Park Historic District. The historic house has experienced alterations over the years and was previously divided into five separate rental units. The historic house is clad with aggregate stucco and retains Craftsman detailing, such as stepped eave brackets and 6-over-1 double-hung wooden windows. There is an existing 1 ½-story wood-clad addition at the rear, which likely dates to the 1940s based upon a visual inspection of the property. The lot slopes up from the street, and a central concrete stairway leads from the sidewalk to a covered central porch at the front of the house. The basement level is nearly fully exposed at the front, and the front basement-level windows are clearly visible from the street.

Basement-Level Window Replacement

The applicants propose to replace the 6-lite wooden hopper-style basement-level window on the front elevation (left side of the central front stairway) with a 12-lite wooden casement egress window. The proposed new window will have permanently-affixed 7/8” profile interior and exterior muntins with internal spacer bars and will match the style, including all casing and trimwork, of the existing wooden casement window on the right side of the central front stairway.

The *Guidelines* state that original window openings should be retained, where feasible. The applicants propose to retain a bedroom in the location of the proposed window replacement, and, due to current fire safety codes, an egress window is required. Because the dimensions of the existing hopper-style window are not consistent with egress requirements, staff finds that it would not be feasible to retain the existing window opening. While the applicants may be able to move the required egress window to the left elevation of the historic house, this would require excavation and the installation of a window well, due to the upward sloping lot. Staff supports the proposed basement-level window replacement, as the Commission typically exercises greater leniency when reviewing basement-level fenestration alterations.

Staff finds that, in accordance with *Standards* #2 and #9, the proposed basement-level window replacement will not alter or remove character-defining features of the historic house. The installation of a

casement window on the left side of the central front stairway to match an existing casement window on the right side of the central front stairway will reinforce the symmetry and stacked fenestration pattern of the historic house rather than detracting from the historic house or surrounding streetscape.

Rear Porch Replacement

Staff supports the removal of a dilapidated open porch at the rear of the historic house and the construction of a new covered porch in the same approximate location. While the proposed new porch will be slightly deeper than the existing porch (11' wide x 8' deep as opposed to 11' wide x 6' deep) and it may be partially visible from oblique angles within the public right-of-way, it will be consistent with character of the historic house. The proposed new porch will retain the approximate 3.5" inset from the rear/northwest (as viewed from the front) corner of the historic house, allowing the original massing to be perceived, and the proposed new porch materials (wood with asphalt shingles to match the existing) are compatible with the historic house.

Rear Window Replacement and Rear Door Alterations

The applicants propose to replace an existing 6-lite awning window on the rear elevation of the historic house with new wooden casement windows. The existing awning window is approximately head-height, while the proposed new windows will be slightly lower to match the style and height of the existing casement windows on the rear elevation of the existing rear addition. The proposed new windows will have permanently-affixed 7/8" profile interior and exterior muntins with internal spacer bars.

An existing door will also be removed from the rear elevation of the historic house, with a new full-lite wooden door proposed on the left elevation (as viewed from the front) of the existing rear addition. The aggregate stucco of the historic house and the wooden siding of the existing rear addition will be repaired in-kind where necessary to accommodate the proposed door alterations.

These proposed work items will be at the rear where they will not be at all visible from the public right-of-way, where they will not detract from the surrounding streetscape, and, in accordance with the *Guidelines* should be allowed as a matter of course. In accordance with *Standards* #2 and #9, staff finds that the proposed work items will not remove or alter character-defining features of the subject property.

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
Daytime Phone No.: 301-585-2222
Tax Account No.: 13-01075886
Name of Property Owner: Samuel Allen & Rebecca Shaeffer Daytime Phone No.: 301-793-9669
Address: 7015 Sycamore Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Brian McCarthy Daytime Phone No.: 301-585-2222

LOCATION OF BUILDING/PREMISE

House Number: 7015 Street: Sycamore Ave.
Town/City: Takoma Park Nearest Cross Street: Beech Ave.
Lot: 17 Block: 22 Subdivision: BF Gilbert
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: \$ 200,000

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

6/19/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 842123 Date Filed: 6/20/18 Date Issued: _____
eme

**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:

See attached Memo dated 6/20/18
Addendum a.

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

See attached Memo dated 6/20/18
Addendum b.

2. SITE PLAN

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.

7015 Sycamore Ave. Takoma Park

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917

Memorandum

20 June 2018

To: Historic Preservation Commission (HPC)
 Maryland-National Capital Park & Planning Commission
 c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for
 7015 Sycamore Avenue, Takoma Park Historic District
 Addenda to HAWP: **Written Description of Project**

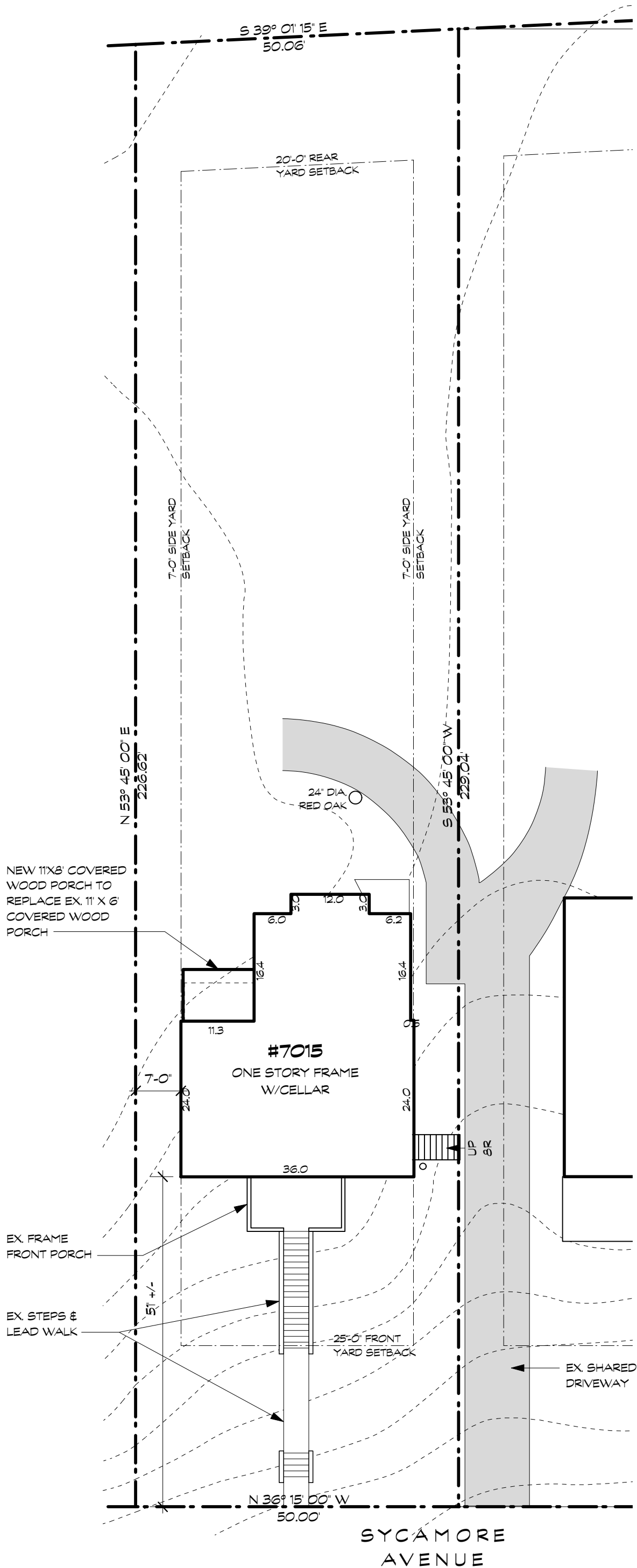
Addendum a.

The property is an historic, wood frame, one-story 1923 Bungalow clad in aggregate stucco. The modest single family home was carved into five rental units by a previous owner, and allowed the property to fall into disrepair. The home is sited on a treed lot and features a central, covered front entry porch flanked by period Craftsman timber columns and accessed by a long front concrete stairway. Other Craftsman details include stepped eave brackets and six over one double hung windows. The front entry door is full light divided into 15 panes.

The building includes a walk-out cellar and a wood-frame, clapboard sided rear addition we believe was erected in the 1940s.

Addendum b.

The proposed project scope endeavors to restore the home to its former charm, with most of the work of alteration and renovation occurring on the interior of the structure. The original house footprint will be preserved, except for a small extension of the existing back porch, to be rebuilt as a rear covered porch. Other work visible on the exterior will be the replacement of a cellar level hopper style window with a new French casement style egress window to create a symmetrical match with an existing casement, as well as a new double hung window at the kitchen, facing the rear yard.



BLOCK 22
LOT 22
11,391 SF

SP-1

20 June 2018

SHAEFFER-ALLEN RENOVATION
7015 Sycamore Avenue, Takoma Park, MD 20912
SITE PLAN
Scale: 1/16" = 1'-0"

#1765

BENNETT FRANK McCARTHY
architects, inc.

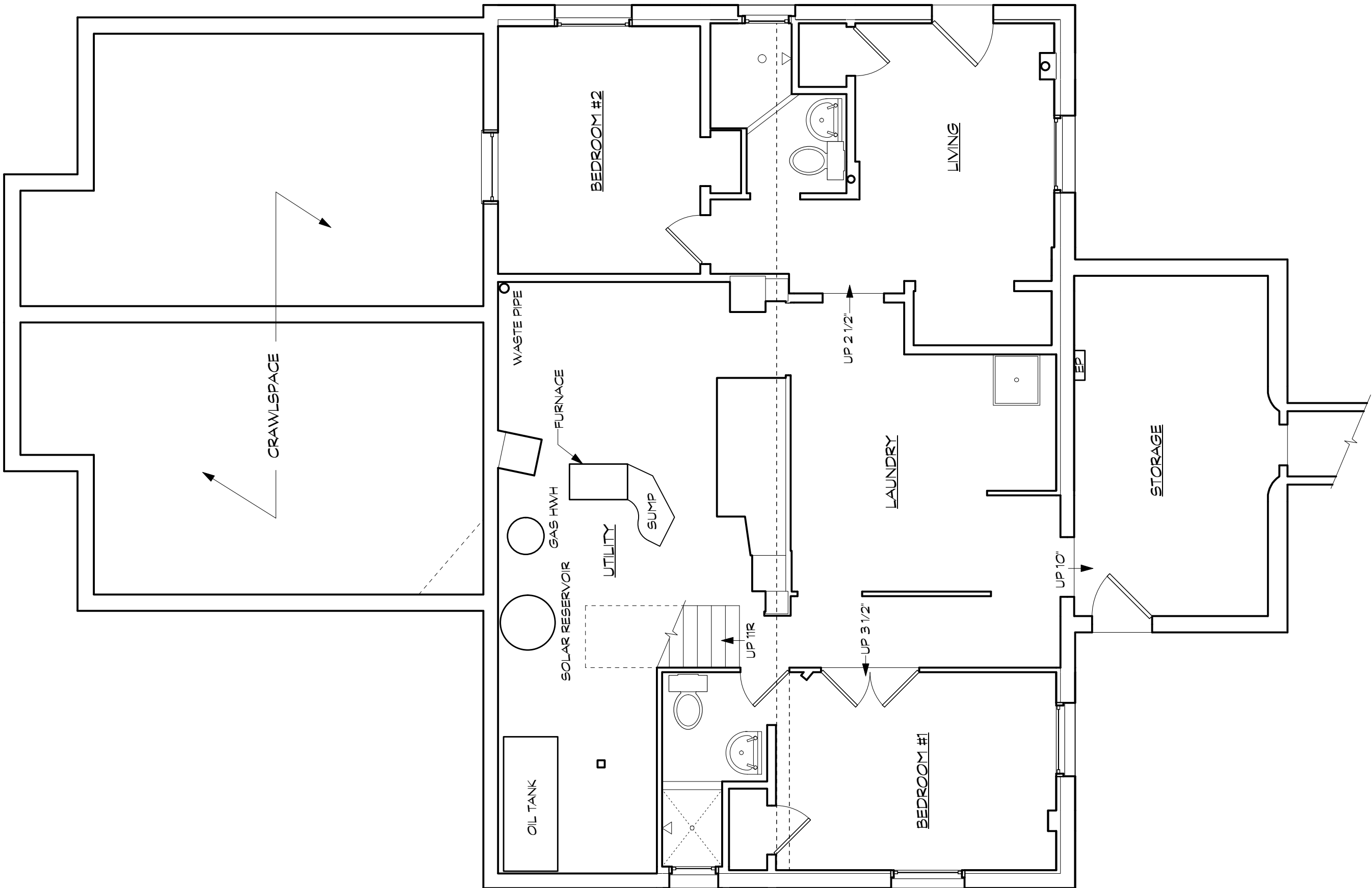
1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755
(301) 585-2222 www.bfmarch.com fax (301) 585-8917



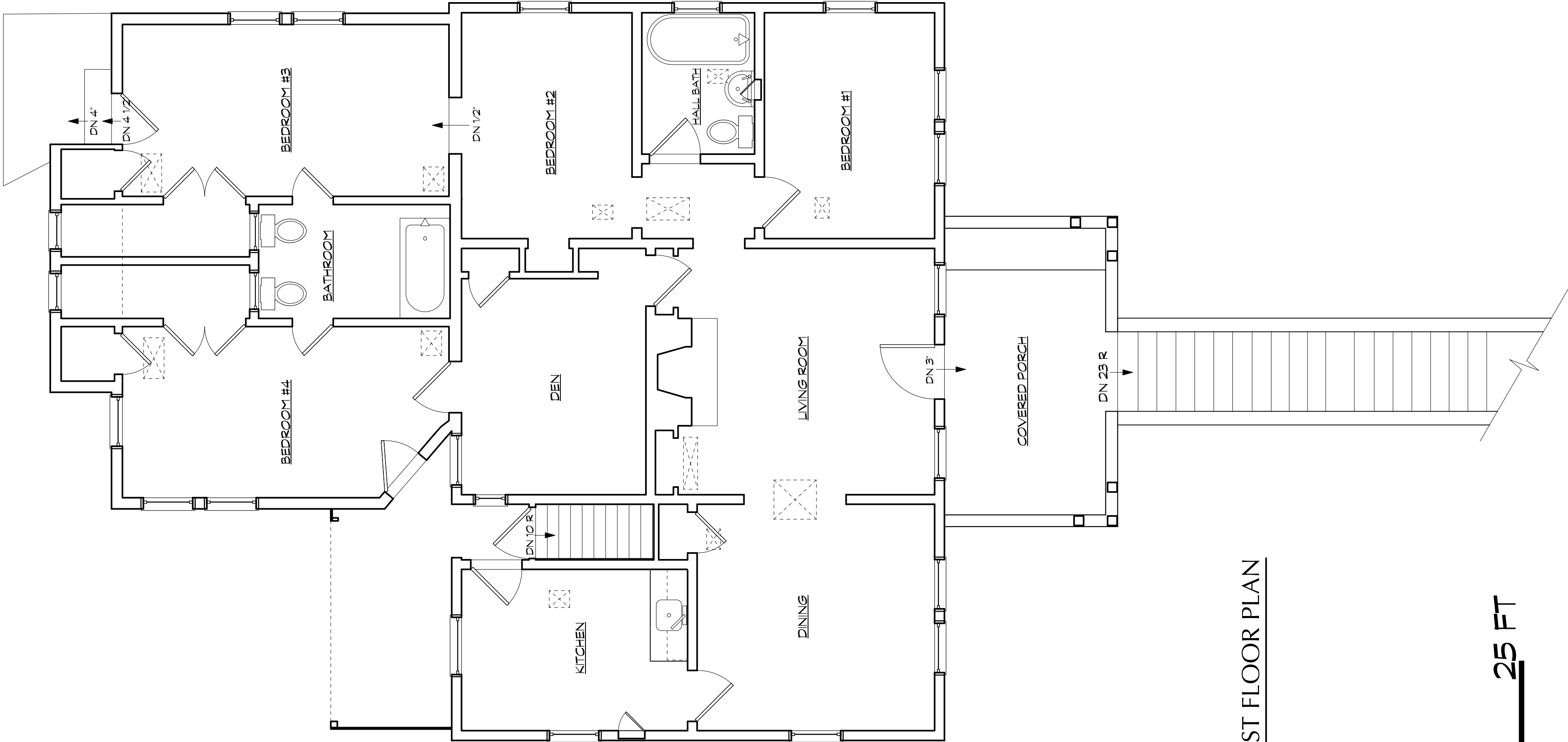
Drawing Title:
EXISTING PLANS
Scale:
As Shown

EC-1

1 EXISTING CELLAR PLAN



2 EXISTING FIRST FLOOR PLAN

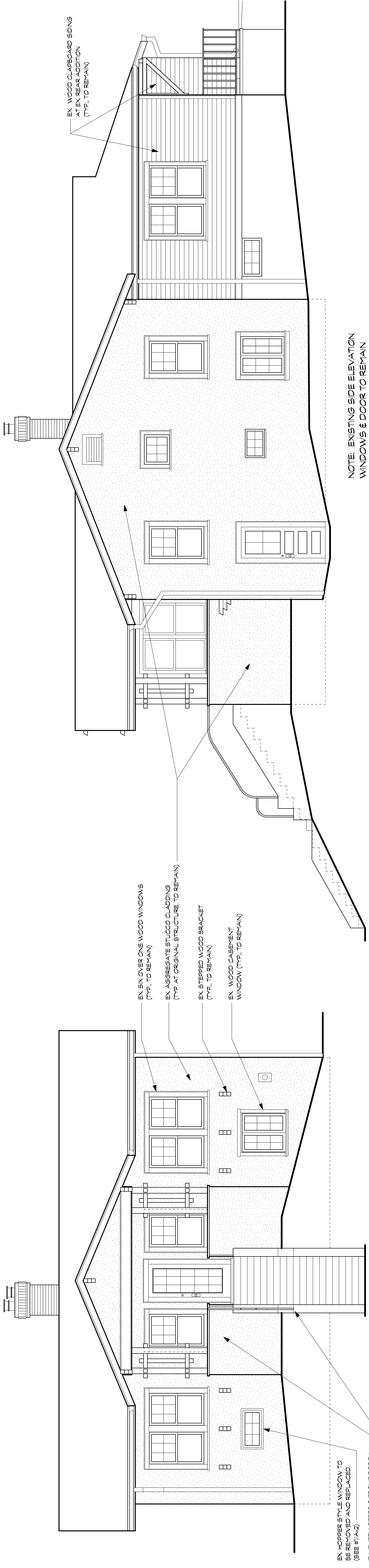


20 June 18
HAWP

I certify that these contract documents were prepared under my supervision or as approved by me and that I am a duly licensed registered architect under the laws of the State of Maryland.
Expiration Date:
License #: Bennett Frank McCarthy Architects, Inc.

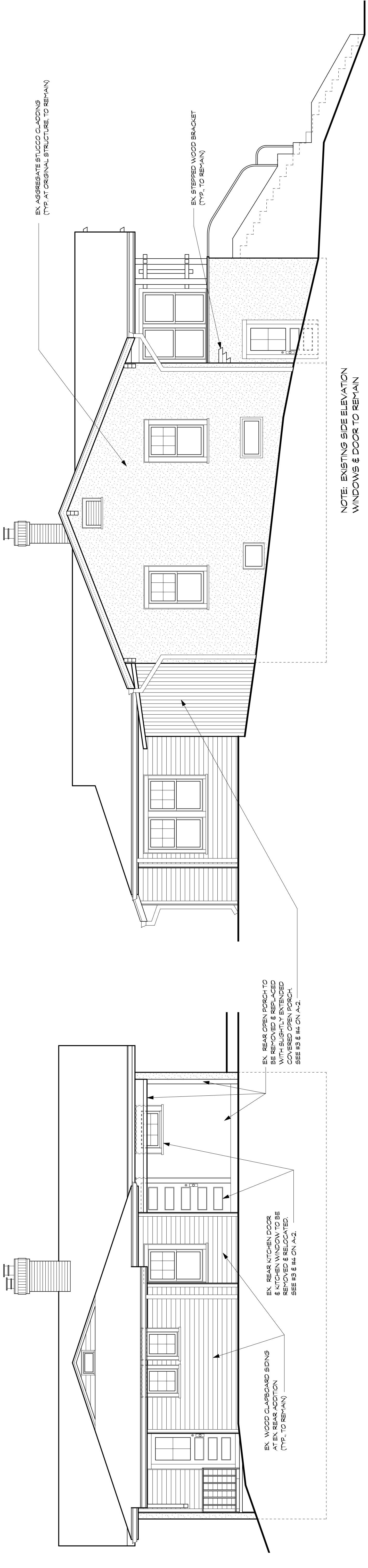
SHAFFER- ALLEN RENOVATION
7015 Sycamore Ave., Takoma Park, Maryland 20912
Project # 1765

BENNETT FRANK MCCARTHY
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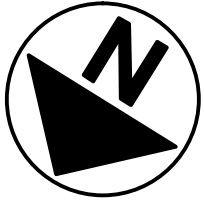
1 EXISTING FRONT ELEVATION

2 EXISTING SIDE ELEVATION



3 EXISTING REAR ELEVATION

4 EXISTING SIDE ELEVATION

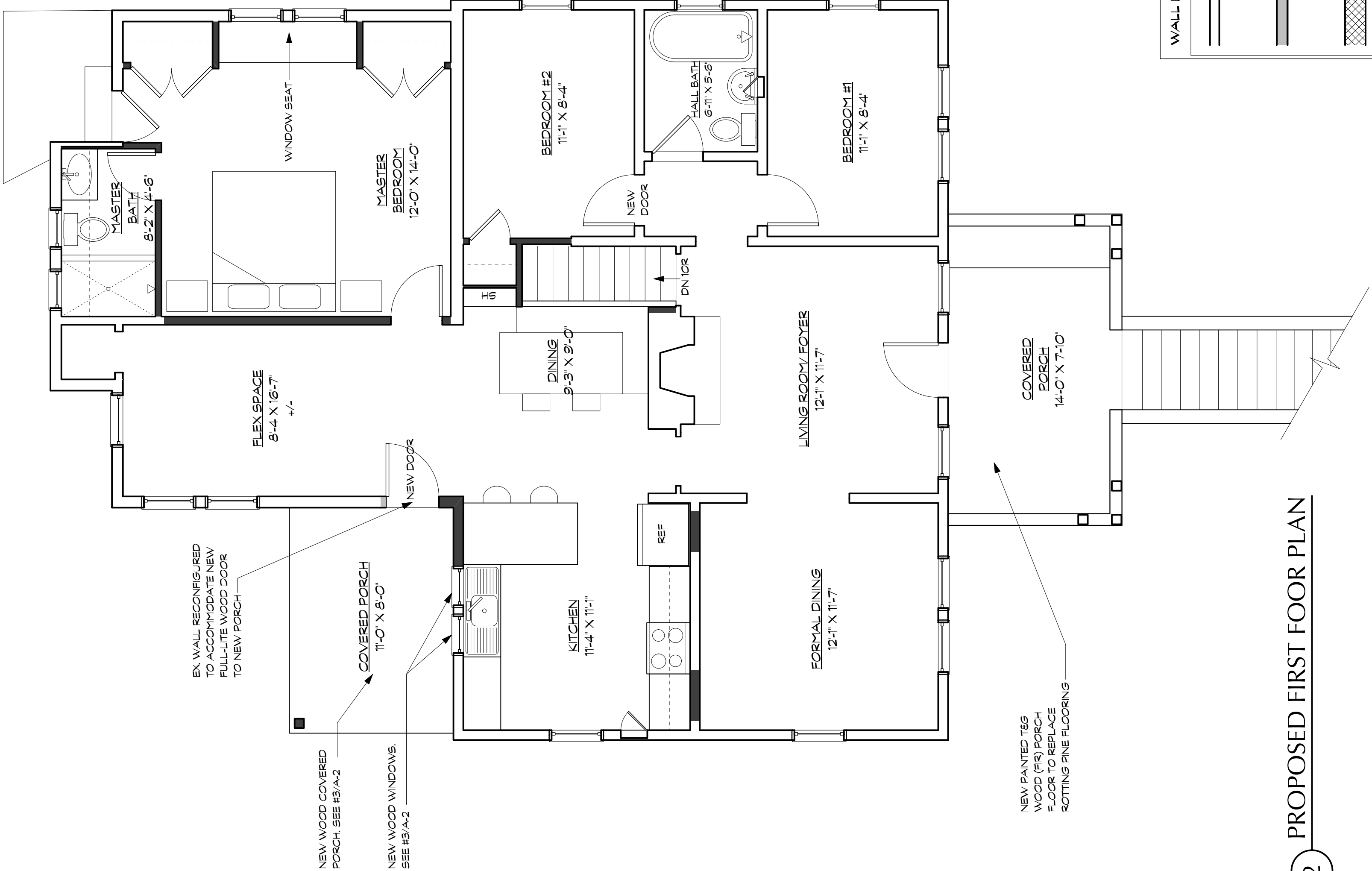


Drawing Title:
PROPOSED PLANS
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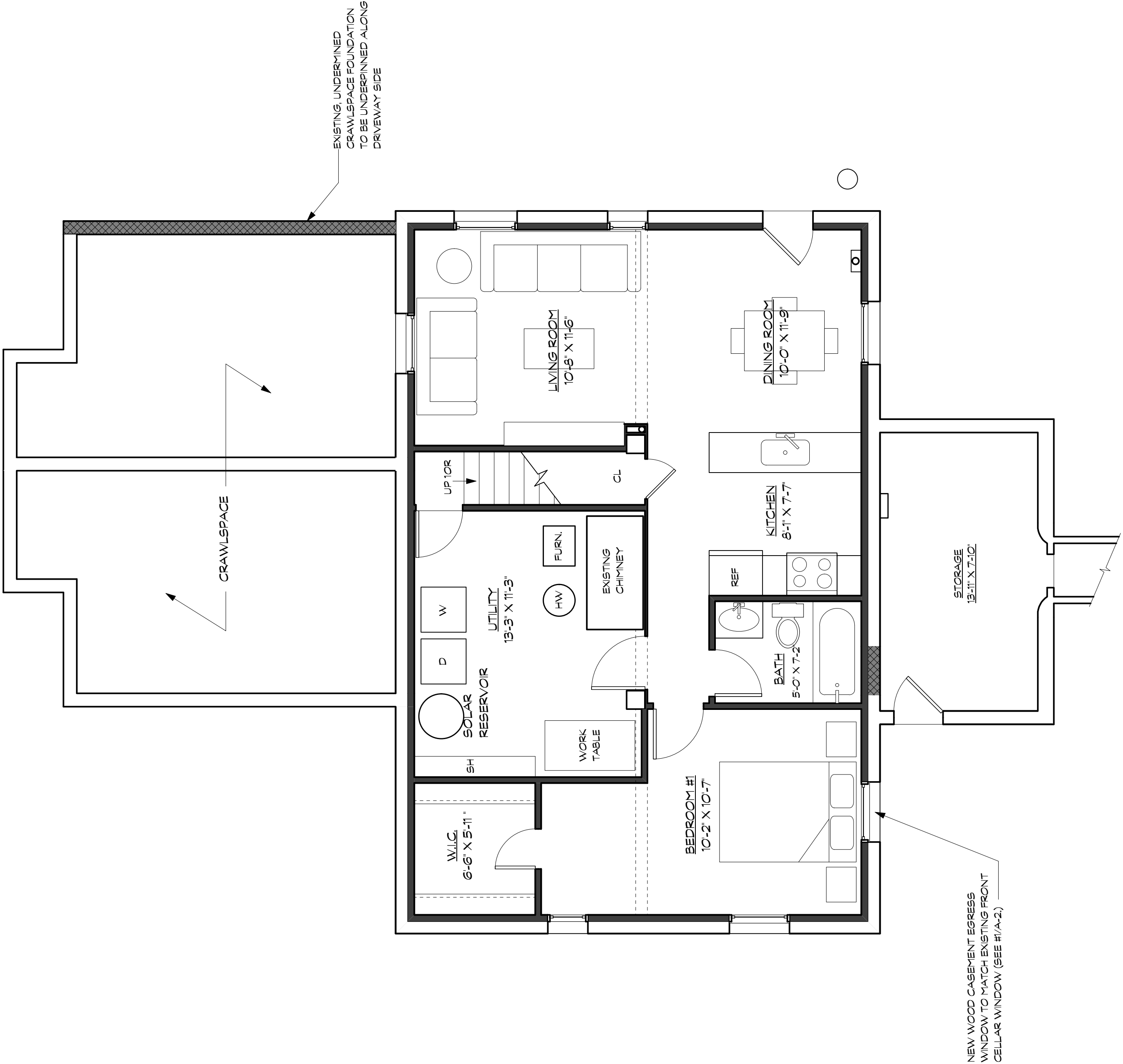
A-1

2 PROPOSED FIRST FLOOR PLAN

WALL LEGEND	
	EXISTING WALLS AND PARTITIONS TO REMAIN
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW CMU WALLS



1 PROPOSED CELLAR PLAN



20 June 18
HAWP
I certify that these contract documents were prepared under my supervision or as approved by me and that I am a duly licensed registered architect under the laws of the State of Maryland.
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As Shown
Scale:

Drawing Title:
PROPOSED ELEVATIONS

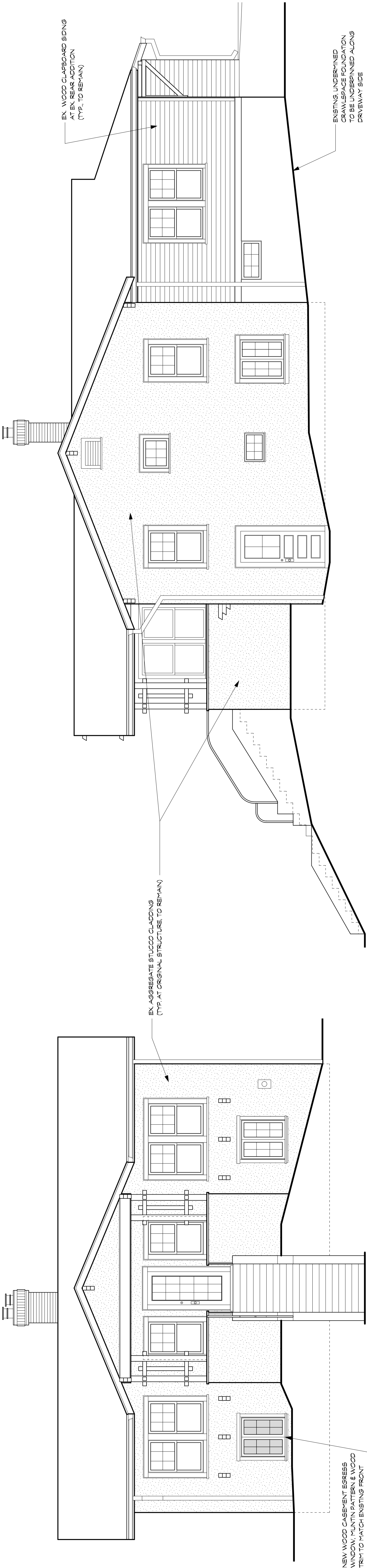
20 June 18
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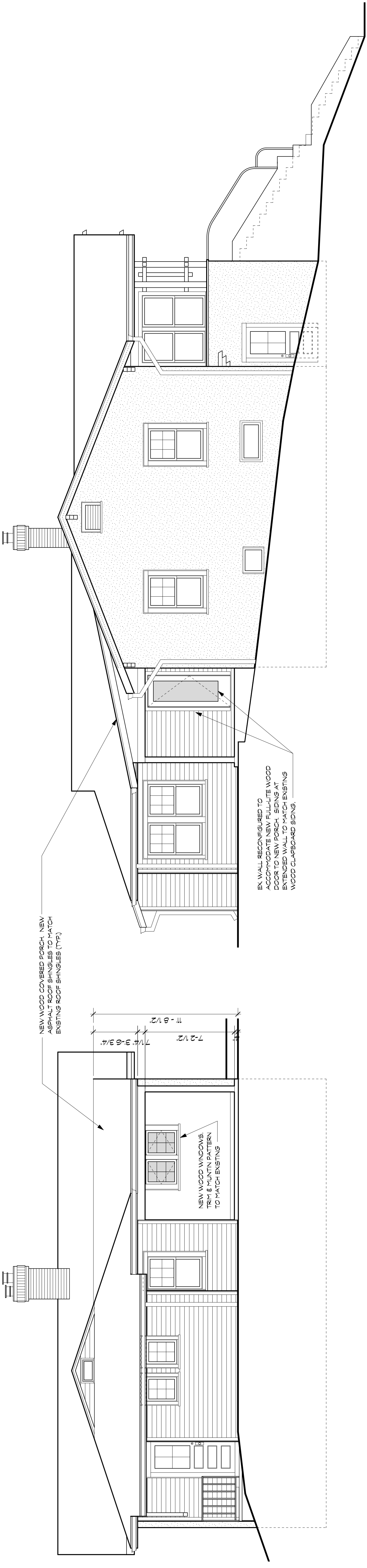
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1 PROPOSED FRONT ELEVATION

2 PROPOSED SIDE ELEVATION



3 PROPOSED REAR ELEVATION

4 PROPOSED SIDE ELEVATION

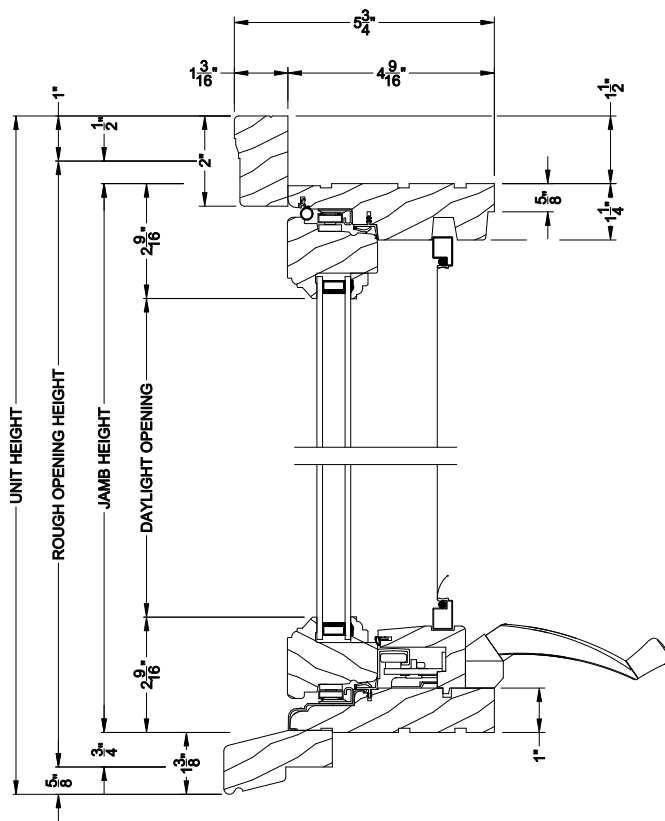


Weather Shield®

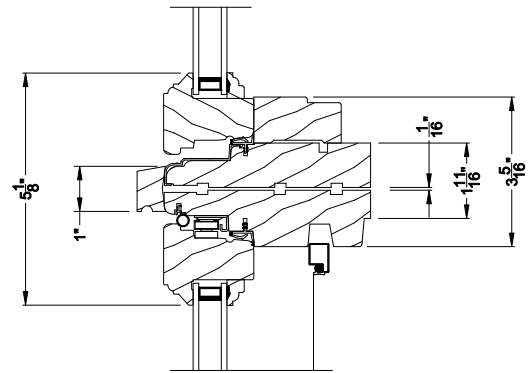
Weather Shield Series™

Casement Windows

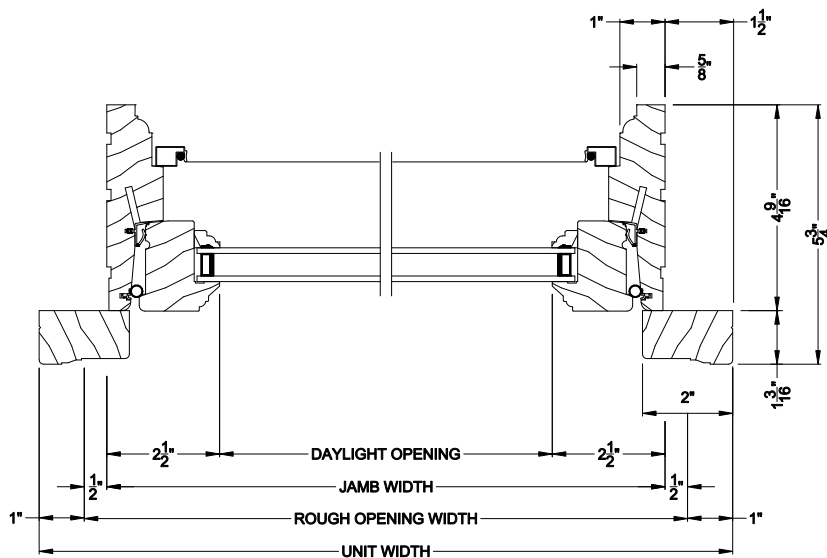
CROSS SECTION DETAILS



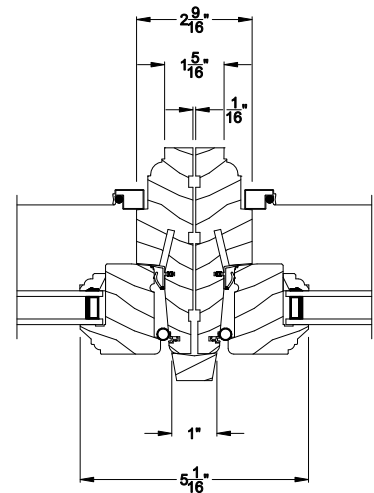
WEATHER SHIELD CASEMENT WINDOW (6204)
Vertical Section



WEATHER SHIELD CASEMENT WINDOW
Horizontal Stack Section - Transom Stack over Casement



WEATHER SHIELD CASEMENT WINDOW (6204)
Horizontal Section



WEATHER SHIELD CASEMENT WINDOW
Vertical Mull Section

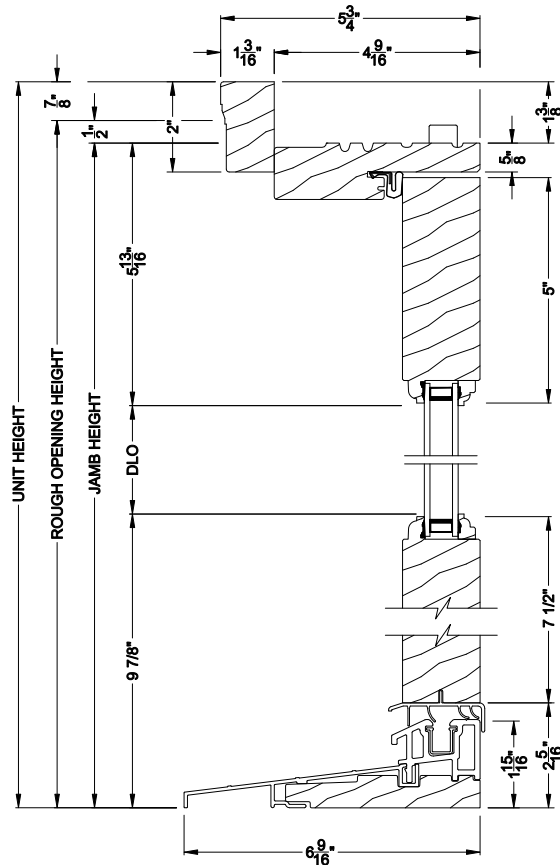
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

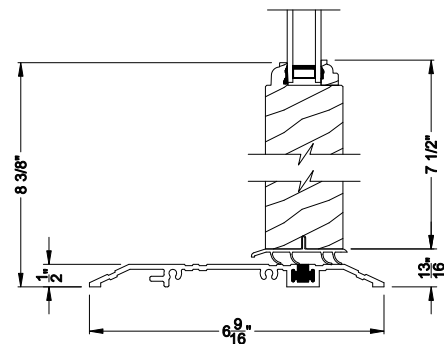
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Side Hinged French Doors

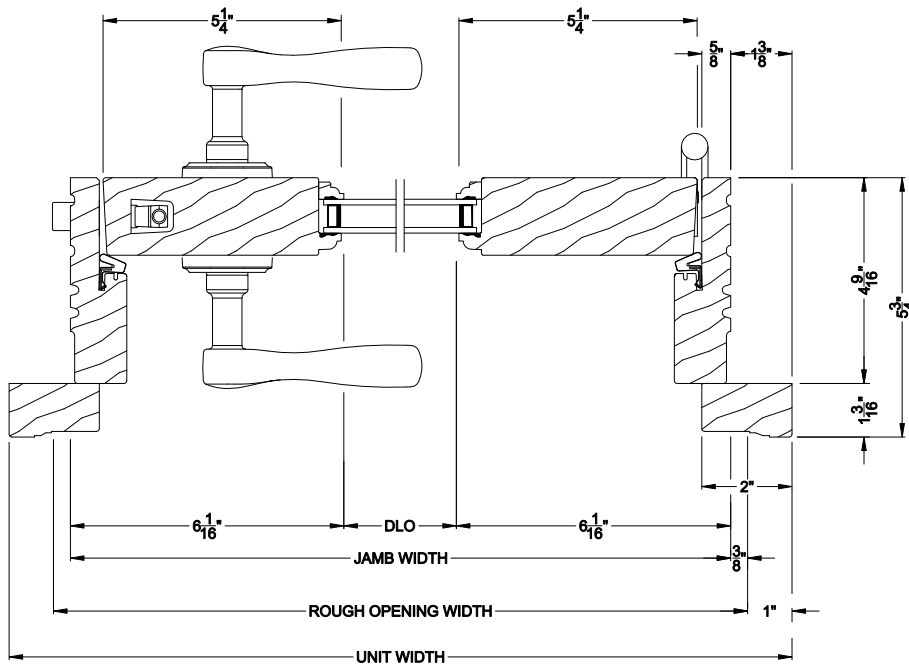
CROSS SECTION DETAILS



WEATHER SHIELD INSWING DOOR (6510)
Vertical Section



WEATHER SHIELD INSWING DOOR (6510)
Vertical Section - ADA Sill



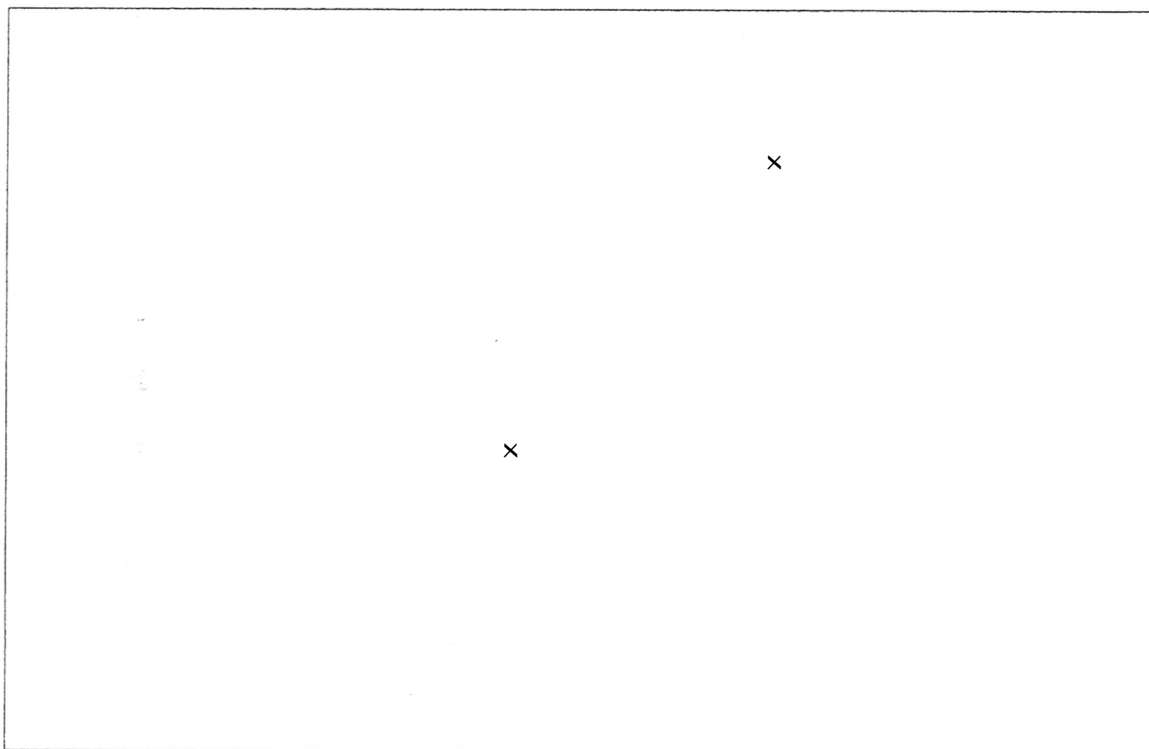
WEATHER SHIELD INSWING DOOR (6510)
Horizontal Section - 1 Panel Door

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Existing Property Condition Photographs (duplicate as needed)



Detail: 7015 Sycamore Ave. Roof Detail



Detail: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: 7015 Sycamore Ave. Front elevation with steps and front porch



Detail: 7015 Sycamore Ave. Right side elevation at shared driveway

Existing Property Condition Photographs (duplicate as needed)



Detail: 7015 Sycamore Ave. Rear elevation with view of ex. rear porch at right



Detail: 7015 Sycamore Ave. Left side elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: 7015 Sycamore Ave. Left elevation eave detail



Detail: 7015 Sycamore Ave. Left hand front elevation with cellar window, door & porch detail

Existing Property Condition Photographs (duplicate as needed)



Detail: 7015 Sycamore Ave. Front & right side elevation from ROW



Detail: 7015 Sycamore Ave. Right hand front elevation cellar casement and bracket detail

Existing Property Condition Photographs (duplicate as needed)



Detail: 7013 Sycamore Ave. View from the ROW



Detail: 7017 Sycamore Ave. View from the ROW
