

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7301 Maple Avenue, Takoma Park	Meeting Date:	12/15/2021
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	12/8/2021
Applicant:	Pat and Thomas Rumbaugh (Eric Saul, Architect)	Public Notice:	12/1/2021
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	975409	Staff:	Michael Kyne
PROPOSAL:	Alterations to outstanding garage resource		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c. 1915-20s

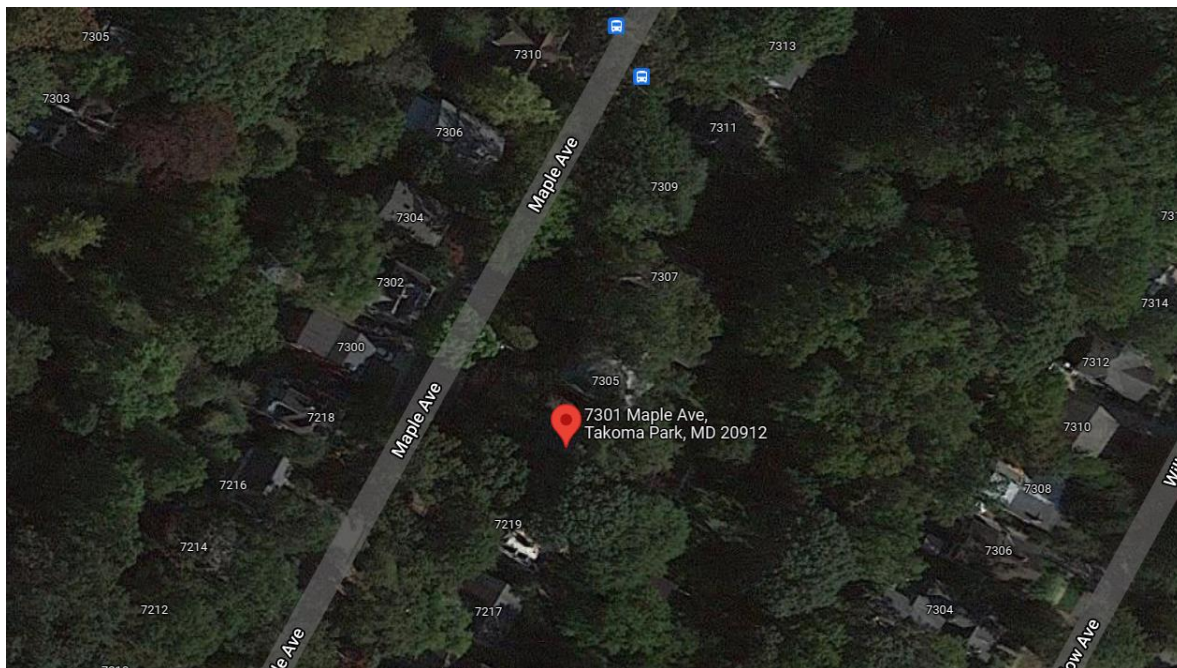


Fig. 1: Subject property.

PROPOSAL

The applicants propose alterations to the outstanding garage resource 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.

The *Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

The *Guidelines* state the following regarding the review of Outstanding Resources:

These 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, change and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources [only guidelines applicable to this project included]:

- Plans for all alterations should be compatible with the resource's original design
- Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

- 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 deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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-story Dutch Colonial-style Outstanding Resource within the Takoma Park Historic District. There is an existing garage at the rear/left side, as viewed from the public right-of-way of Maple Avenue. The garage is likely original to the historic house, as it shares similar character-defining features, primarily a jerkinhead roof. The garage is present in the 1959 Sanborn Fire Insurance Map (see *Fig. 2* below), and it is specifically noted in the district's designation.



Fig. 2: 1959 Sanborn Fire Insurance Map, with subject property marked by the blue star.

The applicants propose the following work items at the subject property:

- The addition of one dormer on the rear of the garage.
- The addition of one front dormer on the front of the garage.
- The addition of exterior stairs at the right side of the garage.
- Garage window and door alterations, including:
 - Centering and replacing the existing off center garage door.
 - Removal of the existing first-floor windows on the right side of the garage.
 - Removal of the existing second-floor windows on the right side of the garage.
 - Installation of a new second-floor window and door on the right side of the garage.
 - Removal of the existing second-floor door (currently not accessible from grade, as there are no stairs) of the left side of the garage.
 - Installation of a new second-floor window on the left side of the garage.

As the garage is a character-defining feature of the subject property, which is specifically noted in the property's designation, staff is concerned about the proposed alterations. Per the *Guidelines* for Outstanding Resources, planned alterations should be compatible with the resource's original design, and the preservation of both original and distinctive architectural features and original doors and windows (including the size and shape of openings) is encouraged. While the proposed rear dormer will not be visible from the primary public right-of-way of Maple Avenue, the proposed front dormer will alter the significant, character-defining roof of the garage. Additionally, shifting the garage door will alter an original door opening, although slightly. The front alterations will be clearly visible from Maple Avenue, and staff finds them to be generally inconsistent with *Standards #2 and #9*, which state that character-defining features should not be altered, removed, or destroyed.

Although the proposed exterior stairs could be removed in the future, its installation would necessitate the alteration and removal of the original window openings on the right side of the garage. This is inconsistent with *Standard #10*, which states that alterations “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.” However, staff notes that these windows are on a secondary elevation, which is largely obscured from the public right-of-way of Maple Avenue by the historic house, and the proposed alterations will be negligibly visible, at best. Likewise, the proposed door removal and new window installation on the left side of the garage will be obscured by the neighboring house to the left.

Regarding materials, the applicants propose the following:

- Replacement of the existing, non-original aluminum siding on the garage with fiber cement siding.
- New wood windows to match the existing.
- Asphalt shingle roofing to match the existing
- Wood exterior stairs.
- Aluminum second-floor door.
- Replacement of the existing garage door with a similar style door [material unspecified).

The proposed materials are generally compatible with the original materials, in accordance with the *Guidelines*. However, staff expresses concerns with the proposed siding alteration. Staff supports the removal of the non-original aluminum siding, but finds that the applicant should determine if the original siding is still present underneath. If so, the applicants should specify whether the proposed fiber cement siding is to be installed over the original siding, or if the original siding will be removed. If the original siding is present, it should be preserved, in accordance with the *Guidelines* and *Standards*, unless the applicants can sufficiently demonstrate that it is beyond repair.

Staff seeks the following feedback from the Commission:

- Concurrence regarding the inappropriateness and incompatibility of the proposed alterations at the front of the garage (new dormer and shifting the garage door).
- Guidance regarding the appropriateness of the rear dormer, given its lack of visibility from the public right-of-way.
- Guidance regarding the appropriateness of the new stairs and side fenestration alterations.
- Suggested alternatives, if any.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC’s comments and return with a HAWP application.



FOR STAFF ONLY:
HAWP# 975409
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Pat and Thomas Rumbaugh

E-mail: theplaylady@gmail.com

Address: 7301 Maple Avenue

City: Takoma Park Zip: 20912

Daytime Phone: 301-928-9962

Tax Account No.: 01069533

AGENT/CONTACT (if applicable):

Name: Eric Saul

E-mail: eric@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? 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: 7301 Street: Maple Avenue

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

Lot: 25 Block: 3 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 type="checkbox"/> Deck/Porch | <input checked="" 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.

Eric C Saul

11/23/2021

Signature of owner or authorized agent

Date

7

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

Owner's mailing address 7301 Maple Avenue Takoma Park, MD 20912	Owner's Agent's mailing address 8114 Carroll Avenue Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
7305 Maple Avenue Takoma Park, MD 20912	7219 Maple Avenue Takoma Park, MD 20912
7300 Maple Avenue Takoma Park, MD 20912	7302 Maple Avenue Takoma Park, MD 20912
7304 Willow Avenue Takoma Park, MD 20912	7302 Willow Avenue Takoma Park, MD 20912 7306 Willow 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:

The property has an existing accessory structure (garage) with a steep roof creating a storage attic. The structure sits approx. 5' from the side property line and is located entirely in the rear yard of the property

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

Proposed are two dormers on the front and rear of the existing structure to create more headroom in order to convert the storage attic into a recreational room with a full bathroom (this is not proposed as an accessory dwelling unit). A new exterior staircase leading up to the second floor is proposed on the side of the garage opposite the property line. Also proposed is the removal of first floor windows on the side of the garage as to not interfere with the new staircase, centering a new garage door on the front elevation, and the redesign of the second floor window and exterior doors

Work Item 1: New dormers

Description of Current Condition:

existing asphalt shingle roof without dormers

Proposed Work:

New front and rear dormers with windows

Work Item 2: exterior staircase

Description of Current Condition:

no exterior stairs

Proposed Work:

new exterior stairs

Work Item 3: exterior windows and doors

Description of Current Condition:

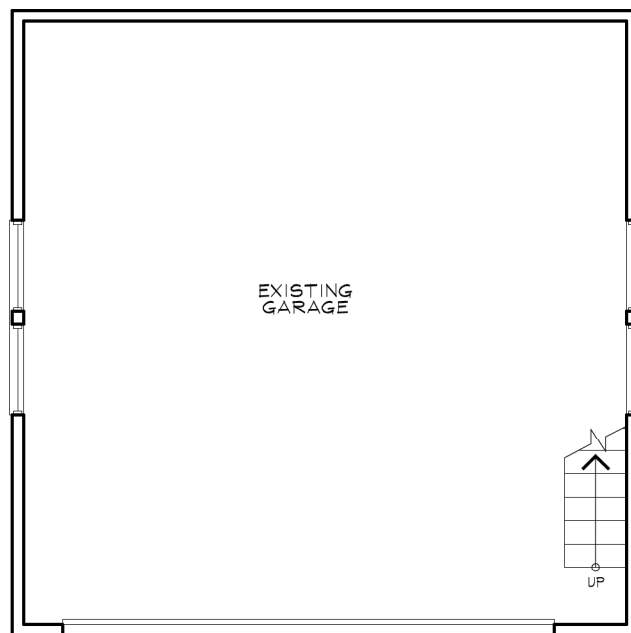
- off-center garage door
- existing first floor window on south side
- existing exterior doors and windows on 2nd floor

Proposed Work:

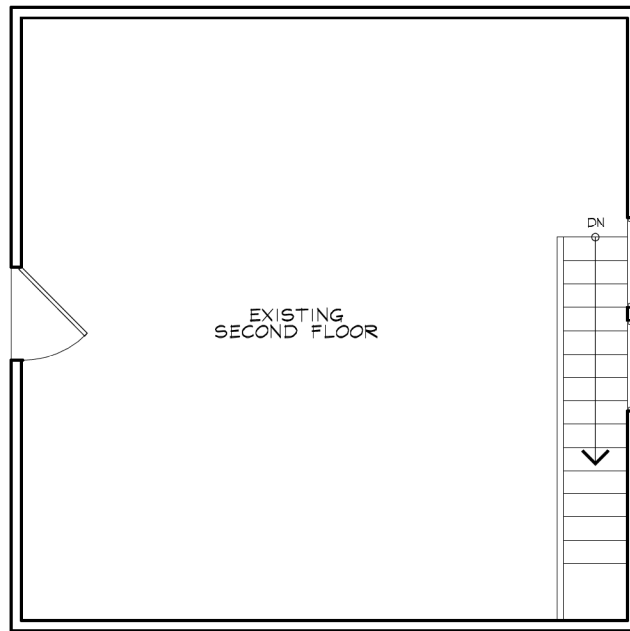
- new centered garage door
- removal of first floor windows on south side
- new entrance door on 2nd floor and new windows

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

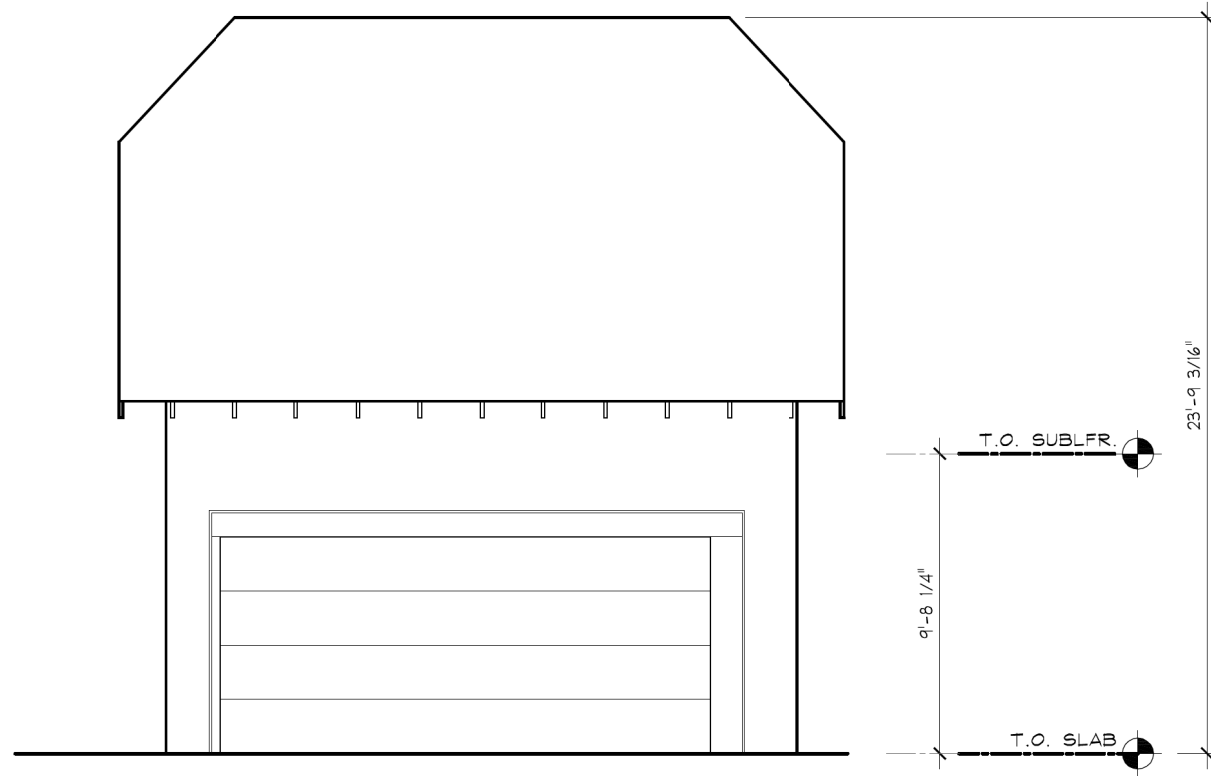
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
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"

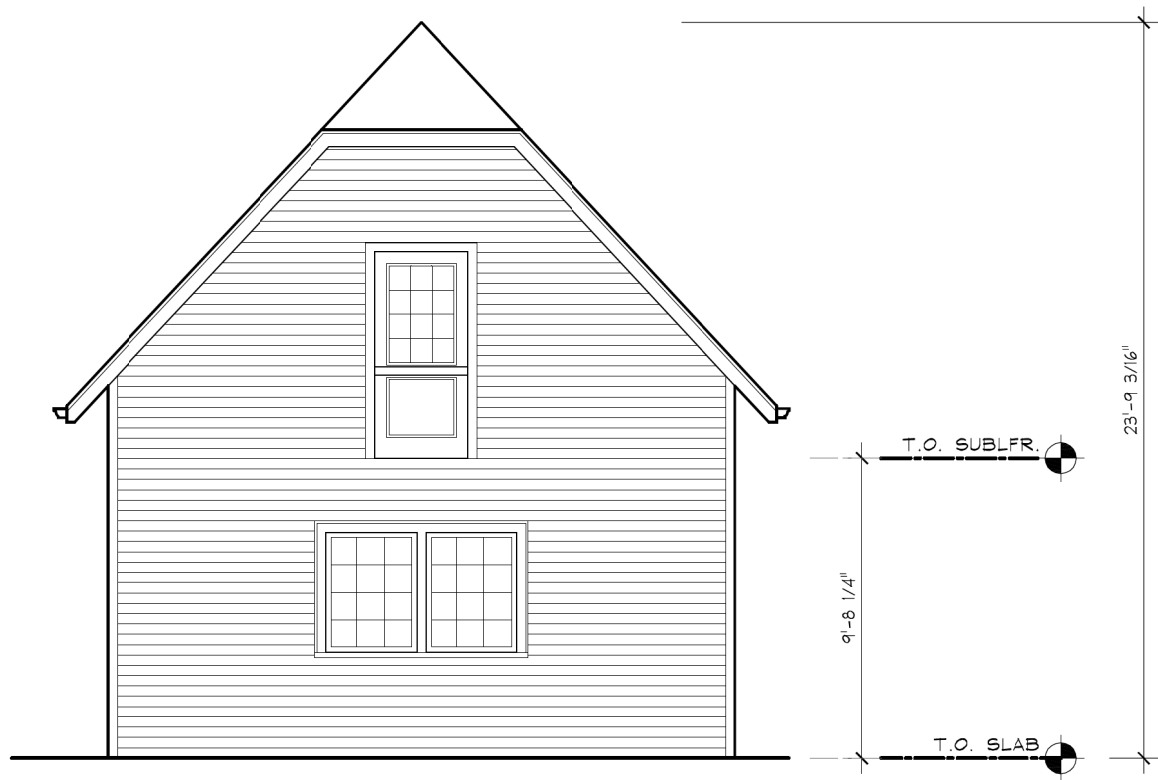


2 EXISTING/DEMO SECOND FLOOR PLAN
A1 1/4" = 1'-0"

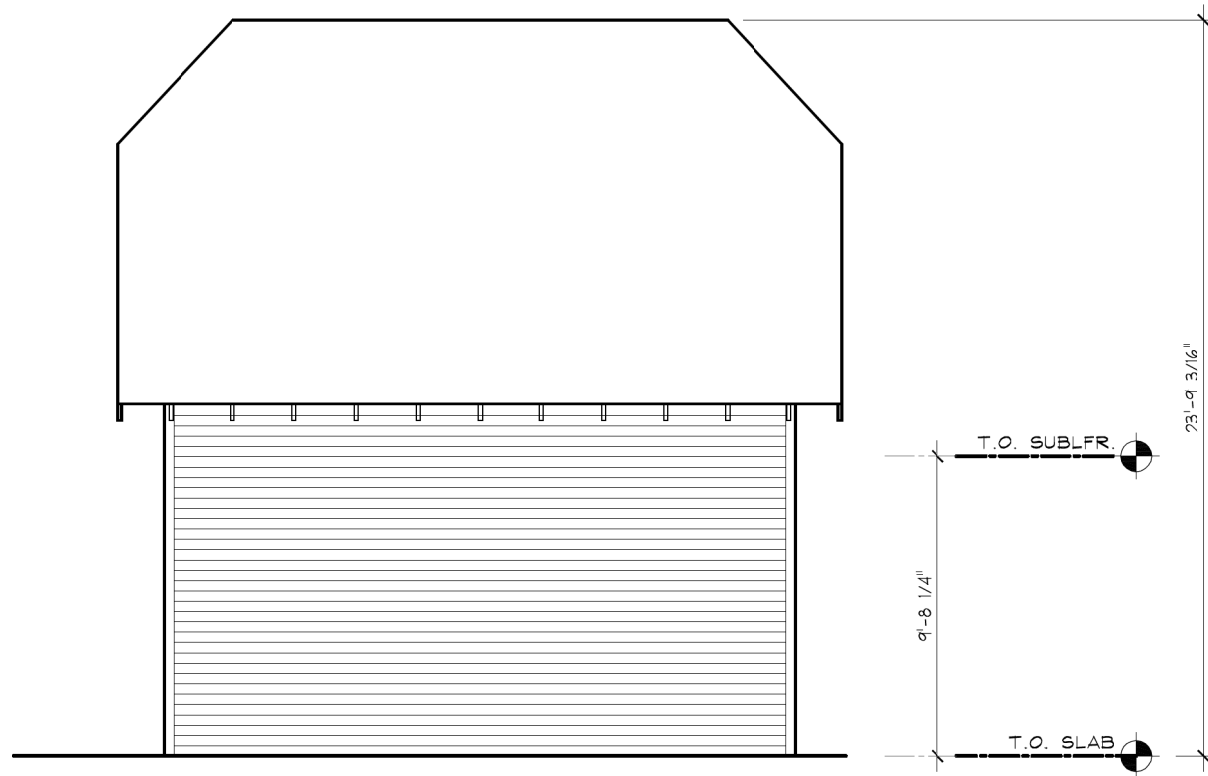


1
 A2.1

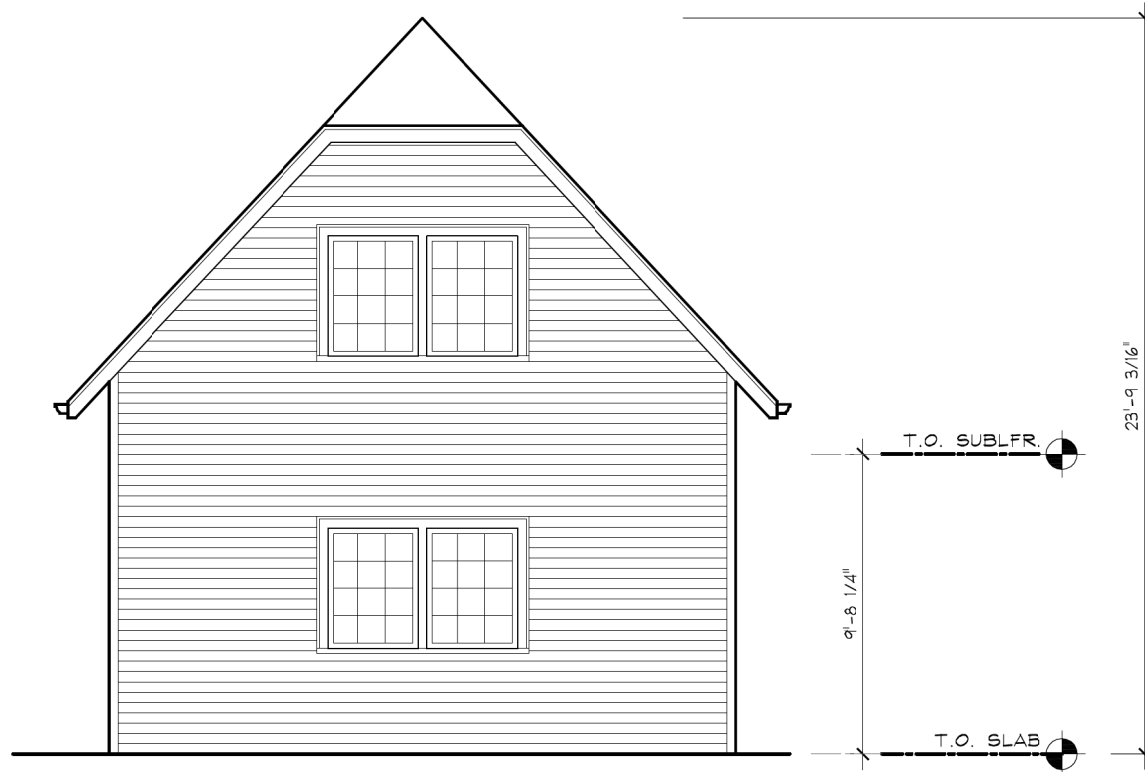
 EXISTING FRONT ELEVATION
 1/4" = 1'-0"



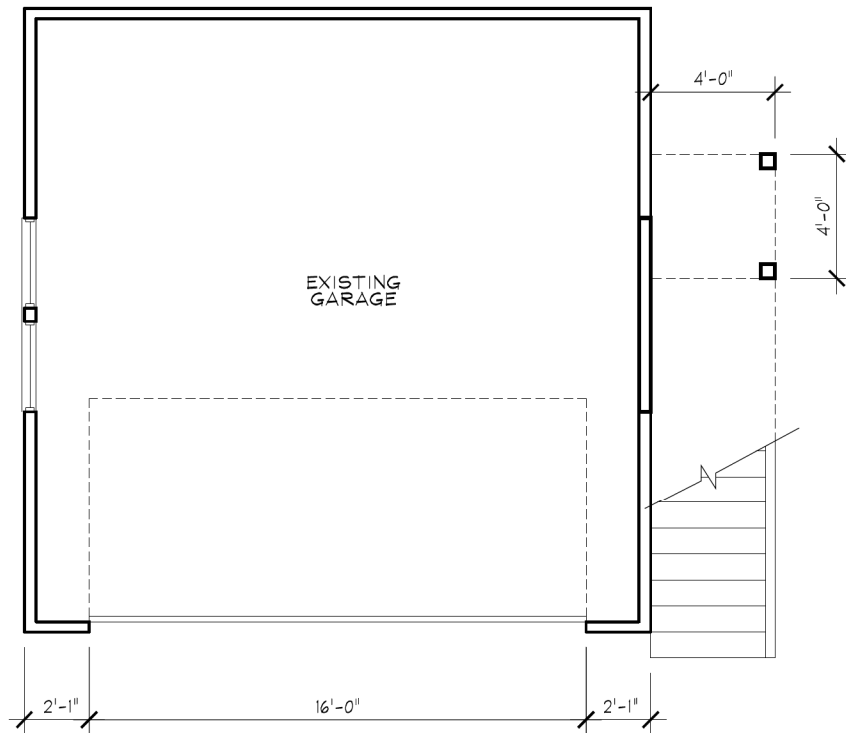
3 EXISTING NORTH SIDE ELEVATION
 A2.1 $1/4" = 1'-0"$



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



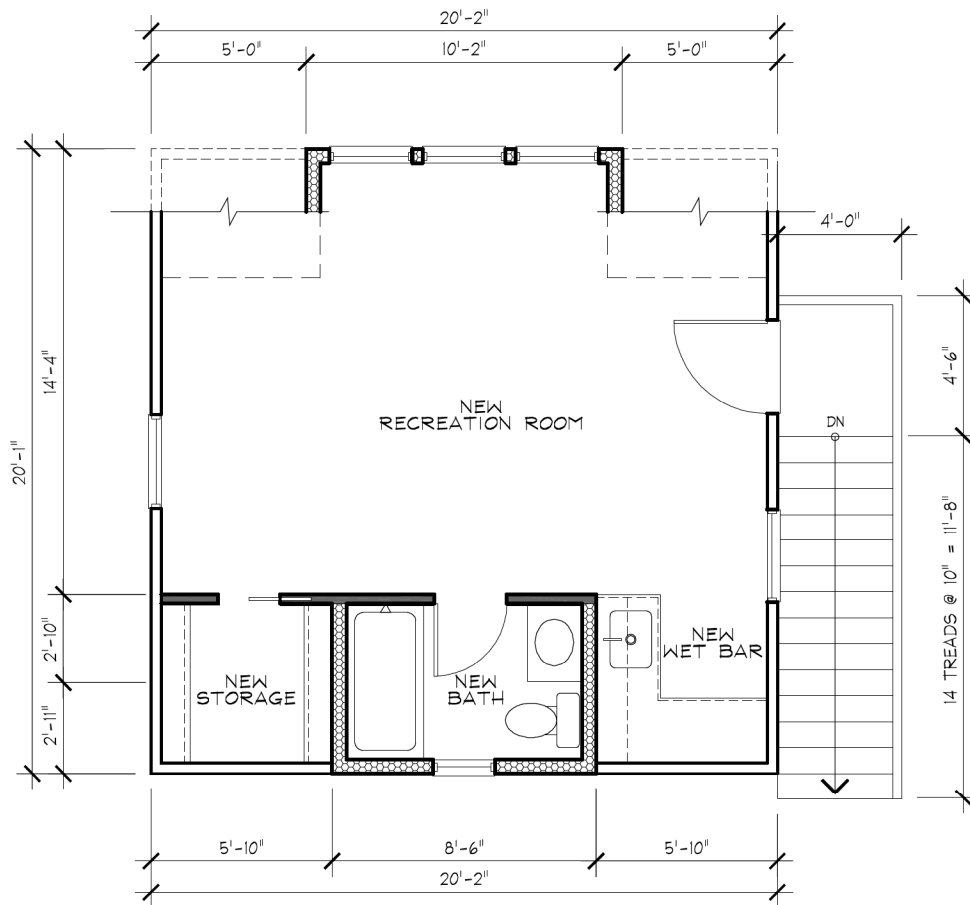
4 EXISTING SOUTH SIDE ELEVATION
 A2.1 $\frac{1}{4}" = 1'-0"$



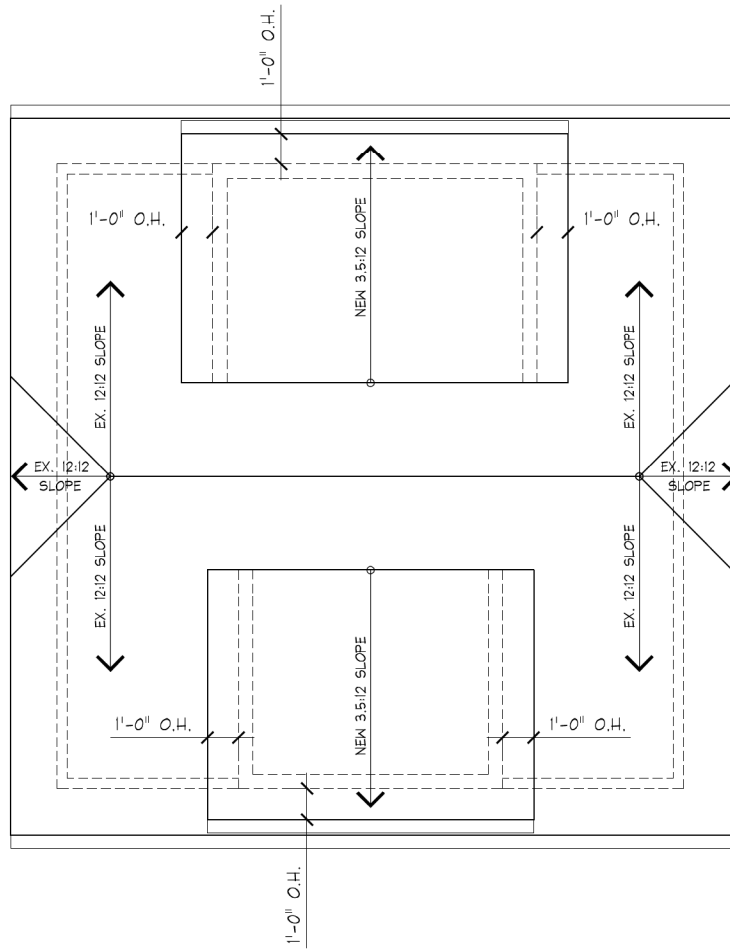
1
A1.1

PROPOSED FIRST FLOOR PLAN

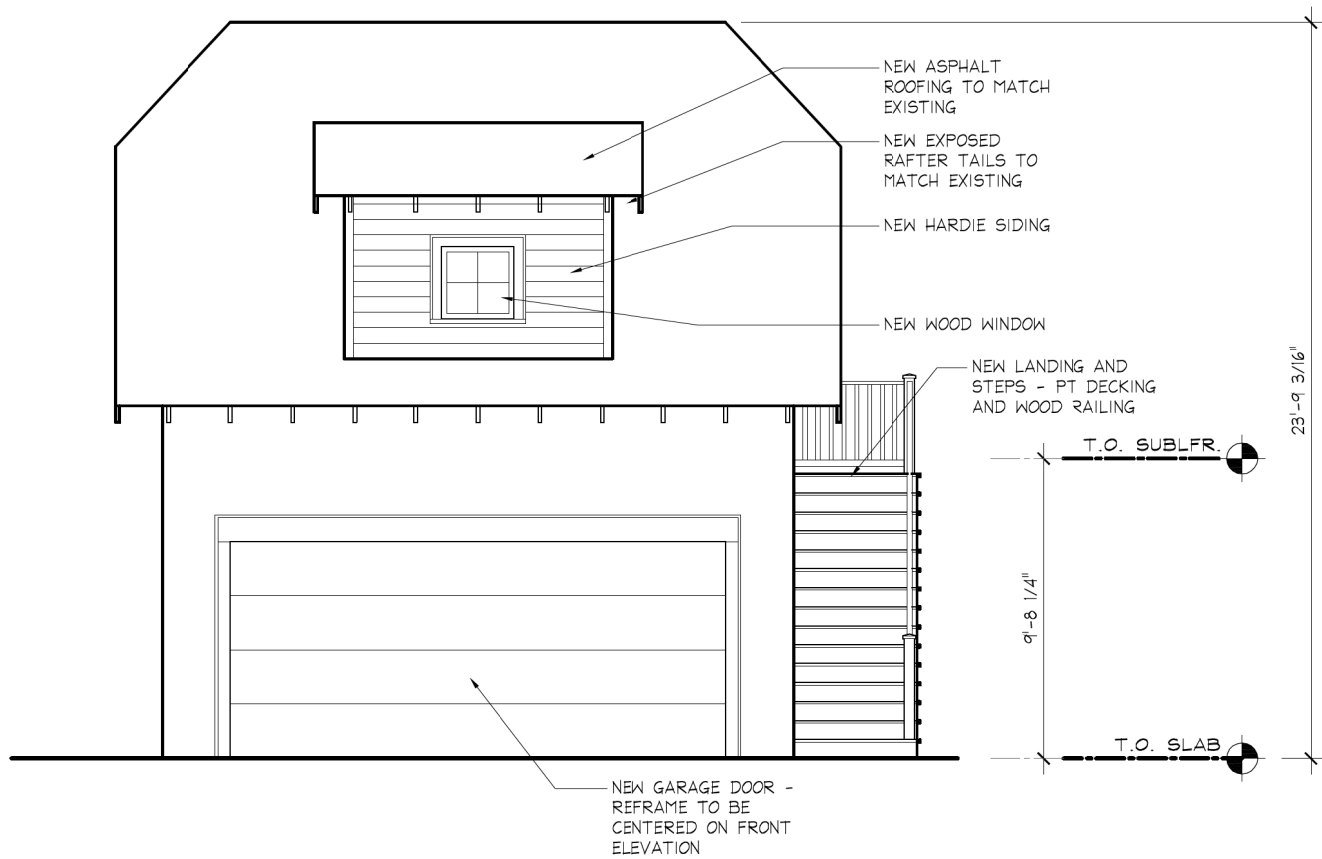
1/4" = 1'-0"



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



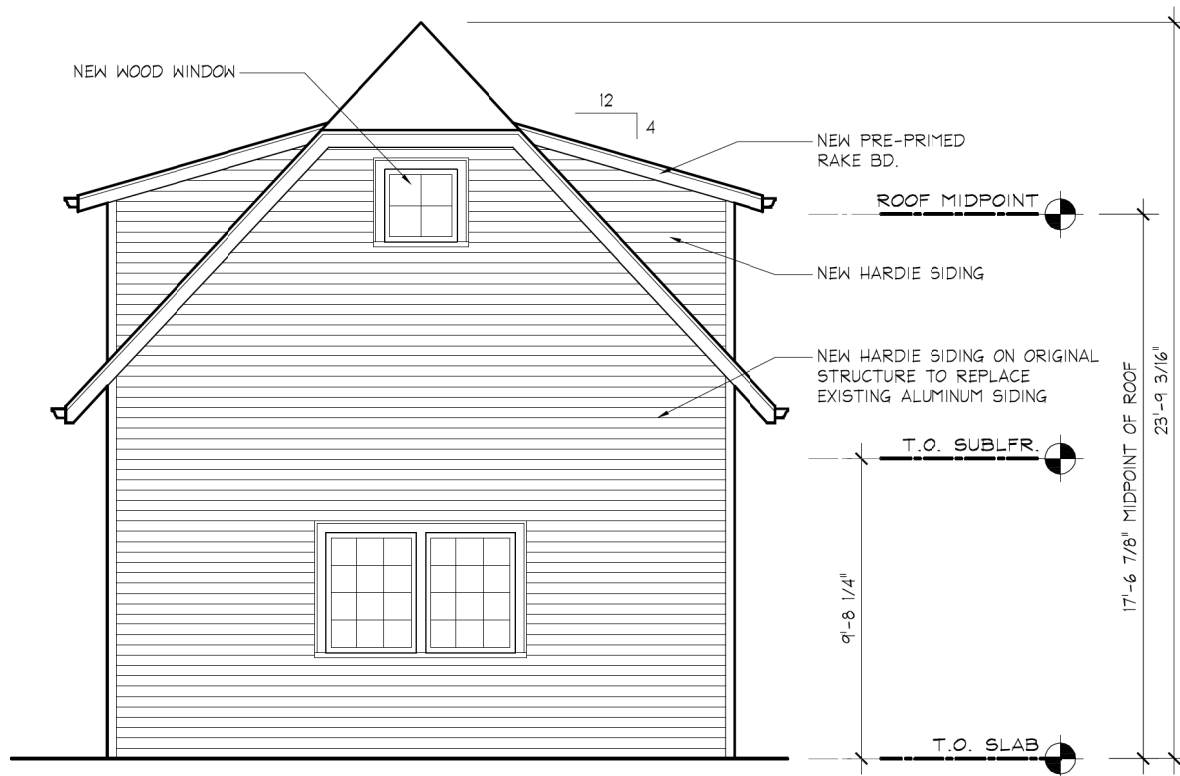
3 PROPOSED ROOF PLAN
 A1.1 1/4" = 1'-0"



1
A2

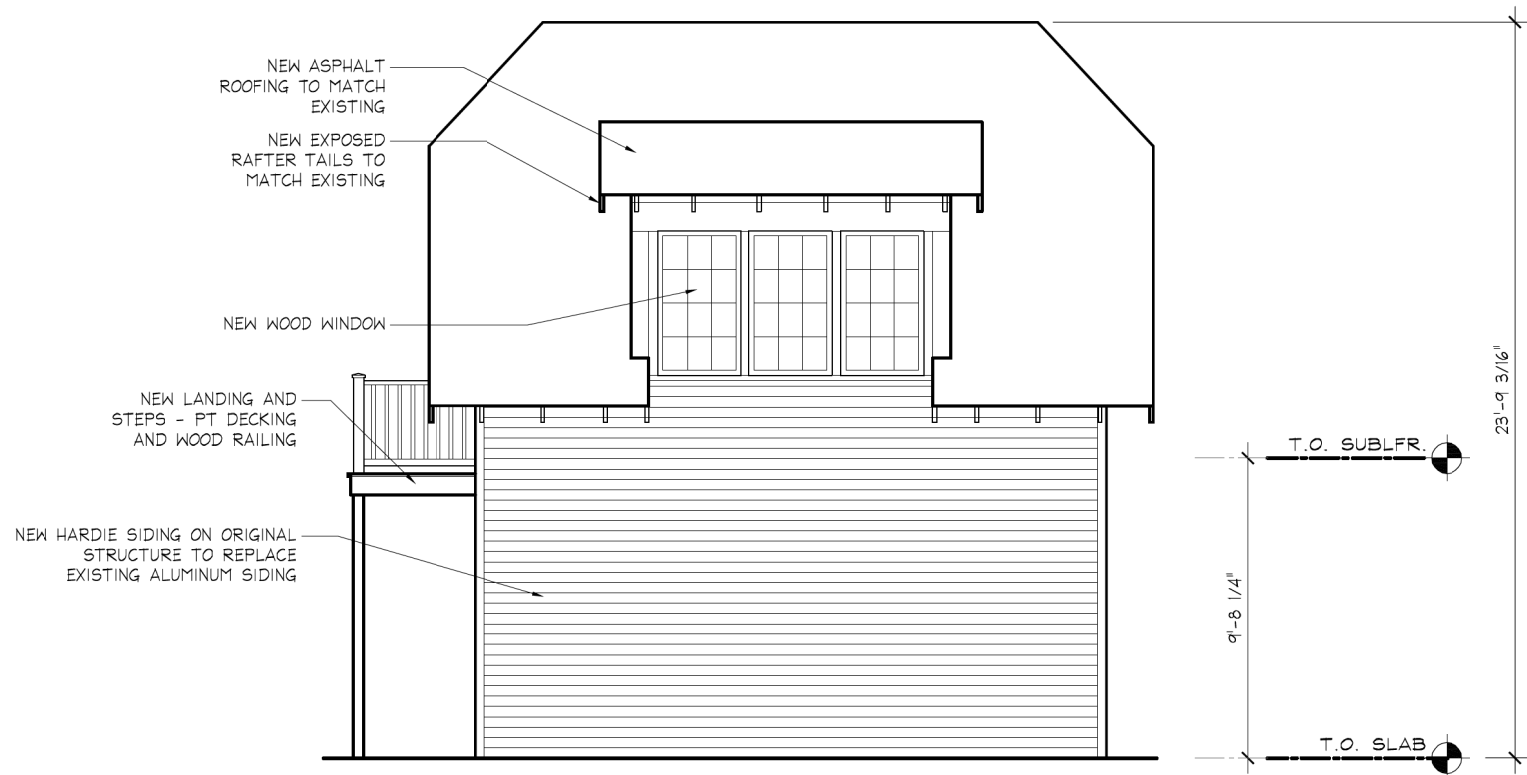
PROPOSED REAR ELEVATION

1/4" = 1'-0"



2
 A2

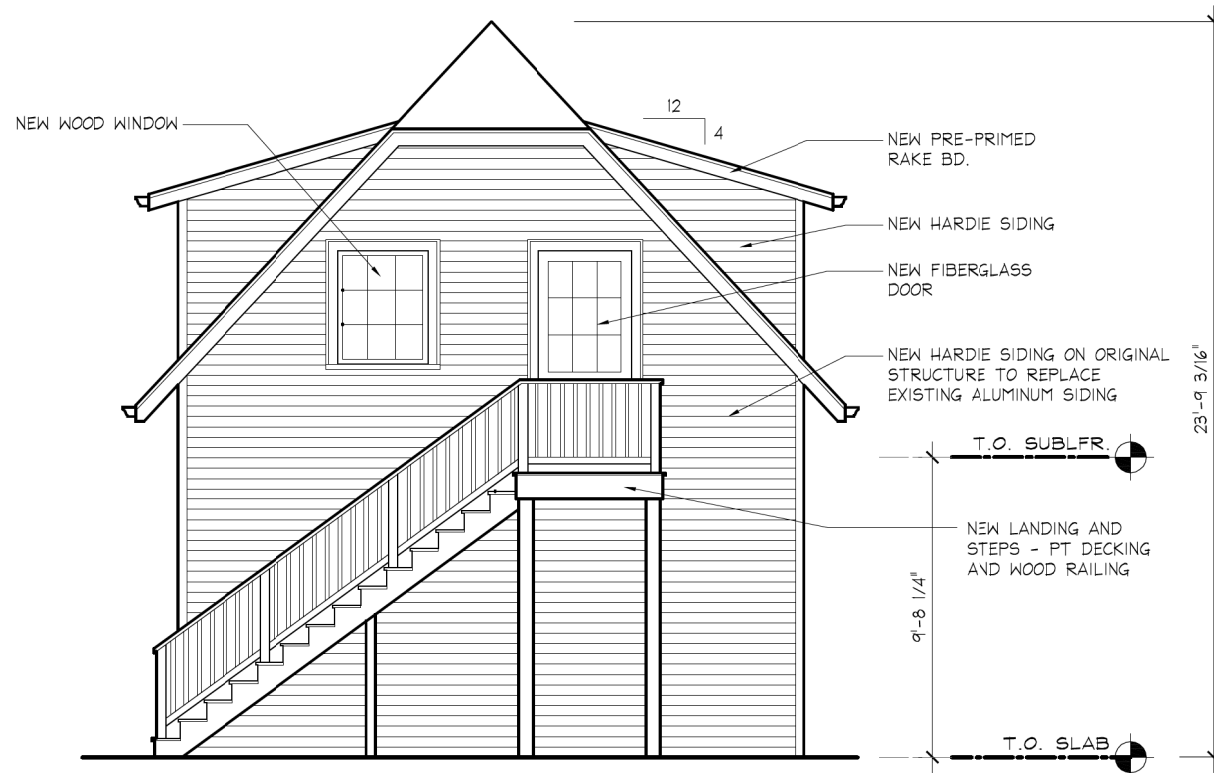
 PROPOSED SIDE (NORTH) ELEVATION
 1/4" = 1'-0"



3
A2

PROPOSED REAR ELEVATION

1/4" = 1'-0"



4 PROPOSED SIDE (SOUTH) ELEVATION
A2 1/4" = 1'-0"







