

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7421 Cedar Ave., Takoma Park	Meeting Date:	3/22/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/15/2023
Applicant:	Pat Hanrahan Dana Haden, Architect	Public Notice:	3/8/2023
Review:	HAWP	Tax Credit:	Partial
Permit Number:	1023017	Staff:	Dan Bruechert
Proposal:	Conversion of a garage to an ADU/Alterations to Accessory Structure		

RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1918

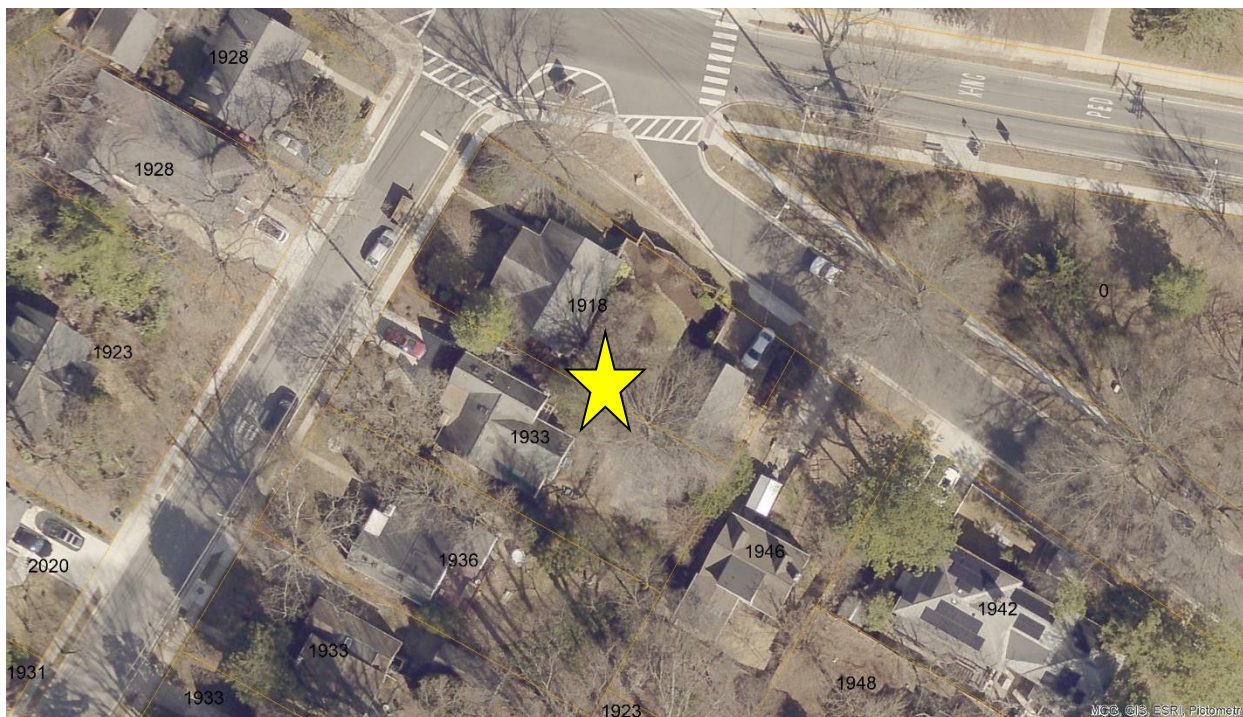


Figure 1: The subject property is at the corner of Cedar Ave. and Old Philadelphia Ave.

BACKGROUND

The HPC heard a preliminary consultation at the February 8, 2023 HPC Meeting for this proposal.¹ The HPC was supportive of the project and actually encouraged the applicants to expand the project to the 2nd story. A majority of the HPC agreed with a staff recommendation to replace the existing siding with new fiber cement siding in a matching appearance. The applicant revised the proposal and now seeks approval for a HAWP.

PROPOSAL

The applicant proposes to convert the existing garage to an accessory dwelling unit.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*).

Takoma Park Historic District Design 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.

Contributing Resources should receive a more lenient 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. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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;

¹ The Staff Report and Application for the February 8, 2023 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2023/02/II.A-7421-Cedar-Avenue-Takoma-Park.pdf>. The recording of the hearing is available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=65fe7d6d-a8ad-11ed-8145-0050569183fa.

alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged 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

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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 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 Historic Resources Preservation

(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 insure 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 will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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 has a one-and-a-half story Craftsman Bungalow facing Cedar Avenue—identified as a Sears Con way in the Takoma Park Master Plan amendment—with a detached one-car garage oriented toward Old Philadelphia Avenue. Staff’s impression of the garage, based on a site visit, is that the building was constructed sometime before WWII, but that it was not constructed at the same time as the house. This conclusion was reached based primarily on the appearance of the exposed CMU exterior and steel casement windows. Unfortunately, the property is omitted from the Sanborn Maps, so Staff has been unable to determine a more specific date of construction for the detached garage.

The applicant proposes to replace the existing windows, doors, and second story siding to convert the garage into an accessory dwelling unit. Additionally, the applicant proposes to replace the existing asphalt shingle roof in-kind. Because that work will not result in a visual change to the structure it does not need a HAWP, but is eligible for the County Historic Preservation Tax Credit.

Front (street-facing) Elevation

The most dramatic changes are proposed for the street-facing elevation. The existing elevation has a wood roll-up garage door with a shuttered upper-floor window. The applicant proposes to remove the existing garage door and install three Pella Reserve aluminum clad sash windows and a full-lite door. The space below the sash windows will be filled in with CMU blocks to match the ground floor construction. Above the new windows and door, the applicant proposes to construct a new shed roof with exposed rafter tails, supported by wood brackets that will project beyond the front wall plane by 3’ (three feet). On the second floor, the applicant proposes to remove the existing asbestos shingle siding and install fiber cement shingles in matching dimensions. Under the gable, the applicant proposes to remove the shutters and install a two-over-one window.

Staff finds the existing garage door is not a historic feature and may be removed. In other projects where the HPC has considered garage-to-ADU conversions, the historic garage doors were extant and were retained and incorporated into the redesigned structure. The HPC was nearly uniform in finding replacing the existing garage door with the proposed windows and doors to be an appropriate treatment for this property (per the *Design Guidelines*).

Staff finds the simple shed roof design is compatible with the character of the structure and the historic house and notes that the proposed shed roof could be removed in the future without significantly impacting the fabric of the accessory structure (per the *Design Guidelines* and Standard 10).

Staff finds the siding replacement will not result in a visual change, and this work item does not require a HAWP. The siding replacement is eligible for the county historic preservation tax credit.

Right and Left Elevations

Both the right and left elevations of the existing garage have two steel casement windows. The applicant proposes to remove those windows and install three-over-one aluminum-clad sash windows in the openings. On the right elevation, the applicant proposes to remove the existing door, patch the wall, and paint to match.

Staff finds removing the door on the right side will not impact the character of the structure. Staff notes that aluminum-clad windows are generally found appropriate in new construction, additions, and accessory structures in the Takoma Park Historic District. Staff finds the proposed aluminum clad windows are appropriate and recommends the HPC approves them per the *Design Guidelines* and 24A-8(d).

Rear Elevation

At the rear, the applicant proposes to retain the existing exterior wood stairs and upper floor door, and replace the existing steel windows with aluminum-clad sash windows. The existing asbestos siding will also be replaced with new matching fiber cement siding and does not require a HAWP.

Staff finds the rear elevation is not visible from the right of way and is entitled to a very lenient review. Nevertheless, Staff finds the proposed windows appropriate for the structure and surrounding district and recommends the HPC approve the HAWP.

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) 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# 1023017
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Pat Hanrahan
Address: 7421 Cedar Ave
Daytime Phone: 202.291.9468

E-mail: pat@pathanrahan.com
City: TAKOMA PARK Zip: 20912
Tax Account No.: DIST. 13 ACCT # 01067124

AGENT/CONTACT (if applicable):

Name: DANA HADEN
Address: 1312 CRESTHAVEN DR.
Daytime Phone: 301.237.8537

E-mail: danahaden@gmail.com
City: Silver Spring Zip: 20903
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. We were approved for a zoning variance 12/14/22

Building Number: 7421 Street: CEDAR
Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA
Lot: 6 Block: 86 Subdivision: 0025 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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition - <u>roof</u> | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input checked="" 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.

Dana Haden
Signature of owner or authorized agent

4/21/23
Date

Work Item 1: Exterior

Description of Current Condition:

- shingle roof - asphalt.
- painted CMU
- asbestos siding
- metal windows

Proposed Work:

- shingle roof remains
- repaint CMU
- replace shingle siding with GAF Purify siding - see attachment.
- replace windows w/ Pella aluminum clad wood windows

Work Item 2: Garage door

Description of Current Condition:

- currently a garage door

Proposed Work:

- replace w/ Glass Ext. Door & 3 aluminum clad Pella windows.

Work Item 3: Front Entry roof

Description of Current Condition:

Proposed Work:

add 3' wood roof w/ shingles & wood Brackets over Entry door & windows.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This property is located at the corner of Cedar Ave & Philadelphia ave. This property is in the Historic district and is listed as a contributing resource. It is a one & 1/2 story frame "Sears" home w/ basement. At the rear of the property there is a ~~1 1/2 story~~ 1 1/2 story CMU/frame garage. The garage door faces Old Philadelphia ave.

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

This project is to convert exist. structure (garage) into an ADU unit.

~~over~~ On the inside we will build out a 1 Bedroom unit. The metal windows will be replaced. The exist. garage door will be removed & a new front door & three windows will fill that opening. Also on the attic space above the garage door is an opening w/ wood doors. Fill in opening & install new window.

On the side facing the house a door there will be removed & the wall patched & painted.

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

<p>Owner's mailing address</p> <p>7421 Cedar Ave Takoma Park, MD. 20912</p>	<p>Owner's Agent's mailing address</p> <p>1312 Cresthaven Drive Silver Spring, MD. 20903</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Judy Hagobian 7420 Cedar Ave Takoma Park, MD. 20912</p>	<p>Adriana Kogornik 106 Philadelphia Ave. Takoma Park, MD. 20912</p>
<p>Nicole Turgean-Williams 7418 Cedar Ave Takoma Park, MD. 20912</p>	
<p>Elizabeth Blackburn 7419 Cedar Ave Takoma Park, MD. 20912</p>	

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey.

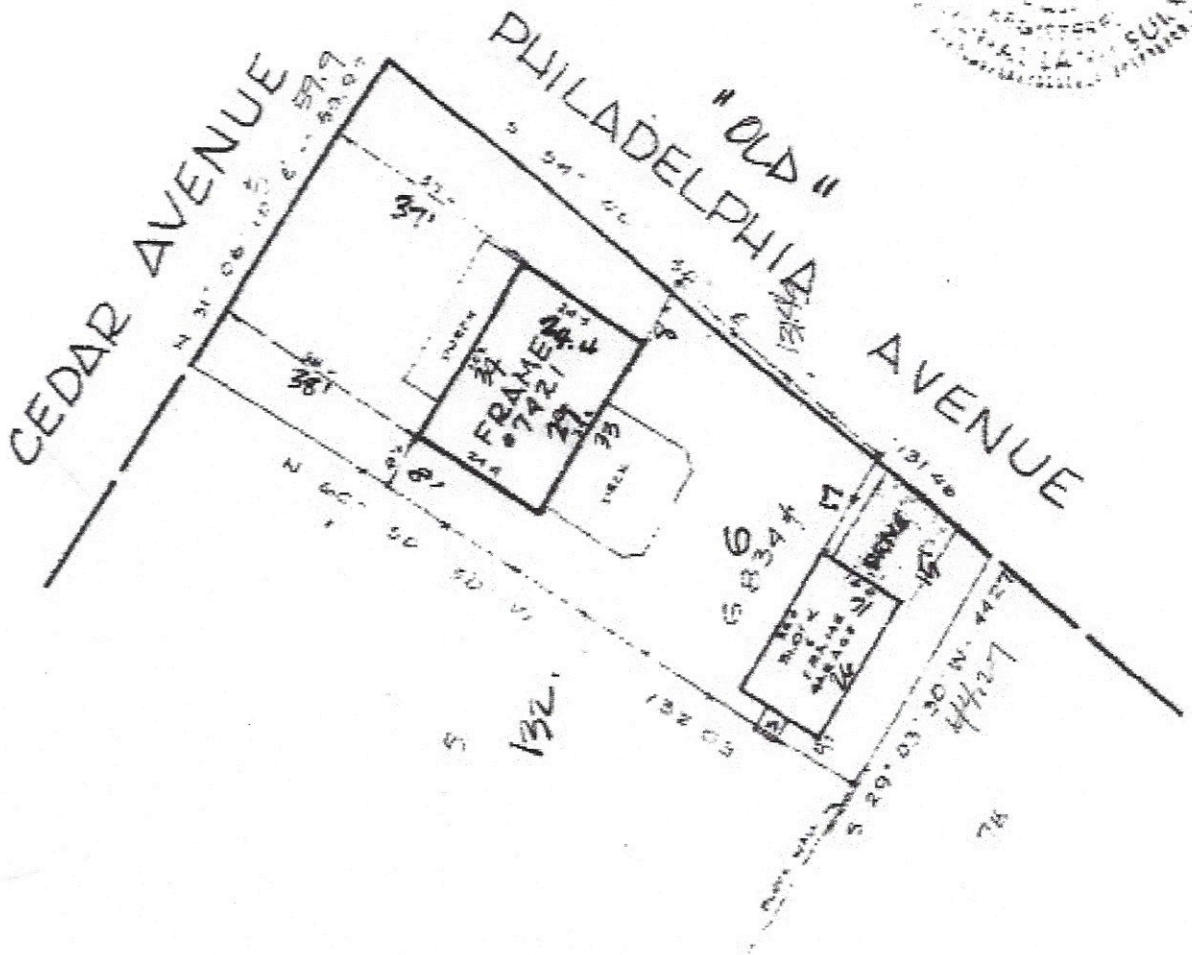
Date: June 6, 1977

Plat Book: 4
Plat No: 34

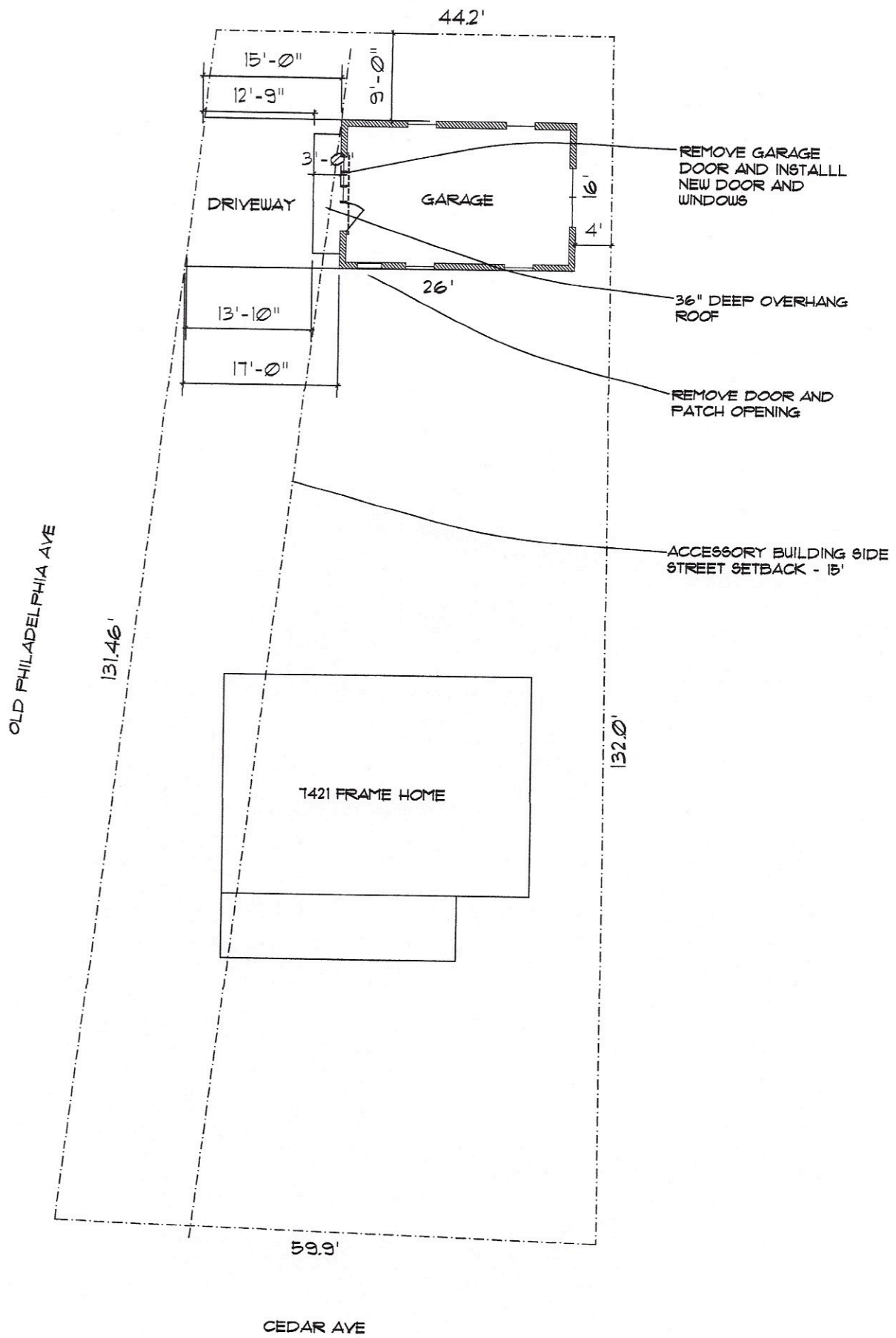
Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

By: James F. Sheehan

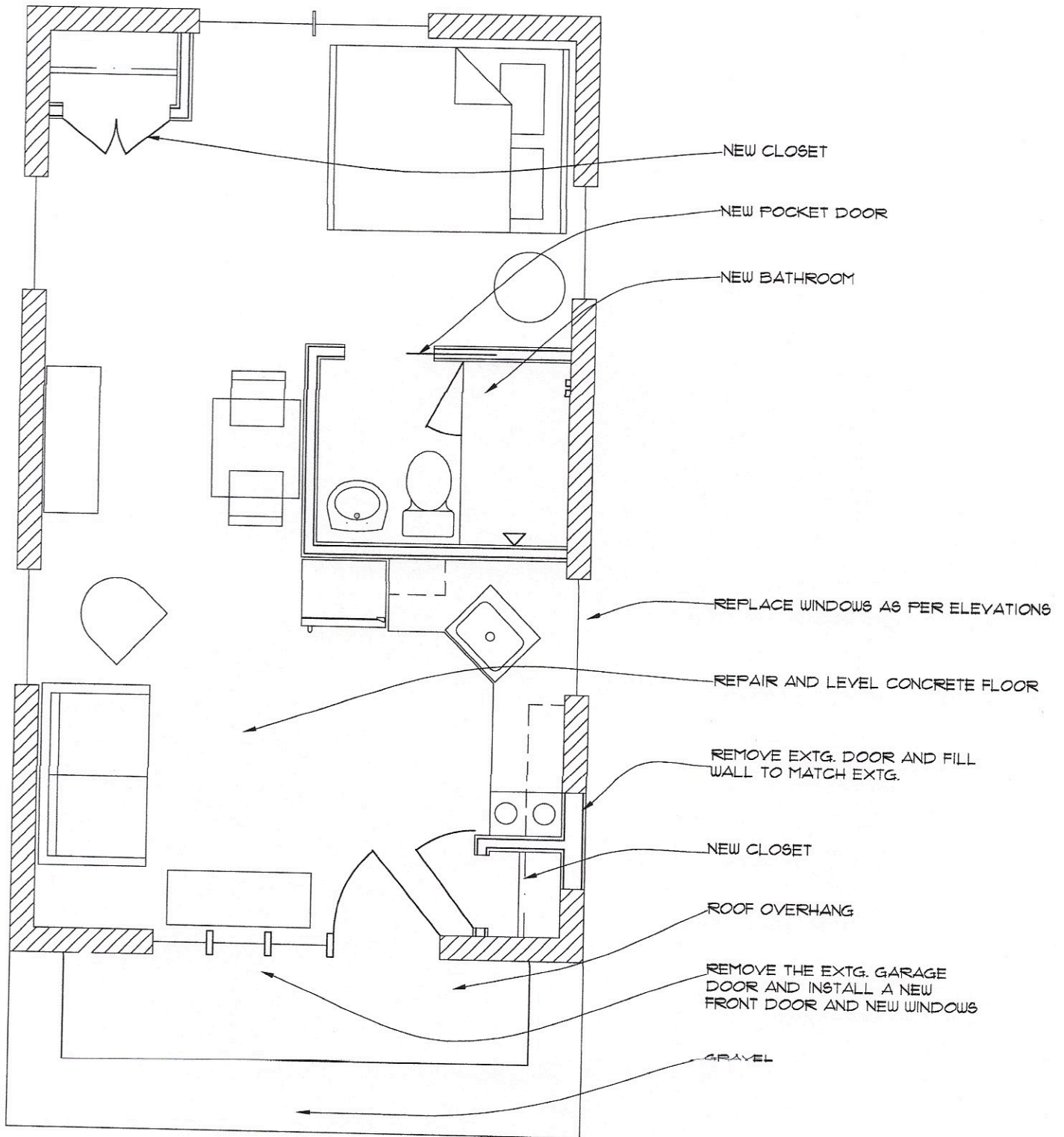
James F. Sheehan
Professional Land Surveyor
Md. No. 3984



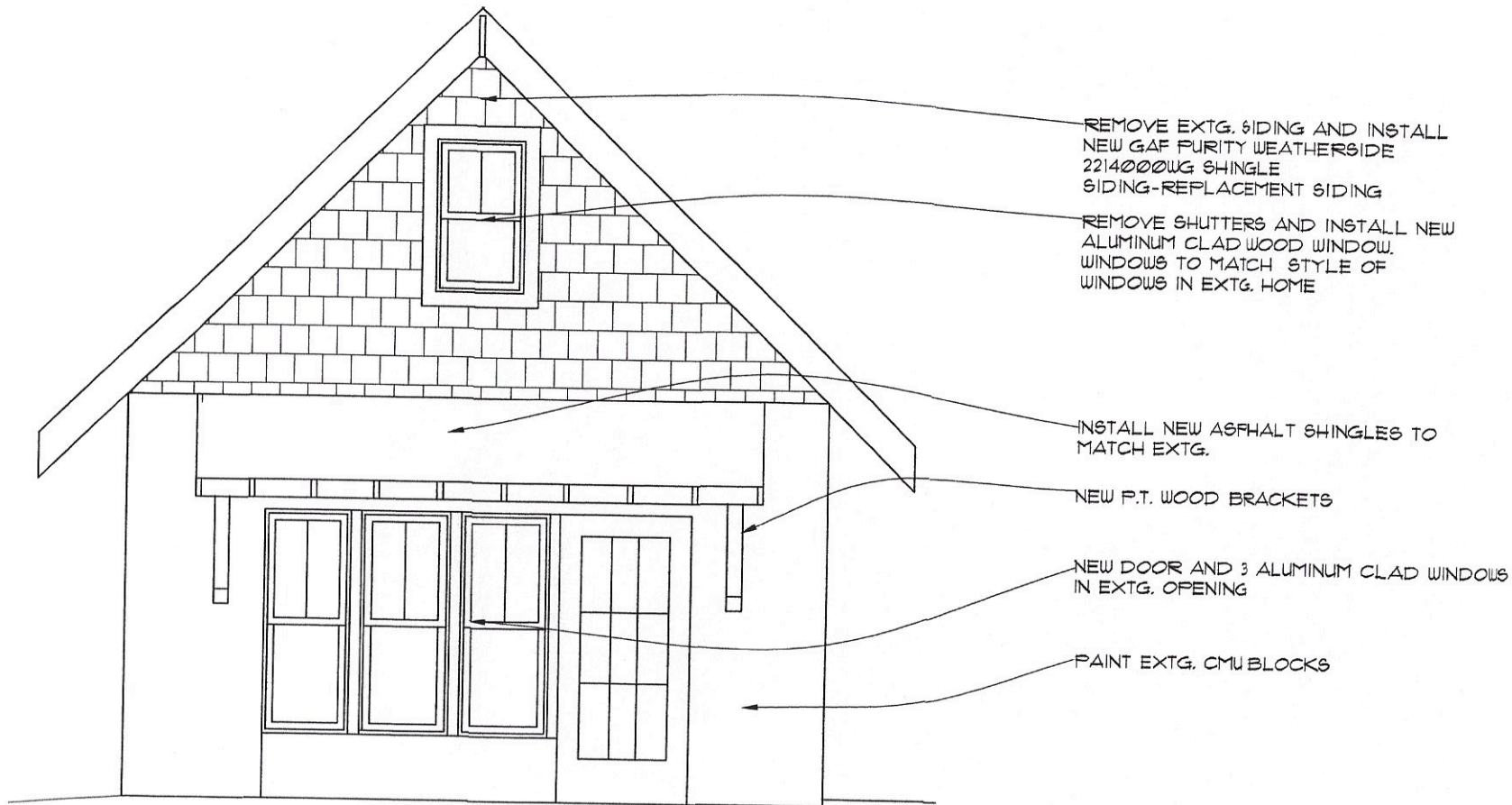
The building hereon does not lie within flood hazard Zone A or Zone B as determined by Department of Housing and Urban Development and Federal Insurance Administration.



SITE PLAN



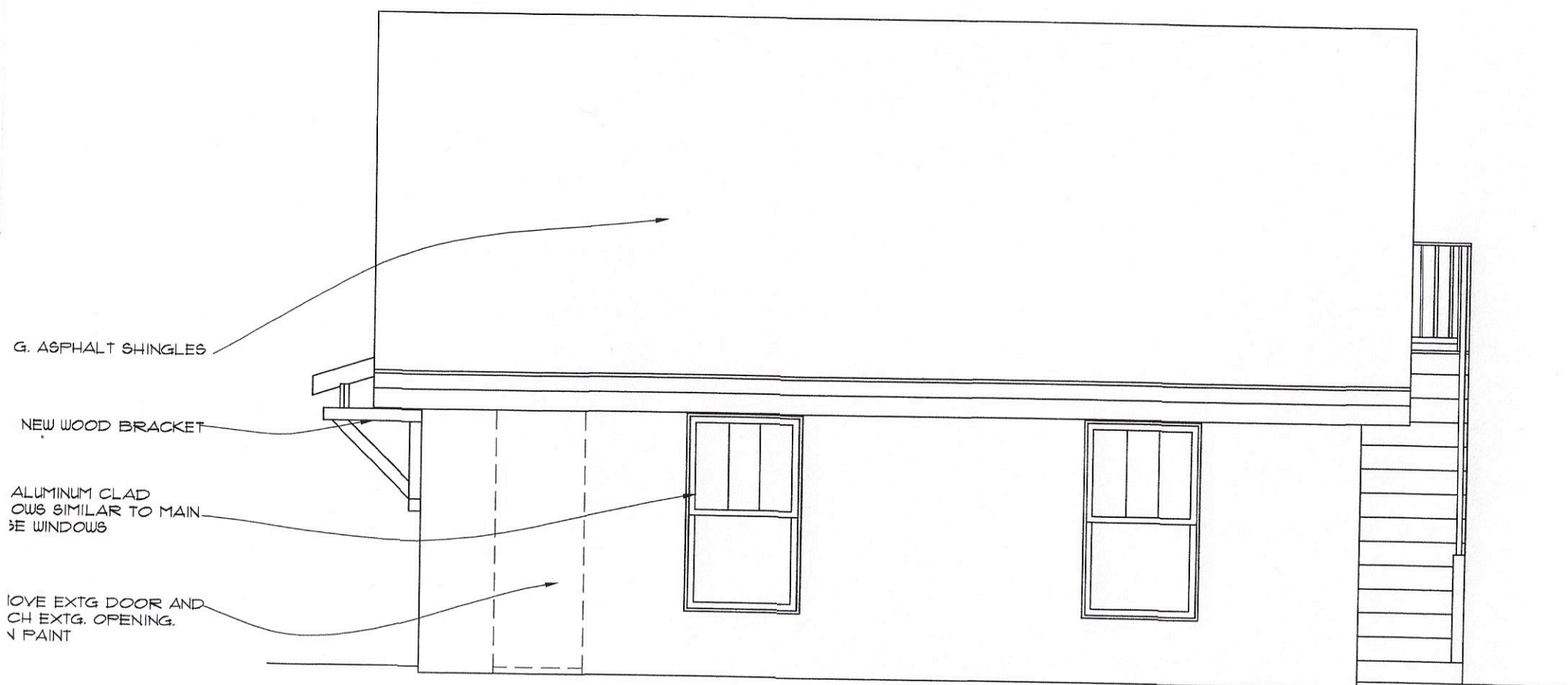
1 FIRST FLOOR PLAN
 A-1 SCALE: 1/4" = 1'-0"



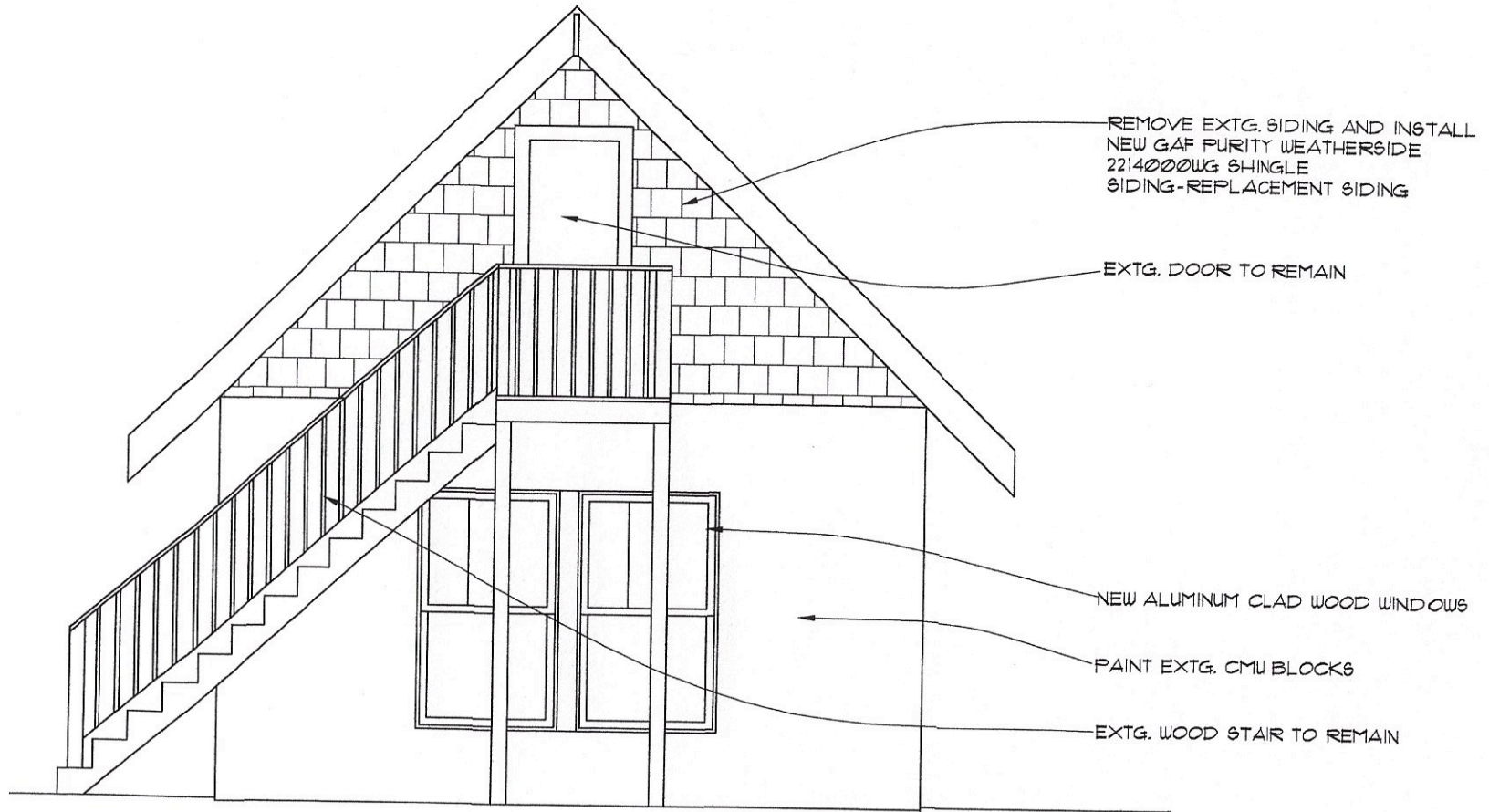
1
A-2

NEW FRONT ELEVATION

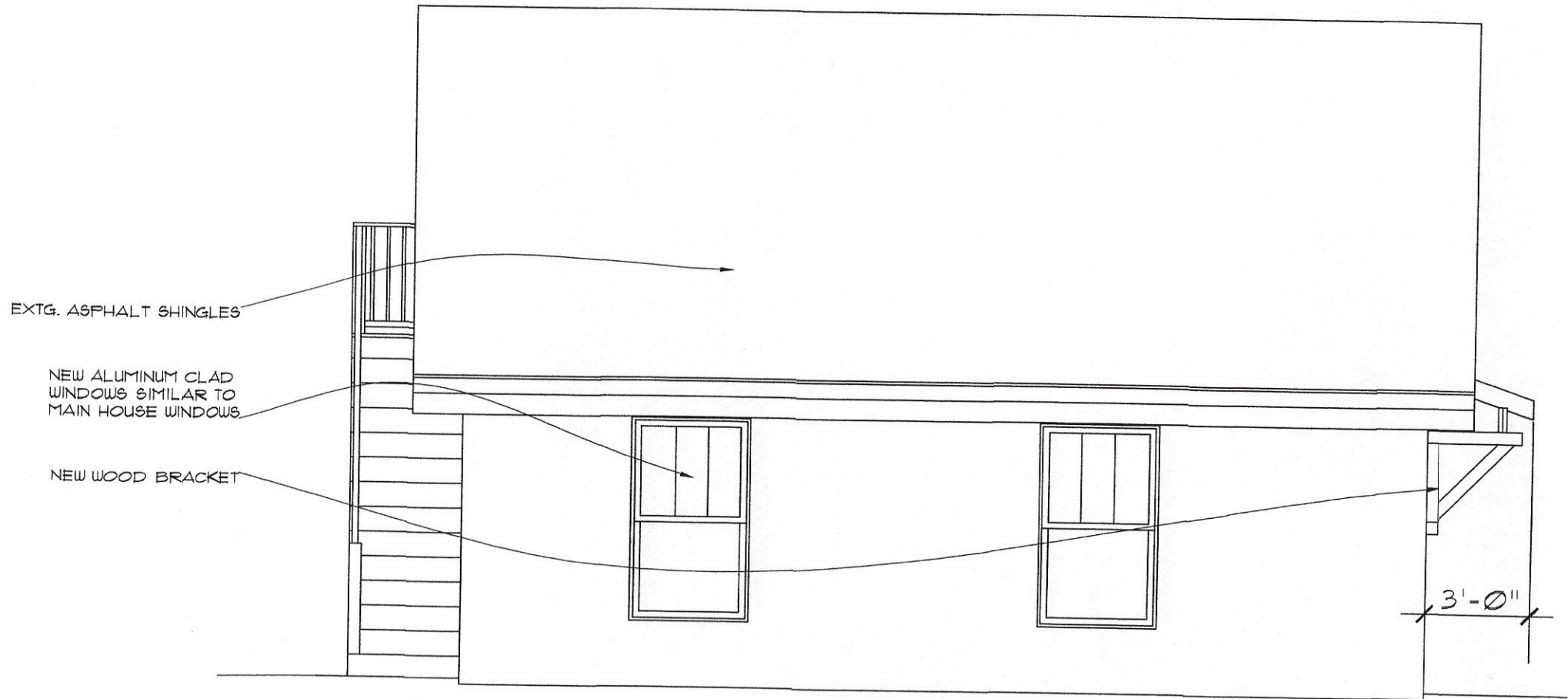
SCALE: 1/4" = 1'-0"



2 NEW RIGHT SIDE ELEVATION
A-3 SCALE: 1/4" = 1'-0"



1 NEW REAR ELEVATION
 A-3 SCALE: 1/4" = 1'-0"





Search the

Home [GAF Purity Weatherside 2214000WG Shingle Siding, 12 In L Nominal, 24 In W Nominal, 11/64 In Thick Nominal, White](#)

Gaf Materials

GAF Purity WeatherSide 2214000WG Shingle Siding, 12 in L Nominal, 24 in W Nominal, 11/64 in Thick Nominal, White

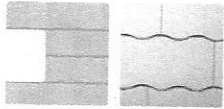
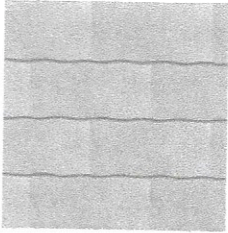
[Add to Wish List](#)

SKU: OG8058000 In stock
: 80

\$152.06

Replacement for asbestos siding shingles found on older style houses or for new construction. Siding won't warp,...

[See More](#)



QTY

1

\$152.06

[Add to Cart](#)

[Contact Seller](#)

[Share on](#)

Description

Replacement for asbestos siding shingles found on older style houses or for new construction. Siding won't warp, dent, rot, shrink, or expand and resist termites. Contains no asbestos. Fire-proof, durable, and resistant to freeze-thaw conditions. Tough and durable, even for commercial applications. Paintable. 11" exposure and 11/64" thick. Shingles are packed in a case with handle. Meets and exceeds UL approved noncombustible testing (ASTM E 136, UL 723, CAN/ULC-S102M88).null

- FIBER CEMENT SIDING SHINGLES
- WAVY
- PURITY
- Size In=12 x 24

Reviews & Rating

Bestseller



Newsletters!

Get the latest updates on new products and promotions

Enter your email address...

[Subscribe](#)

Quick Links

- [About Us](#)
- [Careers](#)
- [Terms & Conditions](#)
- [Contact Us](#)
- [Privacy Policy](#)
- [Shipping Policy](#)
- [Sitemap](#)
- [Refund Policy](#)
- [FAQ's](#)

Menu

- [Categories](#)
- [Location](#)
- [Brands](#)

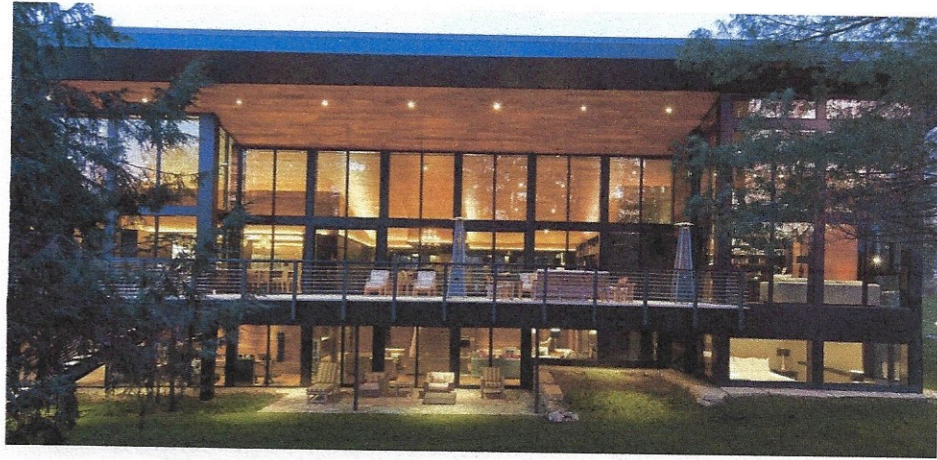
[More products](#)



Pella® Reserve™ Windows

Authentic window designs with uncompromised attention to detail, created for those who refuse to settle for anything less than extraordinary.

Available exclusively through select Pella dealers.



IN THIS SECTION



WOOD & ALUMINUM-CLAD WOOD
TRADITIONAL STYLE

Unparalleled Historical Detailing

Featuring historic elements with uncompromised attention to detail, including Integral Light Technology® grilles and a historic putty profile.

Authentic Hardware

With a historically authentic spoon-lock and our Antiek casement window hardware inspired by period furniture.

Winner of the 2019 Most Innovative Window

From *Window and Door Magazine*, the patented Integrated Rolscreen® appears when you need it and is hidden when you don't.

