

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	402 Tulip Ave., Takoma Park	Meeting Date:	8/15/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/8/18
Applicant:	Sara & Anthony Camilli	Public Notice:	8/1/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-17X REVISION	Staff:	Dan Bruechert
Proposal:	Window, Door, and Siding Alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Vernacular
DATE: c.1900-10

The subject property is a two-story, wood-sided, gable-L house with a one-story porch that wraps around the right side of the building. The front façade is four bays wide with a left door and replacement vinyl one-over-one windows. Original wood windows are still present on the façade and certain locations on the side elevations as noted in the attached drawings and narrative. The house has a narrow setback from the lot line to the left and a driveway to the right.

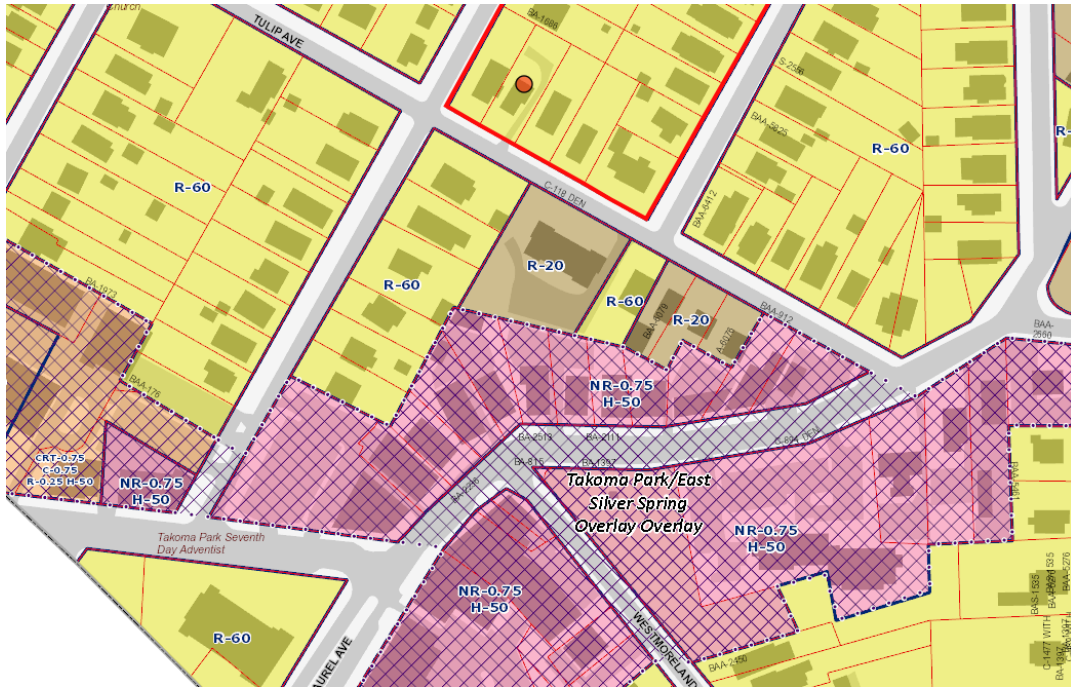


Figure 1: 402 Tulip Ave is located near "Old Town" Takoma Park

BACKGROUND

Applicants came before the HPC in 2016 for a preliminary consultation and HAWP for a rear addition. In 2017, the HPC reviewed and approved a HAWP for modifications to the rear addition and to a rear porch.

PROPOSAL

The applicant proposes alter the locations of windows and to introduce a door on the rear addition. The applicant further proposes to revise the cladding of the rear addition from Hardi shingle to Hardi lap siding.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (*Guidelines*), Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior’s Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

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.

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

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

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

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

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

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

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

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

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

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to revise the previously approved design in two areas: windows and doors; and the exterior cladding. Staff finds that these are minor revisions which will not have a substantial impact on the historic features of the house or the surrounding district. Staff supports approval of these revisions. As a condition to the previous approval, final authorization for approval of the wood window details was delegated to Staff.

Windows and Doors

The current proposal calls for revisions to the doors and windows on all four elevations of the new construction: east (right side), west (left side), north (rear), and south (front) elevations. Staff finds that these changes are minor modifications to the previous approval and will not have a substantial impact on the historic character of the house or surrounding district

West Elevation

On the west elevation at the basement, the approval allowed for a single full-light door and a one-over-one sash windows. The applicant now proposes to install two one-light awning windows. These windows are below street grade and inset from the west wall plane and will not be visible from the public right-of-way. Per the *Design Guidelines* this revision should be approved as a matter of course.

On the second floor of the west elevation, the applicant is proposing to remove one approved one-over-one sash windows from the design. The alteration to the fenestration pattern will likely be minimally visible from Willow Ave., but its impact on the historic resource will be minimal (per the *Design Guidelines*) and the wall pattern will still be in character with the surrounding district. Staff supports approval of the modifications to the West elevation.

East Elevation

The applicant proposes to narrow the two windows in the side-gable (garage) addition on the first floor. This change is minimal from the previous approval and due to the narrow side setback of the east elevation, this change will not be readily visible from the public right-of-way.

North Elevation

On the basement of the north (rear) elevation the applicant is proposing alterations to all three floors. At the basement the applicant proposes to install a set of wood sliding glass doors in the basement. These doors will be installed under the back porch in an area that was blank when it was previously approved. This portion of the house is not visible from the public right-of-way and will not change the character of the house. Staff supports approval of this revision.

On the first floor of the house, the applicant proposes changing a pair of one-over-one sash windows to a tripled set of one-over-one sash windows. While this will reduce the ratio of solids to voids, this is proposed on a new feature of the house and will not impact its historic character. Staff supports approval of this revision.

On the second floor, the applicant proposes changing a pair of one-over-one sash windows to a tripled set of one-over-one sash windows. While this will reduce the ratio of solids to voids, this is proposed on a new feature of the house and will not impact its historic character. Staff supports approval of this revision.

South Elevation

On the side gable addition, the previous approval included a pair of one-over-one sash windows. The applicant now proposes to install a single sash window in its place. This design revision does not result in a significant alteration to the approved design and does not impact the historic character of the house. Staff Supports approval of this revision.

Siding in the Addition

The historic portion of the house is aluminum siding covering historic wood clapboard. Both the historic siding and aluminum is installed in a 10" (ten inch) reveal. The approved siding in the addition is Hardi shingles. The applicant now proposes to install Hardi clapboards in a 5" (five inch) reveal. Staff finds that a substitute material is appropriate in the new construction (per the *Design Guidelines*). Additionally, Staff finds that the 5" (five inch) reveal is substantially differentiated from the historic construction, complying with Standard 9.

Staff finds that the proposed changes are minor alterations and in keeping with the requisite guidance. The conditions for approval on the June 14, 2017 approved HAWP remain. Staff supports approval of these revisions.

STAFF RECOMMENDATION

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Anthony.Camilli@gmail.com Contact Person: Anthony Camilli
Tax Account No.: 01079736 Daytime Phone No.: 610-207-4993
Name of Property Owner: Anthony/Sara Camilli Daytime Phone No.: ↑
Address: 402 Tulip Ave, Takoma Park, MD, 20912
Contractor: Steve Shumaker + Daughters Phone No.: 301-575-6825

LOCATION OF BUILDING/PREMISE

House Number: 402 Street: Tulip Ave
Town/City: Takoma Park Nearest Cross Street: Willow Ave
Lot: 5 Block: 8 Subdivision: 025
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct, Extend, Alter/Renovate, A/C, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other:

1B. Construction cost estimate: \$ 500,000

1C. If this is a revision of a previously approved active permit, see Permit # 37/03-16VV

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other:

2B. Type of water supply: 01 WSSC, 02 Well, 03 Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent: Anthony Camilli
Date: 20 Jul 2018

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: Date issued:

Handwritten number 845730

**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 Attached

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

See Attached

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 dripline 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.

Amended HAWP application for 402 Tulip Avenue, Takoma Park, MD
Response for Block 1

Introduction: This application is a request to amend a prior approved HAWP (Case No. 37/03-16VV). The changes to our prior HAWP include (1) the number of and placement of some windows and one door in the addition; and (2) changing the siding on the addition from a shingle style to a lap style that is different from the lap siding on the original house. Our previously approved plans are attached hereto and marked as Exhibit 1.

1.a. 1923 vernacular-style farmhouse with wraparound front porch that is a contributing resource in the Takoma Park Historic District (TPHD). The house currently has many non-historic alterations; for example, some original windows have been replaced with vinyl windows and storm windows. Also, original exterior materials have been covered with aluminum siding. The existing house plans are attached hereto and marked as Exhibit 2.

1.b.

Windows

All of the current windows in the original house are a 1-over-1 style with the exception of one 4-over-1 style that is street-facing on the attic level and two fixed diamond windows on either side of the house. None of the current windows are operable. We will repair (or replace if needed) all of the original wood windows and replace the vinyl windows with new Simulated Divided Light (SDL) wood windows. The only windows with muntins are the 4-over-1 window and the two fixed diamond windows mentioned above. If replacement is necessary to a window, then we will seek approval from the commission staff and it will be done with new wood SDL windows and permanently-affixed 7/8 inch profile muntins with spacer bars (if applicable).

We have moved and/or changed the locations of the following windows and one door in the addition. On the basement level: (1) we moved the door location to enter the recreation room from the west side to the rear side of the house; (2) we added one window to the west side (from 1 to 2); and (3) we removed one window from the rear side (from 2 to 1). On the first floor: (1) we added three windows to the rear side (from 2 to 5); (2) we moved the locations of the two windows on the east side of the kitchen as we changed the kitchen layout; (3) we removed one window from front side of the kitchen due to changes in the kitchen layout (from 2 to 1); and (4) we changed the location of the deck stairs to avoid them interfering with the view outside from the basement. On the second floor: (1) we removed the window from the walk-in closet (part of the addition); and (2) we added a window in the master bedroom (from 2 to 3). On the attic level: (1) we removed the window from the addition. A window index for our revised plans is attached hereto and marked as Exhibit 3.

Siding

Our original HAWP approval included the removal of the non-historic aluminum siding and repair of the original wood lap siding; and the original HAWP approval included using Hardie-brand shingle siding on the addition. If the cost of our project precludes us from removing the non-historic aluminum siding with 8-inch exposure to restore the original wood lap siding, then

Amended HAWP application for 402 Tulip Avenue, Takoma Park, MD
Response for Block 1

we request approval to build the addition in Hardie-brand lap siding with a smaller exposure (e.g. 5-6 inches). A copy of the proposed plans showing the current 8-inch aluminum siding exposure on the original house and a 5-inch siding exposure on the addition is attached hereto and marked as Exhibit 4.

We believe that using lap siding for the entire house will provide more harmony between the original house and the addition, yet, as discussed further below, our design will still fully demarcate the transition between the original house and the addition. We have found numerous examples of houses in the TPHD where similar siding was used on side and back additions to complement similar siding on the original house. Photographs of these houses and their corresponding addresses are attached hereto and marked as Exhibit 5.

We believe the evidence shows that approving the use of lap siding for our addition is consistent with other historic homes in our neighborhood and does not reduce or compromise the historic integrity of our house or the historic district. Our project as designed will provide a clear line of demarcation between the original house and the addition no matter what type of siding the commission approves for use on the addition. This is evident from our design that builds the side portion of the addition with a basement-level garage and a single-story versus the remainder of the addition being a basement-level with two-stories that is located behind the original house.

As in the original HAWP approval, the project also includes the interior renovation of current space and demolition of a concrete rear porch in order to build a rear addition, a screened porch, a wooden deck and a 1-car attached garage. As noted in our prior HAWP approval, the rear addition will extend beyond the right side of the original house, but the commission approved this due to the following mitigating factors: Firstly, the slope of our property descends dramatically from the street level; thus our proposed addition will be only partially visible from the vantage point of the street. Secondly, our proposed addition begins almost 80 feet from the street or the front edge of our property line. Finally, there are myriad examples of other homes within the TPHD that have side additions which are visible from the street, but compatible with existing architectural patterns through the employment of good design and historically compatible materials. We provided photographic evidence of these other examples in our prior HAWP application and incorporate them herein.

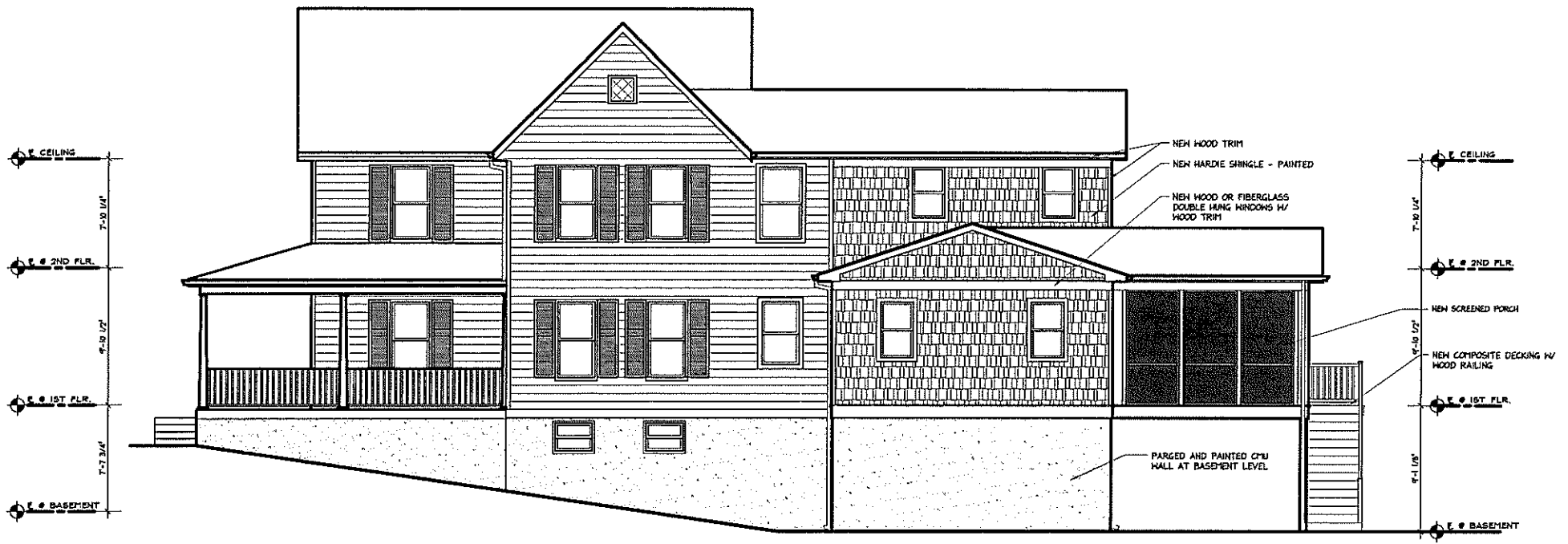
As noted in our prior HAWP approval, the proposed rear deck will be coplanar with the left side of the original house, but the left side of the original house is not visible from the street due to descending slope of the property from the street, the rear left side of the house is 80-feet from the street, the house is about 5.5 feet from the neighbor's property line, and the view to the rear is hidden by an existing fence. We provided photographic evidence of this in our prior HAWP application and incorporate it herein.

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

Owner's mailing address 402 Tulip Ave Takoma Park, MD 20912	Owner's Agent's mailing address Eric Saul Saul Architects 8114 Carroll Ave Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
Calvin & Julie Newport 7201 Willow Ave Takoma Park, MD 20912	Jennifer Satlin 404 Tulip Ave Takoma Park, MD 20912
Scott Smallwood Amanda Lenhart 7205 Willow Ave Takoma Park, MD 20912	Lin & LJ Moyer 7129 Willow Ave Takoma Park, MD 20912



FRONT (SOUTH) ELEVATION

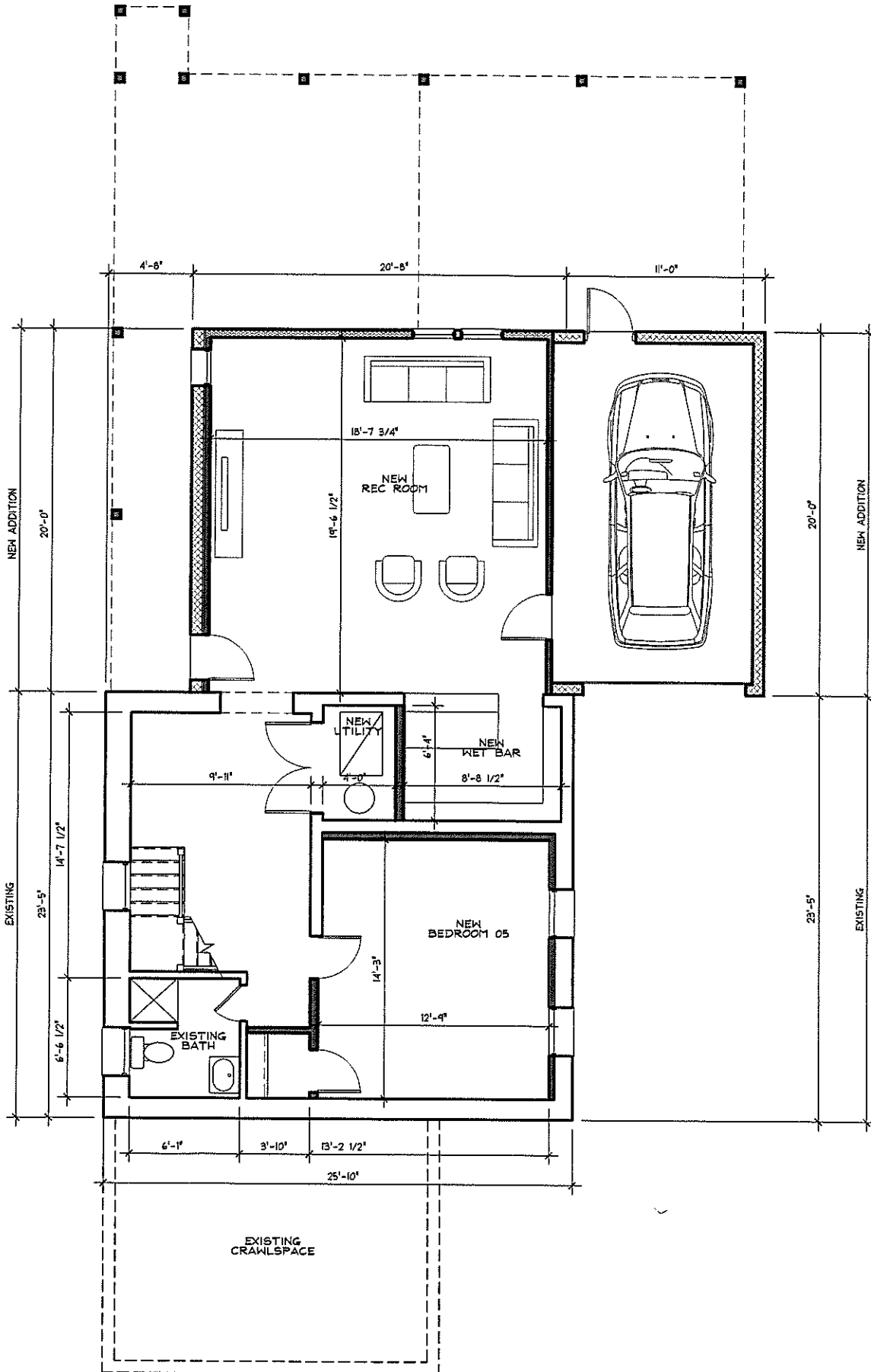


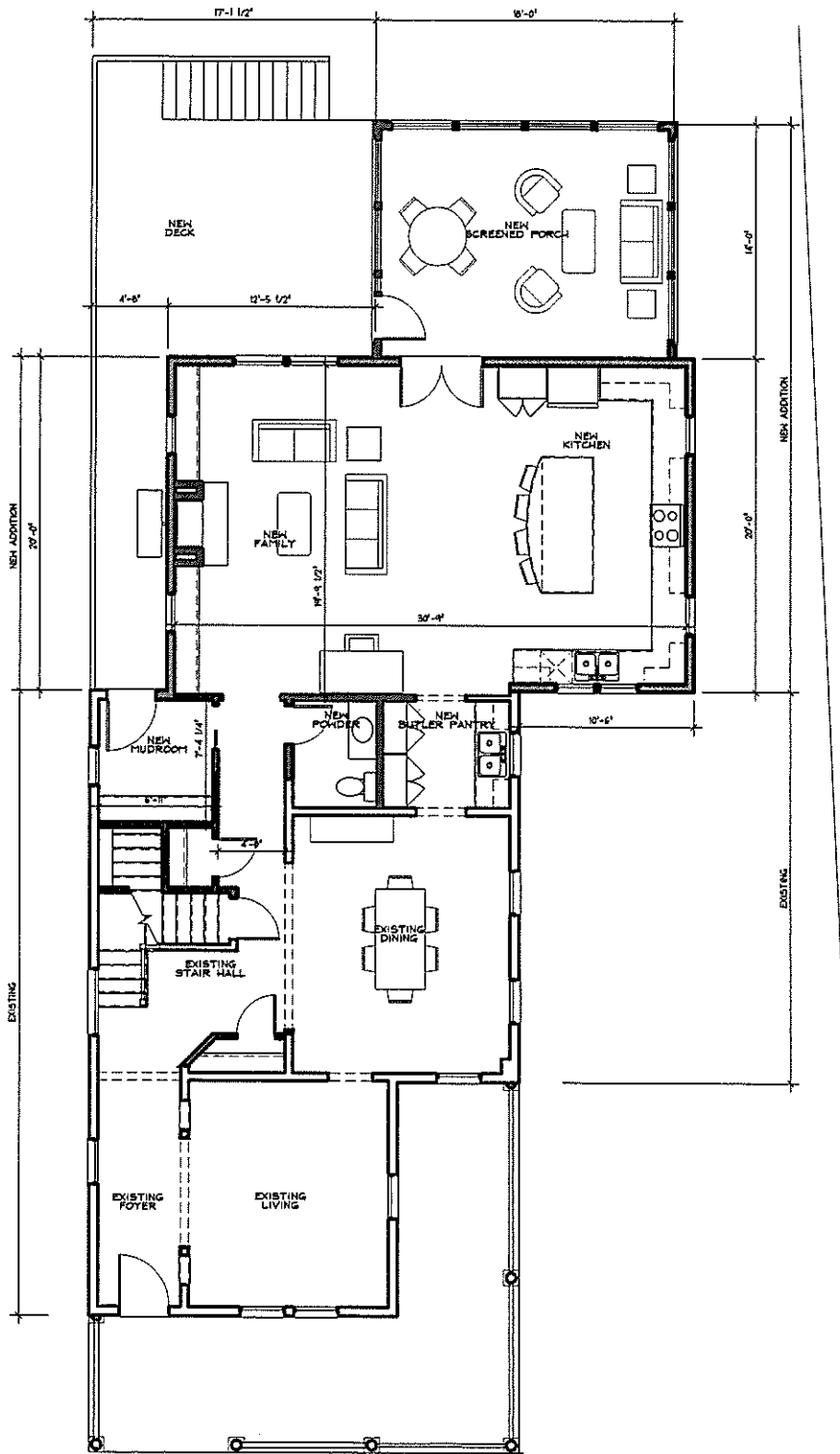
EAST ELEVATION



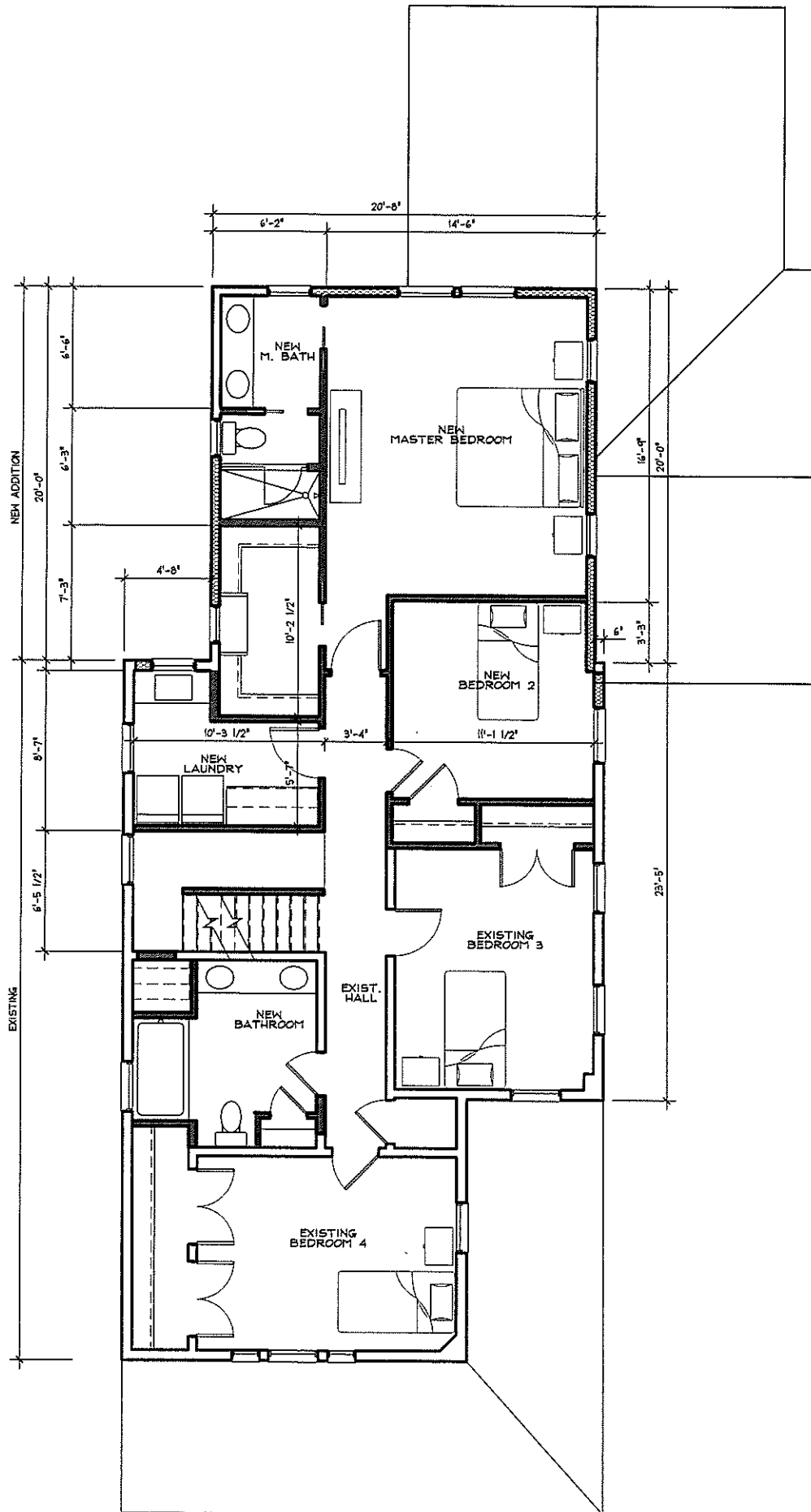


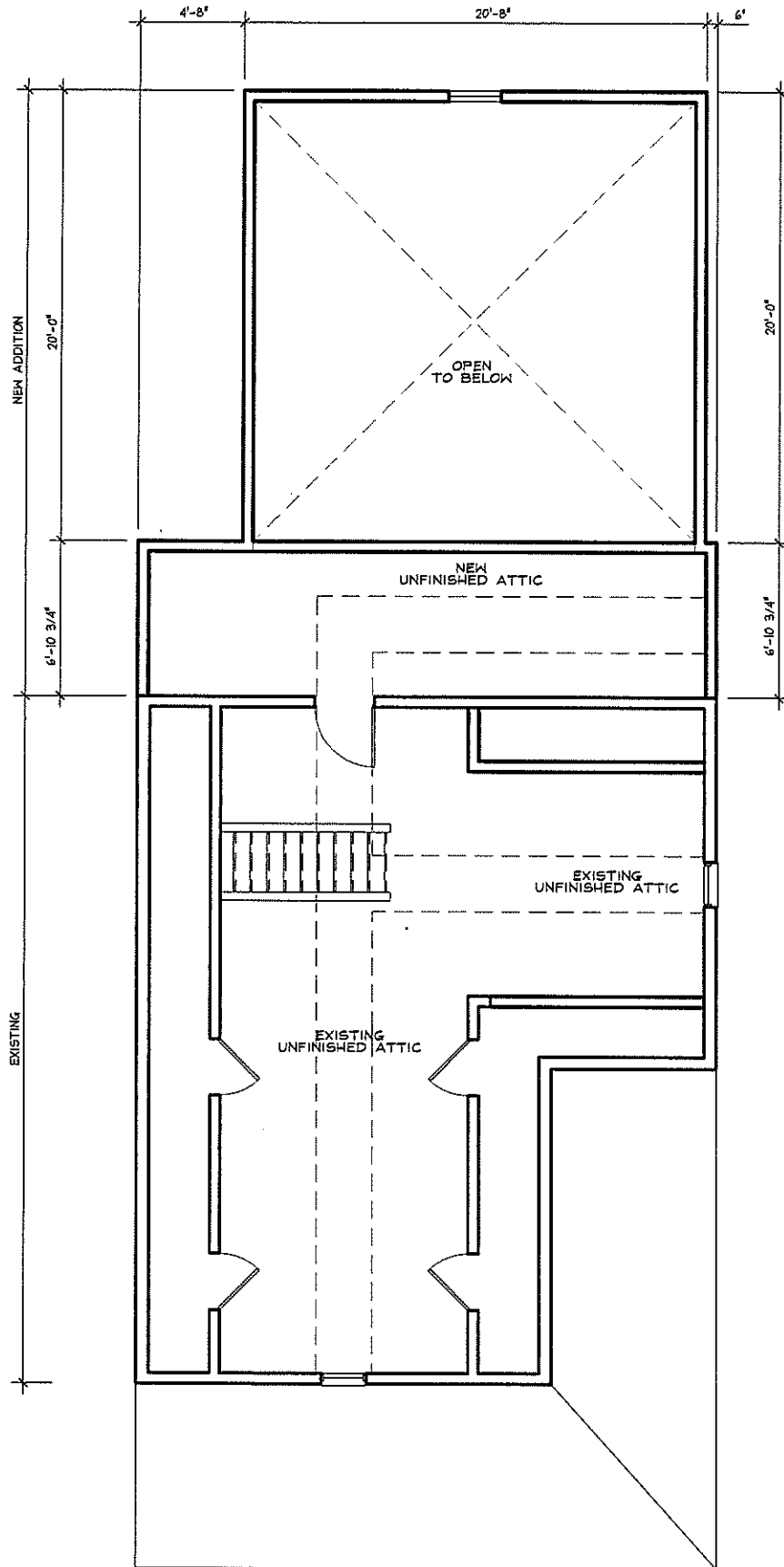
REAR (NORTH) ELEVATION



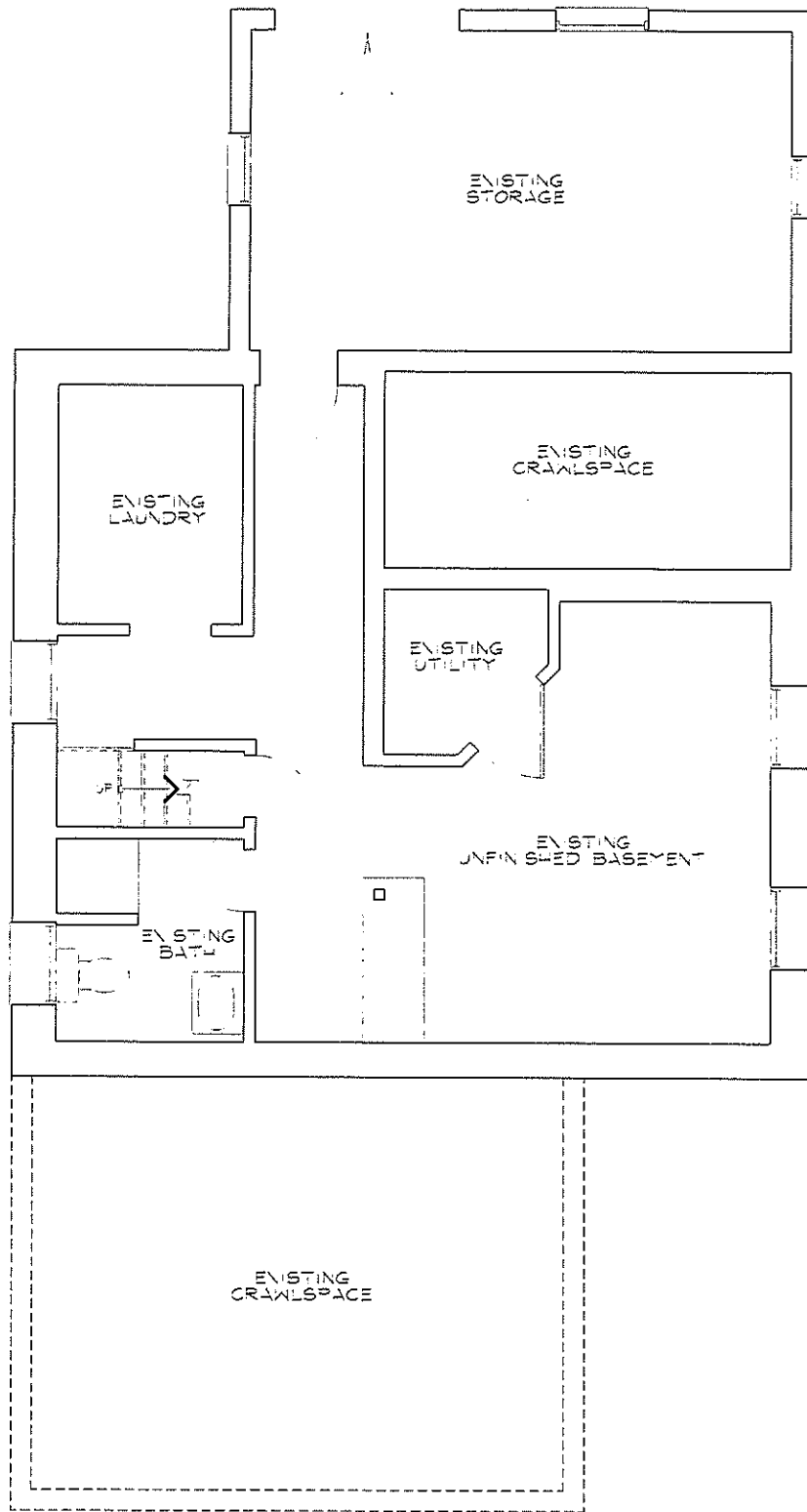


FIRST FLOOR PLAN

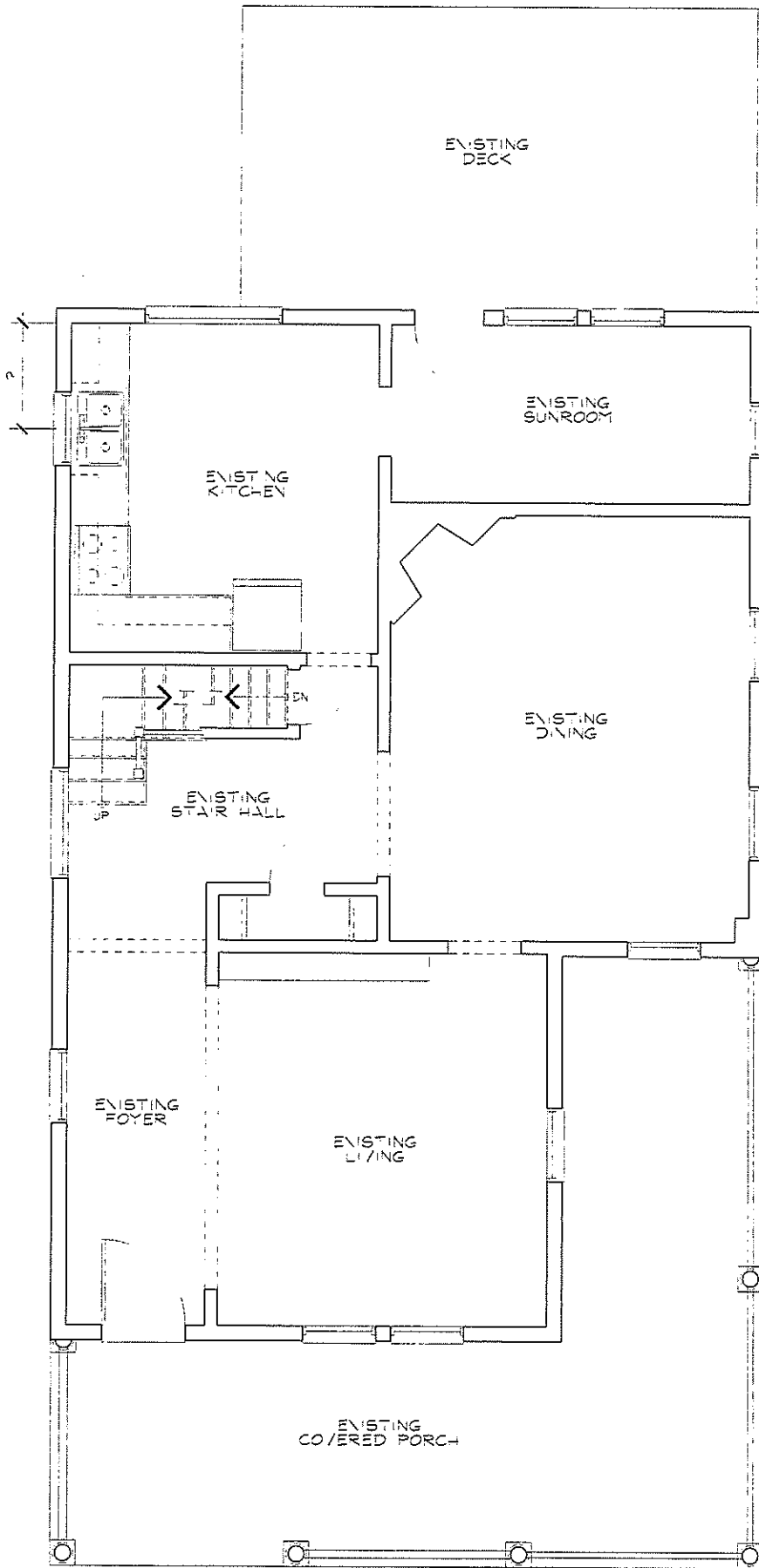




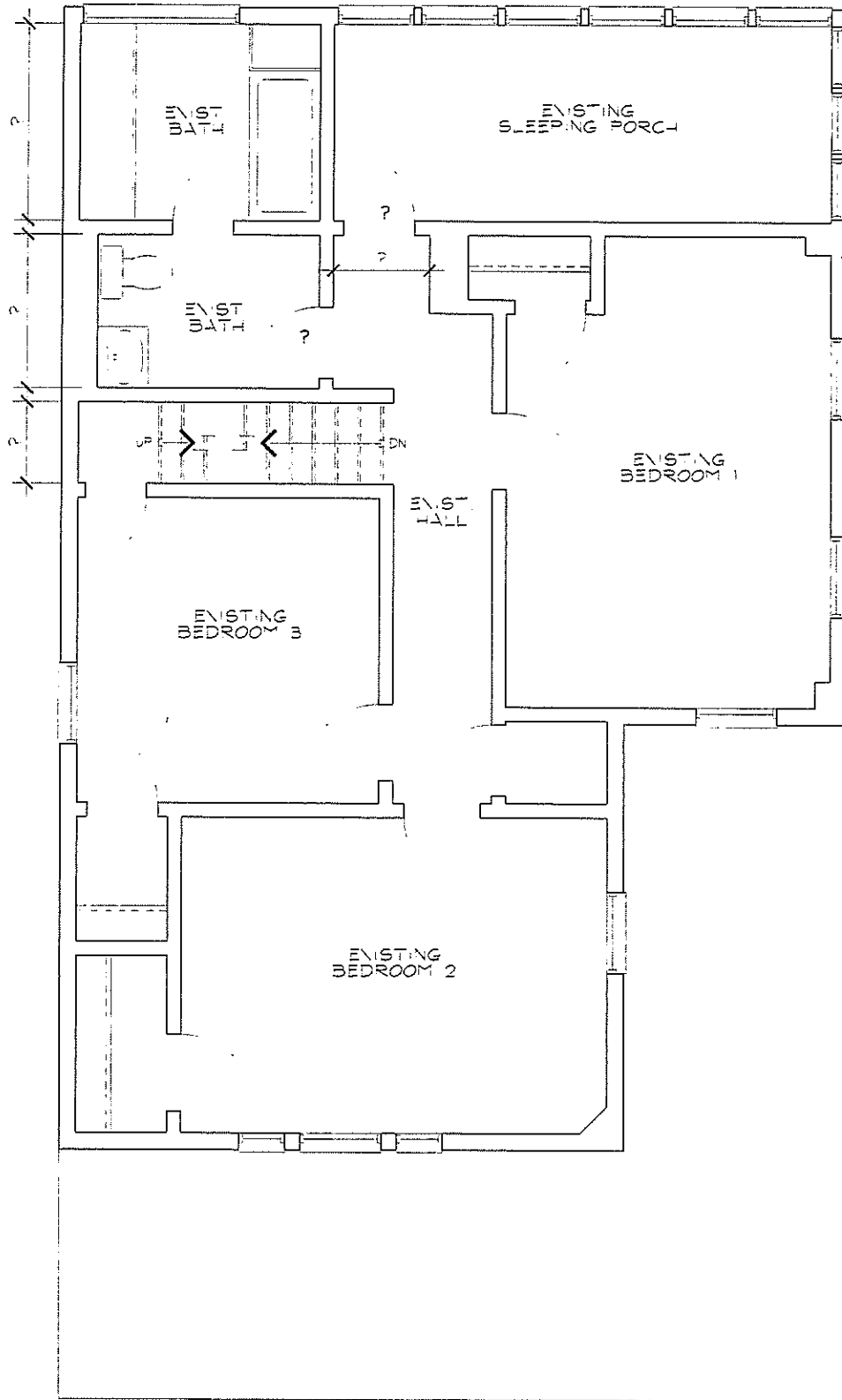
ATTIC FLOOR PLAN



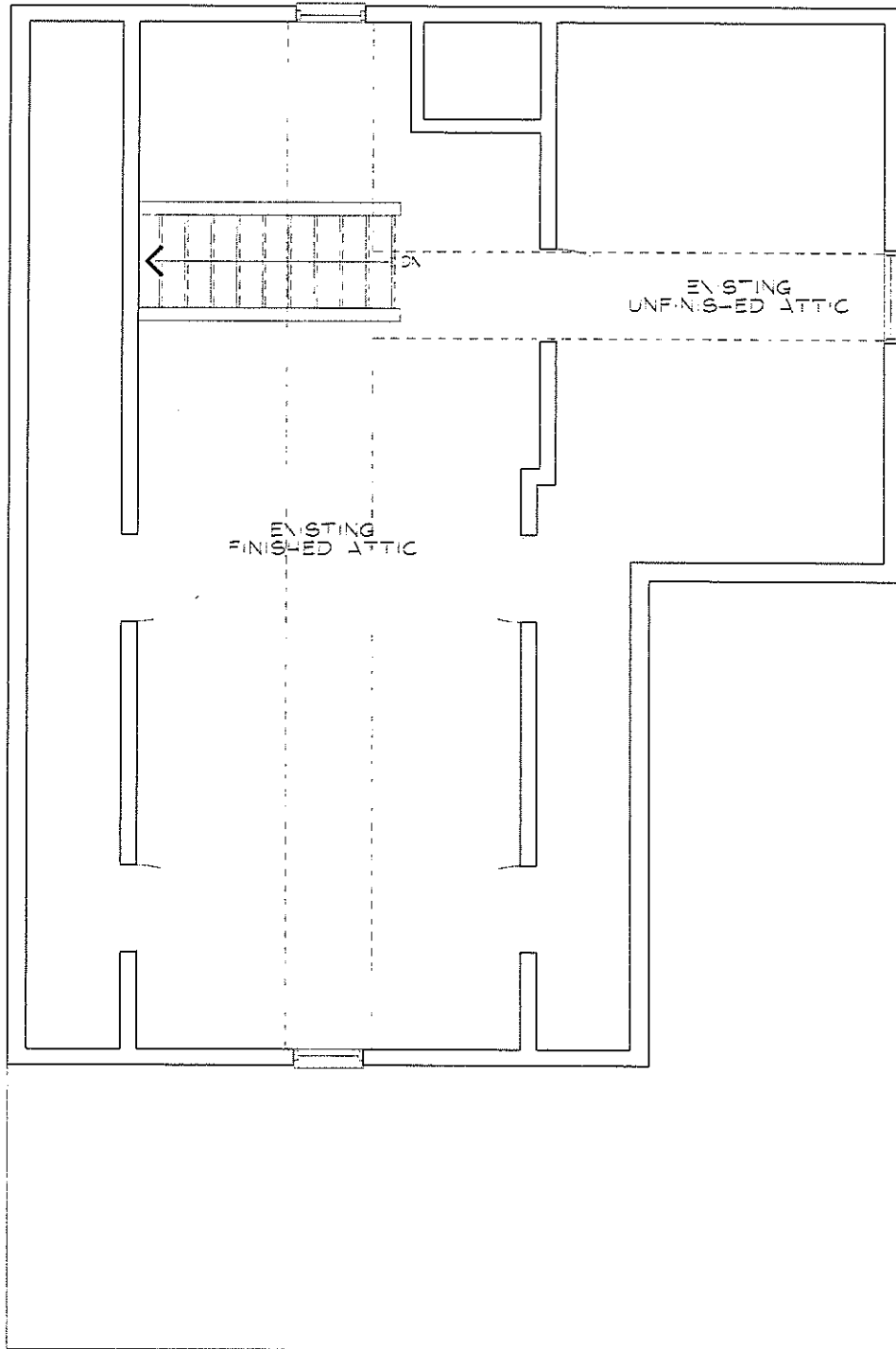
1
EC-1
EXISTING BASEMENT PLAN
 1/4" = 1'-0"



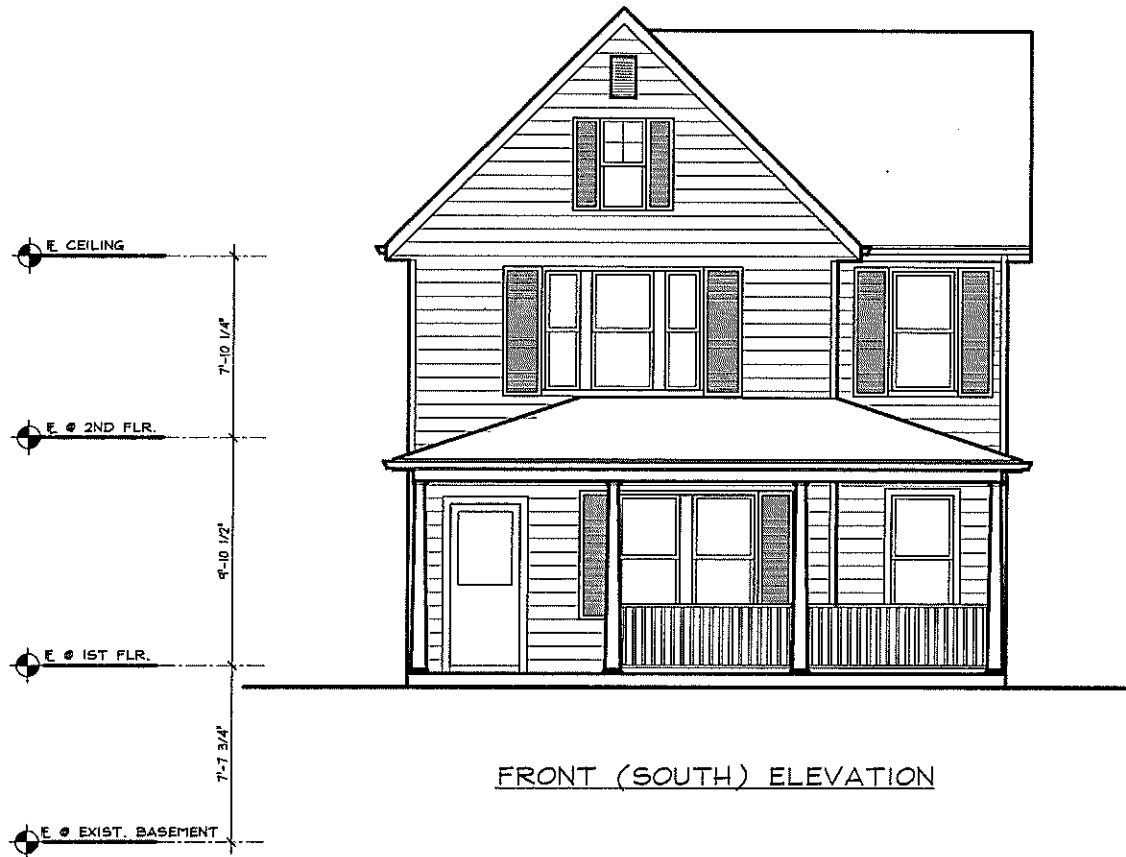
2 EXISTING FIRST FLOOR PLAN
 EC-1 1/4" = 1'-0"



3) EXISTING SECOND FLOOR PLAN
 EC-1 1/4" = 1'-0"



(4) EXISTING ATTIC FLOOR PLAN
EC-1 1/4" = 1'-0"

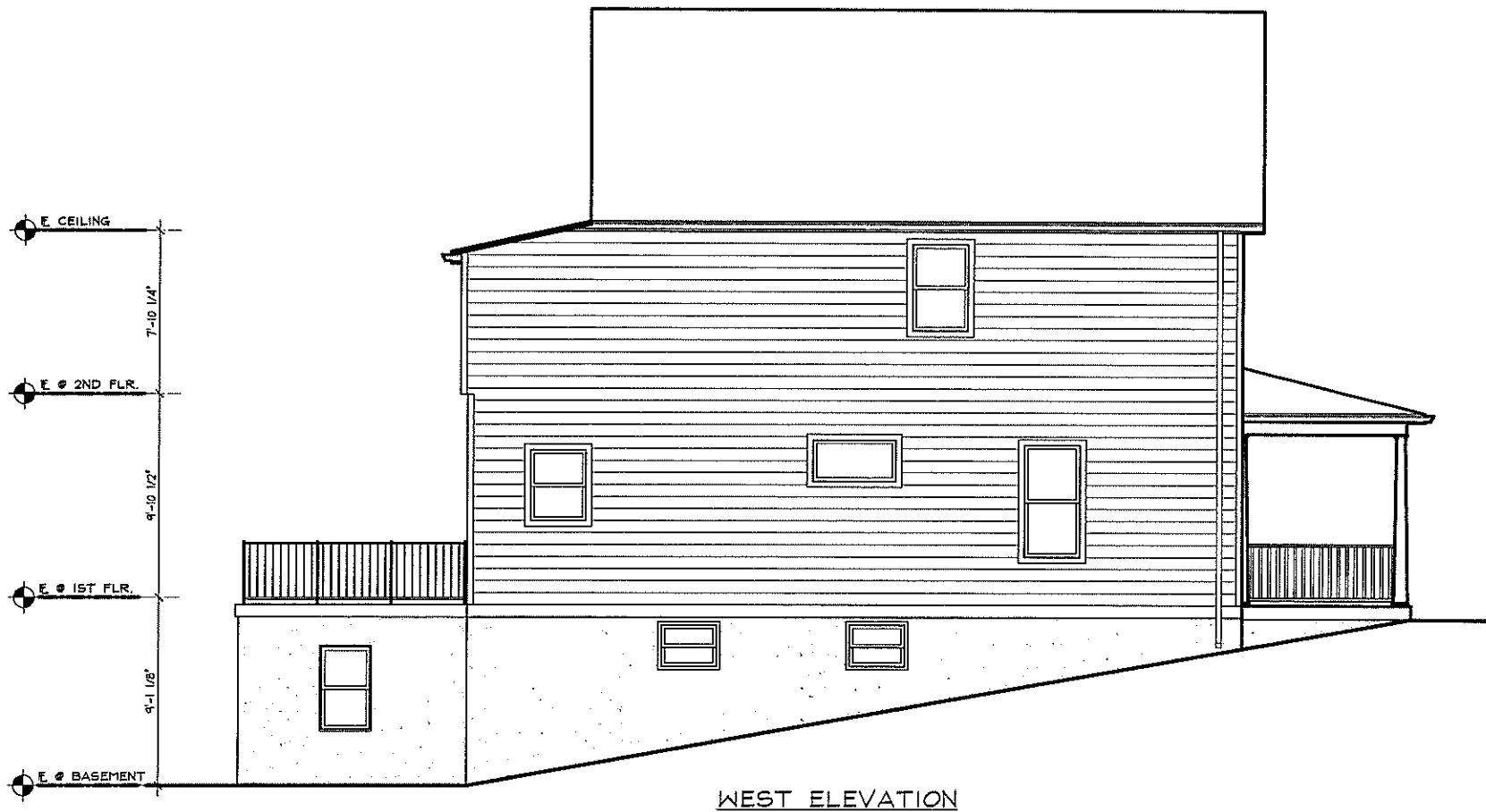




EAST ELEVATION



REAR (NORTH) ELEVATION



Window Index for 402 Tulip Ave, Takoma Park, MD

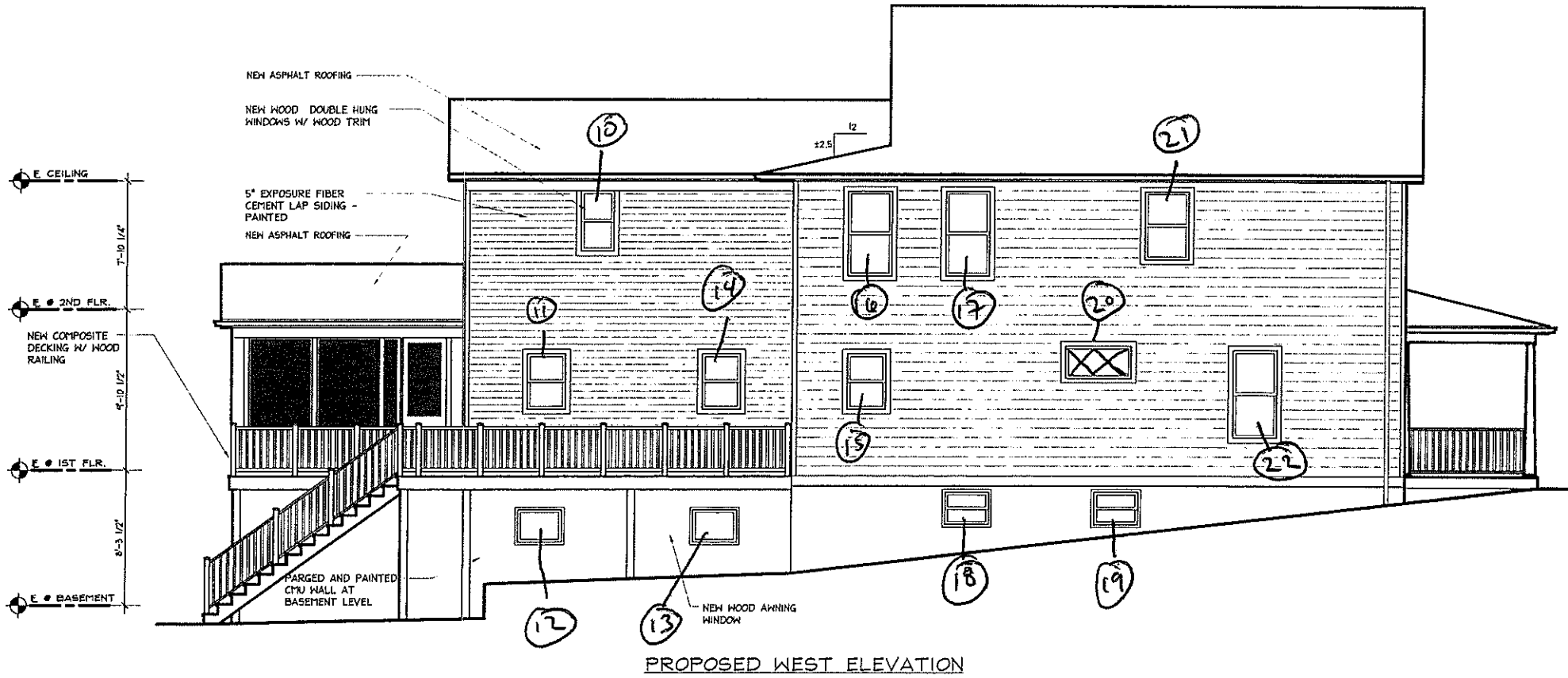
<u>Window #</u>	<u>Existing/New</u>	<u>Style</u>	<u>Material</u>	<u>Plan</u>
1	existing	4-over-1	wood	repair/replace
2	existing	1-over-1	wood	repair/replace
3	existing	1-over-1	wood	repair/replace
4	existing	1-over-1	wood	repair/replace
5	existing	1-over-1	wood	repair/replace
6	existing	1-over-1	wood	repair/replace
7	existing	1-over-1	wood	repair/replace
8	existing	1-over-1	vinyl	replace with wood
9	new	1-over-1	wood	N/A
10	new	1-over-1	wood	N/A
11	new	1-over-1	wood	N/A
12	new	1-over-1	wood	N/A
13	new	1-over-1	wood	N/A
14	new	1-over-1	wood	N/A
15	existing	1-over-1	wood	repair/replace
16	existing	1-over-1	wood	repair/replace
17	existing	1-over-1	wood	repair/replace
18	existing	1-over-1	wood	repair/replace
19	existing	1-over-1	wood	repair/replace
20	existing	fixed	wood	repair/replace
21	existing	1-over-1	wood	repair/replace
22	existing	1-over-1	wood	repair/replace
23	existing	1-over-1	wood	repair/replace
24	existing	1-over-1	wood	repair/replace
25	existing	1-over-1	wood	repair/replace
26	existing	fixed	wood	repair/replace
27	existing	1-over-1	wood	repair/replace
28	existing	1-over-1	vinyl	replace with wood
29	existing	1-over-1	vinyl	replace with wood
30	existing	1-over-1	wood	repair/replace
31	existing	1-over-1	wood	repair/replace
32	new	1-over-1	wood	N/A
33	new	1-over-1	wood	N/A
34	new	1-over-1	wood	N/A
35	new	1-over-1	wood	N/A
36	new	1-over-1	wood	N/A
37	new	1-over-1	wood	N/A
38	new	1-over-1	wood	N/A
39	new	1-over-1	wood	N/A
40	new	1-over-1	wood	N/A
41	new	1-over-1	wood	N/A
42	new	1-over-1	wood	N/A

Window Index for 402 Tulip Ave, Takoma Park, MD

Window #	Existing/New	Style	Material	Plan
43	new	1-over-1	wood	N/A
44	new	1-over-1	wood	N/A
45	new	1-over-1	wood	N/A
46	new	1-over-1	wood	N/A



PROPOSED FRONT (SOUTH) ELEVATION





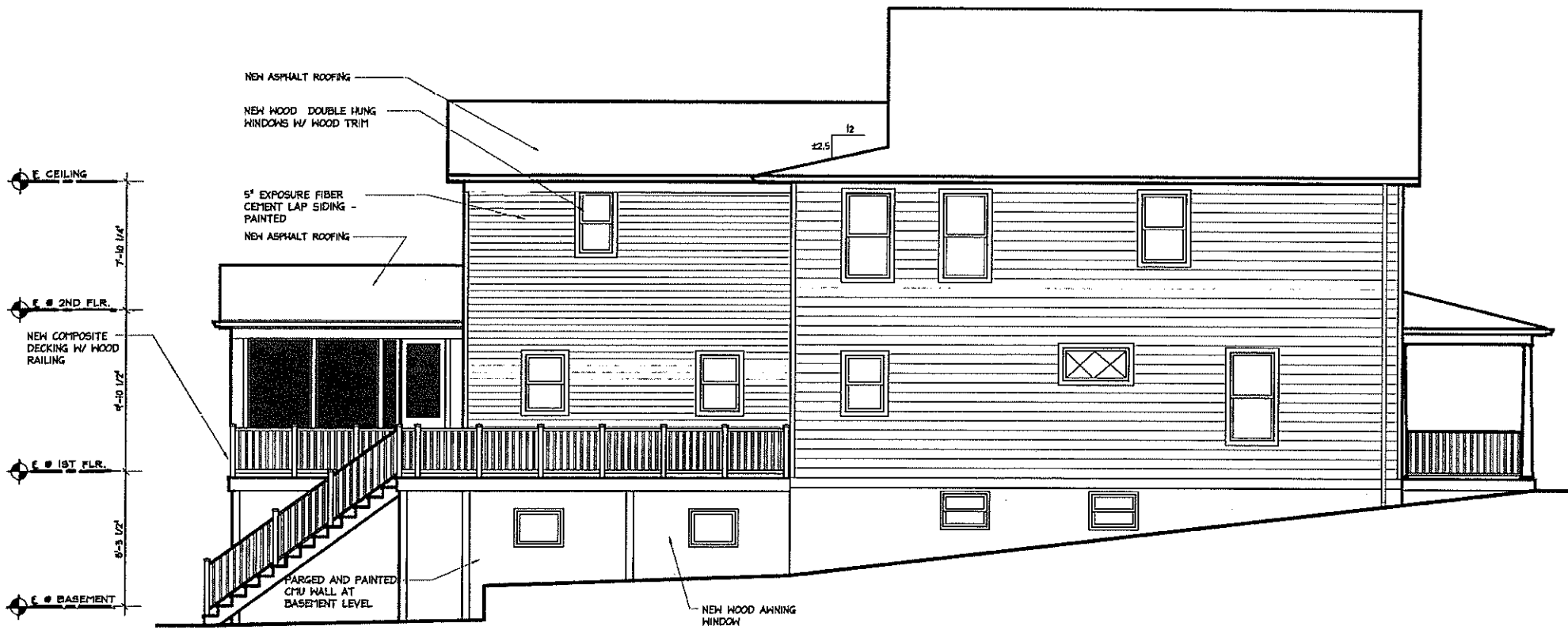
PROPOSED EAST ELEVATION



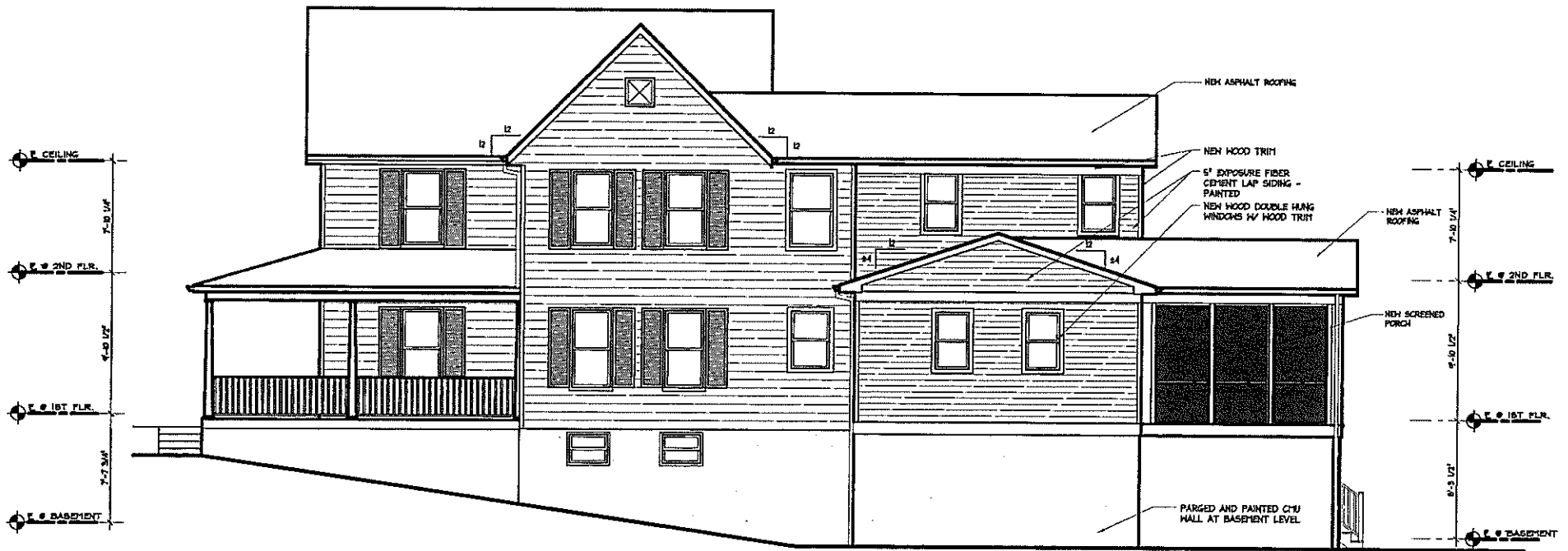
PROPOSED REAR (NORTH) ELEVATION



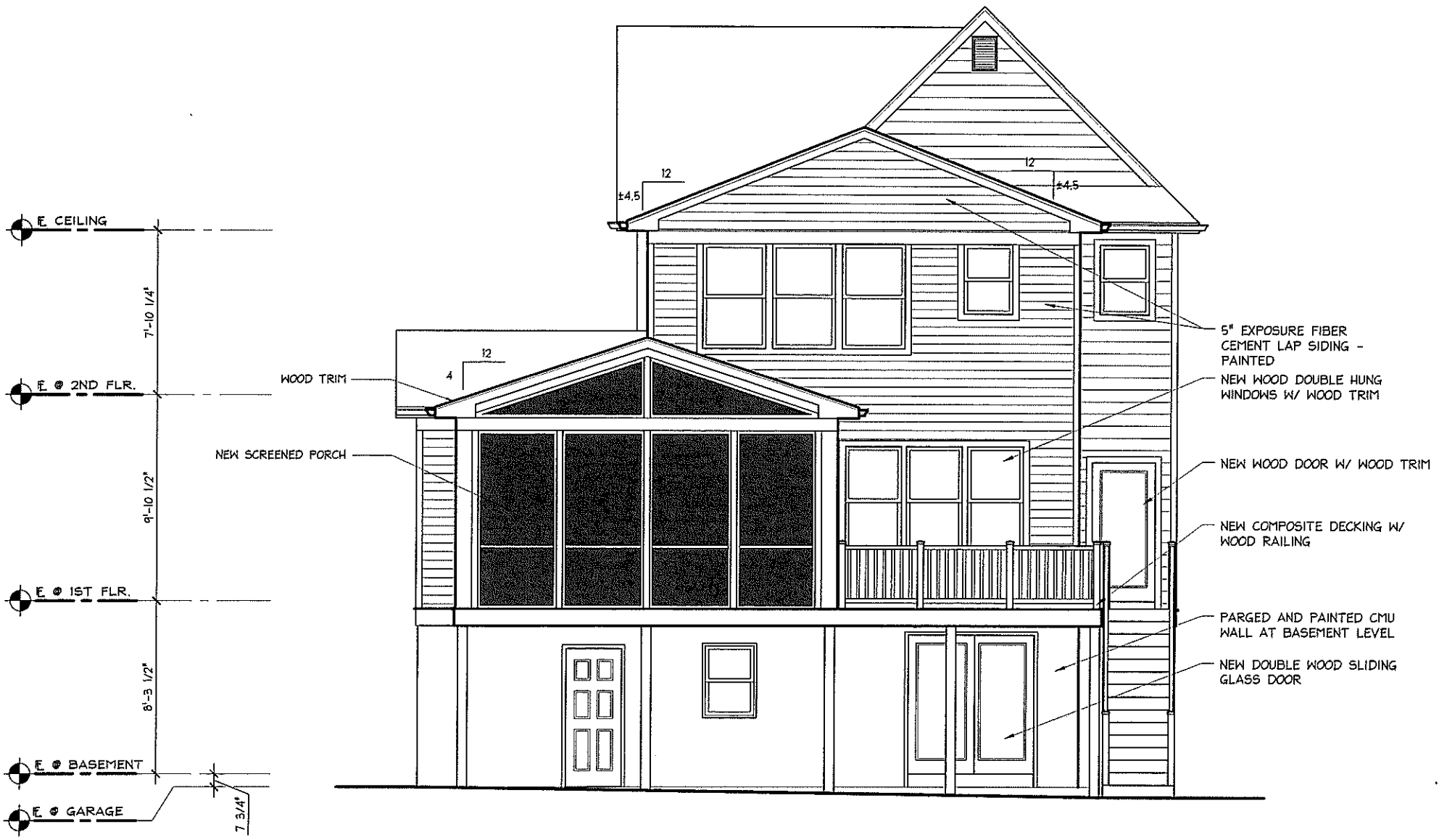
PROPOSED FRONT (SOUTH) ELEVATION



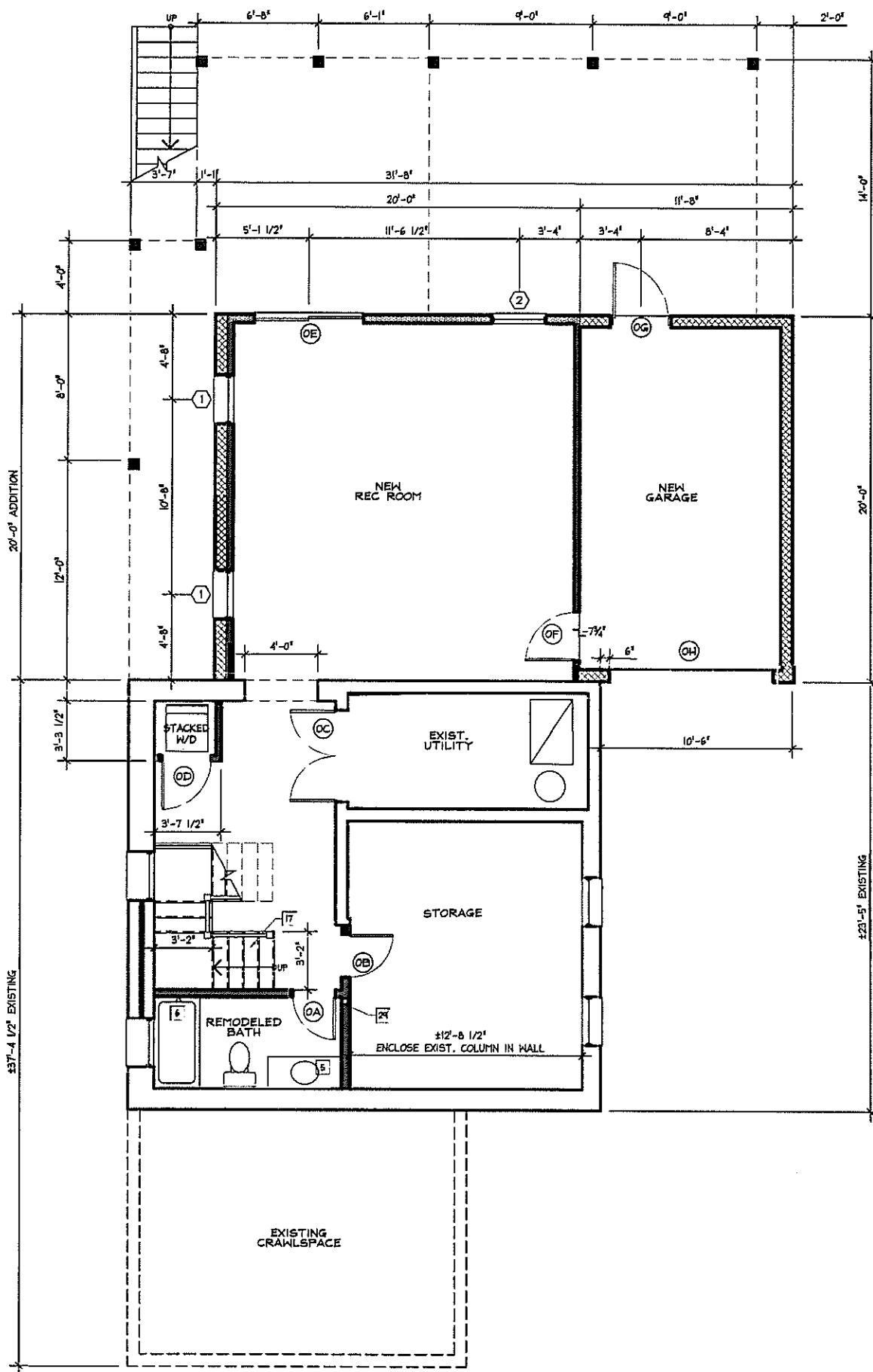
PROPOSED WEST ELEVATION

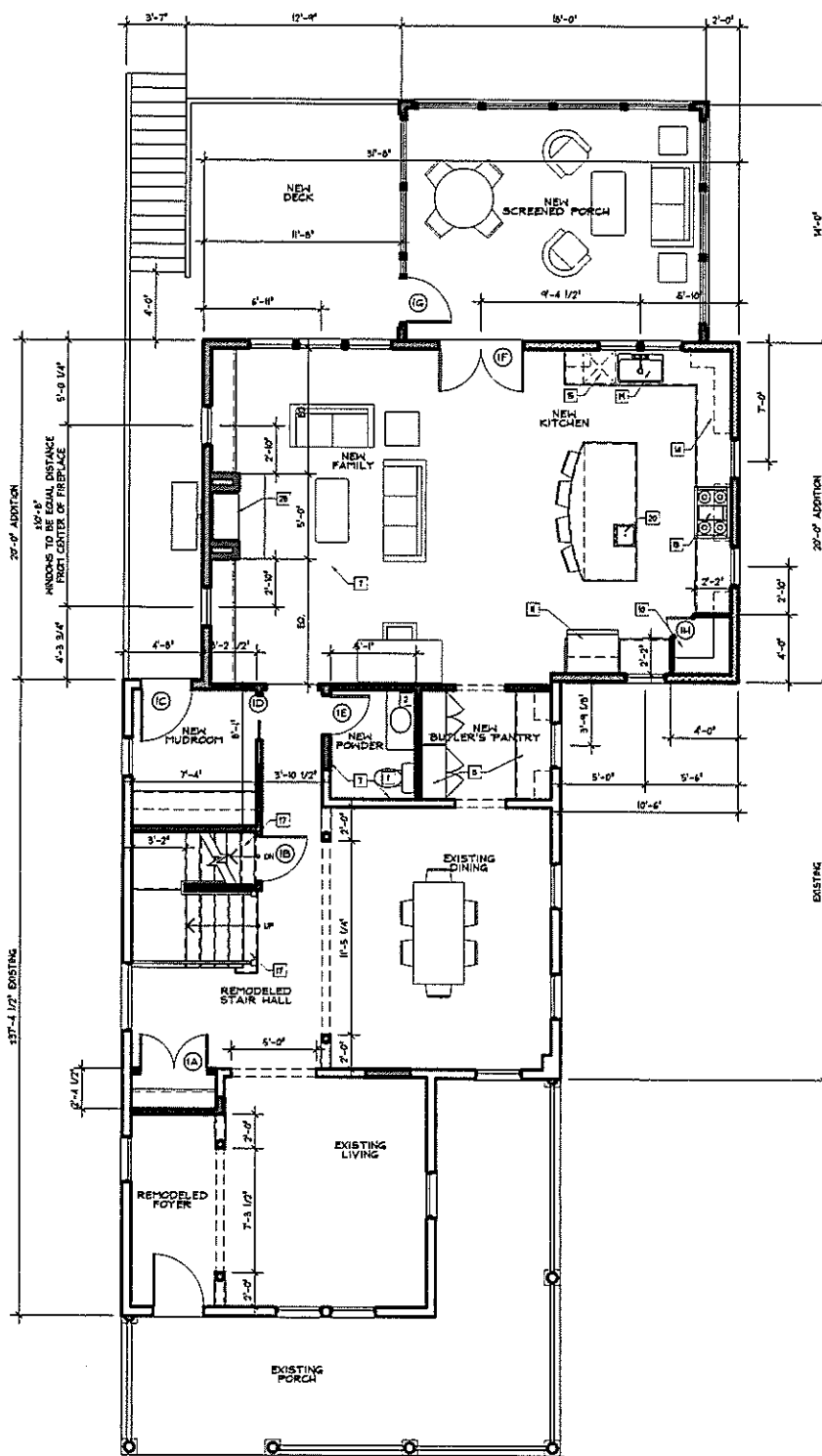


PROPOSED EAST ELEVATION

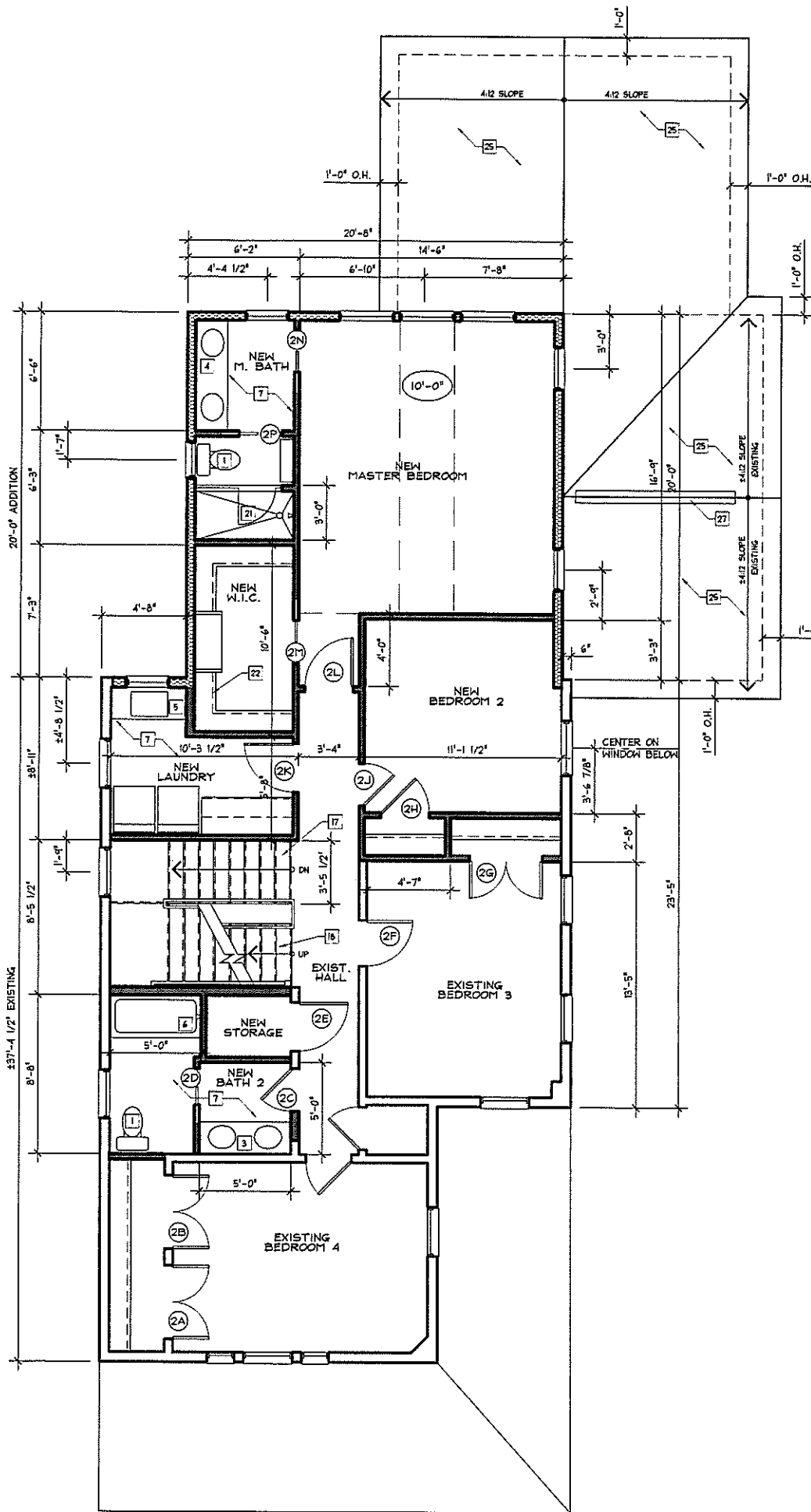


PROPOSED REAR (NORTH) ELEVATION





PROPOSED FIRST FLOOR PLAN



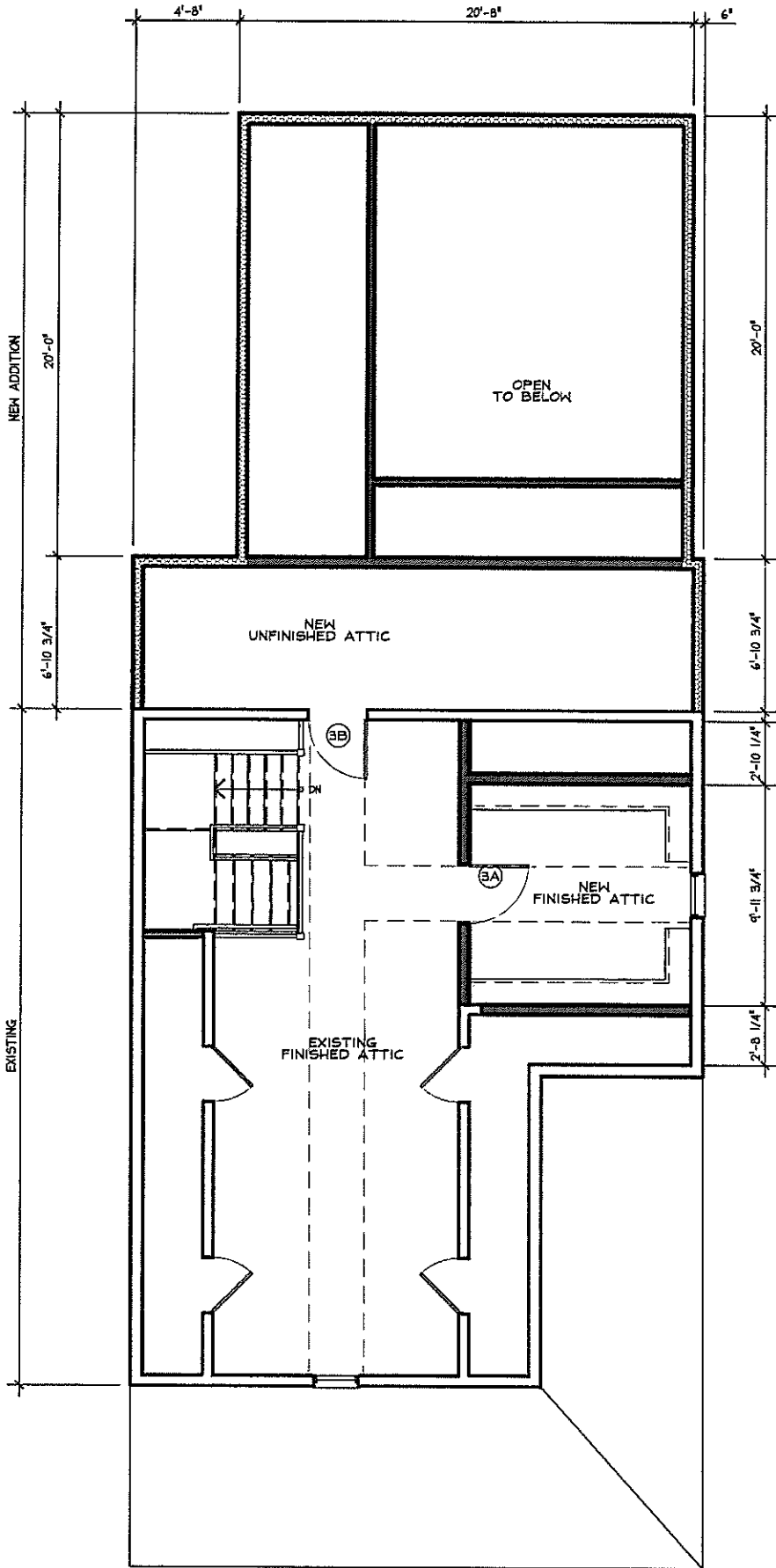


Exhibit 4 PROPOSED ATTIC FLOOR PLAN



214 Tulip Ave

Exhibit 5.1



301 Tulip Ave

Exhibit 5.2



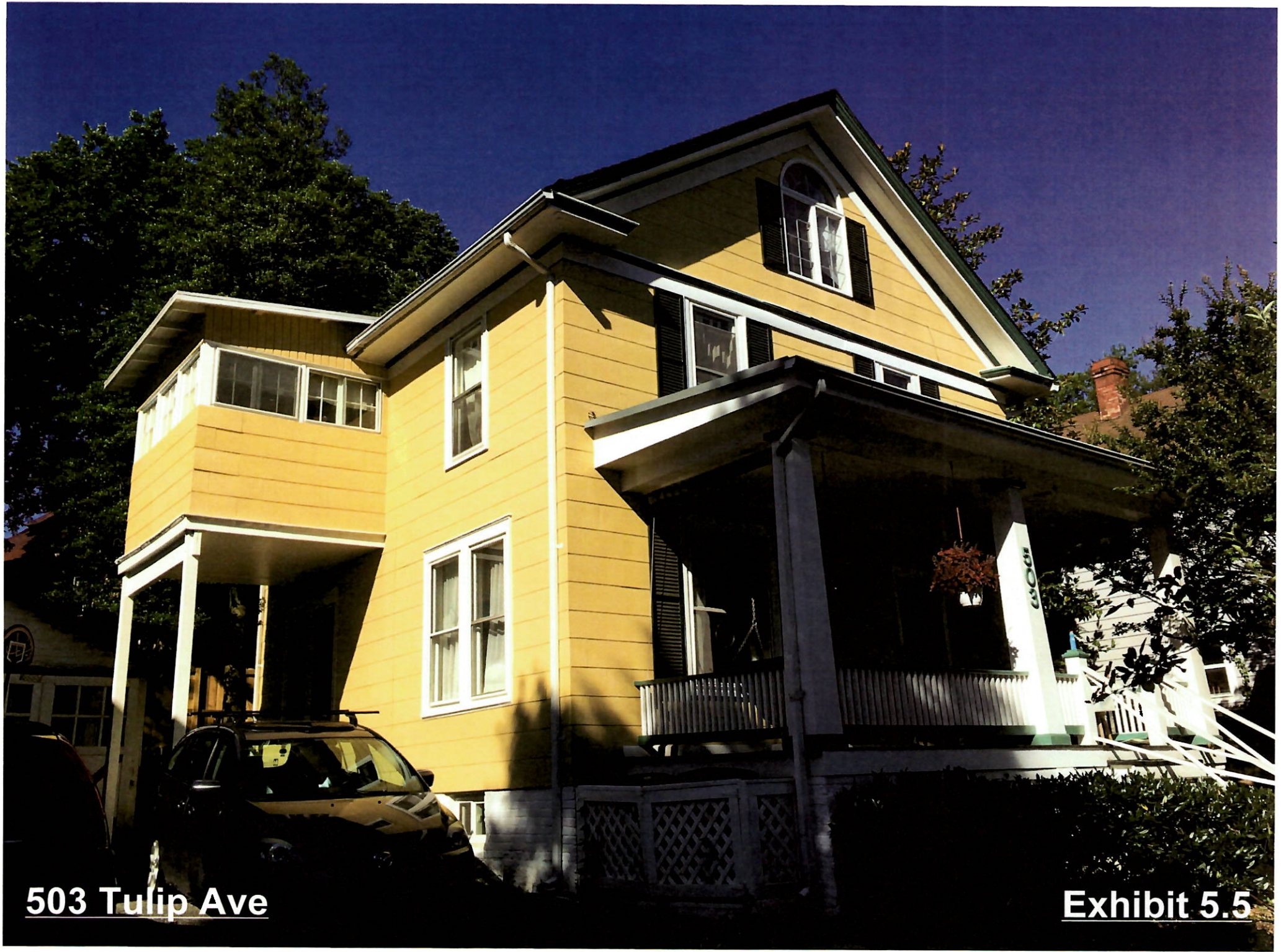
404 Tulip Ave

Exhibit 5.3



408 Tulip Ave

Exhibit 5.4



503 Tulip Ave

Exhibit 5.5



7019 Eastern Ave

Exhibit 5.6



7047 Eastern Ave

Exhibit 5.7



7101 Cedar Ave

Exhibit 5.8



7201 Holly Ave

Exhibit 5.9



7207 Holly Ave

Exhibit 5.10



7210 Holly Ave

Exhibit 5.11



7216 Maple Ave

Exhibit 5.12



7219 Holly Ave

Exhibit 5.13



7300 Cedear Ave

Exhibit 5.14



7314 Maple Ave

Exhibit 5.15



7320 Willow Ave

Exhibit 5.16



7204 Spruce Ave

Exhibit 5.17