

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	25 Montgomery Ave., Takoma Park	Meeting Date:	10/28/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	10/21/2020
Applicant:	Steven Edminster	Public Notice:	10/14/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Accessory Structure Demolition and Construction (Retroactive)		

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Victorian Revival
DATE: 1989



Figure 1: 25 Montgomery Ave. is at the corner of Montgomery and Hickory Aves.

PROPOSAL

The applicant proposes to demolish a non-historic accessory structure and construct a new accessory structure on the site. Note: the proposed accessory structure is largely complete, though the applicant proposes to relocate the structure to comply with minimal zoning requirements. In July 2020, the Department of Permitting Services inspected the site and determined that work was being carried out without permits. The applicant was informed that both an accessory structure permit and a HAWP were required. On October 2, 2020, the applicant submitted these materials for a HAWP. HP Staff determined that as the work was substantially undertaken it was preferable to evaluate the project as a Preliminary Consultation before consideration as a HAWP. The HPC review of the proposal should be undertaken as if no work has been completed.

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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

New Construction

The goal of new construction within both residential and commercial historic districts is to be sympathetic to the traditional street and building patterns in that district, while allowing for creative new building designs. In addition to the approach of recalling earlier architectural styles in new buildings, it is appropriate for new structures to reflect and represent the period in which they are built. It is not the intention of these guidelines to inhibit or exclude creative design solutions that may be developed for new buildings in the Takoma Park district. Unique designs which may or may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported.

In Takoma Park there are a number of elements which define the streetscape and building patterns. New construction should consider some of these elements, such as:

- Use of outbuildings (e.g. detached garages)

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 the Interior's Standards for Rehabilitation:

- 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 DISCUSSION

The subject property is at the intersection of Hickory Ave. and Montgomery Ave. Though it has a Montgomery Ave. address, the house is oriented towards Hickory. In the southwest corner of the lot, there is a small garden shed. The shed is a pre-fabricated front gable shed with vertical wood siding that appears to have been constructed within the last ten years or so and has no historical character. The applicant proposes to demolish this structure. Staff finds that the existing shed does not contribute to the historic character of the site or surrounding district and would recommend the HPC approve its removal as a HAWP.

The applicant proposes to construct a new accessory structure on the property. The structure is under construction on the site, though work has been halted. The proposal will move the structure 5' (five feet) to the east, away from the property line, to meet minimum zoning requirements. The proposed structure measures 10.5' × 19' (ten and a half feet by nineteen feet) and is clad in unpainted cedar siding and a shed roof. The roof measures 12' (twelve feet) above floor level on one side and 10' (ten feet) above floor level on the other, however, that is not the overall height of the structure. Because the structure is on concrete piers, the structure is an additional 8" – 12" (eight to twelve inches) above grade. An accurate measurement of the total height above grade would be helpful to fully evaluate the proposal.

The structure has two one-over-one sash windows on the north (Montgomery Ave.) elevation. On the east elevation, there is a pair of French doors with four clerestory casement windows. The west elevation of the proposed structure is a blank wall and has no openings. Material specifications for the doors and windows were not included with the application, but based on observations at a Staff visit, the windows and doors appear to be vinyl.

Due to the corner lot configuration and limited yard space, Staff finds that the only location an accessory structure could be placed is in the proposed location.

Staff finds a reasoned consideration of the proposed structure as a whole (e.g. size, form, design, materials, etc.) is required to determine if the proposal is compatible with the surrounding district as a whole.

The size of the proposed building is approximately the size of a small one-car garage. Garages of this size are found throughout the historic district. The size of these structures is often mitigated by their placement toward the rear of the lot. Staff finds that while the structure looks large, its size is not outside what would be considered for a new garage in the district. While we do not have an accurate measurement from grade, Staff finds that a single-bay garage with a front gable roof would be approximately 12' (twelve feet) tall. As with the length and width, the height of the proposed structure is within the range of acceptability, but this in itself is not determinative of compatibility.



Figure 2: 1959 Sanborn Map showing the area before a number of infill construction projects.

Staff will next discuss form. Takoma Park is an eclectic District, with a range of architectural forms that contribute to the collective character of the neighborhood. The *Guidelines* support unique designs that are sensitive to and compatible with the “fabric of the community.” While this proposed accessory structure is approximately the size of a small garage, the form is quite different. Simply detailed, one-bay, front gable garages are ubiquitous features within the district and tend to blend into the streetscape. This would

be the most compatible form to blend in with the surrounding streetscape. The form of this proposed structure is decidedly contemporary. The impact of this choice is augmented by the visible corner location. Staff requests feedback from the HPC as to the appropriateness of the form of the proposal.

Regarding materials, Staff finds that the proposed wood siding and architectural shingle roof are both materials that are compatible with the house and surrounding district. Staff finds that as a new accessory structure to a Non-Contributing resource, vinyl windows and doors are acceptable. The raw cedar siding may be the most visually jarring element of the proposal. This finish may be appropriate for smaller accessory buildings like garden sheds, but it stands in stark contrast to the painted stucco and clapboard (and fiber cement siding) in the surrounding streetscape, as illustrated in the figure below. Staff recommends the HPC, at a minimum, require a dark painted finish for the proposed structure. This type of finish will allow the structure to better recede into the surrounding streetscape.

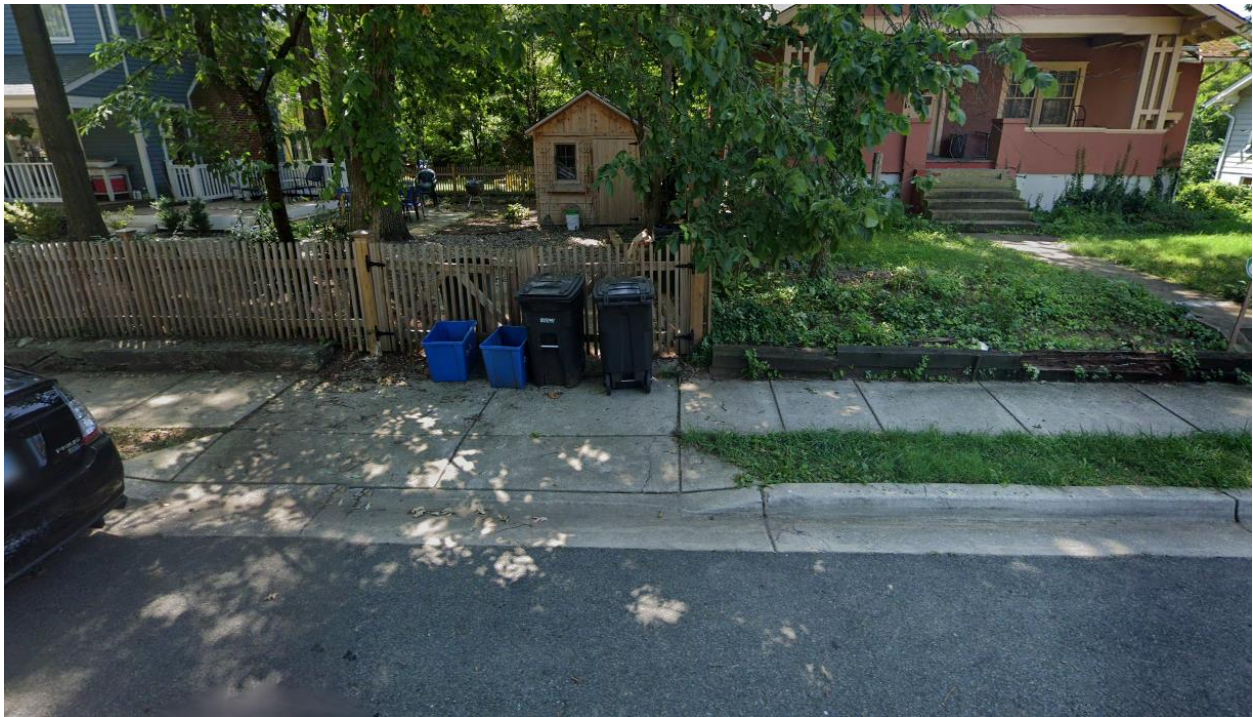


Figure 3: Screenshot from Google StreetView showing the condition before the proposed structure.



Figure 4: Elevation of the proposed structure with the rear of the house (left) and the neighboring property (right).

To fully evaluate the proposal as a HAWP Staff has identified the following information needs to be included with the application materials:

- Drawn to scale site plan that includes the side and front wall of the property at 23 Montgomery Ave.
- Drawn to scale elevations for all four (4) sides of the proposed structure, including total height above grade at each corner, and notes corresponding to proposed materials,
- Material specifications for the windows, doors, roof material, and fascia.

Staff requests feedback from the HPC regarding the proposal that would bring the proposed structure more into compliance with the requisite guidance, including:

- Changes to roof form – from the shed/pent roof to a gable, or alternatively a steeper pent roof;
- Alterations to the fenestration pattern on the street-facing elevation so it more closely resembles a garage or shed (this may or may not include windows on the north elevation);
- Changes to the finish that would better blend into the streetscape;
- Relocation or reorientation on the lot – would placing the proposed structure more than 10' (ten feet) from the western property line improve the relationship between the proposal and the surrounding streetscape?
- Any other revisions or alterations.

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a second preliminary consultation or a HAWP, as directed.



FOR STAFF ONLY:
HAWP# 928827
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Steven Edminster

E-mail: sedminster2002@yahoo.com

Address: 25 Montgomery Ave

City: Takoma Park Zip: 20912

Daytime Phone: 301-875-9859

Tax Account No.: 02840910

AGENT/CONTACT (if applicable):

Name: N/A

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 25 Montgomery Ave, Takoma Park

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: N/A Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" 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.

Steven Edminster
Signature of owner or authorized agent

10-2-2020
Date

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

Owner's mailing address

25 Montgomery Ave, Takoma Park, MD 20912

Owner's Agent's mailing address

N/A

Adjacent and confronting Property Owners mailing addresses

29 Hickory Avenue, Takoma Park 20912

19 Montgomery Avenue, Takoma Park 20912

22 Montgomery Avenue, Takoma Park 20912

24 Montgomery Avenue, Takoma Park 20912

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

The property is located on a corner lot at the intersection of Montgomery Avenue and Hickory Avenue. The house was built in 1989 and is a non-contributing property to the Takoma Park historic district.

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

We are asking for approval to replace an older shed, which has no historical significance, with a new shed in the back yard of our property. We apologize that we started, but have now halted, work on the project as we were at first not aware of permitting requirements. When we learned of our error, we applied for a permit with the Department of Permitting Services, which also referred us to the City of Takoma Park and to the Historic Society. We applied and received approval from Takoma Park for our Tree Protection Plan based on our input and a Tree Survey done by the city's arborist. We are seeking approval to remove the older shed and complete the new shed. The new shed's dimensions are 10.5' by 19'. It is to be constructed out of wood, set on a foundation of concrete footings, and have asphalt shingle roofing in the style of the house. To comply with Montgomery County zoning setback requirements it would be located 10' from the property line with our Montgomery Avenue neighbor and 5' from our back property line.

The shed would be built in a lean-to style with cedar siding, which matches well with the pitch and look of the covered porches on our house. If it would make a difference, we would be happy to paint the shed the same color as our house, although the natural look of the unpainted cedar looks very nice too. I am attaching a site plan, design drawing of the shed, pictures, and a copy of the Tree Protection Plan approval letter with this application.

Work Item 1: Remove old shed

Description of Current Condition:

The old shed currently is standing next to the new shed that we have started building and would like to keep. We are proposing to remove it from our property. The old shed is a pre-fab shed that we constructed several years ago to replace another pre-fab shed (lowes or home depot) that the previous owner placed on the property, also without formal approval we have since learned.

Proposed Work:

We will dismantle and remove the old shed.

Work Item 2: Move and complete the new shed

Description of Current Condition:

Because there was a shed on our property when we bought it that was situated just several feet from our property line, we erroneously thought we could replace it with a new one in the same location. As such the new shed we started to build does not comply with Montgomery County setback requirements.

Proposed Work:

Move the new shed 5 feet further away from the property line on the Montgomery Avenue side to comply with the county requirement that there be 10 feet of setback. To accomplish this, we plan to dig and set 5 new concrete footings taking the precautions agreed to in our tree protection plan. Then we plan to complete the new shed in its new location, which will include finishing exterior siding and interior finish work.

Work Item 3: _____

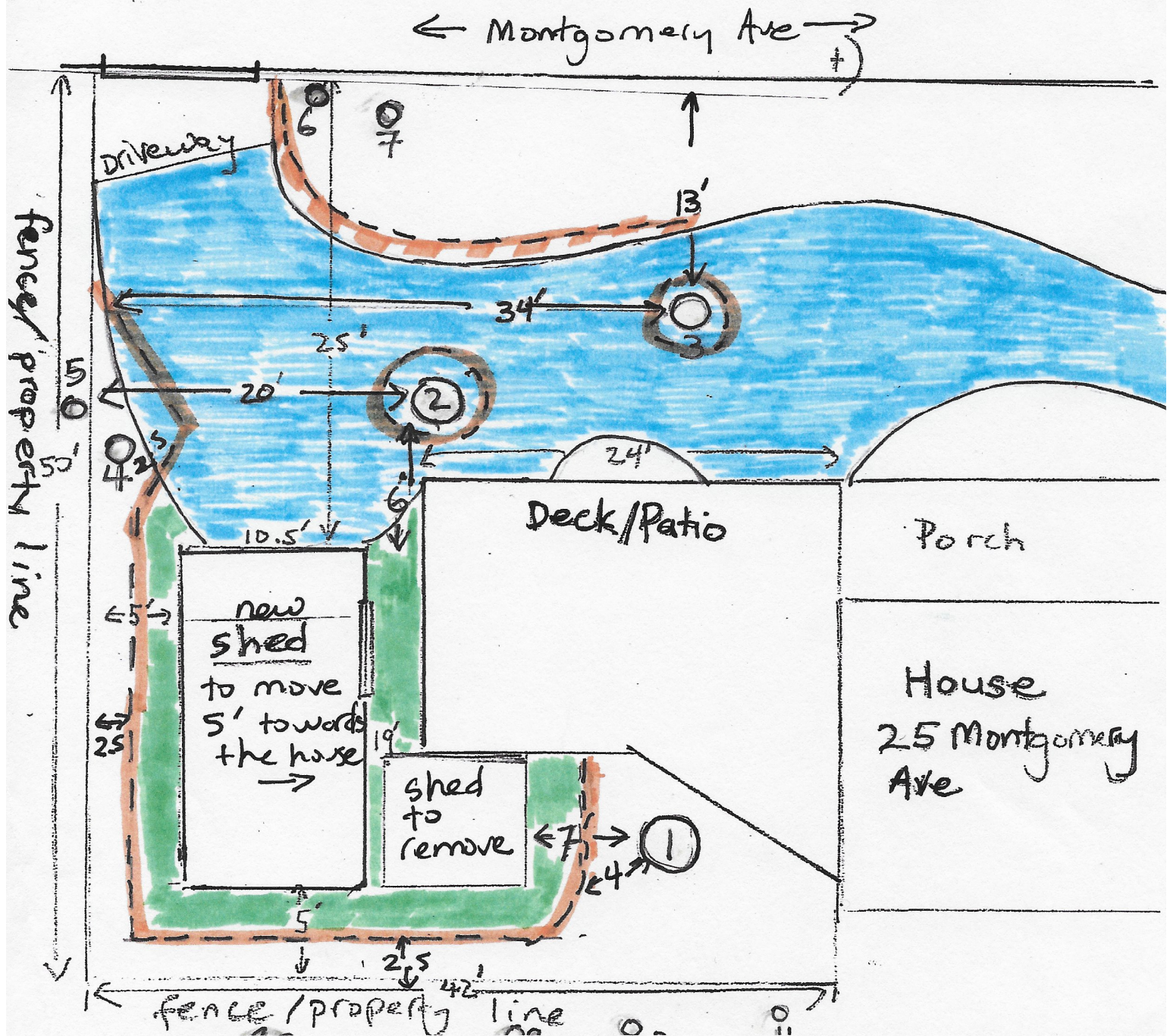
Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

- gravel cover/path
- trees
- tree protection fence
- required space for construction work area





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 10/2/2020

Application No: 928827
AP Type: HISTORIC
Customer No: 1379911

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 25 Montgomery AVE
Takoma Park, MD 20912

Homeowner Edminster (Primary)

Historic Area Work Permit Details

Work Type CONST

Scope of Work Remove existing shed and construct a new one



Public Works Department

Tree Protection Plan Notice

September 14, 2020

Steven Edminster
25 Montgomery Avenue
Takoma Park, MD 20912

Re: same
Takoma Park, MD 20912

Dear Steven Edminster,

The Tree Protection Plan for 25 Montgomery Avenue has received preliminary approval from the City of Takoma Park, based on the plans accepted on September 10, 2020.

Per Chapter 12, Section 307(b)(2) of the City Code, all properties that share a common property line with the above property must be informed of the preliminary approval and have the right to review or contest the Tree Protection Plan have been notified. The comments period runs from 09/14/20-09/29/20.

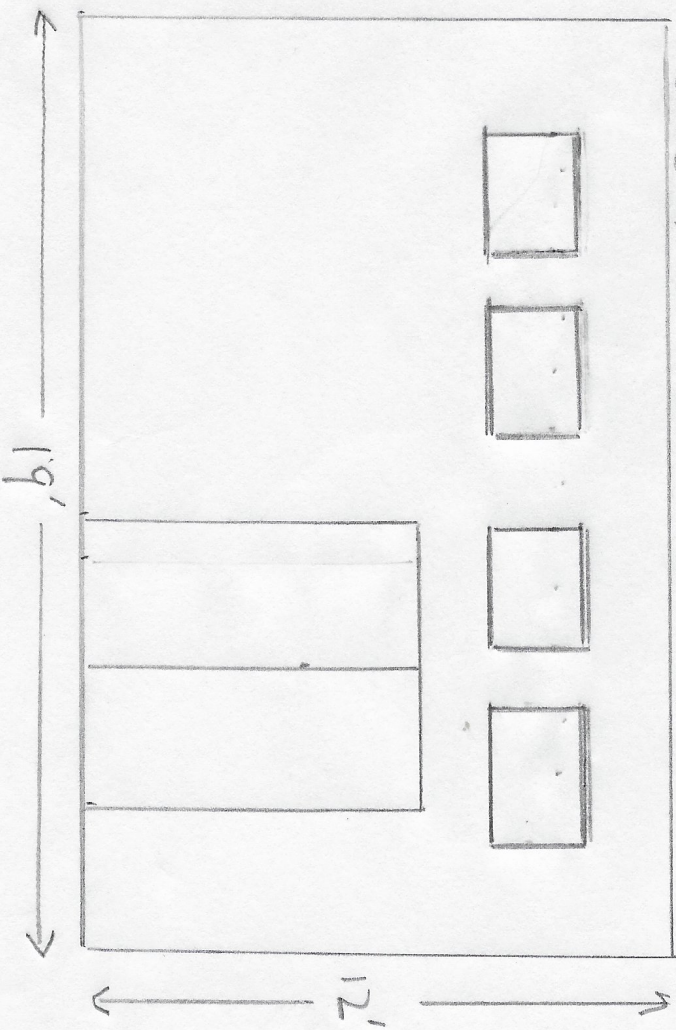
If you have any questions contact me at Urbanforestmanager@takomaparkmd.gov for more information.

DATE: 09/14/20

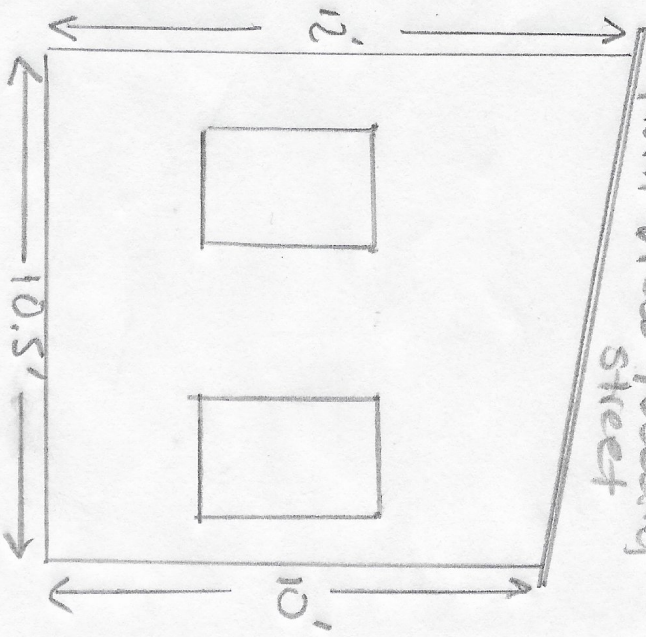
Ian Chamberlain
Construction Manager

A001
permit application #921221

Side view toward house



front view toward
street



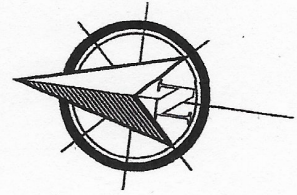
(scale: $\frac{1}{4}$ inch = 1 foot)



HICKORY AVENUE

S07°15'E

50'

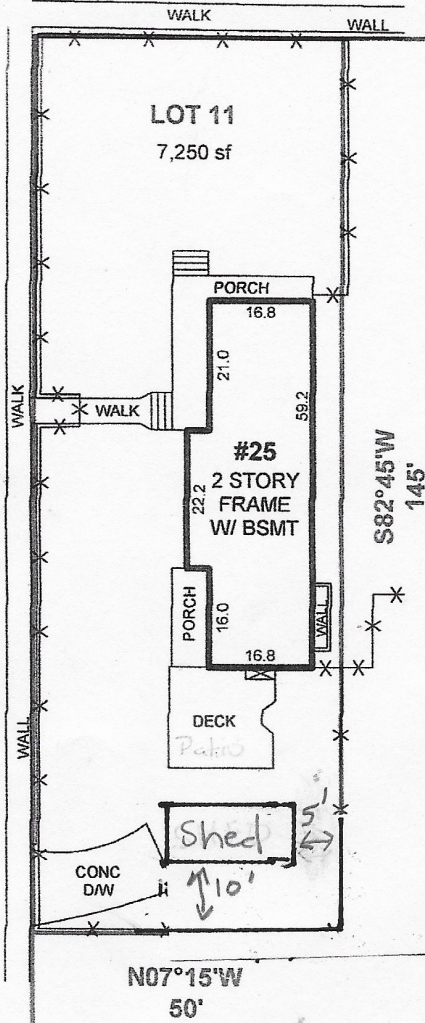


MONTGOMERY AVENUE

N82°45'E
145'

LOT 11

7,250 sf



permit #921221

2002
site plan

shed dimensions are
10' x 19'
setback on Montgomery Avenue is 10'
setback on side is 5'

LOCATION DRAWING OF:

#25 MONTGOMERY AVENUE
LOT 11 BLOCK 17B.F. GILBERT'S ADDITION TO
"TAKOMA PARK"

PLAT BOOK A, PLAT 2

MONTGOMERY COUNTY, MARYLAND

SCALE: 1"=30' DATE: 9-22-17

DRAWN BY: AP FILE #: 177500-200

LEGEND:

- * - FENCE
- BE - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- D/W - DRIVEWAY
- FR - FRAME
- MAC - MACADAM
- OH - OVERHANG
- PUE - PUBLIC UTILITY ESMT.

COLOR KEY:

- (RED) - RECORD INFORMATION
- (BLUE) - IMPROVEMENTS
- (GREEN) - ESMTS & RESTRICTION LINES

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SURVEY FOR ONE

YEAR FROM THE DATE

