

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7418 Maple Avenue, Takoma Park	Meeting Date:	9/9/2020
Resource:	Non-Contributing Resource (Takoma Park Historic District)	Report Date:	9/2/2020
Applicant:	Jeff Bell (Eric Saul, Architect)	Public Notice:	8/26/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-20JJJ	Staff:	Michael Kyne
PROPOSAL:	Rear porch alteration		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
 STYLE: Cape Cod
 DATE: c. 1930-40

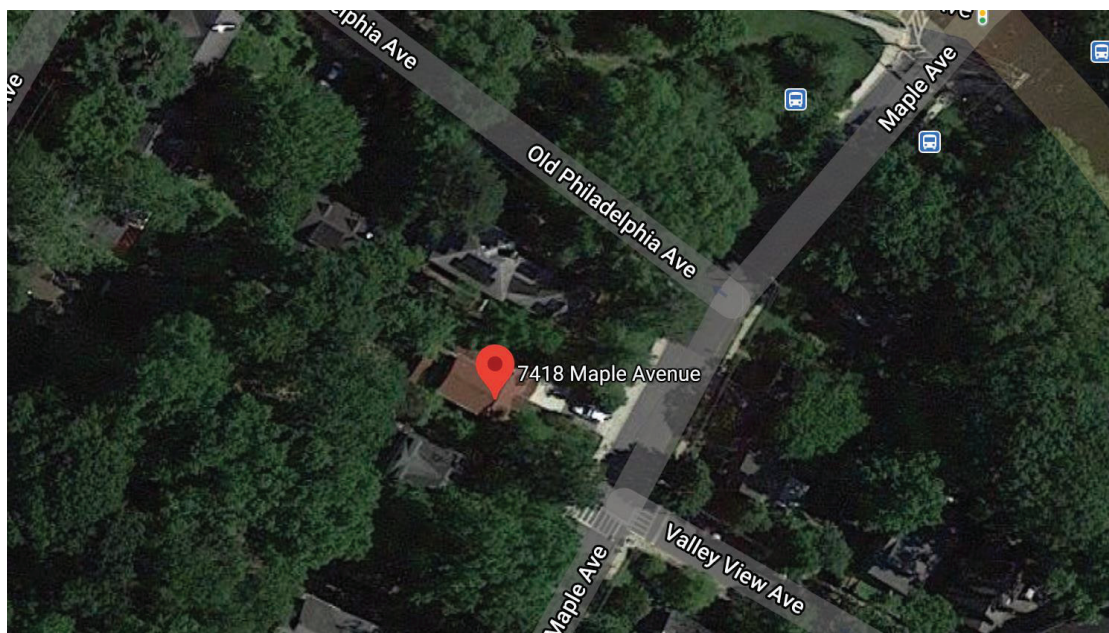


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to extend an existing screened porch at the rear of the subject property (approved by the Commission at the May 10, 2017 HPC meeting). The existing screened porch is 12' deep x 18.5' wide. Per the proposal, the depth of the screened porch will be extended by 10', resulting in a 22' deep x 18.5' wide screened porch. The proposed materials will match those of the existing screened porch (wood, insect screening, and architectural asphalt shingles).

APPLICABLE GUIDELINES:

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.

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 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
 - (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 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 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 proportion, 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) & (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, #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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:

HAWP# 921358

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jeff Bell
Address: 7418 Maple Ave
Daytime Phone: 410-845-8712

E-mail: jdeanbell@yahoo.com
City: Takoma Park Zip: 20912
Tax Account No.: 01056473

AGENT/CONTACT (if applicable):

Name: Eric Saul
Address: 8114 Carroll Ave
Daytime Phone: 301-270-0395

E-mail: info@saularchitects.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: 7418 Street: Maple
Town/City: Takoma Park Nearest Cross Street: Valley View
Lot: 7C Block: 86 Subdivision: 0025 Parcel: 0000

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 checked="" 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 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.

Signature of owner or authorized agent

7/27/2020

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:

Existing non-contributing resource is a cape cod with a rear addition that was approved by HPC and completed about 2 years ago. The house is located within the historic Takoma Park neighborhood. The backyard is roughly 60' wide x 50' deep from the back of the house. There ~~are no~~ trees near the addition, *which will not be affected.* ~~is one~~

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

The proposed project is an extension of the existing screened porch that was approved by HPC a few years ago. The screened porch will extend 10' deeper into the rear yard and maintain the existing width of approx 18.5'. All materials will match what was approved in the previous HPC approval.

Work Item 1: Screened porch addition

Description of Current Condition: an existing 12' x 18.5' screened porch

Proposed Work: a proposed 22' x 18.5' screened porch (expanded 10' deeper into the rear yard)

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

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

Owner's mailing address

JEFF & AMBER ~~BEAL~~
 7418 MAPLE AVE
 TAKOMA PARK, MD 20912

Owner's Agent's mailing address

ERIC SAUL
 SAUL ARCHITECTS
 8114 CARROLL AVE
 TAKOMA PARK, MD 20912

Adjacent and confronting Property Owners mailing addresses

7416 MAPLE AVE
 TAKOMA PARK, MD 20912

7420 MAPLE AVE
 TAKOMA PARK, MD 20912

7417 MAPLE AVE
 TAKOMA PARK, MD 20912

7415 MAPLE AVE
 TAKOMA PARK, MD 20912

106 PHILADELPHIA AVE
 TAKOMA PARK, MD 20912

CONSUMER INFORMATION NOTES:

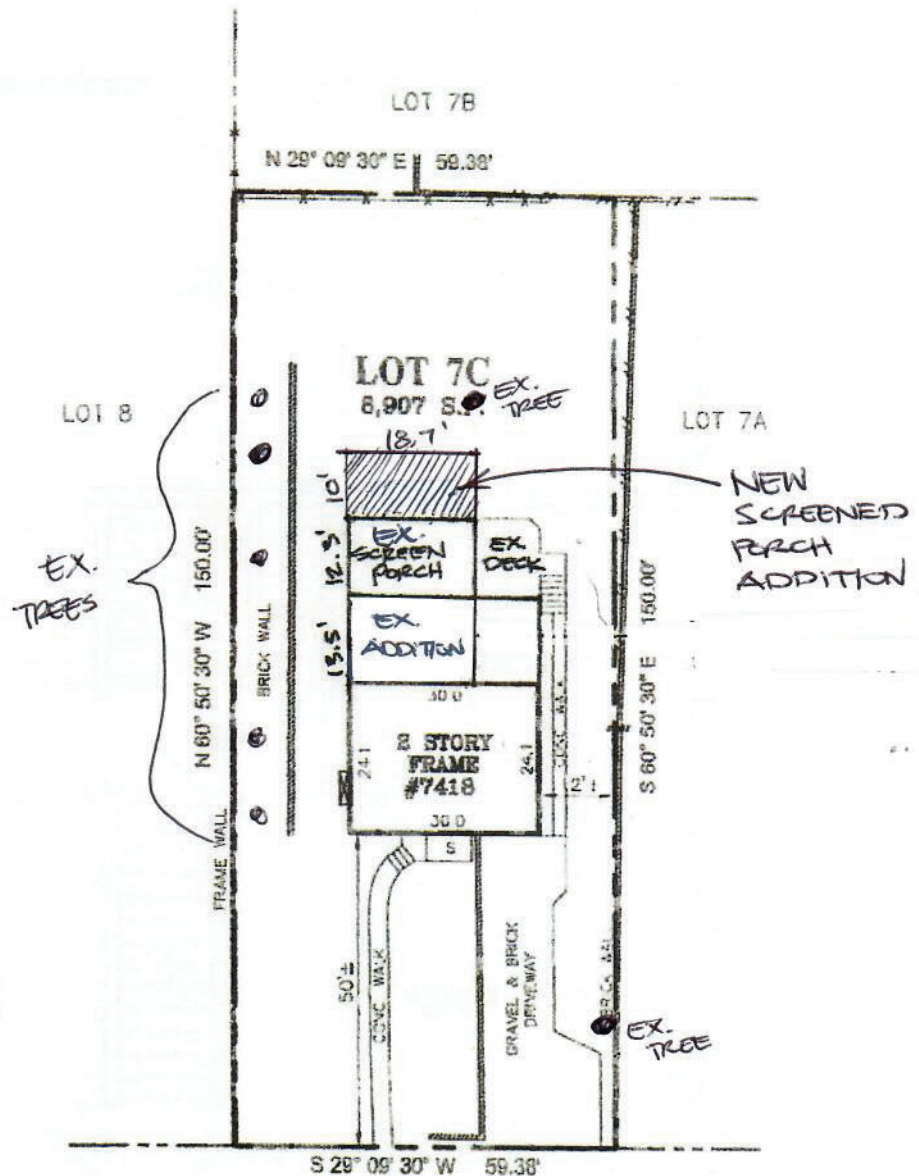
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 feet.
2. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
LOT 7C, BLOCK 86
PETTY ESTATE
MONTGOMERY COUNTY, MARYLAND



MAPLE AVENUE

9

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
Expires: 04-02-2017

REFERENCES

PLAT BK. 26
PLAT NO. 1645

LIBER
FOLIO



SNIDER & ASSOCIATES LAND SURVEYORS

20870 Goldenrod Lane, Suite 110
Germantown, Maryland 20876
301/948-5100 Fax 301/948-1288

DATE OF LOCATIONS

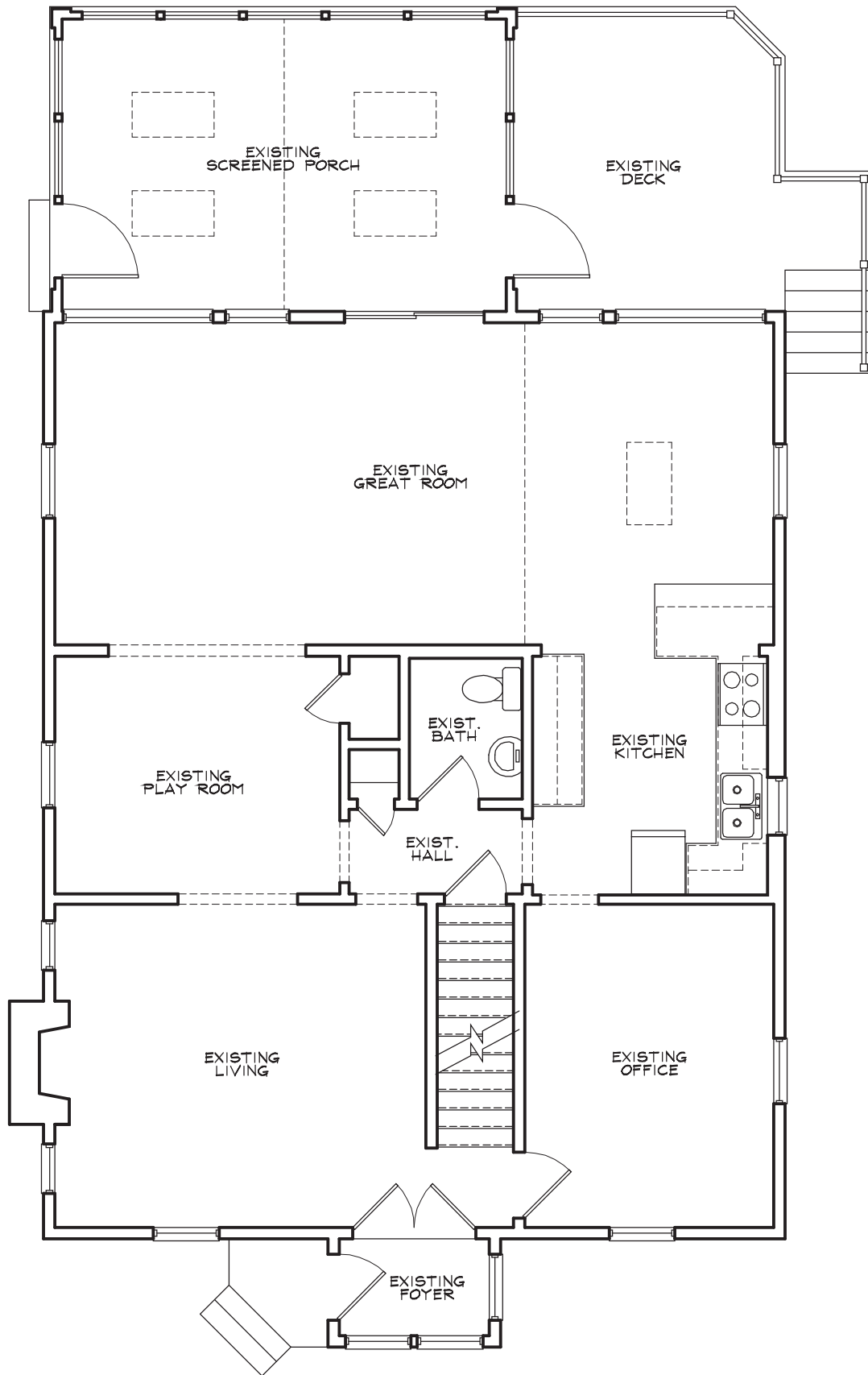
SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: D.M.L.

HSE. LOC.: 08-05-18

JOB NO.: 18-02744



1
AI
EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



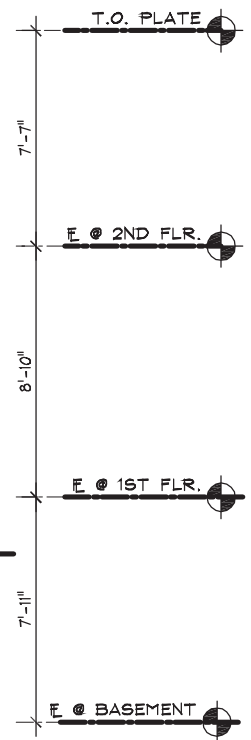
2 EXISTING NORTH ELEVATION
 A2a 1/4" = 1'-0"



1
A2a

EXISTING REAR (WEST) ELEVATION

1/4" = 1'-0"



3
 A2a EXISTING SOUTH ELEVATION
 1/4" = 1'-0"





2
 A2
 PROPOSED NORTH ELEVATION
 1/4" = 1'-0"



1
A2

PROPOSED REAR (WEST) ELEVATION

1/4" = 1'-0"



4 PROPOSED SOUTH ELEVATION
A2 1/4" = 1'-0"













