MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 7206 Maple Avenue, Takoma Park      Meeting Date: 3/24/2021
Resource: Contributing Resource      Report Date: 3/17/2021
Takoma Park Historic District      Public Notice: 3/10/2021
Applicant: Jennifer Toole
(Rick Vitullo, Architect) Tax Credit: N/A
Review: HAWP 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 south (left) side of the subject property. However, staff finds that the proposed location at 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.
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: jtuole@tuoledesign.com
City: Takoma Park
Tax Account No.: 01072735
Zip: 20912

AGENT/CONTACT (if applicable):

Name: Richard J. Vitullo AIA
Address: 7016 Woodland Avenue
Daytime Phone: 301-806-6447
City: Takoma Park
zip: 20912

E-mail: rjv@vitullostudio.com
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: 7206
Street: Maple Avenue
Town/City: Takoma Park
Nearest Cross Street: Tulip Avenue
Lot: 31 Block: 5 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.

Richard J. Vitullo AIA ____________________
Signature of owner or authorized agent 2/26/21 Date
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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<td><strong>Adjacent and confronting Property Owners mailing addresses</strong></td>
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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
<table>
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<tr>
<th>Work Item 1:</th>
<th>Description of Current Condition</th>
<th>Proposed Work:</th>
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## HISTORIC AREA WORK PERMIT
### CHECKLIST OF APPLICATION REQUIREMENTS

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WOOD ULTIMATE AWNING

CONSTRUCTION DETAILS

OPERATOR HEAD JAMB AND SILL

STATIONARY HEAD JAMB AND SILL

OPERATOR JAMB

STATIONARY JAMB

OPERATOR VERTICAL MULLION

OPERATOR HORIZONTAL MULLION

STATIONARY VERTICAL MULLION

STATIONARY HORIZONTAL MULLION
WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

CONSTRUCTION DETAILS

OPERATOR HEAD JAMB AND SILL

PUSH OUT OPERATOR HEAD JAMB AND SILL

HORIZONTAL MULLION

OPERATOR JAMB

PUSH OUT OPERATOR JAMB

VERTICAL MULLION
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 # FI 5444
Meets TDI Windstorm Requirements

Technical Data:

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*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.
POST CAP
LM. 8940 TOP RAIL
1-1/2" Φ
HANDRAIL

1x4 WRAP AN 4x4 POST, PAINTED (4'-4" + O.C.)

1/4" X 1/4" BALUSTERS @
5'-0" O.C. (LM. 237)
LM. 8841 BOTTOM RAIL

3'-0" TO TOP OF GUARDRAIL
2'-10"
4" TO TOP OF HANDRAIL

SURFACE

1x BANDED PTD.

SECTION A-A
11" = 1'-0"
HANDRAIL

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