

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7306 Maple Avenue, Takoma Park	Meeting Date:	8/12/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/5/2020
Applicant:	Amit and Anjali Patel	Public Notice:	7/29/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19AA(Revision)	Staff:	Dan Bruechert
PROPOSAL:	Deck Construction		

STAFF RECOMMENDATION

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

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

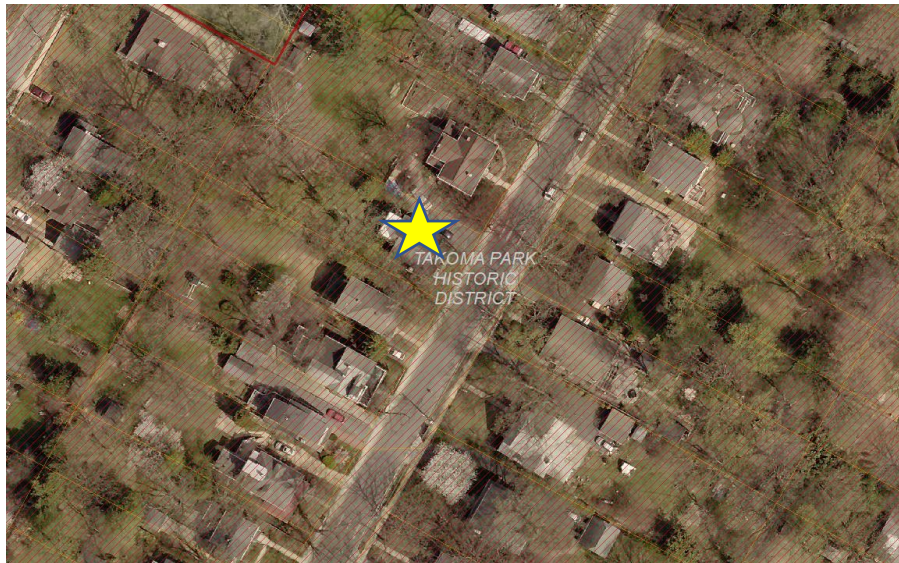


Figure 1: 7306 Maple Ave.

BACKGROUND

The subject property was approved for a HAWP on June 12, 2019, for side porch modifications and a rear addition.¹ At the rear, the proposal included a walk-out basement. However, the

¹ The Staff Report for the approved HAWP can be found here: <https://montgomeryplanning.org/wp->

grade at the rear left a 2' (two foot) gap between the door and grade (see photo below). The applicant proposes to construct a small deck off rather than regrade the back yard.



Figure 2: Rear of 7306 Maple Ave. under construction showing the drop in grade from the rear door.

PROPOSAL

The applicant proposes to construct a 4' 6" (four foot, six-inch) deck off of the walk-out basement addition at the rear of the house. The deck will be wood with a set of side-loading stairs and a wood railing. Due to the location of this deck (at the rear, below grade, obscured by the principal house mass) the deck will not be visible from the public right-of-way.

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.
7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.

[content/uploads/2019/06/I.M-7306-Maple-Avenue-Takoma-Park.pdf](#). The project was approved by consent, so there is no recorded hearing on the matter.

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.*)

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 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 RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), 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.

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DP6-08

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: apatel7306@gmail.com Contact Person: Anjali Patel
 Tax Account No: 13-01072894 Daytime Phone No: 215-805-0559
 Name of Property Owner: Amit 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

PART ONE: LOCATION OF BUILDING/PREMISE

House Number: 7306 Street: Maple Ave
 Town/City: Takoma Park Nearest Cross Street: Tulip Ave
 Lot: P20 Block: 5 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

- Construct Extend Alter/Renovate
 Move Install Wreck/Rem
 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 plat. 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.

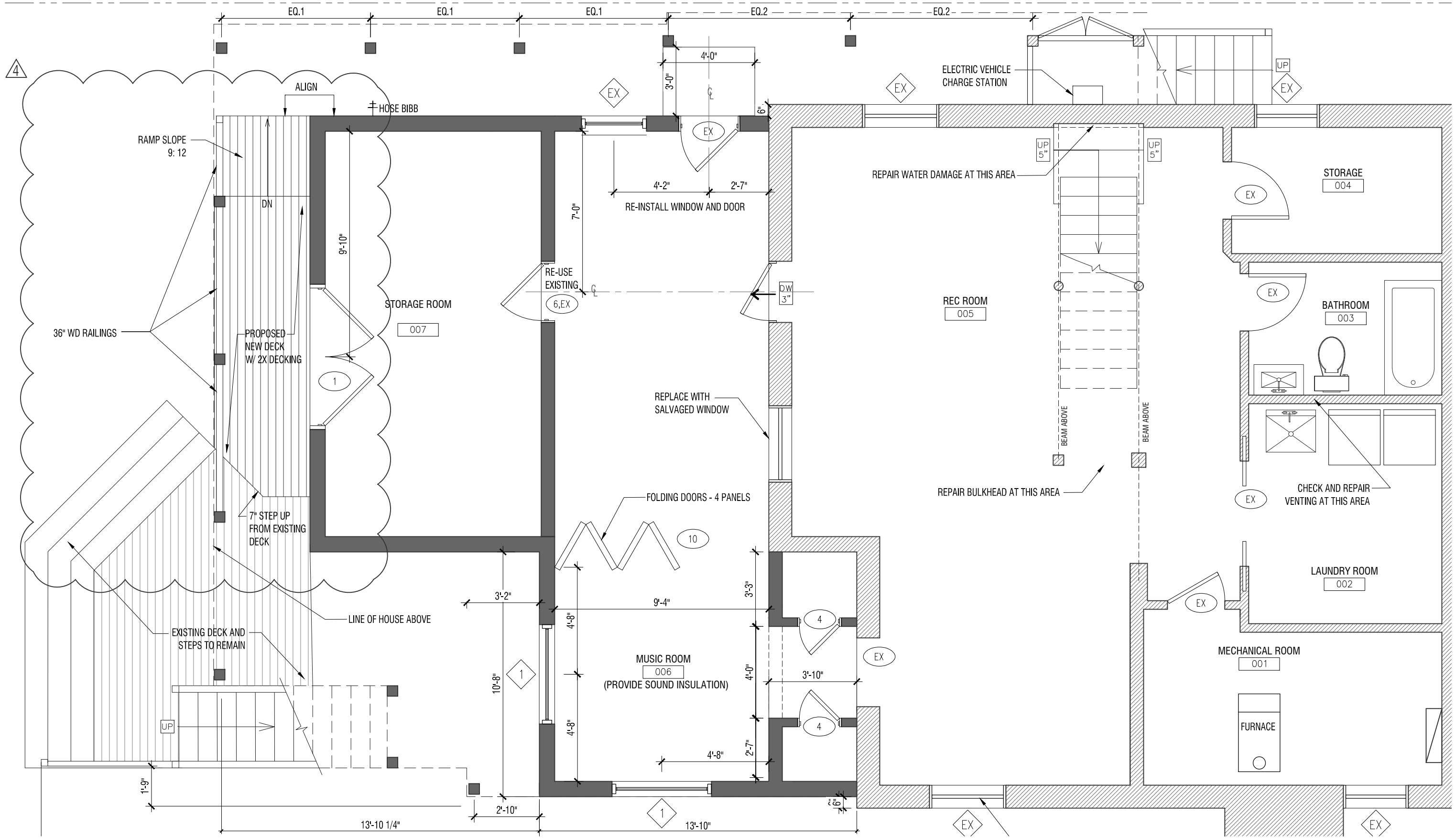
6. TREE SURVEY

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.



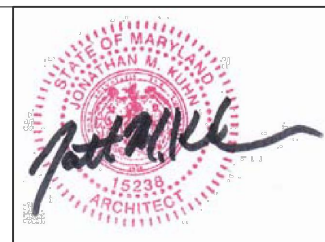
JONATHAN KUHN ARCHITECT

ONE P STREET NW, WASHINGTON, DC 20001

202.494.5061
 JONATHAN@KUHNARCHITECT.COM
 WWW.KUHNARCHITECT.COM

Patel Residence

7306 Maple Ave,
 Takoma Park, MD 20912



I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 15238, exp. date of 10.24.21.

Site Modification : 4

06.25.20

SCALE: 1/4" = 1'-0"

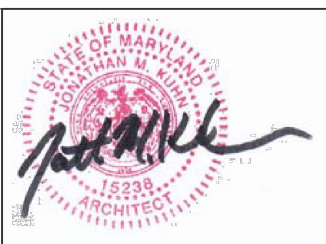
**PROPOSED CELLAR
 FLOOR PLAN (PARTIAL)**

SK-01
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Site Modification : 4 06.25.20
 SCALE: 1/4" = 1'-0"

**PROPOSED REAR
 ELEVATION (WEST) -
 PARTIAL**

SK-02
 12

