

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7318 Baltimore Ave., Takoma Park	Meeting Date:	7/14/2021
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	7/7/2021
Applicant:	Tara Corvo & Rob Haynos Alice Enz, Architect	Public Notice:	6/30/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	957269	Staff:	Dan Bruechert
Proposal:	Partial Demolition, New Construction, Front Porch Construction, Window Replacement, and Tree Removal		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Ranch
DATE: 1953



Figure 1: 7318 Baltimore Ave., is located on a flag lot, setback from the street.

PROPOSAL

The applicant proposes a whole-house renovation that will:

- Demolish the existing rear deck;
- Enlose the existing front porch;
- Construct an addition at the rear;
- Construct new porches;
- Re-side the house and install new decorative elements to change the house style;
- Remove a tree; and
- Install a new patio at 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 at 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 district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions 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 character of the district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

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.
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 DISCUSSION

The existing house was constructed in 1953 on a flag lot that is set back from the streetscape. The applicant proposes to renovate the house with several minor changes to three sides of the existing house. The proposal includes removing the existing rear deck, enclosing the front porch and constructing a bay at the front, constructing a one-story addition and an enclosed porch at the rear, and constructing a new side porch, and a rear patio. The existing windows will be replaced with aluminum-clad windows in 6/1 sash and four-lite casement configurations. The house will also be re-sided in fiber cement clapboards and shingles. Decorative changes will change the house style to a more Craftsman appearance by installing battered columns and exposed roof rafter tails. The tree in the middle of the existing rear deck will be removed. The Takoma Park Arboirist's office reviewed and preliminarily approved the tree removal.

Staff finds the house is setback 160' (one hundred sixty feet) from Baltimore Ave. so that the changes proposed will not have an impact on the character of the surrounding streetscape. Additionally, Staff finds the proposed change will not have a significant impact on the scale or massing of the house. Typically, Staff would not support fiber cement shingles, finding they are too flat to be a compatible substitute material, however, because the subject property is Non-Contributing and set so far back from the street, Staff supports their use in this instance.

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), and the *Takoma Park Historic District Guidelines*, 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, 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 957269
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Tara Corvo & Rob Haynos

E-mail: TMCorvo@mintz.com

Address: 7318 Baltimore Ave

City: Takoma Park Zip: 20912

Daytime Phone: 301-602-6438

Tax Account No.: 01067237

AGENT/CONTACT (if applicable):

Name: Alice Enz

E-mail: aenz@axis-architects.com

Address: 702 Carter Road

City: Rockville Zip: 20852

Daytime Phone: 412-491-9328

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 Historic District
____ 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. NO

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. NO

Building Number: 7318 Street: Baltimore Ave.

Town/City: Takoma Park Nearest Cross Street: Albany Ave.

Lot: _____ Block: 76 Subdivision: 025 Parcel: P15

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 checked="" 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 |
| | | <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.

Alice N. Enz
Signature of owner or authorized agent

6/22/21
Date

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

Owner's mailing address 7318 Baltimore Ave Takoma Park, MD 20912	Owner's Agent's mailing address 702 Carter Ave Rockville, MD 20852
Adjacent and confronting Property Owners mailing addresses	
See attached Memorandum A	

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 Memorandum A

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

See attached Memorandum A

Work Item 1: <u> Addition </u>	
Description of Current Condition:	Proposed Work: Add ground floor master suite, dining room, small library, screened in porch and new front porch See Exhibit B for additional information.
Work Item 2: <u> Window Replacement </u>	
Description of Current Condition:	Proposed Work: Replace existing windows with metal clad wood windows and add exterior trim. See Exhibit B for additional information.
Work Item 3: <u> Porch Addition </u>	
Description of Current Condition:	Proposed Work: Add new front porch to house See Exhibit B for additional information.

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	*	*	*	*	*		*

June 22, 2021

Memorandum A

To: Historic Preservation Commission
Montgomery County, MD

From: Alice Enz
Axis Architects
702 Carter Road,
Rockville, MD 20852

Adjacent and Confronting Property Owners Mailing Addresses:

Carol A Mossman & Kenneth Kato
7316 Baltimore Ave
Takoma Park Maryland, 20912

Anne Glusker
7319 Baltimore Ave
Takoma Park Maryland, 20912

Peter D. Greenberger & Cassidy D Waskowicz
7320 Baltimore Ave
Takoma Park Maryland, 20912

Lori Klein Rini
7322 Baltimore Ave
Takoma Park Maryland, 20912

Stephen W. Byers & Christie Colon Byers
504 Albany Ave
Takoma Park Maryland, 20912

Stephen E. Brown
506 Albany Ave
Takoma Park Maryland, 20912

Rebecca Tracy Sutton & Brett Royal Sutton
508 Albany Ave
Takoma Park Maryland, 20912

Pierre M. Donahue & Elisa C. Massimino
7327 Takoma Ave

Takoma Park Maryland, 20912

Judith Kogod Living Colwell
7325 Takoma Ave
Takoma Park Maryland, 20912

Drew Spalding & J. R. Spalding
7323 Takoma Ave
Takoma Park Maryland, 20912

Existing Property:

7318 Baltimore Ave is located in the Takoma Park Historic District with a structure that is classified as a non-contributing resource. The property is a flag lot accessed by a narrow gravel driveway with the existing house sitting approximately 160' off the ROW of Baltimore Ave. As a result, the structure is barely visible from the street.

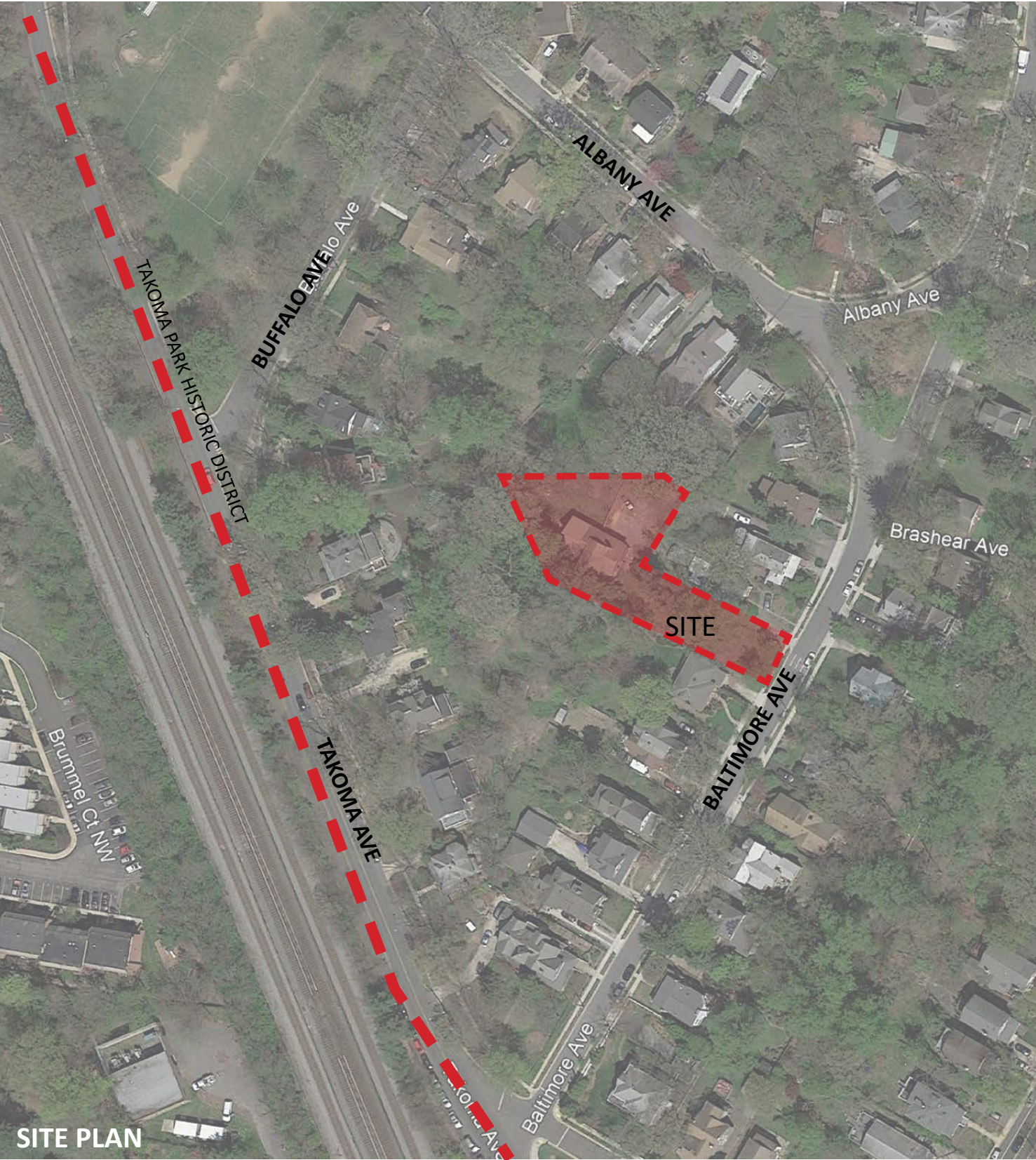
The existing structure is a one and a half story home constructed in 1953. In 1999, it underwent an addition to expand the occupiable area on the second floor, adding a new cross gable roof to create a master suite upstairs. The current home does not have a clear defining architectural style. For the 1999 HAWP submission it was labeled a "ranch" house.

Proposed Plan:

The modifications to the first floor will include two additions to the house, and a 9' deep porch at the entrance. Toward Baltimore Ave, the existing porch will be infilled and a new bay added to create a master bedroom, a master bathroom, and a walk-in closet. Toward the rear of the house, a 420 SF addition will be added to provide a formal dining room and a small library. A 295 SF screened-in porch will be added adjacent to the library. Finally, the main entrance and foyer will be reconfigured to center the new front porch on the existing dormer, creating regularity in the composition of the proposed facade.

In addition, because the existing house has little architectural character, the intention of this renovation is to create a cohesive style and composition. The intent is to add on in the craftsman tradition that is so prevalent in the Takoma Park historic district. The new porch and screened in porch will have porch columns, large overhangs and exposed rafter tails that are all defining features of the craftsman style. The bay addition to the Baltimore Ave. façade creates a double facing gable façade which aligns with the craftsman language and creates a more appealing façade as you approach the house. To complete the exterior renovation, the intent is to replace the existing windows, add exterior trim to all existing openings and repaint the exterior or replace the siding of the existing house to match the proposed new addition.

PROJECT INFORMATION



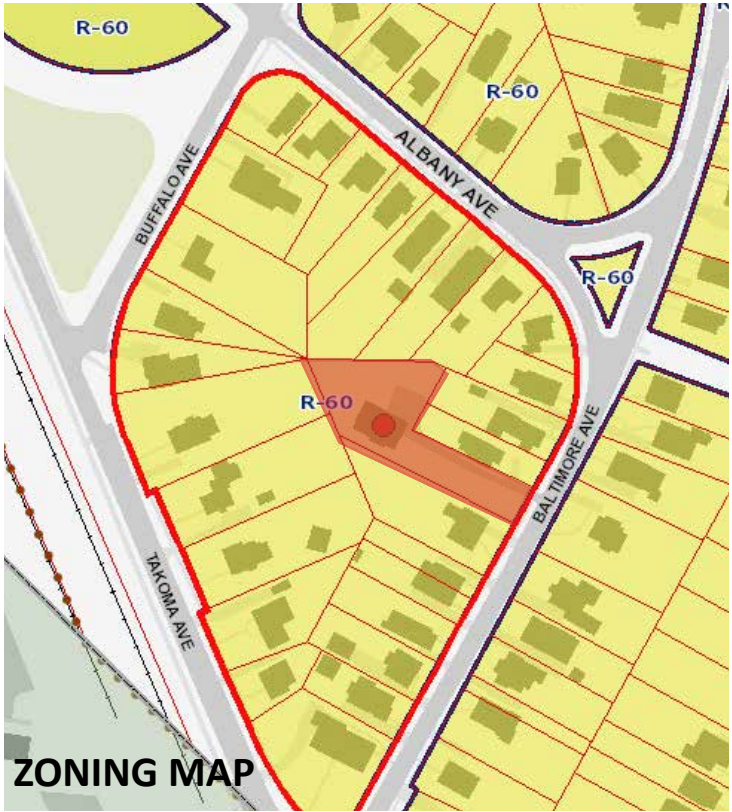
EXISTING PROPERTY

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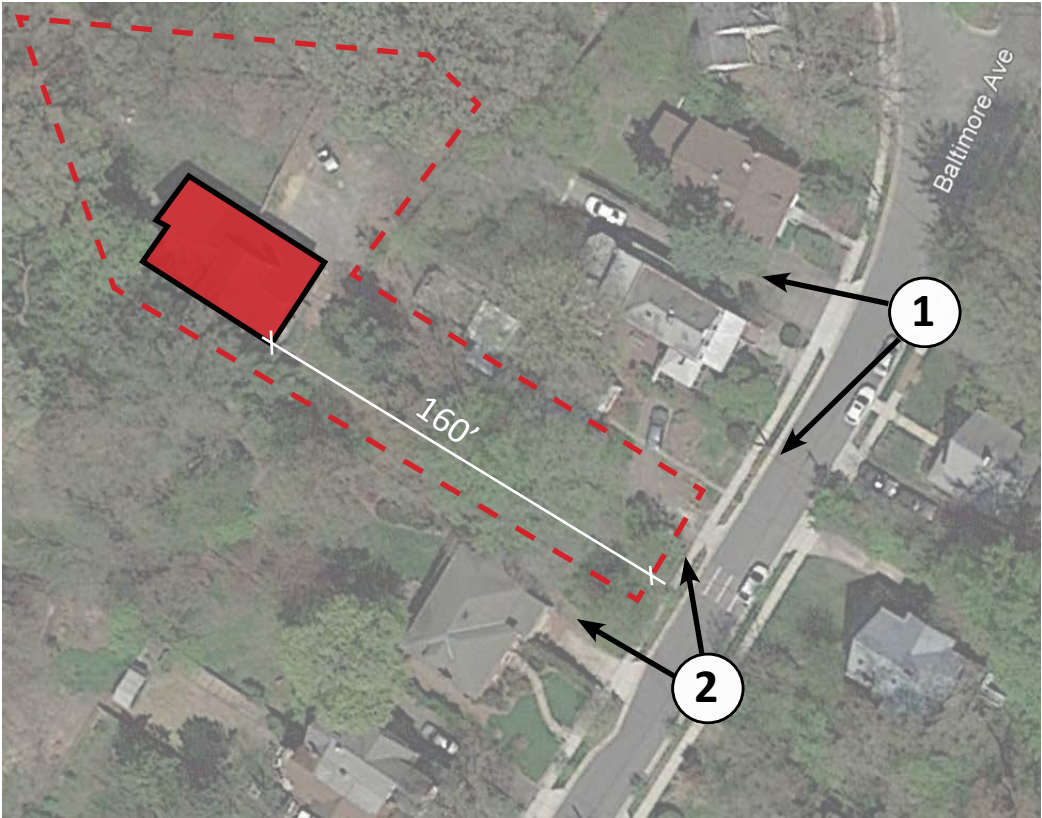
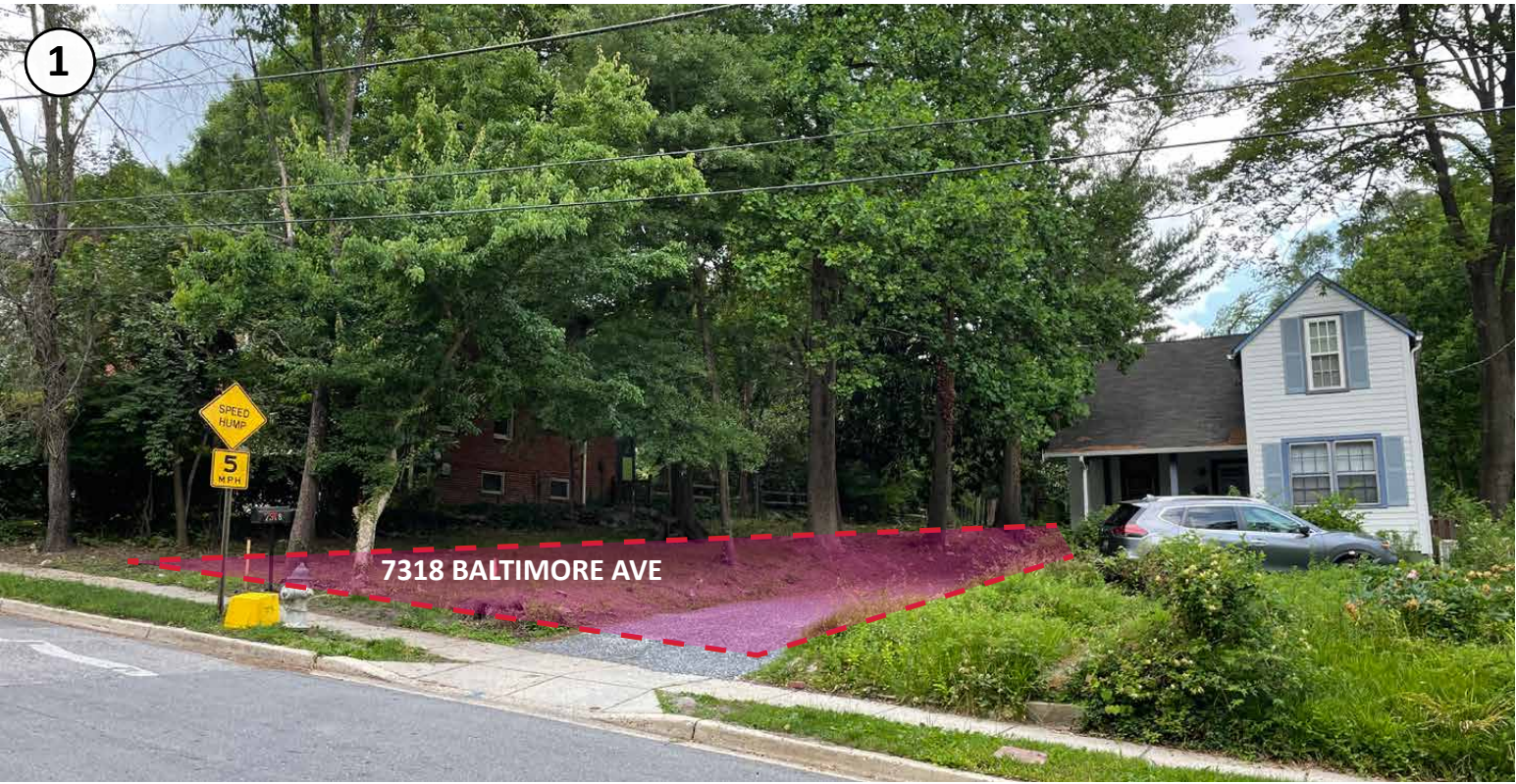
PROPOSED PLAN

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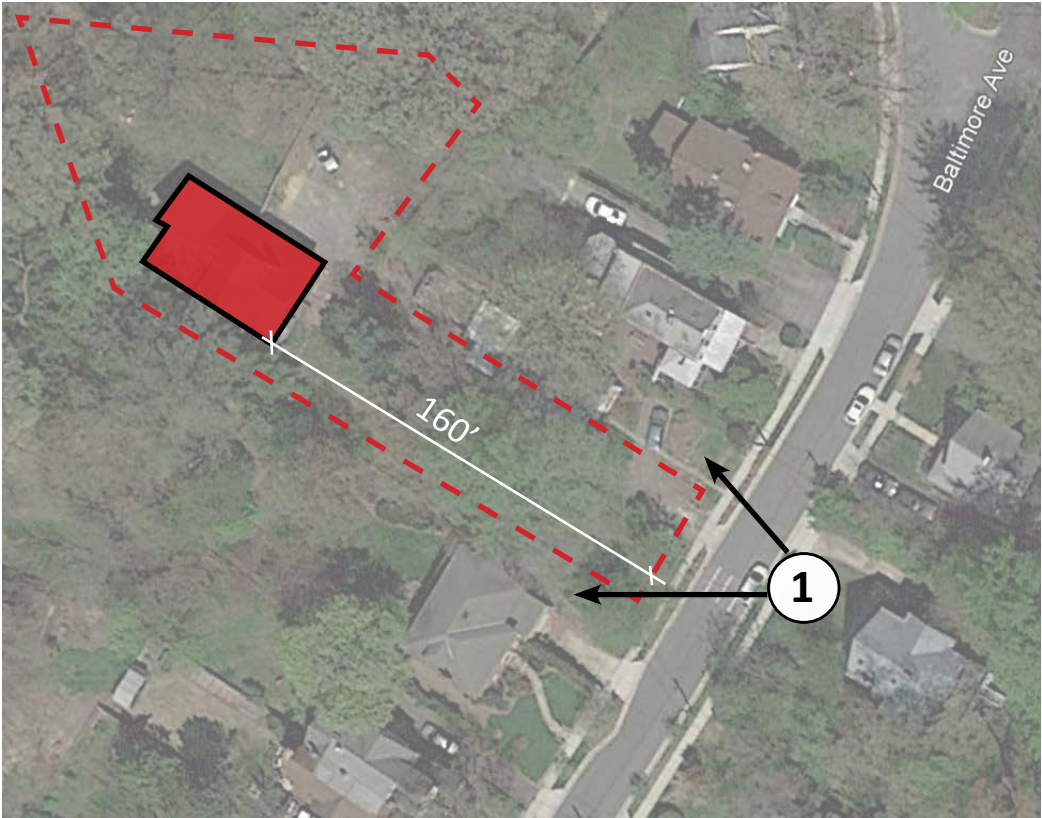


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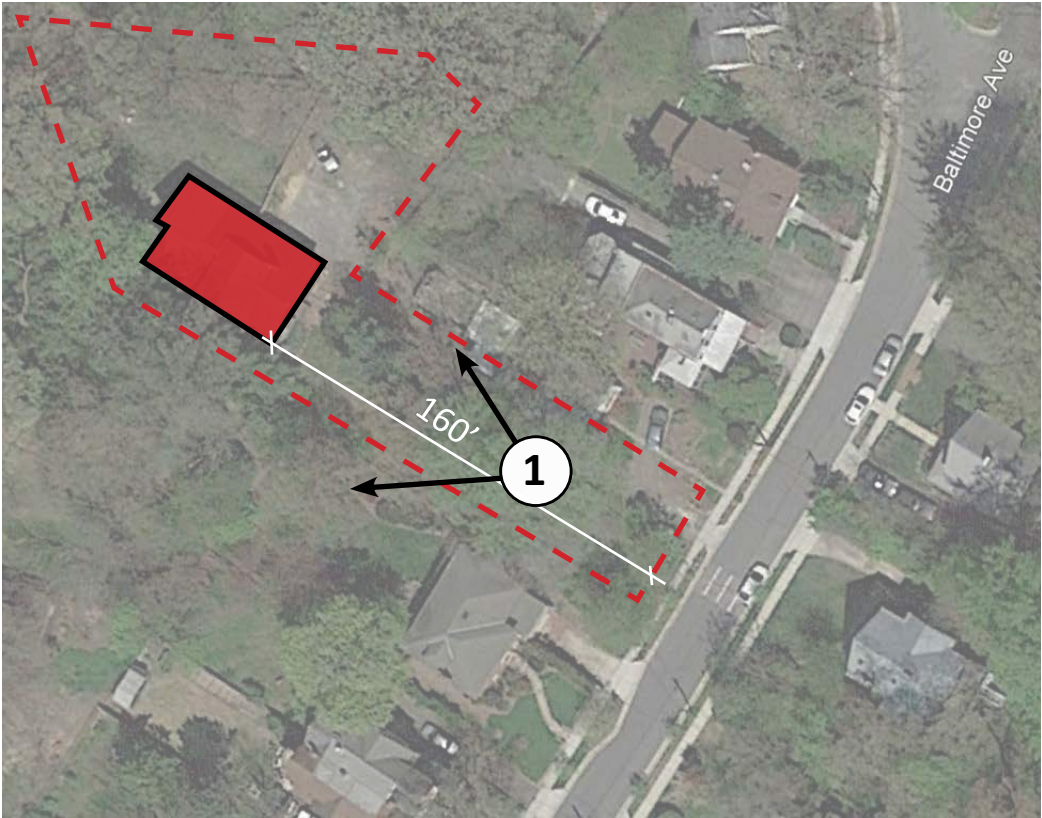
VIEWS FROM BALTIMORE AVE.



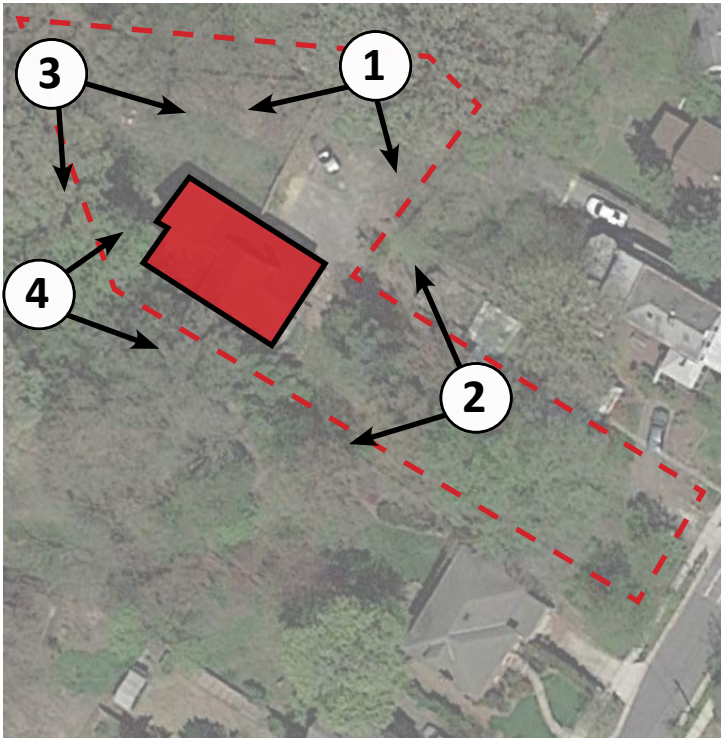
VIEW FROM BALTIMORE AVE.



VIEW FROM ACCESS DRIVE



EXISTING HOUSE



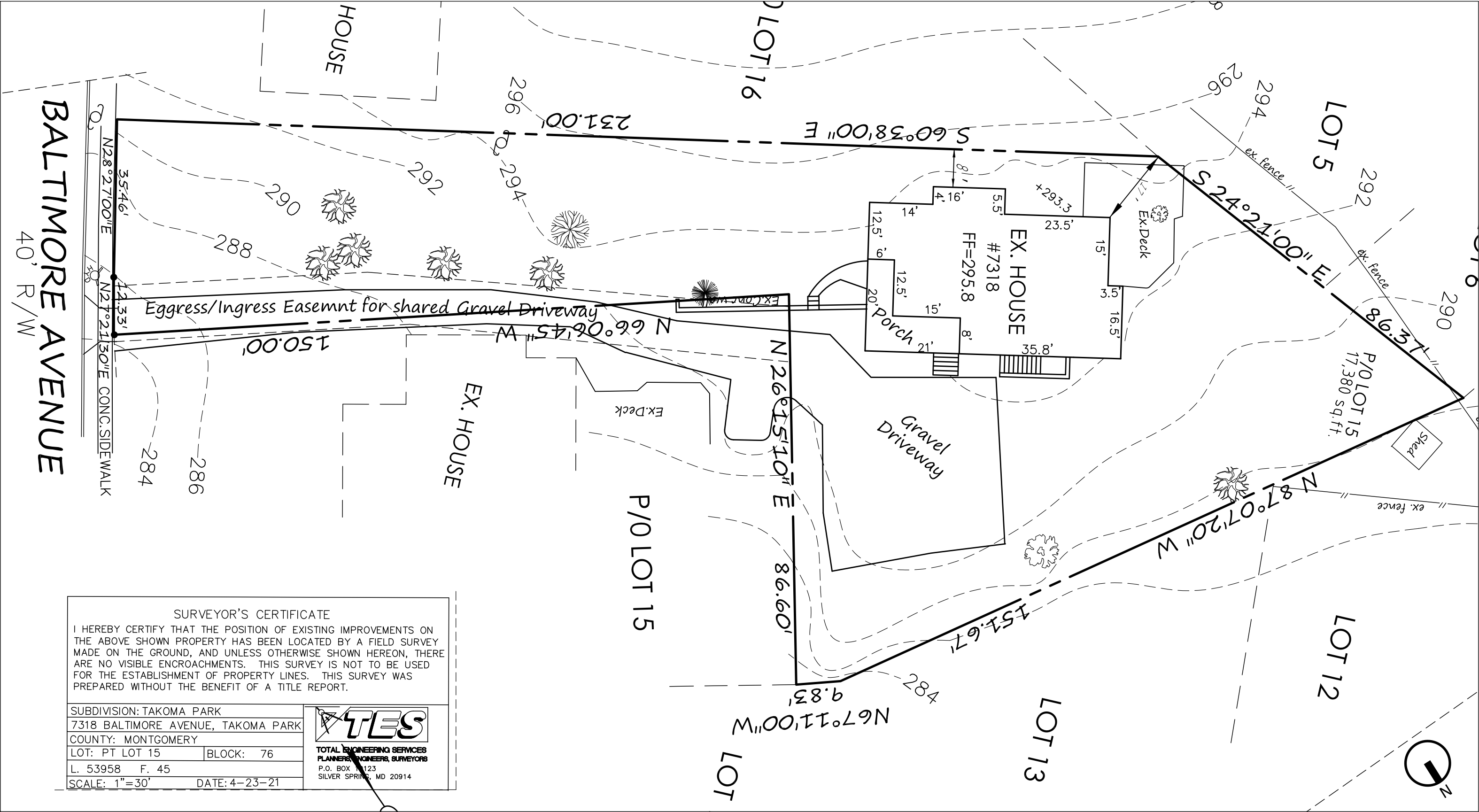
PRECEDENTS- TAKOMA PARK HISTORIC DISTRICT



PRECEDENTS- TAKOMA PARK HISTORIC DISTRICT



EXISTING SURVEY



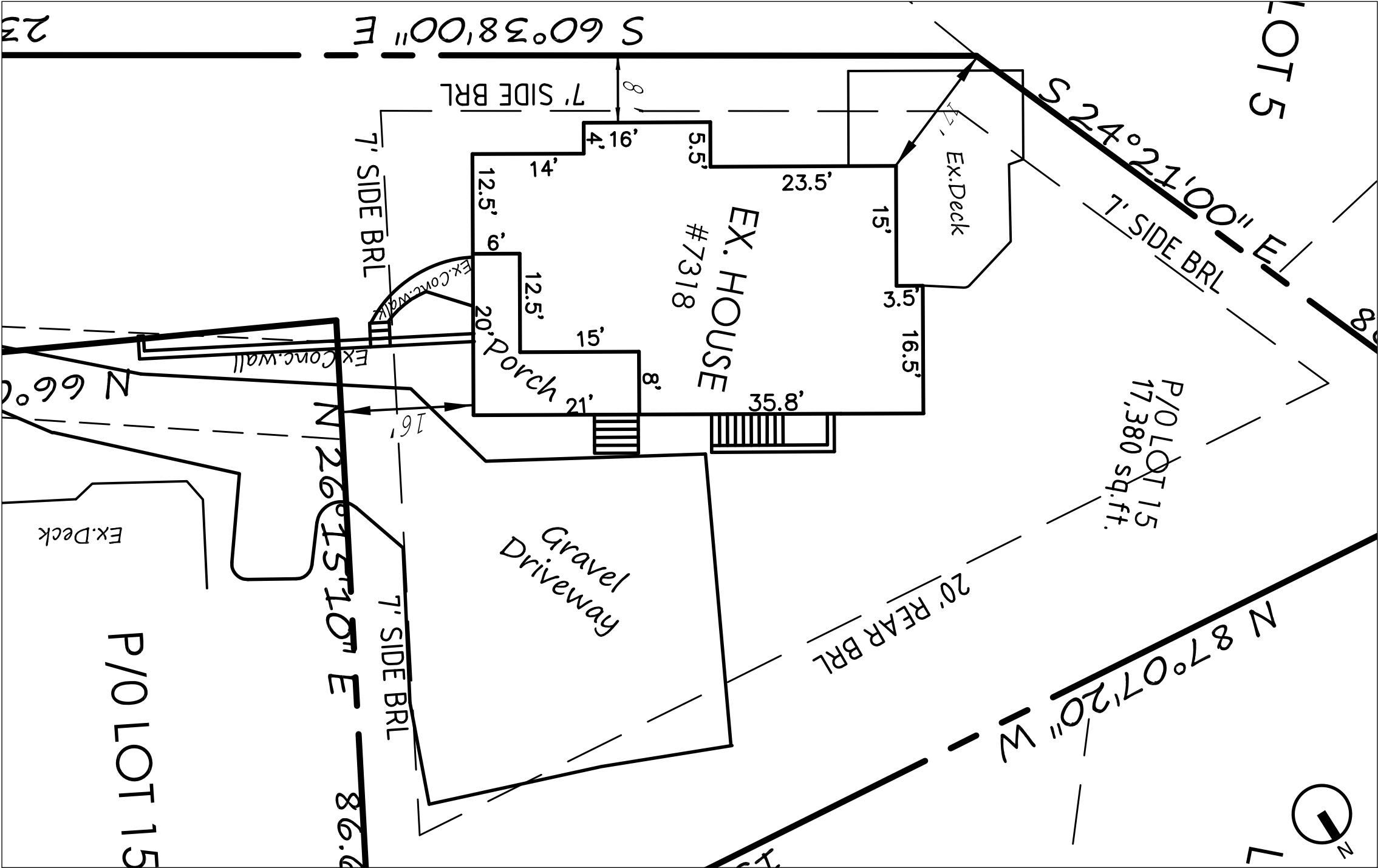
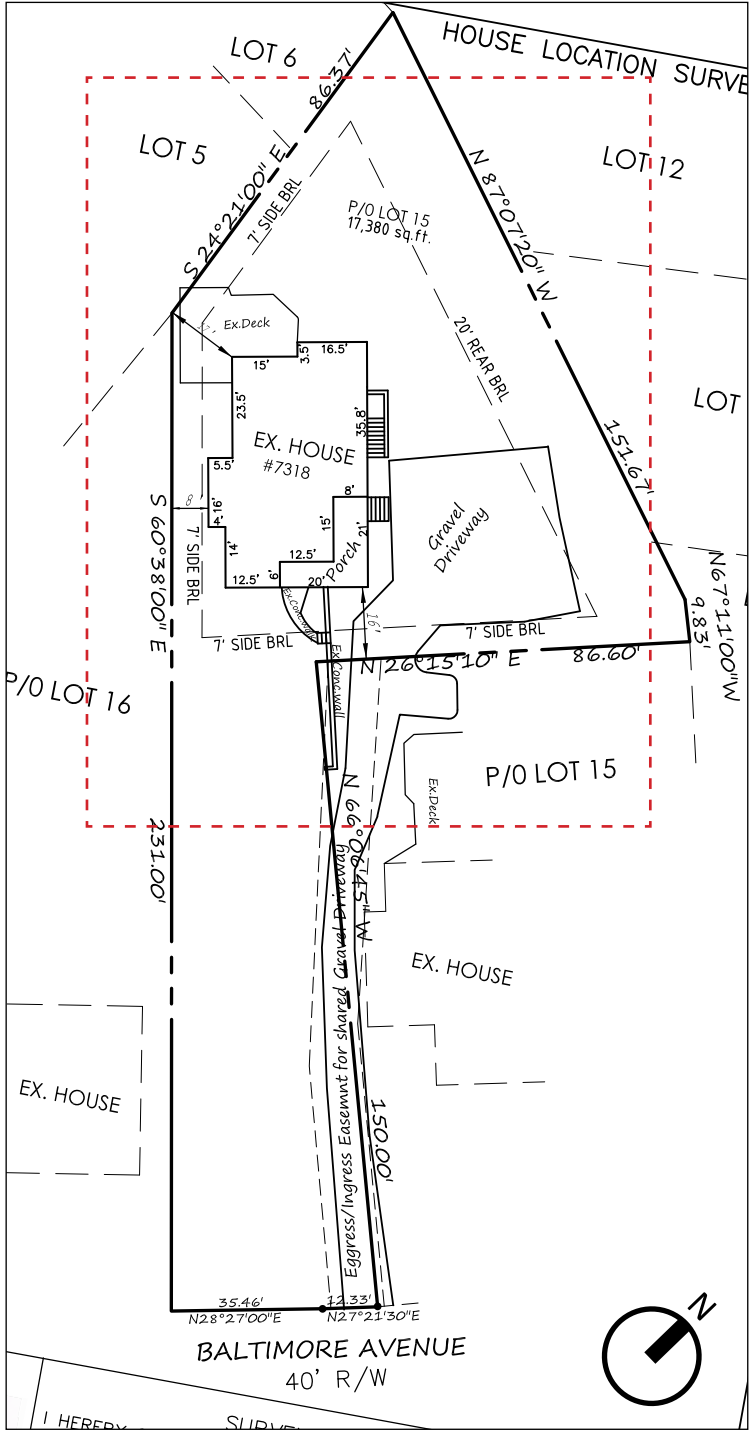
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF EXISTING IMPROVEMENTS ON THE ABOVE SHOWN PROPERTY HAS BEEN LOCATED BY A FIELD SURVEY MADE ON THE GROUND, AND UNLESS OTHERWISE SHOWN HEREON, THERE ARE NO VISIBLE ENCROACHMENTS. THIS SURVEY IS NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

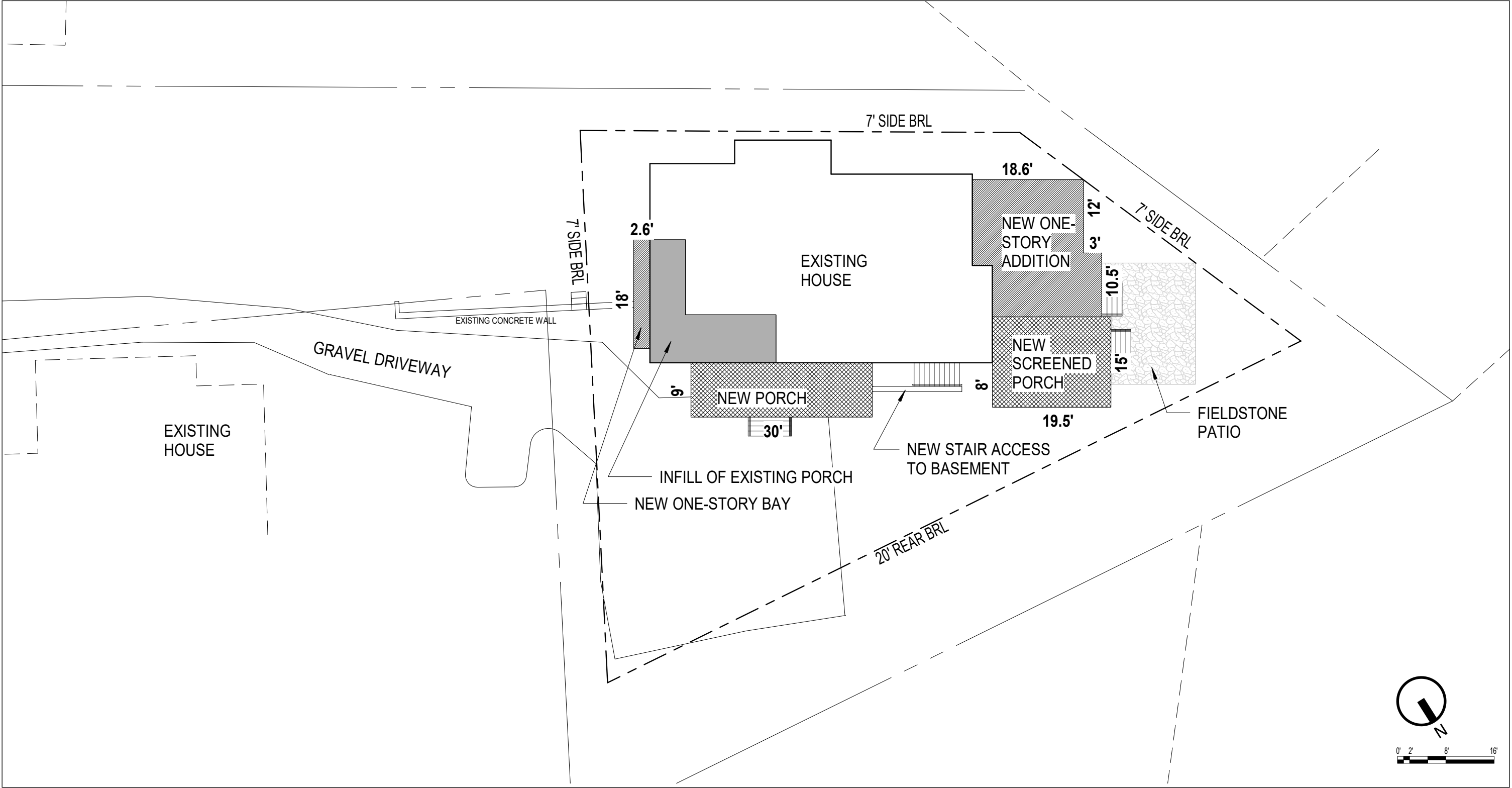
SUBDIVISION: TAKOMA PARK	
7318 BALTIMORE AVENUE, TAKOMA PARK	
COUNTY: MONTGOMERY	
LOT: PT LOT 15	BLOCK: 76
L. 53958	F. 45
SCALE: 1"=30'	DATE: 4-23-21

TOTAL ENGINEERING SERVICES
PLANNERS, ENGINEERS, SURVEYORS
P.O. BOX 11123
SILVER SPRING, MD 20914

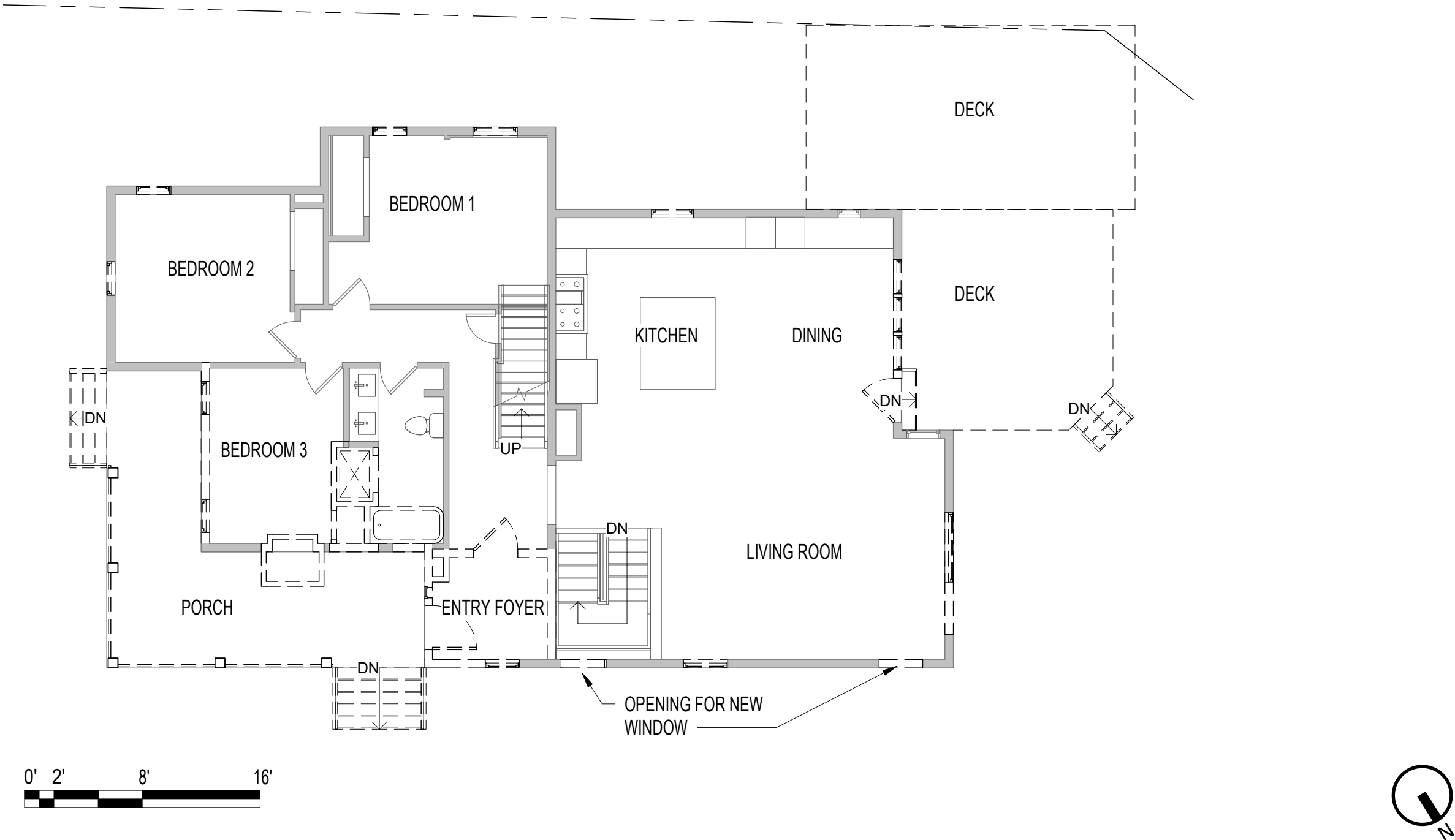
EXISTING SITE PLAN



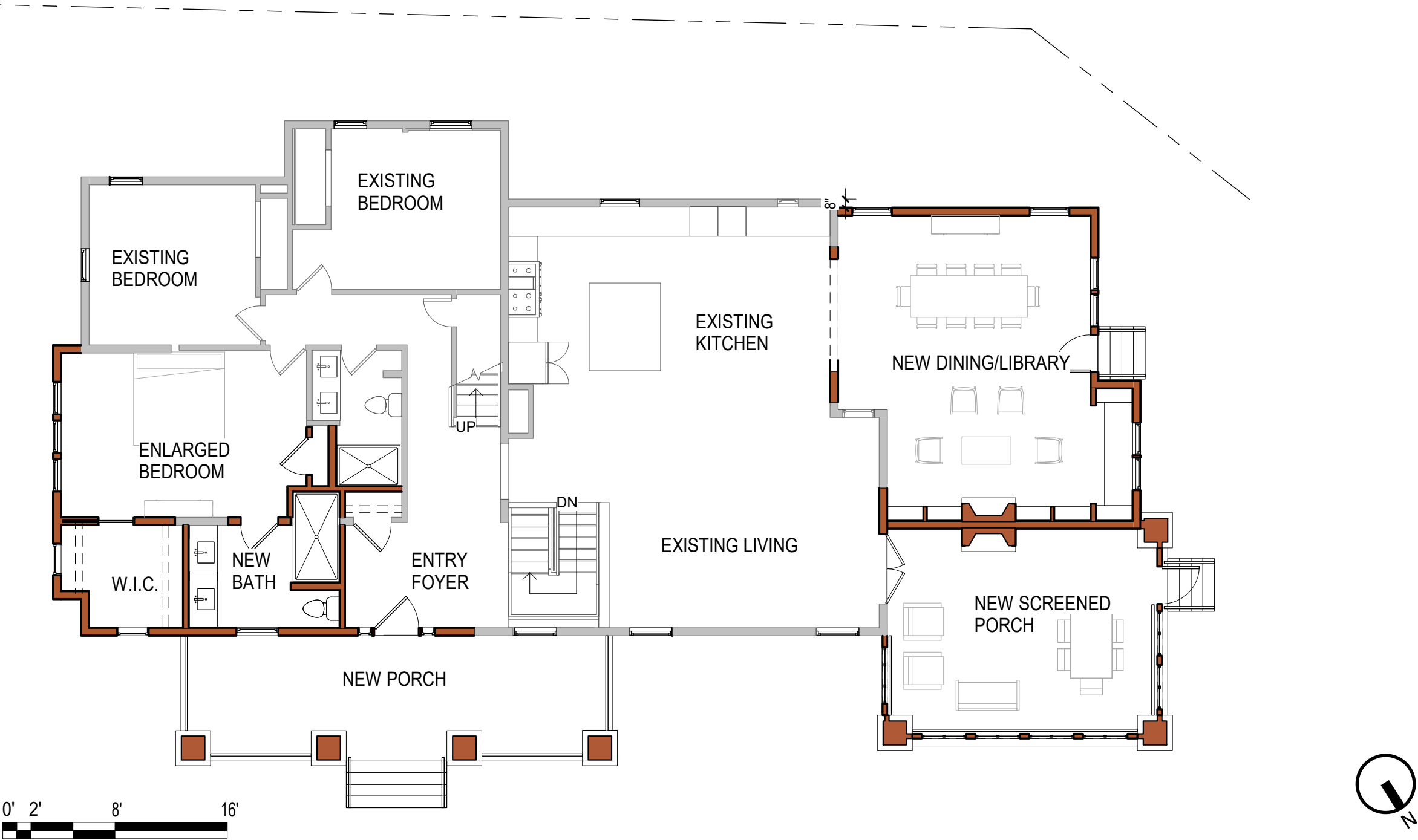
PROPOSED SITE PLAN



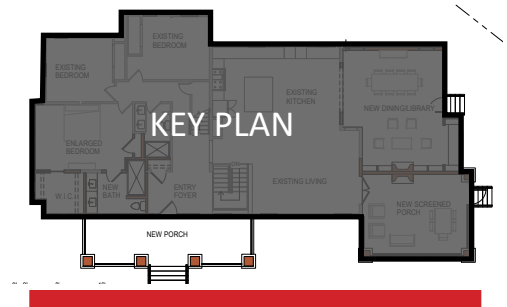
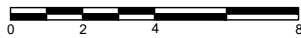
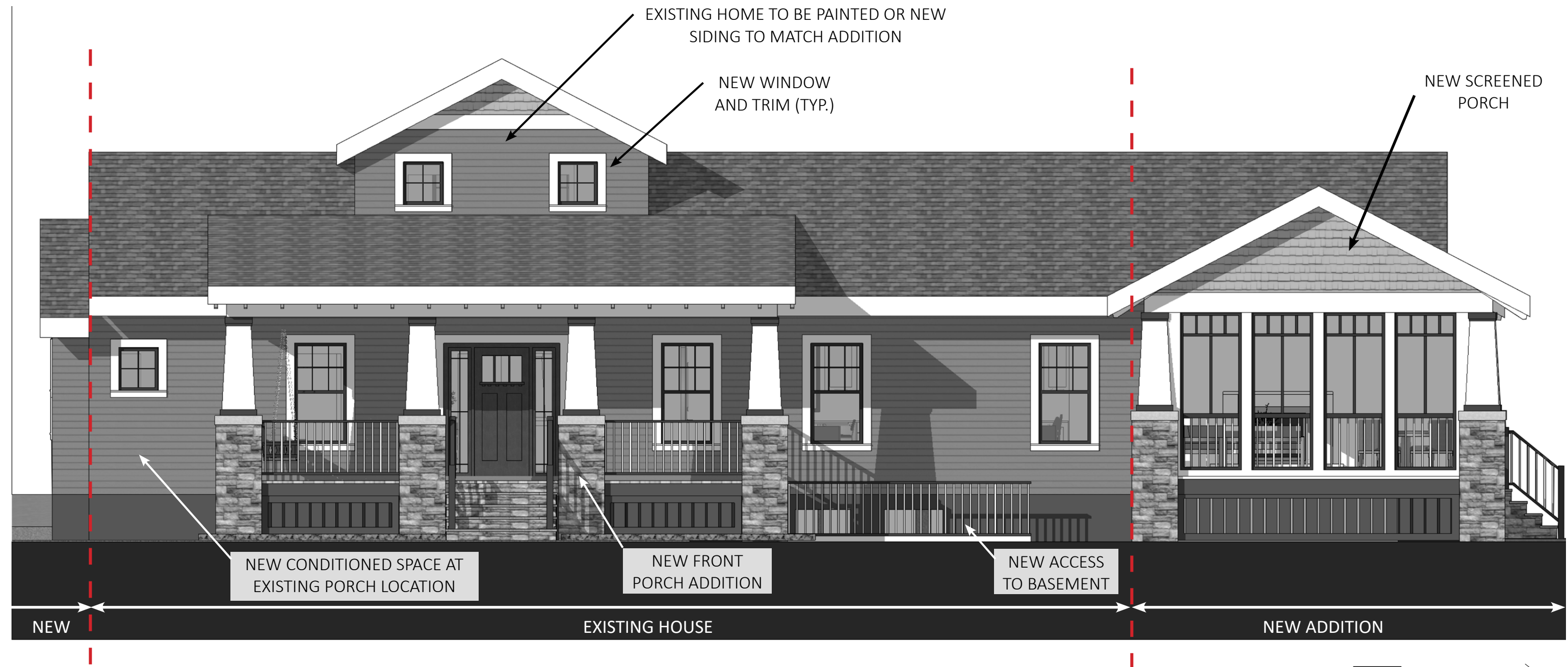
DEMO PLAN



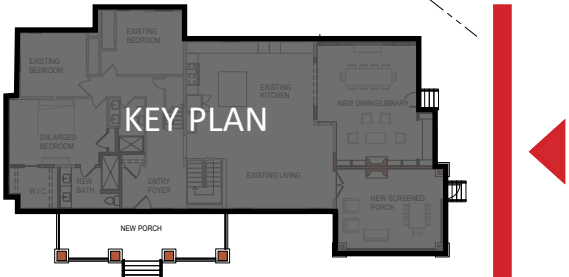
PROPOSED FIRST FLOOR PLAN



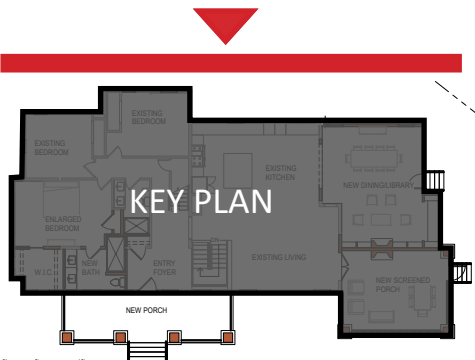
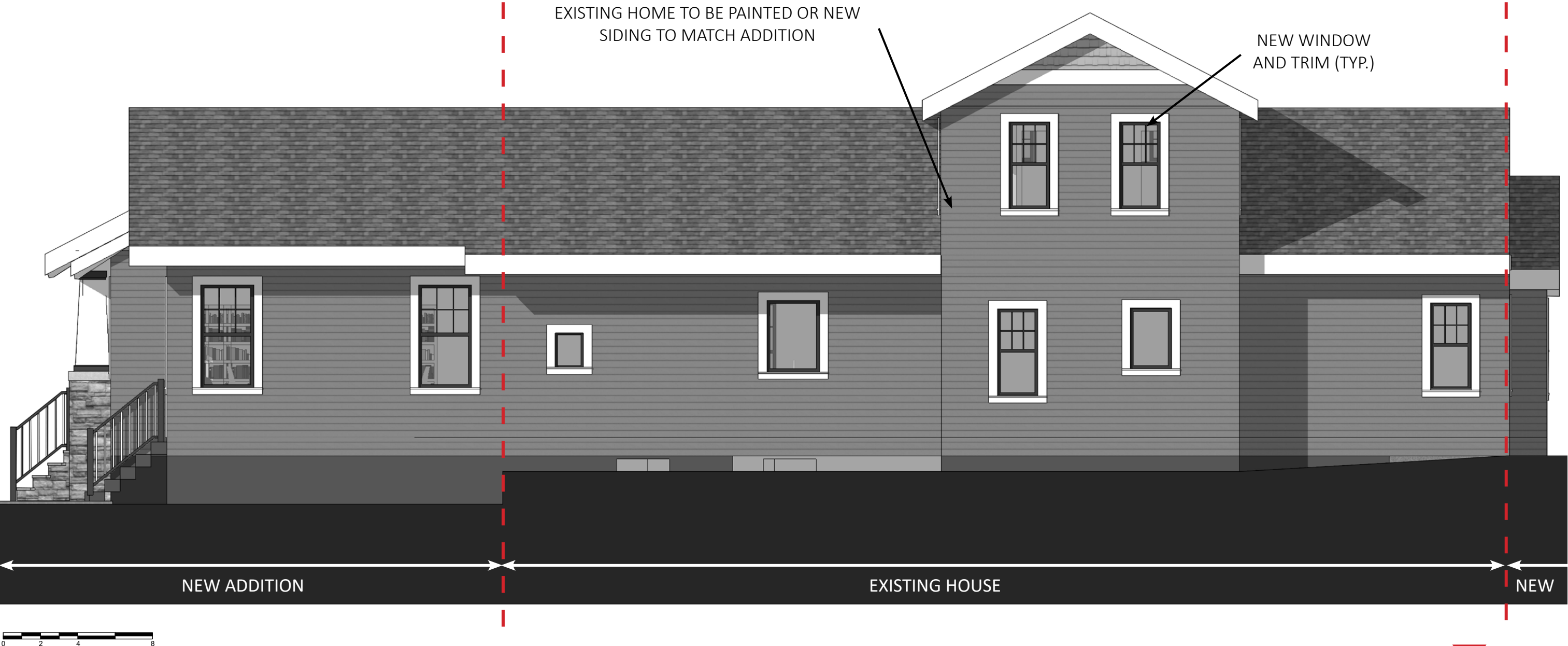
FRONT ELEVATION



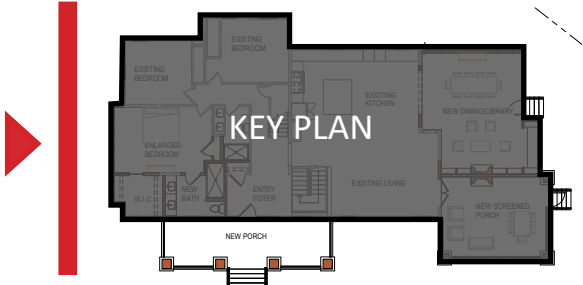
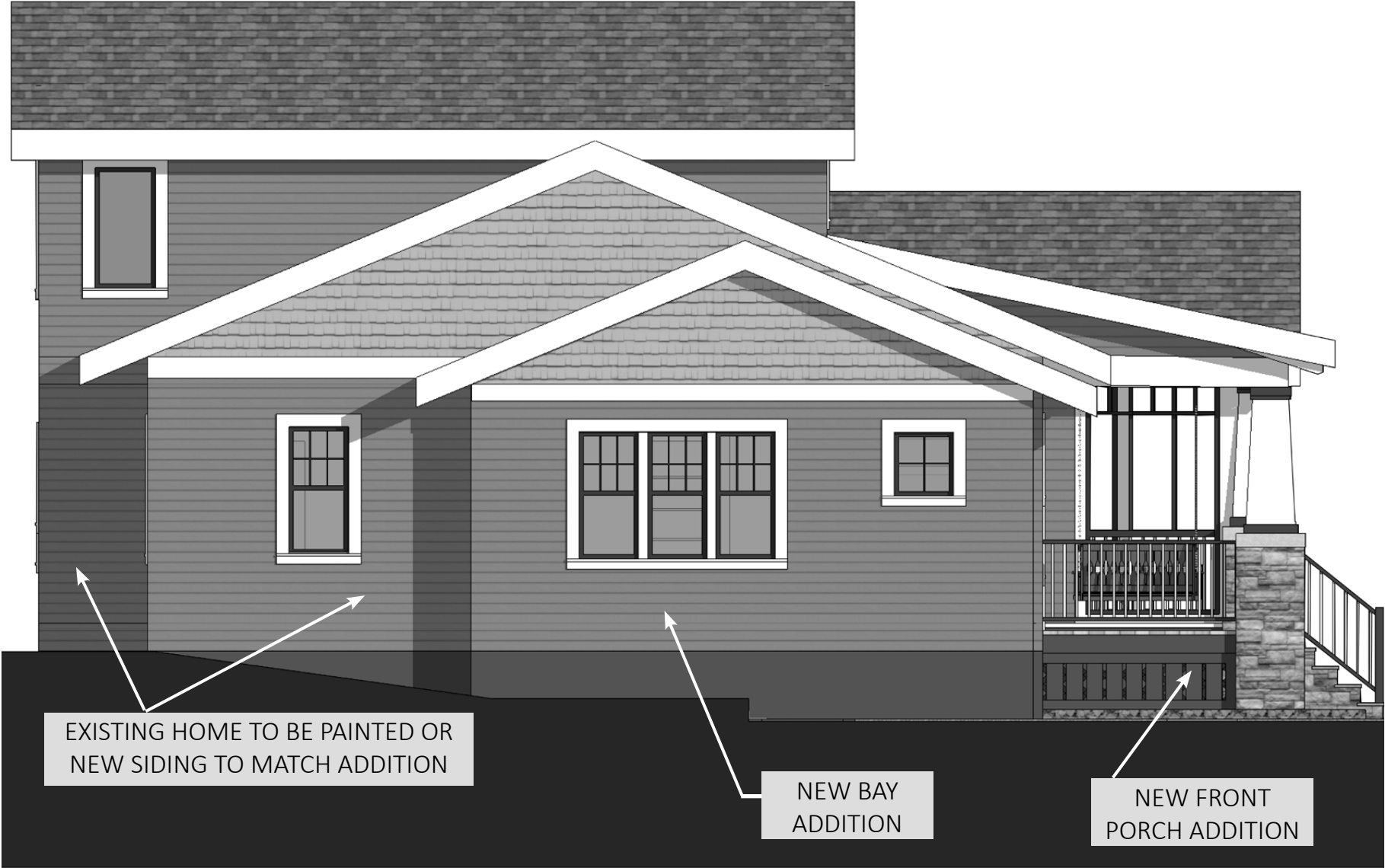
SIDE ELEVATION



REAR ELEVATION



BALTIMORE AVE. ELEVATION



MATERIALS



WINDOWS - METAL CLAD WOOD



FIBER CEMENT SHINGLE



FIBER CEMENT SIDING



STONE AT PORCH PIERS



STREET VIEW: EXISTING & PROPOSED

