

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7409 Baltimore Avenue, Takoma Park	Meeting Date:	12/16/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	12/9/2020
Applicant:	Stacey Katz & Robert Fegley (Paul Treseder, Architect)	Public Notice:	12/2/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-20YYYY	Staff:	Michael Kyne
PROPOSAL:	Partial demolition and new rear addition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. Staff will be consulted in the field on the viability of preserving any existing/historic siding that may be present, once the aluminum siding is removed from the existing addition/rear porch enclosure. If there is any existing/historic siding present, it will be preserved. If the siding is severely deteriorated, it will be replaced in-kind with wood of matching dimensions. The specifications of any required replacement siding will be reviewed and approved by staff.

ARCHITECTURAL DESCRIPTION

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

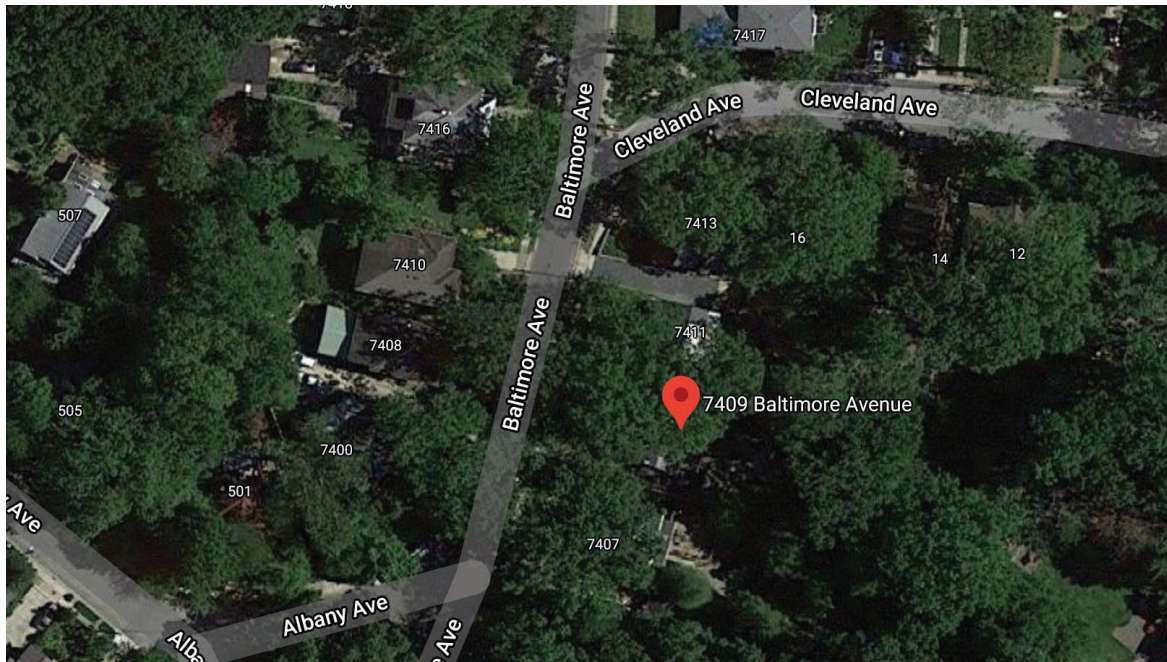


Fig. 1: Subject property.

PROPOSAL

The applicants propose to remove the aluminum siding from an existing (c. 1980s) rear addition/rear porch enclosure, install new fiber cement clapboard siding in its place, and construct a new 5' deep and 13' wide addition at the rear of the existing addition/porch enclosure.

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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- 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 applicable *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.
- 10. New additions and adjacent or related new construction shall 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 a c. 1910-20s 1 ½-story Bungalow-style house within the Takoma Park Historic District. There is an existing 1-story rear addition with aluminum siding and vinyl-clad wood windows, which likely dates to the 1980s. The 1927 Sanborn Fire Insurance Map depicts a 1-story open (at least partly) porch in the approximate location of this addition, suggesting that it may actually be an enclosed historic porch.



Fig. 2: 1927 Sanborn Fire Insurance Map, with the subject property outlined in red.

The applicants propose to remove the aluminum siding from the existing addition/rear porch enclosure and install new 5" exposure fiber cement clapboard siding in its place. The existing vinyl-clad wood windows will remain in place. Because documentary evidence suggests that the existing addition may actually be an enclosed historic porch, staff recommends the following condition of approval:

1. Staff will be consulted in the field on the viability of preserving any existing/historic siding that may be present, once the aluminum siding is removed from the existing addition/rear porch enclosure. If there is any existing/historic siding present, it will be preserved. If the siding is severely deteriorated, it will be replaced in-kind with wood of matching dimensions. The specifications of any required replacement siding will be reviewed and approved by staff.

Staff discussed the proposal with the applicants' architect, who concurred that there may be existing/historic siding beneath the aluminum siding. The architect indicated that the applicants would be amenable to the condition.

A new 5' deep and 13' wide 1-story addition is also proposed at the rear of the existing addition/enclosed porch. The ridgeline of the proposed new 1-story addition will be well below the ridgeline of the 1 ½-story historic house, and it will be well inset from the rear corners of the existing addition/enclosed porch and historic house, making it negligibly visible from the public right-of-way of Baltimore Avenue, at best.

The proposed materials for the new addition include:

- Painted PVC trim
- 5" exposure fiber cement clapboard siding
- Single-lite aluminum-clad wood casement/awning windows
- Simulated divided lite aluminum-clad transom windows
- Composition shingle roofing to match the existing
- Parged cement foundation

Staff supports the applicants' proposal. The proposed alterations, as modified by the condition, are consistent with the *Guidelines*, and they will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards* #2 and #9. In accordance with *Standard* #10, the proposed new addition can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the condition, as being consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9 and #10, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition specified on Page 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal, as modified by the condition, 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.
dule a follow-up site visit



FOR STAFF ONLY:

HAWP# 934708

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: STACEY KATZ & ROBERT FEGEYE-mail: staceykatzdc@gmail.comAddress: 7409 BALTIMORE AVECity: TAKOMA PARK Zip: 20912Daytime Phone: 301-938-9996Tax Account No.: 01078300**AGENT/CONTACT (if applicable):**Name: PAUL TRESEDERE-mail: paul.tresek@verizon.netAddress: 6320 WISCONSIN RD.City: BETHESDA Zip: 20814Daytime Phone: 301-367-2190

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: _____ 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 checked="" 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 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

Date

7

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

Owner's mailing address

Stacey Katz & Robert Fegley
 7409 Baltimore Ave
 Takoma Park Md. 20912

Owner's Agent's mailing address

Paul Tresecker Architect
 6320 Wisconsin Road
 Bethesda, Md. 20816

Adjacent and confronting Property Owners mailing addresses

ISABELLE & ANDREW HASTY
 7411 BALTIMORE AVE
 TAKOMA PARK, MD. 20912

LAURA STEINBERG
 7407 BALTIMORE AVE
 TAKOMA PARK MD 20912

JULIE KURLAND AND
 MARCIA DIEHL
 7408 BALTIMORE AVE
 TAKOMA PARK MD 20912

Statements for 7409 Baltimore Avenue, Takoma Park, Maryland

a.) Description of existing resource and its environmental setting:

This house is a 1-1/2 story bungalow, a contributing resource in the Takoma Park historic district. The house, built in the 1920's, is in original form; it is distinguished by its wide front porch and original stucco, shingle and block exterior, which remains in very good condition. An 8' deep rear addition was added on sometime in the 1980's for a family room and kitchen. It is a simple shed roof structure similar in shape and scale to many original back porches on houses of the era.

The house is on a block of Baltimore Avenue which retains almost all of its original houses, and the historic effect is reinforced by many mature oak trees, both at the street and in the yards.

b.) Description of the project and its impact:

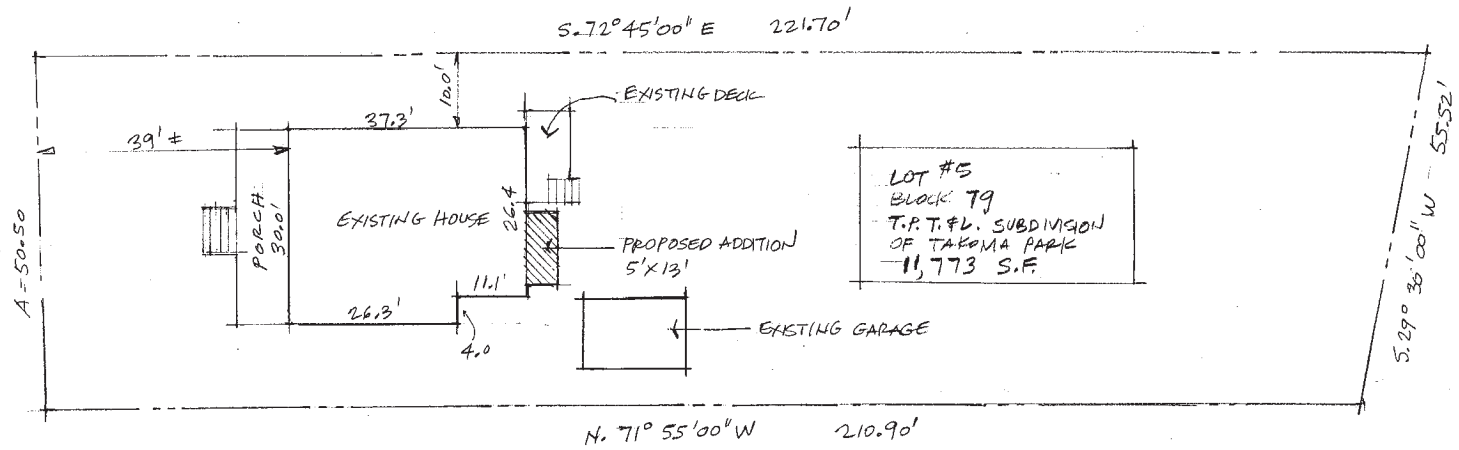
The proposed work is a 5' x 13' rear addition to the existing non-historic rear addition. The owners feel that this will extend the usefulness of what is now a somewhat long and narrow space and, with additional windows and transoms, open up the house to its backyard views. Energy saving improvements will also be undertaken.

The proposed addition has been indented from both sides of the original house to ensure that it will not be visible from the street, and the roof, though raised for more light and views, will not impact the rear of the historic structure.

As part of this work, the owners also propose to remove the aluminum siding of the old addition and to replace it with narrow clapboards, more like what would have been used in the 1920's.

No existing trees will be affected by this work.

BALTIMORE AVENUE



SITE PLAN 1" = 20'-0"

KATZ-FEGELY RESIDENCE
7409 BALTIMORE AVENUE
TAKOMA PARK, MARYLAND



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

Date 11-17-20

Scale 1" = 20'-0"

Drawn PT

Job KATZ

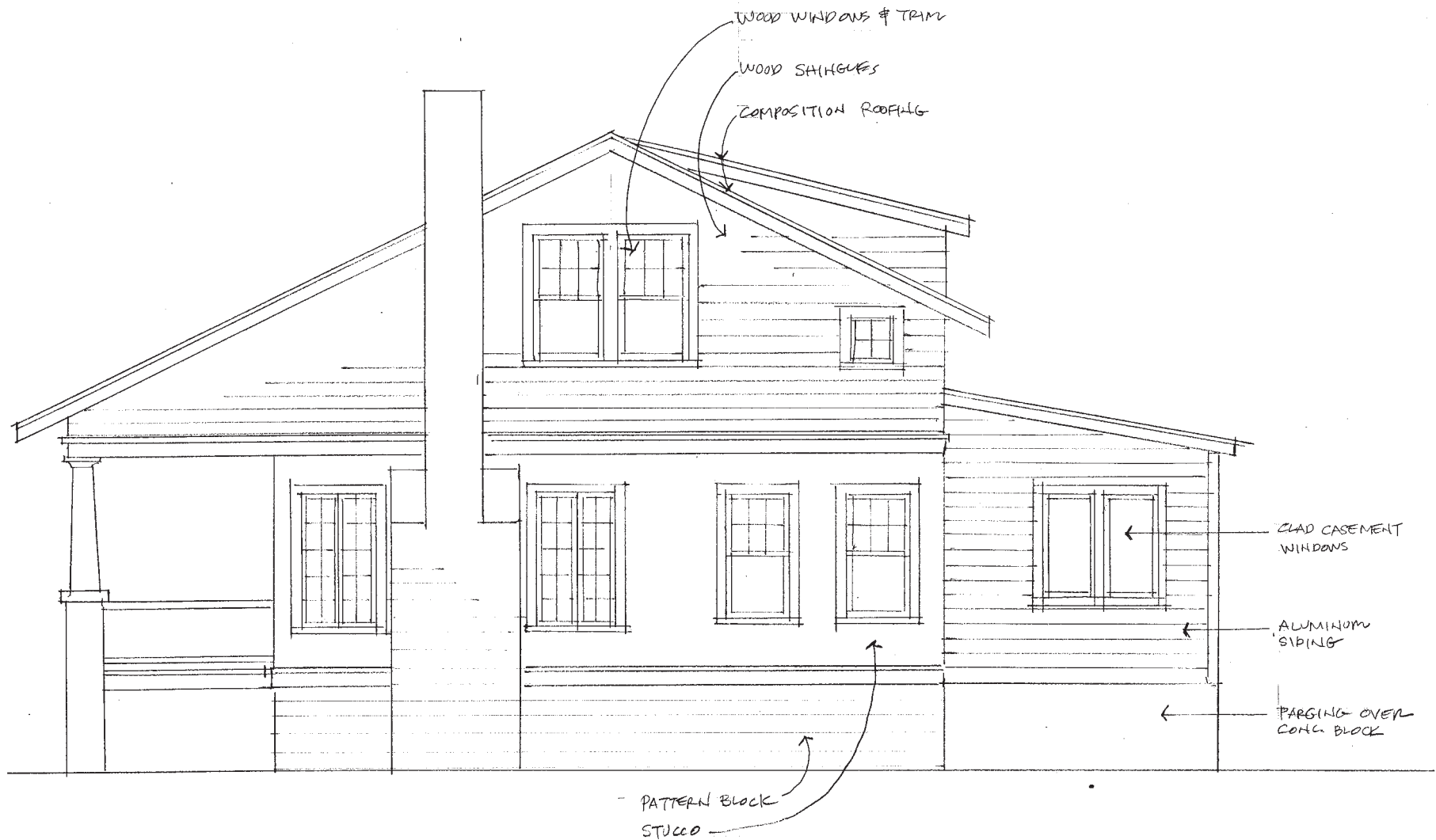
Sheet 1

Of 9 Sheets



FRONT ELEVATION - EXISTING

2 OF 9

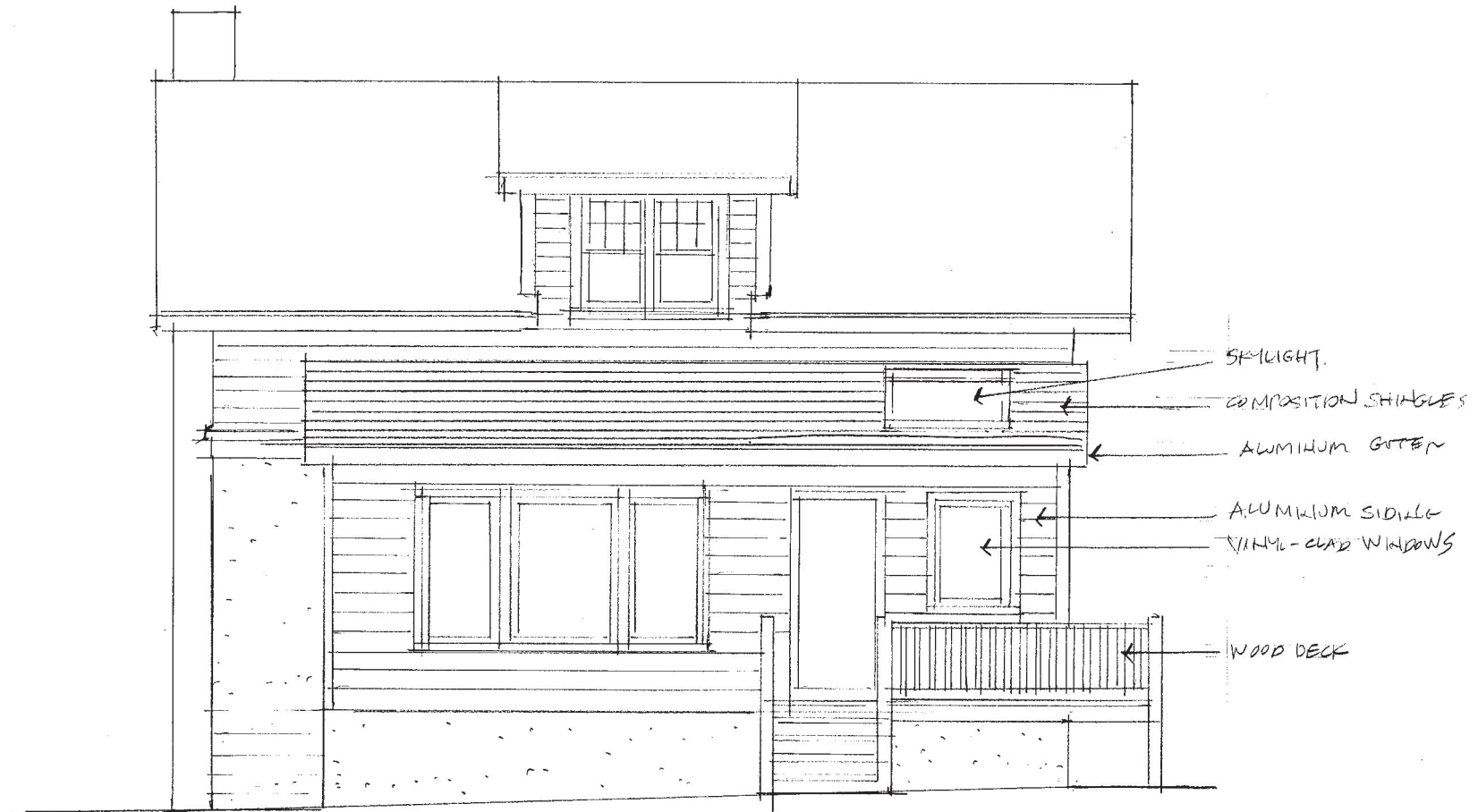


RIGHT SIDE ELEVATION - EXISTING

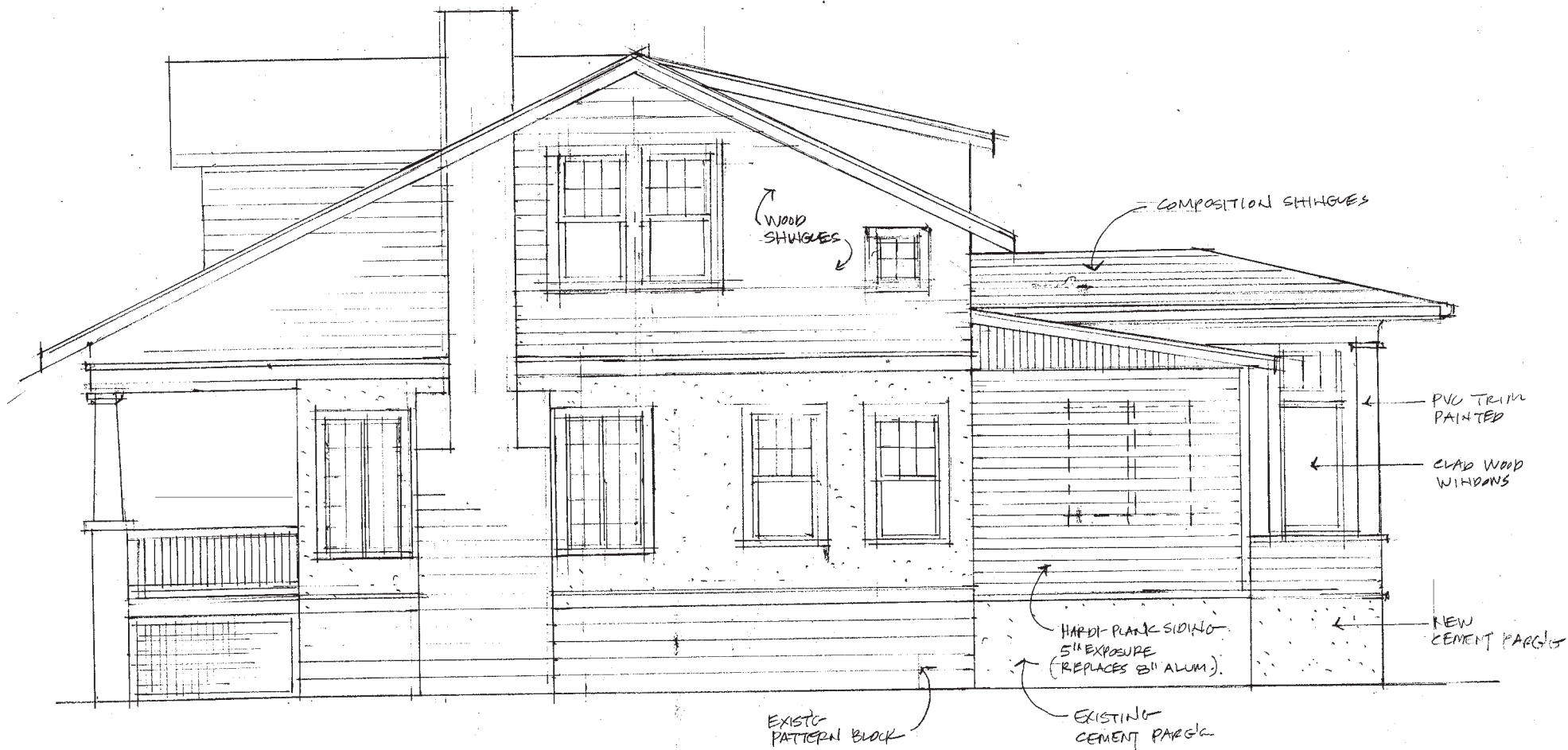


LEFT SIDE ELEVATION - EXISTING

4
OF 9

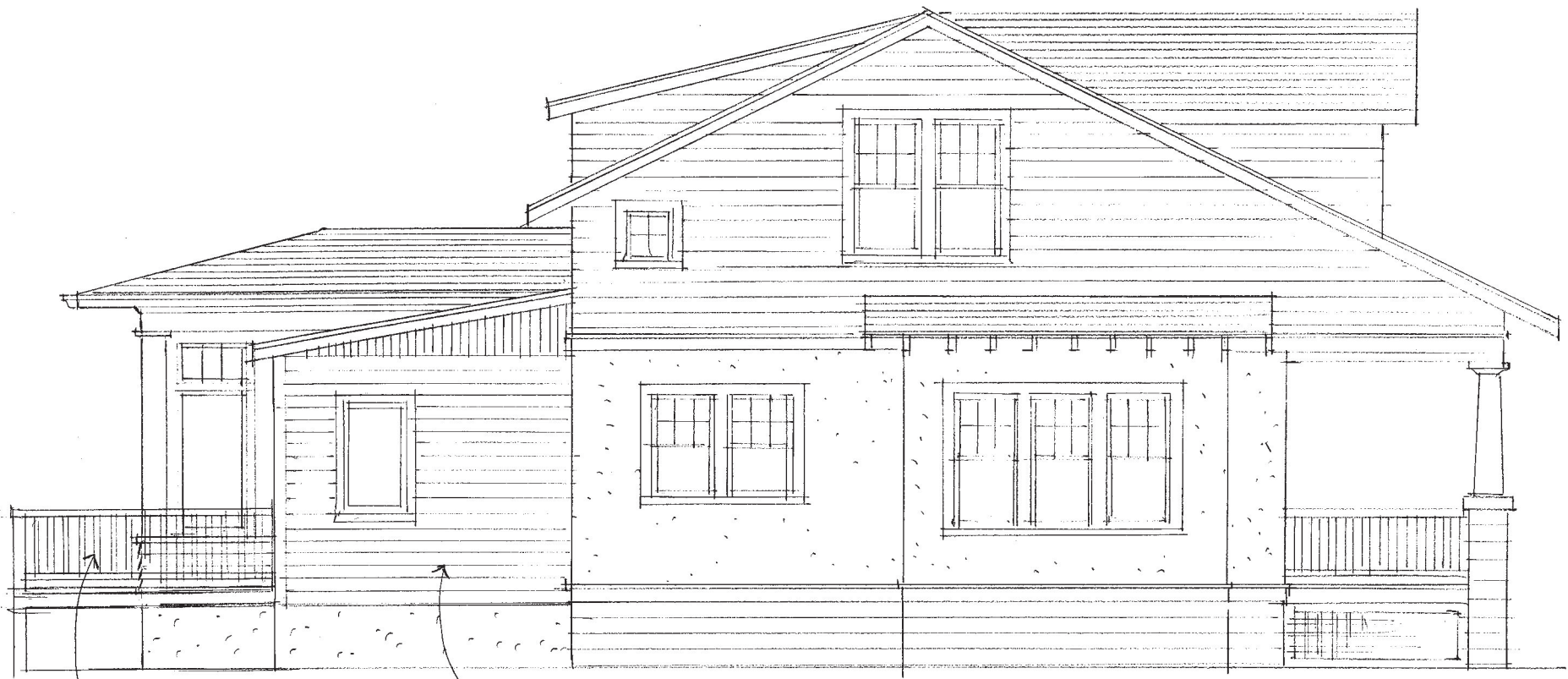


REAR ELEVATION - EXISTING

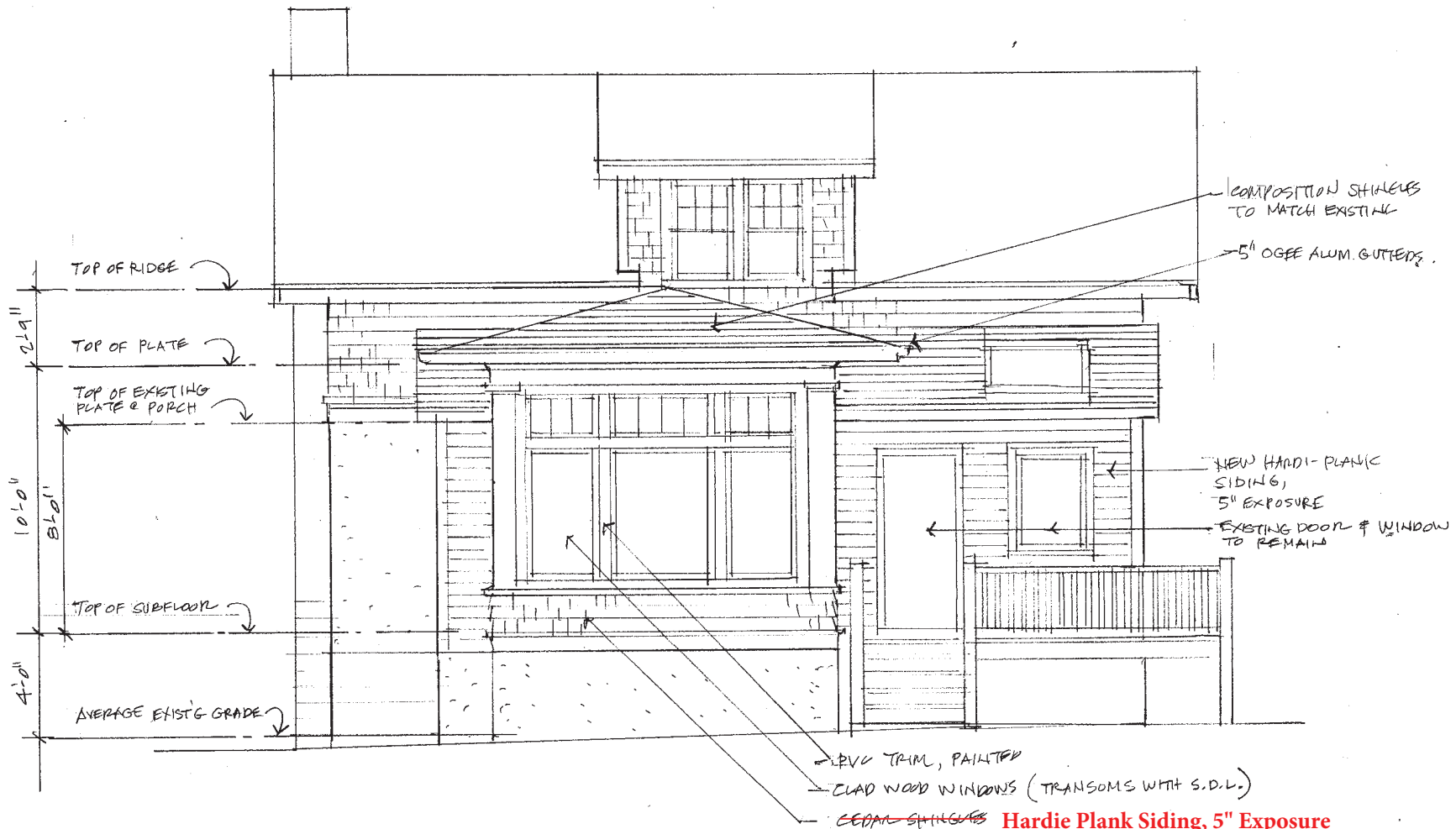


RIGHT SIDE ELEVATION - PROPOSED ADDITION

6 OF 9



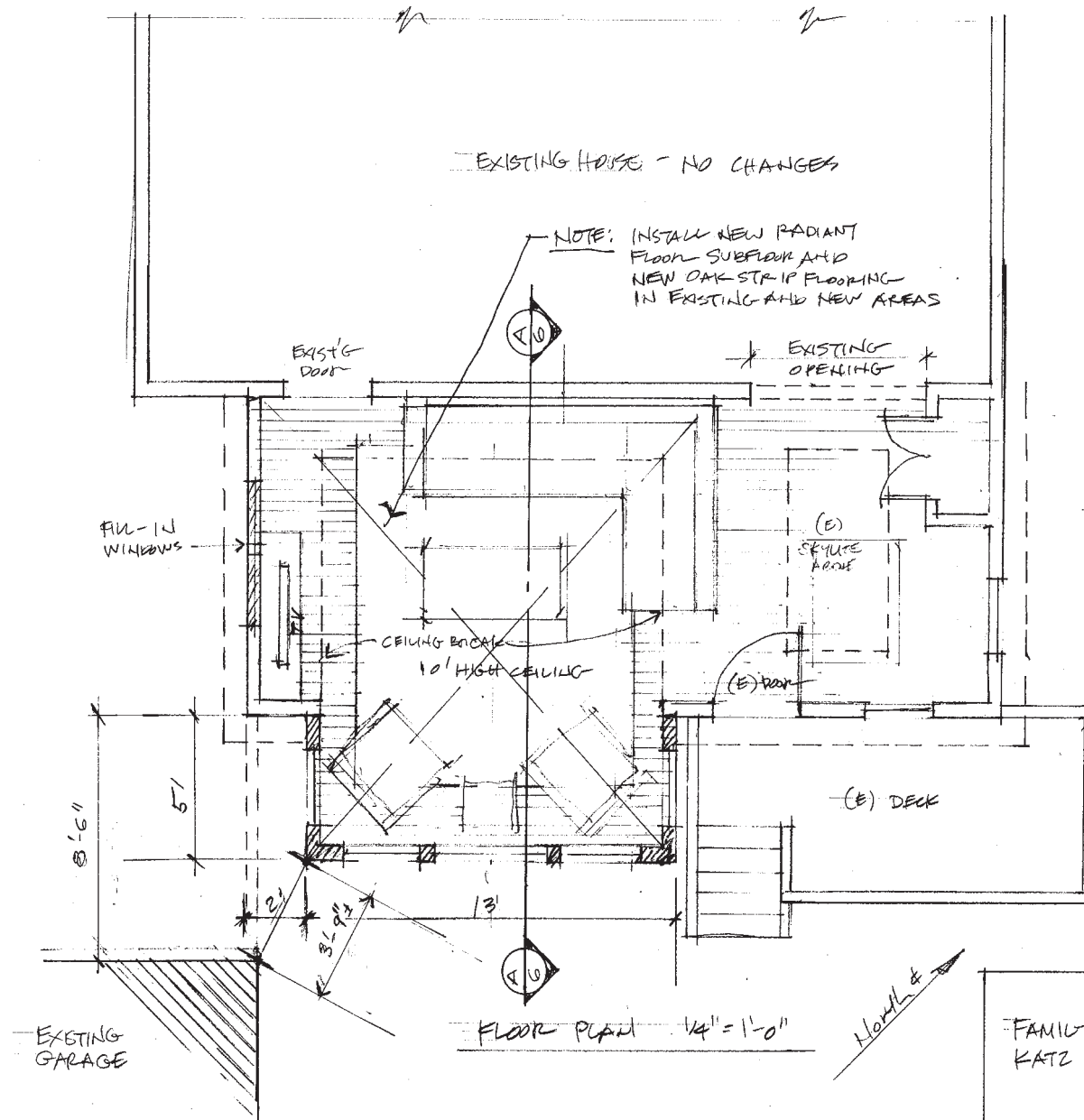
LEFT SIDE ELEVATION - PROPOSED ADDITION



REAR ELEVATION, PROPOSED ADDITION.

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

8 OF 9



FAMILY ROOM REMODEL
KATZ RESIDENCE. 7409 BALTIMORE AVE

PAUL TRESEDA, ARCHITECT
6320 WISCONSIN ROAD, BETHESDA, MD. 20816
301-367-2190

9

OF 9









Unit Features

Elevate Casement: ELCA

Elevate Awning: ELAWN

Elevate Casement Picture: ELCA P

Elevate Casement Transom: ELCA TR

Elevate Casement IZ3: ELCA IZ3

Elevate Casement Picture IZ3: ELCA P IZ3

Elevate Awning IZ3: ELAWN IZ3

For applicable Certification and Code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex®, an advanced fiber reinforced material that is resistant to thermal conductance.
- Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication.
- Interior wood is available as Pine bare wood or factory applied white, clear, or designer black interior finishes. Frame and sash color may be selected independently.

Frame:

- Composite frame thickness is 1 5/16" (33). Frame width is 4 9/16" (116). 4/4 non finger-jointed pine interior stop is applied to all units. Ultrex frame is .080" (2) thick.

Sash:

- Composite sash thickness is 1 9/16" (40) with standard glass. Tripane sash are 1 31/32" (50) thick. Sash is .070" (2) thick.

Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4" (6), and depths varying between 1/2" (13) and 4" (102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16". (217)
- 6 9/16" (167) or 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

Casement Hardware:

- Dual arm roto hardware factory installed on casement units
 - Roto gear hardware is an E-coated, high strength, low alloy steel
 - Call number 17 and 21 widths up to RO 25" (635) require dyad operators.
- The hinge track is stainless steel
 - hinge arm is E-coated high strength, low alloy steel
 - hinge shoe is injection molded with a stainless steel insert.
- Egress hinge is required on units with an R.O. from 27.125" to 29.984" including CN 29 to meet egress code. This hinge does not allow for cleaning of the exterior of sash from the inside.
- Folding handle with removable snap fit covers are available in Almond Frost or White color finish.
 - Optional Brass, Satin Nickel, Oil Rubbed Bronze, and Matte Black hardware available.
- Sequential locks are used on all heights, with removable escutcheon and handle.
 - Optional coastal hardware is available.
- Optional factory applied Window Opening Control Device is available (min size: 17 27/32" (453) x 31 1/8" (791) - max size: 36" (914) x 71 1/8" (1807))
 - Available in almond frost, white, and matte black finishes.
- Optional field or factory applied Sash Limiter - 3" Travel is available (min size: 23" (584) x 31 1/8" (791) - max size: 36" (914) x 71 1/8" (1807))
 - Custodial and Non-Custodial options are available. Units with sash limiters do not meet egress criteria.

Unit Features Continued

Awning Hardware:

- Scissors arm roto hardware factory installed on all awning units.
 - Roto hardware is an E-coated high strength, low alloy steel.
- The hinge track is stainless steel
 - hinge arm is E-coated high strength, low alloy steel
 - hinge shoe is injection molded with a stainless steel insert.
- Folding handle with removable snap fit covers are available in Almond Frost, White, or Matte Black color finish.
 - Optional Brass, Satin Nickel, and Oil Rubbed Bronze hardware available.
- A single point lock on each jamb/stile, with a removable escutcheon and handle
 - Optional coastal hardware is available
- Optional field or factory applied Sash Limiter - 3" Travel is available (min size: 24" (610) x 23" (584) - max size: 48" (1219) x 47 1/8" (1197)). Custodial and Non-Custodial options are available.

Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/ERS or no coating including argon gas or air fill.
- Tripane units are manufactured with a 1 1/8" (29) IG with a combination coating consisting of Low E2 on surface 2 and Low E1 on surface 5 including argon gas fill.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for 3.1 mm thickness glass.
 - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray or green), Decorative glass is not available with Low E1, Low E3/ERS, tripane, or STC/OITC Upgrade options.

CE Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E2, E3, or E1 coatings including argon gas fill.
- Tripane units are manufactured with a 1 1/8" (29) IG with a combination coating consisting of Low E2 on surface 2 and Low E1 on surface 5 including argon gas fill.
- Tempered glass is available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- CE glazing is available on operator and stationary casement units up to CN3771.
 - Awning units, operable and stationary are available up to CN4947.
 - Casement pictures and transoms are not available with CE mark. Bows and Bays are not available with CE mark

IZ3 Glazing:

- Optional IZ3 available on selected sizes.
 - IZ3 for winds up to 140 miles per hour.
- Glass is laminated insulated Low E2 or E3 Argon, consisting of annealed or tempered glass exterior and laminated glass interior.
- The laminated glass is comprised of two pieces of glass with either a SGP or PVB laminate layer between.
 - Interior and exterior glazing compound is silicone, in a sandwich style glazing system.
 - Not available with CE product.

Installation:

- Factory applied folding nailing fin and drip cap system
 - Optional installation brackets for masonry available
 - Optional through jamb installation method available
- Factory mullions available up to 4W or 113" (2870) not to exceed 71 5/8" (1819) height or 2W2H with 94 3/4" (2407) height not to exceed 73" (1854) in width
- Factory supplied field mulling kits are available for standard assemblies, or 30°, 45° Bay, and Bow assemblies
- Picture units may require both nailing fin and installation brackets
- IZ3 glazed units require installation clip with nailing fin on all sizes for installation unless another installation method is selected (masonry installation brackets or through jamb installation).

Unit Features Continued

Weather Strip:

- All units are dual weather stripped.
- Frame and sash are weather stripped on all four sides with an extruded PVC bulb.
- Foam filled bulb is only on the frame, the sash has a hollow bulb.

Screen:

- Roll formed aluminum frame with corner key construction
- Available in an Almond Frost, Ebony or White.
 - Optional interior wood veneer screen available on Almond Frost only.
- Charcoal color fiberglass (non-corrosive) screen cloth.
- Spring loaded pins for installation.

Interior / Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars
 - Pine bare wood or factory applied white finish, to match interior
- Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
 - Patterns available: rectangle, 6 or 9 lite Prairie cut or Cottage style cut
 - Simulated check rail option: 2 11/32" (60)
 - Pattern available: simulated rail in standard center or customer specified location with 7/8" (22) pattern above, below or both in pattern of rectangular equal lite or prairie lite cut
- SDL is unavailable with rain, reed and narrow reed decorative glass options. Glue Chip requires tempered glass. Tinted glass not available with spacer bar.

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut
 - Exterior colors: Stone White, Pebble Gray, Bronze, Evergreen, Cashmere, or Ebony
- Interior Colors: White, Bronze, or Black.
- GBGs are not available on IZ3 or tinted units.

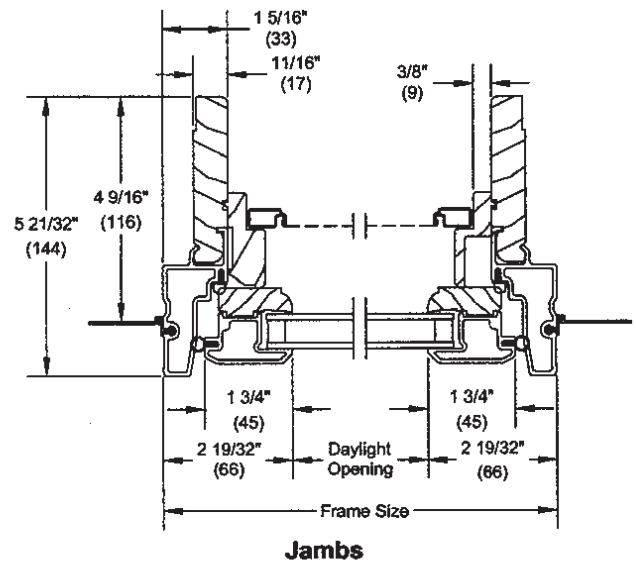
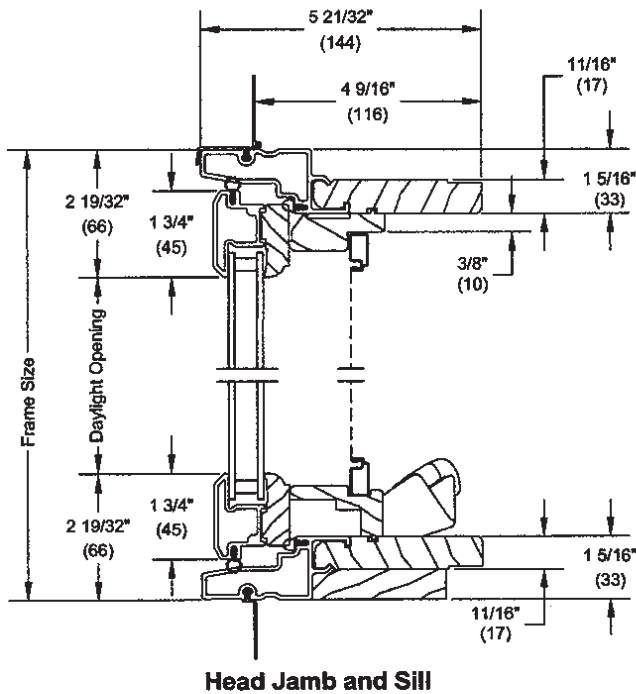
Exterior Casing:

- Non-integral to the unit
- Fastened to the exterior wall with barb and kerf
- 2" (51) brick mould available as a full surround or with sill nosing
- 3 1/2" (89) flat casing available as full surround or with sill nosing
 - Also available with 1" (25) ranch style sill and header overhang

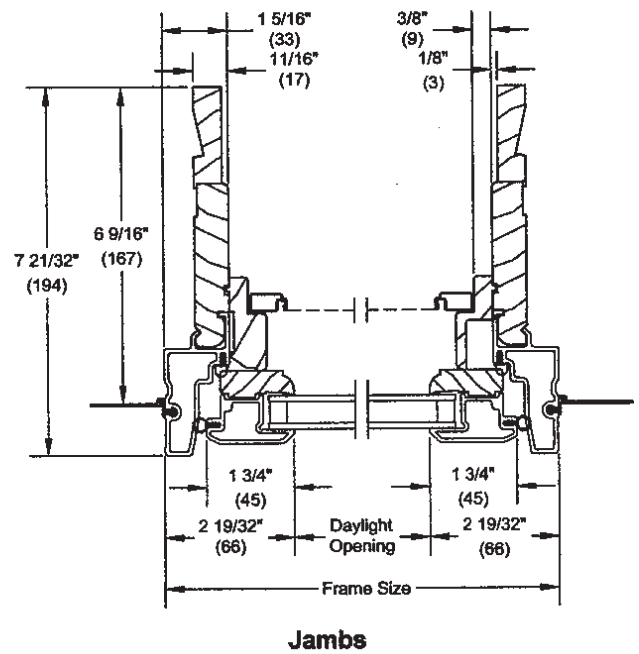
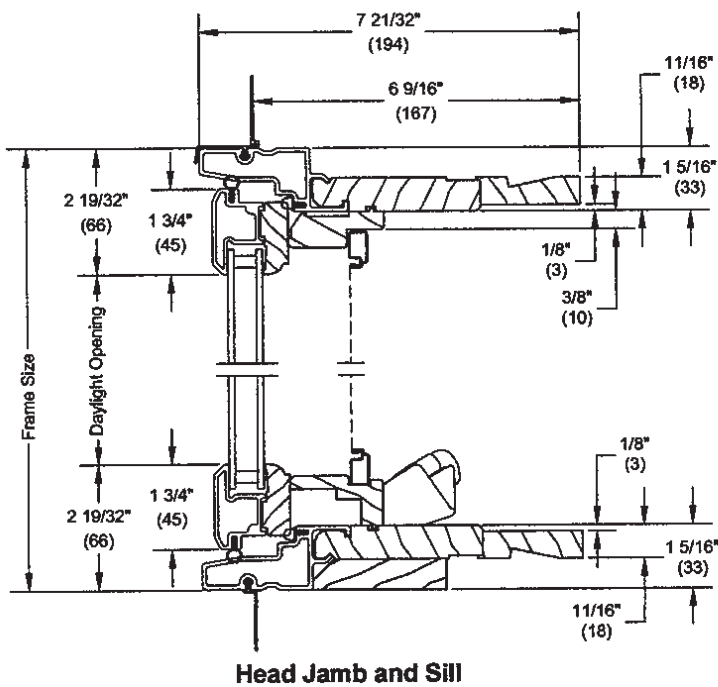
Section Details: Operating - Casement / Awning

Scale: 3" = 1' 0"

Operating - 4 9/16" (116)



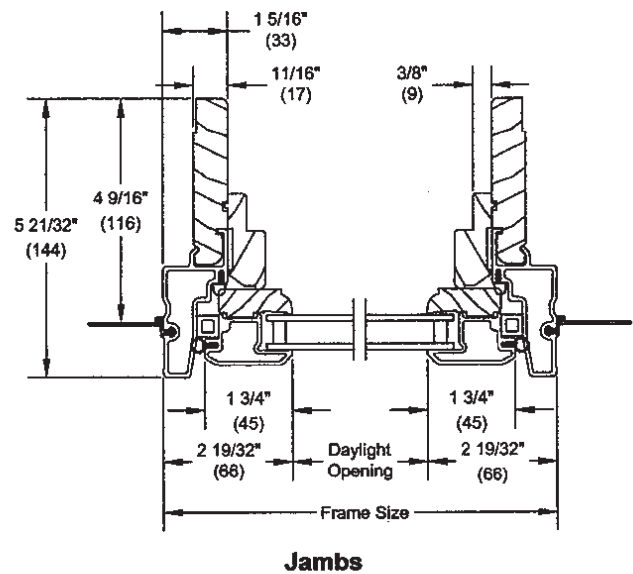
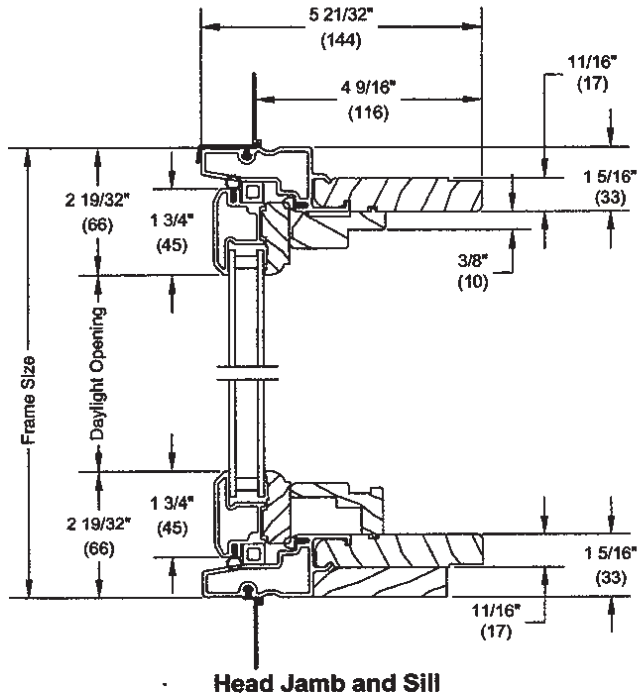
Operating - 6 9/16" (167)



Section Details: Stationary/Picture - Casement / Awning

Scale: 3" = 1' 0"

Stationary/Picture - 4 9/16" (116)



Stationary/Picture - 6 9/16" (167)

