

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	18 Montgomery Ave., Takoma Park	<b>Meeting Date:</b>	3/10/2021
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/3/2021
<b>Applicant:</b>	Julian Mulvey and Margie Omero Eric Saul, Architect	<b>Public Notice:</b>	2/24/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	942205	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	2 <sup>nd</sup> Story Deck and New Door		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Traditional  
**DATE:** 2013



*Figure 1: 18 Montgomery Ave. is an infill house that recently had a pool installed.*

## **PROPOSAL**

The applicant proposes to construct a second story over the rear deck and install a door on 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.

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 expanding the existing rear deck by constructing an expanded portion above. The porch will be constructed out of wood, with a wood railing, and with PVC-wrapped posts. A small portion of the porch may be visible from the public right-of-way at an oblique angle, but most of the structure will be directly behind the Non-Contributing resource.

Staff finds that under the review for Non-Contributing resources the HPC should approve the HAWP. The porch is to the rear of the house and, while a small portion may be visible, will not have an impact on the surrounding streetscape. Additionally, Staff finds the wood construction and railing are compatible materials and would support this proposal on a Contributing resource.

On the second floor at the rear, the applicant proposes installing a new 32" (thirty-two inch) wide fiberglass door. While this material is generally not appropriate on properties that carry a higher designation, the proposed door will match the first-floor doors directly below in design and material. As this is at the rear and will not impact the surrounding streetscape, Staff finds that door complies with the *Design Guidelines*.

**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](mailto: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# 942205

DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: JULIAN MULVEY & MARGIE QUERO E-mail: JULIAN@DMLMESSAGE.COM

Address: 18 MONTGOMERY AVE City: TAKOMA PARK Zip: 20912

Daytime Phone: (202) 321-1267 Tax Account No.: 03689048

**AGENT/CONTACT (if applicable):**

Name: ERIC SAUL E-mail: ERICO@SAULARCHITECTS.COM

Address: 8114 CARROLL AVE City: TAKOMA PARK Zip: 20912

Daytime Phone: (301) 270-0395 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: 18 Street: MONTGOMERY AVE

Town/City: TAKOMA PARK Nearest Cross Street: HICKORY AVE.

Lot: 9 Block: 18 Subdivision: 0025 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 type="checkbox"/> New Construction   | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure          |
| <input 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 (1 NEW EXT. 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:

THE HOUSE WAS BUILT NEW CIRCA 2013 IN THE TAKOMA PARK HISTORIC DISTRICT. THE EXISTING DECK & SWIMMING POOL IN THE REAR YARD WILL REMAIN.

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

NEW COVERED PORCH W/ COLUMNS TO MATCH THE EXIST. FRONT PORCH. A NEW 2ND FLOOR ROOF DECK PROPOSED ABOVE W/ A NEW PATIO DOOR FROM THE MASTER BEDROOM.

Work Item 1: NEW COVERED PORCH & DECK

Description of Current Condition:

EXISTING DECK

Proposed Work:

EXTENSION OF EXISTING DECK  
3 FEET TOWARDS THE EAST  
SIDE PROPERTY. NEW COVERED  
PORCH BUILT ABOVE W/ ROOF  
DECK

Work Item 2: NEW EXT. DOOR ON REAR

Description of Current Condition:

EXIST. EXT. WALL W/ 2  
WINDOWS FACING REAR.

Proposed Work:

NEW FIBERGLASS DOOR  
LEADING TO ROOF DECK

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



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

<b>Owner's mailing address</b> 18 MONTGOMERY AVE TAKOMA PARK, MD 20912	<b>Owner's Agent's mailing address</b> 8114 CARRON AVE TAKOMA PARK, MD 20912
<b>Adjacent and confronting Property Owners mailing addresses</b>	
16 MONTGOMERY AVE TAKOMA PARK, MD 20912	19 COLUMBIA AVE TAKOMA PARK, MD 20912
20 MONTGOMERY AVE TAKOMA PARK, MD 20912	21 COLUMBIA AVE TAKOMA PARK, MD 20912
17 MONTGOMERY AVE TAKOMA PARK, MD 20912	7 HICKORY AVE TAKOMA PARK, MD 20912





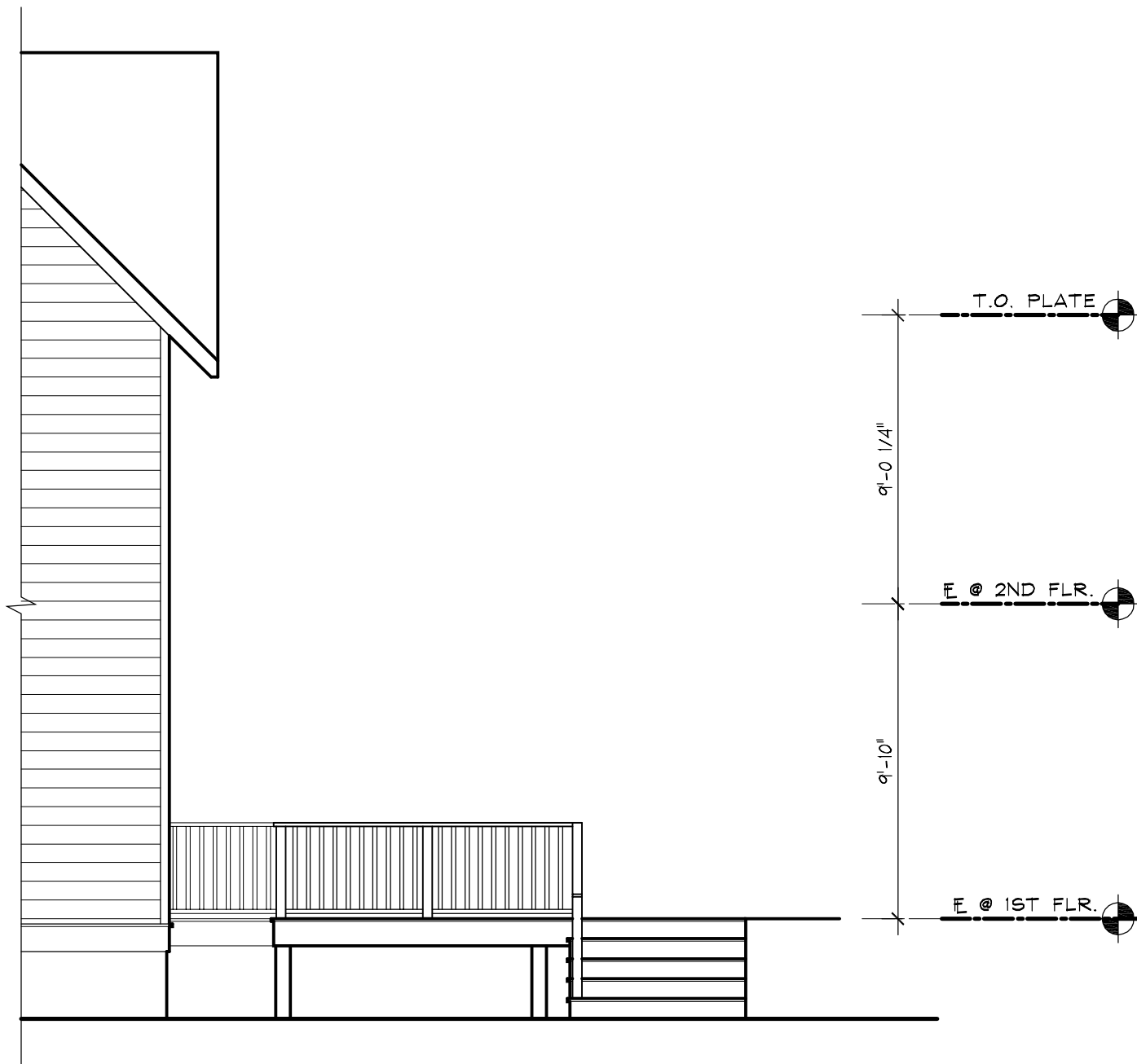








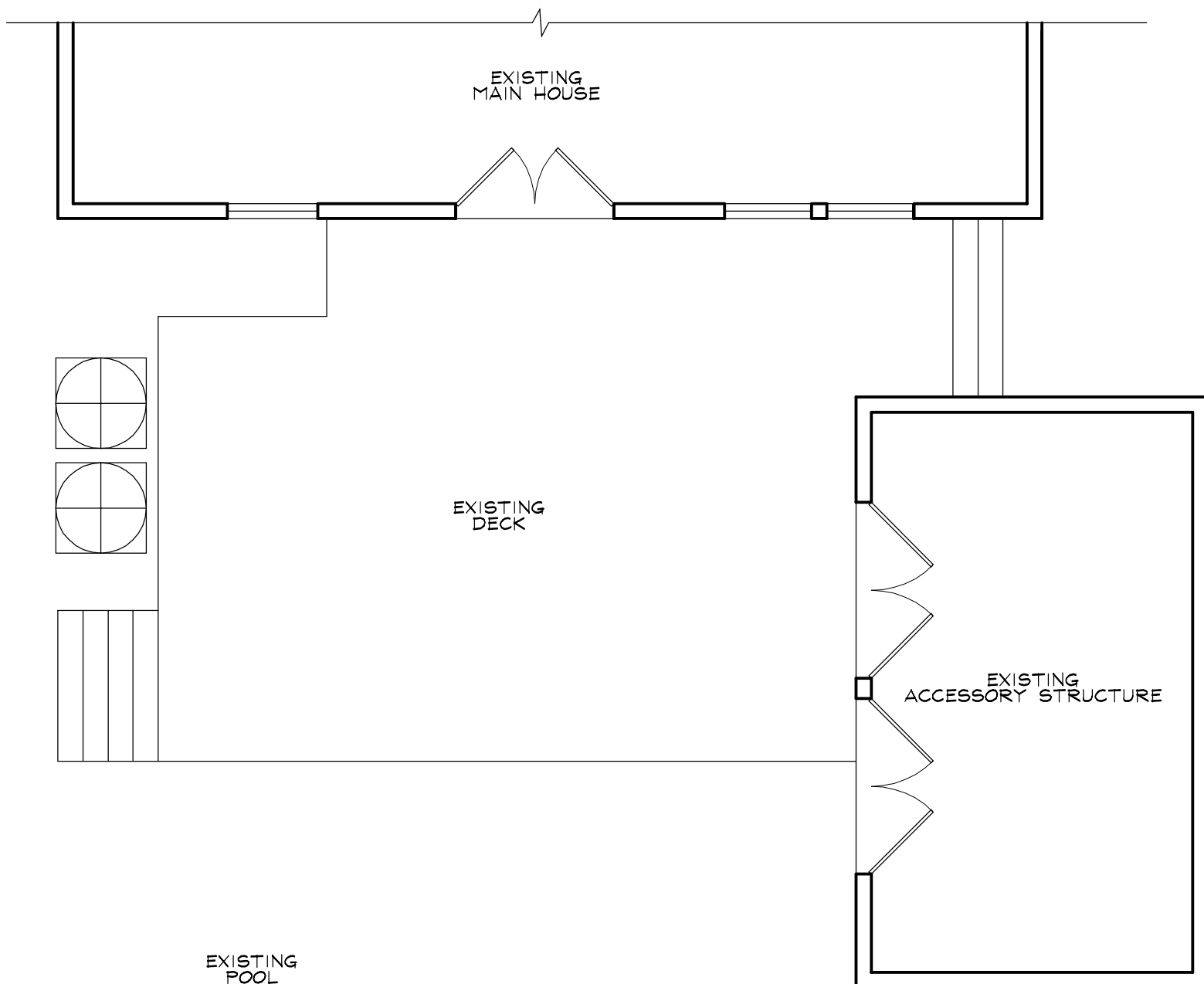




3  
 A2a  
 1/4" = 1'-0"

EXISTING EAST SIDE PARTIAL ELEVATION





1  
AI

EXIST./DEMO DECK PLAN

1/4" = 1'-0"

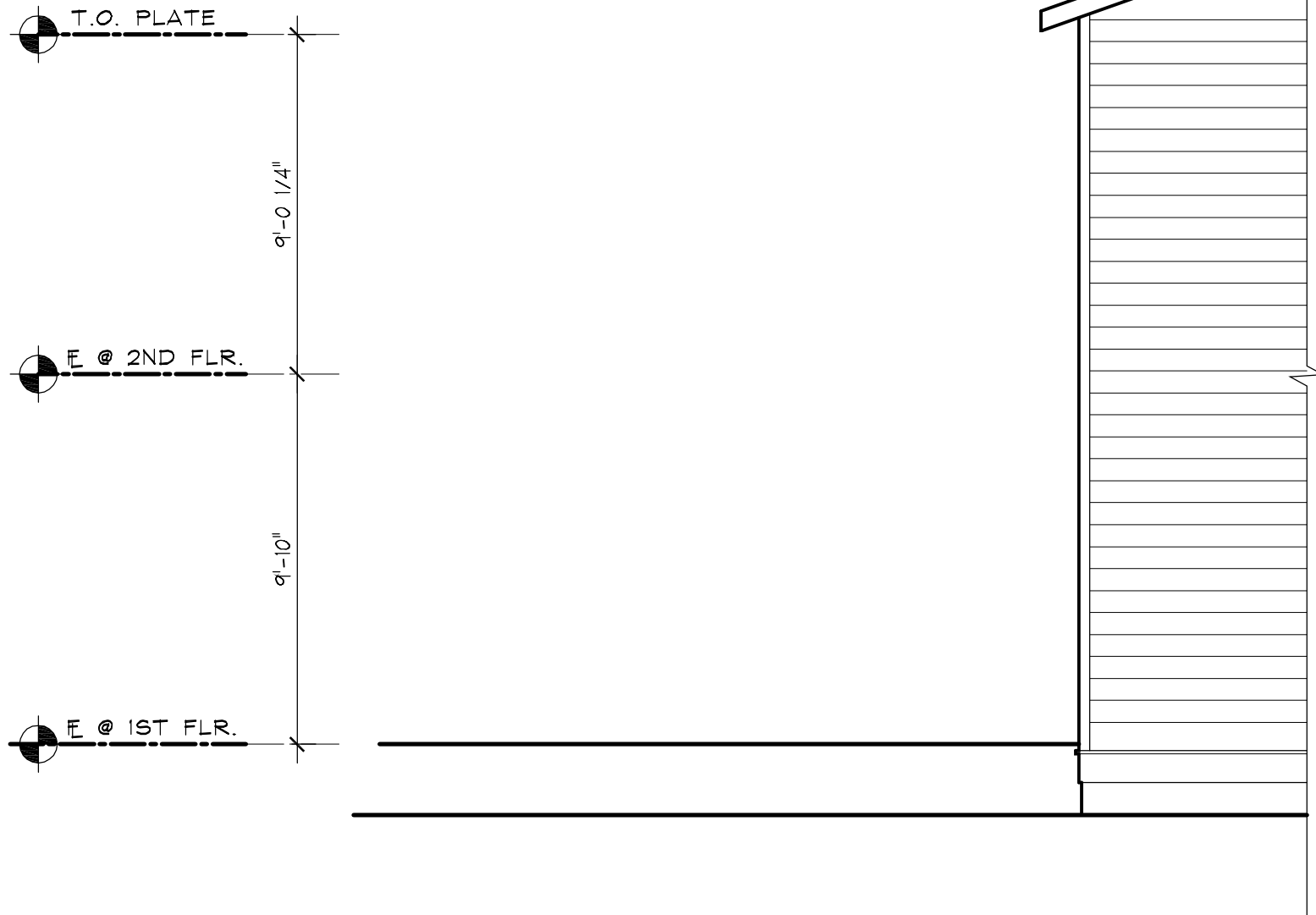




1  
A2a

EXISTING REAR ELEVATION  
1/4" = 1'-0"



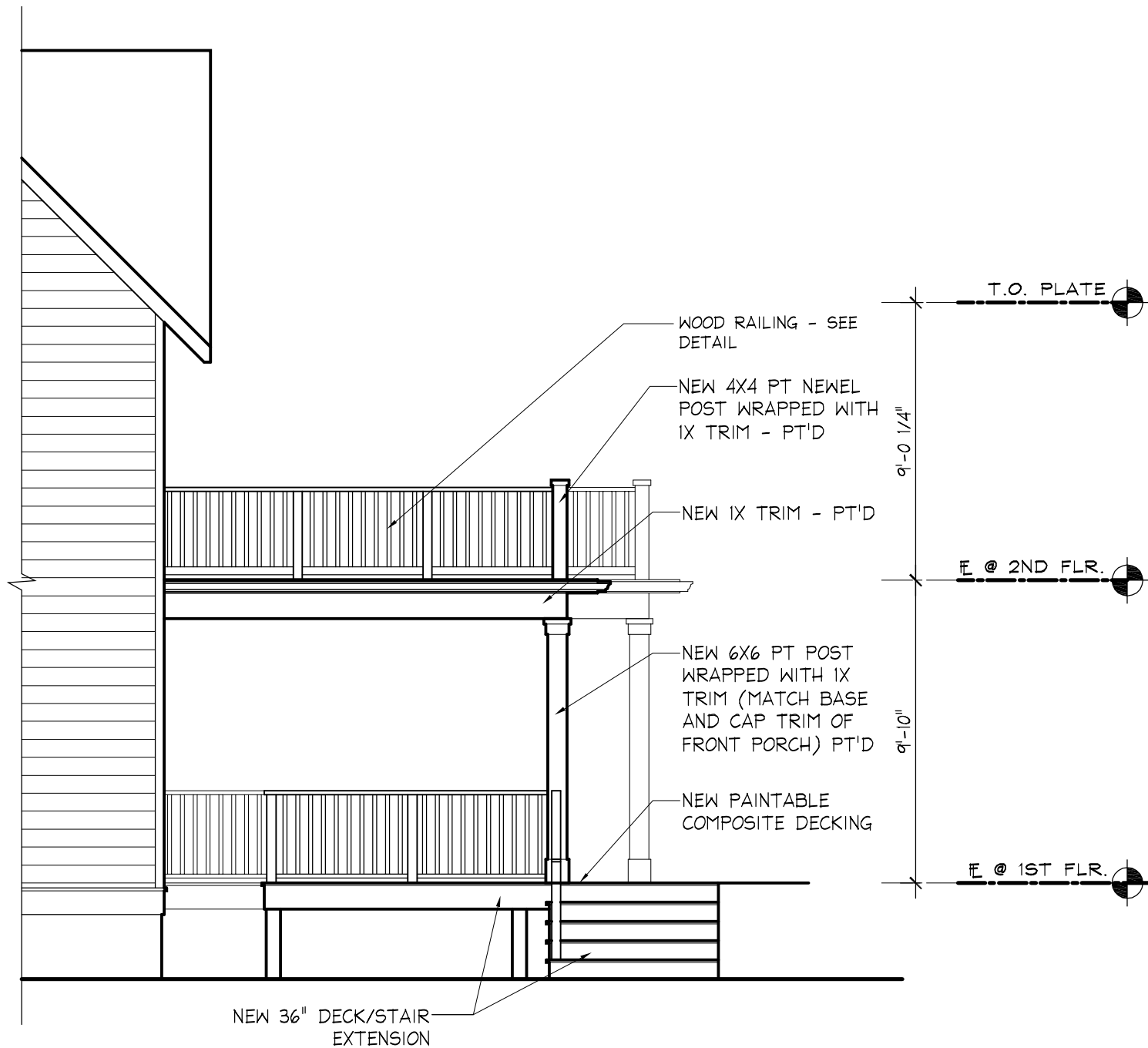


2  
A2a

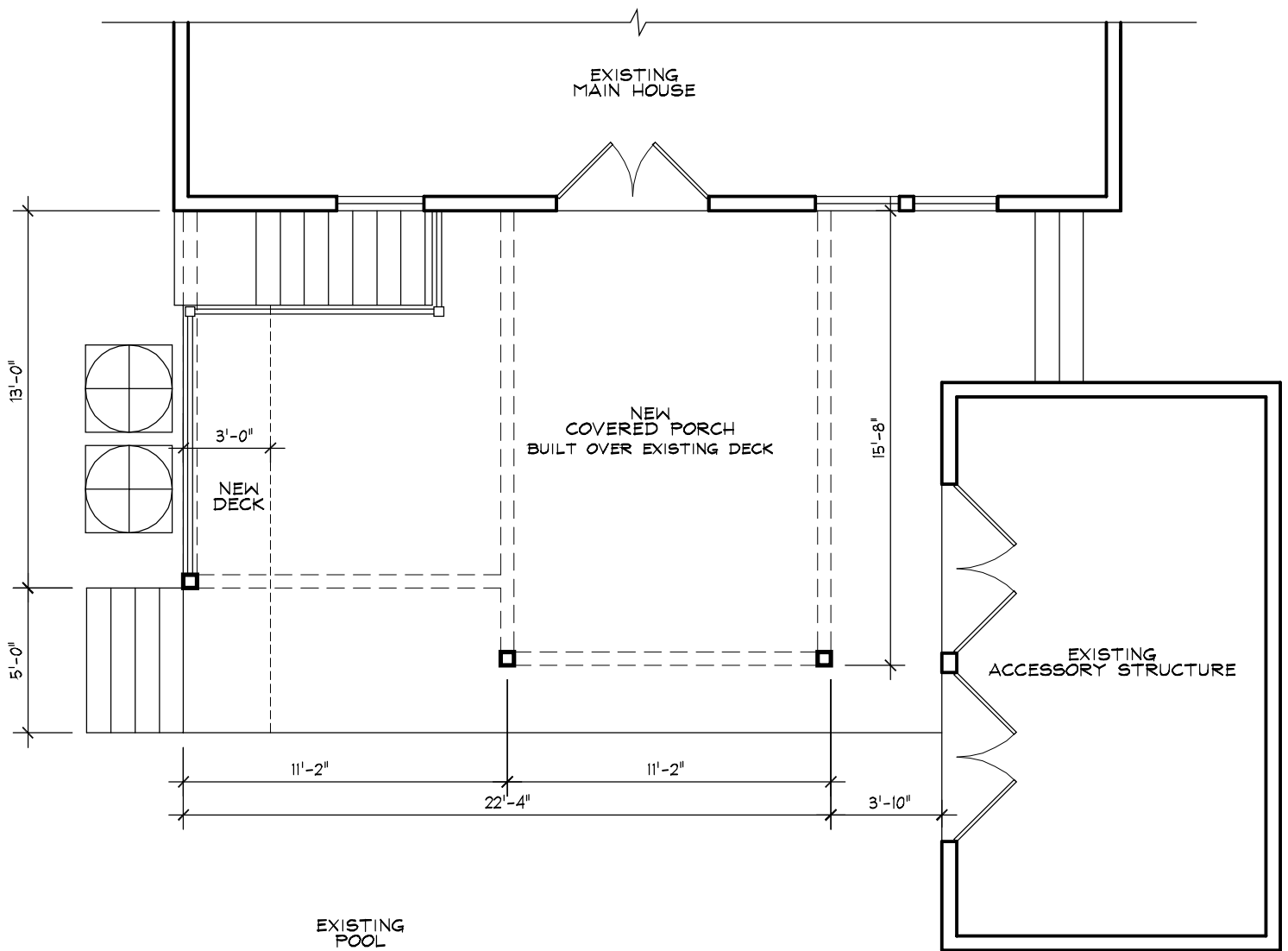
# EXISTING WEST SIDE PARTIAL ELEVATION

1/4" = 1'-0"



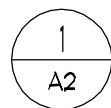
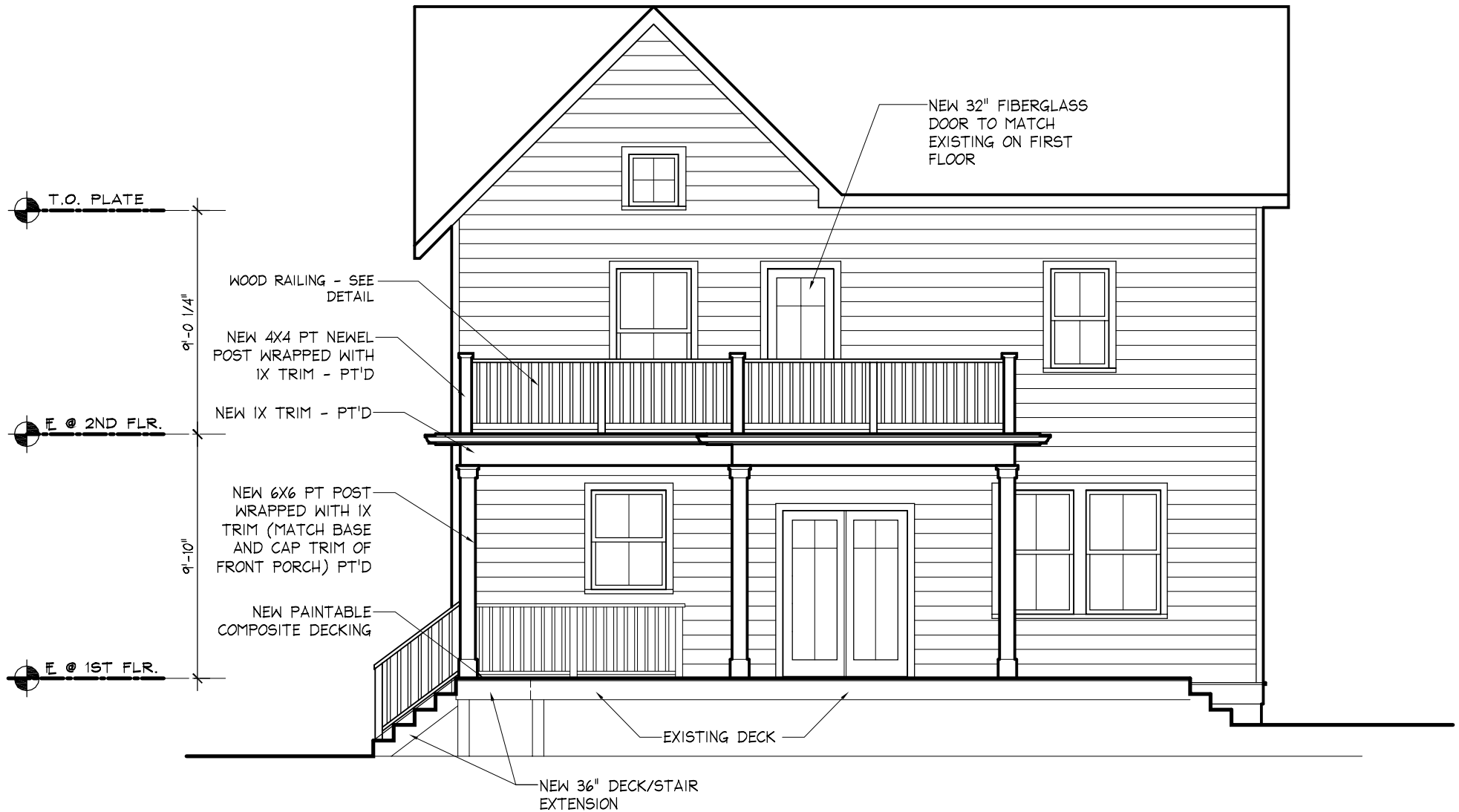






2 PROPOSED DECK PLAN  
A1 1/4" = 1'-0"

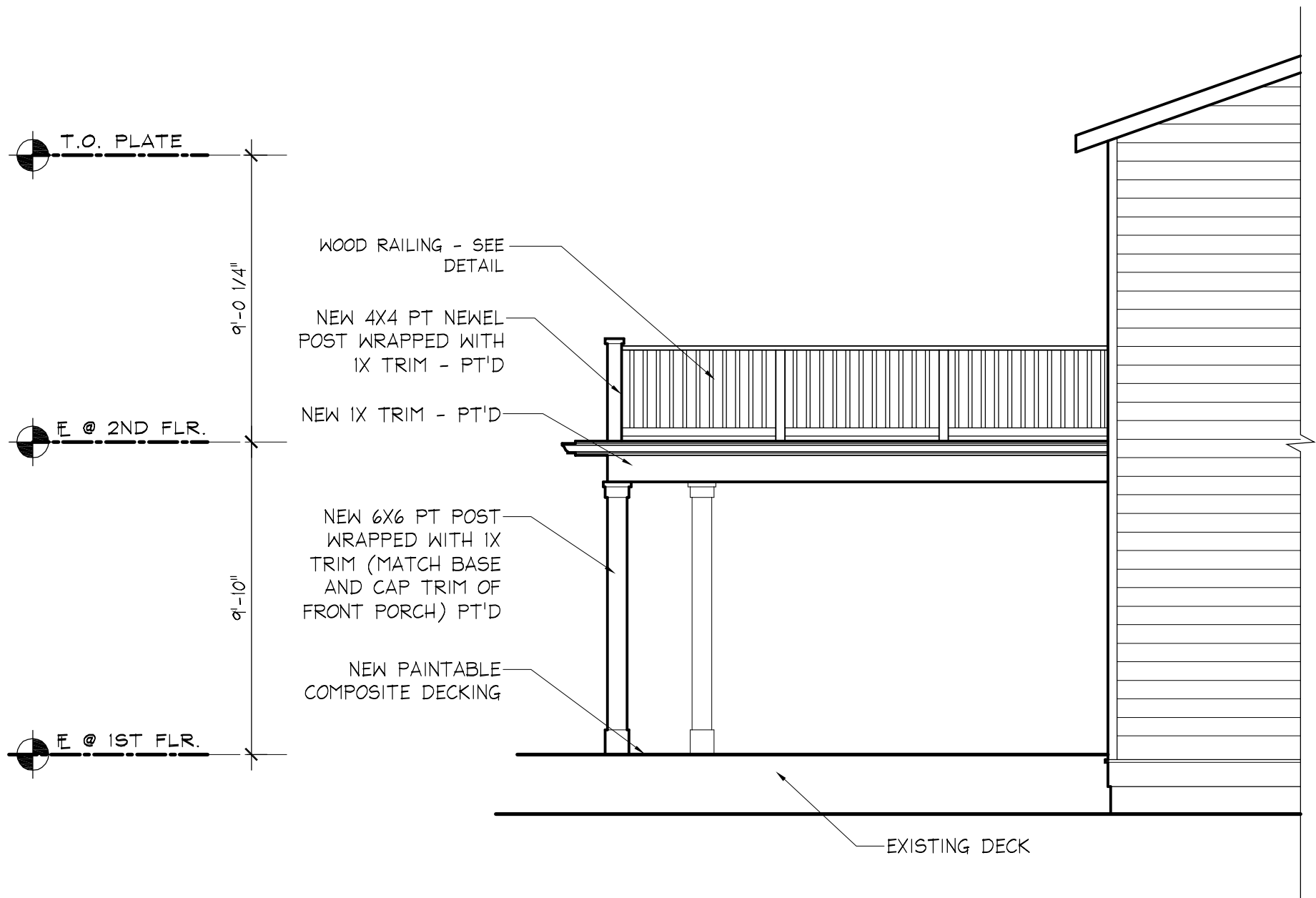




# PROPOSED REAR ELEVATION

1/4" = 1'-0"





2 PROPOSED WEST SIDE PARTIAL ELEVATION  
A2 1/4" = 1'-0"

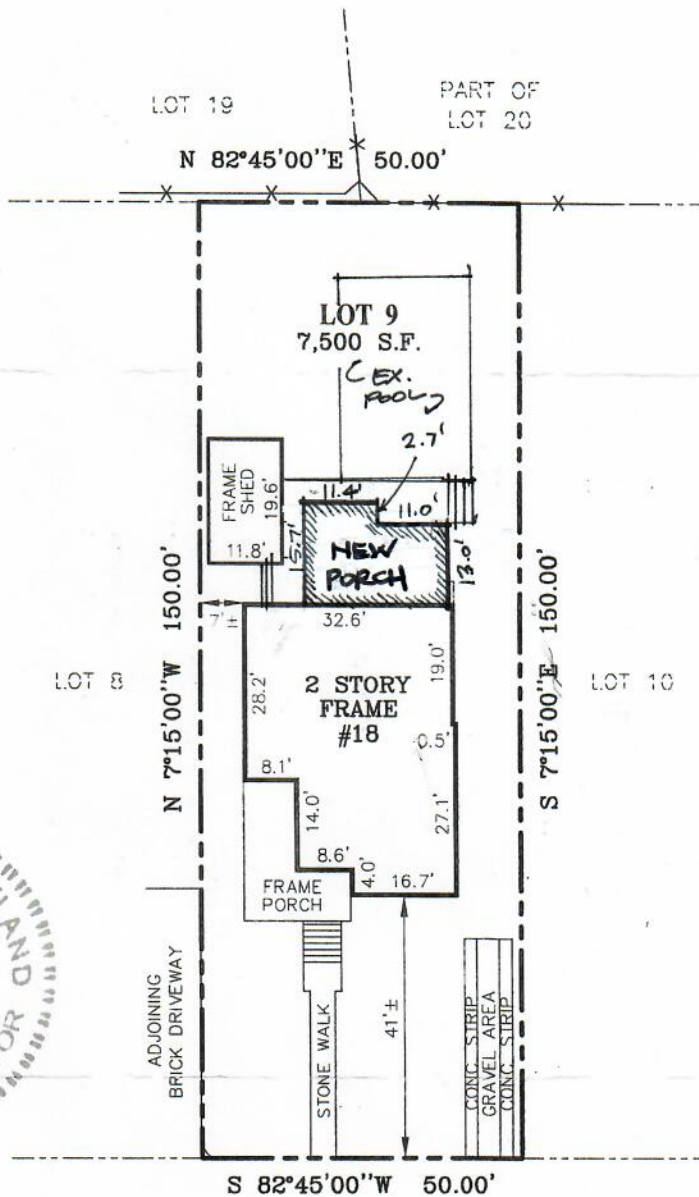


# CONSUMER INFORMATION NOTES:

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.
5. No Title Report furnished.

## Notes:

1. 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 1.5 feet. No property corners confirmed.
2. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING

LOT 9, BLOCK 18

B.F. GILBERT'S ADDITION TO  
TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

MONTGOMERY 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  
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587  
EXPIRES: 04-02-2015

## REFERENCES

PLAT BK. A  
PLAT NO. 2

LIBER  
FOLIO



## SNIDER & ASSOCIATES LAND SURVEYORS

20270 Goldenrod Lane, Suite 110  
Germantown, Maryland 20876  
301/948-5100 Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: E.H.

HSE. LOC.: 10-4-13

JOB NO.: 08-05057A