

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

|                     |   |                       |               |
|---------------------|---|-----------------------|---------------|
| <b>Address:</b>     | 7411 Baltimore Ave.   | <b>Meeting Date:</b>  | 2/27/2019     |
| <b>Resource:</b>    | Contributing Resource<br><b>Takoma Park Historic District</b> | <b>Report Date:</b>   | 2/20/2019     |
| <b>Applicant:</b>   | Isabelle Hasty (Paul Treseder, Architect)                     | <b>Public Notice:</b> | 2/14/2019     |
| <b>Review:</b>      | HAWP  | <b>Tax Credit:</b>    | n/a           |
| <b>Case Number:</b> | 37/03-19E   | <b>Staff:</b>         | Dan Bruechert |
| <b>Proposal:</b>    | Dormer and Skylight Installation, New A/C Compressor          |                       |               |

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1921-1933

The subject property is a Sears kit house: The Crescent. It is a one-story, side gable house with clapboard siding and a prominent front pediment. The house appears to retain a significant level of historic integrity.



**T**O THE folks who like a touch of individuality with good taste the Crescent bungalow makes a special appeal. The front door, side lights, and windows have been admirably selected. Seldom, indeed, do you find a more inviting front porch, hood supported by graceful columns, and entrance than we provide for this house. Your choice of two floor plans as shown.

**The Living Room.** measures 20 feet 3 inches by 12 feet 3 inches in C3259A, and 17 feet 6 inches by 12 feet 2 inches in C3258A. Plenty of space for a piano and furniture. The open stairway presents a beautiful effect, and there is a door at the top to prevent drafts from the attic.

**The Dining Room.** The large living room and the dining room are connected by means of a wide casad opening. Floor area of dining room, 12 feet 10 inches by 12 feet 3 inches in C3259A, and 12 feet by 10 feet 8 inches in C3258A.

**The Kitchen.** Very handy is the swinging door that connects the dining room and the kitchen. The kitchen is equipped with a built-in cupboard, has space for the sink, range, table and chair. Door leads to rear porch, stairs to grade, and basement in C3259A, and to side entry and basement in C3258A.

Can be built on a lot 40 feet wide



FLOOR PLAN  
C3258A

PORCH  
CEMENT FLOOR

**The Bedrooms.** Either floor plan has two bedrooms with clothes closets, and a bathroom convenient to either bedroom. All bedrooms are well lighted and aired.

**The Basement.** Room for furnace, laundry and storage.

**Height of Ceilings.** Main floor, 9 feet from floor to ceiling for C3259A, 8 feet 6 inches for C3258A. Basement, 7 feet from floor to joists.

#### What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

Lumber: Lath;  
Roofing: Oriental Slate Surface Shingles, 17-Year Guarantee;  
Siding: 1/2-inch Clear Cypress or Red Cedar, Bevel; Best Grade Clear Red Cedar Shingles for Gables;  
Framing Lumber, No. 1 Quality Yellow Pine;  
Flooring: 1/2-inch Clear Oak, Living Room, Dining Room and Hall; 1/2-inch Clear Maple, Kitchen and Bathroom; 1/2-inch Clear Yellow Pine for balance of rooms;  
Porch Ceiling, Clear Yellow Pine;  
Finishing Lumber; (see pages 104 and 105);  
Interior Doors, Two-Cross Panel Design of White Pine with Fir Panels;  
Trim, Back Band Style of Beautiful Grain Yellow Pine;  
Windows, California Clear White Pine;  
Medicine Case;  
Kitchen Cupboard;  
Leaves Trough and Down Spouts;  
Heavy Water-Proof Building Paper; Sash Weights;  
Narcissus Design Hardware; (see page 116);  
Paint for Three Coats Outside Trim and Siding; Stain for One Dip Coat for Shingles on Gable Walls;  
Shellic and Two Coats of Varnish for Interior Trim and Doors;  
Wood Filler and Two Coats of Varnish for Oak Floors;  
Two Coats of Varnish for Maple and Yellow Pine Floors;  
Complete Plans and Specifications.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13.

For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 134 and 135.

For Garages see pages 106, 107 and 127 to 132.

**Honor Bill**  
**The Crescent**  
**\$1,690.00** C3258A "Already  
Cut" and Fitted  
**2,195.00** C3259A "Already  
Cut" and Fitted



#### OPTIONS

4-in-1 Style Oriental Asphalt Slate Surface Strip Shingles, guaranteed for twenty years, instead of Oriental Asphalt Shingles for only \$1.00 less for C3258A and \$9.00 less for C3259A.

Furnished with two rooms in attic, \$300.00 extra, for C3258A or C3259A.

Sheet Plaster and Plaster Finish, to take the place of wood lath, for C3258A, \$25.00 extra; with attic, \$144.00 extra; for C3259A, \$128.00 extra; with attic, \$168.00 extra. See page 133.

Storm Doors and Windows, for C3258A, \$43.00; with attic, \$111.00 extra; for C3259A, \$54.00; with attic, \$94.00 extra. Screen Doors and Windows, galvanized wire, for C3258A, \$28.00; with attic, \$35.00 extra; for C3259A, \$38.00; with attic, \$42.00 extra.

Oak Doors and Trim, for living room and dining room, and Oak Stairs for C3258A, \$103.00 extra. Oak Doors and Trim, for living room, dining room and stairs for C3259A, \$109.00 extra.



ATTIC  
FLOOR PLAN  
C3259A  
See Options.

For Our Easy Payment Plan See Page 140—For Our Information Blank See Page 137

Page 26

**See Interior Views of the Crescent Home on Opposite Page**

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Figure 1: Original advertisement for "the Crescent Home." Note the optional attic floorplan in the lower right corner.





Figure 2: Views of 7411 Baltimore Ave. are limited by the narrow side setbacks on either side of the house.

## **PROPOSAL**

The applicant proposes to construct a shed dormer in the rear based on the option shown in the original advertisement (fig. 1, above) and to install a skylight on the rear roof slope. A new A/C compressor is also proposed to be installed to the rear of the existing compressor on the south (right) side of the house.

## **APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

### ***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.

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,

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis,

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,

Original size and shape of window and door openings should be maintained, where feasible,

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible 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 shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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 new 16' (sixteen foot) wide dormer in the rear roof slope and to install a skylight on the existing rear roof slope. Staff finds that these new features are architecturally compatible with the historic resource; additionally, they will only be minimally visible from the public right-of-way. Staff supports approval.

**A/C Compressor**

The applicant proposes to install a new A/C compressor in the rear of the property adjacent to the existing unit. The new unit will be a Mitsubishi mini split-unit. The small size of this unit will not be visible from the public right-of-way and will not impact the historic character of the building. Staff recommends approval of this element.

**Skylight**

The proposed skylight will be installed on the rear of the existing roof, inset by approximately 7' (seven feet). This feature will not be visible from the public right-of-way, and per the *Design Guidelines*, the skylight should be approved as a matter of course. Staff finds that this will not impact the visual character of the property and recommends approval under the *Design Guidelines* and Chapter 24A-8(b)(1) and (2).

**Rear Dormer**

The rear roof slope is currently unadorned. In addition to the small skylight, the applicant

proposes to construct a new shed dormer. The dormer will be 16' (sixteen feet) wide inset by 9' (nine feet) on each side. The dormer will be clad in shingles that match the siding in the gables. There will be Marvin "Ultimate" series, wood casement windows, arranged in pairs, that are based on windows in the 2<sup>nd</sup> floor gables. The narrow-sloped roof of the new dormer will be a bituminous "torch down" membrane roof.

There is a historical precedent for the "Crescent" to have a rear dormer. The advertisement for the house design (fig. 1) shows an optional 2<sup>nd</sup> floor configuration with two rooms could have been purchased for an additional \$300.00. The size of the optional rear dormer appears to be consistent with what is currently being proposed. While the design of the dormer is not included in the advertisement, Staff assumes that it was designed to be consistent with the architectural features found in the rest of the house massing. Staff finds the design of the proposed addition is generally consistent with the design of the house and achieves the goals of the *Design Guidelines*.

Staff finds that the proposed materials, i.e. shingle siding, wood windows, and wood trim are all appropriate with the materials on the building and surrounding historic district. In most other circumstances, Staff would not support a membrane roof, however, due to the low slope of the dormer roof, an asphalt shingle roof is not recommended. Additionally, this roof will not be at all visible from the public right of way and will likely not be visible from anywhere on the property. Staff finds the materials to be appropriate for the building and district.

Staff finds that because there is a historical precedent for a rear dormer, that the dormer is an appropriate design, and that the proposed dormer addition and skylight will have a minimal impact on the historic character of the house and surrounding district, Staff supports approval under 24A-8(b)(2) and the *Design Guidelines*.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **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: paul.treseder@verizon.net Contact Person: Paul Treseder  
Daytime Phone No.: 301-367-2190

Tax Account No.: \_\_\_\_\_

Name of Property Owner: ISABELLE HASTY Daytime Phone No.: \_\_\_\_\_  
Address: 7411 BALTIMORE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-367-2190

## LOCATION OF BUILDING/PREMISE

House Number: 7411 Street: BALTIMORE  
Town/City: TAKOMA PARK Nearest Cross Street: CLEVELAND AVE  
Lot: 6 Block: 79 Subdivision: T.P.L. & T.  
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 ☒ Boom Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 75,000

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

JAN. 29 2019  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 864658 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 SHEET

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

SEE ATTACHED SHEET.

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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**

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.



## **7411 Baltimore Avenue, Takoma Park, Md.**

### **Existing house and environmental setting:**

7411 Takoma is a category 2 resource on a street in Takoma Park with many other historic resources, as well as some non-historic. Both of the adjacent houses are category 2 resources, while the confronting house is a recent house in the four-square style. Baltimore Avenue is a quiet street with sidewalks and trees on both sides, a classic Takoma Park environmental setting.

The house is a Sears kit house, the "Crescent" model, in very good original shape. There have been no additions or modifications to the house visible from the outside.

### **Proposed Project:**

The owners are proposing to add a shed dormer, 16' wide, to the rear of the house. The house is 34' wide, so the dormer will be set in 9' from each side. The original brick chimney will be left intact. There will be no change to the ridgeline or footprint of the house.

The dormer contains a new bedroom, and will feature pairs of push-out wood casement windows with simulated divided lites, very similar to the 2 existing second floor end windows, which will remain. The siding will be cedar shingles, which will be stained to match the existing second level shingles on the sides of the existing house.

Of interest in the original Sears literature for this "Crescent" model home is an option for a rear shed dormer, very similar to what is being proposed.

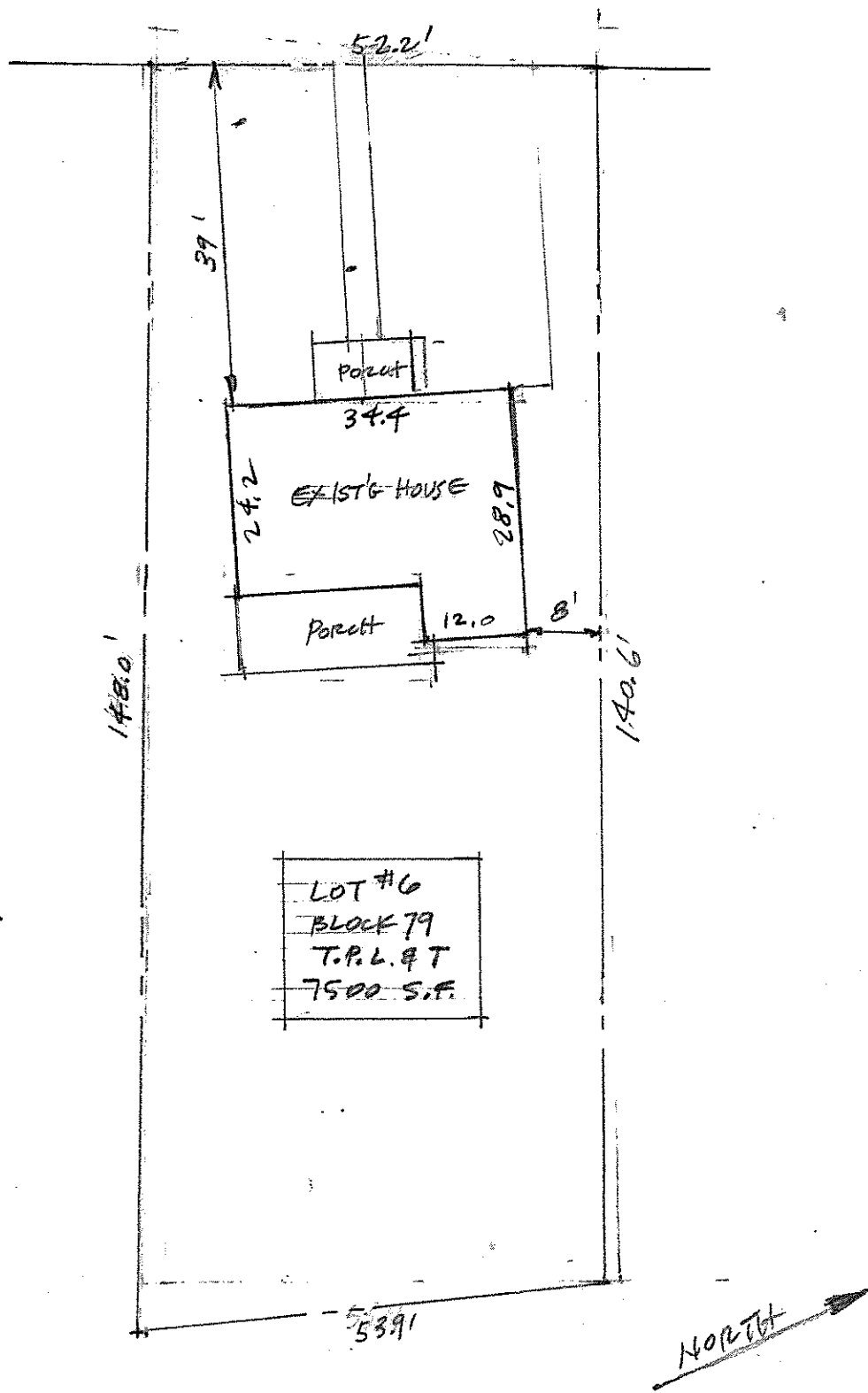
Please note that the two adjacent bungalows have rear dormers, similar to this proposal.

We believe that the proposed addition will be very compatible with the historic neighborhood.

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

|  |   |
|--|---|
| <b>Owner's mailing address</b><br>7411 BALTIMORE AVE<br>TAKOMA PARK, MD. 20912 | <b>Owner's Agent's mailing address</b><br>PAUL TRESEDER<br>6320 WISCASSET ROAD<br>BETHESDA, MD. 20816 |
| <b>Adjacent and confronting Property Owners mailing addresses</b>              |   |
| FAITH VAN LUNEN  | 7413 BALTIMORE AVE<br>TAKOMA PARK, MD 20912   |
| MELISSA TOOLEY &<br>DANIEL MAZMANIAN   | 7410 BALTIMORE AVE<br>TAKOMA PARK, MD. 20912  |
| ROBERT FEGLEY &<br>STACEY KATZ   | 7409 BALTIMORE AVE<br>TAKOMA PARK, MD. 20912  |

BALTIMORE AVE



7411 BALTIMORE AVE  
SITE PLAN

1"=20'-0"



FRONT VIEW





RIGHT SIDE VIEW



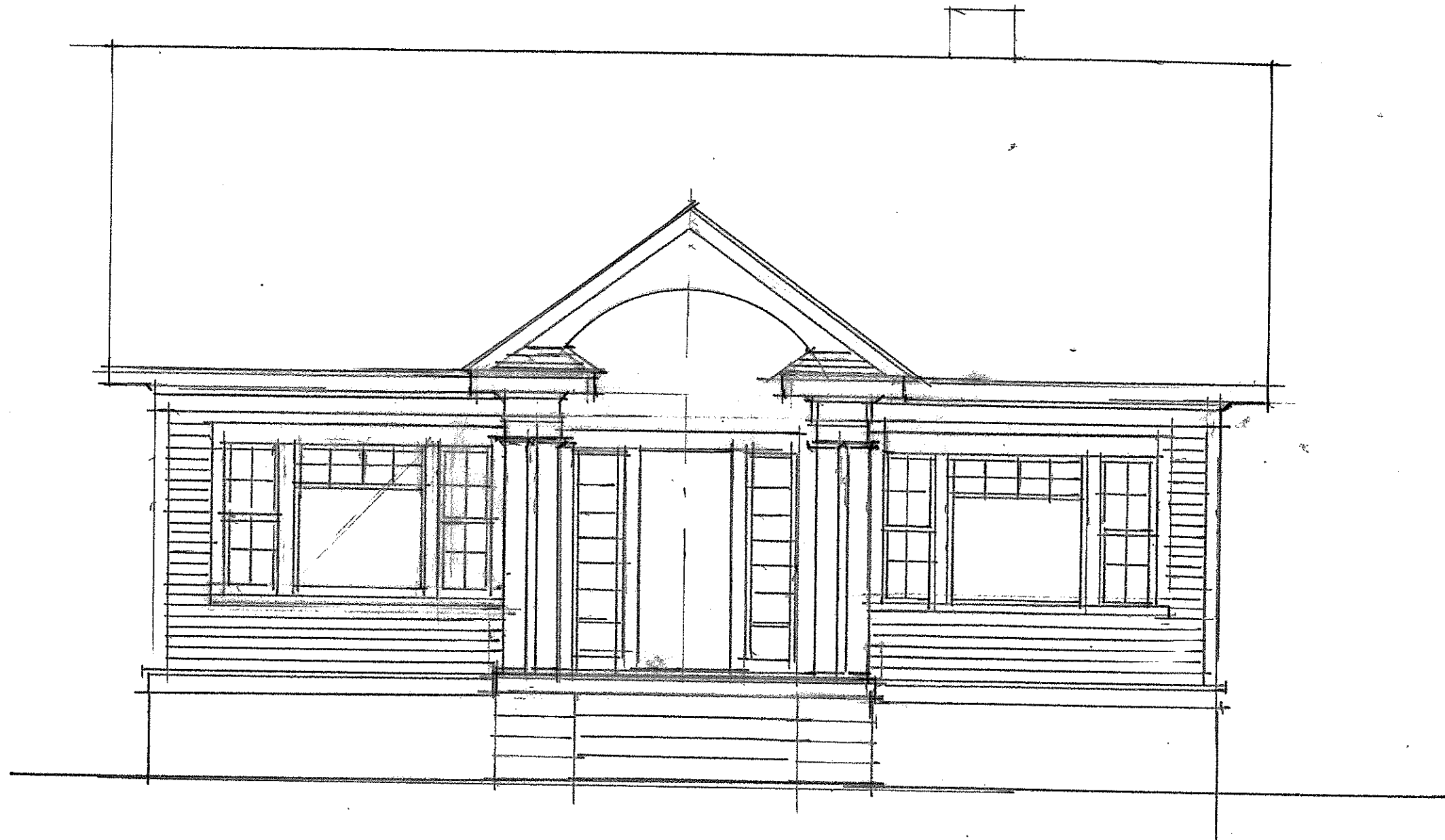


REAR VIEW





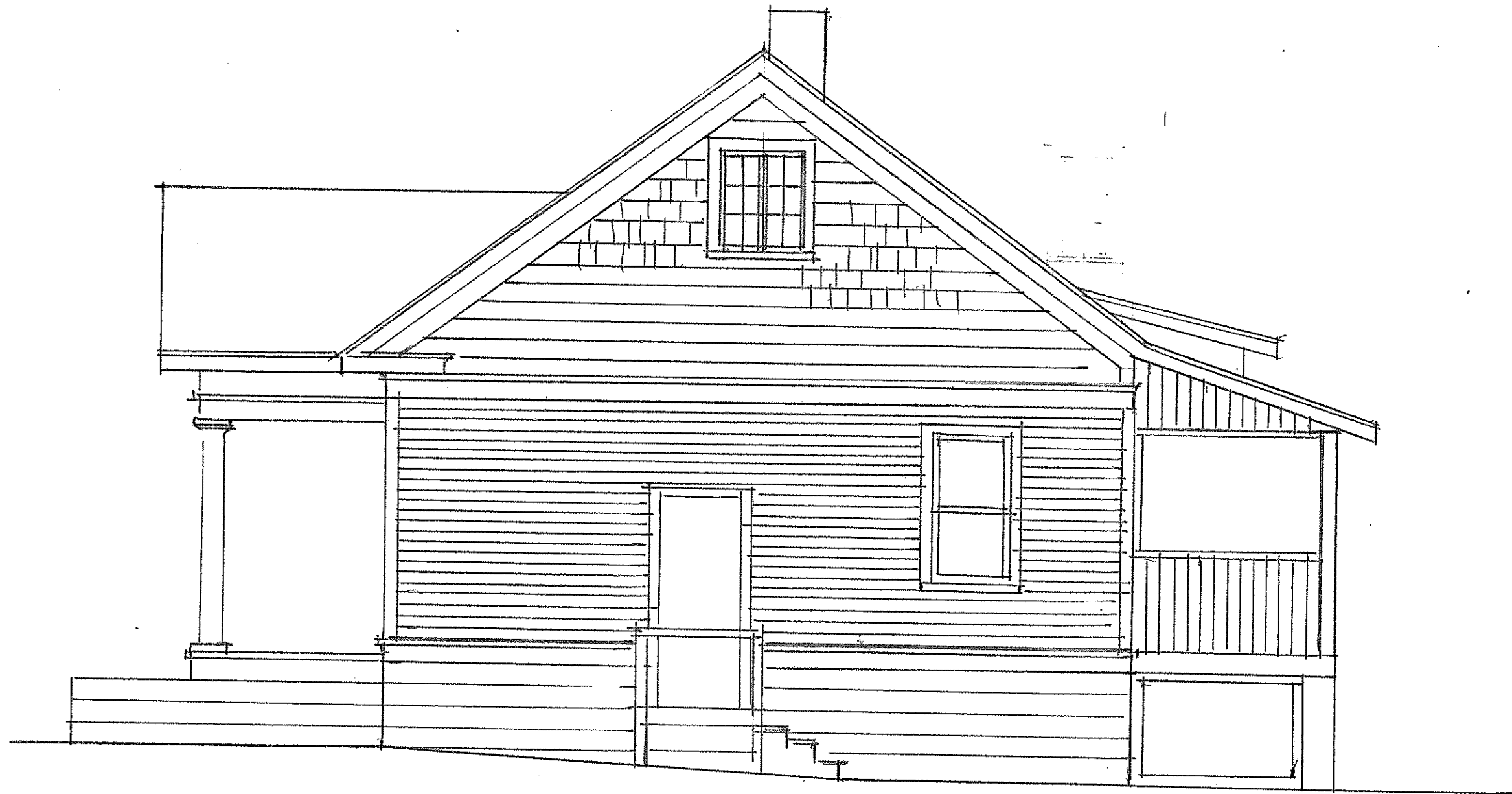
LEFT SIDE VIEW



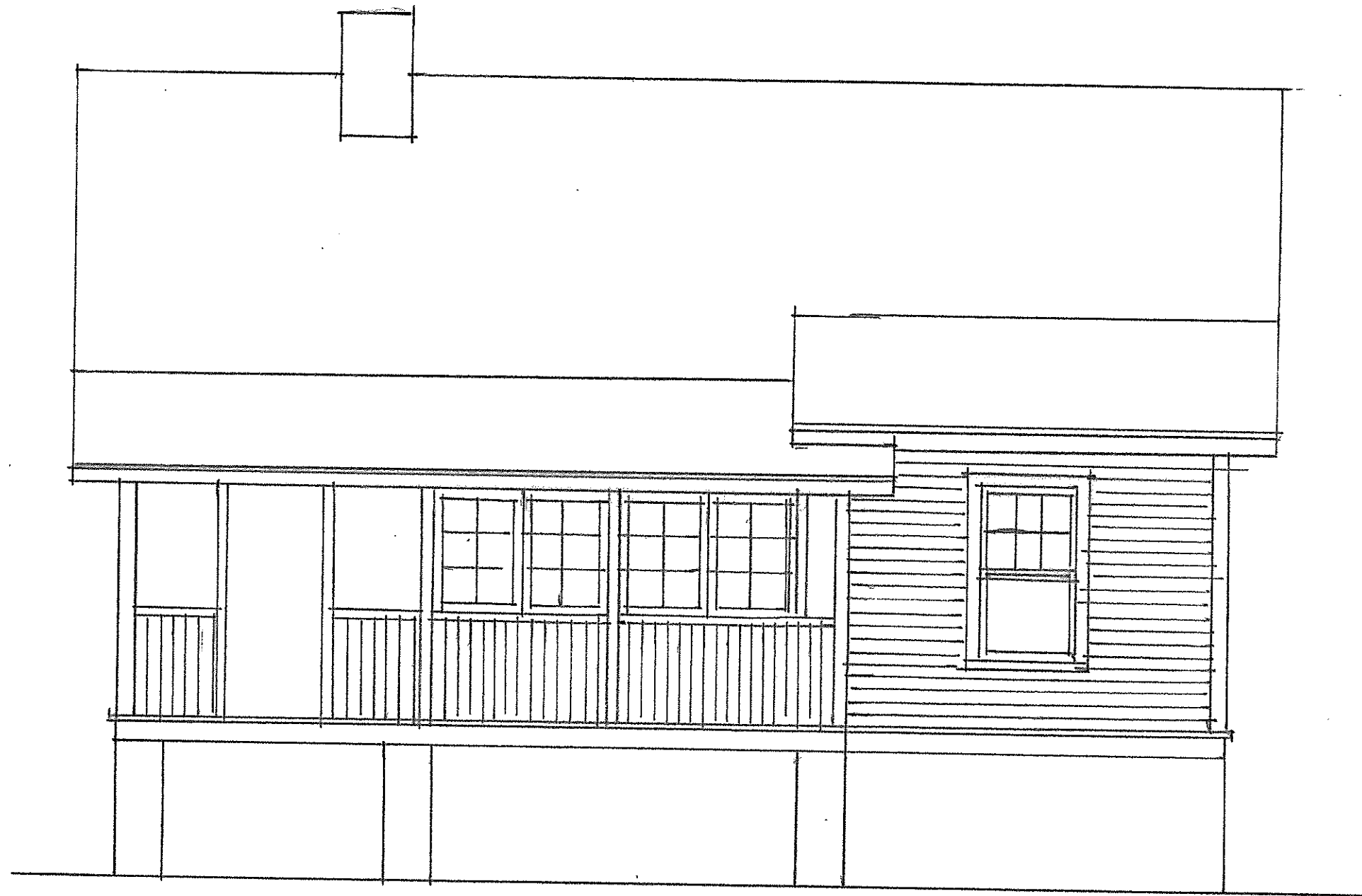
FRONT ELEVATION

(NO CHANGES)

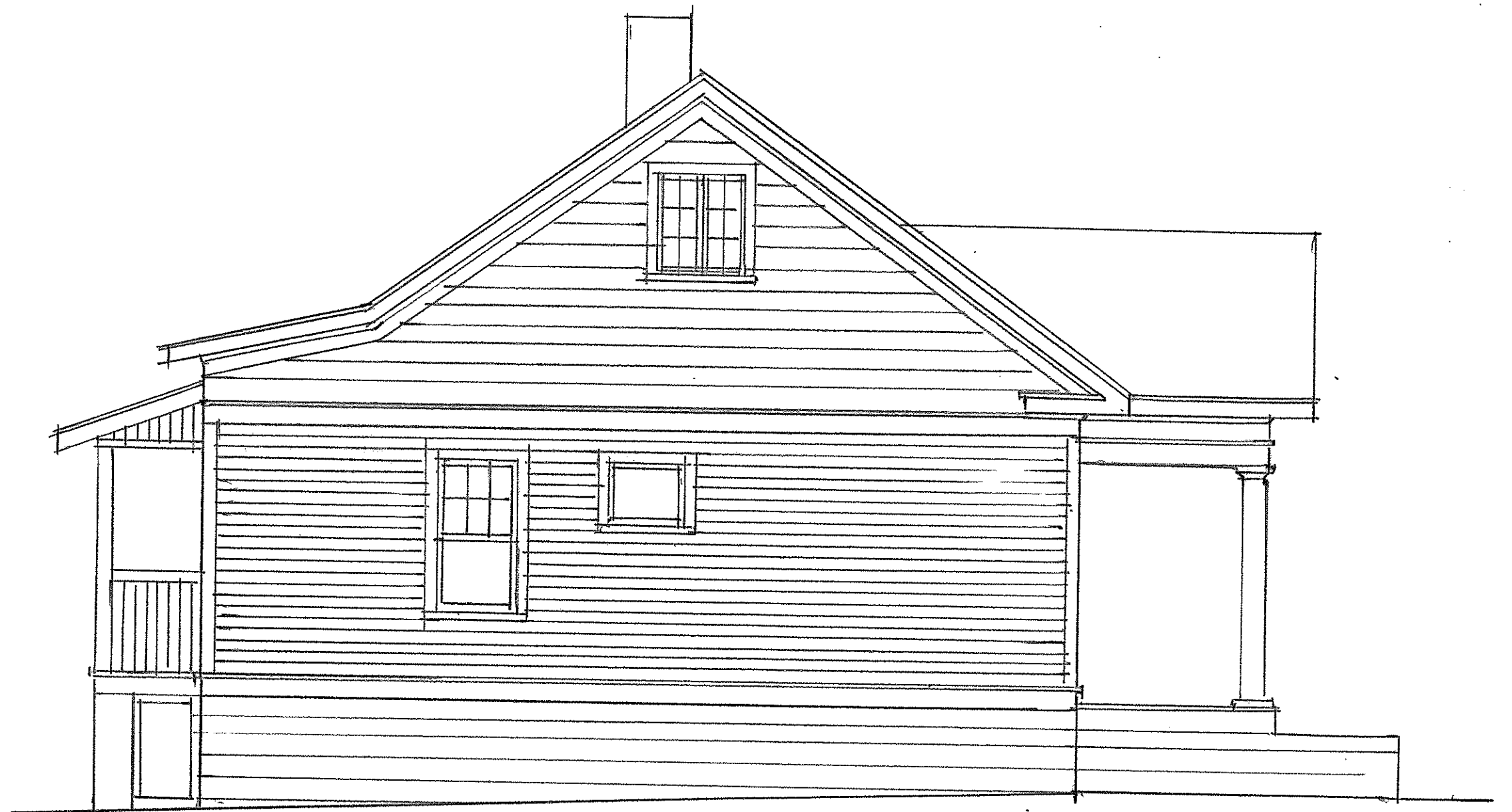




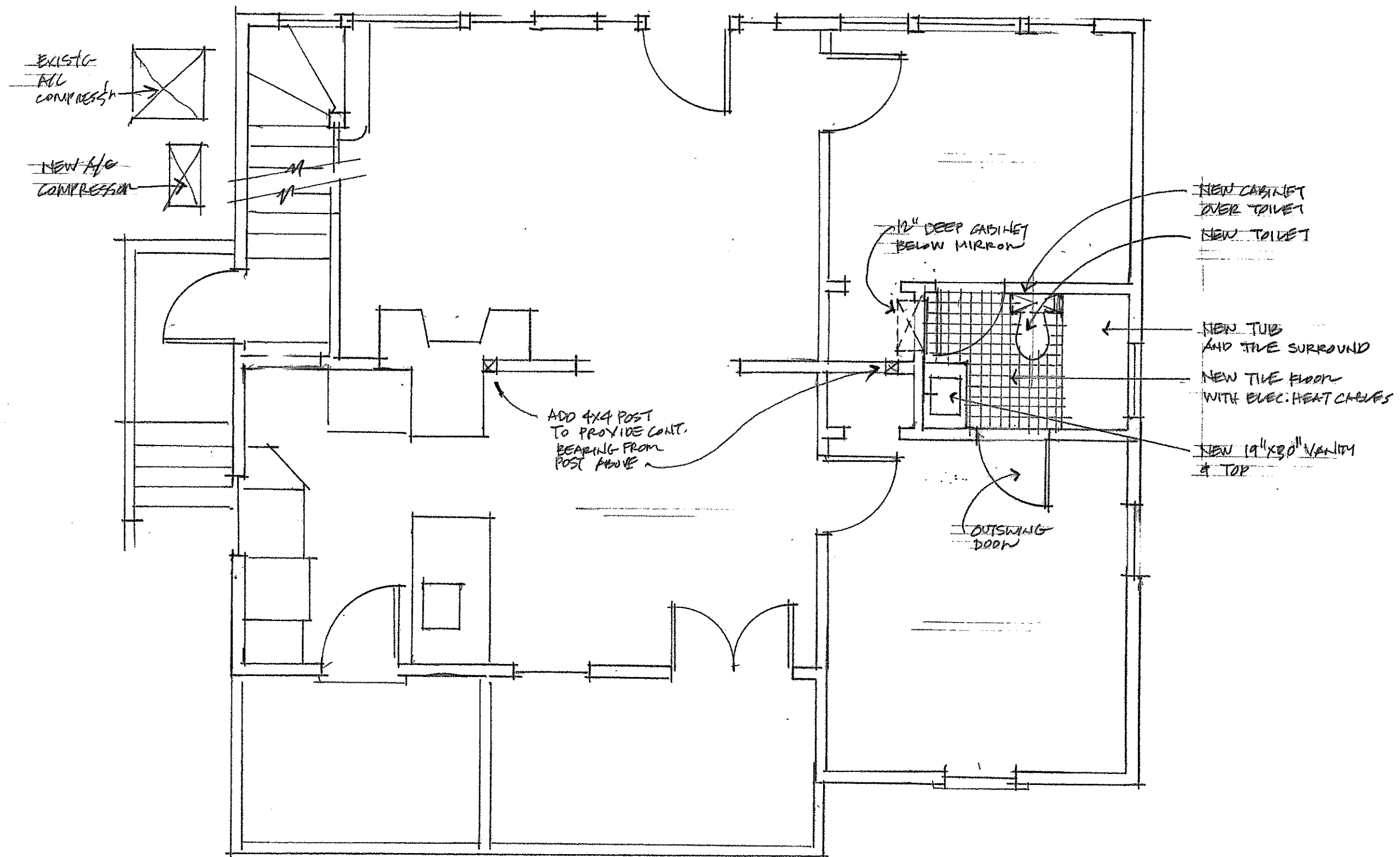
EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION.

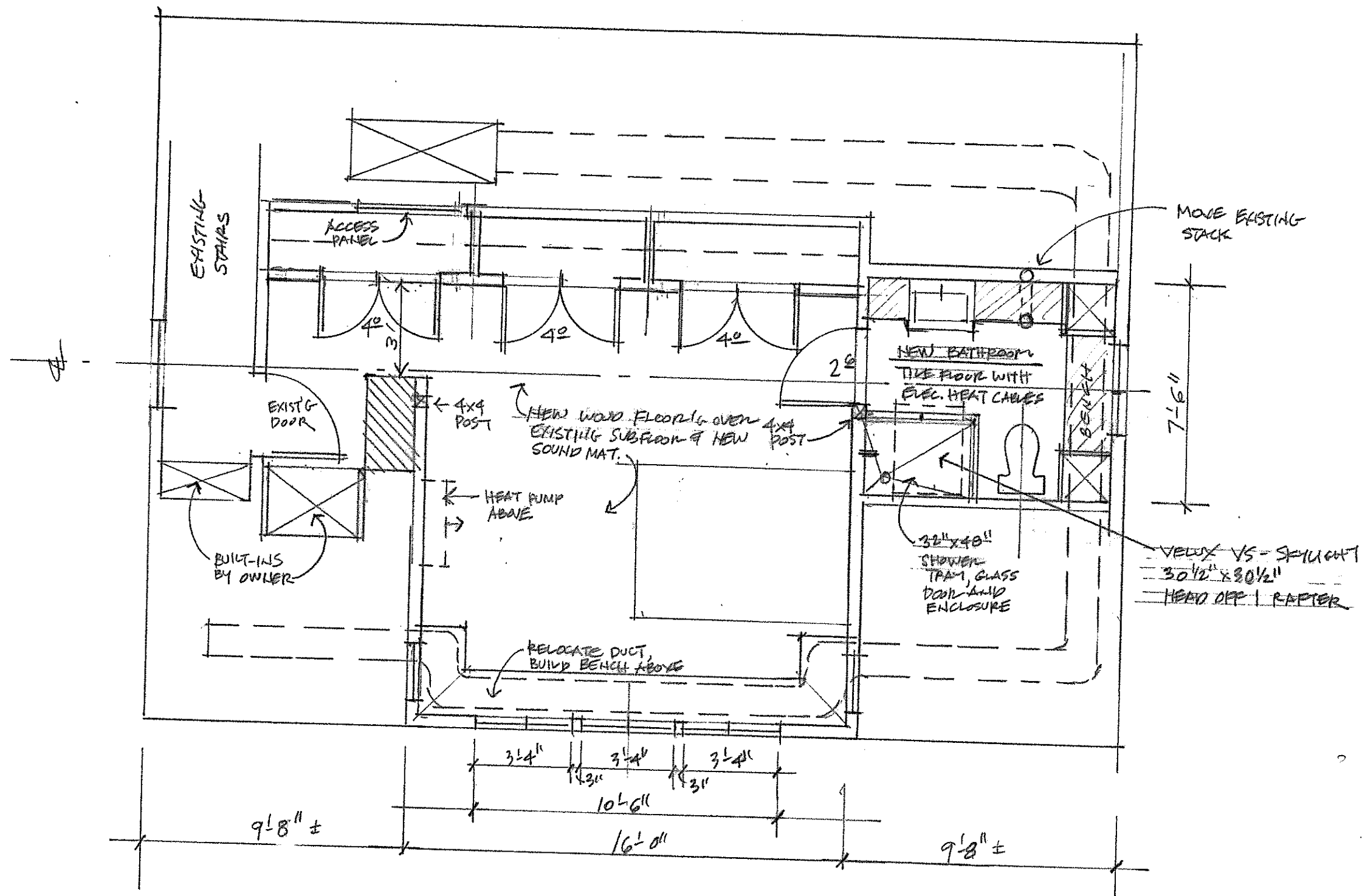


EXISTING LEFT SIDE ELEVATION.



PROPOSED 1<sup>ST</sup> FLOOR PLAN. 1/4" = 1'-0"



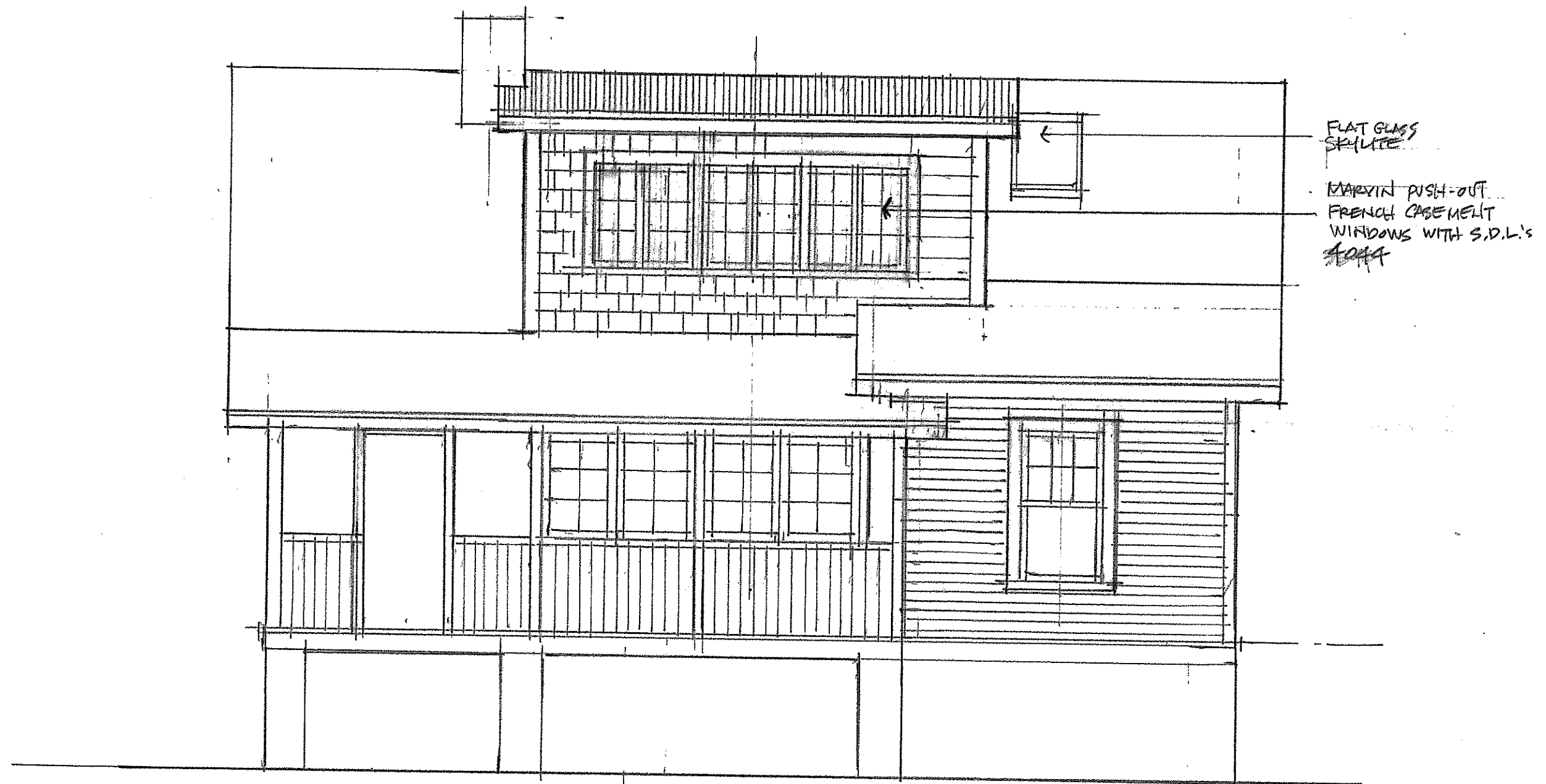


PROPOSED 2ND FLOOR PLAN 1/4" = 1'-0"



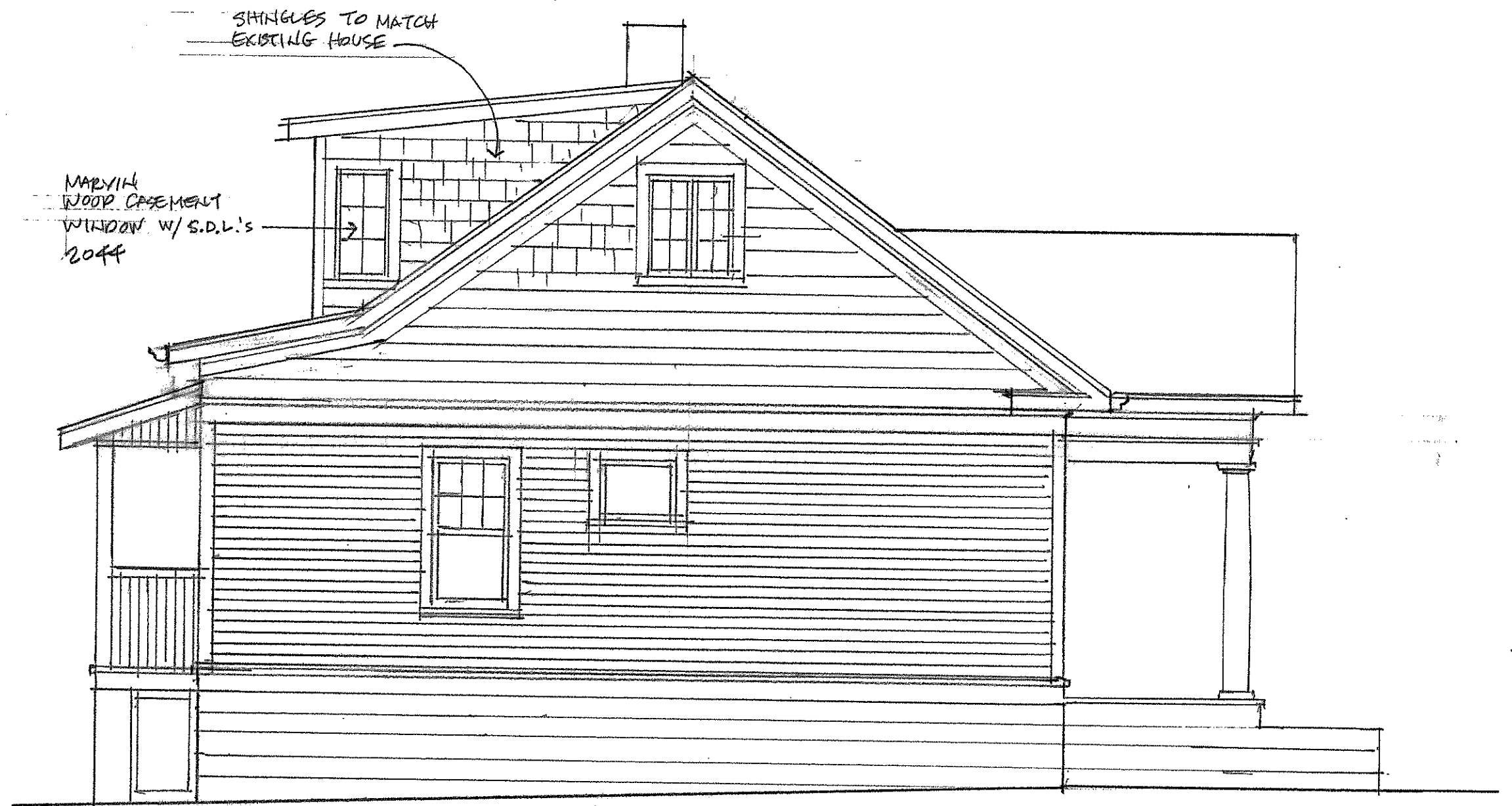
PROPOSED RIGHT SIDE ELEVATION.

7411 BALTIMORE AVE, TAKOMA PARK



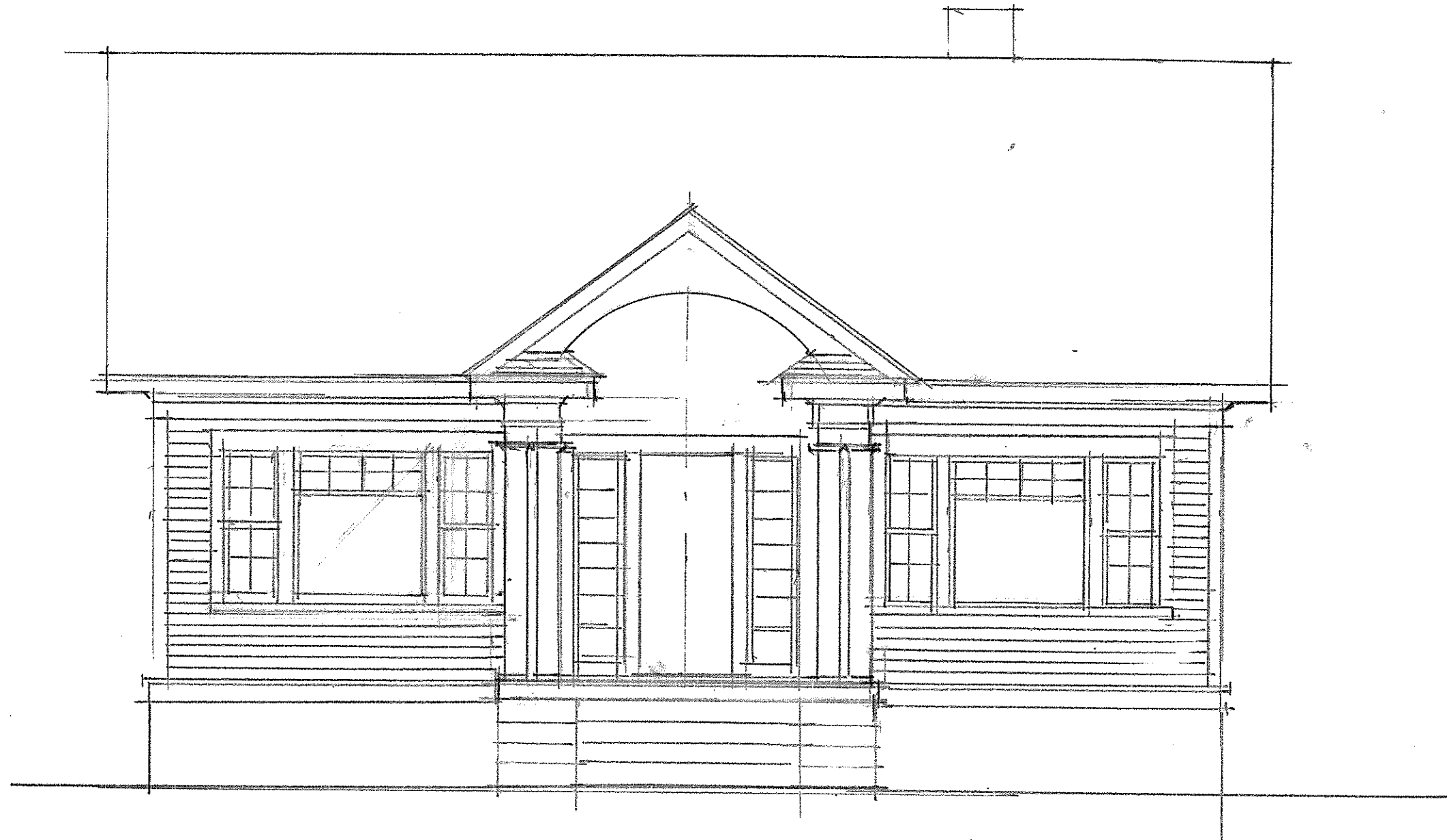
PROPOSED REAR ELEVATION.

7411 BALTIMORE AVE, TAKOMA PARK



PROPOSED LEFT SIDE ELEVATION.

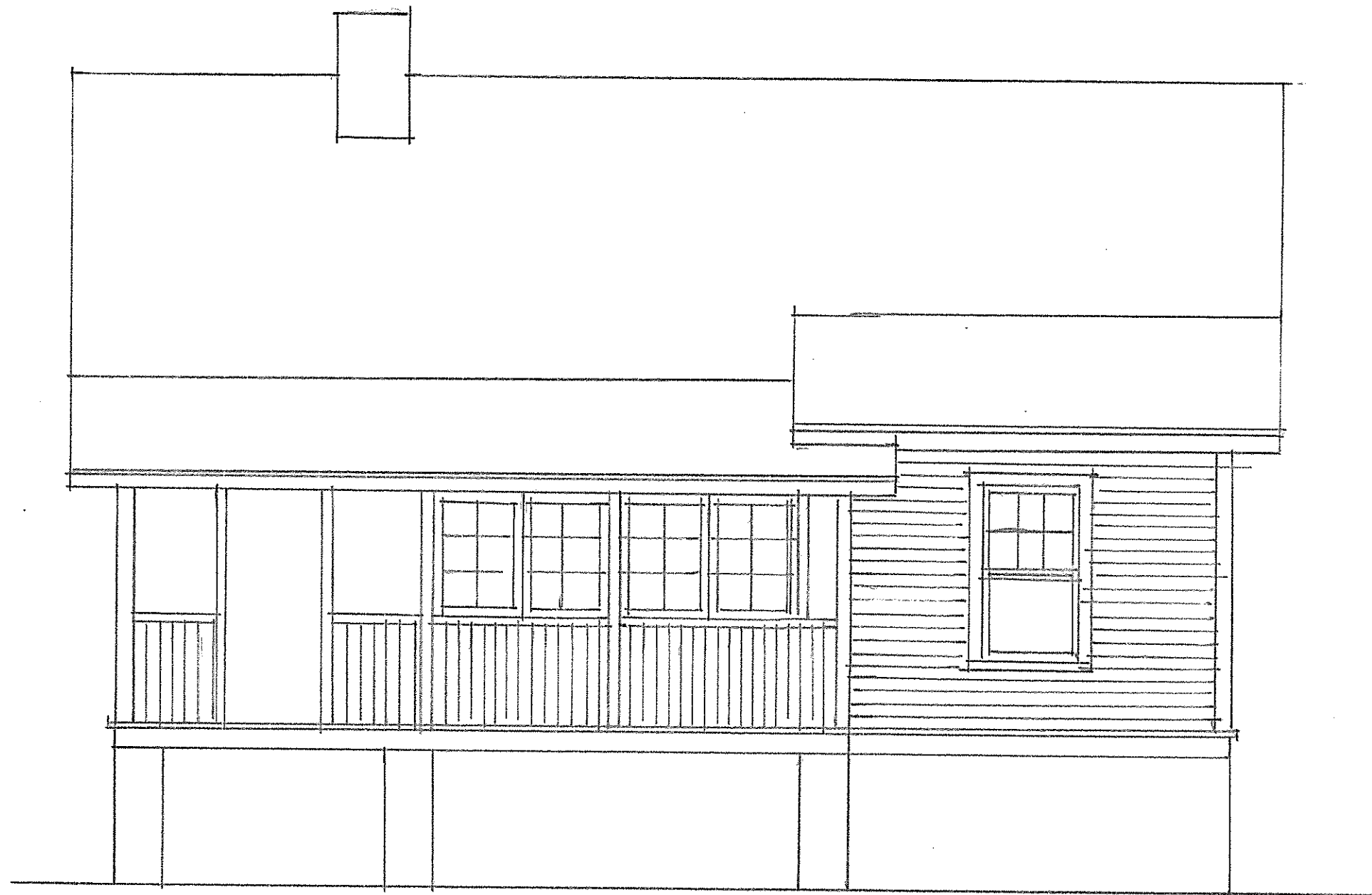




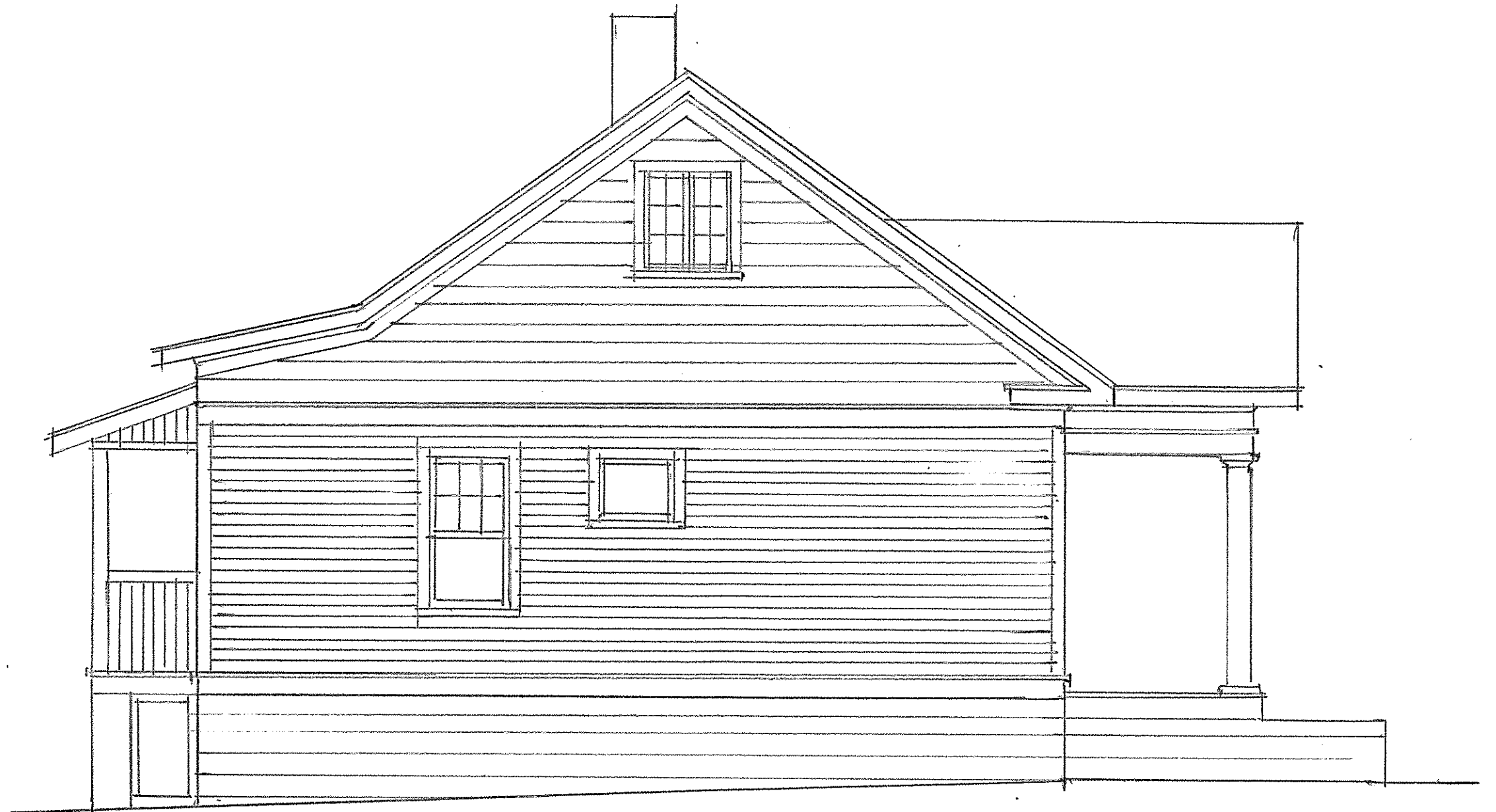
FRONT ELEVATION  
(NO CHANGES)



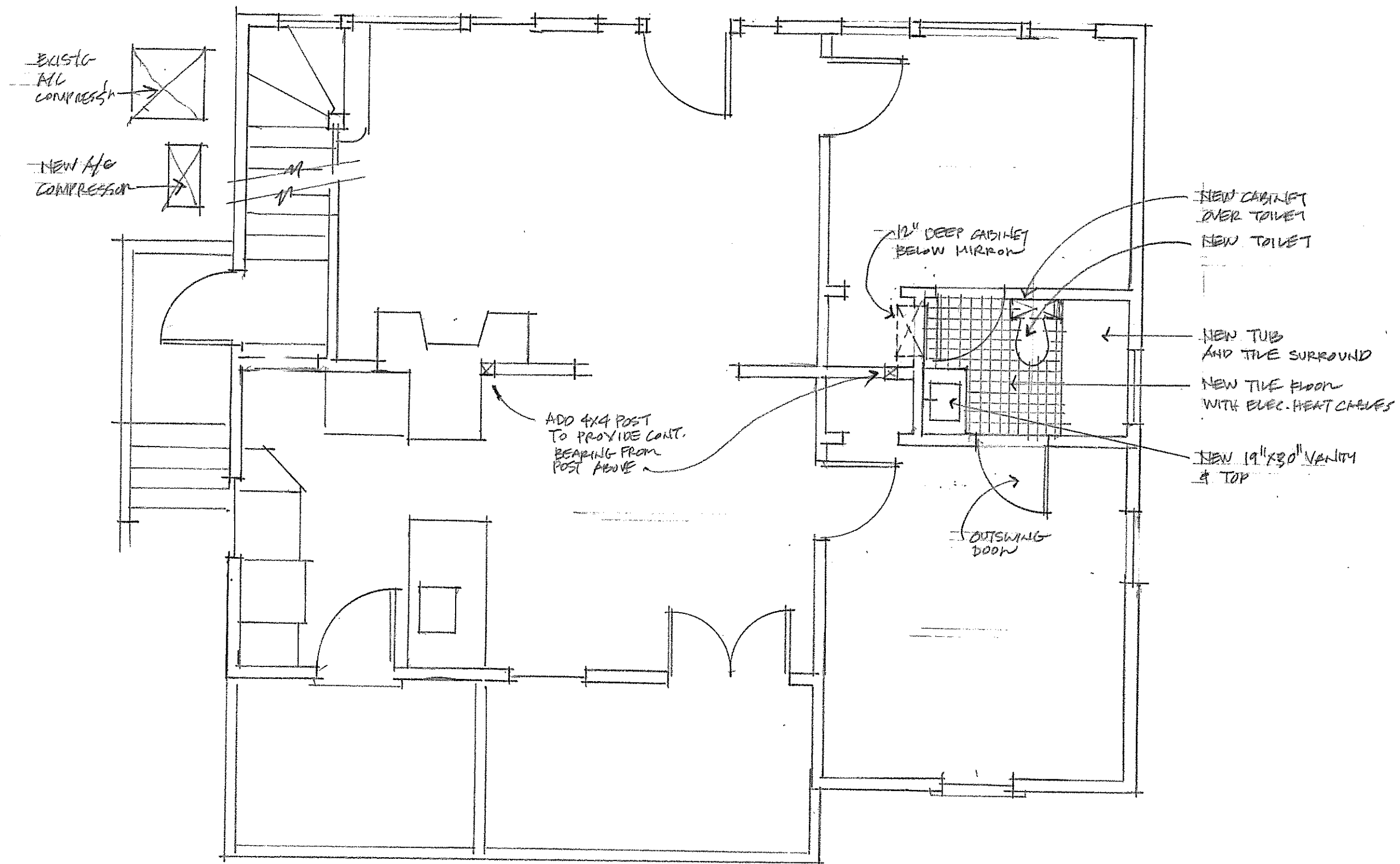
EXISTING RIGHT SIDE ELEVATION.



EXISTING REAR ELEVATION.

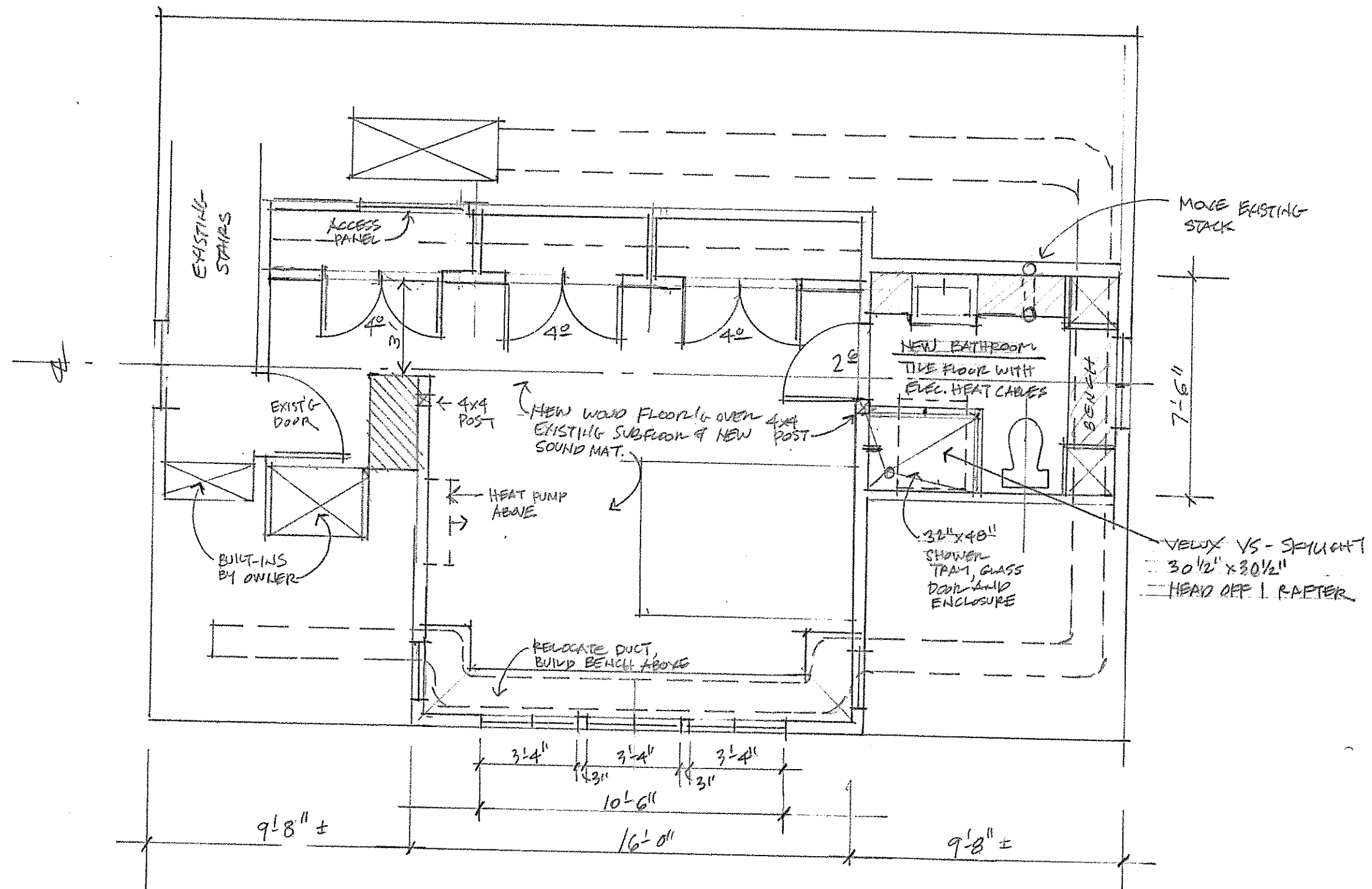


EXISTING LEFT SIDE ELEVATION.



PROPOSED 1ST FLOOR PLAN. 1/4" = 1'-0"



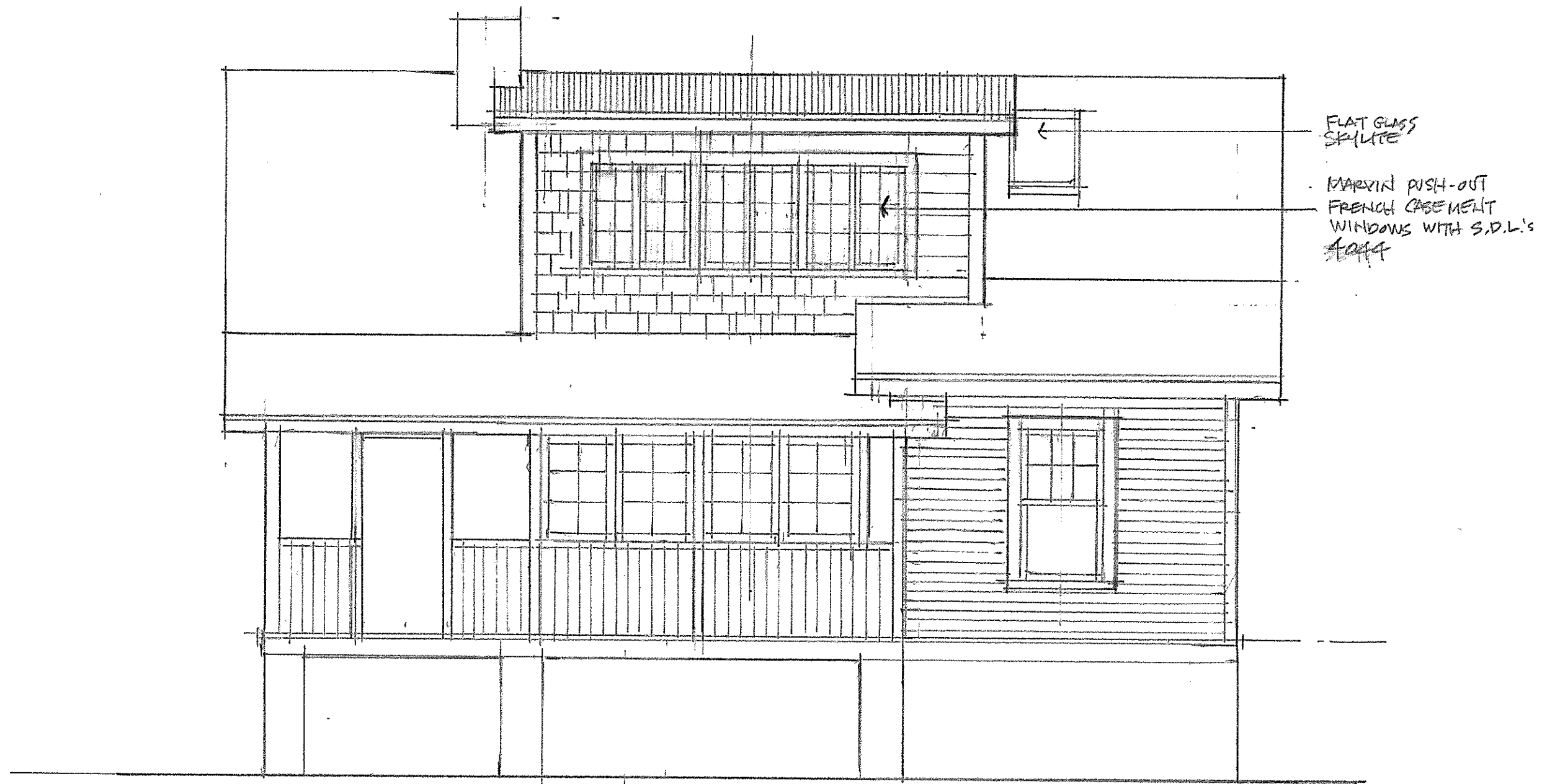


PROPOSED 2ND FLOOR PLAN 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION.

7411 BALTIMORE AVE, TAKOMA PARK



PROPOSED REAR ELEVATION.

7411 BALTIMORE AVE, TAKOMA PARK

