

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13 Cleveland Ave., Takoma Park	Meeting Date:	2/21/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/14/18
Applicant:	Brad & Kathy Dorman	Public Notice:	2/7/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18K	Staff:	Dan Bruechert
Proposal:	Rear Deck, Fence, and Hardscape Alteration		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application:

1. Specifications for the concrete proposed for the concrete ribbons in the front driveway must be submitted for review and approval with final approval authority delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1920s

The subject house is a one-and-a-half story, Craftsman bungalow, with a full-width front porch, three bays wide, that a hipped dormer.

The ribbon driveway, to the left of the house, has concrete ribbons with gravel infill.

PROPOSAL

The applicant is proposing work in several areas including:

- Rear porch construction,
- A rear fence,
- Driveway replacement, and
- A new front walk

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Non-Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A

(Chapter 24A).

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required

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

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

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in

which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

STAFF DISCUSSION

Staff finds that the proposed changes will not significantly impact the historic resource and surrounding historic district. The Applicant proposes to screen in the rear porch, construct a six-foot (6') fence in the rear, replace the concrete ribbons in the front driveway and increase its width, and to construct a new walkway and front steps.

Rear Porch Alteration

The applicant proposes to screen in existing rear porch. The structure of the screen will be constructed using dimensional lumber and have a rear-facing gable. Shingles on this new roof will match the main house. The rear porch is accessed either by the back yard or from a non-historic rear addition. As this porch is adjacent to a non-historic addition, this proposal will not have any impact on the historic resource. Additionally, due to the narrow setback between 13 and 11 Cleveland Ave., Staff does not believe that this alteration will be visible from the public right-of-way. Per the *Design Guidelines* this alteration should be approved as a matter of course.

Fence Construction

The applicant proposes to construct a six-foot (6') tall privacy fence in the rear of the property; the applicant additionally proposes to construct a three-foot (3') tall fence along the western property boundary in front of the rear wall plane. The rear fence is consistent with the existing fence and its replacement does not require HPC review. However, the three-foot (3') tall fence is a change in the visual/material appearance of the house and does require HPC's review. The proposed fence will be constructed out of cedar and will use horizontal cedar slats alternating with voids. This fence design and material match the fence enclosing the neighboring house at 7417 Baltimore Ave. Staff finds that the materials and design are consistent with the surrounding historic district and supports its approval.

Driveway Replacement

The applicant proposes to remove the concrete ribbons and gravel infill in the driveway. The new driveway will be one foot (1') wider than the existing and will have slightly wider concrete ribbons and will be in-filled with "Belgian Block." Staff is generally supportive of the proposal, however, specifications of the materials proposed were not included with the application materials. Staff has reached out to the applicant for clarification and will update the HPC with this information. Absent these specifications, Staff does not believe that consideration of this HAWP should be delayed and instead recommends that any approval of the driveway replacement be conditional on the review and approval of these materials with final approval authority delegated to Staff. Staff feels that the replacement concrete ribbons should use a concrete with an exposed aggregate to create a textured appearance and darker color that is more consistent with historic concrete mixes. A bright white, smooth concrete is not appropriate. "Belgian Block" typically refers to rustically dressed granite blocks. Staff finds that this material

is an appropriate infill material as its natural color and rough texture will blend in with the surrounding landscape. Staff also finds that the one-foot (1') increase in the width of the driveway will not substantially alter the character of the driveway and supports approval with a condition requiring Staff review of the proposed concrete.

Front Walkway and Steps

The applicant is proposing to widen the front walk by nine inches (9") using a "Belgian Block" border and to replace the front flagstone steps with thicker flagstones. Staff finds that neither of these proposals will have a significant impact on the historic resource and the block border will visually tie in with the proposed work on the driveway. This proposal respects the environmental setting and landscaping of the house (per the *Guidelines*) and Staff supports its approval.

Flagstone Landing Area

The applicant proposes to construct a new flagstone landing area off of the rear porch. This area is to the rear of the house and is at grade and will not be visible from the public right-of-way. Staff believes that this alteration will not have any impact on the historic resource and should be approved as a matter of course.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. Specifications for the concrete proposed for the concrete ribbons in the front driveway must be submitted for review and approval with final approval authority delegated to Staff.

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

825295



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: wbdconstruction@gmail.com Contact Person: BRAD DORMAN
 Tax Account No.: 01065967 Daytime Phone No.: 301-641-0687
 Name of Property Owner: BRAD + KATHY DORMAN Daytime Phone No.: 301-585-0453
 Address: 13 CLEVELAND AVE., TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: W.B. DORMAN CONSTRUCTION, INC. Phone No.: 301-641-0687
 Contractor Registration No.: MHC 18982
 Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 13 Street: CLEVELAND AVENUE
 Town/City: TAKOMA PARK Nearest Cross Street: BALTIMORE
 Lot: 4 Block: 80 Subdivision: 025
 Liber: 6074 Folio: 613 Parcel: 0000

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE: A/C Stab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: DRIVEWAY, WALKWAY, LANDING AREA

1B. Construction cost estimator: \$ 50,000

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 6 feet 3 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

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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.

Kathleen W. Dorman
Signature of owner or authorized agent

1/16/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(. **WRITTEN DESCRIPTION OF PROJECT**

a. This 1923 house is a contributing resource in the Takoma Park Historic District. It is a one-and-a-half story bungalow with pebble dash stucco on the exterior of the first story and wood shingles on the dormers above. There is a porch across the front. The house maintains its original footprint; a rear deck was added in 1993. There are two small wooden storage sheds in the larger side yard. There is a short 6' foot fence with a gate between the back wall of the porch and the property line; there is a matching fence, with the gate removed, from the back wall of the house to the property line. The lot is on a one-block dead-end street and is just under 10,000 square (ca. 50'), with 10 adjacent properties (most adjoining the back yard).

There is a hodgepodge of fencing along the property lines on both sides of the lot (with the exception of 22' unfenced from the sidewalk to the start of a neighbor's fence midway down the driveway). On the side with only one adjacent property, there is a split rail fence (on the neighbor's side) with wire mesh to contain animals. On the other side, there is chain link fencing beginning near the top of our driveway to the rear of the property, with additional wooden fencing across some of the neighbors' rear property lines.

In the front, a driveway on the left of the front yard has two deteriorated concrete strips with gravel in between and on either side, with limestone block edging, which has sunk in places. On this dead-end street, the driveway is used by many vehicles other than ours to turn around. A flagstone walkway down the center of the front yard is narrow and has deteriorated, as have the front steps.

b. Porch: We are proposing to build a screened porch on part of the existing rear deck; there will be no encroachment on existing open space. It will be attached to the rear wall of the house, but will not otherwise alter it. The porch will not be visible from the street.

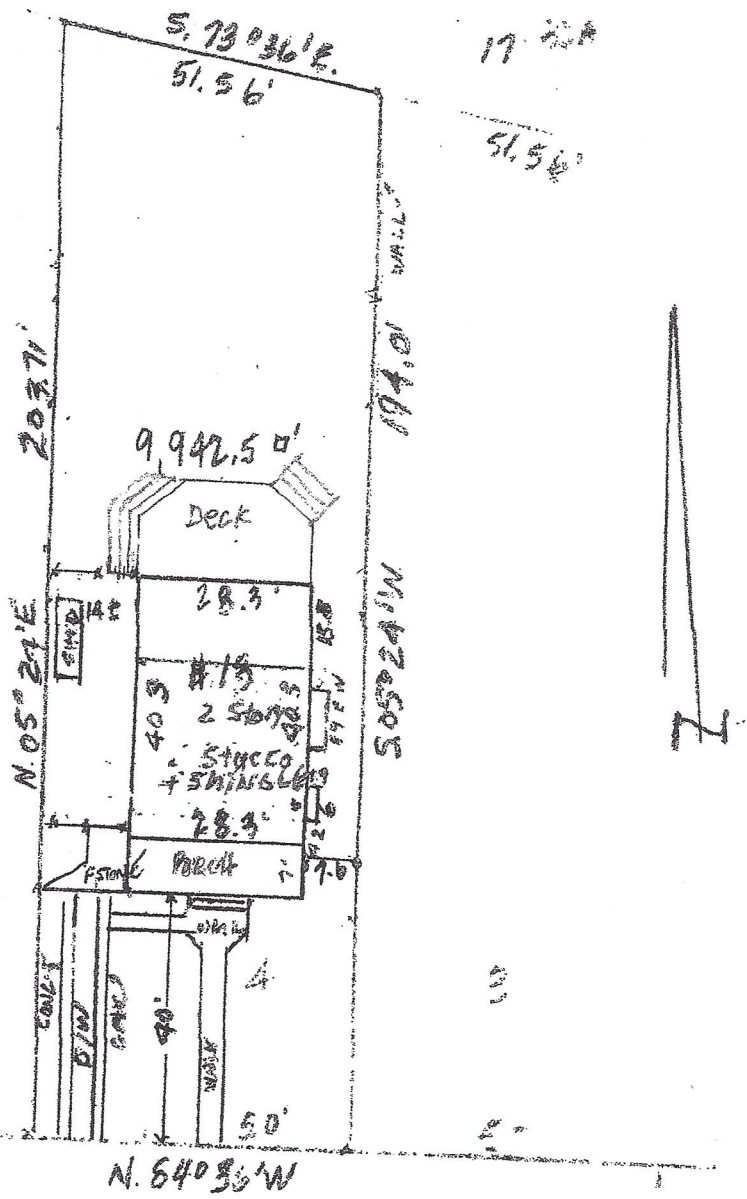
Fences: A six-foot privacy fence is proposed for the entire back yard. This will have no effect on the historic resource and will not be visible from the street. A three-foot high fence is proposed for 22' along the driveway as a continuation of the neighbor's existing fence (with the same design and materials) to complete a visible boundary between the two lots.

Driveway: We propose to replace the deteriorated concrete strips with new concrete strips and the gravel with a somewhat permeable replacement such as Belgian blocks or pavers. The total width will be increased by one foot to better accommodate modern vehicles and people entering and exiting the vehicles, and to protect future plantings on either side. The Takoma Park urban forester has suggested Flexi-pave as a possible alternative depending on the root pattern of nearby trees.

Walkway and front steps: The flagstone walkway, including a new border (probably Belgian block or flagstone) will be widened by 8". The front steps will be squared off, with the current flagstone treads replaced by thicker treads.

Landing Area: A small flagstone landing area will be established at the base of the deck steps.

EXISTING



PC. 59.49'

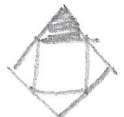
CLEVELAND AVENUE

SITE PLAN

SCALE 1" = 30'-0"

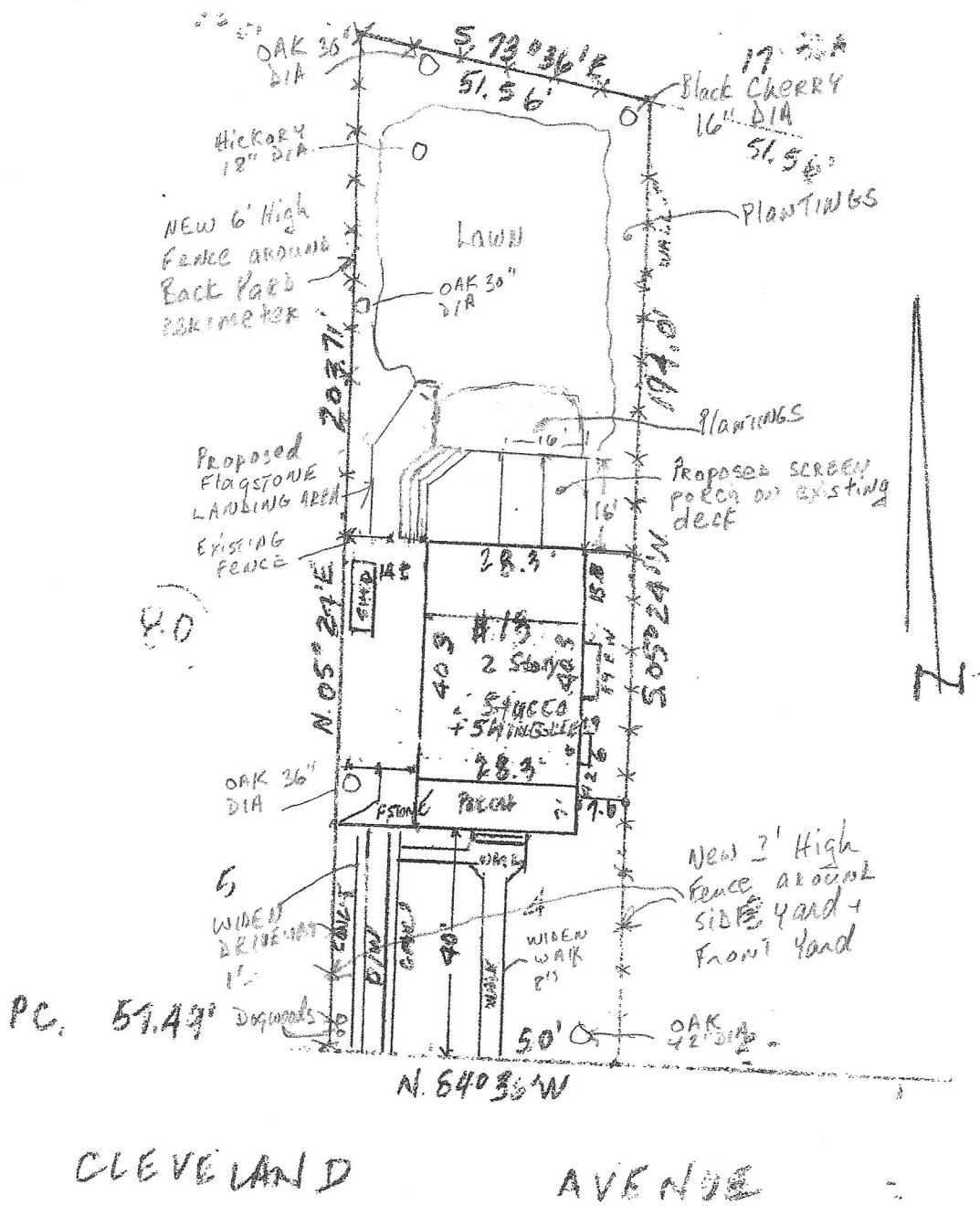
LOT 4 BLOCK 80 PLAT BE 2 PLAT 1A
 TRACT TO SUBDIVISION TO TALLPOD PARK
 CITY OF TALONIA PARK KENNETH (13TH) DISTRICT
 MONTGOMERY COUNTY MARYLAND

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DORRMAN

Proposed



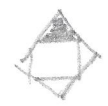
PC. 59.49'

CLEVELAND AVENUE

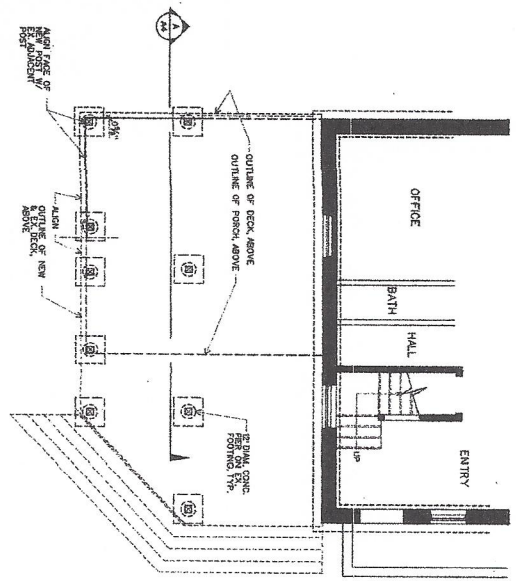
SITE PLAN SCALE 1" = 30'-0"

LOT 4 BLOCK 80 PLAT 382 PLAT 142
 TPL AT LO SUBDIVISION TO TOWN OF
 CITY OF THOMAS POINT MOUNTAIN (13TH) DISTRICT
 MONTGOMERY COUNTY, MARYLAND

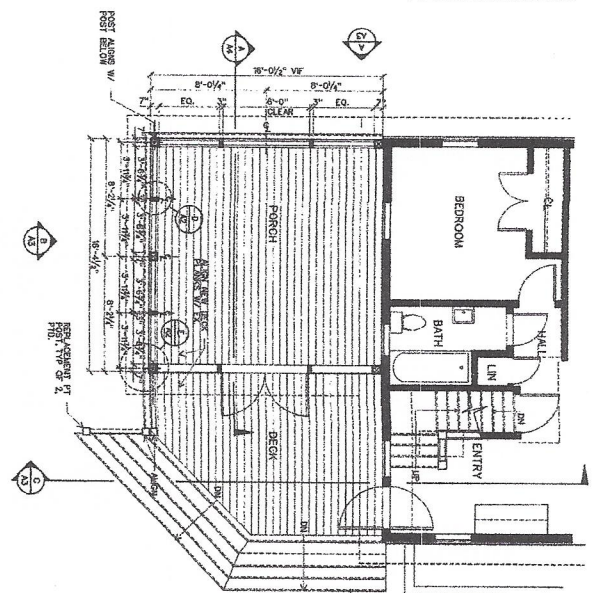
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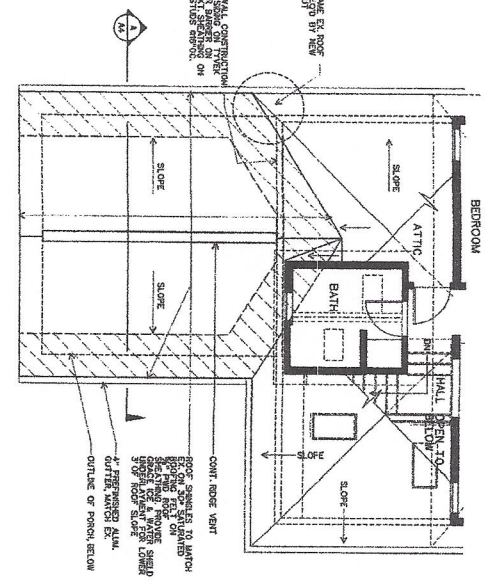
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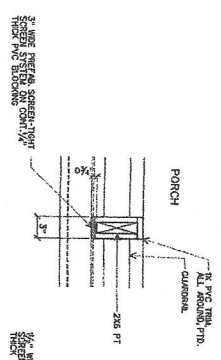
A BASEMENT PLAN
SCALE: 1/4" = 1'-0"



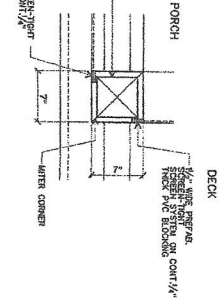
B 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



C 2ND FLOOR / ROOF PLAN
SCALE: 1/4" = 1'-0"



D DETAIL
SCALE: 1/2" = 1'-0"



E DETAIL
SCALE: 1/2" = 1'-0"

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THIS DRAWING AND THE PROPERTY IT REPRESENTS ARE NOT TO BE TRANSMITTED TO ANY OTHER PARTIES WITHOUT THE WRITTEN CONSENT OF SHERWINZ STUBBINS ARCHITECTS, INCORPORATED.

PLANS
A2
NMT END CONNECTION
NMT NORTH

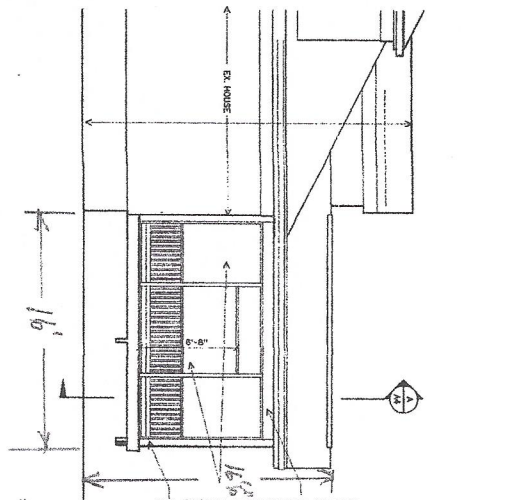
DESCRIPTION: 6/16/20 DATE: REV: 03/20/20
REVISED SET: 08-24-2017
FOR PERMIT: 10-25-2017

Bz ARCHITECTS, INCORPORATED
1589 FOREST VILLA LANE, MCLEAN, VIRGINIA 22101 703-975-3652 TOM@BZARCHITECTS.COM

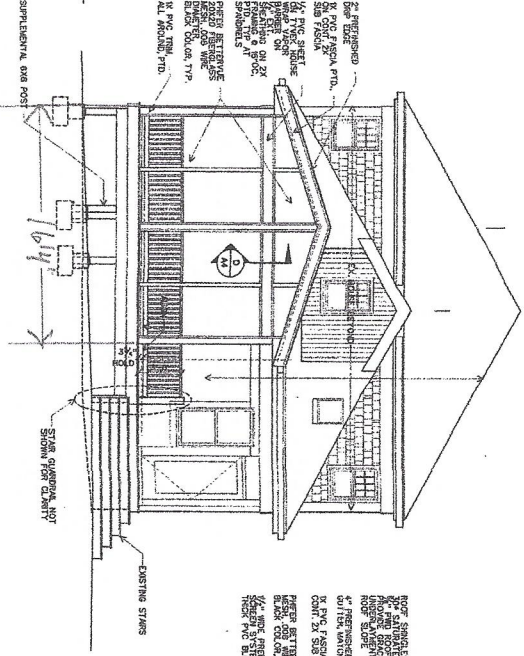


DORMAN
RESIDENCE
11 CLEVELAND AVENUE
THRUVA VILLE, VA 22162

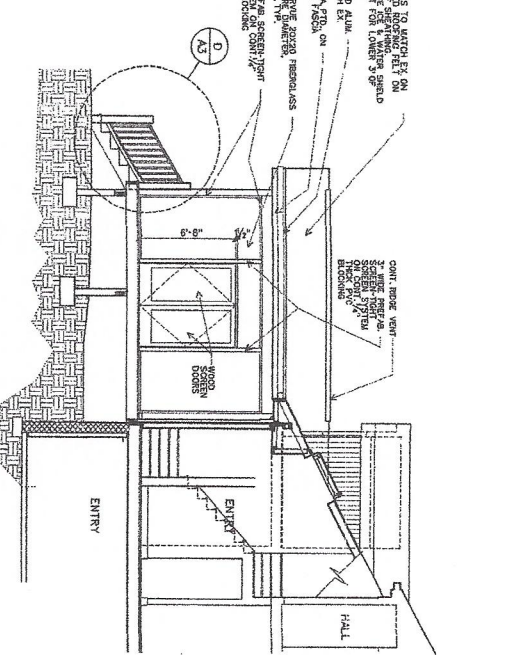
Page 4



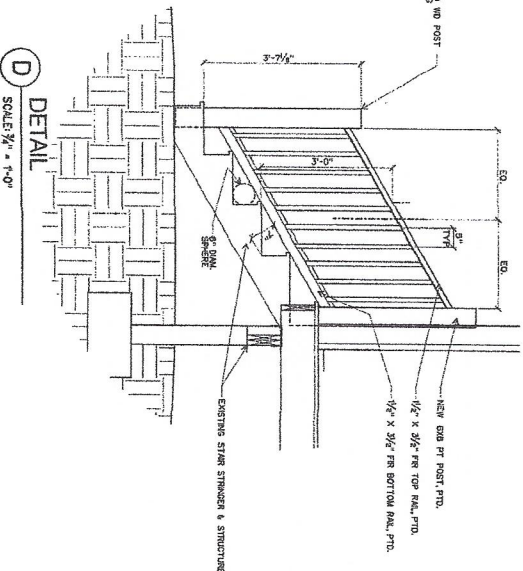
A EAST ELEVATION
SCALE 1/4" = 1'-0"



B NORTH ELEVATION
SCALE 1/4" = 1'-0"



C WEST ELEVATION / SECTION
SCALE 1/4" = 1'-0"



D DETAIL
SCALE 3/4" = 1'-0"

Porcht Materials
FRAMING: Pressure Treated Structure
TRIMS: PAINTED TRIM PORCH
RAILINGS: PORCH RAIL W/ M 9840 x W 1884 (wood)
FLOOR: T&G HIDDEN FASTENER MATERIAL TO MATCH EXISTING
Roof: 30 Year 3-tab Shingle to match existing
SIDEWALL: Standard Clearwood Aluminum

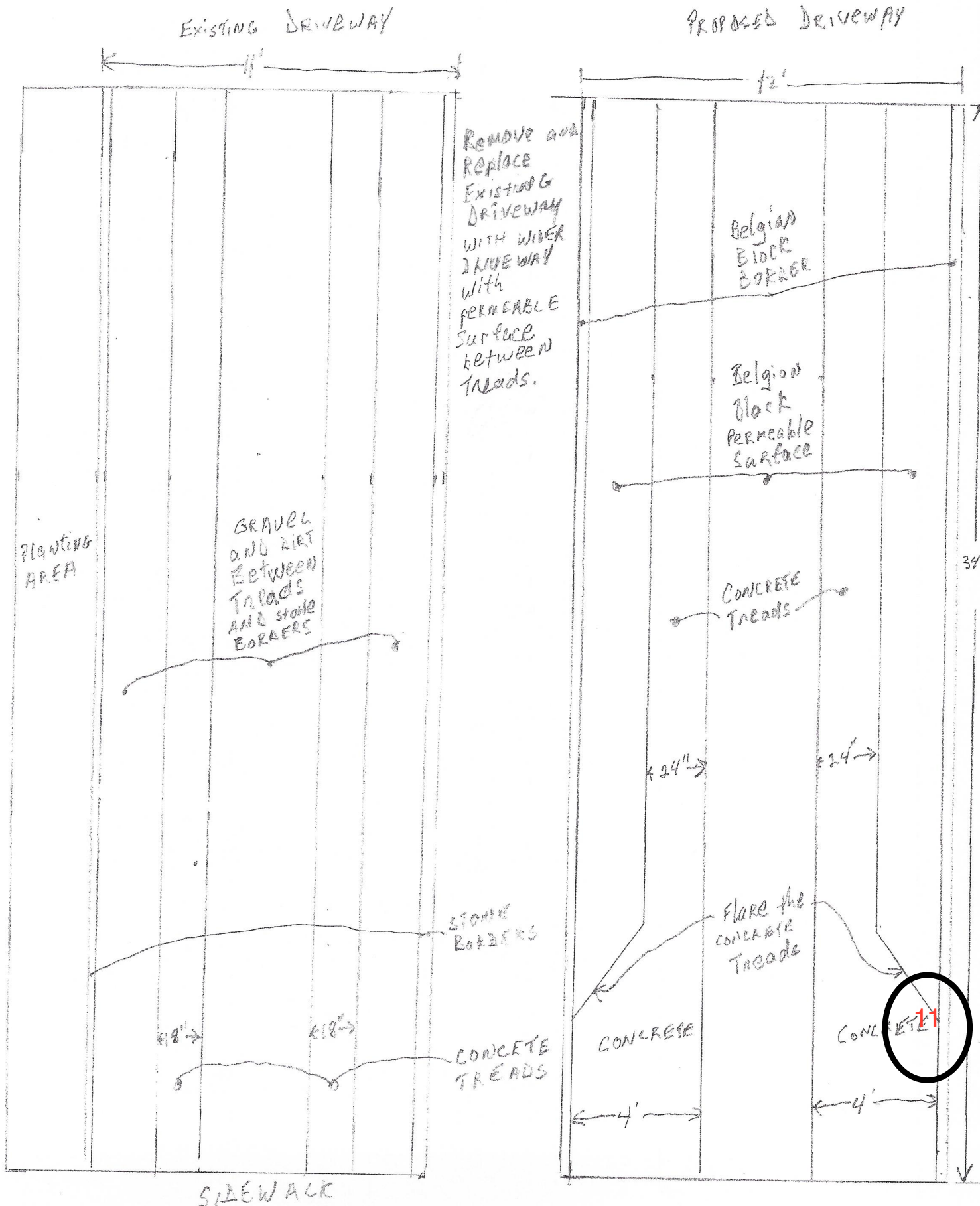
SPONGE PRESERVED, NO POST
 COPY TO MATCH EXISTING



DRIVEWAY

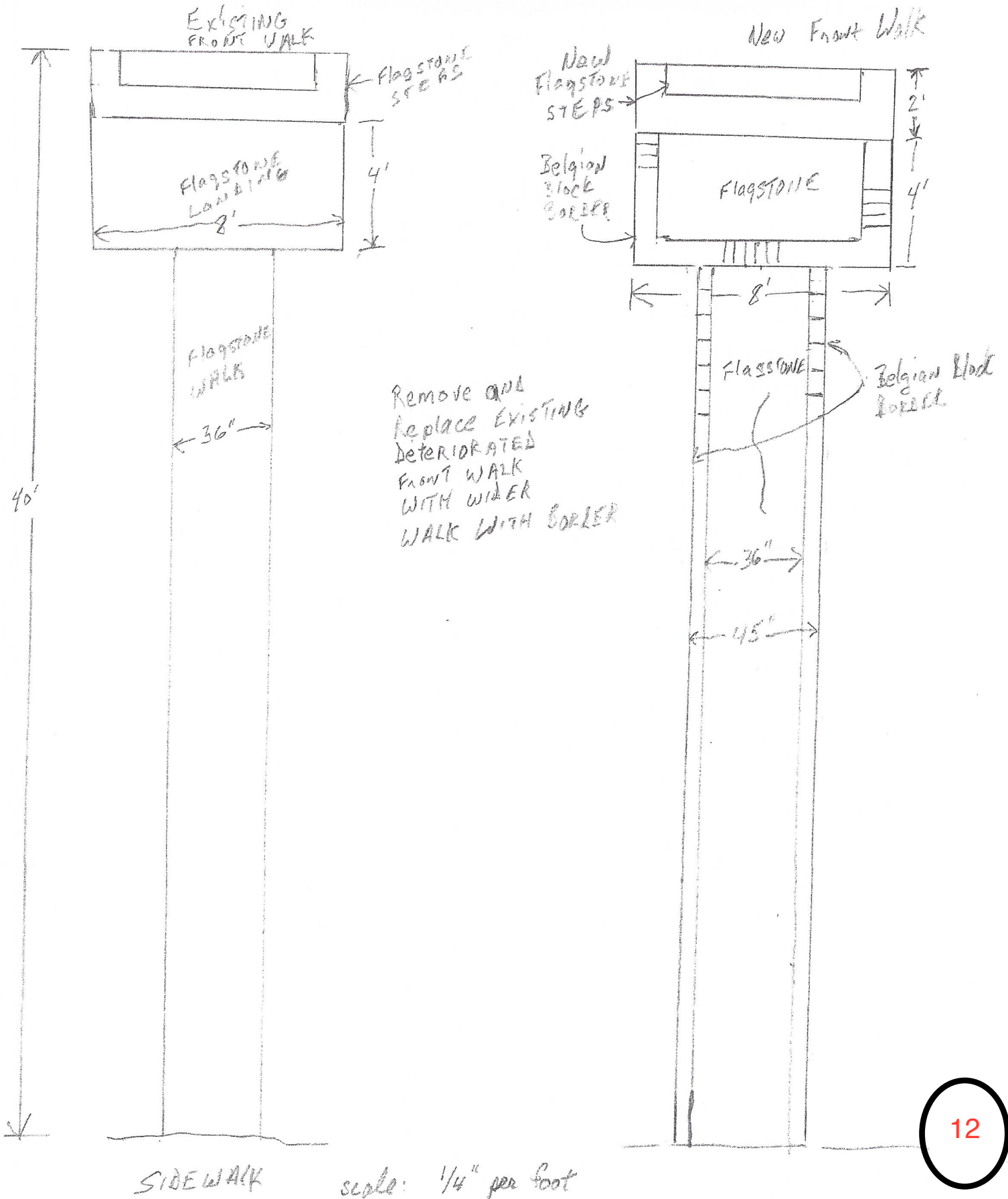
DORMAN
RESIDENCE

15 CLEVELAND AVE
TAKOMA Park, Md. 20912



FRONT WALK

DORMAN RESIDENCE
12 CEDAR AVE
TAROMA PARK, MD.



DORMAN

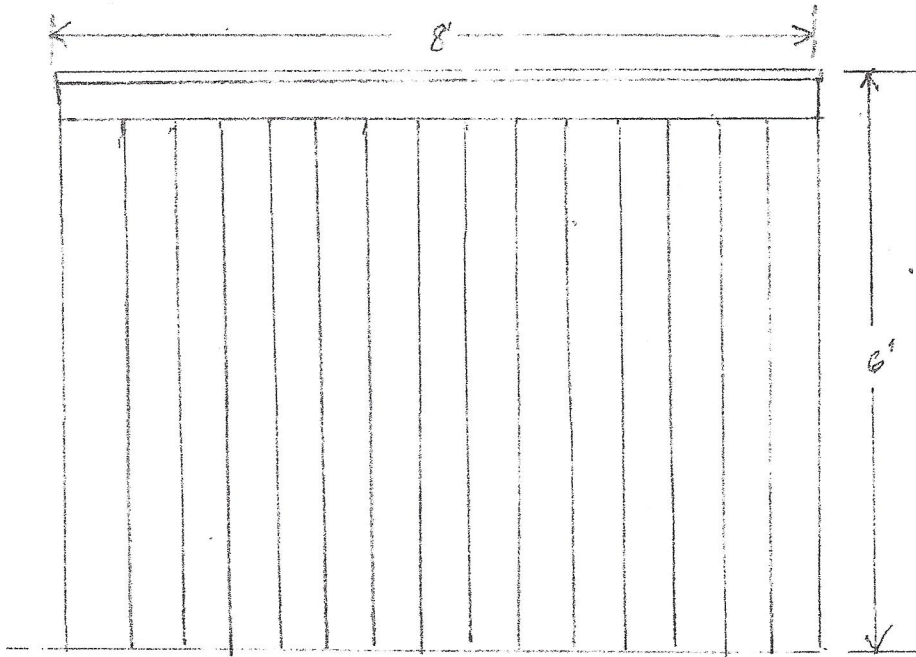
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Page: 7

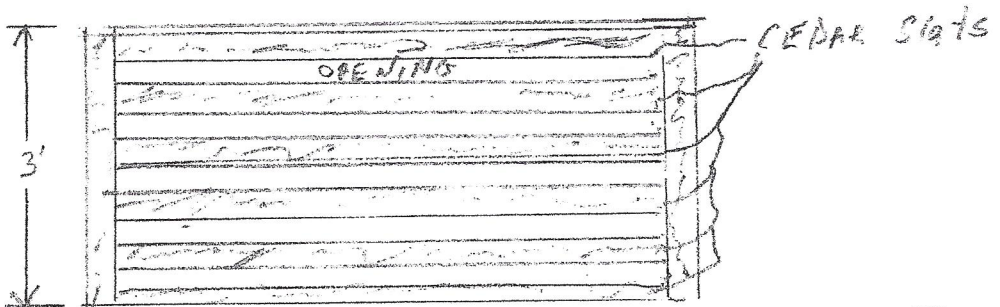
FENCES:

DORMAN RESIDENCE
13 CLEVELAND AVE
TATUM TOWN SHD.

INSTALL 272' of 8' wide by 6' tall fence panels
around perimeter of back yard. Panels to be attached
to pressure treated 4x4 and 2x4 frames. Panel
material to be either pressure treated or cedar.



INSTALL FENCING ON EAST AND WEST
SIDES OF FRONT YARD and IN EAST
SIDE YARD TO BACK OF THE HOUSE



scale 1/2" per foot

Page: 8

DORMAN

Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTH FACADE

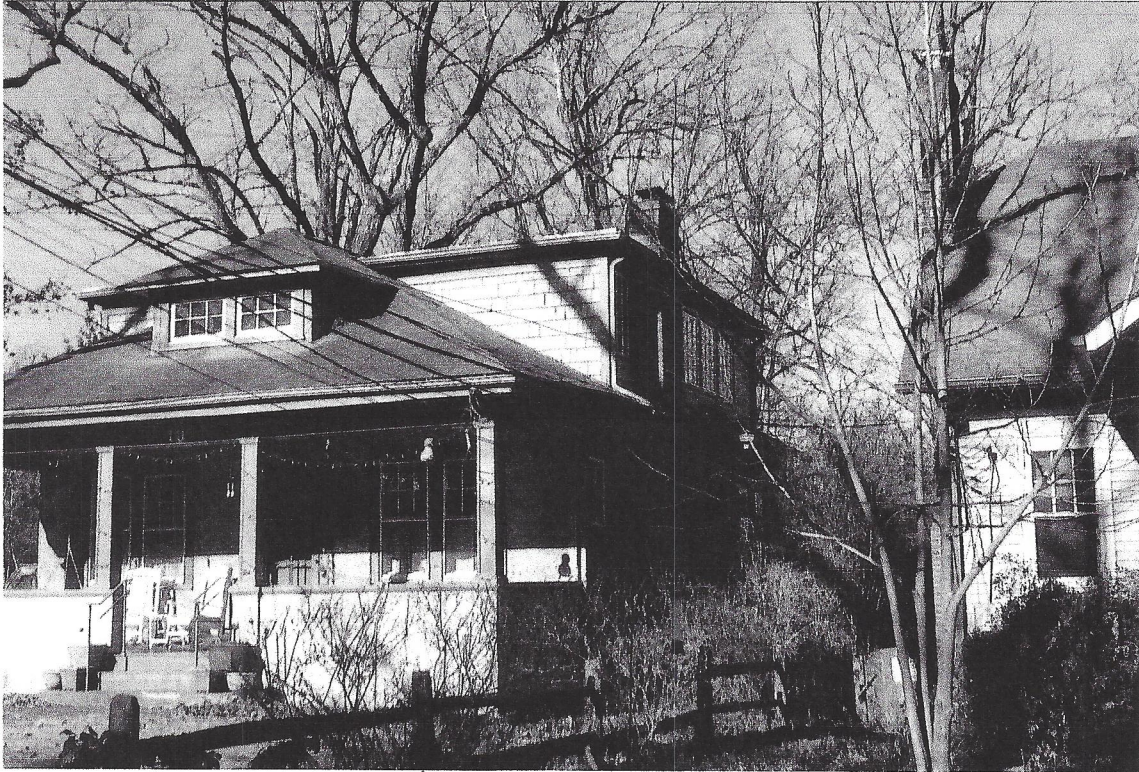


Detail: NORTH FACADE

Applicant: DORWAN

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Existing Property Condition Photographs (duplicate as needed)



Detail: SOUTHEAST FACADE



Detail: SOUTHWEST FACADE

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
WILLIAM B. + KATHLEEN W. DORMAN 13 CLEVELAND AVENUE TAKOMA PARK MD 20912	
Adjacent and confronting Property Owners mailing addresses	
JIM AND KATIE SEBASTIAN 7423 BALTIMORE AVENUE TAKOMA PARK MD 20912	JOHN ROGERS + SARAH KAUFMAN 7425 BALTIMORE AVENUE TAKOMA PARK MD 20912
JEFFREY + R.C. BARR 7427 BALTIMORE AVE. TAKOMA PARK MD 20912	JEANNE GOLDBERG ET AL. 7429 BALTIMORE AVE. TAKOMA PARK MD 20912
JAY AND SHARON LEVY 7431 BALTIMORE AVE. TAKOMA PARK MD 20912	KATHLEEN J. BRYANT 7433 BALTIMORE AVE. TAKOMA PARK MD 20912