

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7411 Baltimore Ave., Takoma Park	Meeting Date:	2/11/2026
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/4/2026
Applicant:	Isabelle and Andy Hasty (Paul Treseder, Architect)	Public Notice	1/28/2026
Review:	HAWP	Tax Credit:	No
Permit Number:	1145605	Staff:	Devon Murtha

PROPOSAL: Demolition of existing rear porch and sunroom, construction of new one-story rear addition, porch, deck, and basement egress alteration

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application, with final approval of all details delegated to Staff:

1. The applicant must submit comprehensive materials specifications prior to issuance of final approval documents, including specifications for all windows, trim elements, decking, and detailed specifications for the proposed fiber cement siding to specify exposure depth.



Figure 1: The subject property at 7411 Baltimore Avenue in the Takoma Park Historic District is indicated with a star. The red cross hatch is the district

PROPERTY DESCRIPTION

SIGNIFICANCE:	Contributing Resource within the Takoma Park Historic District
STYLE:	Bungalow
DATE:	c.1921-1933

The subject property is a Contributing Resource within the Takoma Park Historic District. It is one-story side-gabled house with clapboard siding and a prominent front pediment. It is a model of the Sears kit houses called the Crescent.



Figure 2: View of subject property from Baltimore Avenue.



Figure 3: View of the rear porch.

PROPOSAL

The applicant is proposing to demolish the existing one-story rear porch that measures 22' wide by 6' deep and construct:

- a one-story addition that measures 16' wide by approximately 12'6" deep with a second story-deck;
- an enclosed porch that measured 9' wide by 6' deep;
- a partially covered-porch and deck that measures 9' wide by 10' deep; and,
- a new basement egress.

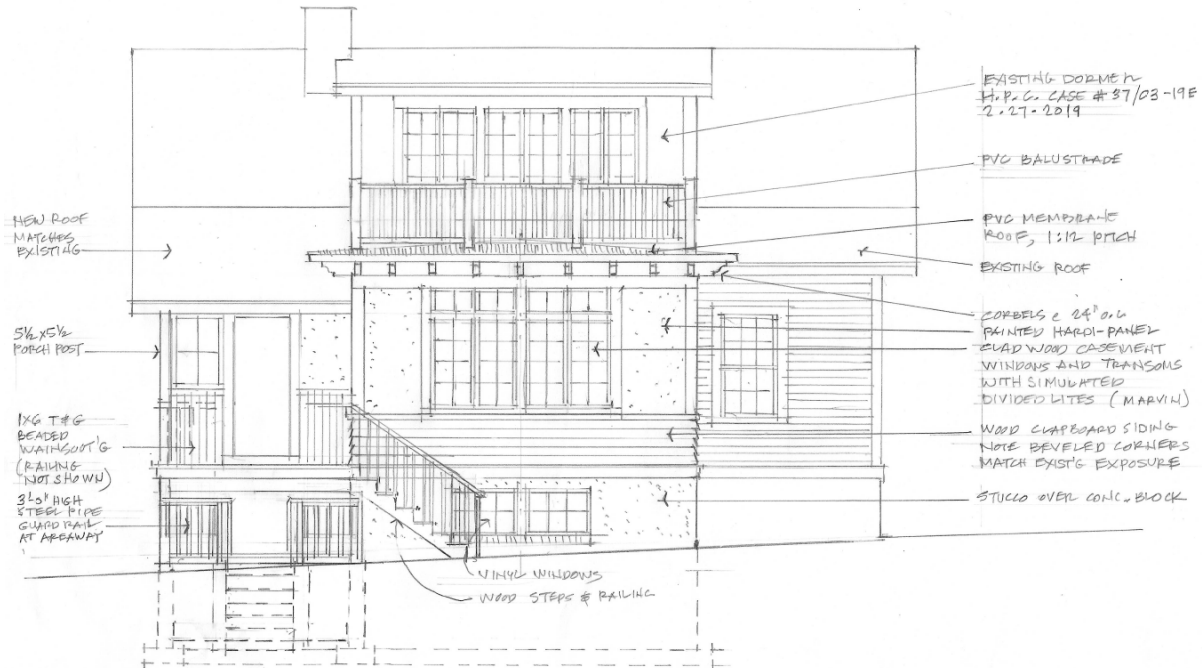


Figure 8: Proposed rear elevation.

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 *Montgomery County Code, 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

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.

Relevant factors to be considered in reviewing HAWPs on Contributing Resources include:

- all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required;
- minor alterations to areas that do not directly front on a public right-of-way -such as vents, metal stovepipes, air conditioners, fences, skylights, etc. -should be allowed as a matter of course;
- 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;
- 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
- second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- 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 from 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:

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

Staff is supportive of the proposal to remove the existing enclosed porch and construct a new rear addition and porch, finding it consistent with the *Guidelines* and Chapter 24A-8.

The Crescent was a popular model of prefabricated kit house sold by Sears, Roebucks, and Co. between 1921-1933. The *Guidelines* estimate that there are at least twenty-one kit houses in the Takoma Park Historic District, and at least fifteen different models. The subject property is one of two relatively intact example of the Crescent model. Alterations to the subject property have been largely concentrated to the rear, including the installation of a rear dormer in 2019.¹ Additionally, the windows were replaced in 2006.²



Figure 9: Sears, Roebuck, and Co. Catalogue advertising the Crescent model.

The existing rear porch is likely not original to the Sears house. Catalogue records from the company show

¹ See Staff Report at end of document.

² See the approval documents for window replacement here:

https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640009/Box071/37-03-06TT_Takoma%20Park%20Historic%20District_7411%20Baltimore%20Ave_09-13-2006.pdf.

two floor plan options for the model – one with a rear porch and one without. The existing layout and fenestration patterns of the house at 7411 Baltimore Avenue closely correlate to the option that did not include a porch (*Figure 10*) and are markedly different from the option that included a porch. The Sanborn Fire Insurance Map from 1927 (corrected 1963) depicts a full-width rear porch, which does not match the existing dimensions for the existing enclosed porch (*Figure 11*). Based on this information, Staff estimates that a full-width rear porch, and a small addition, were constructed onto the house after its initial construction, but prior to 1963. The porch was likely altered again prior to the designation of the Takoma Park Historic District in 1992. Staff find that the rear porch is neither original, nor character-defining, and per Chapter 24A-8 and *Standard 9*, its removal will not substantially alter the exterior features of an historic resource.

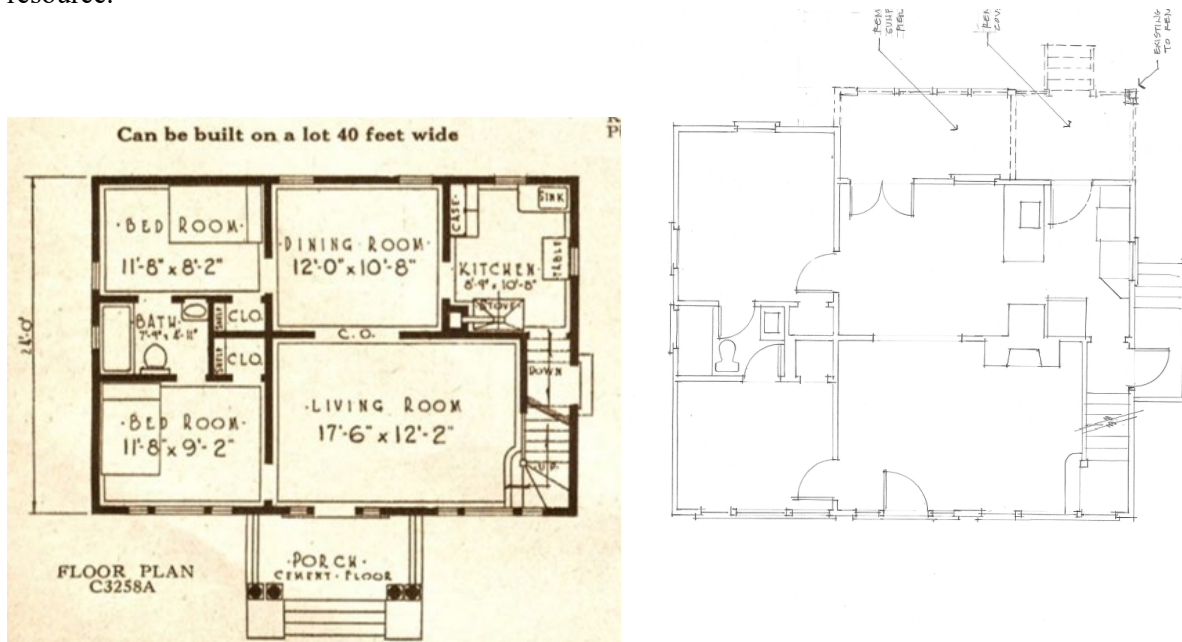


Figure 10: Typical Crescent model floorplan without porch (left) and floorplan of the subject property (right).

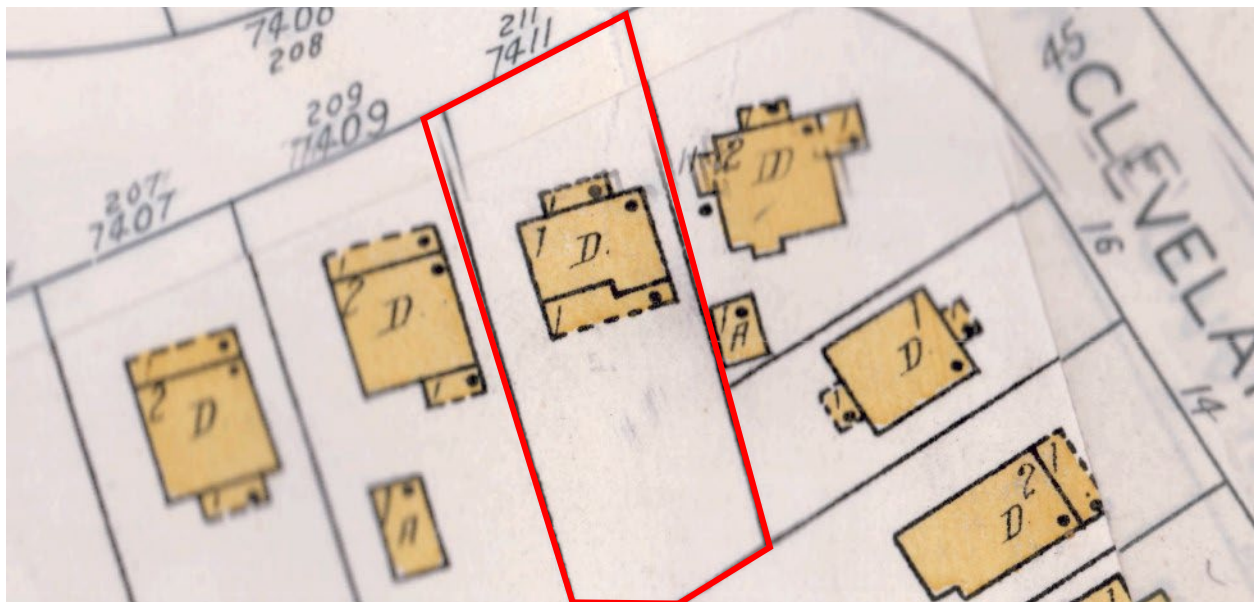


Figure 11: Sanborn map (1927-1963) showing full-length rear porch.

Staff is also supportive of the proposed addition, finding it in keeping with the overall style of the house.

Per the *Guidelines*, 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. Staff finds that the proposed addition will be located on the rear of the house and will be minimally visible from the right-of-way along Baltimore Avenue (*Figure 12*). Staff finds the overall massing of the addition to be subservient to the existing house, and generally appropriate in scale. The use of compatible substitute materials such as smooth fiber cement siding will differentiate the new construction from the old, per the *Standards*.



Figure 12: View of subject property along Baltimore Avenue.

Staff generally finds the proposed materials to be compatible with the resource and the district. The HPC has consistently determined that appropriately detailed fiber cement siding and clad windows are compatible materials for non-historic additions in the Takoma Park Historic District. Some of the proposed materials, such as the PVC trim and balustrades, are generally discouraged on alterations visible from the right-of-way; however, Staff finds that these will be minimally, or not at all, visible from the streetscape, and therefore will have no impact on the streetscape. Staff notes that complete materials specifications are required prior to issuance of approval documents. These specifications should include detailed window, siding, and trim specifications.

Staff finds that the proposed alterations to the basement and egress are appropriate, as they are not visible from the street and are generally below-grade.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application, with final approval of all details delegated to Staff:

1. The applicant must submit comprehensive materials specifications prior to issuance of final approval documents, including specifications for all windows, trim elements, decking, and detailed specifications for the proposed fiber cement siding to specify exposure depth.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and Chapter 24A-8(d) and the *Takoma Park Historic District* 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* #2, 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 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.

7411 Baltimore Avenue, Takoma park, Md.

Existing house and environmental setting

7411 Takoma is a category 2 resource on a street in Takoma park which has many historic houses, as well as some non-historic. Both of the adjacent houses are category 2 resources, while then confronting house is a recently built house in the four-square style. Baltimore Avenue is a relatively quiet street with sidewalks and trees on both sides, a classic Takoma Park setting.

The existing house is a Sears kit house, the "Crescent" model, which is in very good original shape. A rear dormer was added in 2019, under HPC #37/03-19E. This dormer is 16' wide and is inset 9' from each side, and is not readily visible from the street.

Proposed Project

The owners are proposing to remove an existing one story porch on the rear which is 22' wide and extends 6' to the rear, and replace it with a one story addition which is 16' wide and extends 9' to the rear. A new 9' wide x 6' deep enclosed porch is proposed to take the place of a section of the existing porch being removed on the right side, and a new 9'wide x 10' deep partially covered porch and deck is proposed beyond that. The new addition will have a basement below, with steps to access the rear yard. Excavation and grading will be carefully done, in coordination with the Takoma Park Arborist, to protect a nearby oak tree (see tree protection plan).

The windows, trim and siding of the addition are noted on the attached elevations. Materials have been chosen to harmonize with the finishes of the existing resource. The roof is low pitched, so that it does not block the dormer behind. Similar to the dormer, the addition is set in from each side of the existing house by 9', so that it will be minimally visible from the front. The roofline of the new porch will match that of the porch being removed.

For these reasons, we believe that this proposed work will be very compatible with the neighborhood and the scale of the streetscape.

STRUCTURAL NOTES

1. Footings and slabs are designed to bear on native soil with an allowable bearing pressure of 1500PSF.
2. Concrete for slabs and footings shall have a minimum compressive strength at 28 days of 3000 PSI. Install slabs over a 4" gravel base and a 10 mil poly vapor barrier. Gravel shall have a minimum size of 1/2".
3. Reinforcing steel shall be grade 60 (Fy = 60 ksi). Welded wire mesh shall conform to ASTM A185.
4. Minimum cover for reinforcement shall be 3" for footings, 1-1/2" for slabs.
6. Lumber:
 - A. Studs and joists are Douglas Fir #2 and better, Fb = 1250 psi minimum, Fy = 95psi minimum, and E = 1,700,00. All lumber in contact with concrete or within 8" of soil shall be pressure-treated.
 - B. LVL and PSL lumber shall have a minimum of Fb = 2850 psi, Fv = 285 psi, and E = 2,000,000.
 - C. Nail all multiple members together as per the manufacturer's recommendations and at a minimum use 2-10d nails at 6" o.c. staggered.
 - D. Provide bridging at the center of all joist spans over 8'-0". Provide solid blocking at all bearing points on top of walls and beams.
 - E. Exterior load bearing walls shall be 2x6 studs at 16" o.c. and interior load bearing walls shall be 2x4 studs at 16" o.c.. Walls shall have a double top plate and a single bottom plate of the same size. Provide blocking at the midpoint of walls exceeding 10' high.
 - F. Exterior wall sheathing is 7/16" APOA rated structural sheathing. Block all horizontal joints. Nail with 8d nails at 6" o.c. at the edges and 12" o.c. in the field.
 - G. Roof sheathing is 5/8" APA rated roof sheathing above with a panel index of 40/20.
 - I. Place a double stud below the bearing end of all beams, headers, and double joists. For all beams and headers with a span greater than 10' use a triple stud.
 - J. Wood headers shall be as noted on the plans or as follows:

Openings < 3'-0"	2-2x6
3'-0" < opening < 4'-6"	
4'-6" < opening < 6'-0"	2-2x10
6'-0" < opening < 8'-0"	2-1-3/4" x 9-1/4" LVL
8'-0" < opening < 12'-0"	2-1-3/4" x 11-7/8" LV
 - K. Fasteners: Nail all sheathing and framing members as noted above and as per table 602.3(1) of the IRC. All fasteners in contact with pressure treated wood shall be galvanized. All joists shall have Simpson hangers where applicable.

DESIGN DATA

Live Loads.

Floor: 40 PSF
Roof: 30 PSF

Dead Loads

Floor: 10PSF
Roof at flat ceilings: 6 PSF

Wind Design Data

Basic wind speed: 115 MPH
Wind design pressure: 13.5 PSF
Exposure factor: B (suburban setting, other 2 story houses nearby)
Importance factor: 1.0
Risk category: II

DRAINAGE & GRADING NOTES

- NEW ROOF AREA CREATED BY THIS WORK = 191 S.F
- NOTE NEW DOWNSPOUTS & DRAINAGE LOCATIONS ON SITE PLAN
- SOIL DISTURBANCE IN THIS WORK = 75 CU. YDS.
- ALL SOIL NOT REQUIRED FOR BACKFILL SHALL BE REMOVED FROM THE SITE. PROVIDE SEDIMENT CONTROL DEVICES AS REQUIRED BY MONTGOMERY COUNTY.

ENERGY NOTES

- The building thermal envelope and insulation levels are indicated on the building section, Sheet # A8. All exposed exterior walls, including basement walls, shall be fully insulated with spray foam, R=7 per inch, and sealed durably to limit infiltration. Sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be sealed, caulked, weather stripped, gasketed or otherwise sealed with an air barrier material:
 1. All joints, seams and penetrations
 2. Openings between window and door assemblies and their jabs and framing
 3. Utility penetrations
 4. Dropped ceilings or chases adjacent to the building envelope.
 5. Knee walls
 6. Behind tubs and showers on exterior walls
 7. Attic access openings
 8. Rim joist junctions
 9. Other sources of infiltration
- No recessed lighting will be in the building thermal envelope.
- The maximum weighted U value of the new vertical fenestration shall be 0.32, max. SHGC shall be 0.55
- The additional first floor area will be served by a mini split style heat pump, SEER = 18 minimum, and which will be sized based on building loads calculated in accordance with ACCA Manual-J.

INDEX TO DRAWINGS

- C-01 COVER SHEET, SITE PLAN, NOTES
- A-01 EXISTING CONDITIONS, DEMOLITION PLAN.
- A-02 EXISTING REAR & LEFT SIDE ELEVATIONS
- A-03 EXISTING FRONT & RIGHT SIDE ELEVATIONS
- A-04 NEW BASEMENT & FIRST FLOOR PLANS
- A-05 NEW REAR & LEFT SIDE ELEVATIONS
- A-06 NEW RIGHT SIDE ELEVATION
- A-07 BUILDING SECTION.
- S-01 FLOOR & ROOF FRAMING PLANS
- T-01 TREE PROTECTION PLAN.

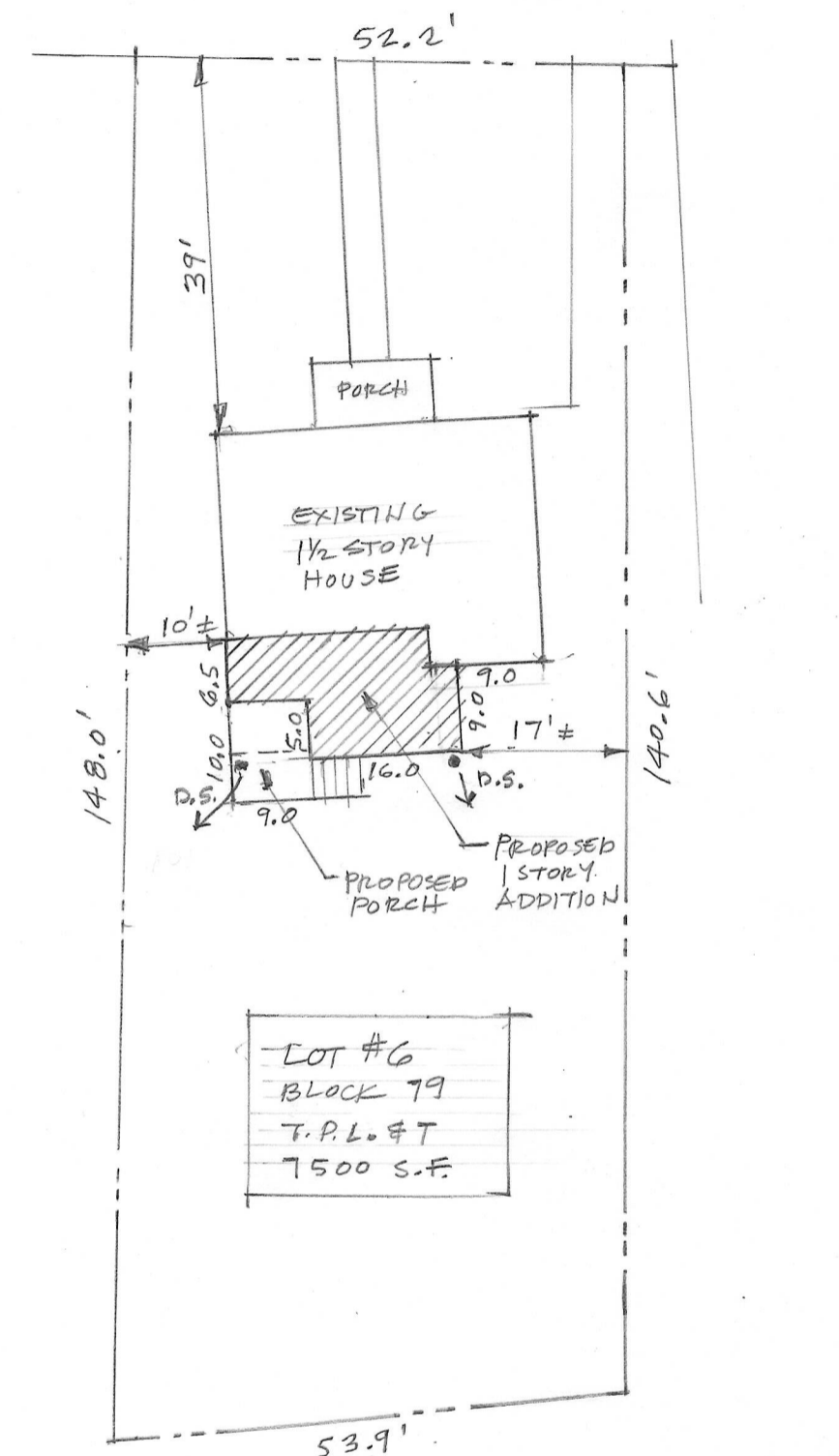
SCOPE OF THIS WORK

- REMOVE EXISTING REAR ADDITION AND PORCH
- BUILD NEW 1 STORY ADDITION AND PORCH OVER NEW BASEMENT.

CODE NOTE

ALL NEW WORK SHALL CONFORM TO THE I.R.C. AND THE I.E.E.C., 2021 EDITION, AS AMENDED BY MONTGOMERY COUNTY, MD.

BALTIMORE AVENUE



SITE PLAN
SCALE: 1" = 20'-0"

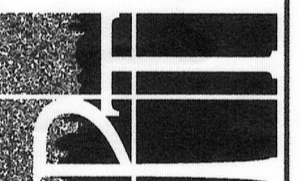
ZONING NOTES

ZONE: R-60
SETBACKS: SIDE, 7.0' REAR, 30.0'
EXISTING LOT COVERAGE: 1018.75 S.F.
COVERAGE BEING REMOVED: 156 S.F.
COVERAGE BEING ADDED: 288.5 S.F.
TOTAL PROPOSED LOT COVERAGE: 1151.25 S.F. = 15.35 S.F.

TREE NOTES

NO TREES ARE BEING REMOVED FOR THIS WORK. SEE TREE PROTECTION PLAN FOR EXISTING TREE LOCATIONS AND PROTECTION MEASURES.

ADDITION TO THE HASTY RESIDENCE
7411 BALTIMORE AVENUE
TAKOMA PARK, MARYLAND 20912



6320 Wisconsin Road
Bethesda, MD 20816
301-387-2190
Paul.Tresseder@verizon.net

Paul Tresseder
Architect

DATE 1-07-2026

SCALE

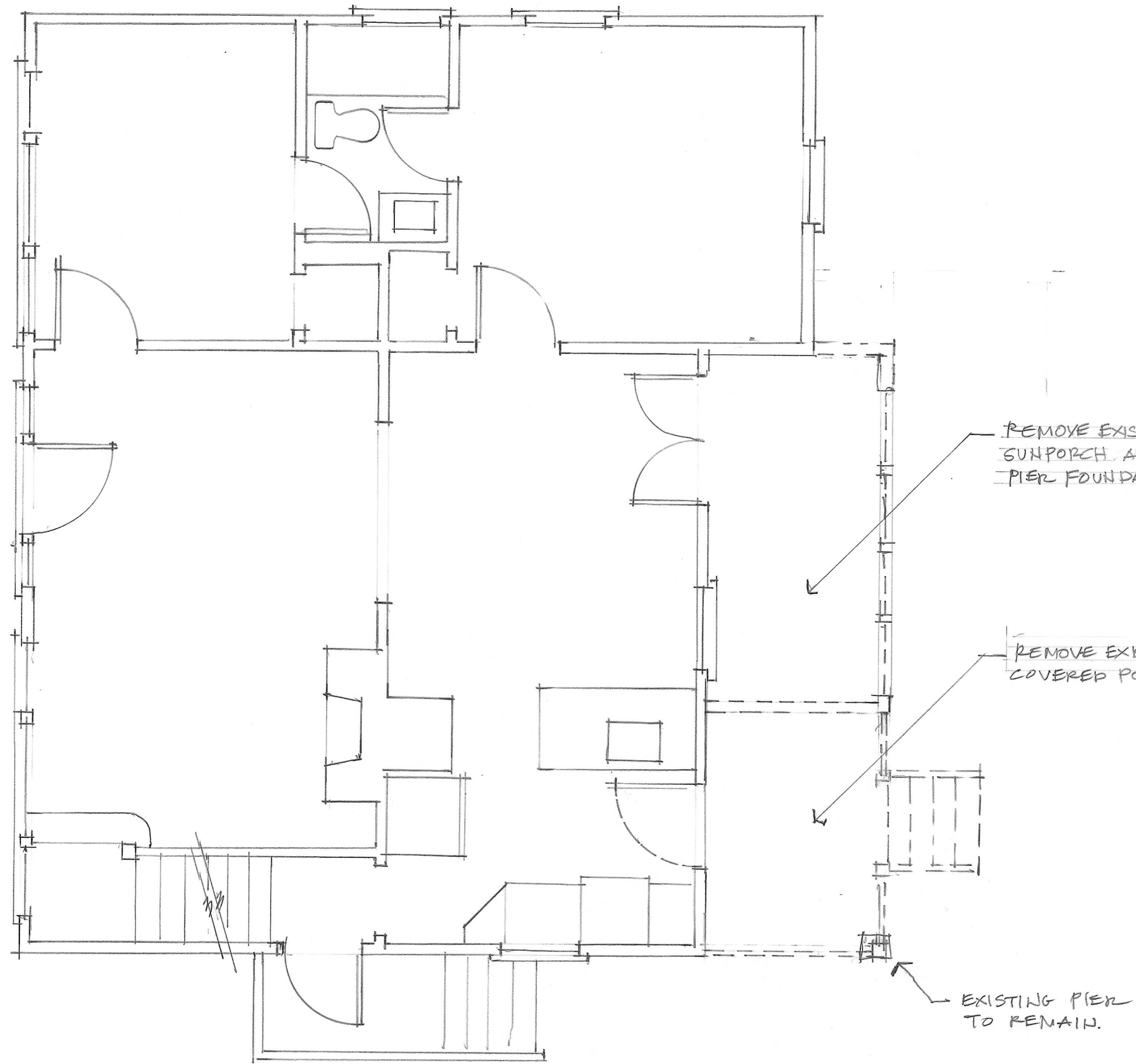
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SHEET

C-01

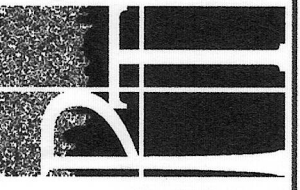
OF SHEETS



EXISTING FIRST FLOOR PLAN
AND DEMOLITION PLAN

- NOTES
1. SEE TREE PROTECTION PLAN FOR TREE PROTECTION DEVICES. ALL DEVICES SHALL BE INSTALLED BEFORE ANY DEMOLITION OCCURS.
 2. ALL DEMOLITION AND CONSTRUCTION STAGING SHALL OCCUR ON THE EXISTING PAVED AREAS.

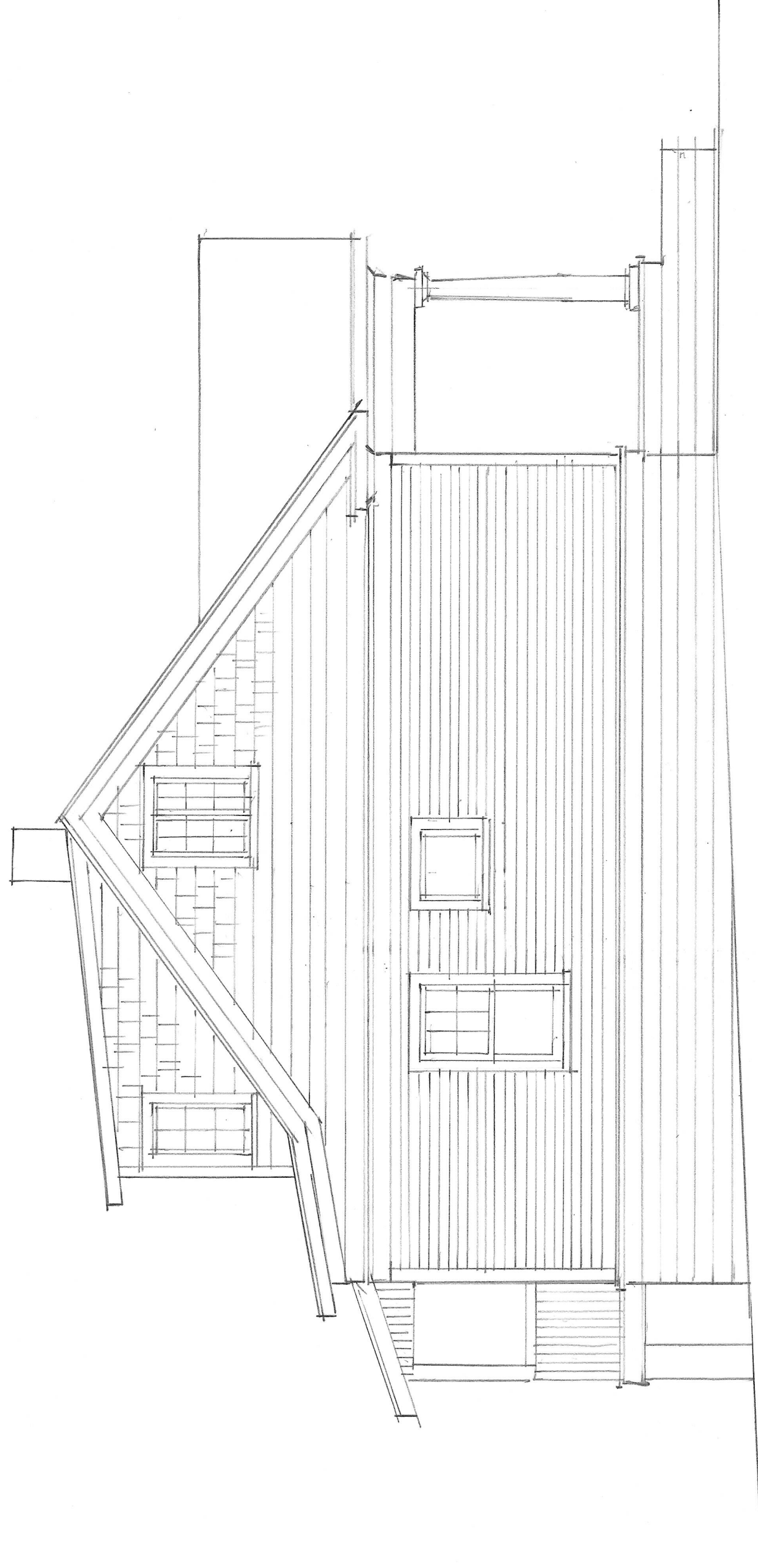
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7411 BALTIMORE AVENUE
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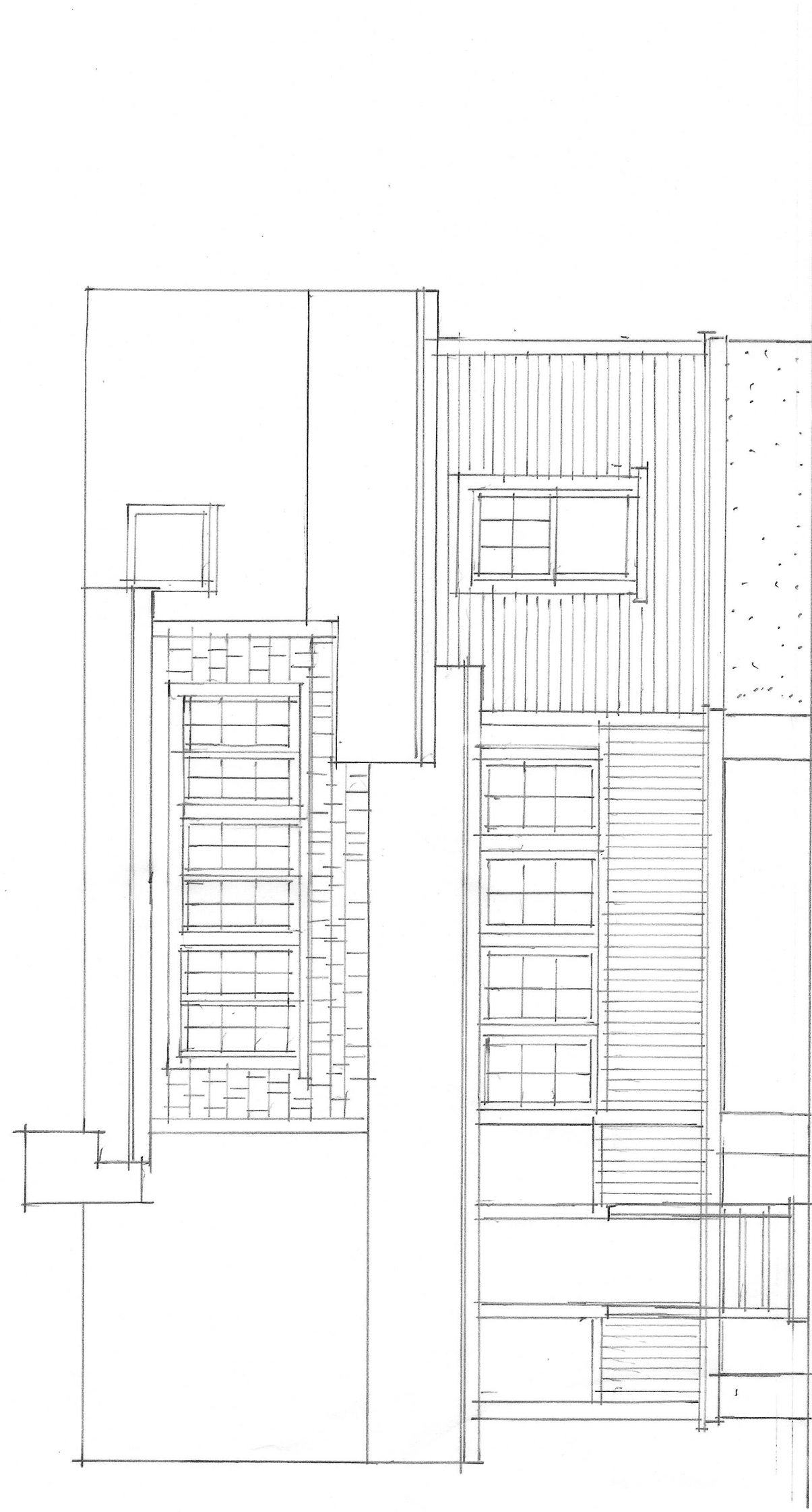
6320 Wiccasset Road
Bethesda, MD 20816
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Paul Tresseder
Architect

DATE	1.07.2026
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OF SHEETS	

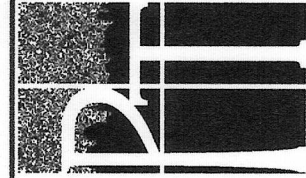


EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION

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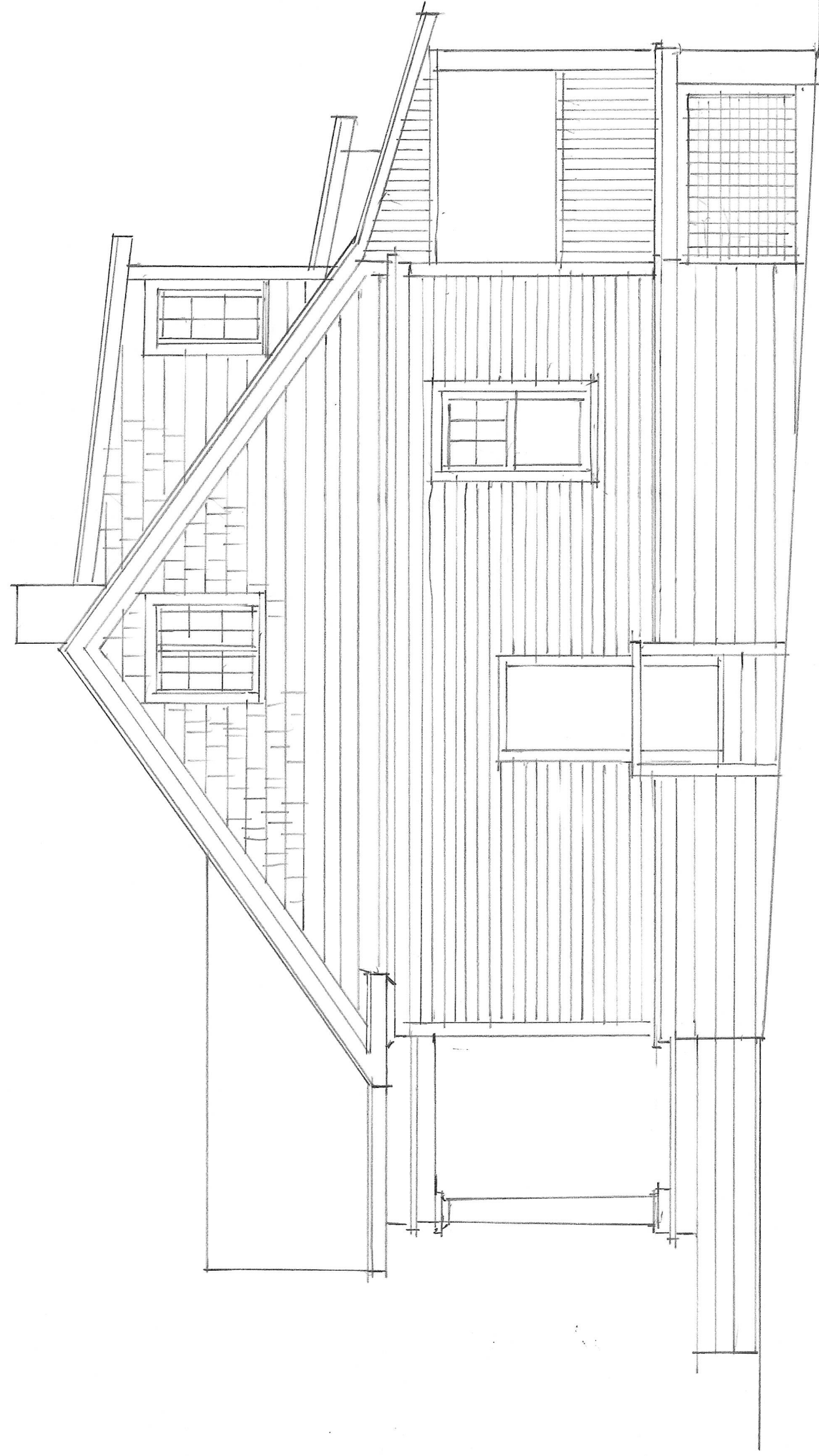
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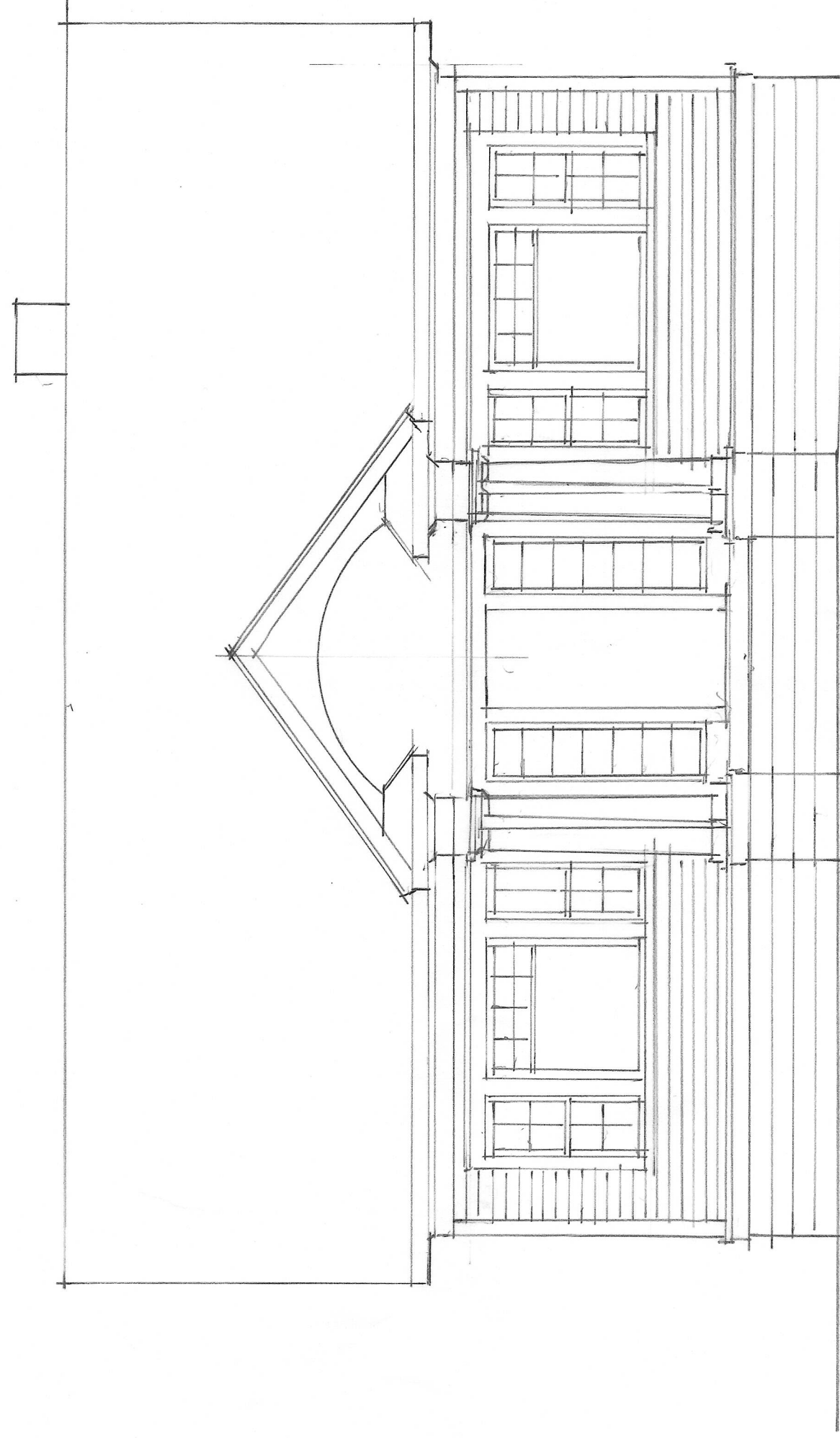
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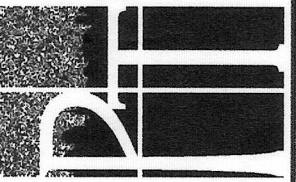


EXISTING RIGHT SIDE ELEVATION



EXISTING FRONT ELEVATION.

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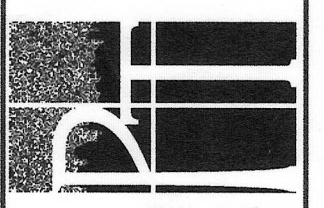


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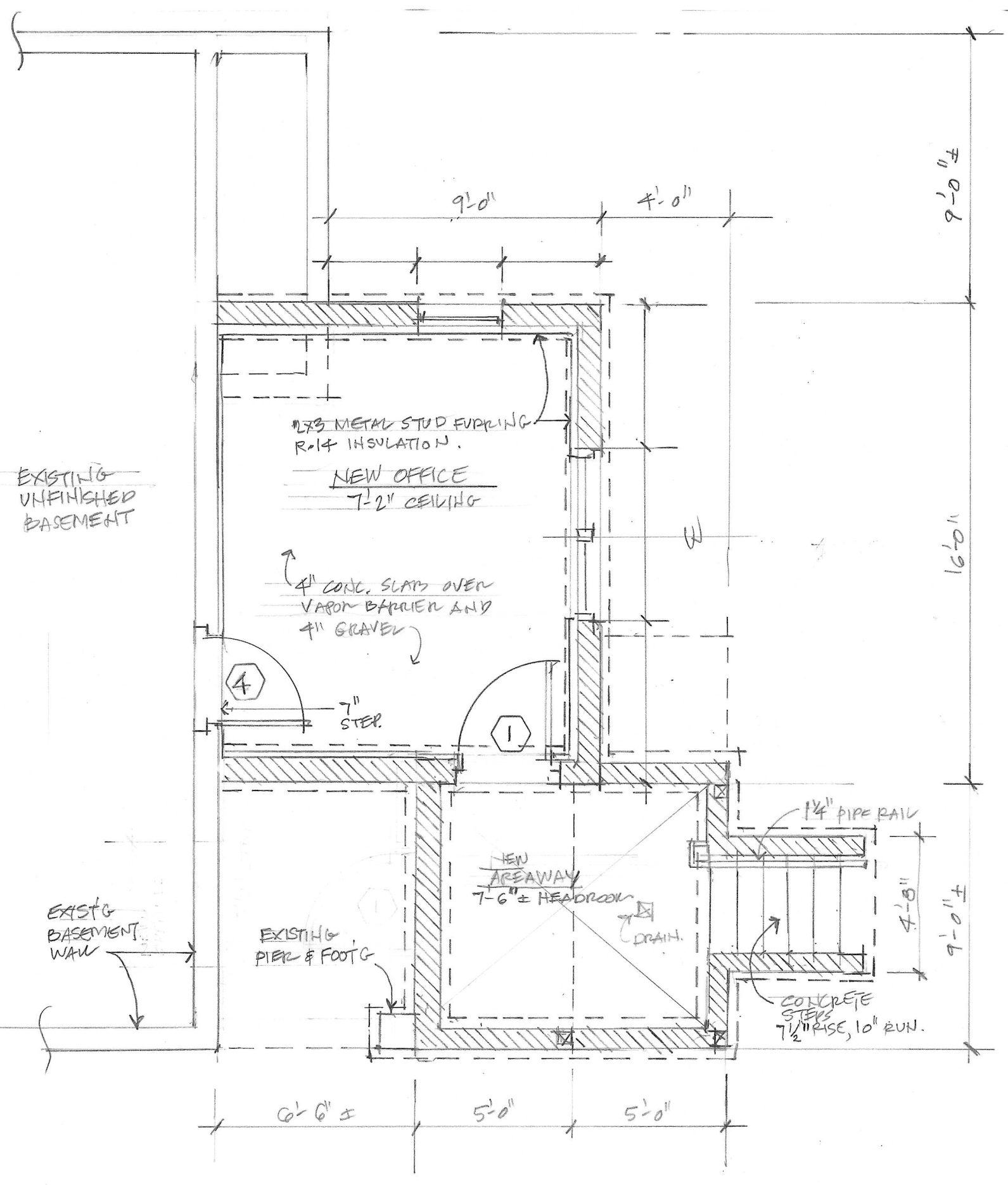
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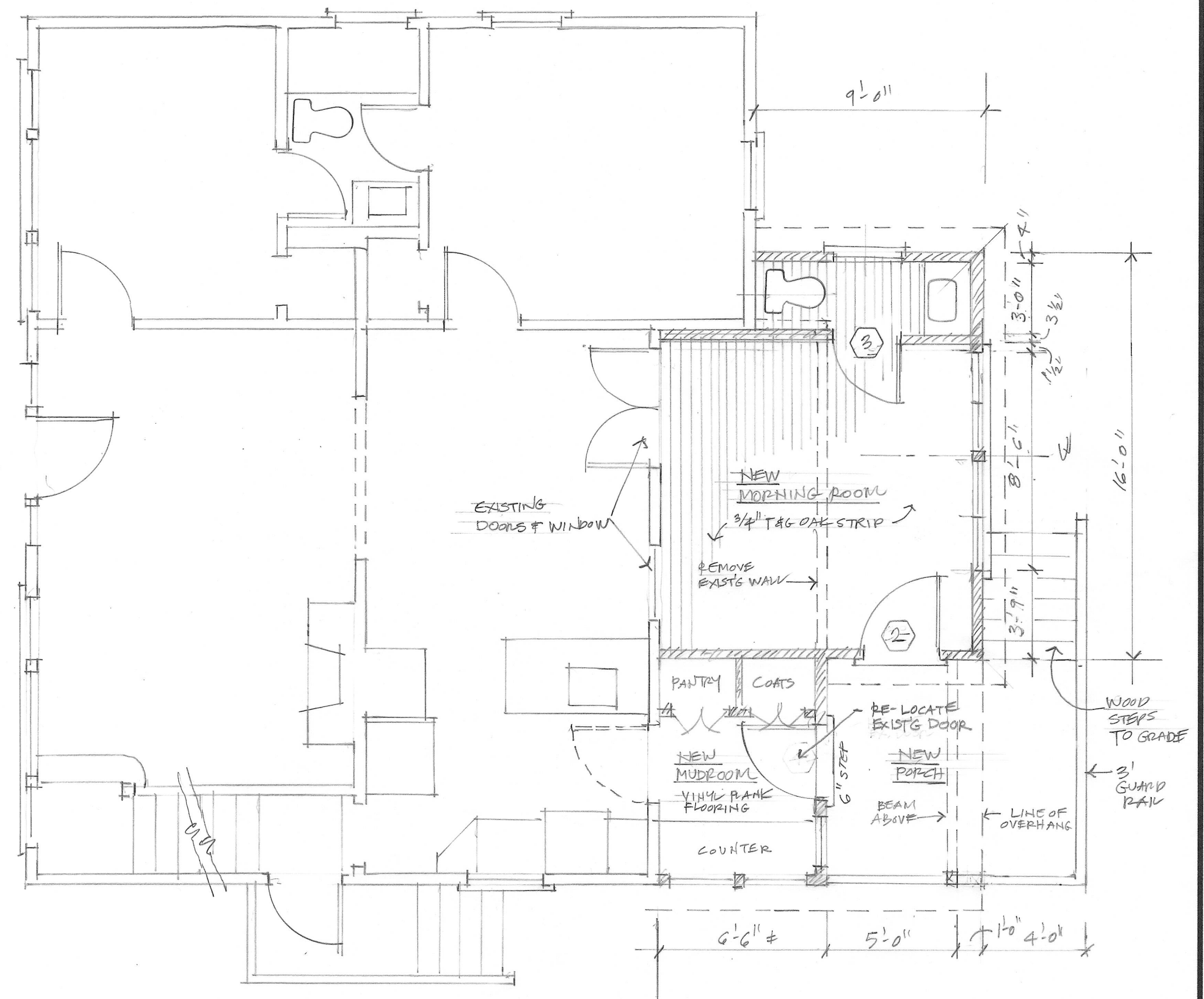


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Paul Treseder
 Architect



BASEMENT PLAN
AND FOUNDATION PLAN



EXISTING - NO NEW WORK * PROPOSED ADDITION

1ST FLOOR PLAN

REF NORTH

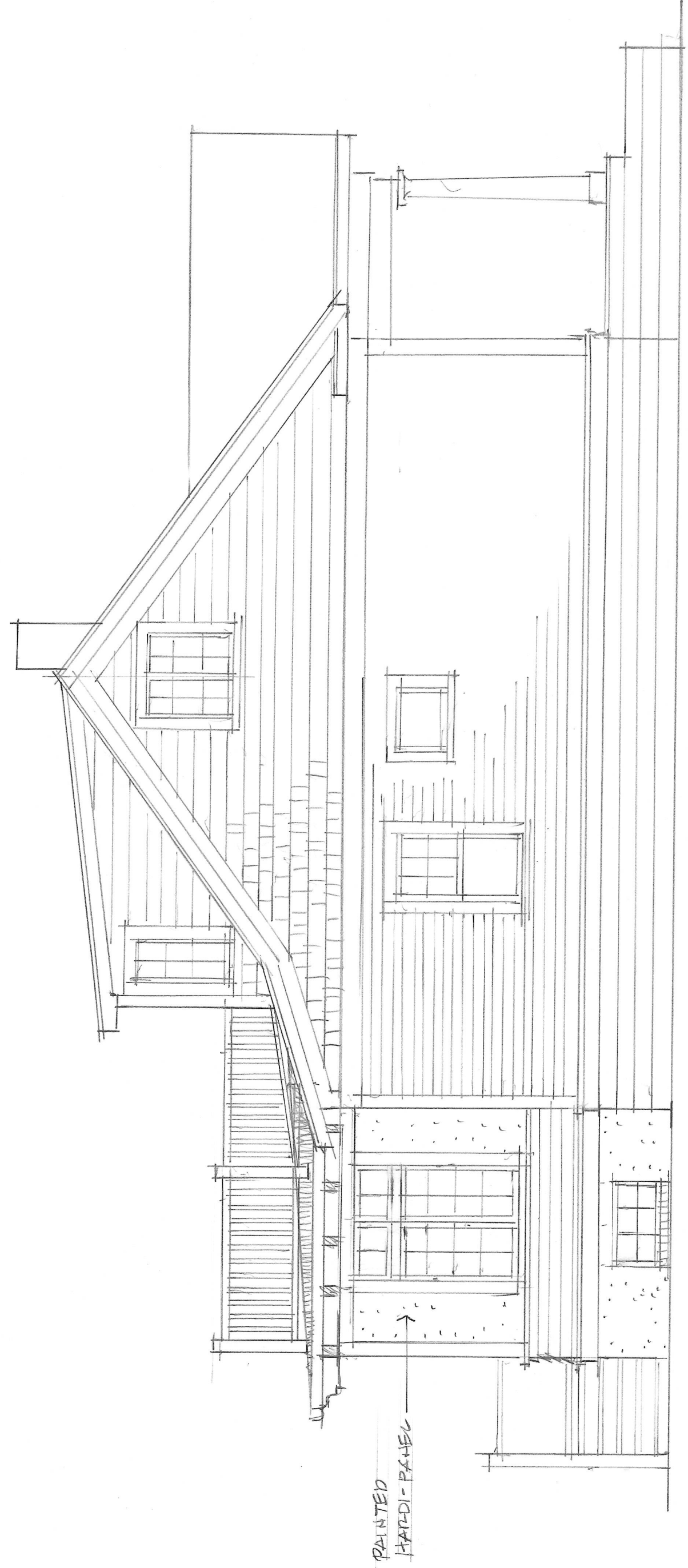
DOOR SCHEDULE

SYMBOL	SIZE	TYPE
1	3'-0" x 6'-8" x 1 3/4"	FIBERGLAS
2	3'-0" x 7'-0" x 1 3/4"	FIBERGLAS & GLASS
3	2'-6" x 6'-8" x 1 3/8"	4 PANEL FIR
4	3'-0" x 6'-8" x 1 3/4"	SOLID CORE FLUSH

KEY TO SYMBOLS

	NEW 2x4 STUD WALLS
	EXIST'G 2x4 STUD WALLS
	NEW 8" MASONRY WALL
	EXIST'G 8" MASONRY WALL

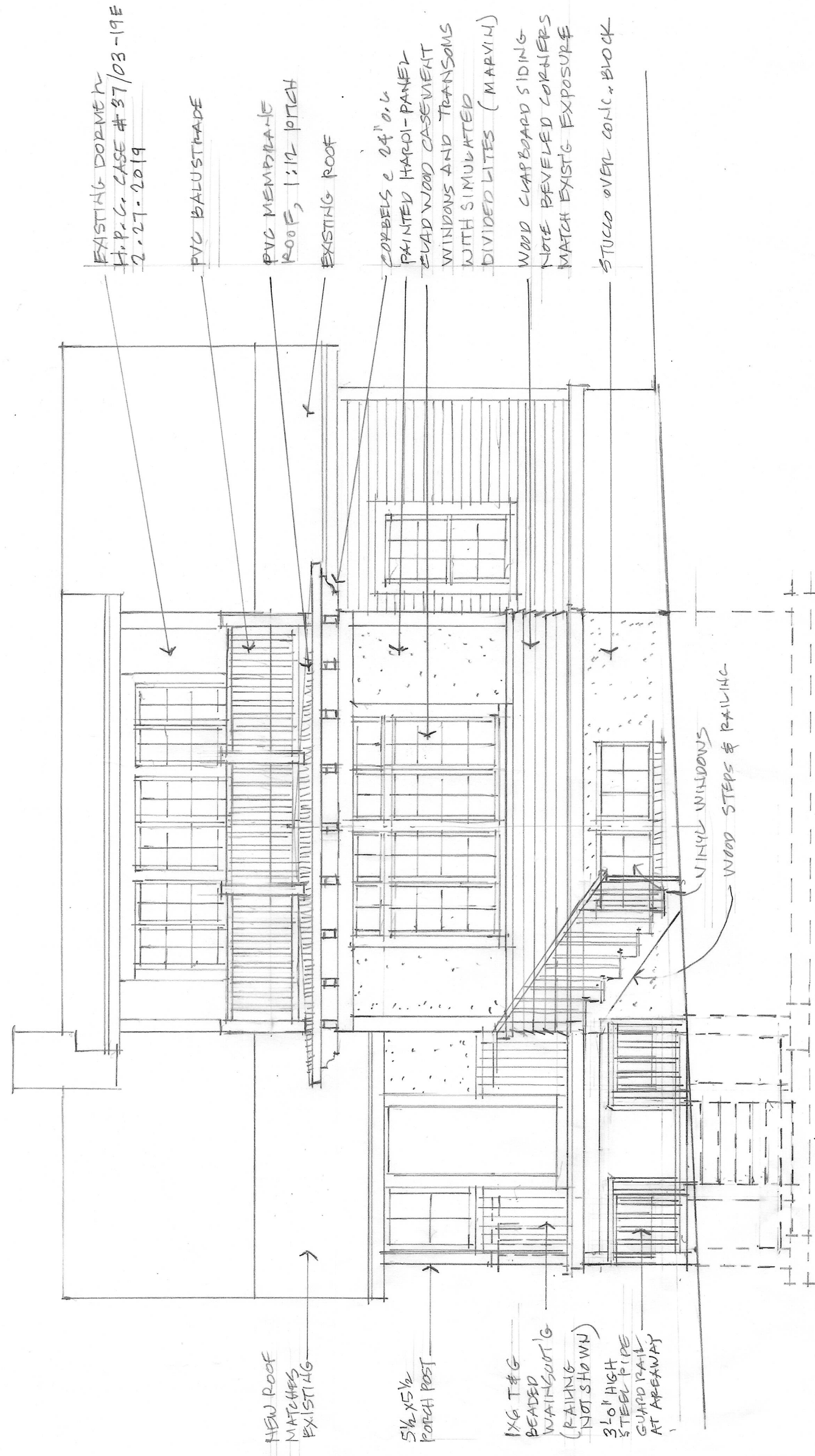
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LEFT SIDE ELEVATION (NORTH)

PROPOSED * EXISTING

PAINTED HARDI-PANEL



REAR ELEVATION (EAST)

EXISTING DORMER H.P.C. CASE # 37/03-19E 2.27.2019

PVC BALUSTRADE

PVC MEMBRANE ROOF, 1:12 PITCH

EXISTING ROOF

CORBELS c. 24" o.c.

PAINTED HARDI-PANEL CLAD WOOD CASEMENT WINDOWS AND TRANSOMS WITH SIMULATED DIVIDED LITES (MARVIN)

WOOD CLAPBOARD SIDING NOTE REVELED CORNERS MATCH EXISTG. EXPOSURE

STUCCO OVER CONC. BLOCK

VINYL WINDOWS WOOD STEPS & RAILING

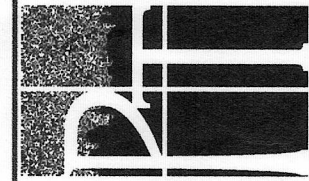
NEW ROOF MATCHES EXISTING

5/8" x 5/8" PORCH POST

1X6 T&G BEADED WAINSCOTING (RAILING NOT SHOWN)

3'-0" HIGH STEEL PIPE GUARD RAIL AT ARCADE

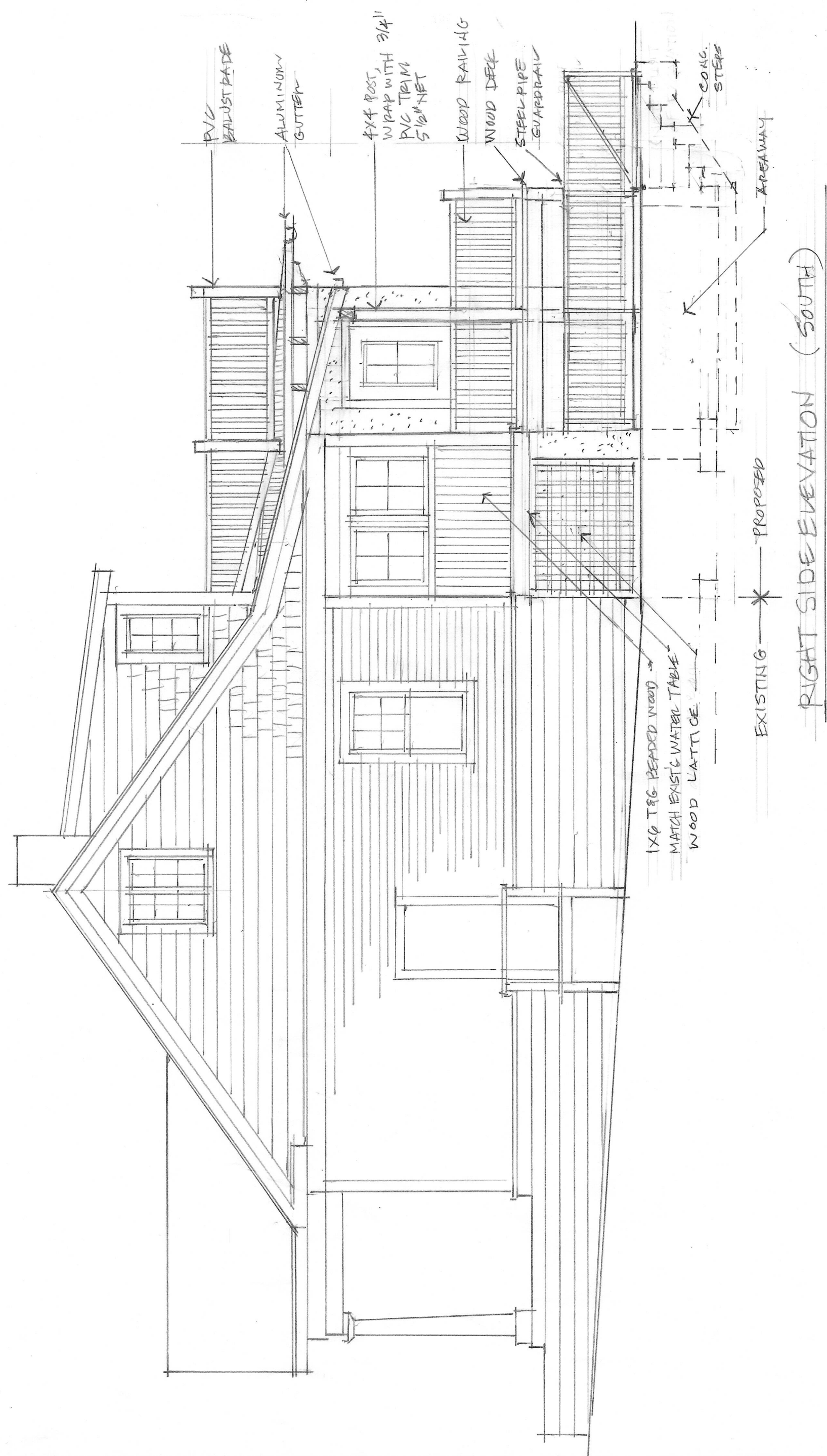
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JOB HASTY
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A-05
OF SHEETS



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301-367-2190
Paul.Treseder@verizon.net

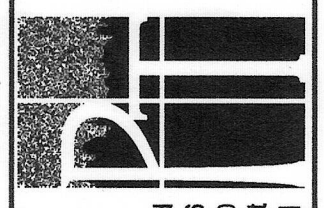
Paul Treseder
Architect

ADDITION TO THE HASTY RESIDENCE
7411 BALTIMORE AVENUE
TAKOMA PARK, MARYLAND 20912



EXISTING * PROPOSED
RIGHT SIDE ELEVATION (SOUTH)

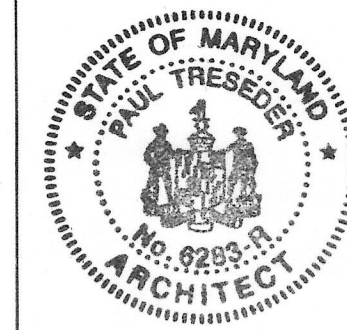
DATE	1.07.2026
SCALE	1/4" = 1'-0"
DRAWN	PT.
JOB	HASTY
SHEET	A-06
OF	SHEETS



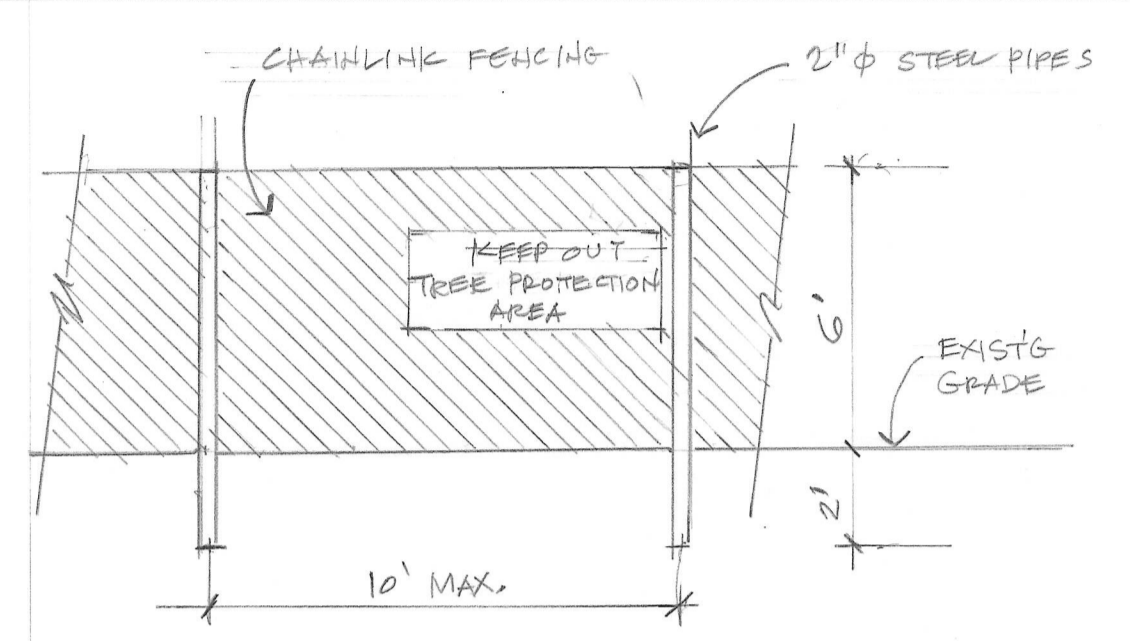
6320 Wiscasset Road
Bethesda, MD 20816
301-367-2190
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Paul Tresseder
Architect

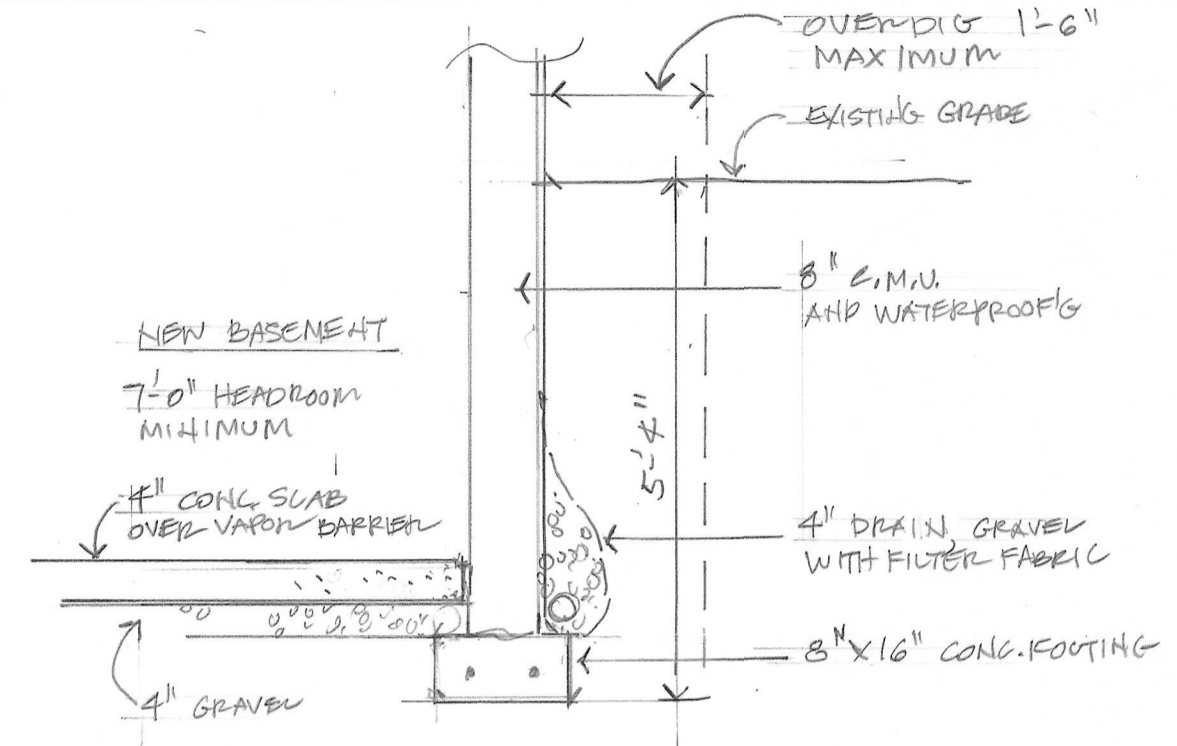
ADDITION TO THE HASTY RESIDENCE
7411 BALTIMORE AVENUE
TAKOMA PARK, MARYLAND 20912



TREE PROTECTION FENCE DETAIL Scale: 1/4" = 1'-0"



TYPICAL FOUNDATION DETAIL Scale: 1/2" = 1'-0"



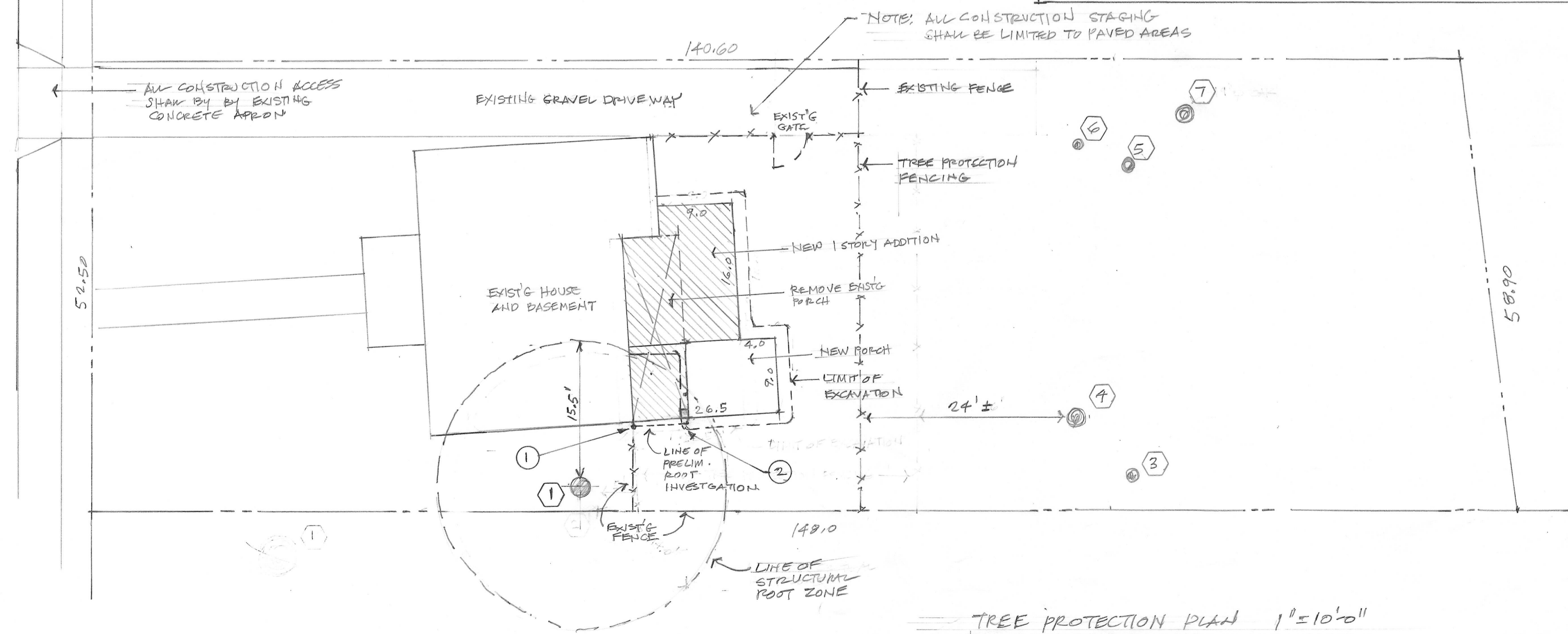
TREE SCHEDULE

DIAMETER @ 4.2"	TYPE	AREA OF STRUCTURAL ROOT ZONE AFFECTED BY THE WORK
1 31"	OAK	10 SF - SEE PLAN
2 NOT USED	SALIX	50 SF
3 8"	HOLLY	NONE
4 20"	OAK	NONE
5 10"		NONE
6 8"		NONE
7 19"	OAK	NONE

TREE PROTECTION GENERAL NOTES

1. PROVIDE ROOT PROTECTION AT ALL CRITICAL ROOT ZONES THAT ARE NOT WITHIN THE PROTECTED AREA WITH 6" MULCH AND PLYWOOD
2. HAND EXCAVATE IN AREA WITHIN STRUCTURAL ROOT ZONE FOR TREE #1
3. ALL OTHER EXCAVATION SHALL BE BY MINI-EXCAVATOR.

BALTIMORE AVENUE



TREE PROTECTION PLAN 1" = 10'-0"

- KEYED NOTES
- 1 CLUSTER OF 3 - 6" ϕ # POTS - DO NOT CUT
 - 2 3 SMALL POTS, 1.2" ϕ 1.8" ϕ , 2.2" ϕ MAY BE CUT.

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6320 Miscoaset Road
Bethesda, MD, 20816
301-367-2190
Paul.Tresseder@verizon.net

Paul Tresseder
Architect

DATE	1.07.2020
SCALE	1" = 10'-0"
DRAWN	P.T.
JOB	HASTY
SHEET	T.01
OF	SHEETS



7411



7411











Materials list for 7411 Baltimore Avenue, Takoma Park

1. Siding in areas indicated on the elevations is beveled wood clapboard with mitered corners, exposure approx. 4" (match existing house). Paint to match the house.
2. Elsewhere, in areas shown, the siding is smooth Hardipanel, painted.
3. At the porch the siding and ceiling is 1 x 4 T&G beaded pine, painted.
4. Trim at corners, water table, cornice and windows is painted PVC, Azek or similar. Corbels may be fabricated from solid Fir or Pine.
5. Windows are wood with aluminum cladding, with insulating glass and simulated divided lites, Marvin or similar. The windows in the basement, near the ground, are solid vinyl.
6. Roof at flat roof areas is EPDM membrane. At sloped areas the roof is composition shingles to match the existing house roof. Gutters are ogee style aluminum.
7. The foundation is smooth cement plaster over CMU, painted to match the existing house foundation.
8. The deck railing is the INTEX PVC system, Dartmouth design. (This design closely matches a traditional wooden railing).



7411



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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7411 Baltimore Ave.	Meeting Date:	2/27/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/20/2019
Applicant:	Isabelle Hasty (Paul Treseder, Architect)	Public Notice:	2/14/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19E	Staff:	Dan Bruechert
Proposal:	Dormer and Skylight Installation, New A/C Compressor		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c.1921-1933

The subject property is a Sears kit house: The Crescent. It is a one-story, side gable house with clapboard siding and a prominent front pediment. The house appears to retain a significant level of historic integrity.



TO THE folks who like a touch of individuality with good taste the Crescent bungalow makes a special appeal. The front door, side lights, and windows have been admirably selected. Seldom, indeed, do you find a more inviting front porch, hood supported by graceful columns, and entrance than we provide for this house. Your choice of two floor plans as shown.

The Living Room measures 20 feet 3 inches by 12 feet 3 inches in C3259A, and 17 feet 6 inches by 12 feet 2 inches in C3258A. Plenty of space for a piano and furniture. The open stairway presents a beautiful effect, and there is a door at the top to prevent drafts from the attic.

The Dining Room. The large living room and the dining room are connected by means of a wide casual opening. Floor area of dining room, 12 feet 10 inches by 12 feet 3 inches in C3259A, and 12 feet by 10 feet 8 inches in C3258A.

The Kitchen. Very handy is the swinging door that connects the dining room and the kitchen. The kitchen is equipped with a built-in cupboard, has space for the sink, range, table and chair. Door leads to rear porch, stairs to grade, and basement in C3259A, and to side entry and basement in C3258A.

Can be built on a lot 60 feet wide



FLOOR PLAN C3258A

Honor Bill

The Crescent

\$1,690.00 C3258A "Already Cut" and Fitted

2,195.00 C3259A "Already Cut" and Fitted

The Bedrooms. Either floor plan has two bedrooms with clothes closets, and a bathroom convenient to either bedroom. All bedrooms are well lighted and aired.

The Basement. Room for furnace, laundry and storage.

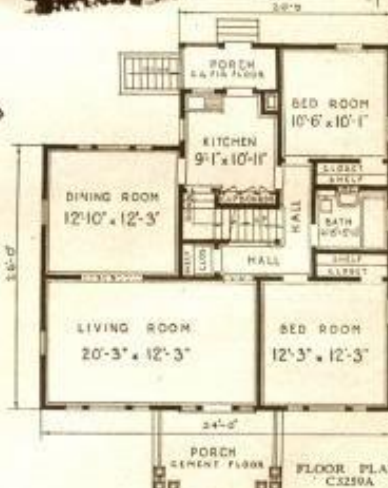
Height of Ceilings. Main floor, 9 feet from floor to ceiling for C3259A, 8 feet 6 inches for C3258A. Basement, 7 feet from floor to joists.

What Our Price Includes

At the price quoted we will furnish all the material to build this five-room bungalow, consisting of:

- Lumber: Lath;
- Roofing: Oriental Slate Surface Shingles, 17-Year Guarantee;
- Siding: 1x6-inch Clear Cypress or Red Cedar, Best Grade Clear Red Cedar Shingles for Gables;
- Framing Lumber, No. 1 Quality Yellow Pine;
- Flooring: 1/2x2 1/2-inch Clear Oak, Living Room, Dining Room and Hall; 3/4x2 1/2-inch Clear Maple, Kitchen and Bathroom; 1/2x2 1/4-inch Clear Yellow Pine for balance of rooms;
- Porch Ceiling, Clear Yellow Pine;
- Finishing Lumber; High Grade Millwork; (see pages 104 and 105);
- Interior Doors, Two-Cross Panel Design of White Pine with Fir Panels;
- Trim, Buck Band Style of Beautiful Grain Yellow Pine;
- Windows, California Clear White Pine;
- Medicine Case;
- Kitchen Cupboard;
- Leaves Trough and Down Spout;
- Heavy Water-Proof Building Paper; Sash Weights;
- Narcissus Design Hardware; (see page 116);
- Paint for Three Coats Outside Trim and Siding; Stain for One Dip Coat for Shingles on Gable Walls;
- Shellac and Two Coats of Varnish for Interior Trim and Doors;
- Wood Floor and Two Coats of Varnish for Oak Floors;
- Two Coats of Varnish for Maple and Yellow Pine Floors;
- Complete Plans and Specifications.

We guarantee enough material to build this house. Price does not include cement, brick or plaster. See description of "Honor Bill" Houses on pages 12 and 13. For prices of Plumbing, Heating, Wiring, Electric Fixtures and Shades see pages 124 and 135. For Garages see pages 106, 107 and 127 to 132.



OPTIONS

- 4-in-1 Style Oriental Asphalt Slate Surface Strip Shingles, guaranteed for twenty years, instead of Oriental Asphalt Shingles for over \$1.00 less for C3258A and \$9.00 less for C3259A.
- Furnished with two rooms in attic, \$200.00 extra, for C3258A or C3259A.
- Sheet Plaster and Master Finish, to take the place of wood lath, for C3258A, \$95.00 extra; with attic, \$144.00 extra; for C3259A, \$128.00 extra; with attic, \$168.00 extra. See page 133.
- Stove Doors and Windows, for C3258A, \$43.00; with attic, \$51.00 extra; for C3259A, \$54.00; with attic, \$64.00 extra.
- Screen Doors and Windows, galvanized wire, for C3258A, \$28.00; with attic, \$35.00 extra; for C3259A, \$38.00; with attic, \$47.00 extra.
- Oak Doors and Trim, for living room and dining room, and Oak Stairs for C3258A, \$161.00 extra. Oak Doors and Trim, for living room, dining room and stairs for C3259A, \$109.00 extra.



ATTIC FLOOR PLAN C3259A See Options.

For Our Easy Payment Plan See Page 140—For Our Information Blank See Page 137

Figure 1: Original advertisement for "the Crescent Home." Note the optional attic floorplan in the lower right corner.



Figure 2: Views of 7411 Baltimore Ave. are limited by the narrow side setbacks on either side of the house.

PROPOSAL

The applicant proposes to construct a shed dormer in the rear based on the option shown in the original advertisement (fig. 1, above) and to install a skylight on the rear roof slope. A new A/C compressor is also proposed to be installed to the rear of the existing compressor on the south (right) side of the house.

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,

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited,

While additions should be compatible, they are not required to be replicative of earlier architectural styles,

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

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition,

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course,

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

(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

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.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
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 applicant proposes to construct a new 16' (sixteen foot) wide dormer in the rear roof slope and to install a skylight on the existing rear roof slope. Staff finds that these new features are architecturally compatible with the historic resource; additionally, they will only be minimally visible from the public right-of-way. Staff supports approval.

A/C Compressor

The applicant proposes to install a new A/C compressor in the rear of the property adjacent to the existing unit. The new unit will be a Mitsubishi mini split-unit. The small size of this unit will not be visible from the public right-of-way and will not impact the historic character of the building. Staff recommends approval of this element.

Skylight

The proposed skylight will be installed on the rear of the existing roof, inset by approximately 7' (seven feet). This feature will not be visible from the public right-of-way, and per the *Design Guidelines*, the skylight should be approved as a matter of course. Staff finds that this will not impact the visual character of the property and recommends approval under the *Design Guidelines* and Chapter 24A-8(b)(1) and (2).

Rear Dormer

The rear roof slope is currently unadorned. In addition to the small skylight, the applicant

proposes to construct a new shed dormer. The dormer will be 16' (sixteen feet) wide inset by 9' (nine feet) on each side. The dormer will be clad in shingles that match the siding in the gables. There will be Marvin "Ultimate" series, wood casement windows, arranged in pairs, that are based on windows in the 2nd floor gables. The narrow-sloped roof of the new dormer will be a bituminous "torch down" membrane roof.

There is a historical precedent for the "Crescent" to have a rear dormer. The advertisement for the house design (fig. 1) shows an optional 2nd floor configuration with two rooms could have been purchased for an additional \$300.00. The size of the optional rear dormer appears to be consistent with what is currently being proposed. While the design of the dormer is not included in the advertisement, Staff assumes that it was designed to be consistent with the architectural features found in the rest of the house massing. Staff finds the design of the proposed addition is generally consistent with the design of the house and achieves the goals of the *Design Guidelines*.

Staff finds that the proposed materials, i.e. shingle siding, wood windows, and wood trim are all appropriate with the materials on the building and surrounding historic district. In most other circumstances, Staff would not support a membrane roof, however, due to the low slope of the dormer roof, an asphalt shingle roof is not recommended. Additionally, this roof will not be at all visible from the public right of way and will likely not be visible from anywhere on the property. Staff finds the materials to be appropriate for the building and district.

Staff finds that because there is a historical precedent for a rear dormer, that the dormer is an appropriate design, and that the proposed dormer addition and skylight will have a minimal impact on the historic character of the house and surrounding district, Staff supports approval under 24A-8(b)(2) and the *Design Guidelines*.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.