

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7420 Cedar Avenue, Takoma Park	Meeting Date:	9/4/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/28/2024
Applicant:	Tim Pittman (Cristina Chaves Vargas, Agent)	Public Notice:	8/21/2024
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1082079	Staff:	Dan Bruechert
Proposal:	Skylight With Integrated Solar Panel Installation		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1928



Figure 1: The subject property is at the boundary of the historic district.

PROPOSAL

The applicant proposes to replace three skylights and install one new skylight.

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*).

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,

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 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

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,

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 one-and-a-half story Craftsman with a side gable roof and a screened-in front-gable porch. The house has three skylights, one on the left side of the side gable roof, and two plastic bubble skylights on each side of the front gable roof. The applicant proposes to replace the existing three skylights and install one additional skylight on the rear roof slope. The proposed skylights are aluminum-framed Velux skylights with small solar panels at the bottom. The solar panel charges a battery that opens and closes the windows. The proposed skylights will match the size of the existing ones. The skylight on the rear roof slope measures 20" × 54" (twenty inches wide by fifty-four inches tall).



Figure 2: Product image of the proposed skylight.

The HPC typically encourages applicants to avoid installing skylights on the front-facing roof slopes to preserve the architectural character of the house and surrounding district. In this instance, however, there are already three skylights on the front roof slope. Staff finds it is appropriate to remove the existing skylights and install new skylights in the existing roof openings as the integrity of the roof has already been altered. Staff further finds the proposed skylights are appropriate materials and designs. The dark aluminum frames will not contrast with the dark shingle roof and, based on Staff's observation at other properties, the frames are not highly reflective. These skylights have the added feature in the form of the solar panels. Staff finds the solar panel is a relatively unobtrusive feature, that is approximately 6" (six inches tall) and nearly the full width of the skylight. Staff finds the appearance of the new skylights on the front-facing gable will be an improvement over the existing bubble skylights.

The *Design Guidelines* encourage installing skylights in locations that are less visible from the public right-of-way. The *Design Guidelines* specifically call out locations that do not *front* the public right-of-way as preferred locations for skylights. Staff finds that while the subject property is on a corner, the rear roof slope does not front on either Cedar Ave. or Philadelphia Ave. Staff finds the placement is appropriate and the skylight specified are both appropriate under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application 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# 1082079
DATE ASSIGNED _____

APPLICANT:

Name: Tim Pittman
Address: 7420 Cedar Ave
Daytime Phone: 2404721201

E-mail: _____
City: Takom Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Cristina Chaves Vargas
Address: 3107 Basford Rd
Daytime Phone: 3016060290

E-mail: asap@gathersburgroofingmd.com
City: Frederick Zip: 21703
Contractor Registration No.: 115258

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 37-03

Is the Property Located within an Historic District? Yes/District Name Takomapark
 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: 7420 Street: Cedar Ave

Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave

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 type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input 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 checked="" 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 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.

Cristina Chaves Vargas

8/6/2024

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 7420 Cedar Ave Takoma Park 20912	Owner's Agent's mailing address 3107 Basford Rd Frederick, MD 21703
Adjacent and confronting Property Owners mailing addresses	
7418 Cedar Ave Takoma Park 20912	7421 Cedar Ave Takoma Park 20912
7419 Cedar Avenue Takoma Park MD 20912	202 Philadelphia Avenue Takoma Park MD 20912
201 Philadelphia Avenue, Takoma Park	

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

It is a house with lots of gardens and trees around it. It is enclosed with a wooden fence. At the back of the house there is a car garage ditached to the home.

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

On Work # 1-

We will be cutting a truss from the inside of the stairway ceiling and reframing it to accommodate a 20x54 skylight. This skylight will be a fresh-air solar skylight with a small solar panel attached. We will replace the shingles a foot around the skylight, matching them to the exact manufacturer and color. Please note that slight color variations may occur due to roof shingles fading over the years.

On Work # 2-

Replacing 2 skylight on the front of the roof this are exsisting skylight we will only be replacing them. Two skylight on the office will be replace with two skylights with Velux FS D26 skylights are Size W x H outside frame 23 1/4 x 23 7/16. This skylight will be a fresh-air solar skylight with a small solar panel attached. We will replace the shingles a foot around the skylight, matching them to the exact manufacturer and color. Please note that slight color variations may occur due to roof shingles fading over the years.

On Work # 3-

We will be replacing one skylight on the front on the house the is a exsiting skylight on a bed room. Replace One Skylight with Velux VSS M04 skylights are Size W x H outside frame 30x38. This skylight will be a fresh-air solar skylight with a small solar panel attached. We will replace the shingles a foot around the skylight, matching them to the exact manufacturer and color. Please note that slight color variations may occur due to roof shingles fading over the years.

Work Item 1: New Skylight.

Description of Current Condition:
It has architectural shingles and a chimney.

Proposed Work:
We will be cutting a truss from the inside of the stairway ceiling and reframing it to accommodate a 20x54 skylight. This skylight will be a fresh-air solar skylight with a small solar panel attached. We will replace the shingles a foot around the skylight, matching them to the exact manufacturer and color. Please note that slight color variations may occur due to roof shingles fading over the years.

Work Item 2: Replace Skylight Office.

Description of Current Condition:
The front of the roof we have tree existing skylights with arquitacl shingles.

Proposed Work:
Replacing 2 skylight on the front of the roof this are existing skylight we will only be replacing them. Two skylight on the office will be replace with two skylights with Velux FS D26 skylights are Size W x H outside frame 23 1/4 x 23 7/16. This skylight will be a fresh-air solar skylight with a small solar panel attached. We will replace the shingles a foot around the skylight, matching them to the exact manufacturer and color. Please note that slight color variations may occur due to roof shingles fading over the years.

Work Item 3: Replace Sklight on Bedroom.

Description of Current Condition:
The front of the roof we have tree existing skylights with arquitacl shingles.

Proposed Work:
We will be replacing one skylight on the front on the house the is a exsiting skylight on a bed room. Replace One Skylight with Velux VSS M04 skylights are Size W x H outside frame 30x38. This skylight will be a fresh-air solar skylight with a small solar panel attached. We will replace the shingles a foot around the skylight, matching them to the exact manufacturer and color. Please note that slight color variations may occur due to roof shingles fading over the years.

**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	*	*	*	*	*		*



7420

VT VOLVO C30



7420







Installation of the new skylight.



New Skylight
installation.



SNIDER & ASSOCIATES

Invoice

19544 Amaranth Drive
Germantown, MD 20874

Phone: 301-948-5100
Fax: 301-948-1286

DATE	INVOICE #
6/28/2022	22-2270

BILL TO:
KVS TITLE, LLC 7550 WISCONSIN AVENUE, STE 500 BETHESDA, MD 20814

PROPERTY ADDRESS:	SNIDER JOB #
	22-2270

7420 CEDAR AVE TAKOMA PARK, MD MONTGOMERY

CLIENT CASE #	SUBDIVISION/SECTION	LOT/PARCEL	BLOCK/SQ
22-53020	PETTY ESTATE TAKOMA PARK	PART OF 11	85

FOR PROFESSIONAL SERVICES RENDERED

Description of Services Provided	Amount
HOUSE LOCATION DRAWING	270.00
Total Amount Due:	\$270.00

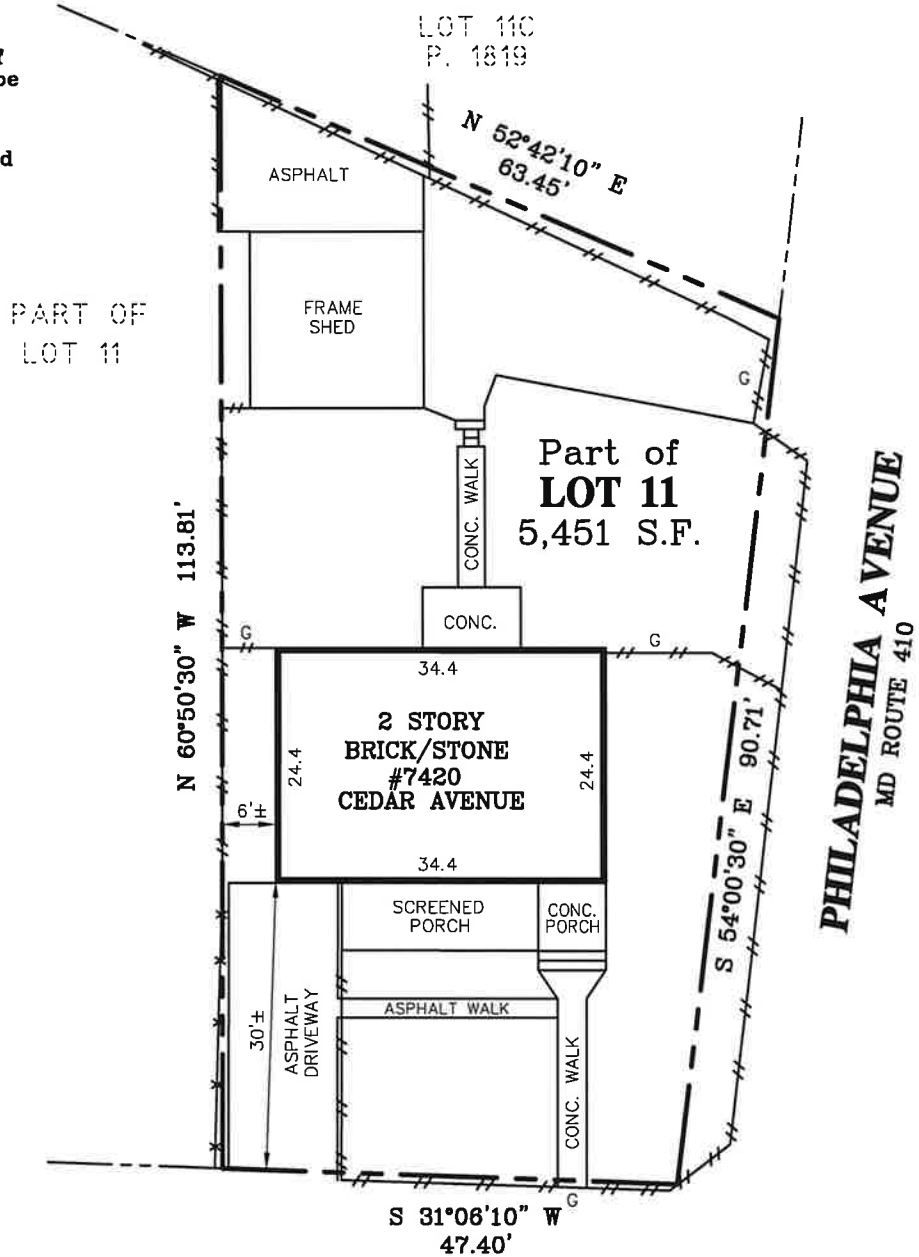
This invoice is due and payable upon receipt. Your prompt payment will be appreciated. Thank you. We need our job number to insure proper credit. Please return one copy of the bill with your remittance. FOR YOUR CONVENIENCE WE ACCEPT MOST MAJOR CREDIT CARDS WITH AN ADDITIONAL FEE OF 3.5% OF THE BALANCE DUE.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.


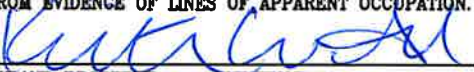
Notes:

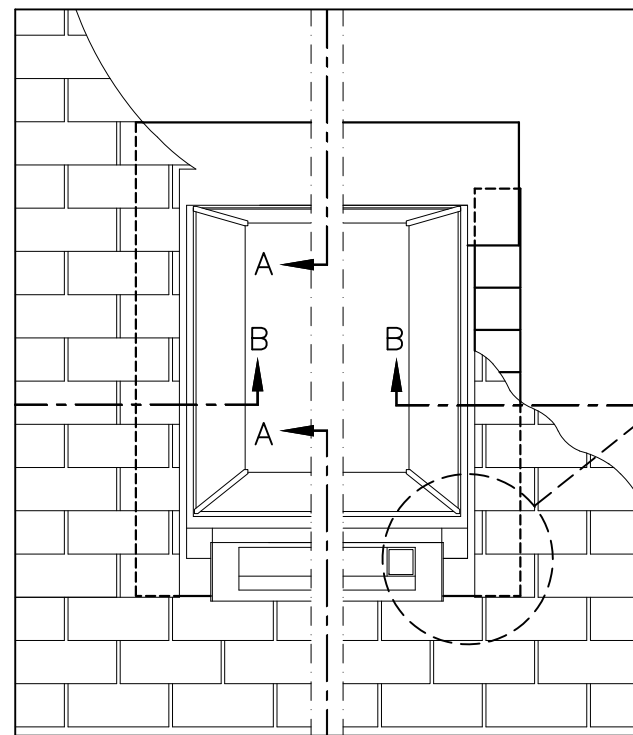
1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 4 feet.
2. Fences, if shown, have been located by approximate methods.



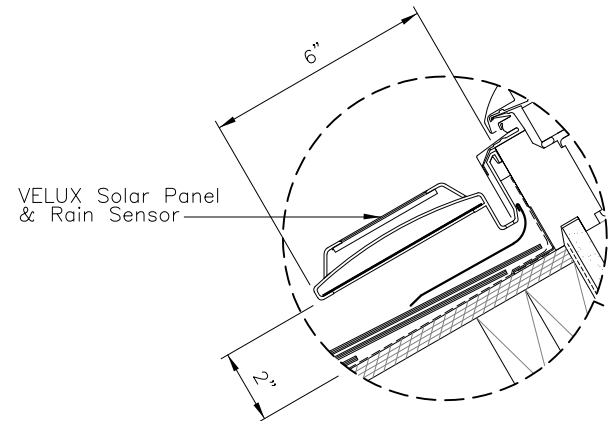
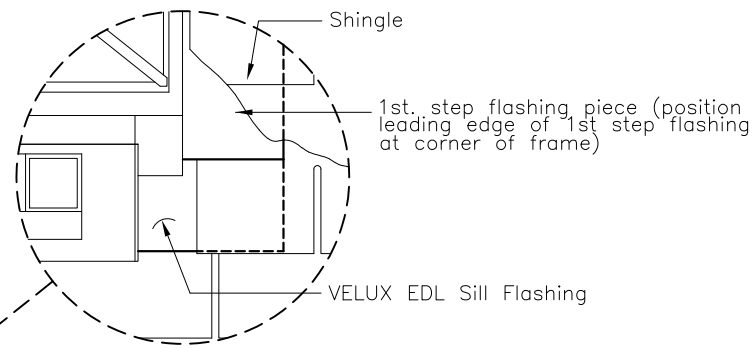
LOCATION DRAWING
Part of LOT 11, BLOCK 85
PETTY ESTATE
MONTGOMERY COUNTY, MARYLAND

CEDAR AVENUE
(40' R/W)

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100 Fax 301/948-1286 WWW.SNIDERSURVEYS.COM		
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	4		DATE OF LOCATIONS	SCALE:	1" = 20'
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592 Expires: 04-07-2023		PLAT NO.	391		WALL CHECK:	DRAWN BY:	D.M.L.
LIBER	6451	FOLIO	637	HSE. LOC.:	JOB NO.:	22-0227OHL	



ELEVATION

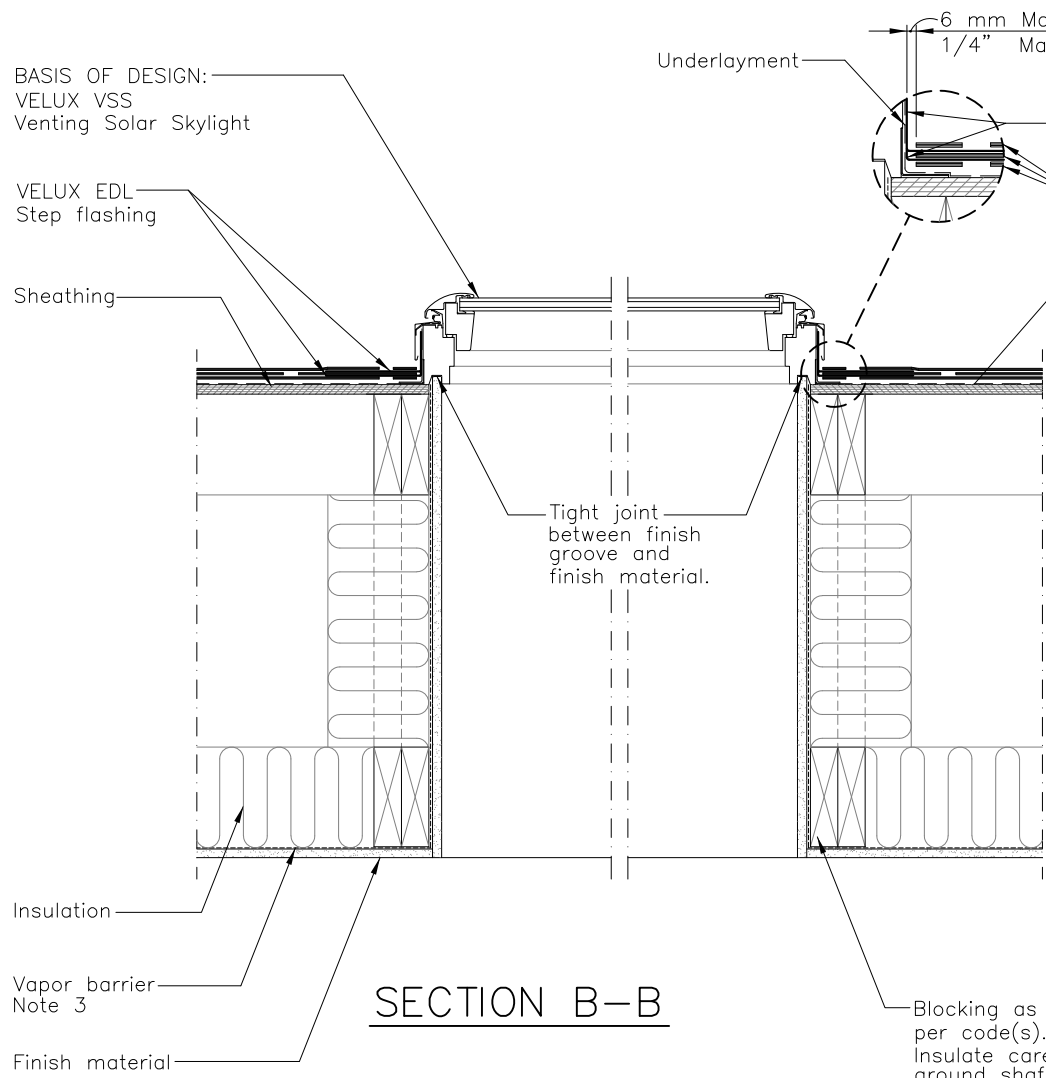


BASIS OF DESIGN:
VELUX VSS
Venting Solar Skylight

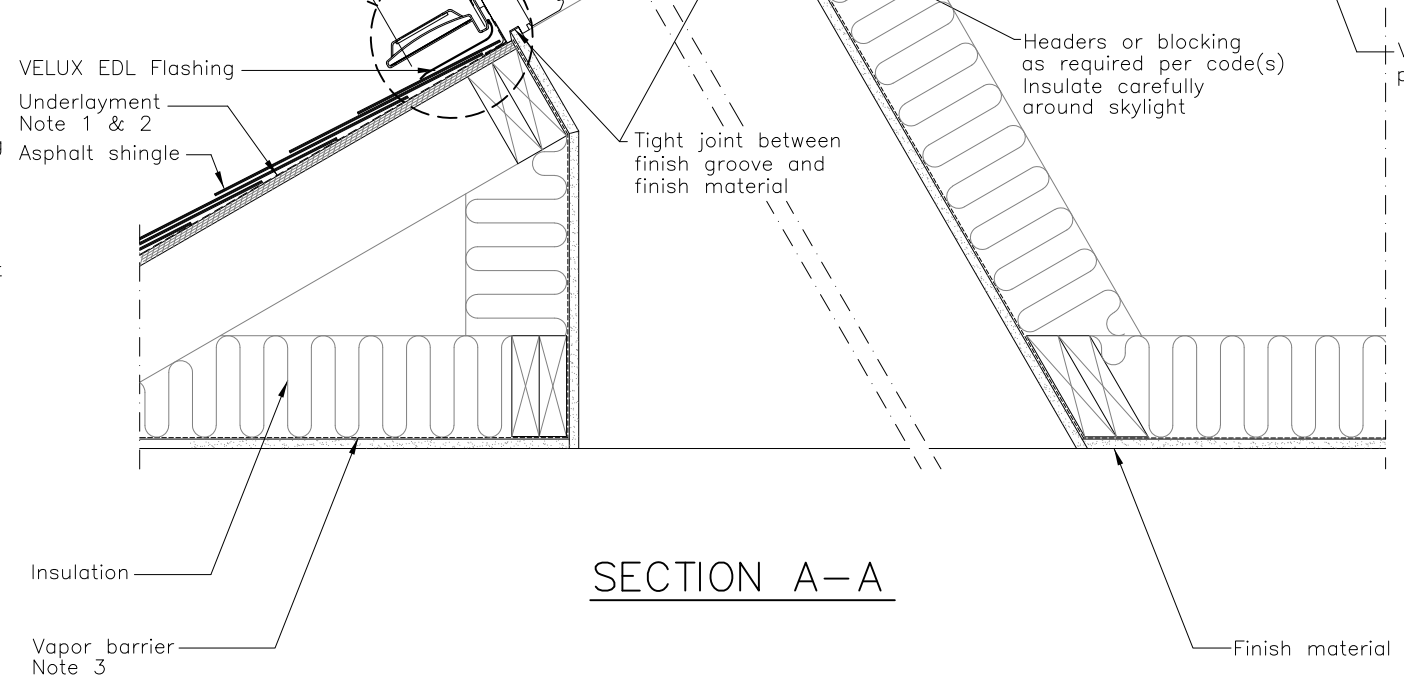
60-100 mm
2 3/8"-4"

9 1/4"

	VSS
	EDL
	Asphalt shingles
	Light shaft



SECTION B-B



SECTION A-A

GENERAL NOTES

1. Wrap frame in ZOZ 216 adhesive underlayment provided with VELUX flashing.
2. Underlayment to be folded up against all sides of skylight.
3. Vapor barrier should be used to avoid moisture.

VELUX Sky-Product Management	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com	Name	Date
	VSS-Residential/Commercial Roof Section (Light Shaft and Asphalt Shingles)	JDH	July 2020
		Checked by	WQ, JL July 2020
		Drawing No.	VSS-02-0720

This drawing is an instrument of service and is provided for informational use only.