

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7714 Takoma Avenue, Takoma Park	Meeting Date:	1/22/2020
Resource:	Contributing Resource Takom Park Historic District	Report Date:	1/15/2020
Applicant:	Pavan Auluck	Public Notice:	1/8/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20G	Staff:	Dan Bruechert
PROPOSAL: Accessory Structure Demolition and Patio Construction			

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1924



Fig. 1: 7714 Takoma Ave. with an arrow pointing toward the non-historic accessory structure.

BACKGROUND

The HPC approved a HAWP for a building addition at the April 25, 2018 HPC meeting.¹

PROPOSAL

The applicant proposes to demolish the existing non-historic accessory structure. The shed appears to be pre-fab construction and is covered in T1-11 siding and installed on a concrete slab. The applicant then proposes to install bluestone pavers on top of the existing slab to create a new patio.

Staff finds the proposal appropriate for several reasons. The existing accessory structure is not historic, therefore its removal will not impact the historic character of the property or surrounding district. Covering the concrete slab with bluestone will not alter the visual character of the property and, as this will be occurring at-grade, will not be visible from the public right-of-way. Staff finds the proposal is compatible with the *Design Guidelines*, Chapter 24A, and the Standards.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
4. Removal of accessory building that are not original to the site or otherwise historically significant.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure 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*)

¹ The Staff Report for the previous HAWP can be found here: <https://montgomeryplanning.org/wp-content/uploads/2018/04/I.A-7714-Takoma-Avenue-Takoma-Park.pdf>. There is no available audio for this hearing.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and 9;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Permits@manionandassociates.com Contact Person: Rebecca Leal
Daytime Phone No.: 301.229.7000
Tax Account No.: 13-01064041
Name of Property Owner: Pavon Auluck Daytime Phone No.: 617.447.4008
Address: 6916 Willow St. NW Washington DC 20012
Street Number City State Zip Code
Contractor: (not selected) Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Thomas Manion Daytime Phone No.: 301.229.7000

LOCATION OF BUILDING PREMISE

House Number: 7714 Street: Takoma Ave
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave
Lot: P13 Block: 69 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 ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Stab ☒ Room Addition ☐ Porch ☒ Deck ☐ Shed
☐ Solar ☒ Fireplace ☐ Woodburning Stove ☒ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 375,000

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

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 of owner or authorized agent

01/15/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

825 266

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**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:

We are trying to match the style + proportion of the building. We will be replacing windows. New additions will be compatible but different material than the brick.

The addition to the house includes a new family room with two access decks, the renovation of a previous addition (bathroom) on the first floor and a new small addition on the second floor (WIC).

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

In the historic district we are matching the slope & scale of the exg. porch and other volumes of the house. Because the house is seen from multiple angles we decided there are no facades visually compatible with other house in the historic district.

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

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

Owner's mailing address Pavan Auluck 6916 Willow St. NW Washington, DC 20012	Owner's Agent's mailing address Thomas Manion, AIA Manion + Associates Architects 7307 MacArthur Blvd
Adjacent and confronting Property Owners mailing addresses	
Elliott Vanskike & Julie Schmid 7710 Takoma Ave Takoma Park, MD 20912. (left side)	Pamela Lotke & Alexander Cronin 608 Philadelphia Ave Takoma Park, MD 20912 (rear)
Susan Schulken 601 Philadelphia Ave Takoma Park, MD 20912 (right side - across st.)	Candida Delvise 7715 Takoma Ave Takoma Park, MD 20912 (across left)
Lawrence Hershmann & Amy Turim 7713 Takoma Ave Takoma Park, MD 20912 (across right)	Adam Ernst 7801 Takoma Ave Takoma Park, MD 20912 (across intersection)

Addendum to HAWP# 825266

Contact: Pavan Auluck
auluck@gmail.com
6916 Willow St. NW
Washington, DC 20012

Property Address: 7714 Takoma Avenue
Takoma Park, MD 20912
Lot: P13 Block: 69

Description of Addendum:

This addendum concerns an accessory structure (shed) located to the south and west of the primary building. The shed is visible only from Takoma Avenue. The accessory structure is not original to the property is of a style that contrasts the with primary Craftsman building. The shed is of basic design with no unique architecture details.

General description of the project addendum:

We propose to raze the accessory structure (shed). We will retain the concrete foundation for use as a patio. This will minimize the environmental impact. We propose to cover the patio with stone pavers. The removal of the non-historic shed will improve the appearance of the property from the street (Takoma Ave.).

Attachments:

1. Site plan
2. Photographs of the accessory shed as visible from Takoma Ave. and closer views.

SITE PLAN



View of the accessory shed structure from the sidewalk along Takoma Ave at driveway.



View of the accessory shed structure from the sidewalk along Takoma Ave, center of walkway.



The accessory shed is not visible from the corner of Takoma and Philadelphia Avenues.



View of the accessory shed structure from the Southeast.



Closer view from the South.



Close up view from the East.



View from the North.



View of the accessory shed structure from the rear (Northwest)



View of the accessory shed structure from the North corner of the adjacent vacant lot (606 Philadelphia Ave).