

PRELIM 7116 Maple Ave	# 1
PRELIM - 7116 Maple Ave	# 2
37/03-05CC 7116 Maple Ave	

Stamped  
plans in  
copy room

2-8-06

AF

**Fothergill, Anne**

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note to file:

7116 Maple Avenue contractor needs to change siding from approved shiplap siding to cedar lap siding with same reveal. Since the intent of the HPC was for wood horizontal siding on the rear addition and shiplap siding was not specifically discussed by the HPC, staff feels this minor change can be approved at the staff level. Talked to Susan Darcey the architect and told her to proceed with wood lap siding.

**February 22, 2006**  
**Staff Item**

In 2005 the HPC approved a rear addition to 7116 Maple Avenue in Takoma Park (Outstanding Resource).

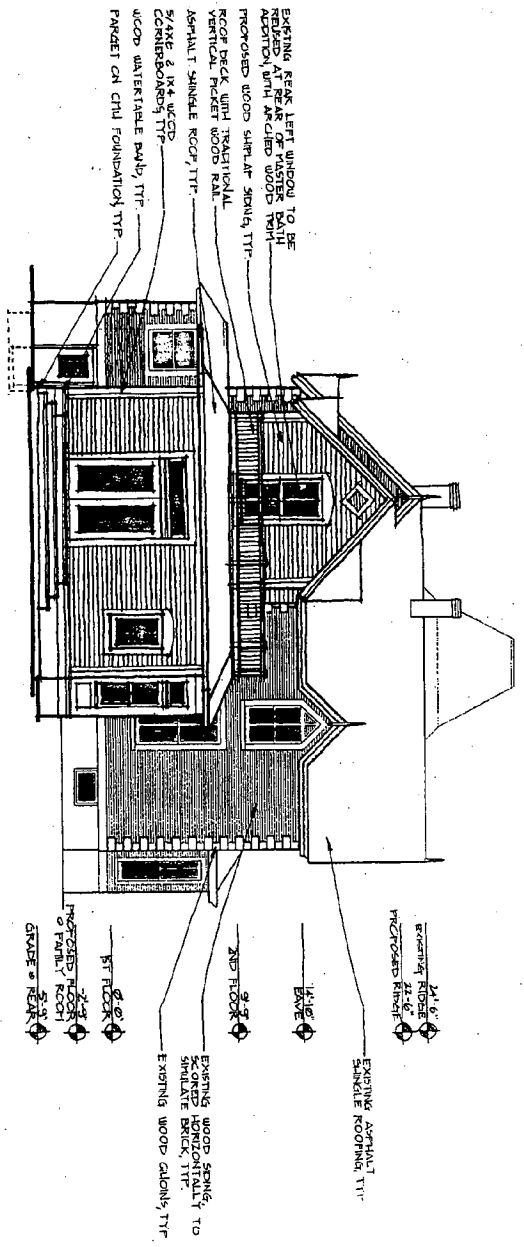
The applicants are proposing four changes to what was previously seen and approved by the HPC. These changes are:

- The railing design along the second story rear deck as well as along the back stairs.
- Two sidelights with transoms next to the French doors on the back of the new addition.
- A different window on the back of the addition to the right of the doors.
- A transom above the other new window on the rear elevation to the right.

The approved and proposed plans are in Circles 2-6. All of the changes are within the new addition section at the rear of the house. If the HPC agrees with these changes, staff will approve them.

yes

2



2 REAR ELEVATION  
SCALE 1/4" = 1'-0"

*Approved*

Railing →



Revised

↑  
sidelites

↑  
windows

# HALSTEAD ADDITION

7116 Maple Avenue, Takoma Park, MD 20912

Rear Elevation

Bennett Frank McCarthy Architects, Inc.

#0413

7003 Carroll Avenue

1/8" = 1'-0"

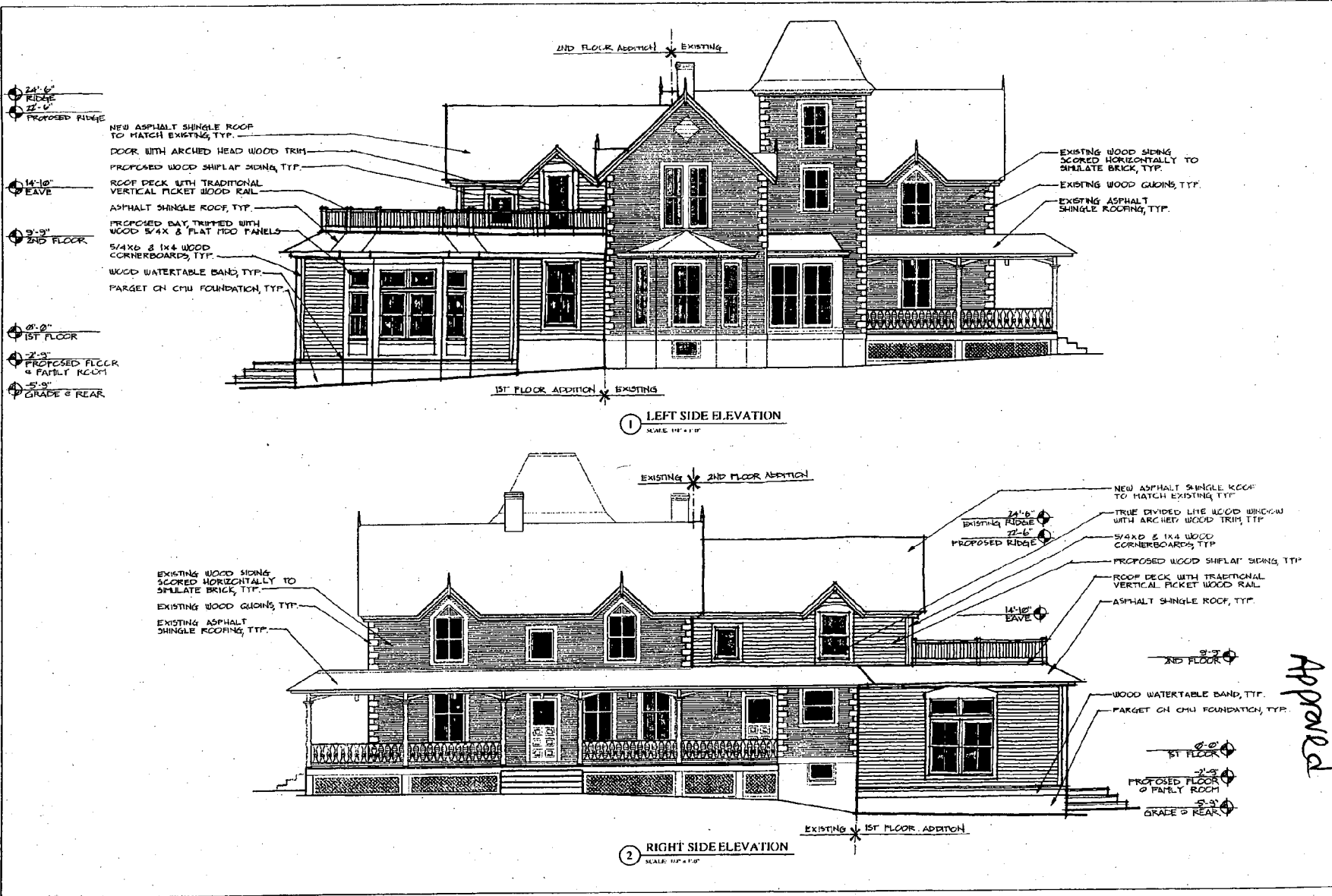
Takoma Park, Maryland 20912

301-270-9480

2.17.06

2

(W)



*Approved*

① ②

*Approved*

*Railing*



# HALSTEAD ADDITION

7116 Maple Avenue, Takoma Park, MD 20912

Right Side Elevation

Bennett Frank McCarthy Architects, Inc.

#0413

7003 Carroll Avenue

1/8" = 1'-0"

Takoma Park, Maryland 20912

301-270-9480

2.17.06

1

5





# HALSTEAD ADDITION

7116 Maple Avenue, Takoma Park, MD 20912

**Bennett Frank McCarthy Architects, Inc.**

7003 Carroll Avenue

Takoma Park, Maryland 20912

301-270-9480

Left Side Elevation

#0413

1/8" = 1'-0"

2.17.06

3

*Prepared*

5

# City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: 301-891-7633  
FAX: 301-585-2405



31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

Fee: \$25.00

Permit No. 05090003

Issue Date: 09/07/05

## TREE PROTECTION PERMIT

Permit for approved tree protection methods at

7116 MAPLE AVENUE

**ISSUED TO: Roland & M.J. Halstead  
7116 Maple Avenue  
Takoma Park, Maryland 20912**

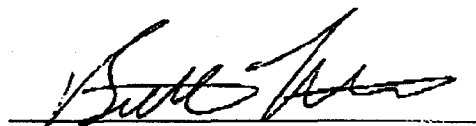
Conditions/Comments:

Permit Expires: 03/07/06

**THIS PERMIT IS NOT VALID UNLESS SIGNED BY THE ARBORIST OF  
THE CITY OF TAKOMA PARK MARYLAND**

DATE:

9/6/05

  
Brett Linkletter, Arborist  
City of Takoma Park, MD




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 23, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit #\_385542\_

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. A tree protection plan will be created with the City of Takoma Park Arborist and submitted to staff before final approval. Tree protection measures must be in place before construction begins.
2. The applicants will plant one tree somewhere on the property. The tree to be planted must be selected from Montgomery County's native species list (min. 3" caliper).

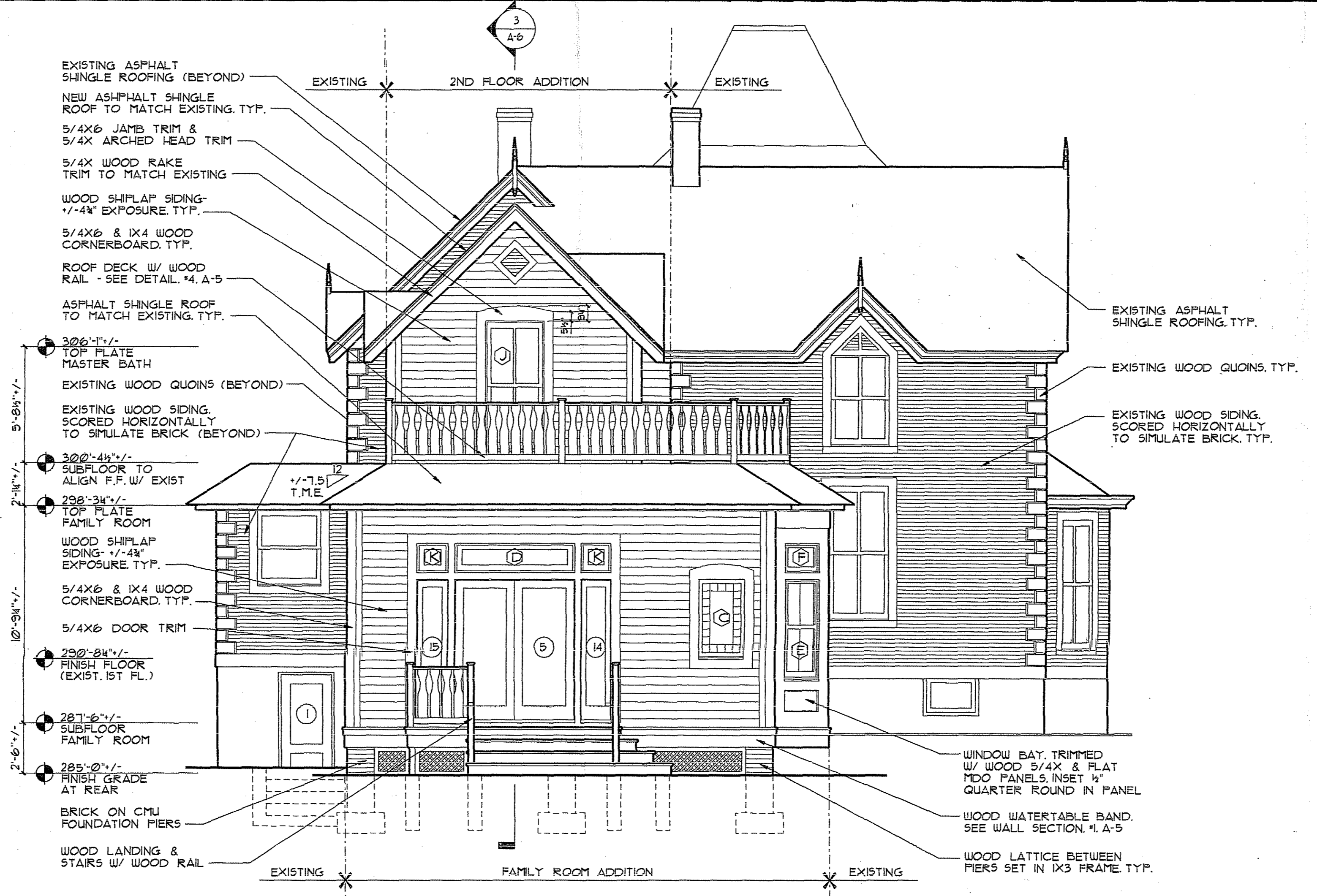
The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Roland and Marquita Halstead

Address: 7116 Maple Avenue, Takoma Park, MD 20912

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



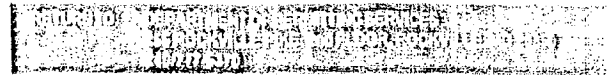
**1 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**2 LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia D. Mallon*  
 2-23-06

110 A



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Darcey  
Daytime Phone No.: 301.270.9480

Tax Account No.: 01074962  
Name of Property Owner: Roland & Marguitta Halstead Daytime Phone No.: 301.270.0014  
Address: 7116 Maple Ave. Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: The Right Angle / Dave Hoskins Phone No.: 301-564-1579  
Contractor Registration No.: MHC # 46781  
Agent for Owner: Susan Darcey Daytime Phone No.: 301.270.9480  
Bennett Frank McCarthy Architects, Inc.

### LOCATION OF BUILDING/PREMISE

House Number: 7116 Street: Maple Avenue  
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue  
Lot: 29+ part 30 part 26 Block: 4 Subdivision: OLD TAKOMA (13TH DISTRICT)  
Libert: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> AC	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Decl. <sup>Roof</sup>	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Blaze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 240,000

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.

Susan Darcey Signature of owner or authorized agent 31 May 2005 Date

Approved:  with 2 conditions For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 6-23-05  
Application/Permit No.: 385542 Date Filed: Jun 1 05 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7116 Maple Avenue, Takoma Park	<b>Meeting Date:</b>	06/22/05
<b>Applicant:</b>	Roland and Marquita Halstead (Larry Frank, Agent)	<b>Report Date:</b>	06/15/05
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Public Notice:</b>	06/08/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-05CC	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of 2-story rear addition, deck and patio and tree removal

**RECOMMEND:** Approval with conditions

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve this application with the conditions that:

1. A tree protection plan will be created with the City of Takoma Park Arborist and submitted to staff before final approval. Tree protection measures must be in place before construction begins.
2. The applicants will plant one tree somewhere on the property. The tree to be planted must be selected from Montgomery County's native species list (min. 3" caliper).

**BACKGROUND**

The applicants had two Preliminary Consultations with the HPC on April 13, 2005 and May 25, 2005. The transcripts from those meetings are in Circles 24-38 and Circles ee-ek respectively. The previous staff reports are in Circles 39-41 and 1-4.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Dr. E.B. Bliss House, Outstanding Resource in the Takoma Park Historic District  
**STYLE:** Italian Renaissance  
**DATE:** c. 1886

This house is one of the most outstanding resources in Takoma Park with a very high level of integrity. The house was featured in an 1888 promotional catalog of Takoma Park. See Circles 55-59 for supplemental information on this house including the nomination form for the National Register of Historic Places, a photo of the house in 1910, and a copy of the 1888 B.F. Gilbert real estate brochure taken from Historic Takoma's book on Takoma Park.

The house is T-shaped with a 1 ½ story block cut perpendicularly by a projecting 3-story tower and a 2 ½ story gable wing extending beyond the tower. The house has tongue and groove wood siding that is scored to simulate brick. All of the corners of the house have quoins. A one-story porch encircles the gable-end wing. There is a one-story addition on the right side at the back of the house.

A

## **PROPOSAL**

The applicants are proposing construction of a one- and two-story rear addition to their house. There is an existing one-story addition at the rear right side of the house and a new 2<sup>nd</sup> floor would be built over that one-story section. A non-historic shed will be removed.

The proposed addition is located at the back of the house. The roofline is approximately 18 inches lower than the existing house. There is a proposed rear one story flat roof addition with a roof deck and a wood inset picket railing. The new section of the house would have an asphalt shingle roof, wood shiplap siding and wood corner boards. The applicants plan to reuse the existing original rear window on the second floor. The new windows would be wood with true divided lights with wood trim. The applicants are proposing a small wood landing off the back of the addition with wood steps down to a flagstone patio.

The applicants are also proposing removal of a 24" dbh black walnut tree behind the house. The tree removal has gone through the City of Takoma Park's tree removal permit process and has been approved. The applicants plan to work with the City arborist on a tree protection plan and will submit it prior to the building permits being finalized.

## **STAFF DISCUSSION**

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* and the *Secretary of Interior's Standards for Rehabilitation* when reviewing changes to Outstanding Resources within the historic district.

The *Takoma Park Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping and patterns of open space.

Additionally, *Standards #9 and 10 of The Secretary of the Interior's Standards for Rehabilitation* pertain to this project:



# 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 proportion, 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.

This house is an exceptional Outstanding Resource and plays an important and prominent role in the historic district, and it is important to ensure that the proposed alterations and additions are appropriate and compatible. The HPC reviewed this proposal carefully to try to ensure that the addition would not adversely affect the historic building. There was much discussion in the two previous staff reports about the integrity of this building and the importance of its preservation and the concern about loss of original fabric.

Over the course of two Preliminary Consultations involving lengthy discussion, the Commission was overall generally supportive of what was previously called Scheme B and is now what has been submitted with the application as the plans for the proposed addition. The HPC had originally been very concerned about the lack of differentiation (in the first submission there wasn't any), and most Commissioners felt that the changes made to the design from the first Preliminary to the second (Scheme B) resolved the problem. One Commissioner requested the applicants explore the possibility of reducing the addition's size. In this HAWP application the addition is not smaller than what the HPC saw before because, according to the applicants' architects, a smaller addition would not meet their interior space needs. Two Commissioners had serious reservations about any of the proposed designs they had seen.

Generally most Commissioners were supportive of the other details of the proposal including the roof deck, the materials, and the tree removal. The materials selected for this project—including wood windows with true divided lights and wood siding—are compatible and appropriate for an addition to such an important resource.

This house is on a large 16,000 SF lot and is set 50 feet back from the street. The proposed lot coverage is approximately 9%, which is well within the range for acceptable lot coverage in the historic district.

The City of Takoma Park arborist has specifically requested that the applicants meet with him to create a tree protection plan. Staff is recommending the standard tree protection and tree replacement conditions of approval.

The proposed addition is located at the rear, the sides and the roofline are inset from the historic house, there is a change in siding material for added differentiation, the lot coverage is low, and the tree removal has already been approved by the City. Additionally, Historic Takoma supports the application.

Staff is recommending approval with two conditions.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with the conditions listed on page one of this report** as being consistent with Chapter 24A-8 (b) 2:

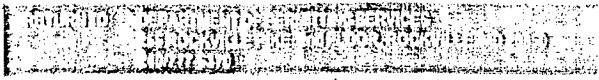
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

(c)



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 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

110 A



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Susan Darcey

Daytime Phone No.: 301-270-9480

Tax Account No.: 01074962

Name of Property Owner: Roland & Marguitta Halstead Daytime Phone No.: 301-270-0014

Address: 7116 Maple Ave. Takoma Park MD 20912  
Street Number City Street Zip Code

Contractor: The Right Angle / Dave Hoskins Phone No.: 301-564-1579

Contractor Registration No.: MHC # 46781

Agent for Owner: Susan Darcey Daytime Phone No.: 301-270-9480  
Bennet Frank McCarthy Architects, Inc.

**LOCATION OF BUILDING/PREMISE**

House Number: 7116 Street: Maple Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 29+ part 30 part 26 Block: 4 Subdivision: OLD TAKOMA (13th DISTRICT)

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |  |                                    |   |  |  |  |                               |
|---|----------------------------------|---|--|------------------------------------|---|--|--|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC                   | <input type="checkbox"/> Slab      | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch         | <input checked="" type="checkbox"/> Roof | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Reuse    | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input type="checkbox"/> Single Family |  |  |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____             |  |  |  |                               |

1B. Construction cost estimate: \$ 240,000-

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.

Susan Darcey  
Signature of owner or authorized agent

31 May 2005  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 385542 Date Filed: Jun 1 05 Date Issued: \_\_\_\_\_

Edn 6/21/98

**SEE REVERSE SIDE FOR INSTRUCTIONS**

(E)

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:

See addendum a. (attached)

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

See addendum b. (attached)

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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 fixtures proposed for the exterior must be noted on the elevations 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 canopy 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, Rockville, (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.

F

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

Owner's mailing address	Owner's Agent's mailing address
MARQUITA & ROLAND HALSTEAD 7116 MAPLE AVENUE TAKOMA PARK, MD 20912	SUSAN DARCEY BENNETT FRANK MCCARTHY Architects, Inc. 7003 CARROLL AVE TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
CHANTAL & KEATS HORZALA 7131 MAPLE AVENUE TAKOMA PARK, MD 20912	ROBERT & ELLEN GINSBERG 7129 MAPLE AVENUE TAKOMA PARK, MD 20912
MARK & KAREN FREUDENBERG 7118 MAPLE AVENUE TAKOMA PARK, MD 20912	JAMES & JANET DOUGLAS 7112 MAPLE AVENUE TAKOMA PARK, MD 20912
JOEL A. SOLOMON & JANET S. FLEISCHMAN 7111 CEDAR AVENUE TAKOMA PARK, MD 20912	STEVEN HOGGARD & DAPHNE S. RUBIN 7109 CEDAR AVENUE TAKOMA PARK, MD 20912

# **Bennett Frank McCarthy Architects, Inc.**

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480

Memorandum

27 May 2005

To: Historic Preservation Commission (HPC)  
Maryland-National Capital Park & Planning Commission  
c/o Department of Permitting Services, Montgomery County

From: Susan Darcey

Re: Historic Area Work Permit for the Historic Resource at 7116 Maple Avenue,  
Takoma Park Historic District  
Addenda: **Written Description of Project**

## **Addendum a.**

This historic house, known as the Dr. E. B. Bliss House, dates from c. 1886. It is described by the HPC staff in the Staff Report dated 5/18/05 as "Italian Renaissance style and an Outstanding Resource in the Takoma Park Historic District. The house is T-shaped with a 1-½ story block cut perpendicularly by a projecting 3-story tower and a 2-story gable wing extending beyond the tower. The house has tongue and groove wood siding that is scored to simulate brick. All of the corners of the house have wood quoins. A one-story porch encircles the gable end wing. There is an existing one-story addition on the right side at the back of the house." The house is sited on a flat, treed lot on a residential street.

## **Addendum b.**

We are proposing a one and two-story addition to the rear of the house at the location of the existing addition. The proposed second story addition is above an existing one story addition. The proposed one-story section of the addition would extend out to the rear from the existing addition, and provide a roof deck above, adjacent to the 2<sup>nd</sup> story addition. We are proposing the removal of a 24" dbh black walnut tree behind the house in the location of the addition. The City of Takoma Park has granted preliminary permit approval for removal of the tree (letter attached.)

To differentiate the addition from the historic house, we are proposing a lowered ridge at the new gable roof, wood shiplap siding and wood corner boards. An existing original large window will be reused in the addition at the 2<sup>nd</sup> story rear elevation.

# City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS  
TELEPHONE: (301) 891-7633  
FAX: (301) 585-2405



31 OSWEGO AVENUE  
TAKOMA PARK, MD 20912

February 28, 2005

Roland & Marquita Halstead  
7116 Maple Avenue  
Takoma Park, Maryland 20912

Dear Mr. & Mrs. Halstead:

The City of Takoma Park has granted preliminary permit approval for you to remove the 24 inch diameter at breast height (dbh) black walnut tree from the back center of your property. Preliminary approval means that the City will post the property for a 15 day period beginning February 25, 2005 and ending March 12, 2005 for public comment. **If no objections are filed by the community, you will be issued a permit to remove the tree(s) pending the City's receipt of your Historic Preservation Commission's approval and your signed agreement to adhere to the City's replacement requirements.** The replacement agreement is enclosed, the terms of which require you to replant two 1 ½ inch caliper tree(s), or make a contribution of \$350.00 to the City's tree fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

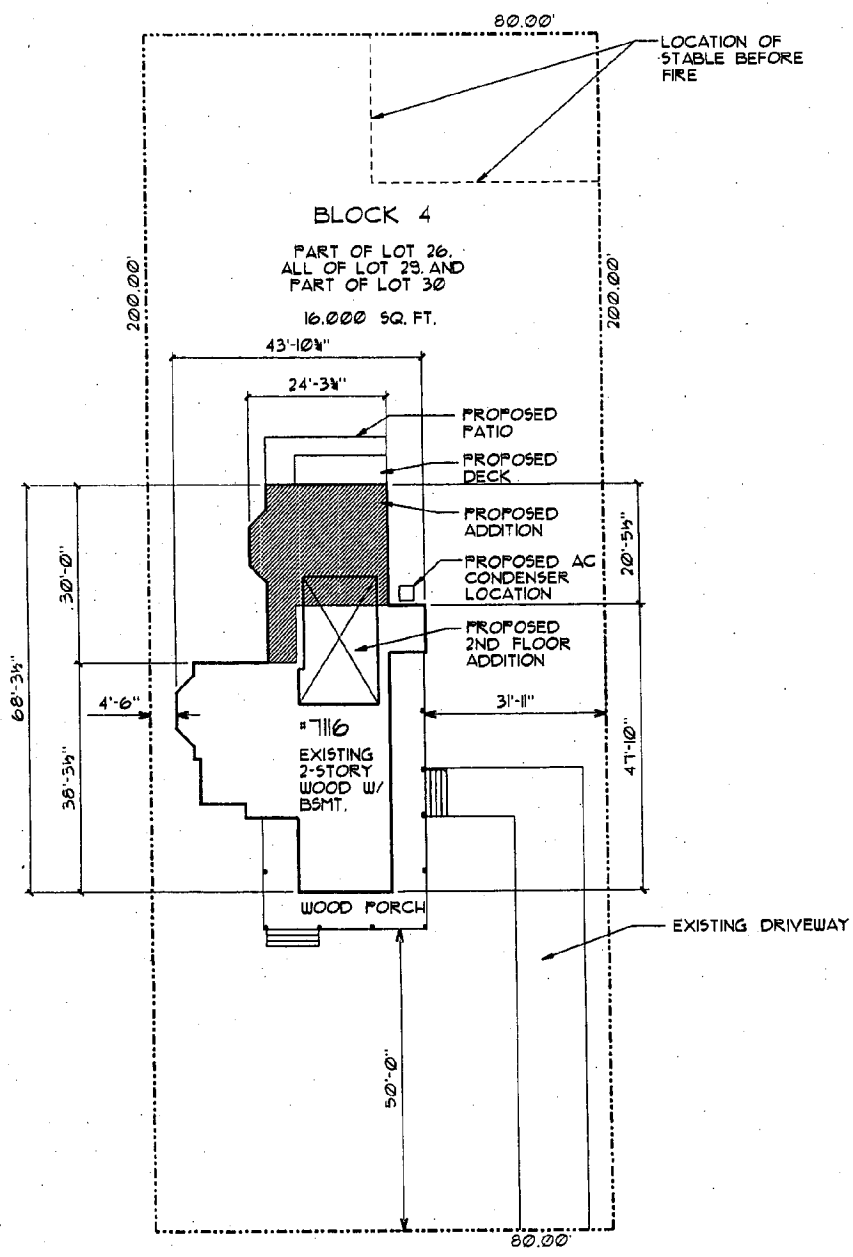
Please contact me if you have any questions.

Sincerely,

Brett Linkletter  
City Arborist  
301-891-7612

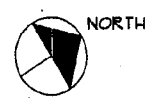
Enclosure

(1)



MAPLE AVENUE

7116 MAPLE AVE  
 TAKOMA PARK, MD  
 BLOCK 4, PART OF  
 LOT 26, ALL OF LOT 29  
 AND PART OF LOT 30



SITE PLAN BASED ON  
 SURVEYS BY E.N. JACKSON,  
 MAY 1905, AND ROLAND  
 HALSTEAD, OWNER ON 1,20,05

SP-1

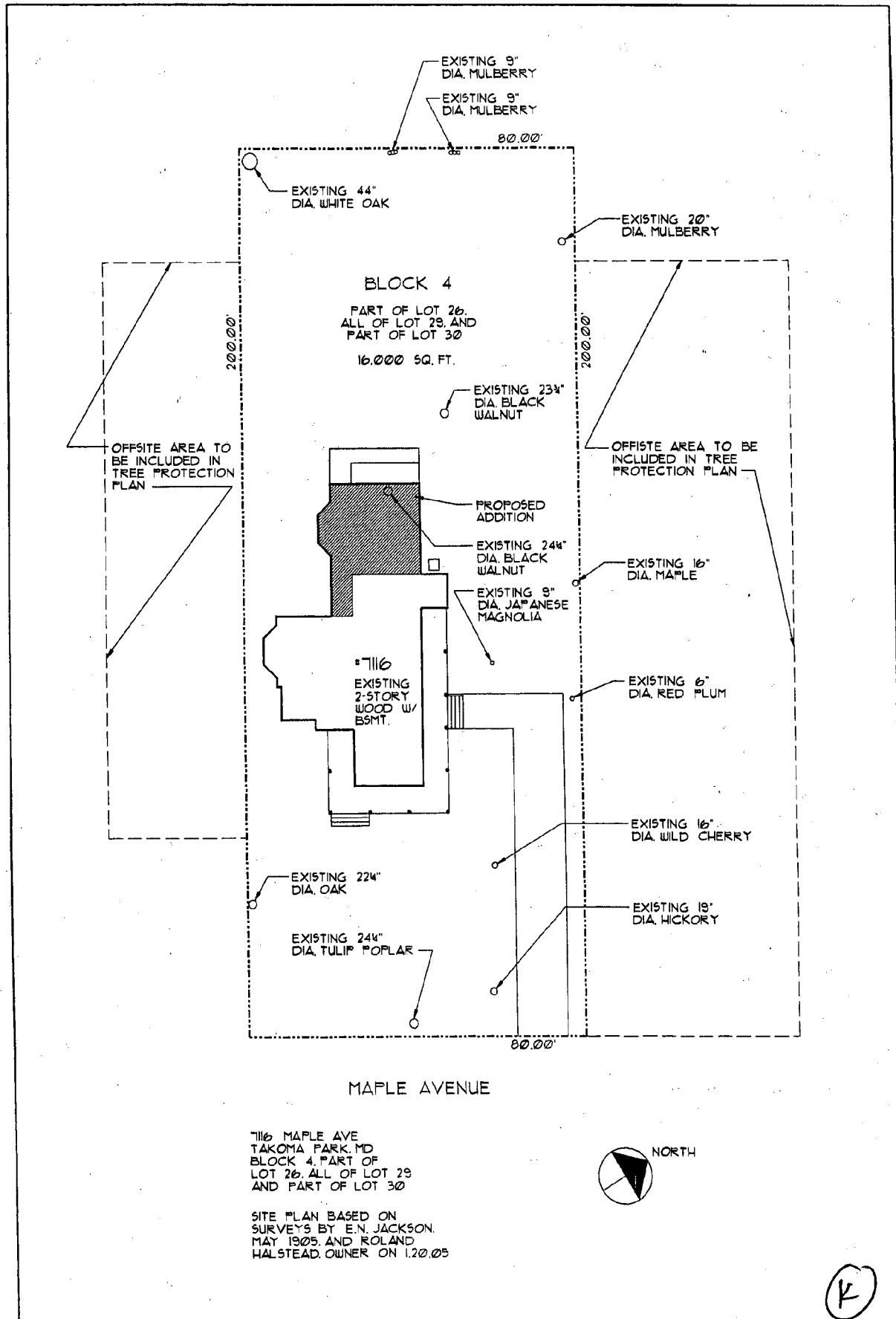
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Date:  
 27 May 2005

**HALSTEAD ADDITION**  
 7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
 Project # 0413

Bennett Frank McCarthy Architects, Inc.  
 7003 Carroll Avenue  
 Takoma Park, Maryland 20912 301-270-9480

5



MAPLE AVENUE

7116 MAPLE AVE  
 TAKOMA PARK, MD  
 BLOCK 4, PART OF  
 LOT 26, ALL OF LOT 29  
 AND PART OF LOT 30

SITE PLAN BASED ON  
 SURVEYS BY E.N. JACKSON,  
 MAY 1905, AND ROLAND  
 HALSTEAD, OWNER ON 1.20.05

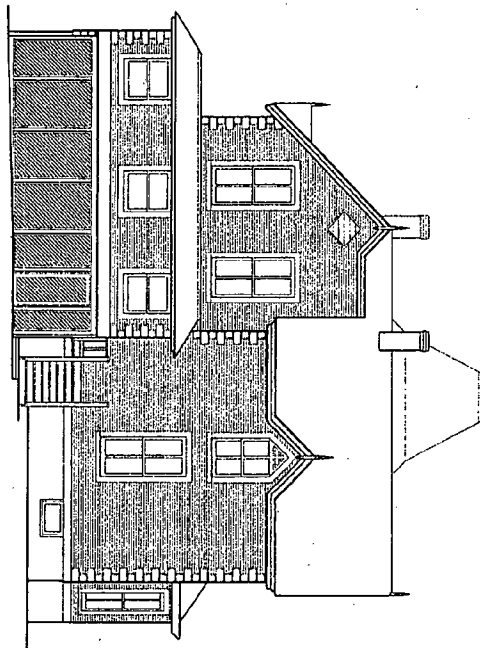


(K)

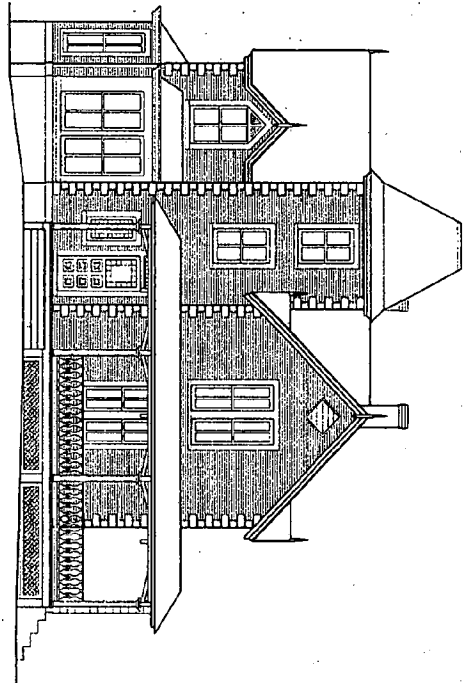
TS-1	Sheet Title: TREE SURVEY Scale: 1" = 20'-0"	Date: 27 May 2005	<b>HALSTEAD ADDITION</b> 7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912 Project # 0413	Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9489
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7



2 EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

EC-3

Sheet Title: EXISTING ELEVATIONS

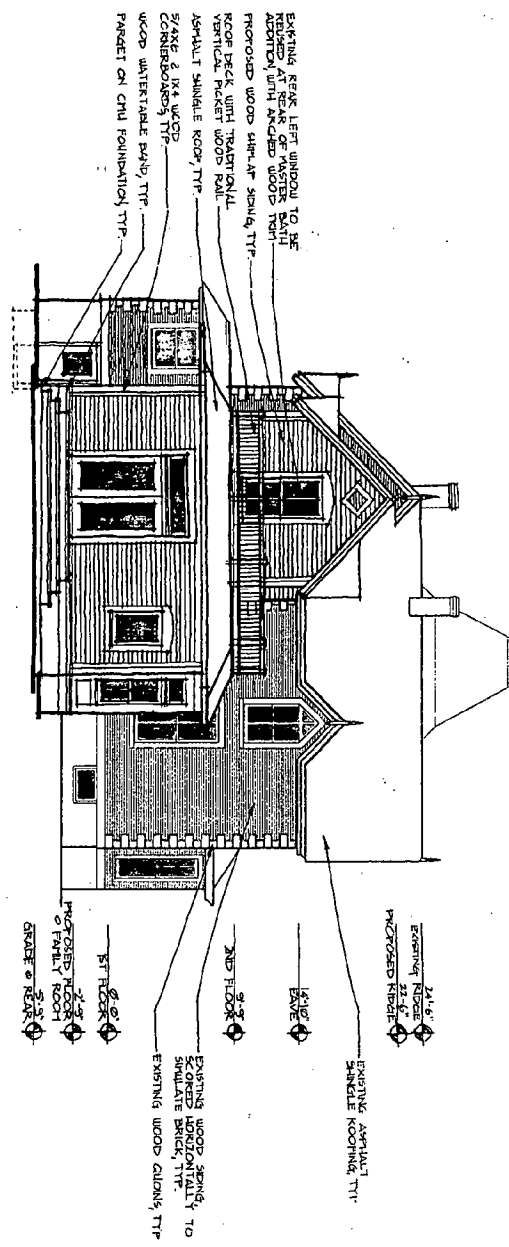
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Date:  
19 May 2014

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

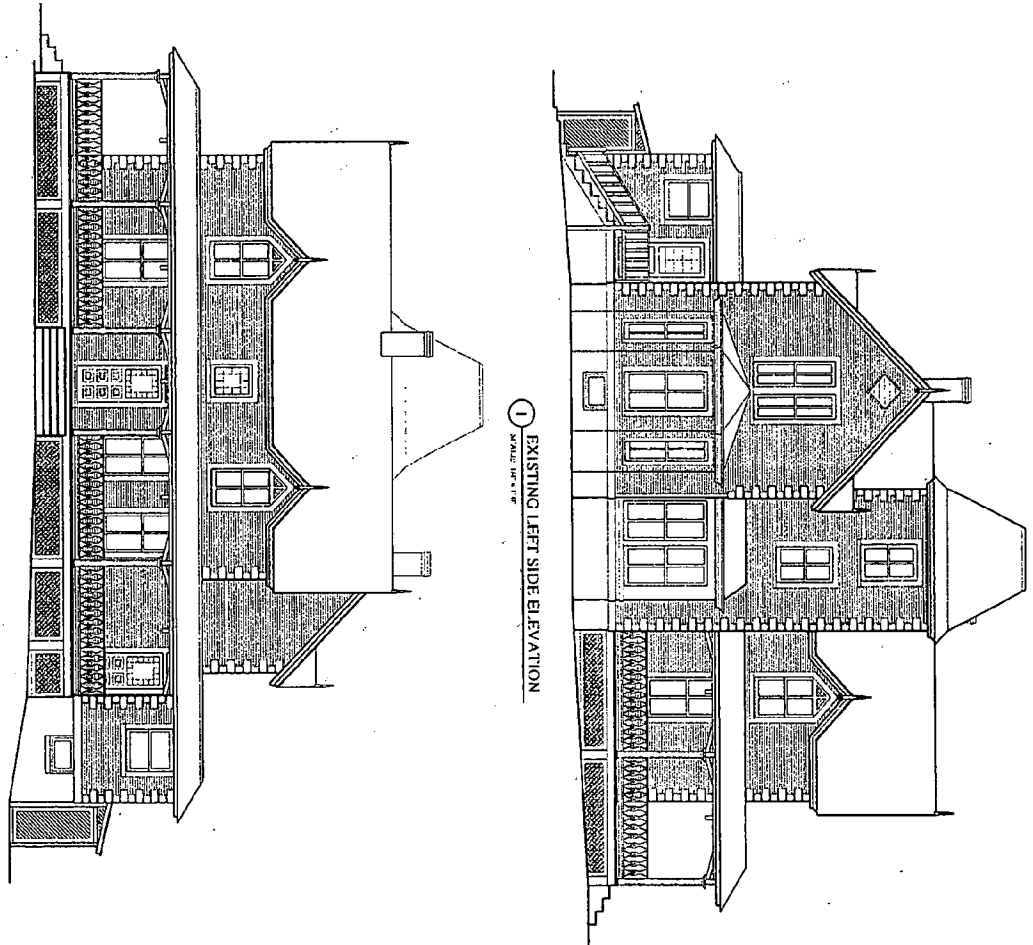
Bennett Frank McCarthy Architects, Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-9480

3



2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

2



EC-4

Sheet Title: EXISTING ELEVATIONS  
Scale: 1/4" = 1'-0"

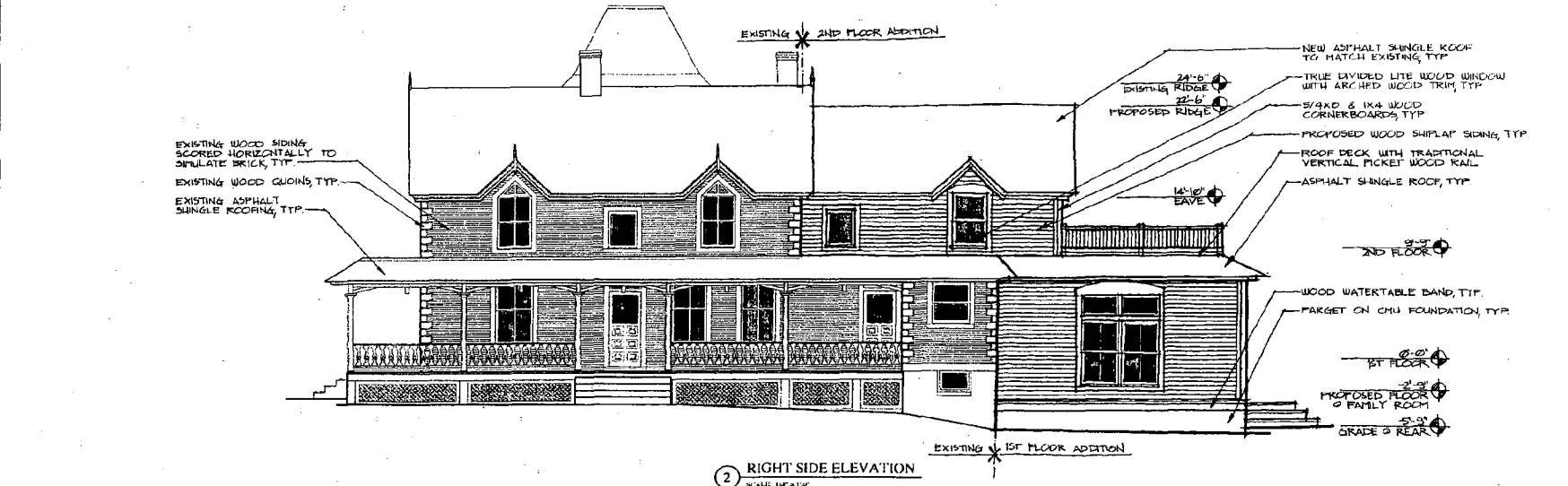
DATE:  
19 MAY 2004

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

Bennett Frank McCarthy Architects, Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-276-9480



① LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



② RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

Bennett Frank McCarthy Architects, Inc.  
700 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-0480

**HALSTEAD ADDITION**  
71 E MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

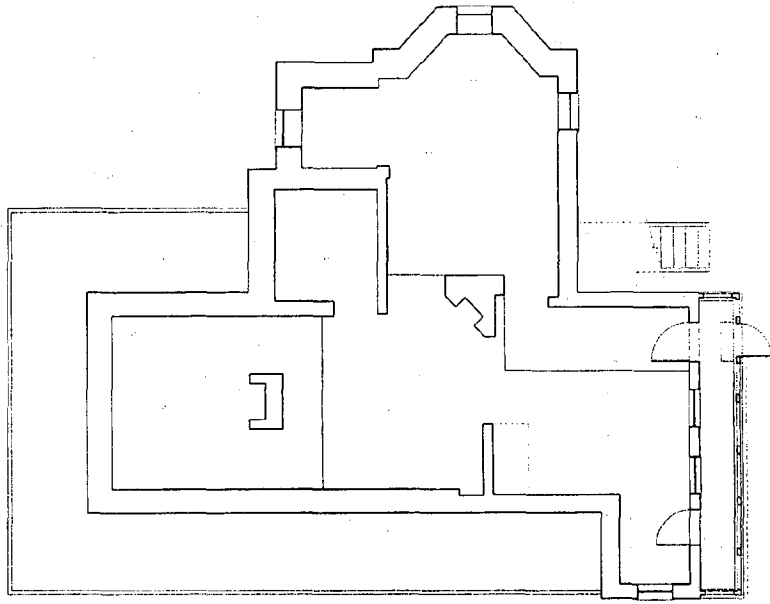
Date:  
27 May 2005

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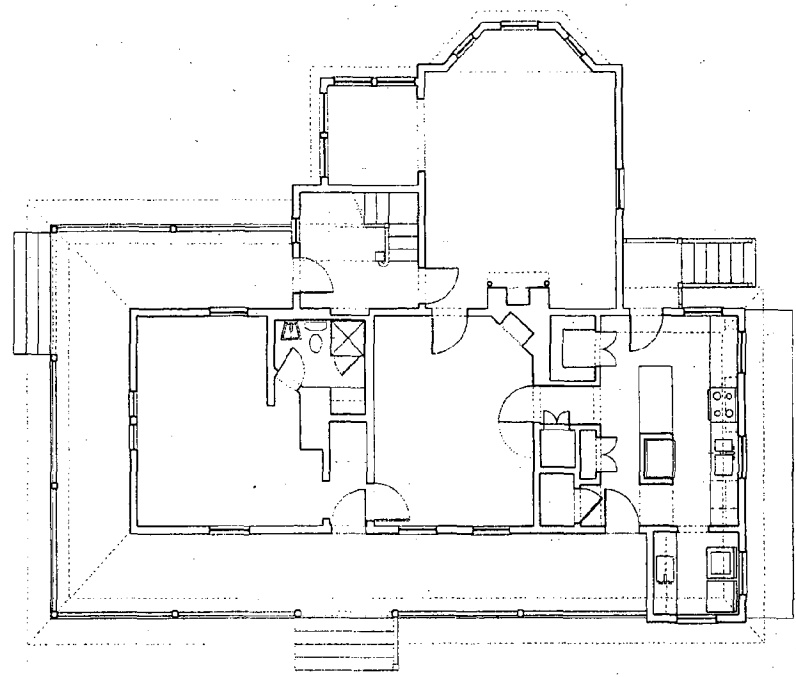
A-4

(P)

1 EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EC-1

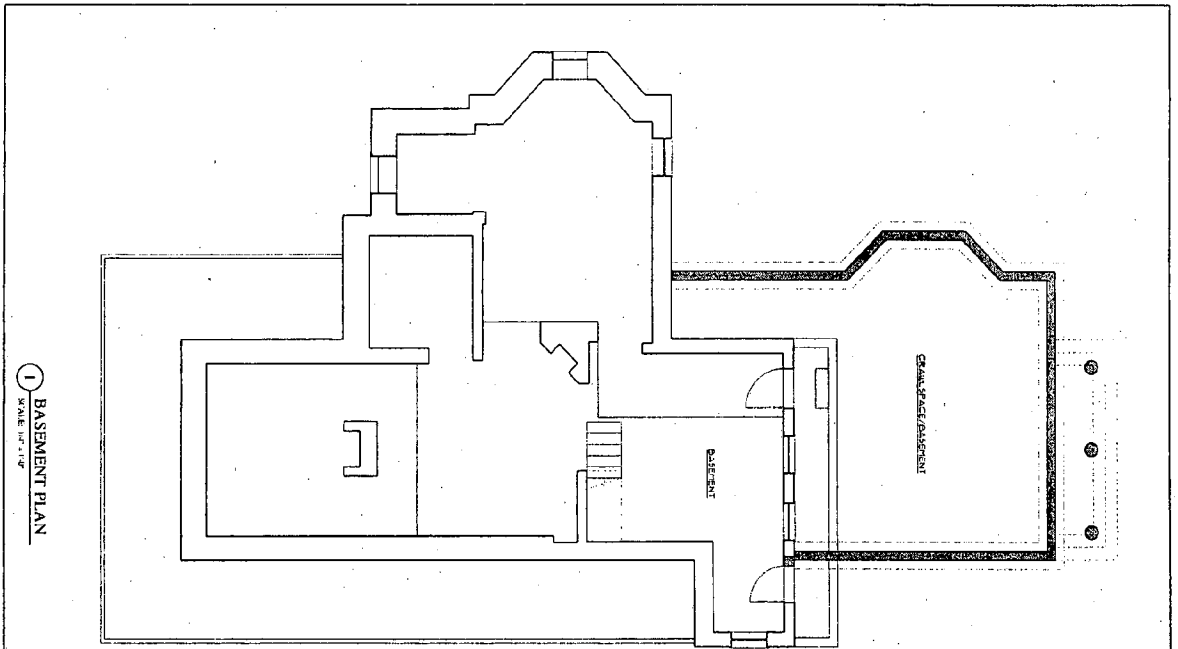
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Scale: 1/4" = 1'-0"

Date:  
19 May 2004

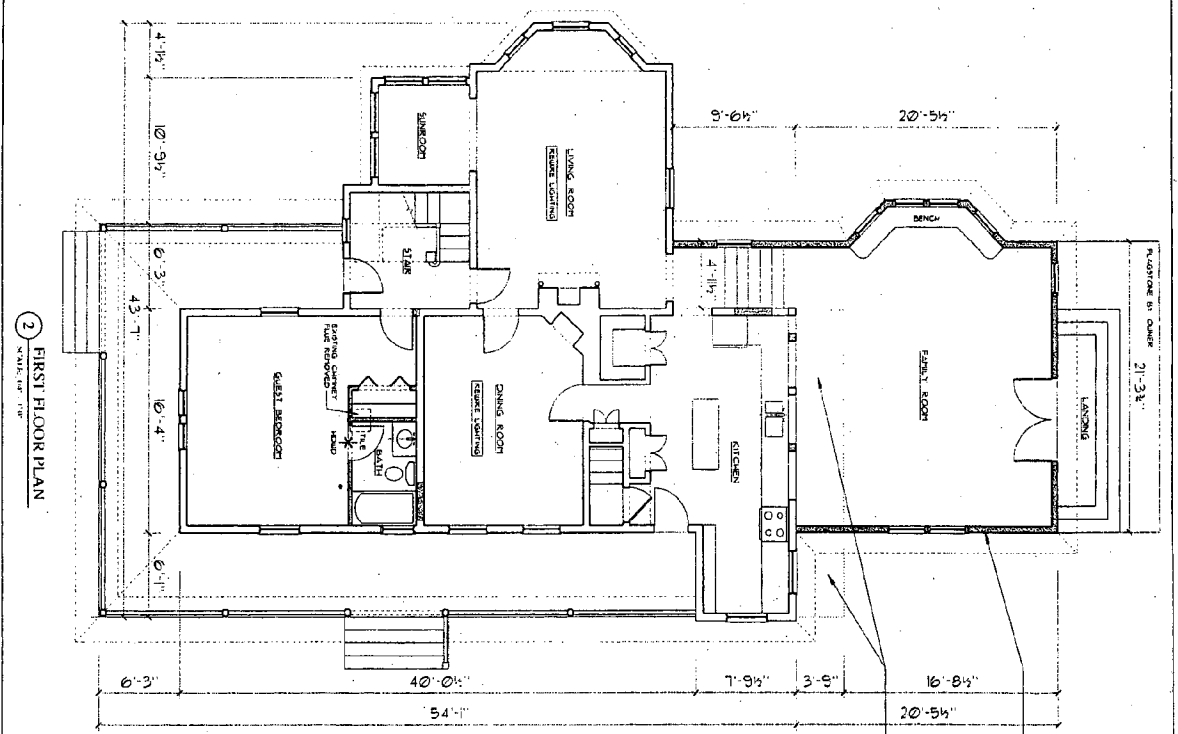
**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

Bennett Frank McCarthy Architects, Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-9480

①



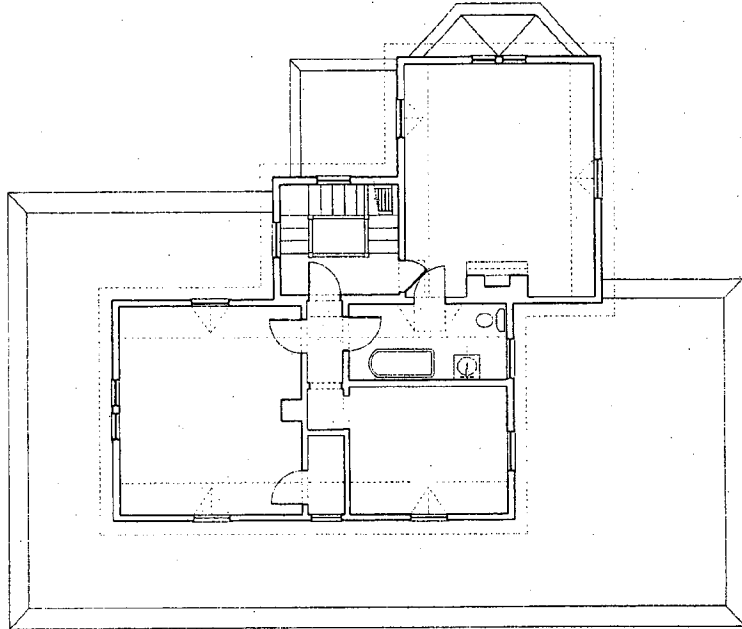
① BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



② FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2

1 EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



EC-2

Sheet Title: EXISTING FLOOR PLANS

Scale: 1/4" = 1'-0"

Date:  
19 MAR 2004

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

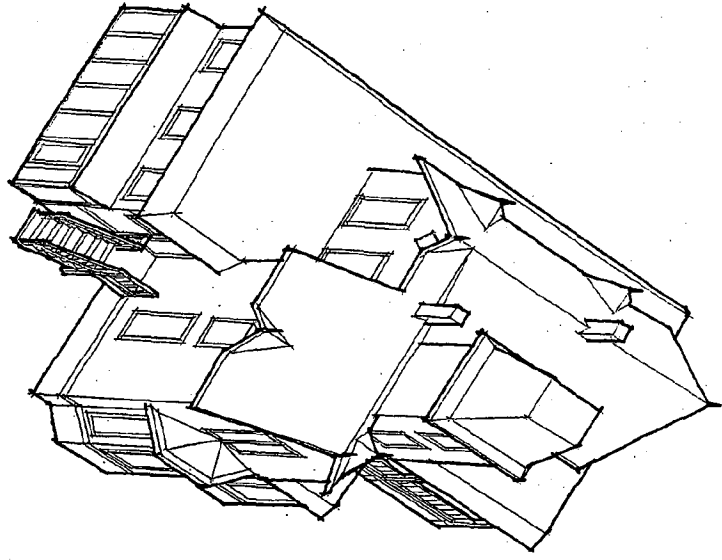
Bennett Frank McCarthy Architects, Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-9480



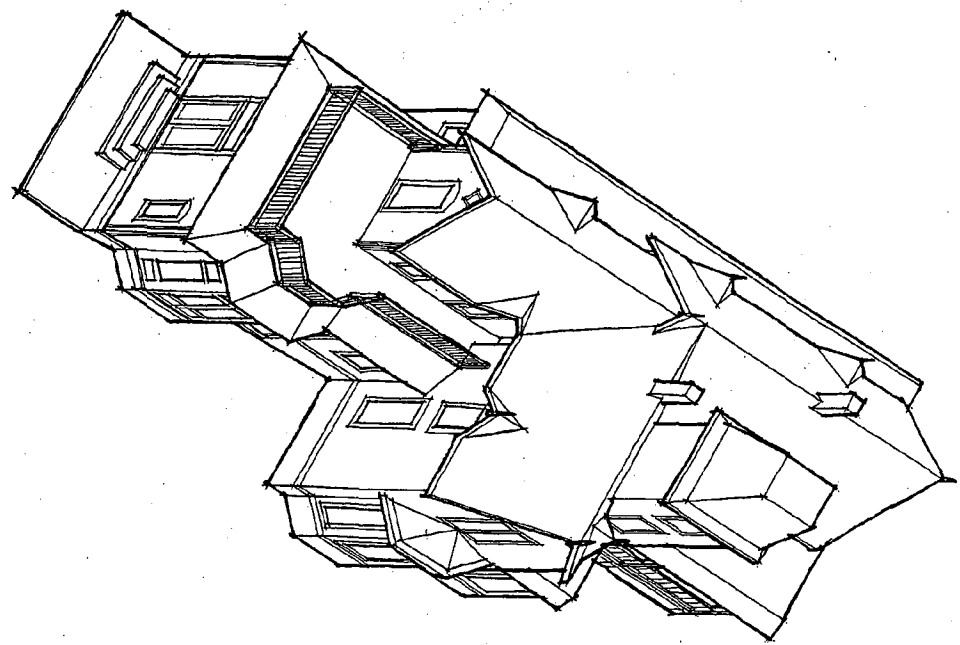


1

① AXONOMETRIC VIEW - EXISTING



② AXONOMETRIC VIEW - PROPOSED



A-5

Sheet Title: AXONOMETRIC VIEWS - REAR/LEFT VIEW  
Scale: Not To Scale

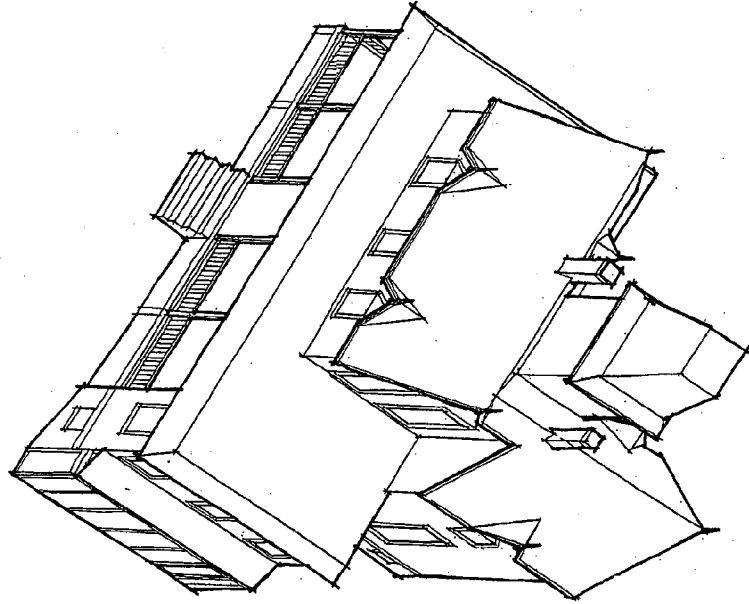
Date: 27 MAR 2005

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

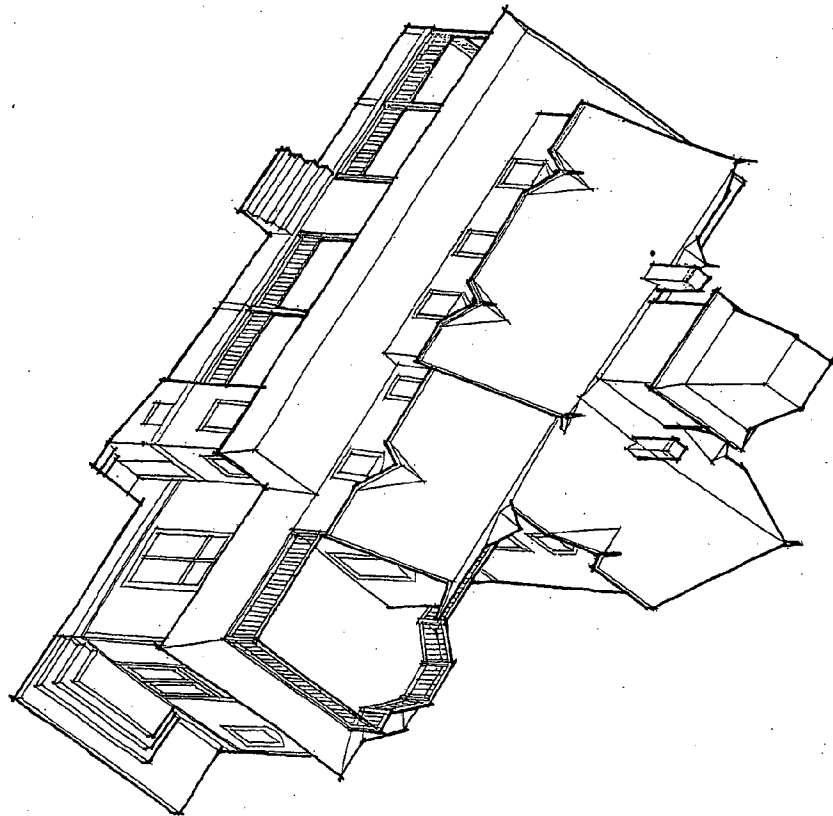
Bennett Frank McCarthy Architects, Inc.  
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Takoma Park, Maryland 20912 301-270-9480

2

① AXONOMETRIC VIEW- EXISTING



② AXONOMETRIC VIEW- PROPOSED



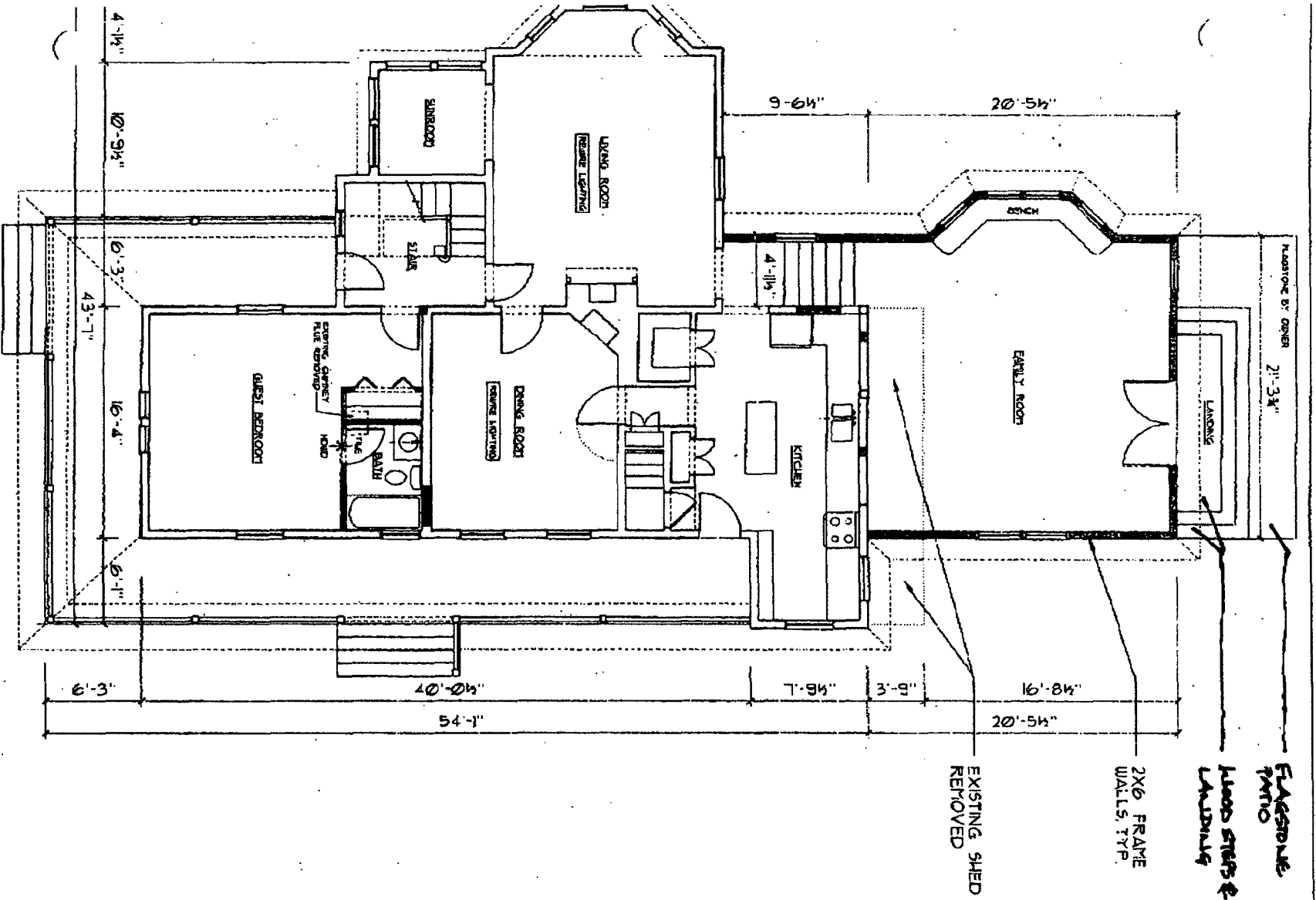
A-6

Sheet Title: AXONOMETRIC VIEWS-  
REAR/RIGHT VIEW  
Scale: Not To Scale

Date:  
27 May 2005

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

Bennett Frank McCarthy Architects, Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-9480



2 FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"

Bennett Frank McCarthy Architects, Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-9480

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

Date: 27 May 2005  
Notes: 6/13/05

Sheet Title: FLOOR PLANS  
Scale: 1/4" = 1'-0"

A-1

(V)



Halstead Residence  
7116 Maple Avenue  
View of Front Facade

3





Halstead Residence  
7116 Maple Avenue  
View of Right Side Facade







Halstead Residence  
7116 Maple Avenue  
View of Rear Facade

(Y)





Halstead Residence  
7116 Maple Avenue  
View of Left Side Facade

28





Halstead Residence  
7116 Maple Avenue  
View from Right-of-Way of Front and Left Side

99



Halslead Residence  
7116 Maple Avenue  
View from Right-of-Way of Front and Right Side







7112 Maple Avenue  
View of Property Adjacent to Halstead Residence





7118 Maple Avenue  
View of Property Adjacent to Halstead Residence

PP

1 May 25, 2005 HPC Meeting

2  
3 MS. O'MALLEY: Almost there. We have a preliminary consultation.

4 MS. FOTHERGILL: This is 7116 Maple Avenue in Takoma Park. It's the second  
5 preliminary consultation petition. Heard this case a month ago, April 13, 2005 meeting and this  
6 is an outstanding resource and not only is it an outstanding resource, it's one of the most  
7 outstanding resources in Takoma Park and has a very high level of integrity and that is why we  
8 are focusing two preliminary consultations on this to make sure that we get an addition that's  
9 appropriate for this important resource.

10 The applicants are proposing construction of a one and two story rear addition to  
11 their house. There's an existing one story rear addition at the rear right side of the house and a  
12 second floor will be built over that one story section.

13 When they came to the Commission last month, the primary concern was how to  
14 add an addition to this house appropriately and primarily about differentiation. The Commission  
15 sort of had two directions that they asked the applicants to consider and one was basically the  
16 same design, but more differentiation, lowering the roof line of the new addition and siting the  
17 new massing further differentiation. And the other was going the hyphen route and they also  
18 asked the applicants to consider bringing isonometric drawings and either a massing model so  
19 that they could sort of understand the roof line and how these two sections would connect.

20 The applicants responded to these concerns and have submitted two new designs.  
21 And they are in your staff reports. Those were scheme B. Scheme A is what you saw last time.  
22 Scheme B is in circle 6. There's 7 and scheme C is in circles 8 and 9 and then they've also  
23 submitted the isonometric drawings for all three designs and the existing house and those are on  
24 circle 16 through 23. The other thing worth noting about the new designs is that there was  
25 discussion about the proposed roof deck over the one story section and that was a compatible  
26 feature for a historic house the way it's designed. In both of the new designs the roof deck is  
27 smaller and less prominent than it was in scheme A.

28 The staff thinks that scheme C is more successful differentiation, that the two  
29 massings are clearly separated. The applicants prefer scheme B and they are here and can tell  
30 you why they prefer it. And I also wanted to tell you before we bring the applicants up that the

ee

1 President of Historic Takoma was here, but had to leave because it's so late and she wanted to,  
2 me to convey to you their concern about this resource and how important it is to the district and  
3 how much integrity it has. And that Historic Takoma, their preference is for scheme B. And I  
4 also wanted to note that one Commissioner last time, you probably saw in the transcript had  
5 strong reservations about any addition to this house, how it could work that would be  
6 appropriate. And unfortunately that Commissioner is not here so you won't here that perspective  
7 tonight.

8 But, I do have the slides from last time that since it was a month ago and it's late,  
9 you may not need to see them.

10 MS. O'MALLEY: Would the applicants like to come up. Having those other  
11 drawings really does help. Did you have something you wanted to add?

12 MR. FRANK: My name is Larry Frank and I'm the architect for the Halsteads.  
13 And we're here to answer any questions. And we, I guess the one thing that we would like to  
14 note is, well, we do, we prefer scheme B. We prefer it for a number of reasons and some of it  
15 has to do with constructibility. Another issue for us has to do with ceiling heights in the  
16 proposed addition. And given the height of the existing walls and the play height we're pulling  
17 walls in and it's quite limiting to the plan in certain ways. The other thing we'd like to note is  
18 that we think that either scheme B or C that there is, you won't be able to discern any difference  
19 of the scheme from the street given how far back the addition is from the street. What I'm trying  
20 to say is that if you were viewing this, the addition from the public right-of-way from Maple,  
21 because the existing gable line of the house or shed roof of the house projects back. The sight  
22 lines are such that you wouldn't see whether the addition, in scheme C you wouldn't see that it  
23 didn't meet the house. But that's at least what I had to say. Roland, Marquita?

24 MR. BRESLIN: Well, I think the econometrics are wonderful and really show the  
25 strengths and weaknesses of the various schemes. And when I look through I see that our  
26 concern with scheme A is kind of bared out by the econometric. And I look at both scheme B  
27 and C I see a real differentiation which is what we're looking for. Both scheme B and C do it  
28 successfully. I think what is most successful at scheme C is the intricate roof lines toward the  
29 rear of the house are all maintained. And the addition truly does, it is distanced off the house.  
30 The existing roof lines and massing read very, very clearly and the addition theoretically can be

ff

1 removed someday. If somebody wanted to restore the house to its existing condition. And these  
2 are all things we want to consider with an outstanding resource. So it's not simply a view from  
3 the street, it's also loss of -- material and maintenance of integrity.

4 MS. O'MALLEY: I wanted to bring up something that I don't know that we really  
5 discussed last time. As I looked at the side view of the house particularly on, well when you're  
6 facing the house it's the left side. And also when you look at the amount of footprint that you're  
7 adding compared to the original structure, I'm wondering if there is any way that you can cut  
8 back that addition so that it doesn't extend as far. It just seems to be such a great part of in  
9 comparison to the little, to the original house. Is there a way that you can make it shorter and  
10 still have enough space inside?

11 MR. FRANK: I'm not sure I understand.

12 MS. O'MALLEY: I feel like it extends too far back. The mass of that addition,  
13 the footprint is very large when you look at the footprint of the original house and then the  
14 footprint of the addition. I'm just wondering if there's a way that you can consider making the  
15 whole addition shorter?

16 MR. BRESLIN: If I remember right, you're taking down an old addition or  
17 building over an old addition. So the net increase isn't that substantial.

18 MS. WILLIAMS: In terms of the footprint.

19 MR. BRESLIN: In terms of the footprint.

20 MR. FRANK: In terms of the footprint, I don't think it is that substantial. We are  
21 adding to the back. The kitchen sets off or extends beyond the back of the house approximately  
22 15 feet. And the addition we're proposing on the ground floor extends about an additional, I'm  
23 going to scale this so I can tell you an accurate measurement.

24 MS. O'MALLEY: I see. Commissioner Breslin is pointing it out to me.

25 MR. FRANK: Okay.

26 MR. BRESLIN: But I think the graphic that shows the net addition in the  
27 footprint, that would be helpful.

28 MS. O'MALLEY: Pardon me?

29 MR. FRANK: If you look at circle 43 -- In the plan it goes back 20 feet. In  
30 actuality we're covering about four feet of the existing shed and it's going to get torn off. There's  
31 a shed on the existing plan, the foundation for the basement plan. There's an existing shed that

1 brings access to the lower level that in the existing photographs you can see it goes up and there's  
2 a roof below the windows in the kitchen. And so we're extending beyond the footprint of the  
3 house approximately 16 feet.

4 MS. O'MALLEY: And then over to the side as well.

5 MR. FRANK: And over to the side. The existing footprint including the porch is  
6 about --. Is to here and this is the --. I guess it's on order of about 15, 20 percent of the footprint.

7 MS. O'MALLEY: Thank you for clarifying it.

8 MS. ALDERSON: I think you have responded very well to the comments and in  
9 some ways this is going to improve the back because there are some aspects of the old previous  
10 addition that were not very sympathetic and the unsympathetic aspects have been removed and  
11 we're using the original window. So I think as much as you could work into it you have. And  
12 I'm comfortable that both schemes by separation I prefer scheme B because it is more I think  
13 organic to the house. It looks more like a natural addition, like a traditional addition without  
14 creating that elongation that concerned us earlier. I think the view from the right side as you face  
15 the house is going to be more visible view and it may be true that you would not be able to tell  
16 the difference between the two schemes. My sense if you could see the difference, scheme B is  
17 going to draw less attention to itself because it's less complex. That would be my concern with  
18 scheme C. It looks busier and so I think that slightly, the greater simplicity of B is more suitable  
19 to the house.

20 MS. O'MALLEY: Well, and in fact your second story doesn't stick out as far.

21 MR. FRANK: To make it, and I even take off the square footages of the footprint  
22 for the second story, but to configure the closets to work the hyphen we had to push the addition  
23 back further.

24 MS. ALDERSON: Also just you know, speaking again to the configuration that's  
25 allowed and what you see of it from the street since I'm quite familiar with it, it's a big house and  
26 a deep lot. I honestly believe it can handle this scale. -This is not a enormous addition by any  
27 means. It's within the scale of the rather substantial house that it's always been.

28 MS. O'MALLEY: So we're still faced with the question about the historic fabric, -  
29 - scheme B?

lh

1 MS. WRIGHT: I think all the schemes will lose historic fabric. You know, I  
2 think that there is a general consensus, though, that some addition is possible. I think you're  
3 thinking of a good selection of those additions and maybe, you know, there might be some  
4 discussion about what suggestions you might have in terms of materials. That I think is another,  
5 you know, topic for conversation. If you select scheme or recommend scheme B or C, you  
6 know, what should materials be?

7 MS. ALDERSON: I'm comfortable with the materials that are presented in the  
8 design. And I also have no problem with the deck. Although it's not a Victorian deck, this is a  
9 rear and it certainly is an early 20<sup>th</sup> century sort of an element although maybe it belongs more to  
10 -- houses at this location. What works for me is that it's finished looking as opposed to being  
11 rough decking which is most of what we get. So the fact that this is finished on all the sides I  
12 think is a plus and at least narrowed back is a little bit more design integrated with the front than  
13 it was before given the previous addition treatment.

14 MR. BRESLIN: I liked it before the material differentiation was crucial because  
15 other, we saw other differentiations -- of the house and that were differentiating in the massing,  
16 material selection becomes a lot more crucial.

17 MR. FRANK: When we were here a month ago we had shown and I apologize for  
18 not labeling the materials on these various schemes. We had, but when we showed you the  
19 scheme a month ago, we proposed that the addition be sided in the Shiplap siding to differentiate  
20 from the siding that imitates brick on the house now. The Oak siding that's cut to reveal the  
21 brick. And we also were proposing that the Shiplap have a greater vertical orientation so that  
22 instead of being the approximate two and three eighths inch lines set up vertically as you go up  
23 the side, we were looking at using a one by six which I think would net us a four inch or four and  
24 a quarter inch so that there would be a clear differentiation.

25 I have a question which is are you saying that because the roof is set down you  
26 prefer that the siding match the existing?

27 MR. BRESLIN: You still have the differentiation.

28 MR. FRANK: Okay. Well that's what I --

29 MR. BRESLIN: I think the direction you're going I would say a four inch  
30 exposure is probably appropriate.



1 MR. FRANK: One thing I had also mentioned to staff and one of the suggestions  
2 that we heard when we were here last month was beefing up the corner boards to heavy them up  
3 a little bit. And while I haven't gotten the Halsteads, we haven't had the opportunity to discuss  
4 that particular detail. It's something I'm interested in proposing using a wire corner border,  
5 actually a built up corner board to at least emulate the mass of the coins, although to be distinct  
6 and different.

7 MS. ALDERSON: Thank you for remembering that. I was looking. That would  
8 be terrific.

9 MS. O'MALLEY: I mean you could work with staff on that. Any other  
10 comments or questions?

11 MS. FOTHERGILL: Is it clear at this point which, is it B or C?

12 MS. O'MALLEY: That's right.

13 MS. WRIGHT: Maybe we can just go down the line and say B or C.

14 MS. ALDERSON: B.]

15 MR. ROTENSTEIN: B.]

16 MR. BRESLIN: I think they both work and both successful. I think C is a little  
17 bit more successful. But I think they both work well.

18 MS. WILLIAMS: I guess I'm a little bit disappointed with both of them and so  
19 I'm kind of having a hard time saying which one I prefer. I guess I had sort of hoped that scheme  
20 B would have been the integrated addition and would have been reduced in size somewhat so as  
21 an integrated addition would be just minor and no integral to it and very organic. And that as an  
22 alternative or scheme C would have been much more distinct and differentiated and something  
23 quite different. And I guess I see them very similar. I mean there really isn't a big difference  
24 between them and so I'm really having a hard time, you know, saying that I prefer one or the  
25 other because I really, honestly I don't think this house, I don't really support either one. I mean I  
26 really don't think this house can handle an addition because it's so perfect as is. And if there  
27 were to be an addition I would like to have seen it a lot smaller.

28 So I just, you know, I just can't really say I prefer one or the other. But I don't  
29 think C is at all what I had envisioned when I suggested a hyphen with something, you know,  
30 entirely different. So, I kind of reject C and I guess B in that respect would be the preferred.



MS. O'MALLEY: But so if we went back to B would you be able to make it smaller?

MR. FRANK: Well, we could look at it. I mean I think we can look at that. I don't know that we can but we certainly will, you know --

MS. WILLIAMS: I don't think it's possible for their program. I just don't think, you know, I just don't necessarily think this program should necessarily be accommodated on this resource. But given their program, I think scheme B is as successful as it can be. I just, it's not the kind of program I support on a house with an outstanding resource like this.

MS. O'MALLEY: I know. I started looking at it and thinking, well wait a minute, couldn't they have enclosed it in the bathroom and other bedroom? Instead of having another addition.

MS. WILLIAMS: But I think that, you know, the other Commissioners seem pretty satisfied with it and it's going to come up as a HAWP and, you know, a few weeks and up for a vote then. I don't think there's anymore I can recommend in a preliminary. I think, you know --

MS. O'MALLEY: Well, we had the one other Commissioner that felt strongly as well about the addition, so there might be some incentive to try to rework it a little and see if you can come up with anything that's smaller or along the lines of B.

MS. WRIGHT: So I think you're basically getting the sense that the majority of the Commissioners seem to be leaning towards B, but they're certainly also some folks who are struggling with the whole addition, again, because as Commissioner Williams said, it's such a perfect building. But I think that's probably as much as one can do during a preliminary. Is there anything else?

MS. O'MALLEY: Do you want to make any other comments, Commissioners?

MR. FRANK: Thank you.

KK



designs for consideration (for a total of three designs). The applicants also have submitted axonometric drawings showing two views of all three designs and the existing house (see Circles 16-23).

Scheme A (Circles 45, 48 + 49) is what the HPC reviewed at the previous Preliminary Consultation. Scheme B (Circles 6-7) is essentially the same design as Scheme A but the new roofline is lowered and inset approximately 18 inches. Scheme C (Circles 8 + 9) incorporates a hyphen feature into the design. All three designs propose the reuse of the existing original rear window on the 2<sup>nd</sup> floor. All three designs include a rear one story flat roof addition with a roof deck and a wood picket railing. In Schemes B and C the roof deck is smaller than Scheme A.

The applicants are also proposing removal of a 24" dbh black walnut tree behind the house. The tree removal has gone through the City of Takoma Park's tree removal permit process and has been approved. The applicants plan to work with the City arborist on a tree protection plan and will submit that to the HPC with their HAWP application.

### STAFF DISCUSSION

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* and the *Secretary of Interior's Standards for Rehabilitation* when reviewing changes to Outstanding Resources within the historic district.

The *Takoma Park Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping and patterns of open space.

Additionally, *Standards #9 and 10 of The Secretary of the Interior's Standards for Rehabilitation* pertain to this project:

# 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 proportion, 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.

This house is an exceptional Outstanding Resource and plays an important and prominent role in the historic district, and it is important to ensure that any future alterations and additions are appropriate and compatible. While a small rear addition to an Outstanding Resource in general may be approvable, the concern with this proposal is how an addition will affect this very intact historic resource. It appears that the rear two-story section of the house is an original massing, and the removal or obscuration of historic fabric would be problematic. It is important that this building's originality and integrity be maintained, and an addition that adversely affects the historic house and is not clearly differentiated would be problematic.

The applicants came to the HPC for a Preliminary Consultation in April 2005. The transcript is included in this staff report, but the general feeling of the Commission was of great concern for this building and included a lengthy discussion about how to add on to it without doing any harm to its integrity and character. Some Commissioners felt that with some greater differentiation the proposed design could possibly work and others felt that there needed to be a hyphen between the two sections for clearer differentiation. At least one Commissioner expressed strong reservations about any addition to this house.

The Commission asked the applicants to go back to the drawing board and come back with two new designs—one similar to the initial design but with the new roof line lowered and inset from the main massing and another with some sort of a hyphen between the house and addition. They also suggested bringing axonometric drawings and a massing model so they could better understand the connection.

The applicants responded to the HPC's concerns and requests and have submitted two additional designs, Schemes B and C, and axonometric drawings for all three designs. They also submitted a letter explaining why the applicants prefer Scheme B to Scheme C (see Circle 5).

The two new designs have made progress in the differentiation between the historic house and the new addition. Scheme B has the vertical line on the right side that one Commissioner had recommended, but in Scheme C the differentiation is even stronger. Scheme C seems to be the most successful in its clear delineation and separation between the old and the new. As can be seen in the right side elevation of Scheme C, the new second story addition clearly reads as its own section of the house.

At the previous meeting the Commissioners discussed whether the proposed roof deck above the rear one-story addition would be a compatible feature for a historic house like this one. Both Scheme B and C show the roof deck but in the two new designs the roof deck is smaller than it was in Scheme A.

As mentioned in the previous staff report, there are a few other details of the proposal for the HPC to consider and give guidance to the applicant. The 24" dbh tree has not been determined to be dead, dying, or a hazard, and the HPC will need to approve its removal. Window materials were not specified in this preliminary submission but generally the HPC would require wood windows with true divided lights for such an outstanding resource.

Since the Commission was not unified at the last meeting ideally at this meeting there would be a consensus so the applicants know in which direction to continue. They plan to come back to the HPC for a

HAWP and will need to know which design would be approvable or what changes they should make.

**STAFF RECOMMENDATION**

Staff recommends the applicants make revisions based on comments from staff and the HPC and then return for a Historic Area Work Permit.

# **Bennett Frank McCarthy Architects, Inc.**

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480

Memorandum

09 May 2005

To: Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park & Planning Commission

From: Susan Darcey

Re: Proposed addition for 7116 Maple Avenue  
Takoma Park

Pursuant to the meeting of the Historic Preservation Commission last month at which the above named property was reviewed, we are sending herewith two alternate schemes: one in which the ridge of the second floor addition is lowered (scheme B) and one which connects the proposed 2<sup>nd</sup> floor addition with a "hyphen" between existing and new (scheme C.) Included in the packet are additional drawings of the extruded scheme presented in April (scheme A) showing the scheme in axonometric view.

Our clients, Mr. and Mrs. Halstead, prefer the lowered ridge scheme (B) to the hyphen scheme (C). All three schemes create a lowered ceiling condition in the circulation from the master bedroom to the master closet and master bath. However, the ceiling and roof conditions required to construct the hyphen require a great deal of articulation of the mass of the "hyphen" portion of the plan to maintain 7'-0" ceiling heights inside and to shed water from the roof.

Please note that it will be difficult to view the connection at the second floor from the street given its location 100 feet back from the property line, for either scheme (B or C). The axonometric drawings help illustrate this connection.

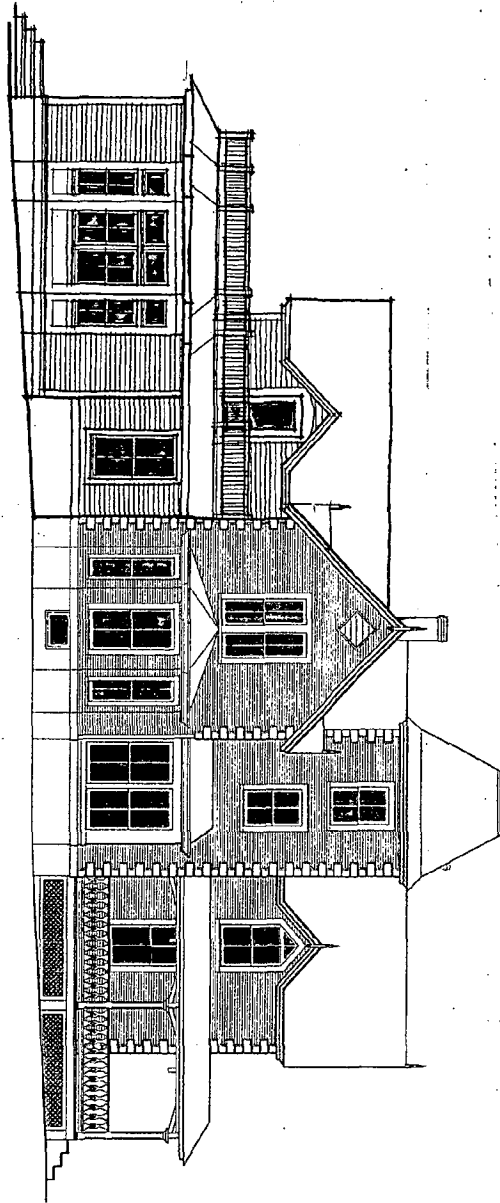
The rear elevation for schemes B & C illustrates the reuse of the existing original large rear window at the second floor. We intend to reuse this window in all schemes.

Our packet includes existing plans and proposed plans for all three schemes, as well as elevations and axonometric views for the two new schemes.

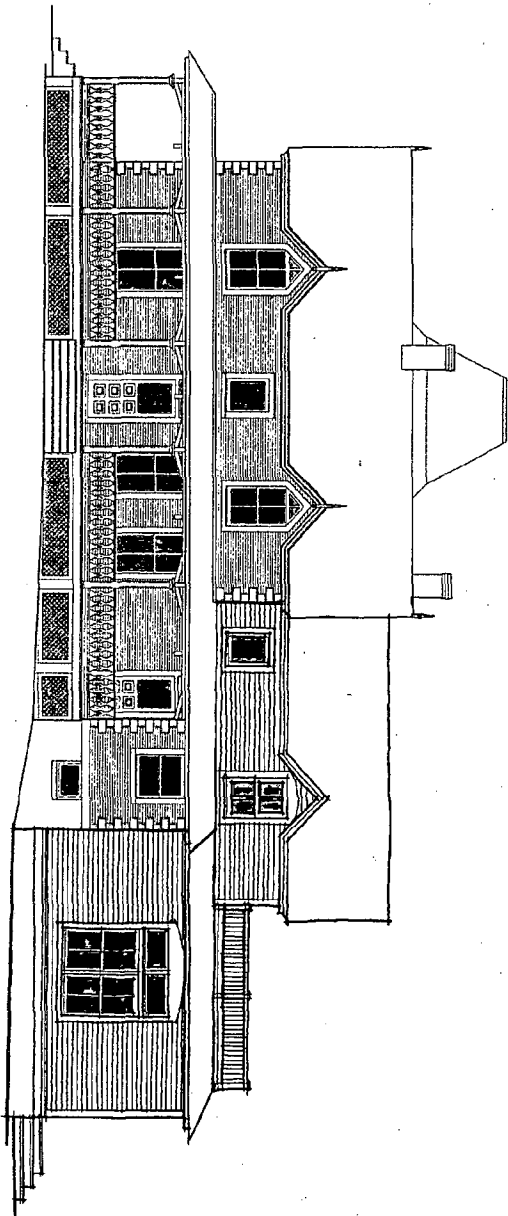
Please call with any questions.

Cc: Roland and Marquita Halstead

5



1 LEFT SIDE ELEVATION - Scheme B  
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - Scheme B  
SCALE: 1/4" = 1'-0"

A-48

Sheet Title: PROPOSED ELEVATIONS

Scale: 1/4" = 1'-0"

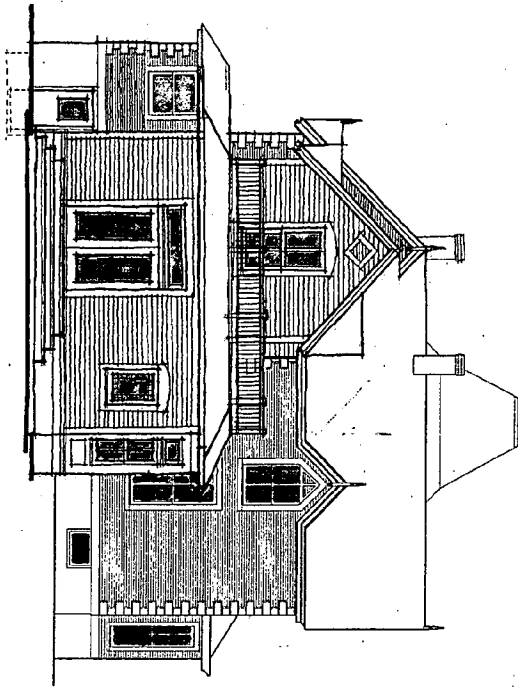
Date:  
8 May 2005

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

Bennett Frank McCarthy Architects, Inc.  
7003 Carroll Avenue  
Takoma Park, Maryland 20912 301-270-9480

6





2 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

*Scheme B*

A-3b

Sheet Title: PROPOSED ELEVATIONS

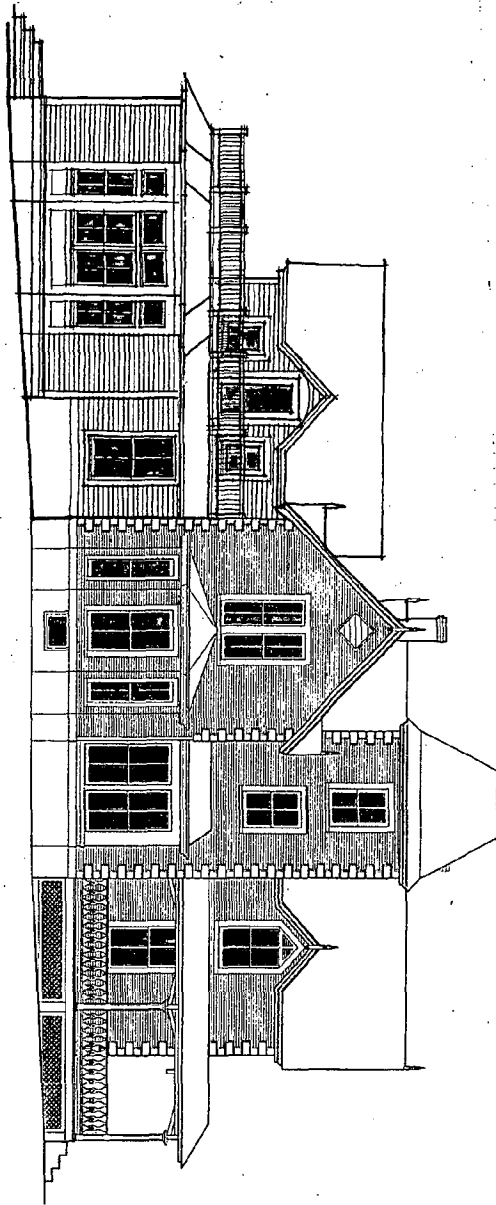
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Date:  
8 May 2005

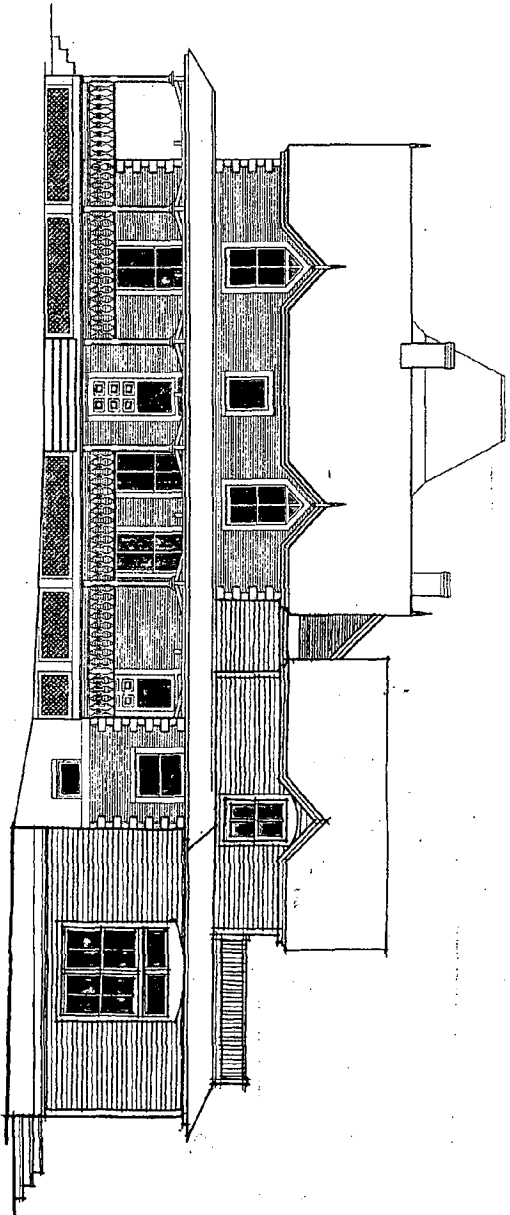
**HALSTEAD ADDITION**  
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Project # 0413

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7003 Carroll Avenue  
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1 LEFT SIDE ELEVATION - Scheme C  
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION - Scheme C  
SCALE: 1/4" = 1'-0"

A-4c

Sheet Title: PROPOSED ELEVATIONS

Scale: 1/4" = 1'-0"

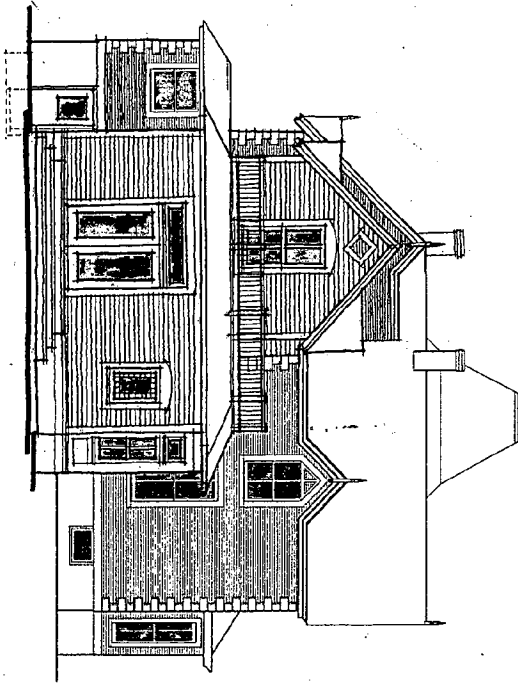
Date: 8 May 2005

**HALSTEAD ADDITION**

7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

Bennett Frank McCarthy Architects, Inc.

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2 REAR ELEVATION - Scheme C  
SCALE: 1/4" = 1'-0"

A-3c

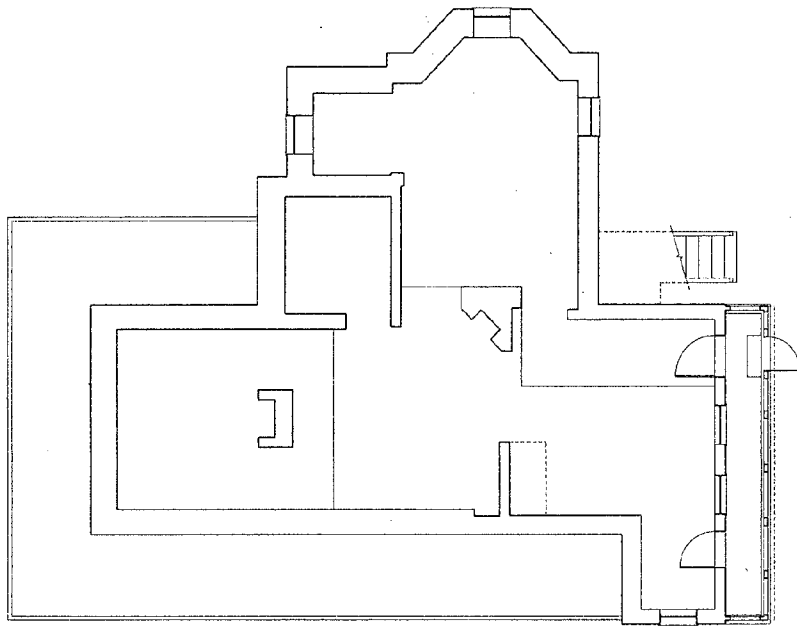
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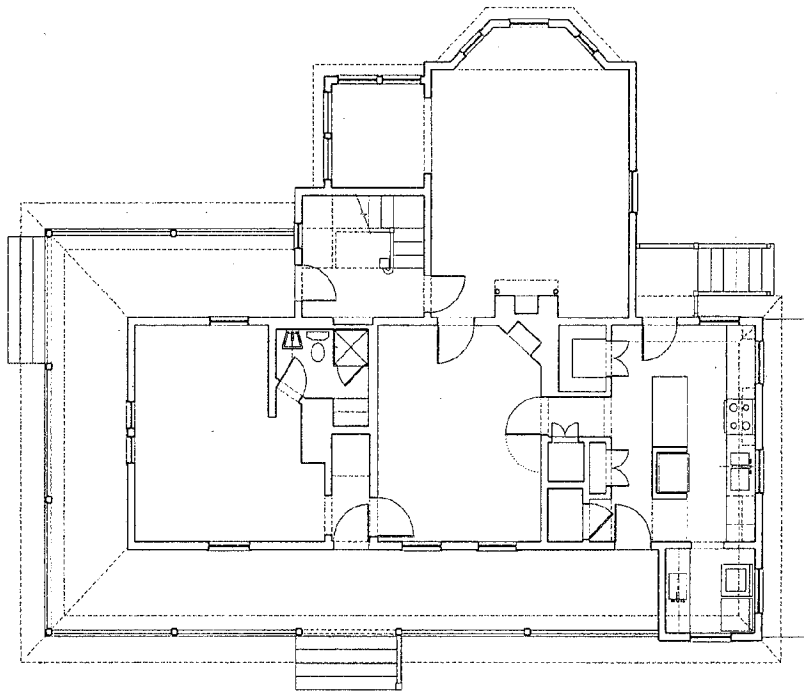
Date:  
8 May 2005

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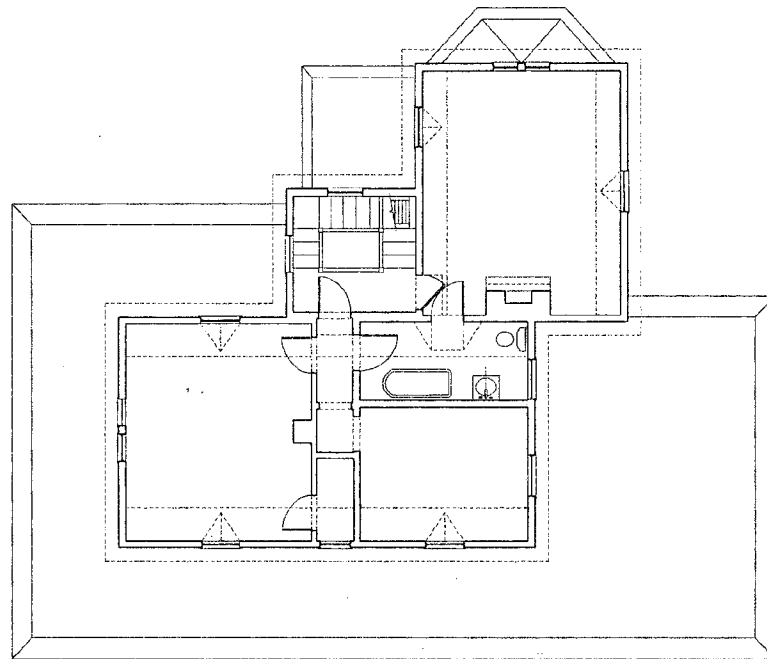


① EXISTING BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



② EXISTING FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

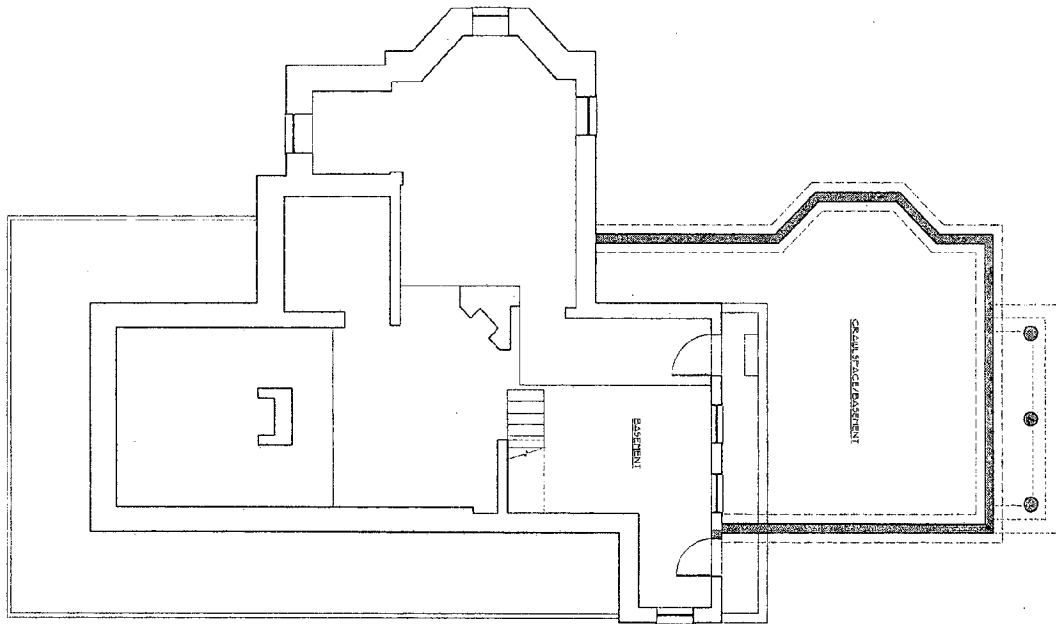
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	Scale: 1/4" = 1'-0"		7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912 Project: # 0413	



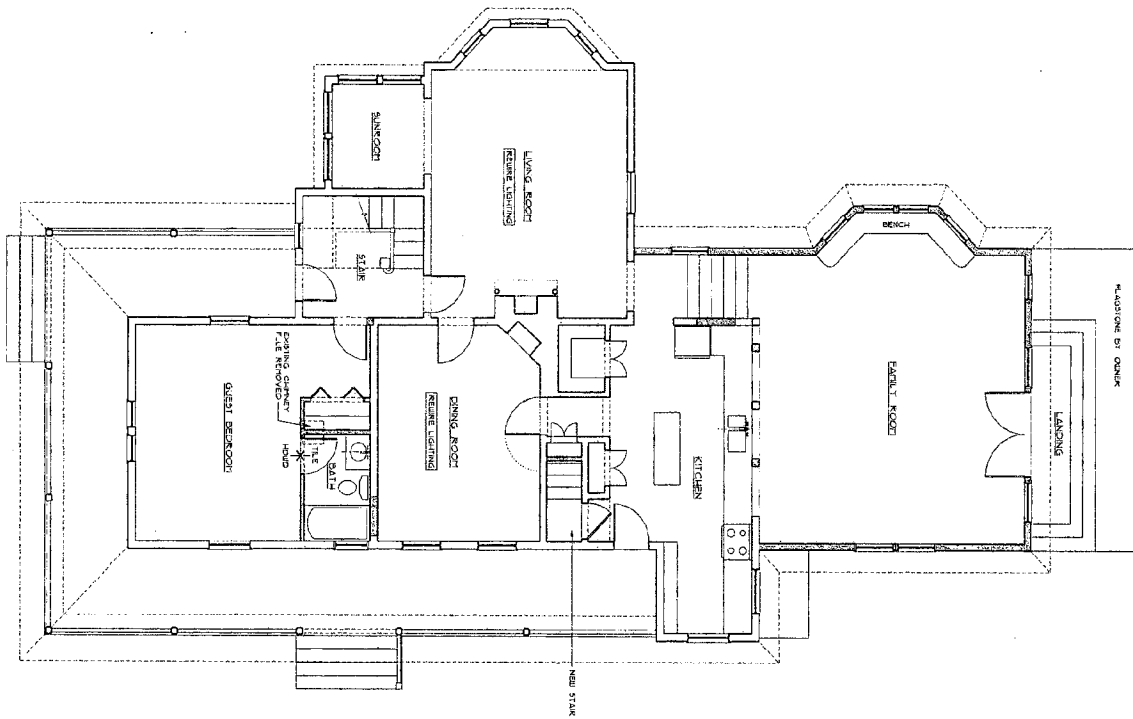
① EXISTING SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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1 SCHEMATIC BASEMENT PLAN  
SCALE: 1/4" = 1'-0"



2 SCHEMATIC FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



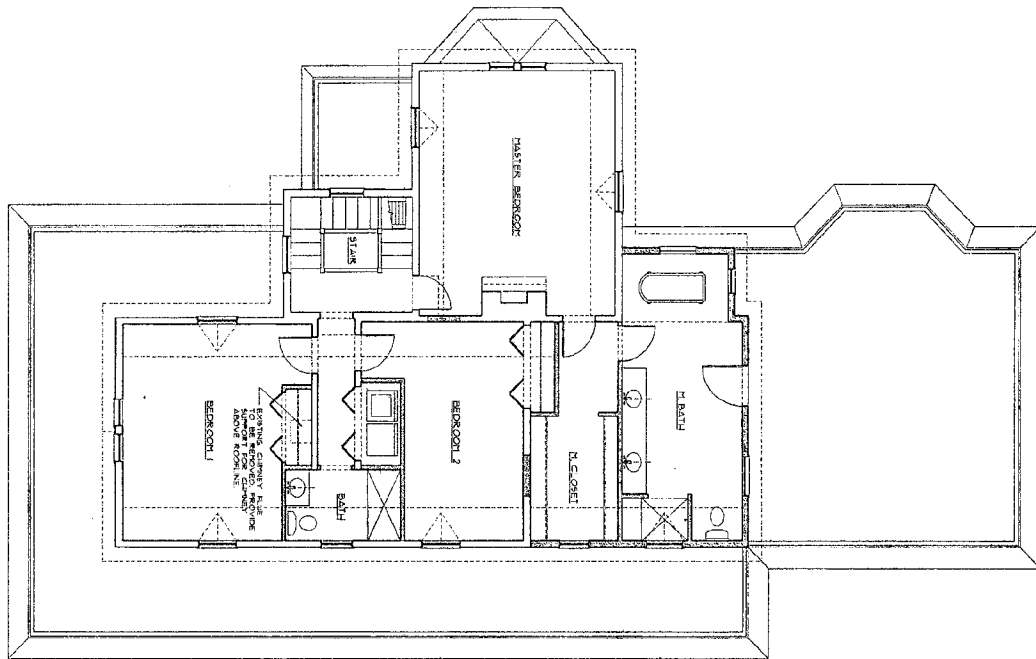
A-1

Sheet Title: SCHEMATIC FLOOR PLANS  
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Date: 4 AUG 2004

**HALSTEAD ADDITION**  
7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

Bennett Frank McCarthy Architects, Inc.  
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1 SCHEMATIC SECOND FLOOR PLAN - SCHEME A  
SCALE: 1/4" = 1'-0"

A-2A

Sheet Title: SCHEMATIC FLOOR PLANS

Scale: 1/4" = 1'-0"

DATE:  
8 May 2005

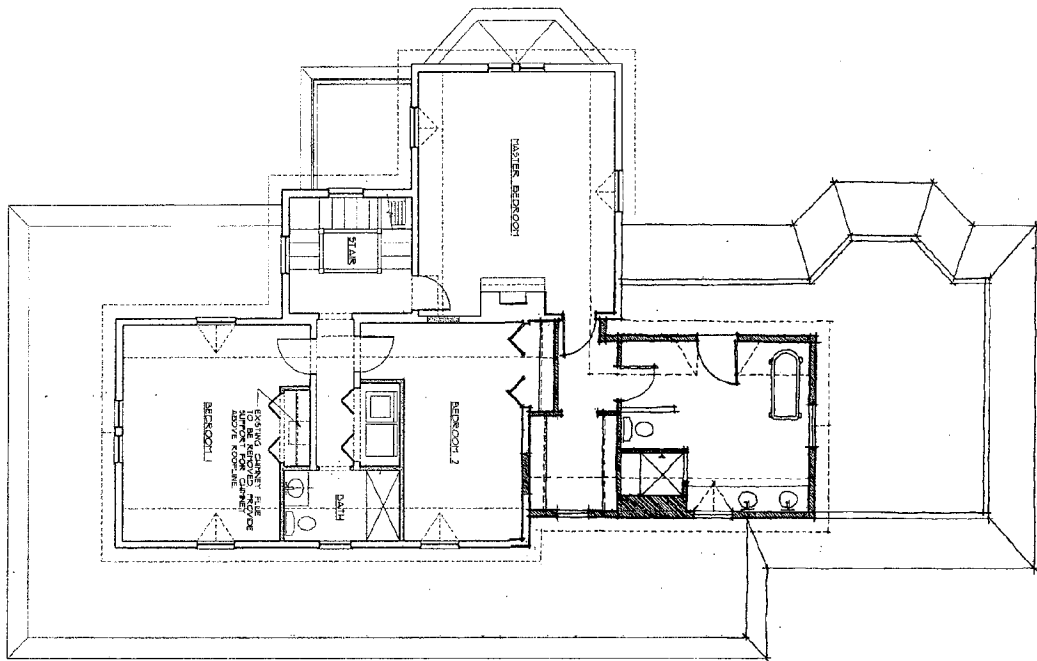
**HALSTEAD ADDITION**

7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912  
Project # 0413

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13



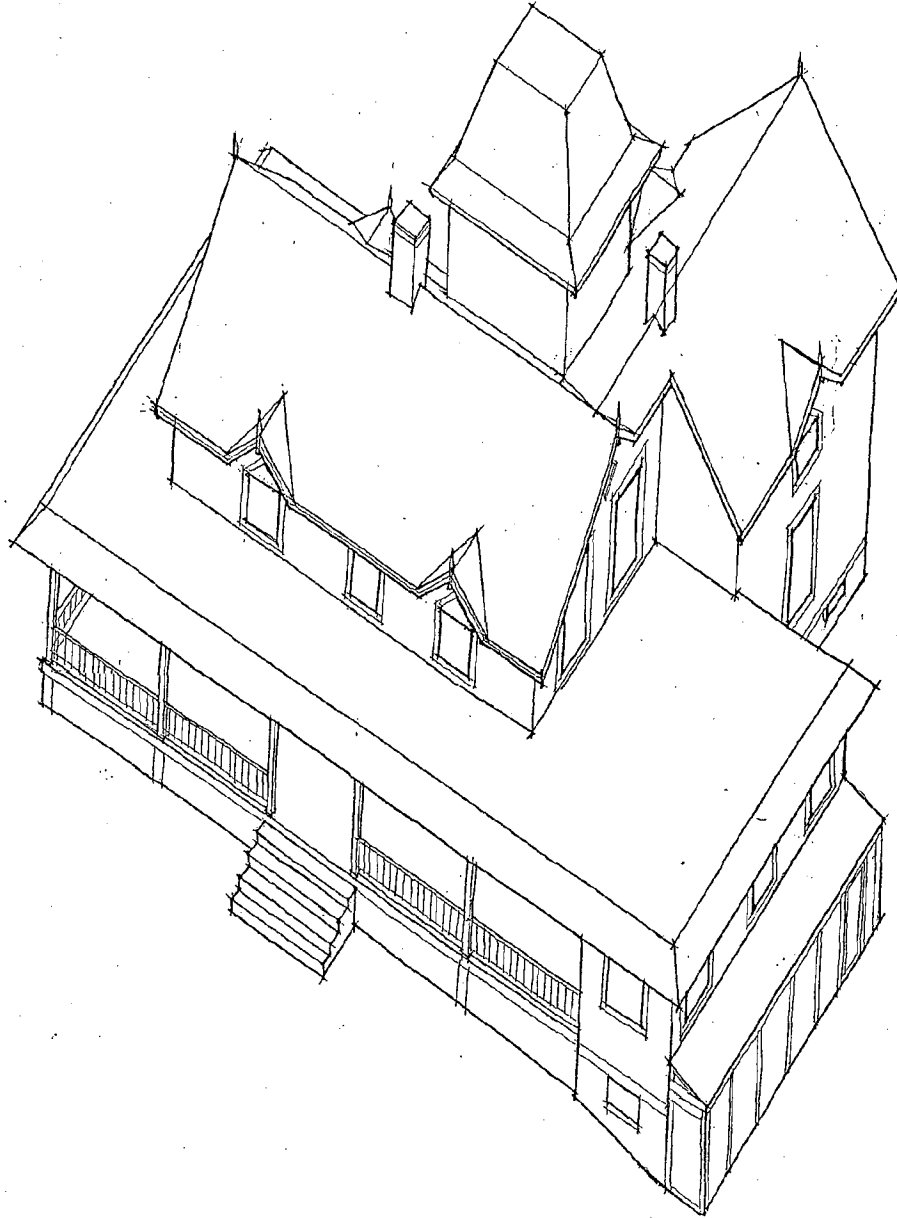


① SCHEMATIC SECOND FLOOR PLAN - scheme B  
 SCALE: 1/4" = 1'-0"

<b>A-26</b>	Sheet Title: SCHEMATIC FLOOR PLANS Scale: 1/4" = 1'-0"	Date: 8 May 2005	<b>HALSTEAD ADDITION</b> 7116 MAPLE AVENUE, TAKOMA PARK, MARYLAND, 20912 Project # 0413	Bennett Frank McCarthy Architects, Inc. 7003 Carroll Avenue Takoma Park, Maryland 20912 301-270-9480
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**Halstead Addition**

7116 Maple Avenue  
Takoma Park, Maryland 20912

Project #0413

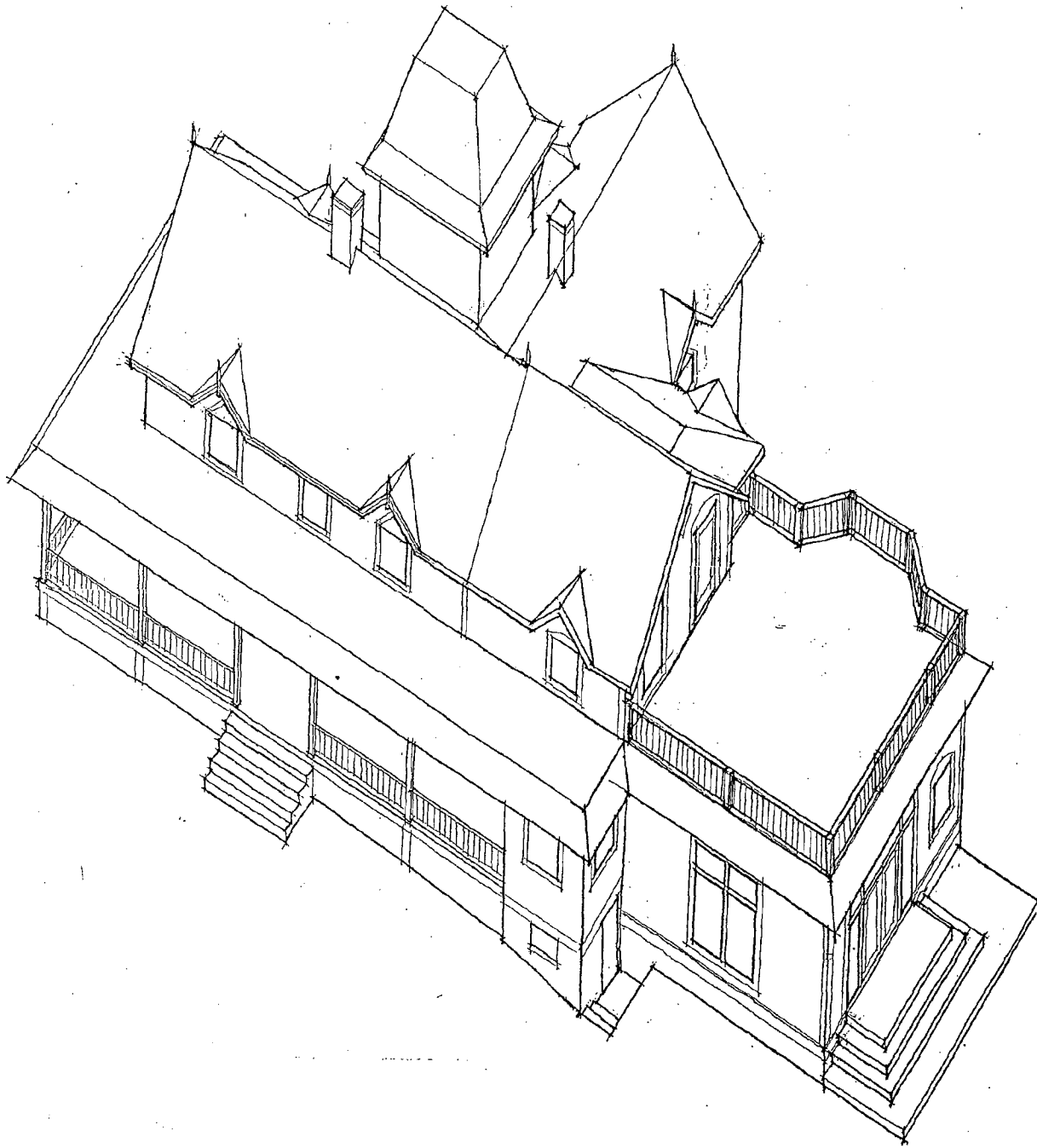
**Title: Existing Axonometric View 1**

09 May 2009

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7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

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**Halstead Addition**

7116 Maple Avenue  
Takoma Park, Maryland 20912

**Title: Axonometric View 1 – Scheme A**

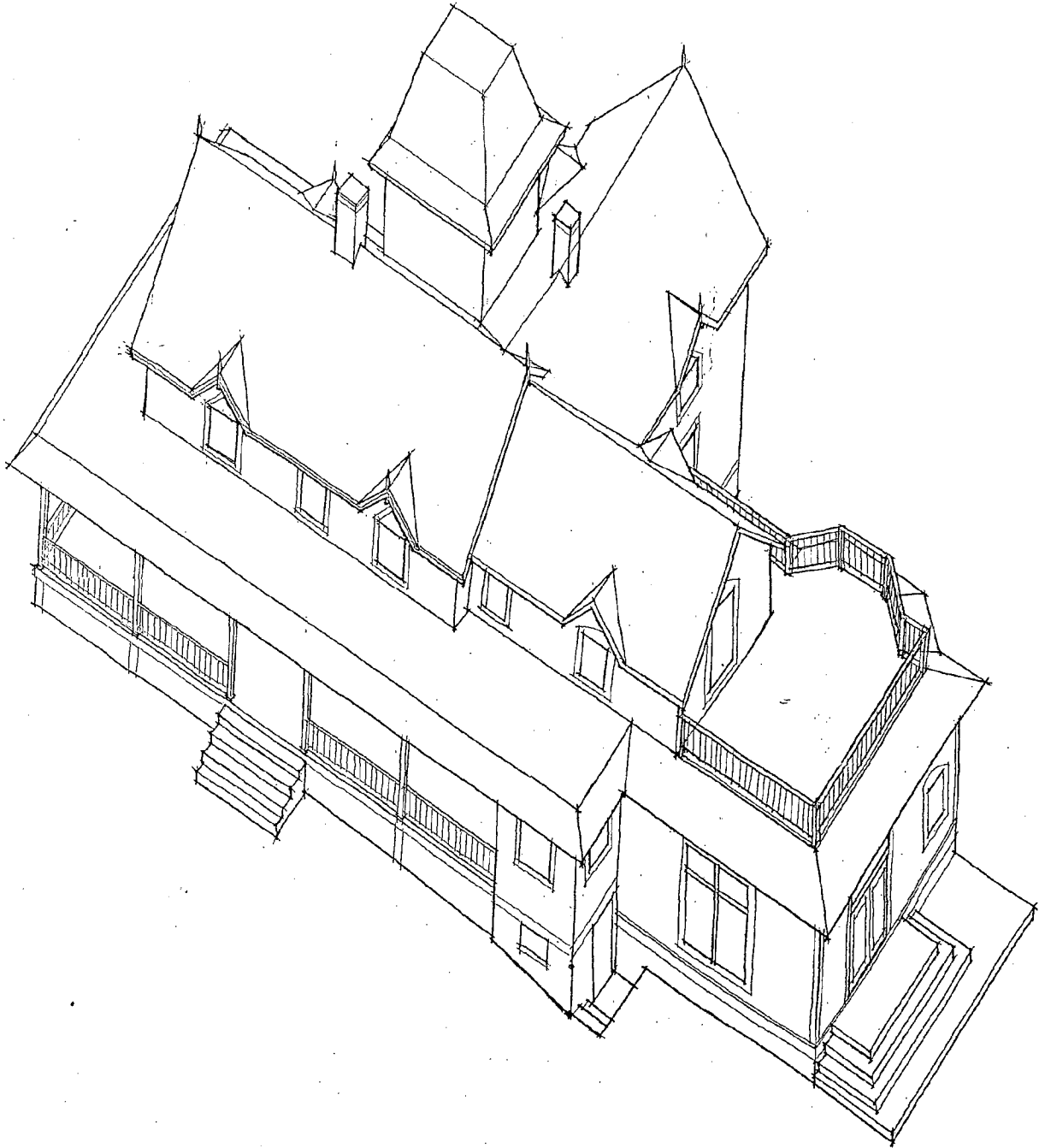
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**Halstead Addition**

7116 Maple Avenue  
Takoma Park, Maryland 20912

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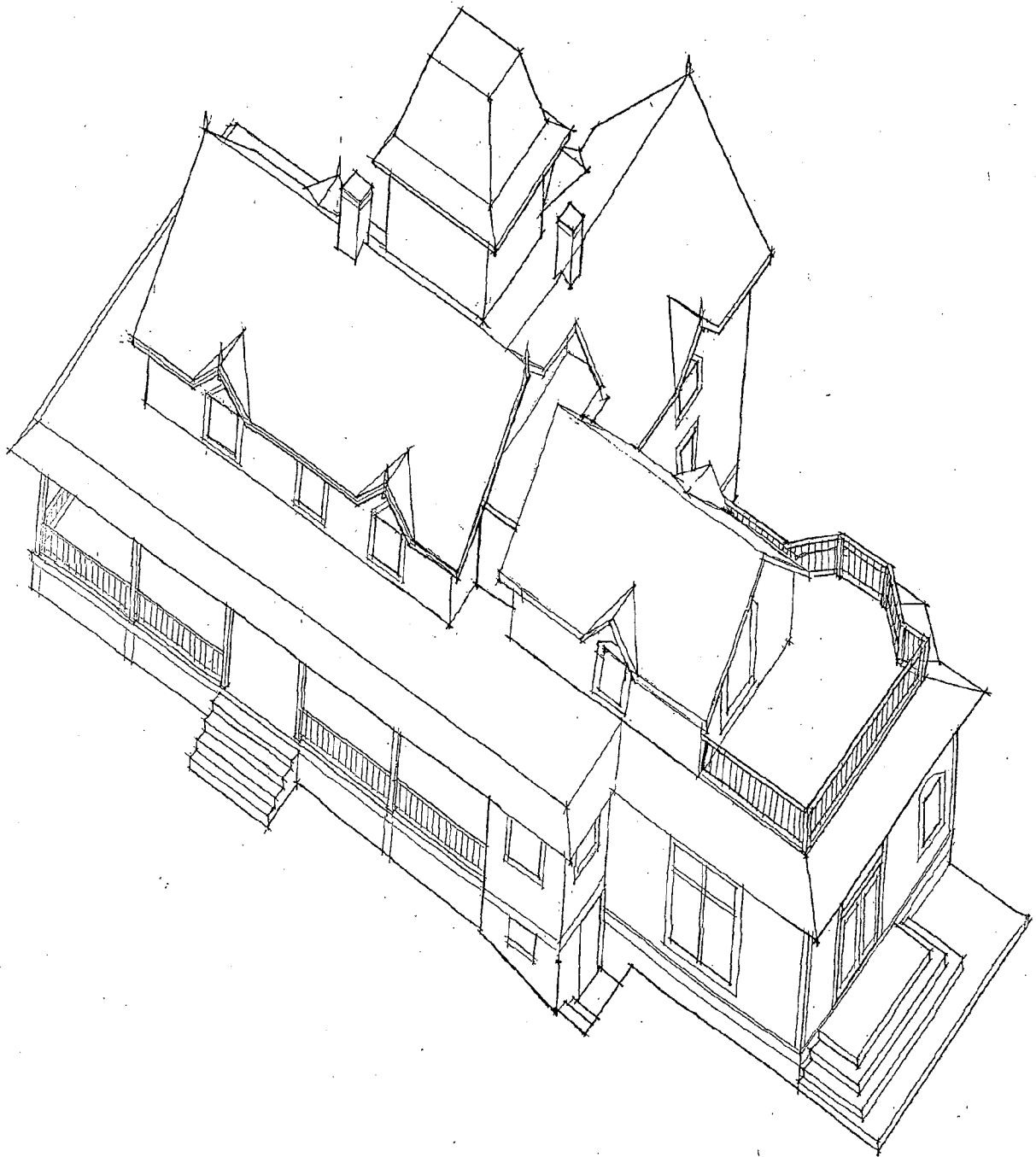
**Title: Axonometric View 1 – Scheme B**

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**Halstead Addition**

7116 Maple Avenue  
Takoma Park, Maryland 20912

Project #0413

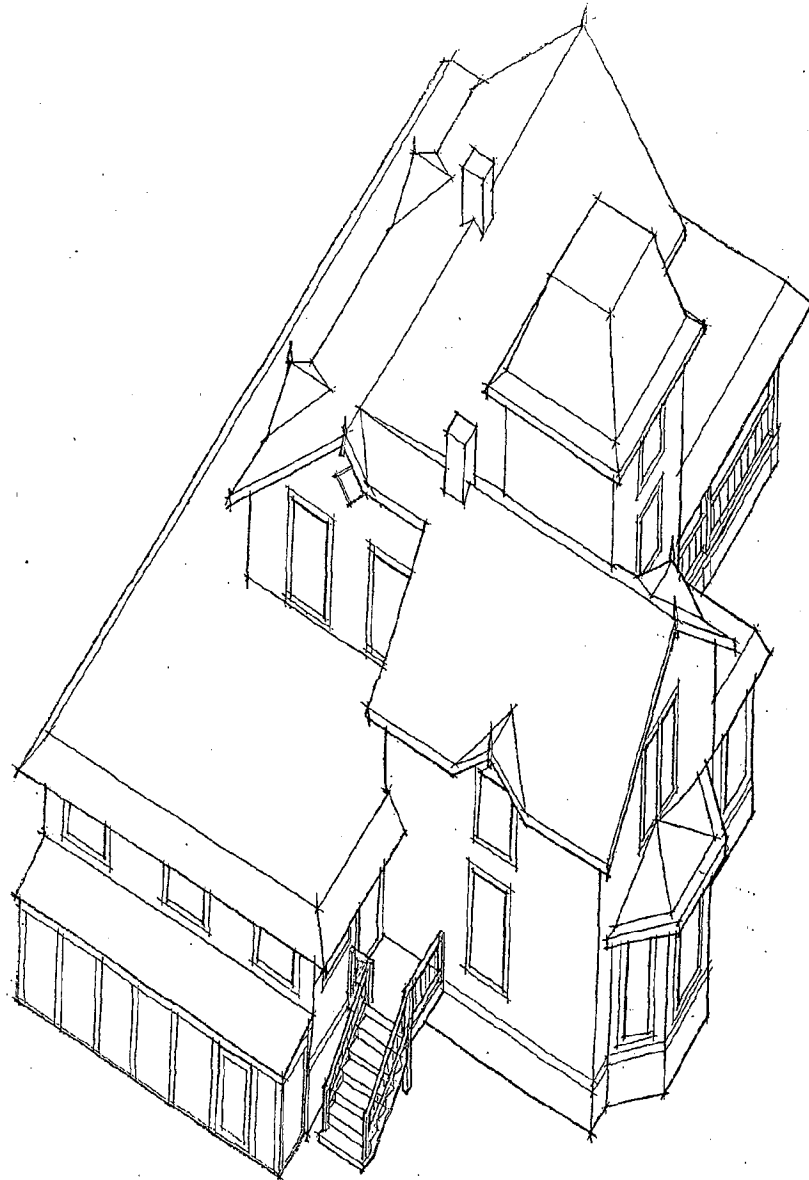
**Title: Axonometric View 1 – Scheme C**

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**Halstead Addition**

7116 Maple Avenue

Takoma Park, Maryland 20912

**Title: Existing Axonometric View 2**

Project #0413

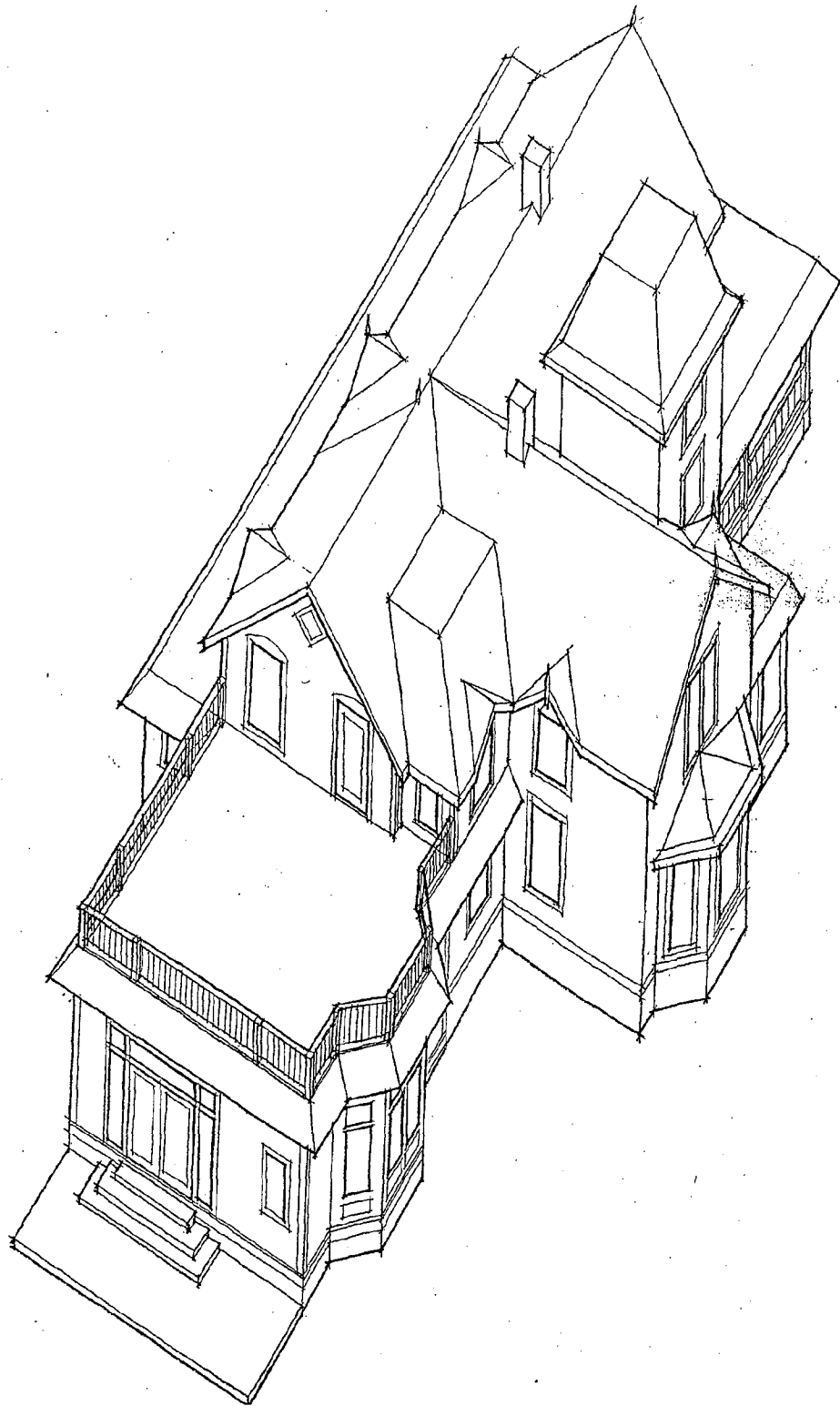
09 May 2009

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**Halstead Addition**

7116 Maple Avenue  
Takoma Park, Maryland 20912

**Title: Axonometric View 2 – Scheme A**

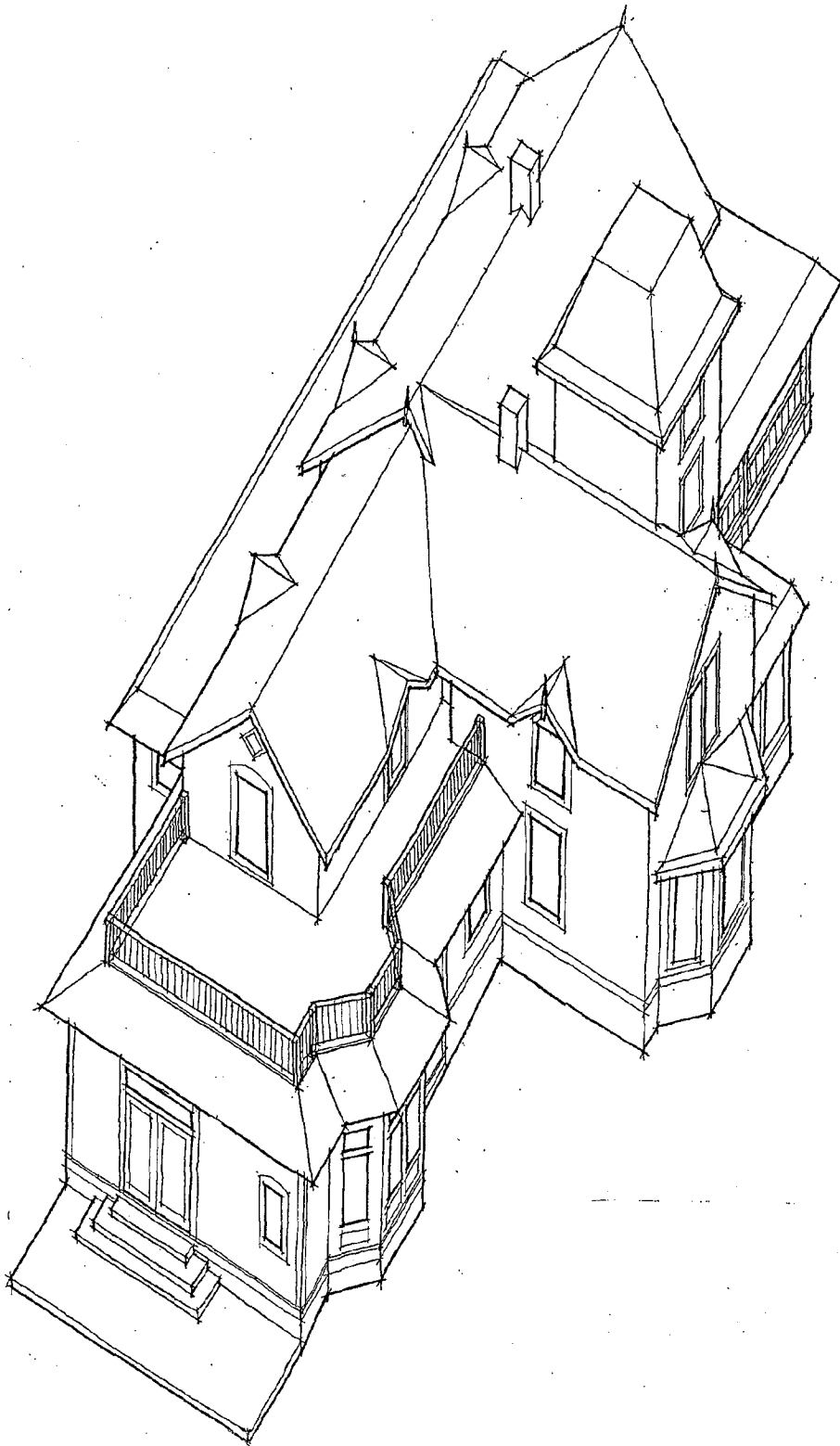
Project #0413

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**Halstead Addition**

7116 Maple Avenue  
Takoma Park, Maryland 20912

**Title: Axonometric View 2 – Scheme B**

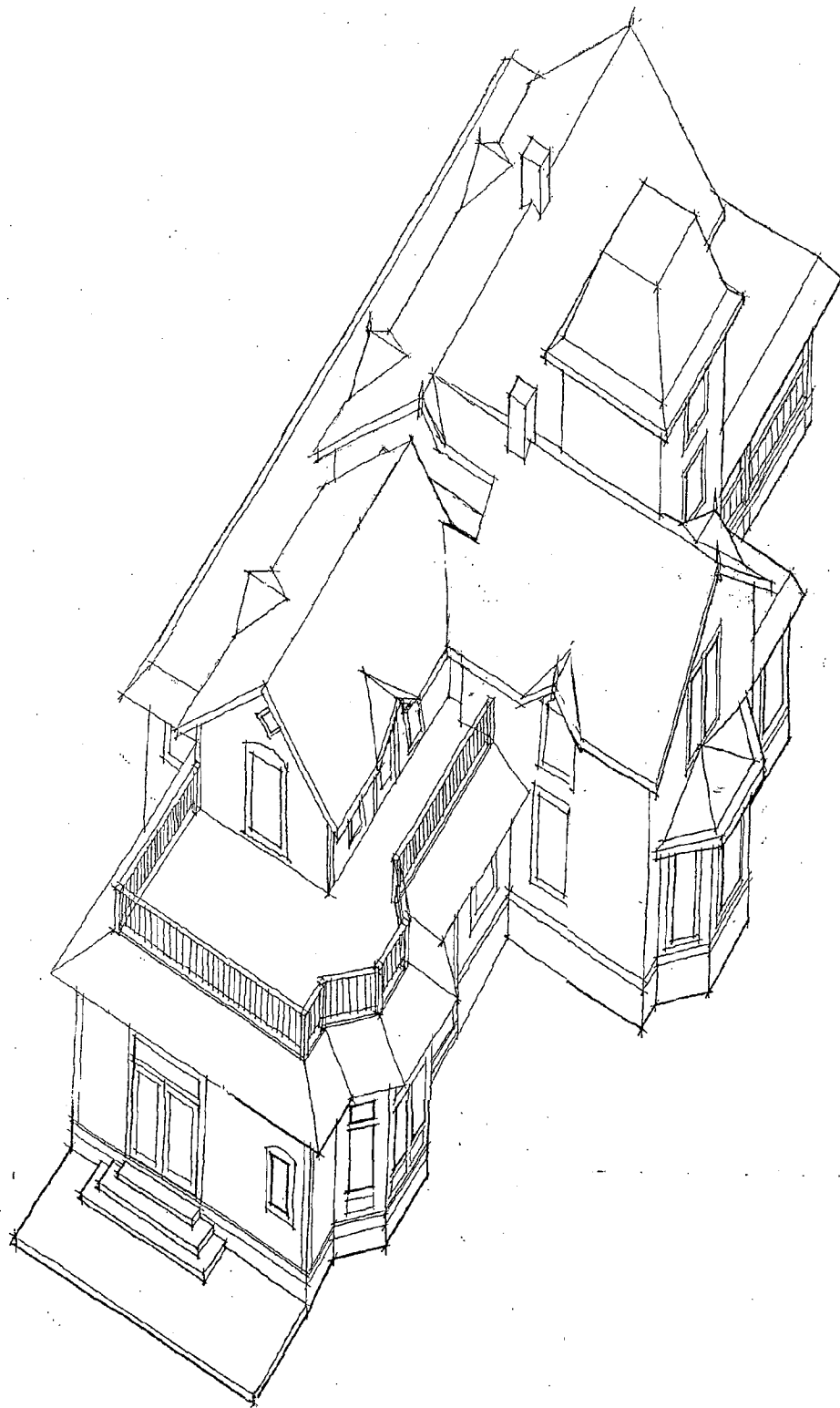
Project #0413

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**Halstead Addition**

7116 Maple Avenue  
Takoma Park, Maryland 20912

**Title: Axonometric View 2 – Scheme C**

Project #0413

09 May 2009

**Bennett Frank McCarthy Architects, Inc.**

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480



1 MS. O'MALLEY: Are there any questions for staff? Would the applicants like to  
2 come up?

3 MR. FRANK: Hi, my name is Larry Frank. I'm with Bennett, Frank, McCarthy  
4 Architects and this is Roland and Marquita Halstead, the owners of the house and we're here for  
5 our preliminary consultation. So, if we can answer any questions or provide any help or if you  
6 can provide us with direction we're here for that.

7 MS. ALDERSON: I just have one question. Do you know if or do you see a  
8 potential way to reuse the original rear windows in the addition?

9 MR. FRANK: We have not studied that. But I don't know that we're opposed to  
10 that in any way. And there may be a way for us to use them. We had hoped to use in the back,  
11 on the second floor we're adding a master bathroom. The current house has three bedrooms  
12 upstairs and one bath. And the addition on the second floor over the existing kitchen is a master  
13 bedroom and master closet. And so we could use, we could probably use those two rear  
14 windows, one on the back and one on the side in that addition. One is not original?

15 MS. HALSTEAD: No, one of the windows is not original anyway.

16 MS. ALDERSON: In the second story?

17 MS. HALSTEAD: In the second story. The window closest to the L where the  
18 house comes out in back is not original. That was half boarded up when we bought the house and  
19 there was no original window there. Had a piece of plexiglass in the top and a board over the  
20 bottom half.

21 MR. FRANK: The Halsteads have replaced some of the windows on the first  
22 story. And I'm not sure exactly when you did that, but I understand, Roland you did that with a  
23 historic work area permit.

24 MR. HALSTEAD: Well, it was right before the historic work area process when  
25 it replaced.

26 MR. FRANK: But that that time you replaced the windows, wood and all.

27 MS. HALSTEAD: We had them milled, specially milled to fit in and look  
28 exactly like the old windows.

29 MR. FRANK: To match the existing two over twos.

30 MR. HALSTEAD: So now the house looks like the house looked back in the  
31 1800s, sort of.

32 MS. HALSTEAD: Yes, there was railing around the top.

33 MR. HALSTEAD: But I mean from the windows.

34 MS. HALSTEAD: Yes, the windows are the same.

1                   MR. BURSTYN: I draw your attention to circle 11, rear elevation and had a  
2 couple of questions. First of all you're doing a roof deck that the wood rail fence, is that design  
3 feature or safety feature or what?

4                   MR. FRANK: Our intention was, well, it's primarily a safety feature. And it's,  
5 the rail is designed as a, I guess a more traditional porch rail as opposed to a historical rail to  
6 delineate it from the existing porch rails that surround the house on the three sided porch.

7                   MR. BURSTYN: It just, to me it doesn't, it seems like somewhat out of sync and  
8 also the windows and door below it on the rear elevation, I guess the double door entrance with  
9 the side lights and also the top lights, that seems like something that would be used on a much  
10 more modern house instead of compatible with the architecture of what you already have. Did  
11 you look at other designs for that?

12                  MR. LAW: We have looked at other configurations for the layout of that room.  
13 We had looked at one point at a bay in that area. The bay has since moved to the side. With  
14 respect to the idea of transoms or breaking up that fenestration, it's, looking at the way the house  
15 is now fenestrated, it has a number of single object openings. And then there are a couple of  
16 locations where there are paired openings. And so we tried to look for cues in how we place  
17 those openings. But, on that back facade, we tried to open it up to as much light as possible. But  
18 if we were asked to study that configuration I'm sure we will be willing to look at that.

19                  MS. O'MALLEY: I think that the first main issue that should be addressed is that  
20 your second story of the addition looks as if it's a continuation of the original house. And also  
21 covers all of the fabric on the back of the house for that portion. Generally, we like to see  
22 anything that's attached on the back to be lower than the original so it's clearly differentiated from  
23 it, original massing of the unit.

24                  MR. FULLER: Yeah, I don't disagree. You're looking at the right side elevation,  
25 the existing, you read the symmetry of the windows around the entry and then the house seems to  
26 sort of go along there. And I agree, I didn't think, I'd want to see some kind of differentiation on  
27 that elevation and I think a little bit of the same happens on the rear elevation. The addition  
28 comes out and there's that nice to the right side of rear elevation a sort of blank wall, nice  
29 symmetry of what's there and then it sort of gets rolled over by some of the new addition. Those  
30 two pieces just feel awkward. I mean it's a great house. You've got a great property here. And  
31 the question is how to continue to add to it. It has so many interesting pieces to it, I think you  
32 have some flexibility.

33                  MR. BRESLIN: This looks like a perfect opportunity for height and type  
34 addition. Could you consider making the addition furthest to the rear two story and have the  
35 connection lower so you impact the house less and you read the mass of the existing house more.

1 MR. FRANK: When the issue of adding the second story massing by virtue of a  
2 hyphen or connecting piece was brought up, we looked at that. We looked at attenuating,  
3 basically stretching out that piece of addition. Because we're not looking to gain as much  
4 footprint on the second floor as we are on the first floor because the existing kitchen is there.  
5 And the width of the bay of the house is 16 feet. And what, we looked at this, but we thought, we  
6 looked at narrowing it and bringing the roof down so that the new roof would attach below the  
7 existing roof. But the eaves on the house are tight. The plate height is low at the perimeter walls.  
8 And it reduces the useable footprint of the bathroom and the closet in that area. And so we  
9 thought that we would come and bring this proposal to you for discussion. Because the question  
10 that comes up from the Halsteads and for me for the Commission is if we are going to be, if we  
11 are going to need to put a hyphen in, some kind of connection for the second floor massing, how  
12 long does that hyphen need to be? The other thing that complicates the hyphen is where the turn  
13 gable element, the two story turn gable element meets the back of the house. If you look at the  
14 rear photograph it's hard to see because of the light. But the, that, the hip is not, the valley is not  
15 continuous there. And putting, I think you can see that the valley is not continuous because the  
16 turn gable element is offset toward the rear. And so solving the roof and the link also becomes  
17 complicated because to pull it in, my plates are low. It complicates the massing.

18 MR. BRESLIN: I'm sure it will be quite complicated. But those interesting  
19 geometries on the rear of the house is something that we probably would not want to lose along  
20 with the fabric of such things as the rear rec board, that window in the attic, the corners.

21 MR. FRANK: It's not a window. The attic is actually a closed louver.

22 MR. BRESLIN: But those other elements, both the roof line and the elements are  
23 very interesting and character giving for the house. And when you just extrude, you went back  
24 and remove all of that and I would encourage you to look at some way to save as much of that  
25 fabric as possible, perhaps stepping it down and coming back up again, making a connection like  
26 a hyphen. You asked how big that could be? Big enough to separate the two visually and make  
27 the existing mass of the house read as the existing mass of the house.

28 MR. FRANK: Could you describe that in a proportion or number of just, I don't  
29 mean to be difficult. I just want to try and do the right thing.

30 MR. BRESLIN: I think we need to see it. We need to recognize it. We've  
31 approved some very large additions on houses like this. What we try to do is have the addition  
32 stand clear of the house and have the massing of the house and as much fabric as possible remain  
33 and not have the junction be fuzzy. And if you look at your side your right side elevation, I  
34 appreciate the subtle differentiation of materials. But by extruding that form out, to the casual  
35 observer where the old house begins and the addition begins is lost a little bit.

1 MR. FRANK: I understand and respectfully I think that's part of we think the  
2 character of the addition is it seems natural to extrude the mass of this house.

3 MS. ALDERSON: I managed to take a pretty close look, it was right across the  
4 street. I've been by there many times, trying to get a handle on whether the alternatives because  
5 that's a tricky tight space up there. And let me just ask you whichever approach you're able to  
6 take whether you can give a little more separation, save a little more whether it turns out  
7 mathematically it's hard to cheat. Is it possible or I'd like to suggest, entertain looking at some  
8 way to at least continue that vertical line that you see. There's a real, when you look at the right  
9 side elevation and that's the elevation that will be visible. I can see the left side. No one's going  
10 to see it just the way that lot is configured. But when you see that real strong edge in the second  
11 story coining on the edge of that block and if there's a way to continue that vertical line up into  
12 the roof even if it's a minor drop. But it's some kind of eave, trim or break. That at least to me  
13 would complete the mass. Because part of what's a little difficult about it for me is that the house  
14 partly is strong separate lots, but the roofs come together sort of like a Siamese twin. And so I  
15 wonder if there's a way you could look at articulating that, whichever approach you find you're  
16 able to take and just add to that.

17 I think again whichever approach you're able to take, able to separate that's the  
18 ideal world. If that turns out to be very difficult, I think it's still possible to obtain that final, that  
19 original end fenestration in place and would like to see that explored. But certainly I completely agree  
20 that whatever option you have that saves more of the trim and the shape then that's the ideal.

21 The only other thing I'd like to leave as a comment with you and you may want  
22 to respond to. I was privileged to see the first -- that had a clearing detail in the addition. And I  
23 understand that part of the goal is to provide an appropriate distinction so that the original house  
24 reads as the great original house it is. but, I do think something is lost in paring it all the way  
25 down to plain wood trim and partly because the coining has such strength to the mass and when it  
26 doesn't, to me it doesn't translate as well to go from the strength of the coining to go lightness of  
27 the corner board. And so what I would offer, either explore some way of picking up that corner  
28 board so it kind of balances the weight of the coining underneath or to explore using the coining  
29 detail in some fashion. My thinking is that even if coining is used, it doesn't necessarily have to  
30 be replicative because we know you're not going to hand score all that wood. That the service is  
31 scored to imitate brick so the detail can be repeated without any danger that it will match the  
32 house too much, I think.

33 MS. O'MALLEY: Can I ask a question on that. On the right side elevation,  
34 where does the original house end?

35 MR. FRANK: On the second story, where?



1 MS. O'MALLEY: On the first floor.

2 MR. FRANK: On the first, on the existing house or the original house?

3 MS. O'MALLEY: The original of the existing house.

4 MR. FRANK: We've not researched the house in its entirety. So I can tell you  
5 where it ends today. But I don't know where the original house ended.

6 MS. O'MALLEY: I mean which, it says there's an addition on the back. Is the  
7 addition just that --

8 MR. FRANK: The addition on the back, the addition we're proposing on the first  
9 floor begins here. It's to my left and your right from this point.

10 MS. O'MALLEY: But now flip up to the existing. Flip to the existing page.

11 MR. FRANK: I don't have the same copy that you have.

12 MS. O'MALLEY: Circle 6 is what I'm looking at.

13 MS. FOTHERGILL: Julie, look at circle 10, you can see what I was referring to  
14 as the existing one story addition.

15 MS. WRIGHT: It appears on circle 6 to me, although again I haven't looked at  
16 the house, is that the door at the far right of that drawing may be the end of the original house.  
17 Because you see the change in the foundation from --

18 MR. FRANK: From the porch.

19 MS. WRIGHT: Right, from a peer porch to --

20 MR. FULLER: If you look at 20, if you look at 20, it looks on 20 and it's from  
21 the other side, it looks like the two story element drop down and the porch wrapped around it and  
22 there was no one story addition pass the two story mass, if that's an accurate sketch.

23 MS. ALDERSON: My theory is that that was originally open porch.

24 MS. O'MALLEY: Yeah, actually that looks more likely.

25 MS. WRIGHT: If you look at circle 23 it's hard to tell whether the house stopped  
26 at the column or whether it went to where the new addition wall is. I mean I just don't know the  
27 answer to that.

28 MS. O'MALLEY: Well I can see that that could be an open porch that wrapped  
29 around.

30 MR. FULLER: Look how far, on circle 6 look how far the porch came to the  
31 front of the house.

32 MS. O'MALLEY: Because it would match the front then.

33 MR. FULLER: It may even --

34 MS. WRIGHT: Another thing I was interested in speaking of porches and getting  
35 the Commission's comments on is the deck that's sort of proposed for the rear of the property, the

1 roof deck over the new one story addition. Did you all have any comments about that? I think  
2 staff's concern is that's a very suburban element. It's not, certainly not something modern,  
3 suburban, not historic suburban. You know, it's not something you typically would have found  
4 on a house of this type.

5 MS. ALDERSON: I think it's partly a judgment call, visibility. And when I  
6 walked the site it appeared that that would not be visible at all although the second story addition  
7 will be visible from the right side.

8 MR. BRESLIN: I think the design of the addition itself with the paired windows  
9 and the transom and around the top. I think it works well with the house. Yes, but I think the  
10 detailing works well. My issue is the separation. If it were more visually separated I think you  
11 would be fine. It's a distinct element. It's a modern one.

12 MS. ALDERSON: I agree that I like the effort that you've made to both integrate  
13 the design and still have there be some differentiations. I think it's been achieved very well, the  
14 window detailing.

15 MR. FRANK: Well, that was our hope. Can I ask just for some more  
16 qualification on this separation. I think I understand what you're asking for and we'll try to  
17 achieve it on the right side. But on the left side where we have proposed, there's a small two  
18 story piece there, because in plan we're providing circulation to the family room beside the  
19 existing kitchen on the ground floor. And, upstairs, we've brought that mass up to the second  
20 floor. And I will grapple with pulling the roof massing down in that location, but we have, and  
21 we'll look at this. But I'm curious to know about the Commission's desire for separation at that  
22 point.

23 MS. O'MALLEY: I think it's the upper roof that's the problem.

24 MR. FULLER: You probably have two sets of comments because Commissioner  
25 Breslin was talking about more or less a link and you're talking, and I agree. The option would be  
26 just making a subservient two story addition.

27 MR. BRESLIN: When you look at the left side, with the exception of the ridge,  
28 the high ridge beyond, you can tell there's a very strong line, to the left is the new, to the right is  
29 the old.

30 MR. FRANK: So there's not --

31 MR. BRESLIN: So the left with the exception of the high ridge.

32 MR. FRANK: Of the high ridge.

33 MR. BRESLIN: The left seems to work.

34 MR. FRANK: Okay. That's --

MR. BRESLIN: It steps down. It's usually separated. There's a line. I think it's the right where that line --

MR. FULLER: It lines, the face of the house lines up, the roof of the house lines up?

MR. BRESLIN: Yes, and in fact if you were to take the right side and strike a line or --

MR. FRANK: If, and I don't mean to be difficult. If we were to, I understand we can drop or we can look at dropping the roof on the right side. On the left side, if the roof of the main part of the addition was co-plainer with the existing roof although the ridge would be dropped at some point because we'd be looking to find some kind of hyphenated connection, would that be perceived as a problem? I'm just trying to understand what I need to do on each side.

MS. O'MALLEY: There's been occasions when we've looked for a drop of like a foot.

MR. FRANK: Uh-huh.

MS. O'MALLEY: And also an inset from the side so that this is clearly something that's been added on.

MS. WATKINS: I would agree. I think that the roof lines of the house is so strong that they have to be strongly, almost every surface has to be some kind of differentiation.

MR. BRESLIN: But I think in this particular case a foot, in my opinion wouldn't do it. You have this amazingly strong wonderful mass. And you would want the other mass to be strong and wonderful in its own way, too. But to be separated this way, separated this way, so you would recognize the mass. And I think the six inch or one foot change in this case wouldn't do it. It's stronger than that.

MS. WATKINS: This house is so strong that, and it's such an outstanding resource that we really owe it to the house to make sure that the existing house stands on its own.

MS. ALDERSON: Do you know what the drop is as you look at the right side currently. Do you know what the drop is between the ridge at the edge of that main block and the peak where that little back piece meets it?

MR. FRANK: I'm sorry?

MS. ALDERSON: Where the two gables intersect.

MR. FRANK: The two --

MS. ALDERSON: With the main block with the fenestration that would be absorbed into the extended roof, what the drop is between those two elements?

MR. FRANK: Between the?

MS. ALDERSON: The highest ridge and then the place where this side gable or half gable meets it, out of curiosity. I mean we're looking at thresholds.

MS. WRIGHT: He's looking at that. I guess I just want to see about hearing, there's been some initial discussion about doing a natural hyphen. It seems like the Commission's moving away from that a bit. A natural hyphen is a really major redesign of the entire project. I mean it probably means removing the existing rear addition in its entirety, creating a much narrower hyphen building out a larger two story section. And I see the Commission maybe having talked about that but moving away from that. And what I'm hearing more now is take the work that you've done, your existing design and more fine tune it to maybe bring the new gable lower and in more so that there's more differentiation. Is that accurate?

MS. ANAHTAR: No.

MS. WRIGHT: No?

MS. ANAHTAR: Not for me.

MS. WRIGHT: So you feel like it should still be an actual hyphen.

MS. ANAHTAR: Yes. And it shouldn't be attached at all. This house does not support that. You have to preserve the original house as much as possible and build something that looks new, that is different than the original house.

MS. WRIGHT: So your suggestion is really to really go back to the drawing board and take a look at, you know, again what would involve is probably removing the existing one story rear addition, reconfiguring that in a completely different way, maybe something classier. And then you have a completely new mass attached. I guess I'm just trying to get some consensus. How many other Commissioners think that that's the approach that we should give these applicants the direction to pursue?

MR. FULLER: I was originally starting with the idea of instead of some subtle shift. My concern is that the way some of the lower portion elements wrap pass the main body of the house that if we started setting the face of the building back behind it then we get some really awkward conditions there too. And I, you know, it's almost one that you almost wonder if the hyphen wants to be bigger than the main house and that something could butt into it step back down. I mean this house has a lot of variation. I don't have a clear idea right now on how I see it solved. I almost would like to see a massing model. There's so many different pieces happening here. I think it's more than a subtle change.

MS. ALDERSON: I think there's more than one solution. I don't, I'm not convinced that it has to be a hyphen although a hyphen might be a great solution. I would not

want to see a less integrated design approach though. And having looked at the house many, many, many times and in the last couple of weeks, I think when we look at what's the priority for this historic district, it's maintaining the character from the pedestrian perspective. And adding something that is highly distinguishable, that leaps out from the side view would really spoil the house. So I would be concerned with suddenly going highly glassy on the back of the side or something like that. So I think whether it's hyphenated or whether it's a slightly subordinated extension, pulling the roof down a little bit, separate it a little more, I think it still needs to try to be -- integral so that it does not call attention to itself.

MS. WRIGHT: I guess, what I just want to get for the applicants so they have some clear direction to go back is, you know, sort of how many Commissioners think this is sort of, is what Commissioner Fuller was -- is a subtle kind of change where you can sort of retool some of the existing design and make it work. How many of you think this really needs, you know, sort of a fresh look? And I think that's important information for you all to have to figure out what your next step is.

MR. FRANK: I also want to mention this house is set back substantially from its adjacent neighbors. And so this addition is pretty far back on the lot.

MS. ALDERSON: It is well back. I can confirm that. You know my, just, and this is just from a lot of exposure to the house and to that street. My thinking is as you look at the house in a lot that a retooling could achieve what keeps the house compatible. It really depends on whether or not we're deciding that we're 360 degrees strict, backyard and all. But my thinking is that's going a little too far because that is where we intend to provide some flexibility. And we normally discourage removal of original material where it can be avoided. But, here where you're trying to accomplish something functional that involves adding space, that might mean obscuring some original material, if it's only obscured from the back or very little.

MS. WRIGHT: Staff's feeling though in this is that if there's any house in Takoma Park that you're strict on, this is the house.

MS. ALDERSON: And that's true.

MS. WRIGHT: Because it is, you know, so important to the history of the community and so intact. But maybe other Commissioners would like to go along the line and just respond to that same.

MS. ALDERSON: I agree. I'm just a little uncomfortable with a 360 degree strict level because we're getting a little bit, you know, it's really on the edge of what our purview is.

MS. O'MALLEY: Commissioner Burstyn.

MR. BURSTYN: Yes, I would like to see it compatible all the way around and not do anything that's out of sync to the existing character. As I pointed out at the beginning of the comments that the back door is just too suburban. And maybe it should pick up some symmetry. But I'm always leaning towards symmetry. But the door was like a double door in the middle with a thin window on either side, but not altogether separate. And then it would need some of the similar detail that exists in the original house.

MS. O'MALLEY: And the connection? Any comment on the connection to the house?

MR. BURSTYN: I'm not visualizing a separate entity right now. But if they want to bring it back and see it, it may work.

MS. O'MALLEY: Commissioner Rotenstein.

MR. ROTENSTEIN: I am leaning towards preferring some sort of hyphen as a way of breaking up that rear addition. Also just a note that the very complex geometry and construction of the historic house doesn't lend itself very well to two dimensional representation in some sort of isometric. Three dimensional view might be in order so that we can get a better feel for how these angles interplay with each other.

MR. BRESLIN: I think what we're looking for, what I would suggest is the connection on the second floor both to maintain the roof form and to minimize loss of material will be reduced. And I think when you reduce it, you reduce useable space. So maybe it becomes a passage. But that could lead then to a larger vision over the back area, over the family room which essentially becomes a hyphen. So I think that's what you'll be looking for.

MR. FULLER: I guess from my perspective I still remain a little bit unsure for myself as to, I don't visualize right now a clear solution to the problem. I think it might still be possible to do it with a subtle shift of some of the spaces and particular as I mentioned before the right side elevation to me I think is the least successful. And that's one of the most important because it just makes the house feel like it runs on. Maybe it can be solved by simply dropping the roof and setting it back slightly. But I'm not sure on that and I agree that some method of looking at this three dimensionally whether it's a small study model or not, but I also think that based on the importance of this, my perspective, I'd be reluctant to recommend coming back in for a final HAWP. But bring it in at a second preliminary I think would be to your advantage.

MR. FRANK: I'm not sure we have enough direction to go on. It sounds like people are talking about one side of using the house the way it is now to stay the way it is and not become a suburban type house. But then there's some other discussion talking about more

windows that completely set it off and make the new addition out of character I think with the house.

MR. FULLER: I agree there's two different approaches that could be taken.

MR. FRANK: Yeah.

MS. WATKINS: And I think they have to be studied. We can't design it for you, unfortunately. And I think it just needs, it needs, the house deserves more study.

MS. O'MALLEY: Commissioner Williams.

MS. WILLIAMS: I just have one sort of thought and that, or comment. And that is, I mean I think a hyphen sort of anticipates a large addition beyond it. And I just don't think this house should have a large addition. And so I'm more of the mind of doing something more integrated, but something smaller. I mean I don't mind your left side addition, although I think the one story wing is too big. The little connector with the lower gable works. It's just too much. I mean there is a lot of square footage in this house. I don't know why we can't compact it down a little bit more and just get rid of some of it. This house is too great a house to try and extrude and destroy it.

MS. HALSTEAD: Nobody's trying to extrude and destroy the house. I can guarantee that. We have worked very carefully and a very long time. We've lived in the house for 25 to 30 almost 26 years, 27.

MR. HALSTEAD: We moved in in '77.

MS. HALSTEAD: And we have done a lot of work. There is a lot of unliveable space in the house in the 21<sup>st</sup> Century. The roof line on the inside of the house, the walls come up what, five feet on the sides. This is the problem in the bathrooms, the eaves drop down so low there is no flat ceiling in the upper story. There are no closets in the house. The back lower addition is not original material. The foundation wall is not original. The siding is not original. I believe it was a closed in porch. I know it was done before 1907. We've talked to the Greenfield Brothers whose parents bought the house in 1907. We have tried very hard to make this house appropriate and do the appropriate things and keep it up.

One of the reasons for the second story addition is for 20 some years we've been trying to keep the kitchen roof from leaking. No roofer has been able to solve that problem. And because of the joints in the house, the way the siding is actually tongue and groove oak. And it allows moisture to seep in there and this is the only way we can figure out of preserving the structure.

I understand that there's two different schools of thought in historic preservation and one is to make it completely separate. Another thought is to make it integrated, not the same

but integrated. I don't understand why we have to just do it one way. I guess this is my problem. I'm an artist. I find things visually influence me very strongly visually one way or another. I've run this through a very good friend who's an architectural historian. Some of you may know. I know Caroline knows Mary Bean. And she's looked at the plans and says, you know, it's two different opinions. One is not necessarily more right than the other.

I just wonder if the owners have any say in which one is more right for us as opposed to which one is more right for the Commission. We are definitely not trying to ruin a historic resource. We're just trying to make it a liveable 21<sup>st</sup> Century house.

MR. HALSTEAD: This was a property that was broken up into three apartments at one time and we brought it back to single family dwelling.

MS. WATKINS: I think the biggest problem is refined. I just think the continuous refine is the biggest issue.

MS. HALSTEAD: But you're asking us to then give up what is useable necessary space.

MS. WATKINS: Well some, it may be a different way to look at it. You know, I just think we have to be able to read where the existing roof stops and the new roof, we can't, I've been with the Commission seven years. I can't remember ever approving a roof that continues like that on a house.

MS. HALSTEAD: There's a first time.

MS. WATKINS: Right.

MS. WILLIAMS: What is that space other than, what is that second floor space?

MS. HALSTEAD: It's a closet and a bathroom. There's no bedroom.

MR. FRANK: No bedroom in there. It's a closet and a bathroom. It's 16 feet wide and --

MS. WRIGHT: I mean I think all that we can do tonight is give some general guidance as to the approach. And then the decision certainly is yours. If you feel strongly that this is the design you want to come forward with, you can file a historic area work permit and you know, obviously there's a diversity of opinions on the Commission and it may be approved or it may be denied. If it's denied you have the ability to appeal that decision.

So, you know, I think again, the goal of the preliminary consultation this evening is not to solve every problem, but to give you a sense of how the Commission is reacting to this specific proposal. And I think again, what I heard pretty consistently is except for perhaps Commissioner Alderson, I haven't heard another Commissioner say, you know, I think this is fine without some pretty significant change. Whether that change is real significant like a hyphen or



whether it's more of a subtle change like changing roof height and indenting it a bit. And I guess I would say that that's the basic message that I think is being heard. Again, it's still your choice and if this is the design that you like, this is the design that you want to build, you can still apply for this design. You are simply getting information.

MS. HALSTEAD: And the information we seem to be getting is that the Commission won't approve it.

MS. ALDERSON: I think just it can be all over, lots of opinions. And the difference between a prelim is that we don't have to come to consensus. We don't take a vote. We just offer and my read is that the issue that we have some consensus on is that finding a visual way to separate the roof and it's a matter of degrees of physical, the separation is. But, at the minimum there should be some kind of visual separation which you might at the minimum be a very minor drop which might not substantially affect bedroom. That's one end. And the other end is hyphen. But I think we would all like to see the one block, read as just one block and then the next piece read as another piece which is part of the charm of the whole way the house reads now. At least one of the little lots, of shapes that are distinct and are framed in coins. And we'd just like to add for clarification again, not to be overwhelmed by the two schools, that the broad standard is simply that design be compatible and that what's new be distinguishable. And there's a big range for interpretation there whether that's close inspection or more distant. But we have approved additions that are integrally designed when they are reasonably distinguished and also additions that are more modern. So, both can work. And that there's meant to be flexibility so that you can have what you, something you're happy with.

MS. HALSTEAD: Well, I'm not against lowering the roof line slightly either. I mean making some modifications at all.

MS. ANAHTAR: I don't think it's only the roof lines, Caroline. I mean here, in order to extend this house, you have to remove some of the original structure. That's what I'm talking about. And finally we have an outstanding resource. We have the opportunity to protect it and we're not doing it. I just don't understand the logic and what we are doing here then.

MS. O'MALLEY: All right. I think that you're probably not going to get much more.

MR. FRANK: Commissioner O'Malley --

MS. O'MALLEY: Yes.

MR. FRANK: I think we've heard from everybody but you.

MS. O'MALLEY: Well only original comment, I really feel you have to have differentiation and show all the original building. You are hiding the entire back of that one

section by putting on the addition. You're losing the corner piece, two corner pieces. So it will be very difficult to figure out a way to connect them. The other part that we were discussing is that I prefer compatibility to -- a difference.

MS. HALSTEAD: I'm not clear what you mean by losing the two corner pieces.

MS. O'MALLEY: On the back you've got those, what are those? No, the coins.

MS. HALSTEAD: Like the bricks, the stone on the corner. On one corner you would not lose it, the lower level. The addition doesn't come all the way up to the edge of the house. So, where the kitchen is now, you would not lose that corner in the lower.

MS. O'MALLEY: Is the kitchen in that addition?

MS. HALSTEAD: The kitchen is what used to be the screened porch or the back porch. And you would not lose that corner.

MS. WATKINS: I think it would be helpful if you came back for a second HAWP, if you could bring some plans.

MR. FRANK: I have plans with me.

MS. WATKINS: Well, but we don't have anything that we can, actual floor plans to show how the addition joins.

MR. FRANK: That's fine. I would have gladly provided plans. We were asked to provide elevations only.

MS. WATKINS: We usually ask for plans and a site plan.

MR. FRANK: A site plan is provided as part of the, and that's where you can see the addition. That's approximately 100 feet from the property line.

MS. WATKINS: It would just be helpful to see a plan. We generally see a plan at prelims.

MR. FRANK: I'd be glad to pass the plans around.

MS. WATKINS: Thank you. I mean when you come back. I think we've probably exhausted what we have to say.

MS. O'MALLEY: So you have a advantage and disadvantage of having an outstanding resource.

MR. HALSTEAD: Well that's what attracted us to the house to begin with.

MS. O'MALLEY: And our job is --

MR. HALSTEAD: And it was being run down.

MS. O'MALLEY: You'll breast feed it.

MR. HALSTEAD: And we breast fed it, yeah.

MS. O'MALLEY: Well, I think that's all we can offer tonight.



the rear with the same materials and detailing as the right side.

The rear one story addition would have a flat roof with a roof deck and a wood picket railing. This section also would have wood shiplap siding, and it would have a parged CMU foundation. There are glass doors leading to a proposed deck and patio at the rear. Some materials were not specified but they would be part of the final HAWP application.

The applicants are also proposing removal of a 24" dbh black walnut tree behind the house. The tree removal has gone through the City of Takoma Park's tree removal permit process and has been approved. The applicants plan to work with the City arborist on a tree protection plan and will submit that to the HPC with their HAWP application.

### **STAFF DISCUSSION**

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* and the *Secretary of Interior's Standards for Rehabilitation* when reviewing changes to Outstanding Resources within the historic district.

The *Takoma Park Guidelines* define Outstanding Resources as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping and patterns of open space.

Additionally, *Standards #9 and 10 of The Secretary of the Interior's Standards for Rehabilitation* pertain to this project:

# 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 proportion, 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.

This house is an exceptional Outstanding Resource and plays an important and prominent role in the historic district, and it is important to ensure that any future alterations and additions are appropriate and compatible. While a small rear addition to an Outstanding Resource in general may be approvable, the concern with this proposal is how an addition will affect this very intact historic resource. It appears that the rear two-story section of the house is an original massing, and, if it is, the removal of historic fabric would be problematic. Additionally, there may not be enough differentiation in the design, and it could be difficult to tell where the historic house ends and the new addition begins. It is important that this building's originality and integrity be maintained, and an addition that adversely affects the historic house and is replicative would be problematic.

On the right side, the proposed new 2<sup>nd</sup> story section with the third window and the small gable and finial is of concern to staff. On the left side, there are similar problems with the design, but this section of the addition is set in substantially from the historic house. Additionally, the rear one-story section with the large roof deck may not be appropriate for this building as it would not have been seen on a house of this period and style.

Since the first preliminary drawings, the architect has made some changes including the window trim detailing which is subtly different than that of the historic house and the change in siding for the new addition. However, the new roof line is not lower than the main massing, and the design has a potentially replicative effect. Perhaps some of these problems can be remedied with a lower roof line, a hyphen to the new addition, an inset addition, more visible material change, or through other design changes.

Because this building is so important and intact, there is an overall concern about an addition to this house including:

- Potential removal of original historic fabric
- Design of an addition that appears replicative
- Design of rear section with flat roof deck may not be compatible with historic house

There are a few other details of the proposal to be considered. As the 24" dbh tree has not been determined to be dead, dying, or a hazard, the HPC will need to evaluate its proposed removal. Window materials were not specified in this preliminary submission but staff would recommend wood windows with true divided lights for this important resource. On the rear elevation of the house, if the two second story windows are original, staff would like to see them reused in the new addition. For the deck and the patio staff would recommend a wood deck and a stone or brick patio.

### **STAFF RECOMMENDATION**

Staff recommends the applicants make revisions based on comments from staff and the HPC and then return for a second Preliminary Consultation.

# **Bennett Frank McCarthy Architects, Inc.**

7003 Carroll Avenue, Takoma Park, Maryland 20912-4429

(301) 270-9480

Memorandum

28 March 2005

To: Anne Fothergill  
Historic Preservation Planner  
Maryland-National Capital Park & Planning Commission

From: Susan Darcey

Re: Proposed addition for 7116 Maple Avenue  
Takoma Park

We understand that the proposed addition at 7116 Maple Avenue is scheduled for preliminary review at the April 13, 2005 meeting of the Historic Preservation Commission. Please find enclosed information you requested including the existing and proposed elevations, proposed site plan and photos of the existing house.

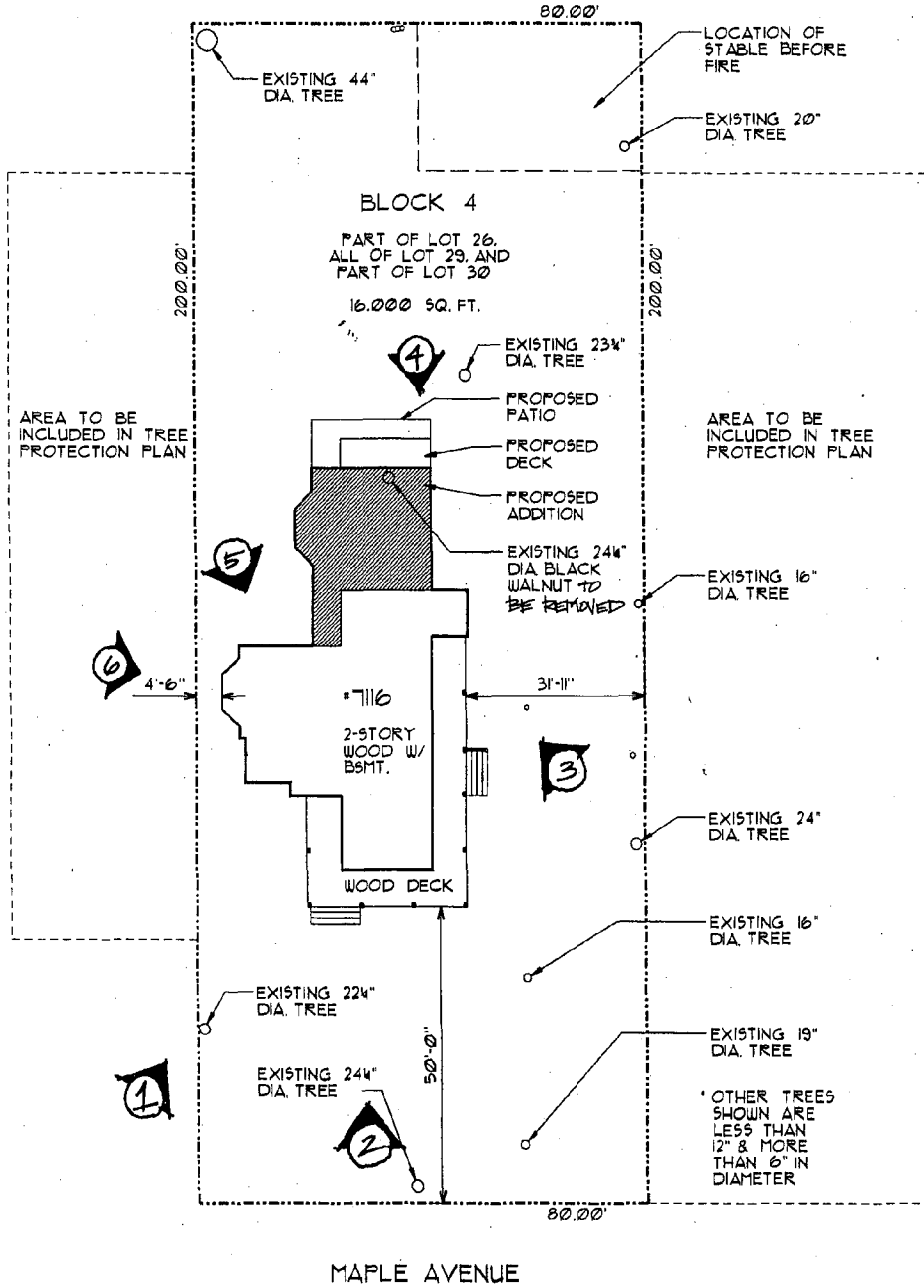
The proposed elevations include notes regarding proposed finish materials. The proposed site plan shows tree locations, specifies the area of tree protection, and indicates the black walnut tree to be removed in the location of the proposed addition. Marquita and Roland Halstead, the owners, met with the Takoma Park Arborist in early March. The City accepts the removal of the black walnut, and the posting period ended on March 12, 2005. We will develop a detailed Tree Protection Plan in consultation with the City.

The proposed addition is located at the rear of the house, and includes a family room on the first floor and a master bathroom and closet on the second floor above the existing kitchen.

There are neighboring houses at 7112, 7118, 7127, 7129, 7131 and 7133 Maple Avenue. Owners' names will be provided with the Historic Area Work Permit application.

Cc: Roland and Marquita Halstead

7116 MAPLE AVE  
 TAKOMA PARK, MD  
 BLOCK 4, PART OF  
 LOT 26, ALL OF LOT 29  
 AND PART OF LOT 30



SITE PLAN BASED ON  
 SURVEYS BY E.N. JACKSON,  
 MAY 1925, AND ROLAND  
 HALSTEAD, OWNER ON 1.20.05



Halstead Addition

7116 Maple Avenue, Takoma Park, MD 20912

Bennett Frank McCarthy Architects, Inc.

7003 Carroll Avenue  
 Takoma Park, Maryland 20912 301-270-9480

#0413

1" = 20'  
 3.25.05

Proposed Site Plan

SP-1

43



44  
h

2

**EXISTING RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"







1

EXISTING LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

46  
8



47  
10

2 EXISTING REAR ELEVATION  
SCALE: 1/4" = 1'-0"

NEW ROOFING SHINGLE ROOF TO MATCH EXISTING ROOFING SHINGLE ROOF

WINDOW WITH ARCHED HEAD TRIM

PROCESSED WOOD SHIELDING SIDING (TYP.)

ROOF DUCK WITH TRADITIONAL VERTICAL PUCKET WOOD RAIL

ASPHALT SHINGLE ROOF

PROCESSED BAY TRIMMED WITH 3/4" X AND FLAT MED PANELS

2" X 6" WOOD LAMINBOARD (TYP.)

WOOD WATERABLE BAND

FRAMER ON CMU FOUNDATION

NEW SECOND LEVEL EXISTING



EXISTING TONGUES & GROOVES WOOD SHINGLY SCAPED HORIZONTALLY TO SIMULATE BRICK

EXISTING WOOD GRILLS

EXISTING ASPHALT SHINGLE PATCH ROOF

NEW FIRST LEVEL EXISTING

1 LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

YB  
A

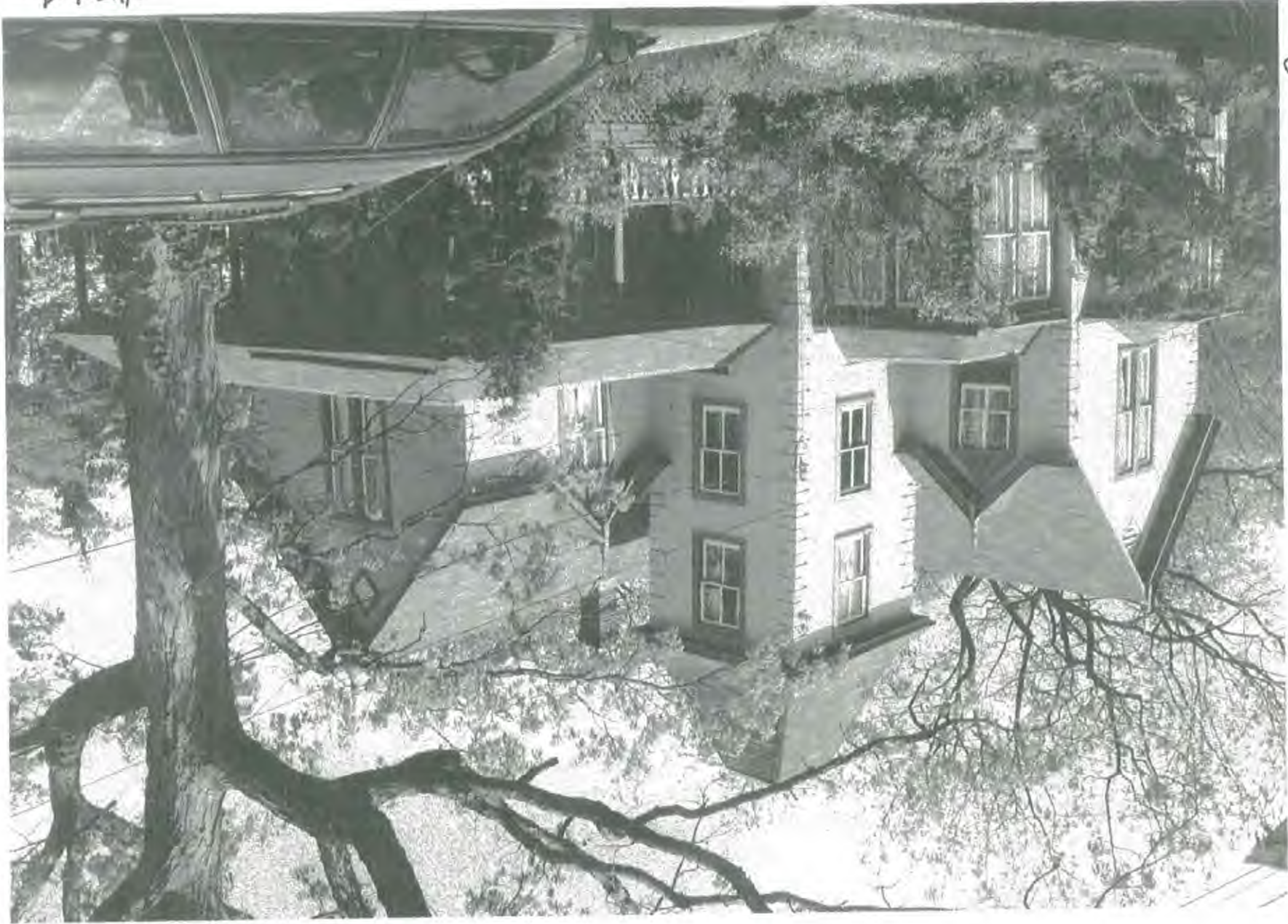


2 REAR ELEVATION  
 SCALE: 1/8" = 1'-0"

69  
 11

VIEW 1

716 MAPLE AVENUE



(24)  
(05)



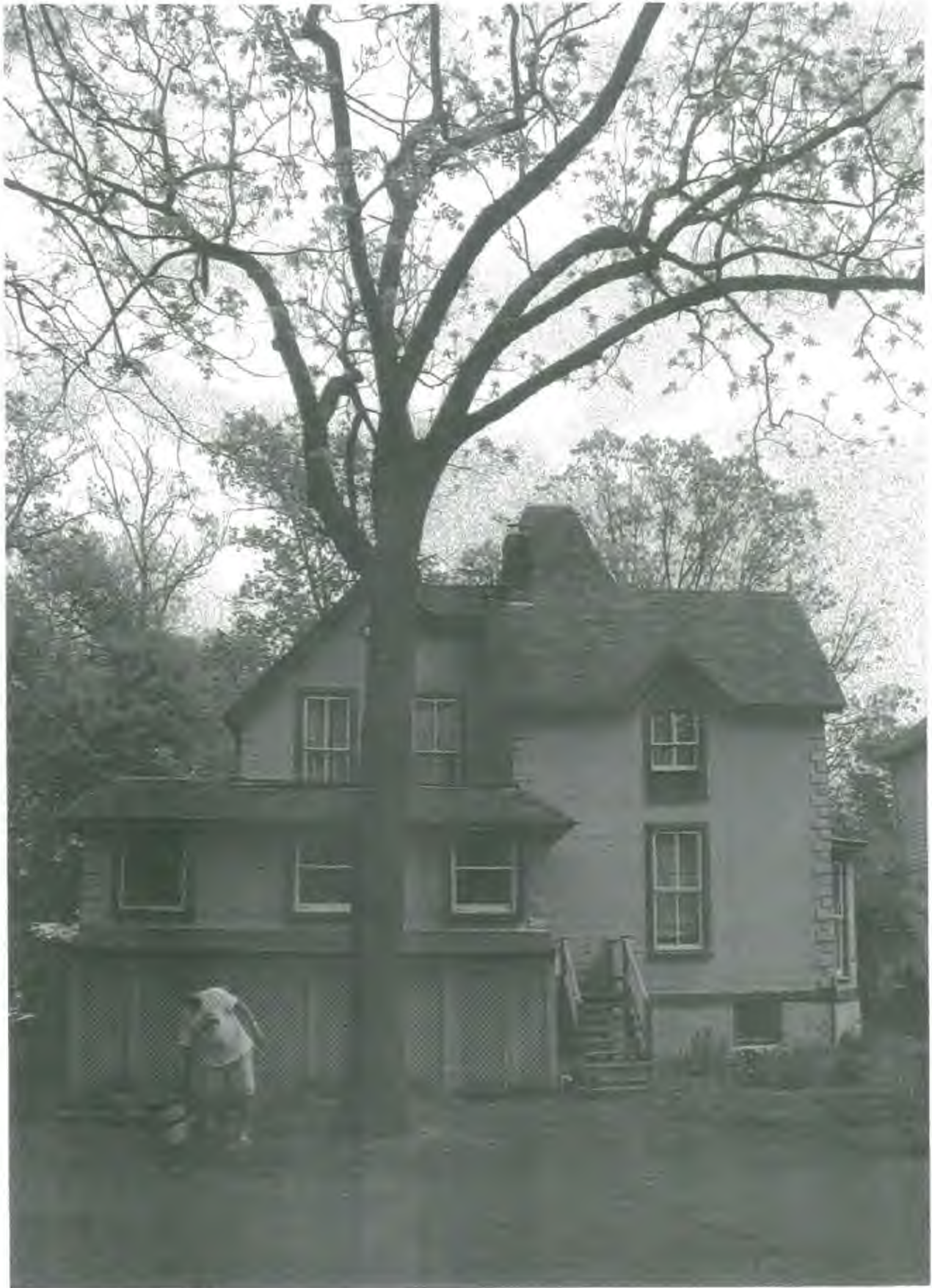
VIEW 2

716 HATFIELD AVENUE



57 43





7116 MAPLE AVENUE

VIEW 4

52 15



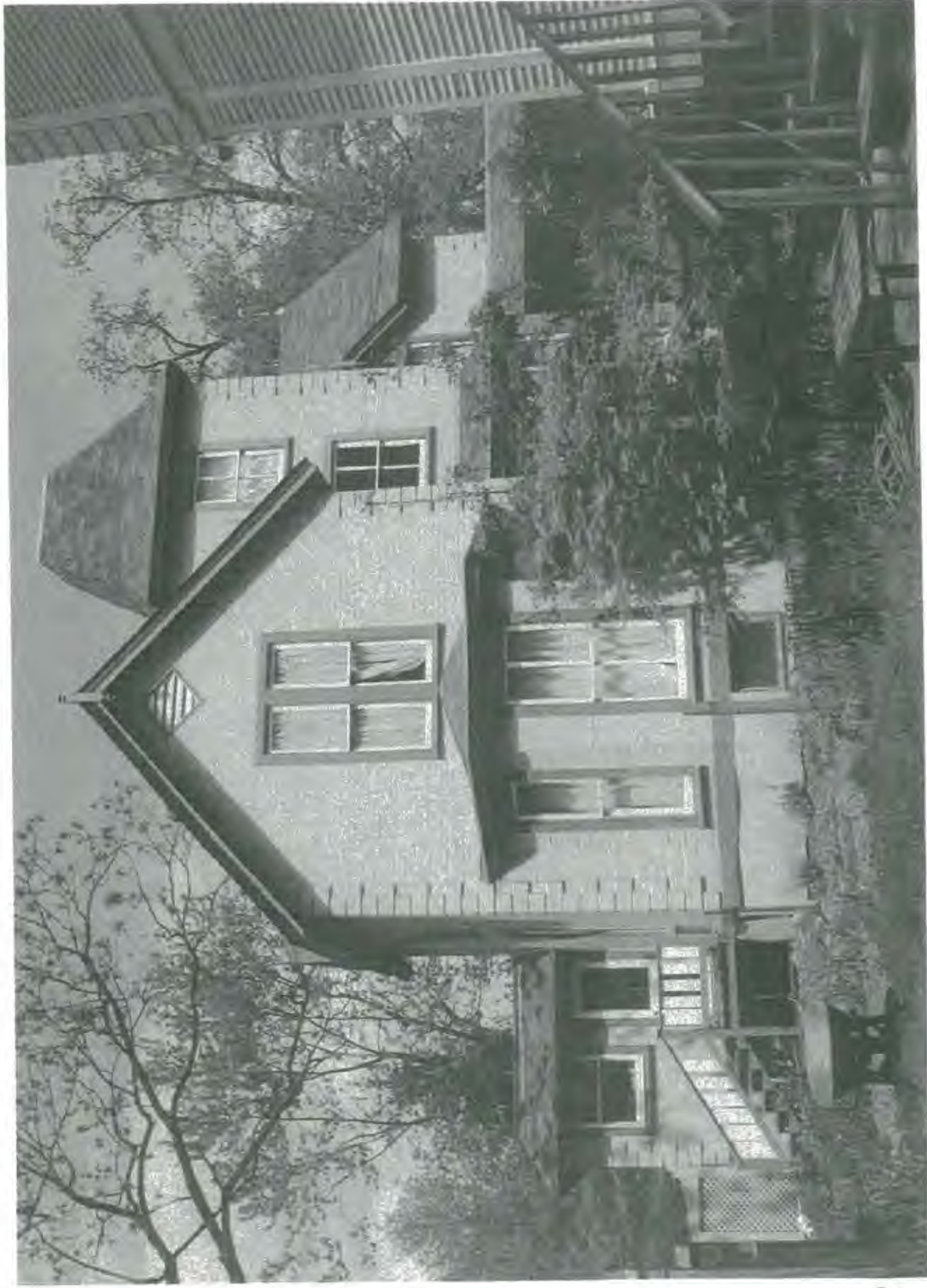


VLAN 3

7116 MAPLE AVENUE

53 ~~14~~





VIEW 6

7116 MAPLE AVENUE

(54) (16)

F  
187  
.T18  
H37

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# Takoma Park

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## Portrait of a Victorian Suburb



MCNT  
1883-1983  
Takoma Park, Maryland

### 1883-1983

---

By Ellen R. Marsh and Mary Anne O'Boyle

Chronology by Terry F. Dammann

---

Design by Linda McKnight

LIBRARY

*Historic Takoma, Inc.  
Takoma Park, Maryland*

85-48

55-116



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

APR 12 1976  
RECEIVED

JUL 1 1976  
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER

7

PAGE

2

Footnote (continued)

the Preservation and Restoration of Cultural Property, September 10, 1972. and reprinted for the meeting of State Historic Preservation Officers, Washington, D.C. January 31, 1973.

No. 7 Description continued.

roof repeats the form of the tower. The remaining third consists of one window and the chimney. The gambrel roof contains one polygonal dormer located above the paired second story windows. A second chimney breaks the roof ridge behind the dormer. An ersatz-brick wall surface lessens the impact of this shingle style structure.

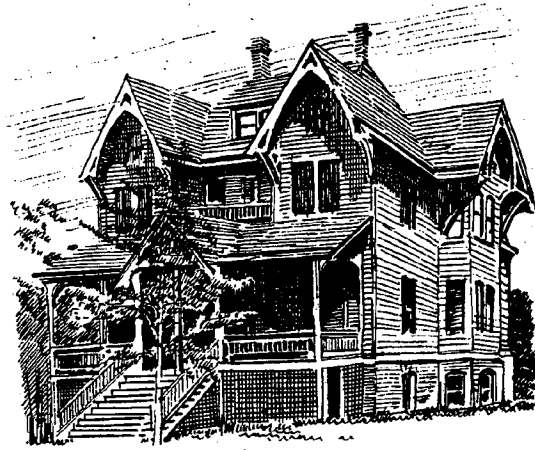
7105 Holly Avenue is a late vernacular treatment of the cottage style of the mid-19th century. The many gabled elevations and the carpenter's Gothic verge boards attest to this fact in spite of the present asbestos wall covering. The central block of the house has a steeply pitched hop roof with a projecting gable bay at the northernmost corner. A three sided addition with a window on each face on the first and second story extends the gable projection. A three part window lights the attic story. A similar gable bay is located on the south elevation at the eastern end. In contrast this bay does not have the three sided projection but has a flat wall surface, and the attic window is round. The hip roof has a deep overhang on the southwest corner of the house creating a porch-like recess on the second story. A bracket supports the roof. Below on the first story a one story porch shelters the entrance door on the west elevation and extends around to the south.

7116 Maple Avenue follows the cottage mode. The brick two and a half story house was illustrated in an 1886 promotional catalog of Takoma Park. The structure is "T" shaped with a one and a half story block cut perpendicularly by a projecting three story tower and a two and a half story gable wing extending beyond the tower. All the corners of the house have quoins. The one and a half story wing has an A-roof broken on the southeast facade by peaked windows extending above the cornice line. The tower, while containing the principal entrance, has a four faced, flat topped roof with a kick in the eaves. The projecting gable wing is located in the center of the structure (the tower sits in the south). The first and second stories have a pair of long narrow windows centrally placed on the gable end. A finial sits at the peak of the gable and on the northern end. Its mate at the southern end of the roof does not exist. A one story brick-style porch encircles the gable-end wing. The square piers which support the roof are connected at the bottom with a jig-saw cut balustrade.

(see continuation sheet # 3)



Mr. B. F. GILBERT, Oak Avenue.



Messrs. BYRD A. and SETH FORD, Maple Avenue.



Rev. Dr. R. McMURDY, Magnolia Avenue.

# HOMES IN LAKOMA PARK



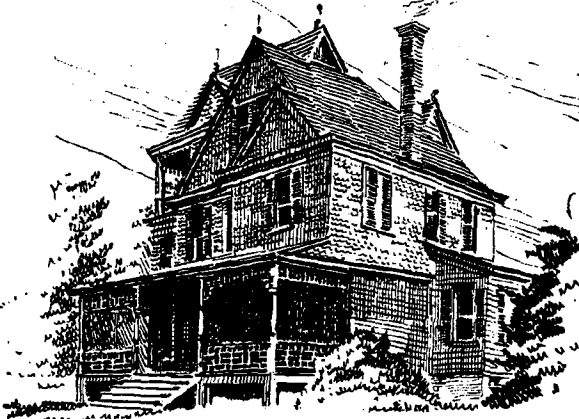
Mr. WM. E. SKINNER.



Rev. C. H. REMINGTON, Holly Avenue.



Mr. THOS. E. WOODS, Oak Avenue.



Mrs. LUCINDA CADY, Magnolia Avenue.



Miss HAMLIN, Maple Avenue.



S. GLISS, Maple Avenue.



Mr. E. MARIS, Oak Avenue.

7116 Maple

1888

Homes in Takoma Park, from the 1888 B.F. Gilbert real estate brochure.

58 20

1910



*The Dr. E.B. Bliss house at 7116 Maple Avenue, 1910. The house was built in 1886.*

PHOTOGRAPH: SUMNER PATCH, PICTURE OF THE MOMENT.



*The house at 7116 Maple Avenue in 1983, now owned by Roland and Marquita Halstead.*

59 21



7116 Maple



front left side



60 22



rear



right side





VIEW 1

716 HARTLE AVENUE







7116 MAPLE AVENUE

VIEW 2





7114 HARPLE AVENUE

VIEW 3



716 MAPLE AVENUE

VIEW 4





VIEW 5

7116 HARLE AVENUE







7116 MAPLE AVENUE

VIEW 6