

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7206 Maple Avenue, Takoma Park	Meeting Date:	3/24/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/17/2021
Applicant:	Jennifer Toole (Rick Vitullo, Architect)	Public Notice:	3/10/2021
Review:	HAWP	Tax Credit:	N/A
		Staff:	Michael Kyne

Permit Number: 943605

PROPOSAL: New rear addition and shed

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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



Fig. 1: Subject property, as marked by the blue star.

PROPOSAL

The applicant proposes a new rear addition and shed at the subject property.

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:

- 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.
- 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

- (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:

- 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 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 2 ½-story Craftsman-style Contributing Resource within the Takoma Park Historic District. The applicant proposes to construct a new 2-story addition at the west side (rear) of the historic house and construct a new shed in the southwest (rear/left, as viewed from the public right-of-way of Maple Avenue) corner of the property.

The proposed addition will have the following specifications:

- Oriented with its gables to the north and south (as opposed to the east and west gables of the historic house).
- Separated from the historic house by a 7' deep 2-story hyphen.
- 1-story covered porch on the south (left) side.
 - Wood flooring and railings.
 - Architectural asphalt shingle roofing to match the addition.
 - Painted brick piers.
- 5" exposure fiber cement siding.
- Boral trim.
- Wood brackets in the gables to match the existing.
- Wood SDL casement, awning, and double-hung windows, with permanently affixed interior and exterior muntins spacer bars.
- Architectural asphalt shingle roofing.
- Parged CMU foundation.

The proposed shed will have the following specifications:

- Oriented with its front facing Maple Avenue to the east.
- 18' wide x 10' deep, rectangular, side gabled shed.
- Constructed from wood framing and siding.
- Wood double doors on the east side (front).
- Architectural asphalt shingle roofing.

Staff fully supports the applicant's proposal. The subject property house is located close to the north (right side) property line, with a narrow separation between it and the neighboring house at 7208 Maple Avenue. Because of this, the proposed addition will be minimally visible, at best, when viewing the property from oblique angles within the public right-of-way.

Also, the proposed hyphen between the historic house and addition has a 6" inset on the north (right) side, a deeper inset on the south (left) side, and a roof that is much lower than that of the historic house and proposed addition, clearly differentiating the addition from the historic house. The design and materials of the proposed addition are also compatible with the historic house, while the relatively small size and lower height of the addition make it visually subordinate to the historic house.

In accordance with the *Guidelines*, the proposed addition is in the appropriate location at the rear of the historic house, and it is generally consistent with the predominant architectural style (Craftsman) of the historic house. The proposed addition also respects the existing environmental settings, landscaping, and patterns of open space, as its placement allows the openness of the south (left) side of the property to be retained.

The proposed new shed will be clearly visible from the public right-of-way, due to the openness of the openness of the south (left) side of the subject property. However, staff finds that the proposed location is appropriate for an accessory structure, and the proposed shed is generally compatible with the historic house and streetscape, in terms of size, materials, and design.

In accordance with *Standards #2 and #9*, the proposal will not remove or alter character-defining features of the historic house or surrounding streetscape. Per *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission, staff finds the proposal 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, #9, and #10*.

and with the general condition that the applicant shall present an electronic set 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.



FOR STAFF ONLY:
HAWP# 943605
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Jennifer Toole
Address: 7206 Maple Avenue
Daytime Phone: 443-956-9945

E-mail: jtoole@tooledesign.com
City: Takoma Park Zip: 20912
Tax Account No.: 01072735

AGENT/CONTACT (if applicable):

Name: Richard J. 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? X 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: 7206 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
Lot: 31 Block: 5 Subdivision: B. F. Gilbert's Addition to Takoma Park 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 checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input 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.

Richard J. Vitullo AIA

2/26/21

Signature of owner or authorized agent

Date

SEE ATTACHED SHEETS

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

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

SEE ATTACHED SHEETS

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

SEE ATTACHED SHEETS

SEE ATTACHED SHEETS

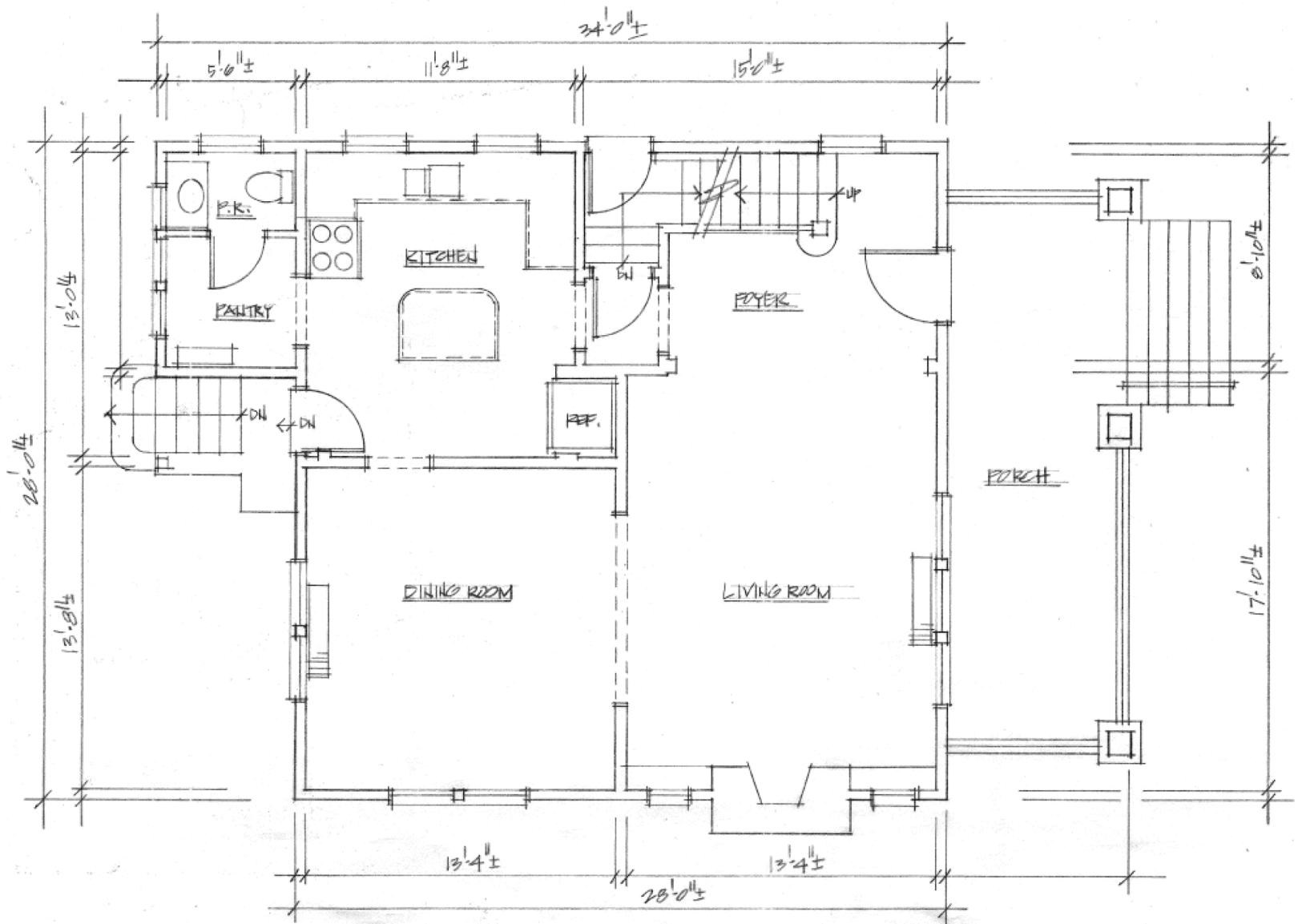
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

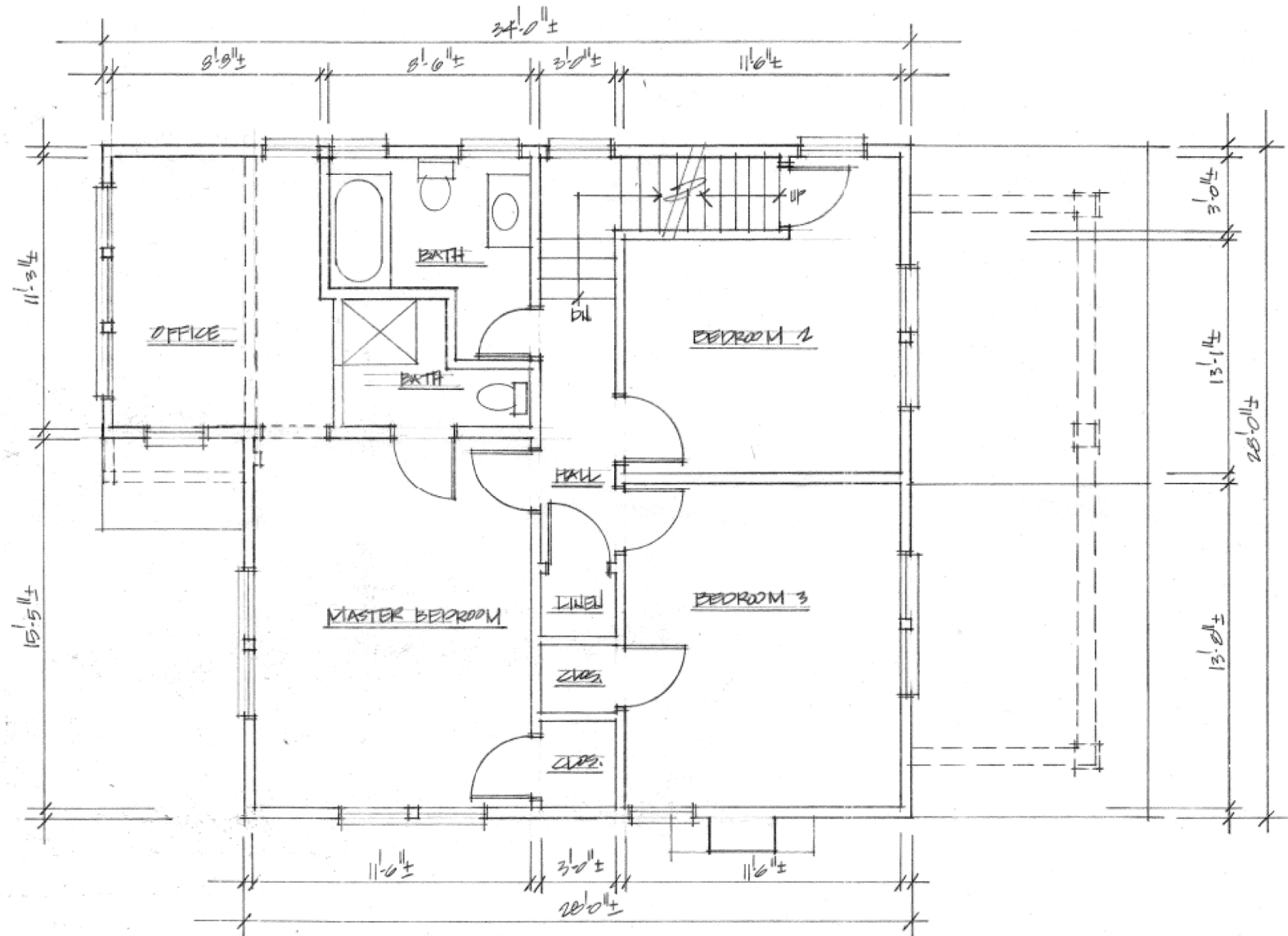


EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

TOOLE RESIDENCE
1200 MAPLE AVE.
TAKOMA PARK, MD

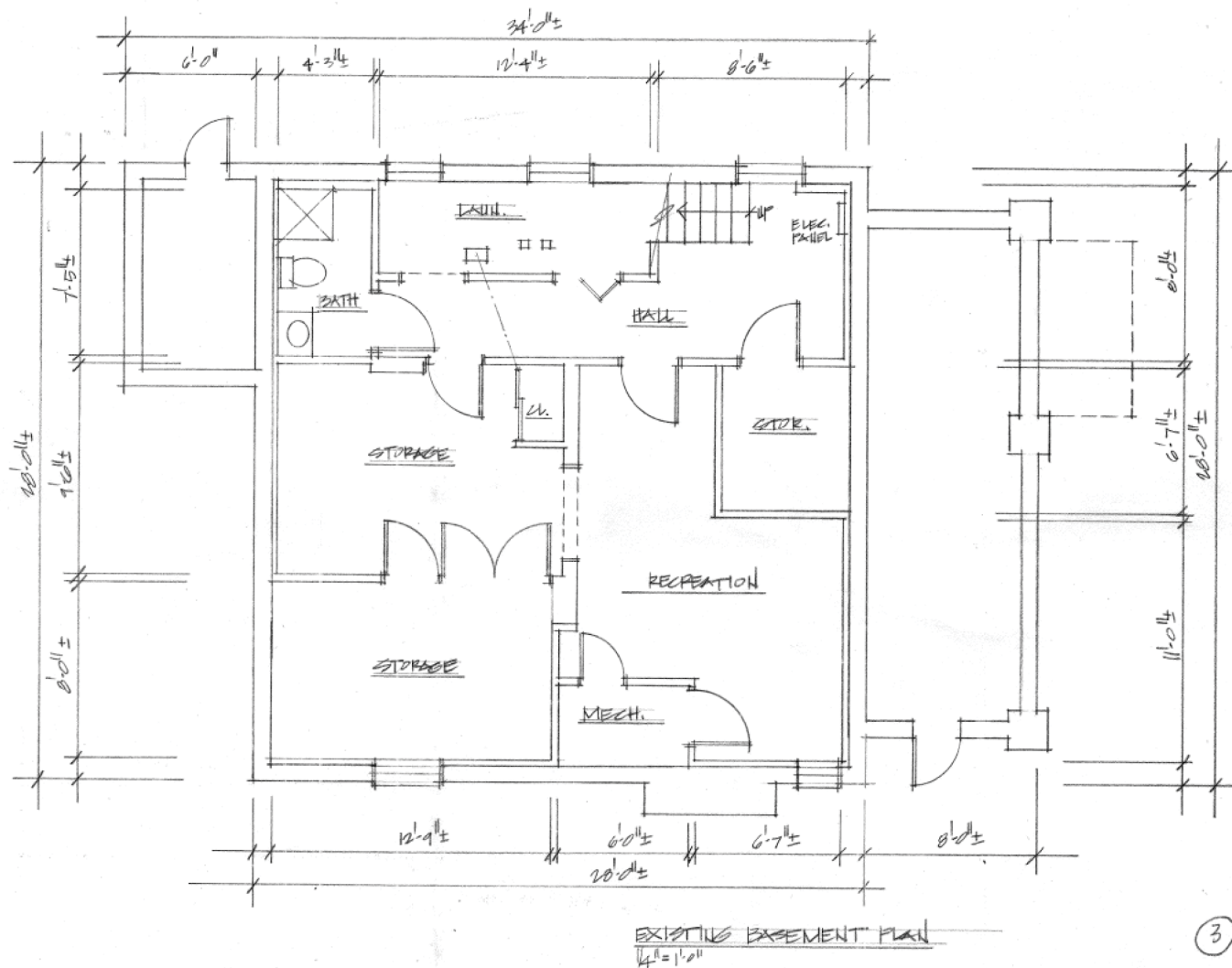
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)806-6447 cell

1

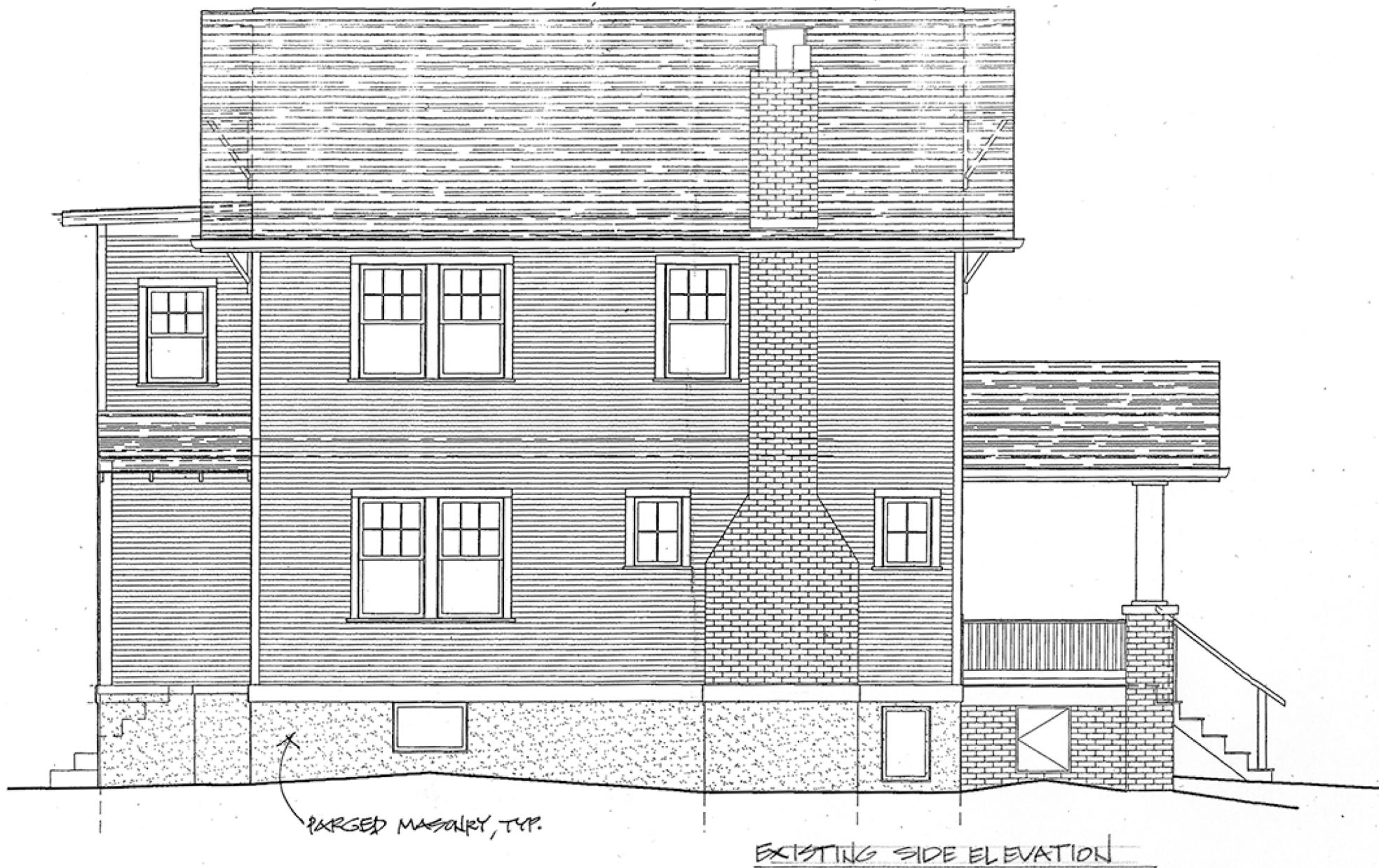


EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"

2





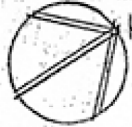
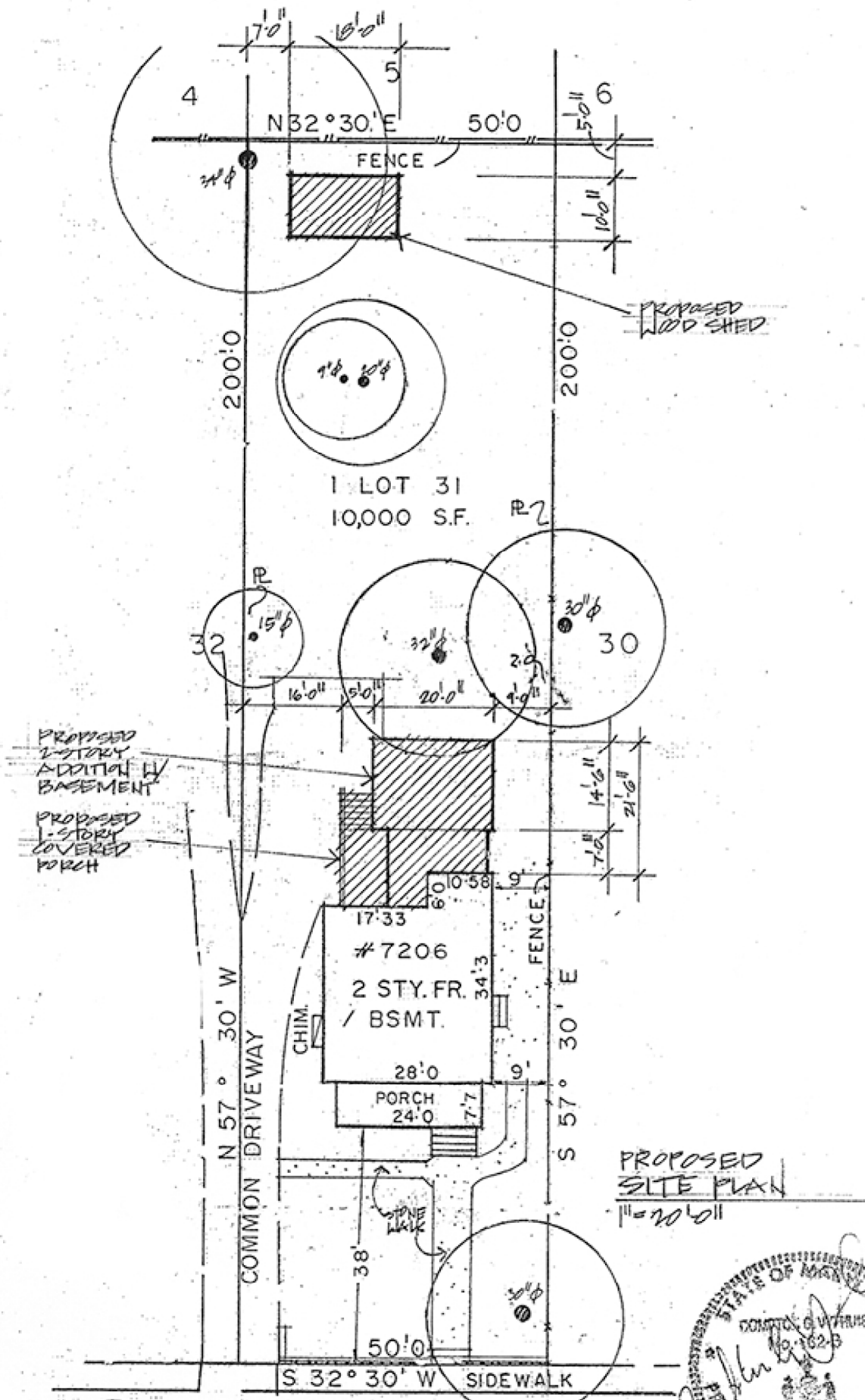




EXISTING REAR ELEVATION

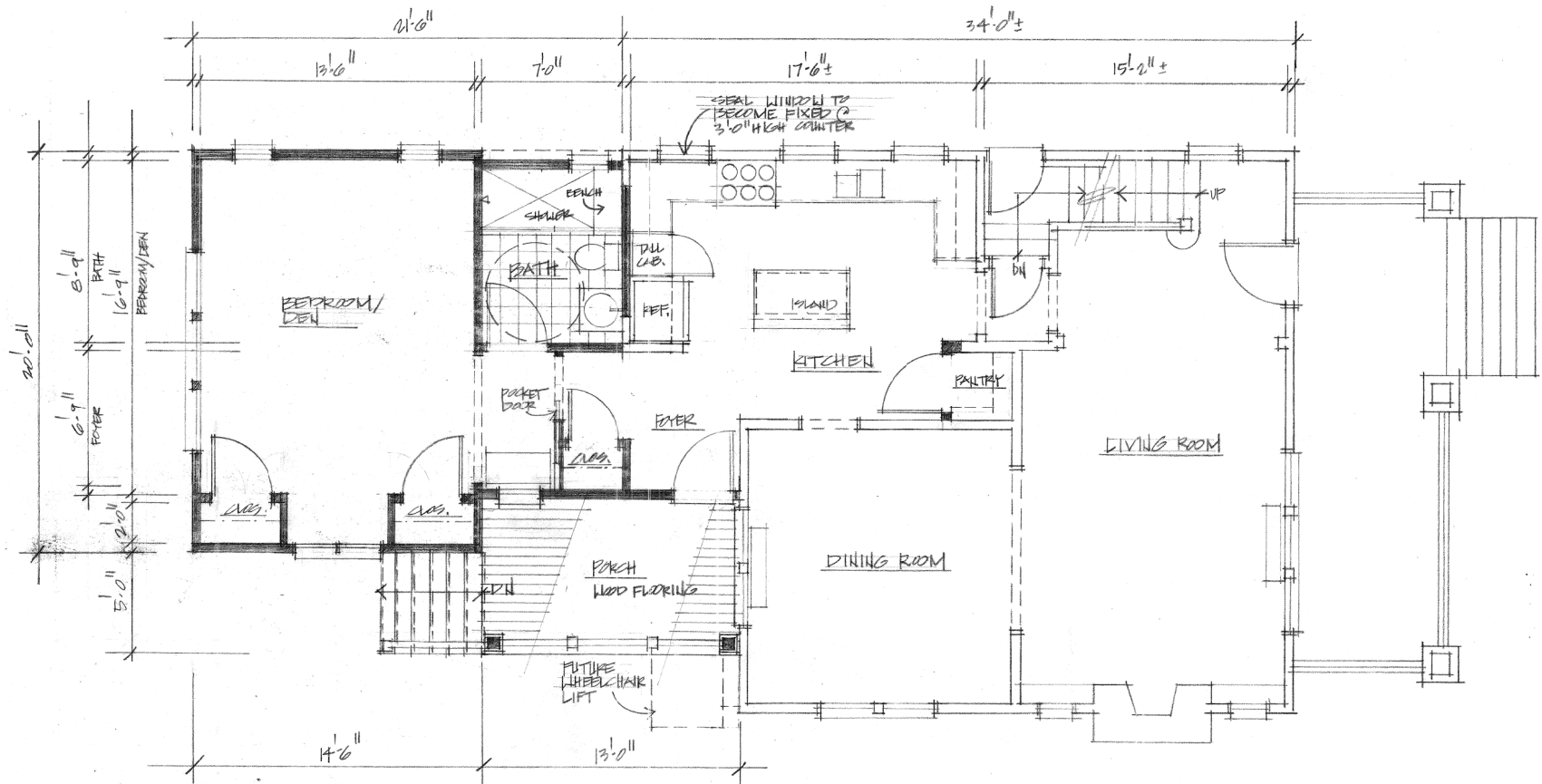


EXISTING SIDE ELEVATION



MAPLE AVENUE



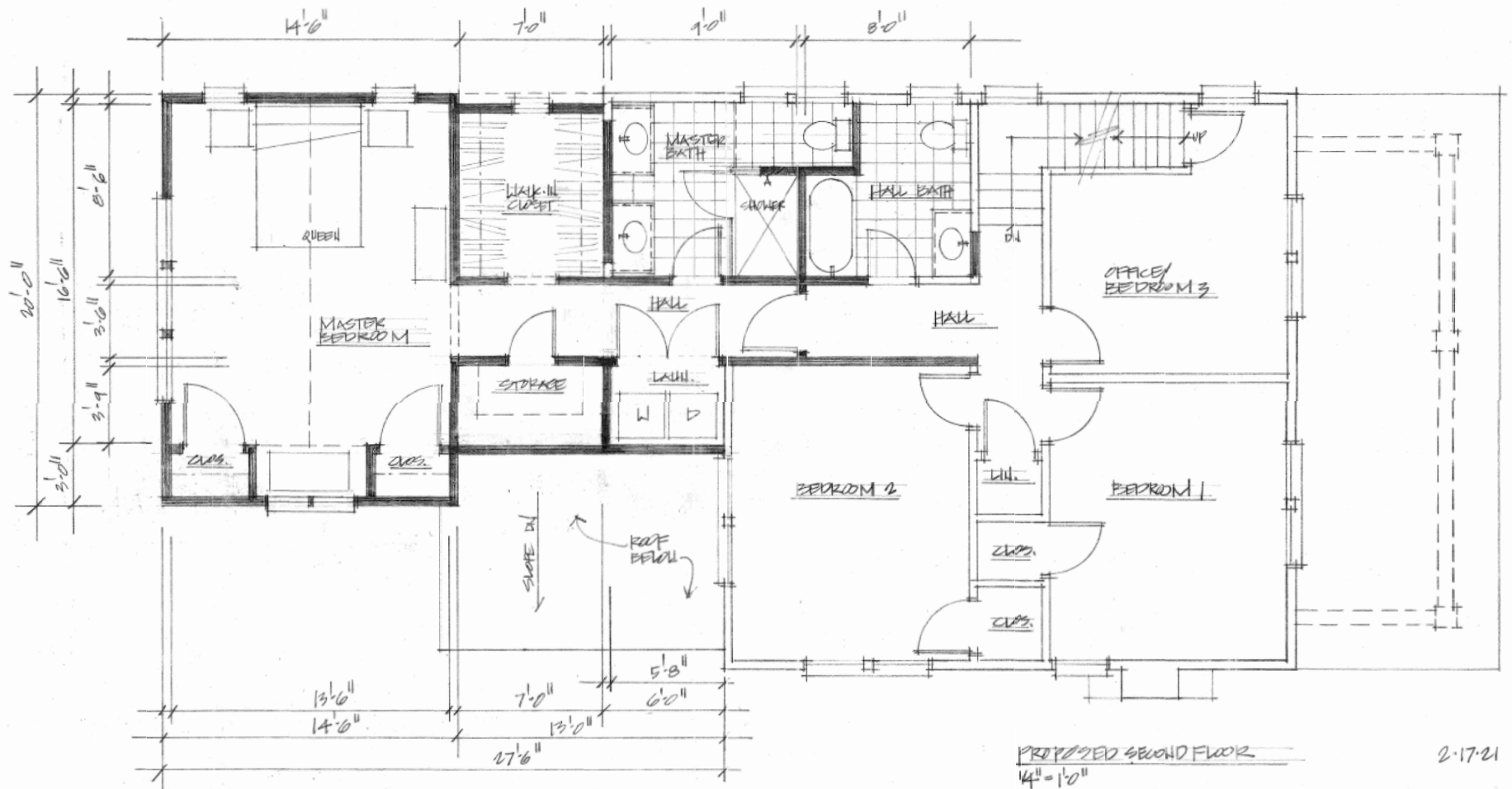


EXISTING
 NEW
 EXIST. S.F. = 844 S.F.
 NEW S.F. = 450 S.F.

PROPOSED FIRST FLOOR 2.17.21
 1/4" = 1'-0"

TALE RESIDENCE
 1306 MAPLE AVE.
 TAKOMA PARK, MD 20912

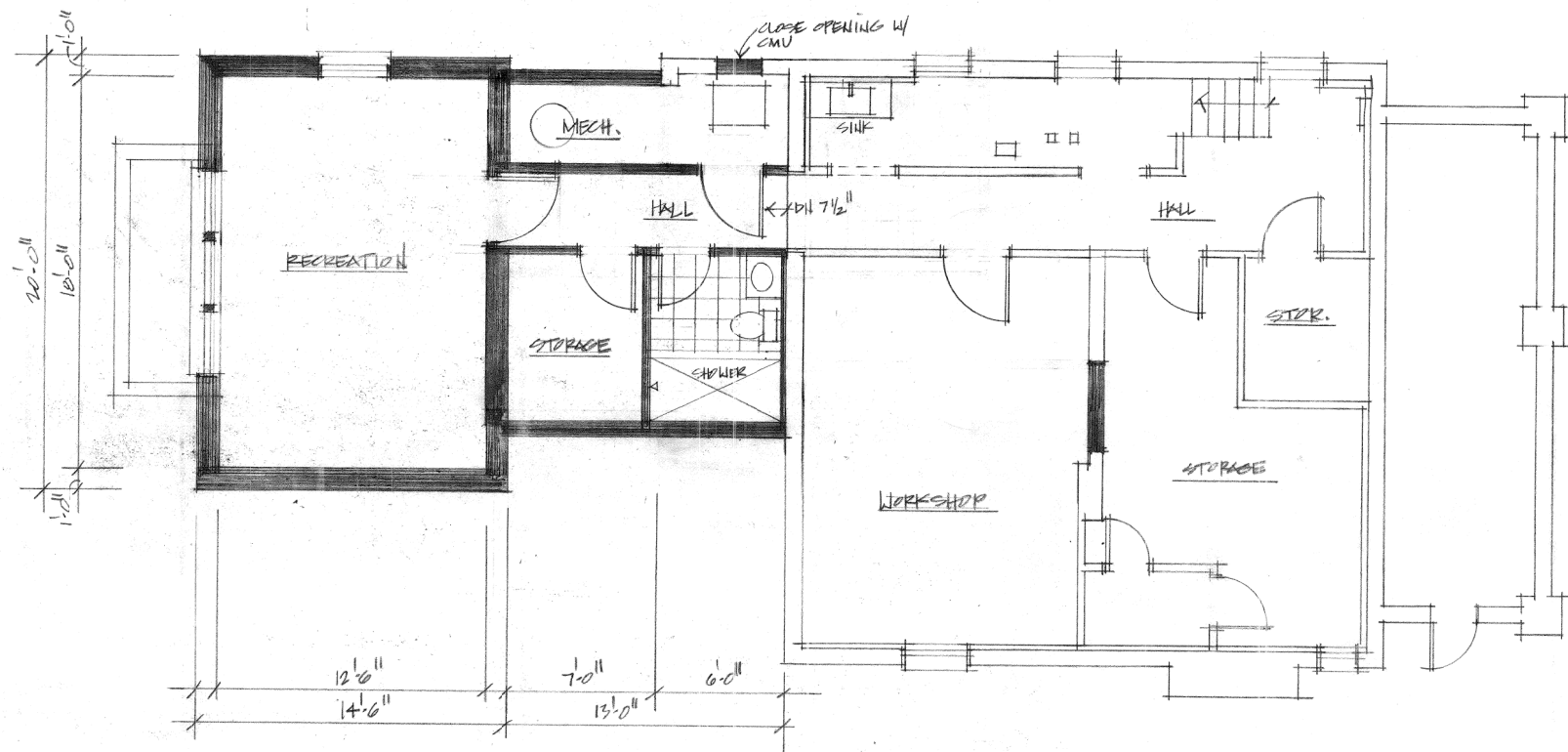
Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell



EXIST. S.F.: 844 S.F.
NEW S.F.: 450 S.F.

PROPOSED SECOND FLOOR
14" = 1'-0"

2.17.21



EXIST. S.F.: 844 S.F.
 NEW S.F.: 450 S.F.

PROPOSED BASEMENT
 1/4" = 1'-0"

2.17.21

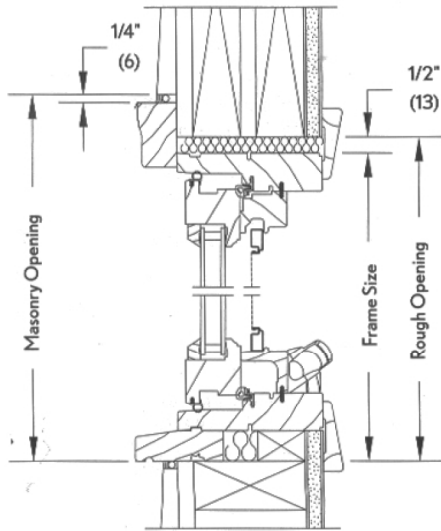




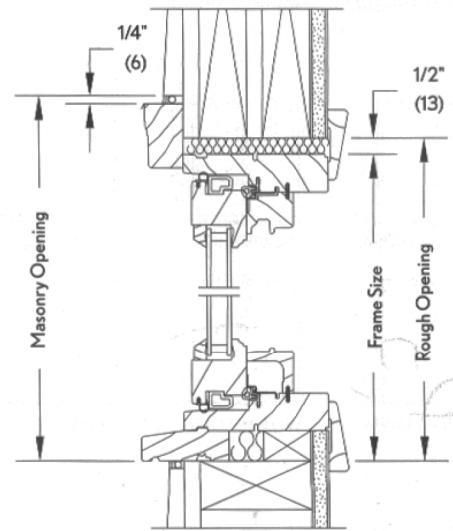


WOOD ULTIMATE AWNING

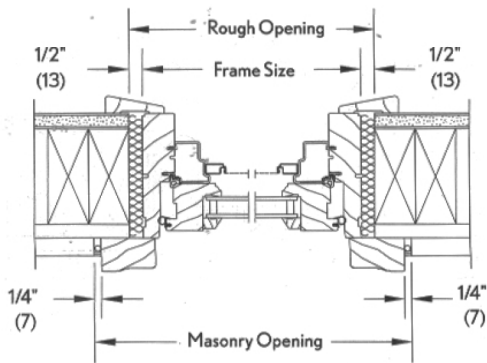
CONSTRUCTION DETAILS



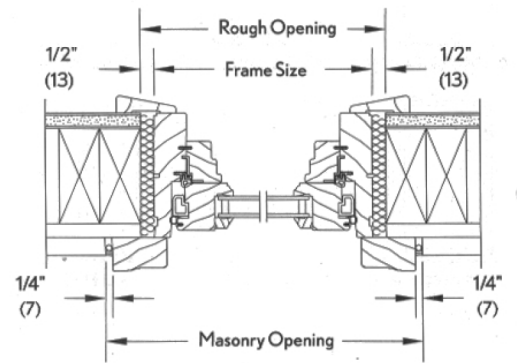
OPERATOR
HEAD JAMB AND SILL



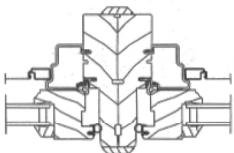
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HEAD JAMB AND SILL



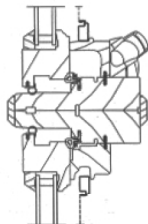
OPERATOR JAMB



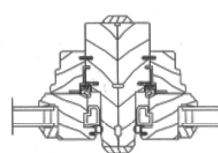
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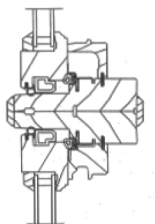
OPERATOR
VERTICAL MULLION



OPERATOR
HORIZONTAL MULLION



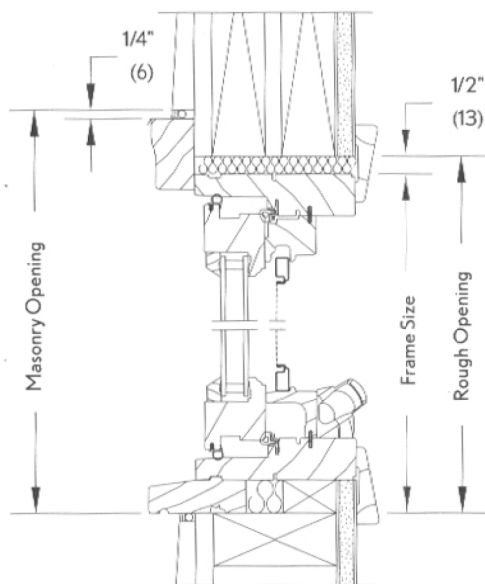
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VERTICAL MULLION



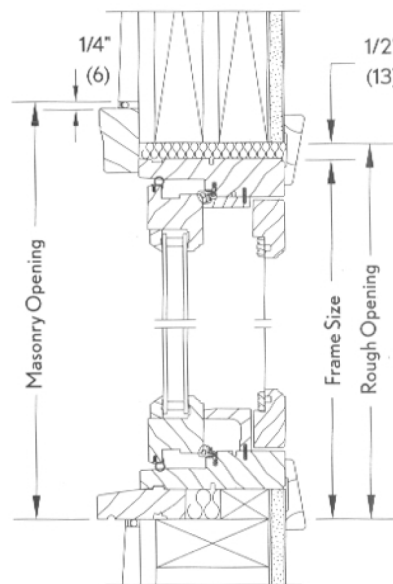
STATIONARY
HORIZONTAL MULLION

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

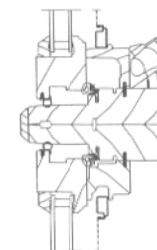
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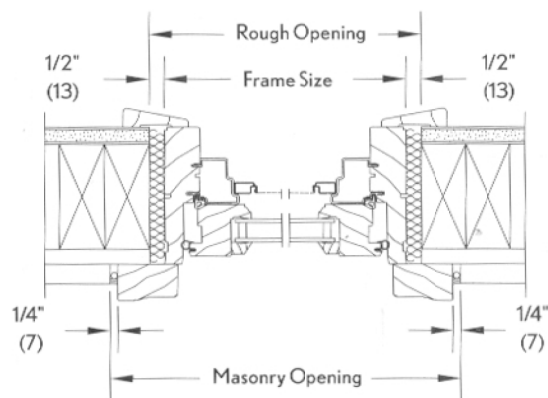
OPERATOR
HEAD JAMB AND SILL



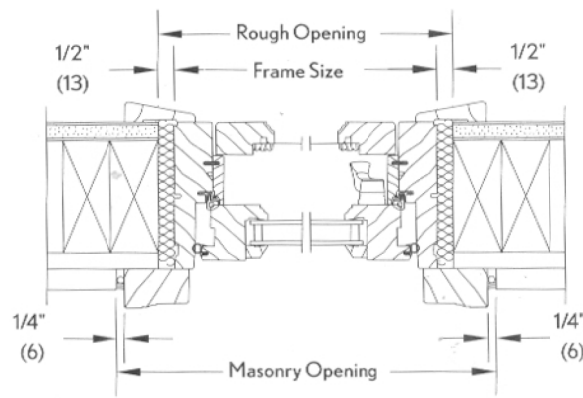
PUSH OUT OPERATOR
HEAD JAMB AND SILL



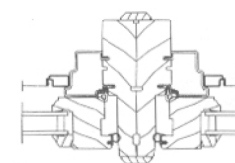
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OPERATOR JAMB



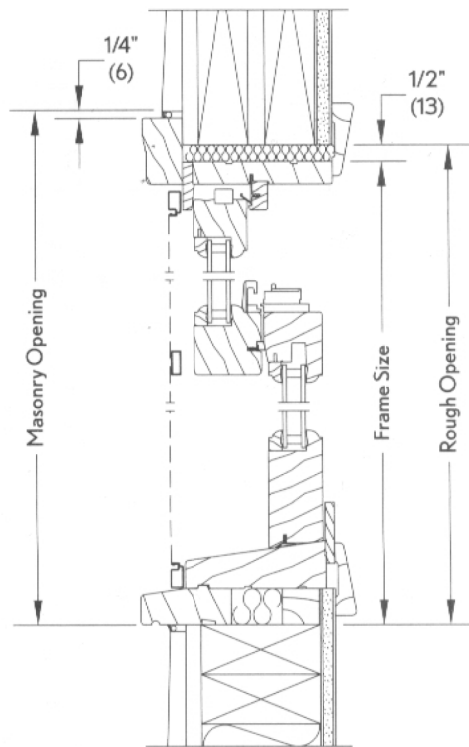
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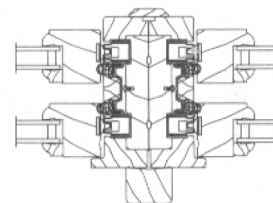
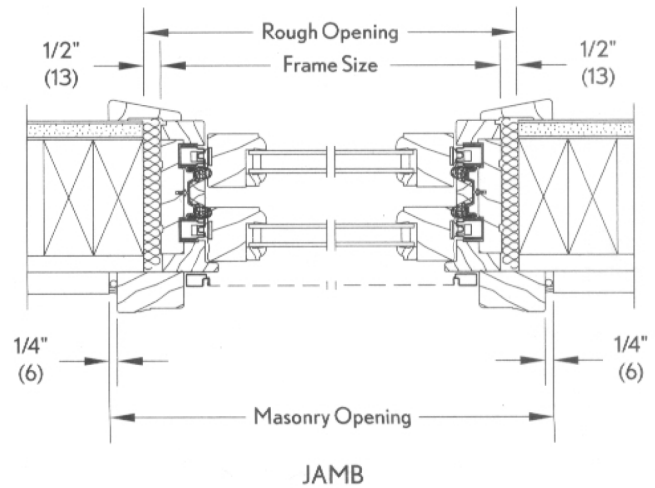
VERTICAL MULLION

WOOD ULTIMATE DOUBLE HUNG

CONSTRUCTION DETAILS



HEAD JAMB AND SILL



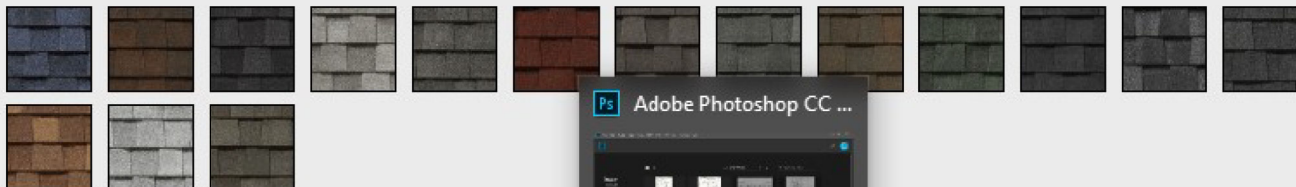
VERTICAL MULLION

HOME / RESIDENTIAL ROOFING / PRODUCTS / LANDMARK®



PRODUCTS AVAILABLE NEAR ZIP CODE:

20912



LANDMARK®

VISUALIZE YOUR
HOME

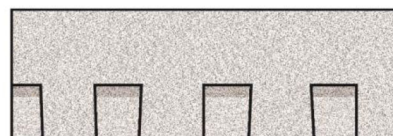
GET AN ESTIMATE

VIEW GALLERY

Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	219 to 238 lb **	240 to 267 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location

INSTALLATION

Detailed installation instructions are supplied on each bundle of Landmark shingles and must be followed. Separate application sheets may also be obtained from CertainTeed.

Hips and Ridges: For capping hip and ridge apply CertainTeed Shadow Ridge®, Cedar Crest® or Mountain Ridge® shingles of a like color.

MAINTENANCE

These shingles do not require maintenance when installed according to manufacturer's application instructions. However, to protect the investment, any roof should be routinely inspected at least once a year. Older roofs should be looked at more frequently.

WARRANTY

Landmark Premium (and AR), Landmark PRO/Architect 80 AR, Landmark PRO (and AR), and Landmark (and AR) shingles carry a lifetime limited, transferable warranty to the consumer against manufacturing defects when applied to stated CertainTeed application instructions for this product. In addition, Landmark Premium (and AR), Landmark PRO (and AR), Landmark PRO/Architect 80 AR, and Landmark (and AR) carry 10-years of SureStart™ Protection. Landmark AR shingles carry a 10-year algae resistance warranty. Landmark Premium AR, Landmark PRO AR, and Landmark PRO/Architect 80 AR shingles carry a 15-year algae resistance warranty. For specific warranty details and limitations, refer to the warranty itself (available from the local supplier, roofing contractor or on-line at www.certainteed.com).

FOR MORE INFORMATION

Sales Support Group: 800-233-8990

Web site: www.certainteed.com

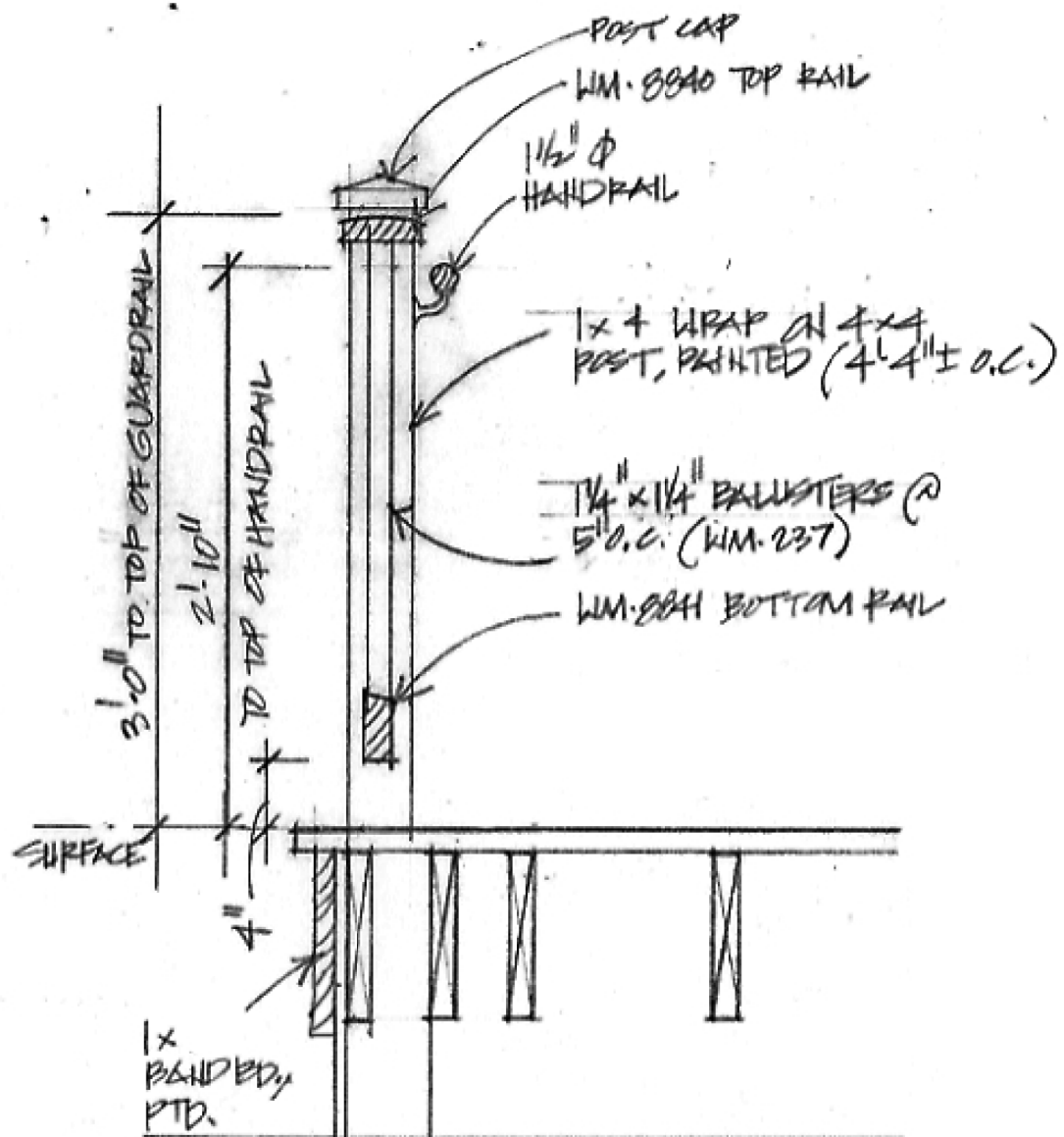
See us at our on-line specification writing tool, CertaSpec®, at www.certainteed.com/certaspec.

CertainTeed

20 Moores Road
Malvern, PA 19355

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1
A-1 RAIL SECTION
1" = 1'-0"

HANDRAIL

STOCK
PINE



SM-8840
1-1/2 X 3-1/2
TOP PORCH RAIL



LWM-237
1-1/4 X 1-1/4
BALUSTER STOCK



SM-8841
1-1/2 X 3-1/2
BOTTOM PORCH RAIL

SCALE: HALF SIZE
PAGE NO. A-54

BAR RAIL 33













