

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7301 Cedar Avenue., Takoma Park	Meeting Date:	3/10/2021
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	3/3/2021
Applicant:	Krysti & Robert Grace Paul Treseder, Architect	Public Notice:	2/24/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	941603	Staff:	Dan Bruechert
Proposal:	Partial Demolition and Building Addition		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Minimal Traditional
DATE: 1955



Figure 1: 7301 Cedar Ave. is located where Cedar and Birch Ave. meet.

PROPOSAL

The applicant proposes to demolish a portion of the house and construct a second story and additional alterations.

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.

Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside the district's primary period of historical importance. These types of resources should receive the most lenient level of design review.

Most alterations to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Montgomery County Code; Chapter 24A-8

- (a) 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 the Interior's Standards for Rehabilitation:

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.

STAFF DISCUSSION

The applicant proposes to remove the existing roof and construct a second story on the existing house. The subject house is a one-story, side-gable house with brick and stone veneer siding. There is a brick chimney on the front wall.

The proposal will add a second story that will effectively double the occupiable square footage. The second-story walls will be covered in Hardie fiber cement shingles and the roof will be covered in architectural shingles. The windows in the new construction will be a mix of aluminum-clad multi-lite sash and casement windows. On the front of the house, this added space will be expressed in a steeper roof pitch and two dormers; one a shed dormer, the second is a larger front gable dormer. At the rear, the proposal will install a large shed dormer that is nearly the full width of the house.

In evaluating alterations to Non-Contributing Resources, the Takoma Park Historic District Design Guidelines dictate that changes should be evaluated under a very lenient review and should be approved as a matter of course unless the alteration will impair the character of the surrounding district. This proposal will change the scale and massing of the proposal by adding a second floor and dormers, however, Staff does not find that the proposal will negatively impact the character of the surrounding streetscape. The proposed house is between two, two-story houses and most of the houses in the surrounding area are either one-and-a-half or two-story houses. In evaluating the proposal, Staff considered the possibility of adding a larger wall dormer on the front instead of the two smaller dormers. Staff concluded that the solution would not be feasible because the proposed design needed to work around the existing chimney (which will be raised in response to the new roof height). Staff finds that the proposal is appropriate for Non-Contributing resources within the district and will have a positive impact on the streetscape.

Staff recommends that the applicant consider a different shingle siding in place of the proposed Hardie. After evaluating that material on several historic resources in the Takoma Park Historic District, Staff and the HPC have concluded that the profile of Hardie is too thin (1/4") to be an appropriate substitute for wood shake siding. Were the subject property "Contributing" or "Outstanding" Staff would recommend a condition be added to the approval of this HAWP, however, as a Non-Contributing Resource, Staff does not find support in either the *Design Guidelines* or Chapter 24A to require that change and the comment is offered as a suggestion only.

The last change proposed to the house is the construction of a front porch. The existing entrance is a front stoop constructed out of wood stairs and a wood handrail. The applicant proposes the construction of a new wood front porch, covered by a front gable roof supported by brick columns. Staff finds that this porch will not negatively impact the size or massing of the subject property or the surrounding district. Staff additionally finds the materials to be appropriate and recommends the HPC approve the HAWP.

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 will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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.



FOR STAFF ONLY:

HAWP# 941603

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:Name: KRYSTI ^{AHP} ~~GRACE~~ ROBERT GRACEE-mail: bobbygrace@gmail.comAddress: 730 1 CEDAR AVECity: TAKOMA PARK Zip: 20912

Daytime Phone: _____

Tax Account No.: 01063480**AGENT/CONTACT (if applicable):**Name: PAUL TRESEDERE-mail: paul.treseder@verizon.netAddress: 6320 WISCASSSET RD.City: BETHESDA Zip: 20816Daytime 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:☐ New Construction☐ Deck/Porch☐ Shed/Garage/Accessory Structure☒ Addition☐ Fence☐ Solar☐ Demolition☐ Hardscape/Landscape☐ Tree removal/planting☐ Grading/Excavation☐ Roof☐ 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

5

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

Owner's mailing address KRISTI AND ROBERT GRACE 7301 CEDAR AVE TAKOMA PARK, MD. 20912	Owner's Agent's mailing address PAUL TRESEDER, ARCHITECT 6320 WISCASSET ROAD BETHESDA, MD. 20816
Adjacent and confronting Property Owners mailing addresses	
7221 CEDAR AVE STEVE TELES AND FAWZIA AHMED 7221 CEDAR AVE TAKOMA PARK MD 20912	7303 CEDAR AVENUE STEVE SILVERMAN AND NINA FALK 7303 CEDAR AVE TAKOMA PARK, MD 20912
7300 BIRCH AVE THOMAS NEPHEW AND DADIAN MARGARET 7300 BIRCH AVE TAKOMA PARK MD. 20912	7218 CEDAR EDWARD BROOKES AND CHARLOTTE LAWRENCE 7218 CEDAR AVE TAKOMA PARK, MD. 20912

STATEMENTS FOR HAWP APPLICATION FOR 7301 CEDAR AVENUE, TAKOMA PARK, MD.

1. The existing resource and its environmental setting:

- 7301 Cedar Avenue is a 1000 SF one story brick Rambler constructed in 1955. It is a simple rectangle, 36' wide facing the street and 28' deep, with a low-pitched side facing gable roof. The windows are vinyl replacement type. The only distinguishing features are the front-facing brick fireplace and chimney, and a section of ashlar stone veneer at the kitchen windows facing front.

- The house is a non-contributing resource in the Takoma Park historic district. It is flanked by older, category I and II houses, both of which have added rear additions. The driveway to the house angles up the hill and there is a large (oak) tree in the right corner.

Although the existing house is undistinguished, it is well placed on the lot, up a rise and set back similar to the historic houses on either side.

2. Proposed work:

- The Owner is proposing to add a second floor to this house, not quite doubling its small square footage. It utilizes a side gable "Cape Cod" style, putting the new space within a new roof line, broken up by dormers. We believe that leaving the gutter line where it is will keep the addition in scale with the existing house, and also makes a good transition between old and new siding materials. The proposed front facing gable dormer engages the brick chimney, which is required to be extended above the new ridge line, as well as providing light and views for the front bedroom. A small shed dormer to the right balances this large dormer, and in the rear the larger shed dormer is set in 3' from either side to minimize its visibility from the street.

- Materials for the side facing gables and the dormers will be "Hardi Shingle" or "Hardiplank", painted. The roof, being more visible now, will be covered with high grade architectural composition shingles to provide shadowlines and texture. The windows of the second floor will be a clad-wood type, with simulated divided lites. Some windows on the first floor which are being replaced will have the same specification. Care will be taken to try to match the existing brick and mortar color in the chimney extension, though a perfect match is hard to achieve.

- A new, covered front porch is also proposed, slightly larger than the existing uncovered front stoop. This will provide needed shelter, since this is the primary, everyday entrance to the house. The roof framing will be made from wood timbers, with a pitch to match the front dormer. 3' deep roof overhangs front and rear will cast shadows and add some dimension to this simple design.

- We believe this project will not have an adverse effect on the streetscape, and will bring the house more in scale with the massing of the others in the neighborhood. The large tree in front will be protected from excavation and construction traffic near its roots. (This will be required by the Town Arborist as well).



FRONT
(FACING CEDAR AVENUE)



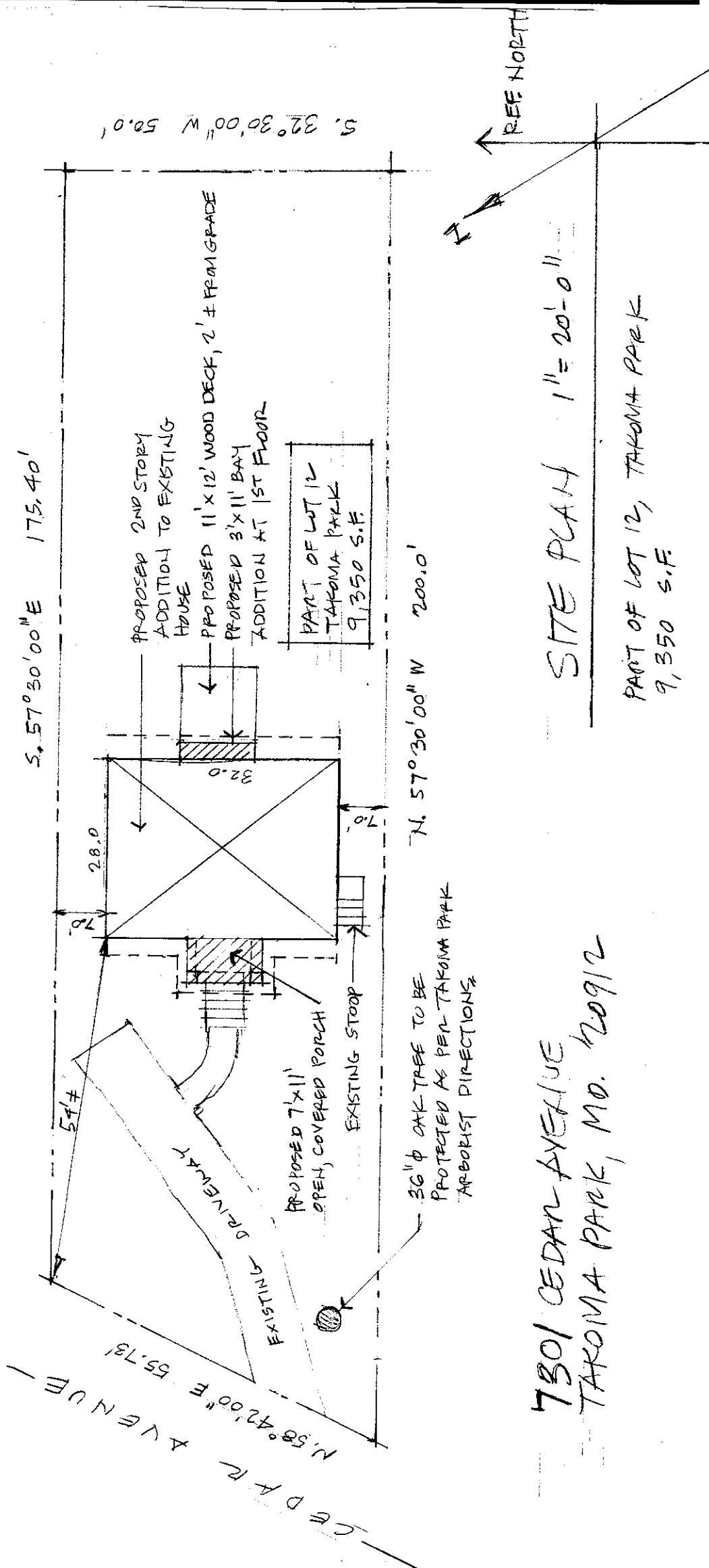
REAR



RIGHT SIDE




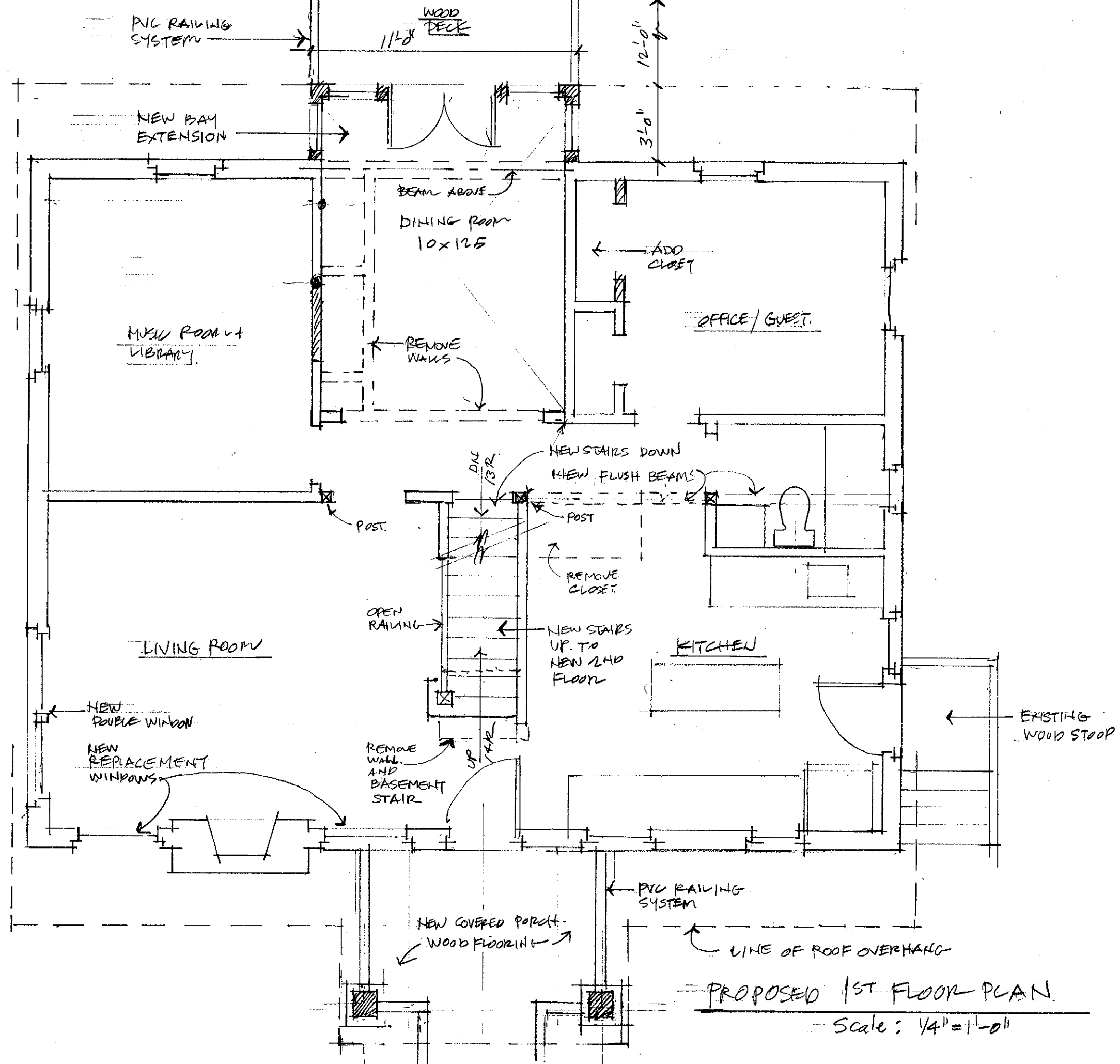
LEFT SIDE



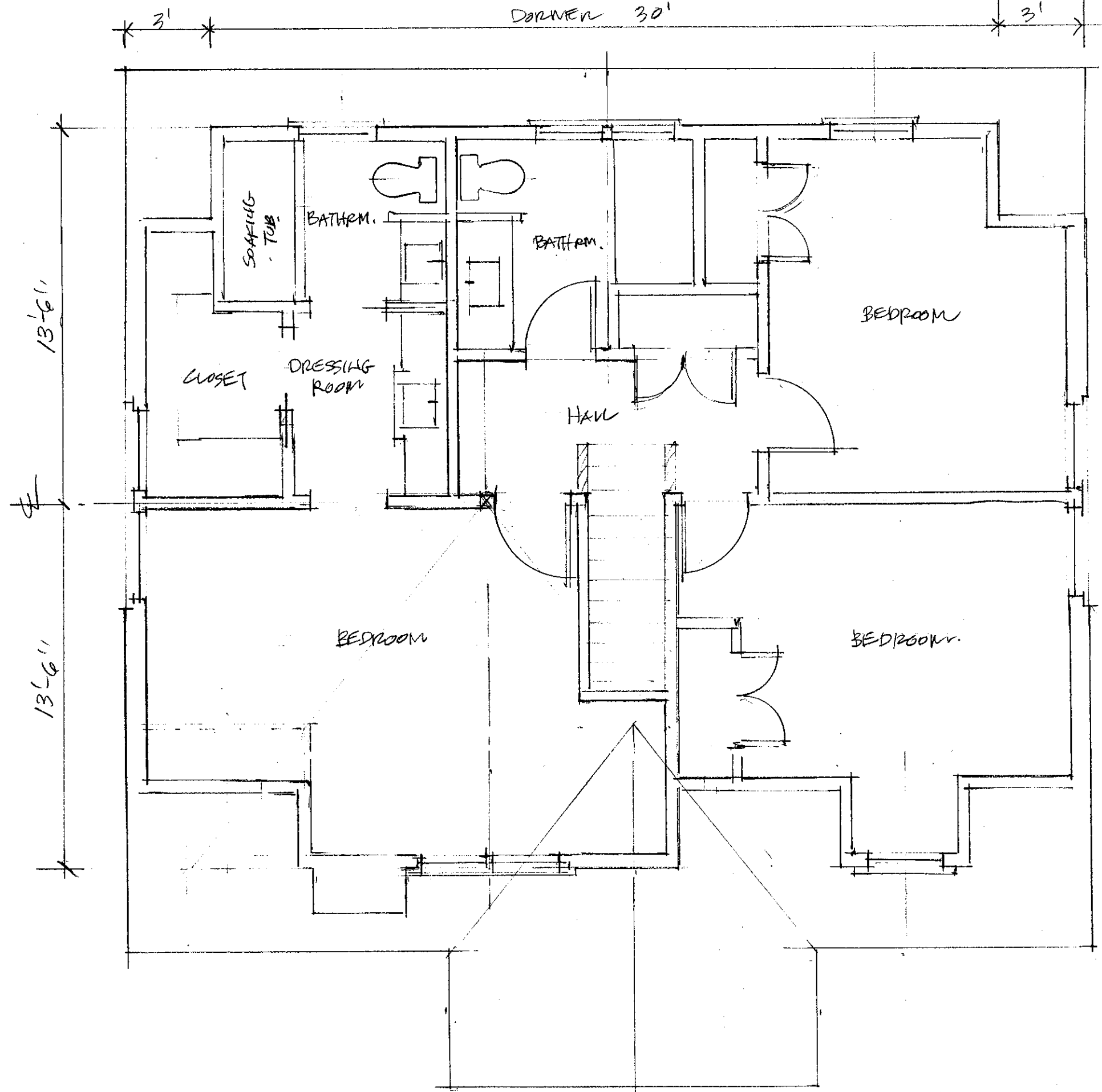
7301 CEDAR AVENUE
TAKOMA PARK, MD. 20912

SITE PLAN 1" = 20'-0"
PART OF LOT 12, TAKOMA PARK
9,350 S.F.

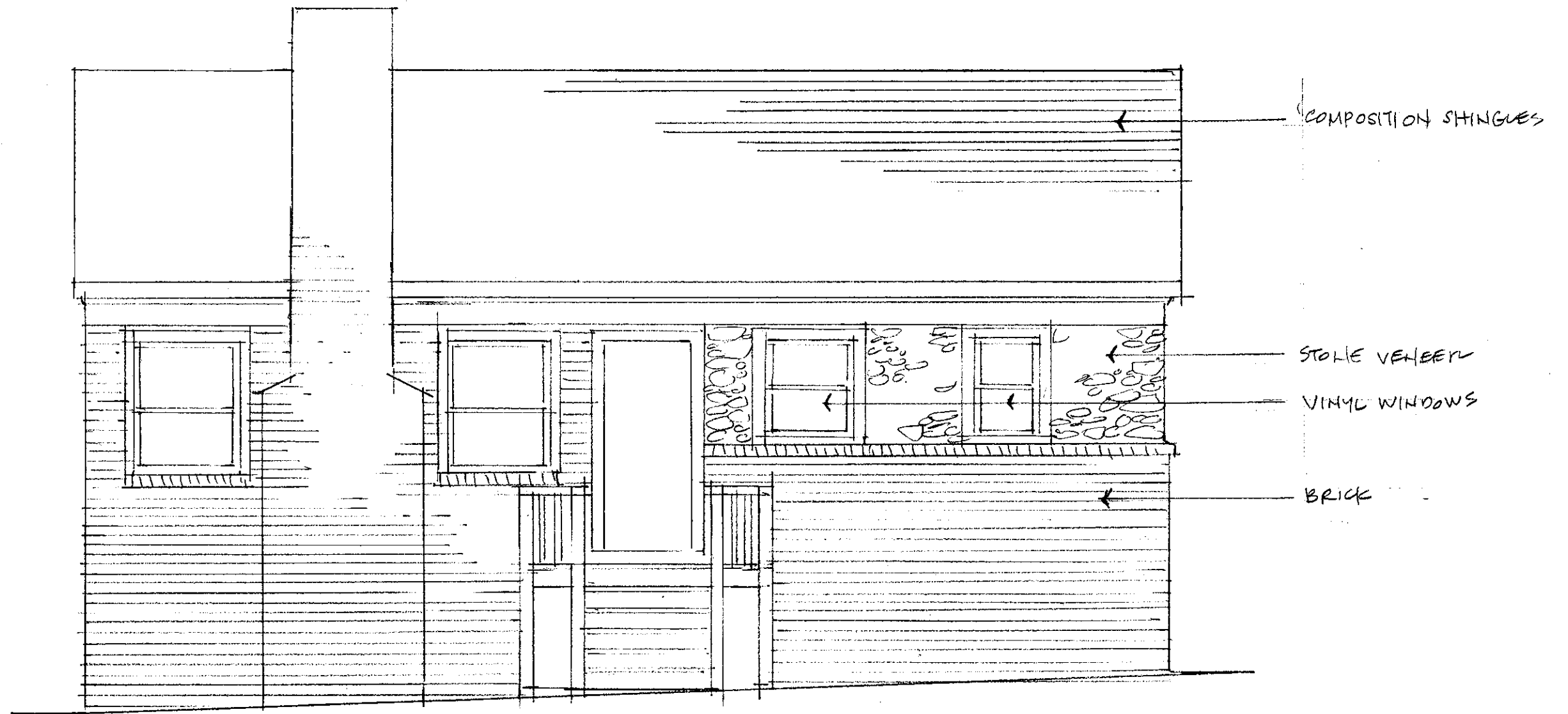
 <p>Paul Tresseder Architect AIA 6320 Wisconsin Road Bethesda, MD 20816 301-320-1580 Paul.Tresseder@verizon.net</p>	Date	1.29.2021
	Scale	1" = 20'-0"
	Drawn by	PT
	Job	GRADE
	Sheet	1
Of	1	Sheets



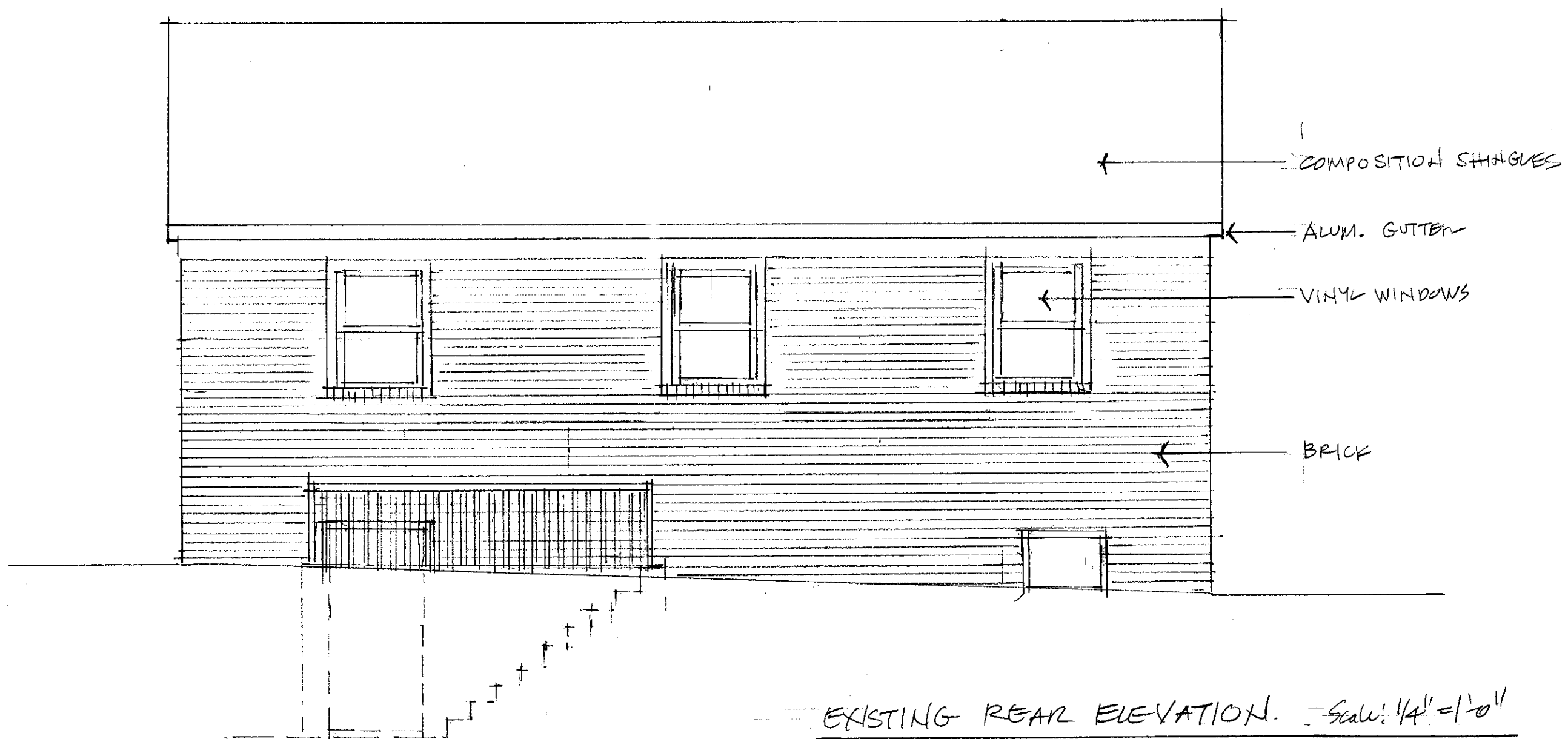
PROPOSED 1ST FLOOR PLAN.
 Scale: 1/4" = 1'-0"

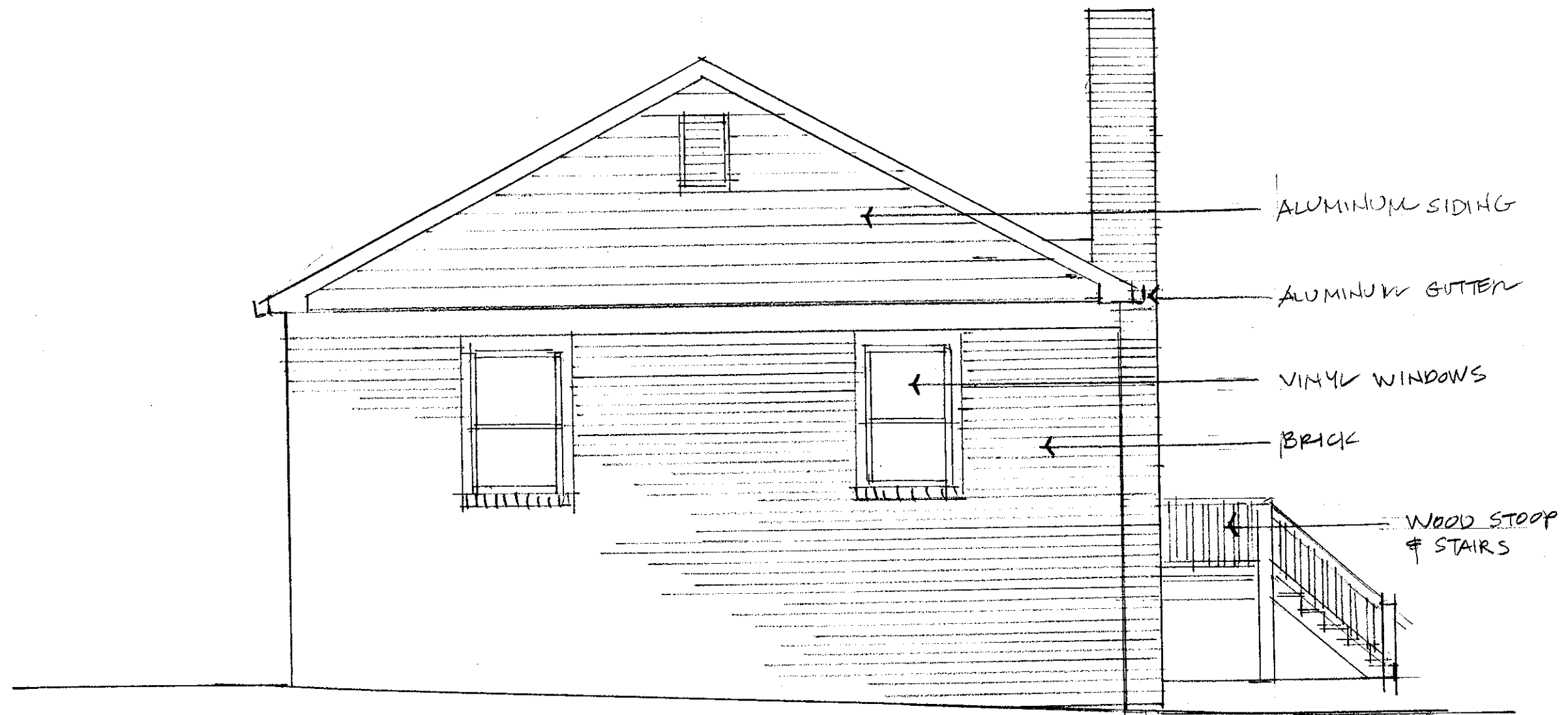


PROPOSED 2ND FLOOR PLAN.
Scale: 1/4" = 1'-0"

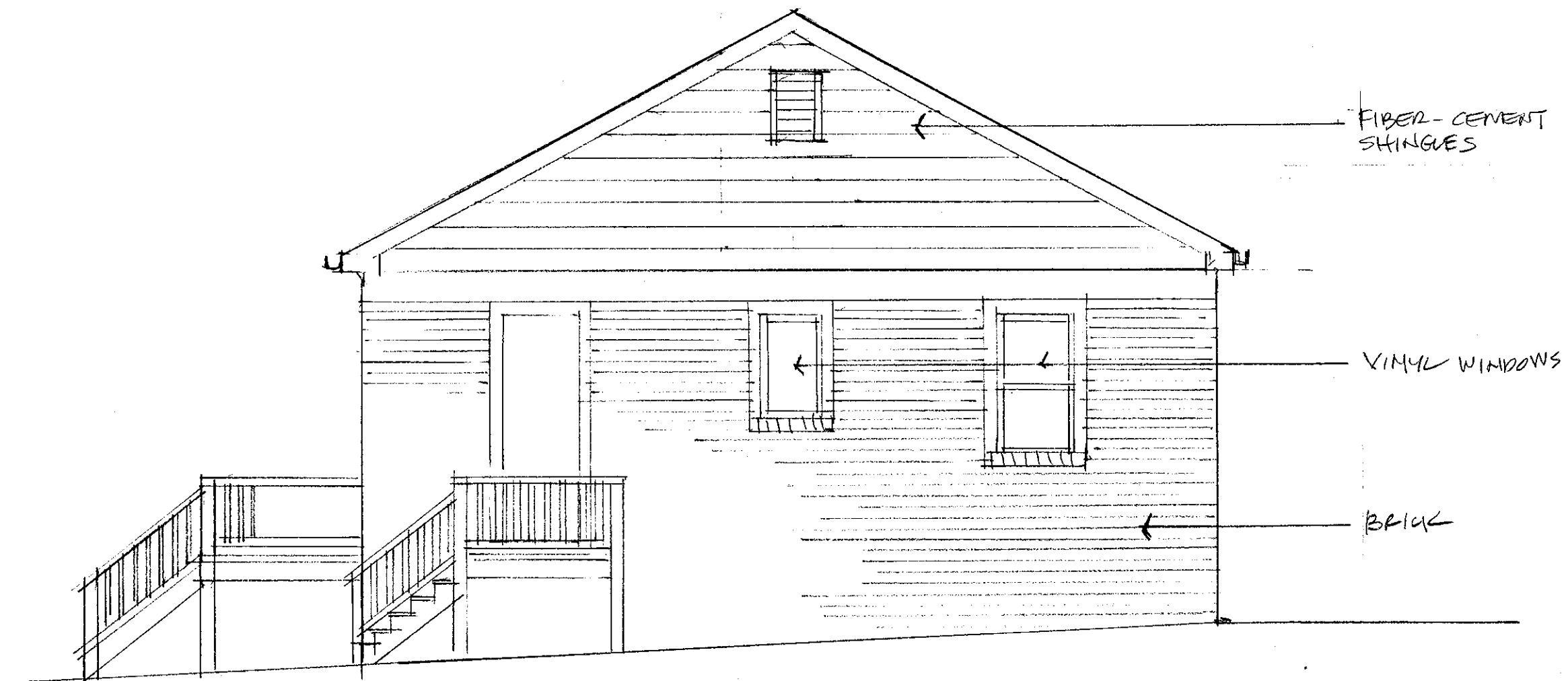


EXISTING FRONT ELEVATION.

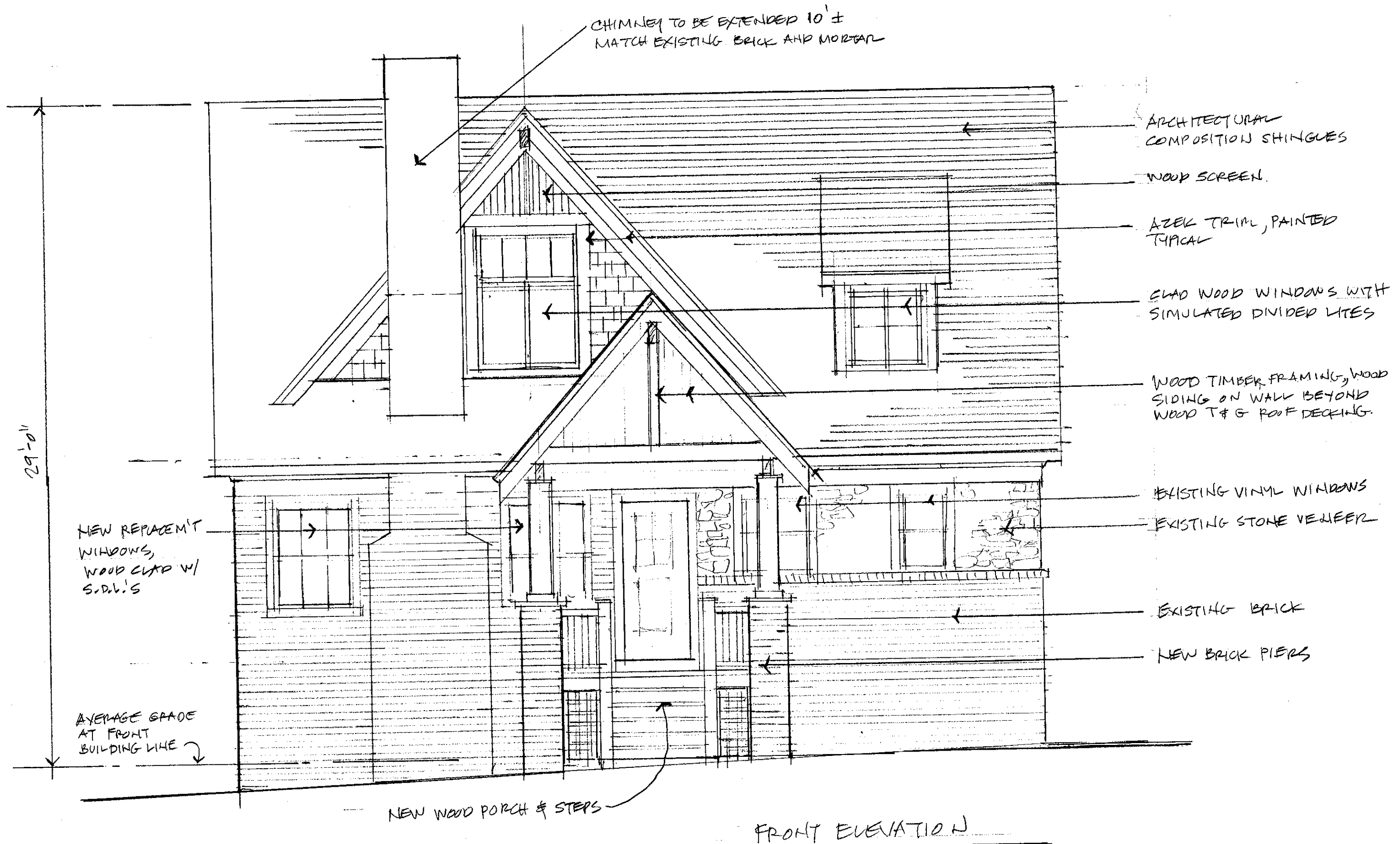


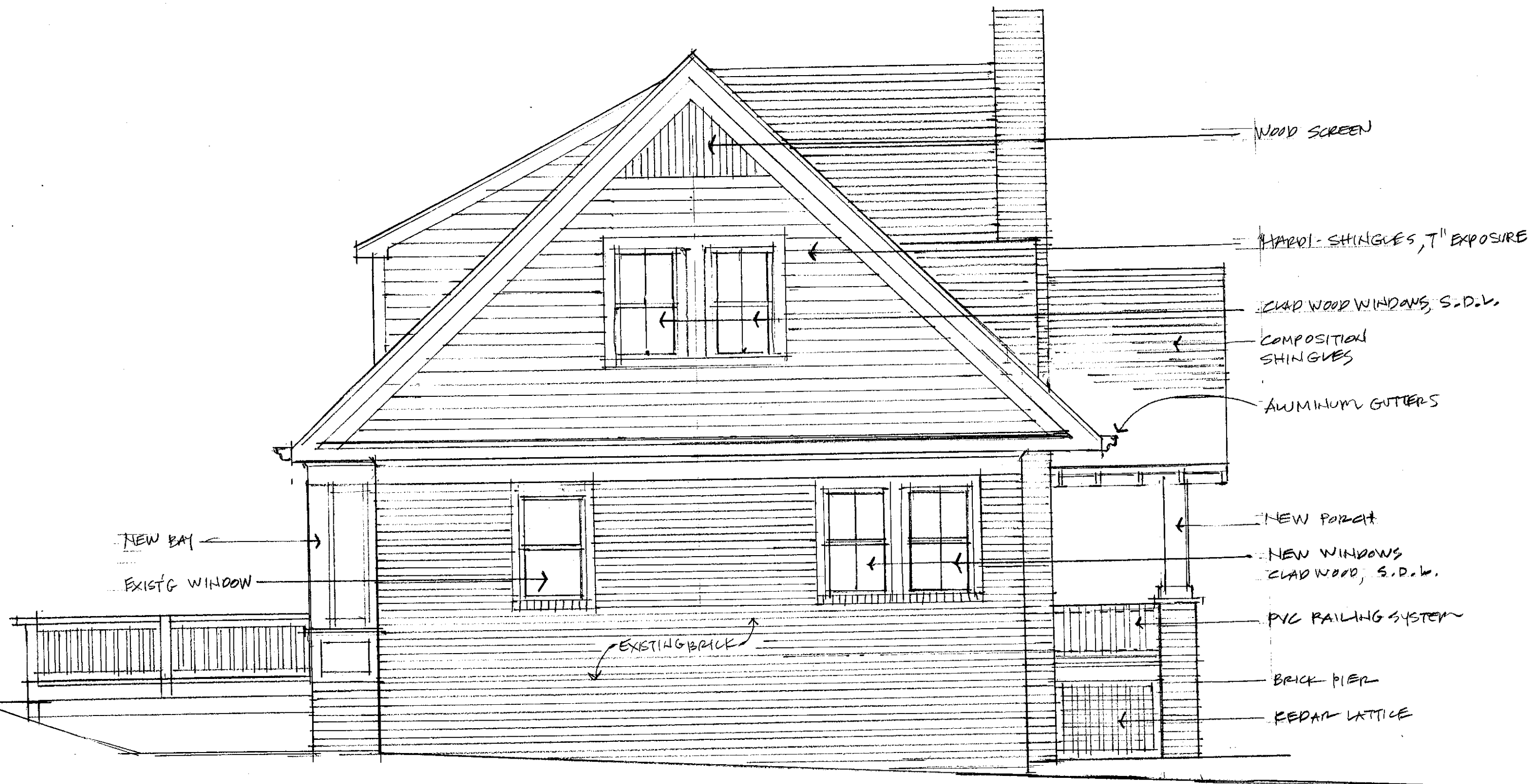


EXISTING LEFT SIDE ELEVATION. Scale $\frac{1}{4}" = 1'-0"$

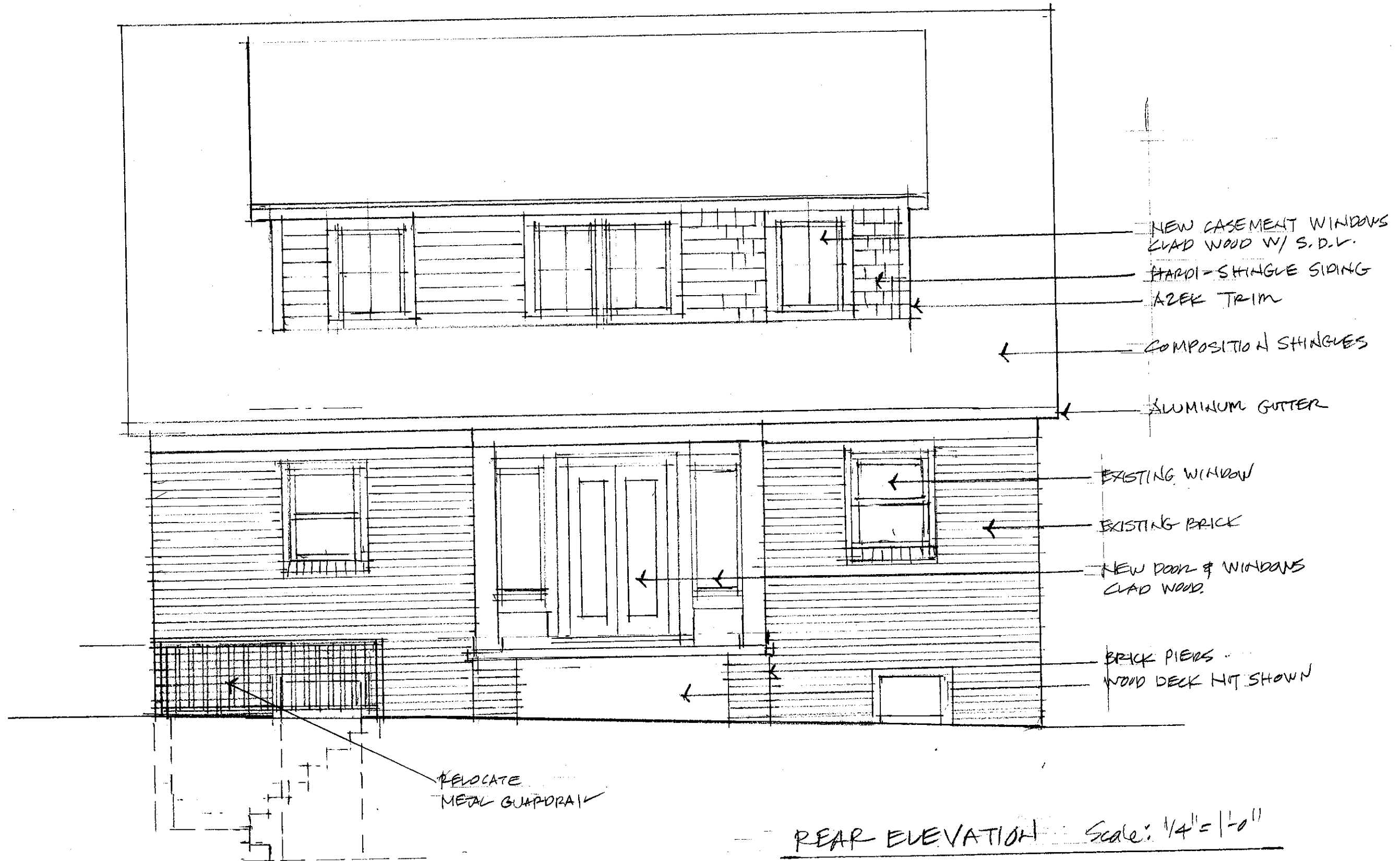


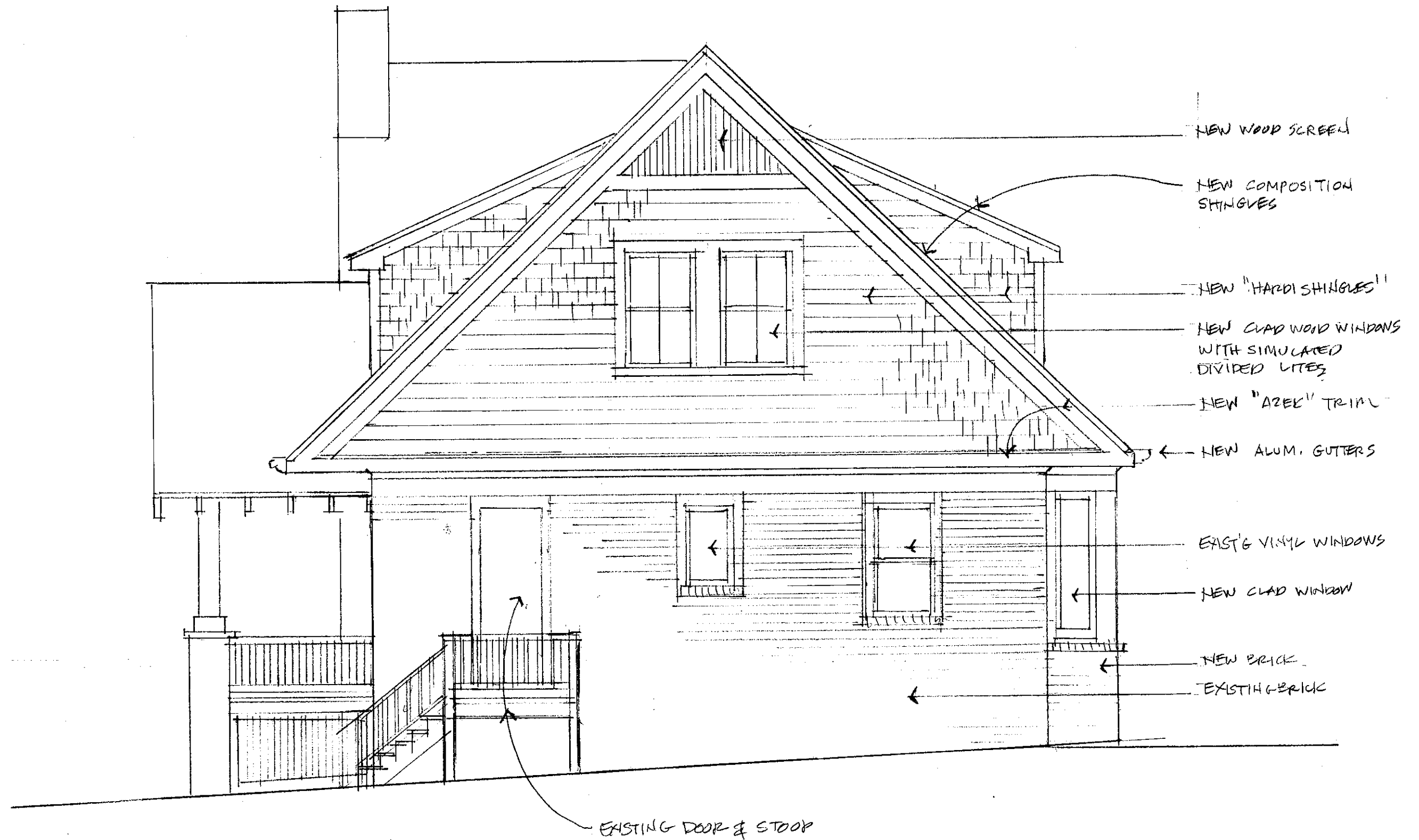
EXISTING RIGHT SIDE ELEVATION





LEFT SIDE ELEVATION 1/4" = 1'-0"





RIGHT SIDE ELEVATION.