

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

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



1

PROPOSAL

The applicant proposes to construct a rear screened-in porch and deck, and change the fenestration on non-historic portions of the house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

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

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

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

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

Montgomery County Code; Chapter 24A-8

- (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
- (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:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a two-story Queen Anne house with clapboard and shingle siding and a wrap-around porch. The lot is very deep and slopes steeply away from the street. At the rear of the house, the applicant proposes to demolish the existing rear deck and construct a new screened-in porch, with occupied space below, and a new deck and stairs. The applicant also proposes to replace a non-historic window with a single-lite wood casement. Staff finds the proposed work will not have a significant impact to the character of the house or surrounding district and recommends the HPC approve the HAWP.

Rear Screened-in Porch and Deck

At the rear of the house, there is a large, non-historic wood deck. The applicant proposes to demolish a portion of this deck, construct a new screened-in porch, with occupied space below, and construct a new wood deck. The screened-in porch measures 18' × 16' (eighteen feet by sixteen feet) with a rear-facing gable roof, covered in asphalt shingles, with wood framing. A new section of wood decking is proposed between the screened-in porch and the existing deck, labeled "new grilling deck" that measures 8'-10" × 7'-10" (eight feet, ten inches by seven feet, ten inches). Below the screened-in porch, the applicant proposes to build out the basement level as an occupiable office space, which will be covered in fiber cement clapboards with one-over-one wood sash windows and a pair of wood French Doors. At the rear of the office addition, the applicant proposes to construct a new deck measuring approximately 9' × 25' (nine feet by twenty-five feet).

Staff finds much of the proposed construction will not be visible from the public right-of-way. The screened-in porch section is directly behind the house, which due to the left-side bay will be obscured from the public right-of-way. Additionally, Staff finds that because the proposed construction is attached to a non-historic addition, its impact on the historic design and historic fabric is minimal. Regardless, Staff finds the size of the proposed screened-in porch is compatible with the size of the historic house and will not overwhelm its scale. Additionally, Staff finds the proposed materials (i.e. asphalt shingles, wood framing and decking, wood windows and doors, and fiber cement siding) are compatible with the existing materials on the house and are generally appropriate for additions to Outstanding Resources in the Takoma Park Historic District. Staff finds the size and materials of the proposed basement-level deck are compatible with the size and scale of the historic house and, due to the change in grade, will only be minimally visible from the public right-of-way. Finally, Staff finds the proposed porch and deck attach to a non-historic at the rear of the house, so they could be removed at a later date without damaging the historic design or materials of the resource.

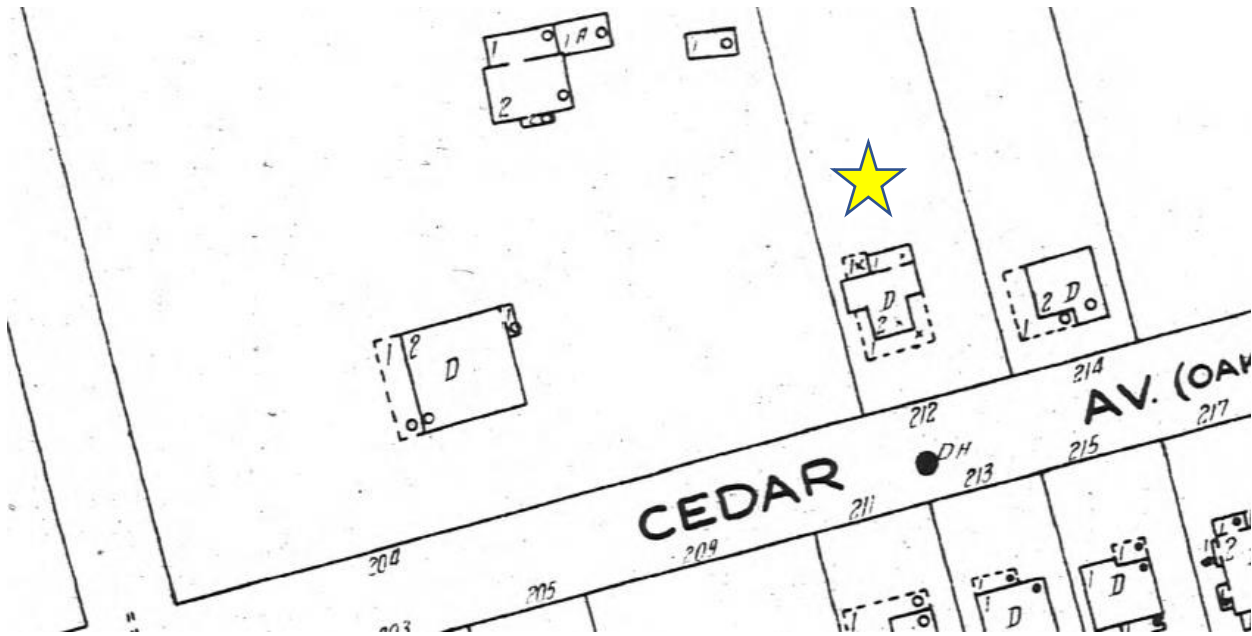


Figure 2: The subject property, shown on the 1927 Sanborn Map, prior to constructing the two-story rear addition.

Window Replacement

On the right side of the house, on the non-historic rear addition, the applicant proposes installing a new single-lite casement window. The proposed wood window matches the size and materials of the existing window opening on the same elevation.



Figure 3: Partial elevation showing the new window opening.

Staff finds this window on a non-historic addition will not have a substantial impact on the character of the house or the surrounding district. While a sash window configuration would be more historically

compatible, Staff finds that matching the configuration of the existing window to the left is preferable to installing a sash window, because a new sash window would attract more attention, while the single lite window blends in with the existing fenestration. Staff recommends the HPC approve the new window.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 997563
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Marcos and Kelly Vaena

E-mail: kvaena@gmail.com

Address: 7212 Cedar Ave

City: Takoma Park, MD Zip: 20912

Daytime Phone: 301-222-3275

Tax Account No.: 01072507

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? 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: 7212 Street: Cedar Ave

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

Lot: 16 Block: 6 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 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 checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kelly Vaena
Signature of owner or authorized agent

6/21/22

Date

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

Owner's mailing address 7212 Cedar 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	
7214 Cedar Avenue Takoma Park, MD 20912	7204 Cedar Ave Takoma Park, MD 20912 7215 Holly Avenue Takoma Park, MD 20912
7211 Cedar Ave Takoma Park, MD 20912 7213 Holly Avenue Takoma Park, MD 20912	7213 Cedar Ave Takoma Park, MD 20912 7211 Holly Avenue Takoma Park, MD 20912
7215 Cedar Ave Takoma Park, MD 20912 104 Tulip Avenue Takoma Park, Md 20912	7213 Cedar Ave Takoma Park, MD 20912 106 Tulip 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:

Existing house in the Takoma Park Historic District. There is an existing 1 story addition on the rear as well as a deck.

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

Proposed is a new screened porch addition on the rear to replace the deck. the screened porch will sit ontop of a basement addition. Also proposed is a new deck layout with steps down to the rear yard.

Work Item 1: New screened porch addition

Description of Current Condition:

Existing deck

Proposed Work:

New screened porch

Work Item 2: Basement addition

Description of Current Condition:

Unfinished underside of existing deck

Proposed Work:

New basement addiiton for an office and bathroom

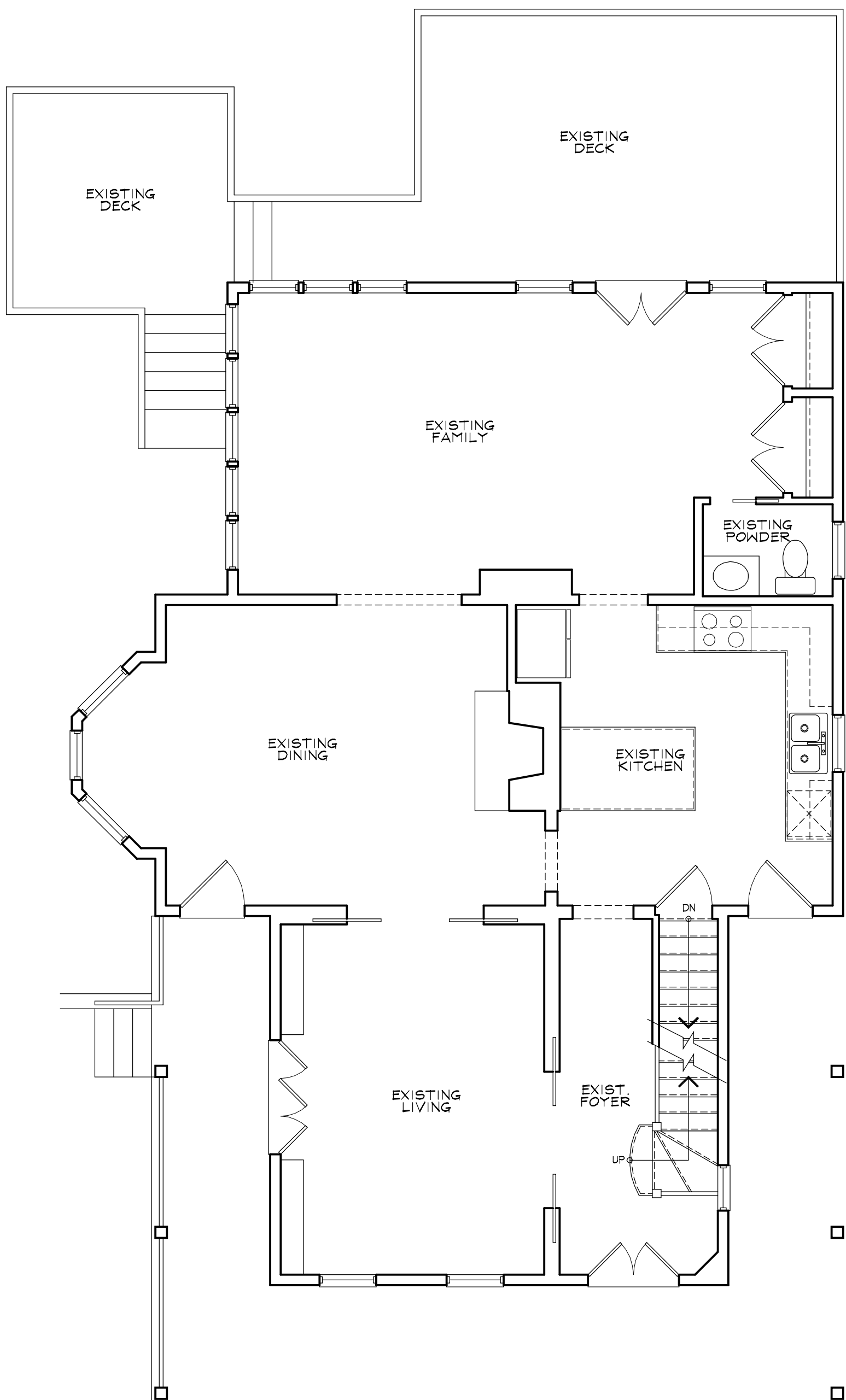
Work Item 3: Revised deck

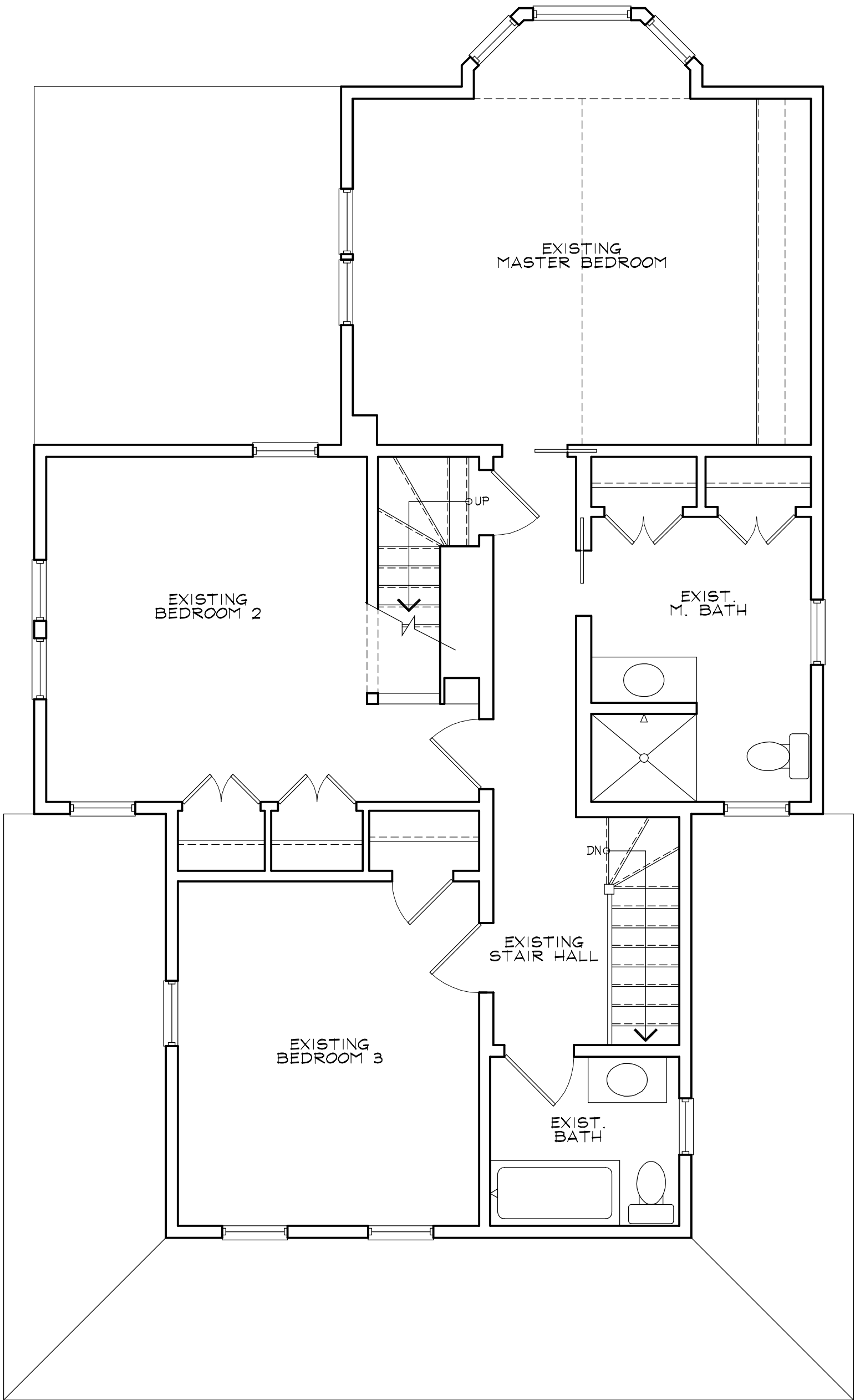
Description of Current Condition:

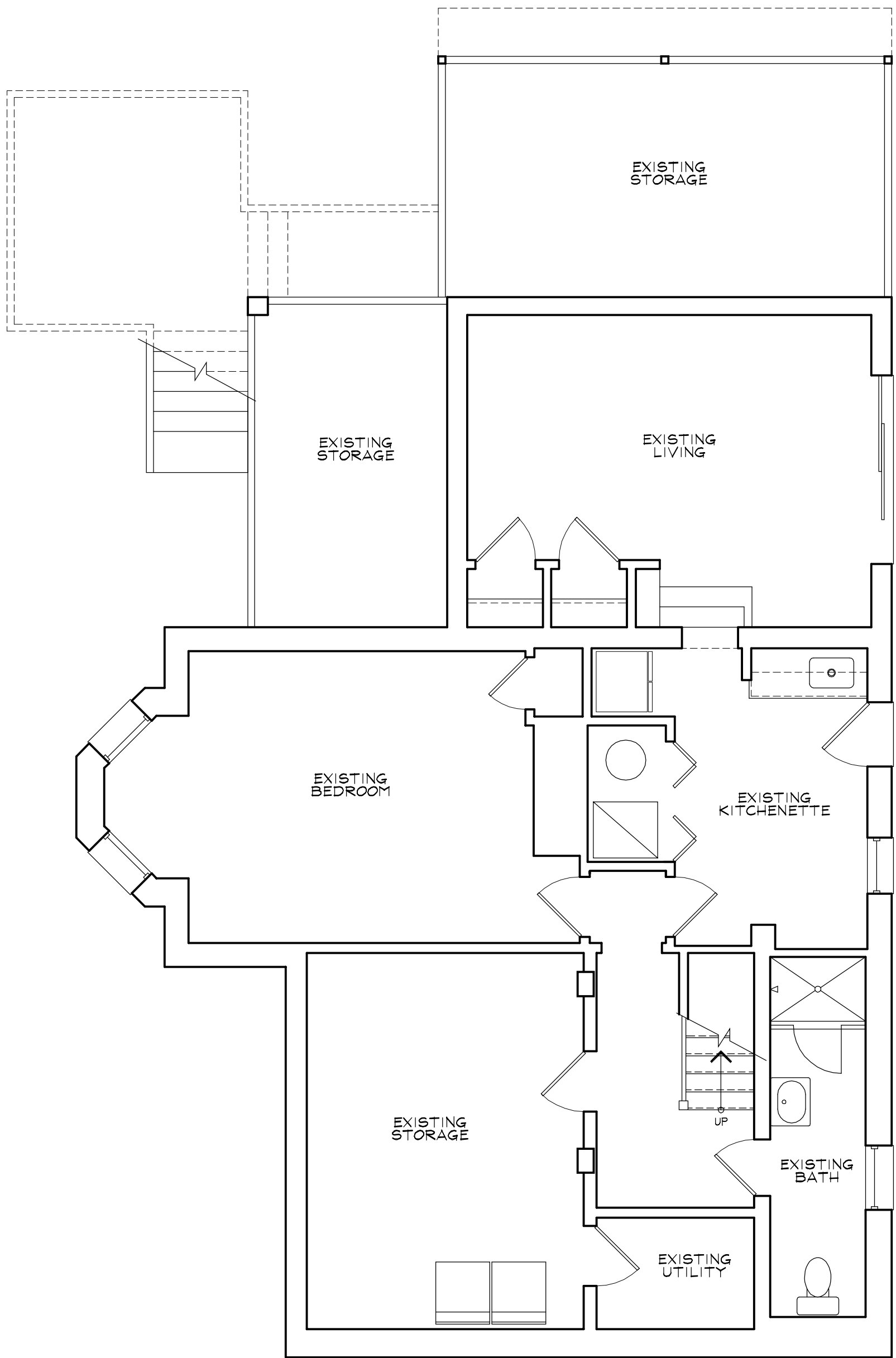
Existing deck with steps

Proposed Work:

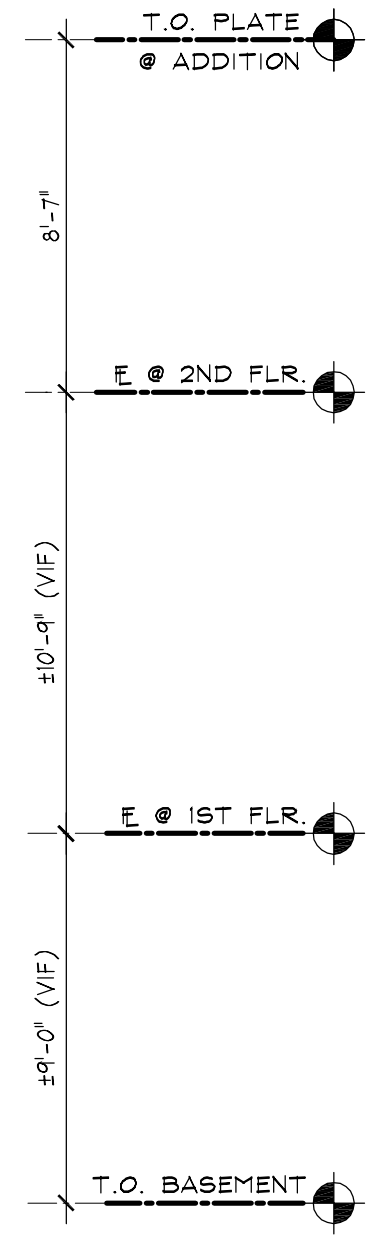
Expanded upper level deck and stairs down to a new lower level deck serving the basement floor





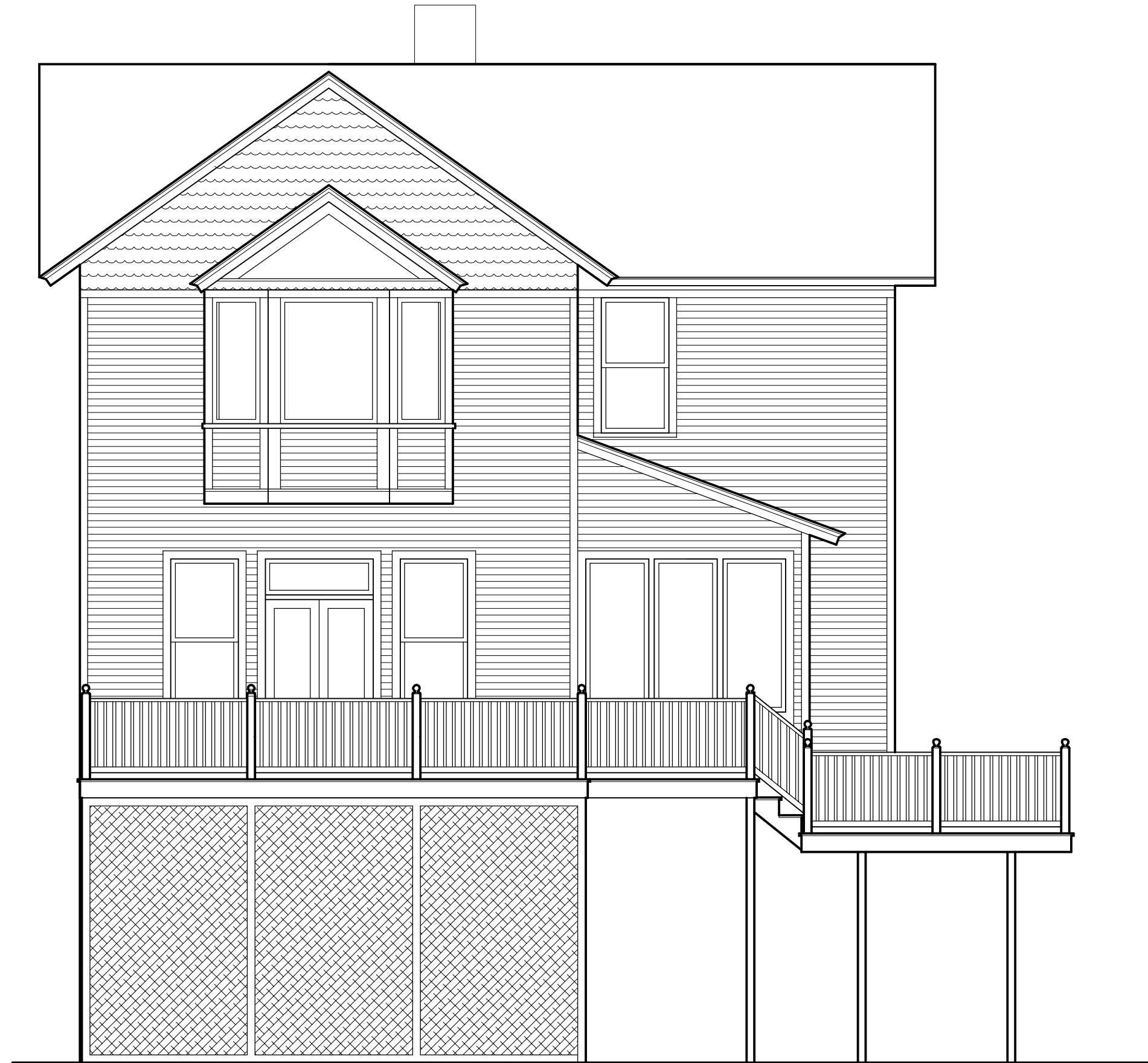
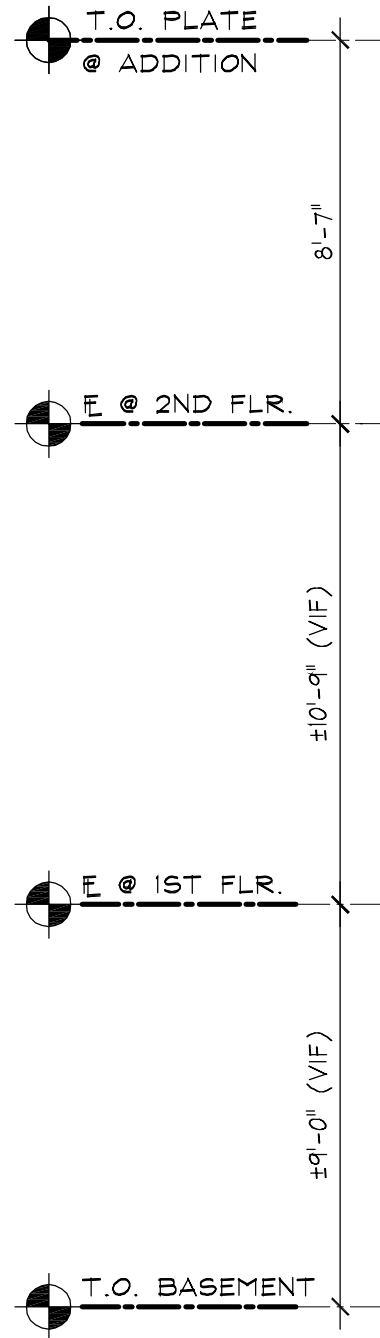


EXISTING/DEMO BASEMENT PLAN



1
A2 EXISTING SIDE (NORTH) ELEVATION
1/4" = 1'-0"

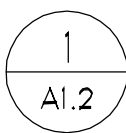
DS

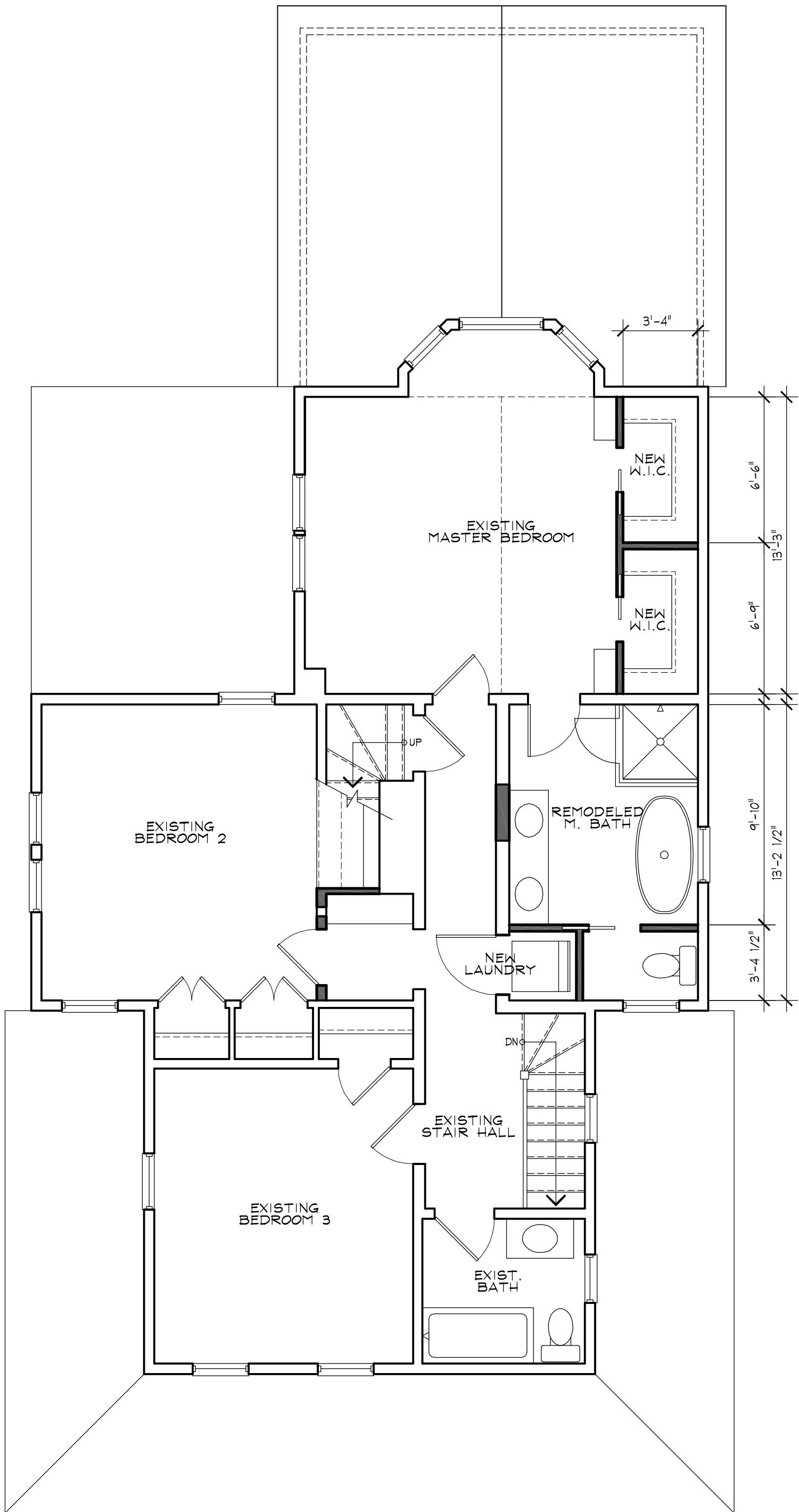


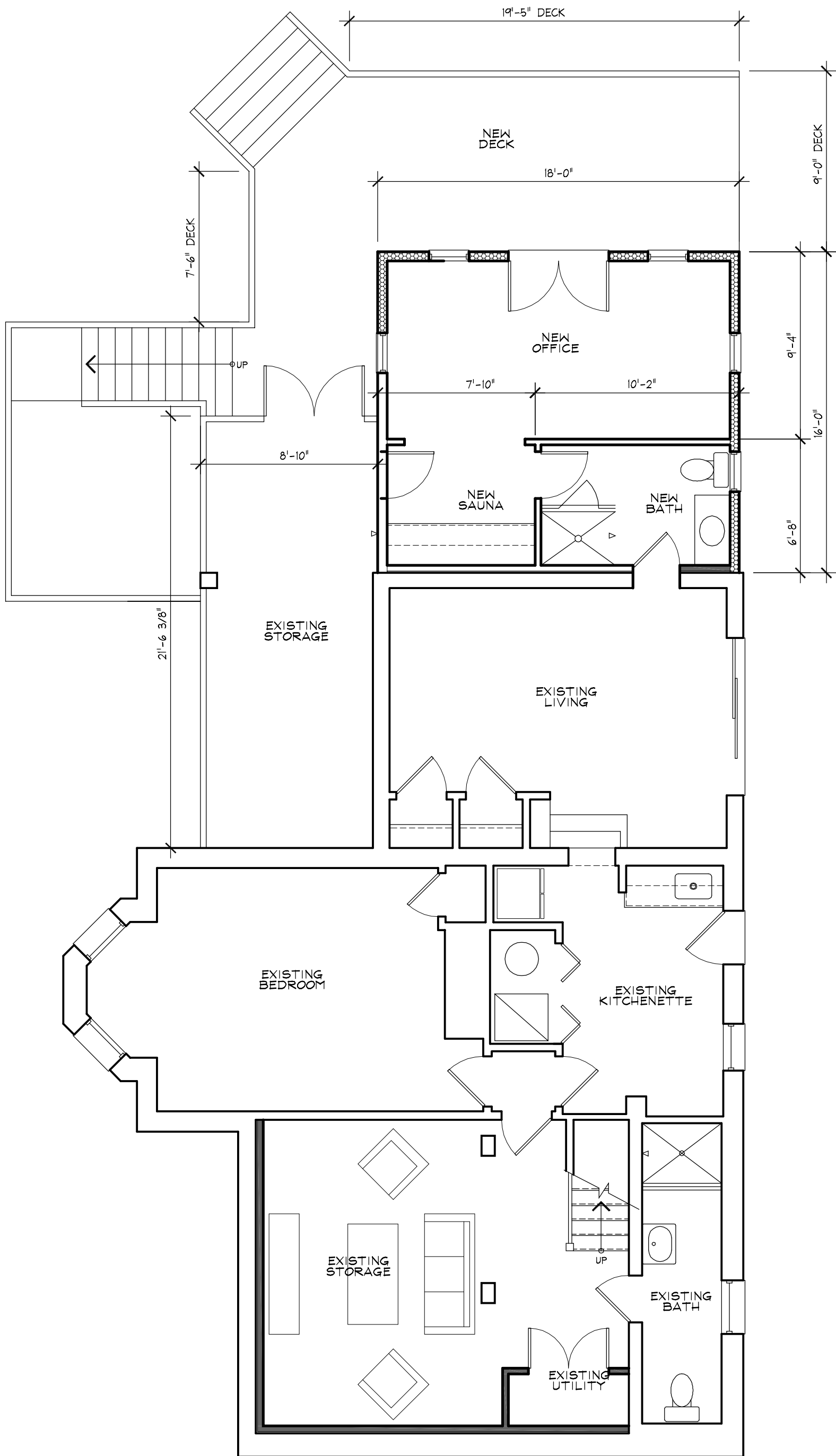
2 EXISTING REAR ELEVATION
A2 1/4" = 1'-0"



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


$$1/4'' = 1' - 0''$$







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

NEW WOOD WINDOW - 5/4X4
PRE-PRIMED CASING AND
PRE-PRIMED HISTORIC SILL

NEW ARCHITECTURAL
ASPHALT SHINGLE
ROOFING

NEW WOOD WINDOW - 5/4X4
PRE-PRIMED CASING AND
PRE-PRIMED HISTORIC SILL

NEW 1X6 PRE-PRIMED
FASCIA BD.

NEW SCREENED
PORCH

5/4 PRE-PRIMED
CORNER BD.

NEW CEDAR LAP SIDING TO
MATCH EXISTING

NEW WOOD DECK -
PT DECKING AND
WOOD RAILING

T.O. PLATE
@ ADDITION

8'-7"

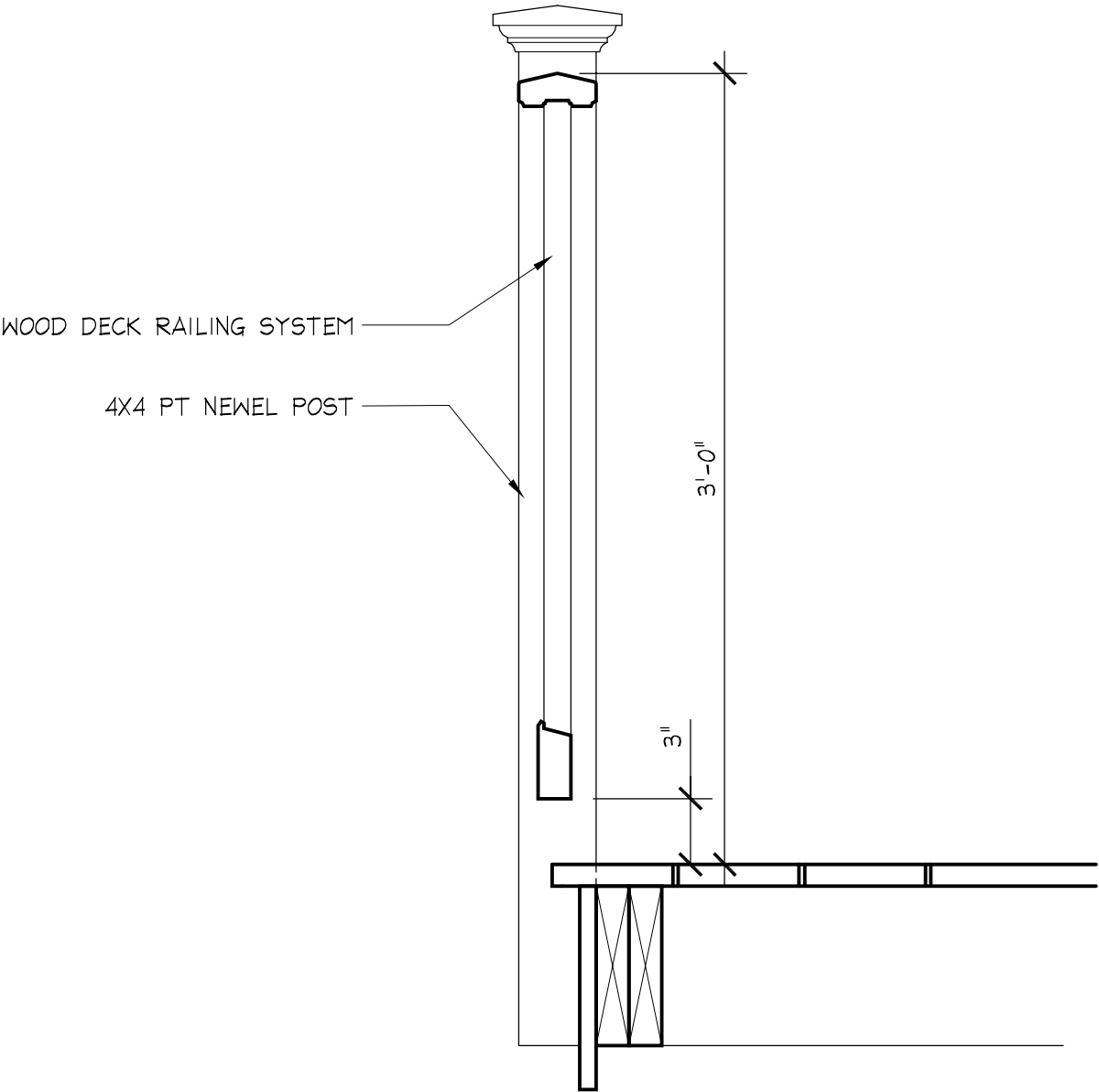
E @ 2ND FLR.

±10'-9" (VIF)

E @ 1ST FLR.

±9'-0" (VIF)

T.O. BASEMENT



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

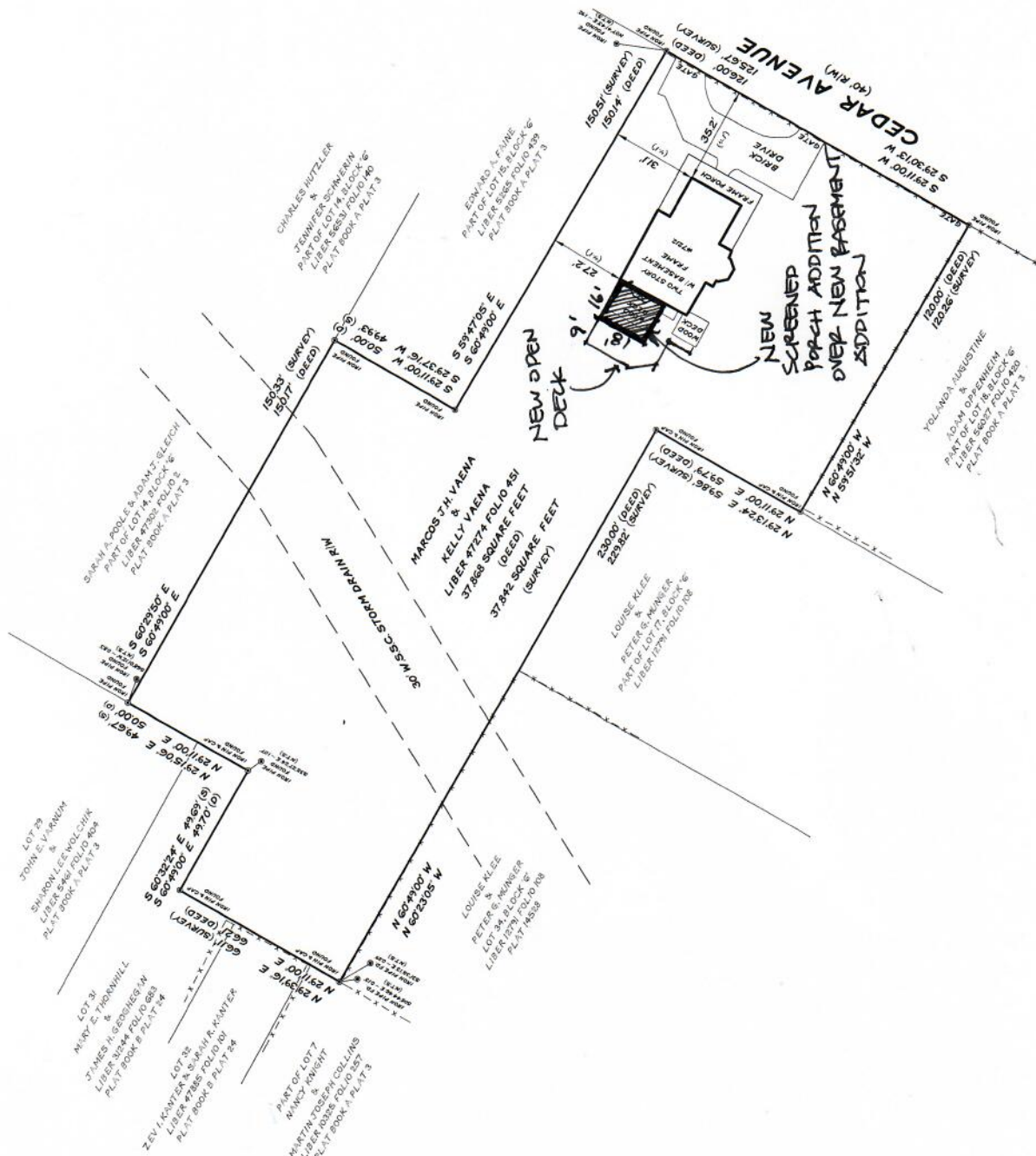
IPS



1
A2

PROPOSED REAR ELEVATION

1/4" = 1'-0"



3. CERTIFICATE: I, WILSON, HAVE PERSONALLY MADE A CAREFUL FIELD-RUN SURVEY OF THE PROPERTY SHOWN HEREON, THAT IS ALL THE PROPERTY SHOWN HEREON, AND I HAVE COMPILED THE SURVEY DATA AND CALCULATIONS AND HAVE PREPARED THIS SURVEY MAP AND TITLE PLAT IN ACCORDANCE WITH THE REQUIREMENTS OF THE MONTGOMERY COUNTY, MARYLAND, TITLE PLAT ACT, AND I HAVE BEEN LICENSED BY THE MONTGOMERY COUNTY, MARYLAND, TITLE PLAT ACT TO PREPARE AND RECORD SUCH SURVEY MAPS AND TITLE PLATS. THIS SURVEY MAP AND TITLE PLAT IS IN COMPLIANCE WITH TITLE 9, CHAPTER 6, SECTION 12 OF THE MINIMUM STANDARDS OF PRACTICE. MY CURRENT LICENSE EXPIRES NOVEMBER 01, 2020.

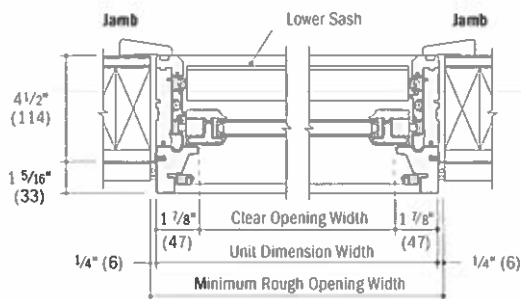
WILSON
SURVEYING, INC.
10000 WILSON ROAD
MONTGOMERY, MARYLAND 20735
410-556-3152
58-8569



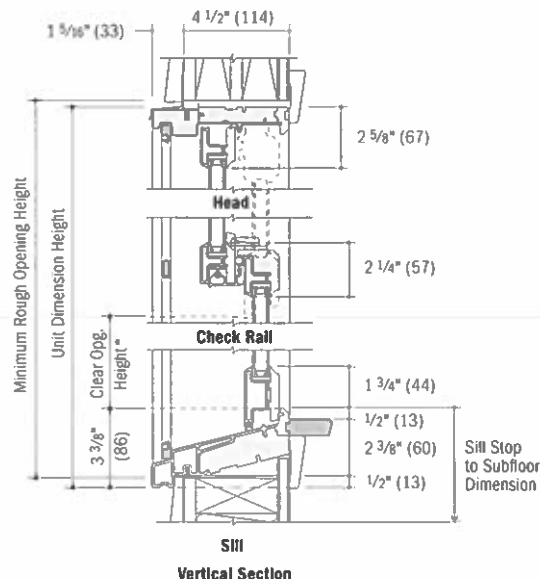
BOUNDARY SURVEY
LAND OF
MARCOS J.H. VAENA & KELLY VAENA
THIRTEENTH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 30' NOVEMBER 2018

Woodwright[®] Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

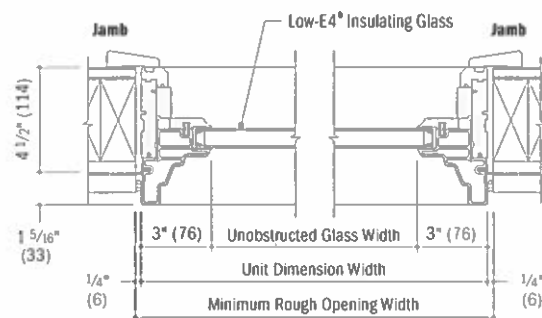


Horizontal Section

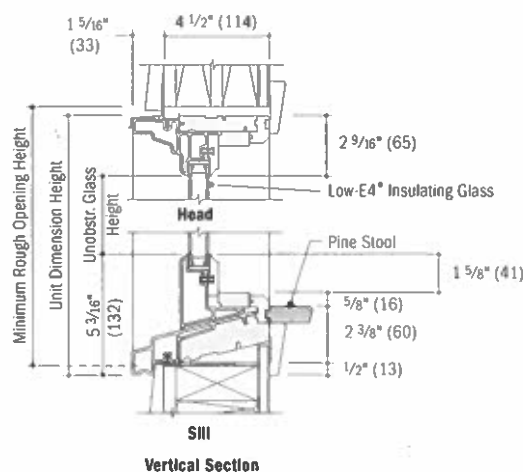


Woodwright[®] Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8

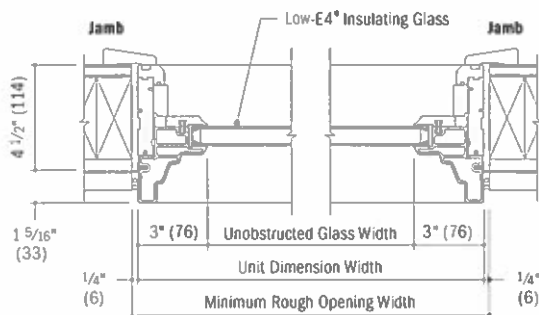


Horizontal Section

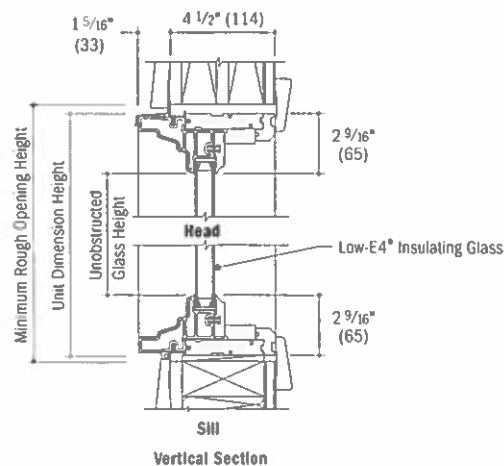


Woodwright[®] Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal 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.





















7212

BLACK
LIVES
MATTER

