

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7213 Cedar Ave., Takoma Park	Meeting Date:	7/10/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/3/2024
Applicant:	Catherine Forster & James Clark	Public Notice:	6/26/2024
Review:	HAWP	Tax Credit:	no
Case Number:	1073734	Staff:	Dan Bruechert
Proposal:	Hardscape Alteration		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one condition** the HAWP application:

1. Final material specifications must be submitted to Staff for review and approval prior to issuance of the final HAWP documents. Approval authority to verify the approval is consistent with the character of the site and surrounding district is delegated to Staff.

PROPERTY DESCRIPTION

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



Figure 1: The subject property is located in the middle of its block on Cedar Ave.

PROPOSAL

The applicant proposes to construct a brick oven in the rear of the subject property.

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)*.

Takoma Park Historic District Guidelines

There are two broad planning and design concepts which 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 Takoma Park 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.
- 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; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.

- 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 which 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;
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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:

- 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.
- 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 one-and-a-half-story Craftsman bungalow with shingle siding and a front gable front porch. The applicant proposes to construct a 48" × 48" (forty-eight-inch square), 5' (five foot) tall CMU and brick oven in the backyard of the subject property. The applicants identified the manufacture and model of the proposed oven (Mattone Barile kit from <http://www.brickwoodovens.com>). The oven will be installed on a 6" (six-inch) gravel and cement base. Staff finds the overall impact to the subject property and surrounding district will be minimal and recommends the HPC approve the HAWP.

The oven will be located directly behind the house, so it will not be at all visible from the public right-of-way. The identified oven kit provides general plans and a polystyrene form to lay the bricks, but does not specify design requirements or materials beyond the general structure. Applicants state the proposed brick oven will be constructed with three courses of CMU, and covered in brick, with either a cement or brick finish.

Staff finds the location for the oven to be appropriate as it will not visually impact the character of the site or surrounding district and notes the *Design Guidelines* state alterations not visible should be approved as a matter of course. Staff additionally finds both brick and tinted concrete to be appropriate finishes for this feature. However, because the application does not provide final material specifications, Staff recommends the HPC include a condition to the approval of this HAWP that the applicant must submit final material specs to Staff to verify the materials are consistent with the character of the site and surrounding district. With the recommended condition, Staff recommends the HPC approve the HAWP under the *Design Guidelines*, 24A-8(b)(2) and (d); and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application;

1. Final material specifications must be submitted to Staff for review and approval prior to issuance of the final HAWP documents. Approval authority to verify the approval is consistent with the character of the site and surrounding district is delegated to Staff; under the Criteria for Issuance in Chapter 24A-8(b)(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 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.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1073734
DATE ASSIGNED

APPLICANT:

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

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: 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:

- 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.

Catherine D. Forster

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
7214 Maple Avenue, Takoma Park MD 20912 7210 Maple Avenue, Takoma Park MD 20912	7214 cedar 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:

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	*	*	*	*	*		*

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

NOTES:

- (1) The lot shown herein does not lie within the limits of the 100 year flood plain as shown on FRM Panel No. 200
Date of Map: 8-5-91
Flood Zone: "C"
- (2) No property corners found or set unless otherwise noted.
- (3) The accuracy of this survey and the apparent setback distances is 2".



LOCATION DRAWING
LOT 8 BLOCK 5
B.F. GILBERT'S ADDITION
TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

THIS SURVEY IS FOR TITLE PURPOSES ONLY



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated herein is in accordance with the plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures, if any. This PLAT is NOT FOR DETERMINING PROPERTY LINES OR FOR CONSTRUCTION OF IMPROVEMENTS, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this plat.

Michael J. Kelly
Michael J. Kelly RPLS #10666

R.C. KELLY & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

10800 LOCKWOOD DRIVE, SUITE 100
SILVER SPRING, MARYLAND 20901
(301)840-4000 FAX (301)840-7219
E MAIL: rckelly@rcakelly.com
www.rcakelly.com

JOB # 10.0015M	DATE 2-18-2010
FIELD JDH	DRAFT JDH
	P.D. "A" P.L. 3
	SCALE: 1" = 30'

screen porch

property line

location of oven

Text

