

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7302 Maple Ave., Takoma Park	Meeting Date:	11/18/2020
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/11/2020
Applicant:	Ingrid Carter	Public Notice:	11/4/2020
Review:	HAWP	Tax Credit:	Yes
Case Number:	31/07-20QQQQ	Staff:	Dan Bruechert
PROPOSAL:	Porch alteration		

STAFF RECOMMENDATION

- Approve
- Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1887



Figure 1: 7302 Maple Ave. has a small front setback compared to the surrounding district.

PROPOSAL

The applicant proposes to repair the front porch and replace the 2nd-floor decking. The existing decking is covered in tar paper and suffers from leaks and there is rot underneath. The proposed work will repair the structural and decorative elements and install a membrane roof on the 2nd-floor. This floor is not visible from the right-of-way and will not impact the character of the house or the surrounding district.

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.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

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.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 931186
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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: 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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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

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:

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed 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	*	*	*	*	*		*

Neighbors of 7302 Maple Avenue

Directly next door (south):

Sophie Kasimow and Seth Shames
7300 Maple Ave
Takoma Park MD 20912

Directly next door (north):

Lucy Mikulak and Haluk Ergun
7304 Maple Avenue
Takoma Park, MD 20912

Across the street:

Pat and Tom Rumbaugh
7301 Maple Avenue
Takoma Park, MD 20912

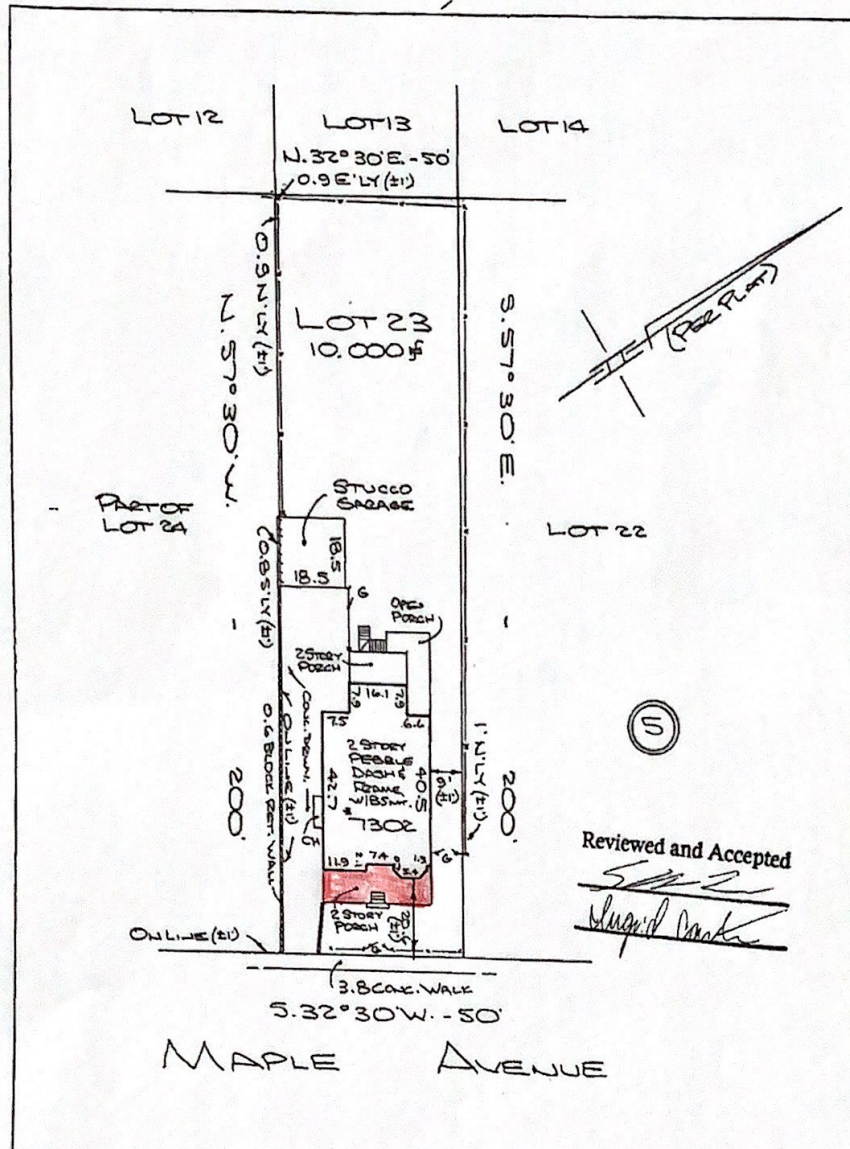
Directly behind:

Nina Falk and Steve Silverman
7303 Cedar Avenue
Takoma Park, MD 20912

Also behind:

Rob and Krysti Grace
7301 Cedar Ave
Takoma Park, MD 20912

Karen Mark and A.M. Tucker
7305 Cedar Ave
Takoma Park, MD 20912



Reviewed and Accepted

Edward L. Lopez, Jr.

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1330
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.

LOCATION DRAWING
 LOT 23 BLOCK 5

TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 3 Scale 1" = 30'
 CASE: BE-12-748A-FS FILE: 96293
 DATE: SEPTEMBER 20, 2012

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2013



Reliable Membrane for New Construction or Re-Roofing Projects.

Since 2000, the Tremco Roofing TPA membrane has been widely used for both new construction and re-roofing on such buildings as manufacturing plants, distribution warehouses, office buildings, shopping malls, schools and hospitals, as well as on extreme applications such as restaurants, automotive assembly plants and airports.



Two options are available to ensure that we can cover virtually any roof, no matter how complex: the white, reflective Tremco Roofing TPA and Tremco Roofing TPA FB (Fleece Backed) membranes. The durable, flexible Tremco Roofing TPA membrane is an excellent choice for roofs that have numerous structures and penetrations. With its polyester fleece backing, the TPA FB membrane is the right choice when you have a concrete roof deck or challenging curves and slopes.

Whether you choose the Tremco Roofing TPA or Tremco Roofing

TPA FB membrane, you'll enjoy benefits like exceptional weatherproofing, a more sustainable facility, potentially lower energy use, expert installation and an excellent warranty.



Tremco Roofing TPA SINGLE PLY SYSTEMS



Mechanically Fastened/ Ballasted/ Fully Adhered Membrane

Building owners and contractors are hard pressed to find a better membrane than Tremco Roofing's TPA sheet, with its long-lasting formulation and durability. From its ease of application to outstanding performance and long-term savings, our TPA single ply membrane continues to satisfy new and repeat customers while meeting or beating the ROI expectations of building owners.

TPA is remarkably pliable. It's easy to trim and shape, a time-saver when pipes, structures, ducts, or air conditioners break up your roof. Plus, the membrane's wider sheets install more quickly and with fewer seams. As for performance, its PVC with DuPont™ Elvaloy® KEE-based compound sets the industry standard for every kind of resistance: tears, punctures, water, UV, oil, chemical, salt, and other pollutants and contaminants; the major code organizations have also fully approved our TPA system for fire resistance. The KEE reinforces the embedded, wick-resistant, industrial strength polyester scrim and provides years of problem-free service under normal conditions.

Installation is simple and efficient. The seams are hot air welded and are easy to adhere and foolproof, forming a fused bond along the overlapping rolls as strong as the TPA material itself. Because TPA is so tough, with its high-tenacity, non-wick polyester reinforcing scrim, you can choose just the thickness you need and save money on material. Tremco Roofing's TPA also uses a reliable patented, aramid fiber reinforced edge for superior strength.

TPA Technical Data

Suitability: Almost any commercial roofing application -- sloped, curved or flat

Composition: A tri-polymer alloy based on DuPont™ Elvaloy® KEE

Reinforcement: Wick-resistant polyester scrim



Properties: *Standard width:*

- 78"W x 108'L for 45 mil
- 78"W x 90'L for 60 mil
- 78"W x 75'L for 80 mil
- 120"W x 100' for 45 mil
- 120"W x 100' for 60 mil
- 120"W x 100' for 80 mil

Application:

Mechanically fastened/ballasted/fully adhered and hot-air weld



Two options:

Grey, 80 mil thickness or
safety yellow, 156 mil thickness

TPA W

Fleece-Backed/ Reinforced Adhered Membrane



The Tremco Roofing TPA FB system, with its polyester fleece backing, was specially designed for fully-adhered applications. It is particularly cost effective on concrete roof decks and roofs with unusual curves and slopes.

Using the same DuPont Elvaloy KEE-based compound as Tremco Roofing's TPA membrane, TPA FB shields the building from weather, pollutants, UV rays, salt, air exhaust and ozone. The TPA FB fleece backed membrane can be adhered using either asphalt or Tremco Roofing's adhesives for a weathertight roof that will last for years.

Contractors who also apply built-up roofs find the Tremco TPA FB system an excellent option because it uses the same hot asphalt equipment and expertise as built-up roofs. The fleece backing, added to the membrane's integral polyester reinforcing, means a double reinforcement, with more strength ... and more protection than competing non-fleece backed adhered systems.

The Tremco Roofing TPA FB membrane is a sustainable option that is less labor intensive when applied direct to concrete, and typically offers excellent wind and hail resistance.

TPA FB Technical Data

Suitability: Concrete decks, odd shaped or sloped roofs as well as steel and wood

Composition: A tri-polymer alloy based on DuPont™ Elvaloy® KEE

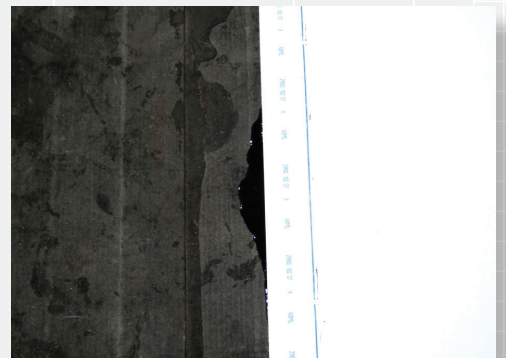
Reinforcement: Wick-resistant polyester scrim with a specially designed fleece backing

Properties: *Standard width:*

- 76'W x 90'L for 45 mil
- 76'W x 90'L for 60 mil
- 76'W x 75'L for 80 mil

Application:

Fully-adhered using standard Type III/Therm 80 asphalt or Tremco adhesive



These walkpads are designed for use with Tremco Roofing TPA systems to provide protection around rooftop equipment. They are a polyester reinforced, thermo-plastic membrane engineered to provide a defined, slip-resistant, traffic-bearing walking surface. The low profile TPA walkpad is mold, mildew and chemical resistant and is easy to clean.

Walkpad

For complete specifications on TPA or TPA FB, go to www.tremcoroofing.com or call 1-800-852-6013

Benefits Comparison:

FROM A CONTRACTOR'S VIEWPOINT:

- Wide rolls mean fewer seams, which means lower labor costs
- Hot air welded seams are fully fused, no adhesives to fail
- Compatible with asphalt
- Non-curing Elvaloy-based compound means you can re-cut and repair the membrane indefinitely

FROM A BUILDING OWNER'S VIEWPOINT:

- White reflective surface* can help lower energy use
- Elvaloy-based compound resists water, contaminants and pollutants
- Lightweight, with a building load of two to four pounds per square yard
- Excellent wind uplift resistance due to film strength PVC combined with single layer adherence
- Easy to maintain
- Decades long flexibility for easy future tie-ins and repairs

**custom colors grey & tan available on request*

FROM A SUSTAINABLE VIEWPOINT:

- TPA has a minimum 25% recycled content
- Light-reflective roofing based on Elvaloy® KEE can be part of a community's effort to reduce ambient heat buildup

Tremco TPA Membranes Support Sustainability



Tremco Roofing membranes help meet sustainability goals because:

- They prolong the service life of structures for years
- Facilities are more comfortable because the white membranes absorb less heat
- Reflectivity reduces energy consumption and the strain on HVAC systems, while diminishing a building's carbon footprint
- The Urban Heat Index is lowered, cooling the air to help benefit everyone
- 25% pre-consumer recycled content leads to a more sustainable building



www.tremcoroofing.com
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50% recycled content, including 25% PCW

