

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7123 Sycamore Ave., Takoma Park	Meeting Date:	8/15/2018
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/8/2018
Applicant:	Samadra and Eric Smith (Rick Vitullo, Architect)	Public Notice:	8/1/2018
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Addition		

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: 2-Story Craftsman
DATE: c. 1923

The subject property is a c. 1923 2-story craftsman-style Contributing Resource within the Takoma Park Historic District. There are two dormers on the historic house – a gable dormer on the north side and a shed dormer on the south side. There is an existing non-historic two-story addition with flat roof at the rear/north corner of the historic house, which projects 5'-2" beyond the north side of the house.

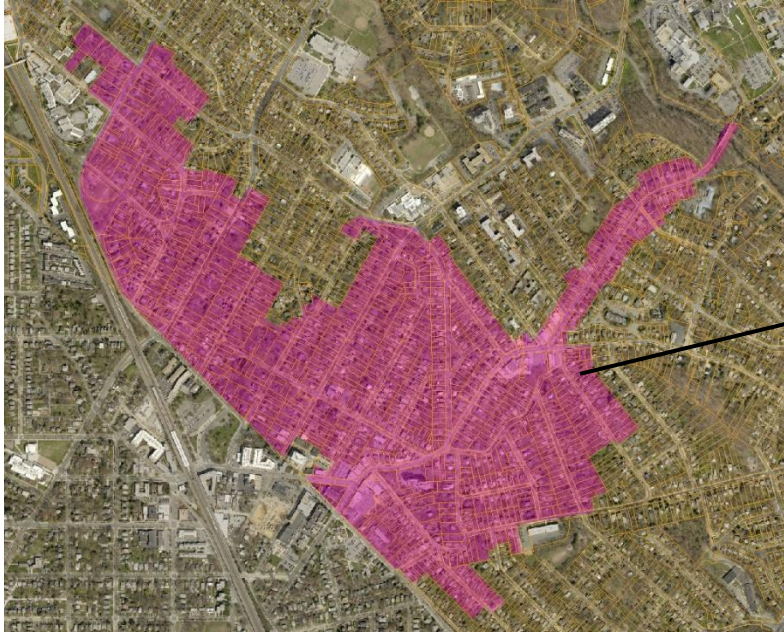


Fig. 1: Takoma Park Historic District



Fig 2: Subject Property



Figs. 3 & 4: Front and North (Left) Elevation



Figs. 5 & 6: Rear/North (Left) Corner and Rear Elevation



Figs. 7 & 8: Rear/South (Right) Corner



Figs. 9 & 10: South (Right Elevation) and Existing Shed Dormer

PROPOSAL

The applicants propose to construct a 3rd-story addition above the existing non-historic 2-story rear addition.

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.

Montgomery County Code; Chapter 24A-8

- (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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Takoma Park Historic District 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of the structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from 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 at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Secretary of the Interior’s Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, 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 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.

STAFF DISCUSSION

Staff finds that, as proposed, the 3rd-story addition has the potential to detract from character-defining features of the subject property and the surrounding historic district. The proposal's impact to the north side gable dormer and the original roof form of the main house will alter or remove character-defining features of the historic house, which is inconsistent with *Standards #2 and #9*. The proposed alterations will not be able to be removed in the future without impairing the form and integrity of the historic house, which is inconsistent with *Standard #10*.

The proposed 3rd-story addition will be constructed above the existing non-historic 2-story rear addition, which projects 5'-2" beyond the north (left) side of the historic house and is clearly visible from the public right-of-way. The proposed 3rd-story addition will include three shed dormers and one gable dormer on the north (left) side elevation behind an existing gable dormer. The proposed gable dormer will take cues from the existing gable dormer but will be larger. Two of the proposed shed dormers (the rearmost south- and north-sloping shed dormers) will make up the bulk of the proposed 3rd-story rear addition and will meet at the ridge to create a rear-facing gable. The south-sloping shed dormer will connect to an existing shed dormer on the south (right) elevation of the historic house. The third proposed shed dormer will be on the north (left) elevation, connecting the proposed gable dormer to the existing gable dormer.

The proposed 3rd-story rear addition will be inset 4" from the south (right) side of the historic house and 1' from the north (left) side of the historic house, but the proposed gable dormer will be coplanar with the historic house and existing gable dormer. The proposed addition and dormers will all be constructed approximately 4" below the ridge of the historic house.

The proposed materials for the 3rd-story rear addition include fiber cement panel siding with stucco finish, fiber cement trim, double-hung 1-over-1 wood windows, and membrane roofing on the shed dormers. Fiber cement lap siding and trim, double-hung 1-over-1 wood windows, wooden brackets to match the existing, and asphalt shingles are proposed for the proposed gable dormer.

Staff expresses specific concerns regarding the following aspects of the proposal:

- The existing gable dormer has craftsman-style brackets to match those on the front of the historic house, and it is likely original. The proposed addition and new gable dormer will be connected to the existing gable dormer via a shed dormer, which will be inset 1' from the façade of the existing gable dormer. As proposed, the façade of the existing gable dormer will remain visible, but the overall shape and form of the existing gable dormer will be indiscernible. Due to insufficient differentiation, the proposal has the potential to detract from the historic gable, and staff recommends that the applicants explore alternatives, which allow the original form of the gable dormer to be discerned.
- Although the ridge of the historic house will remain above the proposed 3rd-story rear addition, the overall shape and form of the rearmost portion of the main house's roof will be indiscernible. Staff recommends that the applicants explore alternatives, which do not require the roof form of the historic house to be significantly altered and allow the entire shape and form of the historic roof to be discerned.

- Staff finds that a 3rd-story addition is an inappropriate alteration to a craftsman-style house within the Takoma Park Historic District. Staff recommends that the applicant explore alternatives, which are more compatible with the historic house and surrounding streetscape. Specific suggestions include extending the existing shed dormer on the south (right) side of the historic house further toward the rear, while allowing the corners and overall shape and form of the historic roof to be discerned, or adding a single gable dormer behind the existing gable dormer on the north (left) side of the historic house, with the new dormer taking design cues from the original gable dormer.

STAFF RECOMMENDATION

Staff recommends the following:

- The applicants should explore alternatives, which allow the form of the existing gable dormer to be discerned.
- The applicants should explore alternatives, which do not require the roof form of the historic house to be significantly altered and allow the entire shape and form of the historic roof to be discerned.
- The applicants should explore alternatives, which are more compatible with the historic house and surrounding streetscape, such as those referenced in the staff discussion.
- Staff asks the Commission to provide any additional guidance to make the proposal consistent with the *Guidelines* and *Standards*.



843658

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLO.STUDIO.COM Contact Person: RICHARD VITULLO
Daytime Phone No.: 301-806-6447

Tax Account No.: _____

Name of Property Owner: SAMADRA + ERIC SMITH Daytime Phone No.: 301-706-4230

Address: 7123 SYCAMORE AVE., TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISE

House Number: 7123 Street: SYCAMORE AVE.

Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE.

Lot: 45 Block: 22 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber: _____ Folio: _____ Parcel: _____

RECEIVED
JUL 03 2018
BY _____

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
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimator: \$ 20,000.00

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITION

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.

R. Vitullo
Signature of owner or authorized agent

6-29-18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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 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 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.

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.

DESCRIPTION OF *EXISTING* STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7123 Sycamore Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman-style house, built in 1923, and it is located in the Takoma Park Historic District. It is a 2-story house with attic, rectangular in shape (755 sf original footprint), with a full basement. A later 2-story addition, with basement, was built at the rear is 335 sf and it has a flat roof. In 2011, this house was restored by the current owners after it had been practically abandoned by the previous owners and was nearly "demolished by neglect".

- 1) **Original Structure:** *It is a gabled (7:12 slope) wood frame house, 25' x 30' (755 sf), with the main ridge perpendicular to the street, and a 16" overhang all around. There are two dormers at the attic level, located in the center of each facade: on the north side, there is a gable dormer enclosing a stairway and on the south side there is a shed dormer that encompasses a bathroom and bedroom area. The house is clad in 5"-exposure wood siding. The foundation is parged masonry.*
- 2) **Later Rear Addition:** *This section has a flat roof, with an attic-level roof deck with wood railing all around. It is a 2-story wood frame addition, with basement, and all materials match the original house; it is 12' x 28' (335 sf), with a 12" overhang all around at the roof level. The foundation is parged masonry. The house is clad in 5"-exposure wood siding. The foundation is parged masonry.*
- 3) **Windows/Doors:** *The windows of the house, original house and addition, are painted wood double hung: 1-over-1. The wood window and door trim is 1 x 5", with a panel mould-type trim at the outer edge of the head and jambs; there is a 2" high solid wood window sill at each window.*
- 4) **Roof:** *The roofing is asphalt shingles.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7123 Sycamore Ave., Takoma Park, MD 20912

Attic Level Rear Addition: *A new 11'-9" x 22'-3" (270 sf) 1-story addition (Office/ Storage Room/ Hangout Room) will be constructed at the rear of the house and inset from the house 4" on the south side and 12" on the north side; the new rear ridge will be approximately 4" lower than the existing ridge. This addition will be located above the existing 2-story addition of the house that appears to be a later addition to the original house, replacing an existing rooftop deck/railing that is dilapidated. The existing spaces inside the existing 3rd floor house gable, to the rear of the south shed dormer and the north gable dormer, will have new higher-ceiling shed dormers as well. This will be built using the following materials/details:*

1) **Siding:** *Painted fiber cement panels with light stucco finish on all shed roof additions; painted fiber cement smooth lap siding and trim on the gable dormer addition, with painted wood brackets to match existing.*

2) **Roof and Roofing:** *Low-slope shed roofs to have membrane roofing, with approximately a 1'-0" eave overhang (hidden behind rake overhangs of existing roof dormers). Gable roof to have asphalt shingles.*

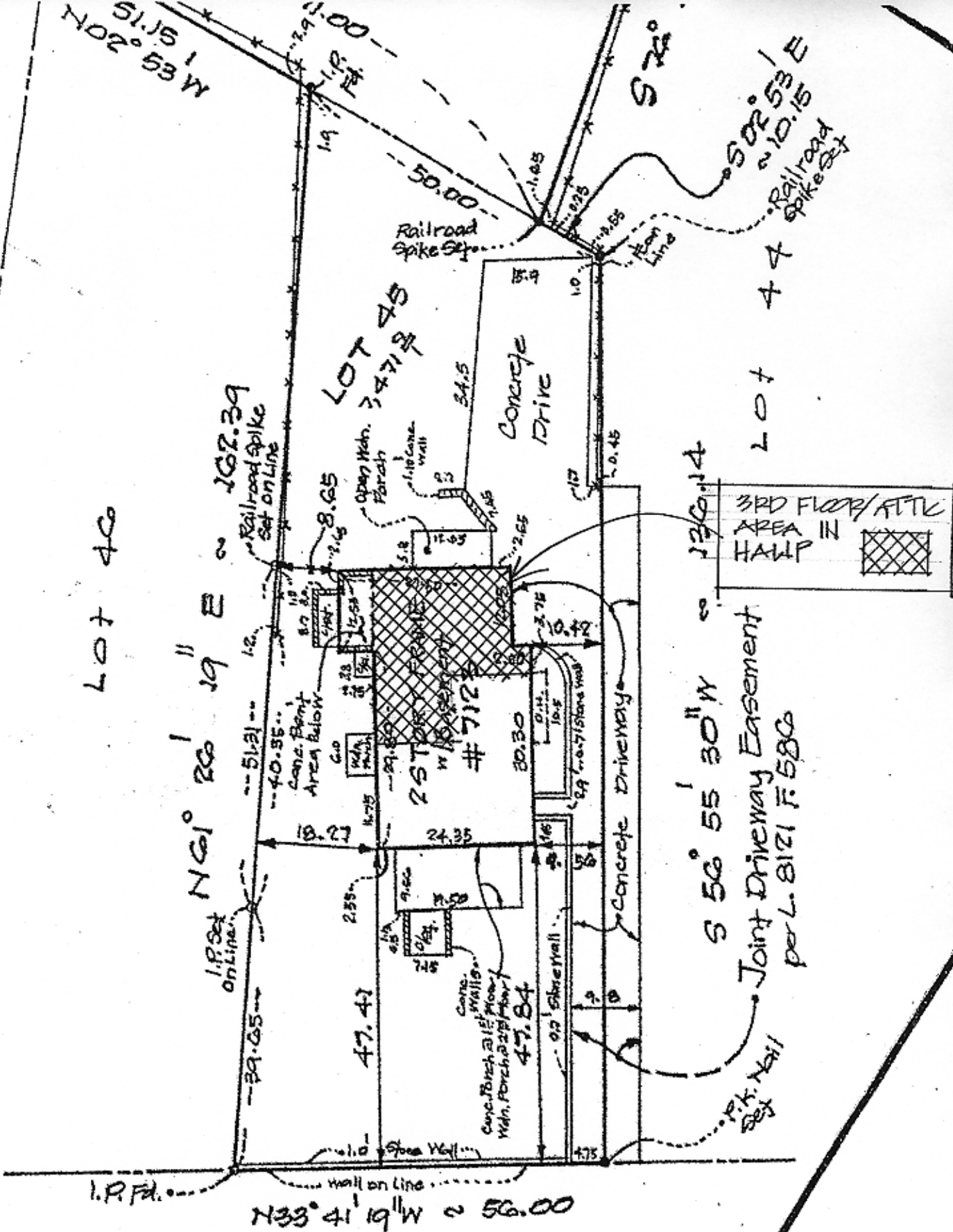
3) **Windows and Doors:** *On the rear (east) of this addition, there will be one pair of 3'-0" x 5'-0" painted wood double-hung sash windows (1-over-1) in the center, plus two 2'-6" x 4'-0" painted wood double-hung sash windows (1-over-1), one on each side of the central pair, to match all existing windows. On the side (north) of this addition, there will be one 2'-6" x 5'-0" painted wood double-hung sash window (1-over-1) in the center of the new gable dormer and two 2'-6" x 4'-0" painted wood double-hung sash windows (1-over-1) centered in the shed dormer, to match all existing windows. On the side (south) of this addition, there will be one pair of 2'-6" x 5'-0" painted wood double-hung sash windows (1-over-1) in the shed dormer at the rear and one 2'-6" x 4'-0" painted wood double-hung sash window (1-over-1) in the center shed dormer, to match all existing windows. There will be painted 1 x 4 fiber cement trim at the windows and corners, with panel mould-type trim at the outer edge of the head and jamb of the windows, to match existing.*

Lot 47

Lot 40

LOT 48
3471 E

Lot 44



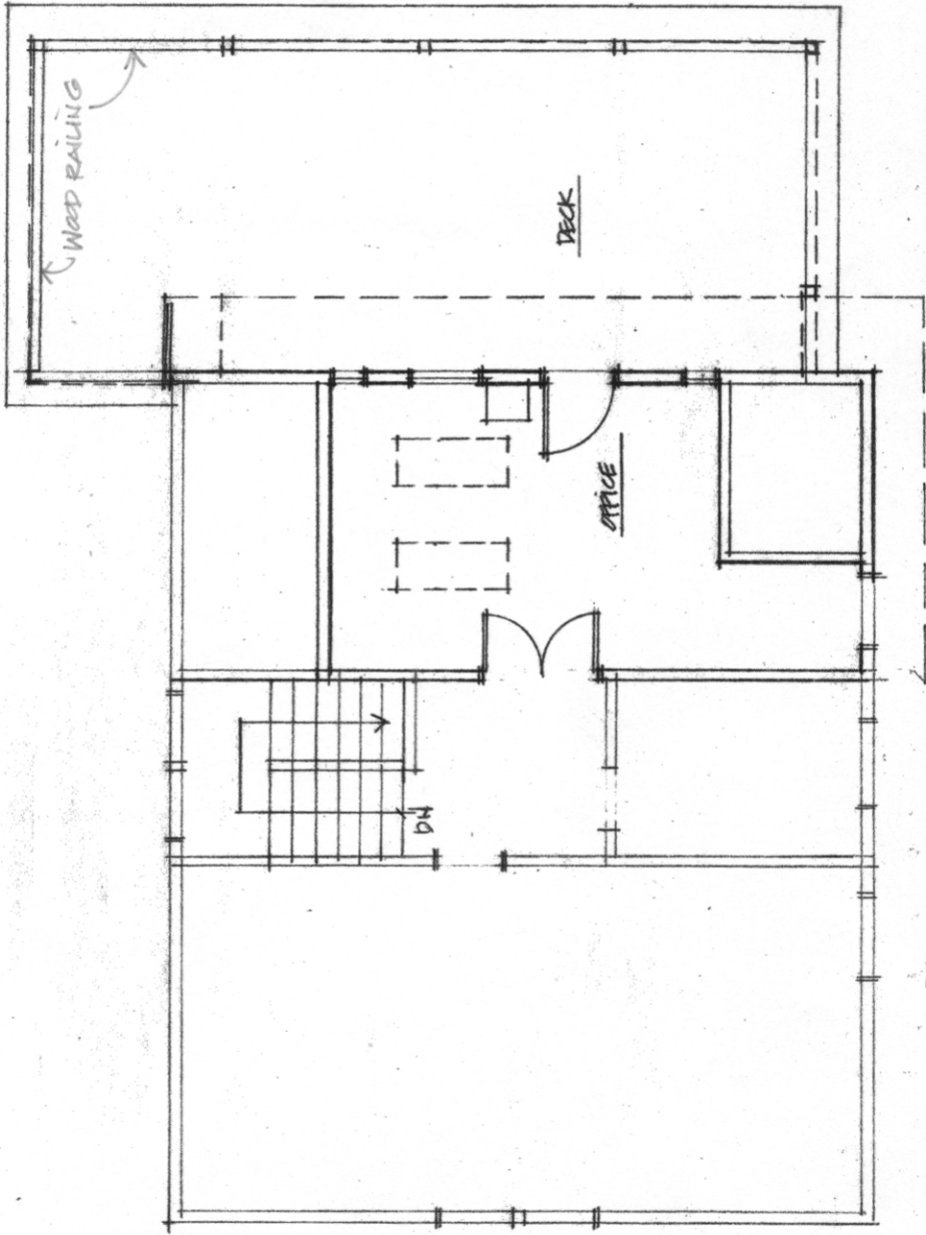
SYCAMORE

AVENUE

SMITH RESIDENCE
 7123 SYCAMORE AVE.
 TAKOMA PARK, MD

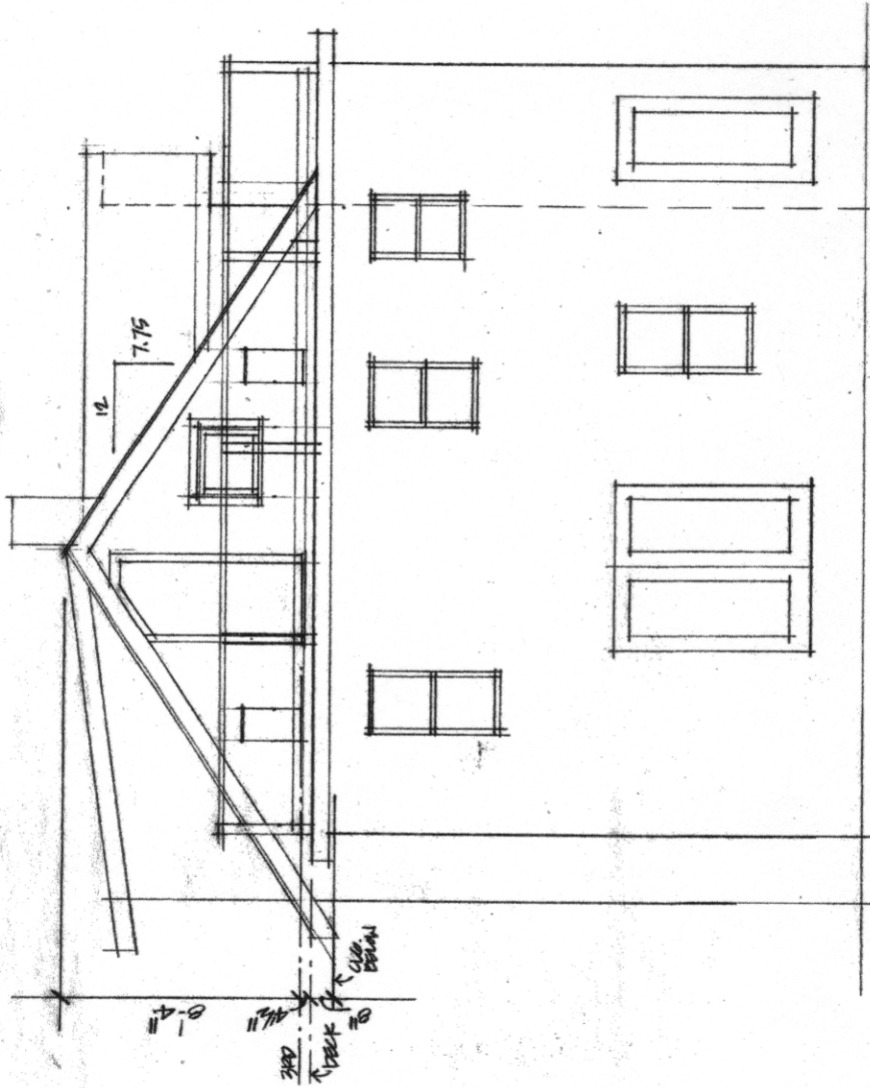
Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

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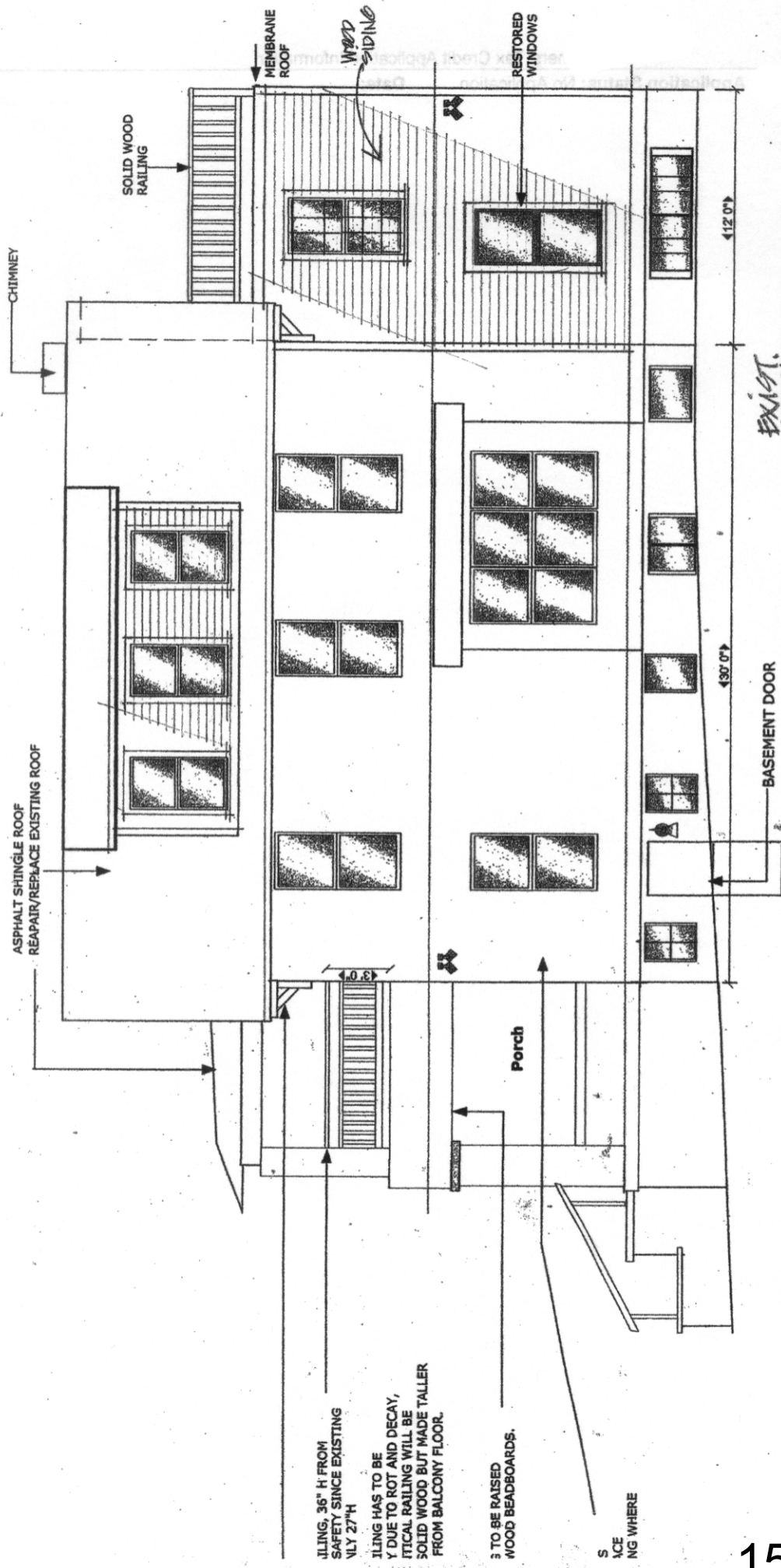


~~EXIST. THIRD FLOOR PLAN~~
1/4" = 1' 0"

8



EXISTING REAR ELEVATION



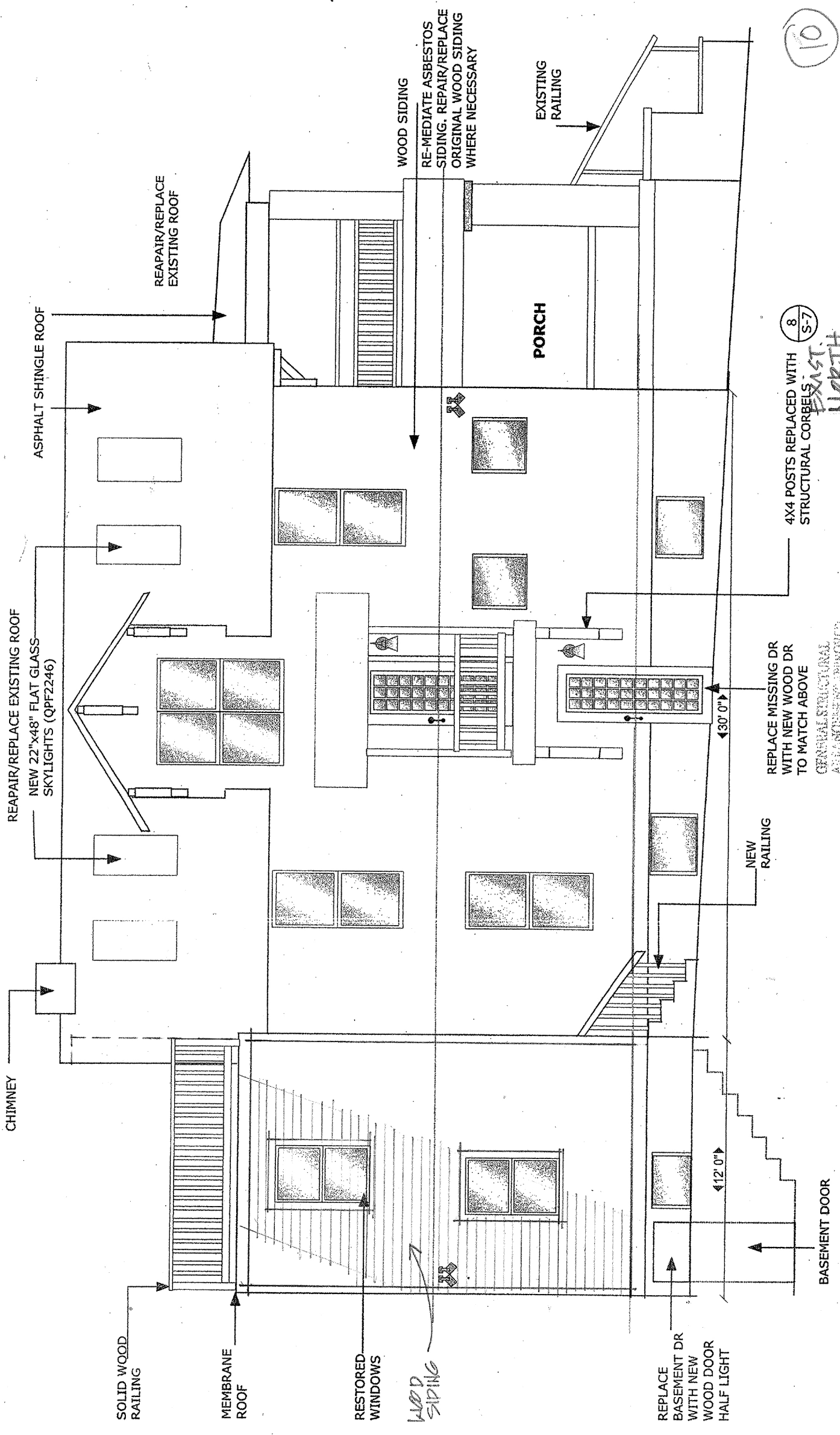
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EXIST. SOUTH ELEVATION - RESTORED
 1/4" = 1'

RAILING, 36" H FROM SAFETY SINCE EXISTING ONLY 27" H. RAILING HAS TO BE REPLACED DUE TO ROT AND DECAY, BUT FITTICAL RAILING WILL BE SOLID WOOD BUT MADE TALLER FROM BALCONY FLOOR.

3 TO BE RAISED WOOD BEADBOARDS.

S PLACE WHERE



REPAIR/REPLACE EXISTING ROOF
NEW 22"x48" FLAT GLASS
SKYLIGHTS (QPF2246)

ASPHALT SHINGLE ROOF

REPAIR/REPLACE
EXISTING ROOF

CHIMNEY

SOLID WOOD
RAILING

MEMBRANE
ROOF

RESTORED
WINDOWS

WOOD
SIDING

REPLACE
BASEMENT DR
WITH NEW
WOOD DOOR
HALF LIGHT

12' 0"

BASEMENT DOOR

NEW
RAILING

30' 0"

REPLACE MISSING DR
WITH NEW WOOD DR
TO MATCH ABOVE

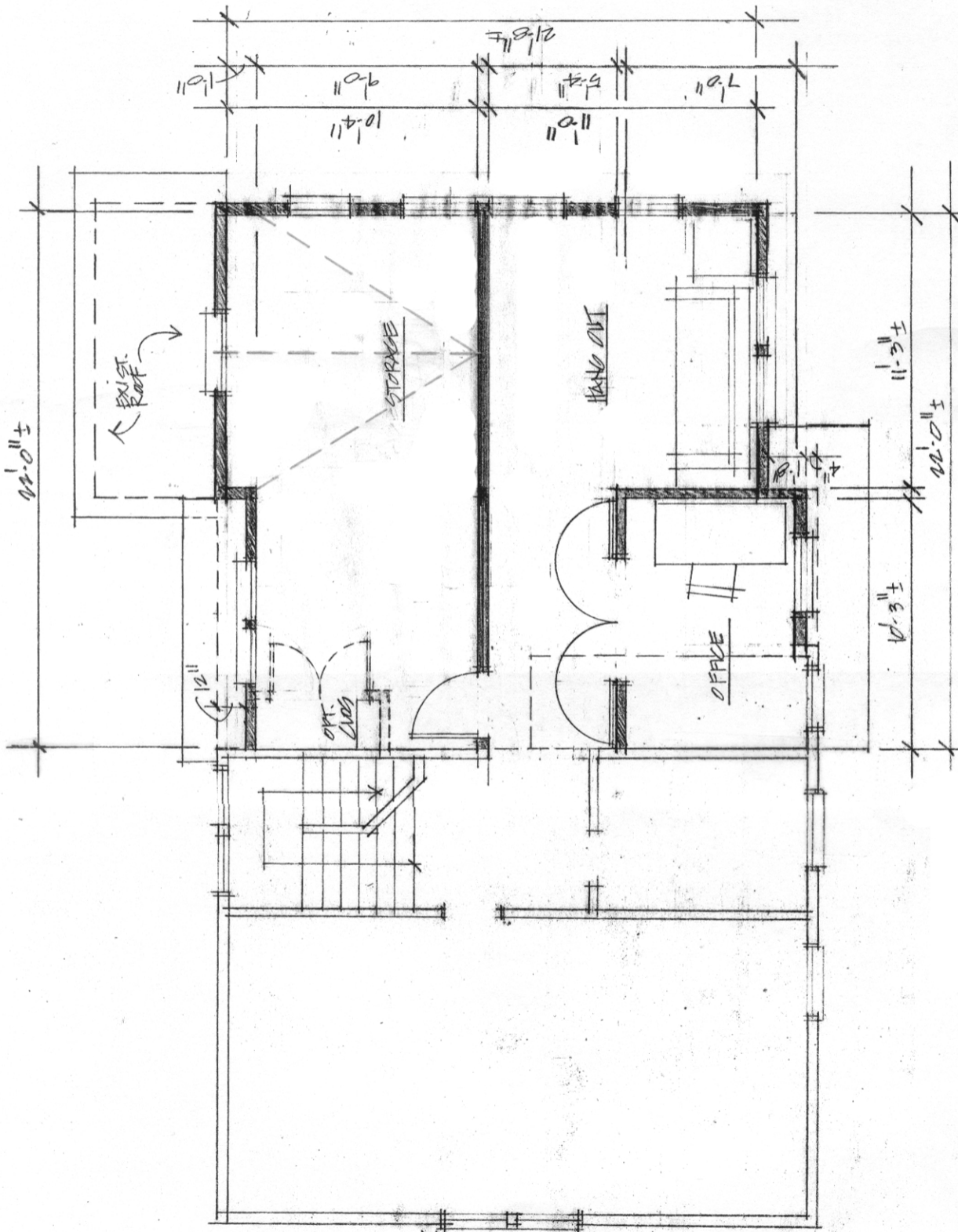
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S-7

4X4 POSTS REPLACED WITH
STRUCTURAL CORBELS

EXIST.
NORTH

ELEVATION - RESTORED

GENERAL STRUCTURAL
ALL WORK SHALL BE
SUBJECT TO THE
APPROVAL OF THE

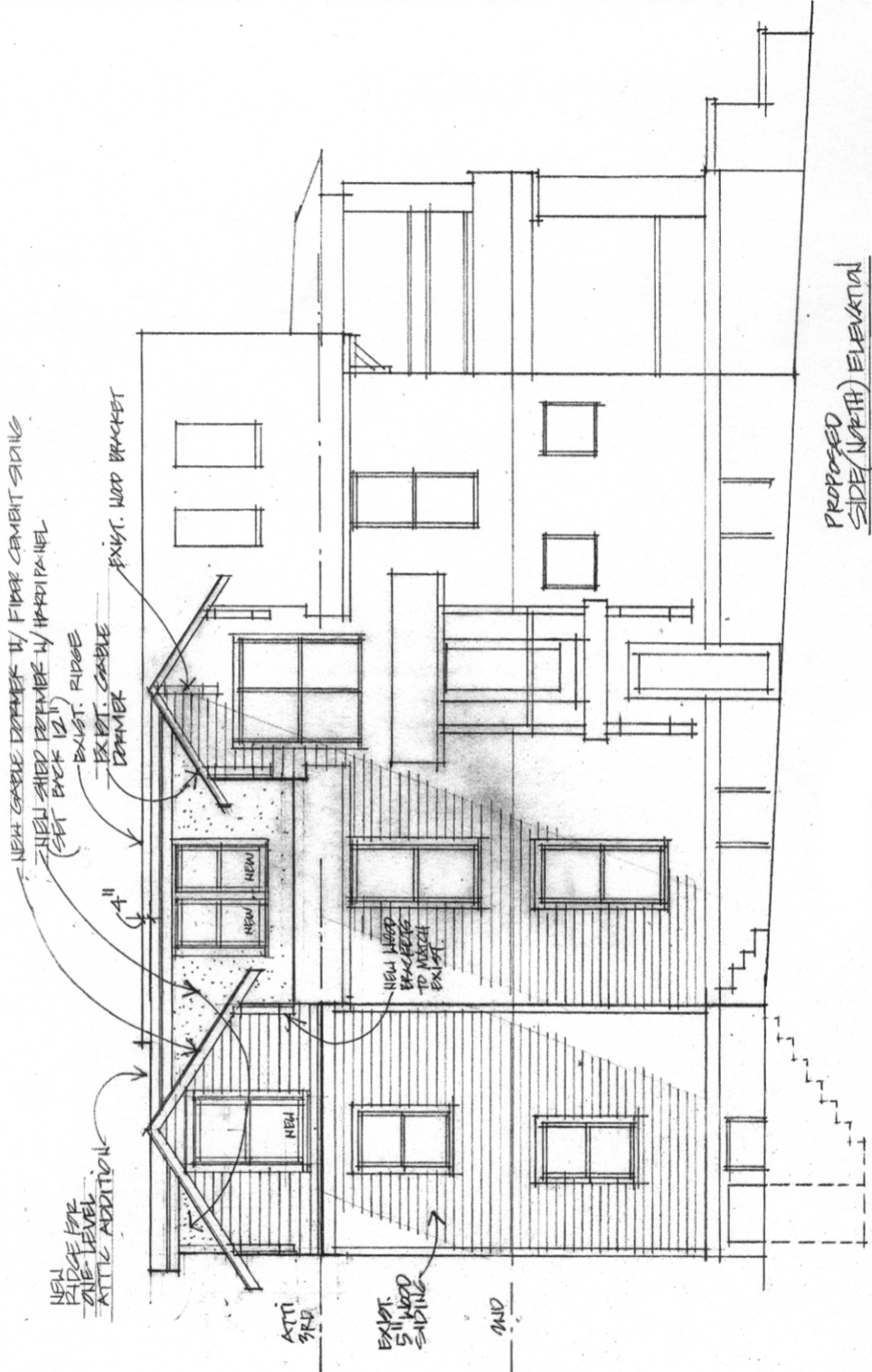


1

PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

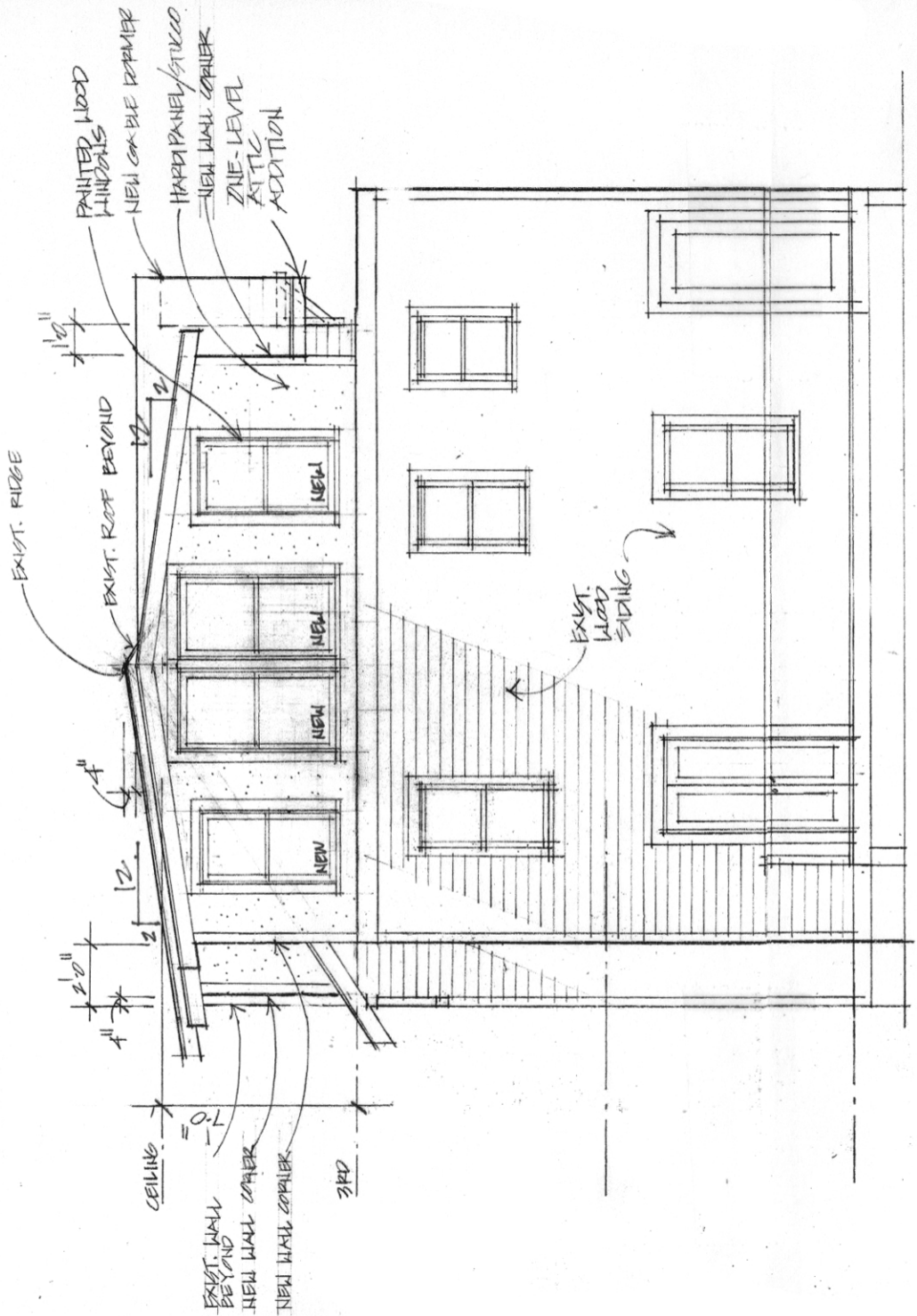
Aftullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301) 806-6447 cell

SMITH RESIDENCE
7123 SYCAMORE
TR
7.30.18

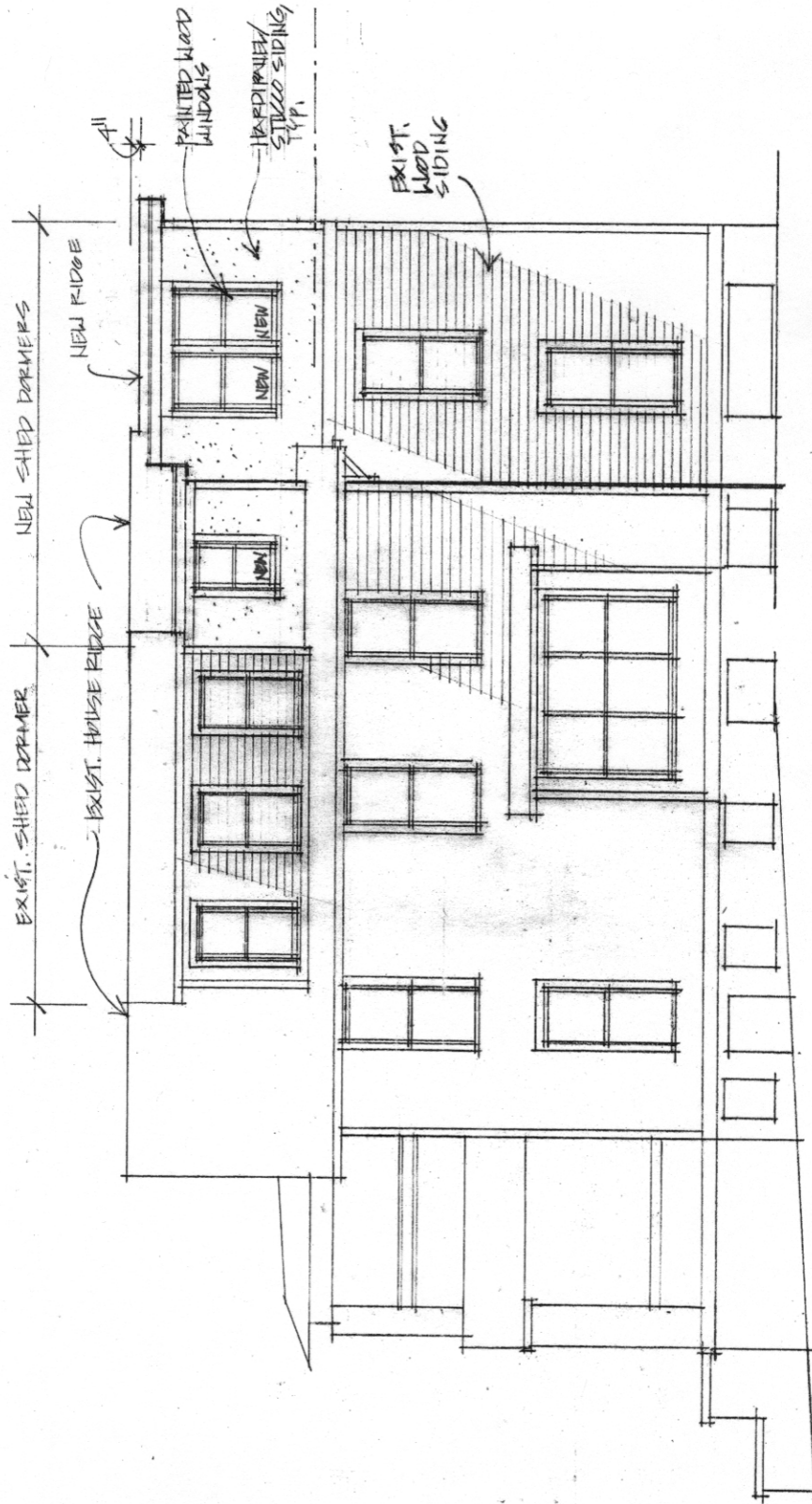


PROPOSED
SIDE (NORTH) ELEVATION

5

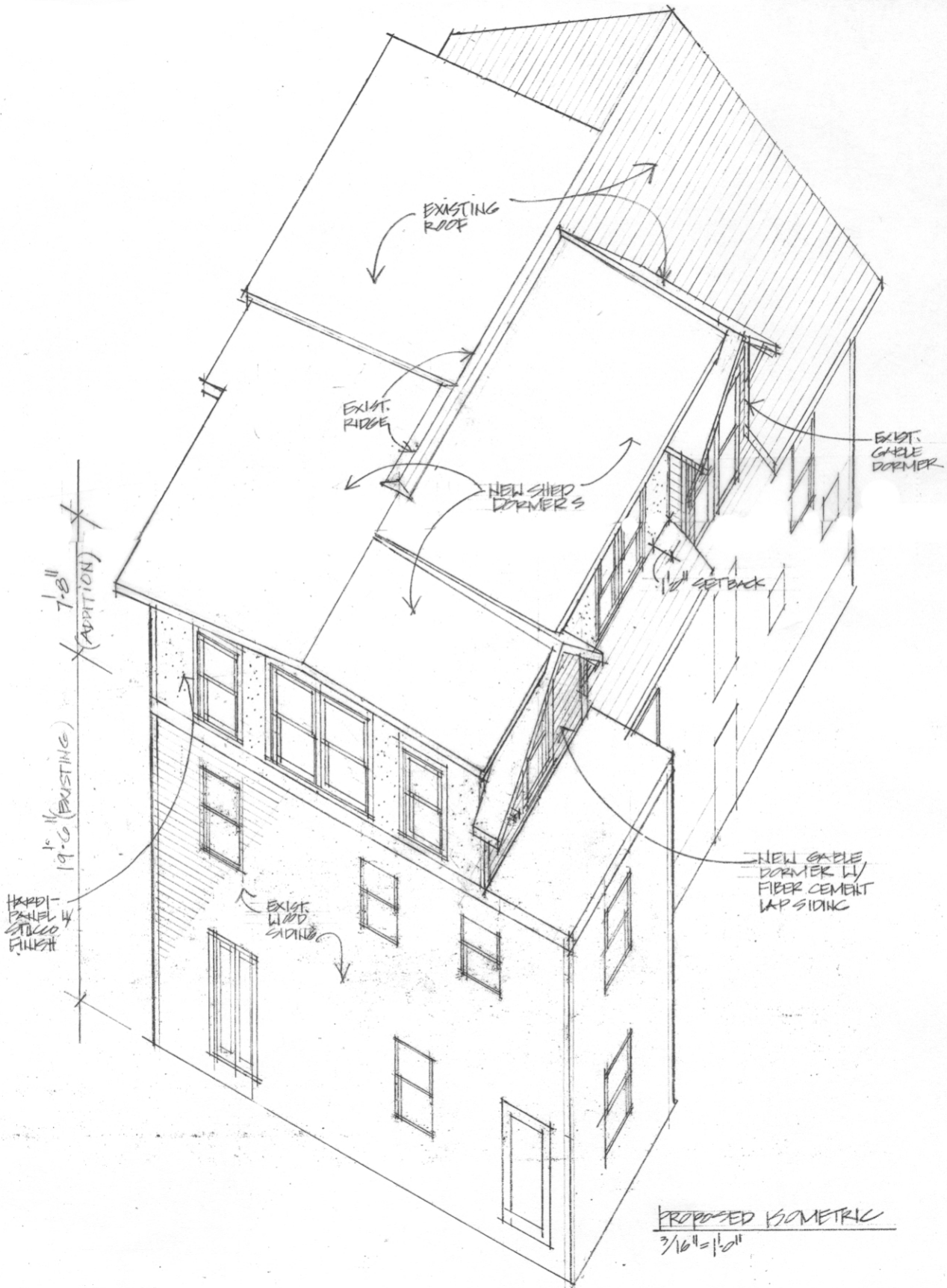


PROPOSED REAR ELEVATION
1/4"



PROPOSED
SOUTH
ELEVATION

(4)



6

OWNERS:

Samadara & Eric Smith

7123 Sycamore Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

Patricia Taylor & William Batko

7121 Sycamore Ave.
Takoma Park, MD 20912

Christine Ruf

7125 Sycamore Ave.
Takoma Park, MD 20912

Steven Rosenthal & Eileen Kirlin

7124 Sycamore Ave.
Takoma Park, MD 20912

Florence Castle

7120 Sycamore Ave.
Takoma Park, MD 20912