

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7312 Maple Ave., Takoma Park	Meeting Date:	12/5/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/28/18
Applicant:	Thomas Herman	Public Notice:	11/21/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18YYY	Staff:	Dan Bruechert
Proposal:	Demolition of Accessory Structure and Building Addition		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The existing garage appears to be historic. The applicant has not provided sufficient evidence to justify its demolition and approval of this HAWP does not extend to any work on the garage.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1905-1920

The subject property is a two-story house, three bays wide, with a front facing gable roof. To the rear of the house is a non-historic two-story addition. The property contains a garage to the northwest of the house.



Figure 1: 7312 Maple Ave. with its detached garage to the rear.

PROPOSAL

The applicant proposes demolish the existing accessory structure and to demolish a non-historic addition and construct a new two-story addition in its place.

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 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.

Contributing Resources should receive a more lenient 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. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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 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 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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 applicant proposes to undertake work in two areas of the property. First, the applicant proposes to demolish the existing garage, which is located to the northwest of the historic house. Second, the applicant proposes to demolish a non-historic addition at the rear of the house and construct a new, larger two-story addition in its place. Staff finds that the proposed addition is consistent with the requisite guidance; however, Staff finds that the applicant has not provided enough information to justify the demolition of the garage and Staff recommends the approval not extend to work on the garage.

Accessory Structure Demolition

To the rear of the house is a one-bay accessory structure. The building is 10' × 18' (ten feet by eighteen feet) and has clapboard siding with an asphalt shingle roof and carriage-style doors.



Figure 2: 7312 Maple Ave. (left) with the front facing gable garage to the rear.

The applicant has provided additional photos (below) showing the exterior of the garage building.



Figure 3: The front of the garage as seen from behind the house.

The applicant provided Staff a building inspector's report indicates that there are some termite repairs to the garage, and a crack on the slab, but it looks to be in reasonable condition. Staff has reviewed its collection of Sandborn Maps and historical atlases and an accessory structure existed in this location dating back to the 1930s. Based on the visual characteristics of the existing garage, Staff suspects that this is the original garage. As an original historic feature for the property that is highly visible from the public right-of-way, Staff does not recommend approval of the demolition of this structure. The applicant maintains the burden of proof and/or persuasion and based on the information provided Staff does not support this aspect of the proposal. If the applicant can demonstrate that the garage is a non-historic construction,¹ Staff would support the removal of this structure and the HPC can reevaluate the request for demolition.

¹ This information could be provided by additional interior photographs or structural details. Additionally, Staff would like to point out that the repair work undertaken to the garage is eligible for the county Historic Preservation Tax Credit program: <http://montgomeryplanning.org/planning/historic/tax-credit-program/>



Figure 4: The rear of the garage looking toward the house.

Rear Building Addition

The applicant proposes to demolish the existing non-historic rear addition and construct a new two-story rear addition. The existing rear addition is two-stories tall, covered in vinyl siding constructed on an exposed CMU foundation. The larger first floor has a hipped roof, while the smaller second floor has a shed roof. The windows in the rear addition appear to be a mixture of fixed and casement windows. There is a small deck off the rear accessed by a pair of French Doors. On the (north) left side of the addition, there is a bay window on the first floor.

The existing addition is not historic and is not visible from the public right-of-way. It's removal will not impact the historic character of the surrounding streetscape of the Takoma Park Historic District and Staff recommends approval of its demolition.

The proposed addition will be two stories tall, constructed on parged and painted CMU piers with heavy duty lattice infill, and Hardi siding in a 7" (seven inch) reveal. The addition will be inset from the historic wall plane by 6" (six inches) on each side to help differentiate the historic from the new construction. The architectural-shingled gable roof over the addition will match the pitch of the historic, but will be 10" (ten inches) lower than the historic ridge. The applicant proposes to use Jeld-Wen wood windows with simulated divided lites and in a six-over-six configuration to match the historic windows. On the right (south) elevation the applicant proposes to use six-over-six windows on the first floor and to re-use the wood six-lite awning windows from the non-historic addition on the second floor.

On the rear the applicant proposes to install a triple set of six-over-six windows each with a three-lite transom above on the first floor. The applicant proposes to re-use the existing French Doors and to add a six-lite transom. On the second floor the applicant proposes to install a single

six-over-six sash window above the doors and proposes to reuse the existing bay window (from the first floor on the left elevation) above the triple set of windows. Under the gable in the rear the applicant proposes to re-use a six-lite wood window with new wood trim. At the rear the applicant proposes to install a new wood deck with a wood railing. This deck will not be visible from the public right-of-way.

Staff finds that overall the size, form, and configuration of the new addition is consistent with the historic house and surrounding district. The placement at the rear of the historic complies with the *Design Guidelines*. The addition is inset from the historic wall planes and the siding is a smaller exposure to differentiate it the new construction from the historic, per Standard 9. Staff further finds that the proposed materials, parged CMU foundation, Hardi siding, wood windows, and wood deck are all consistent with the historic house and surrounding district. Finally, Staff finds that while the bay window on the second floor is not a traditional architectural feature, it will not negatively impact this historic character of the building or the streetscape. The rear elevation of this house will be visible from Cedar Ave., approximately 160' (one hundred and sixty feet) from the rear of the house, so it is not an element that can be "approved as a matter of course," however, the impact on the Cedar Ave. streetscape will be minimal and its construction will not be detrimental to the surrounding district (24A-8(b)(2)). Staff recommends approval of the demolition of the existing addition and the proposed new construction.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the HAWP application;

1. The existing garage appears to be historic. The applicant has not provided sufficient evidence to justify its demolition; and approval of this HAWP does not extend to any work on the garage;

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: tmherman@gmail.com Contact Person: Thomas Herman
Daytime Phone No.: 516 286 2058
Tax Account No.: 13 01056462
Name of Property Owner: Thomas Herman Daytime Phone No.: 516 286 2058
Address: 7312 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: ERIC SAUL Daytime Phone No.: (301) 270-0395

LOCATION OF BUILDING/PREMISE

House Number: 7312 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 18 Block: 5 Subdivision: _____
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 ☐ Reversible

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: \$ 200,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE 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.

Th9d
Signature of owner or authorized agent

11/08/2018
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

**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:

REMOVAL OF EXISTING REAR ADDITION AND CONSTRUCTION OF A NEW 2 STORY ADDITION ON PIERS, WITH A SMALL DECK LANDING & STEPS. ADDITION TO INCLUDE A BATHROOM ON THE FIRST FLOOR AND A NEW MASTER BEDROOM SUITE ON THE 2ND FLOOR. ADDITION TO BE SETBACK 6" FROM EACH SIDE OF THE EXIST. STRUCTURE AS WELL AS 10" DOWN FROM THE ROOF.

SWITCH
PARAGRAPHS

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

EX. HOUSE IS A TWO STORY, SEMI-CRAFTSMAN STYLE BOX IN THE TAKOMA PARK HISTORIC DISTRICT. IT SITS ON A FLAT PIECE OF LAND WITH A LONG BACKYARD.

2. SITE PLAN

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

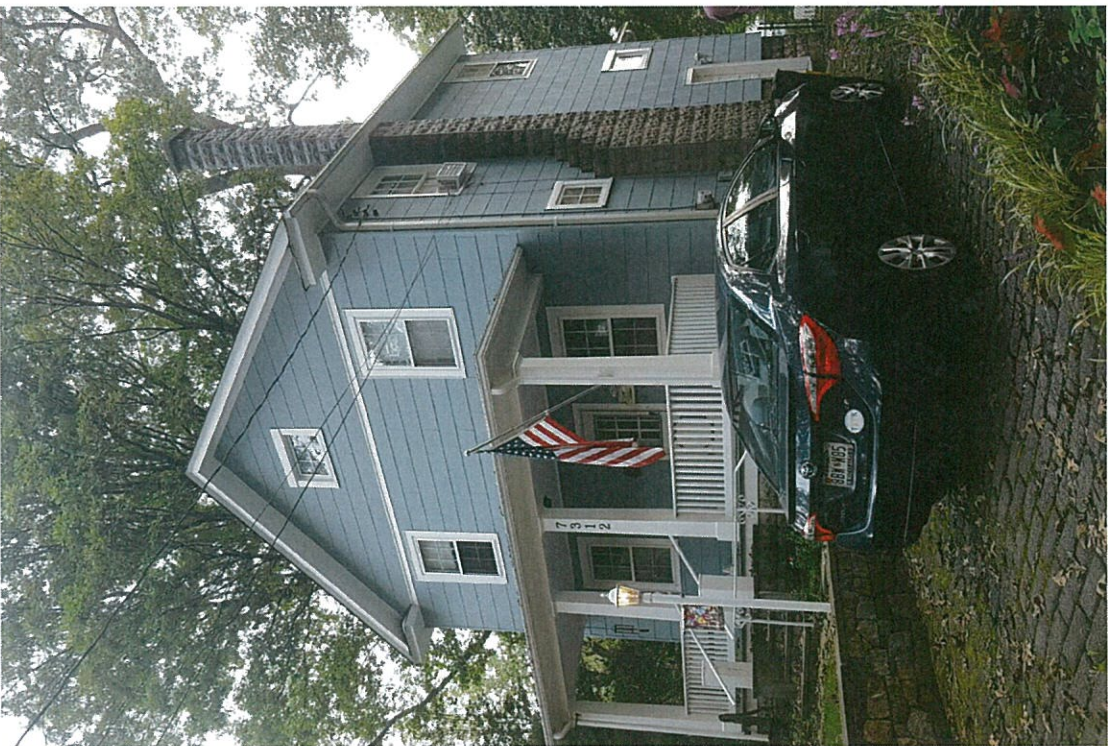
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

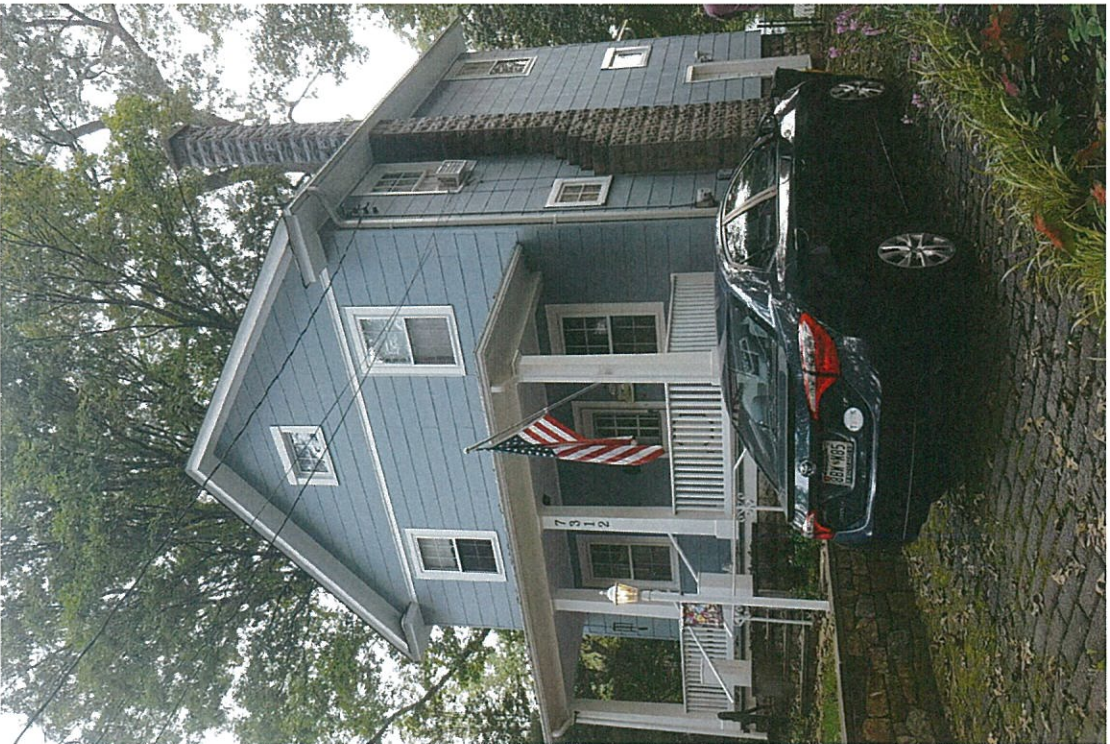
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address</p> <p>7312 Maple Ave Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>8114 CARROLL AVE TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>7314 MAPLE AVE TAKOMA PARK, MD 20912</p>	<p>7315 CEDAR AVE TAKOMA PARK, MD 20912</p>
<p>7310 MAPLE AVE TAKOMA PARK, MD 20912</p>	<p>7313 CEDAR AVE TAKOMA PARK, MD 20912</p>
<p>7313 MAPLE AVE TAKOMA PARK, MD 20912</p>	<p>7311 CEDAR AVE TAKOMA PARK, MD 20912</p>









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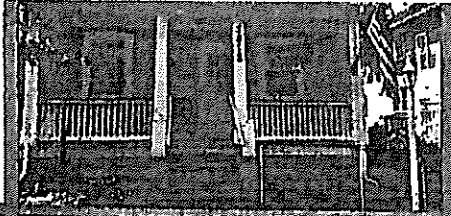
VOICE

o: 310.654.2560
f: 301.654.0325

www.sagetitlegroup.com

2101 BETHESDA, MD 20814

7312 Maple Avenue



MAPLE AVENUE

TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: MD1807.4344

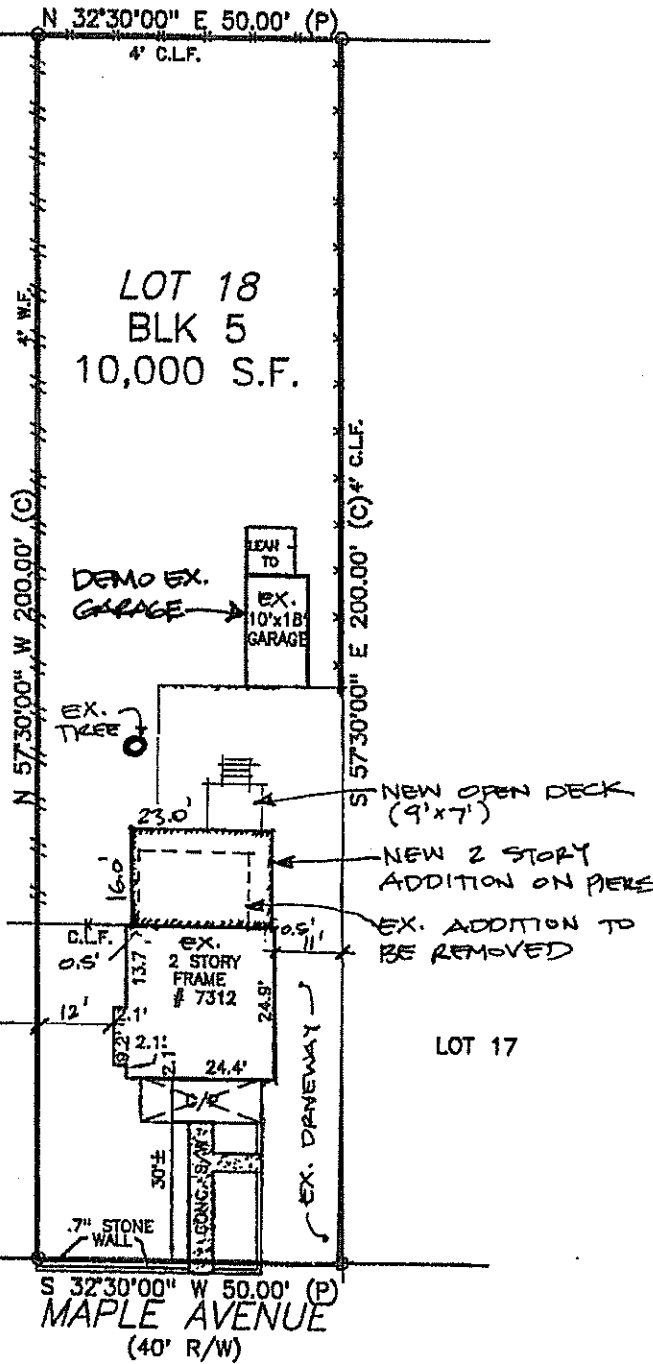
REVISION HISTORY: (REV'D 8/6/2018)

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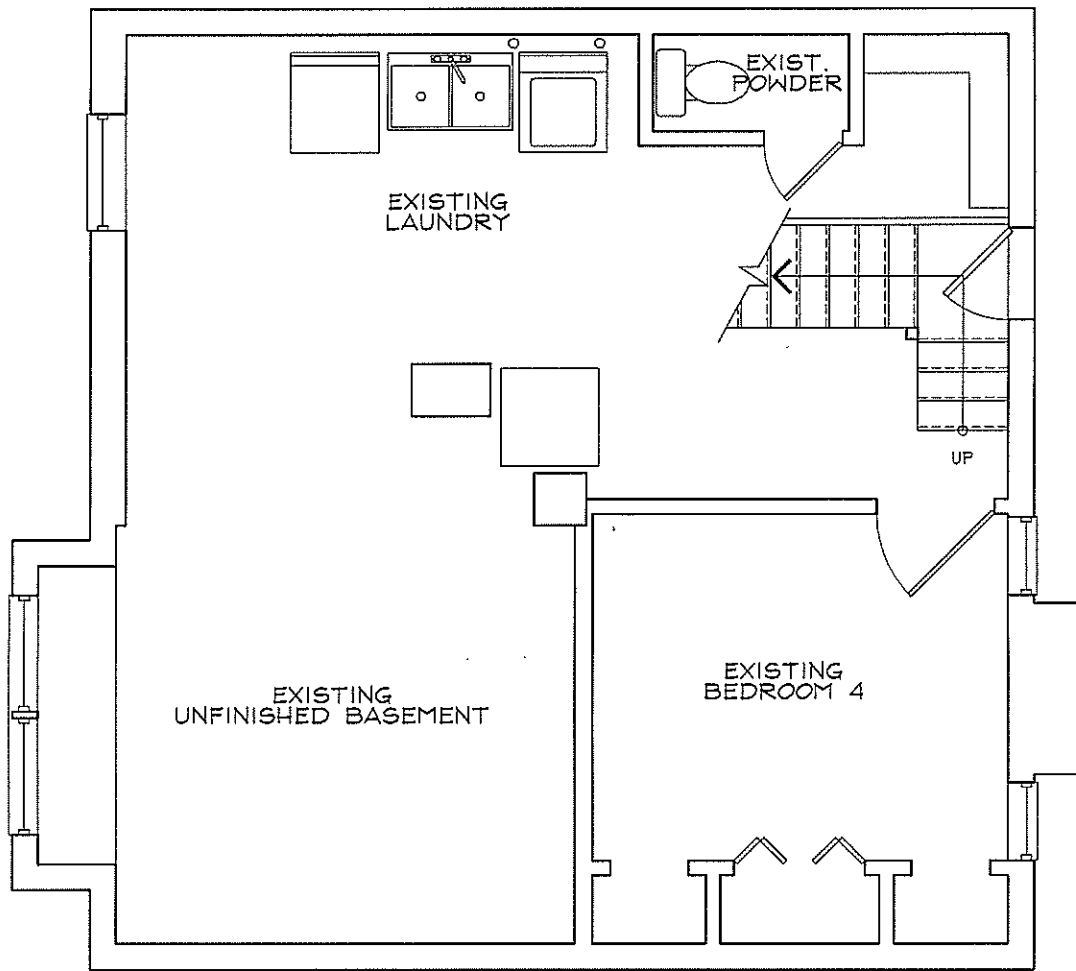
1/8 DIVISION OF TAKOMA PARK
MARYLAND

LOT 18
BLK 5
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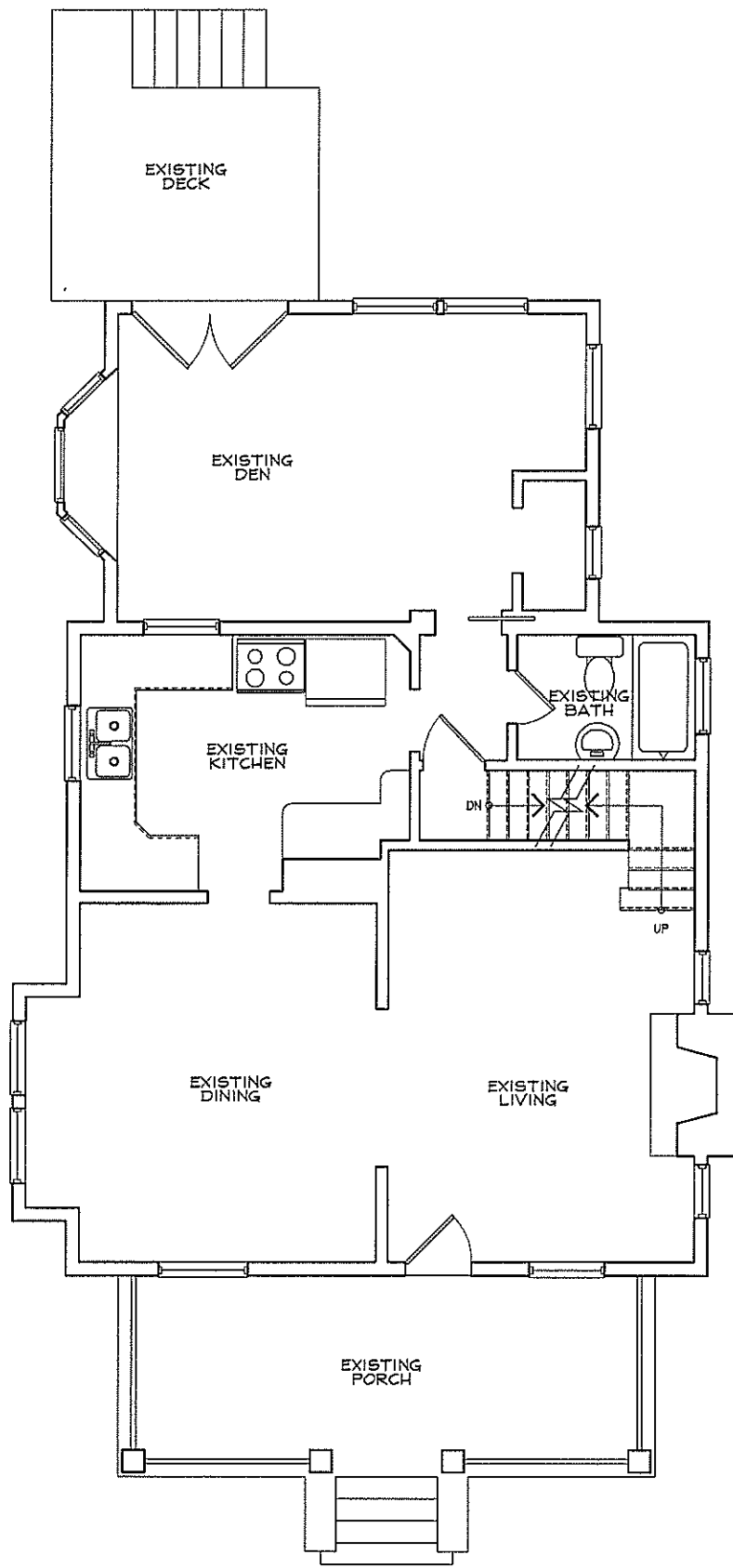
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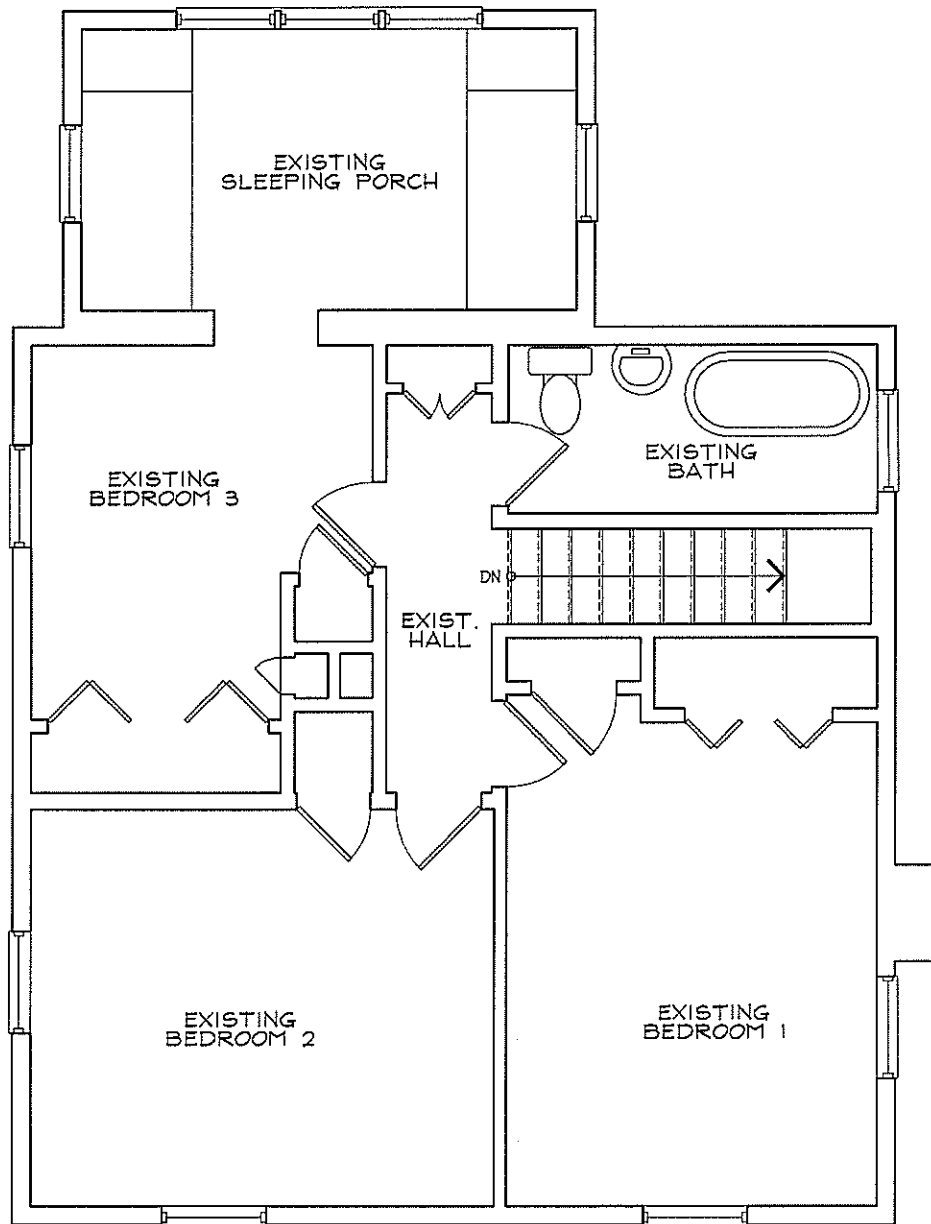
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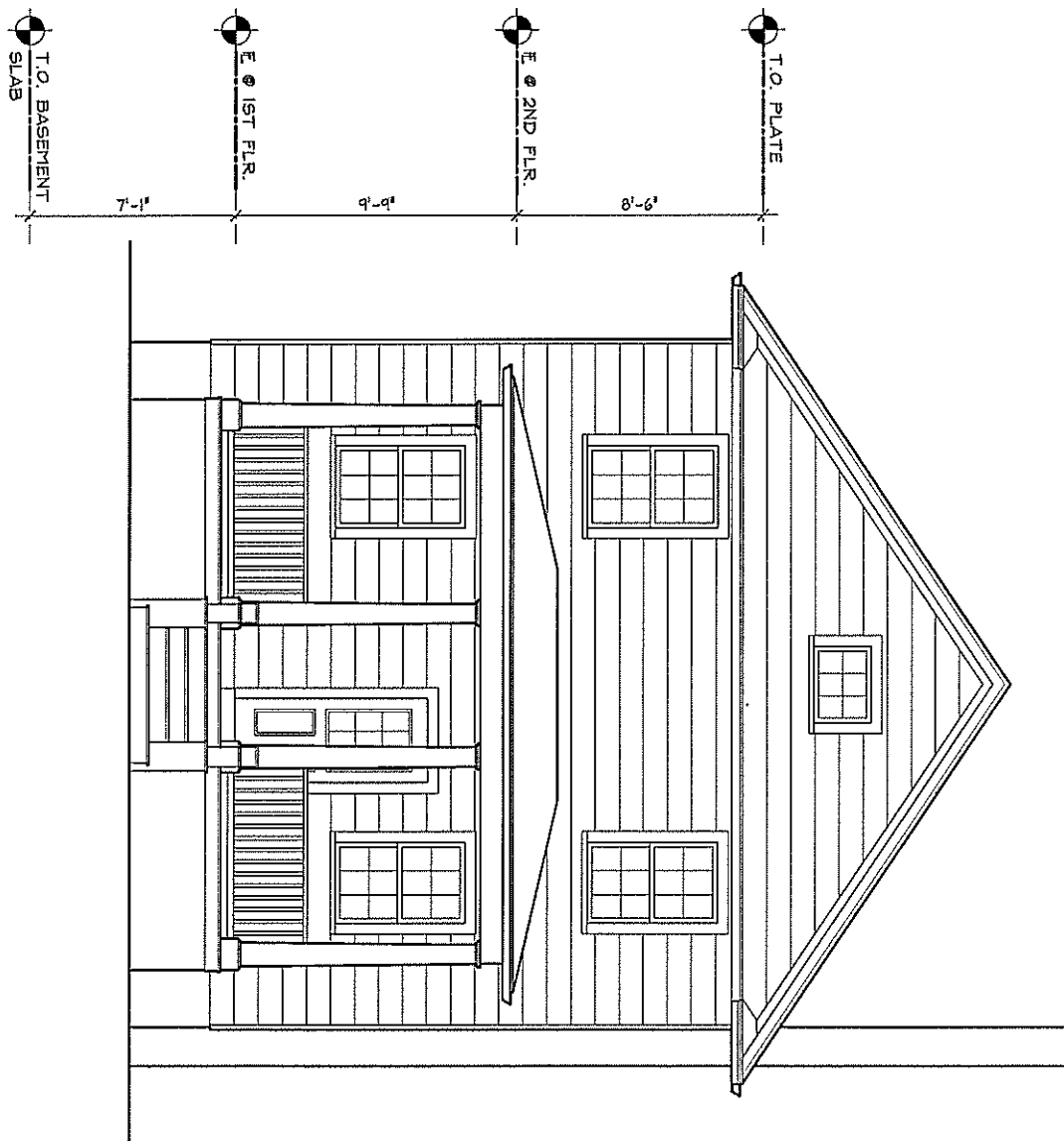


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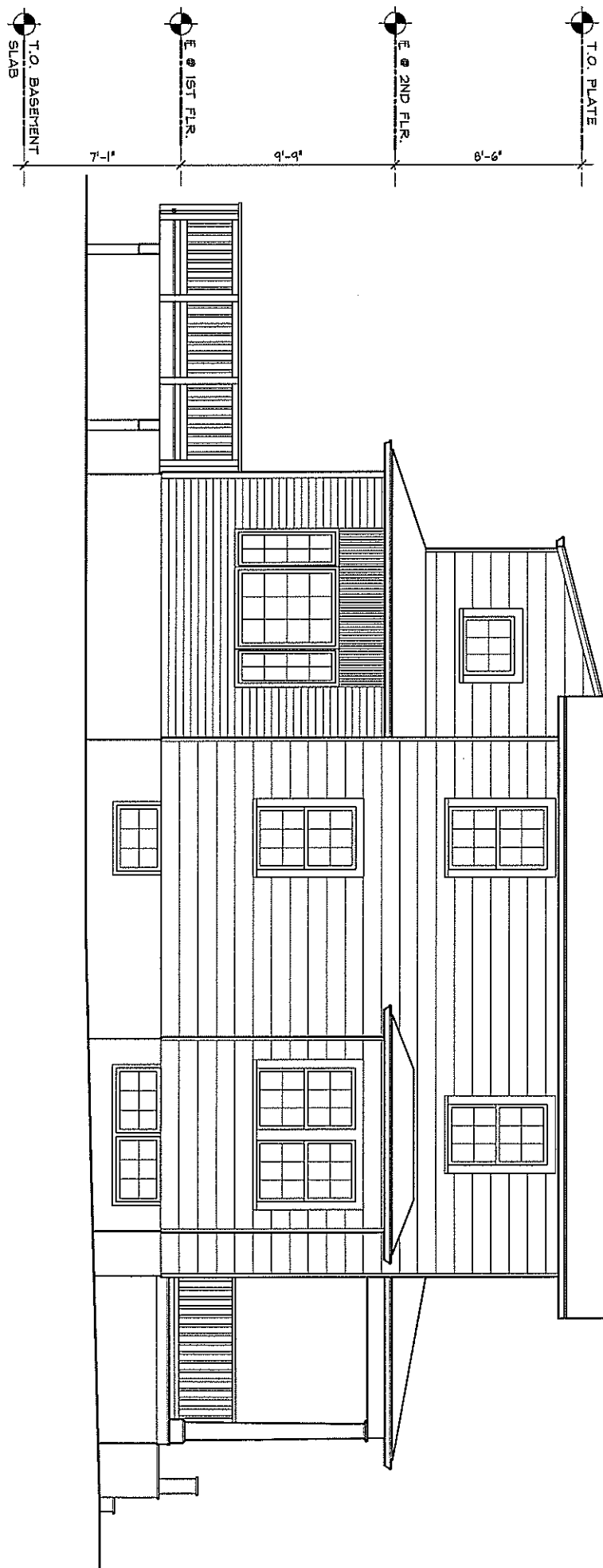
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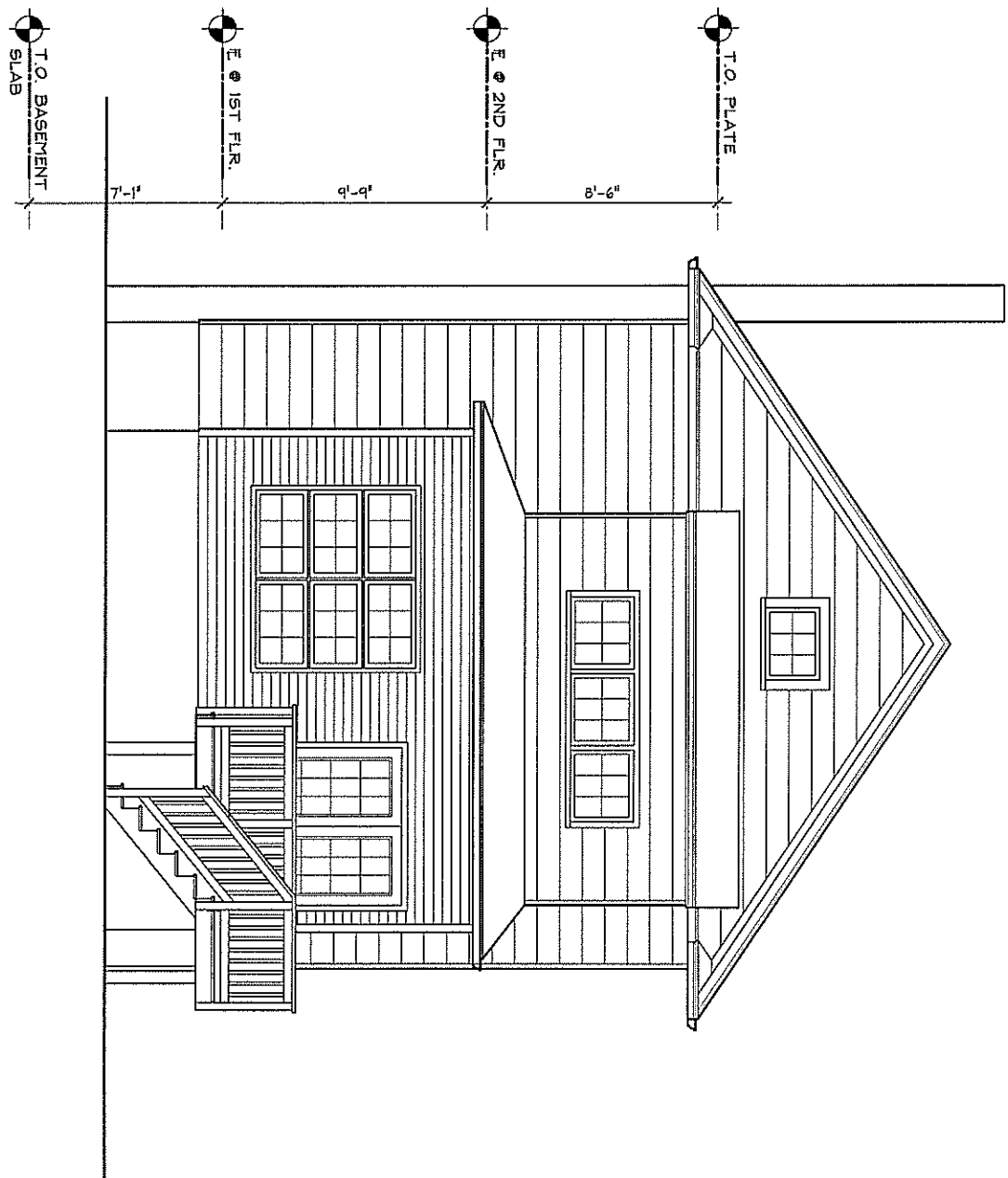
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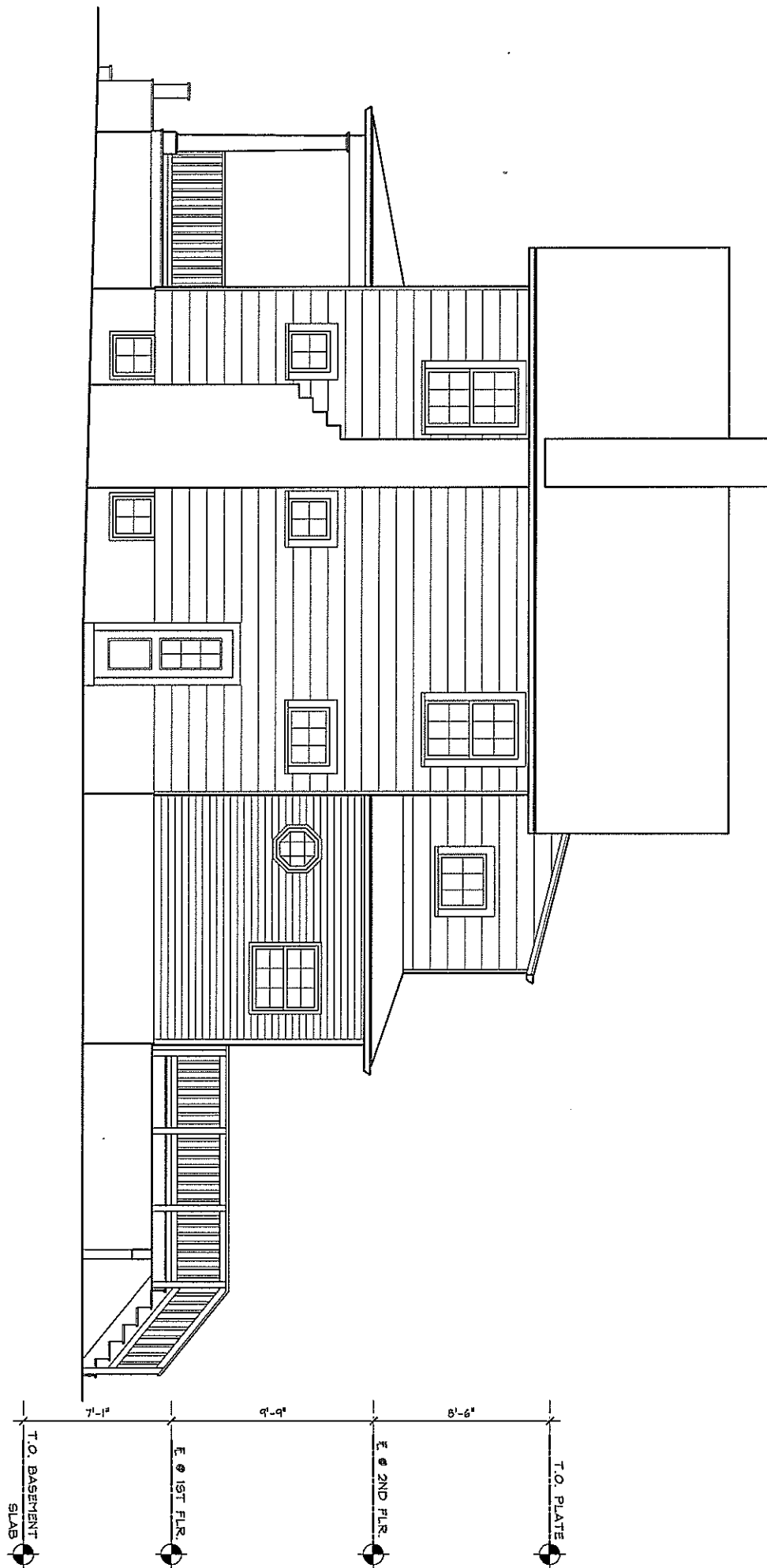
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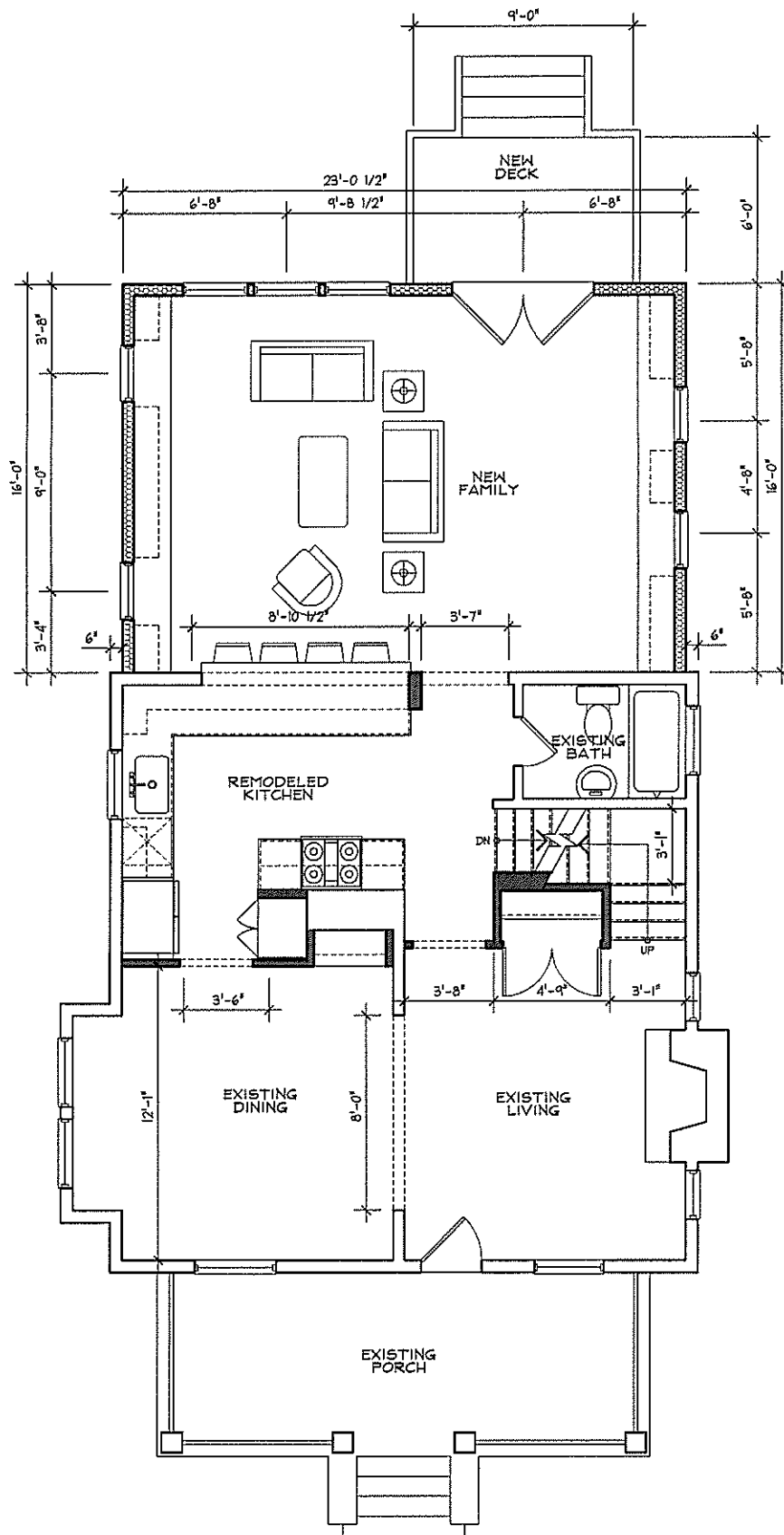
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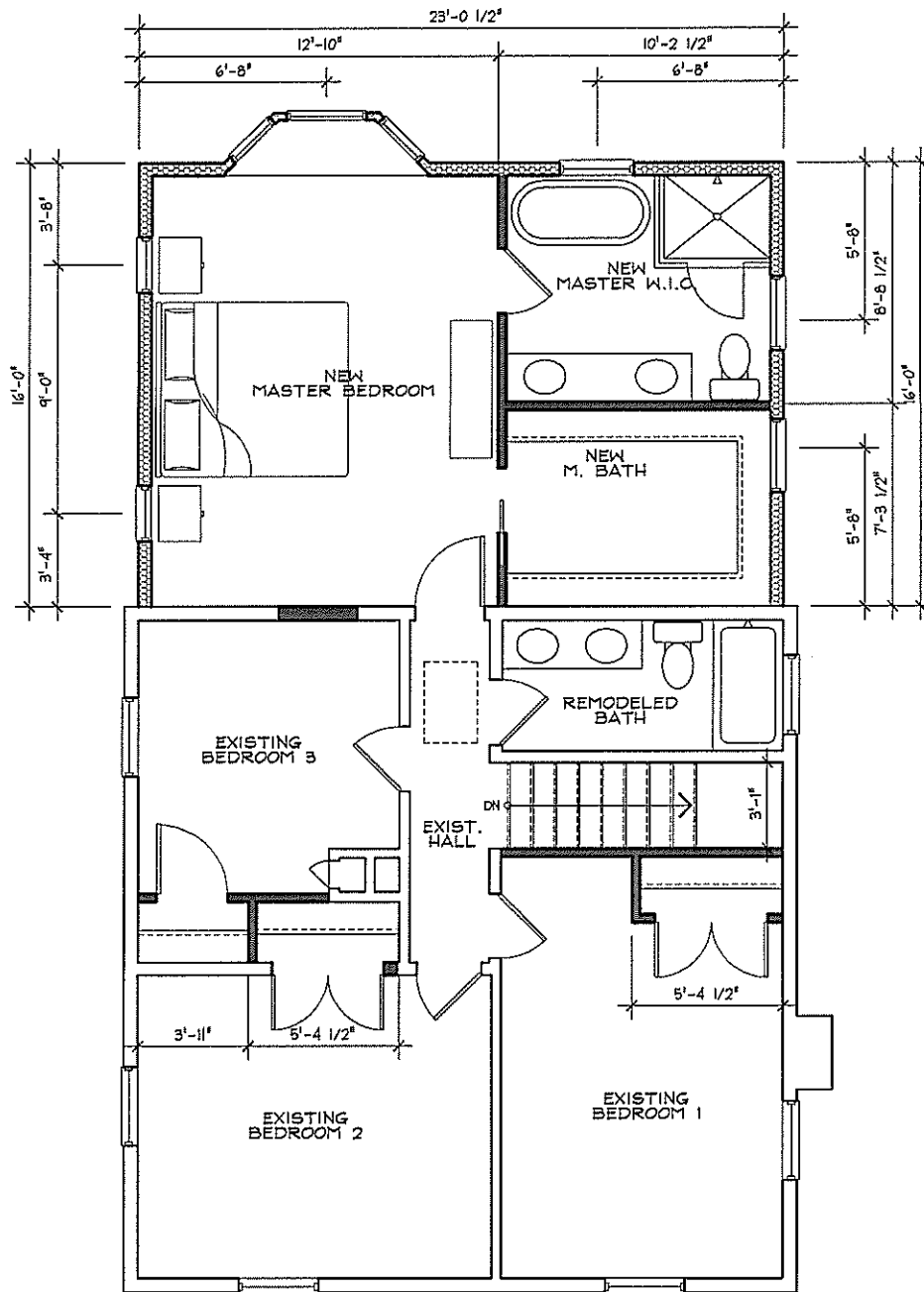
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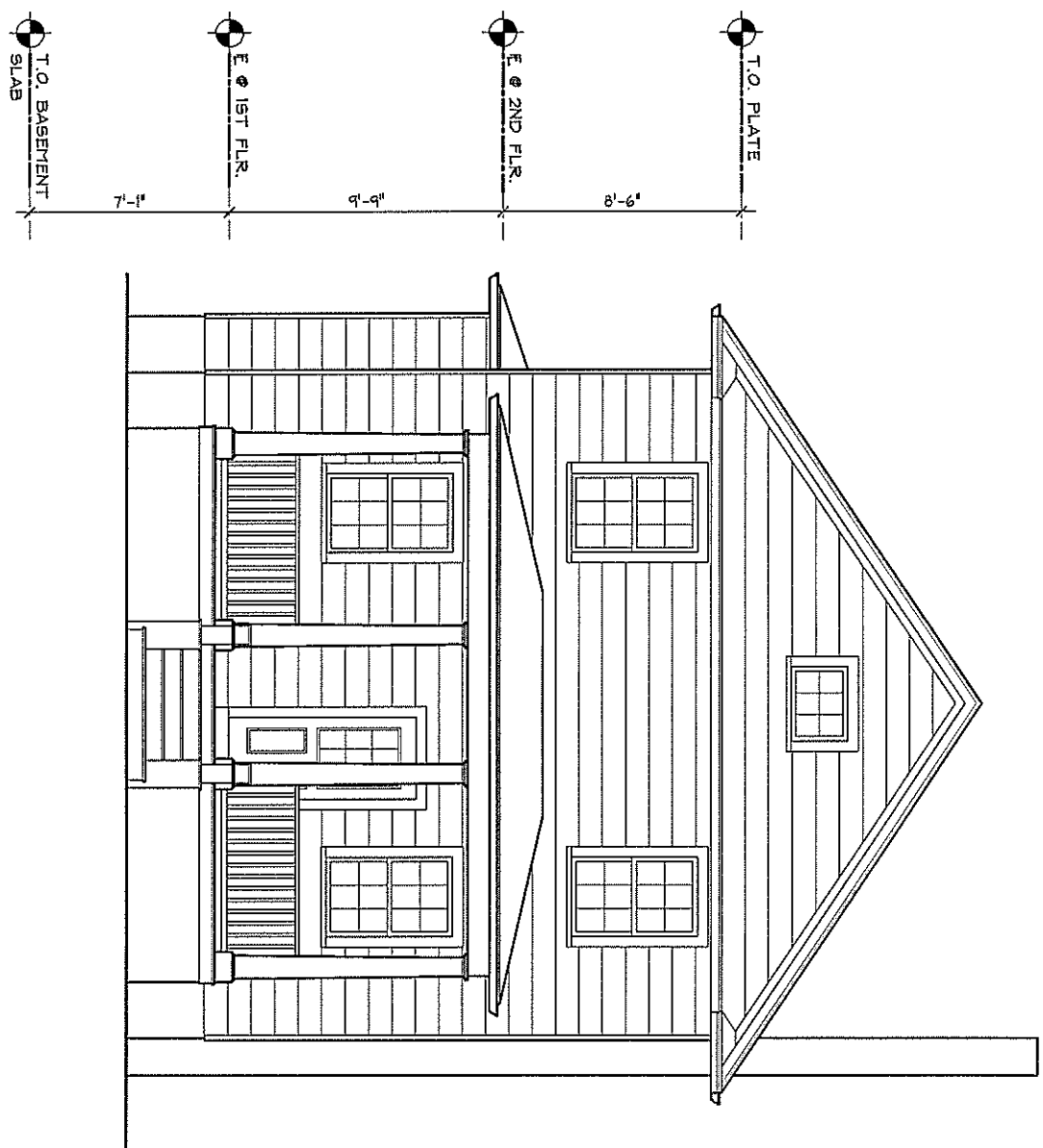
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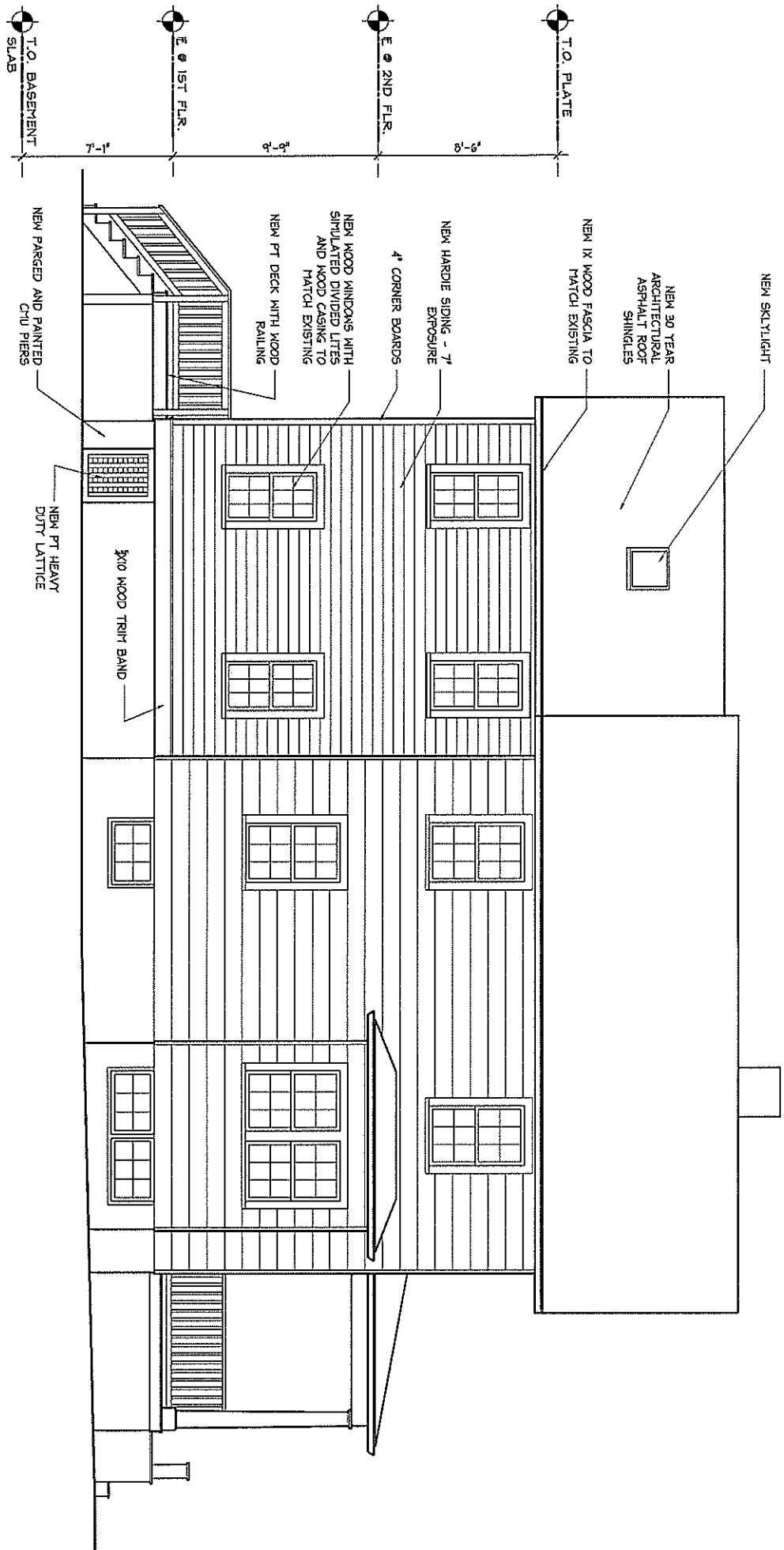
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3 PROPOSED SECOND FLOOR PLAN
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2 PROPOSED FRONT ELEVATION
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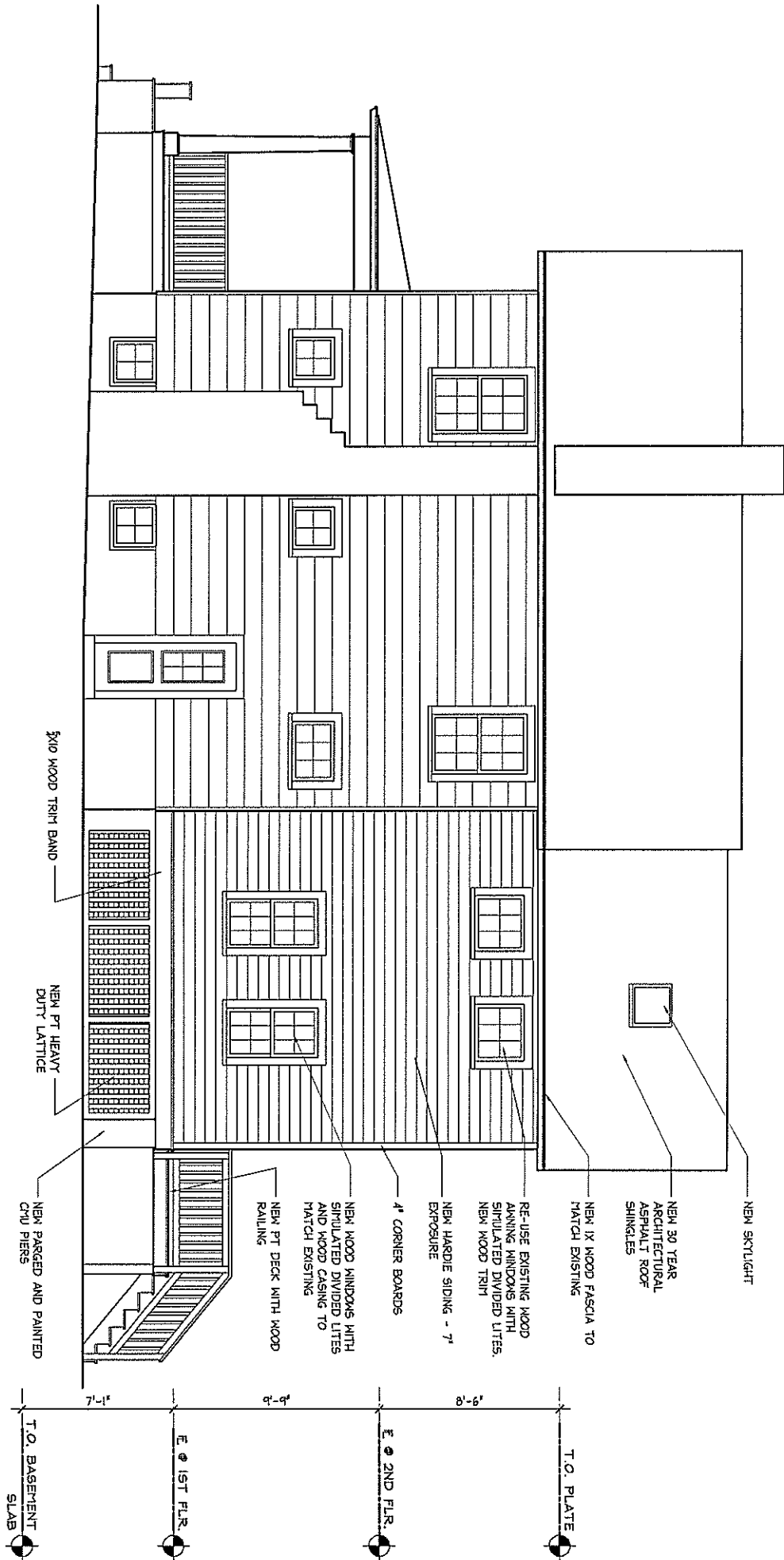
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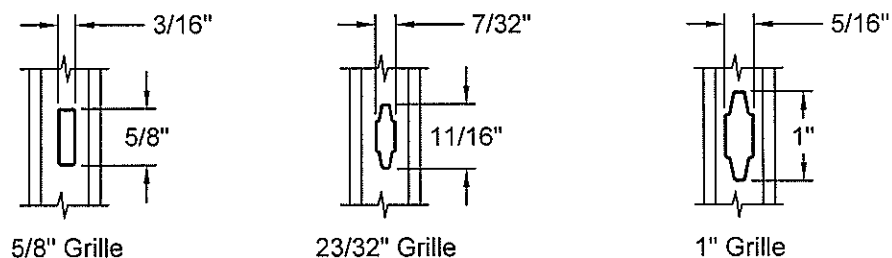
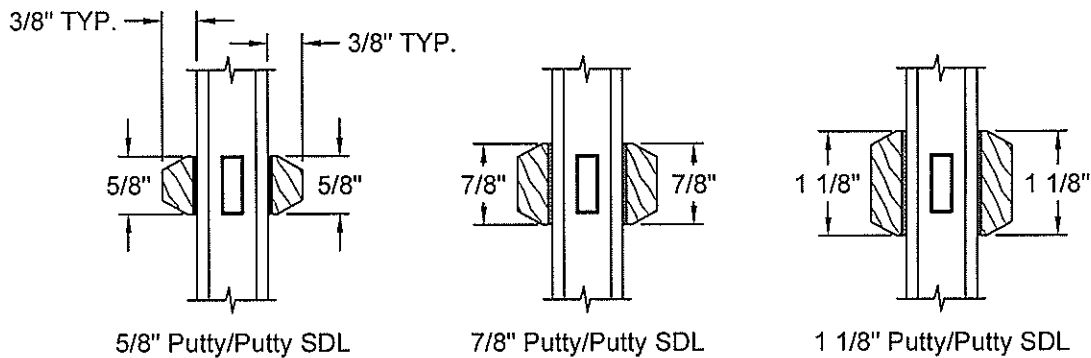
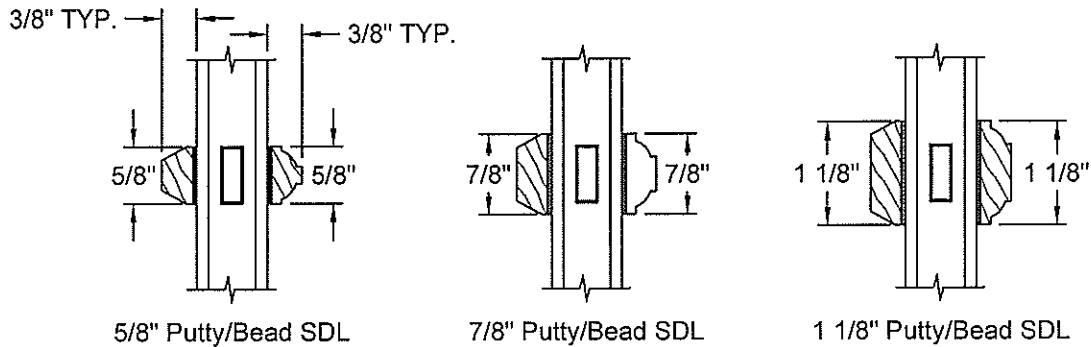
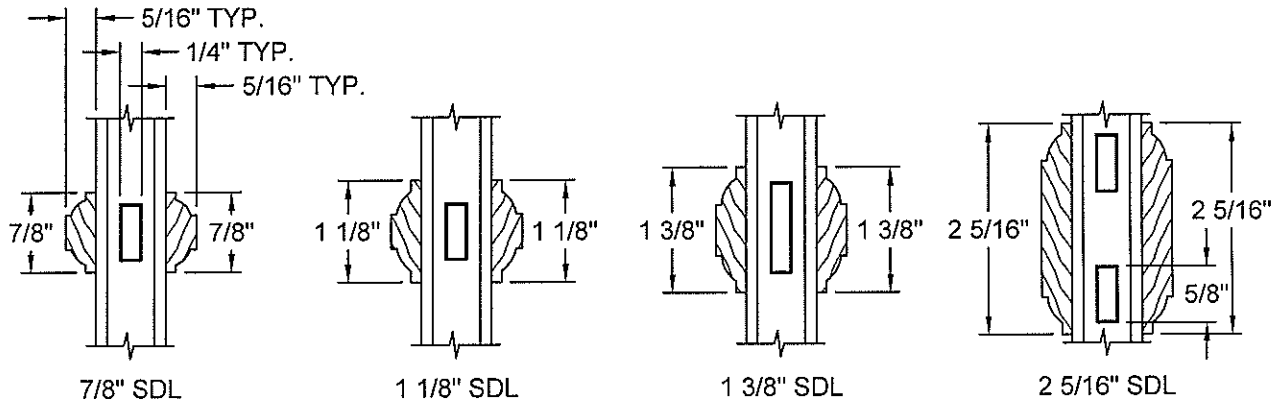
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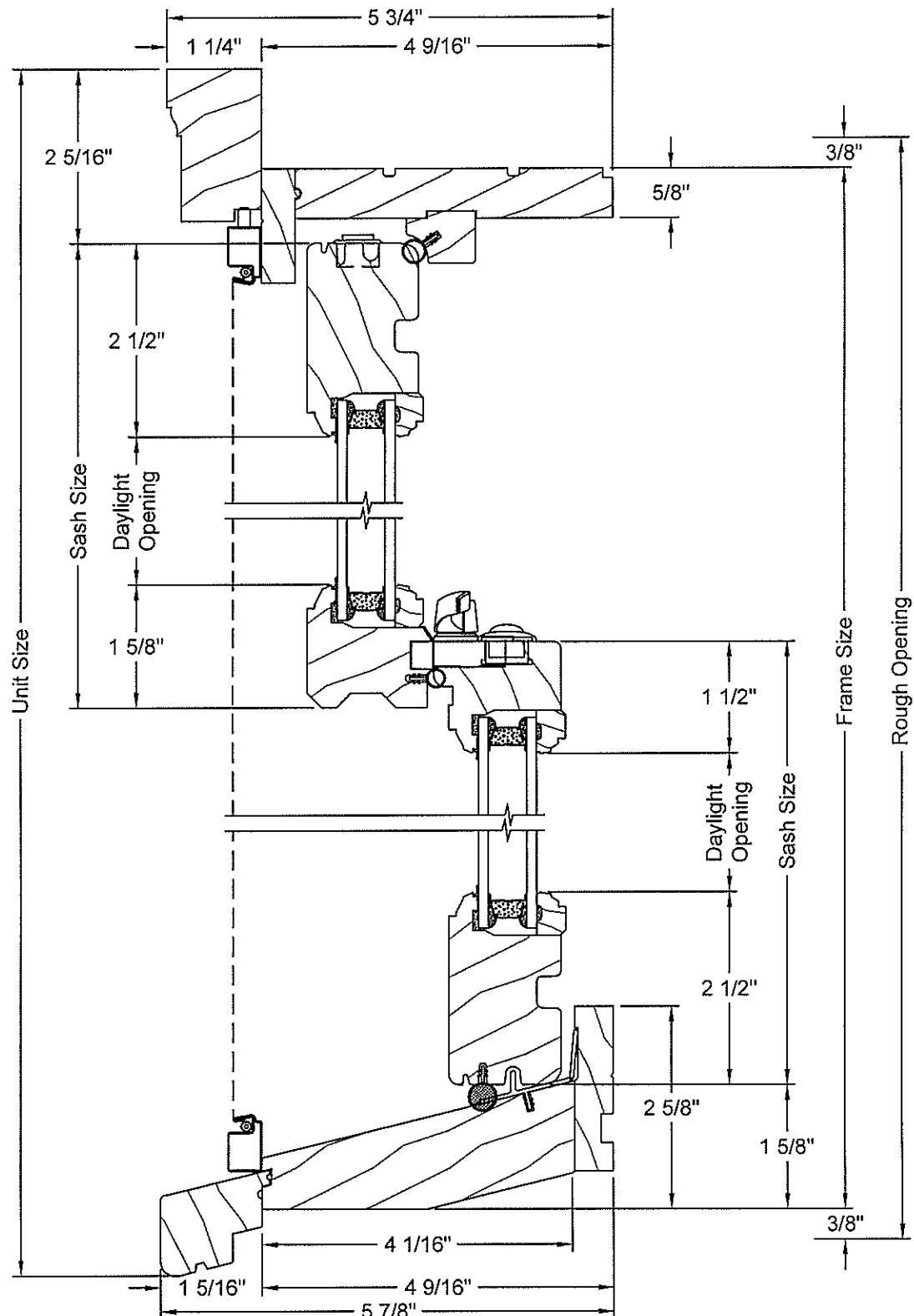


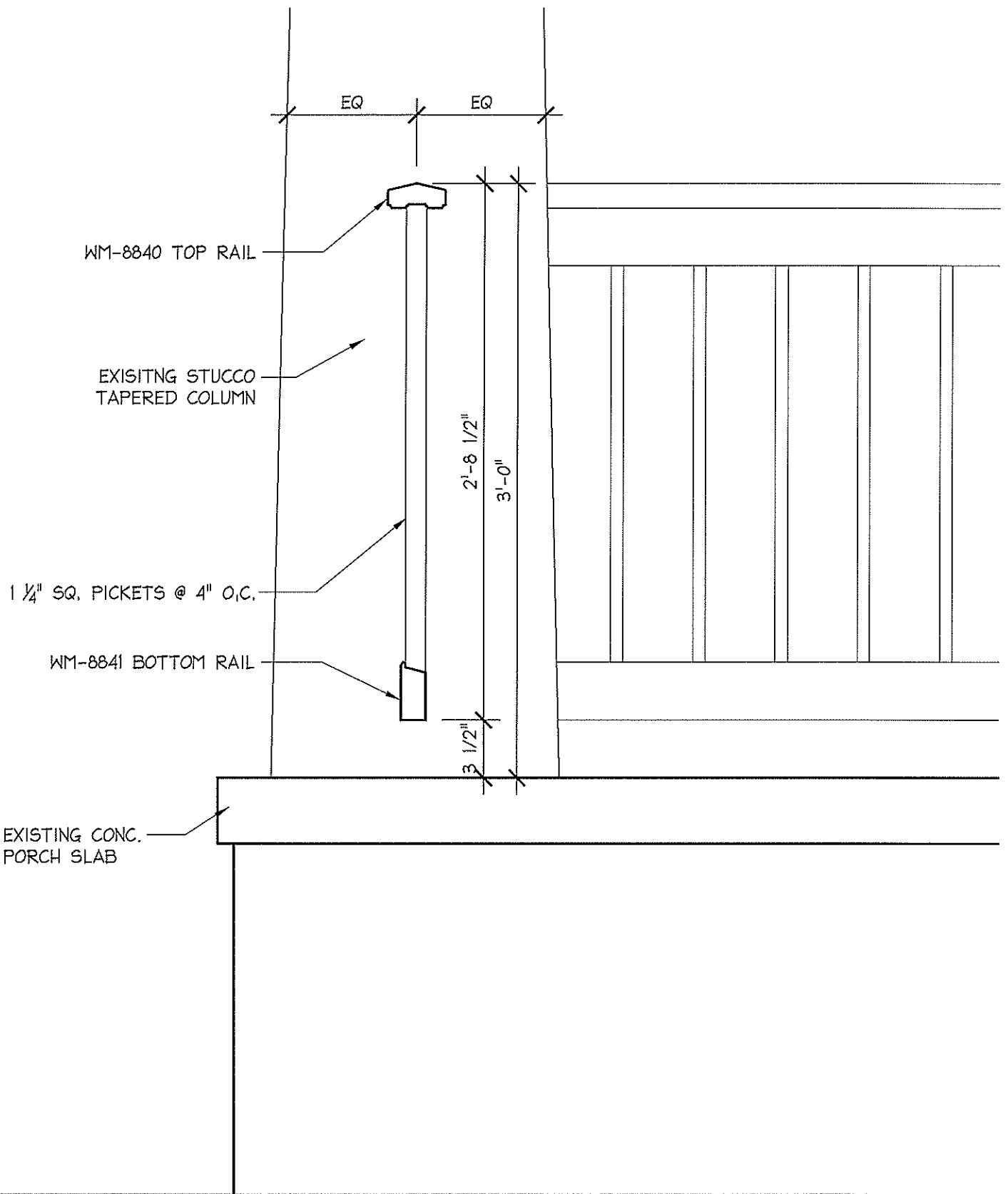
DIVIDED LITE OPTIONS



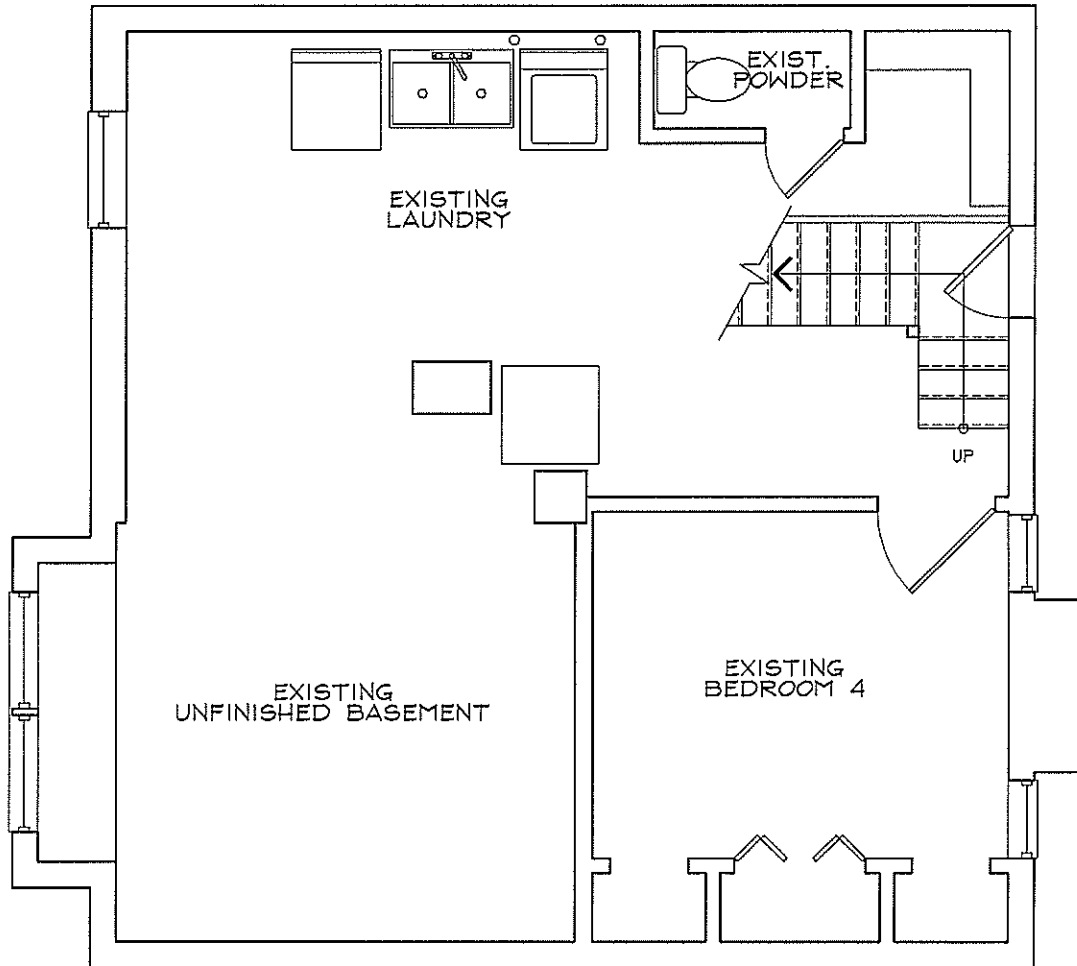


DP35 OPERATOR - VERTICAL SECTION





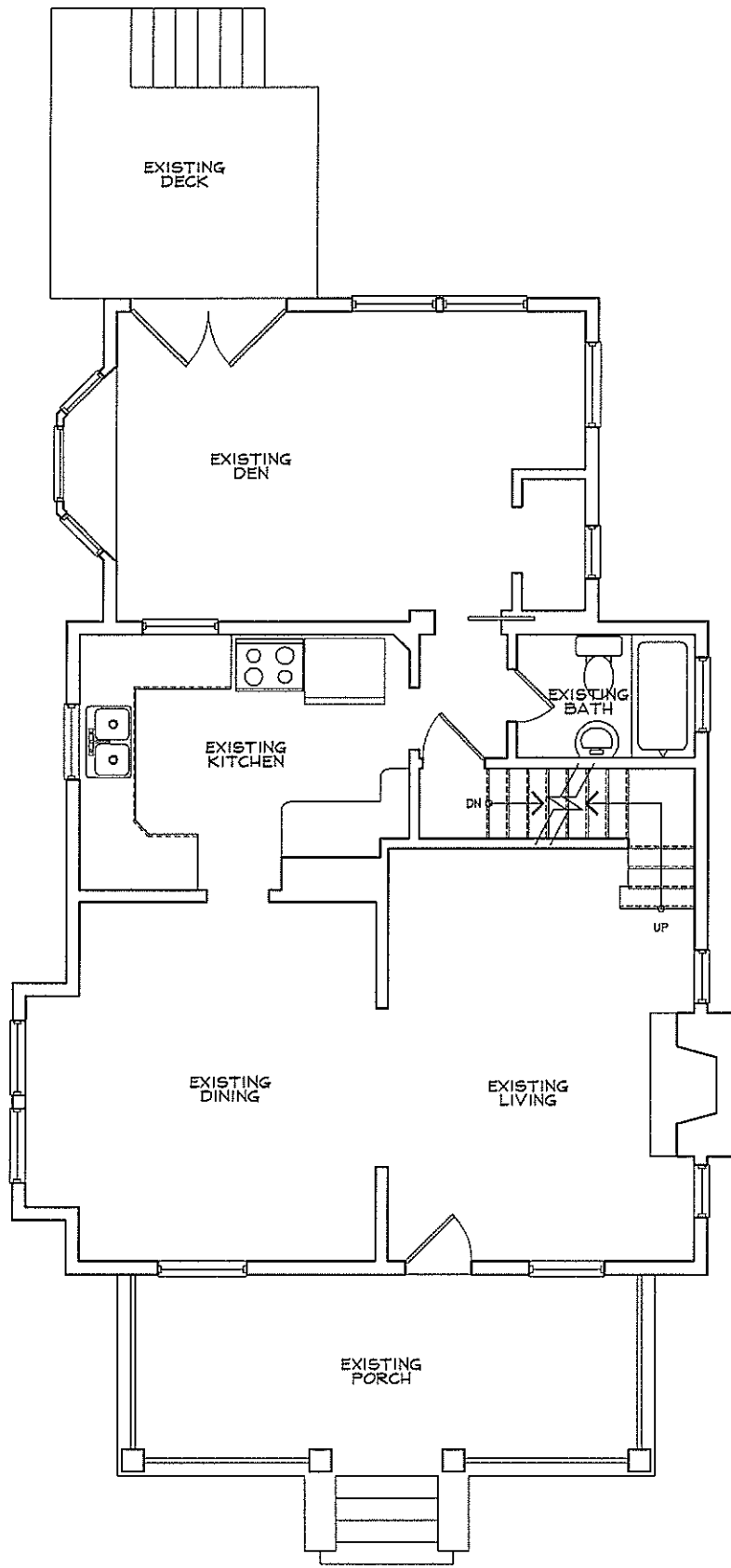
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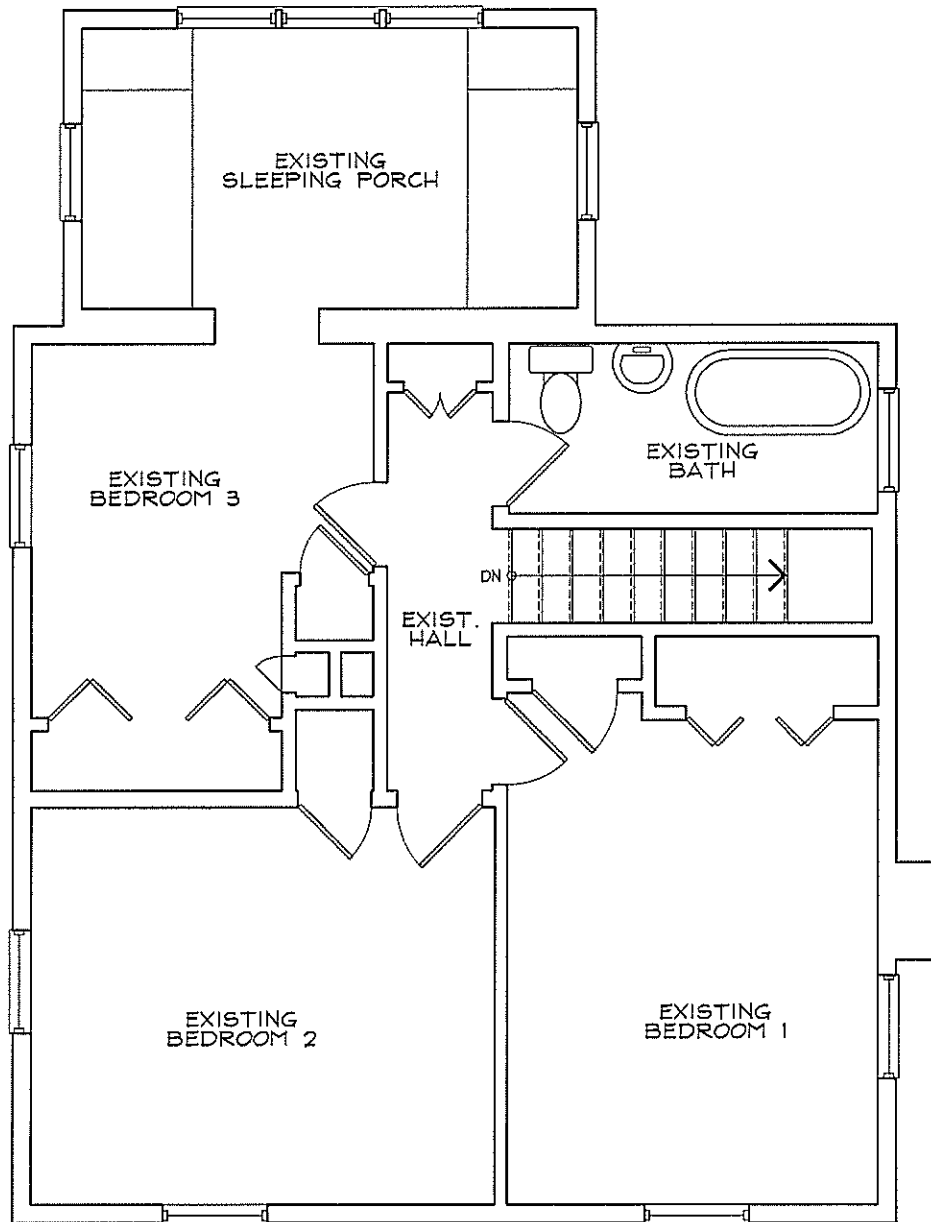
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EXISTING/DEMO BASEMENT PLAN

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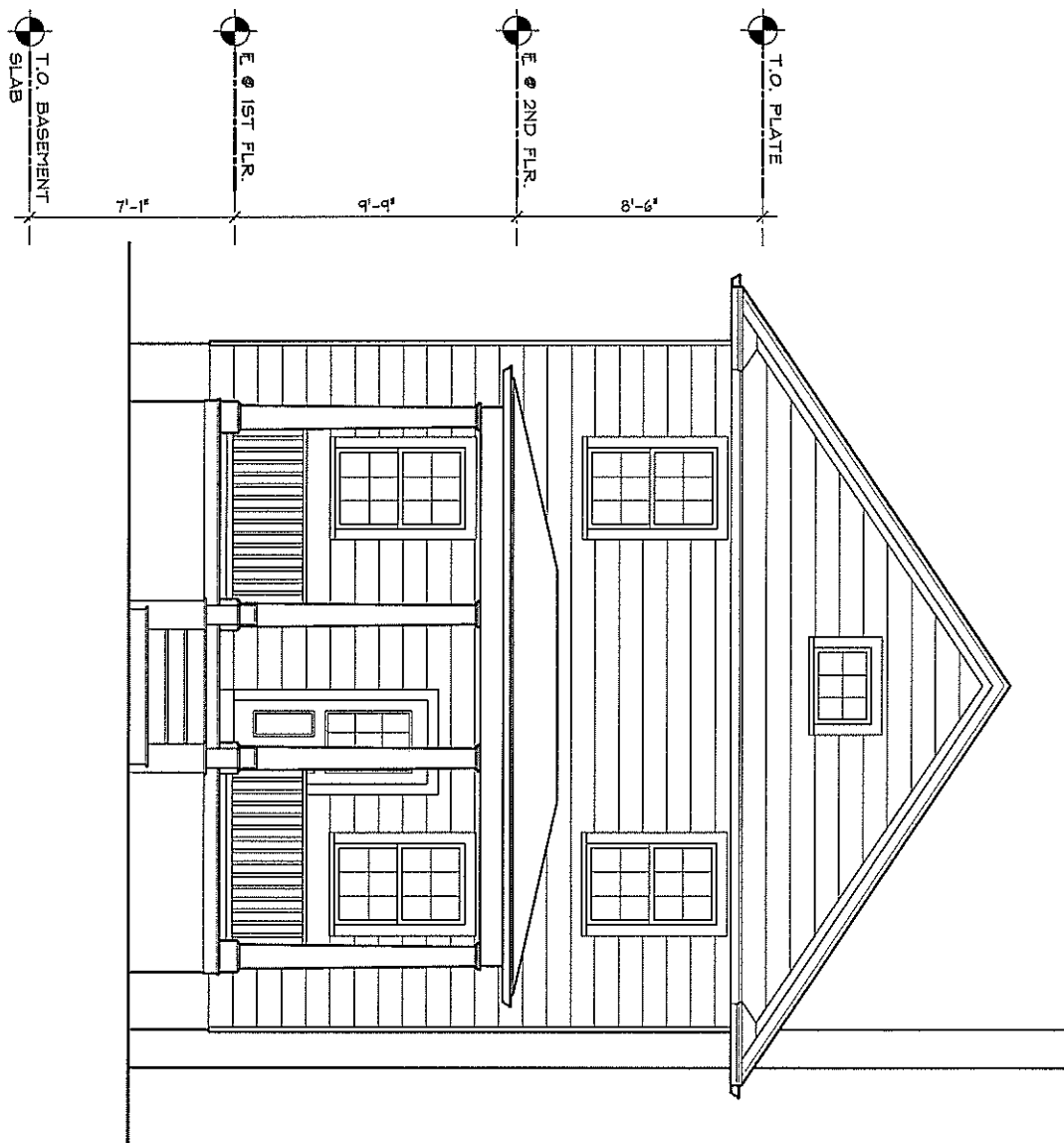


2 EXISTING/DEMO FIRST FLOOR PLAN
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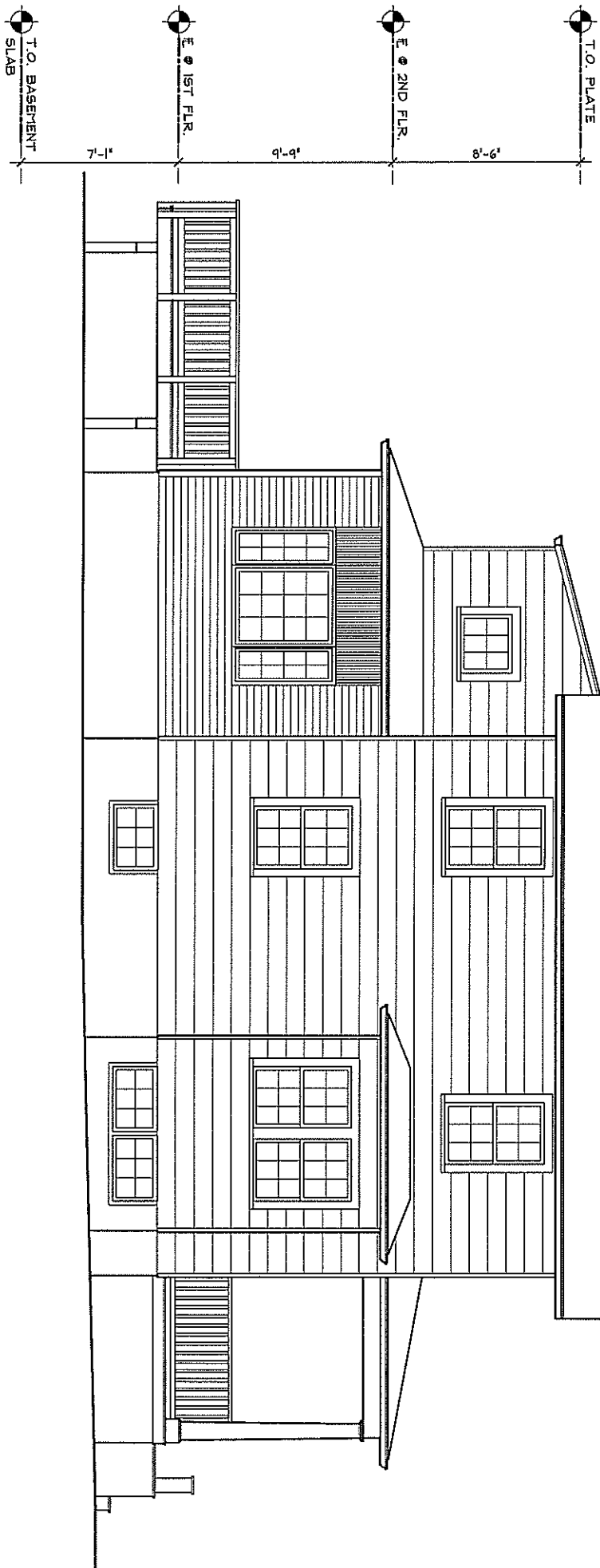


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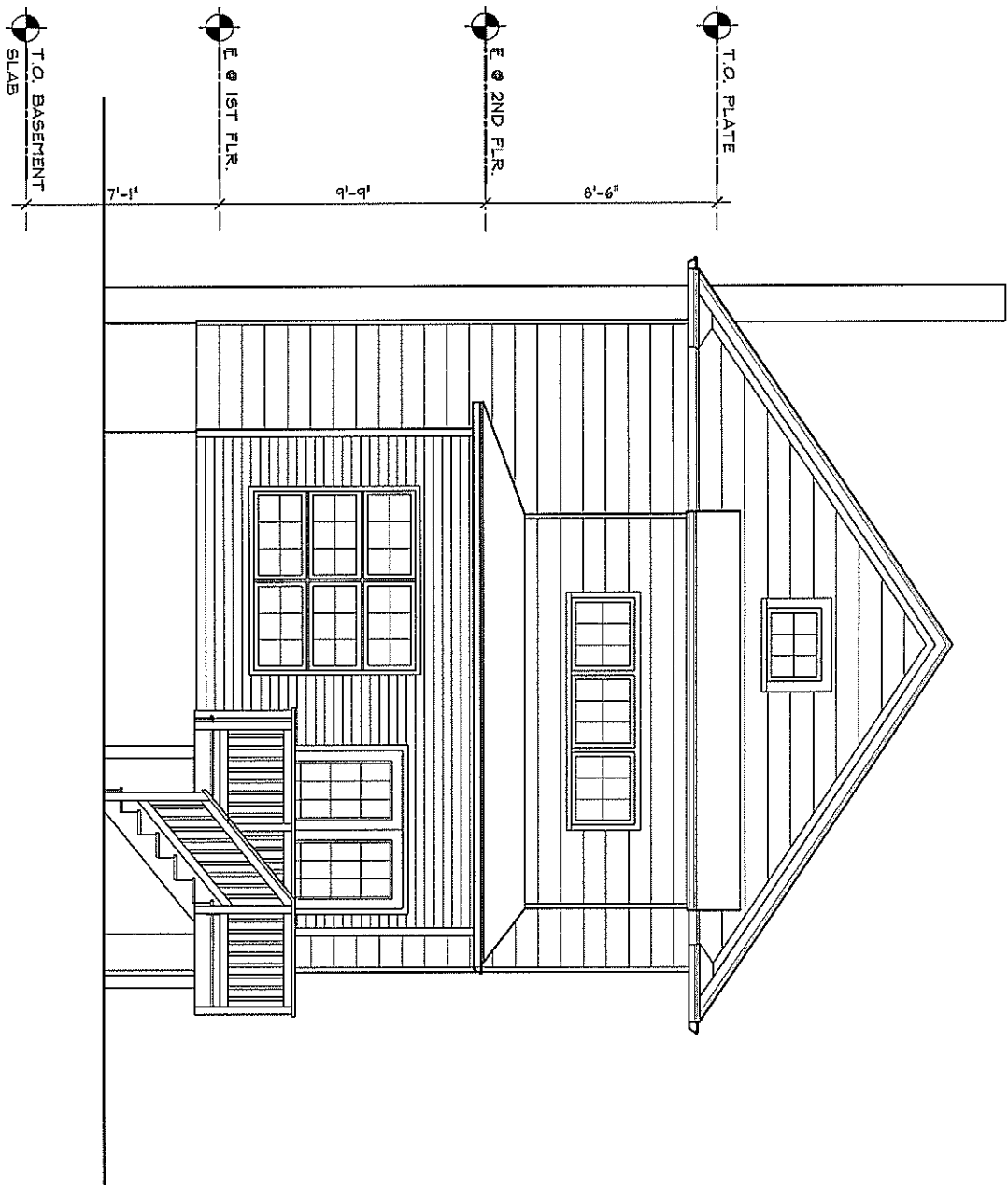
 EXISTING/DEMO SECOND FLOOR PLAN
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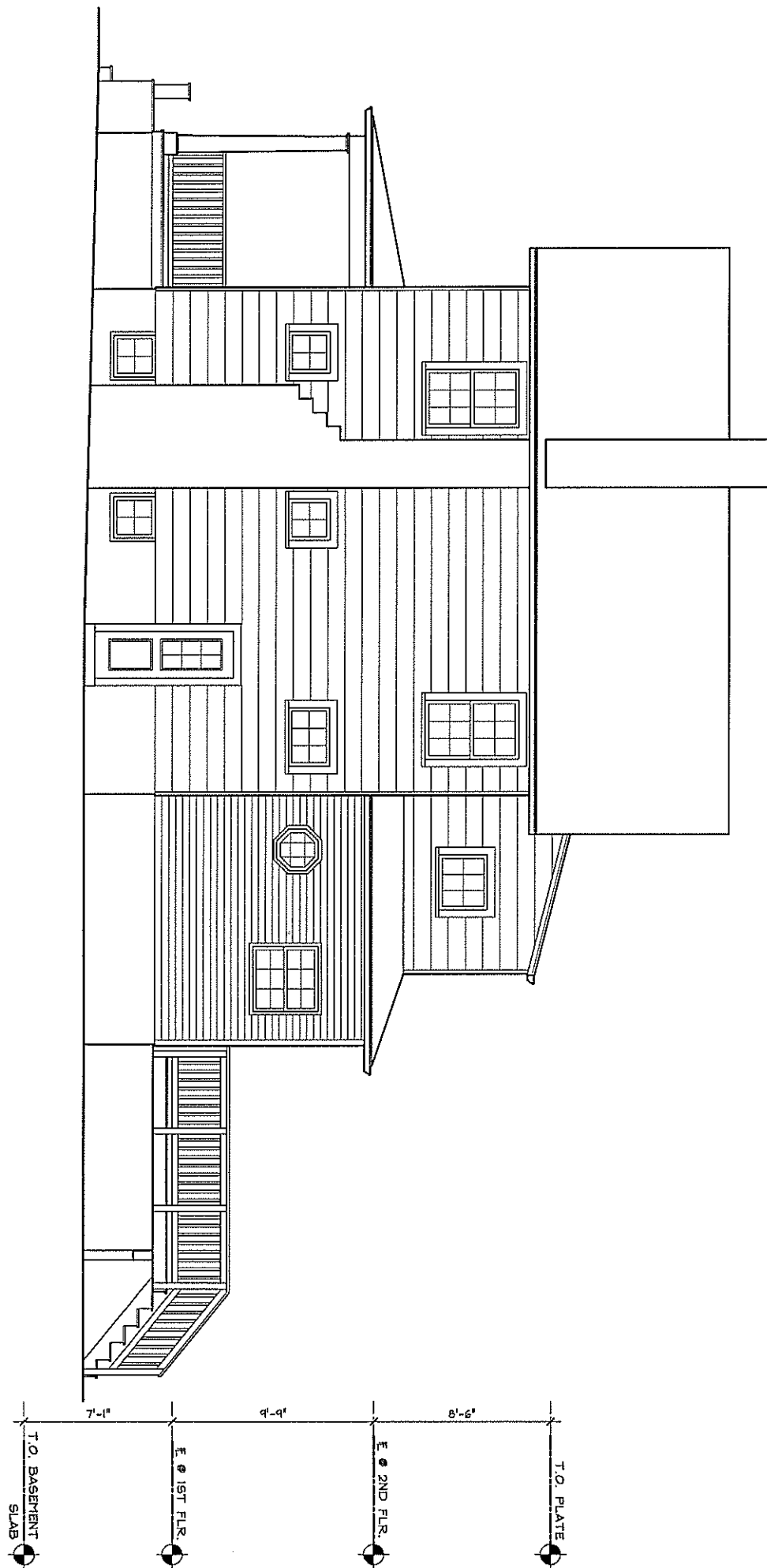
2 EXISTING FRONT ELEVATION
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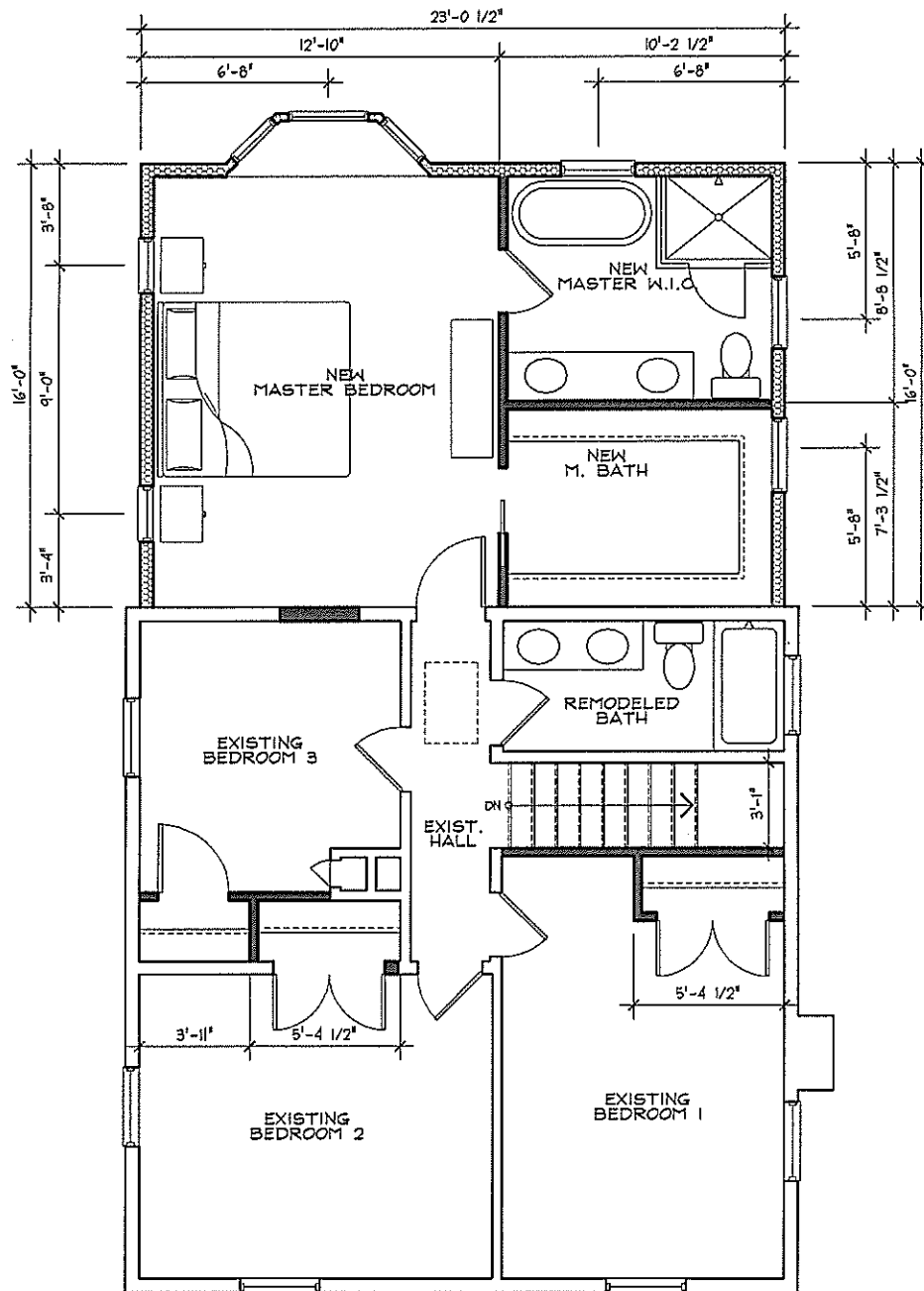
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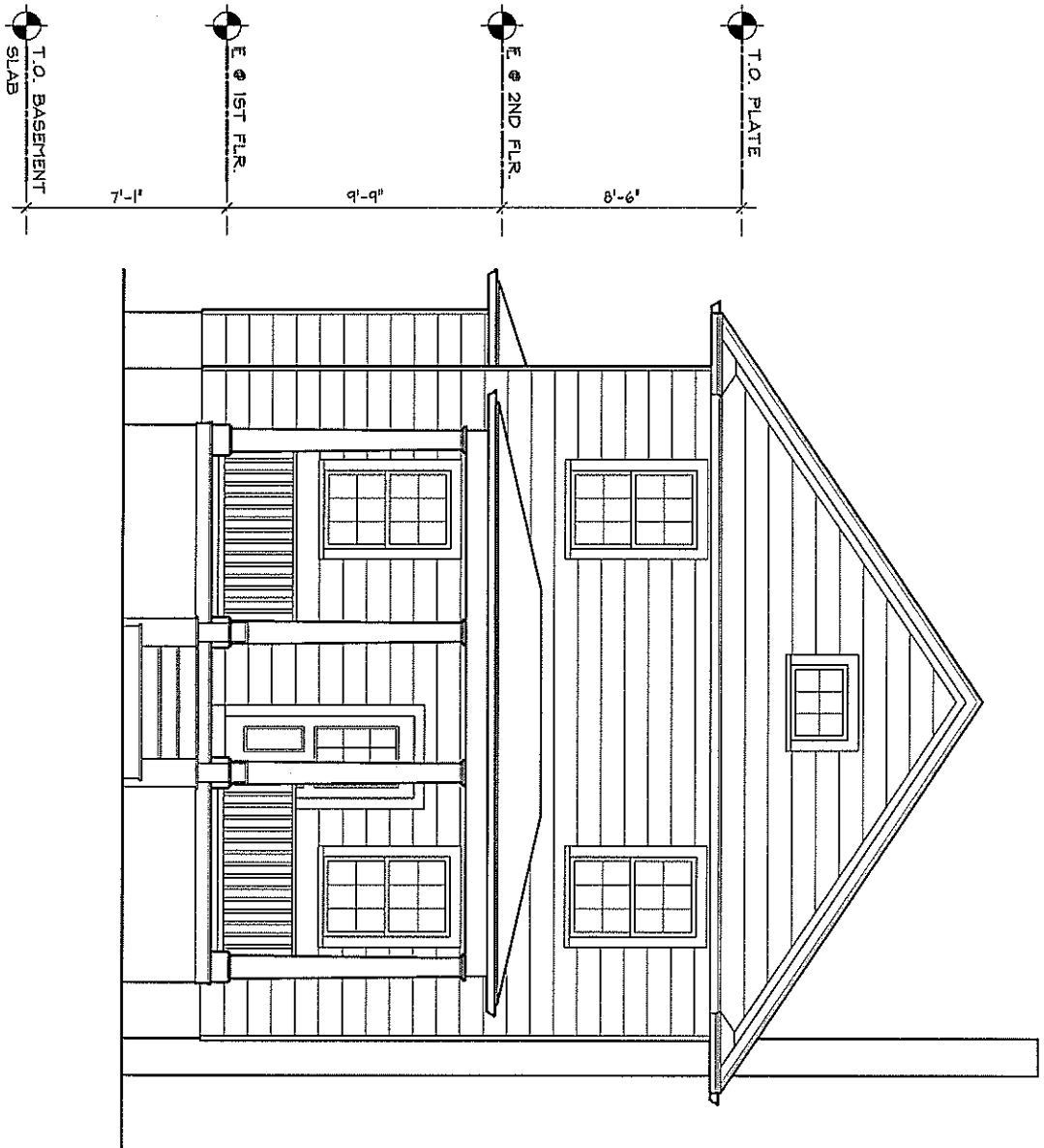
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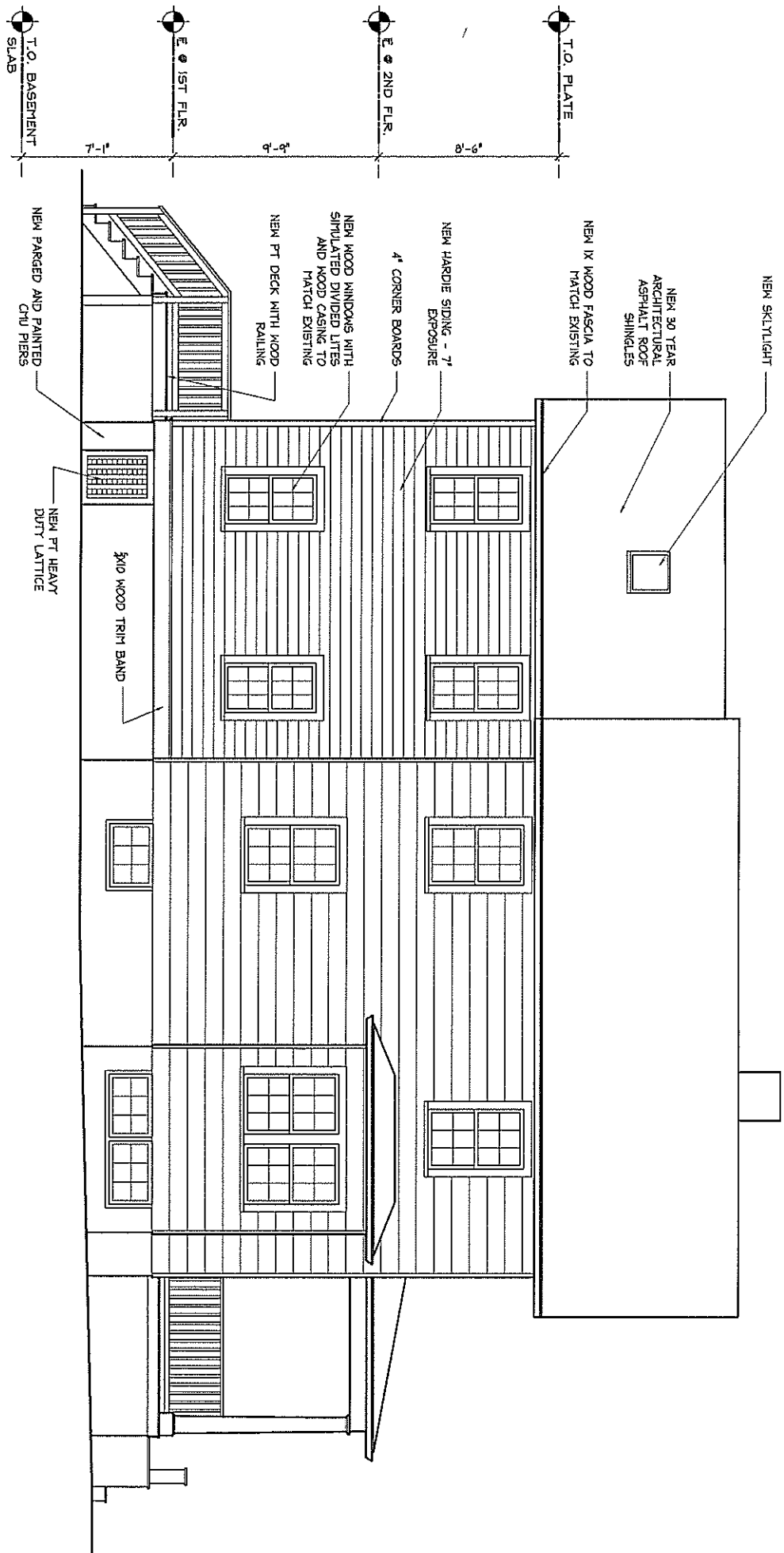
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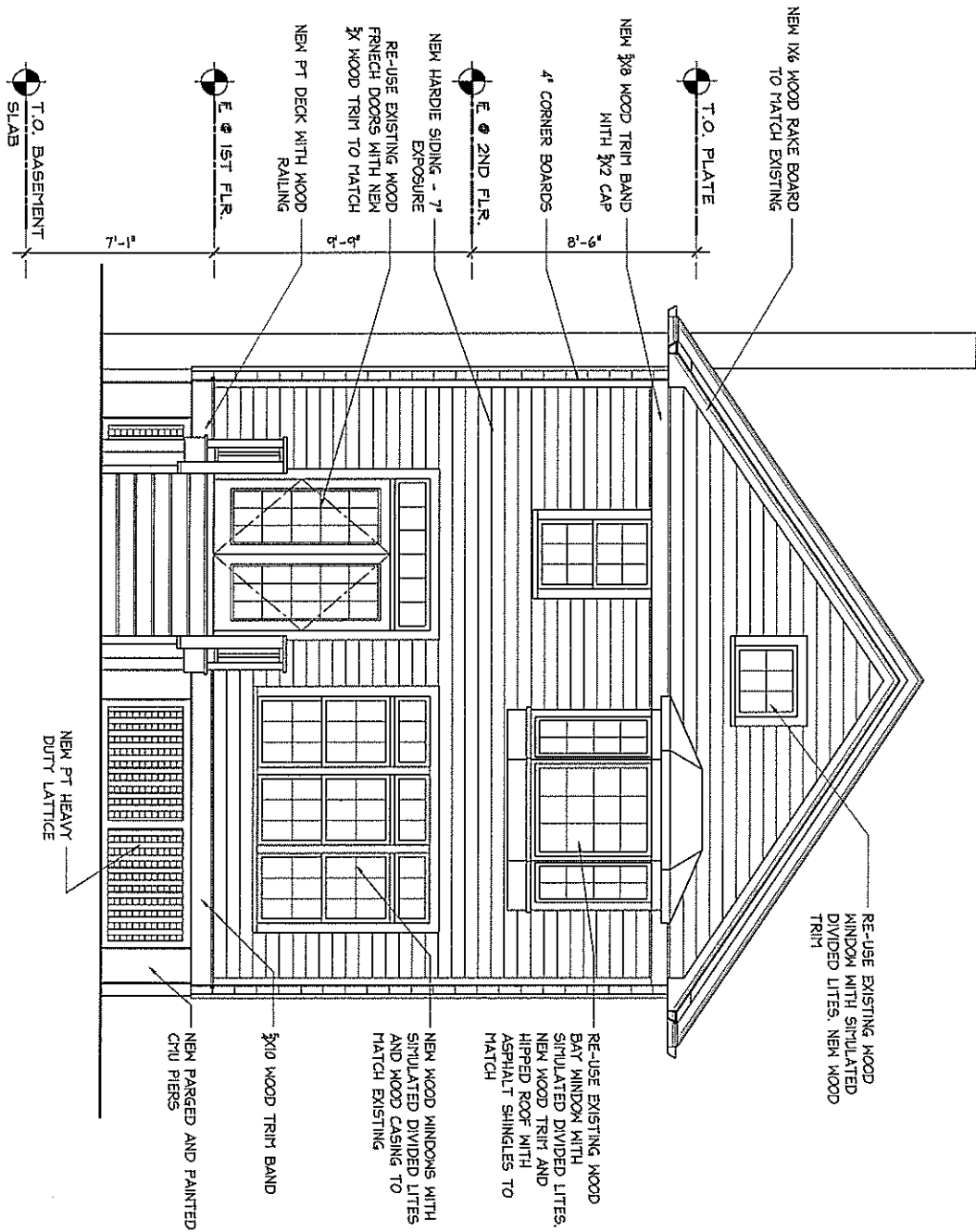
3 PROPOSED SECOND FLOOR PLAN
 A101 1/4" = 1'-0"



2 PROPOSED FRONT ELEVATION
 A2 1/4" = 1'-0"



3
 A2
 1/4" = 1'-0"
 PROPOSED WEST ELEVATION

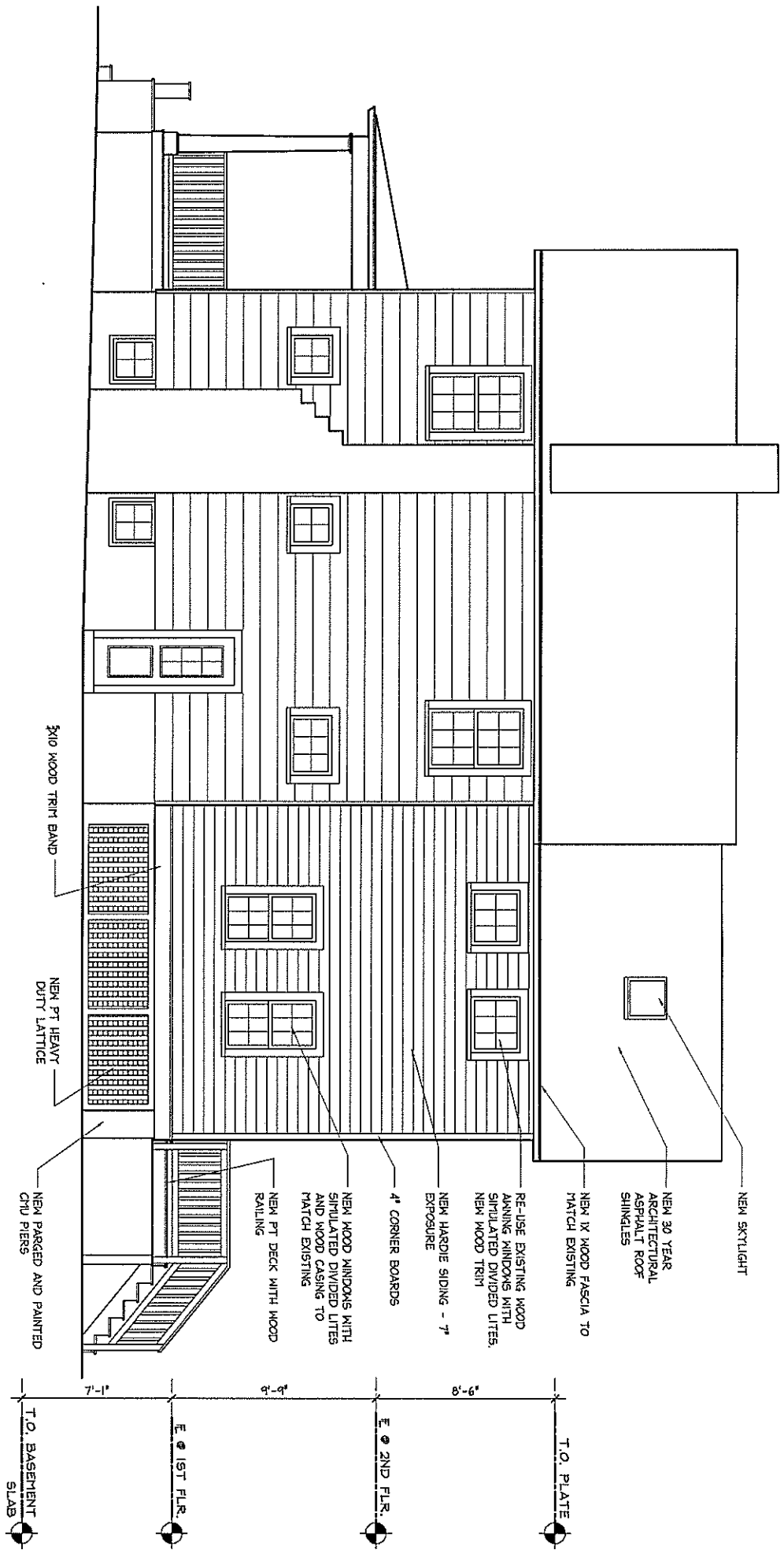


1 PROPOSED REAR ELEVATION
A2 1/4" = 1'-0"

4
A2

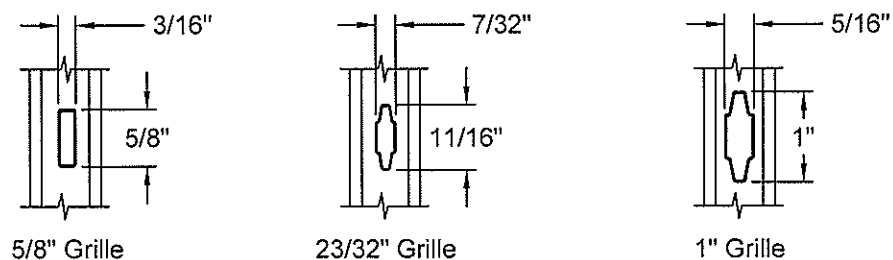
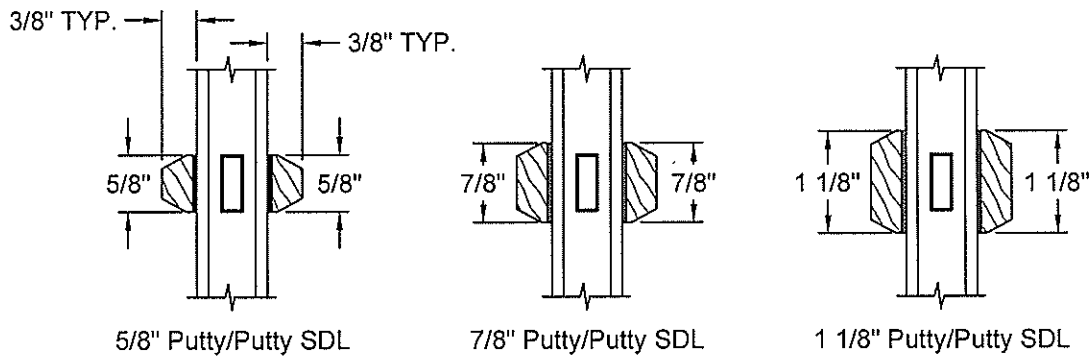
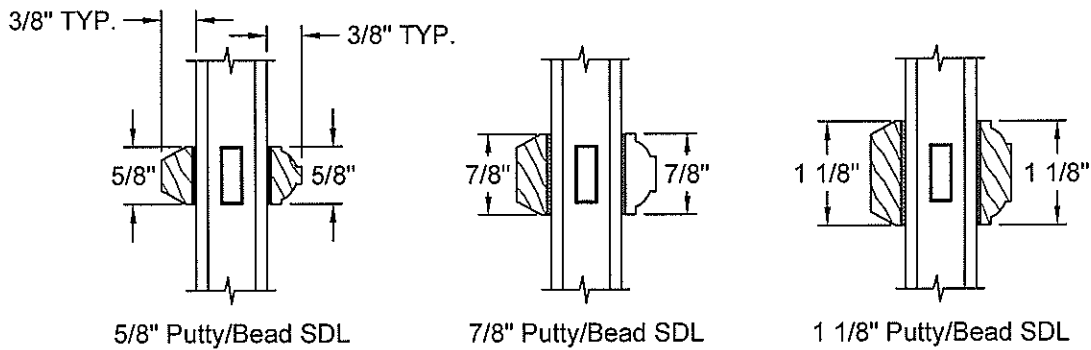
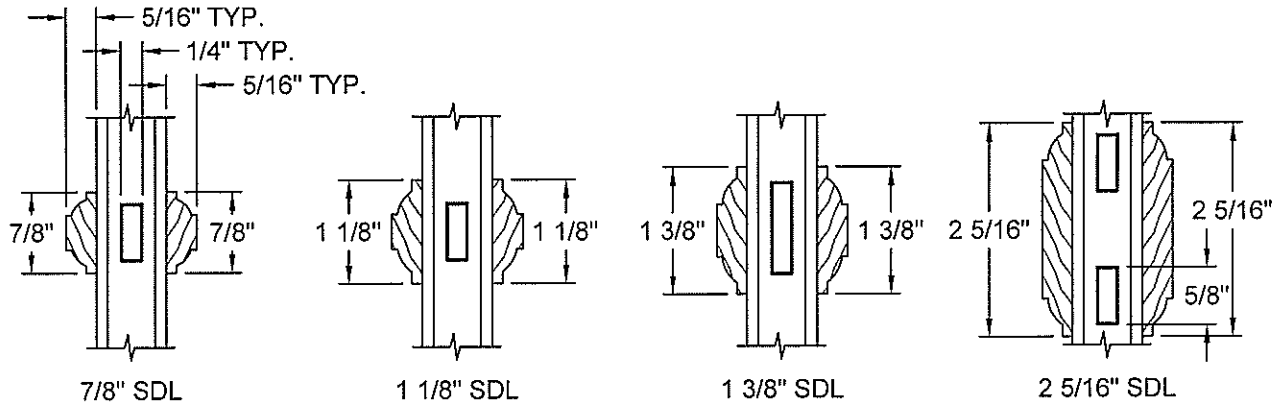
PROPOSED EAST ELEVATION

1/4" = 1'-0"



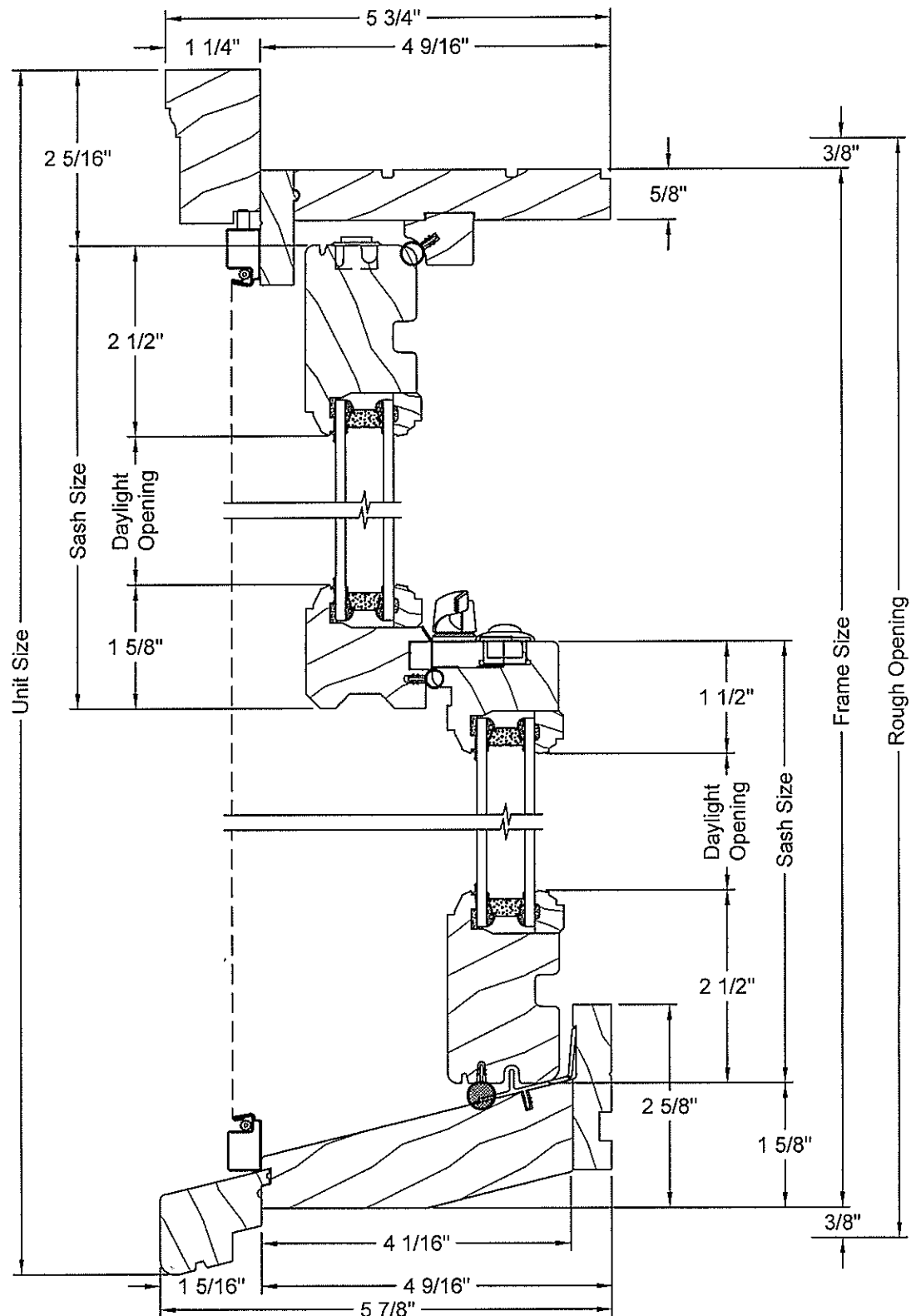


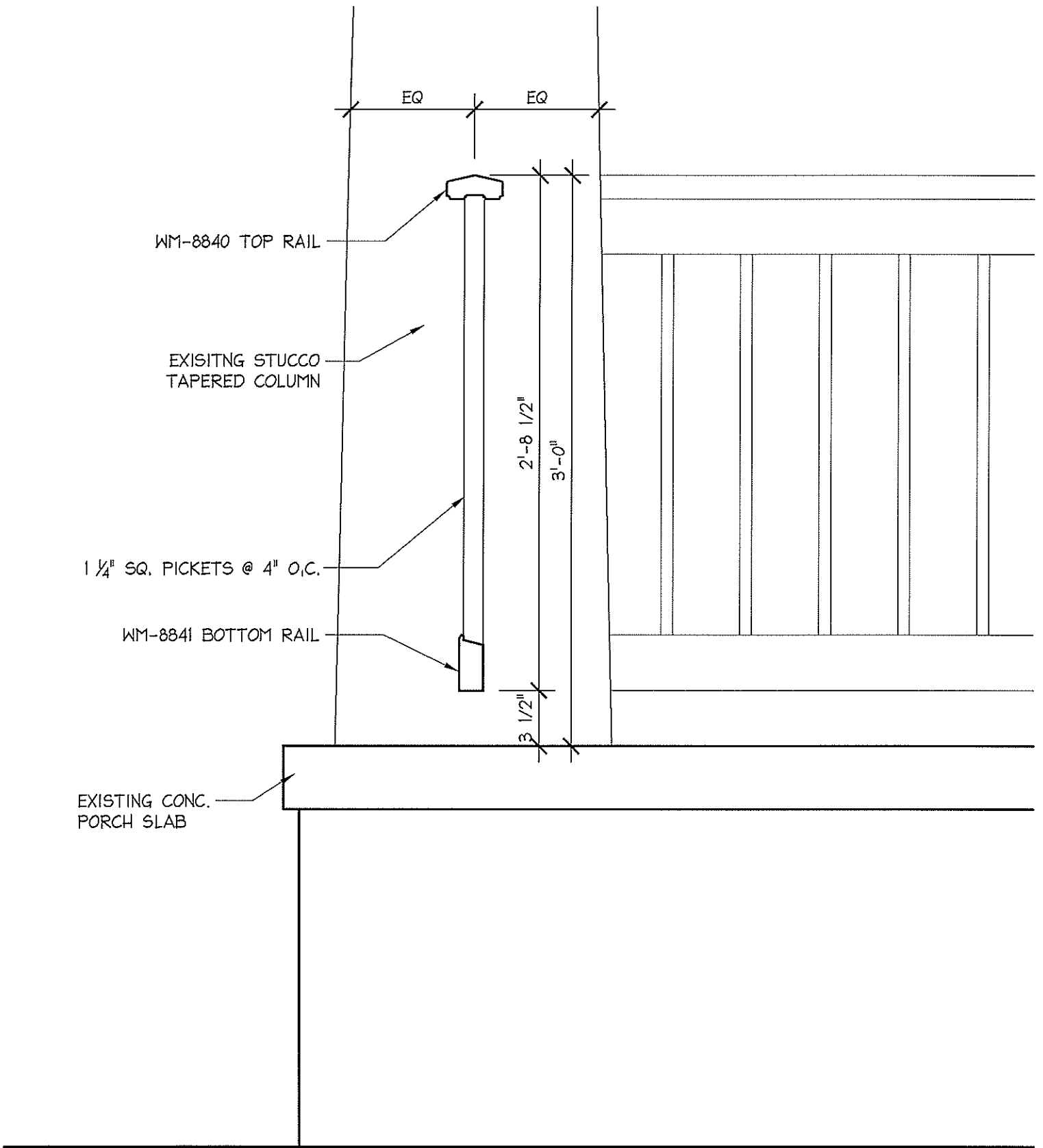
DIVIDED LITE OPTIONS





DP35 OPERATOR - VERTICAL SECTION





1
 A2

RAILING SECTION

1 1/2" = 1'-0"