

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7404 Maple Ave., Takoma Park	Meeting Date:	12/19/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	12/12/18
Applicant:	Andrew Goldsmith Karen Reinke, Architect	Public Notice:	12/5/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18CCCC	Staff:	Dan Bruechert
Proposal:	Bay Window Installation		

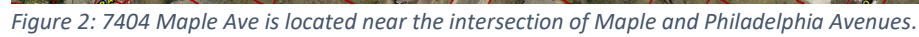
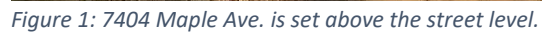
STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Foursquare – Colonial Revival
DATE: c.1910-1920

The subject property is a two-story foursquare house, two bays wide, with a full-width one-story front porch. The house originally had clapboard siding that has been covered by aluminum siding. The slope of the subject property slopes steeply up from the Maple Ave. In 2007, the HPC approved additions at the rear of the house that are not visible from the public right-of-way.



The applicant proposes to construct a second story bay window in the rear of the house. The bay window will project over a non-historic hipped roof addition and will not be visible from the public right-of-way.

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

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

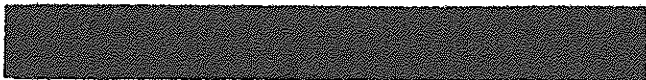
The applicant proposes to construct a bay window on the second floor at the rear of the house (in the northwest corner). The rear-facing windows consist of a triple set of awning windows over larger casement windows with a single window in the same configuration on the west (left side) wall. The windows will be Weathershield Signature Series wood windows. The bay will have a hipped roof covered in asphalt shingles that match the existing shingles on the house and non-historic additions. The walls will have wood panels with wood trim to match the trim pieces found in the historic house. The new bay window will be 9' 1" (nine feet, one inch) wide and inset 2' 10" (two feet, ten inches) from the western (left side) wall plane.

The proposed construction will be placed in a location where it will not be visible from the surrounding district due to its placement behind the house, the inset from the left wall, and due to the steep change in grade up from Maple Ave. Additionally, the rear of the subject property is not visible from Cedar Ave. The *Design Guidelines* state that most changes that are not visible from the right-of-way are to be approved as a matter of course.

The design of the proposed new construction is consistent with the design of the rear, non-historic, additions at the rear: with a hipped roof and awning transom windows installed above a casement windows (see the “Proposed Rear Elevation” drawing). Staff finds that this addition will not alter the historic character of the house or surrounding district (per 24A-8(b)(1)) and is compatible with the design and materials of the historic house per the *Design Guidelines* in addition to not being visible from the public right-of-way. Staff recommends approval of this HAWP.

STAFF RECOMMENDATION

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: KSreinke@gmail.com Contact Person: Karen Reinke
Tax Account No.: 01061798 District 13 Daytime Phone No.: 301-580-0727
Name of Property Owner: Andrew Goldsmith Daytime Phone No.: 240-460-8202
Address: 7404 Maple Ave. Takoma Park 20912
Street Number City Street Zip Code
Contractor: To Be Selected Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Karen Reinke Daytime Phone No.: 301-580-0727

LOCATION OF BUILDING/PREMISE

House Number: 7404 Street: Maple Ave.
Town/City: Takoma Park Nearest Cross Street: Valley View
Lot: 36 Block: 86 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 ☐ Stair ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 25,000

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.

Andrew Goldsmith
Signature of owner or authorized agent

11/18/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 859291 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:

See Attached

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

See Attached

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the 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**

N/A

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.

1. Written Description of Project

a. Description of existing structure(s) and environmental setting, including their historical and physical significance:

This property at 7404 Maple Avenue is considered a contributing resource to the Takoma Park Historic District. It is a c.1910 'Four-Square', two-story, wood frame house with basement and attic, and has one and two story rear additions built in 2008. The hipped roof, attic dormers, generous overhanging eaves, and gracious, full width front porch identify its' classic turn-of-the-century Four-Square roots.

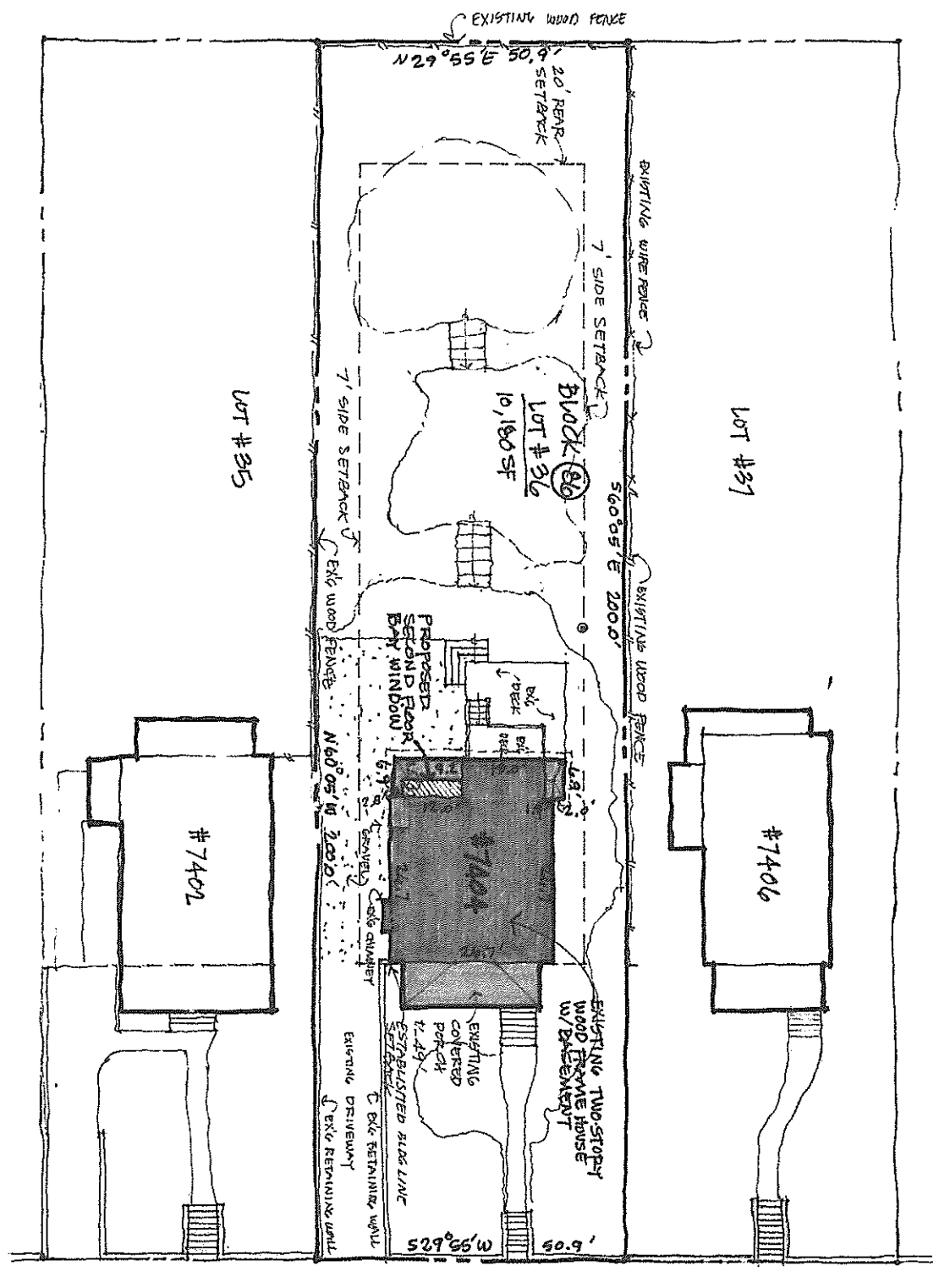
The house is situated on Maple Avenue with a front setback of 49 feet, with its' front property line bounded by a 4 foot high parged and painted concrete block retaining wall. Its' front porch and front door sit approximately 10 feet above the sidewalk, approached via a set of concrete steps, a steep flagstone walk, and a final set of flagstone steps. A sloping concrete and gravel drive on the west side of the property, bound by concrete retaining walls on each side, accommodates both vehicular and pedestrian traffic to the backyard. The siting of the original house - set back and above the street, amongst mature trees - contributes to a remote, park-like setting and diminishes its' physical impact on the streetscape.

The main house was originally clad in wood shingles over concrete/plaster stucco, typical of the period. However, these original finishes were not sufficiently maintained over the years, and are currently covered with painted 8" lap aluminum siding. The additions on the rear of the house attempted to approximate the original finishes, using painted wood shingles on the second floor, and painted plywood paneling below. The house's original wood double-hung windows and wood trim were replaced with 1/1 vinyl windows and wrapped aluminum trim. Windows in the rear addition are painted, single lite, wood casements and awnings, with painted wood trim. The hipped roofs of the original house and the two story rear addition are sheathed in asphalt shingles, while the shallow hipped roof on the one story rear addition is sheathed in a synthetic rubber membrane roof (EPDM). All gutters and downspouts are aluminum.

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

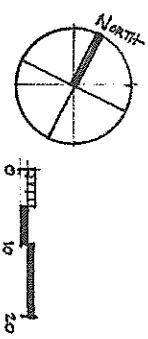
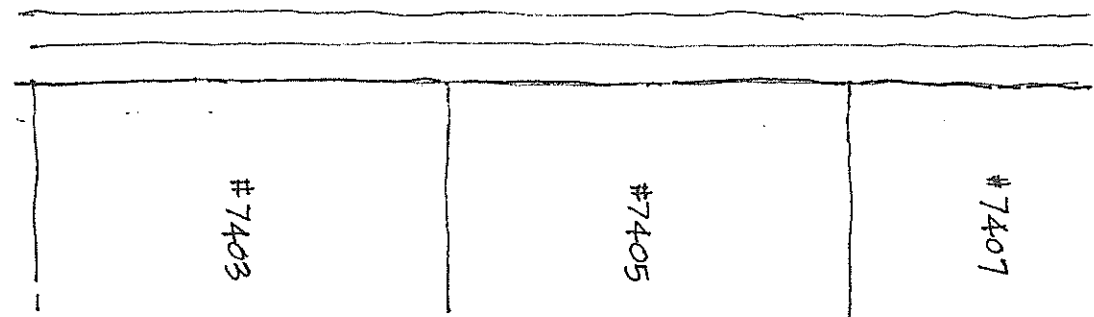
This proposed project will add a generous bay window to the second floor master bedroom. Located 2'-10" from the northwest corner of the original house, the bay will project 3' over the one-story hipped roof, abutting the adjacent second floor clerestory panel trim. The bay will be approximately 9'-1" wide, with three sets of awning over casement windows on the north wall, centered on the family room windows below. A similar set of awning over casement windows will be installed on the west wall, facing the driveway. The bay will utilize a hipped roof with pitch, overhang, and soffit to match and align with the existing house roof. It will be sheathed in matching asphalt shingles, and will extend the existing gutters in size and profile. The proposed upper awning windows will align with the adjacent clerestory panels and windows of the existing second floor addition. Clad in matching wood shingles and M.D.O. panels, the bay's cornices, sills, and trim will match and align with the existing and adjacent house finishes as indicated.

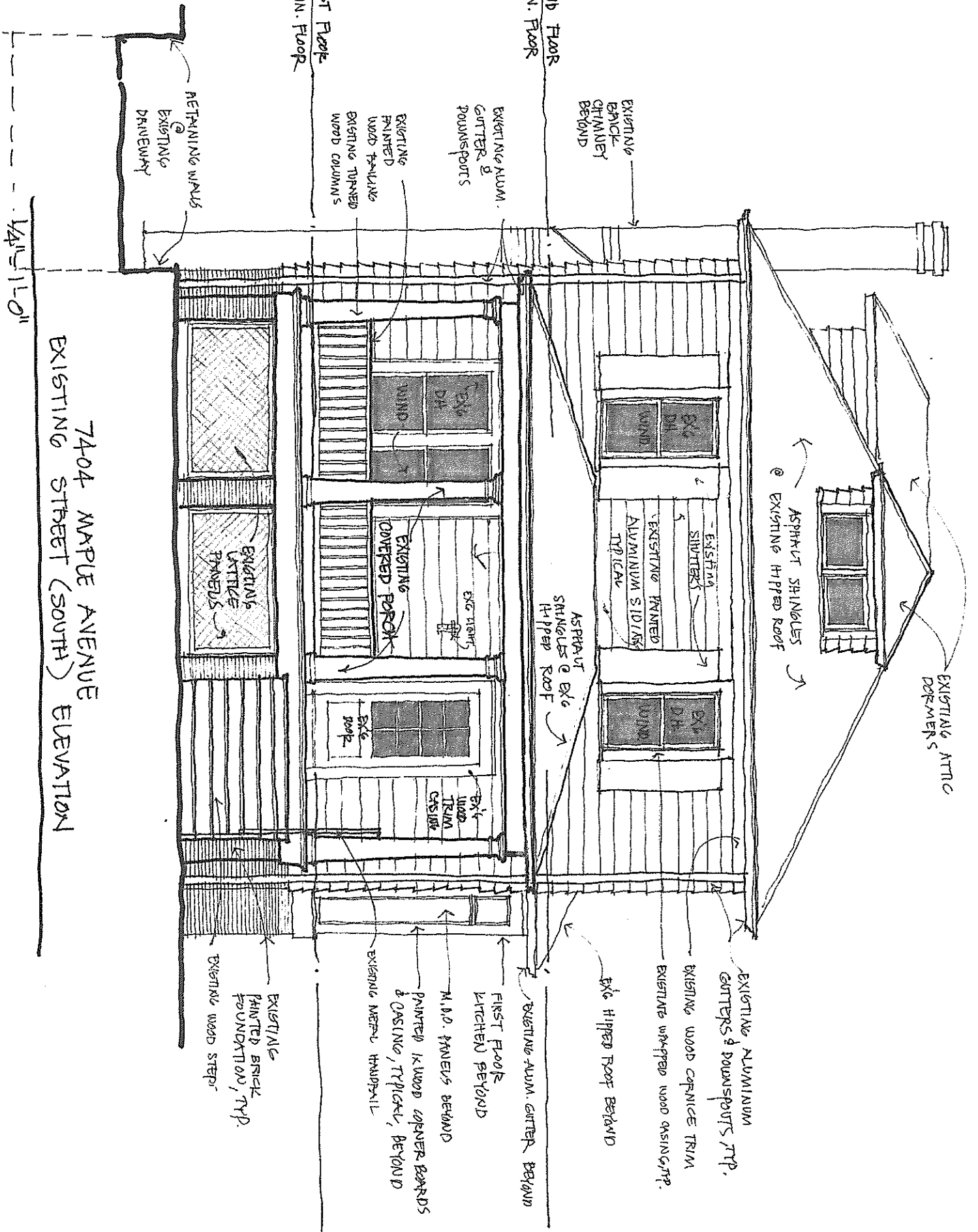
Because the work is on the rear of the house, and the siting of the house is raised and set back from the street, the proposed bay window will have little impact on the streetscape of Maple Avenue below. Any visible particulars of the bay will complement the existing house, reinforcing the scale, materials, and variety of the architectural details of the neighborhood and historic district.

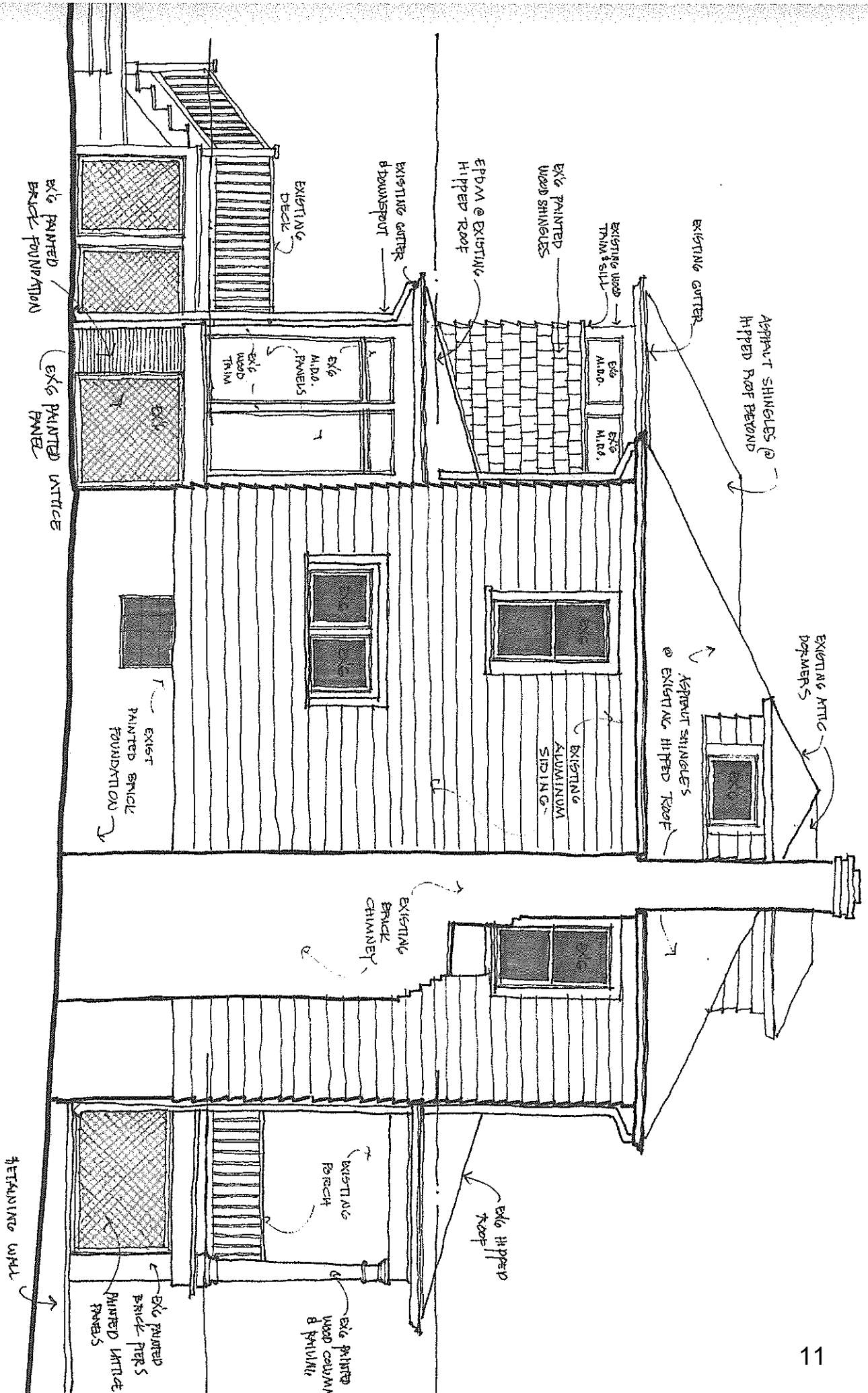


7404 MAPLE AVENUE
PROPOSED SITE PLAN W/ SECOND FLOOR BAY WINDOW
1"=20'-0"

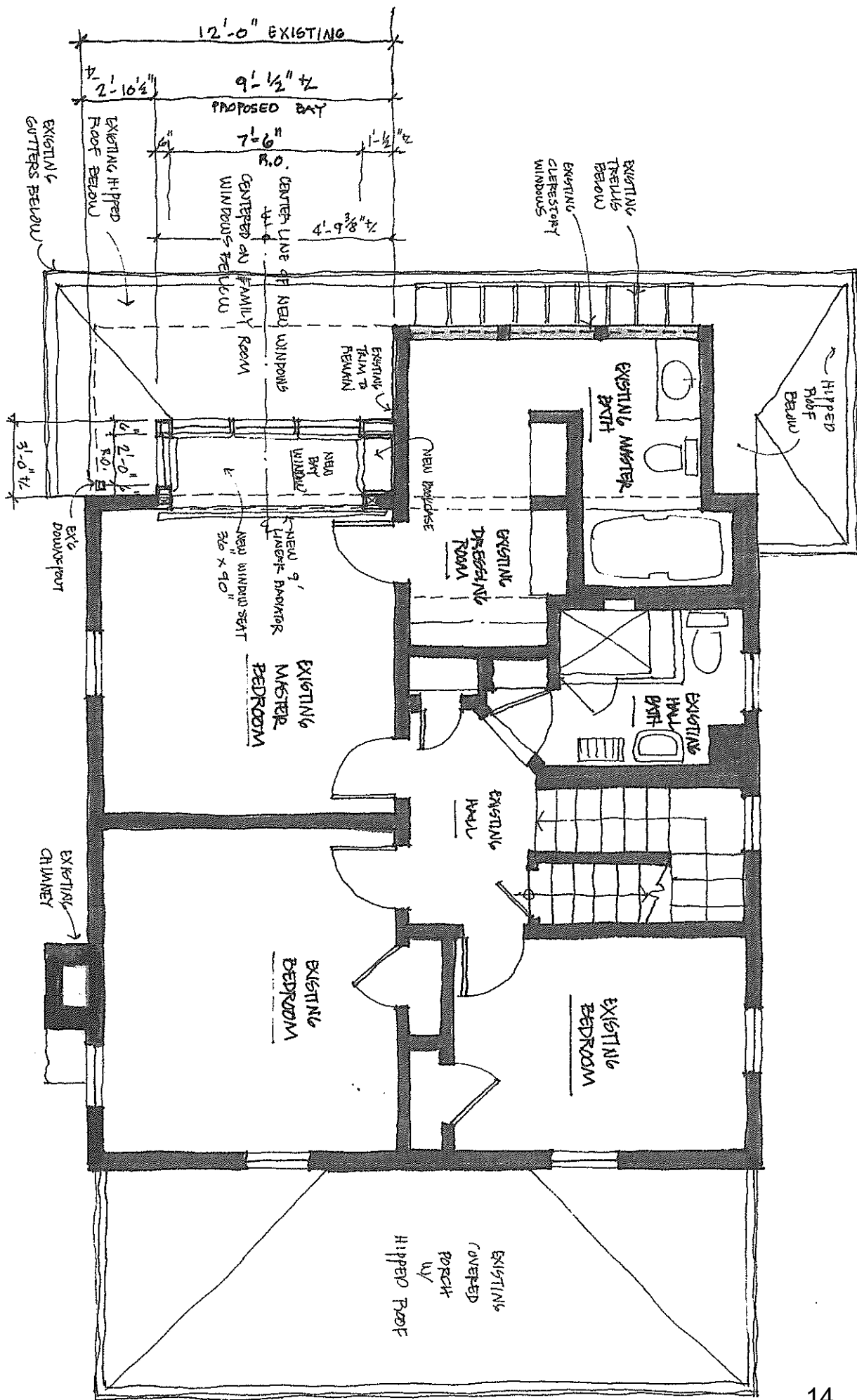
MAPLE AVENUE
40' R/W



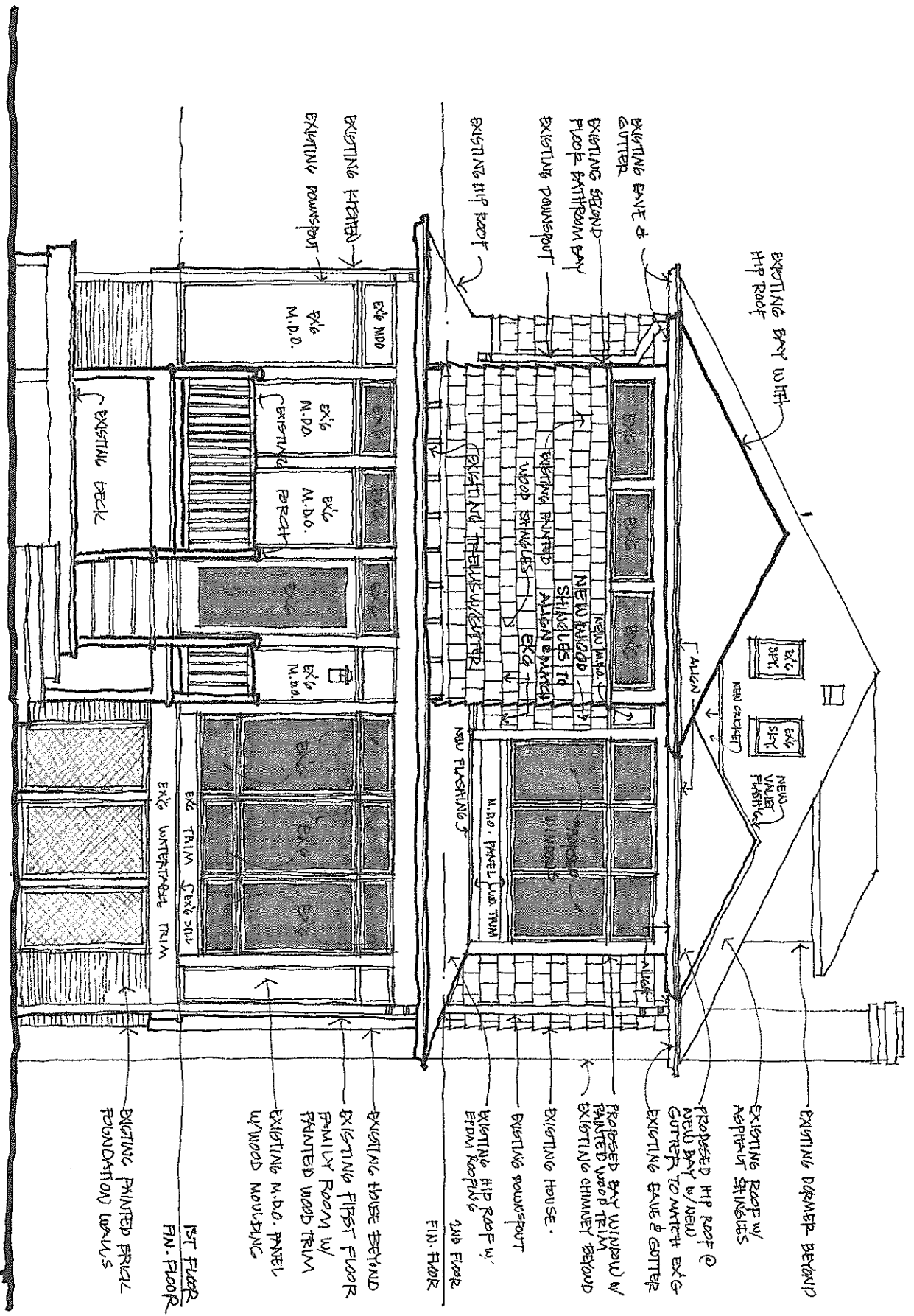




7404 MAPLE AVENUE
 EXISTING DRIVEWAY SIDE (WEST) ELEVATION
 1/4" = 1'-0"

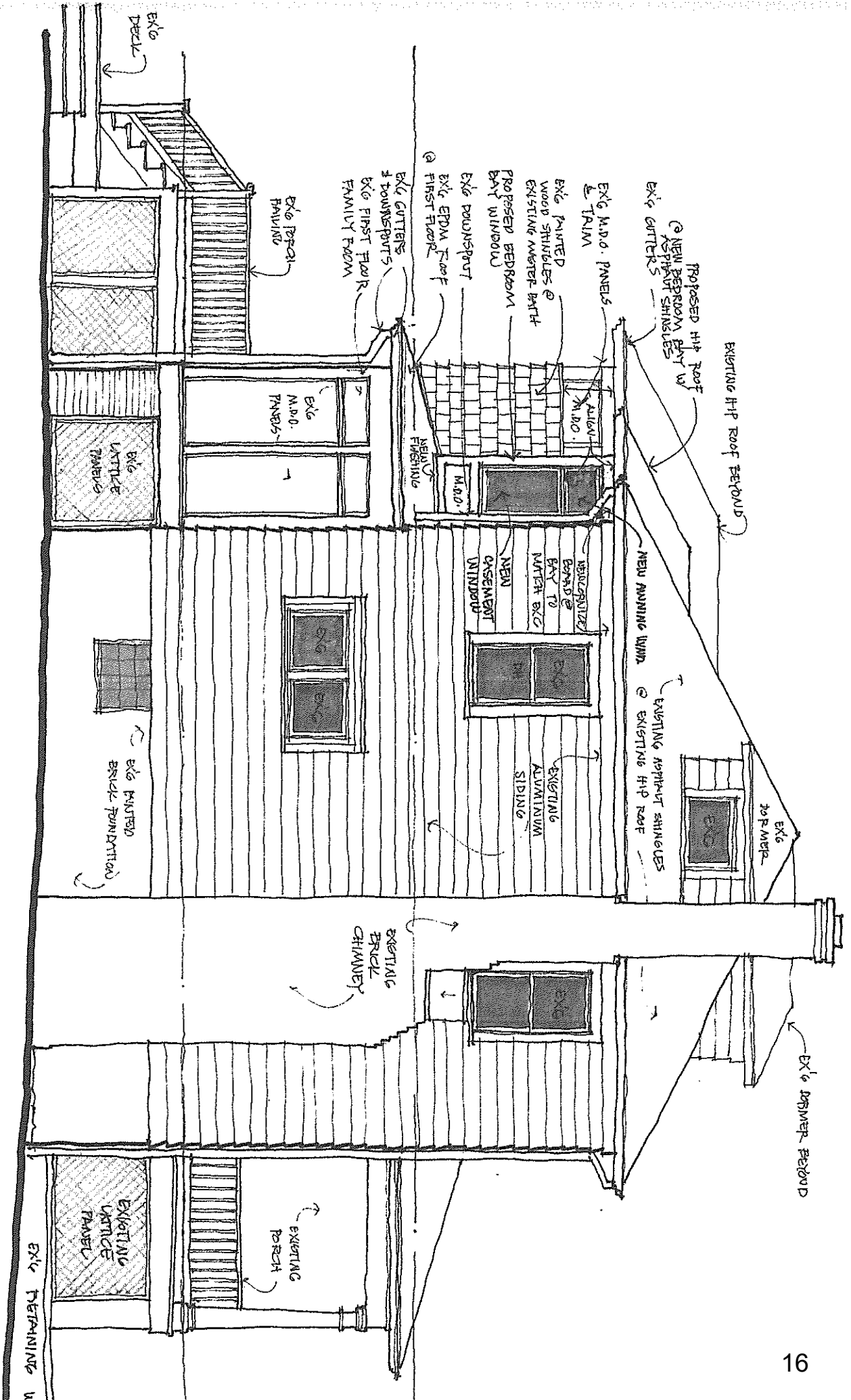


7404 MAPLE AVENUE
 PROPOSED SECOND FLOOR PLAN w/ BAY WINDOW
 1/4" = 1'-0"



7404 MAPLE AVENUE
 PROPOSED REAR ELEVATION w/ SECOND FLOOR BAY

1/4" = 1'-0"



7404 MAPLE AVENUE
 PROPOSED DRIVEWAY SIDE (WEST) ELEVATION w/ 2ND FLOOR BAY
 1/4" = 1'-0"

4. Material Specifications

Existing House Materials

Foundation Walls- Painted Brick at original Four-Square and rear addition

Siding - Painted Aluminum Lap Siding w/8" exposure at original Four-Square house
Painted Wood Shingles at second floor rear addition
Painted M.D.O. panels at first & second floor rear additions

Trim - Aluminum wrapped wood casing at original Four-Square house
Painted Wood Trim at Rear Addition Casing, Drip Cap, Corner Boards, Cornice, Cornice Moulding, Soffits, Sills & Watertables;
Painted wood columns & guardrail at front porch, w/painted cast iron handrail & Trek flooring
Painted wood guardrail, handrail, & knewels, w/painted P.T. wood decking and stair
Painted Wood Lattice Panels at front and rear crawl spaces

Windows- 1/1 Wood Double Hung Windows at original house
Single lite Wood Casements & Awnings at rear addition

Doors- Painted Wood Entrance & Side Door w/ upper divided lites
Painted Wood Rear door with single lite

Roof- Asphalt shingles at original hipped Four-Square, front porch, and second floor rear addition
EPDM roof at rear first floor addition

Gutters & Downspouts – Painted aluminum ogee gutter and 4" downspouts

Proposed Bay Window Materials

Siding - Painted Wood Shingles at north (rear) wall to match and align with existing adjacent shingles
Painted M.D.O. Panels at north wall clerestory and west (driveway) wall below casement

Trim - Painted 1x Wood or Composite Trim at Casing, Corner Boards, Cornices, Cornice Moulding, Soffit, & Sills

Windows- Full Lite, Awning over Casement Windows at north & west wall of proposed bay window
Weathershield Signature Series Windows: Insulated, Argon Filled, Lo E glazing; Interior Primed wood; Exterior Primed wood, painted to match existing adjacent windows

Roof- Asphalt shingles, size, style and color to match existing roof

Gutters & Downspout- Aluminum ogee gutters and downspout as needed to match existing house

5. Existing Property Condition Photographs (duplicate as needed)



Detail: Looking East Down Maple Avenue near 7404 Maple



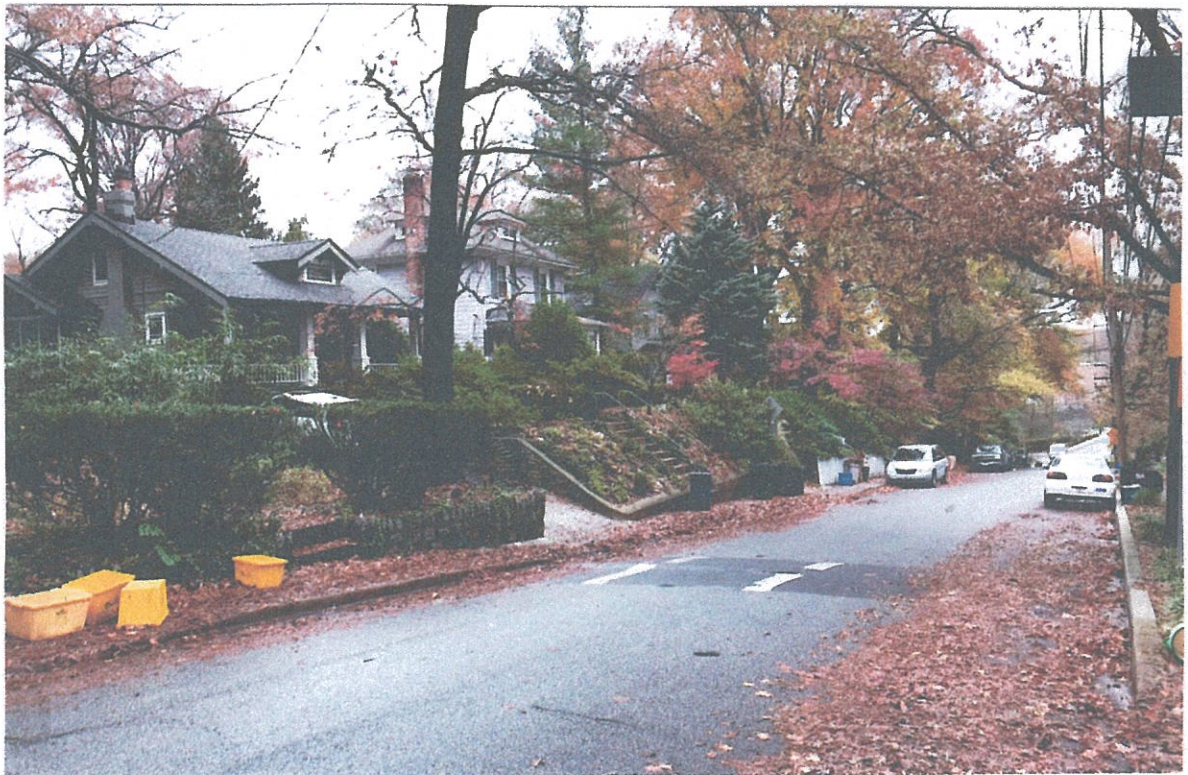
Detail: 7404 Maple Avenue from street

Applicant: 7404 Maple Avenue

Existing Property Condition Photographs (duplicate as needed)



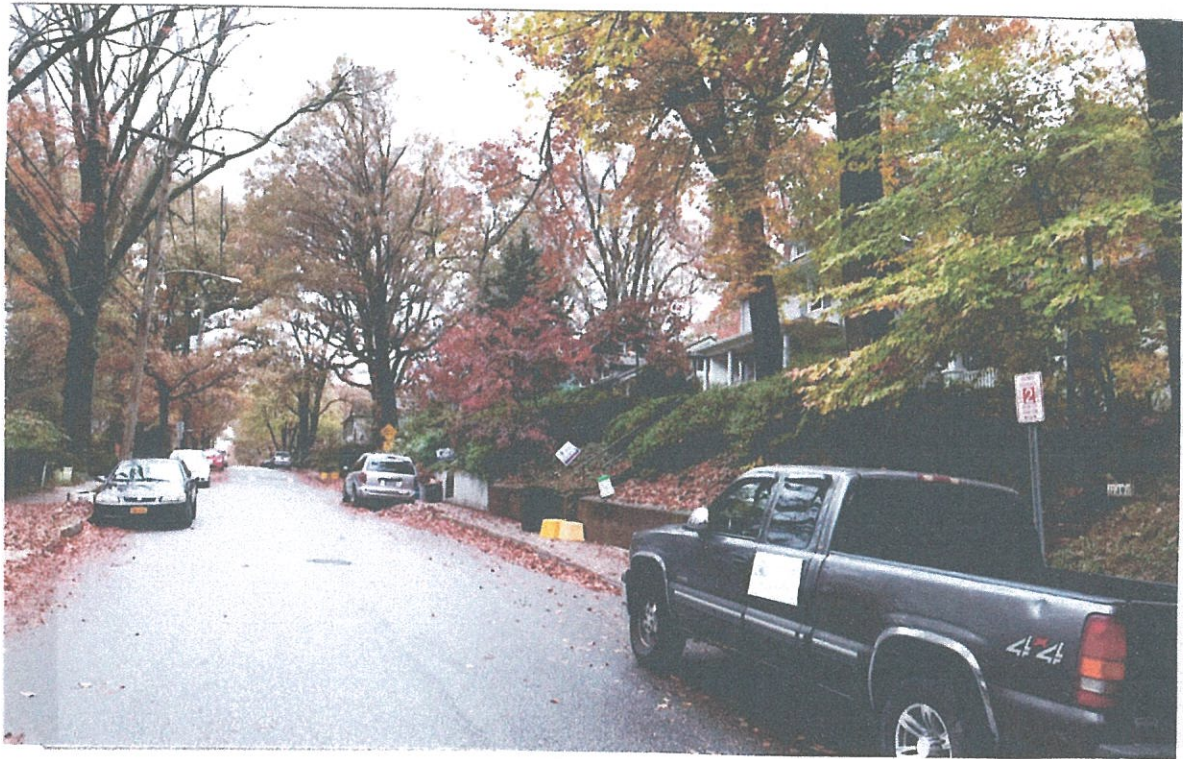
Detail: Approaching 7404 Maple from West



Detail: Viewing 7404 Maple from West

Applicant: 7404 Maple Ave

Existing Property Condition Photographs (duplicate as needed)



Detail: Approaching 7404 Maple from East



Detail: Viewing 7404 Maple from East

Applicant: 7404 Maple Ave

Existing Property Condition Photographs (duplicate as needed)



Detail: 7402 MAPLE AVE



Detail: 7406 MAPLE AVE

Applicant: 7404 Maple Ave

Existing Property Condition Photographs (duplicate as needed)

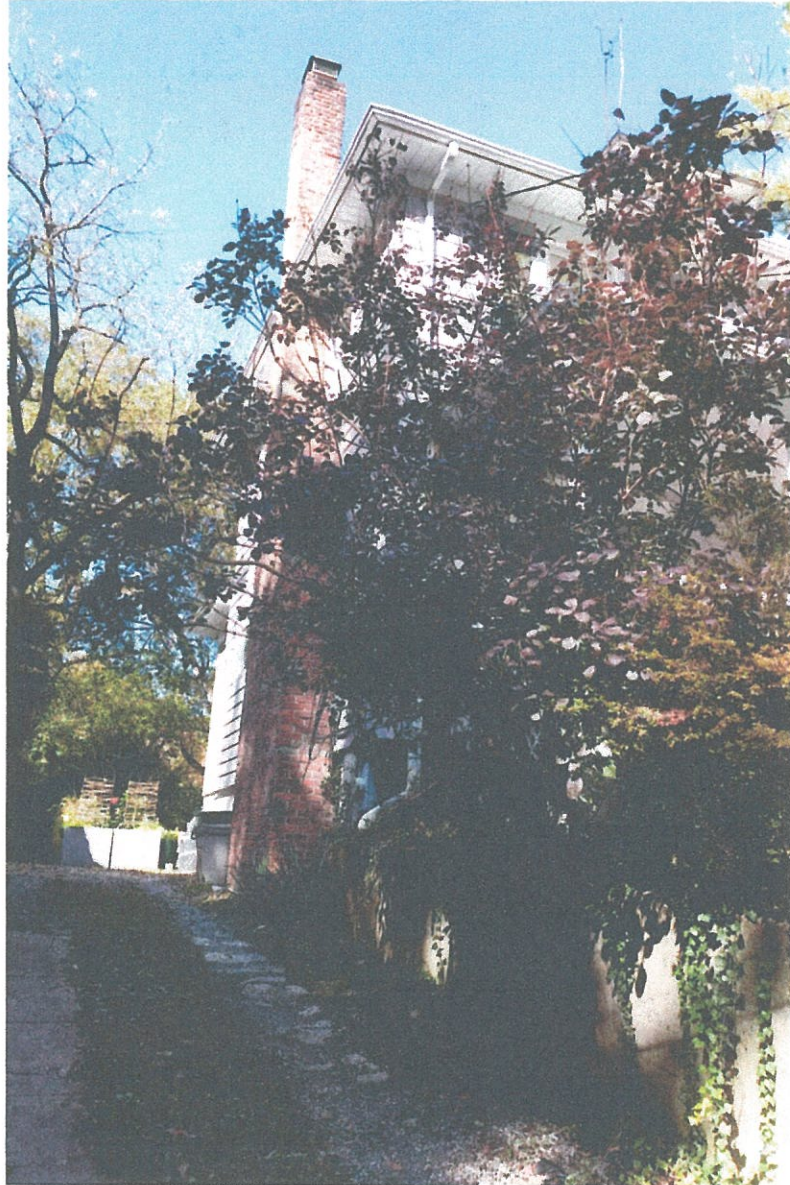


Detail: 7404 Maple Front Elevation



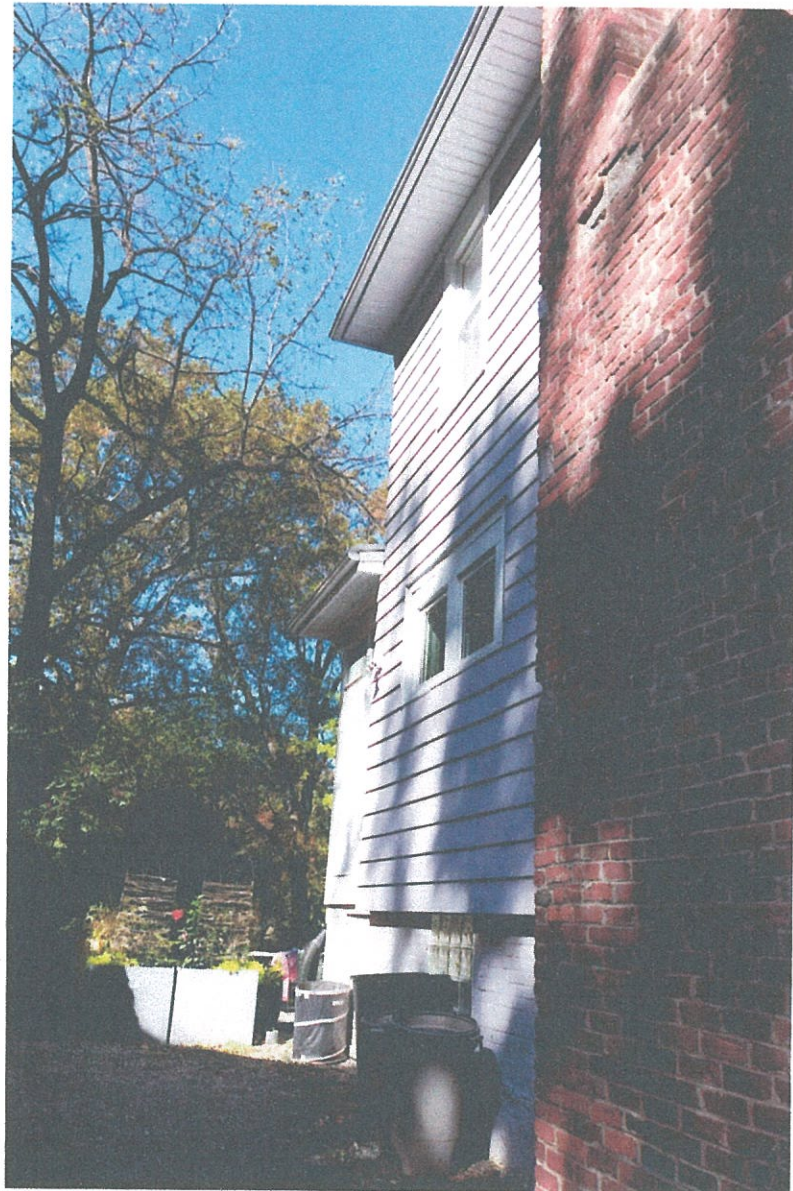
Detail: 7404 Maple Rear Elevation

Applicant: 7404 Maple Ave



Detail: Looking Up Driveway at 7404 Maple

Applicant: 7404 Maple Ave



Detail: West Elevation at Driveway

Applicant: 7404 Maple Ave

Existing Property Condition Photographs (duplicate as needed)



Detail: View of Rear Eastern Corner



Detail: View of Rear Western Corner

Applicant: 7404 Maple Ave

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear Elevation from backyard garden



Detail: Proposed location of new Second Floor Bay Window

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Alicia Wrenn & Andrew Goldsmith 7404 Maple Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Karen Reinke KSRdesign 701 Richmond Avenue Silver Spring, MD 20910
Adjacent and confronting Property Owners mailing addresses	
Selena Malott & Mark Ross 7402 Maple Avenue Takoma Park, MD 20912	James Klein 7406 Maple Avenue Takoma Park, MD 20912
Nicolien Van Schouwen 7403 Maple Avenue Takoma Park, MD 20912	Allen & E.R. Marsh 7405 Maple Avenue Takoma Park, MD 20912
Shana Fulcher & Kevin Dwyer 7403 Cedar Avenue Takoma Park, MD 20912	Melissa L. Stone & Wenny Kusuma 7405 Cedar Avenue Takoma Park, MD 20912