

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7413 Baltimore Ave., Takoma Park	Meeting Date:	7/14/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/7/2021
Applicant:	Iris Bennett Eric Saul, Architect	Public Notice:	6/30/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	957413	Staff:	Dan Bruechert
Proposal:	Deck Construction and Door Installation		

STAFF RECOMMENDATION

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1930

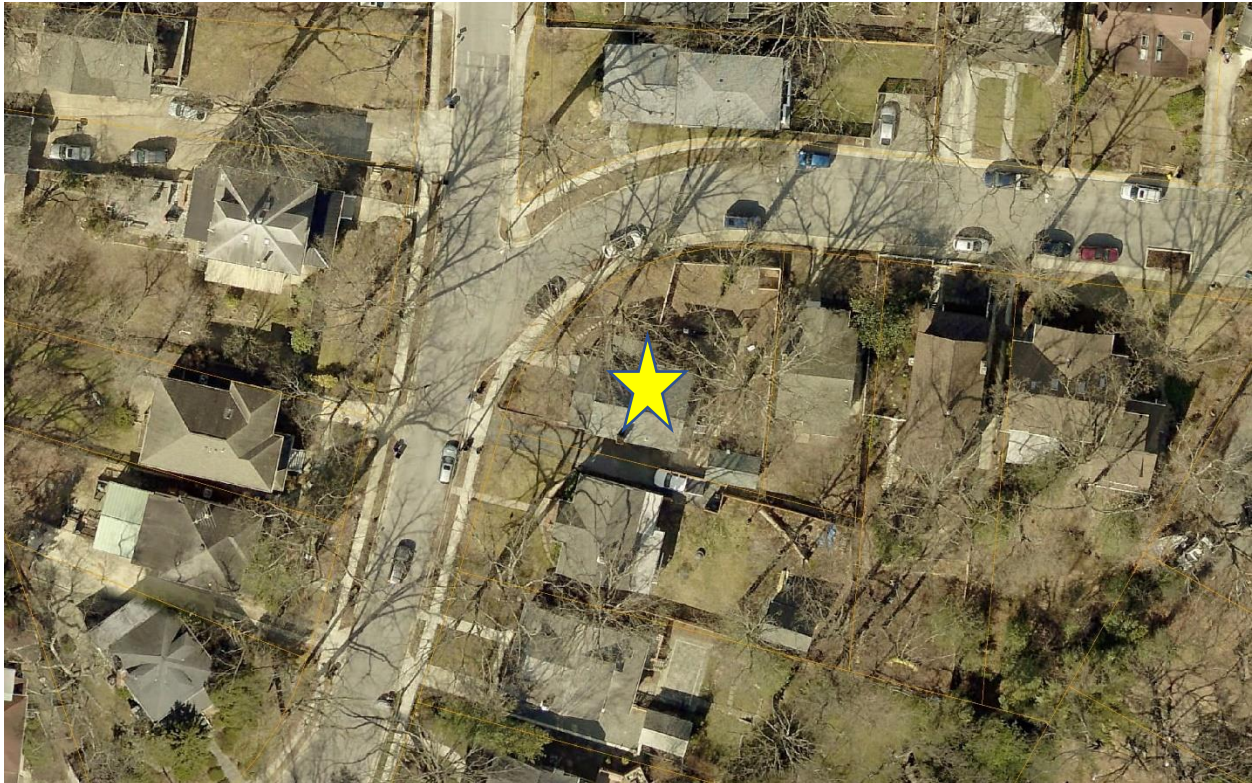


Figure 1: 7413 Baltimore Ave., Takoma Park.

PROPOSAL

The applicant proposes to a wood deck and enlarging an existing opening to accommodate new wood French Doors. Both the deck and the doors will not be visible from the public right-of-way and Staff finds the materials and design are appropriate for the house and surrounding district.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

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
- (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 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 relevant *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.

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.
visit.



FOR STAFF ONLY:
HAWP# 957413
DATE ASSIGNED _____

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Iris Bennett

E-mail: irisbennett@hotmail.com

Address: 7413 Baltimore Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 202-320-6629

Tax Account No.: 01058175

AGENT/CONTACT (if applicable):

Name: Eric Saul- Saul Architects

E-mail: info@saularchitects.com

Address: 8114 Carroll Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 301-270-0395

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? XYes/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: 7413 Street: Baltimore Avenue

Town/City: Takoma Park Nearest Cross Street: Cleveland Avenue

Lot: P7 Block: 79 Subdivision: 0025 Parcel: 0000

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 |
| | | <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.

Eric C. Saul
Signature of owner or authorized agent

06/23/21
Date

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

Owner's mailing address Bennett Iris E 7413 Baltimore Avenue Takoma Park, MD 20912	Owner's Agent's mailing address Eric Saul Saul Architects 8114 Carroll Avenue Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Hasty Isabelle I Hasty Andrew E 7411 Baltimore Avenue Takoma Park, MD 20910	Hansen Meriam E 16 Cleveland Avenue Takoma Park, MD 20912
Bregman Benjamin L Agus Jessica S 7417 Baltimore Avenue Takoma Park, MD 20912	Chase Robert S Genevieve D 7416 Baltimore Avenue Takoma Park, MD 20912

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

Property is located in the Takoma Park historic district. The main house is a craftsman style home.
Site is a corner lot

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

New deck and steps on rear of existing house. Existing window to become french doors leading onto deck.

Work Item 1: New Rear Deck

Description of Current Condition:

No current deck - only a porch and steps

Proposed Work:

New deck to connect to the existing rear porch

Work Item 2: New French Doors

Description of Current Condition:

Existing double hung window

Proposed Work:

New 5'-0" wide French doors to lead onto the new deck from house.

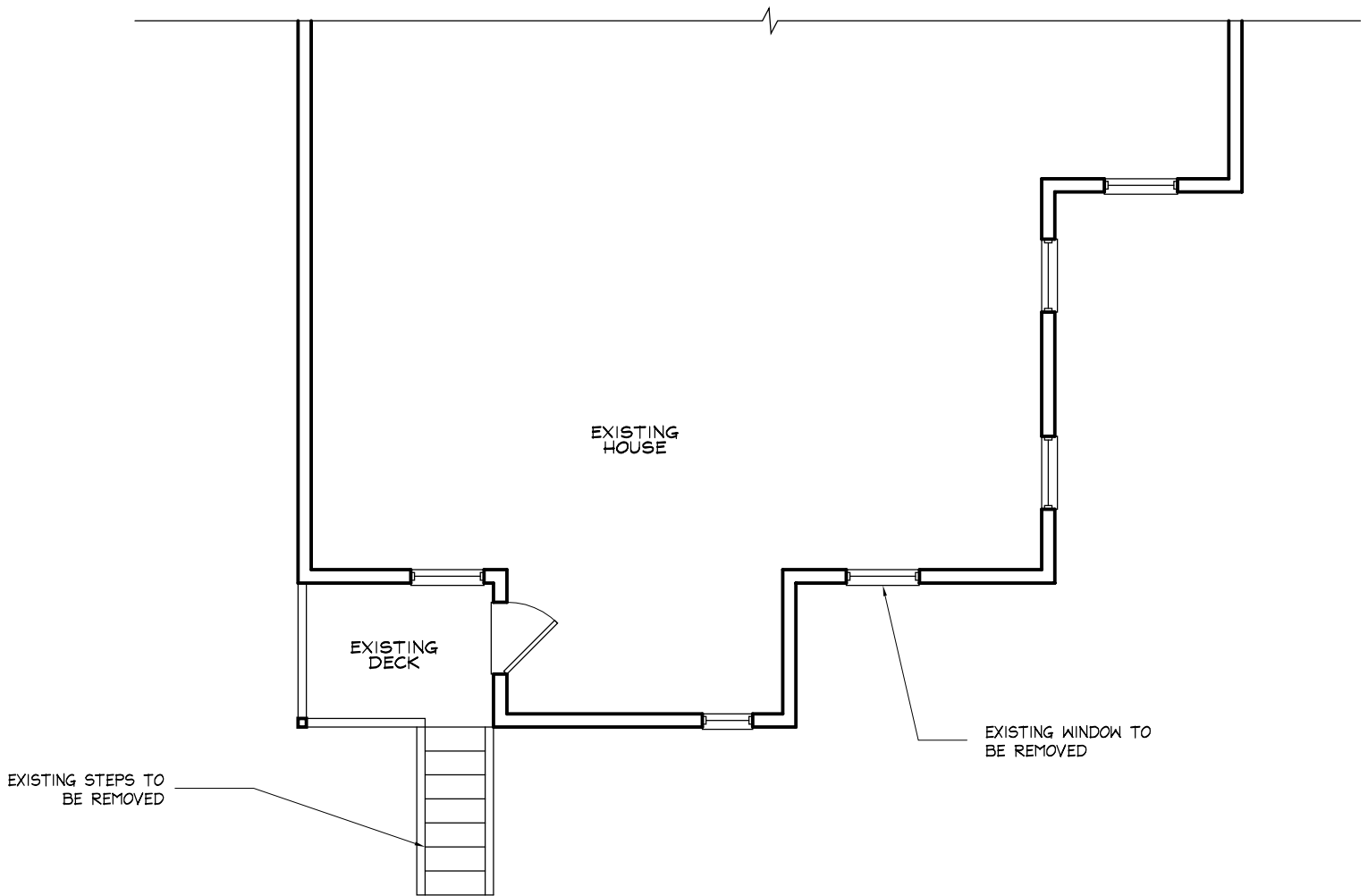
Work Item 3: _____

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	*	*	*	*	*		*

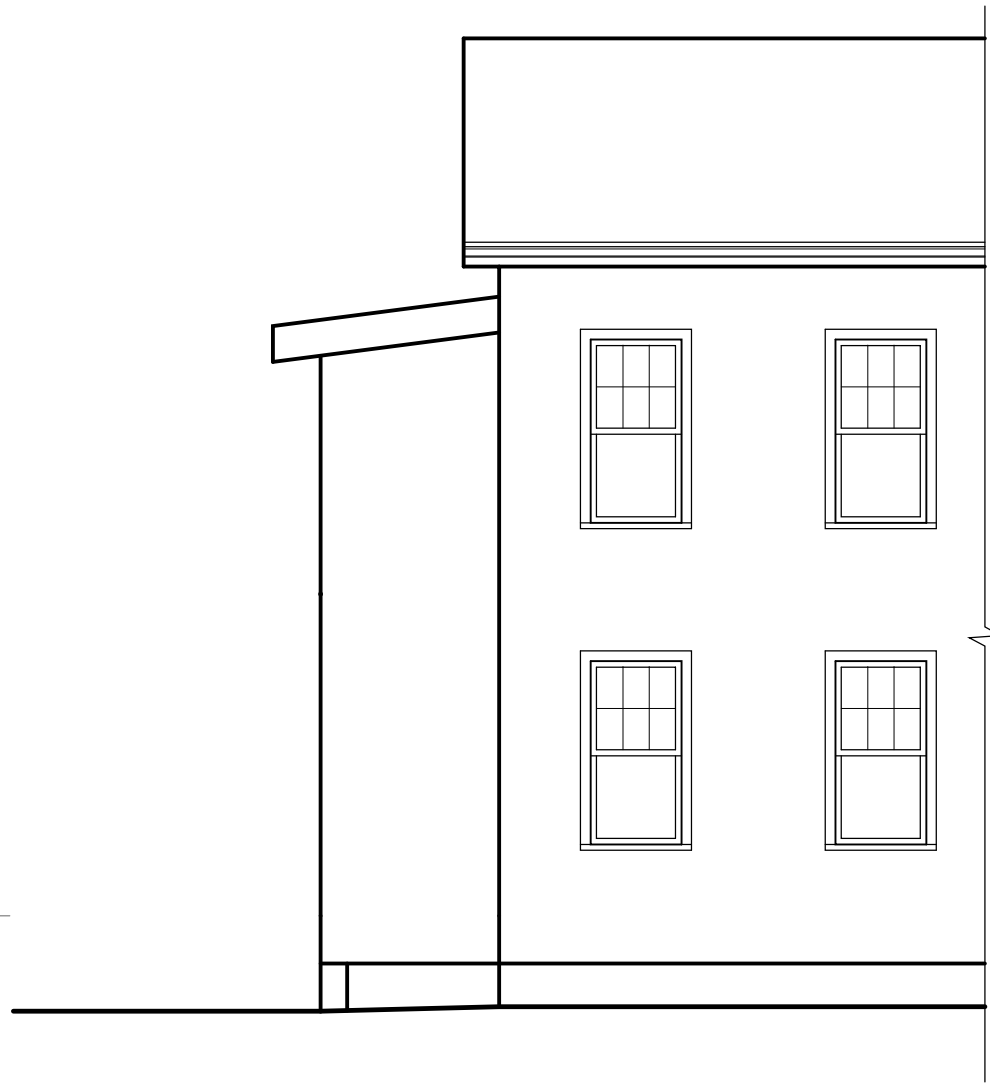


1
A1 EXISTING/DEMO FIRST FLOOR PLAN
1/4" = 1'-0"



1
A2 EXISTING REAR ELEVATION
1/4" = 1'-0"

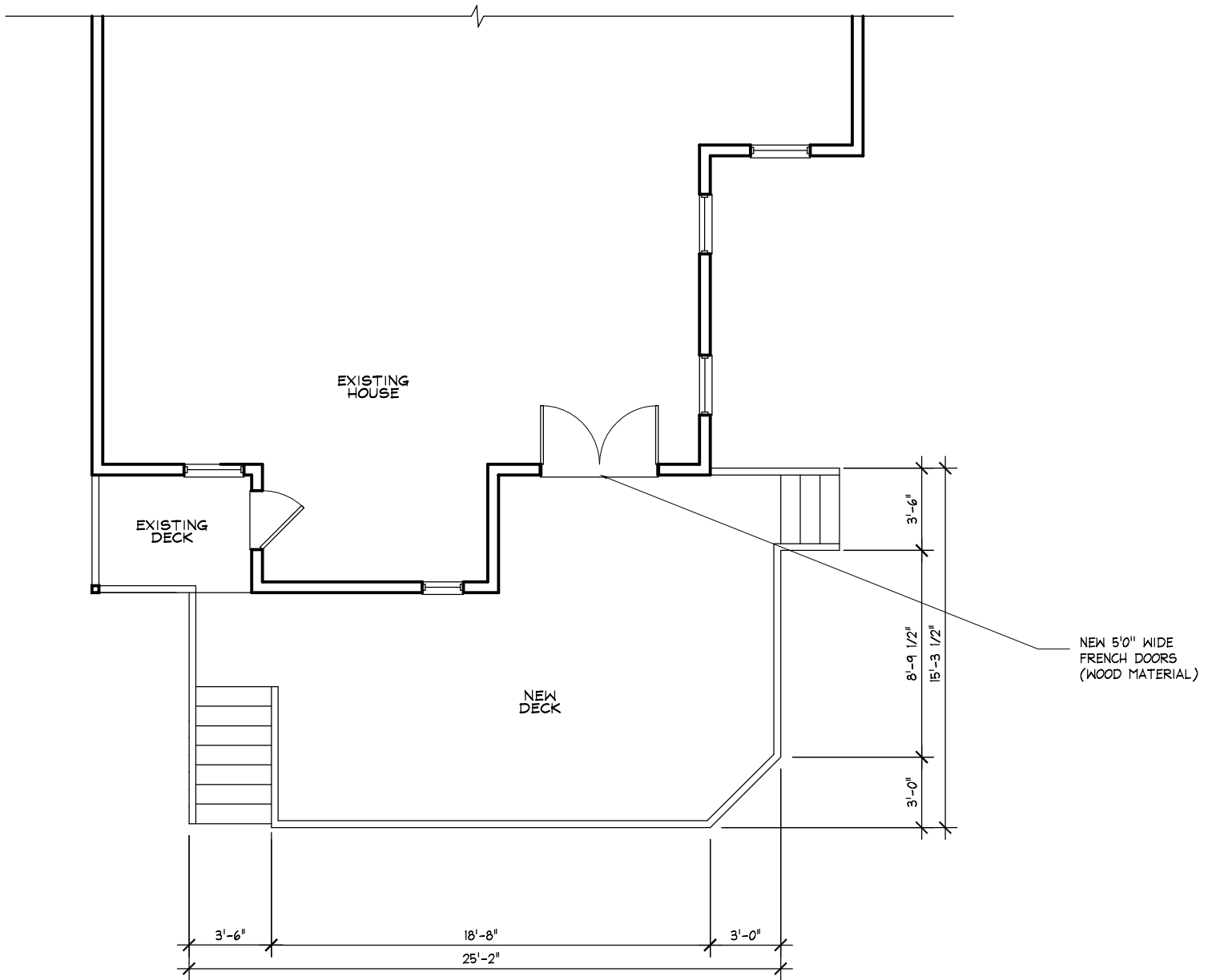
⊙ E @ 1ST FLOOR



2
A2

EXISTING SIDE ELEVATION

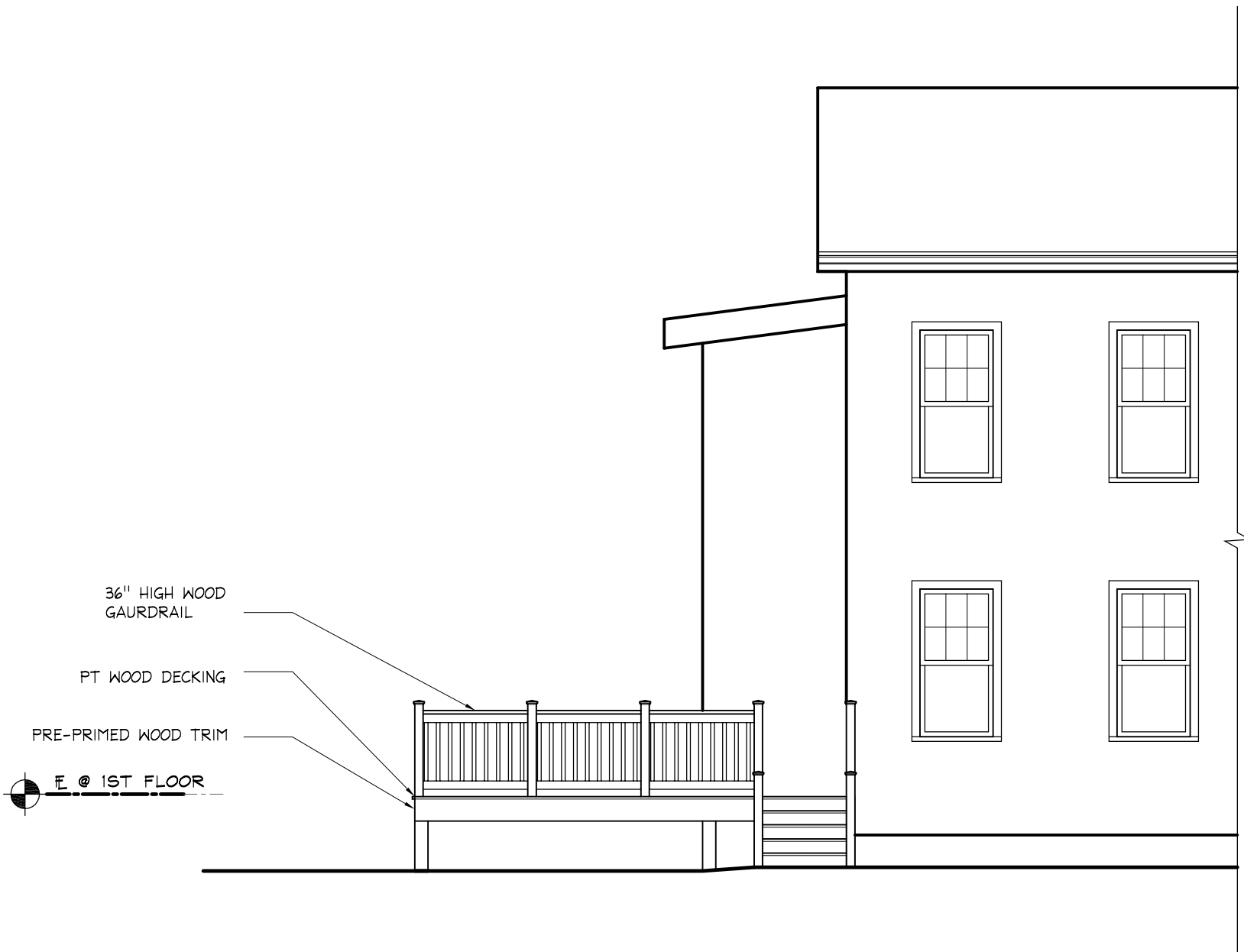
1/4" = 1'-0"



1
A1.2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

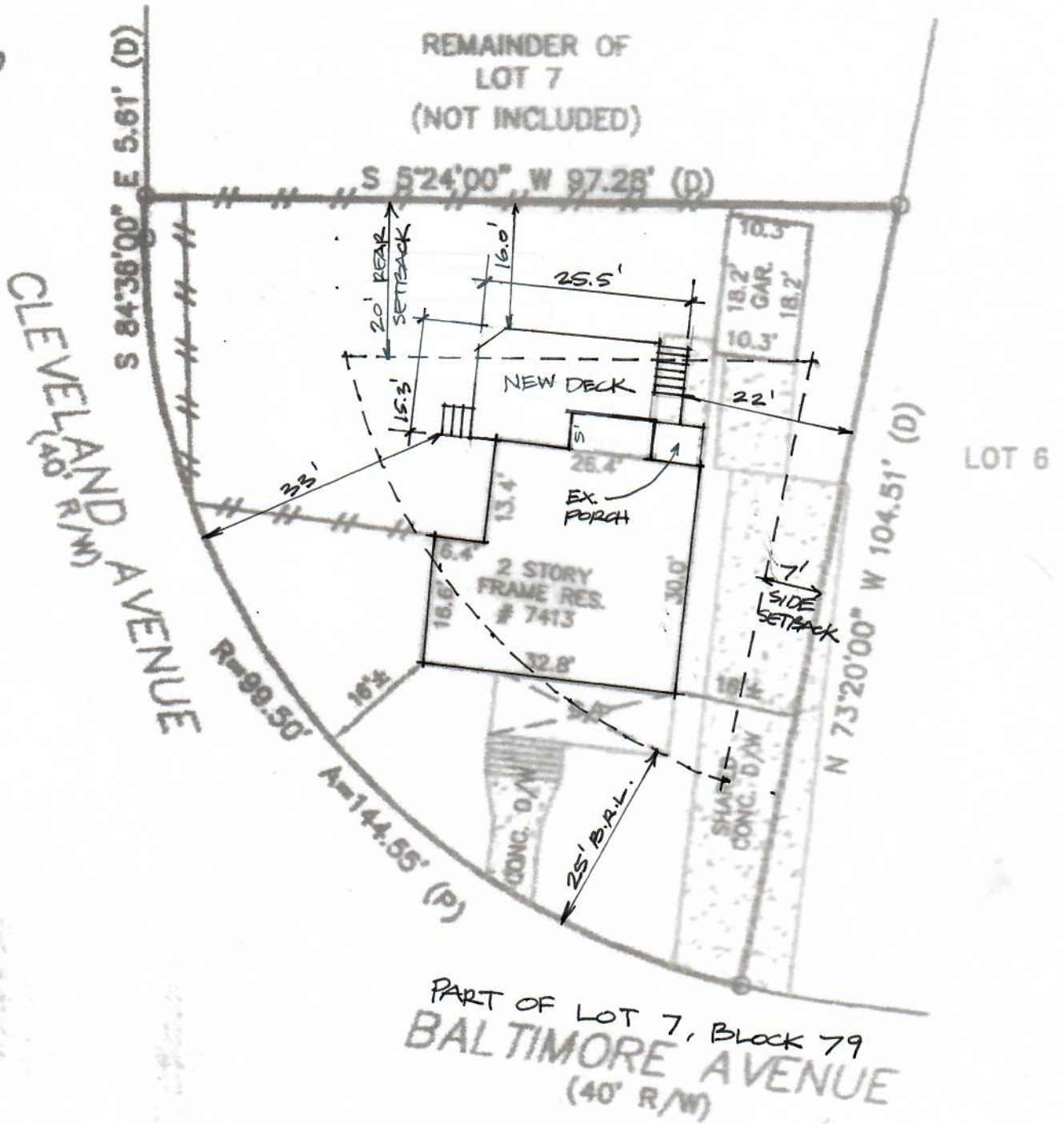


1 PROPOSED REAR ELEVATION
 A2.1 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
 A2.1 $\frac{1}{4}" = 1'-0"$

MARYLAND



SCALE = 1" = 20'-0"















