

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7410 Maple Avenue, Takoma Park	Meeting Date:	5/27/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	5/20/2020
Applicant:	Heritage Building and Renovation, Inc. Rick Leonard, Architect	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-20AA	Staff:	Dan Bruechert
PROPOSAL:	Window Replacement		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c.1920



Figure 1: 7410 Maple Avenue is located in the middle of the block.

PROPOSAL

The applicant proposes to remove an existing attic vent at the front of the house and install a window in its place, while also patching the exterior wall.

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 (*Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). As this project is also in one of the two commercial districts in Takoma Park review of the project shall be guided by the *Design Guidelines for Commercial Buildings in the City of Takoma Park, Maryland*.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

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

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc..is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encourages

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 subject property is a 1923 Dutch Colonial house with a front-facing gambrel roof. When the house had central air conditioning installed, an attic vent was cut into the exterior wall on the front elevation. Based on Staff's review of the permit applications, work at this property was completed before the Takoma Park Historic District was established. The applicant proposes to remove the existing vent, install a window, and patch the wall with cedar shakes to match the adjacent exterior siding. Staff recommends approval of this work.

The existing metal vent at the front elevation of the house measures approximately 2' × 5' (two feet tall by five feet wide). In place of the existing vent, the applicant proposes to install a 2' 8" square (two-foot, eight-inch) wood casement window in a four-lite pattern. The wall will be patched with painted cedar shakes to match the dimensions and finish of the existing wall.

Staff finds that overall, the proposed alteration will not have a significant impact on the resource or the surrounding district. The proposal will shrink the size of the opening and install a wood window, the preferred material for a house of this era, in place of an incompatible feature. Staff finds that this proposal is compatible with the character of the historic resource (24A-8(b)(2) and the *Design Guidelines*) and will not destroy any historic materials (per Standard 9).



Figure 2: Front elevation of 7410 Maple Ave.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application:

Under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), (c), and (d), having found that the proposal 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, 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 912532
DATE ASSIGNED

APPLICANT:

Name: Heritage Building and Renovation, Inc.
Address: 7334 Carroll Ave.
Daytime Phone: (240)350-9003

E-mail: rickhbr@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: 01071332

AGENT/CONTACT (if applicable):

Name: Rick Leonard
Address: 7334 Carroll Ave.
Daytime Phone: (240)350-9003

E-mail: same
City: Takoma Park Zip: 20912
Contractor Registration No.: MHIC 32422

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 7410 Maple Ave.

Is the Property Located within an Historic District? Yes/District Name Takoma Park
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7410 Street: Maple Ave.
Town/City: Takoma Park Nearest Cross Street: Valley View
Lot: Part 9 Block: 86 Subdivision: Takoma Park Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Rick Leonard

May 4, 2020

Signature of owner or authorized agent

Date



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedocem
Director

HAWP APPLICATION

Application Date: 5/4/2020

Application No: 912532
AP Type: HISTORIC
Customer No: 1353971

Comments

Have plans

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 7410 Maple AVE
Takoma Park, MD 20912
Othercontact Heritage Building and Renovation, Inc. (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work Remove large, non-original attic AC grille on gable end facing street and install casement window

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Category 1 1920-30 Dutch Colonial

Description of Work Proposed: Please give an overview of the work to be undertaken:

Remove large, non-original AC grille from front gable and install casement window

7408 O'BRIEN STEPHEN P + LT

7412 GUTSON RICHARD
GROSS-GLASON SHELLEY

7409 ROBINSON WE JR + CTG

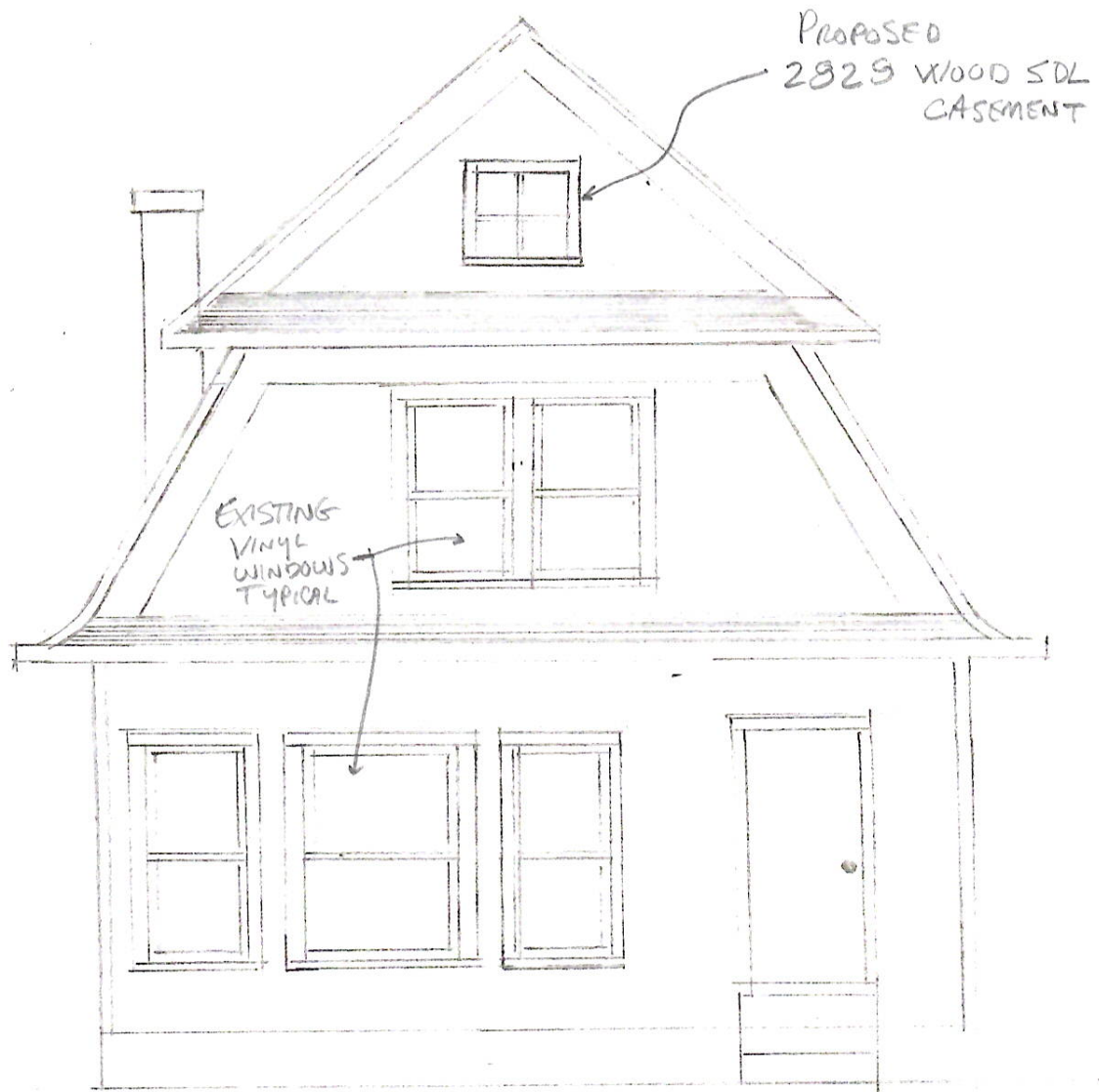
7411 NELSON DEBORAH + THOMAS BRUCE



FRONT ELEVATION

7410 MAPLE AVE.
TAKOMA PARK





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TAKOMA PARK