

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7122 Maple Ave., Takoma Park	Meeting Date:	2/10/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/3/2021
Applicant:	Rachel Neild & George McCabe	Public Notice:	1/27/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	938925	Staff:	Dan Bruechert
Proposal:	Skylight Replacement		

STAFF RECOMMENDATION

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Vernacular
DATE: 1893



Figure 1: 7122 Maple Ave.

PROPOSAL

The applicant proposes to replace the existing skylight with a slightly larger skylight. Due to the perspective from the right-of-way, the proposed skylight will not be visible from the right of way.

In future meetings, this work would be reviewed and approved at the Staff level.

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.
 - B. Installation of vents, venting pipes, and exterior grills.

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;

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# _____

DATE ASSIGNED _____

APPLICANT:

Name: Rachel Neild & George McCabe

E-mail: themcneilds@gmail.com

Address: 7122 Maple Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 301-806-6447

Tax Account No.: 01072941

AGENT/CONTACT (if applicable):

Name: Richard Vitullo AIA

E-mail: rjv@vitullostudio.com

Address: 7016 Woodland Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 301-806-6447

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: 7122

Street: Maple Avenue

Town/City: Takoma Park

Nearest Cross Street: Tulip Avenue

Lot: P33

Block: 4

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

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☒ Other: Skylight

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.

Richard J. Vitullo AIA

1/14/2021

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:

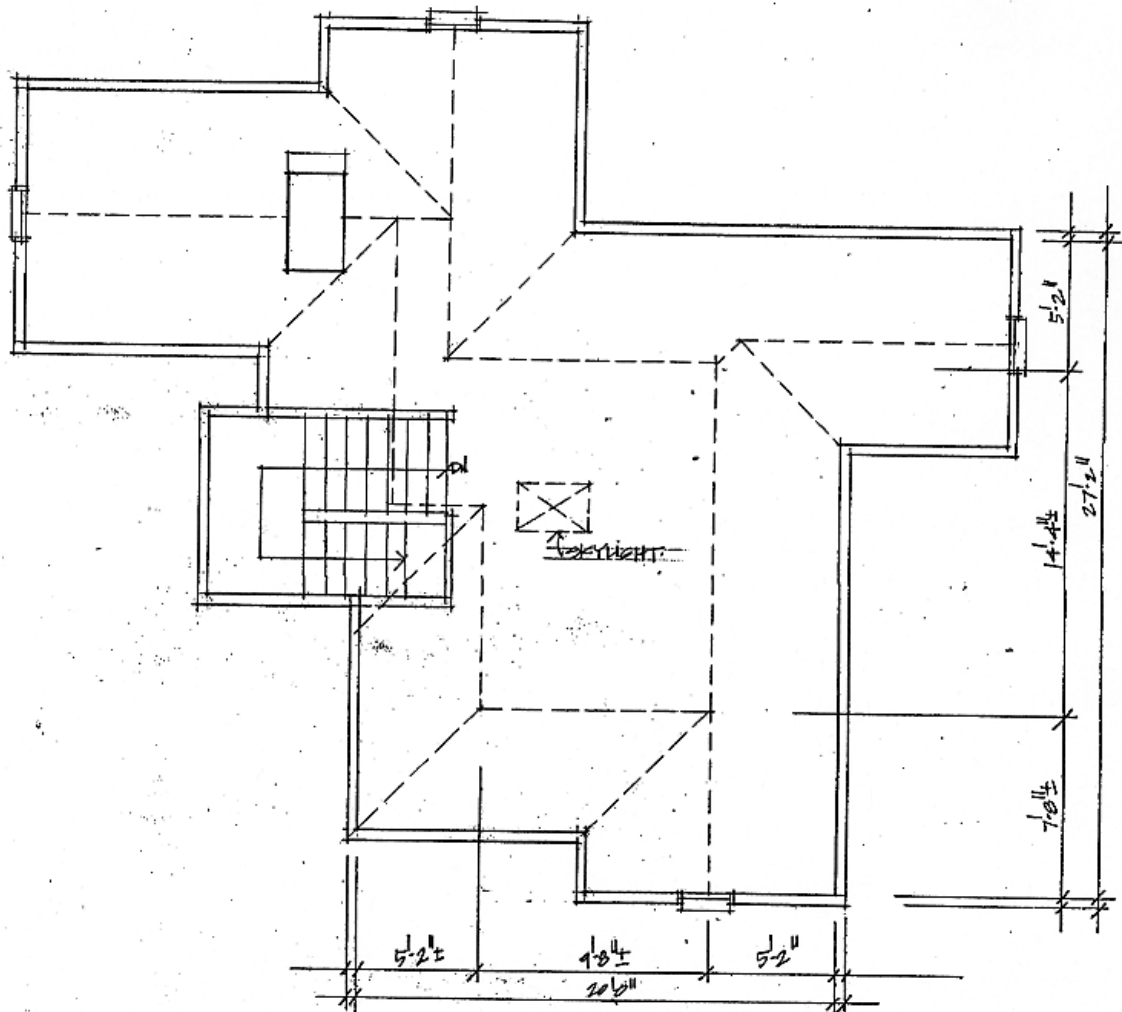
This is a "Contributing Resource" Vernacular Style house, built in 1893, and it is located in the Takoma Park Historic District. It is a 2 ½ -story house, basically rectangular in shape, with a basement and a usable finished attic area.

1) Structure: It is a gabled and hipped structure with a flat portion on top and currently has asphalt shingles on the gabled portions.

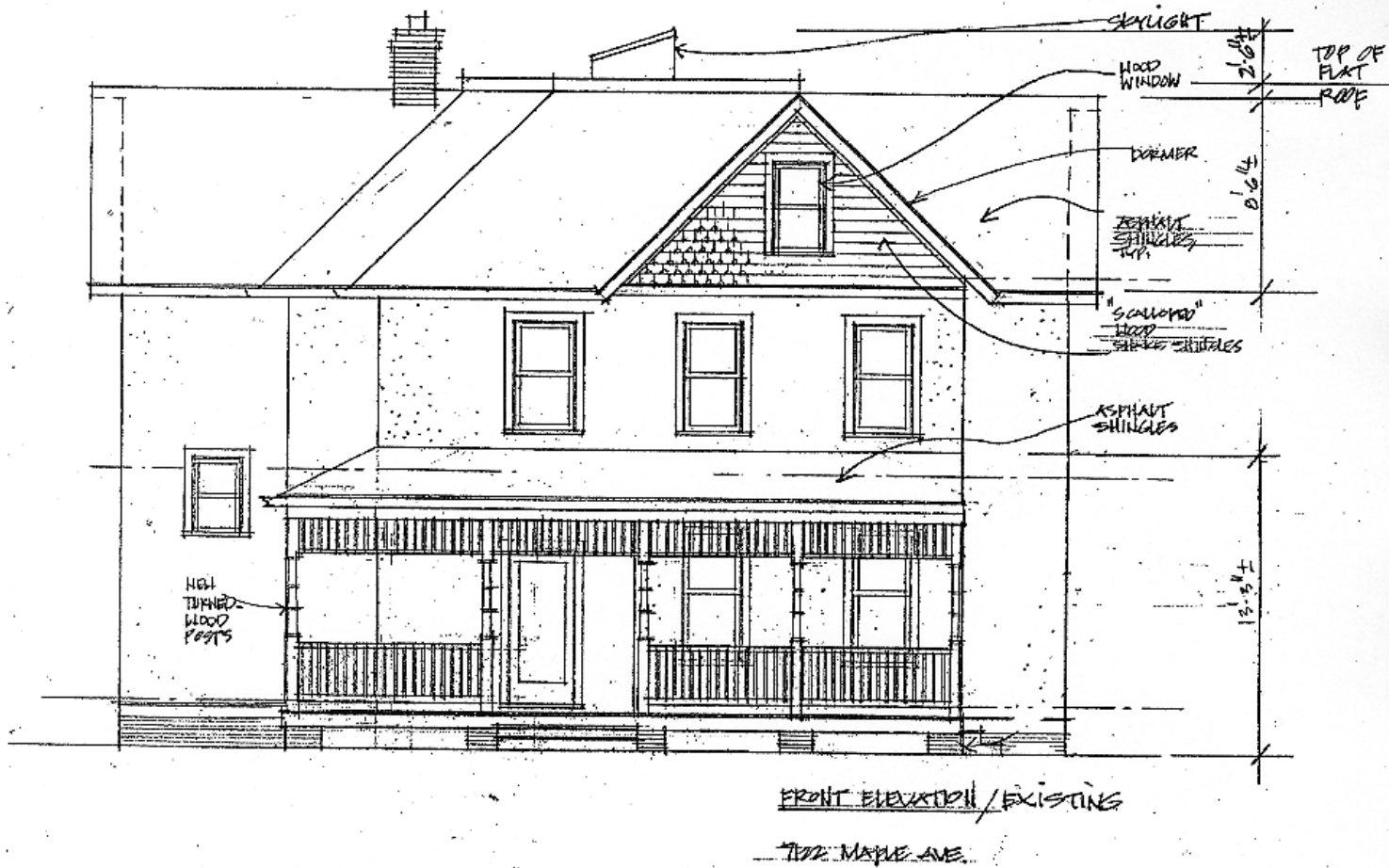
2) The existing skylight is non-original.

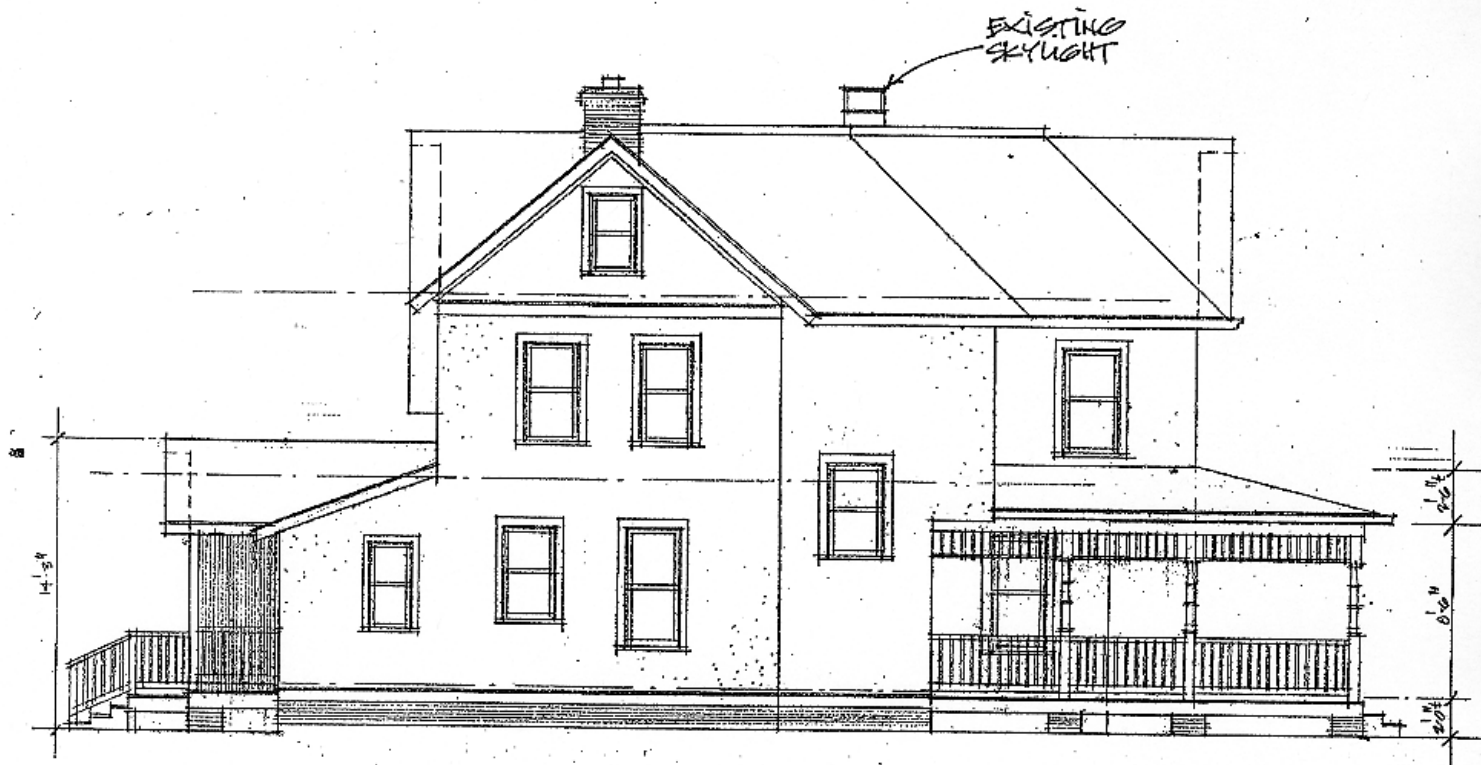
Description of Work Proposed: Please give an overview of the work to be undertaken:

Replace existing small leaky skyight with a new 6'-0" x 6'-0" low-profile acrylic domed skylight.



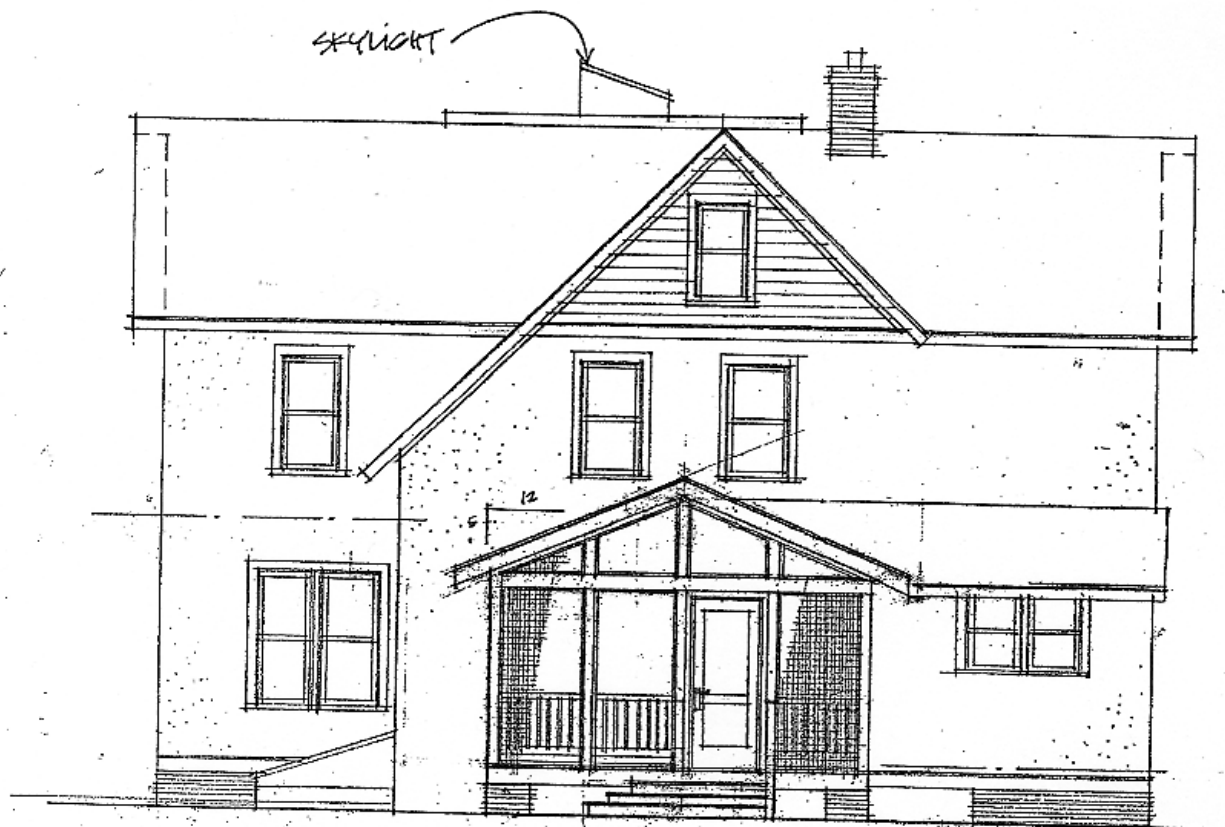
EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"





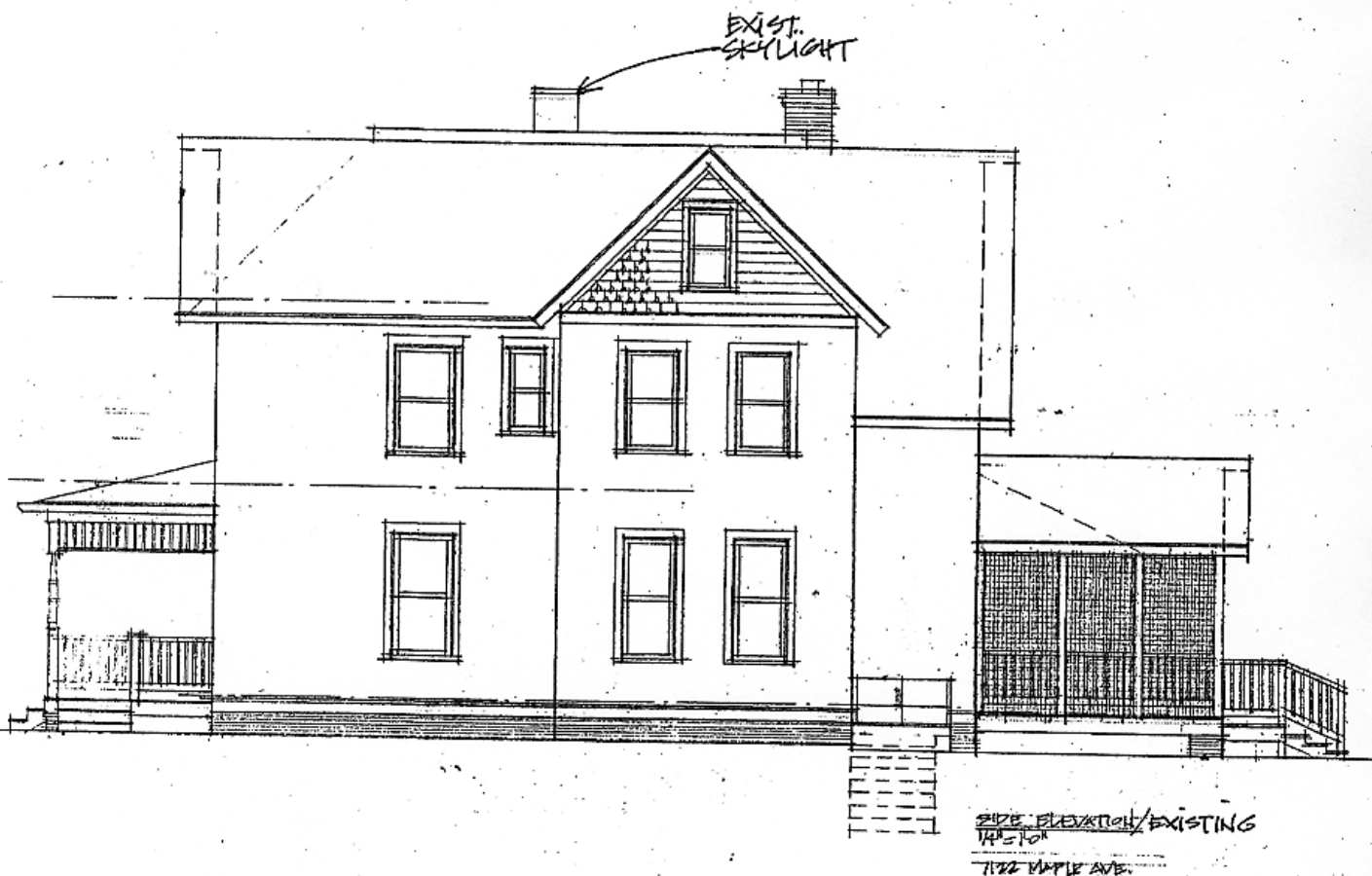
~~SIDE ELEVATION~~ EXISTING
7122 MAPLE AVE.

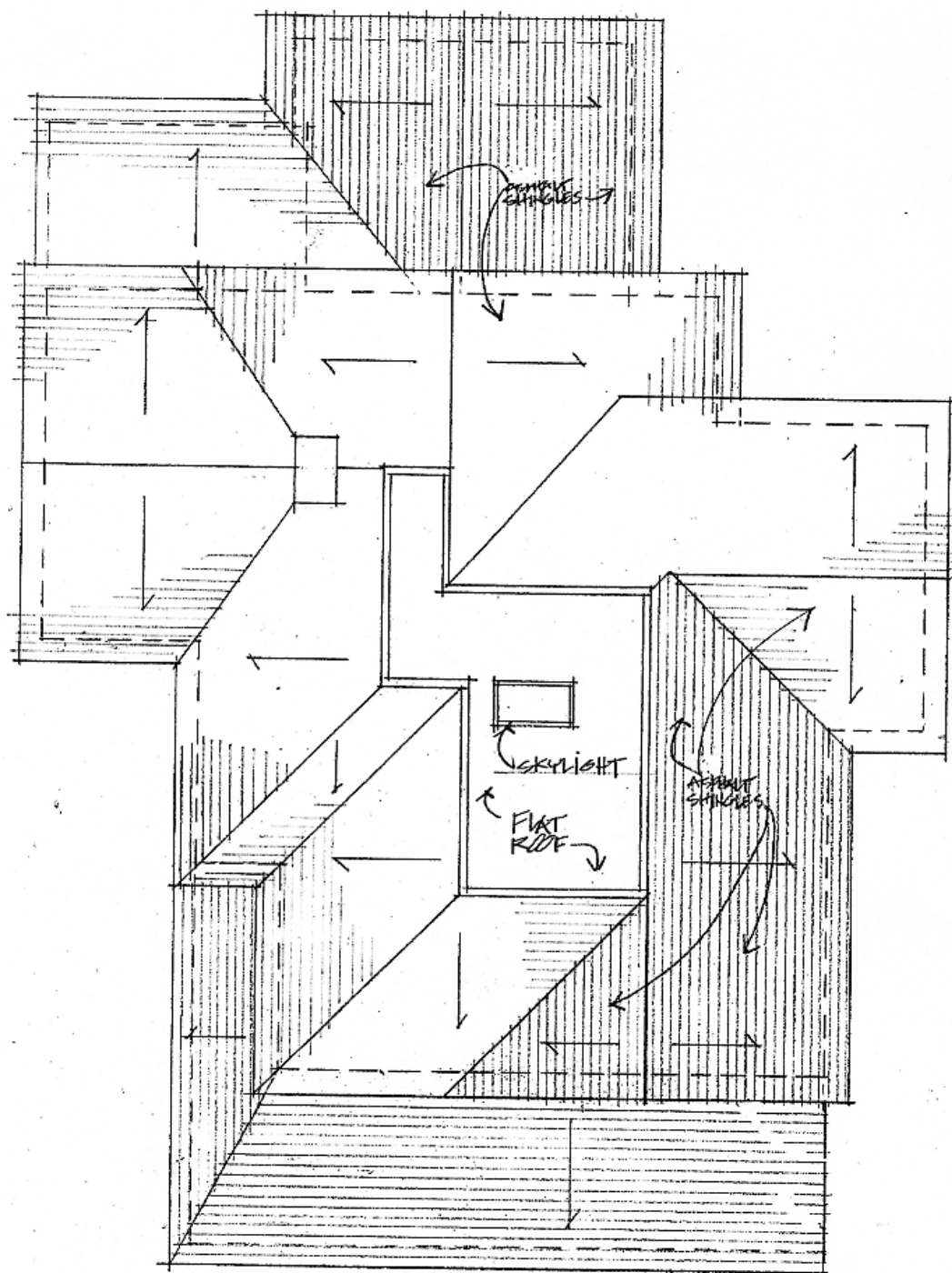
SKYLIGHT



~~BACK ELEVATION~~ EXISTING

7122 MAPLE AVE





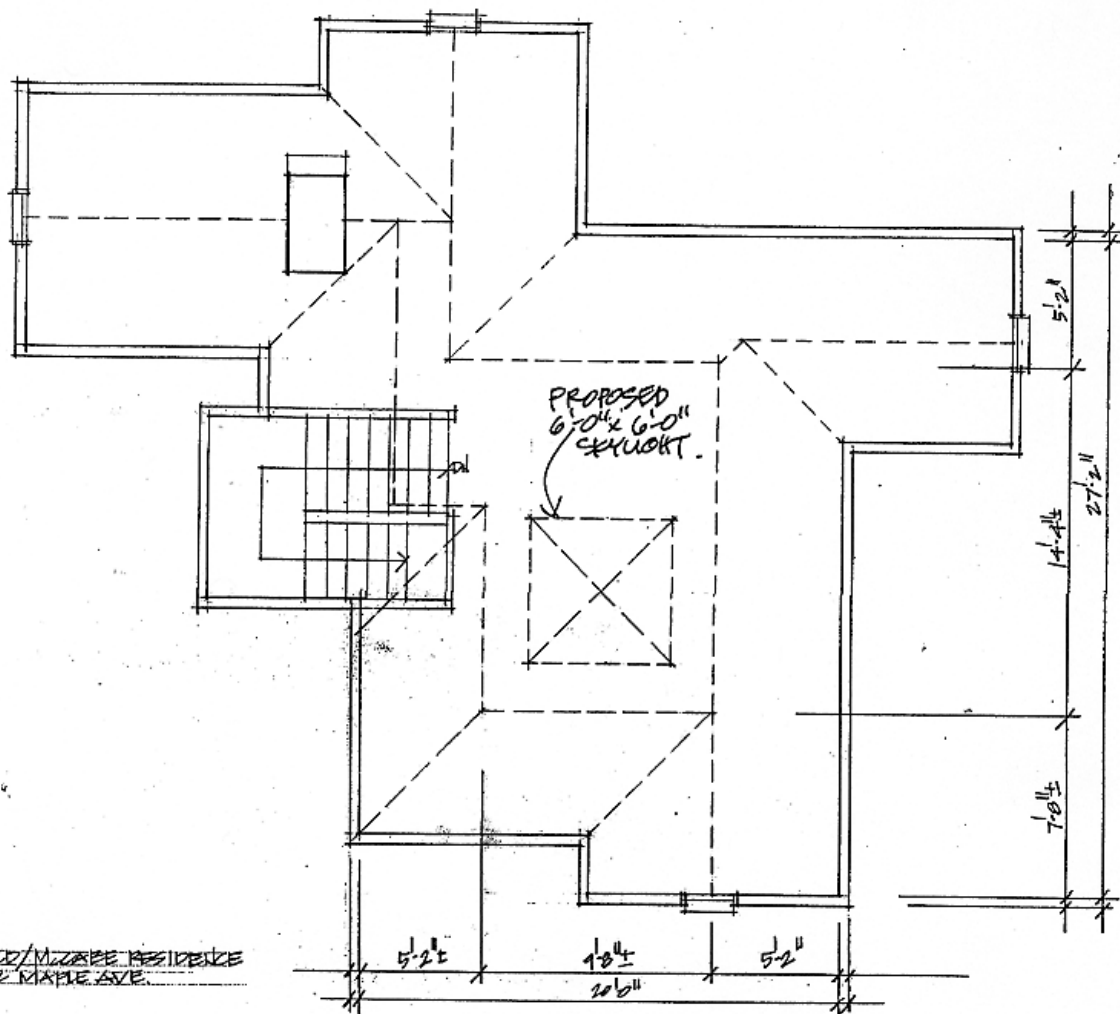
EXIST. ROOF PLAN

1/4"

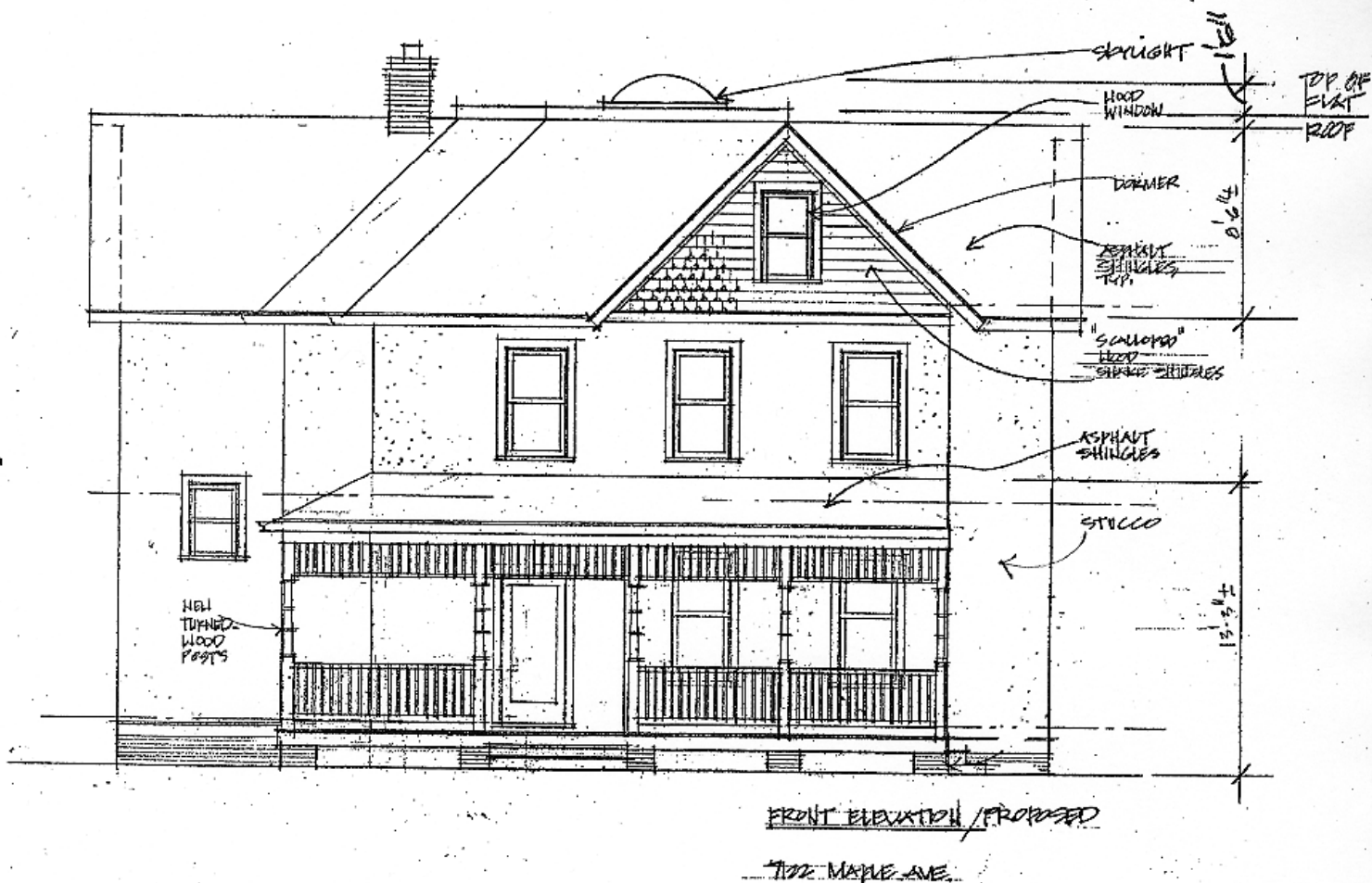
7/22 MARE

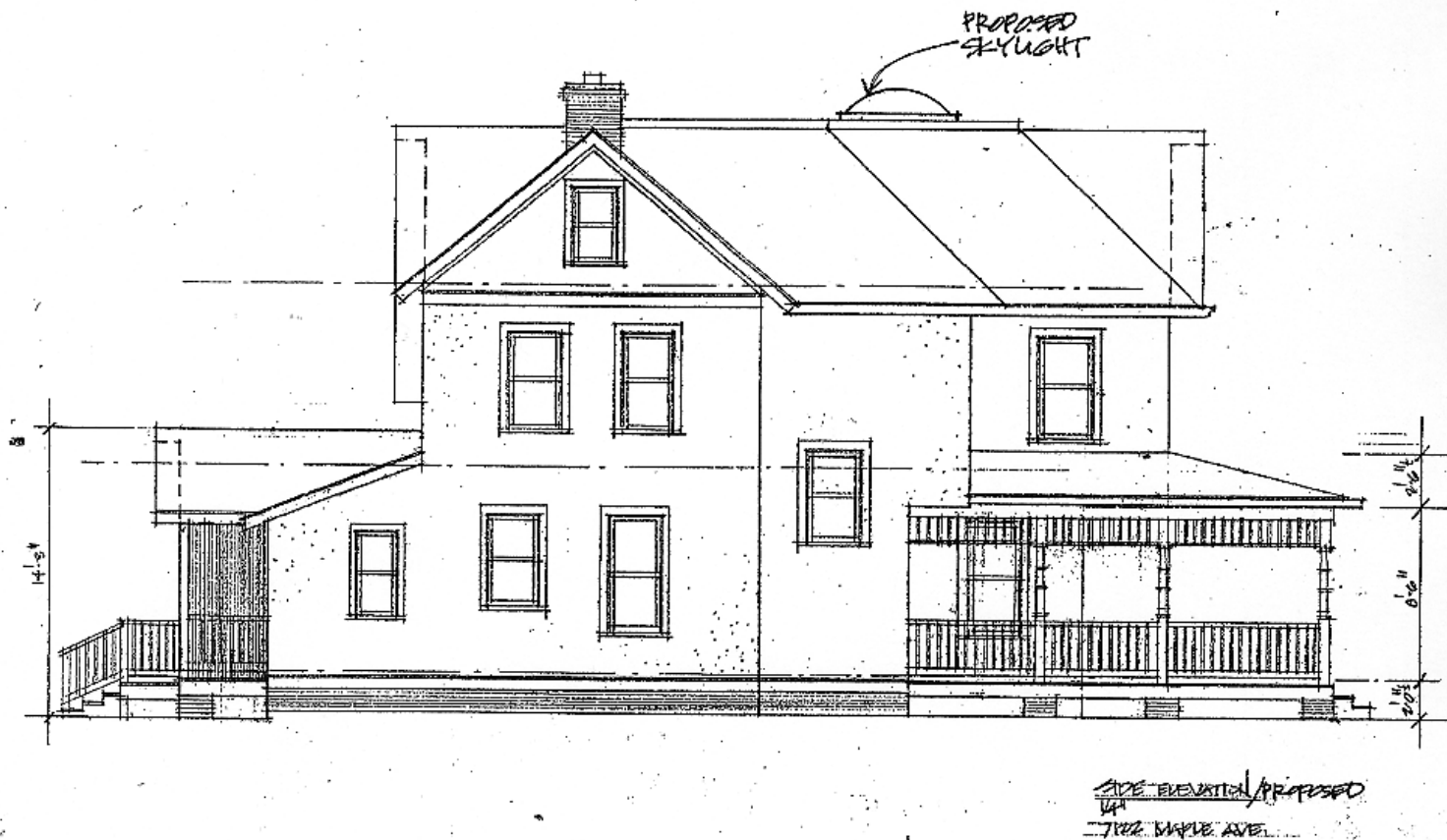


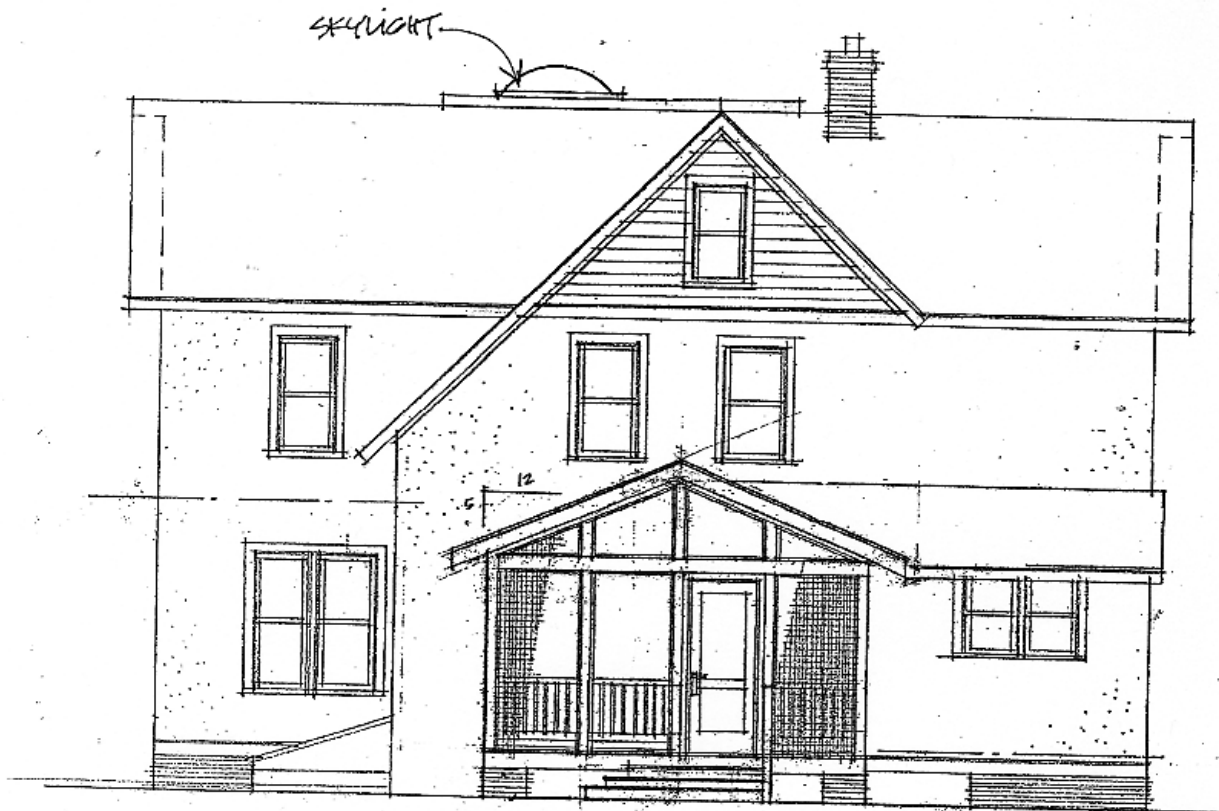
NO
PARKING
ANY
TIME



NEED/MIZARE RESIDENCE
122 MAPLE AVE.

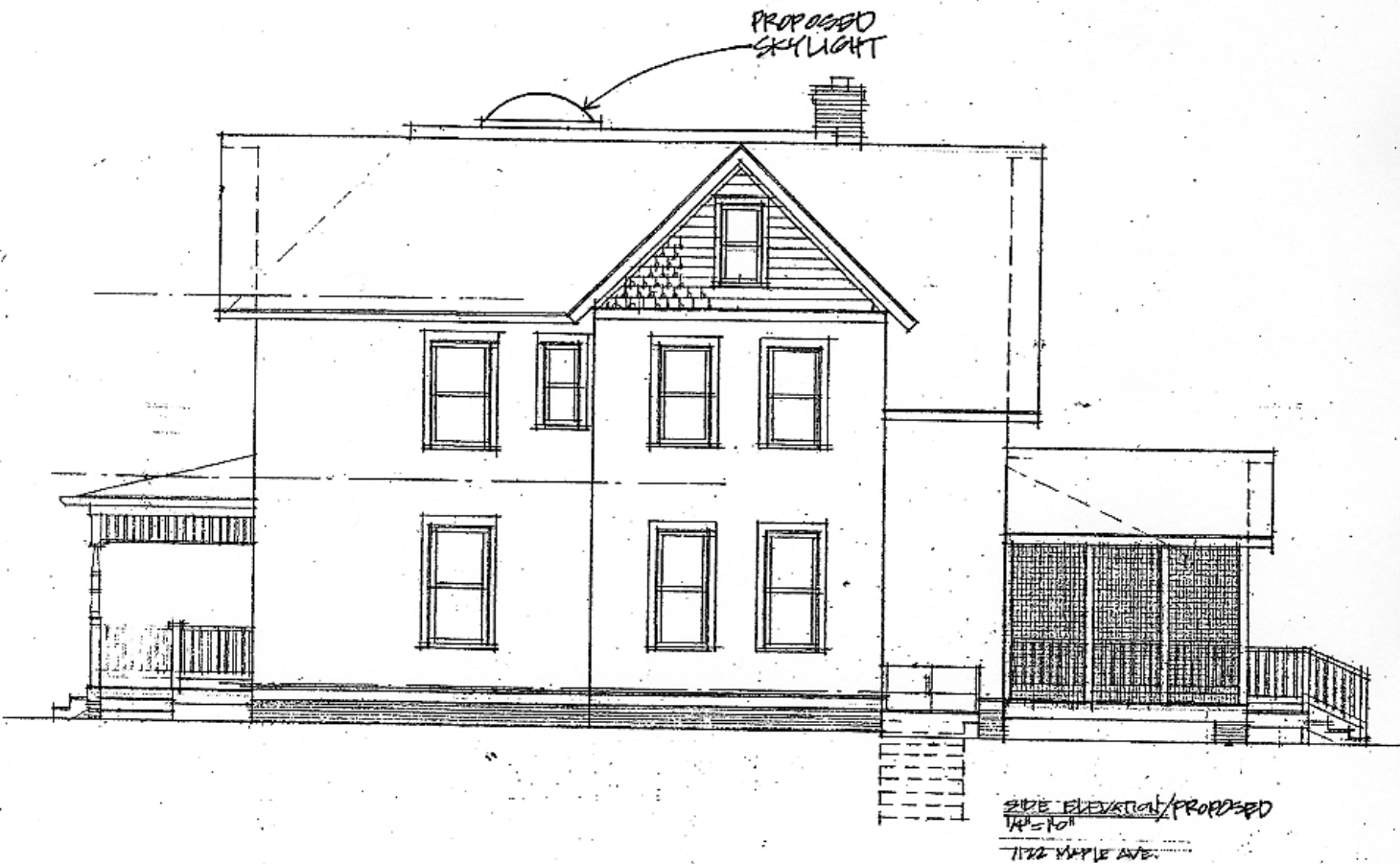


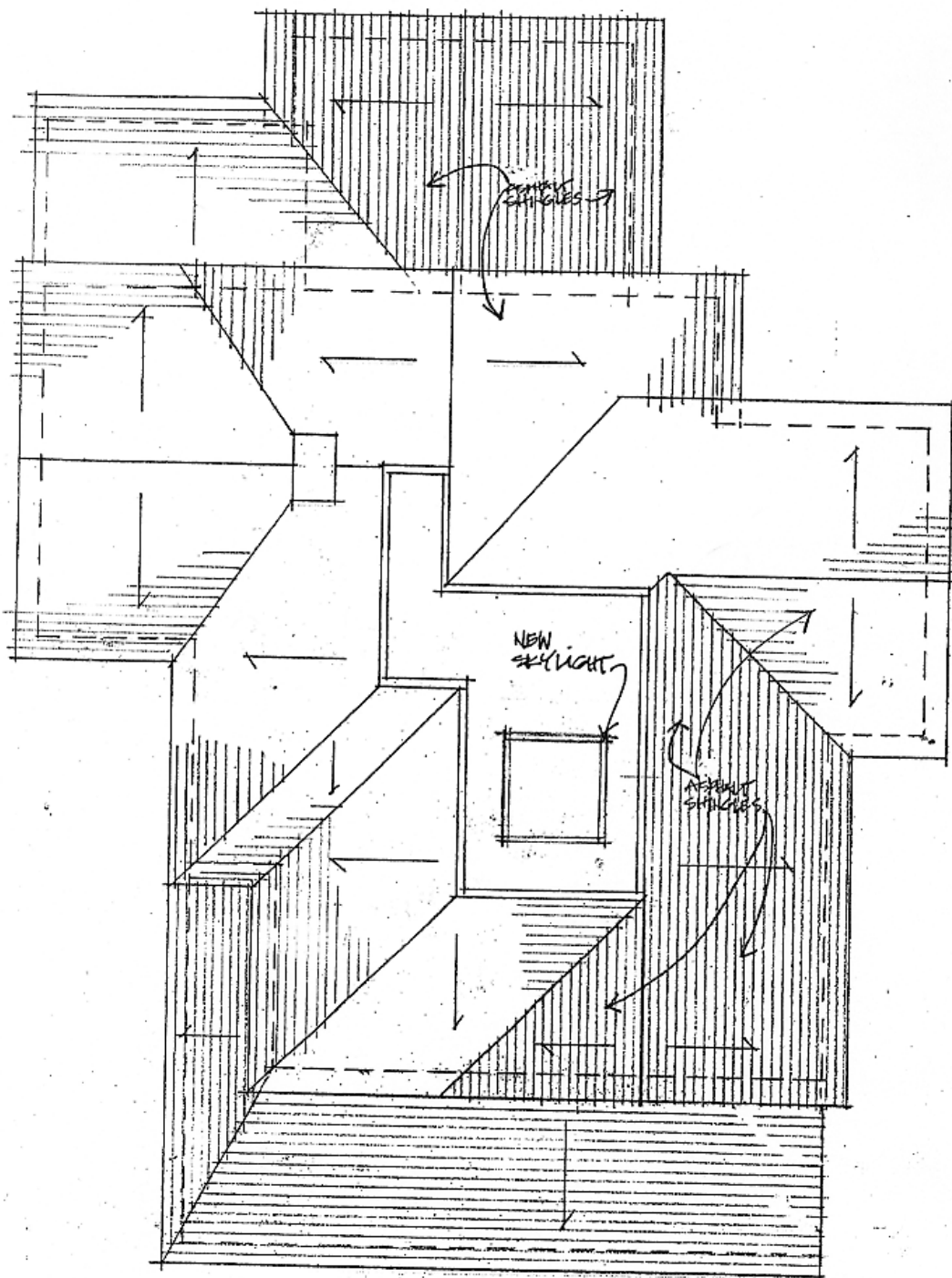




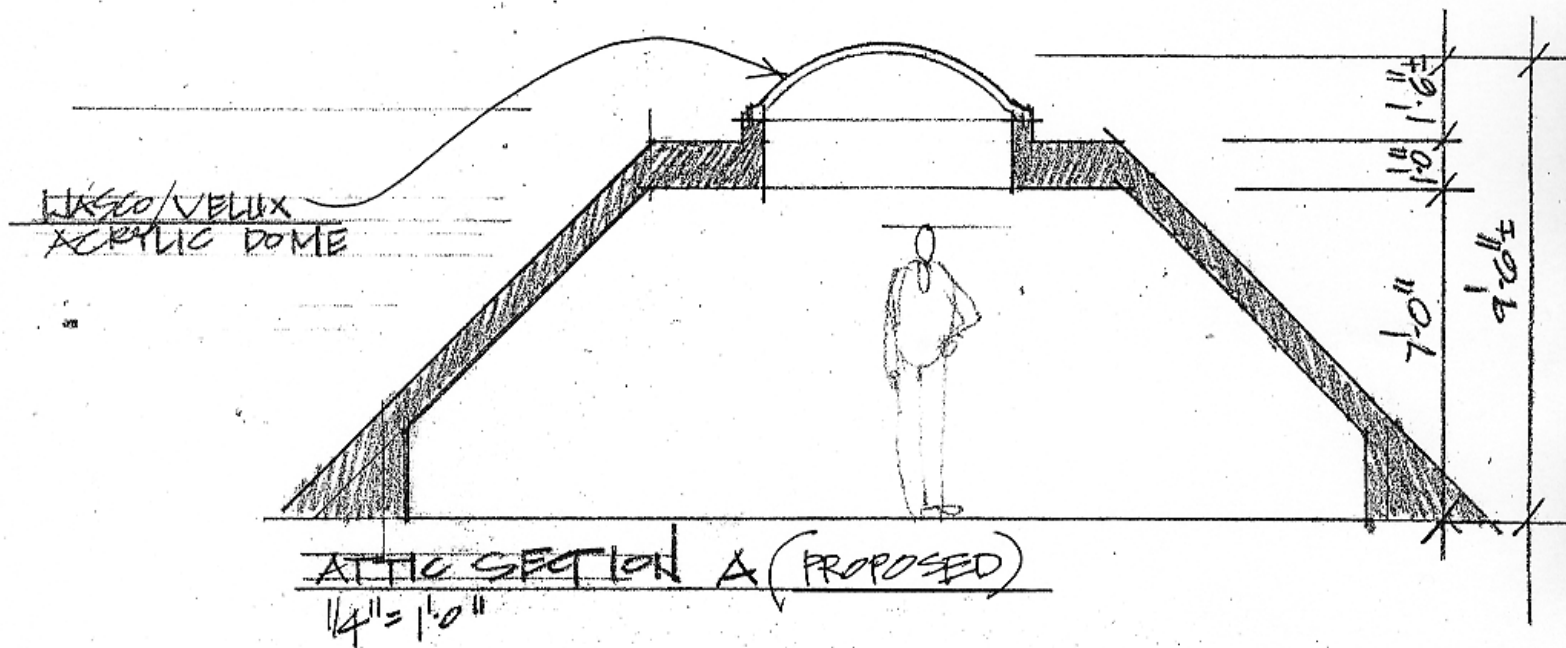
~~EXIST~~ ELEVATION / PROPOSED

1122 MAPLE AVE.





PROPOSED ROOF PLAN
 1/4"
 TIZZ MAPLE





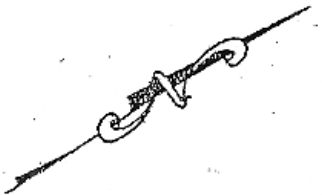


CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 0200 C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 2 Feet.
3. REVISED: 6-30-05 (ADT. LABEL)



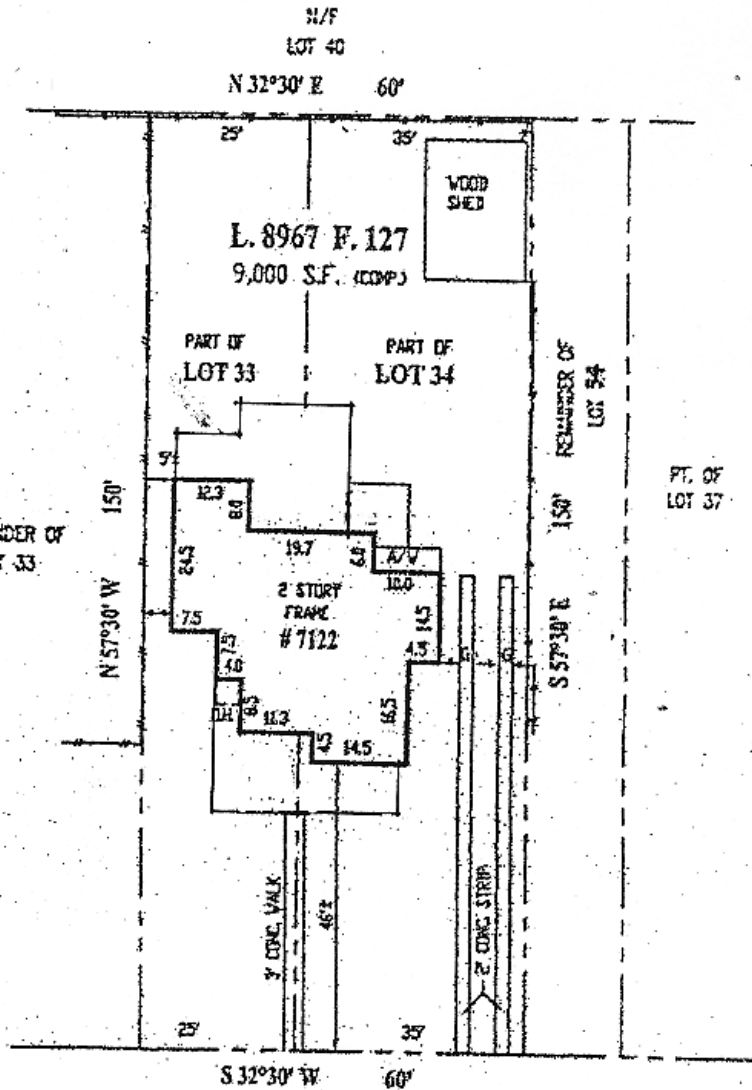
LOCATION DRAWING

PARTS OF LOTS 33 & 34

BLOCK 4

B.F. GILBERT'S ADDITION TO
TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND



MAPLE AVENUE

SURVEYOR'S CERTIFICATE

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

Jeffrey A. Foster 587
MARYLAND PROPERTY LINE SURVEYOR REG. NO.

REFERENCES

PLAT BK. A
PLAT NO. 3
LIBER 8867
FOLIO 127



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 215
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK

DRAWN BY: E.M.G.

HSE. LOC.: 06-09-05

JOB NO.: 05-4084

OWNERS:

Rachel Neild & George McCabe
7122 Maple Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Neil Spring

7120 Maple Ave.
Takoma Park, MD 20912

James Saloma

7124 Maple Ave.
Takoma Park, MD 20912

Katherine Konschnik

7123 Maple Ave.
Takoma Park, MD 20912