

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7200 Maple Ave., Takoma Park	Meeting Date:	3/23/2022
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/16/2022
Applicant:	Elizabeth Baer & Daniel Eichner Richard Vitullo, Architect	Public Notice:	3/9/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	982698	Staff:	Dan Bruechert
Proposal:	Building addition, areaway, and hardscape alteration		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923



Figure 1: 7200 Maple Ave. is at the intersection of Maple and Tulip Aves.

PROPOSAL

The applicant proposes to construct a building addition, screened-in porch, and construct a new areaway and related hardscaping.

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:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

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 encourages

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 Craftsman with a parged concrete foundation and wood siding with a gable roof. The house has Maple Ave. address, but is oriented towards Tulip Ave. The rear of the house has a deck, with a first-floor bump-out, and an enclosed sleeping porch on the second floor. Notes included in the historic district survey state it is significant for "bldg form: sunporch in front, side portico." The Sanborn Map shows the enclosed sun porch was open in 1927 and the property had a significant accessory structure to the rear.

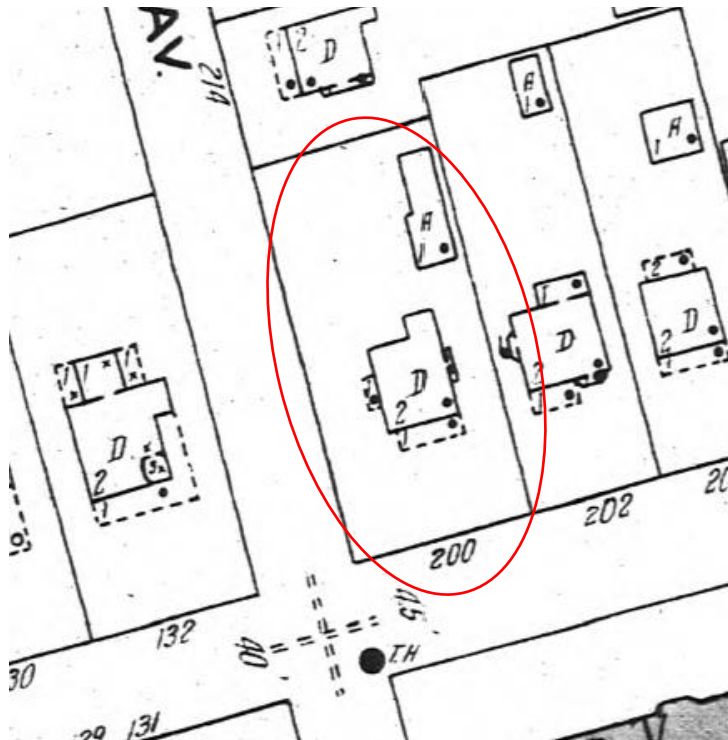


Figure 2: 1927 Sanborn Fire Insurance Map showing the subject property (note the sunporch was open during this period).

The applicant proposes to construct a two-story addition to the rear of the property, extending along Tulip Ave. A screened-in porch is proposed off of the new addition. Additionally, a new basement areaway is proposed behind the subject property that will not be visible from the public right-of-way. Staff finds the addition is thoughtfully designed to be complementary to the Outstanding resource while remaining subservient to the historic construction and recommends the HPC approve the HAWP.

Building Addition

The applicant proposes to demolish the deck and non-historic sleeping porch at the rear of the house and construct an addition in its place. The proposed addition has a footprint of 462 ft² and will have fiber cement clapboard siding with a 5" (five-inch) reveal, windows will be a mix of casement and double-hung wood multi-lite windows, and the gable roof will match the existing roof shingles. The ridgeline of the proposed addition will be 1' 9" (one foot, nine inches) lower than the principal ridge of the historic roof.

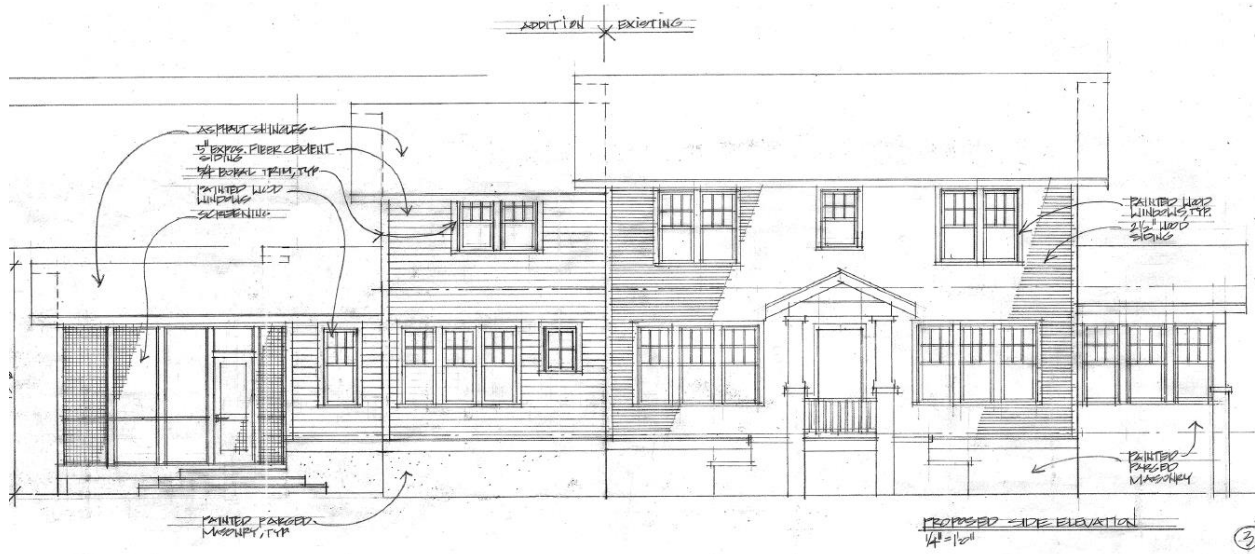


Figure 3: Tulip Ave. elevation of the historic house (right) and the proposed addition and porch (left).

Staff finds that the proposed addition will be in a highly visible location, however, because the house is on a corner lot and the proximity to the 7' (seven-foot) setback line, Staff finds the addition could not be located anywhere else on site. While the *Design Guidelines* state additions should be placed to the rear of the house to minimize the addition's visibility, there is no feasible location that would be less visible. Staff finds the location of the proposed addition is appropriate.

The footprint of the proposed addition is approximately 1/3 of the historic house. Staff finds that this is approximately the maximum size an addition to this house could be while satisfying Standard 9. Another factor in favor of the appropriateness of the proposed addition is the addition's roof ridge is 1' 9" (one foot, nine inches) lower than the historic roof ridge. Finally, the front wall plane of the proposed addition is set back from the historic wall plane by 4' 6" (four feet, six inches), this allows the historic house to retain its primacy on site. Staff finds these dimensions create an addition that is subservient to the historic resource in its size, scale, and massing as required by the *Design Guidelines* and Standard 9.

The siding proposed for the addition is fiber cement clapboards in a 5" (five-inch) reveal. This contrasts with the historic wood siding that is a much narrower 2 1/2" (two and a half inch) reveal. Windows in the proposed addition are a mix of wood double-hung sash (6/1) and wood casement windows. The proposed foundation is parged CMU, which will mimic the appearance of the existing painted masonry foundation in the historic house. Staff finds the proposed materials are compatible with the historic house and are appropriate substitutes that will sufficiently differentiate the proposed addition from the historic construction (per Standard 9 and the *Design Guidelines*)

Screened-in Porch

To the west (left) of the proposed addition, the applicant proposes to construct a screened-in porch with wood stoops off of the front and the rear. The proposed porch will be approximately 13' x 16' (thirteen feet by sixteen feet) and the roof ridge will be 15' 6" (fifteen feet, six inches) above grade. The porch will be framed in wood with PVC trim and wood decking.

Staff finds that the size and scale of the porch are appropriate and will not overwhelm either the historic house or the proposed addition. Staff additionally finds that the wood framing, PVC trim, and asphalt shingles are appropriate materials for a deck at the subject property and recommends approval under 24A-8(b)(2), Standard 9, and the *Design Guidelines*.

Areaway and Hardscape

The proposed addition will eliminate the existing exterior access to the basement. The applicant proposes to construct a new areaway in the rear of the house, directly behind the proposed addition. The stairs and walls will be constructed out of concrete and the applicant proposes to install a new steel railing around the new opening. Staff finds that this location is appropriate, as it is only minimally visible from the public right-of-way and the new basement opening is through the new construction, not by creating a new opening in the historic house. This treatment is preferred in the *Design Guidelines*.

To provide access to the areaway, the applicant proposes installing a section of masonry pavers between the rear wood stoop and the driveway. This section of pavers won't be visible from the public right-of-way because they are so far removed. The applicant also proposes to expand the existing patio using the same masonry pavers proposed for the rear. Staff finds that masonry pavers create a mottled surface that is preferable to a smooth surface, such as poured concrete. The proposed patio is about 25% (twenty-five percent) larger than the existing one. Staff finds that this amount of paving is substantial, but is not an outlier within the district, and will not impact any existing trees. Staff finds that the proposal satisfies the requirement that, "changes and additions should respect existing environmental settings, landscaping, and patterns of open space" in the *Design Guidelines* and recommends the HPC approve the hardscaping.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) of 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, 6, 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.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# DATE ASSIGNED

APPLICANT:

Name: Address: Daytime Phone: E-mail: City: Zip: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone: E-mail: City: Zip: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name 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: 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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.

Signature of owner or authorized agent Date

OWNERS:

Elizabeth Baer

Daniel Eichner

7200 Maple Ave.

Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.

Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Julia Sweig

7202 Maple Ave.

Takoma Park, MD 20912

Caroline & Thomas Alderson

7137 Maple Ave.

Takoma Park, MD 20912

James Saloma

7124 Maple Ave.

Takoma Park, MD 20912

Mary & Tom Hanisco

7207 Maple Ave.

Takoma Park, MD 20912

John Cavanagh & Robin Broad

214 Tulip 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:

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

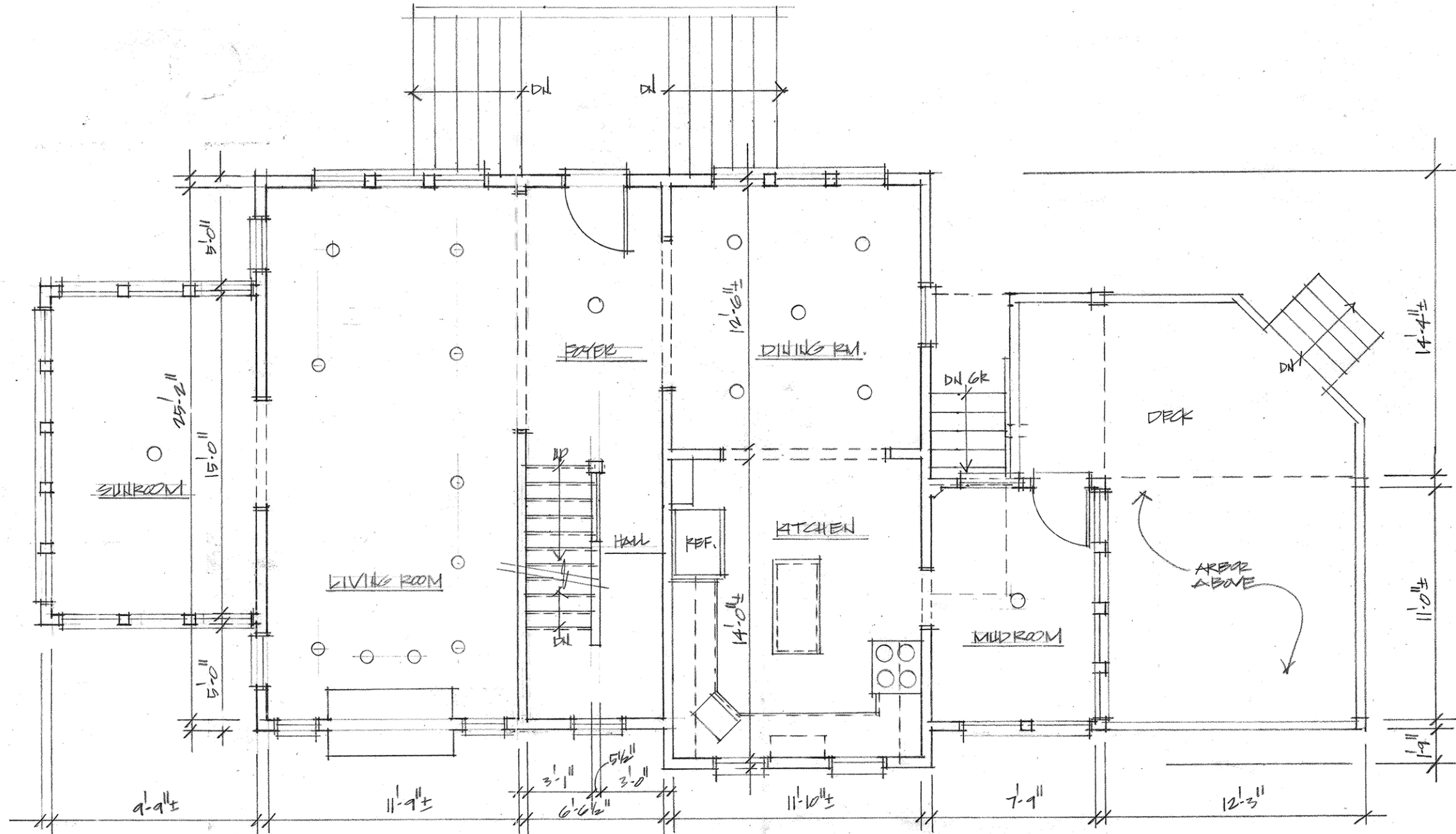
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

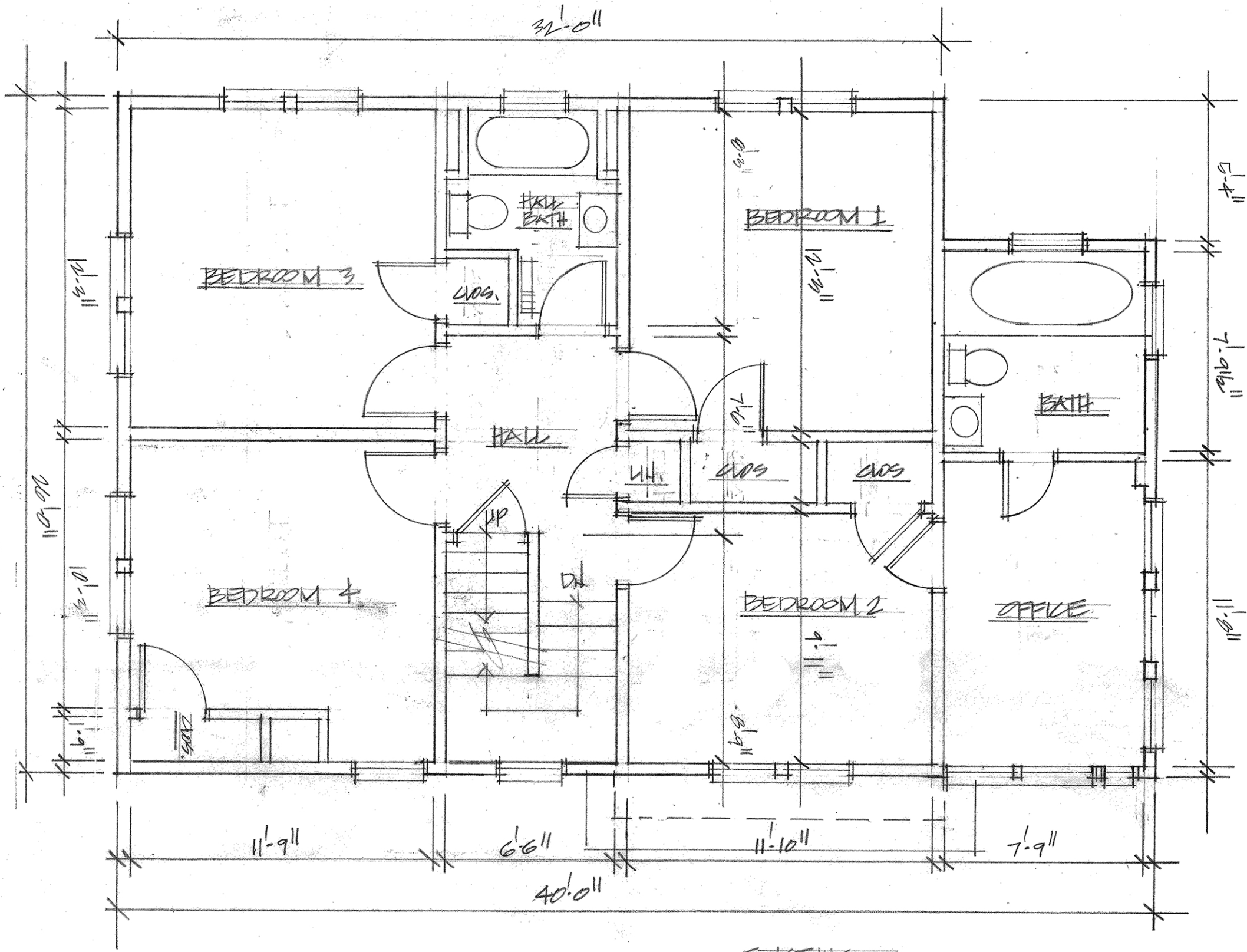
**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	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	*	*	*	*	*		*

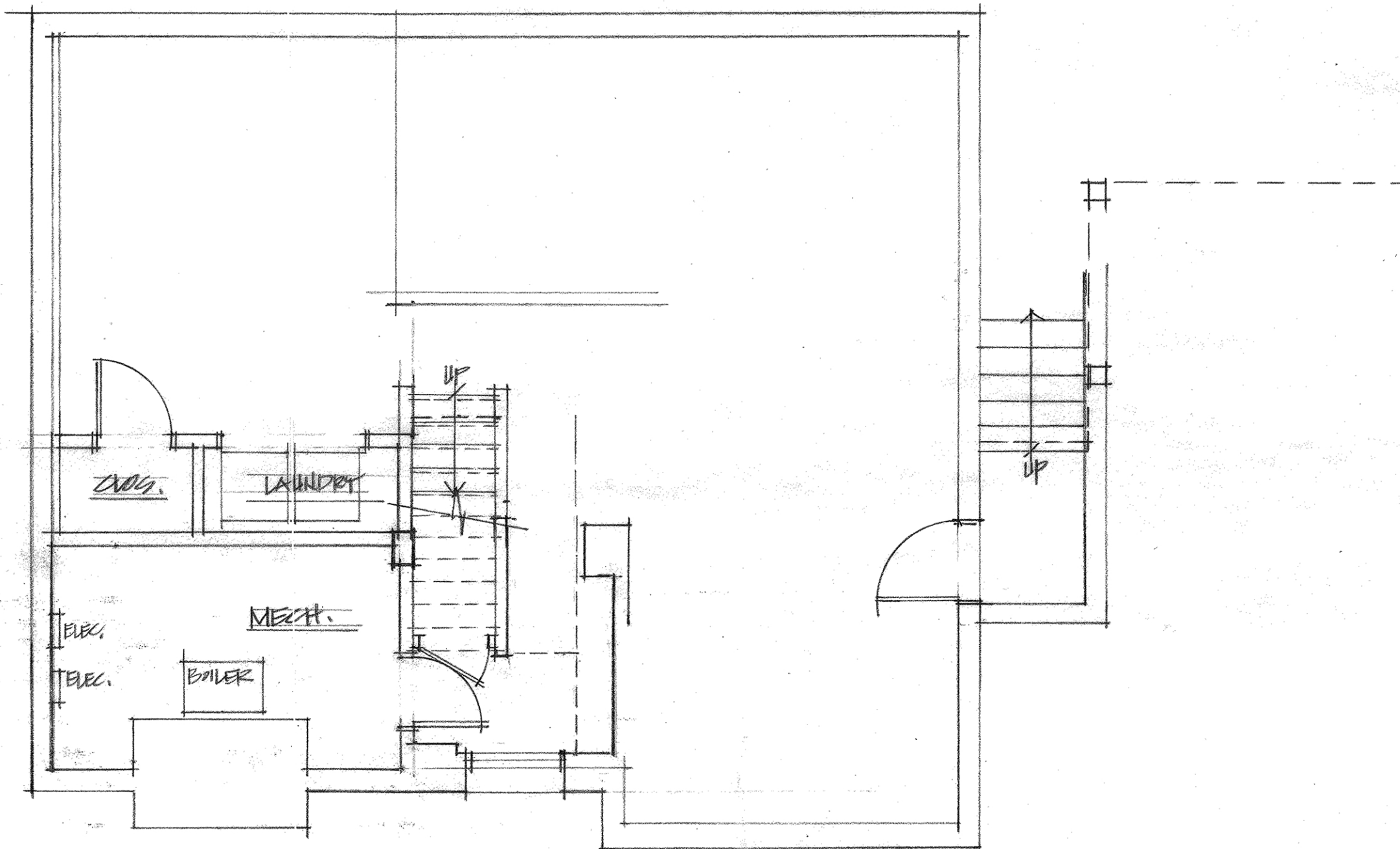


EXISTING
FIRST FLOOR PLAN
1/4" = 1'-0"

BAER/EICHNER RESIDENCE
7200 MAPLE AVE
BETHESDA, MD



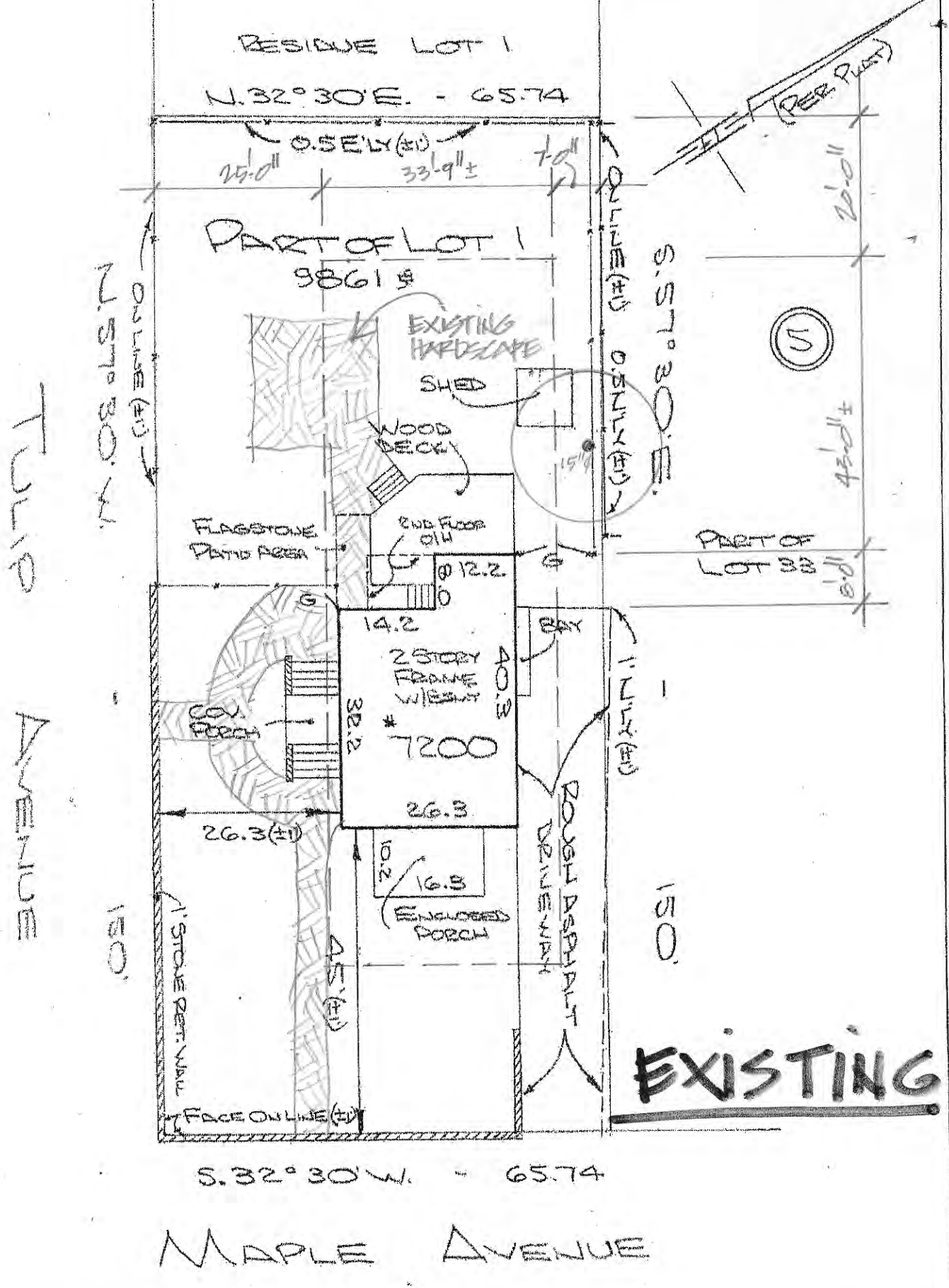
EXISTING
 SECOND FLOOR PLAN
 1/4" = 1'-0"



EXISTING
BASEMENT PLAN

1/4" = 1'-0"

8



Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title and securing financing or refinancing.

DESCRIPTION OF *EXISTING* STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7200 Maple Ave., Takoma Park, MD 20912

This is an "Outstanding Resource" 2-story Craftsman-style house, built in 1923, and it is located in the Takoma Park Historic District, and is on the corner of Maple and Tulip Avenues. It is rectangular in shape; the original house is 26'-4" x 32'-3", with a later 8' x 12' addition on 1st floor and a 8' x 20' addition on the 2nd floor, at the rear. There is an 10' x 16' sun porch across the front. The existing house has a 1113 S.F. footprint, with a full basement under the original house.

- a. Original House Structure:** The main house structure is wood framed and is gabled (5.5:12 slope), with the ridge perpendicular to Maple Ave.. There is a shed roof over the later rear addition (2:12 slope).*
- b. Foundation:** The foundation is parged CMU, painted.*
- c. Exterior Finish:** The exterior finish of the original house is 2 ½"-appearance wood lap siding. The exterior finish on the later addition is 5" German siding. Trim is generally a 1 x 5" with a perimeter backband edge all around attached as a "frame".*
- d. Windows:** Original house-There are original painted wood windows, predominantly 6-over-1 double hung. Other windows are 4-lite fixed. Later addition- All windows are painted wood windows. Most windows have glass storm windows.*
- e. Wood Deck:** There is a 12' x 20' rear wood deck, built later. There is an areaway at the rear of the original house, with a basement access door at the rear; the wood deck is inset over this areaway to allow for proper headroom.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7200 Maple Avenue., Takoma Park, MD 20912

Rear Additions:

- a. **1st floor, Rear:** A 462 sf addition to the kitchen and family room is being added, along with a 224 sf 1-story screen porch with a gable roof (pitch: 5.5:12). A wood stoop and stair to grade is at both sides of the screen porch. Both additions are set in from the original house: 6" on the north, and 4'-6" on the south. A new concrete areaway will be added on the north to replace the existing south-facing areaway.
- b. **2nd Floor, Rear:** A 315 sf master bedroom addition is being added over the larger addition below. It will also have a gable roof at a similar pitch of 5.5:12, matching the original house pitch.

NOTE: There will be no changes to the original house.

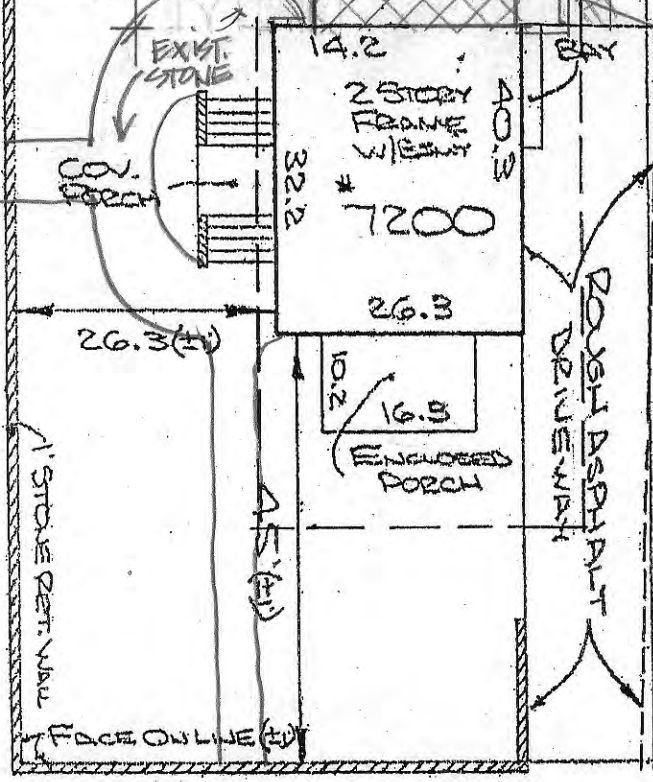
NOTE: The ridgeline for the rear addition is 1'-9" lower than the existing/original house ridgeline.

These will be built using the following materials/details:

- 1) **Exterior Finish:** Painted fiber cement smooth lap siding with a 5" exposure will be the wall finish on the new addition. Window and door trim will be a 1 x 6 fiber cement trim with a perimeter backband to match existing. Wood brackets will be added on rake overhangs to match existing.
- 2) **Roofing:** Asphalt shingles at all new roofs at rear.
- 3) **Windows and Doors:** The new windows in the additions will be painted wood casements and double hung windows; see elevations for mullion divisions. The new door to the screen porch will be painted wood with one glass lite.
- 4) **Foundation:** This will be parged CMU at the main additions, and wood 6 x 6 posts at the screen porch.
- 5) **Screen Porch:** Wood framed, wrapped in fiber cement trim with PVC screening. Wood decking to be ipe or other hardwood.

RESIDUE LOT 1
 N. 32° 30' E. - 65.74

PART OF LOT 1
 9861.55



- NEW MASONRY PAVERS
- 5
- 1 STORY SCREEN PORCH
- 1 STORY ADDITION
- PART OF LOT 33 APPEARLY
- 2 STORY ADDITION

TOLIP AVENUE

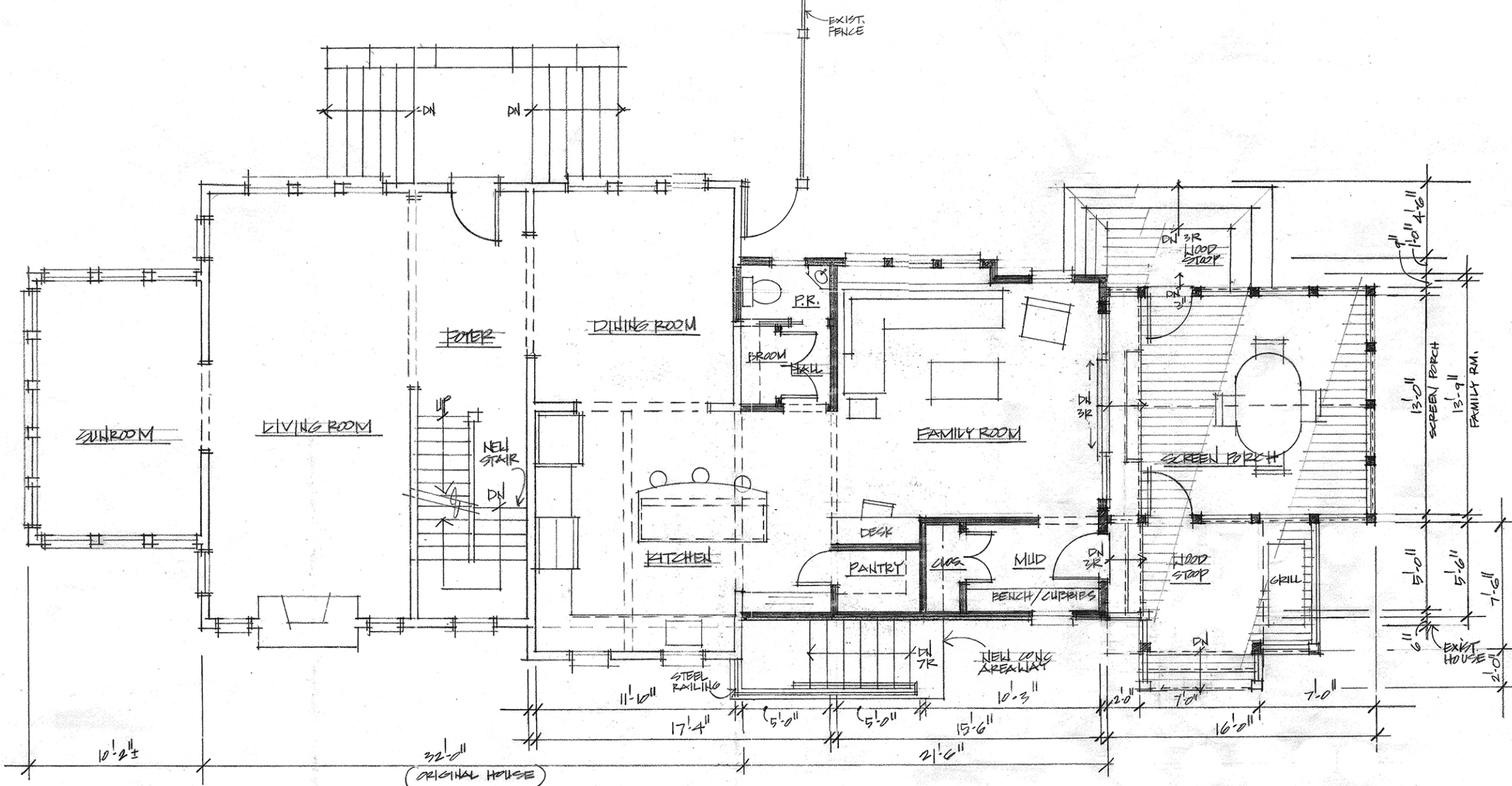
S. 32° 30' W. - 65.74

PROPOSED

MAPLE AVENUE

Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the identification of property boundaries lines, but such identification

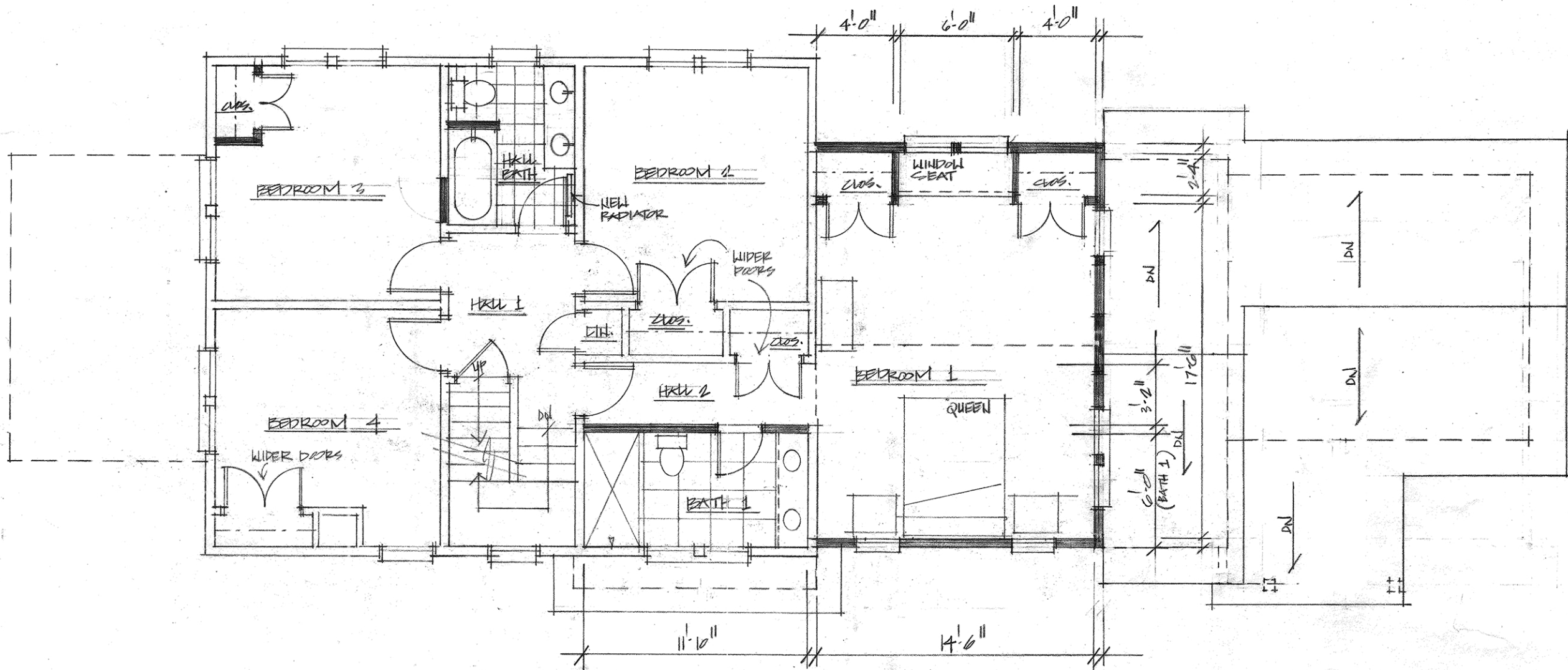


Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

PROPOSED FIRST FLOOR
 14'11" = 16'0"

BAKER/EICHNER
 7000 WYOMING AVE.
 TAKOMA PARK, MD 20912
 1.17.02

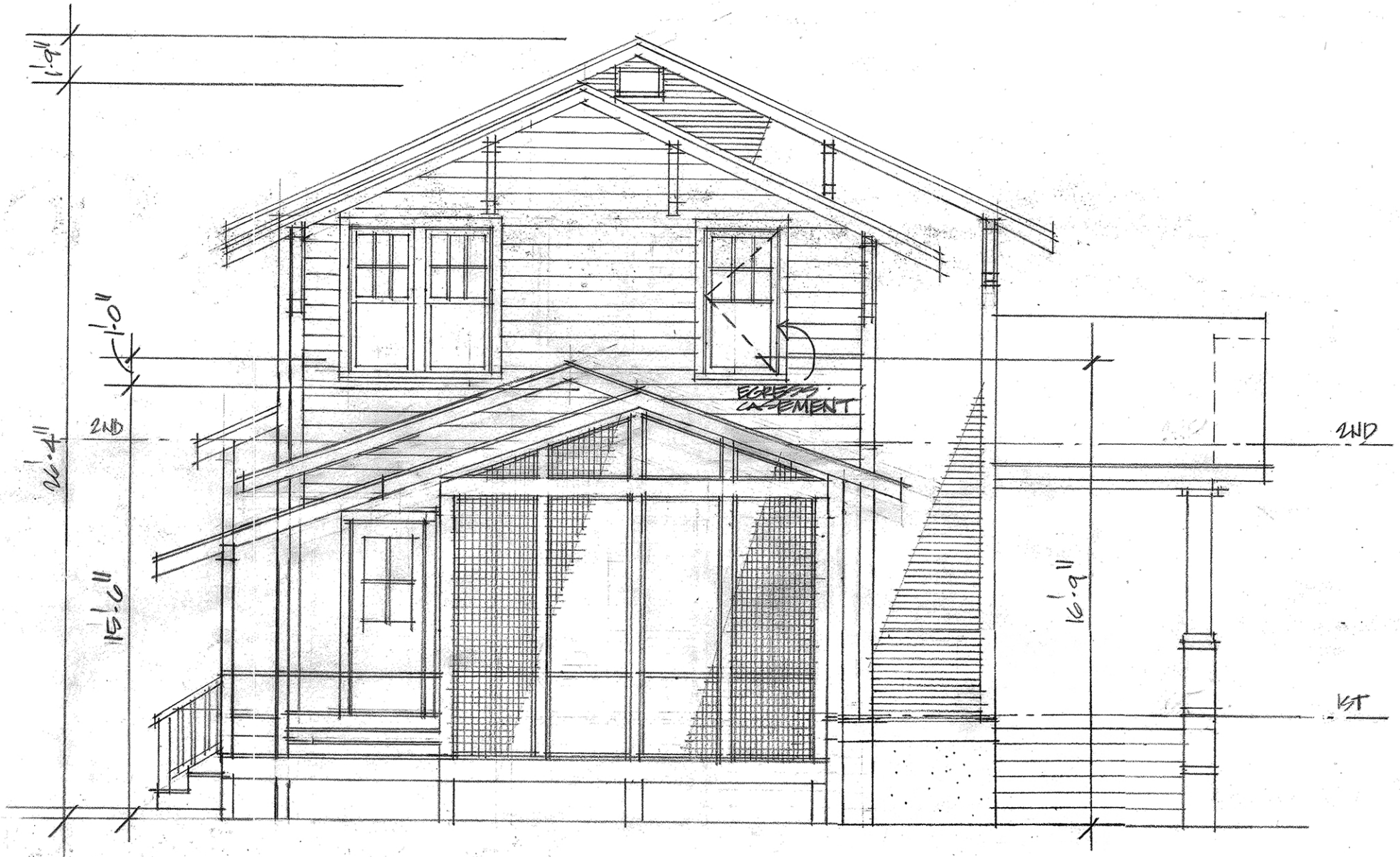
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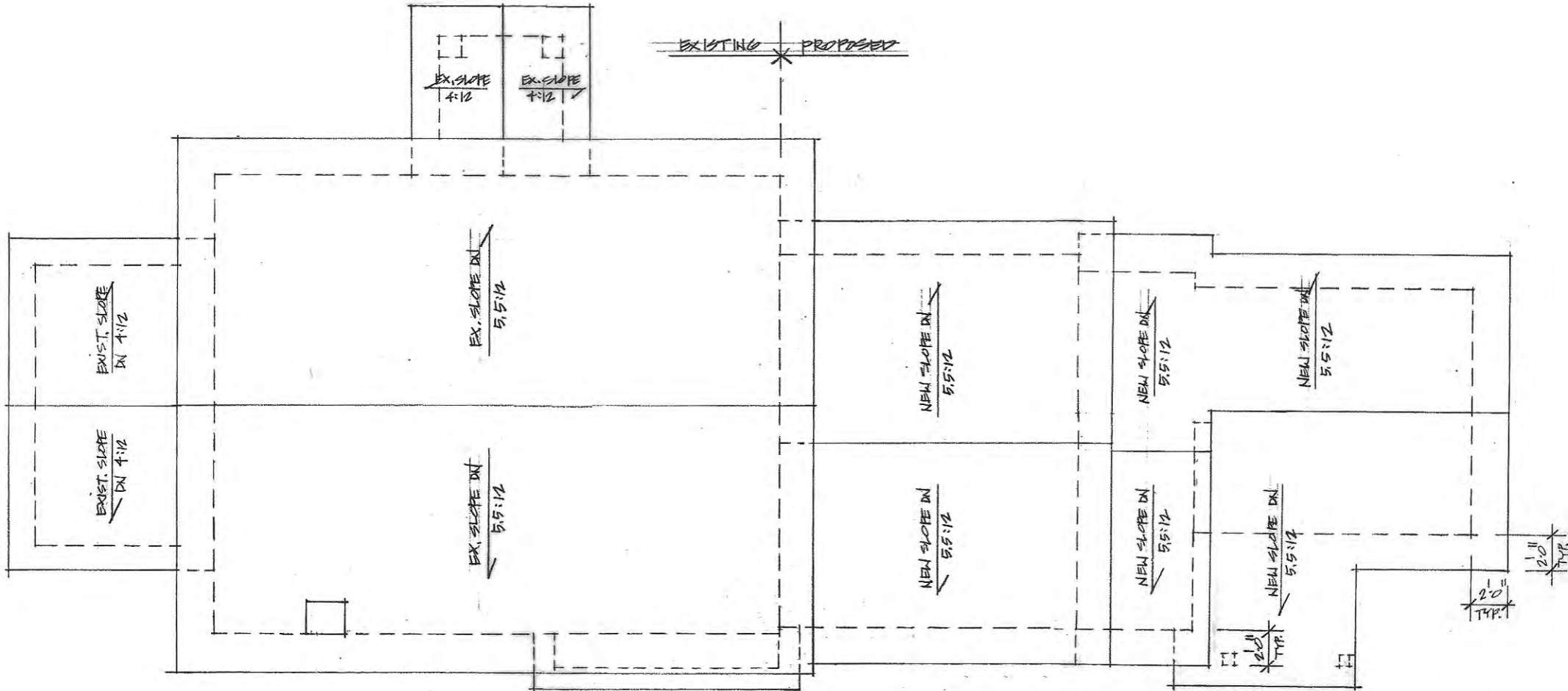
PROPOSED SECOND FLOOR

1/4" = 1'-0"

2



PROPOSED REAR ELEVATION
1/4" = 1'0"



~~EXISTING~~ * ~~PROPOSED~~

PROPOSED ROOF PLAN
 1/4" = 1'-0"



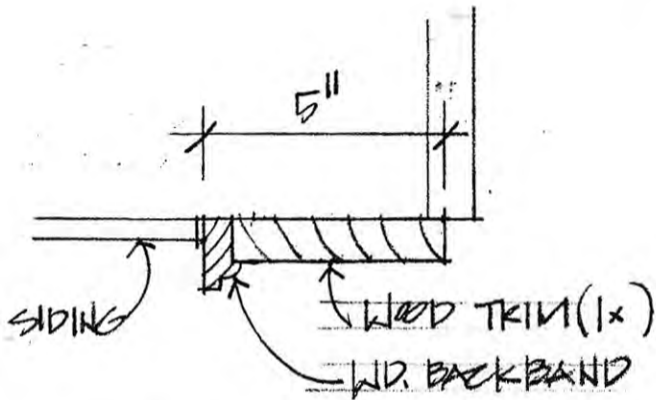
STEEL RAILING @ NEW APEX WAY

PROPOSED SIDE ELEVATION
1/4"=1'-0"

ADDITION * EXISTING

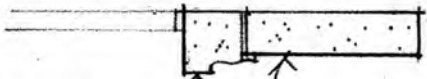


PROPOSED SIDE ELEVATION
1/4" = 1'-0"



EXISTING EXTERIOR TRIM

$$3'' = 1'-0''$$

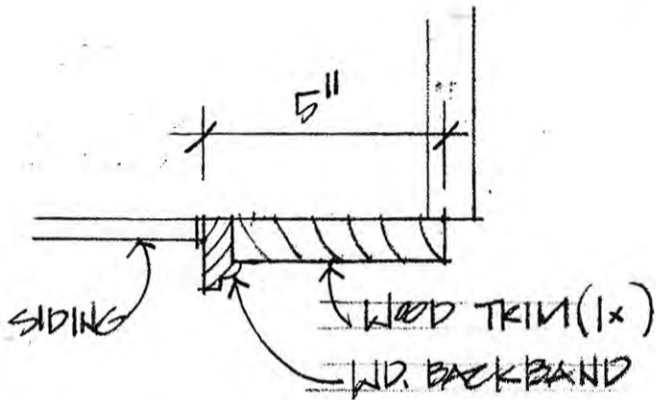


XZM-6931
BACK BAND

1x4 BORAL

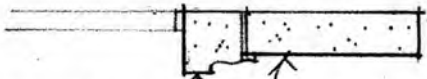
TRIM @
EXT. WINDOW/DOOR

$$3'' = 1'-0''$$



EXISTING EXTERIOR TRIM

$$3'' = 1'-0''$$



XZM-6931
BACKBAND

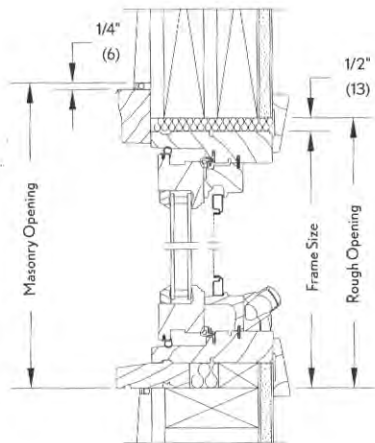
1x4 BORAL

TRIM @
EXT. WINDOW/DOOR

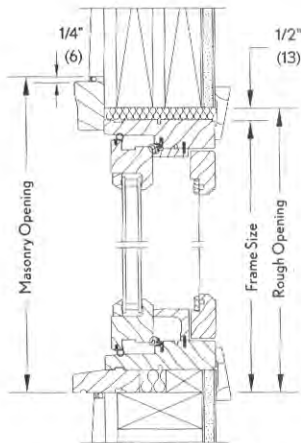
$$3'' = 1'-0''$$

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

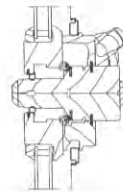
CONSTRUCTION DETAILS



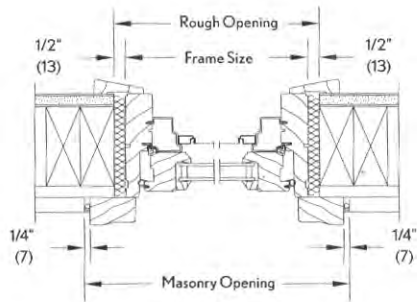
OPERATOR
HEAD JAMB AND SILL



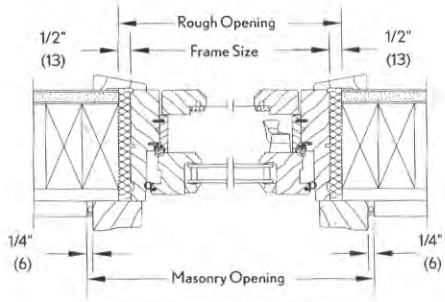
PUSH OUT OPERATOR
HEAD JAMB AND SILL



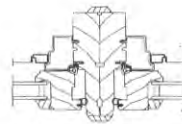
HORIZONTAL MULLION



OPERATOR JAMB



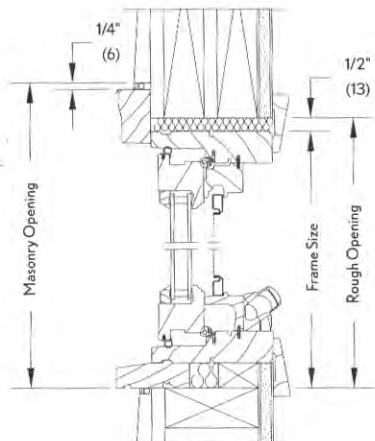
PUSH OUT OPERATOR JAMB



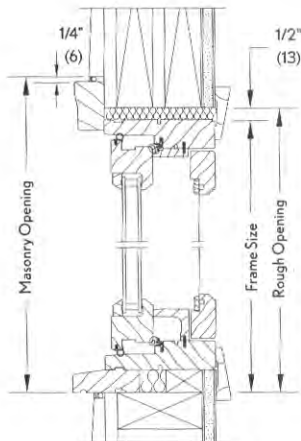
VERTICAL MULLION

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

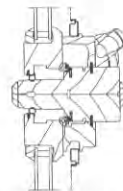
CONSTRUCTION DETAILS



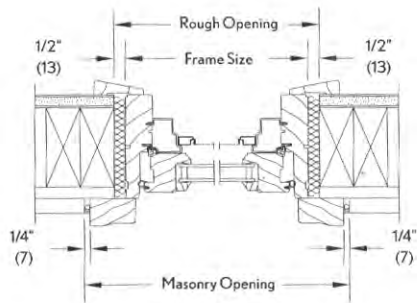
OPERATOR
HEAD JAMB AND SILL



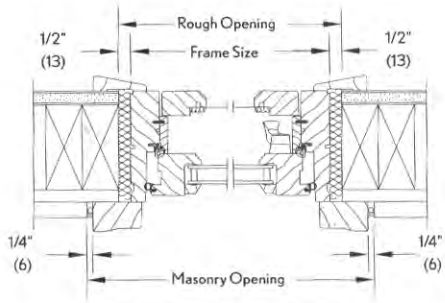
PUSH OUT OPERATOR
HEAD JAMB AND SILL



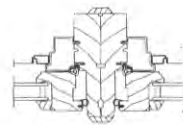
HORIZONTAL MULLION



OPERATOR JAMB



PUSH OUT OPERATOR JAMB



VERTICAL MULLION





7200



7200

WE RECYCLE









