

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

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
 STYLE: Queen Anne
 DATE: 1903



Figure 1: 7212 Cedar Ave., Takoma Park.

PROPOSAL

The applicant proposes to install an accessory structure to the right of the house.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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

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 subject property is a two-story Queen Anne house with clapboard and shingle siding and a wrap-around porch. The lot is very deep and slopes steeply away from the street.

The applicants propose installing a shed measuring 8' × 12' (eight feet by twelve feet) near the right property boundary. This location will require a variance, which the applicants have applied for separately. The proposed shed will be stick-built, with asphalt shingles, T1-11 siding, with a door with 'barn trim' (see below). The representative image shows two four-over-four sash windows. The applicant does not also specify if the proposed structure will be installed on a gravel bed or concrete pad as a foundation.



Figure 2: Representative image of the proposed shed.

Even considering the missing information, Staff finds that the proposal appears to meet the required criteria in 24A and the *Design Guidelines*. While accessory structures are required to be placed behind

the principal structure, this location presents several unique features. First, the rear of the lot slopes steeply down away from the street, creating a challenge in finding level ground to construct the structure. Second, not all houses along Cedar Ave. front Cedar Ave. The neighboring property at 7204 Cedar Ave. is oriented toward Tulip Ave. so that the proposed structure will be to its rear and not visually compete with its front yard. Third, the houses on the north side of Cedar Ave. are spaced irregularly, so the proposed structure will not interrupt the pattern of open space on the block.

Staff additionally finds the size, materials, and style of the proposed structure are compatible with the house and surrounding district. The single-story shed will not overwhelm the streetscape and is sufficiently set back from the terra cotta sidewalk that it will not detract from the surrounding district. Additionally, Staff finds the T1-11 siding and asphalt shingles are appropriate materials for the district and will blend in with the surrounding houses. Staff finds that either a concrete or gravel pad would be appropriate for the house and surrounding district. Finally, Staff finds the style of the proposed structure draws from a traditional architectural vocabulary which will blend in with the mix of Queen Anne, Craftsman, and Colonial Revival houses in the surrounding district.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(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# 972762
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

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.

Yes. We are working with the Maryland Historical Trust to determine if the easement is impacted by this proposal.

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. YES - A variance for location is being applied for (side rather than back lot).

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ 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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input 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 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.

Kelly S. Vaena
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:

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

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

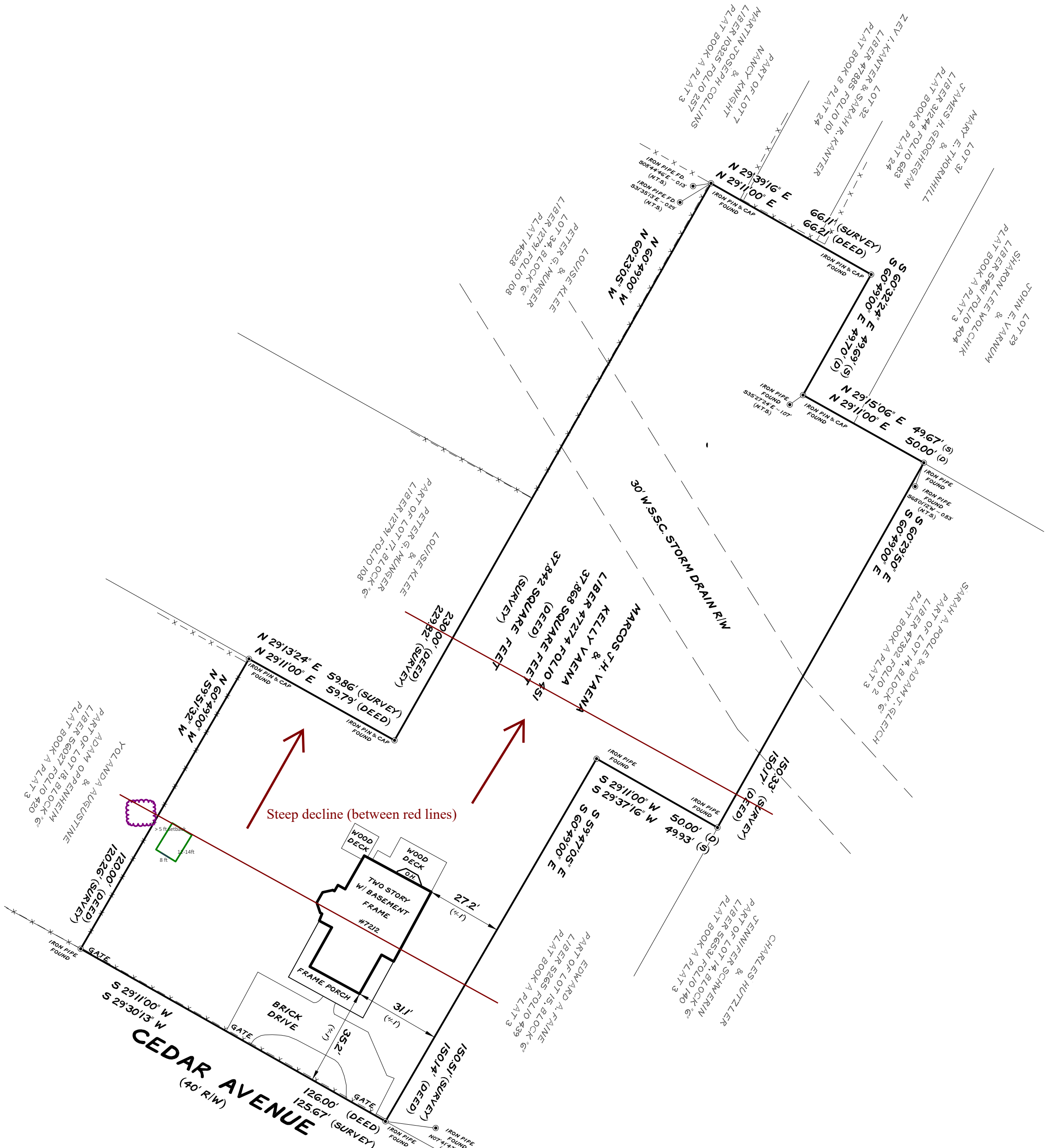
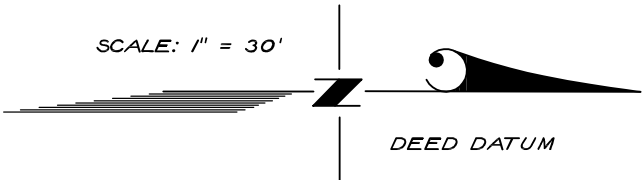
Work Item 3: _____

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	*	*	*	*	*		*

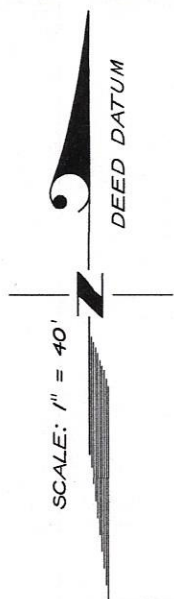


SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A CAREFUL FIELD-RUN SURVEY OF THE PROPERTY SHOWN HEREON, THAT IS ALL
AND THE SAME LAND CONVEYED BY JEANNE FEENEY TO MARCOS J.H. VAENA AND KELLY VAENA BY DEED DATED JUNE 28, 2013 AND
RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 47274 FOLIO 45. THIS PLAT WAS PREPARED
WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EXISTING CONVEYANCES, EASEMENTS, AND RIGHTS-OF-WAY OF
RECORD OR OTHERWISE, THAT PERMANENT IRON MARKERS ARE IN PLACE AS INDICATED THIS SURVEY IS IN COMPLIANCE WITH TITLE 9,
SUBTITLE 13, CHAPTER 6, SECTION 12 OF THE MINIMUM STANDARDS OF PRACTICE. MY CURRENT LICENSE EXPIRES NOVEMBER 01, 2020.

STEPHEN L. WILSON
DRASTIC MEASURES, INC.
6603 STEUBEN COURT
MONTGOMERY COUNTY, MARYLAND 20735
OFFICE: 301-566-3152
FAX: 301-566-8569



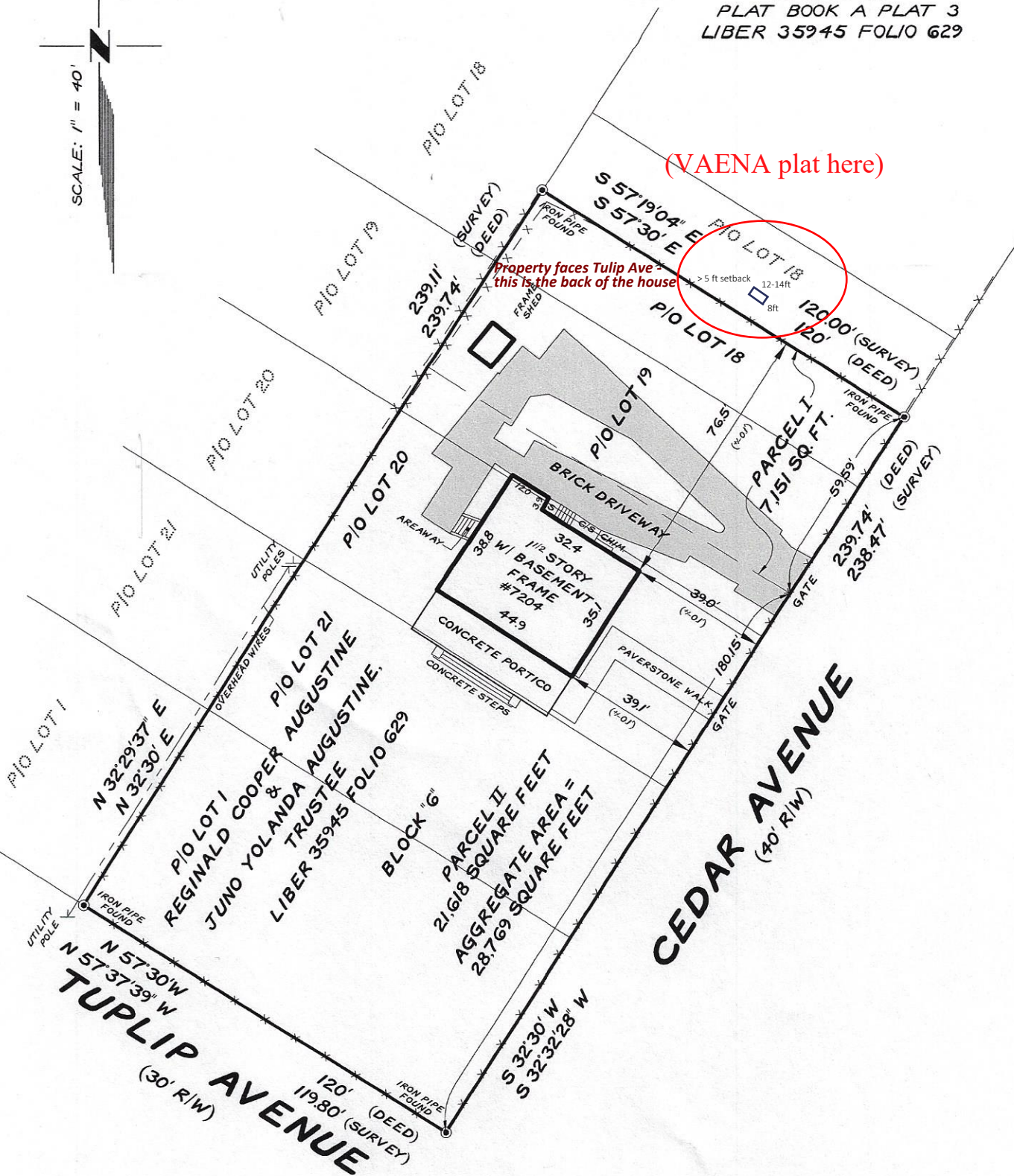
BOUNDARY SURVEY
LAND OF
MARCOS J.H. VAENA & KELLY VAENA
THIRTEENTH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' NOVEMBER 2018



BOUNDARY SURVEY
PART OF LOTS 1, 18, 19, 20 & 21
BLOCK "6"
B. F. GILBERT'S ADDITION TO
TAKOMA PARK
THIRTEENTH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND
PLAT BOOK A PLAT 3
LIBER 35945 FOLIO 629

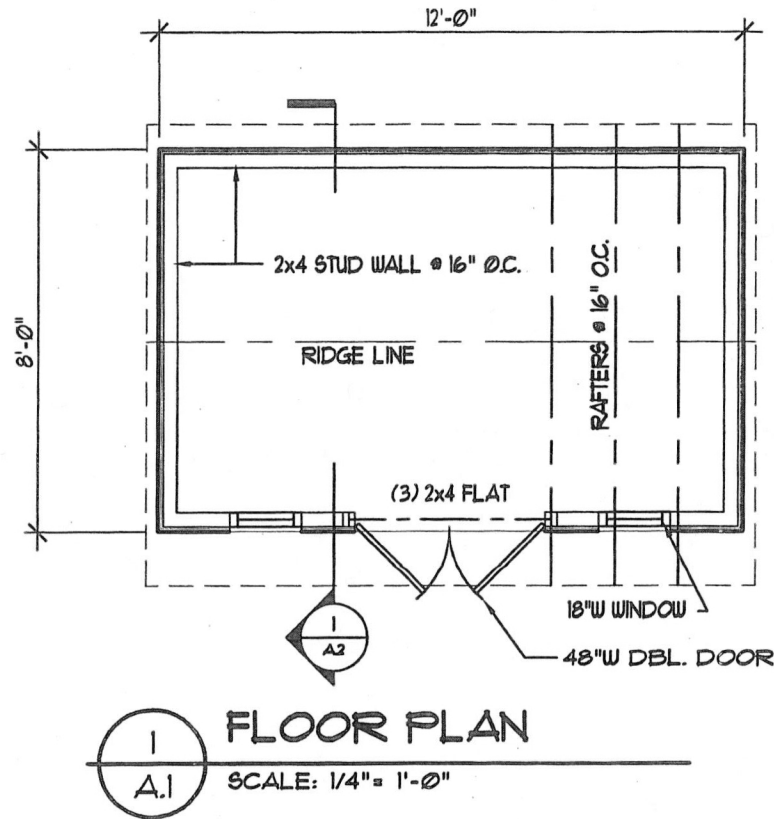
(VAENA plat here)

Property faces Tulip Ave.
this is the back of the house



SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT I HAVE PERSONALLY MADE A CAREFUL
FIELD-RUN SURVEY OF THE PROPERTY SHOWN HEREON, THAT IT
IS ALL AND THE SAME PROPERTY CONVEYED BY JUNO YOLANDA
AUGUSTINE AND REGINALD COOPER AUGUSTINE TO JUNO YOLANDA

DESIGN EXAMPLE 1



GENERAL NOTES:

1. WDW. & DOOR SIZES & TYPE MAY VARY UPON OWNERS REQUEST
2. ROOF DESIGN: 30 PSF SNOW LOAD
FLOOR FRMG.: 50 PSF TOTAL LOAD
WIND SPEED: 90 MPH
3. DETACHED ACCESSORY STRUCTURE THAT CONTAINS NO CONDITIONED FLOOR AREA

IMPORTANT NOTE REGARDS CODES:

THE STRUCTURE IS A NON-PUBLIC GARDEN SHED. REFER TO LOCAL CODE FOR FURTHER CLASSIFICATION. OWNER MUST CONTACT LOCAL MUNICIPALITY AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. THE DESIGN OF STRUCTURE OF THE BUILDING MAY HAVE TO BE MODIFIED TO CONFORM TO LOCAL REGULATIONS. THE STRUCTURE IS DESIGNED TO SUPPORT THE LOADS INDICATED ON THESE DRAWINGS.

NOTE OF PLAN USAGE:

THIS DRAWING WAS DONE FOR THE SOLE PURPOSE OF ASSISTING B&B STRUCTURES IN CONSTRUCTION OF THE BUILDING. IT SHALL NOT BE USED BY ANY PERSONS IN ANY MANNER OTHER THAN THE EMPLOYEES & DEALERS OF B&B STRUCTURES WITHOUT THE WRITTEN PERMISSION OF B&B STRUCTURES & THE ARCHITECT. ALSO THIS DRAWING SHALL NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF B&B STRUCTURES & THE ARCHITECT.

PROJ. #14031

DWN. BY: RJE

PLAN

A.1

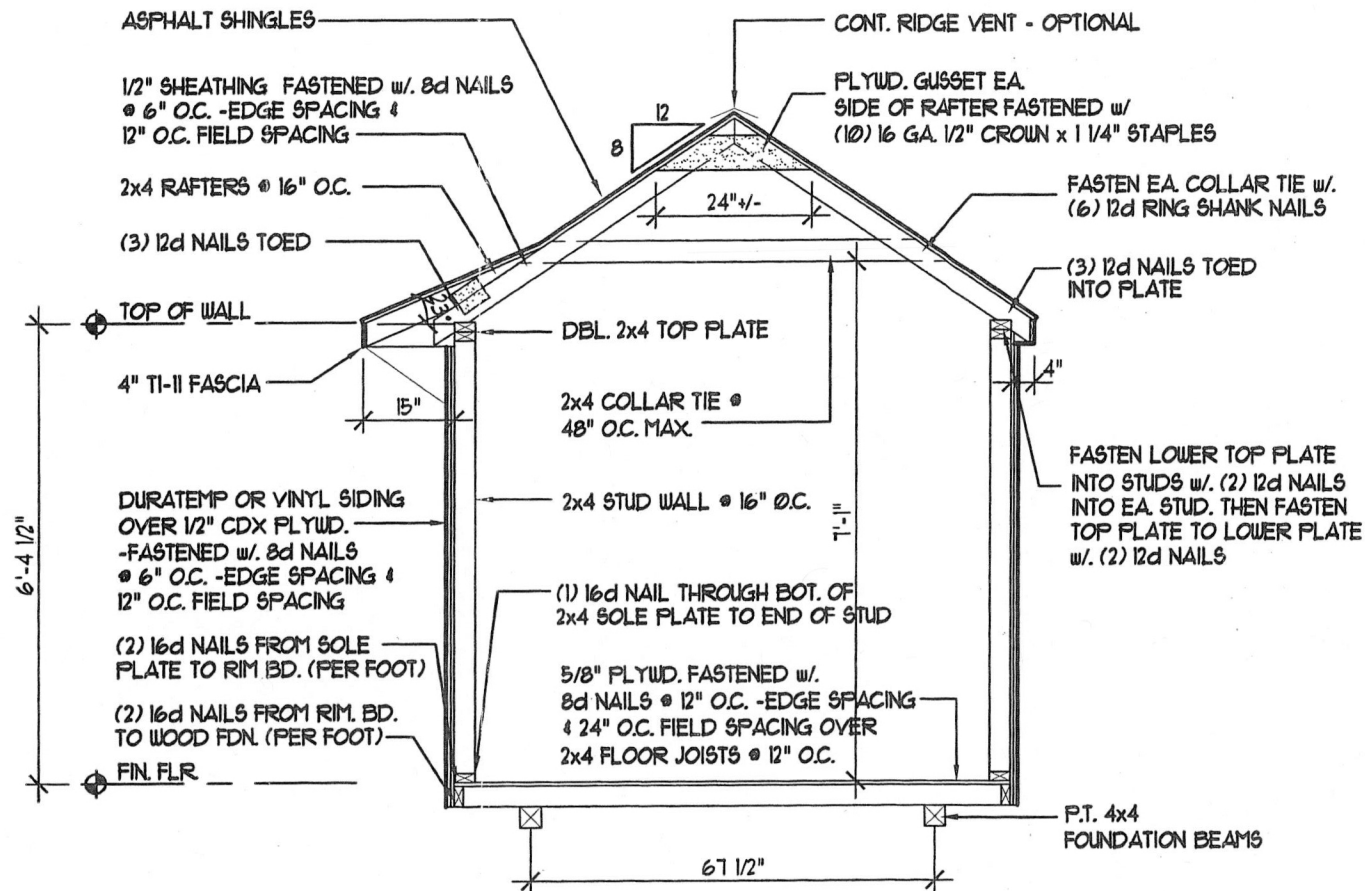
B&B STRUCTURES

568 Gibbons Road
Bird-In-Hand, Pa. 17505

Ph. # (717) 656-0783

STANDARD
8x12 CAPE
BACKYARD SERIES

Fengel Architects, LLC
1854 Lincoln Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140



SECTION OF SERIES 8 A-FRAME

SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. DRIP EDGE AT ALL ROOF EDGES FOR LEAK-FREE QUALITY FINISH
2. OVERHANG FLUSH ON GABLES
3. FINISHED SOFFIT ON ALL BUILDINGS
4. HURRICANE TIES IF REQUIRED
5. FELT PAPER: UNLESS OTHERWISE NOTED, REQUIRED UNDERLAYMENT SHALL CONFORM TO ASTM D 226 TYPE I, ASTM D 4863 TYPE I, OR ASTM D 6751.

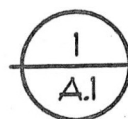
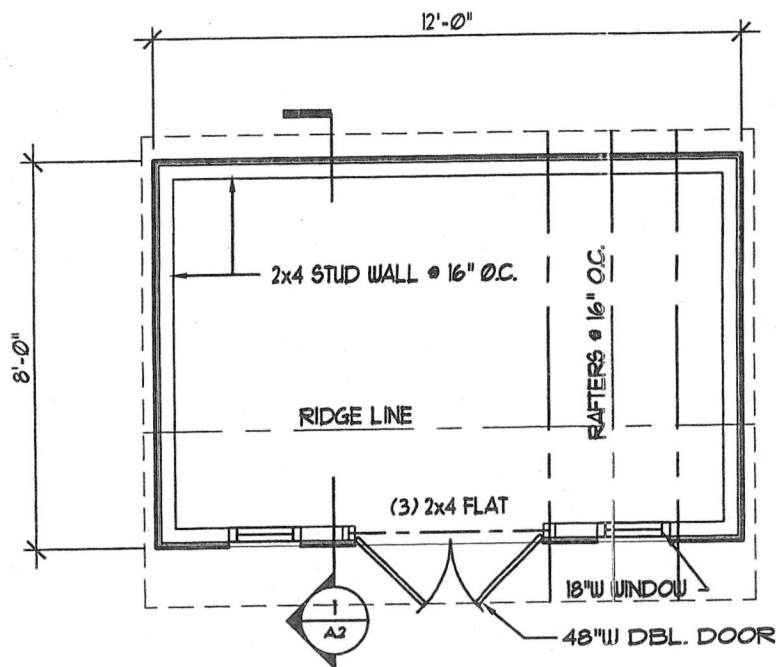
PROJ. #14031
DWN. BY: RJE
SECTION
A.2

B&B STRUCTURES
568 Gibbons Road
Bird-In-Hand, Pa. 17505
Ph. # (717) 656-0783

STANDARD
8 WIDE CAPE
BACKYARD SERIES

Angel
Architects, LLC
1854 Lincoln Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140

DESIGN EXAMPLE 2



FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. WDW. & DOOR SIZES & TYPE MAY VARY UPON OWNERS REQUEST
2. ROOF DESIGN: 30 PSF SNOW LOAD
FLOOR FRMG.: 50 PSF TOTAL LOAD
WIND SPEED: 90 MPH
3. DETACHED ACCESSORY STRUCTURE THAT CONTAINS NO CONDITIONED FLOOR AREA

IMPORTANT NOTE REGARDS CODES:

THE STRUCTURE IS A NON-PUBLIC GARDEN SHED. REFER TO LOCAL CODE FOR FURTHER CLASSIFICATION. OWNER MUST CONTACT LOCAL MUNICIPALITY AND ANY OTHER GOVERNING AGENCY HAVING JURISDICTION OVER THE PROJECT. THE DESIGN OF STRUCTURE OF THE BUILDING MAY HAVE TO BE MODIFIED TO CONFORM TO LOCAL REGULATIONS. THE STRUCTURE IS DESIGNED TO SUPPORT THE LOADS INDICATED ON THESE DRAWINGS.

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Fengel Architects, LLC

1854 Lincoln Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140

STANDARD
8x12 QUAKER
BACKYARD SERIES

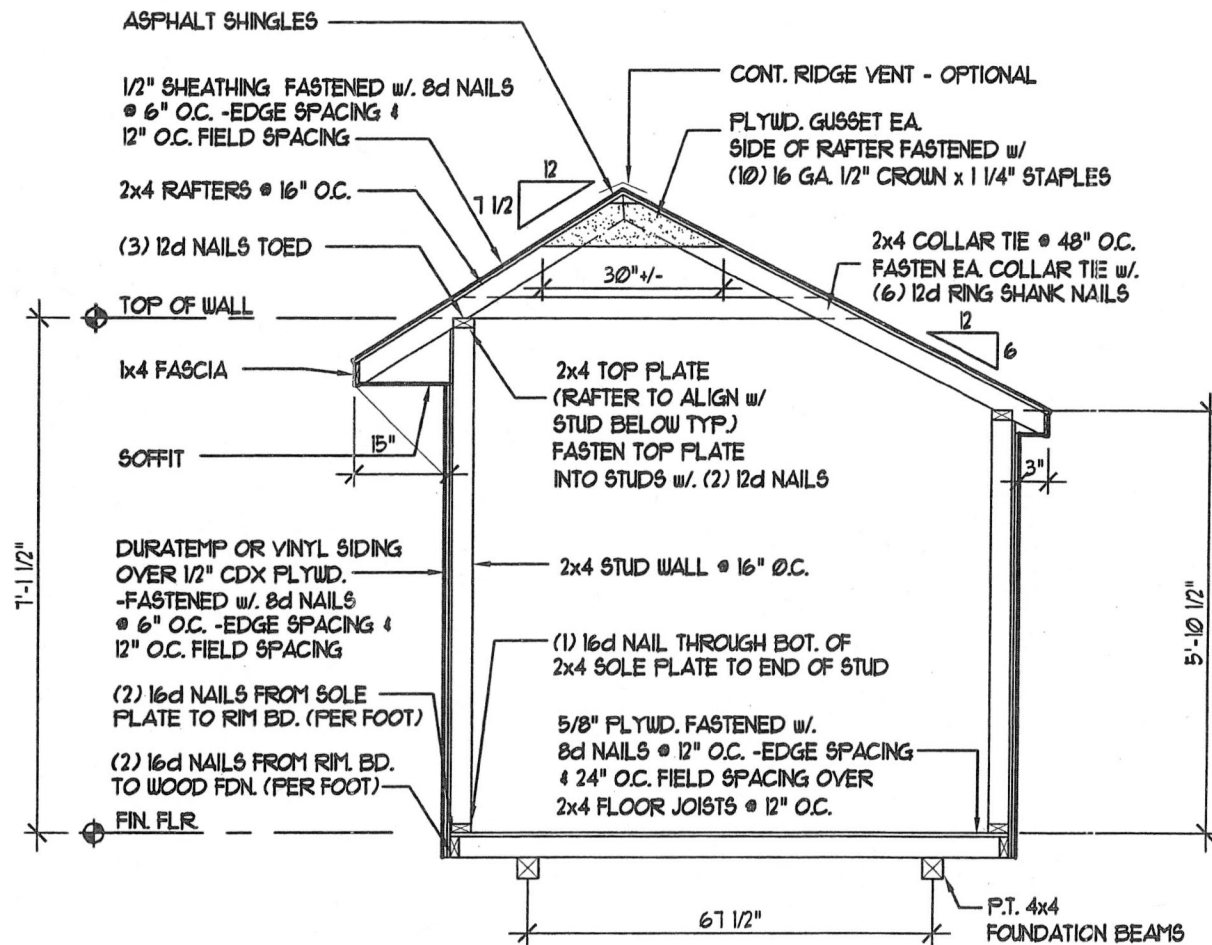
B&B STRUCTURES
568 Gibbons Road
Bird-In-Hand, Pa. 17505
Ph. # (717) 656-0783

PROJ. #14030

DWN. BY: RJE

PLAN

A.1



SECTION OF SERIES 8 QUAKER

SCALE: 3/8" = 1'-0"

GENERAL NOTES:

1. DRIP EDGE AT ALL ROOF EDGES FOR LEAK-FREE:
QUALITY FINISH
2. OVERHANG FLUSH ON GABLES
3. FINISHED SOFFIT ON ALL BUILDINGS
4. FELT PAPER: UNLESS OTHERWISE NOTED, REQUIRED
UNDERLAYMENT SHALL CONFORM TO ASTM D 226
TYPE I, ASTM D 4869 TYPE I, OR ASTM D 6751.

NOTE OF PLAN USAGE:

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OF B&B STRUCTURES & THE ARCHITECT.

Engel
Architects, LLC
1854 Lincoln Highway East
Lancaster, PA 17602
(717) 392-8021, fax 392-7140

STANDARD
8' WIDE QUAKER
BACKYARD SERIES

B&B STRUCTURES
568 Gibbons Road
Bird-In-Hand, Pa. 17505
Ph. # (717) 656-0783

PROJ. #14030

DWN. BY: RJE

SECTION

A.2

Abutting and Confronting Properties

<u>Name</u>	<u>Address</u>	<u>Lot/Parcel</u>	<u>Block</u>
AUGUSTINE NANCY YOLANDA OPPENHEIM ADAM	7204 CEDAR AVE	P18	6
KLEE LOUISE & PETER G MUNGER	106 TULIP Ave	P1	6
MERGNER WOLFGANG J & GERTRUD W	104 TULIP	34	6
MARTIN JOSEPH COLLINS	7211 HOLLY AVE	P7	6
KANTER ZEV KANTER SARAH	7213 HOLLY AVE	32	6
THORNHILL MARY ELIZABETH & JAMES H GEOGHEGAN	7215 HOLLY AVE	31	6
VARNUM JOHN E ET AL	7217 HOLLY AVE	29	6
POOLE SARAH A GLEICH ADAM J	4 BARCLAY AVE	P14	6
HUTZLER CHARLES SCHWERIN JENNIFER	1 BARCLAY AVE	4	6C
FAINE EDWARD A	7214 CEDAR AVE	P15	6
CLARK JAMES M & CATHERINE A FORSTER	7213 CEDAR AVE	8	5
MORNINGSTAR JILL E & ALASTAIR M FITZPAYNE	7211 CEDAR AVE	7	5
COLWELL JAMES C ET AL	7209 CEDAR AVE	5	5

HOMEOWNERS ASSOCIATIONS

NA

CIVIC ASSOCIATIONS

<u>Code</u>	<u>Association</u>
CW1135	Montgomery Preservation Inc
CA1441	Friends of Sligo Creek
CW6785	Montgomery County Renters Alliance
CA0693	Takoma Park Community Center

Photo 1: Proposed site of shed, centered in liriopie, at the required set-back from chain link fence bordering neighbor's back yard. Note: Tree Assessment has been requested from Takoma Park (no impact foreseen – one branch will require trimming).



Photo 2: Steep sloping of back lot, starting from middle of the house.



Topography of property – dropping from 270 feet to 228 ft with steep decline beginning within the boundaries of the house.

