

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7216 Maple Avenue, Takoma Park	Meeting Date:	1/10/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/03/2024 <u>1/08/2024</u>
Applicant:	Marissa Walker	Public Notice:	12/27/23
Review:	HAWP	Tax Credit:	Partial
Permit Number:	1053779	Staff:	Chris Berger
PROPOSAL:	Alterations to accessory structure and tree removal		

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with five (5) four (4) conditions** the HAWP application with final approval delegated to staff:

- ~~1. The applicant shall call in an inspection with HPC staff to remove the vinyl on the walls and doors to determine how much of the wood, if any, is salvageable prior to submission of the building permit.~~
1. ~~2. If staff determines the doors are extant and salvageable, they shall be repaired rather than replaced. If staff determines the doors are extant but damaged beyond reasonable repair, the replacement doors must be wood and match the doors shown in the 1958 and 1985 photos in terms of design and size. Prior to approval of the HAWP, D-detailed plans and/or specifications for the doors shall be approved by staff prior to fabrication. The doors shall be wood with a smooth, painted surface.~~
2. ~~3. Before staff approves the~~ Prior to approval of the HAWP, additional details shall be provided, including the existing and proposed foundation material; height of the existing building and proposed addition; and specifications, including materials and dimensions, for the proposed windows.
3. ~~4. If any mechanical equipment is to be installed, the applicant shall provide a site plan that shows where the equipment will be located.~~
4. ~~5. All trim boards, including the fascia, rake boards, and corner boards, shall be painted wood.~~

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: ca. 1924

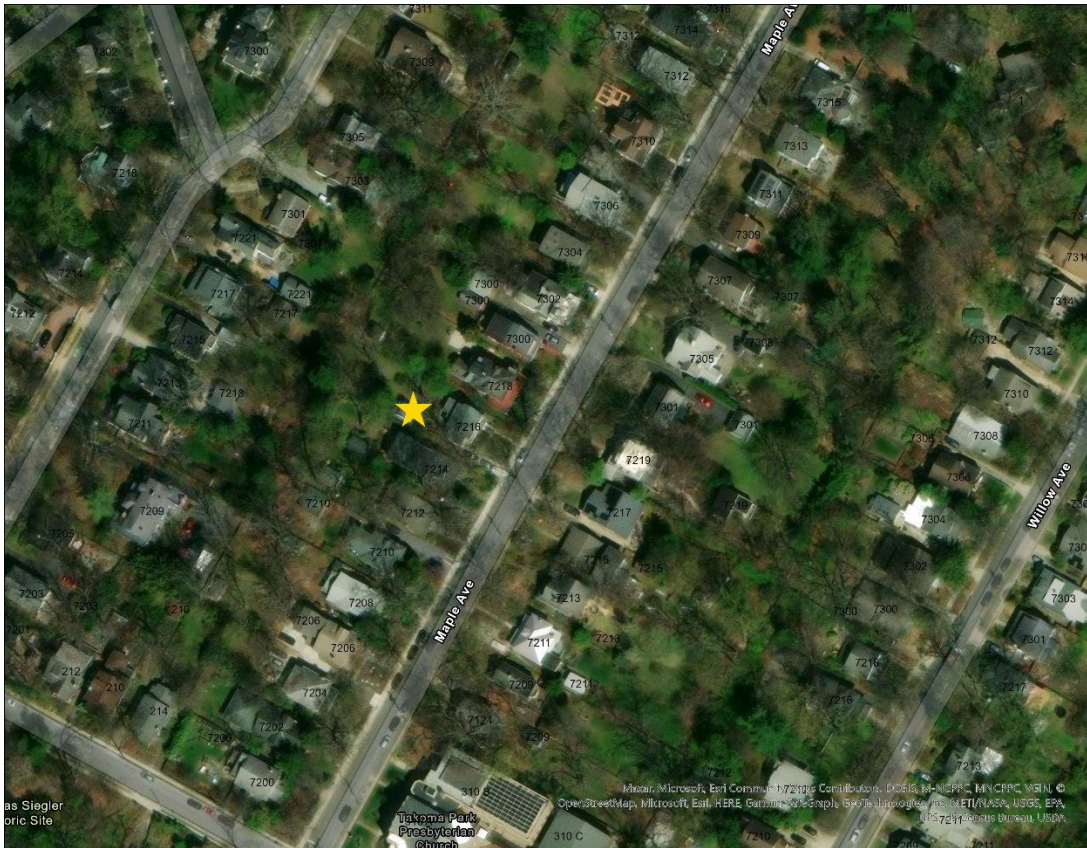


Figure 1: The subject property at 7216 Maple Ave. is located in the Takoma Park Historic District and is indicated with a gold star.



Figure 2: A closer aerial view of the garage at the subject property.

PROPOSAL

The applicant proposes: 1) to construct a one-story, 84-square-foot shed-roofed addition to the garage with redwood siding as part of a conversion into a new use; 2) remove a holly tree to accommodate the addition; 3) replace the paired garage doors with paired doors that each contain six lights; 4) remove the vinyl siding and repair the wood siding believed to be underneath; 5) install windows in the upper gable ends on both the left and right side elevations; and 6) replace the three-tab asphalt shingles with architectural grade shingles and install architectural grade shingles on the proposed addition.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts that apply to all categories. These are:

- The design review emphasis will be restricted to changes that are 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 the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings 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 historic district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, 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 following guidance which pertains 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.
- 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 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 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

The following guidance that pertains to this project are as follows:

- (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;
- (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* are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.
10. New additions and adjacent or related new construction shall 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, Dutch Colonial-styled house constructed ca. 1924 that is a Contributing Resource to the Takoma Park Historic District. A one-story gambrel-roofed garage located in the rear yard measures 173.78 square feet. It appears to have a concrete foundation and is covered with vinyl siding. Both the left and right side elevations have 6/6 wood sash windows. The vinyl paneled paired garage doors have louvers. The roof is covered with three-tab asphalt shingles.

There have been several additions and alterations to the house in the past century. Both the garage and the house likely were covered in vinyl siding in 1989 at which time it is likely either the garage doors were removed or the door lights were covered with louvers.

The HPC approved [HAWP #1033643](#) earlier this year for the construction of a picket fence.



Figure 3: The façade of the subject accessory structure.



Figure 4: The facade and right side elevations of the subject accessory structure.



Figure 5: The right side and rear elevations of the structure and the rear elevation of the house. The tree proposed for removal is indicated with a red arrow.

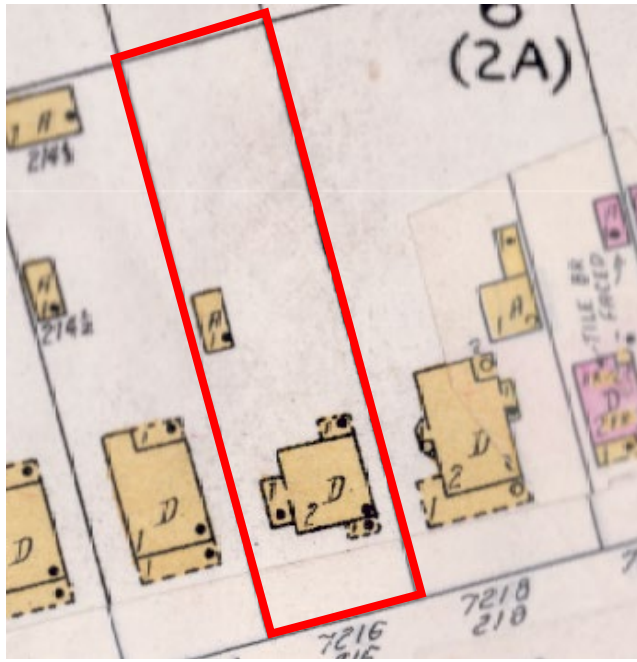


Figure 6: Sanborn Fire Insurance Maps from 1927-1963 show the subject garage in the rear yard.

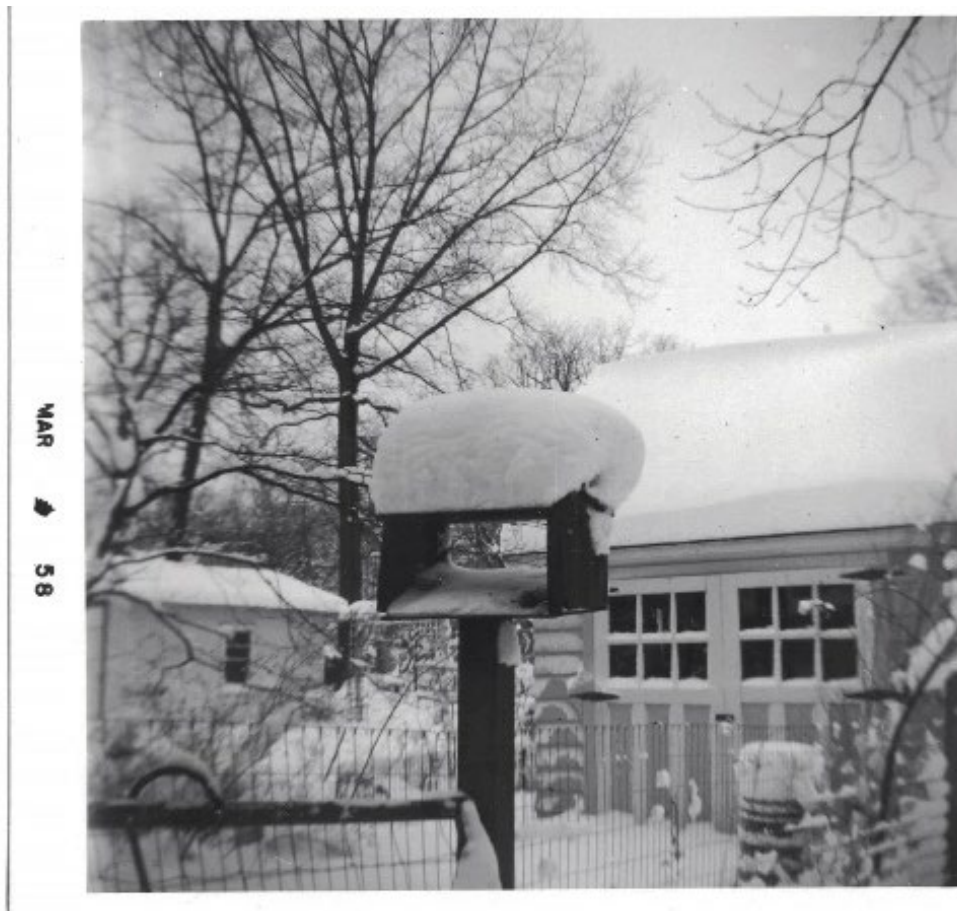
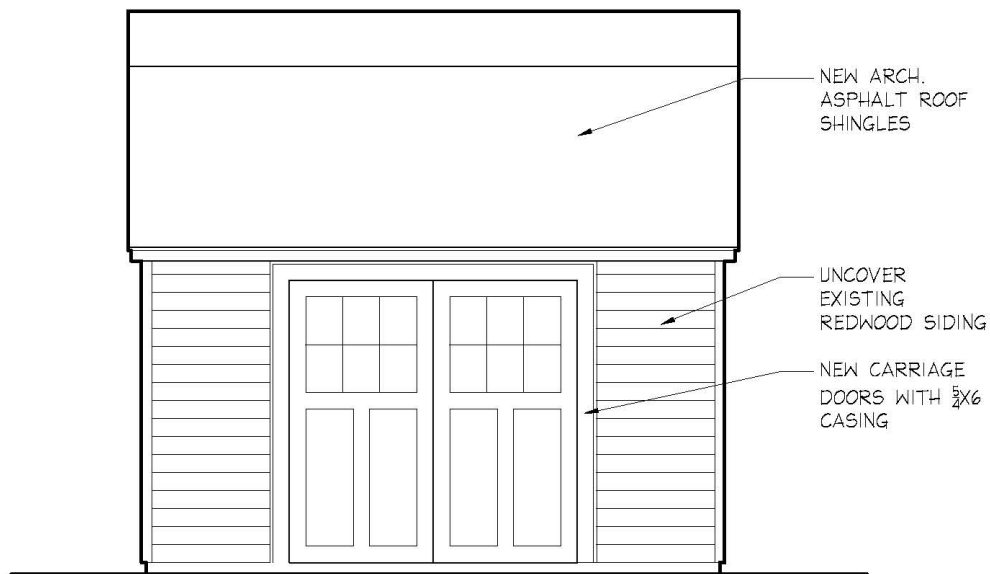


Figure 7: The applicant provided this photo of the garage from 1958.

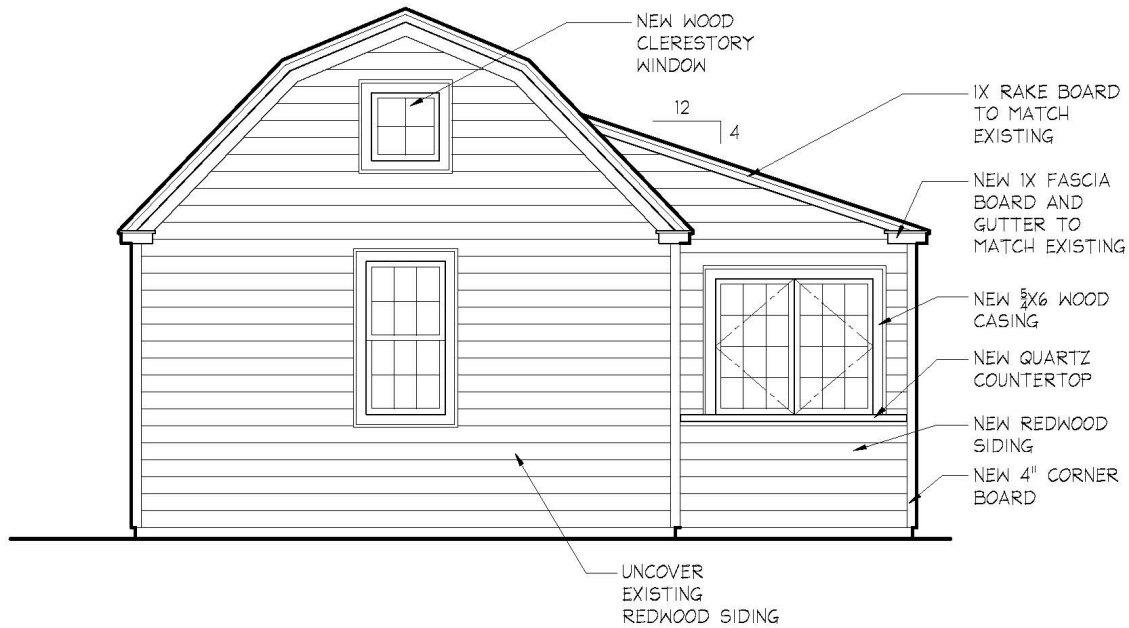


Figure 8: This ca. 1985 Montgomery Planning photo of the house partially shows the garage with the six-light garage doors before they were converted to louvers.



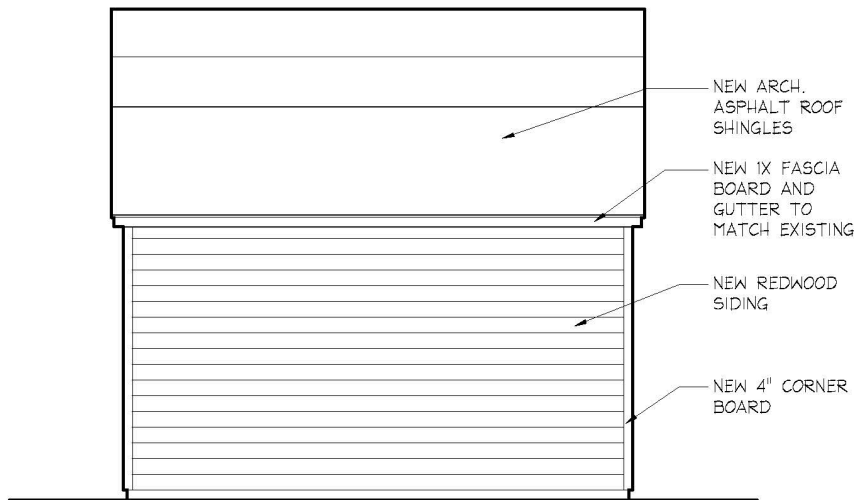
2 PROPOSED FRONT ELEVATION
A1.1 1/4" = 1'-0"

Figure 9: The proposed front elevation proposes new doors and removal of the vinyl siding.



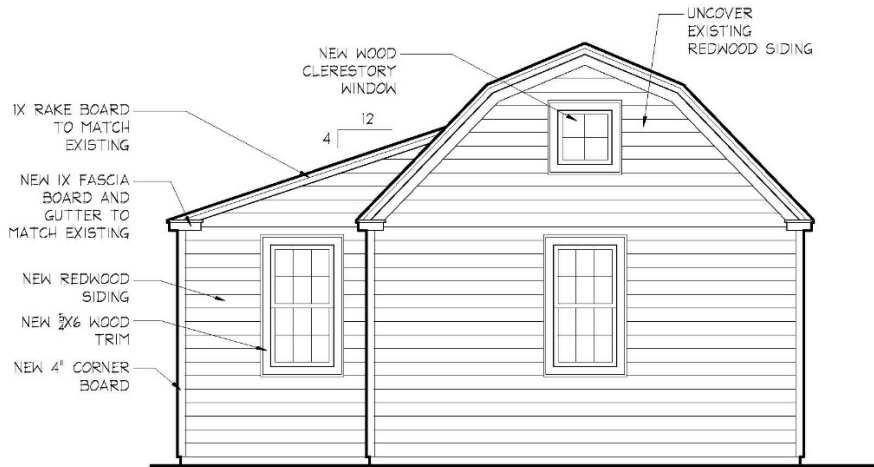
3 PROPOSED NORTH SIDE ELEVATION
 A1.1 1/4" = 1'-0"

Figure 10: The proposed right side elevation proposes a new window in the gable end, an addition with a pair of windows, removal of the vinyl siding, and restoration and installation of redwood siding.



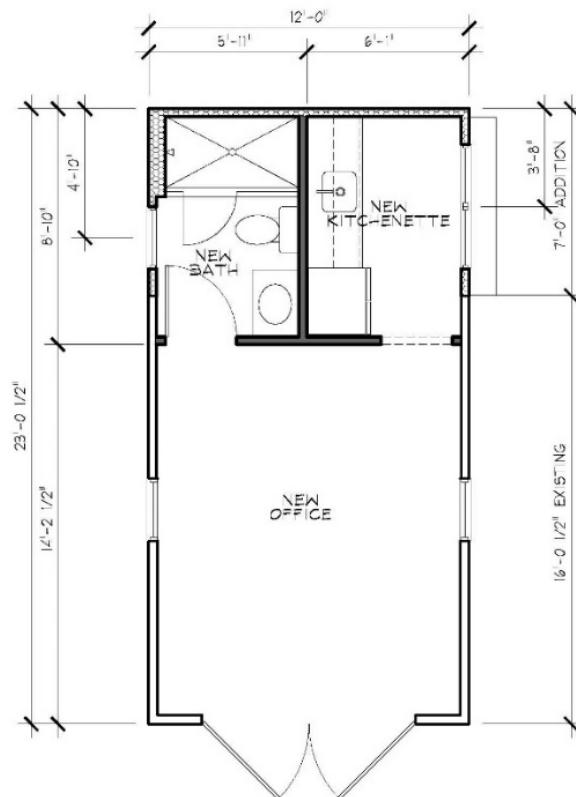
4 PROPOSED REAR ELEVATION
 A1.1 1/4" = 1'-0"

Figure 11: The proposed rear elevation will have wood siding.



5 PROPOSED SOUTH SIDE ELEVATION
 A1.1 1/4" = 1'-0"

Figure 12: The proposed left side elevation proposes a new window in the gable end, an addition with a sash window, removal of the vinyl siding, and restoration and installation of redwood siding.



1 PROPOSED FIRST FLOOR PLAN
 A1.1 1/4" = 1'-0"

Figure 13: The proposed floor plan for the garage conversion.

Staff overall supports the project and appreciates the willingness of the applicant to attempt to restore the building's original siding and install doors that approximate the originals. The alterations to the accessory structure will be set back approximately 125 feet from the right of way and will not be visible from the street. The structure is too small for many modern vehicles, and the new use will require minimal changes. Staff also finds the addition will be compatible with the character of the original garage structure. At 84 square feet, the addition will be half the size of the existing garage and will be constructed at the back. With its shed roof and casement windows, the addition will be differentiated from the existing structure and will be shorter in height. Since the building is classified as a contributing resource--and not an outstanding resource--in the Takoma Park Historic District, alterations to features that not visible from the right of way should be allowed as a matter of course. The garage itself is not mentioned in the *Takoma Park Historic District Guidelines*.

According to the applicant, the Takoma Park urban forester has approved the removal of the holly tree to make way for the addition.

Staff is hopeful the original garage doors are present. If they are extant and staff determines they are salvageable, staff seeks a condition that the doors are repaired rather than replaced. If the original doors are not present or are damaged beyond reasonable repair, staff seeks a condition that the replacement doors are built of wood and closely match the doors evident in the 1958 and 1985 photos in terms of size and design. Staff seeks to approve detailed plans for potential replacement doors before fabrication.

Staff is also hopeful the original siding exists under the vinyl. Staff seeks a condition that upon removal of the vinyl siding that if lap siding is present the applicant must schedule an inspection with HPC staff so they can determine how much of the siding is salvageable.

Staff supports the installation of the clerestory windows in the gable ends of the original structure. The windows will be minimally visible and will not substantially alter the exterior features of the structure.

The installation of architectural grade shingles on both the existing structure and addition will be a visual improvement from the existing three-tab shingles and will help protect the structure.

Finally, staff seeks more information on the plans. Missing details include the existing and proposed foundation material; height of the existing building and proposed addition; and specifications, including materials and dimensions, for the proposed windows.

If the applicant is installing any mechanical equipment, they must provide a site plan that shows where the equipment will be located.

Staff seeks a condition that all trim boards, including the fascia, rake boards, and corner boards, are painted wood.

After full and fair consideration of the applicant's submission, staff finds the proposal, as modified by the conditions, consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #1, 2, 5, 6, 9, and 10* and the *Takoma Park Historic District Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with five (5) four (4) conditions** the HAWP application with final approval delegated to staff:

2. ~~The applicant shall call in an inspection with HPC staff to remove the vinyl on the walls and~~

- ~~doors to determine how much of the wood, if any, is salvageable prior to submission of the building permit.~~
1. ~~2. If staff determines the doors are extant and salvageable, they shall be repaired rather than replaced. If staff determines the doors are extant but damaged beyond reasonable repair, the replacement doors must be wood and match the doors shown in the 1958 and 1985 photos in terms of design and size. Prior to approval of the HAWP, D detailed plans and/or specifications for the doors shall be approved by staff prior to fabrication. The doors shall be wood with a smooth, painted surface.~~
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 3. ~~4. If any mechanical equipment is to be installed, the applicant shall provide a site plan that shows where the equipment will be located.~~
 4. ~~5. All trim boards, including the fascia, rake boards, and corner boards, shall be painted wood.~~

the HAWP application under the Criteria for Issuance in Chapter 24A-8(b) (1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #1, 2, 5, 6, 9, and 10*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 chris.berger@montgomeryplanning.org to schedule a follow-up site visit.

1/8/2024 Garage Doors Update

Upon reading the initial staff report, the applicant emailed staff the following photos to show the interior of the garage doors. While the doors are wood, they are not the same doors shown in the 1958 and 1985 photos and not the original garage doors. Therefore, staff removed the first condition and revised the second condition to reflect the updated information that does not require the applicant to restore the existing garage doors. Staff will review the final specifications for the new doors prior to approval of the HAWP. Staff recommends the new doors be fabricated of wood.



Figure 14: The applicant provided this photo of the interior of a garage door to show it is not the original



Figure 15: The applicant provided this photo of the interior of a garage door to show it is not the original



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP#
DATE ASSIGNED

APPLICANT:

Name: Marissa Walker

E-mail: marissagrimeswalker@gmail.com

Address: 7216 Maple Ave

City: Takoma Park Zip: 20912

Daytime Phone: 917-498-6605

Tax Account No.: 01069475

AGENT/CONTACT (if applicable):

Name: Eric Saul - Architect

E-mail: eric@saularchitects.com

Address: 8114 Carroll Avenue

City: Takoma Park, MD Zip: 20912

Daytime Phone: 714-553-1750

Contractor Registration No.: n/a

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: 7216 Street: Maple Avenue

Town/City: Takoma Park, MD Nearest Cross Street: Tulip Avenue

Lot: 26 Block: 5 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:

- Checklist items: 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.

Eric C Saul

12/19/23

Signature of owner or authorized agent

Date

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

Owner's mailing address

7216 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

7218 Maple Ave
Takoma Park, MD 20912

7214 Maple Ave
Takoma Park, MD 20912

7215 Cedar Ave
Takoma Park, MD 20912

7217 Cedar Ave
Takoma Park, MD 20912

7221 Cedar Ave
Takoma Park, MD 20912

7217 Maple 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:

Existing property contains a 12' x 16' garage structure with a gambrel roof and vinyl siding. The garage has existed as early as 1958 - see attached photos from 1958 of existing garage in our submittal packet. A holly tree is located approx. 9-10 feet behind the garage.

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

Proposed is a 7' x 12' rear addition to the existing structure, and a conversion from a garage to an accessory structure with habitable space for recreational use. It will not be used as an accessory dwelling unit (ADU). Takoma Park's Urban Forest Manager has granted approval to remove the holly tree located behind the garage.

Work Item 1: Accessory Structure Addition

Description of Current Condition:

Existing 12' x 16' garage w/
vinyl siding

Proposed Work:

New 7' x 12' addition with redwood siding to
match what is under the vinyl siding

Work Item 2: Holly Tree removal

Description of Current Condition:

Existin 16" dia. holy tree behind
garage structure

Proposed Work:

Remove tree - TKPK Urban forest Manager
already approved removal.

Work Item 3: New garage doors and siding on existing structure

Description of Current Condition:

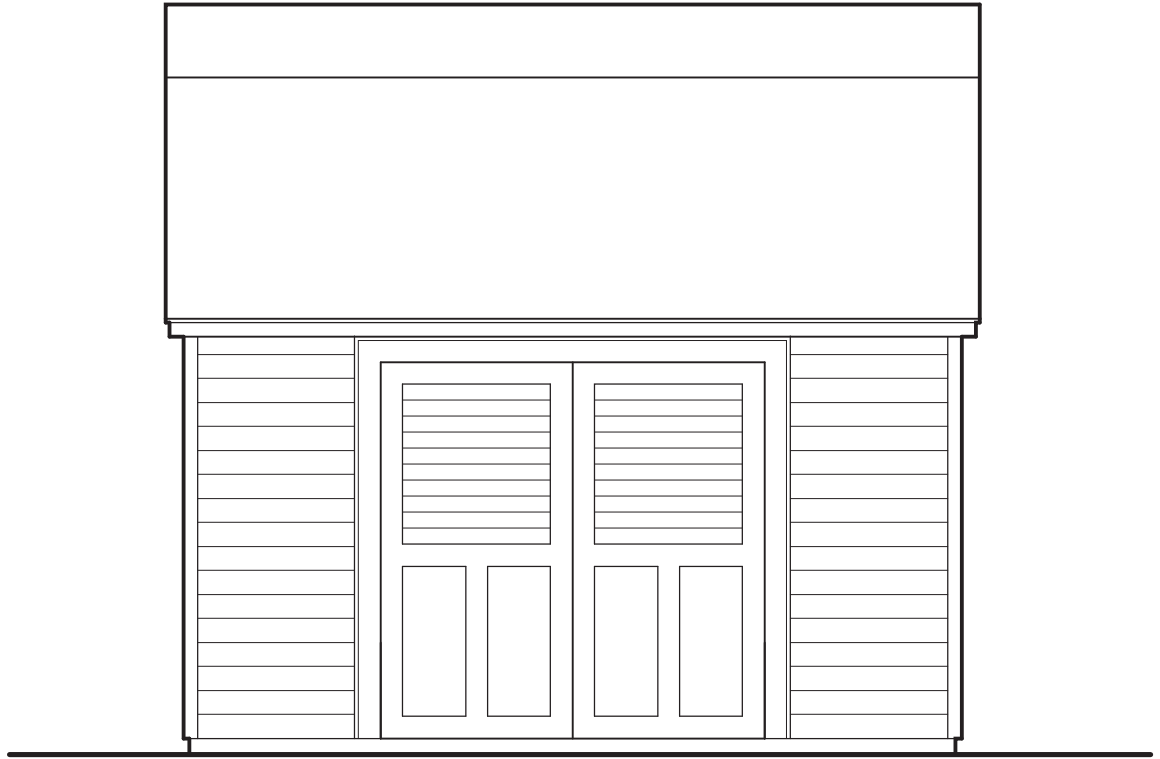
Existing vinyl siding with nothing underneath
Existing carriage door with louvered openings

Proposed Work:

Uncover and repair the existing redwood siding
believed to be under the vinyl.
New carriage doors with glass instead of louvers.

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

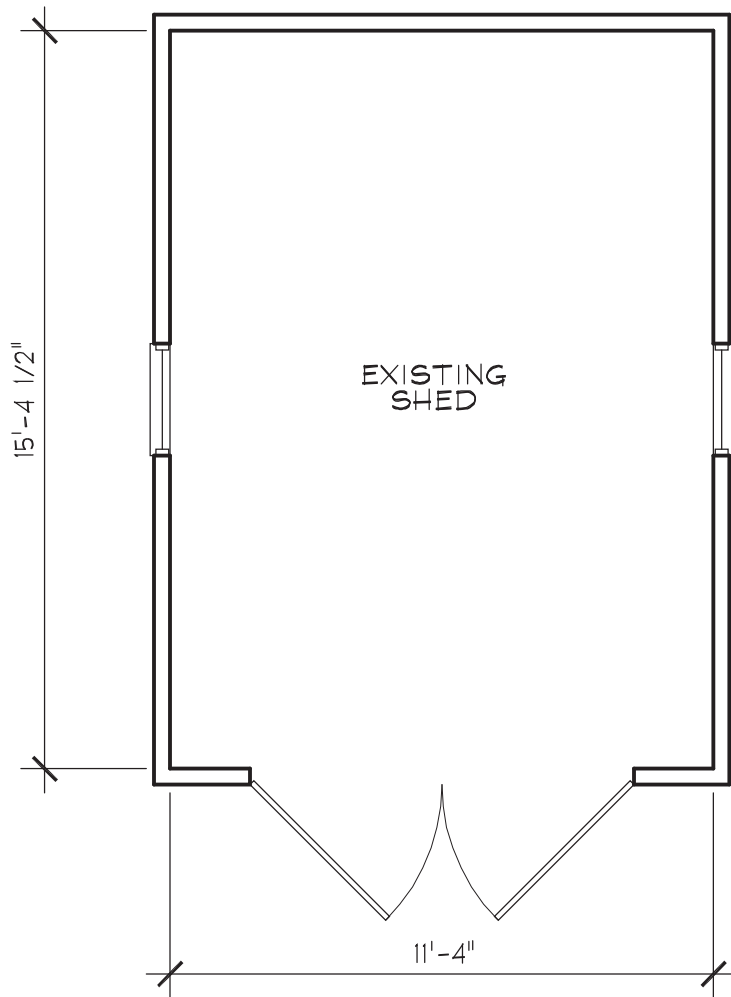
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



2
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EXISTING FRONT ELEVATION

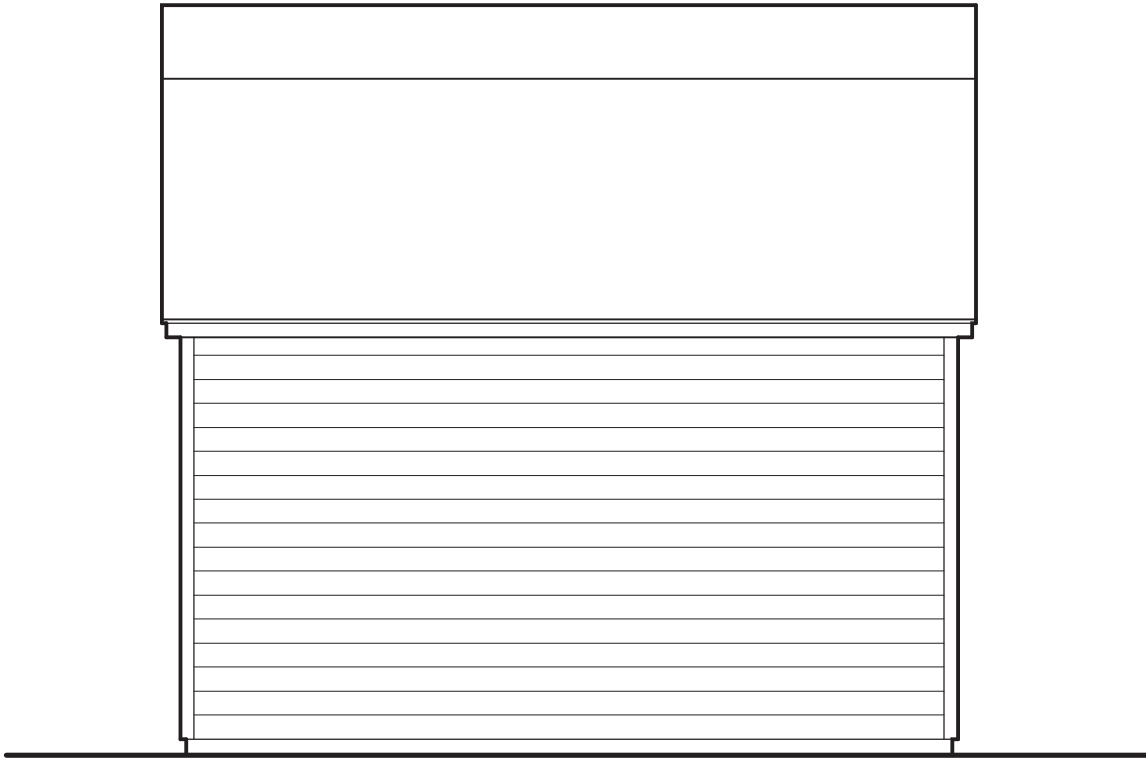
$1/4" = 1'-0"$



1
A1

EXISTING/DEMO FLOOR PLAN

1/4" = 1'-0"



4
AI

EXISTING REAR ELEVATION

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





AUG 1959



MAR • 58 •

7216 Maple Ave March 1958 and August 1959
Top left - Robert Light cleaning gutters Top right and bottom left - note windows on upstairs sunroom
Bottom right note garage doors long before vinyl siding

MAR 58



MAR 58



AUG 1959



MAR • 58 •

7216 Maple Ave March 1958 and August 1959
Top left - Robert Light cleaning gutters Top right and bottom left - note windows on upstairs sunroom
Bottom right note garage doors long before vinyl siding

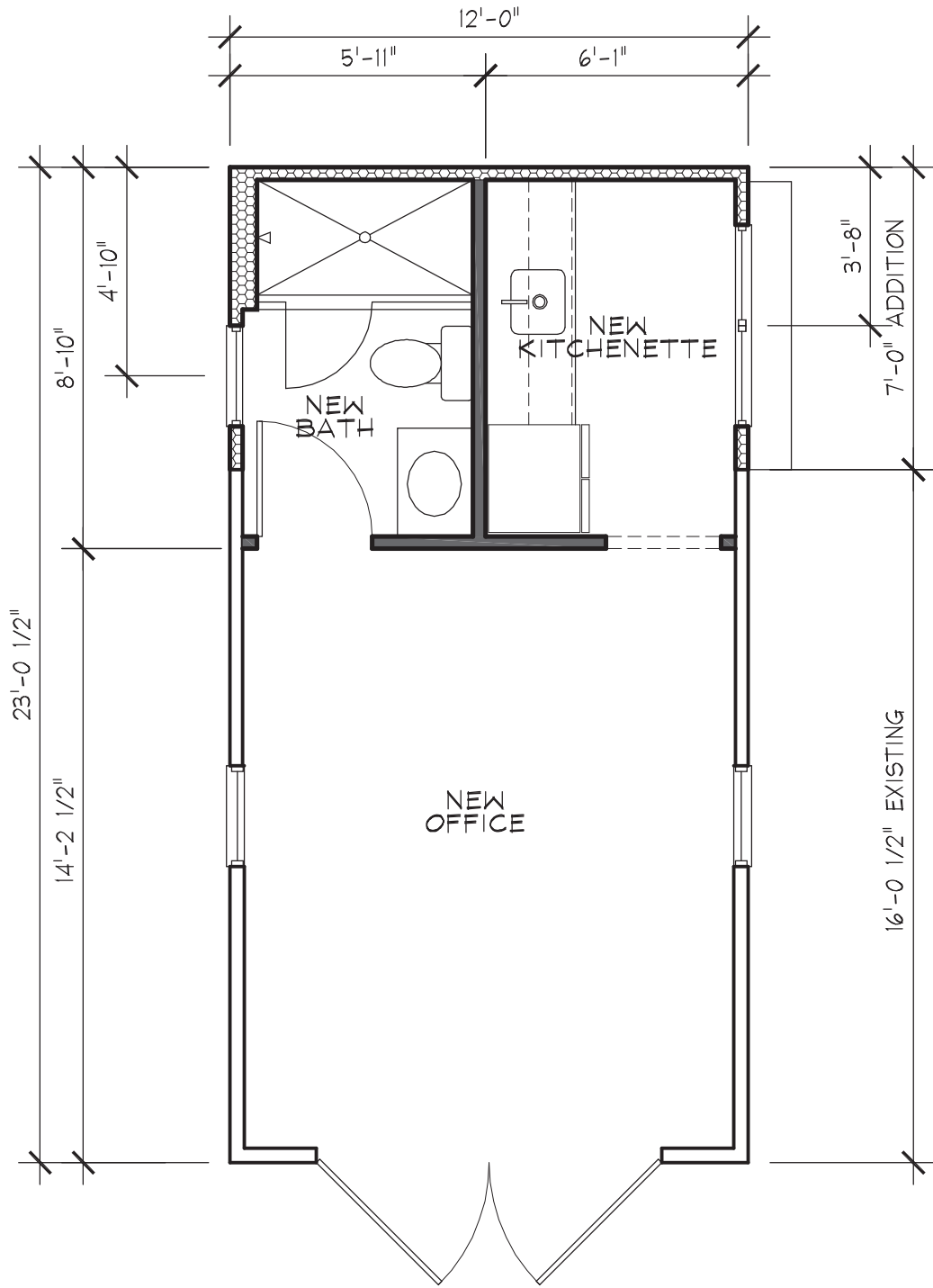
MAR 58



MAR 58



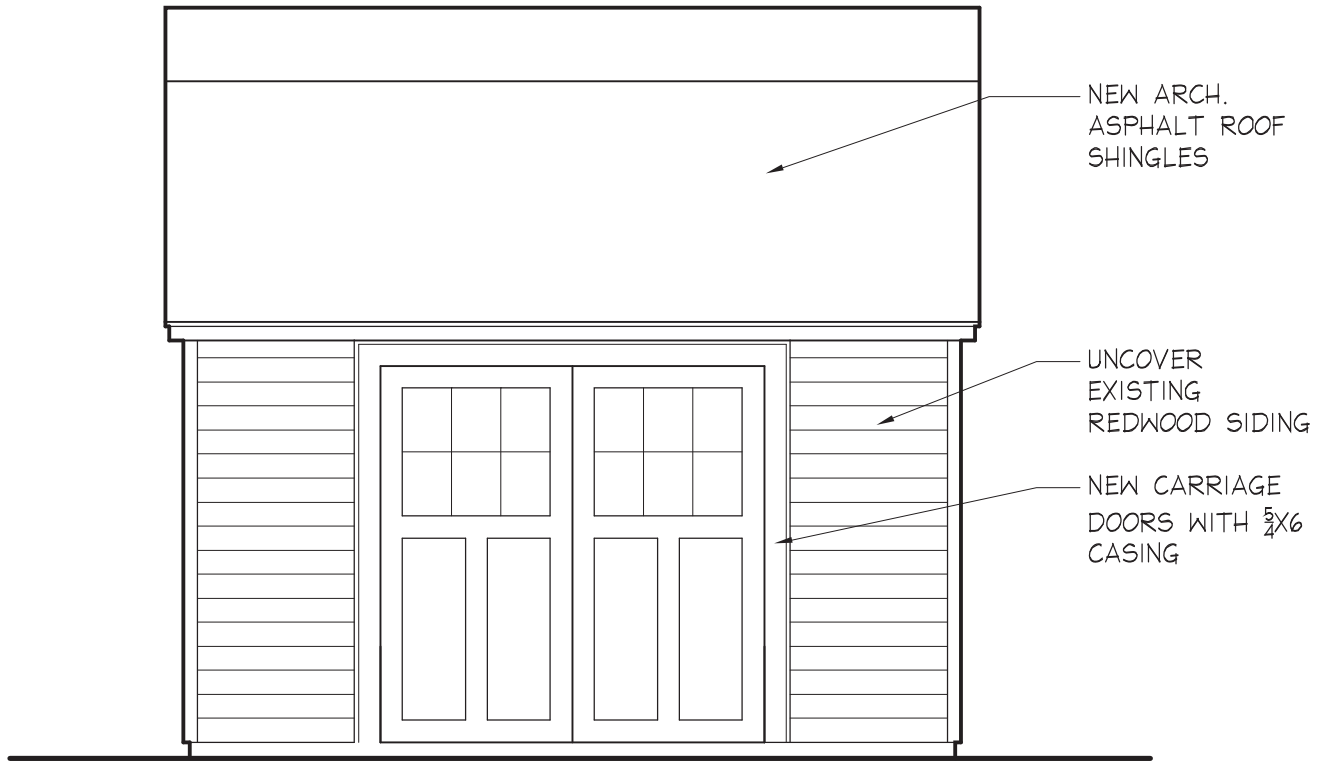




1
A1.1

PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

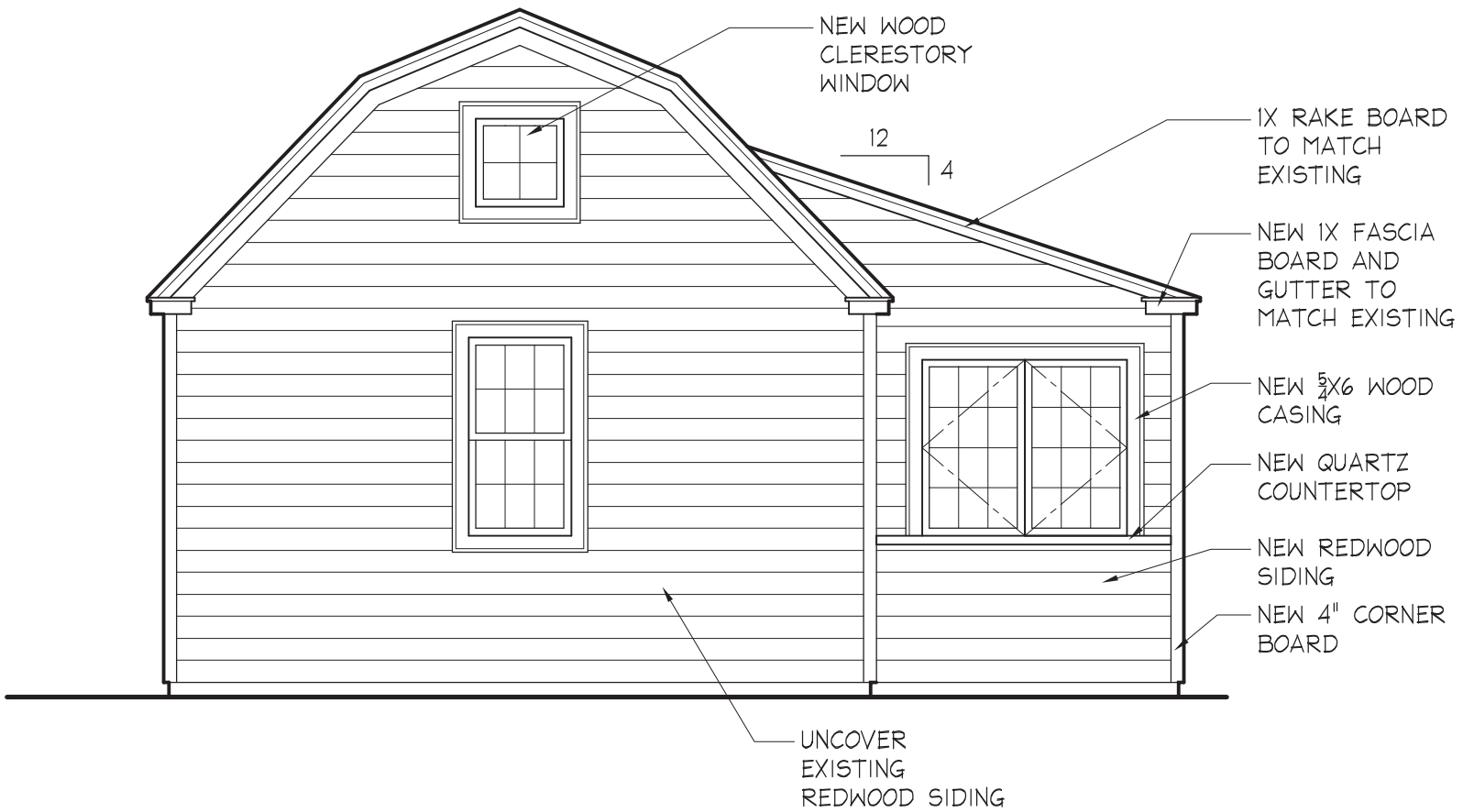


2

PROPOSED FRONT ELEVATION

Al.1

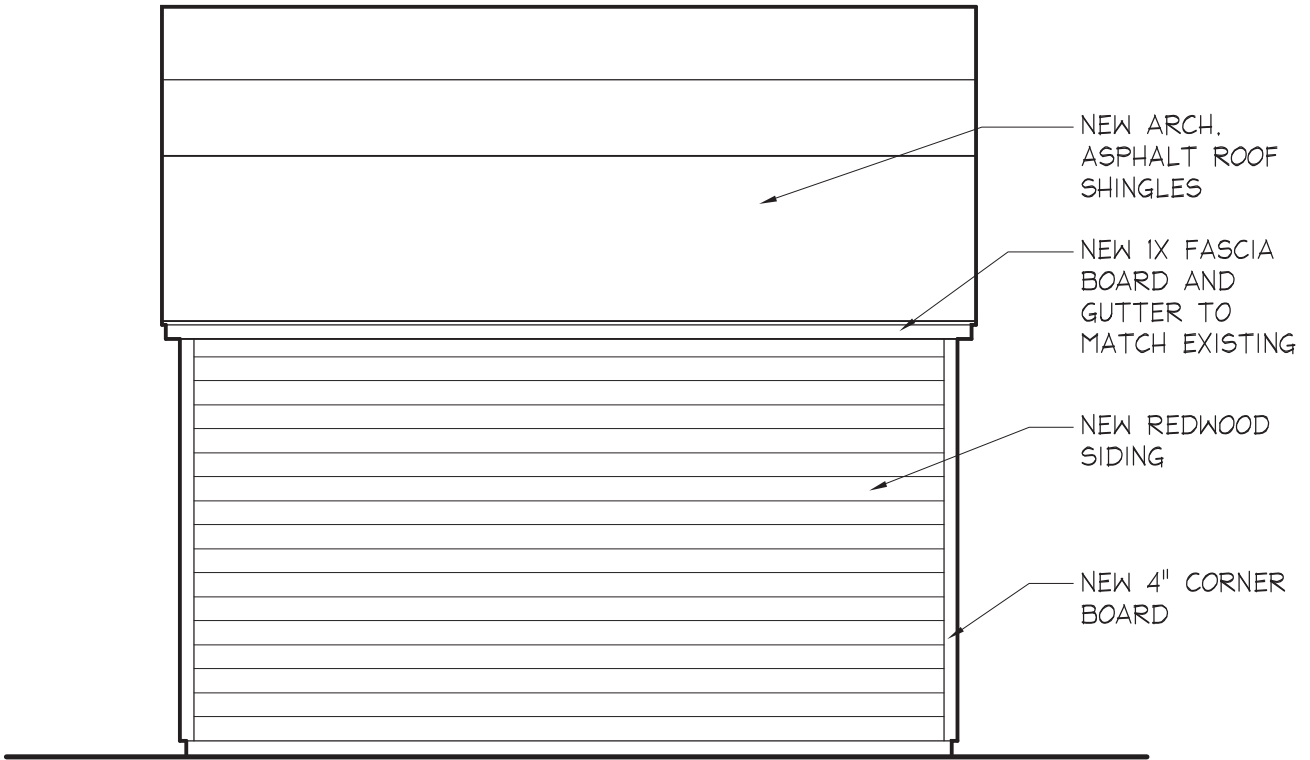
$1/4" = 1'-0"$



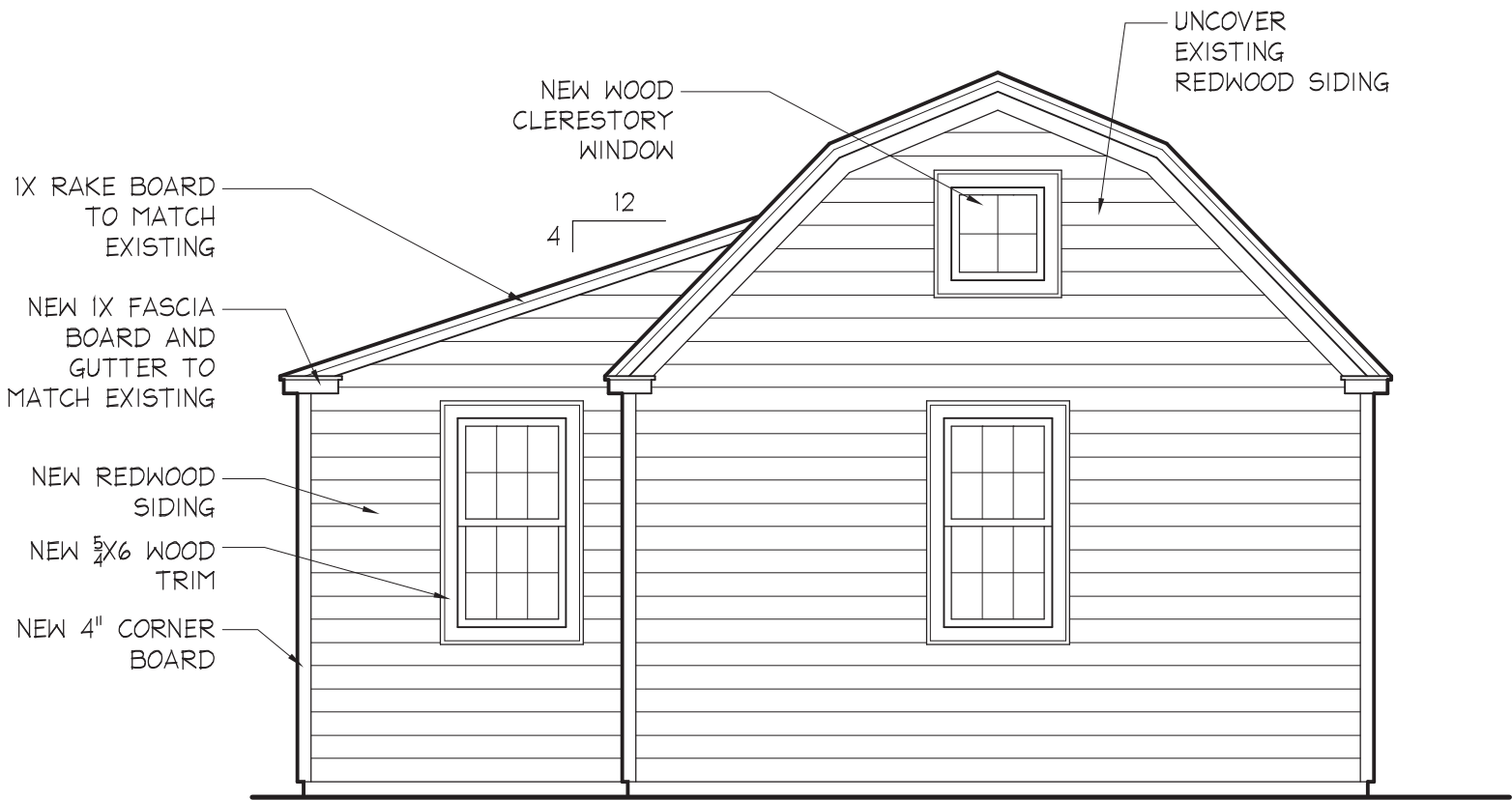
3
A1.1

PROPOSED NORTH SIDE ELEVATION

1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
 A1.1 1/4" = 1'-0"

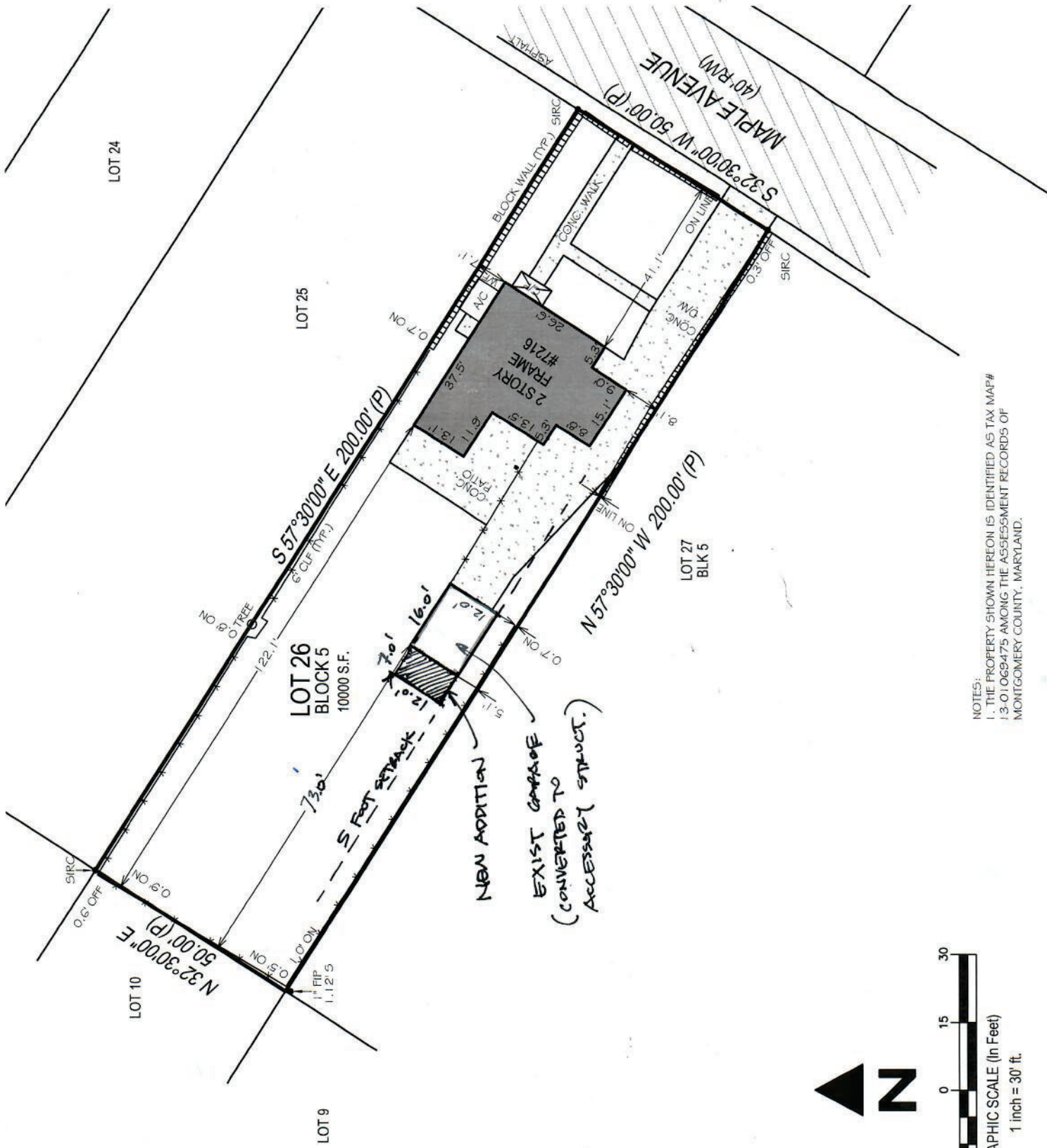


5
A1.1

PROPOSED SOUTH SIDE ELEVATION

1/4" = 1'-0"





NOTES:
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS TAX MAP #
13-01-069475 AMONG THE ASSESSMENT RECORDS OF
MONTGOMERY COUNTY, MARYLAND.



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.





Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Front façade of residence

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Accessory structure from right of way.

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Accessory structure as seen from driveway

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Front and right side elevations

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Right side elevation

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Right and rear elevations

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Right and rear elevations and holly tree to be removed in rear.

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Left side elevation window.

Chris Berger Site Visit
7216 Maple Ave., Takoma Park
12.28.23



Right side elevation window

From: [Marissa Walker](#)
To: [Berger, Chris](#)
Cc: [Eric Saul](#)
Subject: Re: Staff Reports for the Jan. 10 HPC Hearing - 7216 Maple Avenue, Takoma Park
Date: Monday, January 8, 2024 11:22:51 AM
Attachments: [IMG_0347.HEIC](#)
[IMG_0346.HEIC](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,

Thank you for the time and effort you gave to creating this report. One of the conditions you mention is that we should check whether the existing carriage house doors are the original and, if so, we should restore rather than replace. I would love to be able to do that, but I am fairly certain that the existing doors are not the originals. From the inside of the garage, you can see that there are 2 diagonally-placed windows at the top of each door instead of the 6 lights pictured in the old photos. I'm attaching some photos to this email for you to see the view of the inside of the doors. I do hope to find modern replacements that would look like the originals-- any suggestions are welcome!

Best regards,

Marissa Walker

On Thu, Jan 4, 2024 at 4:16 PM Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Good afternoon,

The staff reports for the Wednesday, January 10, Historic Preservation Commission meeting have been posted.

Here is a direct link to the report for your application:

- [I.F – 7216 Maple Avenue, Takoma Park – 1053779](#)

Staff will inform you by Tuesday, January 9, whether your garage addition and tree removal is scheduled to be heard by the Historic Preservation Commission or placed on the consent

agenda. You or a project representative should plan on attending the January 10 meeting in person at the Maryland-National Capital Park and Planning Commission Wheaton Headquarters Auditorium, 2425 Reedy Drive, Wheaton, Maryland, 20902. The meeting begins at 7 p.m. Please contact me if this will not be possible or if other arrangements are required.

After reviewing the staff reports, if you object to the findings or proposed conditions and would like to testify please complete the online form at: <https://montgomeryplanning.org/planning/historic/historic-preservation-commission/historic-preservation-commission-sign-up-to-testify/>. You do not need to sign-up if you have no comments on the application or agree to the conditions.

Let me know if you have any questions.

Chris Berger, AICP

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