

37/3-98EE 7700 Takoma Avenue
(Takoma Park Historic District)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7700 Takoma Avenue Meeting Date: 6/24/98
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-98EE Tax Credit: Yes
Public Notice: 6/10/98 Report Date: 6/17/98
Applicant: Sally Brucker Staff: Robin D. Ziek
PROPOSAL: Porch roof replacement RECOMMENDATIONS: APPROVAL

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1896

This 2-1/2 story frame Victorian home, with a prominent wrap-around front porch, is located on the corner of Takoma Avenue and New York Avenue, across the street from Montgomery College. It is notable in the history of Takoma Park for its architecture and for its association as a dormitory with the Bliss Electric School. The property was derelict in the 1960's, and was very close to being demolished. However, through the activism of Takoma Park residents, the property was saved, and the house has been substantially rehabilitated and makes its contribution to the historic district. The house is presently roofed with cedar shingles which are in moderately good condition on the main roofs, but in substantially poor condition on the porch roof.

PROPOSAL

The applicant proposes to remove the cedar shingles on the front porch roof and install asphalt shingles by CertainTeed. The shingles are a multi-ply variegated shingles. The wood shingles on the main roofs of the house would remain at this time.

STAFF DISCUSSION

The cedar shingles on the front porch roof are in very poor condition due to a number of different factors. The slope of the porch roof is shallow, as is typical, and the roof doesn't shed water as quickly as it does on the main roofs. In addition, the roof is shaded with mature oaks, and evergreens (cedars?) which contribute to moisture retention. Finally, it is possible that the shingles were installed without an air gap, either directly over plywood or tarpaper. Wood shingles are supposed to be laid up on a spacer system which provides ventilation on the underside of the shingles. Any and all of these factors would contribute to the rapid deterioration of the porch roof.

①

The applicant has indicated to staff that this wood shingle roof was installed by the previous owner who undertook the initial rehabilitation of the house over 20 years ago. These shingles roofs have approximately a 20-year life due to the use of new-growth woods which are not as resistant to decay as the material made from old-growth forests historically. It is safe to assume that the applicant or some other owner will be replacing the existing wood shingle roof on the remainder of the house at some future date.

The house is notable for the prominent variety of decoration and textures. Both German siding and wood shingles are used for siding. The porch rail is Chippendale, and the columns are Eastlake with fan brackets. The side porch on the second floor is highlighted with an arched opening of square lattice, and the attic is highlighted with a set of three arched windows.

With all of that, the cedar shingle roof is also a highly textured element on the house with depth and texture. The porch roof is readily apparent from the other side of the street and also contributes to the overall sense of depth, quality of materials, and small-scale texture where the materials of the house contribute to the overall sense of decoration. It is not unreasonable, however, for the applicant to consider other options to wood shingles since the new shingles do not perform to provide the years of service that wood shingles historically provided (40-50 years).

The applicant's choice of the multi-ply variegated shingle will provide some sense of depth and texture and shadow for the porch roof, and is the best choice among the asphalt shingle-options. Staff notes that, historically, shallow-pitched roofs were often protected with metal roofs. However, there is no information as to what was actually on this house originally, and any guess is supposition at this point. The Takoma Park Guidelines for Outstanding Resources note (p. 15) that "preservation of original building materials and use of appropriate, compatible new materials is encouraged." In this particular case, the multi-ply variegated asphalt shingle has been developed to respond to concerns about the flat "wall-paper" look of the single-ply asphalt shingle roof. It may, therefore, for considered a compatible new material.

STAFF RECOMMENDATION

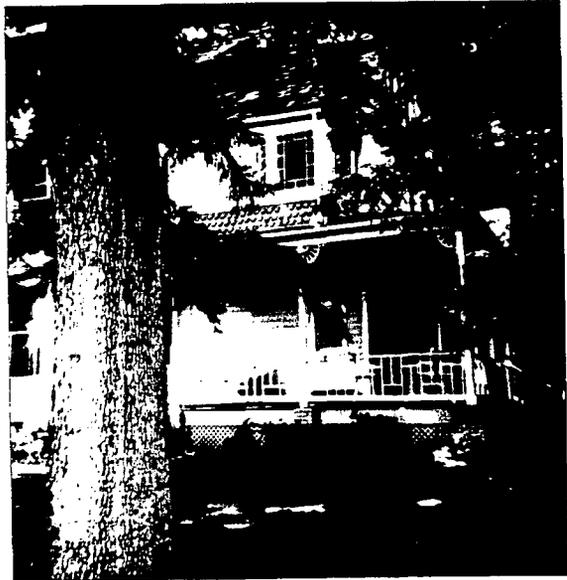
Staff recommends that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

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;

and with Secretary of the Interior's Standards for Rehabilitation #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.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



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RETURN TO: DEPARTMENT OF HISTORIC SERVICES
200 MONTGOMERY AVENUE, SUITE 200, ROCKVILLE, MARYLAND 20850
301-217-0377

DPS-88

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Sally Brucher
Daytime Phone No.: 202 483 9376 T-Th

Tax Account No.: _____
Name of Property Owner: SALLY BRUCKER/MIKE COHEN Daytime Phone No.: 301 585-6904 M-F -
Address: 7700 Takoma Takoma Park MD 20912 301 585 6904
Contractor: Commercial Roofing Systems Phone No.: 301 428 0031
Contractor Registration No.: Nichely Bourc
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: same Street: _____
Town/City: _____ Nearest Cross Street: New York, ave
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|--|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Revolve | <input type="checkbox"/> A/C | <input type="checkbox"/> Slat | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Ret | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input checked="" type="checkbox"/> Other: <u>POACH ROOF</u> | | | |
- 1B. Construction cost estimate: \$ 900
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Sally Brucher Date: June 10, 1998

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 6-24-98
Applicator/Permit No. _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

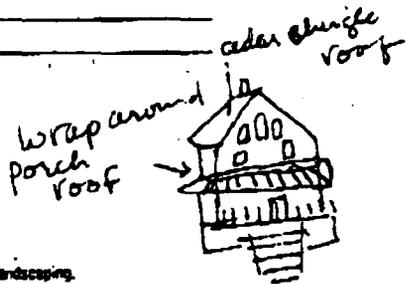
New Roof on Porch (Replace cedar w/
asphalt Shingles)

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.



3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and features proposed for the exterior must be noted on the elevation drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Raleigh, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

H&P APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

700

my house



Tahoma Ave

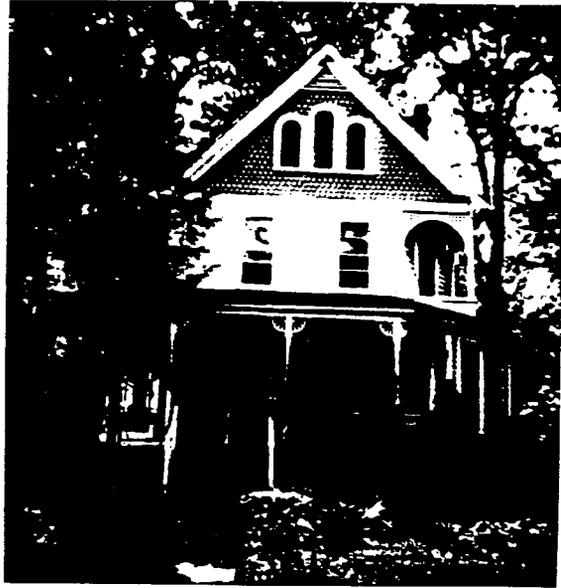
neighbor

7704

Tahoma

neighbor

7701 Tahoma



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FAX: 301.587.6663

Sally ~~Brooker~~
Brucker

7700 Takoma Ave

Porch Roof replacement