

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	213 Ethan Allen Ave., Takoma Park	<b>Meeting Date:</b>	10/10/2018
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	10/3/2018
<b>Applicant:</b>	Chris and Seema Meighan <b>(Eric Saul, Architect)</b>	<b>Public Notice:</b>	9/26/2018
<b>Review:</b>	Preliminary Consultation	<b>Tax Credit:</b>	No
<b>Case Number:</b>	N/A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Rear addition		

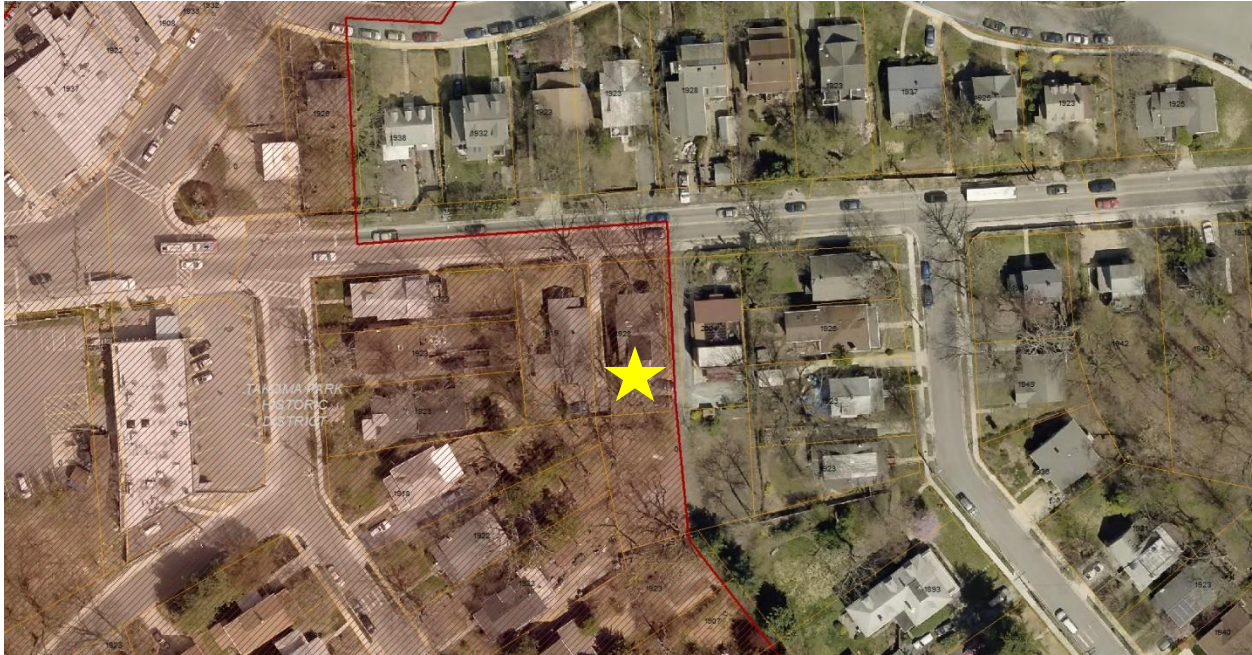
**STAFF RECOMMENDATION**

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:                Bungalow  
 DATE:                 c. 1910-20s

The subject property is a c. 1910-20s 1 ½-story bungalow-style Contributing Resource within the Takoma Park Historic District. The house has a central front porch with front-facing gable roof and decorative brackets. There is a centered shed dormer at the rear. The front (north) of the house faces Ethan Allen Avenue, and its east side (left, as viewed from the front) coincides with the boundary of the historic district.



**Fig. 1: Subject property, as marked by the yellow star.**

## **PROPOSAL**

The applicants propose to construct a one-story modern style 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**

The applicants propose a one-story rear addition at the subject property, with the following specifications:

- Replaces an existing non-historic deck in the same approximate location.
- Moderately-scaled modern-style rear addition.
- Inset 1' from the east (left) side of the historic house.
- Projects beyond the west (right) side of the historic house.
- Has a shed roof, which slopes back toward the historic house.
- Built above grade on 6 x 6 posts, with a 7'-8" high steel post in the southeast (rear/left) corner to accommodate a steep drop off and existing basement walkout.
- Materials include large aluminum-clad windows, Hardie Plank and Hardie Panel Siding, cable railings, and modified bitumen or EPDM roofing.

Staff finds that the location of the proposed addition is appropriate, as, according to the *Guidelines*, all major additions should be located at the rear. Staff is concerned about the proposed projection of the addition on the west (right) side, and the Commission typically strives to minimize the visibility of new additions by requiring them to be entirely inset from each side of the historic house. Overall, the addition will project 4.9' on the west (right) side; however, due to an existing inset at the rear, it will only project 2' beyond the west (right) side of the historic house, as viewed straight on. Staff notes that, due to the house's shallow rear setback and the presence of a mature 36" dbh tree, there may be some site restrictions.

While the *Guidelines* stress that new additions are not required to be replicative of earlier architectural styles and the *Standards* state that new work shall be differentiated from the old, staff finds that the design of the proposed rear addition is incompatible. Primarily, staff is concerned about the fenestration pattern and roof form of the proposed addition.

On the west (right) elevation, the wall of the addition is void of fenestration, which is incompatible with the historic house. Because this side of the addition projects beyond the west (right) side of the historic

house and will be clearly visible from the public right-of-way, the lack of fenestration has the potential to detract from the surrounding streetscape.

The east (left) elevation has two large modern-style windows offset to the outer edges of the wall plane. This is an irregular fenestration pattern, which is incompatible with the historic house. Due to a larger side setback on the east (left) side, this elevation will be visible from Ethan Allen Avenue, despite the 1' inset; however, staff does note that any view of the east (left) elevation from the public right-of-way will likely be from outside the historic district.

The historic house has side gables with a long sloping roof, and the proposed front-sloping shed roof of the addition may be disruptive to the directionality and overall form of the house. Because the form and massing are clear distinguishable features of the bungalow style, the front-sloping roof of the addition has the potential to detract from character-defining features, which is inconsistent with the *Standards*. Staff is also concerned about that the front-sloping roof will direct water back toward the historic house, which could ultimately result in the deterioration of original building materials. This feature should be eliminated.

Staff finds that the proposal is ultimately incompatible with the architectural character of the historic house, and, more broadly, it is incompatible with the character of the historic district. Both the roof form and fenestration pattern of the proposed addition are incompatible with the character-defining features of the historic house and have the potential to detract from the surrounding streetscape. In summary, staff asks the Commission to provide guidance regarding the following:

- The appropriateness of the proposed west (right) side projection; and
- The appropriateness of the proposed architectural style and detailing, specifically the fenestration pattern and roof form.

### **STAFF RECOMMENDATION**

Staff recommends the following:

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



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: INFO@SAULARCHITECTS.COM Contact Person: ERIC SAUL  
Daytime Phone No.: 301-270-0395

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: CHRIS & SEEMA MEIGHAN Daytime Phone No.: 617-775-5978  
Address: 213 ETHAN ALLEN AVE, TAKOMA PARK, MD 20912  
Street Number City State Zip Code

Contractor: N/A Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: ERIC SAUL Daytime Phone No.: 301-270-0395

850775-1

**LOCATION OF BUILDING/PREMISE**

House Number: 213 Street: ETHAN ALLEN  
Town/City: TAKOMA PARK Nearest Cross Street: SYCAMORE AVE  
Lot: 3 Block: 22 Subdivision: B.F. GILBERT'S ADDITION TO TKPK  
Liber: 30324 Folio: 613 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 (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 150,000

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.

[Signature] 9/4/18  
Signature of owner or authorized agent 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:

EXISTING HOUSE IS LOCATED ON THE BORDER  
OF THE TAKOMA PARK HISTORIC DISTRICT. THE  
HOUSE IS A STANDARD BUNGALOW SET BACK 36'  
FROM THE FRONT PROPERTY LINE.

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

OWNER PROPOSES A MODERN/CONTEMPORARY  
SINGLE STORY REAR ADDITION CONTAINING A  
FAMILY ROOM AND BEDROOM. ADDITION WILL BE  
VERY CONTRASTED WITH EXISTING HOUSE TO DEFINE  
THE ORIGINAL HISTORIC PORTION.

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.

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.

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

<p><b>Owner's mailing address</b>                  213 ETHAN ALLEN AVE                  TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b>                  ERIC SAUL                  8114 CARROLL AVE                  TAKOMA PARK, MD 20912</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>CHARLES &amp; GRACIELA HAYES                  215 ETHAN ALLEN AVE                  TAKOMA PARK, MD 20912</p>	<p>ERIC &amp; SANADRA SMITH                  7123 SYCAMORE AVE                  TAKOMA PARK, MD 20912</p>
<p>BADIA ALBANNA                  211 ETHAN ALLEN                  TAKOMA PARK, MD 20912</p>	
<p>DARIUS D. SIVIN &amp;                  HEATHER F HURLBURT                  211 MANOR CIRCLE                  TAKOMA PARK, MD 20912</p>	



**CONSUMER INFORMATION NOTES:**

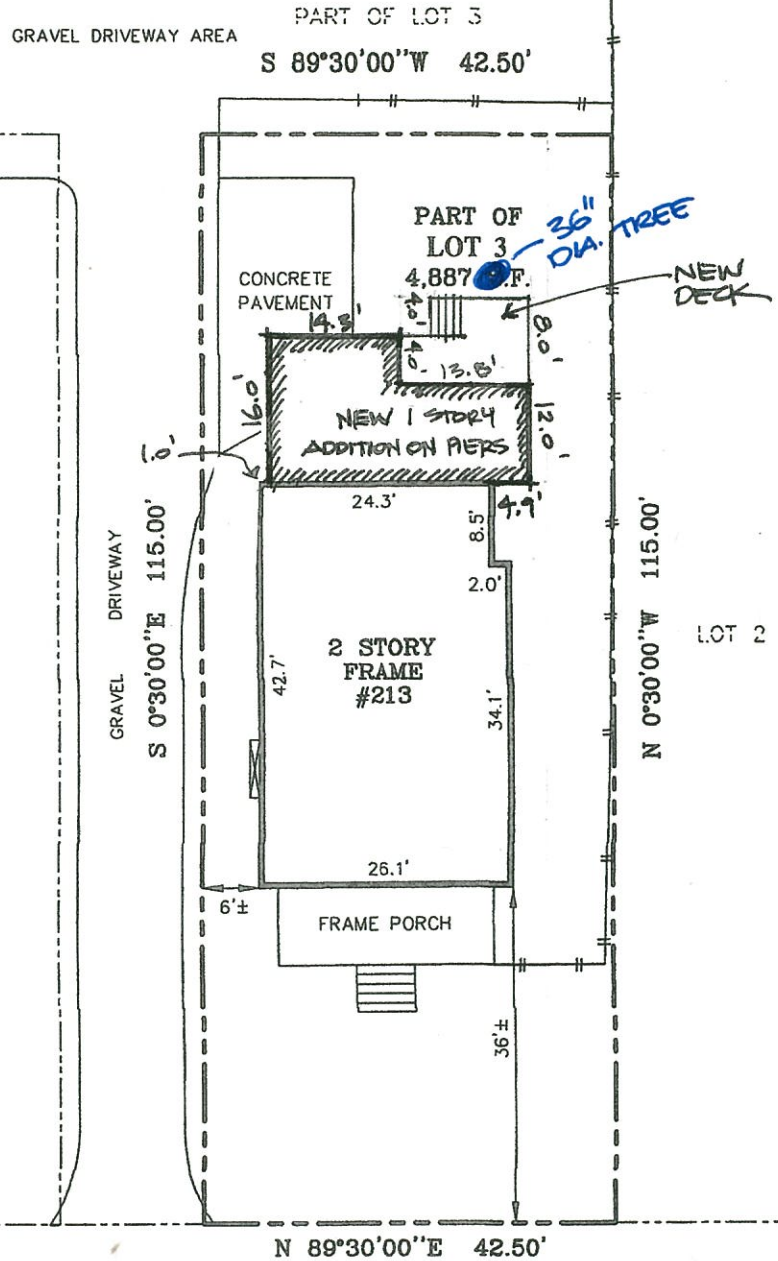
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

**Notes:**


1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No property corners confirmed.
2. Fences, if shown, have been located by approximate methods.

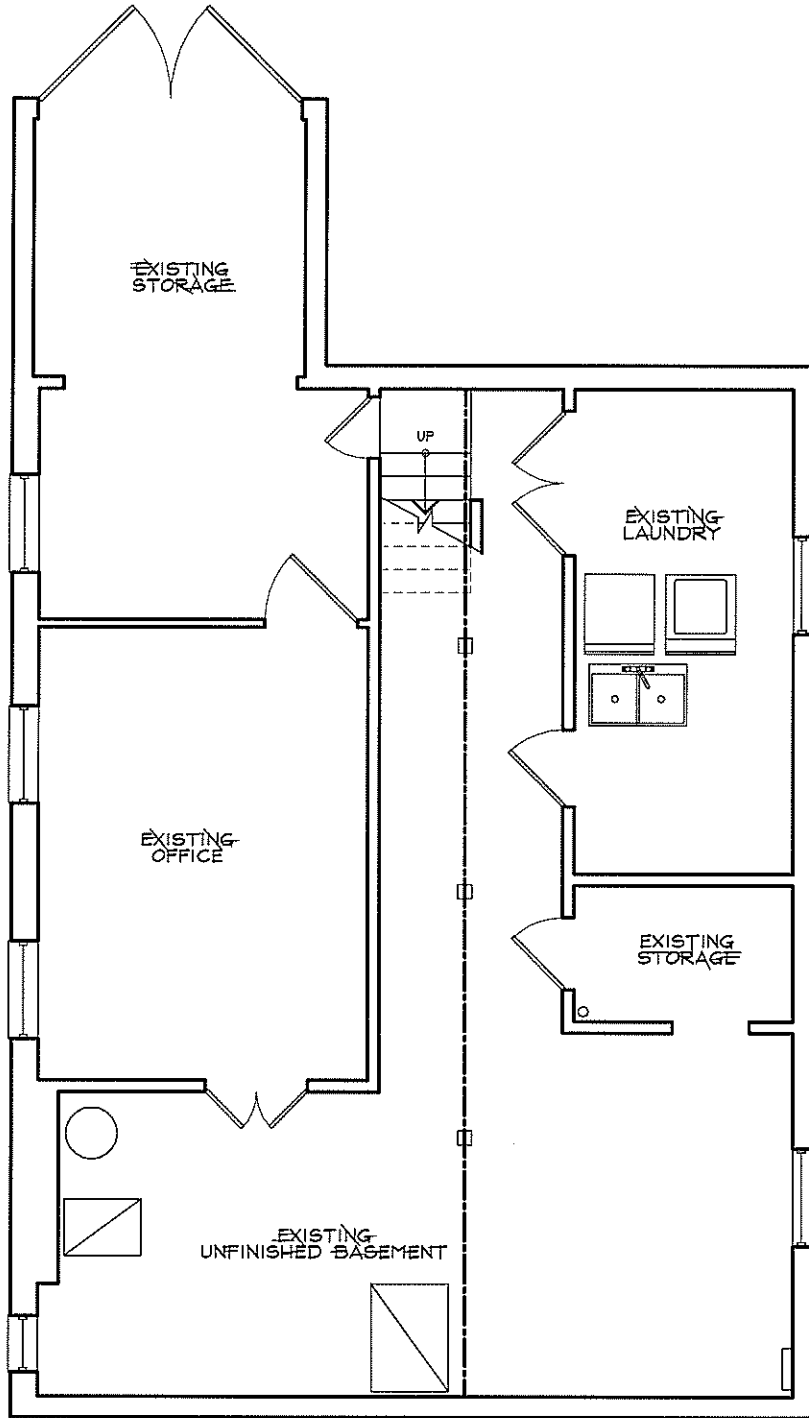


LOCATION DRAWING  
 PART OF LOT 3, BLOCK 22  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

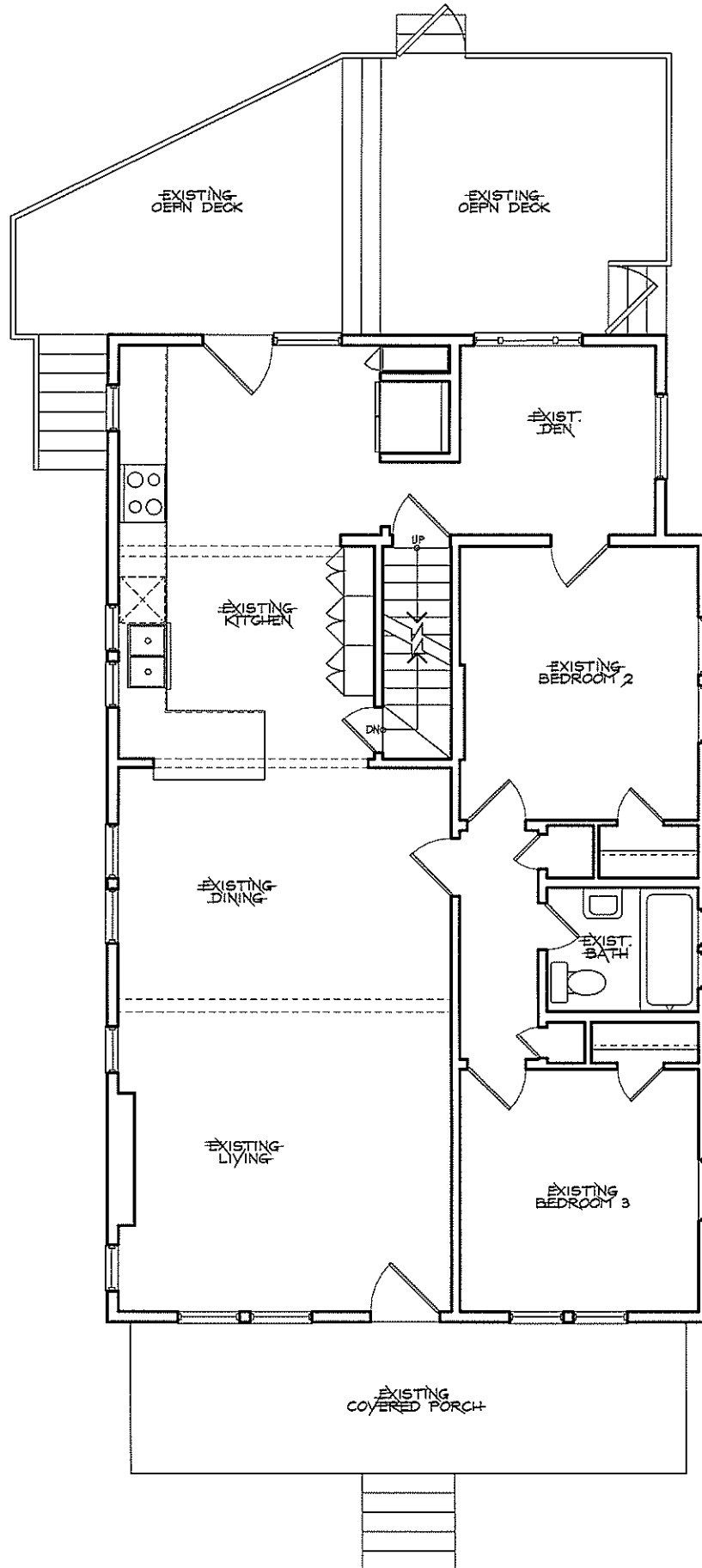


ETHAN ALLEN AVENUE

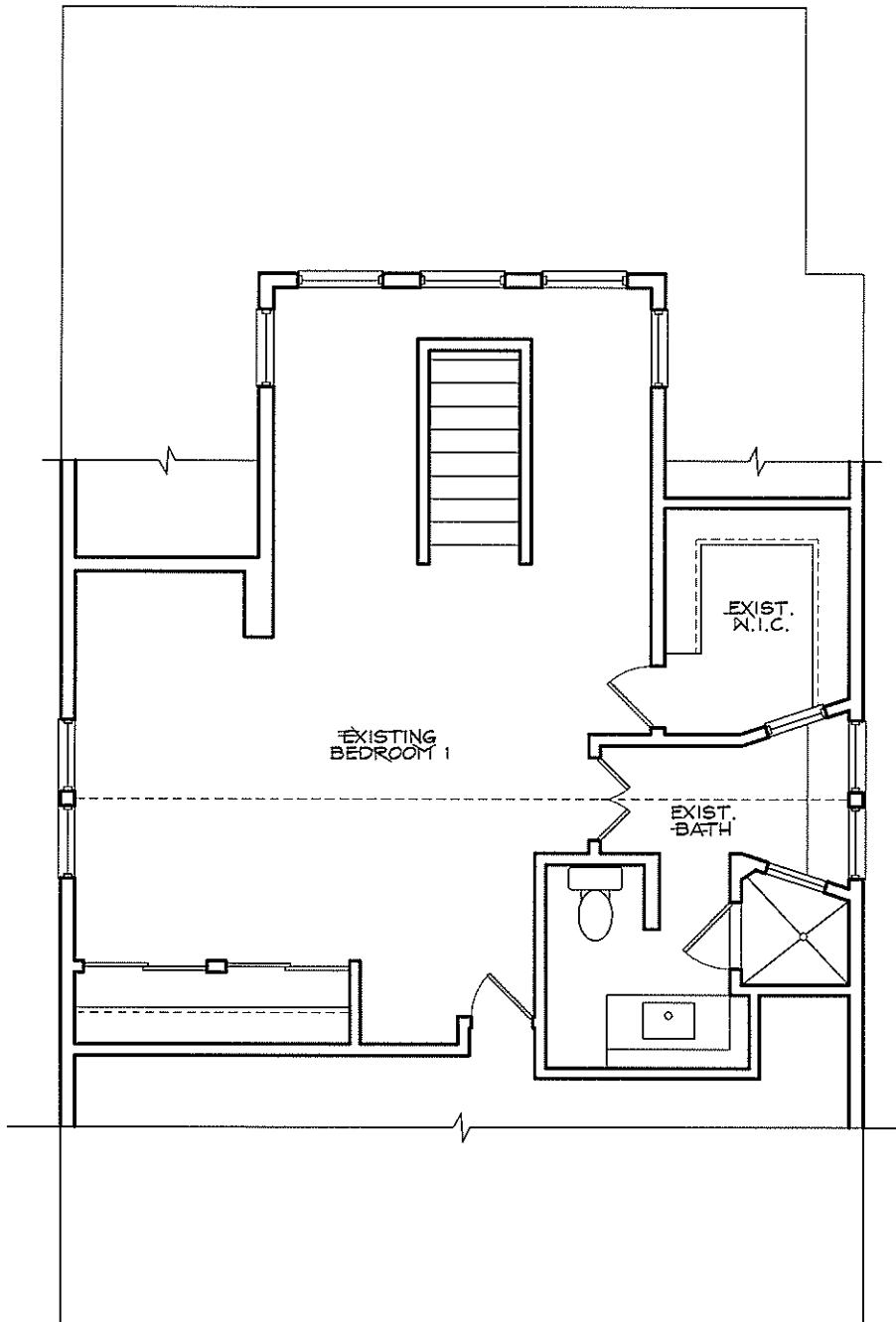
SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES LAND SURVEYORS	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587 EXPIRES: 04-02-2013		PLAT BK.	A		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286	
		PLAT NO.	2	DATE OF LOCATIONS	SCALE: 1" = 20'	
		LIBER	30324	WALL CHECK:	DRAWN BY: E.H.	
		FOLIO	613	HSE. LOC.: 10-15-12	JOB NO.: 12-04203	



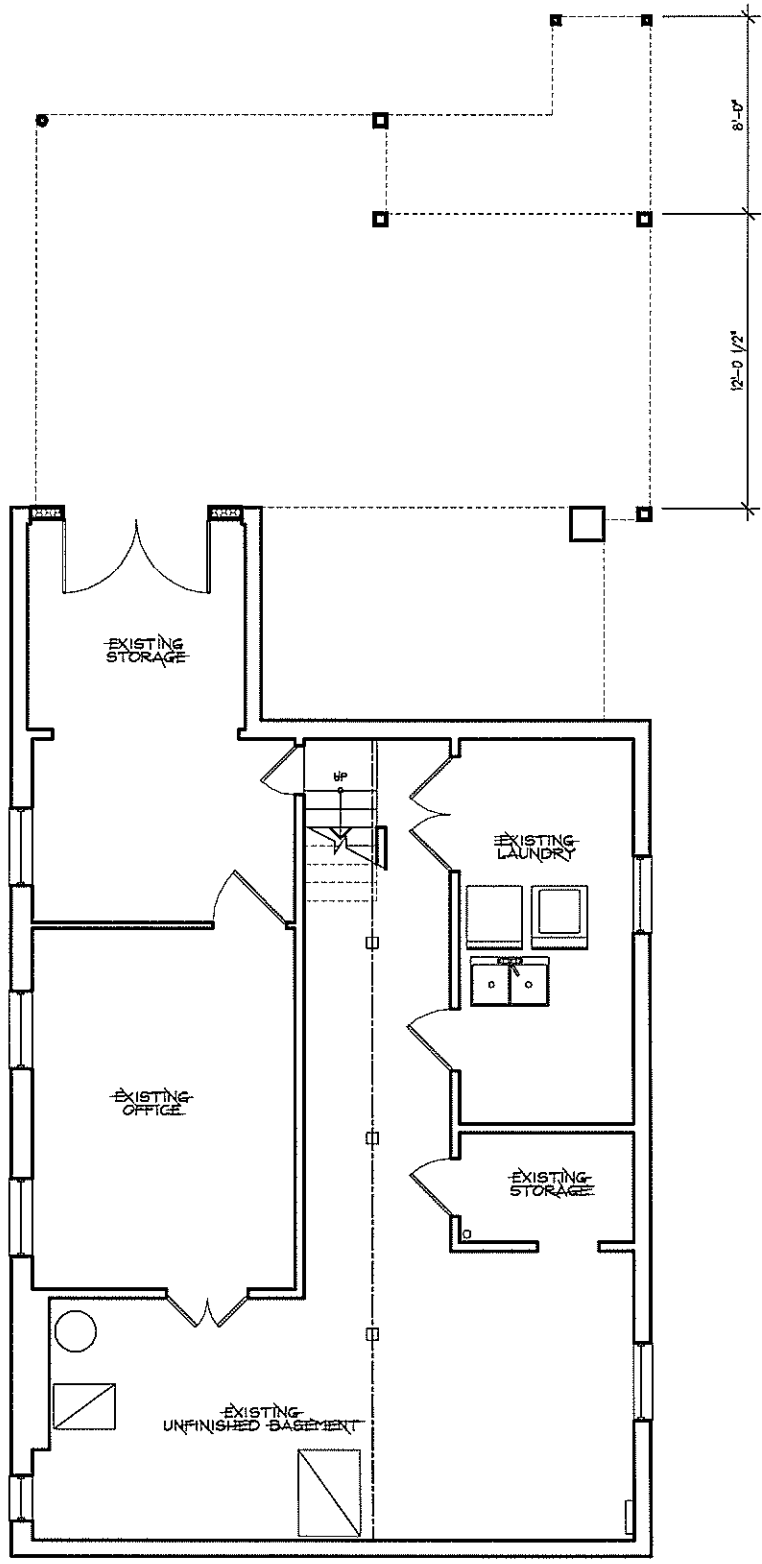
1 EXISTING BASEMENT PLAN  
AI 1/4" = 1'-0"



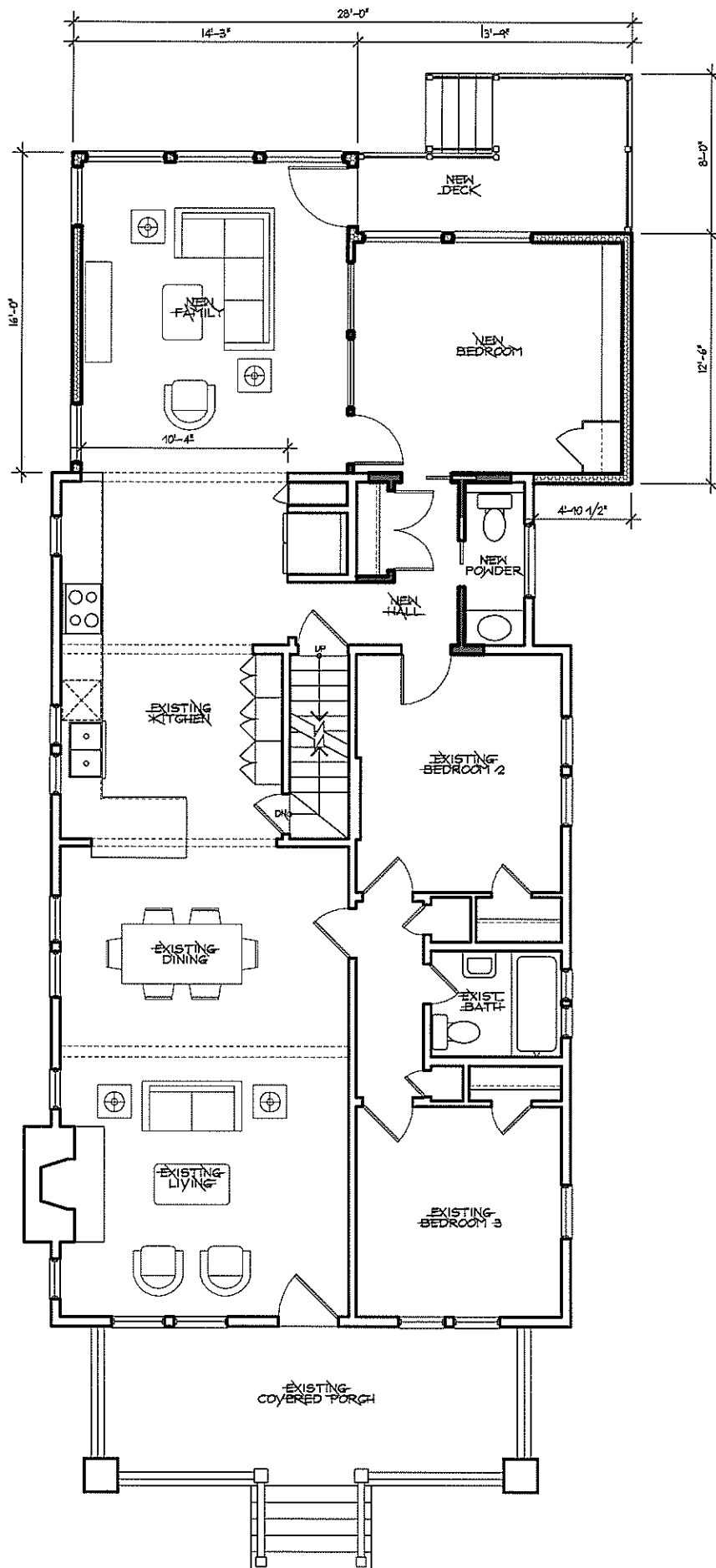
2 EXISTING FIRST FLOOR PLAN  
 .AI 1/4" = 1'-0"



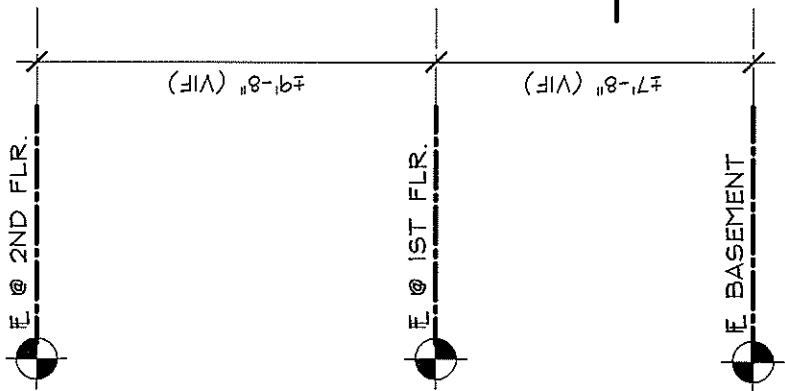
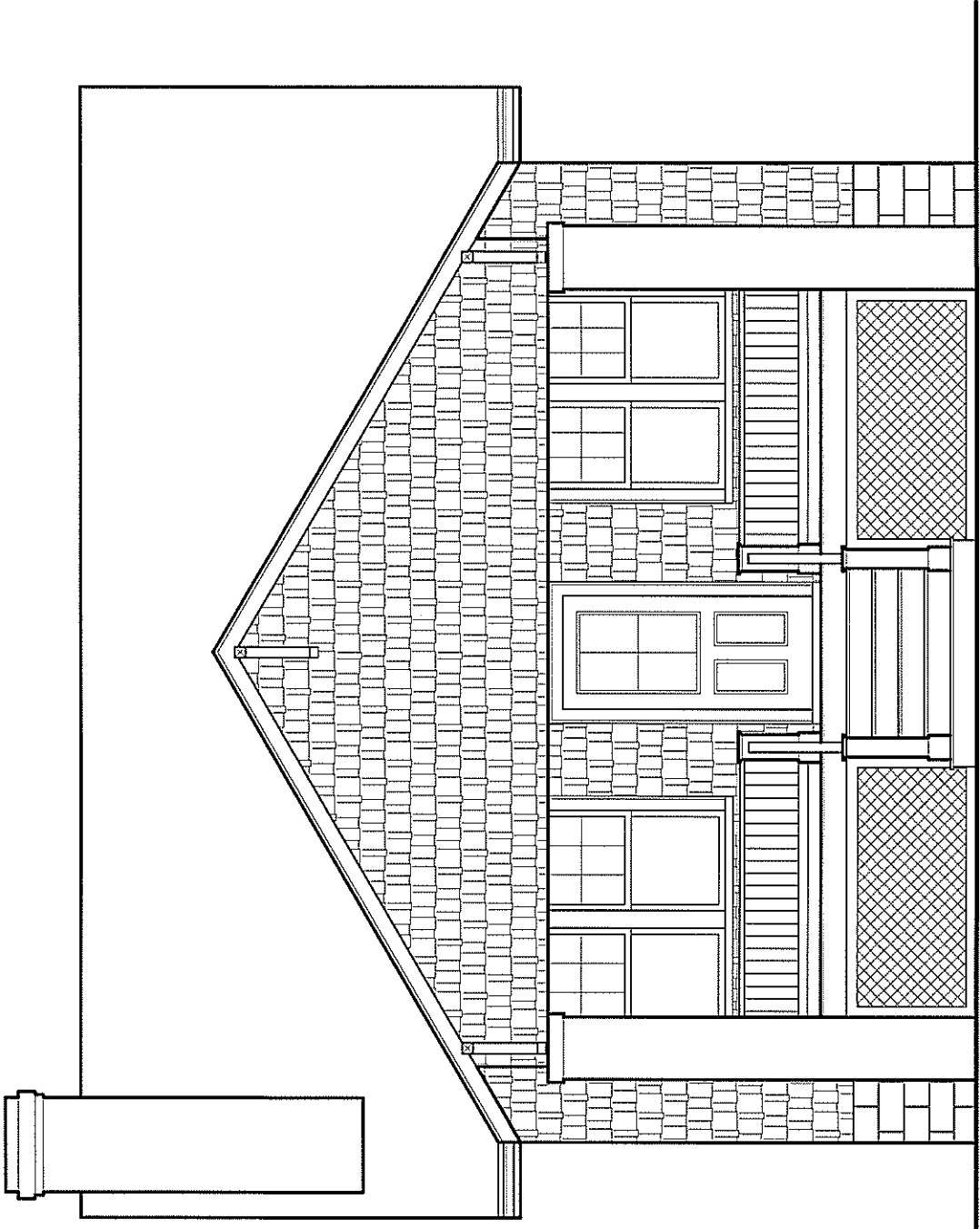
3 EXISTING SECOND FLOOR PLAN  
AI 1/4" = 1'-0"



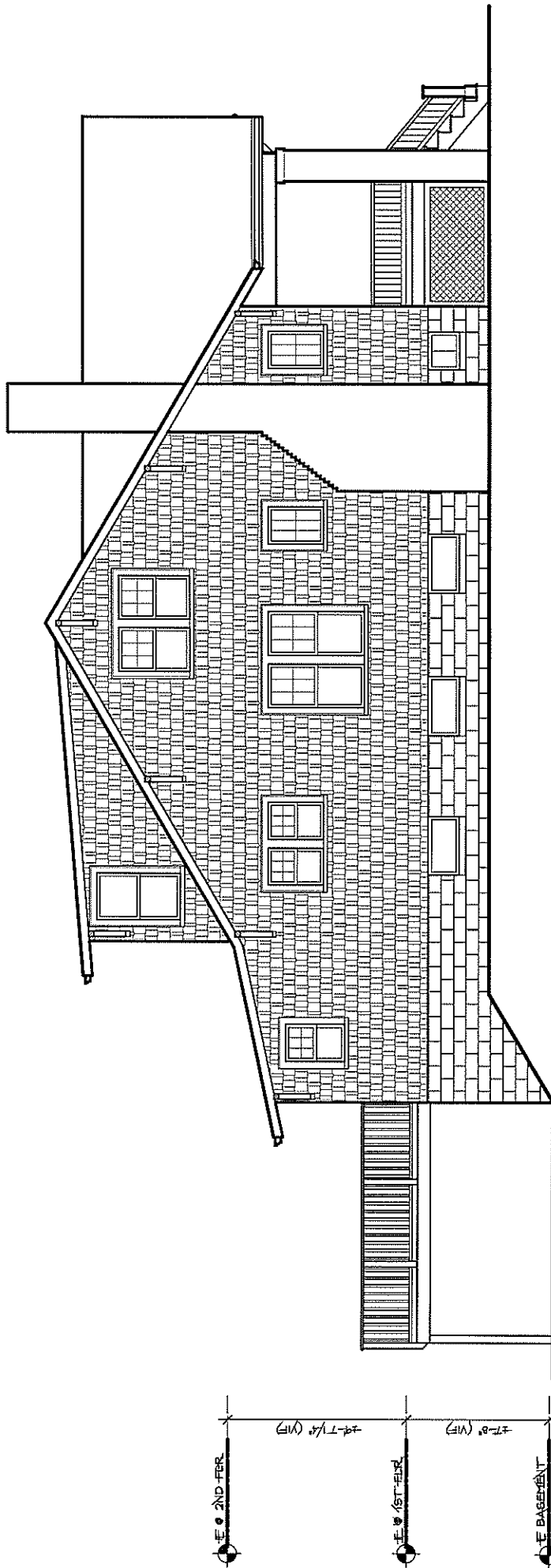
1
BASEMENT  
PROPOSED FIRST FLOOR PLAN  
-A1.1 1/4" = 1'-0"



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

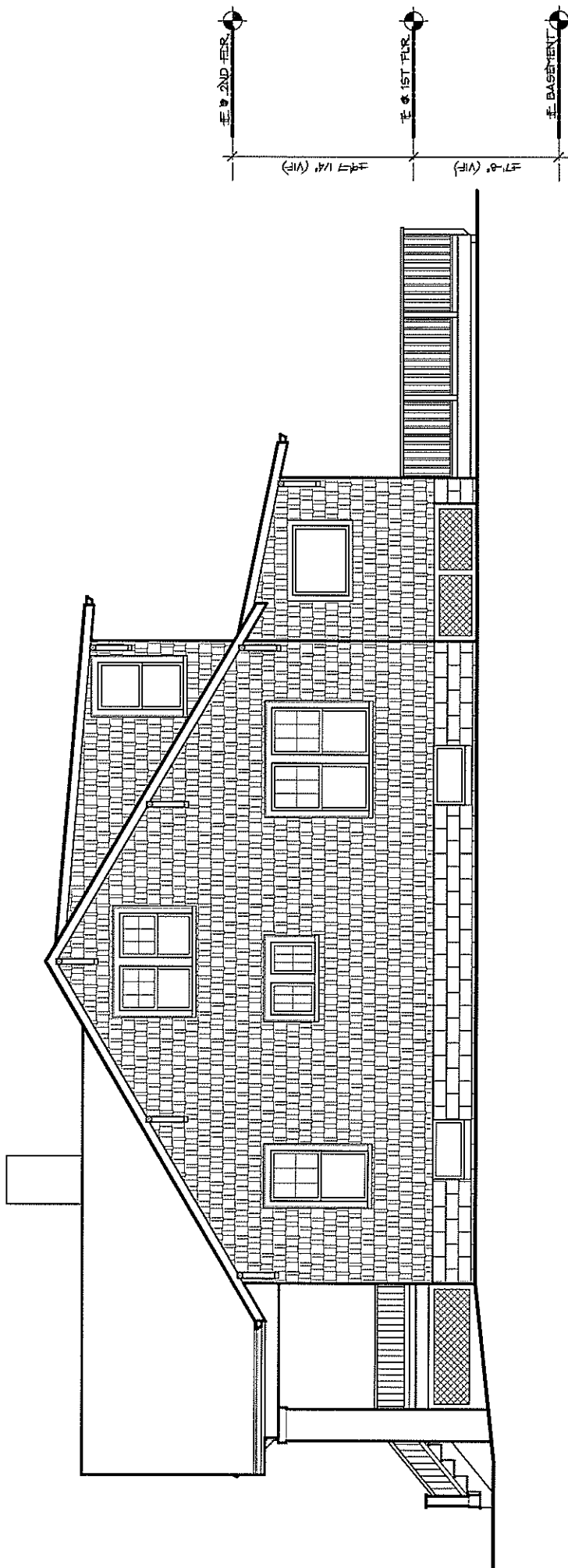


3 EXISTING FRONT ELEVATION  
 A2 1/4" = 1'-0"

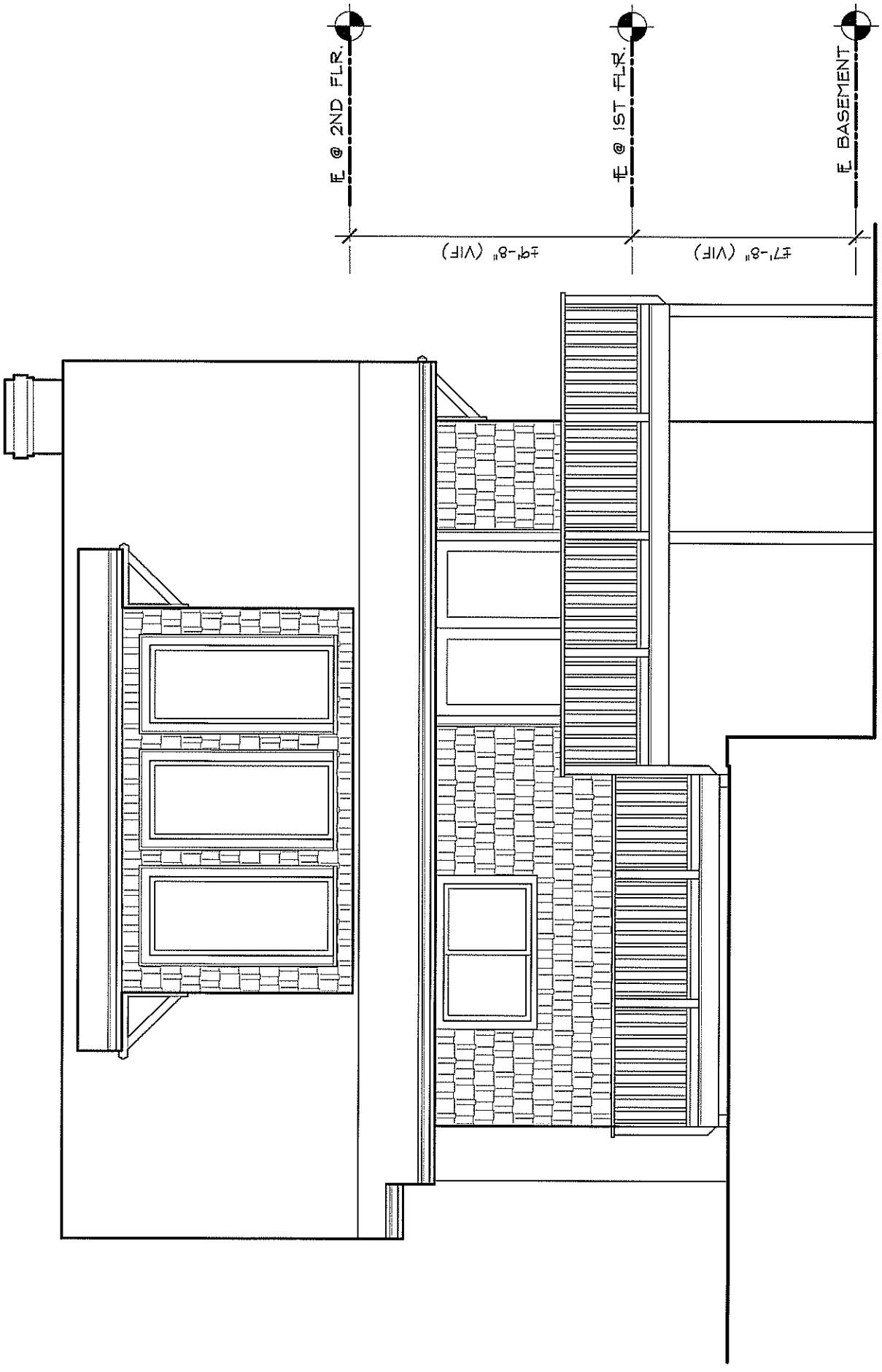


1 EXISTING EAST SIDE ELEVATION  
 A2 1/4" = 1'-0"





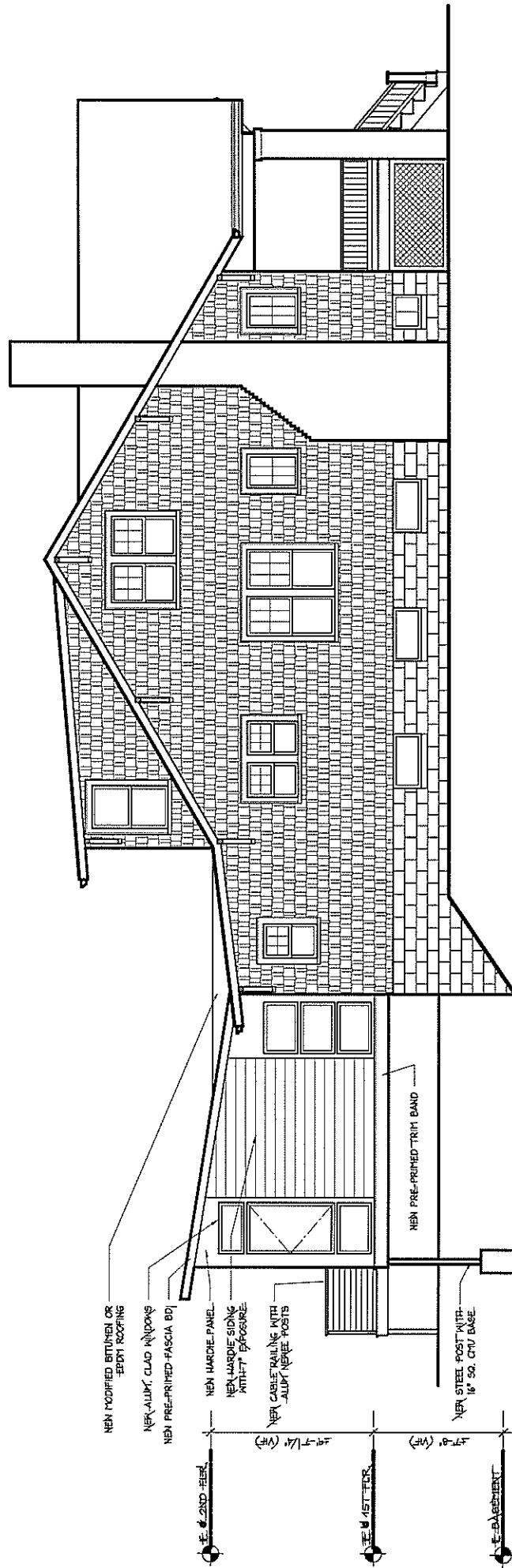
2 EXISTING WEST SIDE ELEVATION  
 A2 1/4" = 1'-0"



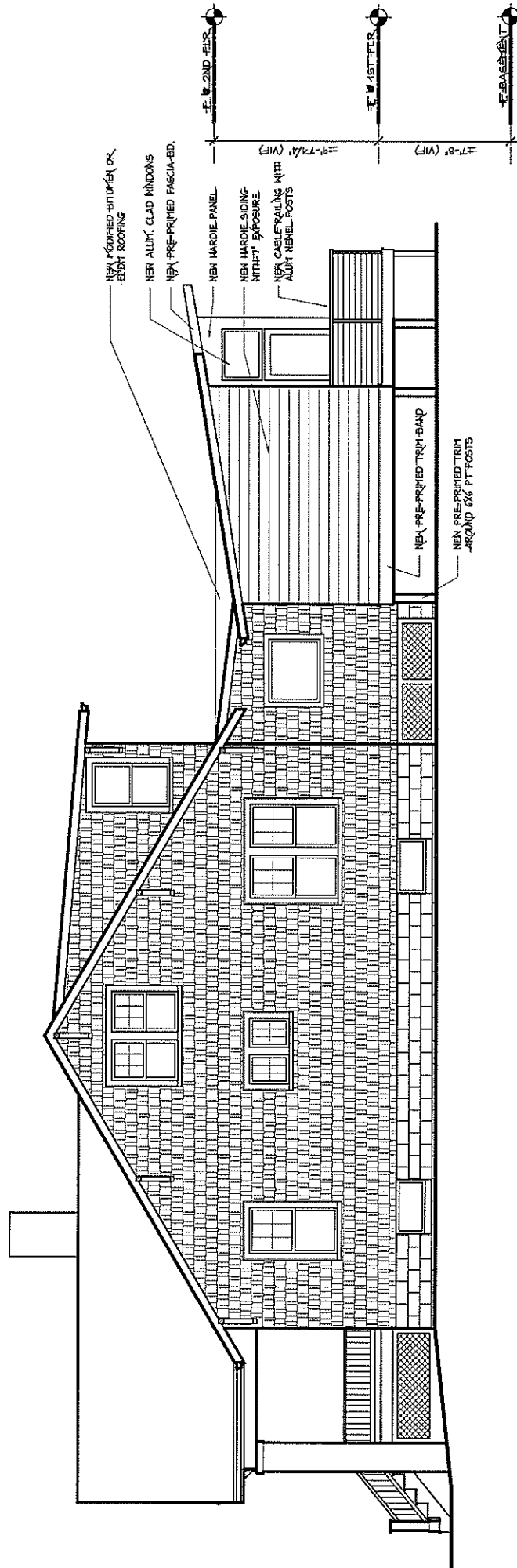
4 EXISTING REAR ELEVATION  
 A2 1/4" = 1'-0"



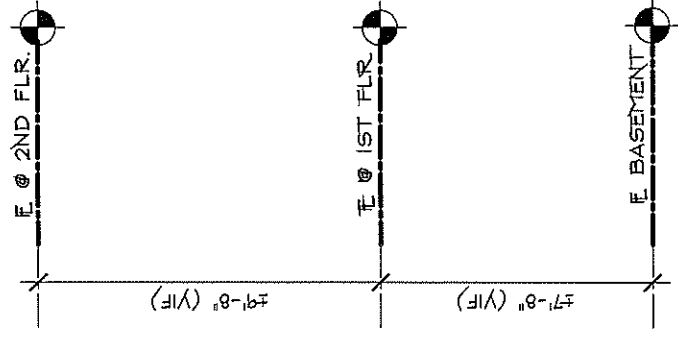
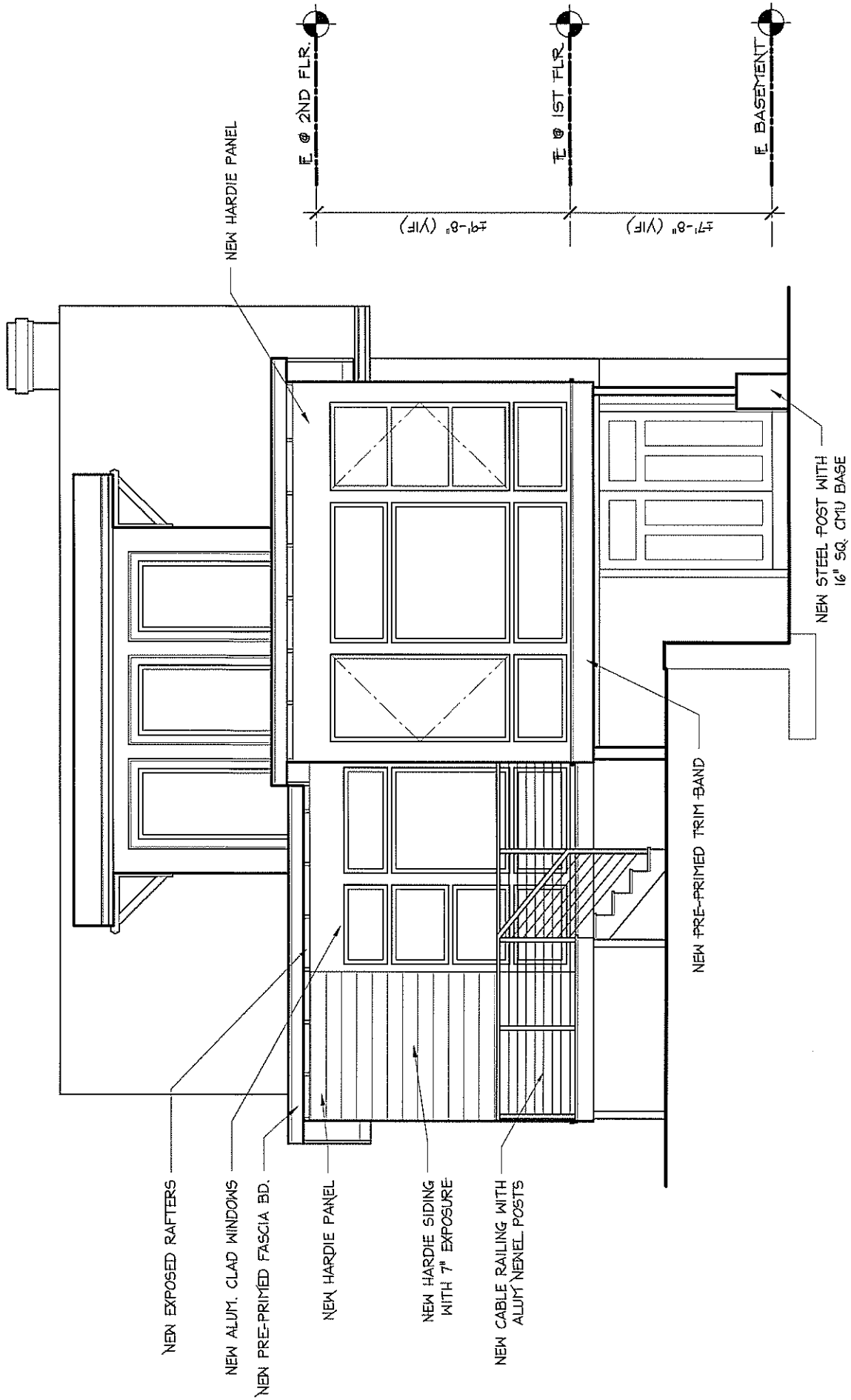
2 PROPOSED FRONT ELEVATION  
 A2.1 1/4" = 1'-0"



1 PROPOSED EAST SIDE ELEVATION  
 1/4" = 1'-0"



1  
A2.1  
1/4" = 1'-0"  
PROPOSED WEST SIDE ELEVATION



2
 PROPOSED REAR ELEVATION  
 A2 1/4" = 1'-0"



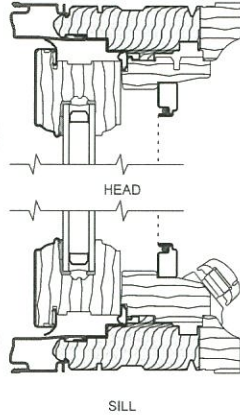
CASEMENT

### UNIT SECTIONS – WOOD COLLECTION

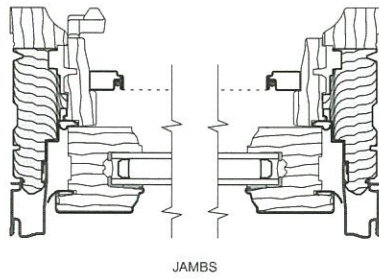
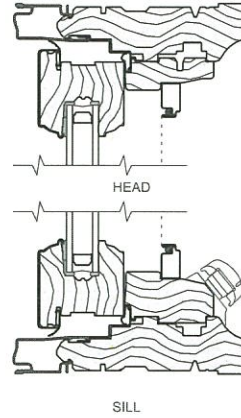
Aluminum-Clad Exterior



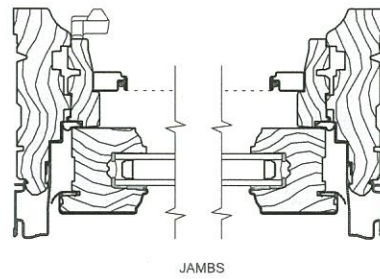
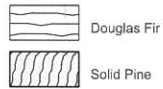
#### Douglas Fir Interior



#### Pine or Mahogany Interior



JAMBS



JAMBS



Not to Scale



VIEW OF REAR OF EXIST. HOUSE



VIEW OF FRONT/EAST SIDE OF HOUSE





VIEW FROM STREET - FRONT OF EXIST. HOUSE



VIEW FROM STREET - FRONT/WEST VIEW OF HOUSE



VIEW OF REAR OF EXIST. HOUSE



VIEW OF REAR/WEST SIDE OF HOUSE