EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

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

APPLICANT:
Name: Rachel Neild & George McCabe
Address: 7122 Maple Avenue
Daytime Phone: 301-806-6447
E-mail: themcneilds@gmail.com
City: Takoma Park
Zip: 20912
Tax Account No.: 01072941

AGENT/CONTACT (if applicable):
Name: Richard Vitullo AIA
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447
E-mail: rjv@vitullostudio.com
City: Takoma Park
Zip: 20912
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
Signature of owner or authorized agent

Date 1/14/2021
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 skylight with a new 6'-0" x 6'-0" low-profile acrylic domed skylight.
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