

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7306 Maple Ave., Takoma Park	Meeting Date:	9/11/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/4/2019
Applicant:	Amit and Anjali Patel	Public Notice:	8/28/2019
Review:	HAWP	Tax Credit:	partial
Case Number:	37/03-19AA (REVISION)	Staff:	Dan Bruechert
PROPOSAL:	Porch Alterations and Building Addition		

RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20

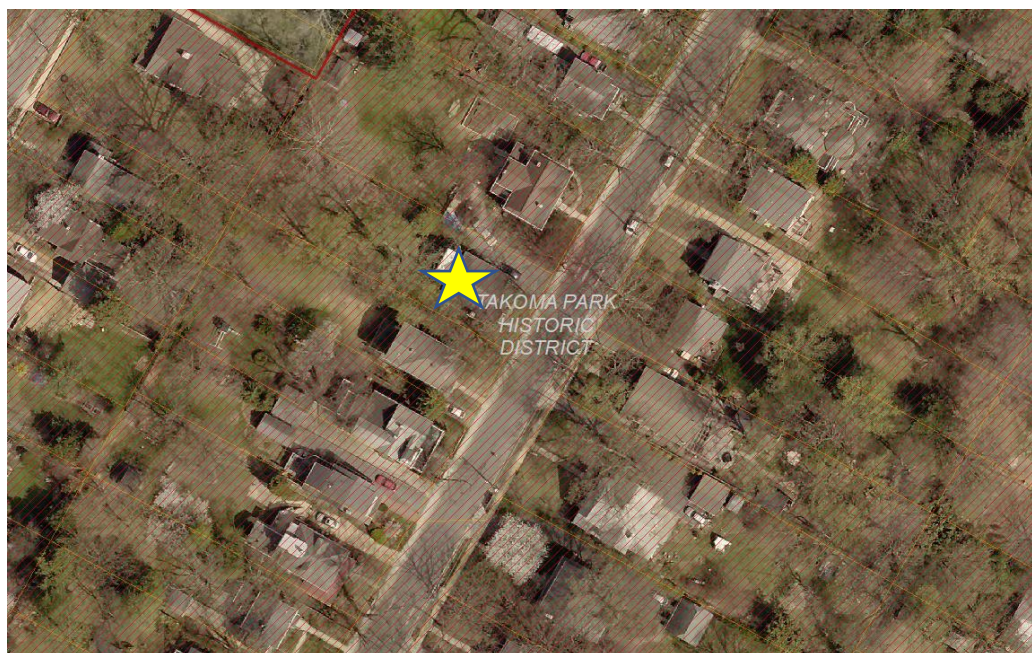


Figure 1: 7306 Maple Ave.

BACKGROUND

The subject property was approved by consent for a rear addition at the June 12, 2019 HPC Meeting¹ after its preliminary consultation was heard at the March 27, 2019 HPC meeting. Subsequent to those meetings, the applicants' structural engineer determined that the existing footers in the basement were not sufficient to support the weight of the rear addition and the applicants have slightly revised the proposal at the basement level to address this deficiency.

PROPOSAL

The applicant proposes to enlarge the basement projection, expand the foundation, and to re-locate a previously approved door.

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

¹ The Staff Report for the approved HAWP can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/06/I.M-7306-Maple-Avenue-Takoma-Park.pdf>.

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

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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 has revised the proposal from the approved HAWP by widening the basement projection and re-locating a door proposed for the middle of the rear addition in the basement. Staff finds that the two modifications, limited to the basement, will not significantly alter the historic character of the house or

surrounding historic district and recommends approval.

The approved HAWP would have retained the existing basement structure and constructed an addition above. At the recommendation of the applicants' structural engineer, the applicants now propose demolishing and reconstructing the existing non-historic room in the basement and enlarging the footers to support the structure above. This alteration will require the north wall of the basement to be moved. The existing setback from the historic wall plane is currently 18" (eighteen inches), the revised proposal will enlarge the rear wall by one foot and reduce the setback from the north wall plane to 6" (six inches). In addition to enlarging this wall, the applicant proposes to move a pair of sliding glass doors on the west (rear) wall of the addition at the basement level. No other alterations from the approved HAWP are proposed.

Staff finds that the two proposed changes will have only a minimal impact on the historic character of the historic house and surrounding district. Staff supports approval of this revision at the basement level for several reasons. First, the revision will retain the expression of the rear corner of the historic portion of the house and while a minimum of a 1' (one foot) setback is generally preferred, the applicant has pointed Staff to a couple of examples of 6" (six inch) setbacks on their block. Second, the approved deck on the ground level will obscure much of the basement when viewed from the public right-of-way, making the basement less visible than in its current configuration. Third, the new basement wall will now align with the north wall of the approved first and second floor additions, eliminating the upper-story overhang approved in the previous submission. Staff finds that the placement and finish of the wall are appropriate under the *Takoma Park Design Guidelines*, Chapter 24A-8(b)(2) and Standards 2, 9, and 10.

The applicant proposes to change the location of an approved basement door at the rear. The approved pair of doors was offset to the north. The revised proposal relocates the pair of doors to the middle the wall. This feature will not be visible from the public right-of-way and will not impact the character of the historic building or surrounding district. Staff recommends approval of this alteration under *Takoma Park Design Guidelines*, Chapter 24A-8(b)(2) and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(2)* having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Takoma Park Historic District Design Guidelines*, and the purposes of *Chapter 24A*;
and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10,

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.

876514



HISTORIC PRESERVATION COMMISSION
301/563-3400

DP8-08

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: apatel7306@gmail.com Contact Person: Anjali Patel
Daytime Phone No.: 215-805-0559
Tax Account No.: 13-01072894
Name of Property Owner: Amr and Anjali Patel Daytime Phone No.: 215-805-0559
Address: 7306 Maple Ave. Takoma Park, MD 20912
Street Number City Street Zip Code
Contractor: To Be Selected Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Jonathan Kuhn Daytime Phone No.: 202-494-5061

LOCATION OF BUILDING/PREMISE

House Number: 7306 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 320 Block: 5 Subdivision: 6025
Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE

☒ AC ☐ Slab ☐ Room Addition ☒ Porch ☒ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: roof, gutters, paint

1B. Construction cost estimate: \$ 300,000

1C. If this is a revision of a previously approved active permit, see Permit # No

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.

Anjali Patel
Signature of owner or authorized agent

5/20/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

PLEASE SEE ATTACHED

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

PLEASE 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

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>Amit and Anjali Patel 7306 Maple Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>Jonathan Kuhn One P Street, NW Washington, DC 20001</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>(Adjacent to the South)</p> <p>Haluk Ergun and Lucy Mikulak 7304 Maple Ave. Takoma Park, MD 20912</p>	<p>(Adjacent to the North)</p> <p>Justin and Catherine Ramsdell 7310 Maple Ave. Takoma Park, MD 20912</p>
<p>(Adjacent to the Rear)</p> <p>David Corn and Welmoed Laanstra 7309 Cedar Ave. Takoma Park, MD 20912</p>	<p>(Confronting)</p> <p>Lisa and Stefanie Alfonso-Frank 7307 Maple Ave. Takoma Park, MD 20912</p>

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT OF HOUSE FROM CONFRONTING OWNER'S SIDEWALK (PUBLIC RIGHT OF WAY)



Detail: SOUTH SIDE OF THE HOUSE FROM ADJACENT OWNER'S SIDEWALK (PUBLIC RIGHT OF WAY)

Applicant: ANJALI AND AMIT PATEL

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: NORTH SIDE OF THE HOUSE FROM ADJACENT OWNER SIDE WALK (PUBLIC RIGHT OF WAY)



Detail: SOUTH SIDE OF THE HOUSE FROM ADJACENT OWNER'S YARD

Applicant: ANJALI AND AMIT PATEL

Page 2

Existing Property Condition Photographs (duplicate as needed)



Detail: NORTH SIDE OF THE HOUSE FROM DRIVEWAY SHARED WITH APARTMENT OWNER



Detail: BACK OF THE HOUSE FROM THE BACKYARD (VIEW FROM PARCEL BEHIND THE HOUSE)

Applicant: ANJALI AND AMIT PATEL

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT PORCH BROKEN RAILING



Detail: FRONT PORCH ^{REHAB} ~~ROOF~~ EXISTING WINDOWS + DOORS REHAB

Applicant: ANJALI AND AMIT PATEL

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: CHIMNEY DETERIORATING, BROKEN EAVE

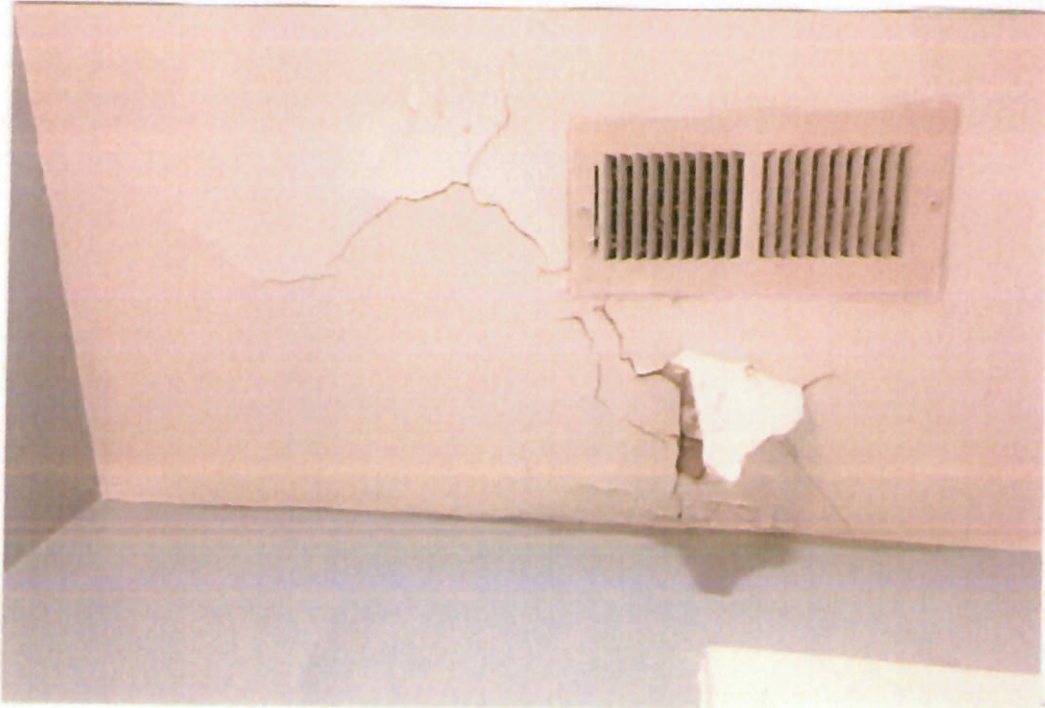


Detail: INTERIOR WATER DAMAGE FROM ROOF, NEAR CHIMNEY

Applicant: ANJALE AND AMIT PATEL

Page: 5

Existing Property Condition Photographs (duplicate as needed)



Detail: 2ND FLOOR REAR INTERIOR DAMAGE

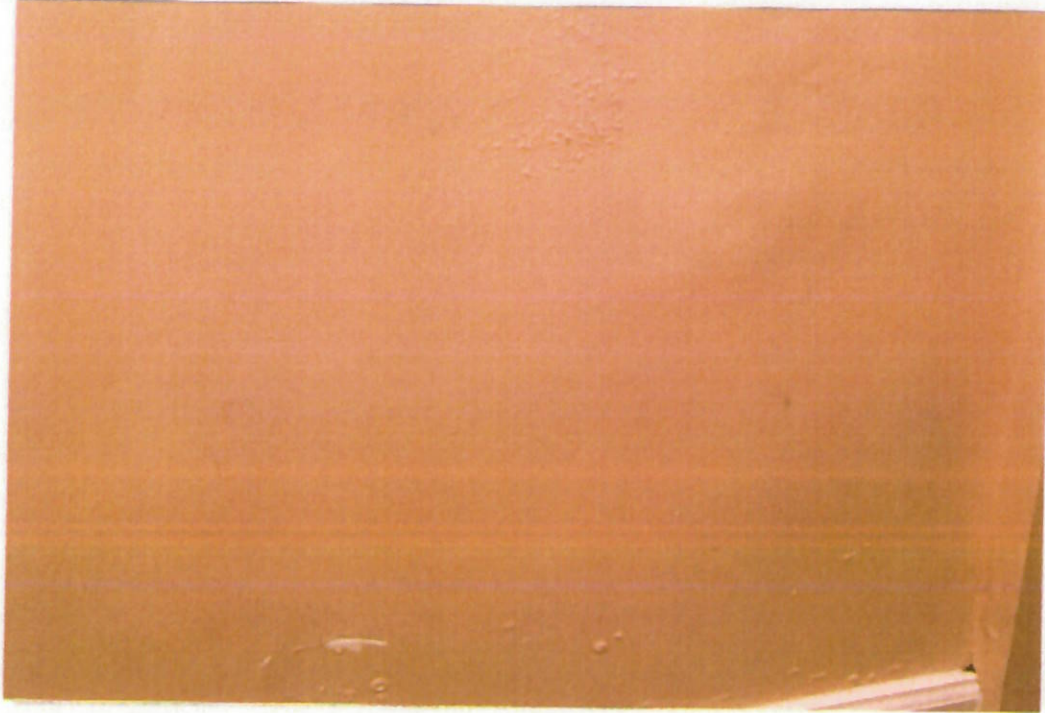


Detail: BROKEN DOWNSPOUTS

Applicant ANJALI AND AMIT PATEL

Page 6

Existing Property Condition Photographs (duplicate as needed)



Detail: INTERIOR BASEMENT WATER DAMAGE FROM DOWNSPOUTS



Detail: SIDE PORCH BROKEN/ROTTING STEPS

Applicant ANJALI AND AMET PATEL

Page 7

Existing Property Condition Photographs (duplicate as needed)



Detail: SIDE PORCH + SUPPORT TO BE REHABED BALK RAILING REMOVED
PORCH TO BE EXTENDED ROOF TO REMAIN



Detail: EXISTING 1st + 2nd FLOOR ADDITION, BALK RAILING + STAIRS DEMO
UNDER DECK TO BE REMOVED. (NORTH VIEW)

Applicant: ANJALI AND AMIT PATEL

Page 8

Existing Property Condition Photographs (duplicate as needed)



Detail: REAR 1ST+2ND FLOOR ADDITIONS, 1ST FLOOR CLOSET, BACK DECK
TO BE REMOVED (SOUTH SIDE VIEW)

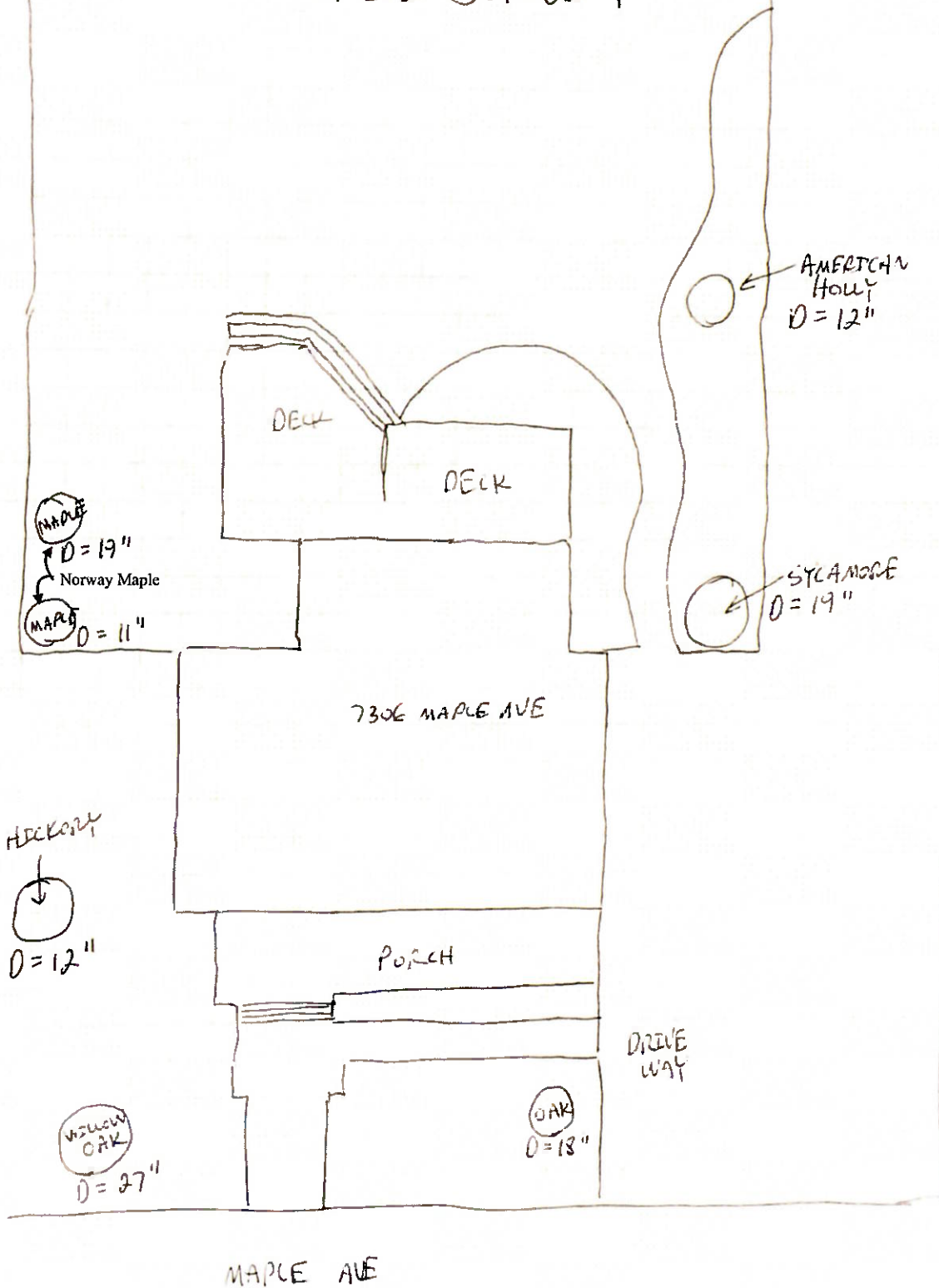


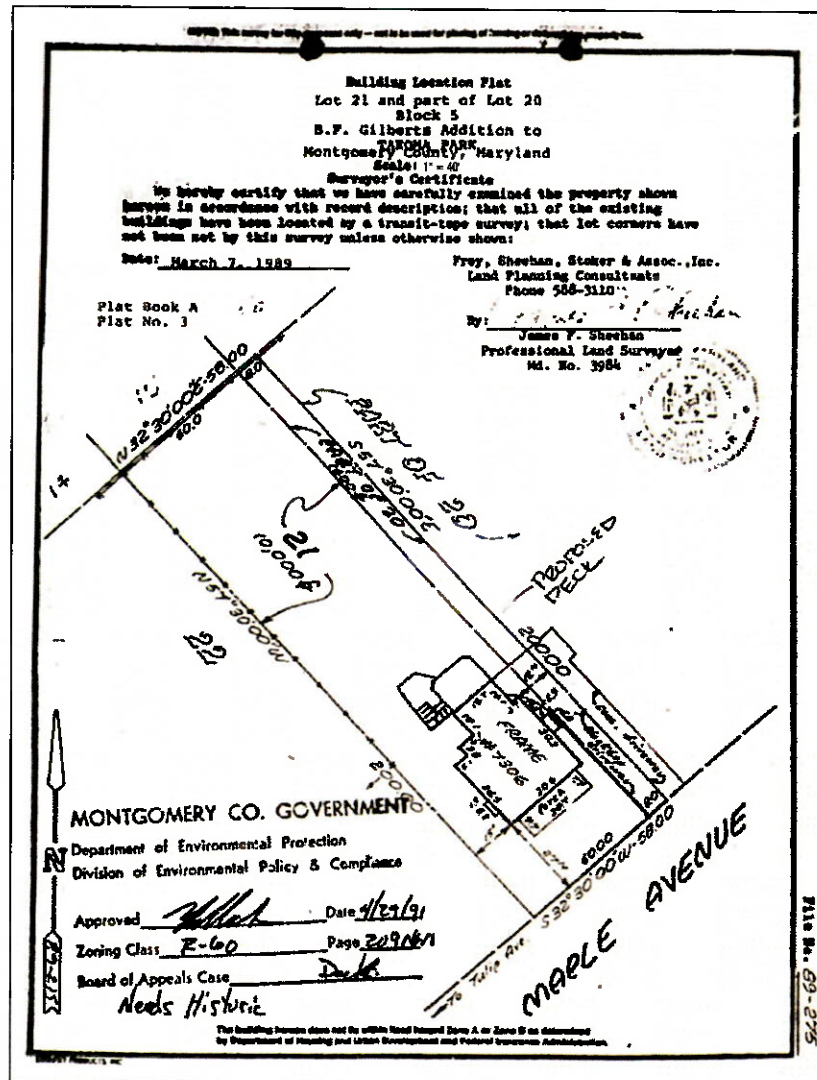
Detail: 1ST FLOOR WITH NO LOWER SUPPORT
CLOSET

Applicant ANJALI AND AMIT PATEL

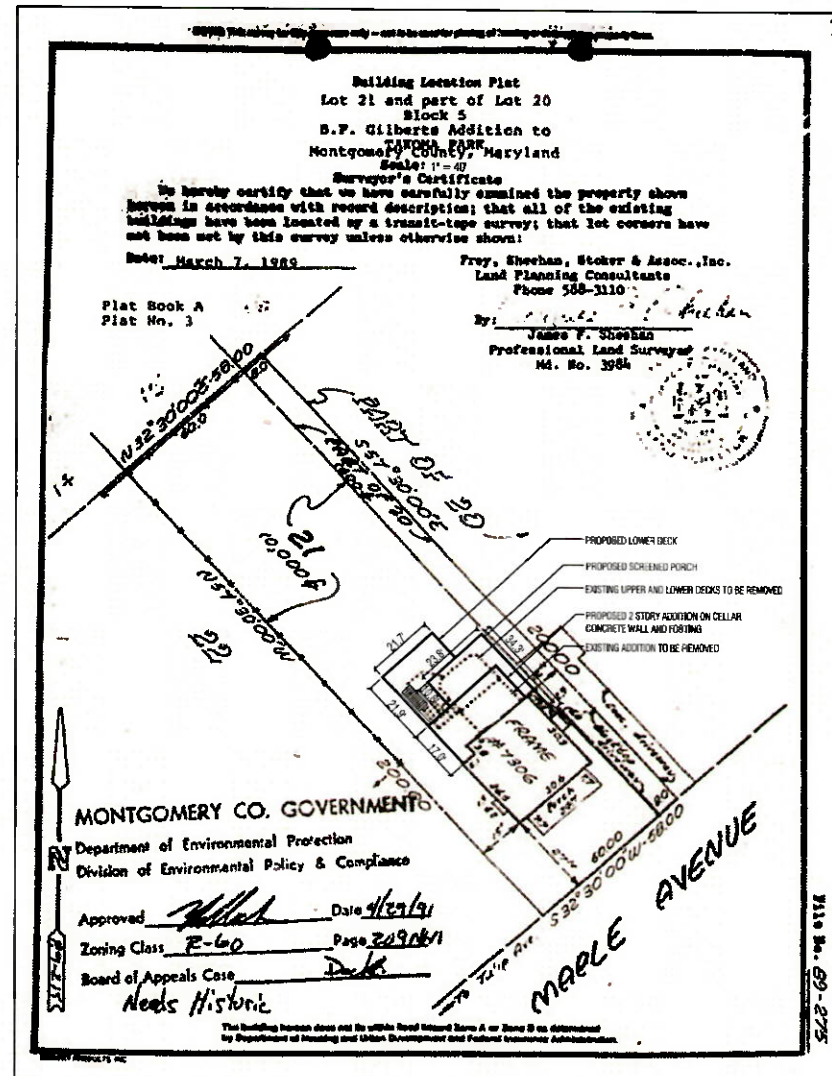
Page 9

SECTION 6 TREE SURVEY

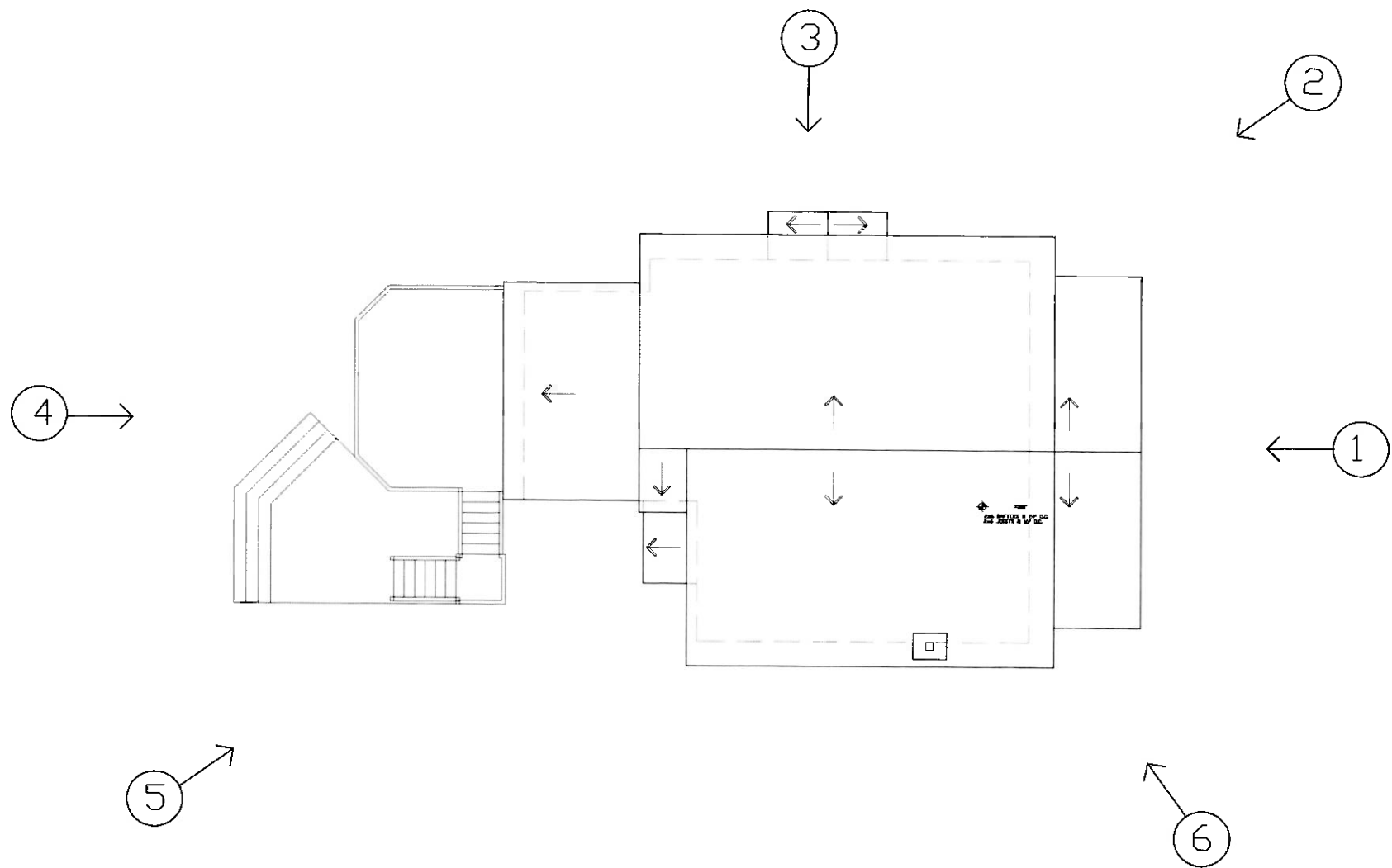




EXISTING



PROPOSED



JK_A

JONATHAN KUHN ARCHITECT
ONE P STREET NW WASHINGTON, DC 20001
202 494 5281
JONATHAN@JKUHNARCHITECT.COM
WWW.JKHARCHITECT.COM

Patel Residence

7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 03 14 19

SCALE: N.T.S.

**PHOTOGRAPH
KEY MAP**

CS01



① EXISTING STREET FRONT VIEW (EAST)



② EXISTING FRONT SIDE ELEVATION



③ EXISTING SIDE ELEVATION (NORTH)



④ EXISTING REAR ELEVATION (WEST)



⑤ EXISTING REAR SIDE ELEVATION



⑥ EXISTING SIDE ELEVATION (SOUTH)

JK_A

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ONE P STREET NW WASHINGTON DC 20001
302.494.5061
JONATHAN@JKUHNARCHITECT.COM
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Patel Residence

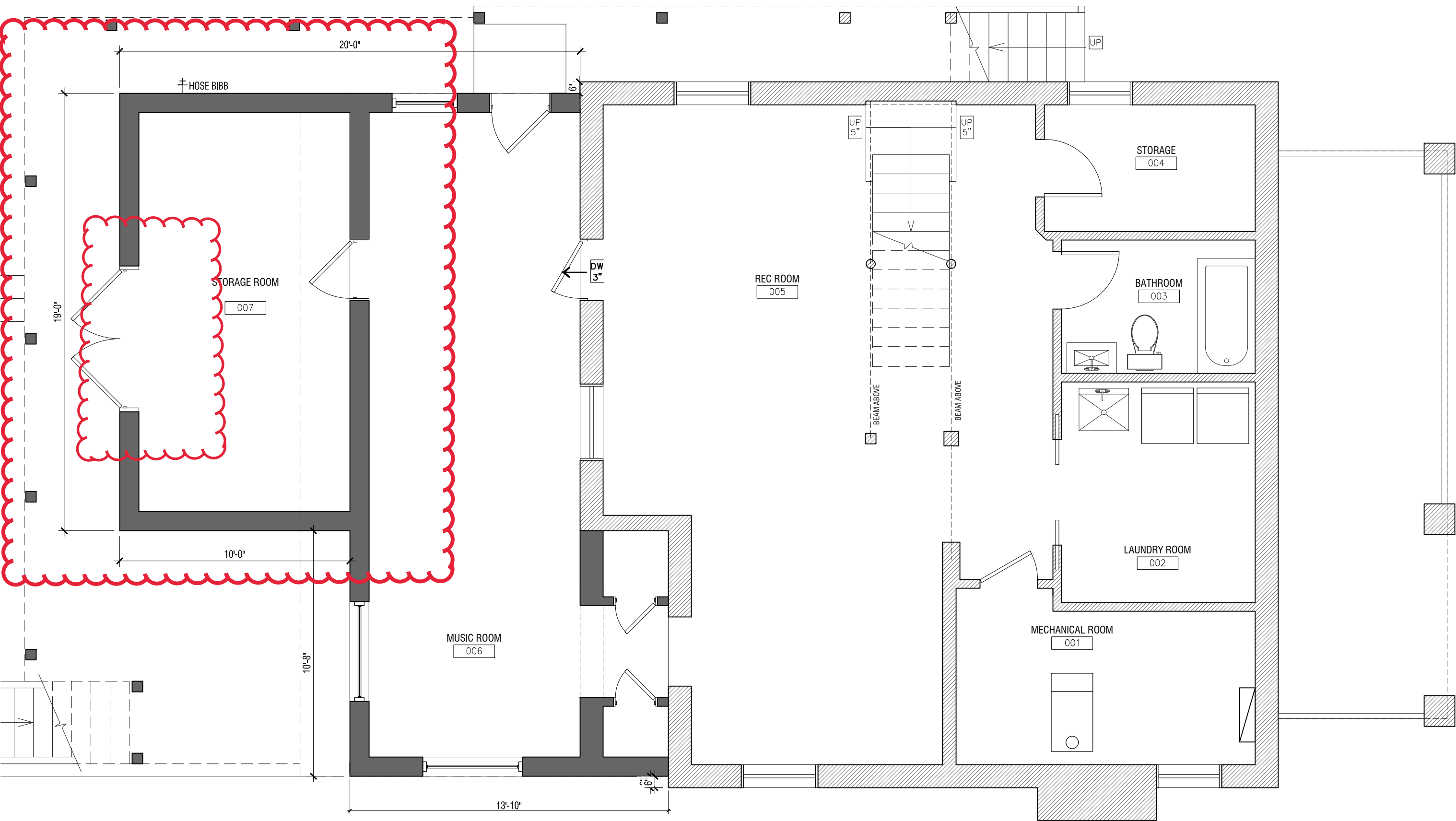
7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission 05.14.19

SCALE N.T.S.

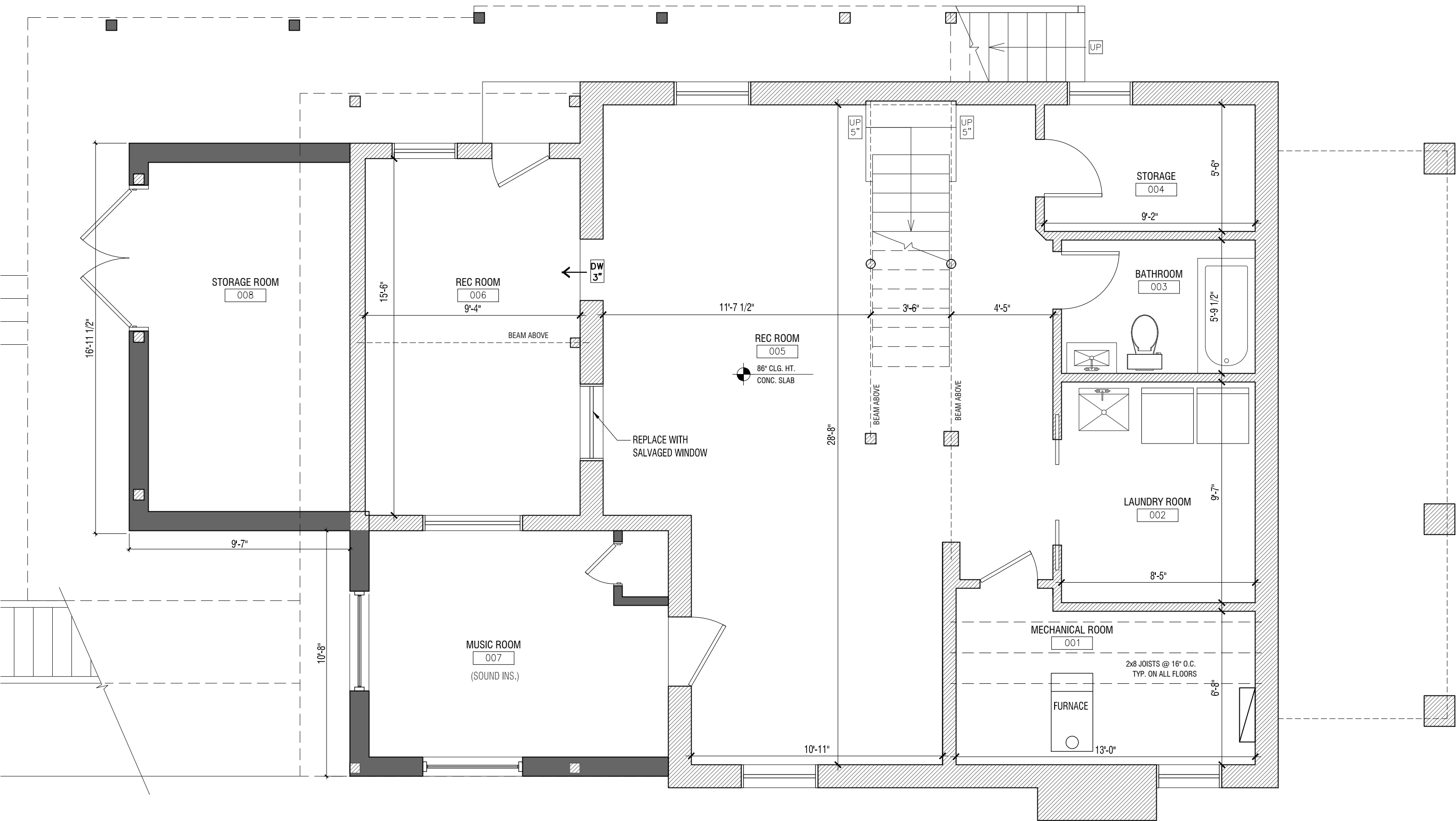
EXISTING SITE
PHOTOGRAPHS

CS02















DAVID WALLACE, P.E.
Structural Consultant

August 21, 2019



Anjali and Amit Patel

Re: 7306 Maple Avenue, Takoma Park

Dear Mr. and Mrs. Patel:

Thank you for the opportunity to consult with you regarding the planned remodeling project in Takoma Park. As you are aware, we met at the 97-year-old, two-story house on August 7th in light of plans to remodel and construct an addition over the existing one-level rear section.

However, my visual and ground probe inspection revealed that the existing 13' later-built rear addition was constructed on only minimum footings (less than 12" deep) which are not adequate to support anticipated new loads.

I recommend that the rear section be removed to facilitate the installation of code-compliant perimeter footings to support the planned rear section of the house.

Please call with questions.

With best regards,

David J. Wallace, P.E.



Encl.:

Emailed to: apatel7306@gmail.com
Cc: jonathan@kuhnarchitect.com