



## **BACKGROUND**

On July 13, 2022 the HPC approved a HAWP to construct a screened-in porch, rear deck, and alter the fenestration at the rear.<sup>1</sup> The HAWP was approved by consent without a hearing.

## **PROPOSAL**

The applicant proposes to revise the material for the rear deck and screened-in porch. The approved porch and deck flooring material was wood and the applicant seeks to change that material to Aeratis.

## **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

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<sup>1</sup> The Staff Report for the approved July 2022 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/07/I.F-7212-Cedar-Avenue-Takoma-Park-997563.pdf>.

- (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 has received approval to demolish the existing rear deck and construct a new screened-in porch, with occupied space below, and a new wood deck and stairs. The applicant also received approval to replace a non-historic window with a single-lite wood casement. The applicant amends their HAWP to change the material of the screened-in porch and deck flooring from wood to Aeratis. No changes are proposed to the size, location, or design of the approved work.

Recently, the HPC has considered several projects seeking approval for synthetic deck and porch flooring. There may be several factors driving property owners to search out these products including increased lumber prices, reduced maintenance, and “lifetime” material guarantees. The HPC has considered these materials on a case-by-case basis, generally finding that the proposed substitute material is an incompatible substitute for wood due to the material’s highly reflective and ‘plastic-y’ appearance. There have been limited instances where the HPC has found a substitute material acceptable. These instances have all been for buildings in historic districts – not Master Plan sites. The locations where the substitute material has been determined appropriate have all been in visibly inconspicuous locations that generally do not abut historic fabric. Additionally, the substitute material needs to be millable, paintable, and better replicate the physical characteristics of wood, with a smooth finish and joinery that mimics traditional wood floor construction so that there are no visible gaps between the tongue and groove joints.

Staff finds that the proposal under consideration for this HAWP satisfies those criteria. First, the proposed screened-in porch and deck are not highly visible from the public right-of-way as they are directly behind the house, setback from the public right-of-way by approximately 80’ (eighty feet). Second, the approved porch and deck will abut the non-historic two-story addition (the two-story addition pre-dates 1988, the earliest HAWP at the subject property), not the historic house fabric. Third, Staff finds Aeratis is millable and paintable and of the substitute materials has the most ‘solid’ feel (compared to a material like Trex which Staff finds feels and looks like plastic). Finally, Staff finds the joinery of the tongue and groove style boards of the proposed material (see Fig. 2, below) successfully mimics a traditional tongue and groove floor, so long as the end joints of the boards are not visible. The gaps

between the boards is further reduced once the material has been painted. For these reasons, Staff finds the proposed material is appropriate.

However, there is one detail that Staff finds should be addressed as part of this HAWP. Often, Aeratis is installed with open board ends, a possibility because water infiltration is not a concern with this material. Because detailed installation specifications were not included with this application, Staff recommends the HPC include a condition to the approval of this HAWP to require the applicant to install the “chamfer nosing” trim piece; trim manufactured to address this specific issue.

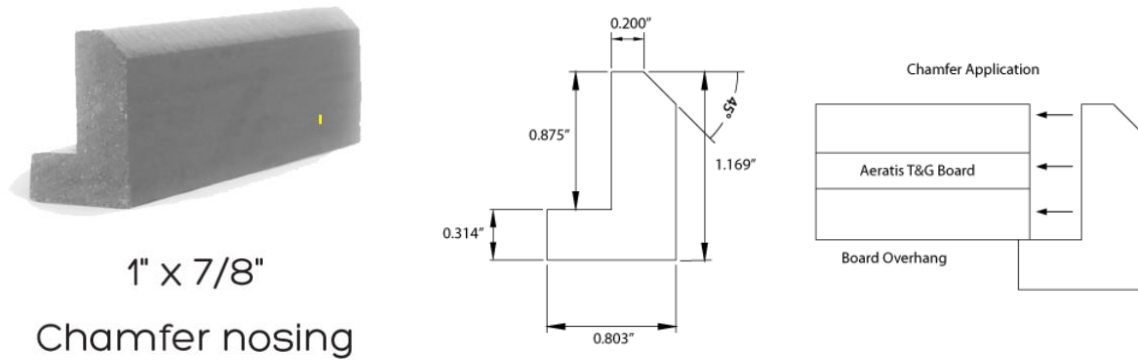


Figure 2: Detail of the chamfer nosing installed.

Staff finds that this trim piece will improve the compatibility of the proposed deck material, masking the appearance of the board ends. Staff recommends the HPC approve the revised HAWP with the added condition.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application with one (1) condition:

1. The deck and porch flooring shall have a smooth finish, be manufactured of solid core

construction, and be installed with the ‘chamfer nosing’ at the board ends. Detailed installation specifications shall be submitted before Staff releases the approval documents; under the Criteria for Issuance in Chapter 24A-8(b)(1), (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](mailto: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# 997563  
DATE ASSIGNED \_\_\_\_\_

**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?  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 \_\_\_\_\_ Date 6/21/22  
Signature of owner or authorized agent

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

<p><b>Owner's mailing address</b></p> <p>7212 Cedar Ave Takoma Park, MD 20912</p>	<p><b>Owner's Agent's mailing address</b></p> <p>8114 Carroll Avenue Takoma Park, MD 20912</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>7214 Cedar Avenue Takoma Park, MD 20912</p>	<p>7204 Cedar Ave Takoma Park, MD 20912</p> <p>7215 Holly Avenue Takoma Park, MD 20912</p>
<p>7211 Cedar Ave Takoma Park, MD 20912</p> <p>7213 Holly Avenue Takoma Park, MD 20912</p>	<p>7213 Cedar Ave Takoma Park, MD 20912</p> <p>7211 Holly Avenue Takoma Park, MD 20912</p>
<p>7215 Cedar Ave Takoma Park, MD 20912</p> <p>104 Tulip Avenue Takoma Park, Md 20912</p>	<p>7213 Cedar Ave Takoma Park, MD 20912</p> <p>106 Tulip avenue Takoma park, MD 20912</p>

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

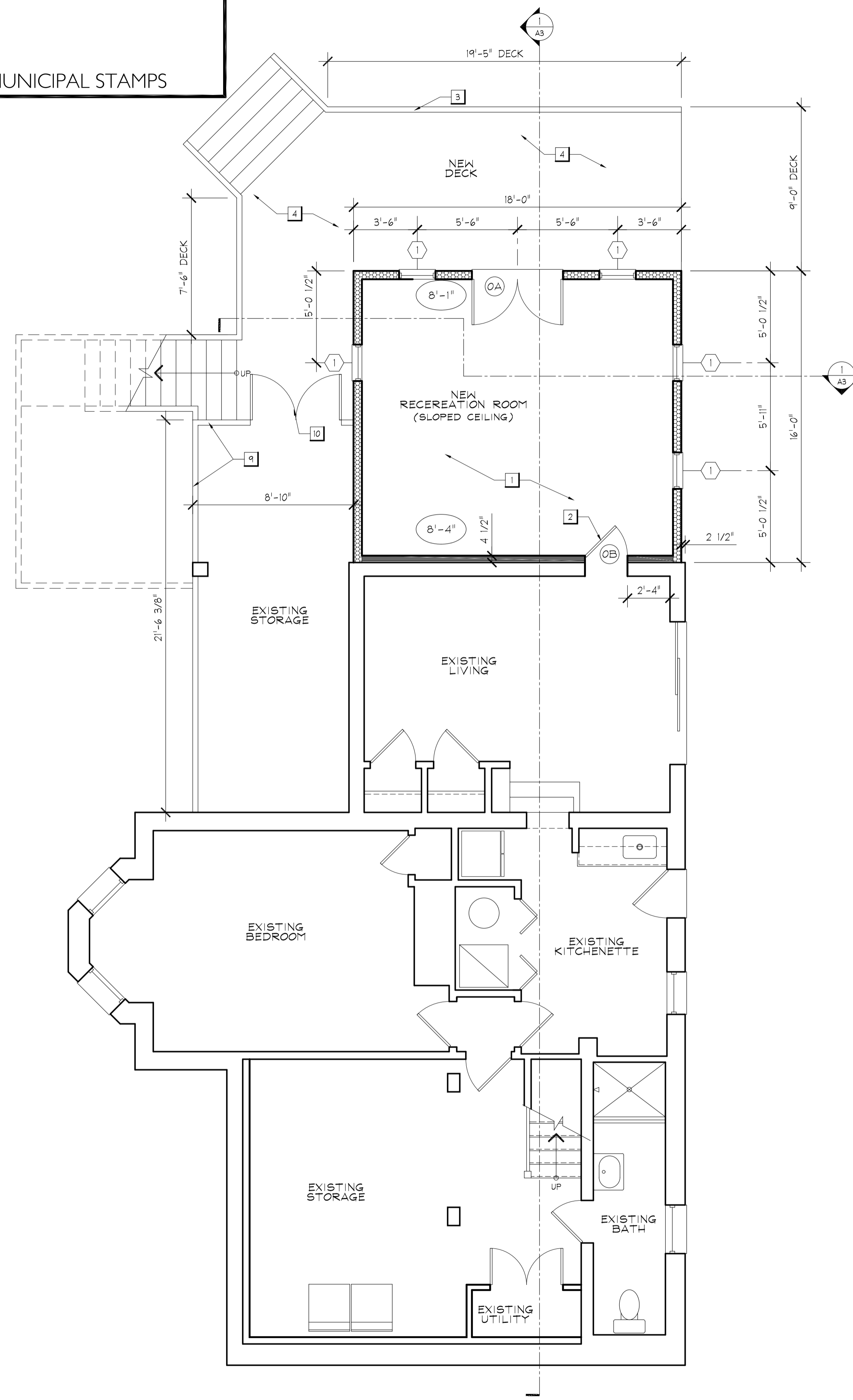
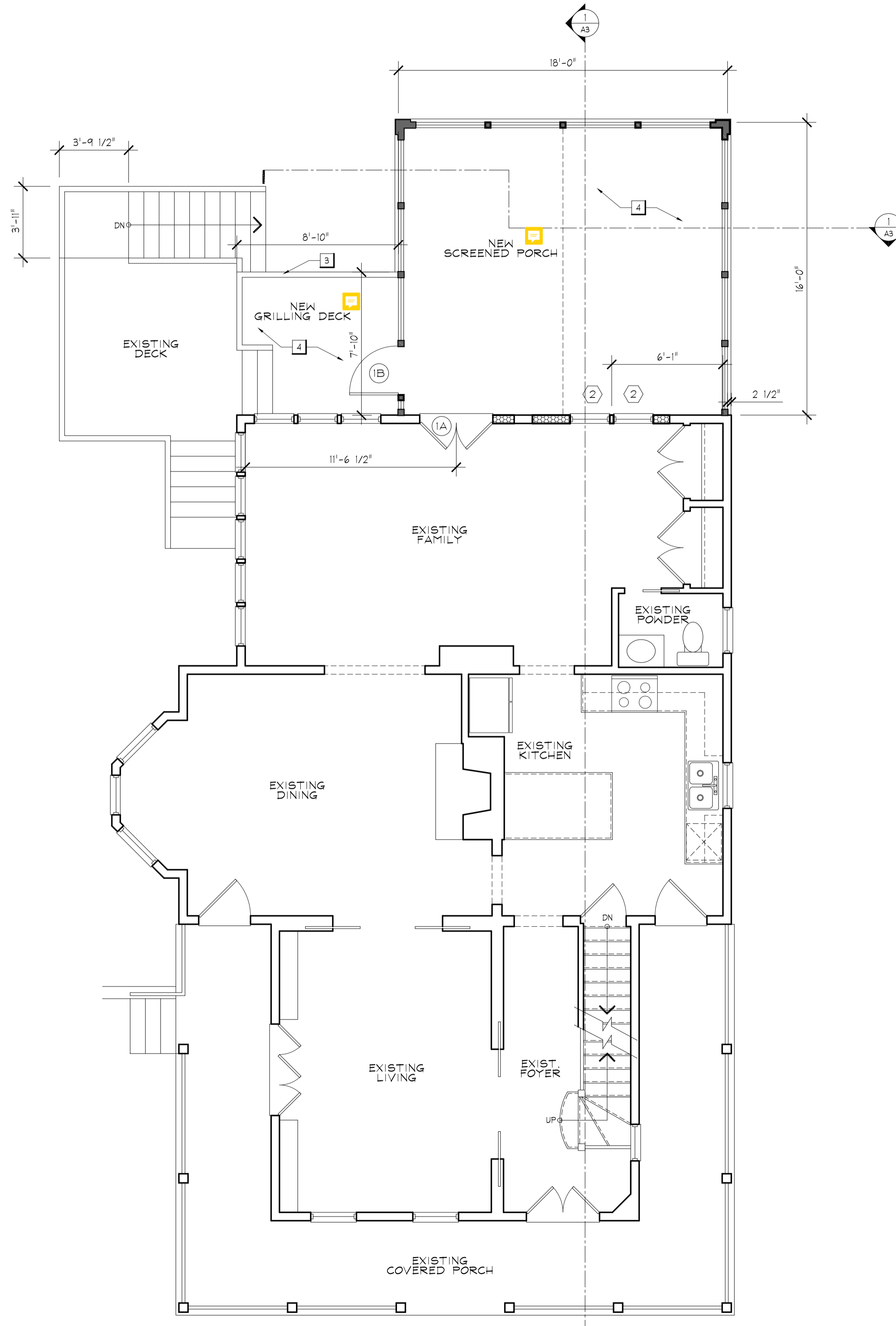
Proposed Work:  
New basement addiiton for an office and bathroom

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

MUNICIPAL STAMPS



FLOOR PLAN KEYNOTES:

- 1 NEW HARDWOOD FLOORING - SELECTED BY OWNER
- 2 NEW DOOR OPENING
- 3 NEW 36" HIGH DECK GUARDRAIL
- 4 NEW PT DECKING BOARDS
- 5 NEW GUTTER TO MATCH EXISTING HOUSE
- 6 DOWNSPOUT - MATCH EXISTING HOUSE
- 7 NEW 30 YEAR ARCHITECTURAL ROOF SHINGLE - COLOR SELECTED BY OWNER
- 8 CLOSET ORGANIZATION TO BE DESIGNED OR SELECTED BY OWNER
- 9 NEW LATTICE SCREENING TO MATCH EXIST EXTERIOR STORAGE SPACE
- 10 NEW LATTICE GREENED SWINGING DOORS

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
2. ANGLED WALLS ARE 45° TO ADJACENT WALLS, U.N.O.
3. DOORS TO BE LOCATED 4" FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

FLOOR PLAN LEGEND

	EXISTING WALL TO REMAIN
	NEW INT. 2X4 STUD WALL, U.N.O.
	NEW EXT. 2X4 STUD FURRED WALL R-13 MIN. INSULATION
	NEW EXTERIOR 2X6 STUD WALL; R-20 MIN. INSULATION
	NEW 8" CONC. MASONRY WALL
	NEW BRICK MASONRY WALL OR PIER
	EXISTING WALL TO BE REMOVED
	EXISTING ITEM TO BE REMOVED
	CEILING HEIGHT INDICATOR

**SAUL ARCHITECTS**  
 8TH CARROLL AVENUE | TAKOMA PARK, MD 20912  
 P: 301.270.0395  
 info@saularchitects.com  
 www.saularchitects.com

REVISIONS

**VAENA RESIDENCE**  
 ADDITION AND RENOVATION  
 7212 CEDAR AVENUE | TAKOMA PARK, MD 20912

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Eric Saul  
 Digitally signed by Eric Saul  
 Date: 2022.09.13 13:55:59 -0400

PROFESSIONAL CERTIFICATION:  
 I, ERIC SAUL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 14248, EXPIRATION DATE JUNE 30, 2023

PROJECT NUMBER: 20063

PRINTING LOG	
DATE	PURPOSE
04.30.21	PRE-DESIGN
09.09.22	PERMIT SET

PROPOSED FIRST AND SECOND FLOOR PLANS

A1.2























7212

BLACK LIVES MATTER

