

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|--------------------|--|-----------------------|---------------|
| Address: | 7406 Maple Avenue, Takoma Park | Meeting Date: | 8/14/2024 |
| Resource: | Contributing Resource Takoma Park Historic District | Report Date: | 8/7/2024 |
| Applicant: | Ann Shalleck & James Klein (Paul Treseder, Architect) | Public Notice: | 7/31/2024 |
| Review: | HAWP | Tax Credit: | n/a |
| Permit No.: | 1071301 | Staff: | Dan Bruechert |
| Proposal: | Partial demolition, fenestration alteration, construction of new rear addition, hardscape alterations. | | |

STAFF RECOMMENDATION

Staff recommends the HPC **approve with two (2) conditions** the HAWP application with final approval authority delegated to staff:

1. Detailed drawings of the proposed brick mould for the new windows must be submitted to Staff for review and approval. Final approval authority is delegated to Staff to ensure the brick mould is compatible with the historic resource.
2. The applicant must submit either a tree survey or a copy of the Tree Impact Assessment to Staff. If the Takoma Park Arborist deems it necessary, a copy of the Tree Protection Plan must also be submitted to Staff before issuance of the final approval documents.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1915

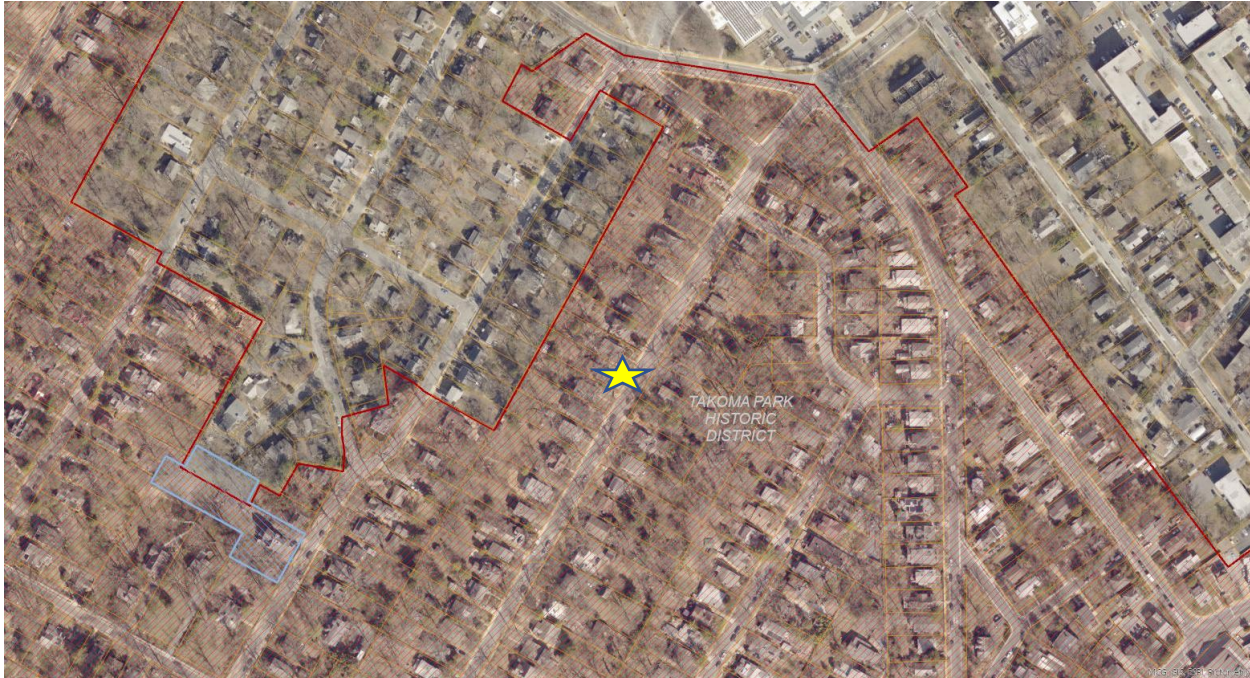


Figure 1: The subject property is on an interior lot on Maple Ave.

BACKGROUND

At the June 12, 2024 HPC meeting, the HPC heard a Preliminary Consultation on the proposed alteration.¹ The HPC unanimously supported the proposed siding and window alterations and recognized that the proposed screened-in porch would be minimally visible from the public right-of-way. A majority of the commissioners present voiced their support for the size and form of the proposed screened-in porch, though that position was not unanimous.

Based on the feedback from the HPC, the applicant returns for a HAWP with the required window and paving specifications.

PROPOSAL

The applicant proposes to alter several windows and construct a screened-in porch and raised patio at the rear.

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 (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

¹ The Staff Report and application for the June 12, 2024 Preliminary Consultation are available here: <https://montgomeryplanning.org/wp-content/uploads/2024/06/II.B-7406-Maple-Avenue-Takoma-Park.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/player/clip/3034?publish_id=a5723412-2a58-11ef-81ef-005056a89546&redirect=true, beginning at 1:35:45.

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.

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,

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,

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,

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 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-and-a-half story tall, clapboard-sided, Colonial Revival house. At the rear, there is a non-historic two-story addition. All of the work items are proposed toward the rear of the house. The applicant proposes to replace several windows and siding on the side and rear elevations, and to construct a screened-in porch off of the non-historic rear addition. The final change proposed is the construction of a stone terrace with a small retaining wall.

Window and Siding Repair

The majority of the historic windows on the house are six-over-one wood sash windows. The applicant proposes to remove and replace several non-historic windows to accommodate the new interior layout.

On the right elevation, the applicant proposes to remove a door and four-over-one sash window in the non-historic addition. A pair of six-over-one sash windows will be installed in their place, and the siding will be repaired to match the historic wood clapboards. Staff finds this change will have a minimal impact on the character of the house as viewed from the public right-of-way and will not impact historic fabric. The applicant proposes to install Marvin aluminum-clad wood windows with fixed interior and exterior grilles and spacer bars between the glass. The applicant notes that the proposed brick mould will match the historic profile and is not the stock profile shown in the submitted manufacturer's stock window details. Staff recommends the HPC add a condition to the approval of this HAWP requiring the applicant to provide a brick mould detail for the proposed replacement windows. Staff finds the proposed window is appropriate for new window openings and for new construction and building additions in the Takoma Park Historic District under the *Design Guidelines*; 24A-8(b)(2) and (d); and Standards 2, 9, and 10.

On the left elevation, the applicant proposes to remove a non-historic one six-over-one wood sash window in the historic house and one six-over-one wood sash window in the non-historic addition. The window opening in the historic portion of the house is installed in a non-historic bump out. This window

opening will be enlarged and an aluminum-clad wood Chicago window will be installed in the opening. In the non-historic addition, the applicant proposes to install a three-window aluminum-clad wood casement assembly with a higher sill. The siding surrounding both window openings will be repaired to match the historic clapboards. Staff finds these two windows are so far to the rear of the right elevation, that their removal and replacement will not have a substantial impact on the character of the house or surrounding district. Additionally, Staff finds replacing the window in the non-historic addition will not be visible from the right-of-way nor will it impact historic fabric. As with the windows on the right elevation, Staff finds the proposed replacement window is appropriate in design and materials.

On the rear elevation, the applicant proposes to remove one window opening on the first floor and convert it to a door to access the screened-in porch (discussed below); and enlarge the other first-floor window opening to install a pair of six-light aluminum-clad casement windows. As with the other elevations, the applicant proposes to repair the siding to match the appearance of the historic clapboard siding. Because these changes are proposed for a non-historic portion of the house that is not at all visible from the public right-of-way, Staff finds the proposed changes will not have a significant impact on the character of the resource or surrounding district. Staff additionally finds the proposed window is appropriate for the character of the house and surrounding district and recommends the HPC approve the rear window alterations.

Staff finds the proposed window and siding changes are appropriate under the *Design Guidelines*, 24A-8(b)(2) and (d); and Standards 2, 9, and 10

Screened-in Porch

To the rear of the non-historic addition, the applicant proposes to construct a screened-in porch. The porch, which will be inset from the right-side wall plane by 1' 6" (one foot, six inches) and 10' (ten feet) on the left elevation, measures approximately 15' × 12' 6" (fifteen feet deep by twelve feet, six inches wide). The applicant suggests the porch will only be minimally visible from Maple Ave. The porch will be framed in wood, with Azek trim, and topped with a single 3:12 shed roof slope.

The submitted narrative states this roof form was selected so that the porch roofline will not interrupt the existing second-floor windowsill lines and views from the rear of the house will be maintained.

Staff's recommendation in the Preliminary Consultation Staff Report suggested the form of the porch was derivative of mid-century modern design and inconsistent with the house's traditional Colonial Revival architecture. At the Preliminary Consultation hearing, a majority of the commissioners present supported the use of the proposal; finding the screened-in porch was scaled so as not to overwhelm the historic construction or surrounding district, that it would not be visible from the public right-of-way (and thus entitled to a very lenient review (per the *Design Guidelines* and 24A-8(d)), that its form helped differentiate the porch from the historic construction (per Standard 9), and that it could be removed in the future without damaging any historic fabric (per Standard 10).



Figure 2: Proposed right elevation showing the proposed screened-in porch.



Figure 3: Proposed rear elevation.

Based on the majority of the HPC’s findings at the Preliminary Consultation, Staff recommends the HPC approve the proposed screened-in porch under the *Design Guidelines*; 24A-8(d); and Standards 9 and 10.

Stone Terrace

To the left of the proposed screened-in porch, the applicant proposes to install a stone terrace. The terrace will be constructed on compacted dirt and Pennsylvania bluestone, approximately 15” (fifteen inches) tall, with a brick wall at its edges. The southern (left) side of the terrace will project beyond the existing wall plane. The terrace will have stairs at both its front and rear. Based on Staff’s impression at the site visit, it does not appear that any trees will be impacted by the proposed work. However, Staff recommends the HPC include a condition requiring the applicant to submit a tree survey as required in the HAWP

application or a Tree Impact Assessment from the City of Takoma Park and, if the arborist deems it necessary, the Tree Protection Plan.

Staff finds the size of the terrace will not overwhelm the character of the site or surrounding district. Staff further finds that bluestone has been widely approved for new hardscaping in the Takoma Park Historic District and, considering the proposed terrace will not be at all visible from the public right-of-way, is appropriate here. Staff recommends the HPC approve the proposed terrace under 24A-8(b)(2) and (d); the *Design Guidelines*; and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application;

1. Detailed drawings of the proposed brick mould for the new windows must be submitted to Staff for review and approval. Final approval authority is delegated to Staff to ensure the brick mould is compatible with the historic resource.
2. The applicant must submit either a tree survey or a copy of the Tree Impact Assessment to Staff. If the Takoma Park Arborist deems it necessary, a copy of the Tree Protection Plan must also be submitted to Staff before issuance of the final approval documents;

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.

APPLICANT:Name: Ann Shalleck and James KleinE-mail: shalleck@wci.american.eduAddress: 7406 Maple AvenueCity: Takoma Park Zip: 20912

Daytime Phone: _____

Tax Account No.: 01068403**AGENT/CONTACT (if applicable):**Name: Paul TresederE-mail: paul.treseder@verizon.netAddress: 6320 Wiscasset RoadCity: Bethesda Zip: 20816Daytime Phone: 301 367 2190

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: _____ 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:

- | | | |
|--|--|--|
| <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 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

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

| | |
|---|---|
| <p>Owner's mailing address Ann Shalleck and James Klein 7406 Maple Avenue Takoma Park, MD 20912</p> | <p>Owner's Agent's mailing address Paul Treseder 6320 Wiscasset Road Bethesda, MD 20816</p> |
| <p align="center">Adjacent and confronting Property Owners mailing addresses</p> | |
| <p>7408 Maple Ave Takoma Park, MD 20912</p> | <p>7404 Maple Ave Takoma Park, MD 20912</p> |
| <p>7407 Maple Ave Takoma Park, MD 20912</p> | <p>8821 Ridge Road Bethesda, MD 20817</p> |
| <p>7405 Maple Avenue Takoma Park, MD 20912</p> | <p>7405 Cedar Avenue Takoma Park MD 20912</p> <p>7403 cedar Avenue Takoma Park, MD 20912</p> |

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

See attached sheet

1. Description of the resource and its environment

The house at 7406 Maple Avenue is listed as a "category 2" resource, done in the Colonial Revival style circa 1915. It is a 2 story front gable design, with a broad front porch extending the full width of the house. This block of Maple Avenue has many houses of similar size and vintage. The lots are deep and narrow, so the houses are fairly close together, forming a unified streetscape.

The most striking thing about the house is its setting near the top of the hill overlooking Maple Avenue and several large trees in the front yard. The second floor front elevation is symmetrical, while the first floor front and the side elevations are asymmetrical, as are the porch columns.

A steep shared driveway up the right side leads to a parking area in the rear, which is also where the everyday access is. The rear of the house has seen several additions and changes over the years, and is sided with cement asbestos shingles, but the main body of the house retains its original 6 over 1 double hung windows and 3" clapboard siding. The house has generous roof overhangs.

2. Description of the proposed work

We are proposing fairly extensive work on the first floor interior of the house, most of which is not visible. However, there are several new windows proposed in the old rear additions. We are also proposing a new screen porch in the rear to connect the house to the outdoors. This porch will be minimally visible from Maple Avenue, set in 1.5 feet from the right side and 10.0 feet from the left side. A stone terrace is designed to be in the ell between the porch and the house, and will be approximately 15" above grade, with a brick bench/perimeter adding another 15". A ramp is designed so that the first floor of the house will have universal access.

The roof of the screen porch slopes up 3:12 to the north toward the sky and trees of the rear yard. This single pitch design allows it to connect to the house below the sill line of the existing second floor windows, maintaining those views.

The proposed new windows will be clad wood double hung, six over one, to match the windows in the old house, except for the new kitchen windows. These, because of their high sill line, are better proportioned as casement windows. All windows will have simulated divide lites. The cement asbestos siding will be removed and replaced with wood siding to match the existing house.

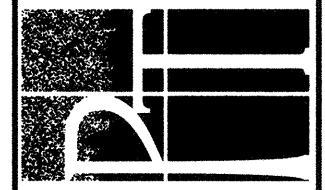
No trees are required to be removed for this work. The existing tree in the rear yard will be protected in consultation with the Takoma Park Arborist.







EASTING
RIGHT SIDE ELEVATION (EAST)



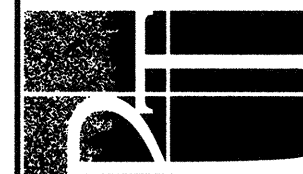
6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

| | |
|-------------|--------------|
| DATE | 5.20.2024 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | PT |
| JOB | SHAWNECK |
| SHEET | 4 |
| OF 9 SHEETS | 4 |



PROPOSED
RIGHT SIDE ELEVATION (EAST)



6320 Wisconsin Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

DATE 5.20.2024

SCALE 1/4" = 1'-0"

DRAWN P.T.

JOB SHALECK

SHEET

7

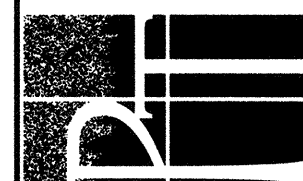
OF 9 SHEETS 5



EXISTING
FRONT ELEVATION (SOUTH)



EXISTING
REAR ELEVATION (NORTH)



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

DATE 5.20.2024

SCALE 1/4" = 1'-0"

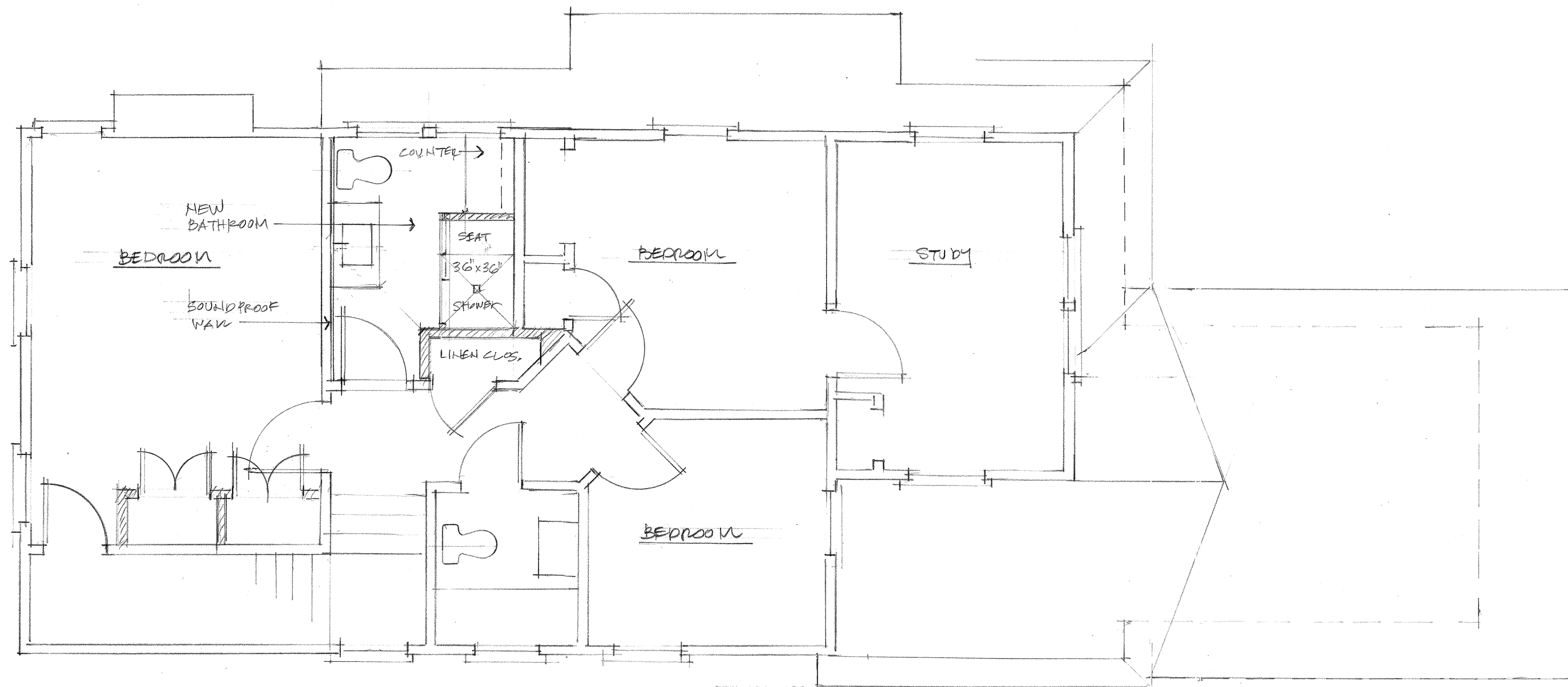
DRAWN PT.

JOB SHAWNECK

SHEET

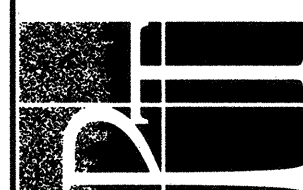
6

OF 9 SHEETS 6



PROPOSED SECOND FLOOR PLAN.

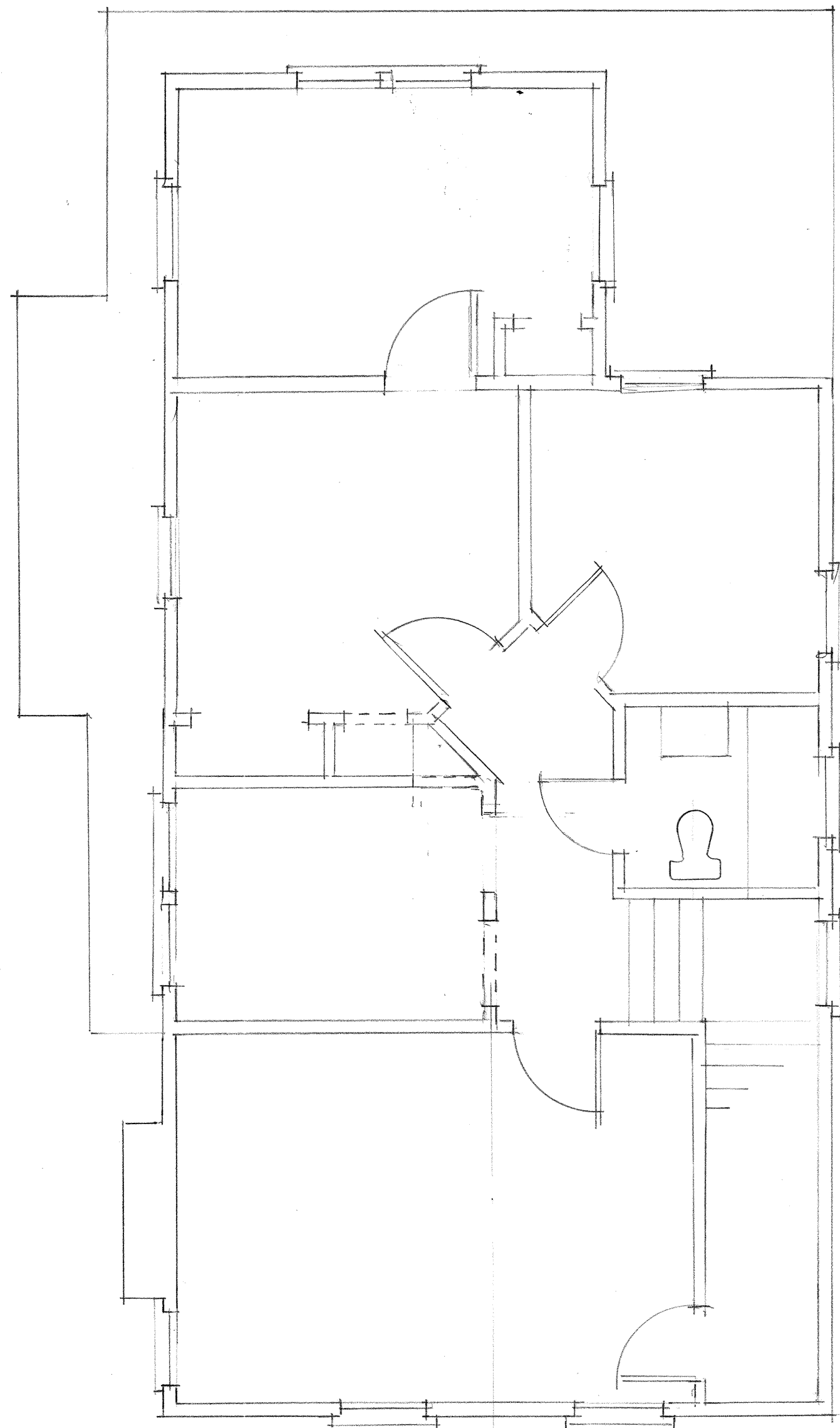
NORTH →



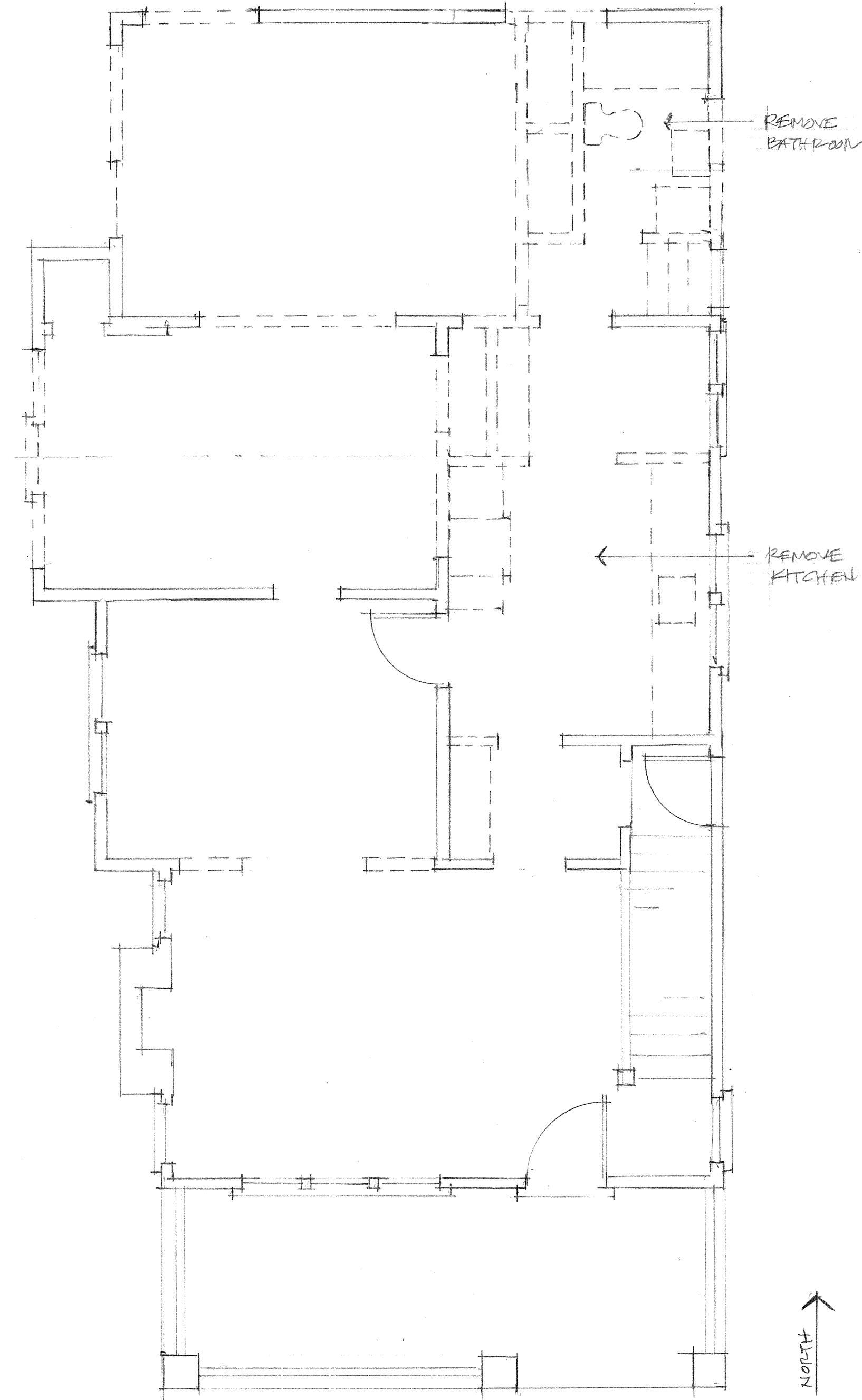
6320 Miscasset Road
Bethesda, MD 20816
301-320-1580
Fax - 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

| | |
|-------|--------------|
| DATE | 5.20.2024 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | PT. |
| JOB | SHAWNEEK |
| SHEET | 3 |
| OF | 9 SHEETS |

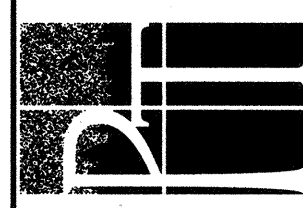


EXISTING SECOND FLOOR AND DEMOLITION PLAN



EXISTING FIRST FLOOR AND DEMOLITION PLAN
 - - - - - WAYS TO BE REMOVED

ADDITIONS & ALTERATIONS to the
 SHALUECK - KLEIN RESIDENCE
 7406 MAPLE AVENUE, TAKOMA PARK, MD. 20912



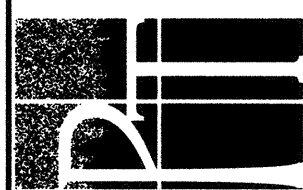
6320 Wiscasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax - 301-320-1581
 Paul.Tresseder@verizon.net

Paul Tresseder
 Architect AIA

| | |
|-------|--------------|
| DATE | 5/20/2024 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | PT. |
| JOB | SHALUECK |
| SHEET | 1 |
| OF 9 | SHEETS 19 |



EXISTING
LEFT SIDE ELEVATION (WEST)



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

| | |
|-------------|--------------|
| DATE | 5.20.2024 |
| SCALE | 1/4" = 1'-0" |
| DRAWN | P.T. |
| JOB | SHAWLECK |
| SHEET | 5 |
| OF 9 SHEETS | 20 |



CONC. RAMP AND PIPERAIL

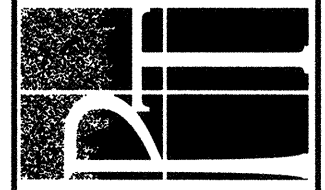
NEW CASEMENT WINDOWS - CLAD WOOD, SIM. DIVIDED LITES

NEW DOUBLE HUNG AND PICTURE WINDOWS

NEW SIDING TO MATCH EXISTING HOUSE

PROPOSED

LEFT SIDE ELEVATION (WEST)



6320 Wiscasset Road
Bethesda, MD 20816
301-320-1580
Fax— 301-320-1581
Paul.Treseder@verizon.net

Paul Treseder
Architect AIA

DATE 5.20.2024

SCALE 1/4" = 1'-0"

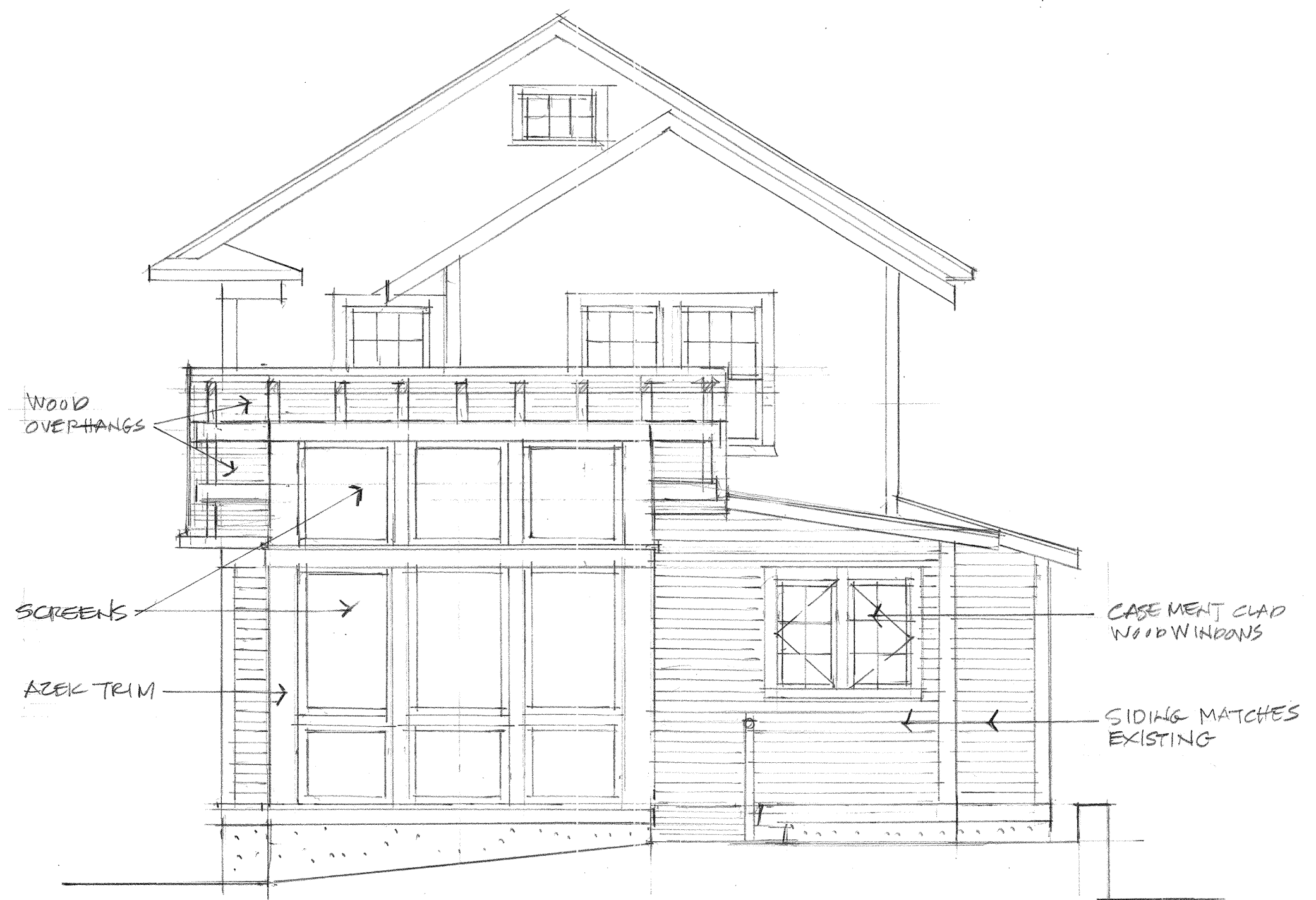
DRAWN PT.

JOB SHAWNECK

SHEET

8

OF 9 SHEETS



PROPOSED
 REAR ELEVATION (North)



6320 Wiscasset Road
 Bethesda, MD 20816
 301-320-1580
 Fax— 301-320-1581
 Paul.Tresseder@verizon.net

Paul Tresseder
 Architect AIA

DATE 5.20.2024

SCALE 1/4" = 1'-0"

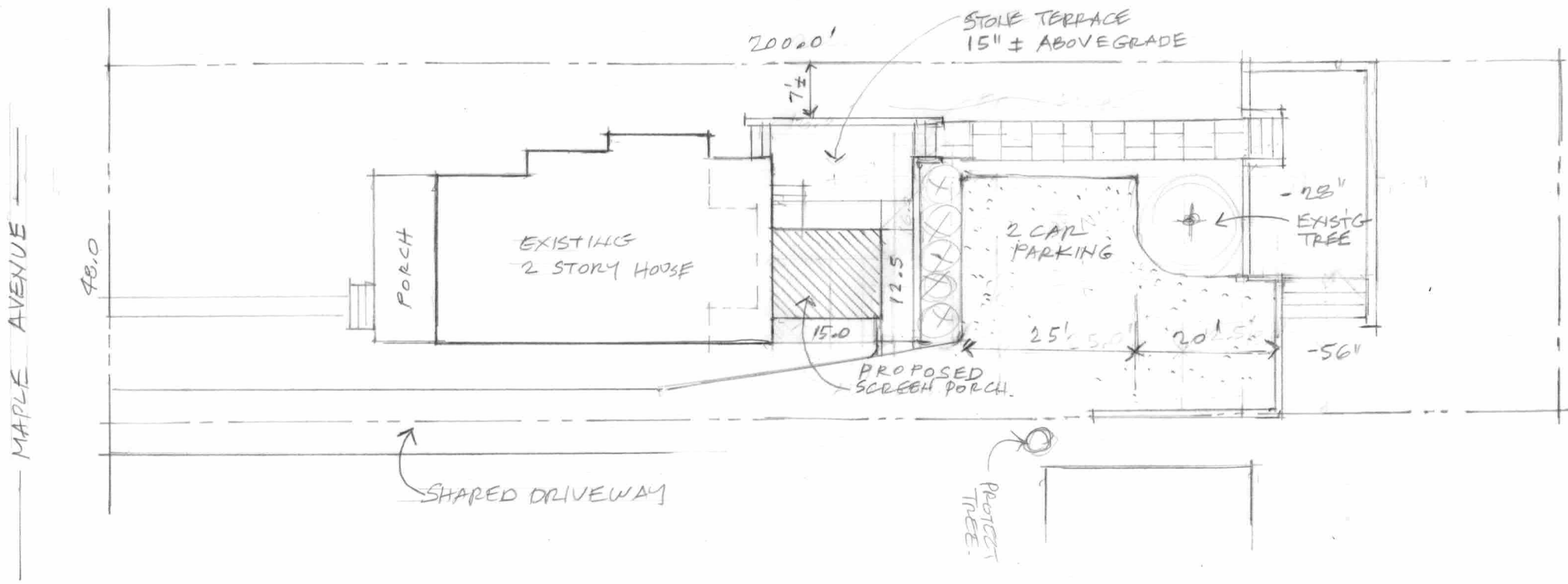
DRAWN PT.

JOB SHAWECK

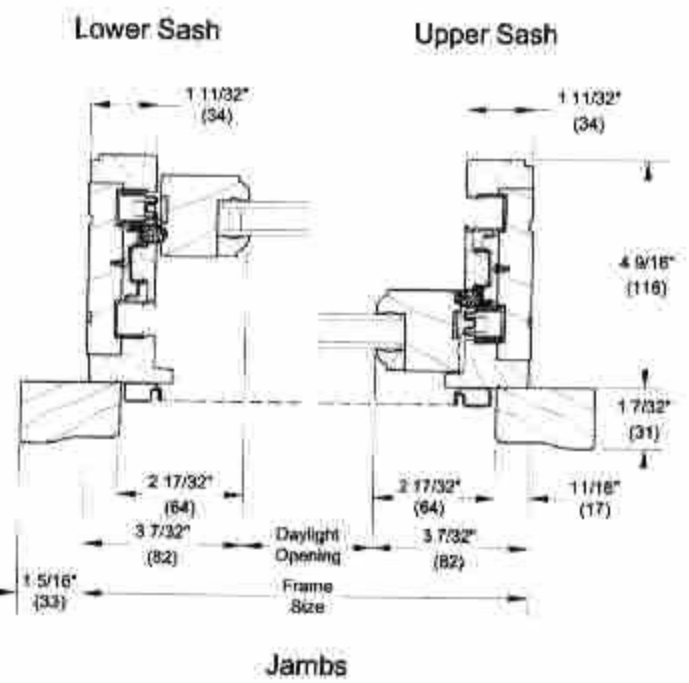
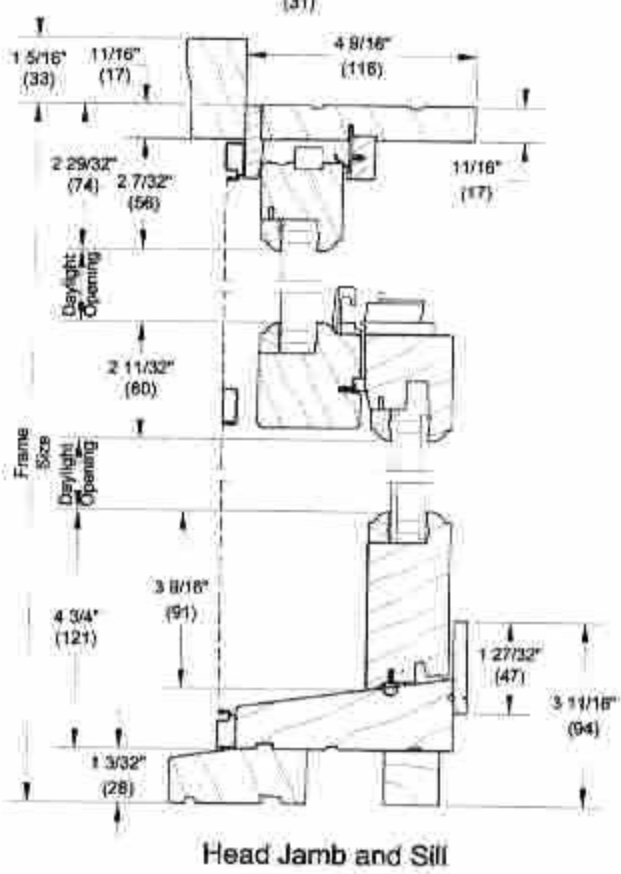
SHEET

9

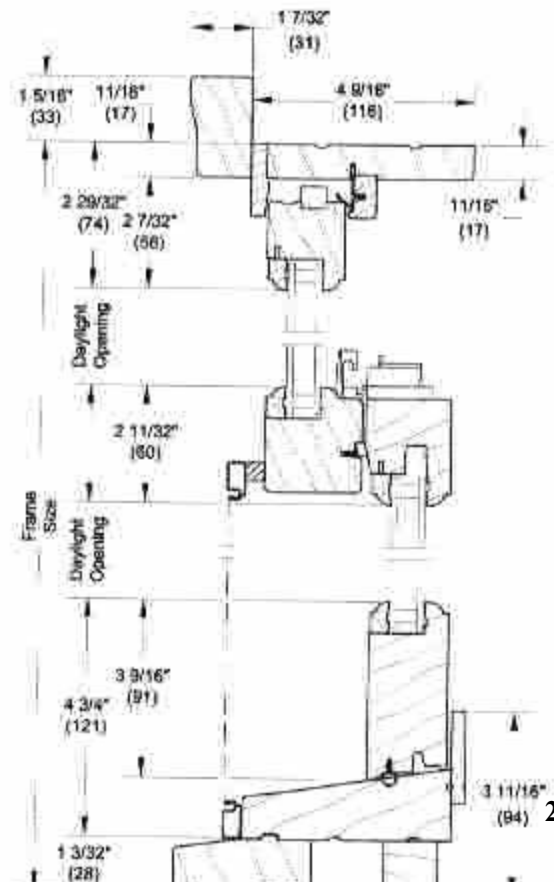
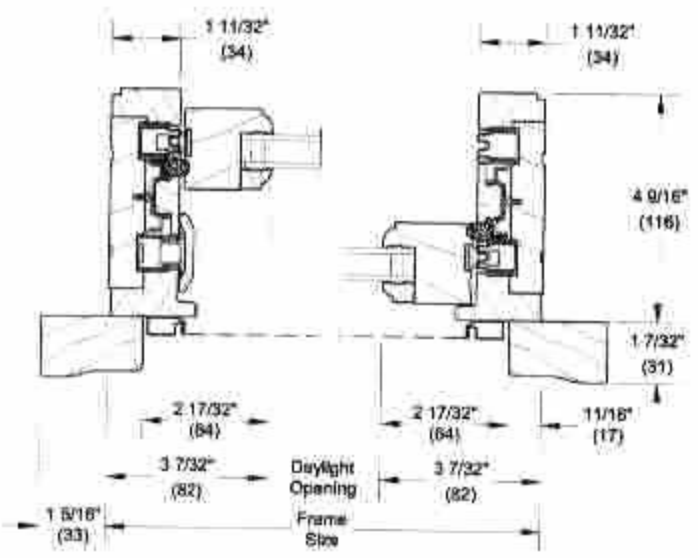
OF 9 SHEETS

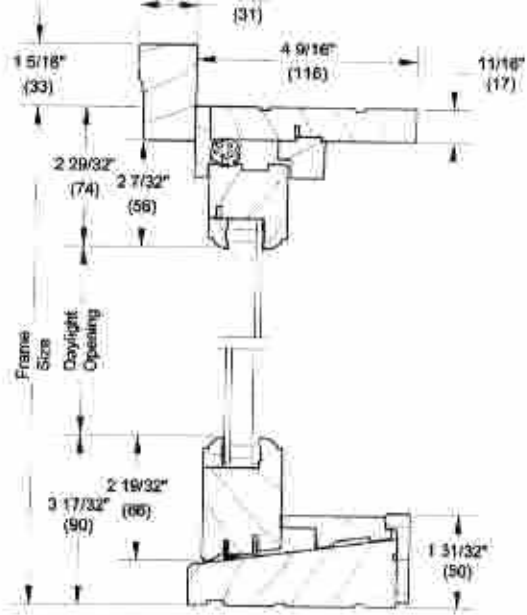


7406 MAPLE AVENUE
 SITE PLAN Scale: 1" = 20'-0"
 NORTH →

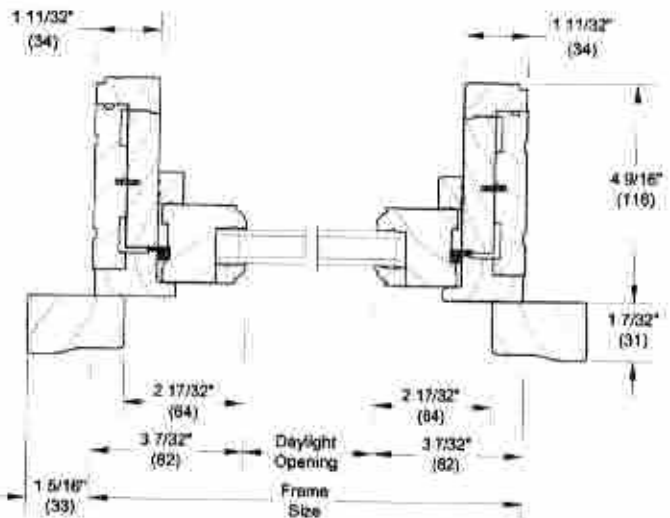


Single Hung



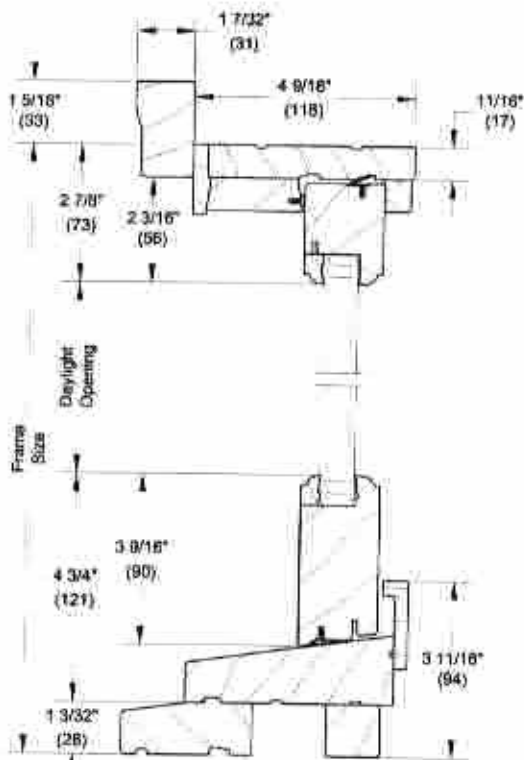


Head Jamb and Sill

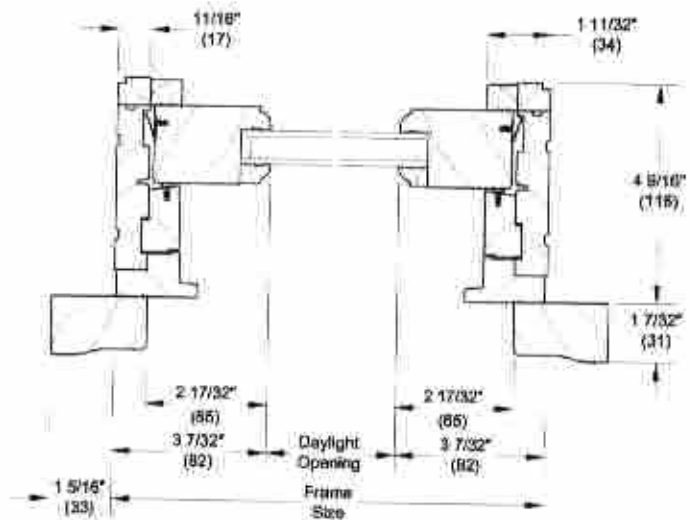


Jamb

1 5/8" Picture



Head Jamb and Sill



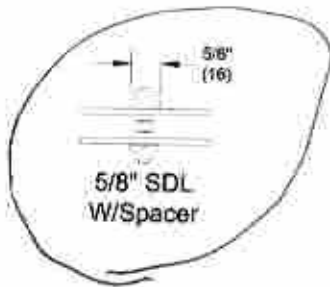
Jamb

Insulating Glass

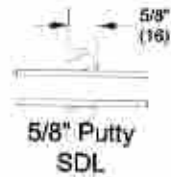
Aluminum 23/32"
Contour GBG



5/8" SDL



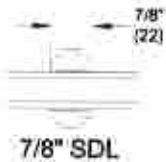
5/8" SDL
W/Spacer



5/8" Putty
SDL



5/8" Putty SDL
W/Spacer



7/8" SDL



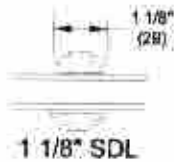
7/8" SDL
W/Spacer Bar



7/8" Putty SDL



7/8" Putty SDL
W/Spacer Bar



1 1/8" SDL



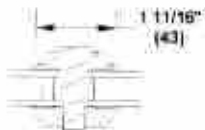
1 1/8" SDL
W/Spacer Bar



1 1/8" Putty SDL



1 1/8" Putty SDL
W/Spacer Bar



1 11/16" IG ADL

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided life bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars
- Tempered glass over 91" high while using 7/8" SDL bars.