

Montgomery County Historic Preservation

Staff Report

<p>ADDRESS: 7110 Sycamore Ave., Takoma Park</p> <p>RESOURCE: Takoma Park Historic District</p> <p>APPLICANT: Trevor & Emily Chaloux</p> <p>REVIEW: HAWP</p> <p>CASE NO.: 1155556</p> <p>PROPOSAL: Construction of Covered Porch</p>	<p>MEETING DATE: 5/13/2026</p> <p>REPORT DATE: 5/6/2026</p> <p>PUBLIC NOTICE: 4/29/2026</p> <p>TAX CREDIT ELIGIBLE: No</p> <p>STAFF: Dan Bruechert</p>
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Staff Recommendation

Staff recommends the HPC approve with the HAWP application.

Architectural Description

Significance: Contributing Resource to the Takoma Park Historic District

Date: 1923

Style: Craftsman



Figure 1: The location of the subject property is located near the eastern edge of the historic district as shown with the yellow star.

Proposal

The applicant proposes to modify the existing rear porch by adding a second story, a new roof, and new exterior stairs.

Applicable Guidelines

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County Maryland for Takoma Park (*Design Guidelines*), Montgomery County Code Chapter 24A-8 (*Chapter 24A-8*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

Montgomery County Code Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is

sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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; 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.)

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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- o All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and

should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will 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 bungalow with a side gable roof. In 2017, the HPC approved a HAWP to demolish non-historic additions, construct a new rear addition, construct a deck at the rear, and several other material alterations. The applicant proposes to revise the existing deck by removing the existing half-wall on the first floor, installing a railing, adding a second story over the existing deck, building a roof over the second story, and constructing an exterior staircase.

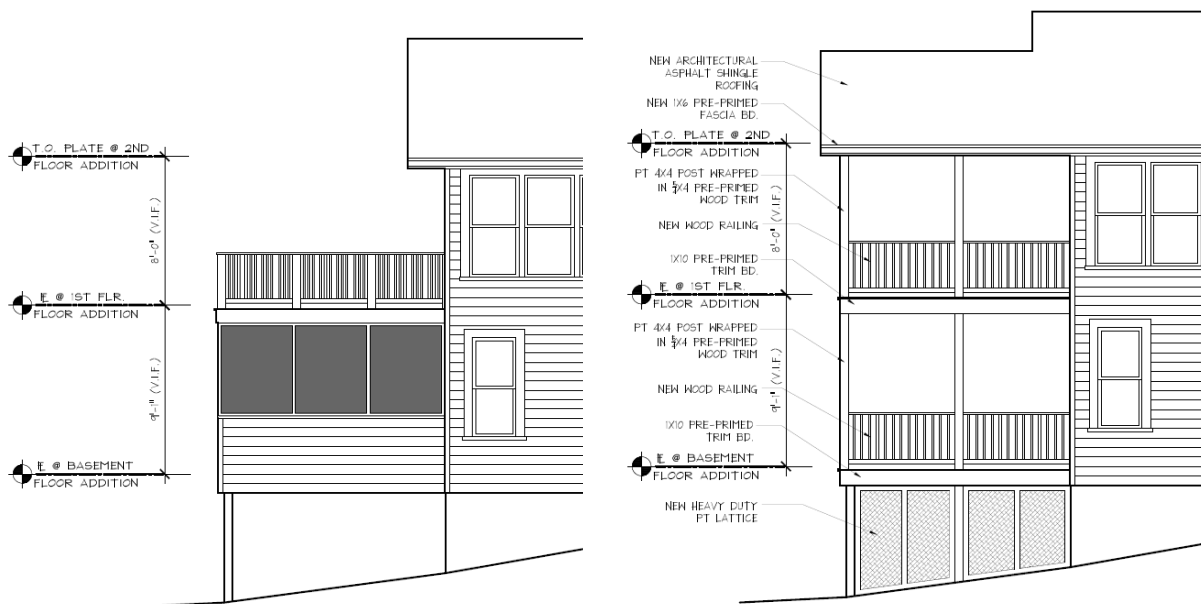


Figure 2: The existing rear deck (left) and proposed revisions (right).

Existing Porch Modifications

The existing screened-in porch connects to the 2017 rear addition and is wood framed with fiber cement lap siding and a flat roof creating a deck above (see *Fig. 2*, below). The applicant proposes to remove the screening and half wall; and install a new wood railing.

Staff finds these changes are to a non-historic portion of the house in a location that is not visible from the public right-of-way. Based on the criteria in the *Design Guidelines*, these alterations should be approved as a matter of course. Staff recommends the HPC approve the alterations to the existing porch under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standards #2, #9, and #10*.

New Porch Construction

Within the footprint of the existing porch, the applicant proposes to add a second story covered by a rear-gable roof covered in architectural shingles. The rear gable is open, creating a very transparent appearance. The applicant also proposes to construct a set of stairs on the left side of the porch. The staircase will be wood, with a railing that matches the railings proposed for the porches and will provide access to both porch floors and direct access to the rear yard. The stairs will be slightly inset from the addition's side wall plane. Lastly, the applicant proposes to enclose the area under the porch with a painted lattice.

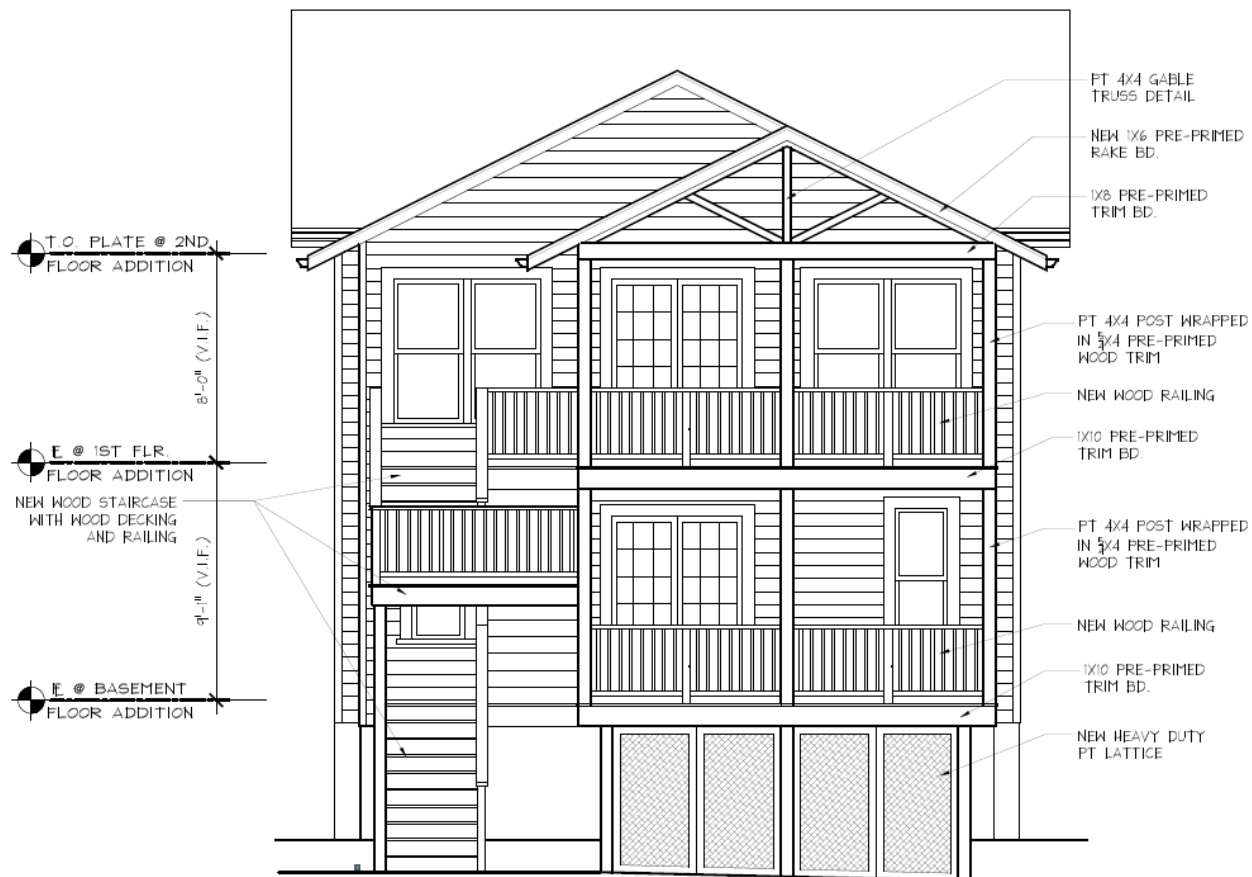


Figure 3: Proposed rear elevation.

Staff finds the porch changes will not be visible from the public right-of-way due to the distance from the street and the drop in grade. Staff additionally finds the porch's simple design is consistent with the house's Craftsman architecture. Finally, Staff finds the wood, architectural shingles, and wood lattice are all compatible materials 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)(1), (2), and (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore 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.

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

MUNICIPAL STAMPS

FLOOR PLAN KEYNOTES:

- 1 NEW 5/8" PT DECKING BOARDS
- 2 NEW 36" MIN. HIGH GUARDRAILS
- 3 NEW LANDINGS AND DECK STEPS PER CODE
- 4 4X4 PT POST WRAPPED IN 3/4" WOOD TRIM
- 5 ARCHITECTURAL ASPHALT ROOFING
- 6 NEW GUTTERS AND DOWNSPOUTS TO MATCH EXISTING

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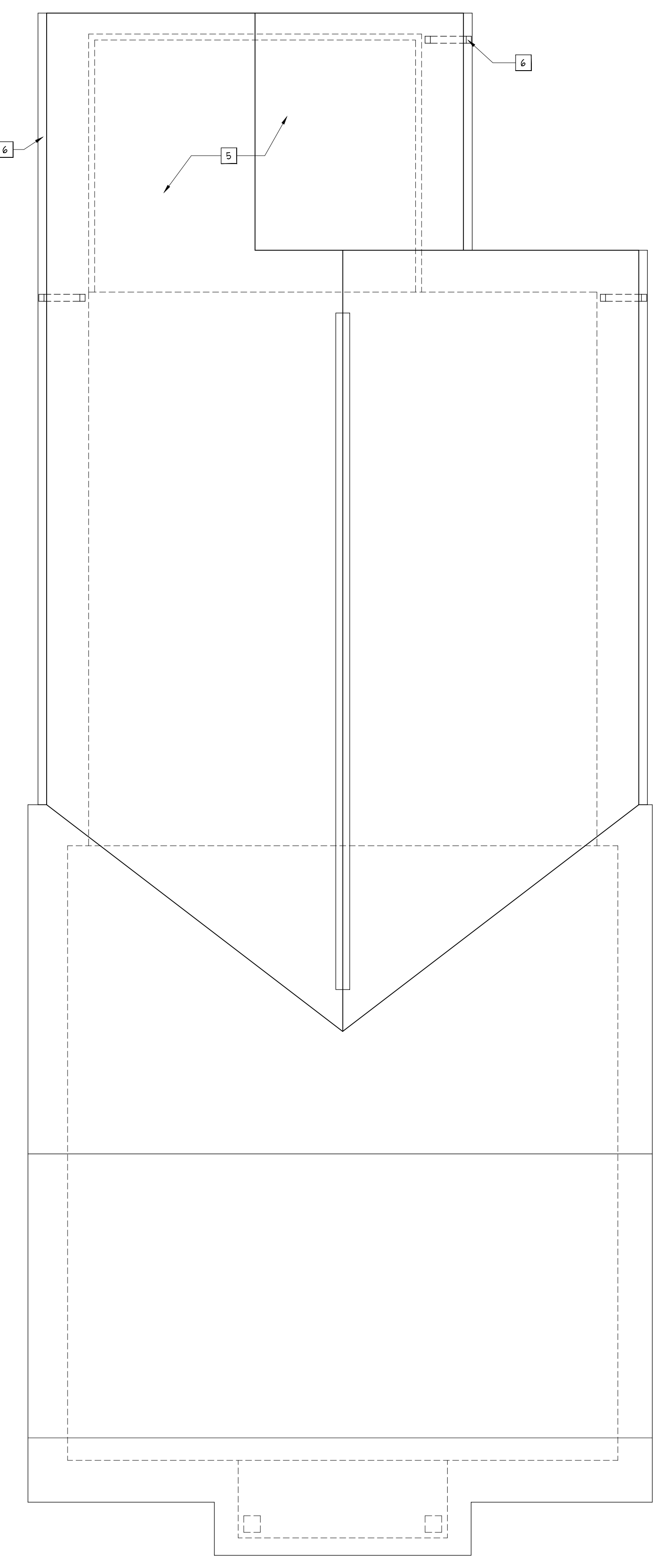
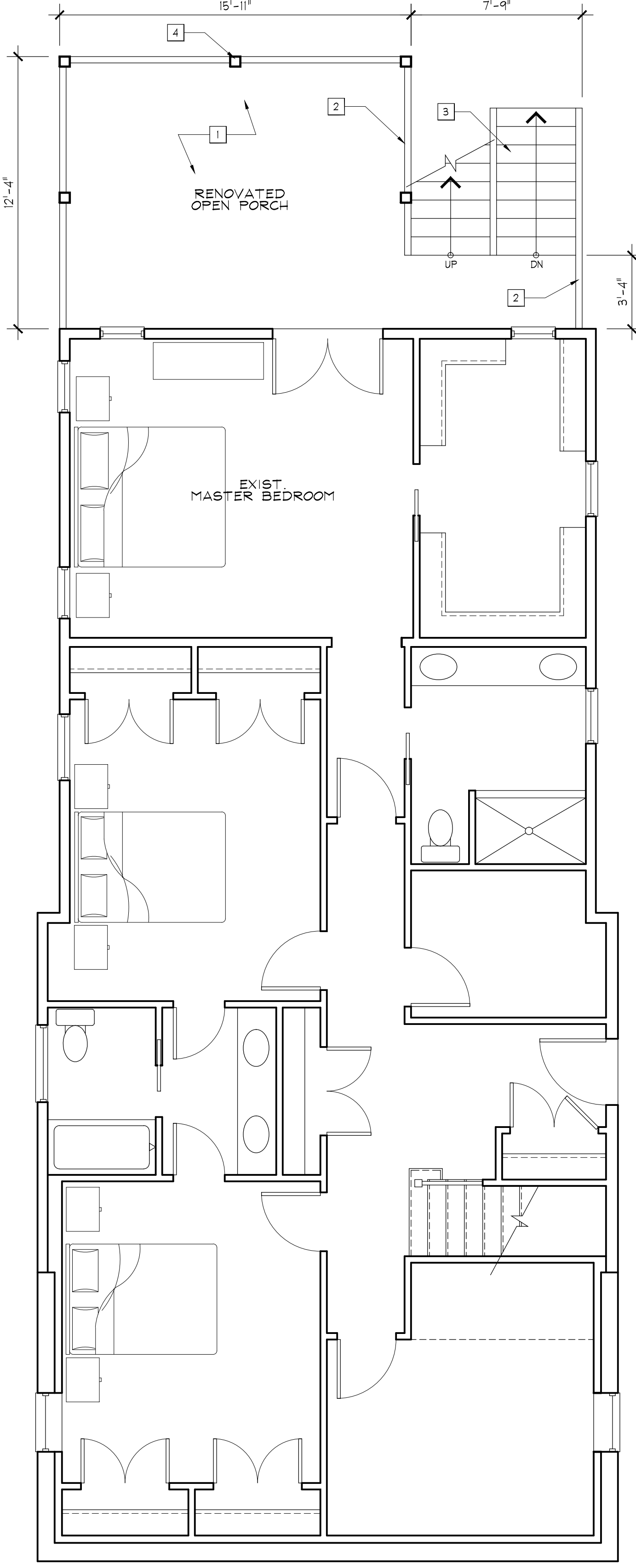
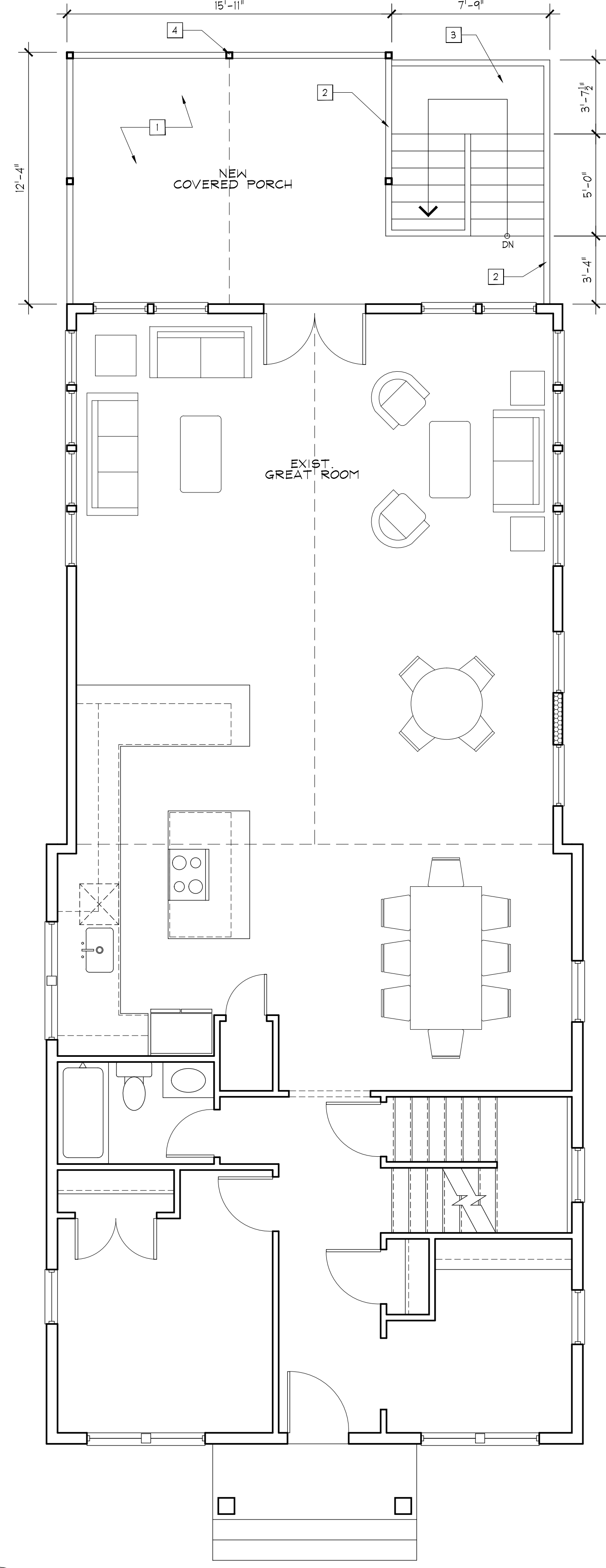
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PROJECT NUMBER: 26006

PRINTING LOG	
DATE	PURPOSE
04.06.26	PRE-DESIGN
04.22.26	HAWP SUBMITTAL

PROPOSED FLOOR AND ROOF PLANS

A1.1



GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE OR MASONRY ON NEW WALLS, AND TO FACE OF FINISH OF EXISTING WALLS.
- 2. DOORS TO BE LOCATED 4" FROM WALL ON HINGE SIDE OR CENTER OF THE SPACE, U.N.O.

FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW 2x4 FRAME WALL, U.N.O.
	NEW 2x4 1 HR. RATED WALL (5/8" GNB BOTH SIDES)
	NEW BRICK MASONRY WALL OR PIER
	EXISTING WALL TO BE REMOVED
	EXISTING ITEM TO BE REMOVED
	FINISHED CEILING HGT. A.F.F.

3 PROPOSED ROOF PLAN
 A1.1 1/4" = 1'-0"

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

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

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04.06.26	PRE-DESIGN
04.22.26	HAWP SUBMITTAL

PROPOSED EXTERIOR ELEVATIONS

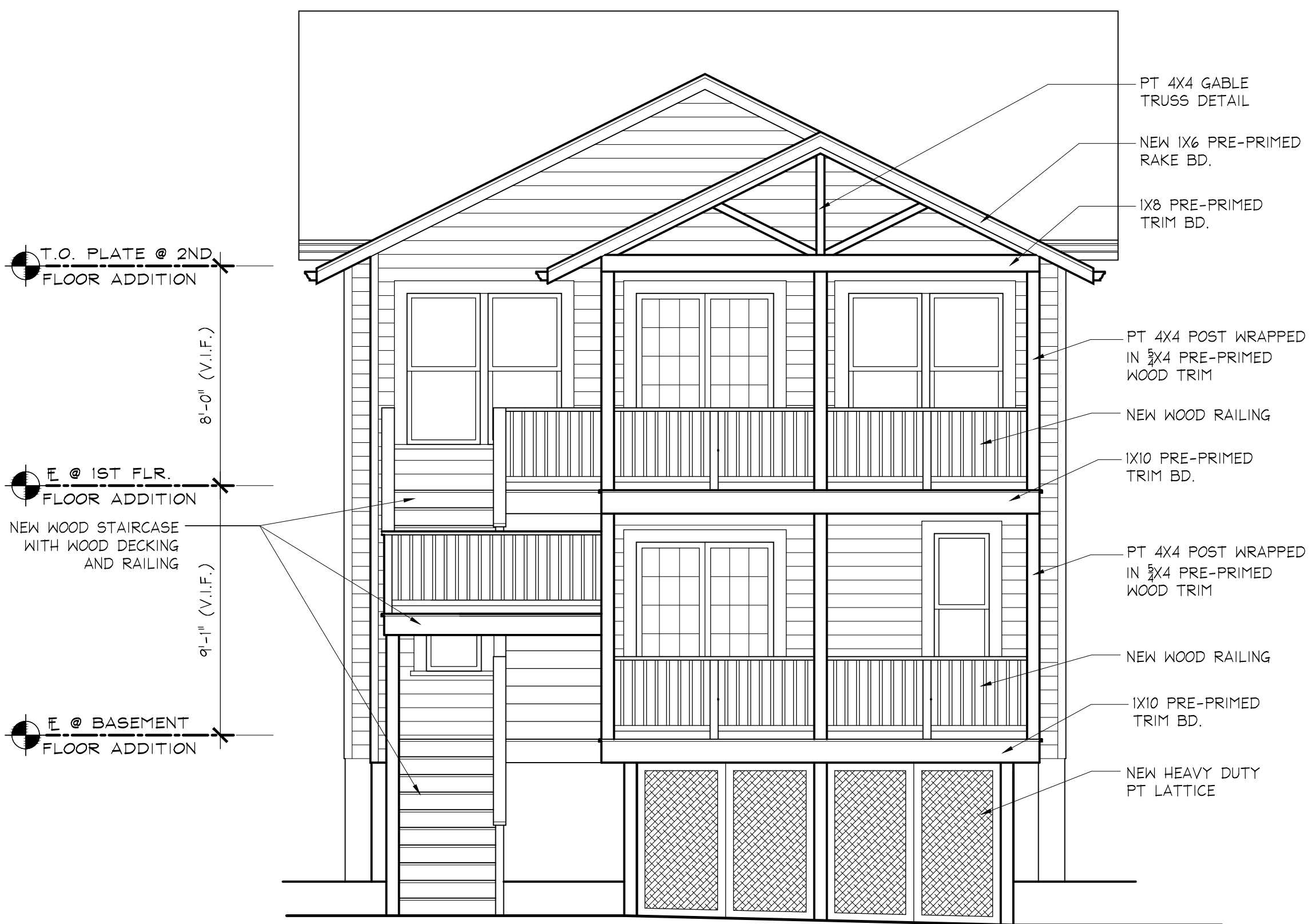
A2



3 PROPOSED SOUTH SIDE ELEVATION
 A2 1/4" = 1'-0"



2 PROPOSED NORTH SIDE ELEVATION
 A2 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
 A2 1/4" = 1'-0"

MUNICIPAL STAMPS

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3 EXISTING SOUTH SIDE ELEVATION
 A2.1 1/4" = 1'-0"



2 EXISTING NORTH SIDE ELEVATION
 A2.1 1/4" = 1'-0"



1 EXISTING REAR ELEVATION
 A2.1 1/4" = 1'-0"



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EXISTING
 EXTERIOR
 ELEVATIONS


A2.1

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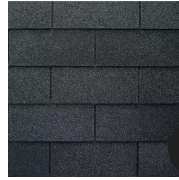
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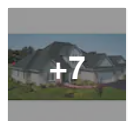
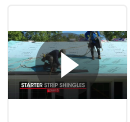
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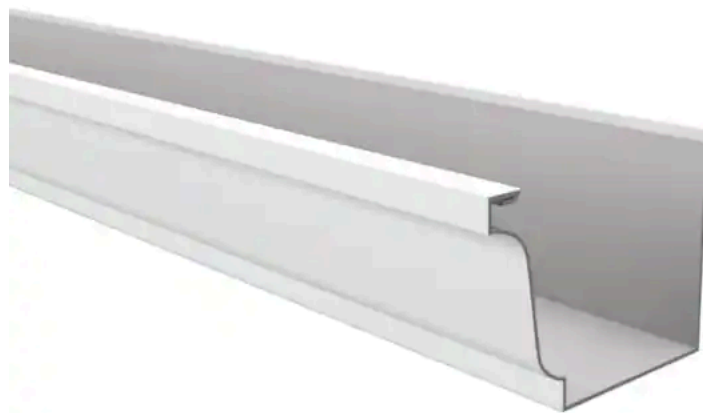
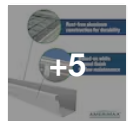
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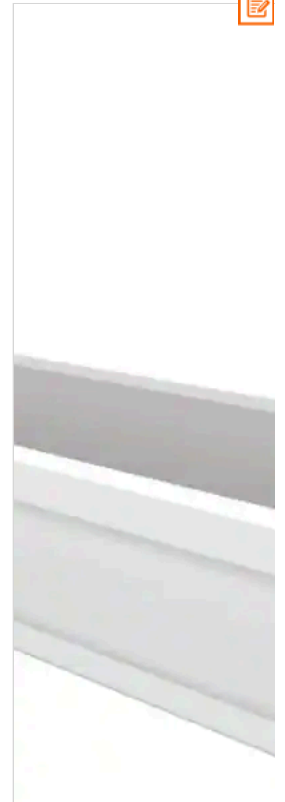
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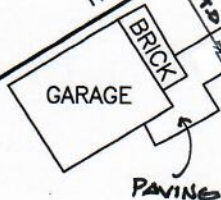


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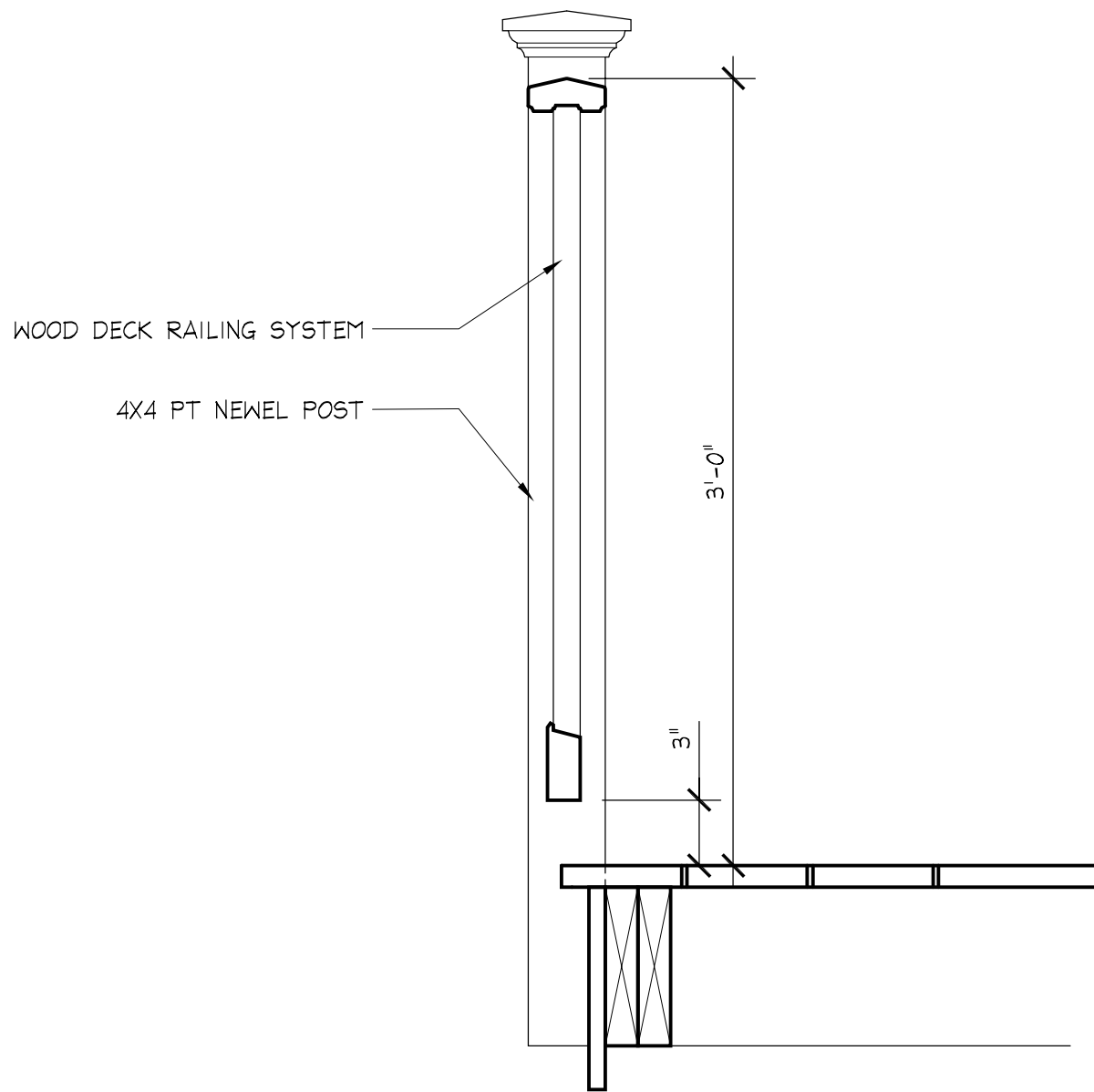
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A3.2 1 1/2" = 1'-0"







