

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--|---|-----------------------|--------------|
| Address: | 7417 Maple Ave., Takoma Park | Meeting Date: | 2/2/2022 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 1/26/2022 |
| Applicant: | David Bend and Erin Mohan | Public Notice: | 1/19/2022 |
| | | Tax Credit: | No |
| Review: | HAWP | Staff: | Michael Kyne |
| Permit Number: 979104 | | | |
| PROPOSAL: Front porch alterations, construction of new rear addition, and fencing alterations | | | |

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial Revival
DATE: c. 1910-20s

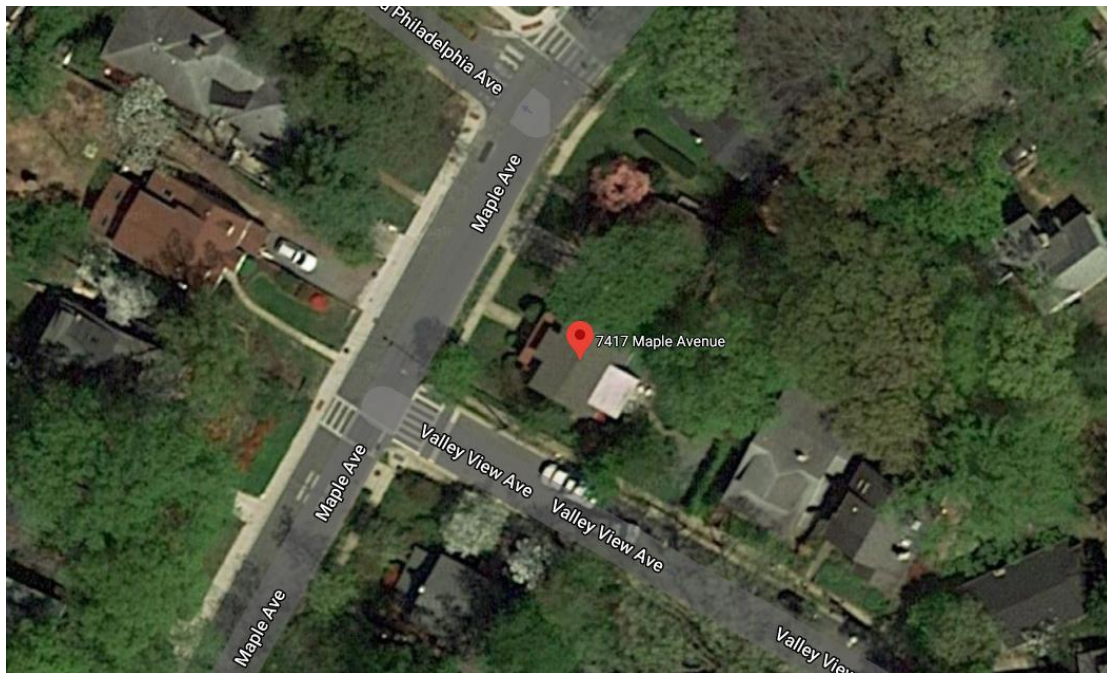


Fig. 1: Subject property.

PROPOSAL

The applicants propose front porch alterations, construction of new rear addition, and fencing alterations 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- 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 applicable *Standards* in this case 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.

STAFF DISCUSSION

The subject property is a c. 1910-20s Dutch Colonial Revival-style Contributing Resource within the Takoma Park Historic District. The house is on a corner lot, with Maple Avenue to the west (front) and Valley View Avenue to the south (right side, as viewed from the public right-of-way of Maple Avenue).

The applicant proposes the following work items at the subject property:

Front Porch Alterations

The existing front porch is centered on the front of the historic house, with centered concrete front steps, a low-sloped metal roof, Craftsman-style battered columns on plywood-wrapped bases, and wood railings and handrails with square balusters. The applicants propose to replace the existing columns with 8” square wood columns with cap and base trim. The existing front porch entablature is also proposed to be replaced, adding a 12” overhang. The existing concrete steps are to be replaced with wood steps with tongue and groove treads to match the existing porch flooring, and the existing metal roofing and wood railings and handrails and proposed to be replaced in-kind.

Addition

The applicants propose to remove the existing two-story rear addition and construct a larger two-story rear addition in its place. The proposed new rear-addition will be constructed on a concrete slab foundation, and it will have a rear-facing gambrel roof, taking cues from the historic house. There will be a one-story open porch along the south (right) side of the new addition and a one-story screened porch at the rear. The one-story open porch will be inset 2” from the rear corner of the historic house on the south (right) side, while, on the north (left) side, the addition will be inset 6” from the rear corner of the historic house.

The proposed materials for the new addition include fiber cement siding, wood trim, 4-lite wood SDL casement windows and 6-over-6 wood SDL double-hung windows to match the historic house, a half-lite fiberglass door, architectural asphalt shingle roofing to match the historic house, standing seam metal roofing on the one-story open porch, a wood porch railing with square balusters to match the railing proposed for the front porch, and 8” square wood columns and

pilasters with cap and base trim to match those proposed for the front porch.

Fencing

The existing wood picket fence at the rear/right side of the subject property will be extended to the existing rear driveway, using fencing of the same style, height, and material.

The earliest photograph of the subject property available to staff as of this writing is an undated late 20th century photograph of the west (front) elevation (see *Fig. 2*). This photograph depicts the existing front porch, although subsequent railing alterations are evident. In the photograph, the porch has diagonal cross balustrades and a single metal handrail at the left side of the steps, whereas the porch currently has wood railings with vertical balusters and two matching handrails on both sides of the steps. A 2009 photograph (see *Fig. 3*) depicts the diagonal cross balustrades and single metal handrail at the left side of the steps, demonstrating that the railing and handrail alterations occurred since 2009.



Fig. 2: Undated late 20th century photograph of the subject property.



Fig. 3: 2009 photograph of the subject property.



Figs. 4 & 5: Current photographs of the subject property.

While there are no available photographs of the original front porch, the 1927-63 Sanborn Fire Insurance Map (see *Fig. 6*) depicts a one-story open front porch, which is justified to the left side of the house, whereas the existing front porch is centered on the front of the house. This demonstrates that the original front porch has either been significantly altered or replaced.

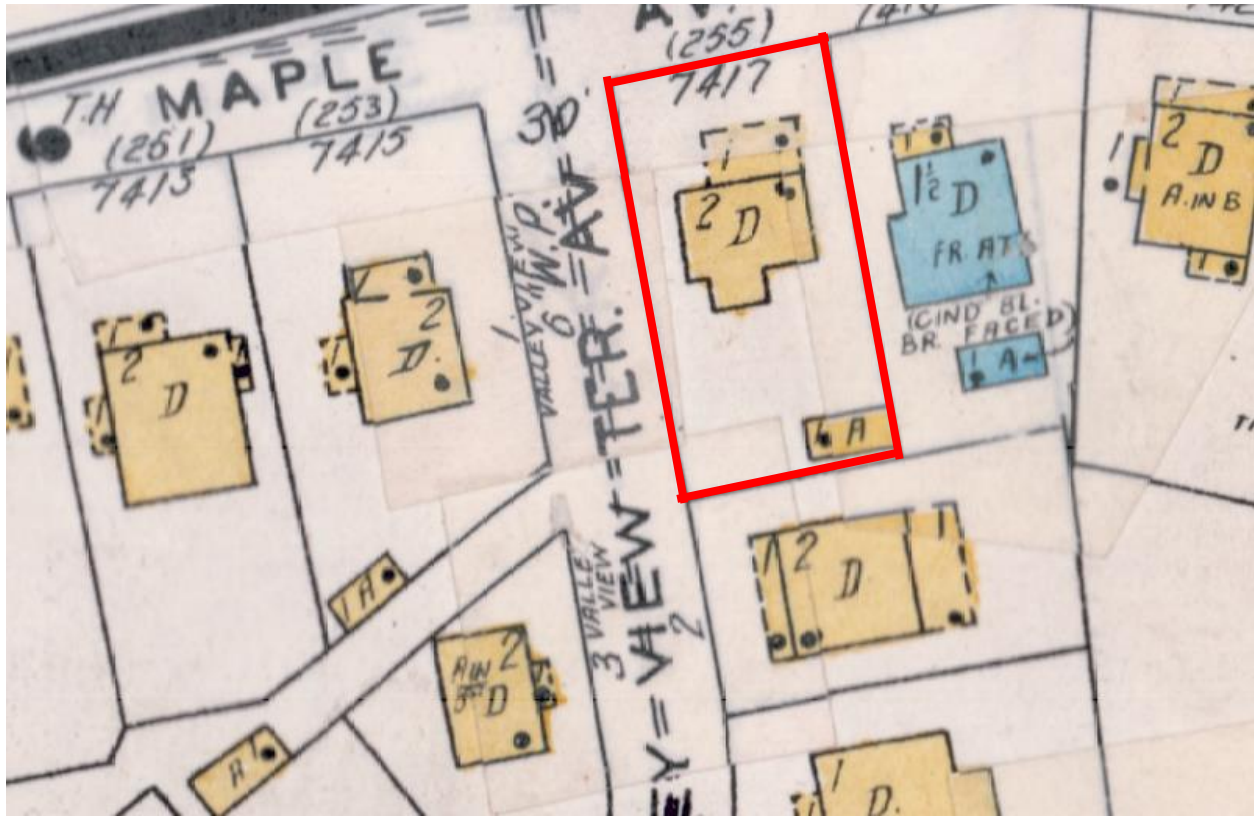


Fig. 6: 1927-63 Sanborn Fire Insurance Map, with subject property outlined in red.

Staff supports the applicants' proposal. As noted, there is documentary evidence that the original front porch has either been significantly altered and/or replaced, and staff finds that replacing the columns and entablature will not remove or alter historic materials and/or character-defining features, per *Standards* #2 and #9. Staff finds that the other proposed front porch alterations constitute in-kind replacement and/or minor compatible alterations, which will not detract from subject property or surrounding streetscape.

Regarding additions, the *Guidelines* state the following:

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

Although the subject property is located on a corner lot, and the rear of the subject property is highly visible from the public right-of-way of Valley View Avenue, the proposed new two-story addition is in the appropriate location at the rear of the historic house. Further, the proposed new addition is compatible in terms of scale, massing, and differentiation (i.e., change in materials and insets), and it takes cues from the historic house, with its rear-facing gambrel roof and mix of 4-lite casement and 6-over-6 double-hung windows.

Staff finds that the proposed fencing alteration is consistent with the Commission's fence requirements, and it will not detract from the subject property or surrounding streetscape.

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) & (d)*, having found the modified proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2 and #9*, 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, as modified by the condition, 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 and #9*;

and with the general condition that the applicant shall present the **3 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.



FOR STAFF ONLY:
HAWP# 979104
DATE ASSIGNED _____

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

APPLICANT:

Name: David Bend and Erin Mohan

E-mail: dave.b.bend@gmail.com

Address: 7417 Maple Ave

City: Takoma Park, MD Zip: 20912

Daytime Phone: (415) 336-2278

Tax Account No.: 01072690

AGENT/CONTACT (if applicable):

Name: Eric Saul

E-mail: eric@saularchitects.com

Address: 8114 Carroll Avenue

City: Takoma Park, MD 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? ☒ 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: 7417 Street: Maple Avenue

Town/City: Takoma Park Nearest Cross Street: Valley View

Lot: 43 Block: - 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 checked="" type="checkbox"/> Addition | <input checked="" 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 Saul

1/4/2022

Signature of owner or authorized agent

Date

10

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

| | |
|---|--|
| Owner's mailing address 7417 Maple Ave Takoma Park, MD 20912 | Owner's Agent's mailing address 8114 Carroll Avenue Takoma Park, MD 20912 |
| Adjacent and confronting Property Owners mailing addresses | |
| 7419 Maple Ave Takoma Park, MD 20912 | 3 Valley View Avenue Takoma Park, MD 20912 |
| 7418 Maple Ave Takoma Park, MD 20912 | 7420 Maple Ave Takoma Park, MD 20912 |
| 1 Valley View Ave Takoma Park, MD 20912 | 2 Valley View Ave 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 existing house is a Dutch colonial style home with a detached garage on a corner lot located in the Takoma Park Historic District.

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

Proposed is a two story rear addition on a concrete slab on grade foundation. The addition will replace the existing two story rear addition, and will include a new kitchen, screened porch, and open porch on the first floor, with a Master bedroom suite on the second floor.

Also proposed is a change to the column style of the front porch to remove the poorly built craftsman style columns, and replace with columns that are more appropriate for the Dutch Colonial style architecture of the house. The existing concrete steps are also in need of repair and we are proposing new wood steps with tongue and groove decking to match the porch.

Finally, a small change to the rear yard fence at the driveway is proposed to increase the fenced-in rear yard area.

Work Item 1: Rear two story addition

Description of Current Condition:

Existing two story addition

Proposed Work:

New two story additon with screened porch and open porch

Work Item 2: Remodeled front porch

Description of Current Condition:

Existing craftsman style columns and a concrete stair case

Proposed Work:

New colonial style columns with a wood staircase

Work Item 3: Rear yard fence

Description of Current Condition:

Fence layout at driveway

Proposed Work:

New fence layout at driveway per submitted site plan drawing

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 | * | * | * | * | * | | * |



MAPLE AVENUE

N29°55'E
55.0'

VALLEY VIEW AVENUE

N60°05'W
100.0'

S60°05'E
100.0'

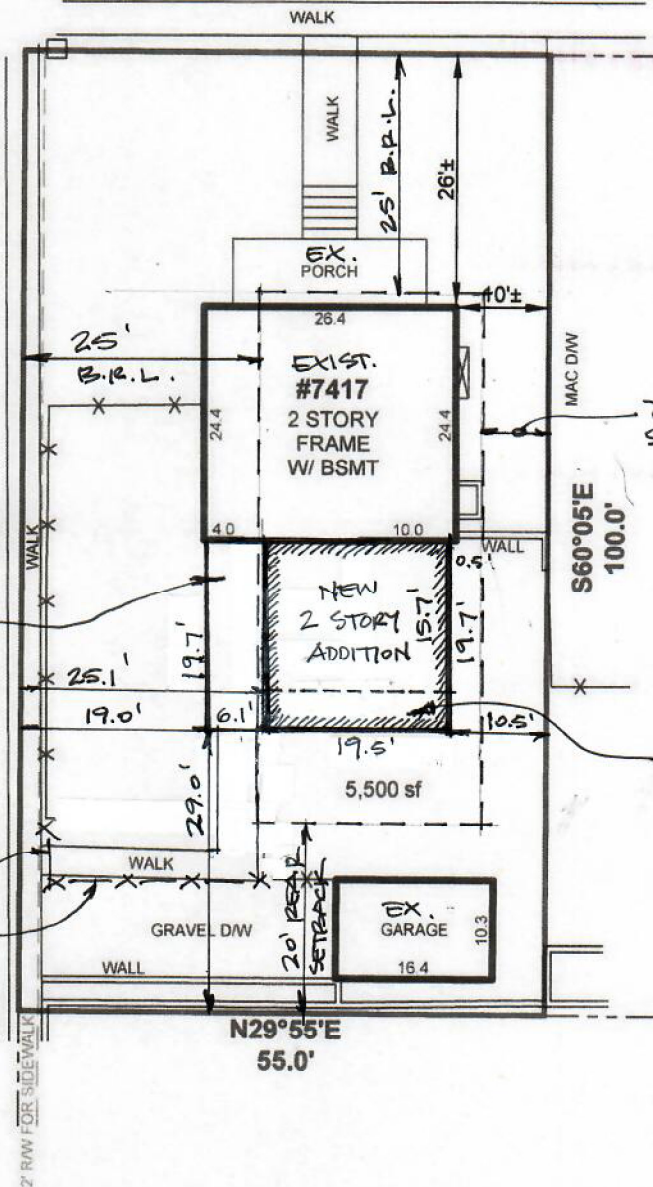
N29°55'E
55.0'

NEW OPEN PORCH

REVISED FENCE LAYOUT

7' SIDE SETBACK

NEW 1 STORY ADDITION



THE LEVEL OF ACCURACY OF
DISTANCES TO APPARENT
PROPERTY LINES IS: **2±**

LOCATION DRAWING OF:

**#7417 MAPLE AVENUE
LOT 43**

HOLMES & AUSTIN'S SUBDIVISION OF
TAKOMA PARK

LEGEND:

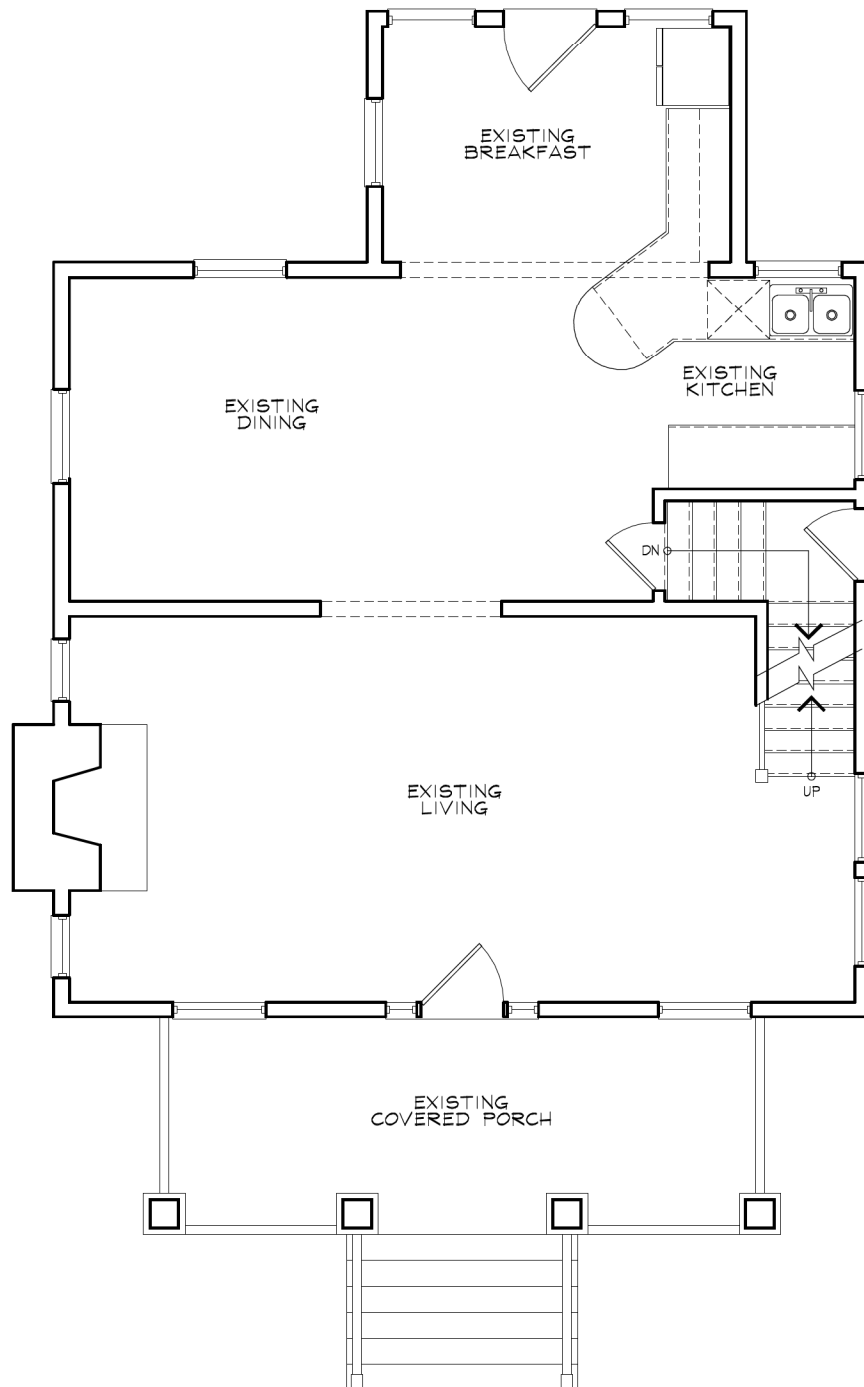
- ✕ - FENCE
- B/E - BASEMENT ENTRANCE
- B/W - BAY WINDOW
- BR - BRICK
- BRL - BLDG. RESTRICTION LINE
- BSMT - BASEMENT
- C/S - CONCRETE STOOP
- CONC - CONCRETE
- DW - DRIVEWAY
- EV - EXISTING

A Land Surveying Company

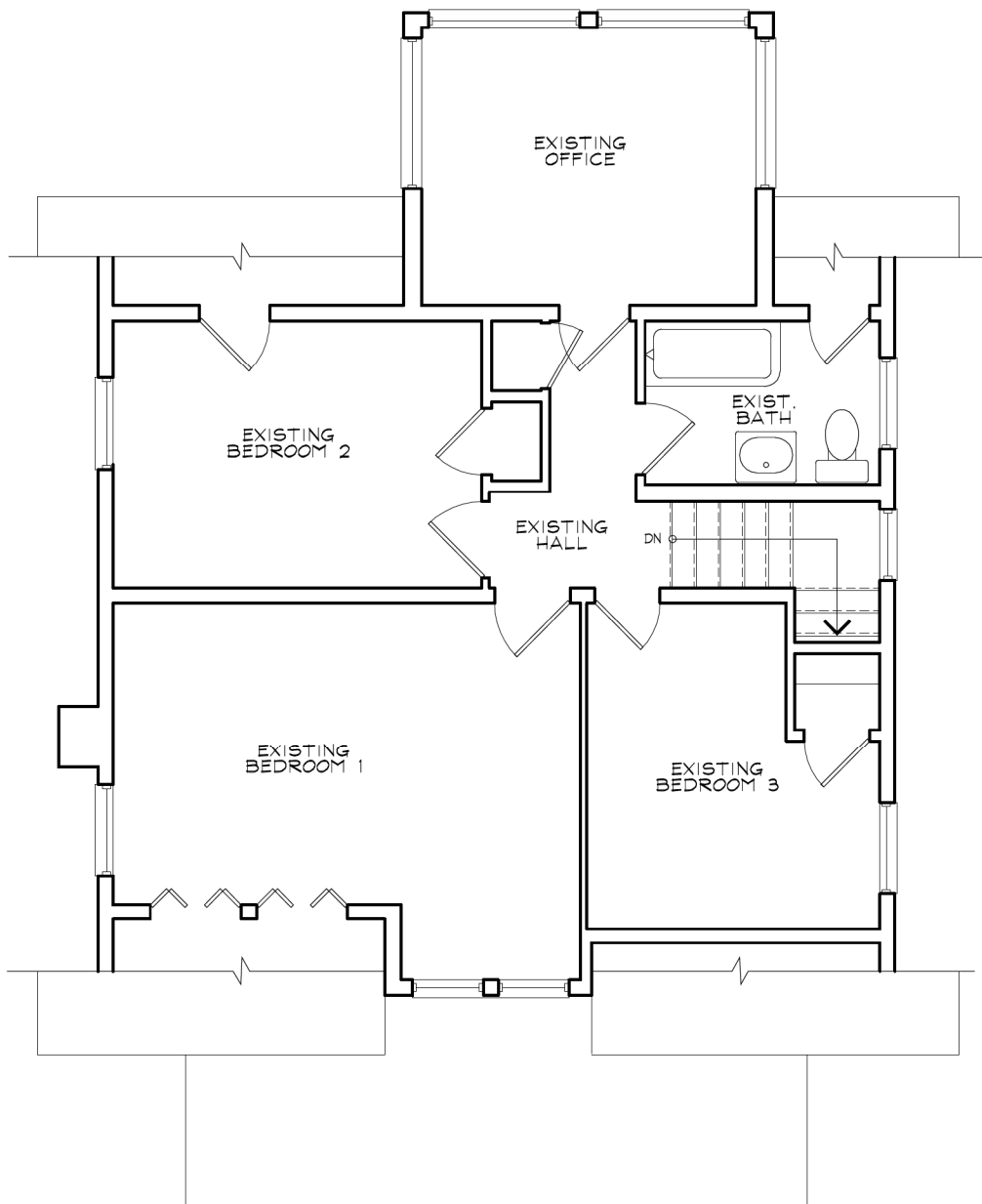


DULEY
and
Associates, Inc.

15

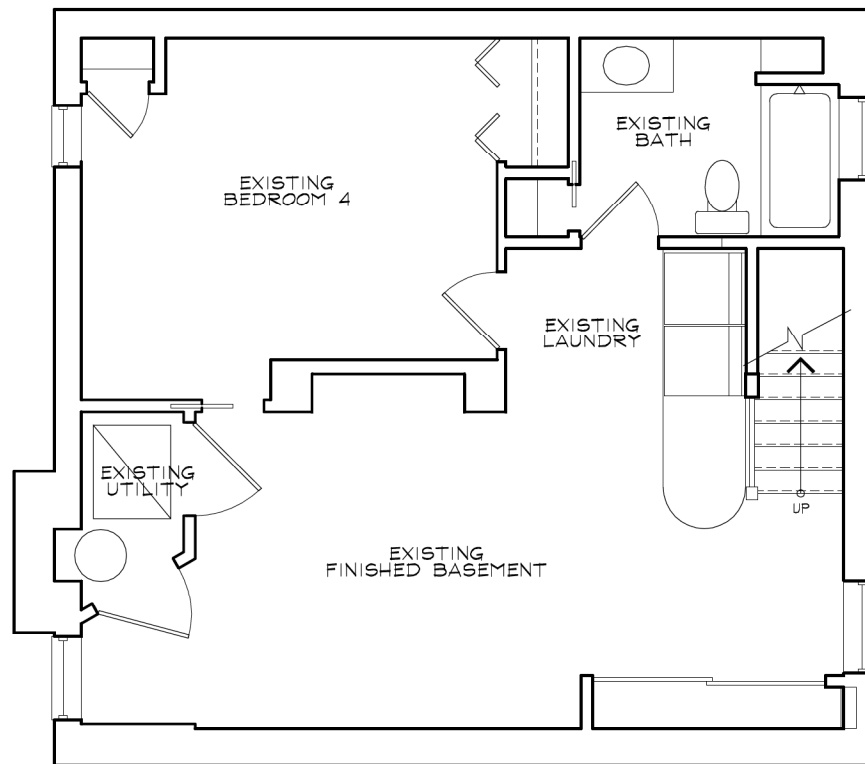


2
 A1
 EXISTING/DEMO FIRST FLOOR PLAN
 1/4" = 1'-0"



3
 AI
 1/4" = 1'-0"

EXISTING/DEMO SECOND FLOOR PLAN



1
 AI

 EXISTING/DEMO BASEMENT PLAN
 1/4" = 1'-0"



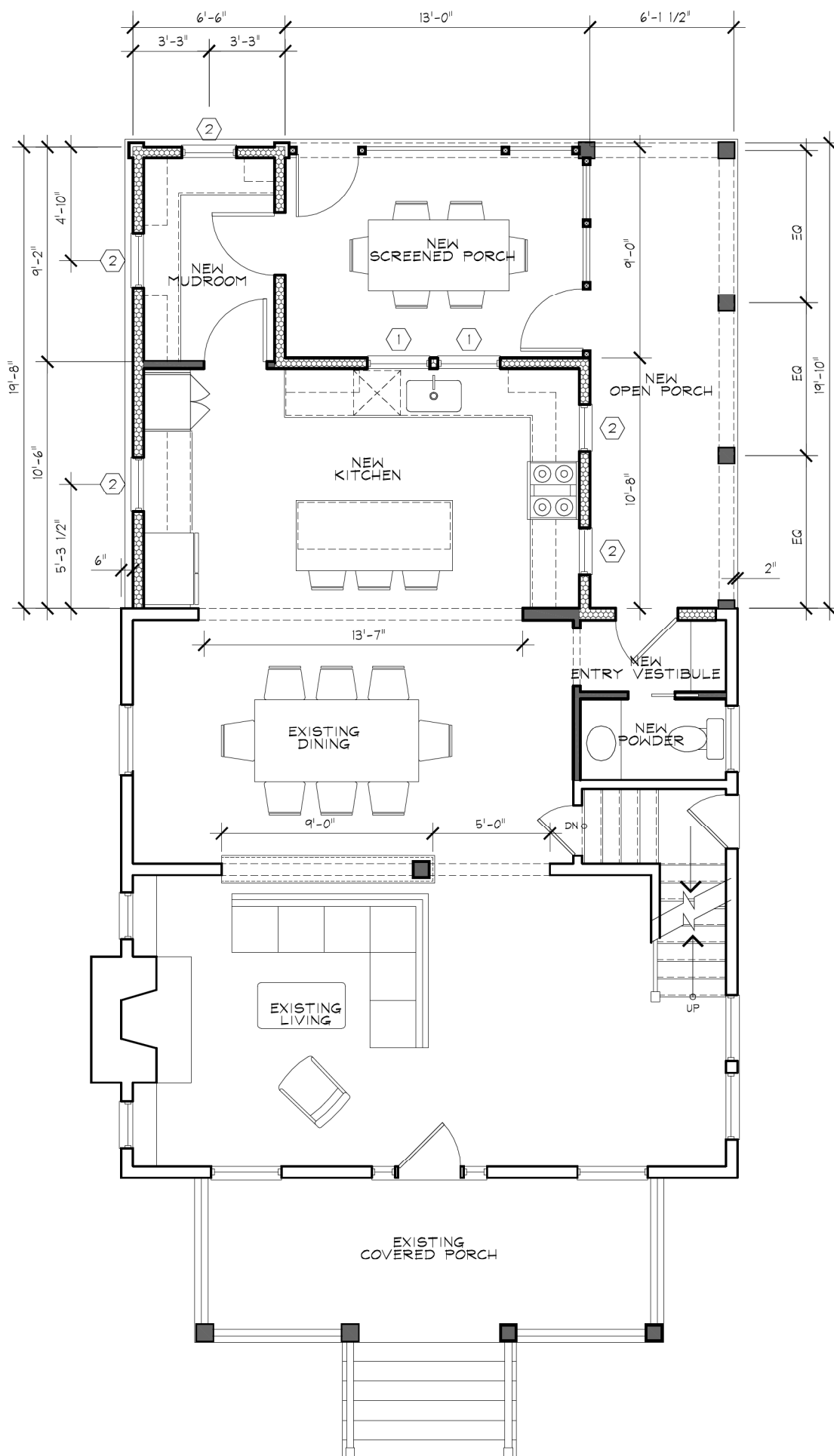
1 EXISTING FRONT ELEVATION (MAPLE AVENUE)
 A2.1 1/4" = 1'-0"

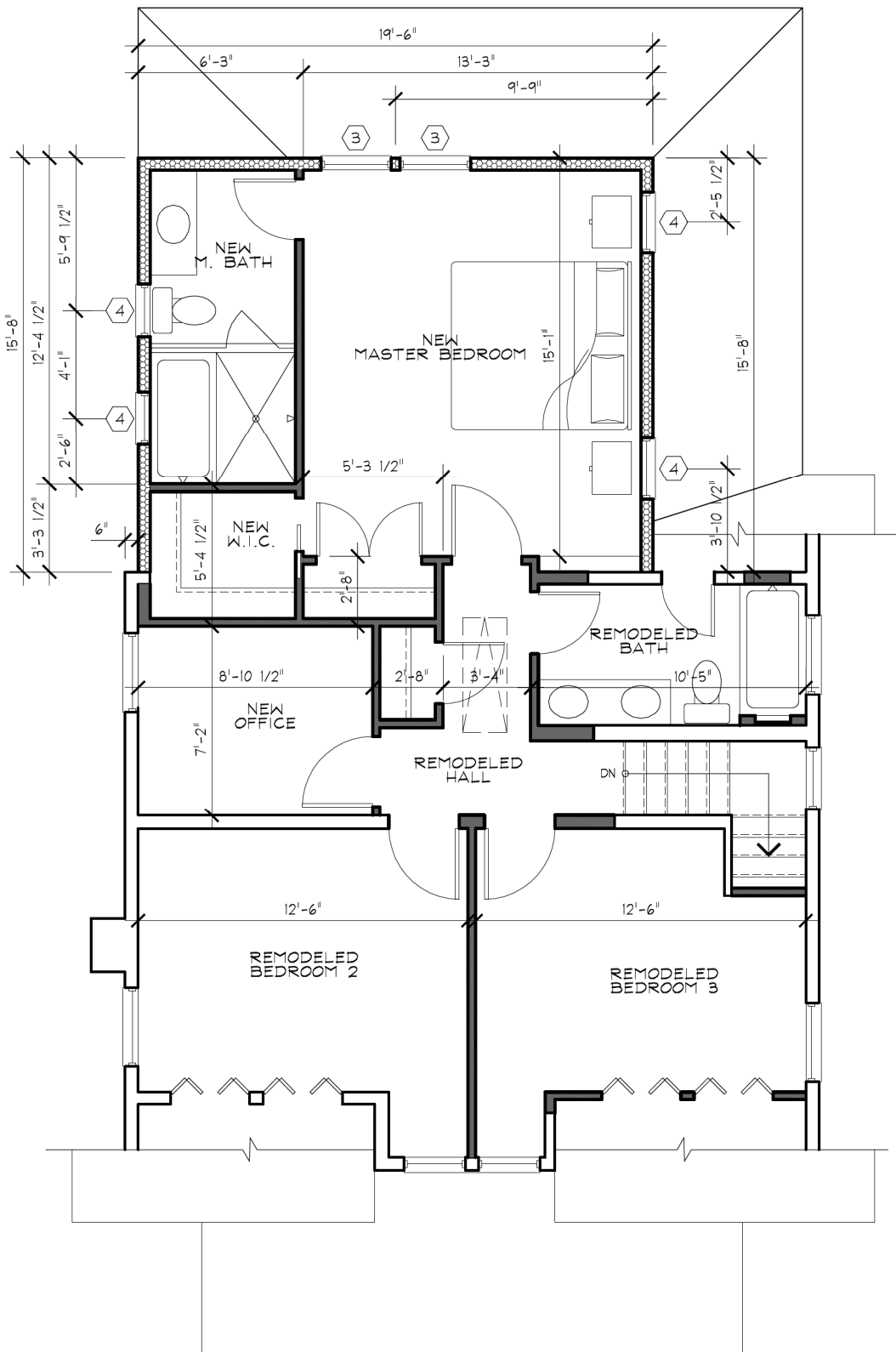


3 EXISTING REAR ELEVATION
 A2.1 $\frac{1}{4}" = 1'-0"$



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

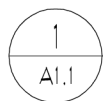
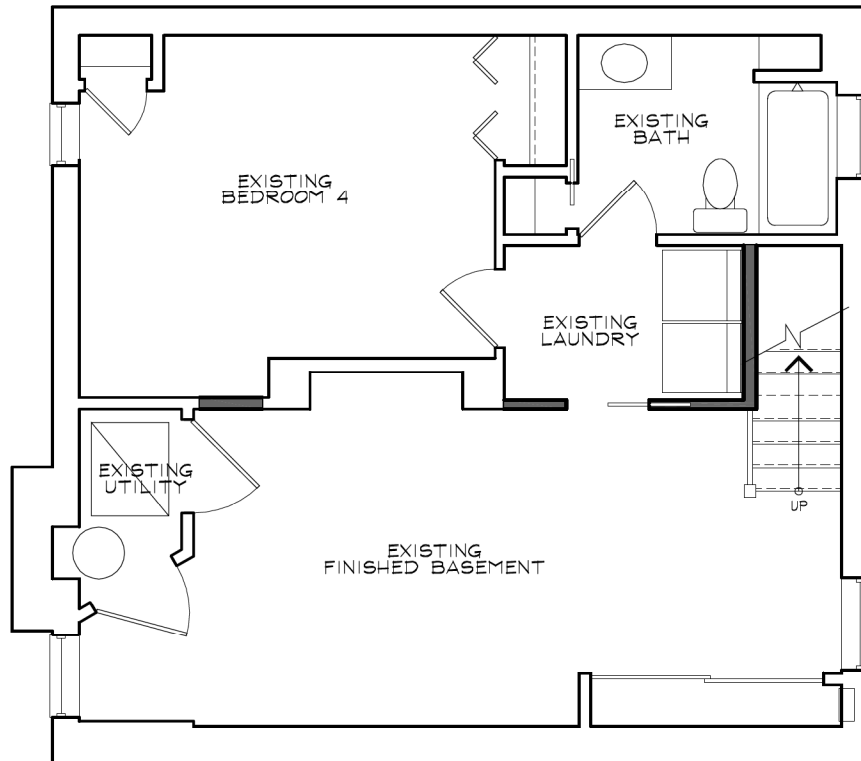




3
A1.1

PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"



PROPOSED BASEMENT PLAN

A1.1

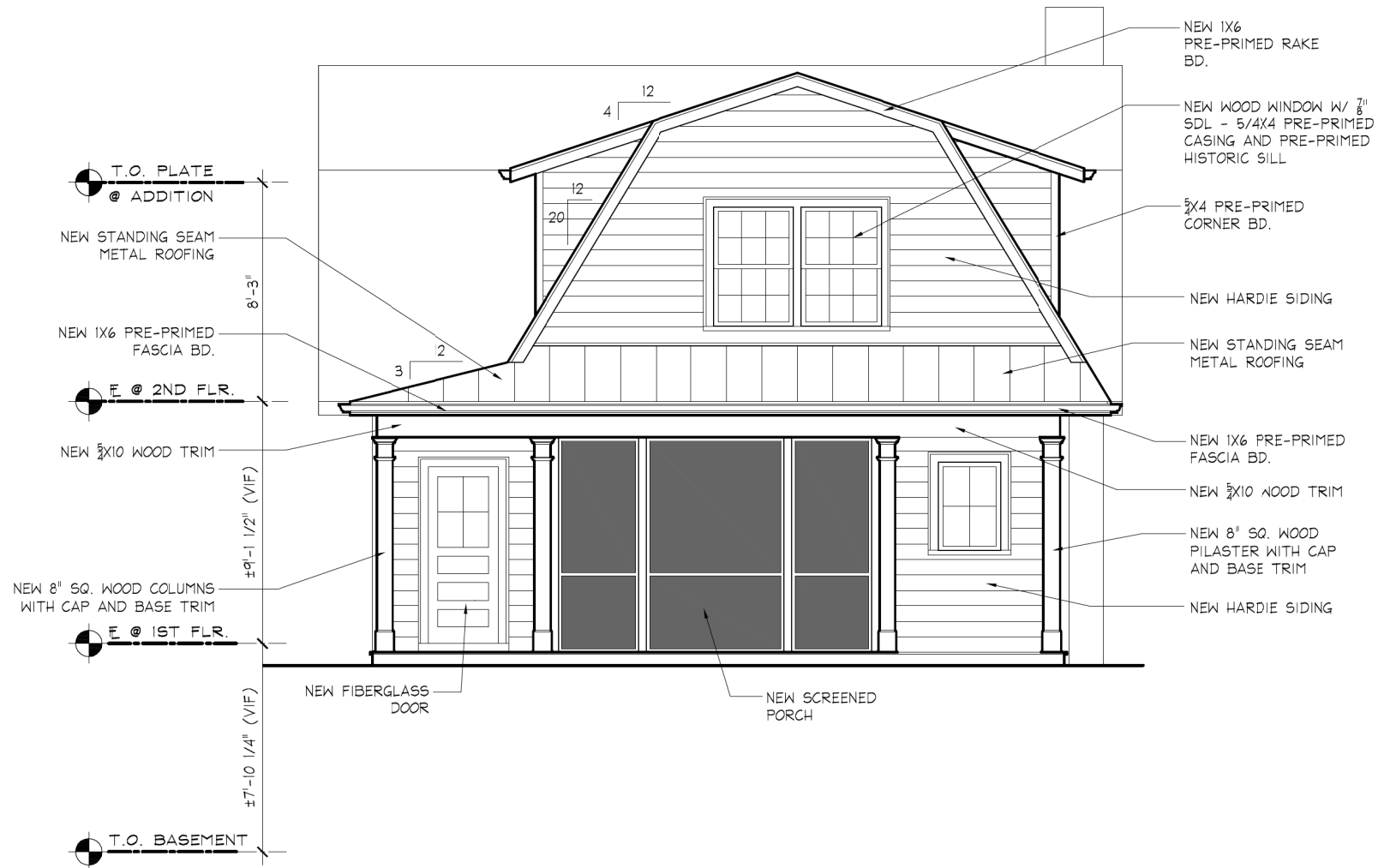
1/4" = 1'-0"



1
A2

PROPOSED FRONT ELEVATION (MAPLE AVENUE)

1/4" = 1'-0"



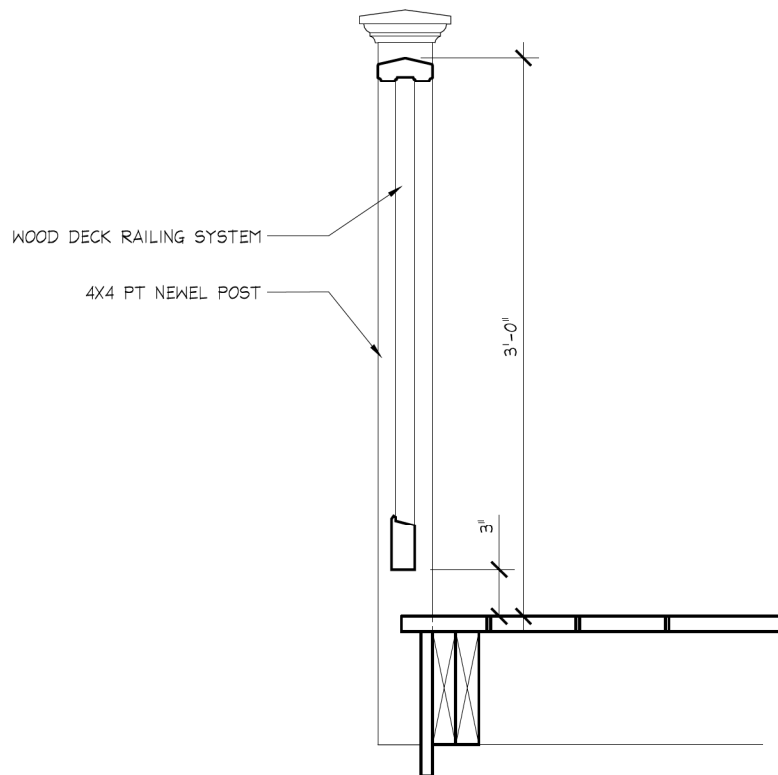
3 PROPOSED REAR ELEVATION
A2 $\frac{1}{4}" = 1'-0"$



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



2 PROPOSED SIDE ELEVATION (VALLEY VIEW AVENUE)
A2 1/4" = 1'-0"



3 TYP. DECK RAILING DETAIL
 A3.2 1 1/2" = 1'-0"

GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

Note: Some grille patterns not available in all configurations and products.



Colonial



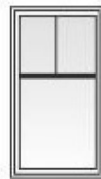
Prairie



Diamond



Tall Fractional



Tall Fractional with 2 1/4" rail



Short Fractional



Short Fractional with 2 1/4" rail

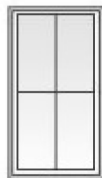


Simulated Double-Hung

Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.



Specified Equal Light* Fractional

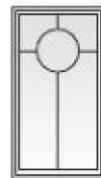
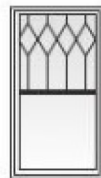


2 x 2



1 x 4

Specified Equal Light*



Custom Patterns

Contact your Andersen supplier for your custom needs.

OPTIONS & ACCESSORIES

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

GRILLE CONFIGURATIONS

Full Divided Light

For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior
with Spacer

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



Permanent Exterior
Permanent Interior



Permanent Exterior
Removable Interior

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.



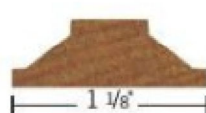
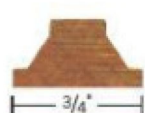
Removable
Interior Grille



Finelight™ Grilles-
Between-the-Glass

Grille Widths

(actual size shown)

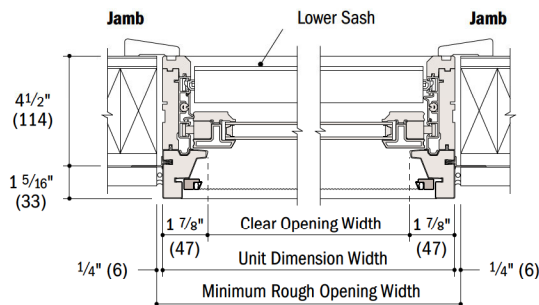


*Specify number of same-size rectangles across or down.

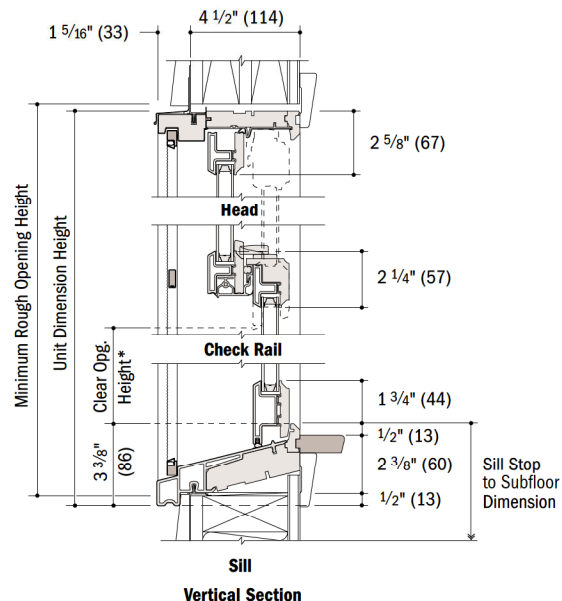
11

Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



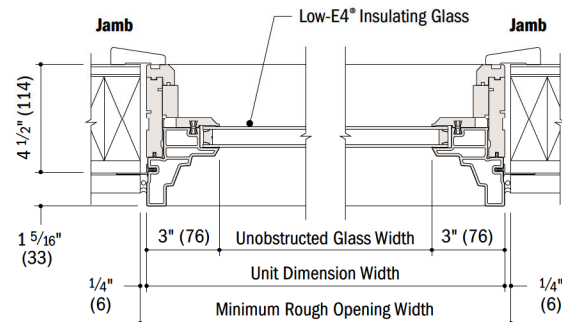
Horizontal Section



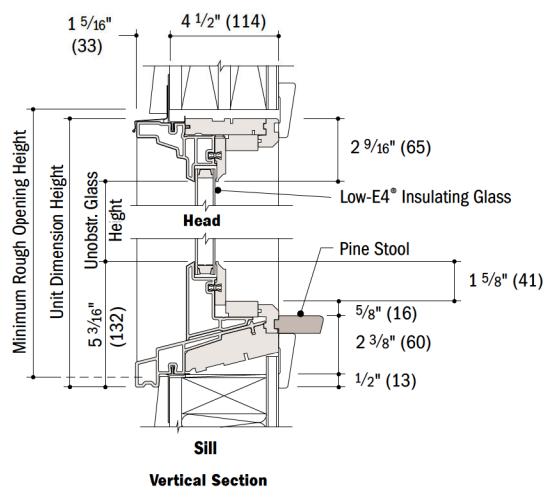
Vertical Section

Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



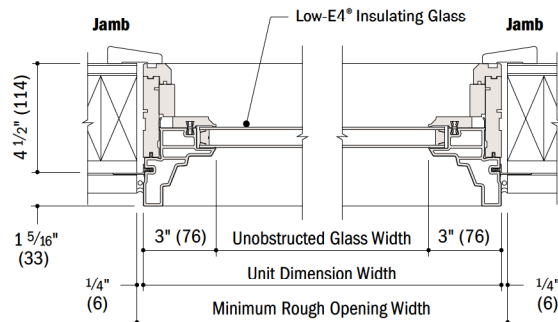
Horizontal Section



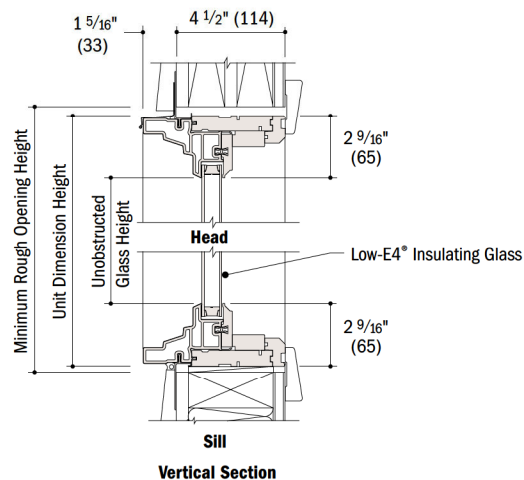
Vertical Section

Woodwright® Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Clear opening height dimension is less on arch, unequal leg arch and Springline™ windows.



























