

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7214 Maple Avenue, Takoma Park	Meeting Date:	01/27/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	01/20/2021
Applicant:	Dale Sloan (Eric Saul, Architect)	Public Notice:	01/13/2021
Review:	HAWP	Tax Credit:	N/A
		Staff:	Michael Kyne

Permit Number: 933649

PROPOSAL: Alterations and rear addition

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

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

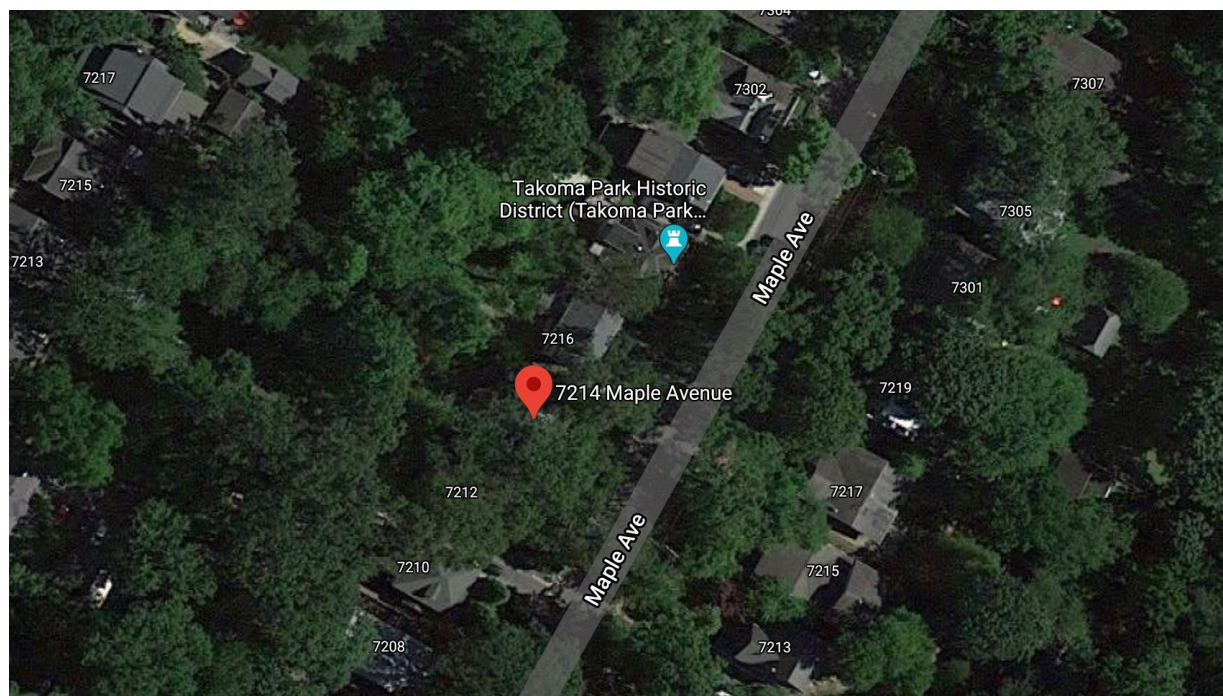


Fig. 1: Subject property.

BACKGROUND

The applicant appeared before the Commission for a preliminary consultation at the December 16, 2020 HPC meeting.¹

PROPOSAL

The applicant proposes to remove an existing non-historic deck at the rear of the historic house, construct a new 2-story rear addition, construct a second floor expansion over the rear slope of the historic house roof, and construct a new 10' x 21'-8" deck at the rear.

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:

¹ Link to December 16, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/12/II.D-7214-Maple-Avenue-Takoma-Park.pdf>
 Link to December 16, 2020 audio/video transcript:
http://mncppc.granicus.com/MediaPlayer.php?publish_id=109eb732-40c0-11eb-bc32-0050569183fa

- 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.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- 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

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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 1 ½-story Craftsman-style Contributing Resource within the Takoma Park Historic District. There is an existing non-historic deck at the rear.

The applicant proposes to remove the existing non-historic deck at the rear of the historic house, construct a new 2-story rear addition, construct a second floor expansion over the rear slope of the historic house roof, and construct a new 10' x 21'-8" deck at the rear.

As noted on Page Two, the applicant appeared before the Commission for a preliminary consultation at the December 16, 2020 HPC meeting. At the preliminary consultation, the Commission provided the following comments/recommendations:

- The majority expressed concerns about the size and height of the proposed rear addition, finding that it has the potential to overwhelm the historic house.
 - There were specific comments regarding the size of the proposed great room and master bedroom, with suggestions to reduce the size of these rooms as much as possible.
 - One recommended solution to the addition's height was adding a second step down from the historic house/proposed extension to the addition, allowing the addition to be lowered further.
- Two Commissioners expressed concerns regarding the proposed addition's cross gable roof, finding that it dominates the historic bungalow roof form.
 - One recommended solution was taking cues from the historic house's front roof with a shed roof form.
- Other concerns were expressed regarding the expression of the proposed extension, finding that it did not read as a dormer or hyphen.
 - One recommended solution was moving the stair further back into addition, so the proposed extension roof can be detached from the ridgeline of historic house
- Regarding materials, one Commissioner recommended continuing the stucco from historic house around to first floor of proposed addition for increased compatibility.

The applicants have responded to the Commission's concerns regarding the size and height of the proposed rear addition. Specifically, the height of the proposed rear addition has been reduced from 3' to 2'-1" above the historic ridgeline, and the depth of the addition has been reduced by 2'.

Staff supports the revised proposal, finding that it appropriately responds to the concerns expressed by the majority of the Commission at the preliminary consultation. The revisions help minimize the visibility of the addition from the public right-of-way, ensuring that it is subordinate to the historic house and does not detract from character-defining feature of subject property and/or surrounding streetscape, in accordance with *Standards* #2 and #9.

In accordance with the *Guidelines*, the proposed new 2-story addition, second floor expansion, and deck are all in the appropriate location at the rear of the historic house. The proposed second floor expansion and 2-story rear addition are also generally consistent with the predominant architectural style (bungalow) of the historic house.

Staff continues to support the proposed second floor expansion. The proposed expansion will be inset from the historic house, and, with its proposed fiber cement siding, it is clearly differentiated from the historic house with stucco siding. Staff also supports the new rear wooden deck with Chippendale railings, finding it appropriate and compatible in location, material, and design.

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 and (d), 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** 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, and #9;

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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 933649

DATE ASSIGNED

APPLICANT:

Name: Dale Sloan
Address: 7214 Maple Avenue
Daytime Phone: 240-676-7252

E-mail: dalesmail@verizon.net
City: Takoma Park Zip: 20912
Tax Account No.: 01066723

AGENT/CONTACT (if applicable):

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

E-mail: eric@saularchitects.com
City: Takoma Park Zip: 20912
Contractor Registration No.: N/A

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: 7214 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
Lot: 27 Block: 5 Subdivision: 0025 Parcel: 0

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 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 checked="" 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

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 craftsman style home in the Takoma Park historic district. House is a 1.5 story structure plus basement.

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

New rear addition plus expansion of the existing second floor. New rear deck. Rear addition slightly taller than the existing roof ridge to accommodate legal heights for habitable space (7'). Addition to remain on the rear of the existing house.

Work Item 1: Rear Two Story addition

Description of Current Condition: Existing deck to be removed

Proposed Work: New two story addition with a family room on the first floor and a master bedroom suite on the second floor. Addition is dropped one step from the main house to lower the height of the addition as much as possible to avoid view from the street.

Work Item 2: Second floor addition above existing house

Description of Current Condition: Partial height second floor with master bedroom and bathroom

Proposed Work: New second floor addition over the existing footprint to connect the existing second floor to the second floor of the addition. The addition will look like flanking shed dormers on each side of the house. Dormers to be set in at least a foot from the floor below.

Work Item 3: New rear deck

Description of Current Condition: N/A

Proposed Work: New 10' x 21'-8" open deck with chippendale style railings.

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

Owner's mailing address

7214 MAPLE AVE
 TAKOMA PARK, MD 20912

Owner's Agent's mailing address

8114 CARROLL AVE
 TAKOMA PARK, MD 20912

Adjacent and confronting Property Owners mailing addresses

7216 MAPLE AVE
 TAKOMA PARK, MD 20912

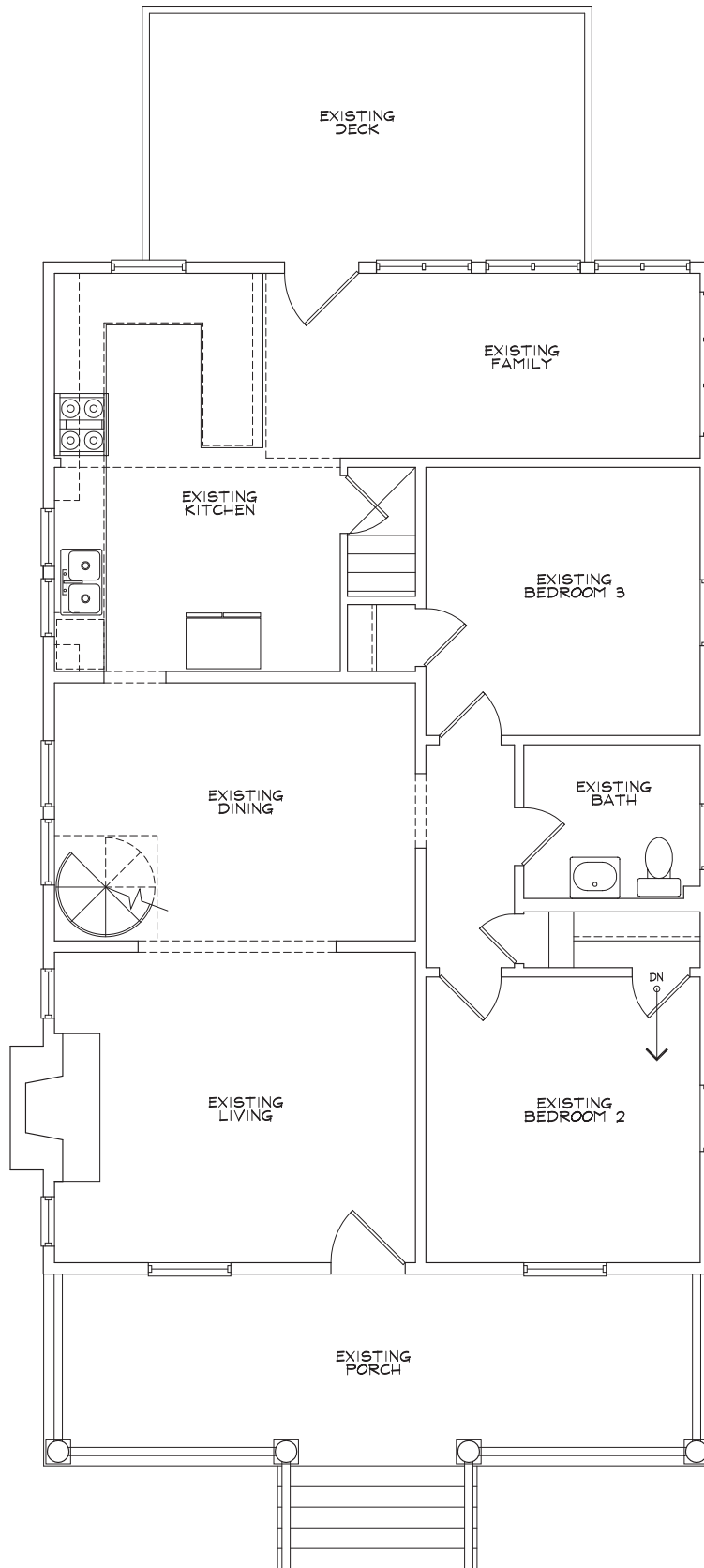
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 TAKOMA PARK, MD 20912

7215 MAPLE AVE
 TAKOMA PARK, MD 20912

7217 CEDAR AVE
 TAKOMA PARK, MD 20912

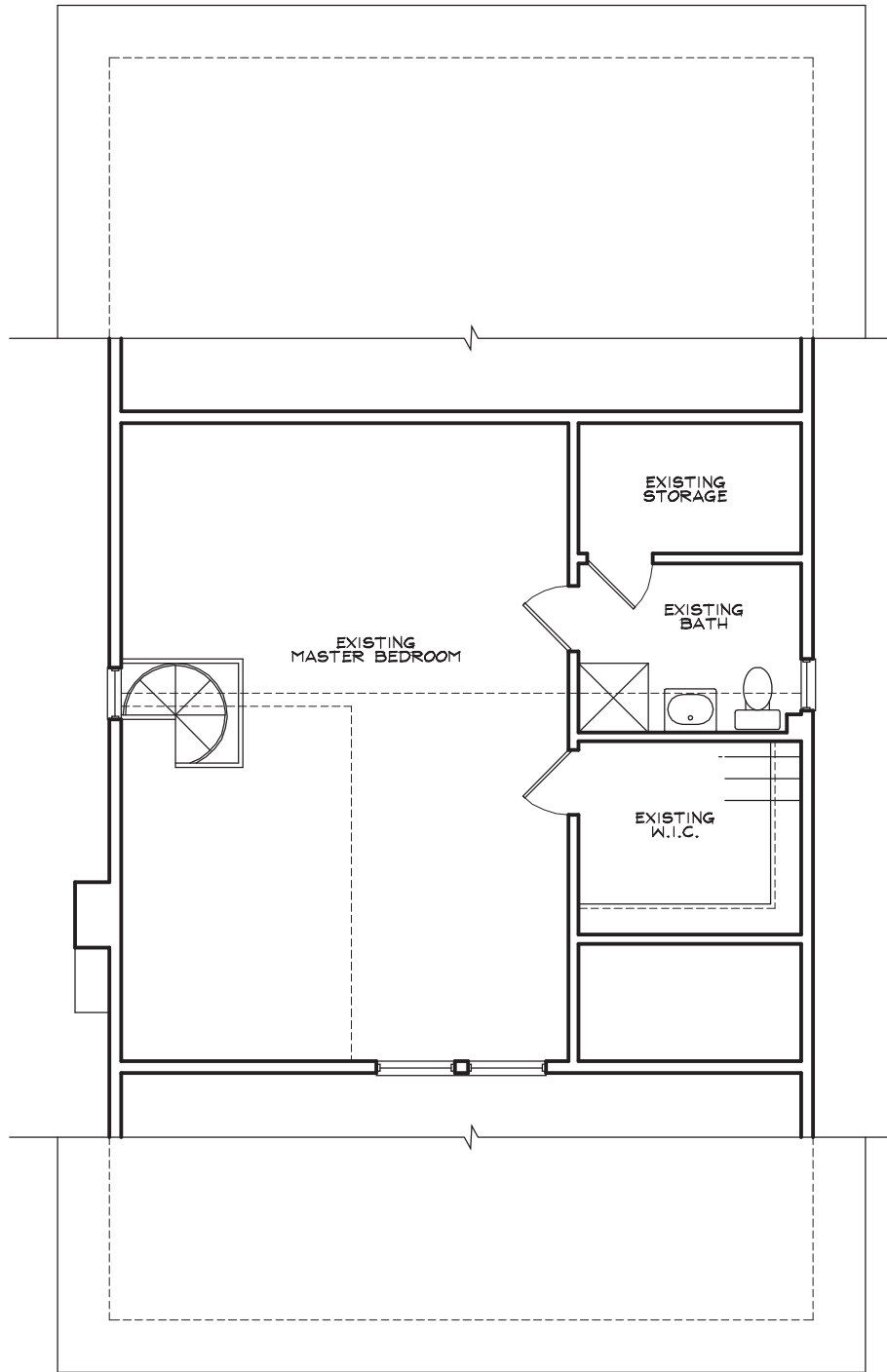
7215 CEDAR AVE
 TAKOMA PARK, MD 20912

7213 CEDAR AVE
 TAKOMA PARK, MD 20912



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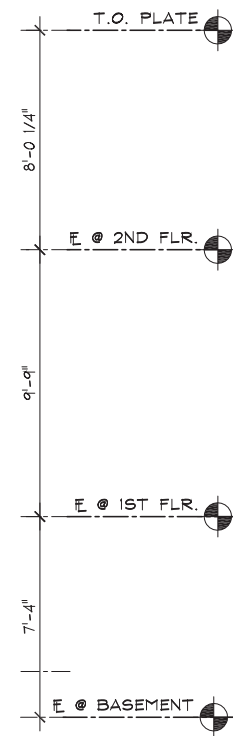
EXISTING FIRST FLOOR PLAN
NTS



2 EXISTING SECOND FLOOR PLAN
 AI NTS



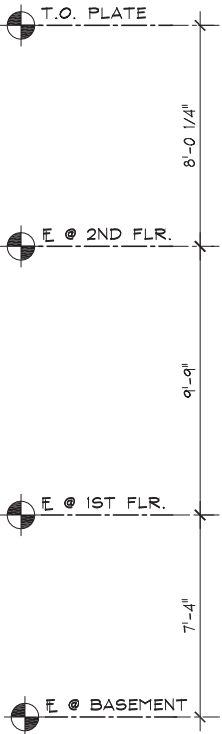
3 EXISTING FRONT (EAST) ELEVATION
A2.1 NTS



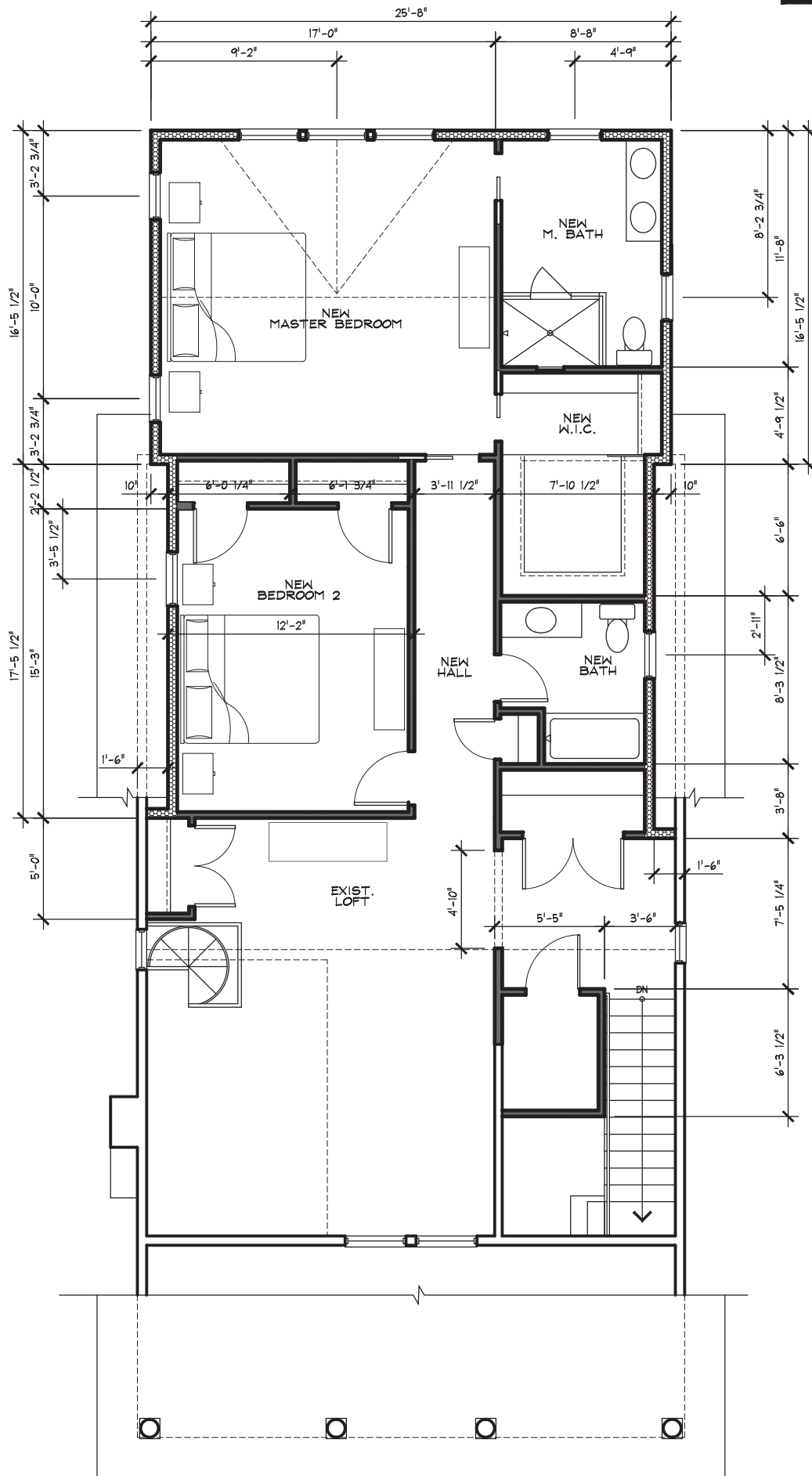
2 EXISTING NORTH ELEVATION
A2.1 NTS



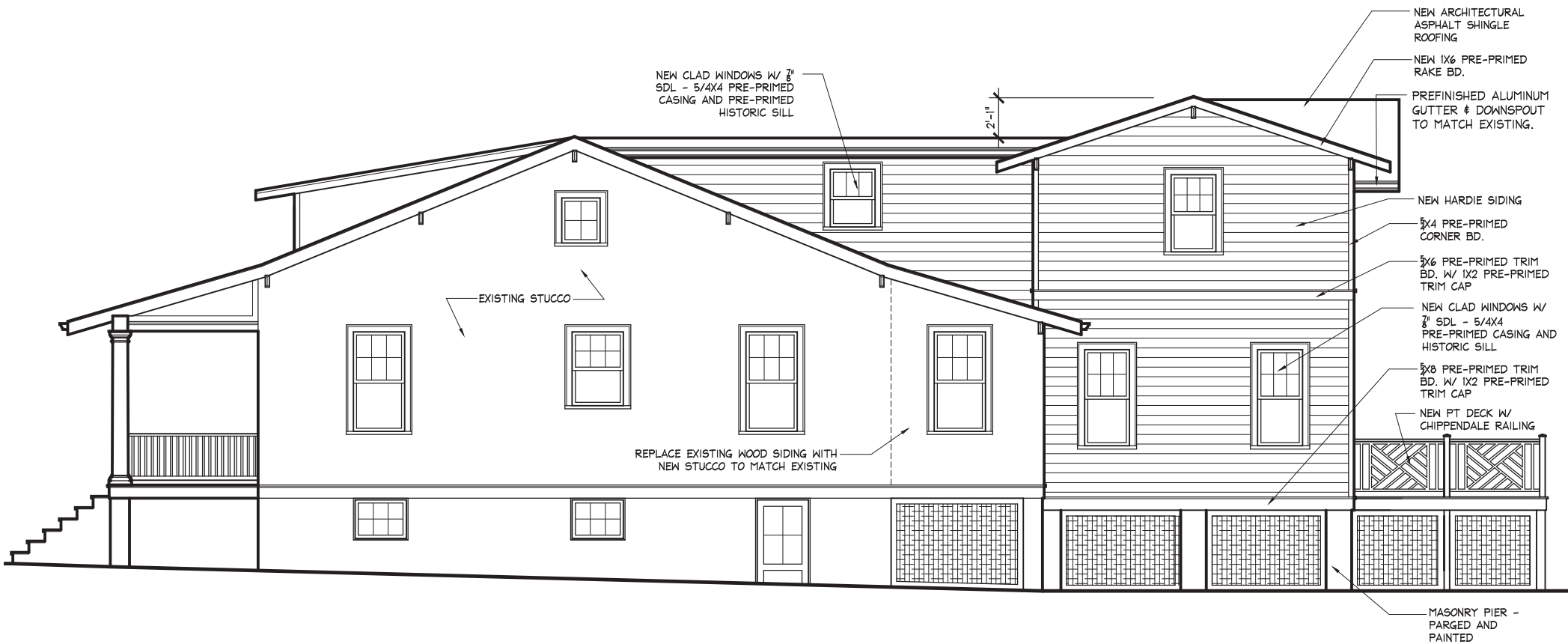
EXISTING REAR (WEST) ELEVATION
NTS



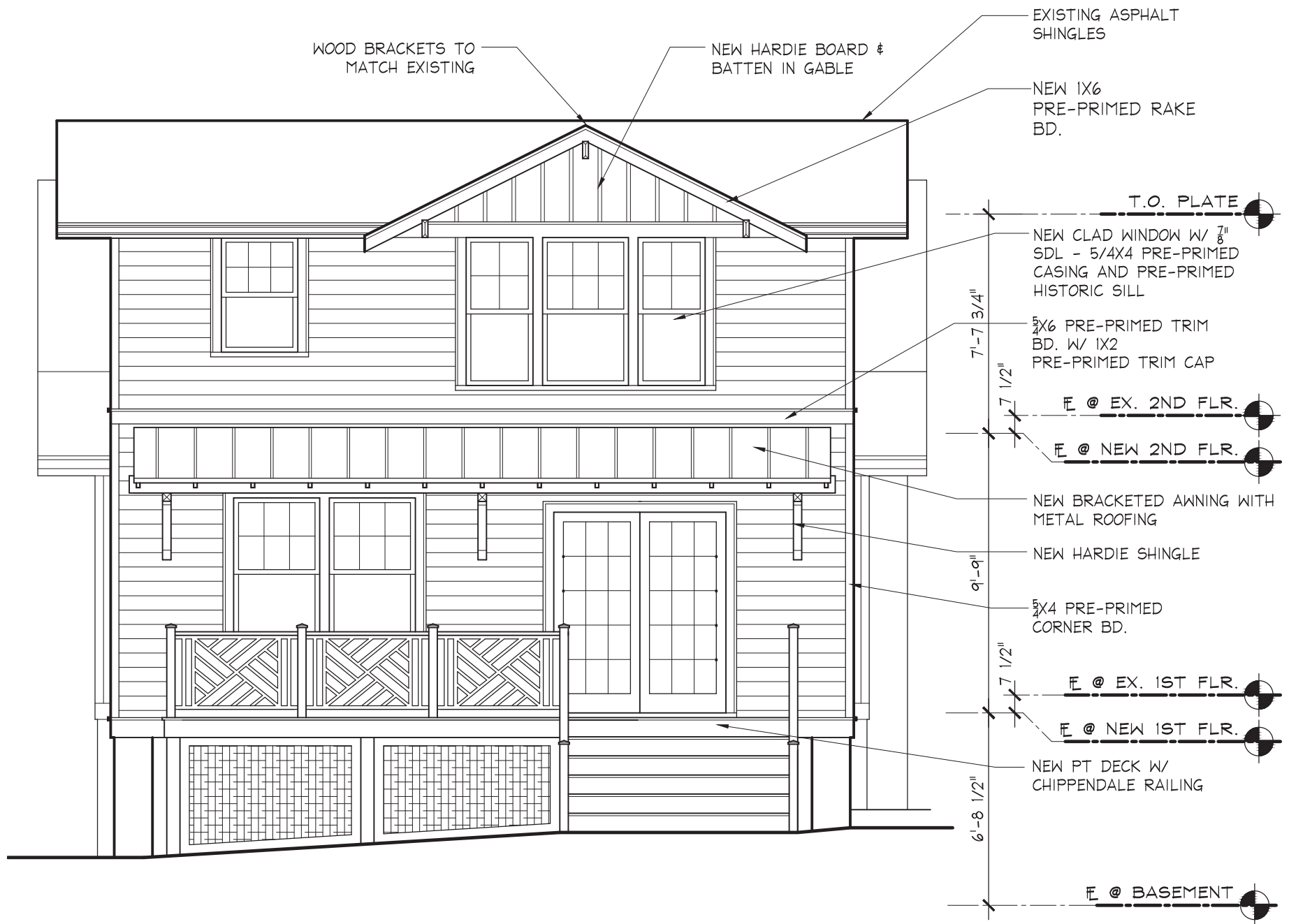
4 EXISTING SOUTH ELEVATION
A2.1 NTS

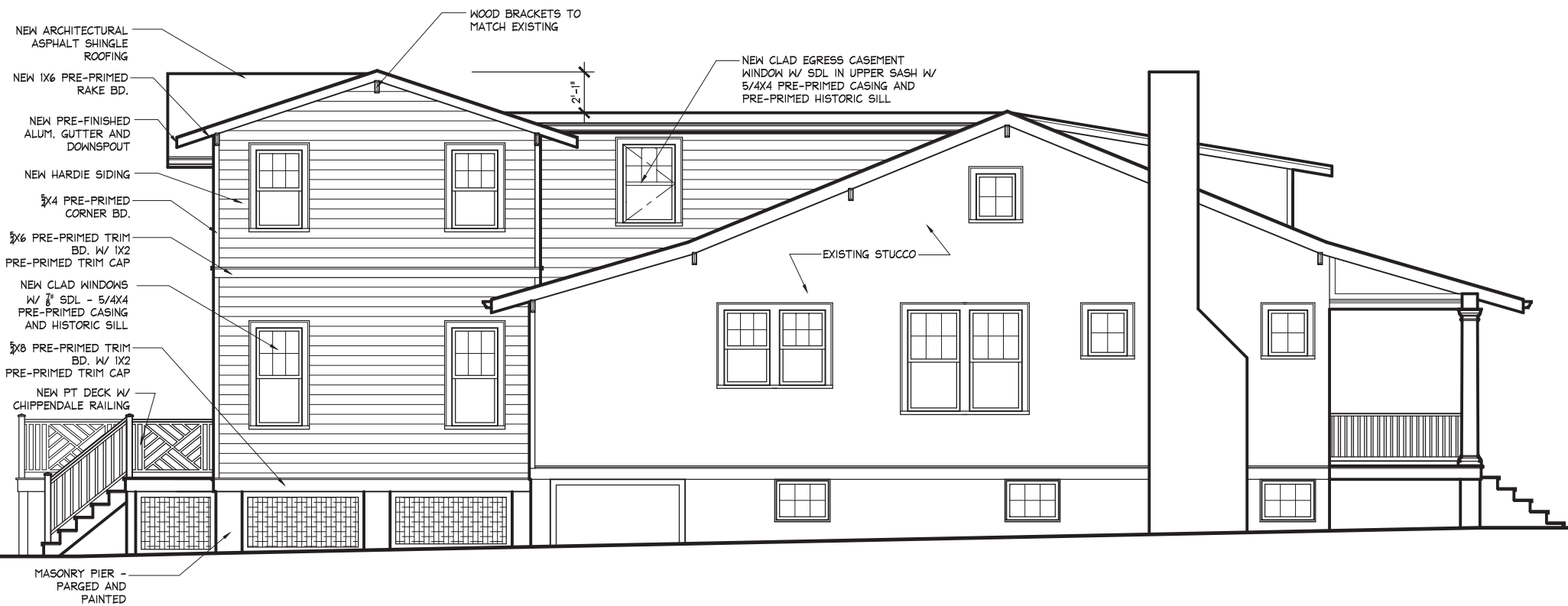


2 PROPOSED SECOND FLOOR PLAN
A1.1 NTS



2 PROPOSED NORTH ELEVATION
A2 NTS





4 PROPOSED SOUTH ELEVATION
A2 NTS

GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

Note: Some grille patterns not available in all configurations and products.



Colonial



Prairie



Diamond



Tall Fractional



Tall Fractional
with 2 1/4" rail



Short Fractional



Short Fractional
with 2 1/4" rail



Simulated
Double-Hung

Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.



Specified Equal
Light* Fractional



2 x 2

Specified
Equal Light*



1 x 4



Custom Patterns

Contact your Andersen supplier for your custom needs.

OPTIONS & ACCESSORIES

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

GRILLE CONFIGURATIONS

Full Divided Light

For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior
with Spacer

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



Permanent Exterior
Permanent Interior



Permanent Exterior
Removable Interior

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.



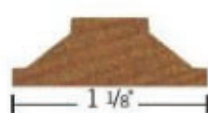
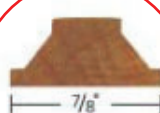
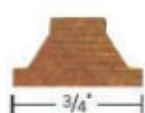
Removable
Interior Grille



Finelight™ Grilles-
Between-the-Glass

Grille Widths

(actual size shown)



*Specify number of same-size rectangles across or down.

11







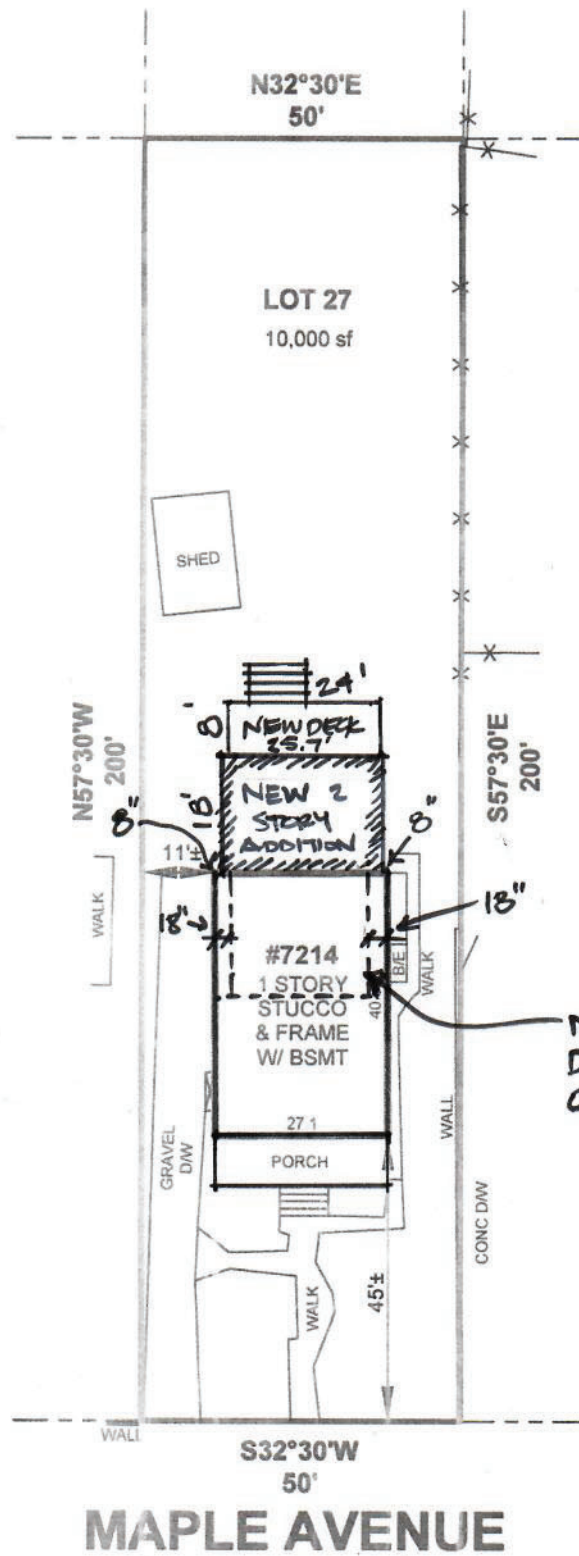
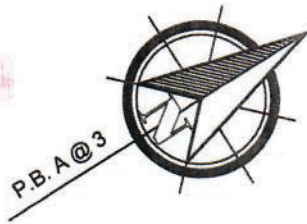








PREVIOUS PROPOSAL



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **1'±**

LOCATION DRAWING OF:

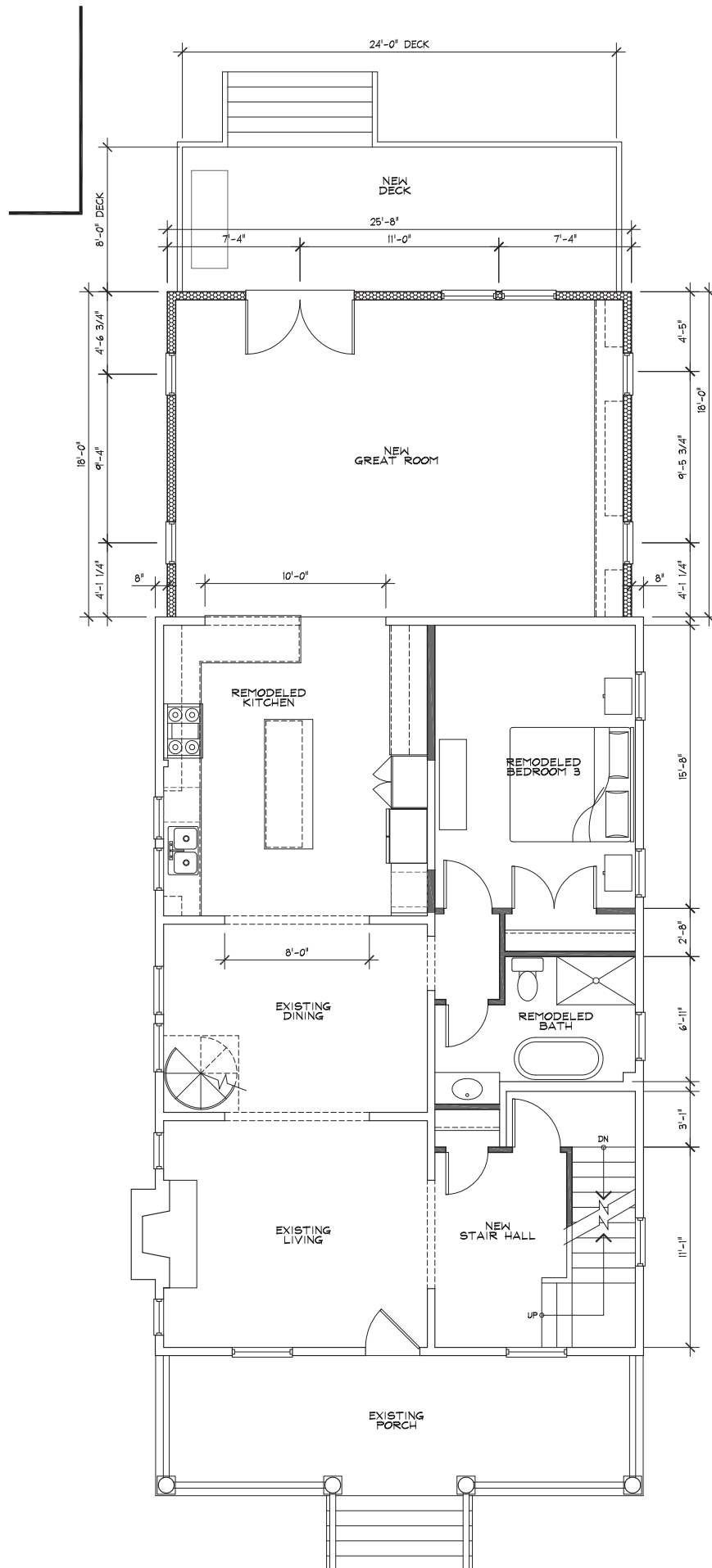
#7214 MAPLE AVENUE

LEGEND:

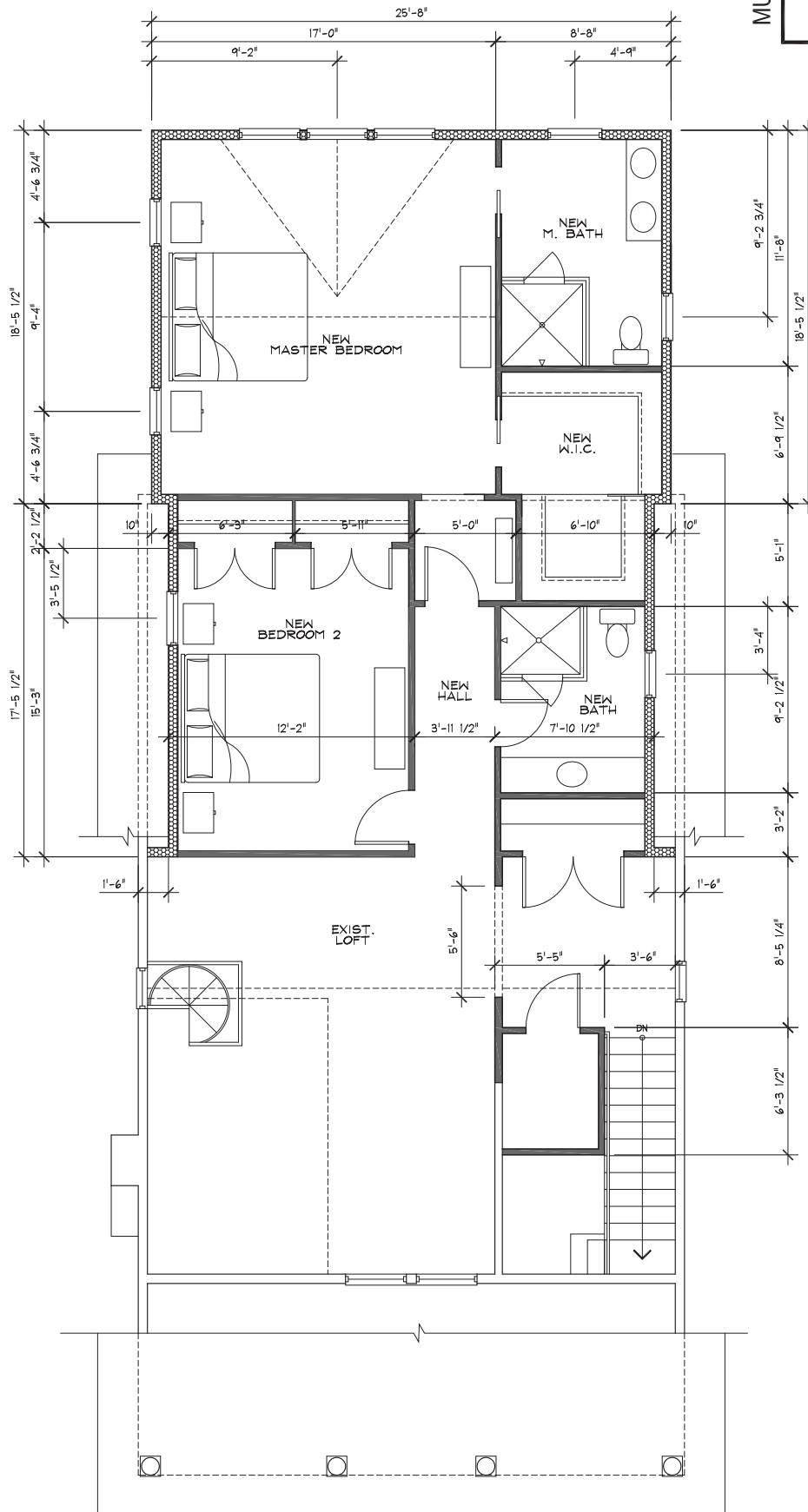
- FENCE
- BASEMENT ENTRANCE
- BAY WINDOW
- BRICK
- BLDG RESTRICTION LINE

A Land Surveying Company

DIII FY



1
A1.1
PROPOSED FIRST FLOOR PLAN
NTS



MUNICIPAL

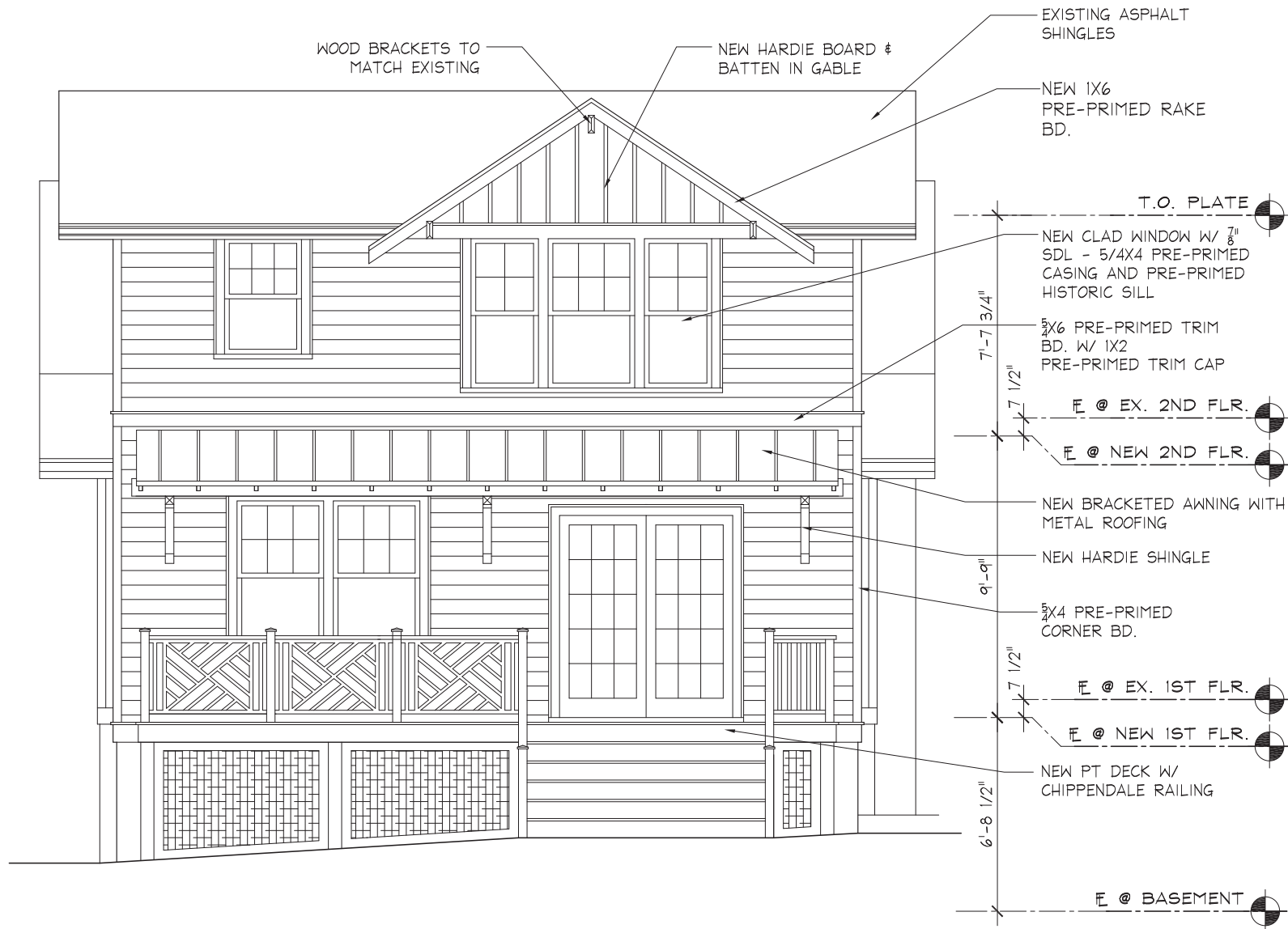
2 PROPOSED SECOND FLOOR PLAN
A1.1 NTS



3
A2

PROPOSED FRONT (EAST) ELEVATION

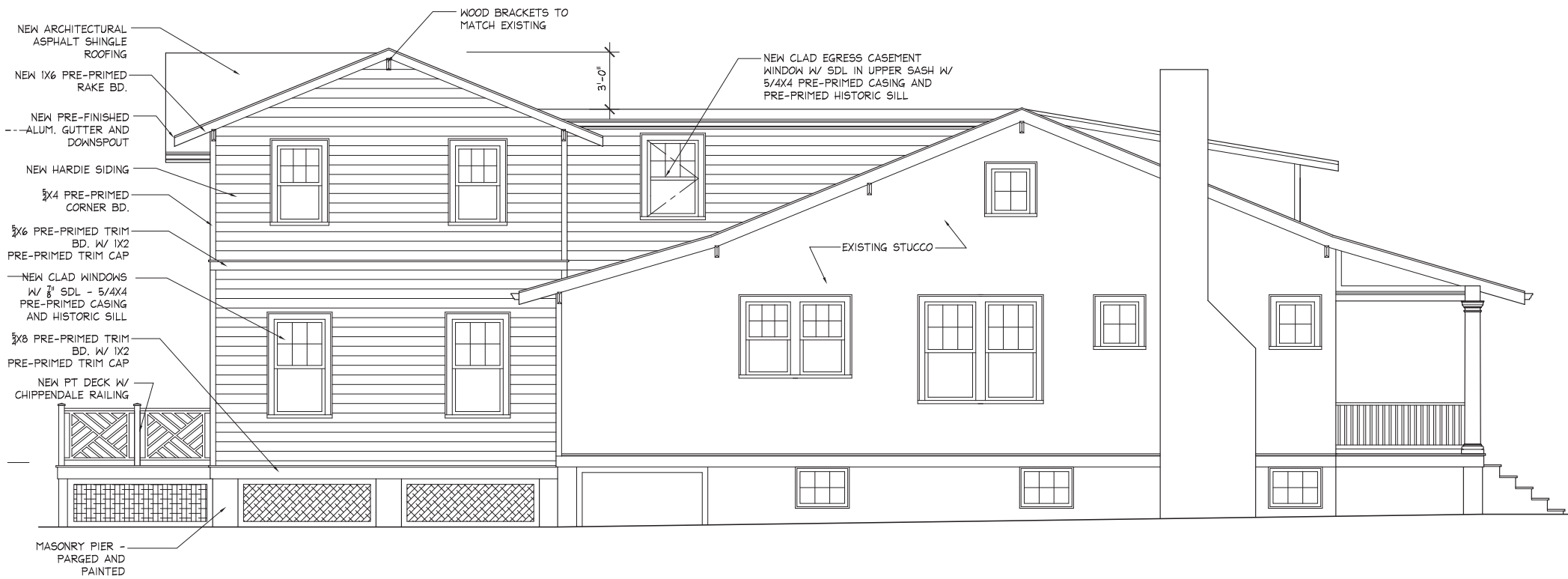
NTS



1
A2

PROPOSED REAR (WEST) ELEVATION

NTS



4 PROPOSED SOUTH ELEVATION
A2 NTS

