

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7207 Maple Ave., Takoma Park	Meeting Date:	5/27/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/20/2020
Applicant:	Tom and Mary Hanisco (Richard Vitullo, Architect)	Public Notice:	5/13/2020
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-20CC	Staff:	Michael Kyne
PROPOSAL:	Porch enclosure		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Victorian Vernacular
DATE: c. 1890-1910

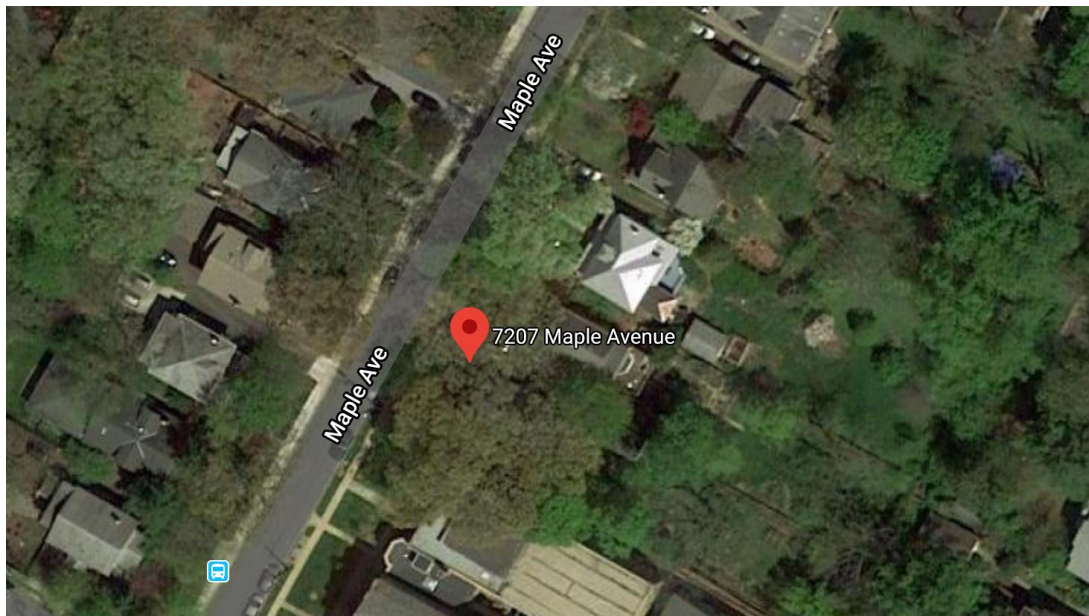


Fig. 1: Subject property.

PROPOSAL

The applicants propose to enclose an existing non-historic porch/balcony at the east side (rear) of the subject property.

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 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right of way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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:

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 *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 DISCUSSION

The subject property is a c. 1890-1910 Victorian Vernacular-style Contributing Resource within the Takoma Park Historic District. There is an existing c. 2001 addition with second-floor open porch/balcony at the east side (rear) of the house. The applicants propose to enclose the second-floor open porch/balcony, utilizing the existing structural posts, floor joists, and roof structure.

The proposed enclosure will be 3'-6" deep and 20'-4" wide (240 sf total). The proposed materials are fiber cement siding with a 5" exposure, fiber cement trim, two double-hung wood windows, and one wood casement window. The existing roof overhang will be reduced from 1'-10" to 1' to accommodate the proposed windows and ensure they are not obscured.

Staff supports the applicant's proposal. The proposed porch enclosure is generally consistent with the predominant architectural style and period of the resource and preserves the predominant architectural features of the resource, as stipulated by the *Guidelines*. In accordance with *Standards #2* and *#9*, the proposal will not remove or alter character-defining features of the subject property or surrounding streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal, as modified by the conditions, as being consistent with the Criteria for Issuance in Chapter 24A-(b) (1) and (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (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 michael.kyne@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# 912705
DATE ASSIGNED

APPLICANT:

Name: Tom & Mary Hanisco
Address: 7207 Maple Avenue
Daytime Phone:

E-mail: hanisco_family@me.com
City: Takoma Park Zip: 20912
Tax Account No.: 01074858

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com
City: Takoma Park Zip: 20912
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

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: 7207 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
Lot: Part of 18 Block: 3 Subdivision: 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 checked="" 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.

Richard J. Vitullo

5/5/2020

Signature of owner or authorized agent

Date

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

See attached for Property Description

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

See attached for Proposed Work Description

OWNERS:

Tom and Mary Hanisco
7207 Maple Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Sarah & Peter Mancoll
7209 Maple Ave.
Takoma Park, MD 20912

Michael Lichten & Katherine Coon
7210 Maple Ave.
Takoma Park, MD 20912

Katherine Mack
7208 Maple Ave.
Takoma Park, MD 20912

Takoma Park Presbyterian Church
310 Tulip Ave.
Takoma Park, MD 20912

DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7207 Maple Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Victorian Vernacular-style house, built in 1873, and it is located in the Takoma Park Historic District. It is a 2 ½ -story house, rectangular in shape (700 S.F. footprint), with a full walk-out basement at the rear of the sloping site.

- 1) **Windows/Doors:** *The windows of the house, main house and addition, are painted wood double hung: 1-over-1.*
- 2) **Roof:** *The roofing is asphalt shingles.*

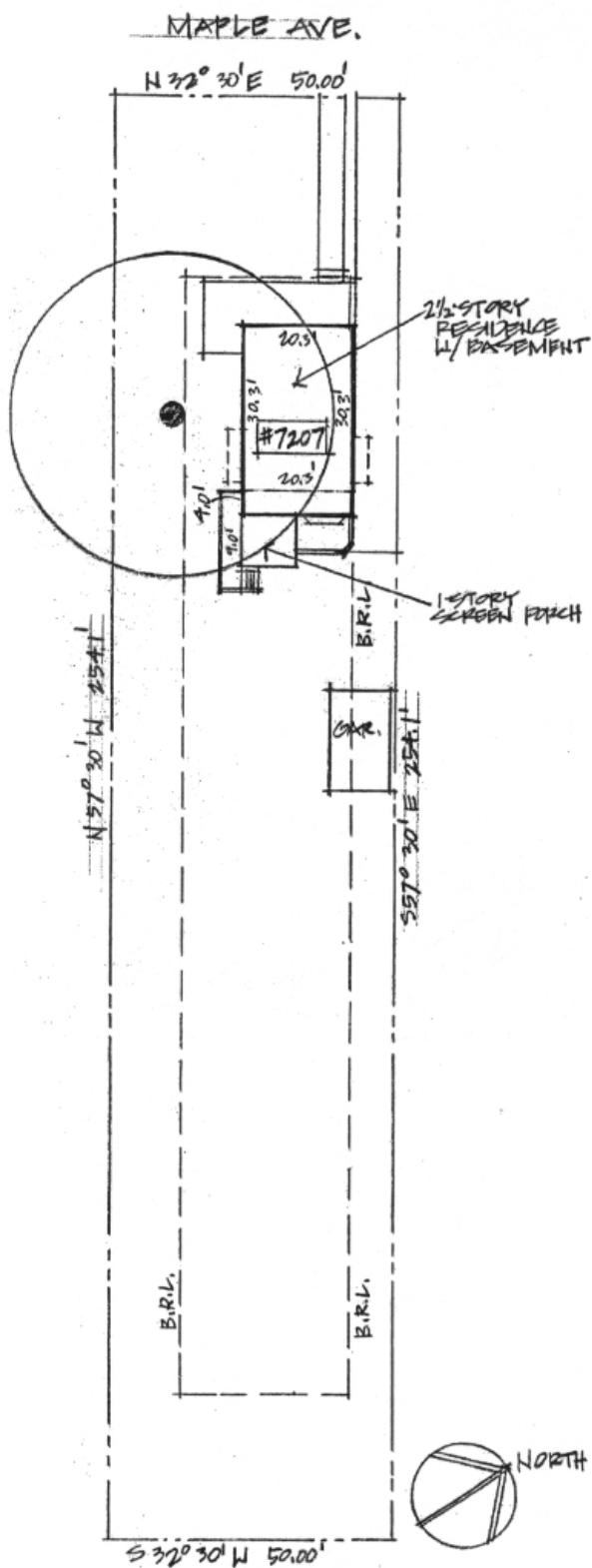
2011 Addition: *This 2-level addition is in the rear and is 3'-6" x 20'-4"; on the 1st floor it encompasses a kitchen and screen porch addition, and on the 2nd floor it is a covered balcony.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

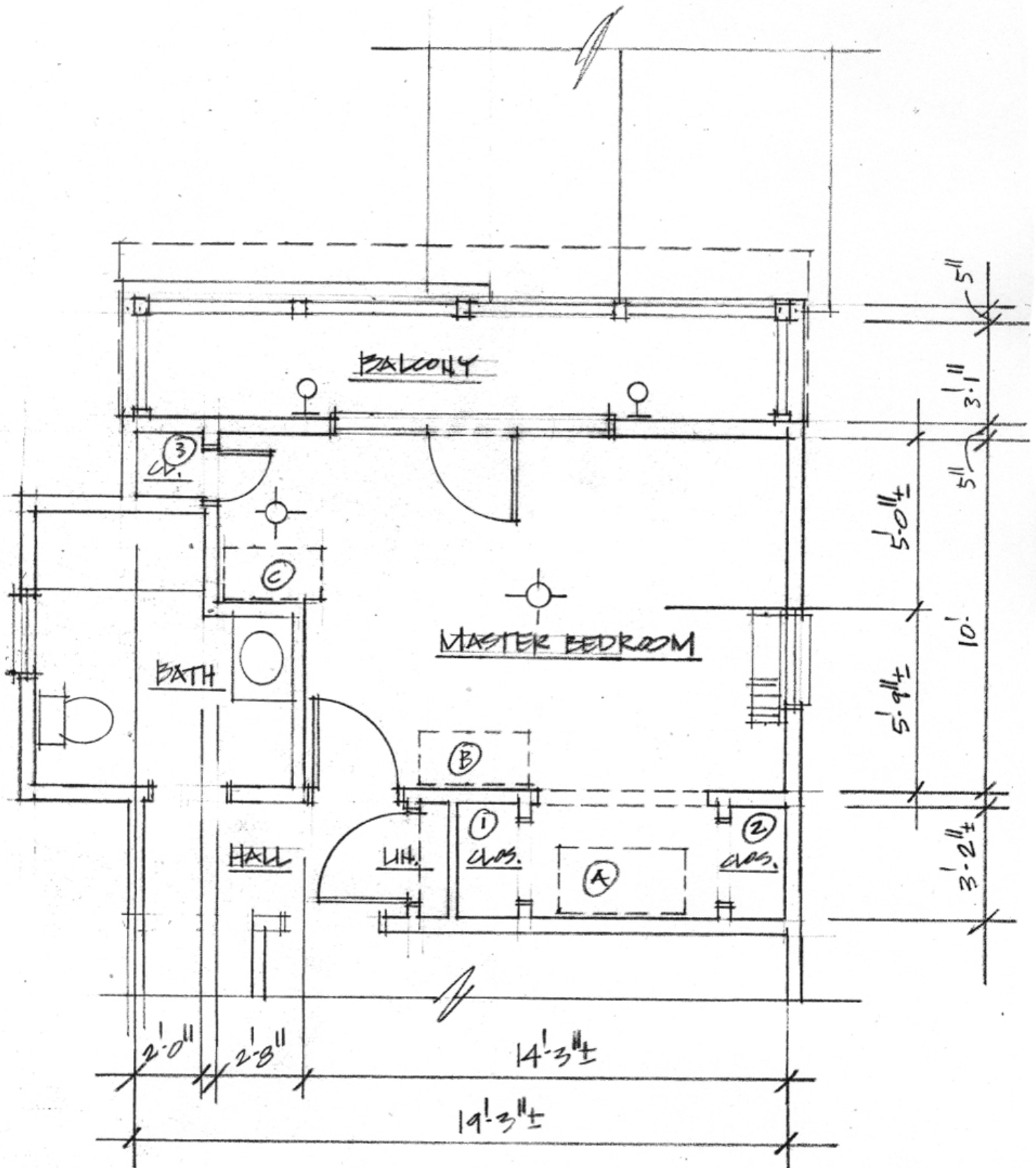
7207 Maple Ave., Takoma Park, MD 20912

Rear Addition: A new 3'-6" x 20'-4" (240 sf) 2nd floor infill addition will be constructed at the rear of the house, taking over an existing covered balcony and re-using the existing structural posts, floor joists and roof structure. This addition will be located to the rear of the 2001 addition section of the house, and will have a gable roof (4.5:12 slope). This will be built using the following materials/details:

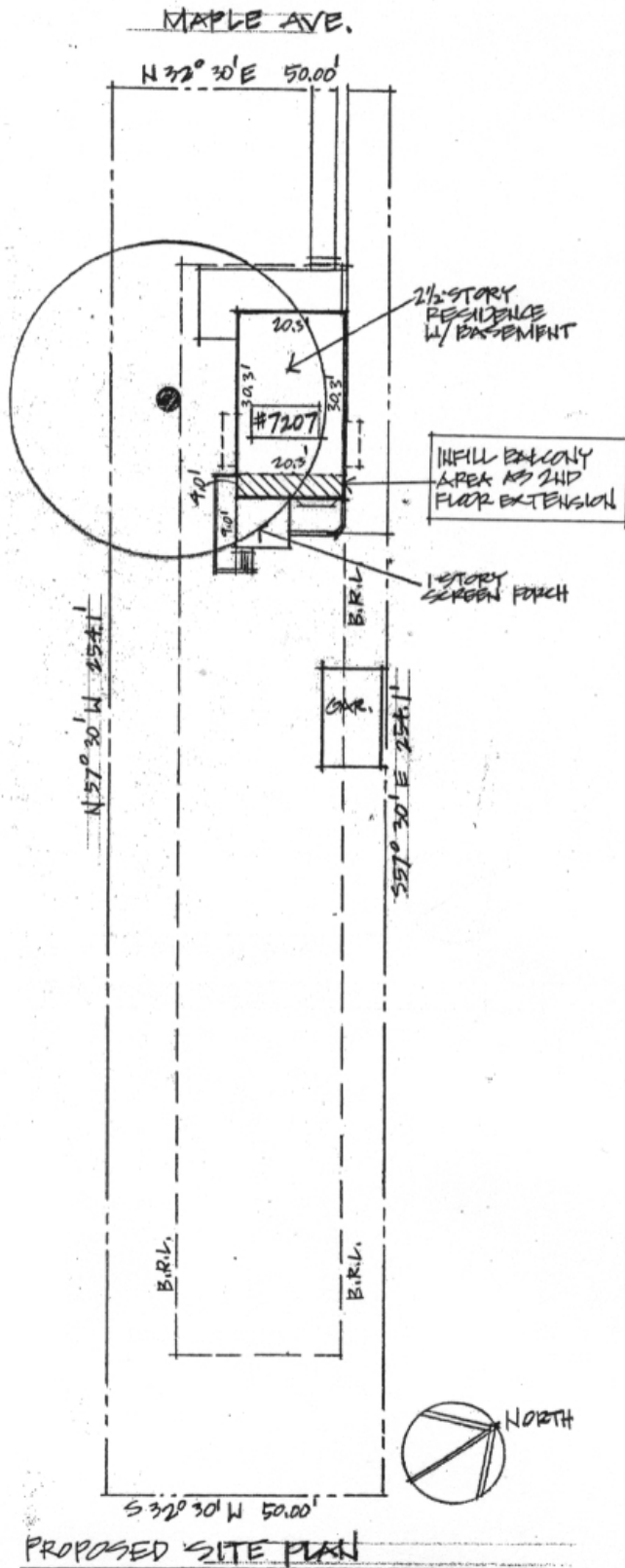
- 1) ***Siding:*** painted fiber cement siding (5" lap) on all façades, with a 1 x 4 fiber cement trim.
- 2) ***Windows and Doors:*** On the rear of the addition, there will be two 2'-6" x 4'-6" wood double hung windows (1-over-1) and one 2'-0" x 3'-0" casement window, with 1 x 4 fiber cement trim.
- 3) ***Roof Structure:*** The roof structure overhang will be reduced from a 1'-10" overhang to a 1'-0" overhang to accommodate the installation of windows.

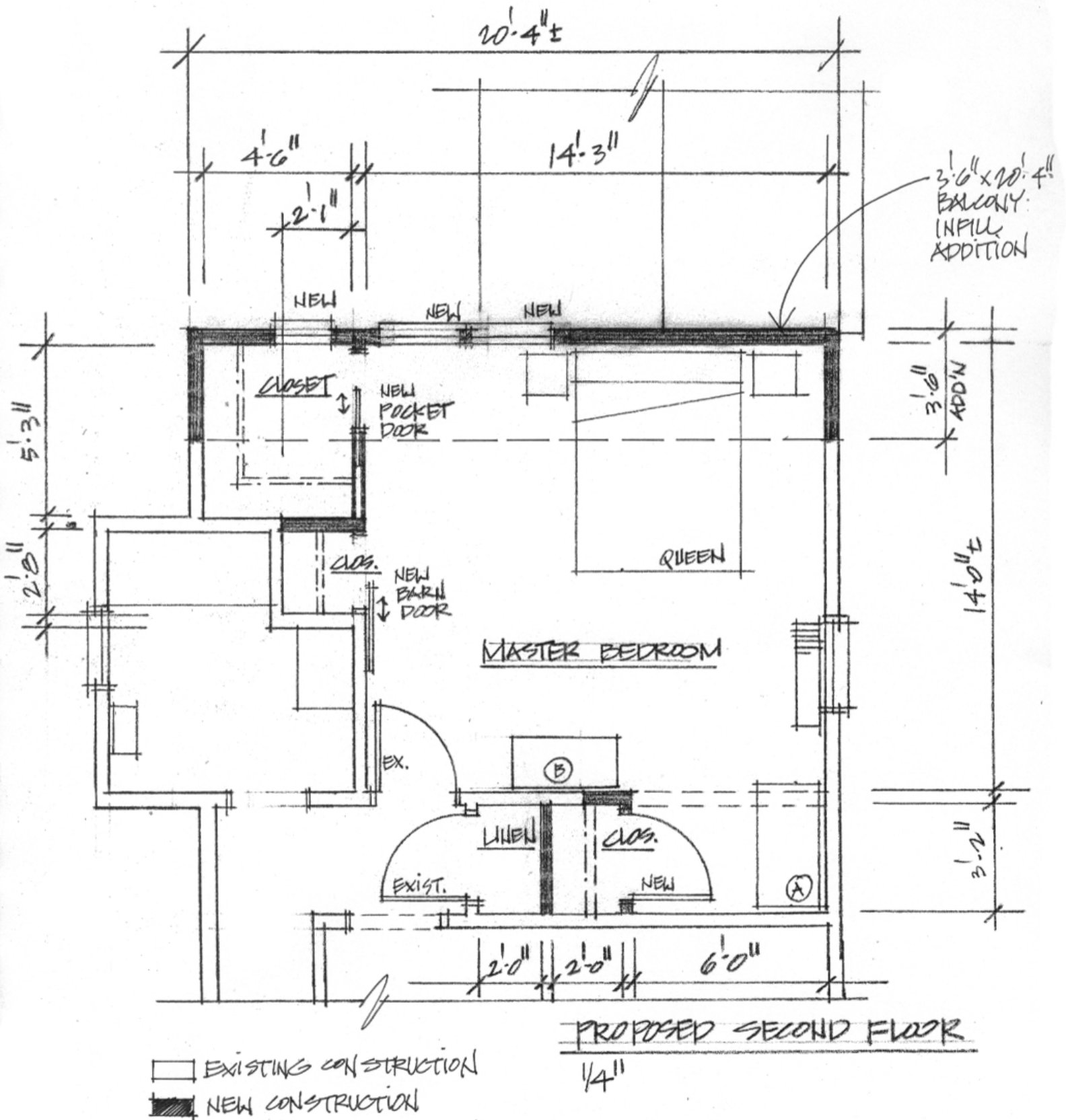


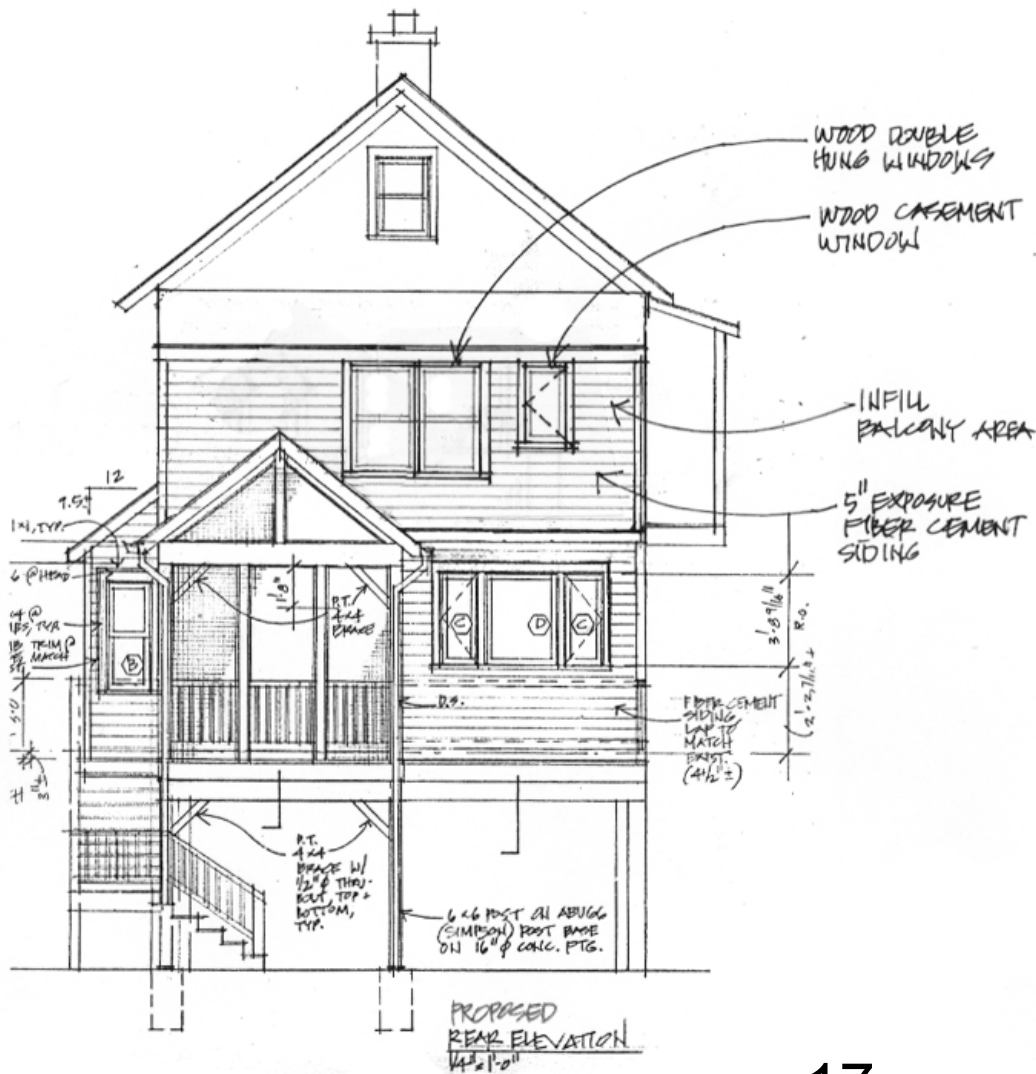
EXISTING SITE PLAN

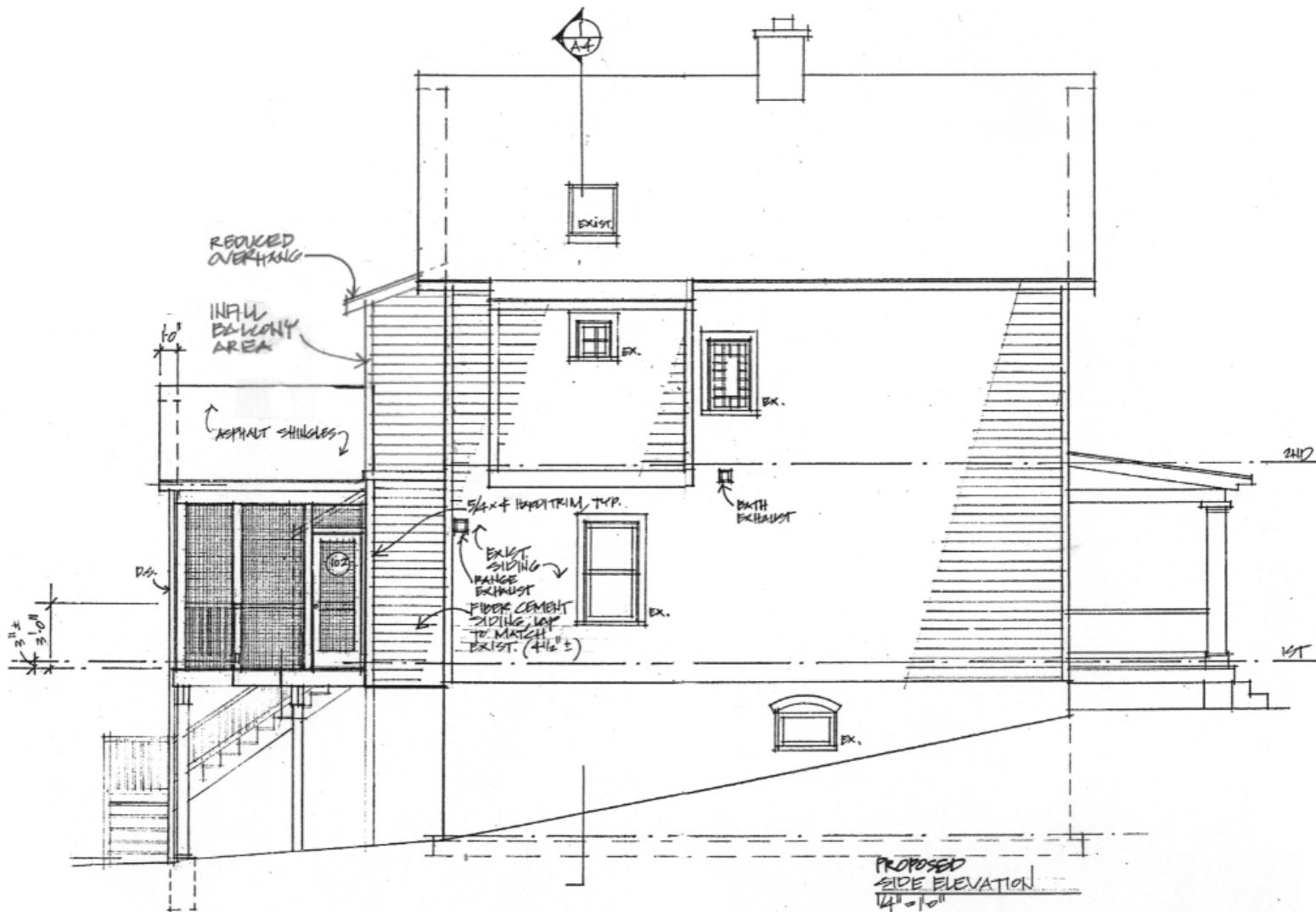


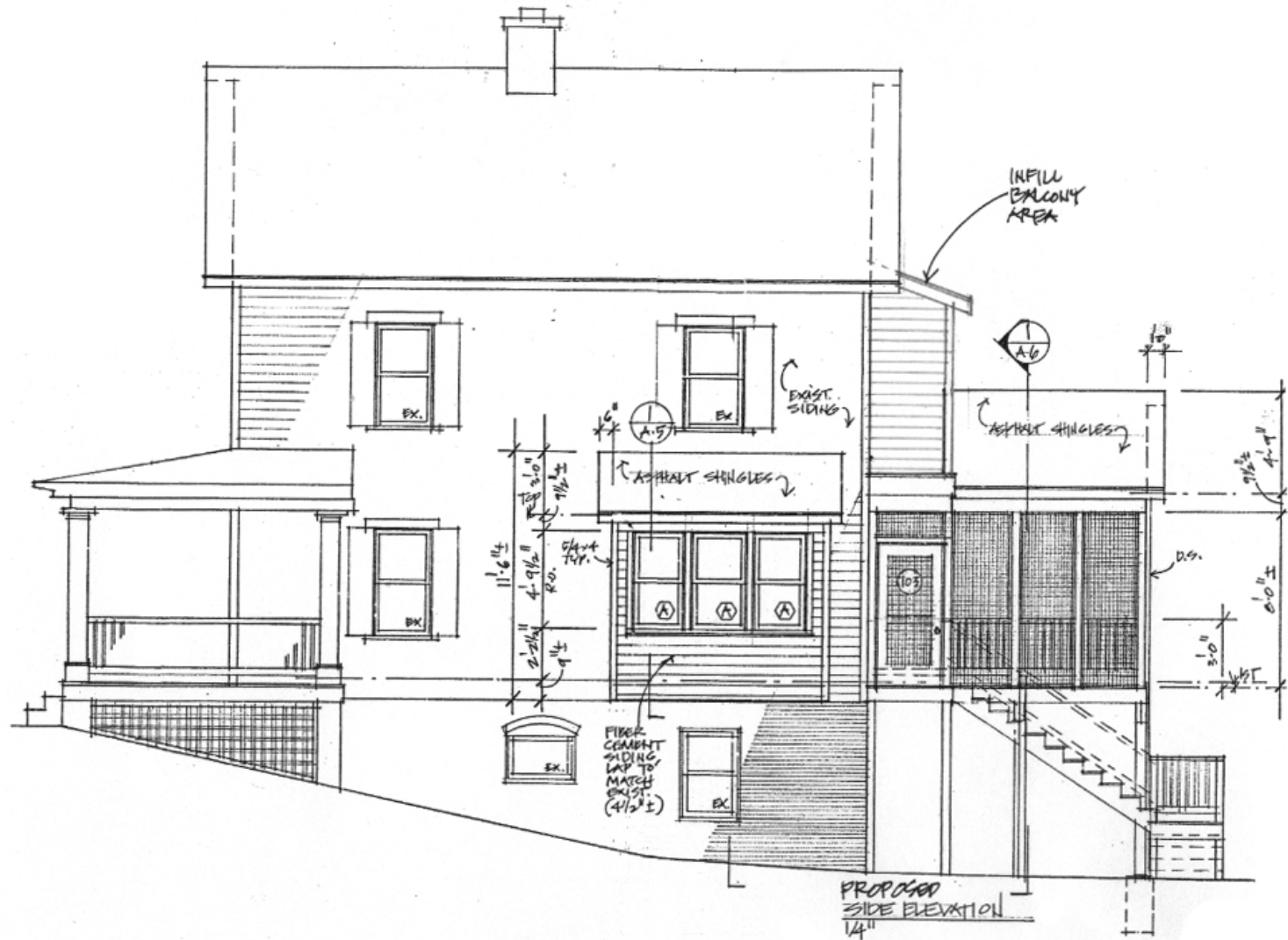
EXISTING SECOND FLOOR (PARTIAL)
 1/4" = 1'-0"





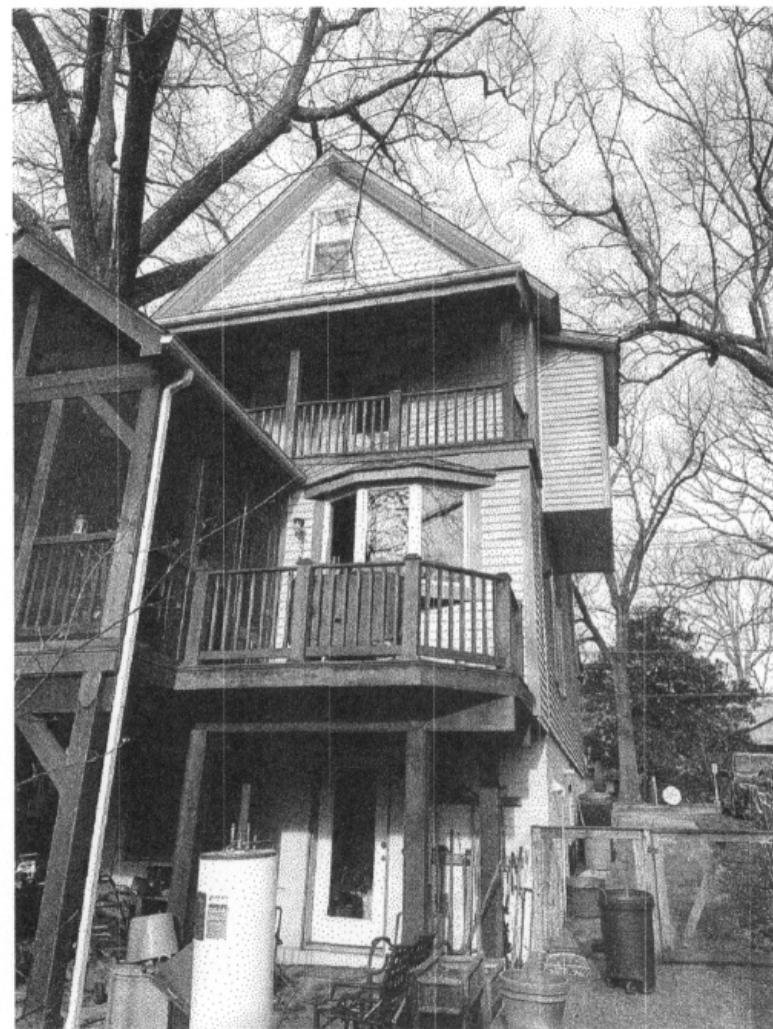








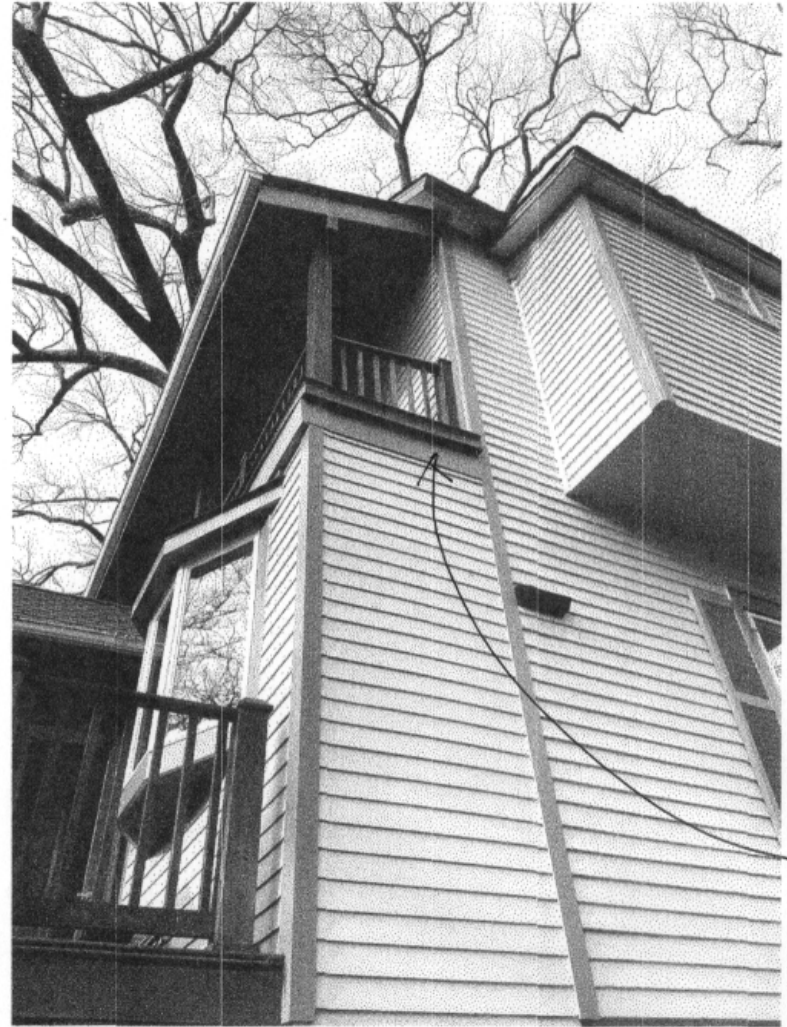
FRONT ELEVATION



REAR ELEVATION



2ND FLOOR BALCONY



REAR VIEW @ SIDE

BALCONY