

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7301 Maple Avenue, Takoma Park	Meeting Date:	1/19/2022
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	1/12/2022
Applicant:	Pat and Thomas Rumbaugh (Eric Saul, Architect)	Public Notice:	1/5/2022
Review:	HAWP#975409	Tax Credit:	N/A
		Staff:	Michael Kyne

PROPOSAL: Alterations to outstanding garage resource

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

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

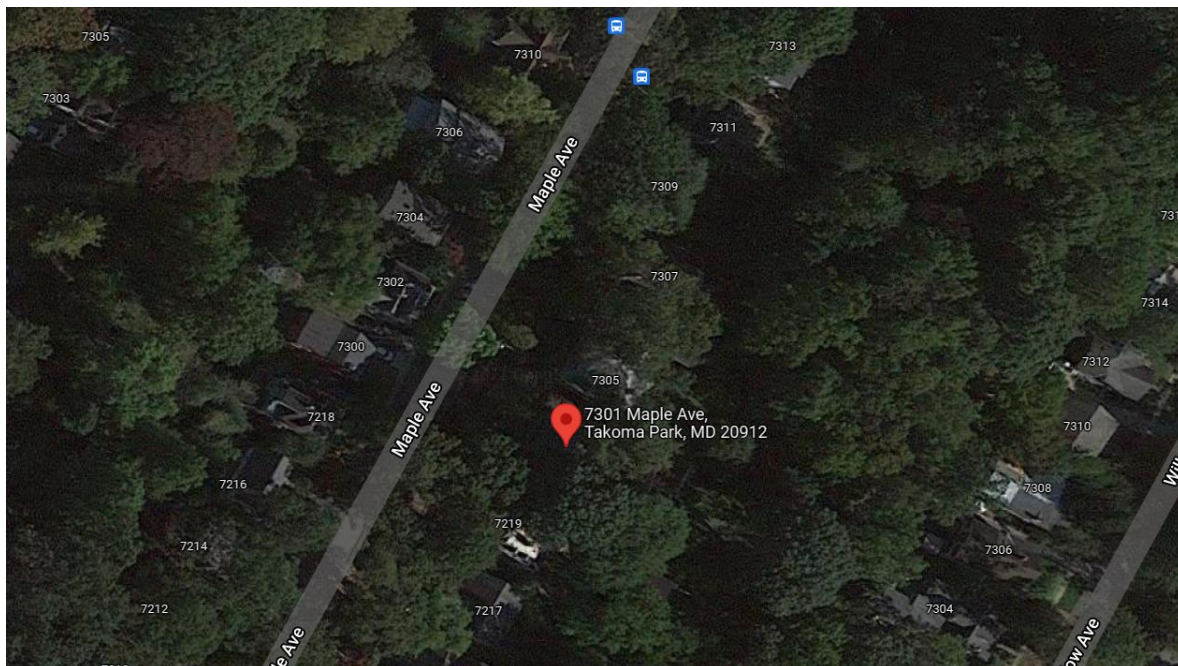


Fig. 1: Subject property.

BACKGROUND

The applicants previously appeared before the Commission for a preliminary consultation at the December 15, 2021 HPC meeting.¹

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

¹ Link to December 15, 2021 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2021/12/ILB-7301-Maple-Avenue-Takoma-Park-Preliminary-Consultation.pdf>
Link to December 15, 2021 HPC meeting audio/video transcript: http://mncppc.granicus.com/MediaPlayer.php?publish_id=8c2e2e87-5e7c-11ec-85e3-0050569183fa

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

- (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-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.

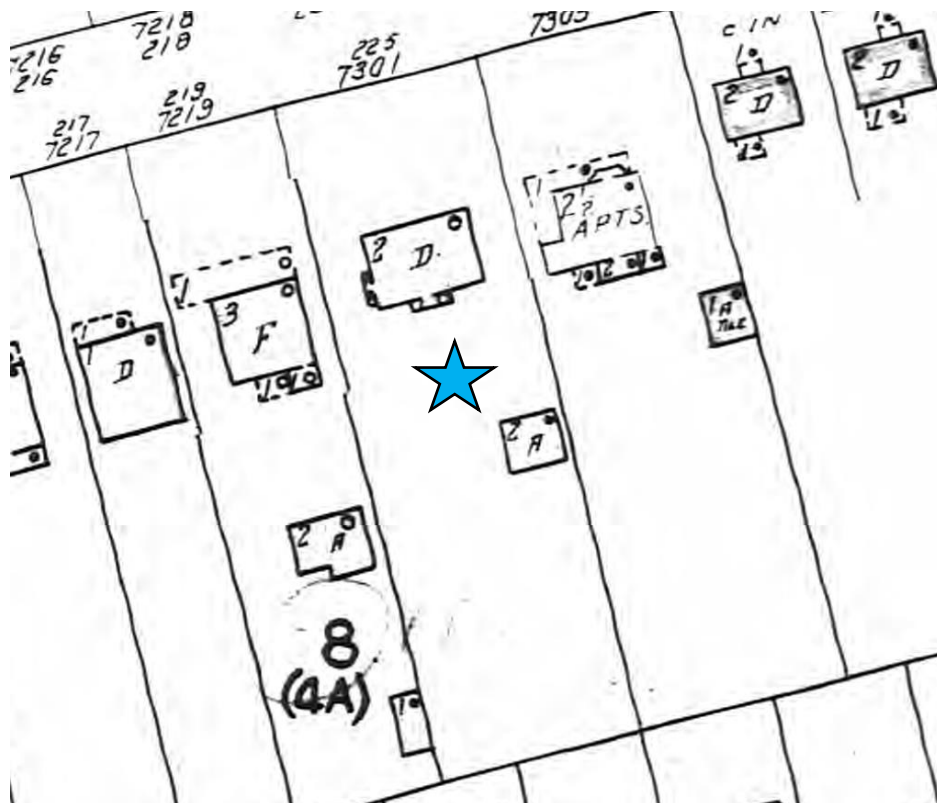


Fig. 2: 1959 Sanborn Fire Insurance Map, with subject property marked by the blue star.

The applicants previously appeared before the Commission for a preliminary consultation at the December 15, 2021 HPC meeting. The previous proposal included the following alterations to the outstanding garage resource at the subject property:

- The addition of one dormer on the rear of the garage.
- The addition of one 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.

At the December 15, 2021 preliminary consultation, the Commission did not support the proposed alterations and recommended revisions to preserve original materials and features of the garage. Specific recommendations included:

- Retain and restore the existing windows and doors, as well as the original openings.
- Preserve the front roof form and remove the front dormer from the proposal.
- Explore a larger dormer on the rear, taking cues from the historic house's front dormer.
- Explore an interior stair.
- Explore setback requirements and possible waivers/variances that would allow an exterior stair to be reconstructed on the left side of the garage, taking advantage of the existing second floor, left side door.
- If not original, the existing second floor, left side door could be converted to a window.
- Determine if the original siding is still present under the aluminum siding, and, if so, retain/restore the original siding.
- Work with Historic Takoma to find historic photographs of the garage, which might provide information about the original garage door, opening, and stair.

The applicants have returned with a revised proposal, in accordance with the Commission's recommendations. Revisions include:

- All existing windows and doors will be retained.
- The previously proposed front dormer has been removed from the proposal.
- The proposed rear dormer has been enlarged and takes form and design cues from the historic house.
- An exterior stair is proposed at the left side of the garage, utilizing the existing second floor, left side door.
- The non-original aluminum siding is proposed to be removed, and the original stucco siding underneath will be repaired.

Material specifications include:

- The proposed new left-side stair will be constructed from wood, with balusters inset between the top and bottom rails.
- The proposed rear dormer will be clad with fiber cement siding.
- The proposed rear dormer will have three-tab asphalt shingle roofing to match the existing.

- The proposed rear dormer windows will be wood 9-lite SDL casement windows, with 7/8” permanently-affixed interior and exterior muntins and internal spacer bars.

Staff fully supports the applicants’ revised proposal, finding it responds appropriately to the Commission’s recommendations at the preliminary consultation. The proposed alterations are compatible with the resource’s original design and preserves original features and materials, in accordance with the *Guidelines*. Additionally, the proposal will not remove or alter character-defining features or materials of the subject property and/or surrounding streetscape, per *Standards #2 and #9*. Consistent with *Standard #10*, the proposed rear dormer will be constructed in a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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), (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 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 the 3 electronic permit sets 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

FOR STAFF ONLY:
HAWP# 975409
DATE ASSIGNED _____

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

Adjacent and Confronting Properties:

Kensington, MD 20895

7304 Willow Avenue

7302 Willow Avenue

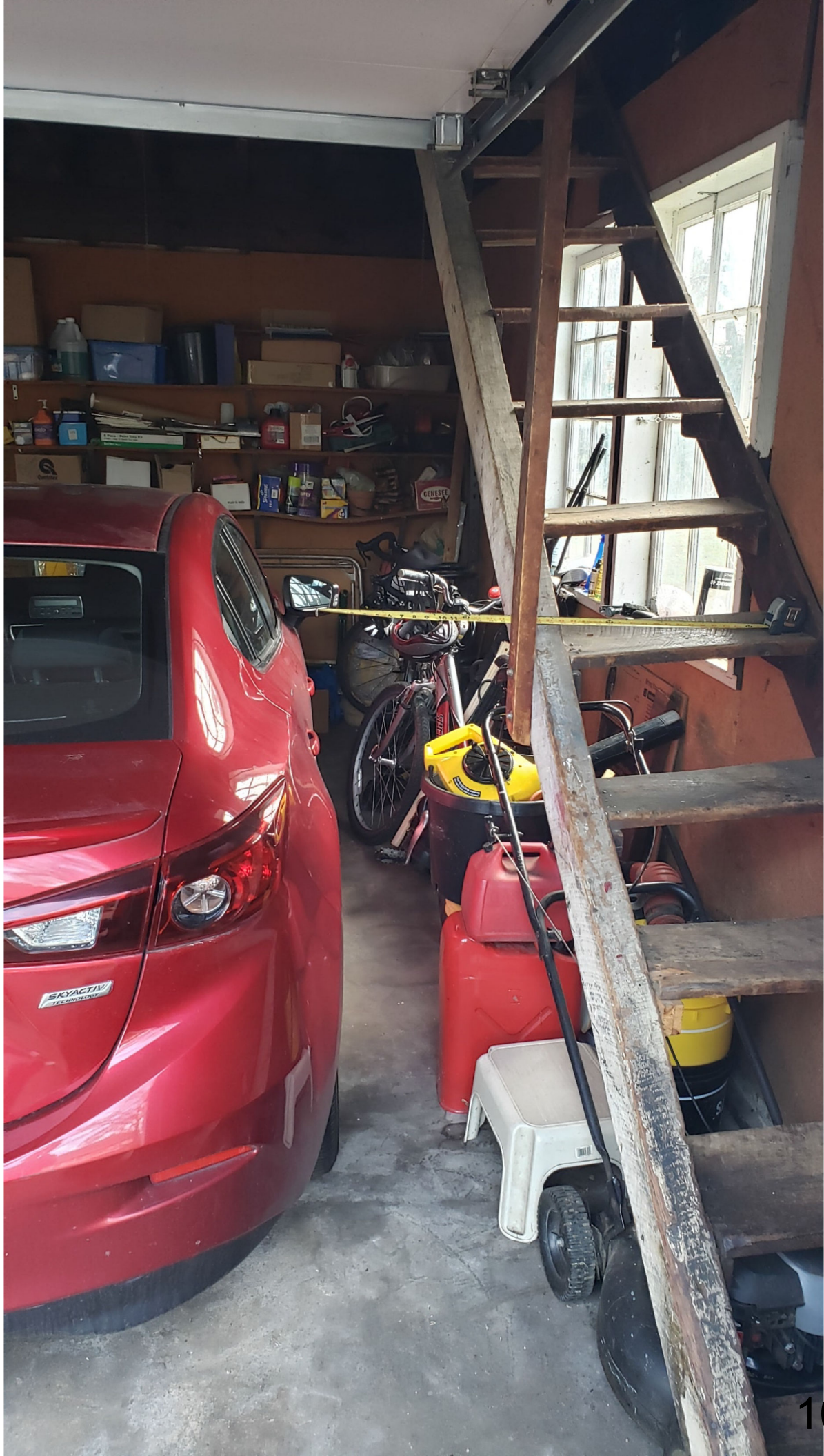
7305 Maple Avenue

7219 Maple Avenue

7302 Maple Avenue

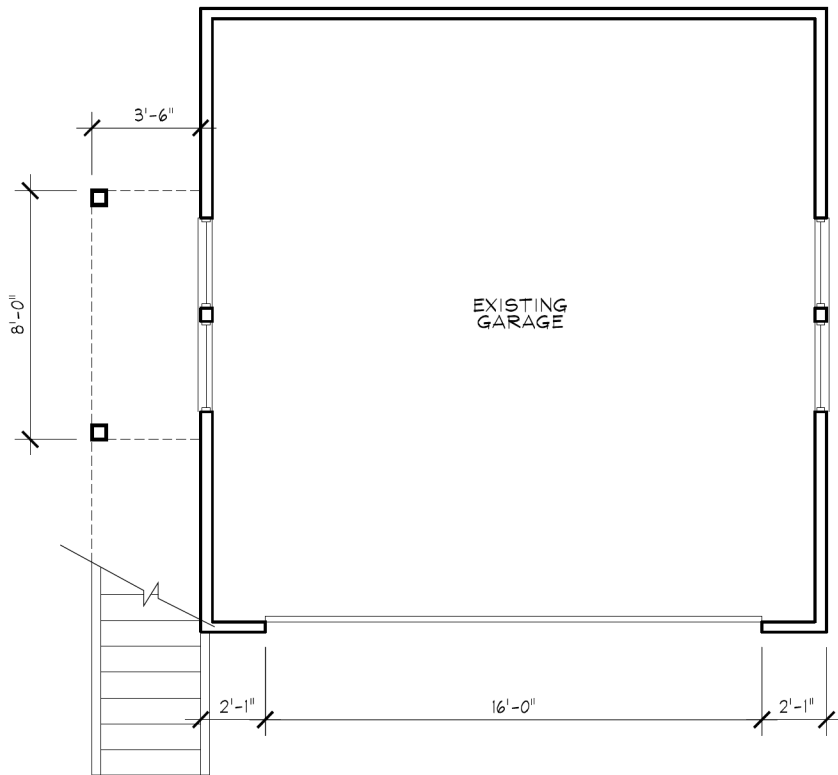
7300 Maple Avenue



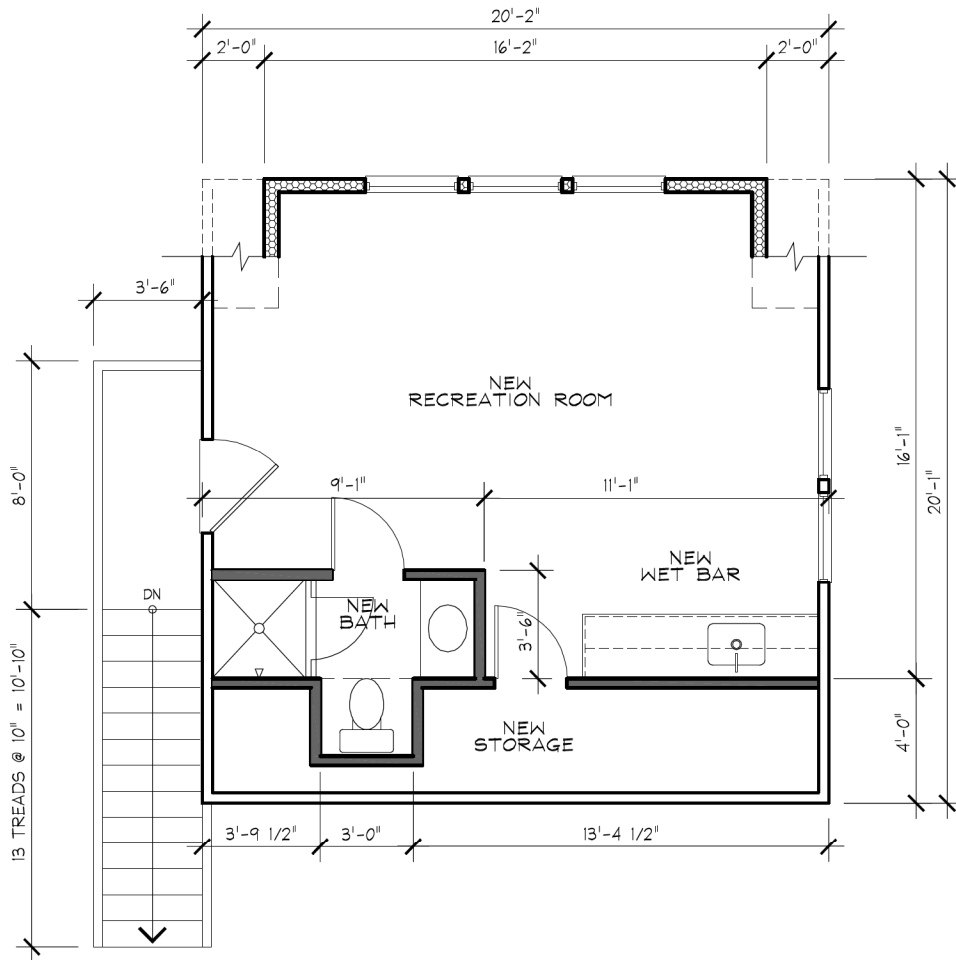




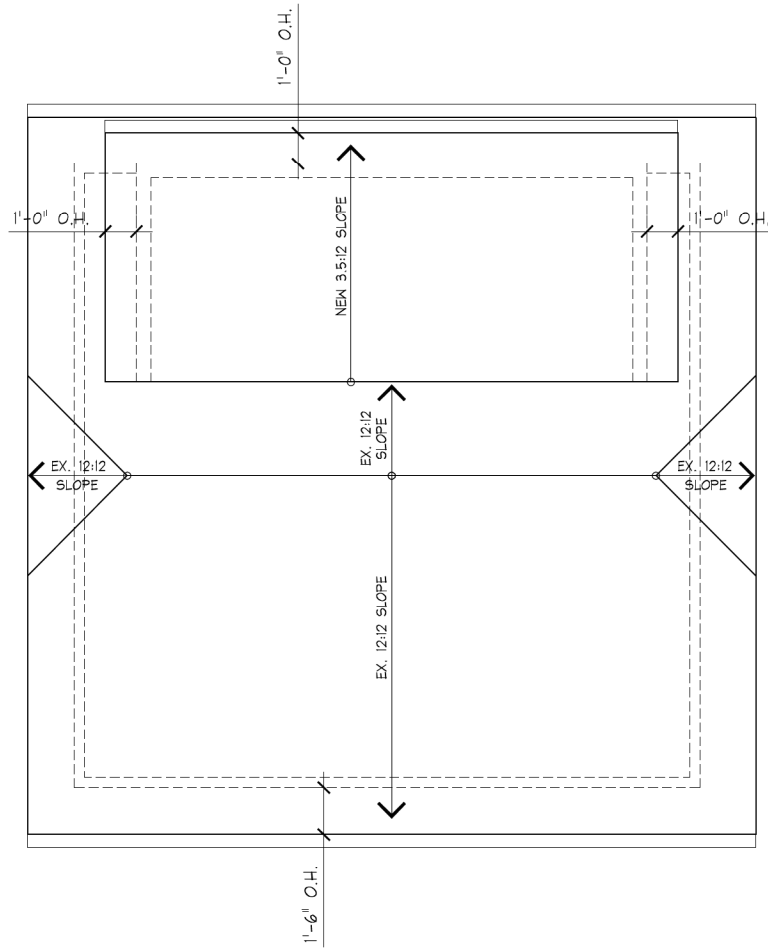




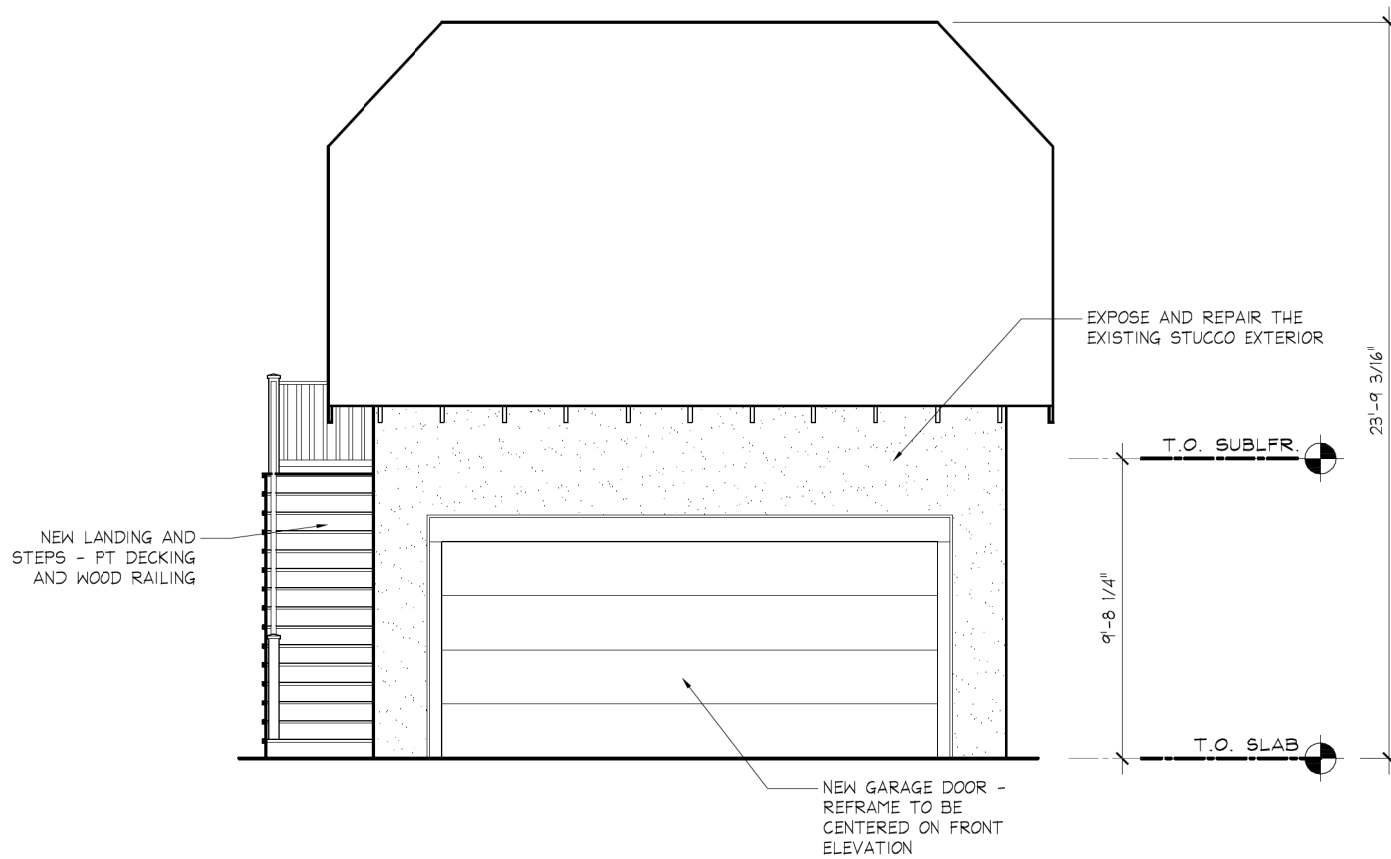
1 PROPOSED FIRST FLOOR PLAN
 A1.1 1/4" = 1'-0"



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



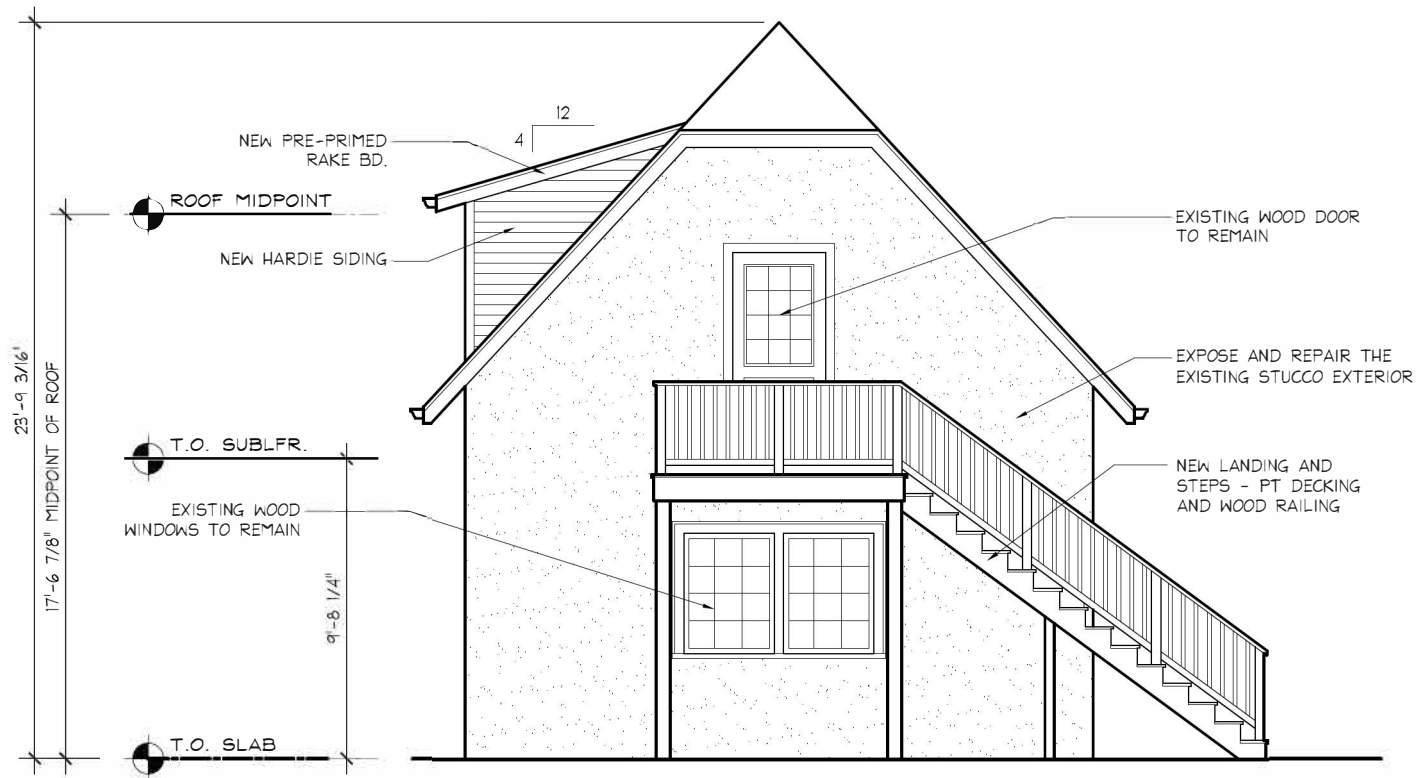
3 PROPOSED ROOF PLAN
 A1.1 $1/4'' = 1'-0''$



1
A2

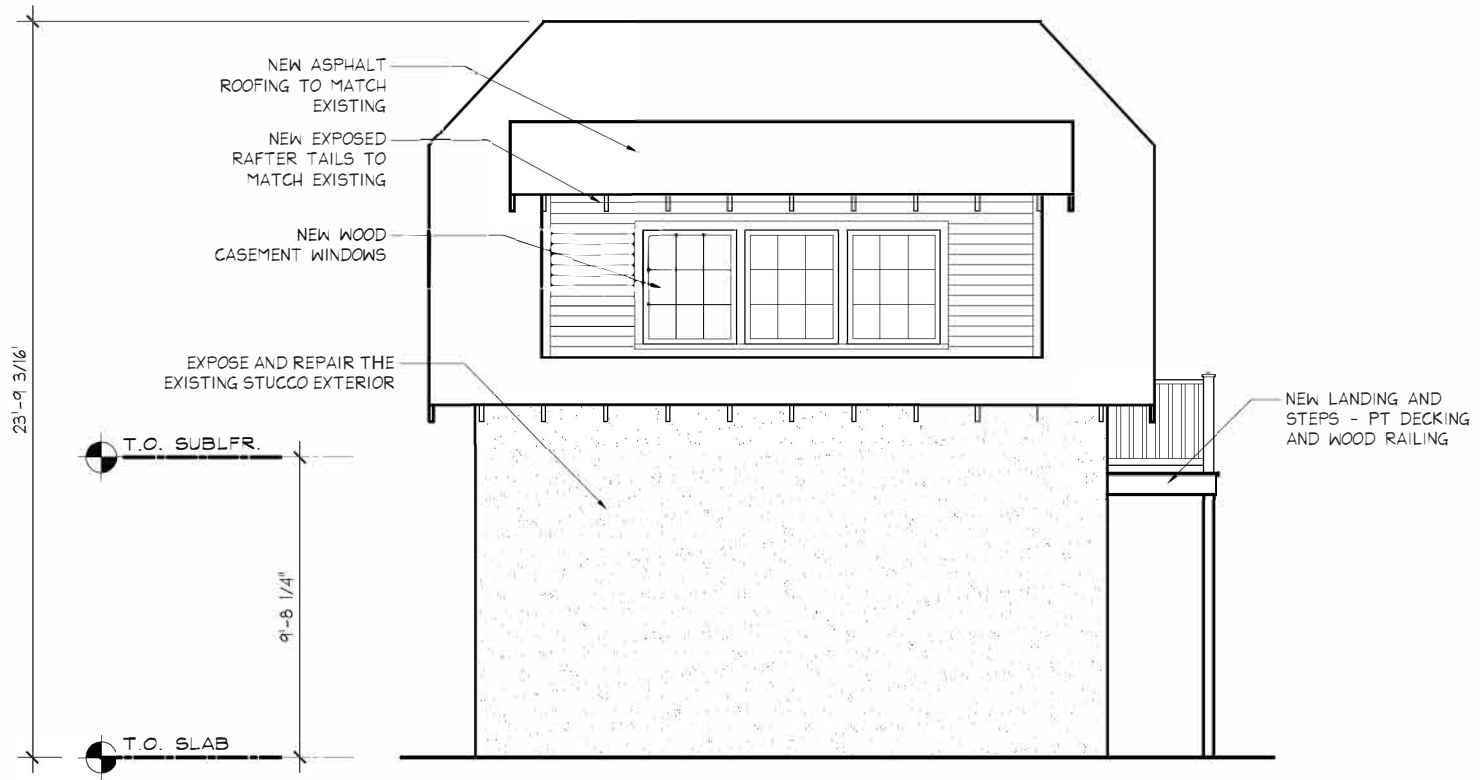
PROPOSED FRONT ELEVATION

1/4" = 1'-0"

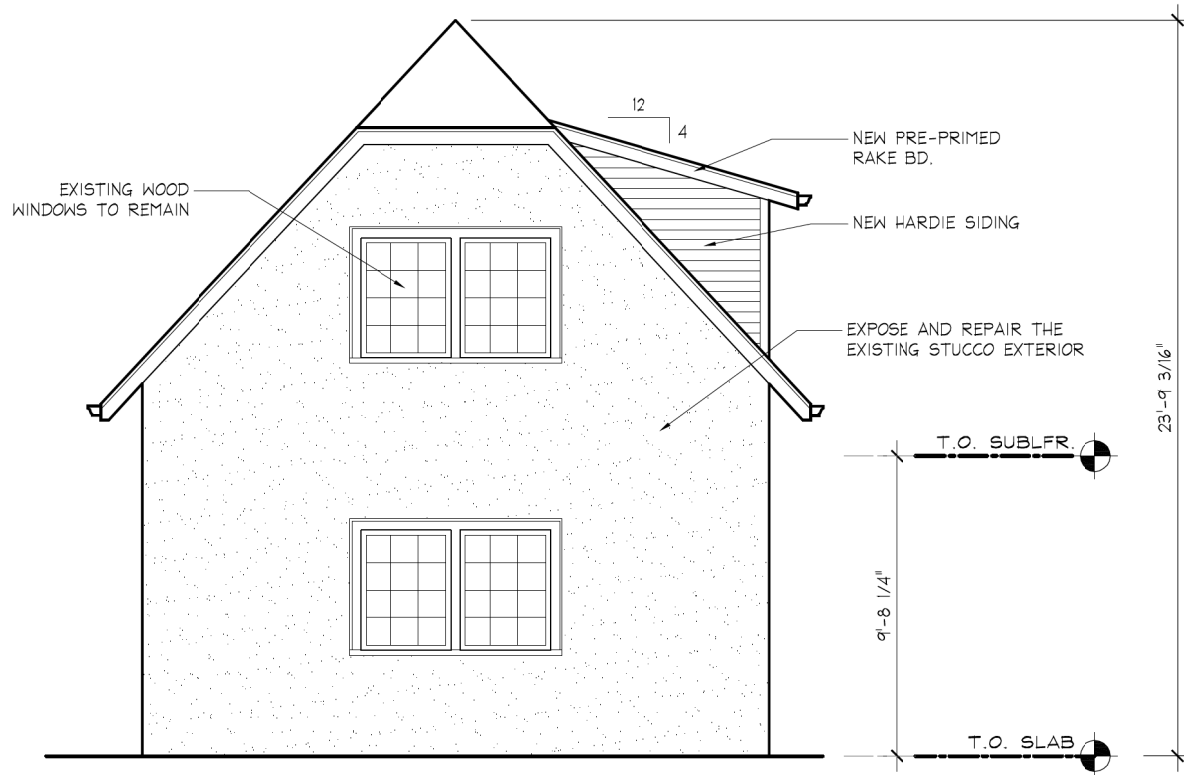


2
A2

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



3
PROPOSED REAR ELEVATION
A2
1/4" = 1'-0"



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