

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10 Pine Ave., Takoma Park	Meeting Date:	12/5/18
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/28/18
Applicant:	Hugh Taft Morales	Public Notice:	11/21/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18ZZZ	Staff:	Dan Bruechert
PROPOSAL:	Porch Replacement and areaway construction		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Gothic Revival
DATE: c.1885

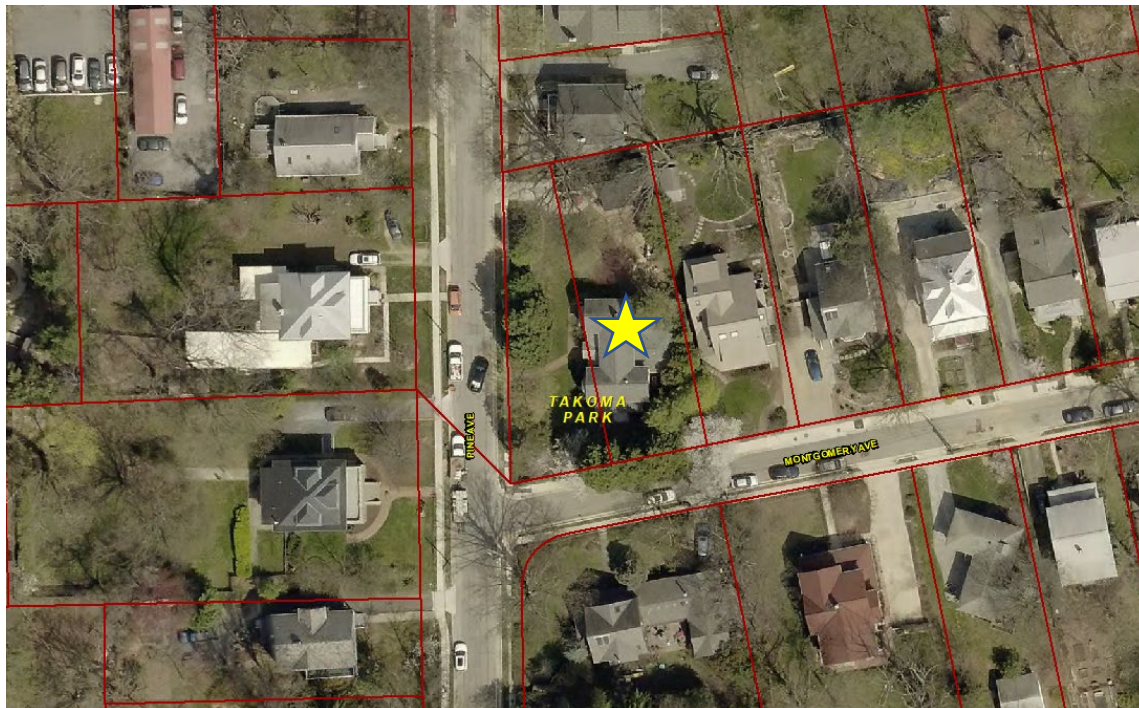


Figure 1: The subject Property is located at the northeast corner of Pine Ave. and Montgomery Ave.

PROPOSAL

The applicant proposes to replace the existing areaway hatch (bilco door) on the north (side) elevation and to reconstruct the south porch with reconstructed brick piers, new structural members, and new code-compliant wooden stairs and handrails. This work will not alter the character of the historic house.

APPLICABLE GUIDELINES:

The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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

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.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLOSTUDIO.COM Contact Person: RICK VITULLO
Tax Account No.: 01066814 Daytime Phone No.: 301-806-6447
Name of Property Owner: HUGH TAFT MORALES Daytime Phone No.: _____
Address: 10 PINE AVE. TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICHARD VITULLO AIA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISE

House Number: 10 Street: PINE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: MONTGOMERY AVE.
Lot: 1+2 Block: 1B Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

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: BASEMENT HATCH

1B. Construction cost estimate: \$ 8000.00

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.

R. Vitullo
Signature of owner or authorized agent

11-7-18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

858376

**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.

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.

OWNERS:

Hugh Taft Morales
10 Pine 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

John Briley
8 Pine Ave.
Takoma Park, MD 20912

Joseph Uehlein
11 Pine Ave.
Takoma Park, MD 20912

Bernard Shaw
17 Pine Ave.
Takoma Park, MD 20912

Scott Wallsten
Jennifer Sermoneta
1 Montgomery Ave.
Takoma Park, MD 20912

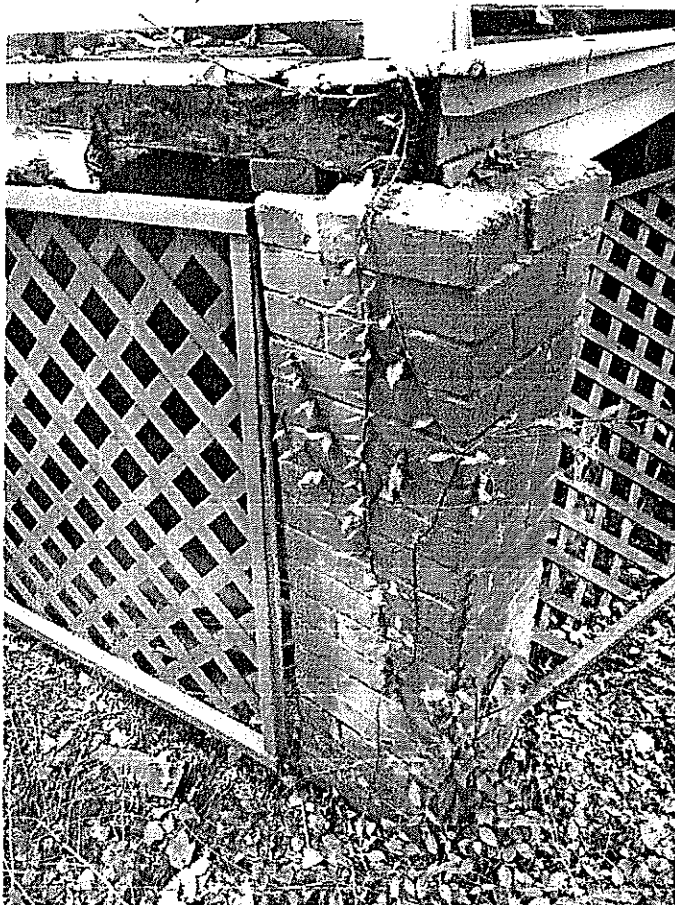
Elliott Andalman
Martha Bergmark
6 Montgomery Ave.
Takoma Park, MD 20912



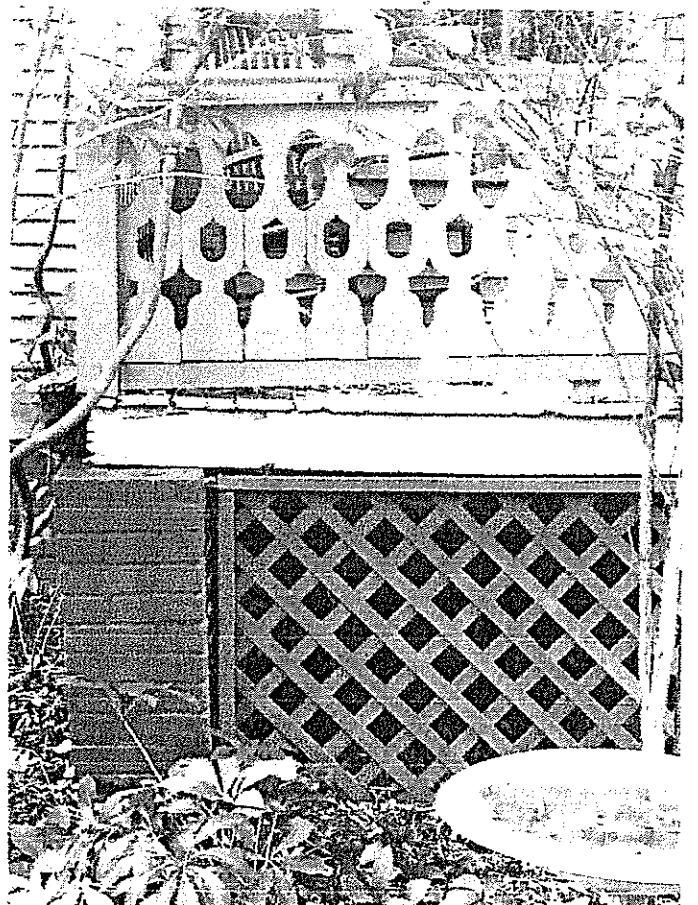
DETAIL: BRICK PIER @ LEFT SIDE



BRICK PIER @ LEFT SIDE

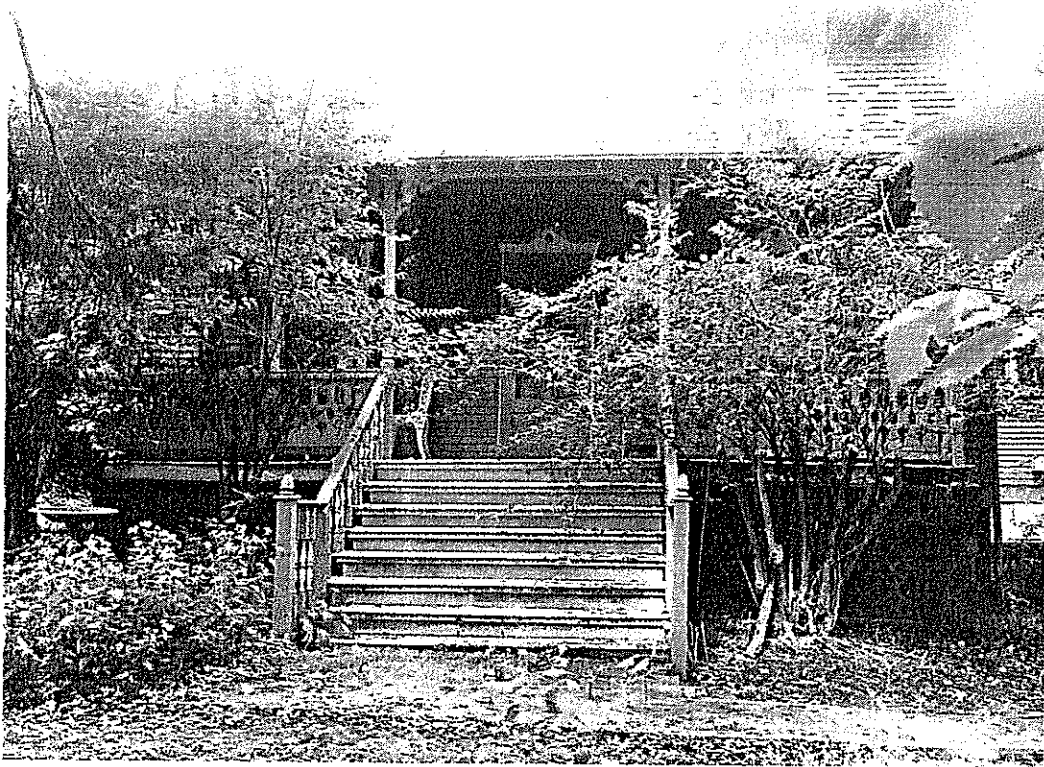


BRICK PIER @ RIGHT SIDE



PORCH LEFT SIDE 6

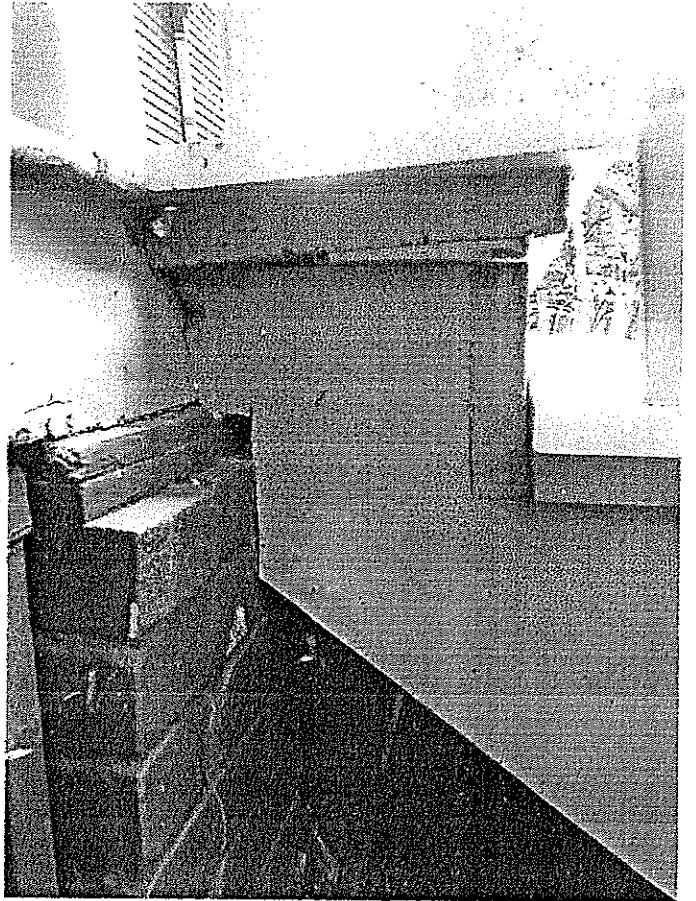
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SIDE PORCH



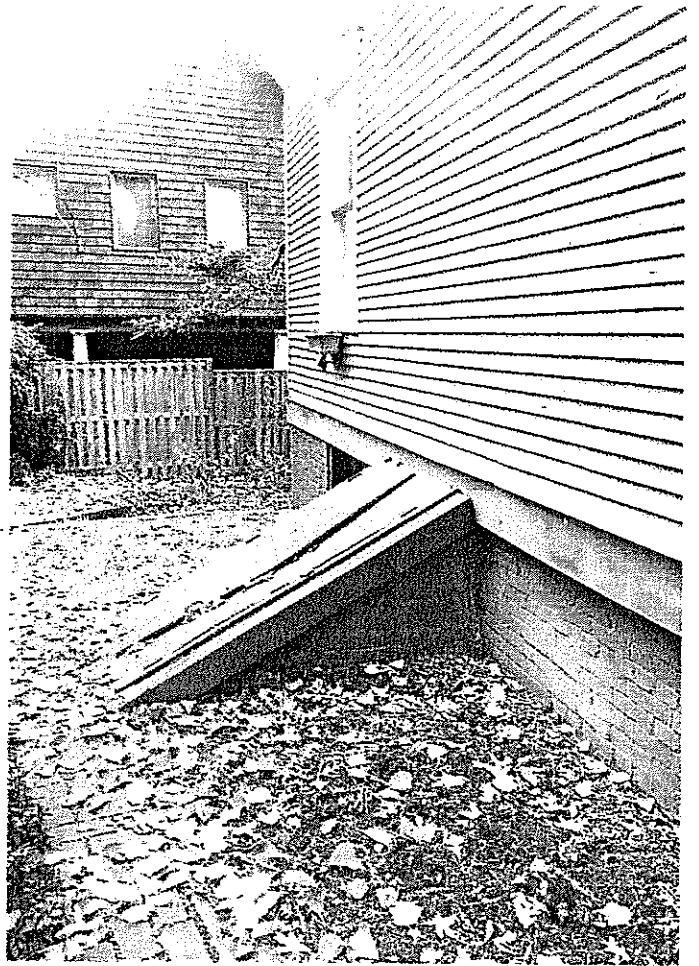
WOOD STAIR @ SIDE PORCH



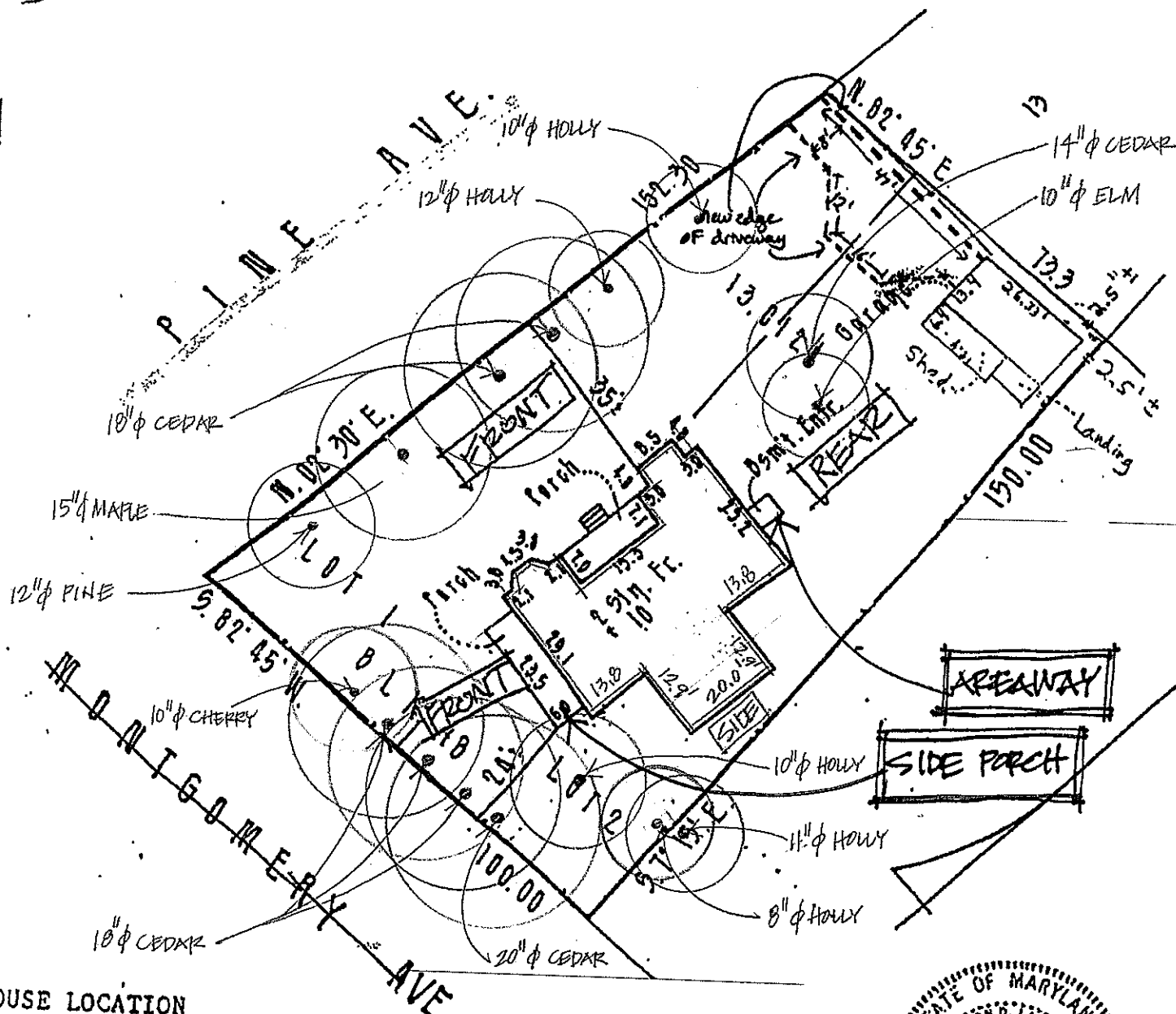
WOOD STRINGER @ STAIRS



AREAWAY @ SIDE



AREAWAY W/
WOOD HATCH



HOUSE LOCATION
 LOTS 1 and 2, BLOCK 18
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MD



SURVEYOR'S CERTIFICATE I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.	REFERENCES PLAT BK. A PLAT NO. 2		ANDJON ASSOCIATES 7 Brooke Avenue Calhounburg, Maryland 20877 (301) 840-9010	
	LIBER FOLIO	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 2-22-85 BOUNDARY:	SCALE: 1" = 30' DRAWN BY:	JOB NO.: 12580

Jefferson D. Lawrence
 JEFFERSON D. LAWRENCE
 REGISTERED LAND SURVEYOR MARYLAND / 5216

Property shown hereon is not in a flood plain per existing records unless otherwise indicated.

9605290229

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

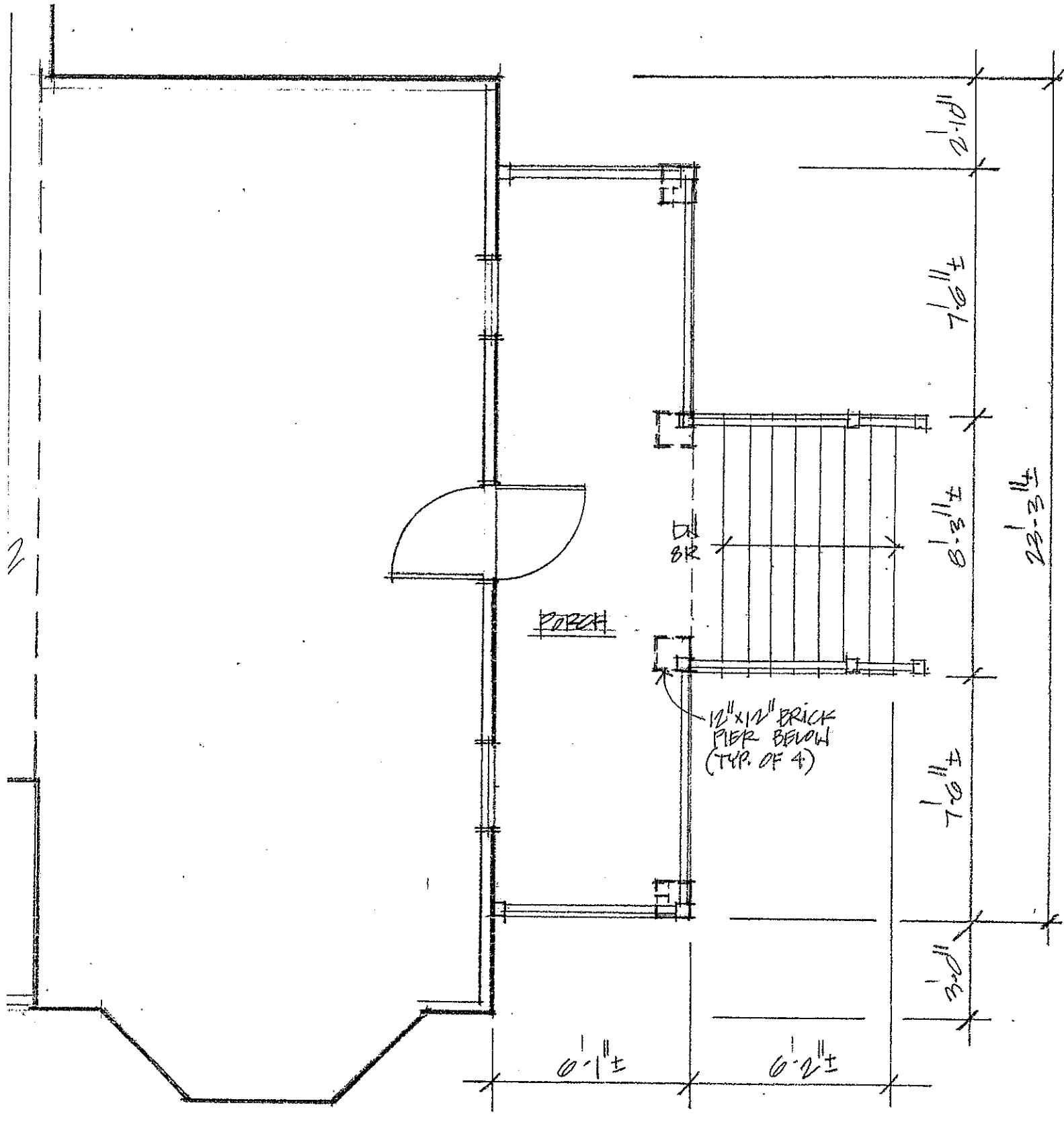
10 Pine Ave. Takoma Park, MD 20912

This is an "Outstanding Resource" Gothic Revival style house (named the "George Warren House"), built c. 1888, and it is located on a corner lot on Pine Ave., at Montgomery Ave. in the Takoma Park Historic District. It is a 2 ½ -story house, rectangular in shape, 48'-0" across the front at Pine Ave. and 29'-0" along the side at Montgomery Ave., with a basement.

- 1) **House Description:** *It is a wood-framed house with a main gable, parallel to Pine Ave., and two cross gables at each end.*
- 2) **Areaway Hatch:** *At the left side (north), there is a 4'-5" x 4'-9" wood hatch for an existing areaway stair from basement to grade. Both brick side retaining walls for this areaway have failed and have become detached from the house foundation; the wood hatch itself is poorly built, deteriorated, and has also failed.*
- 3) **Foundation:** *The foundation is solid brick masonry and painted.*
- 4) **Porch:** *The right side (south) porch is 6'-1" x 23'-3", with a 7'-9" center stair, and is constructed of wood with a shed roof. The body of the porch, above the porch floor level at least, is in fairly good shape; this includes the roof and roof framing, the turned wood posts and the wood cut-out baluster/panels. The T & G wood flooring has deteriorated.*

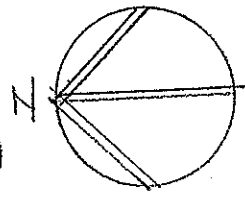
All four of the 12" x 12" brick piers have failed structurally, subsiding substantially, and have pulled away from solid attachment to the wood porch framing. The floor framing for the porch is not only undersized (2 x 6 joists notched and framed against single 2 x 6 "beams") but it has exhibited deterioration, especially at the bandboard.

The center stairway appears to be possibly non-original (see photos), but is built in a Victorian-style. It is poorly built, with interior-grade oak treads stacked over older 2 x 10 treads and all are failing. The stair railing is made of a wood handrail (at 21" above the stairline) with turned wood balusters; the balusters are in good shape but the stair railing design itself is odd with two lower newel posts and overall is non-traditional in concept (see photos).

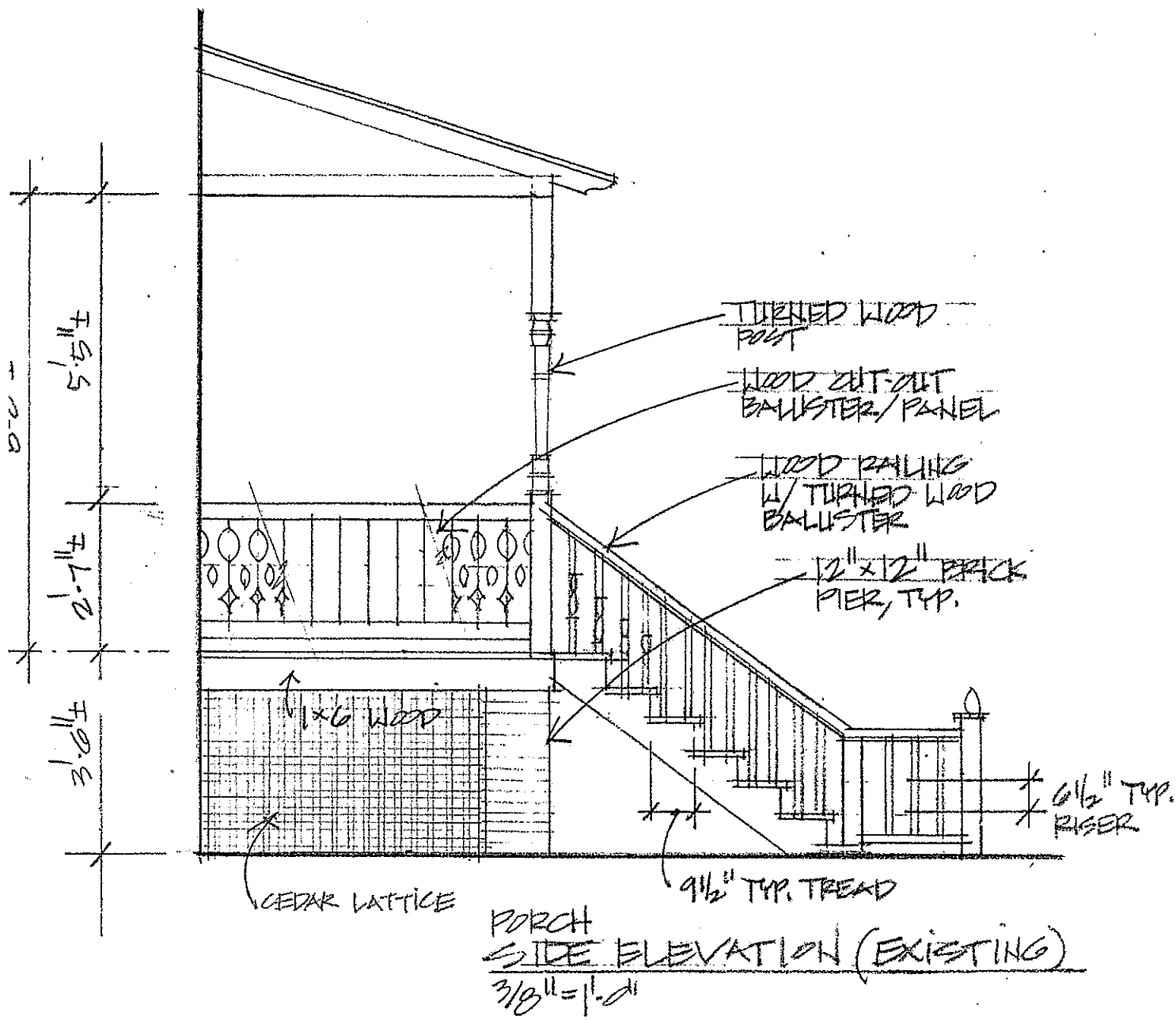


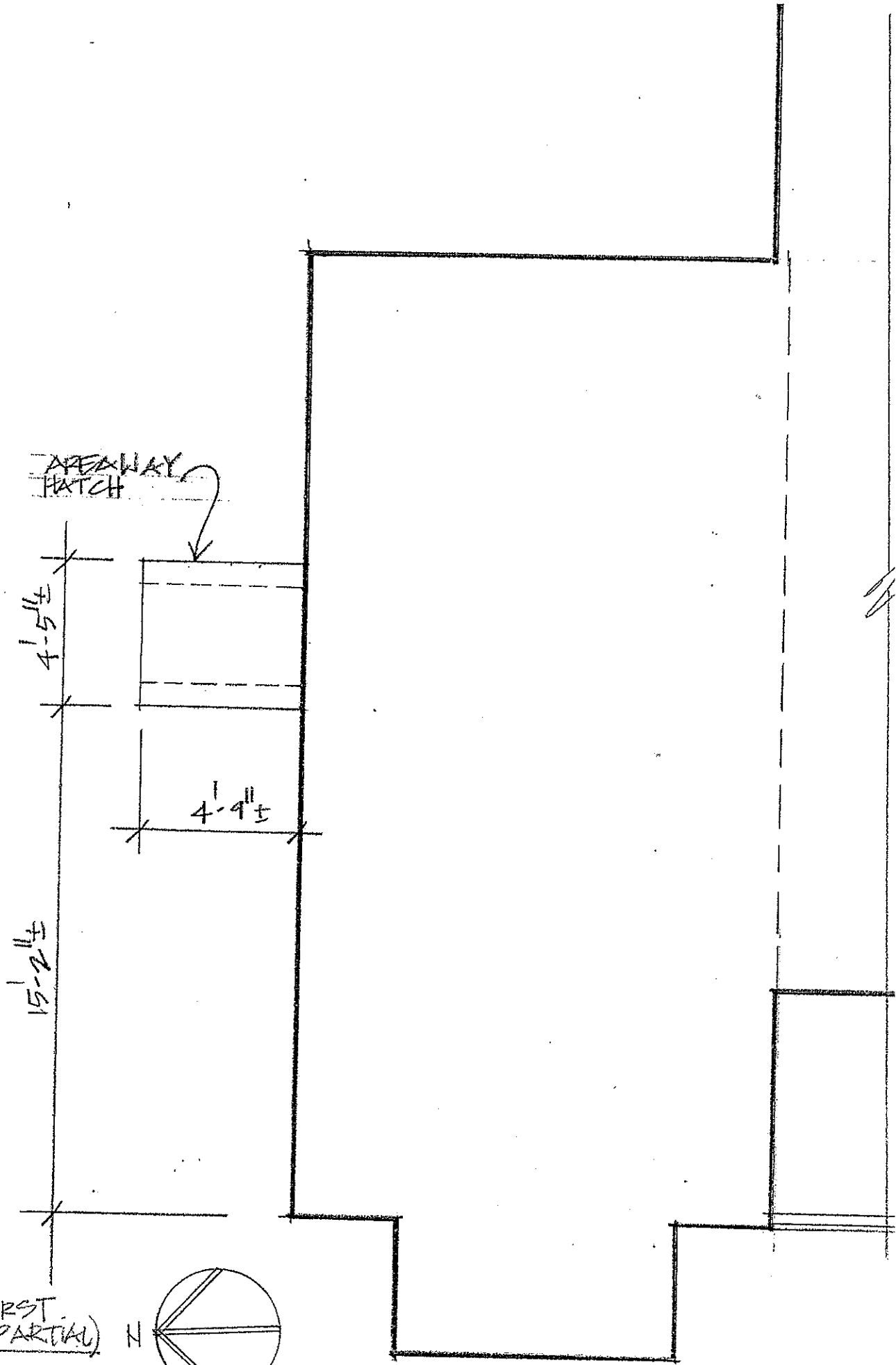
EXISTING FIRST FLOOR PLAN (PARTIAL)

1/4" = 1'-0"

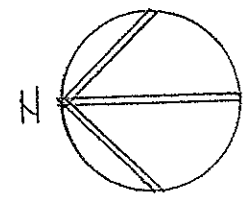


MORALES RESIDENCE 10 PINE AVE.

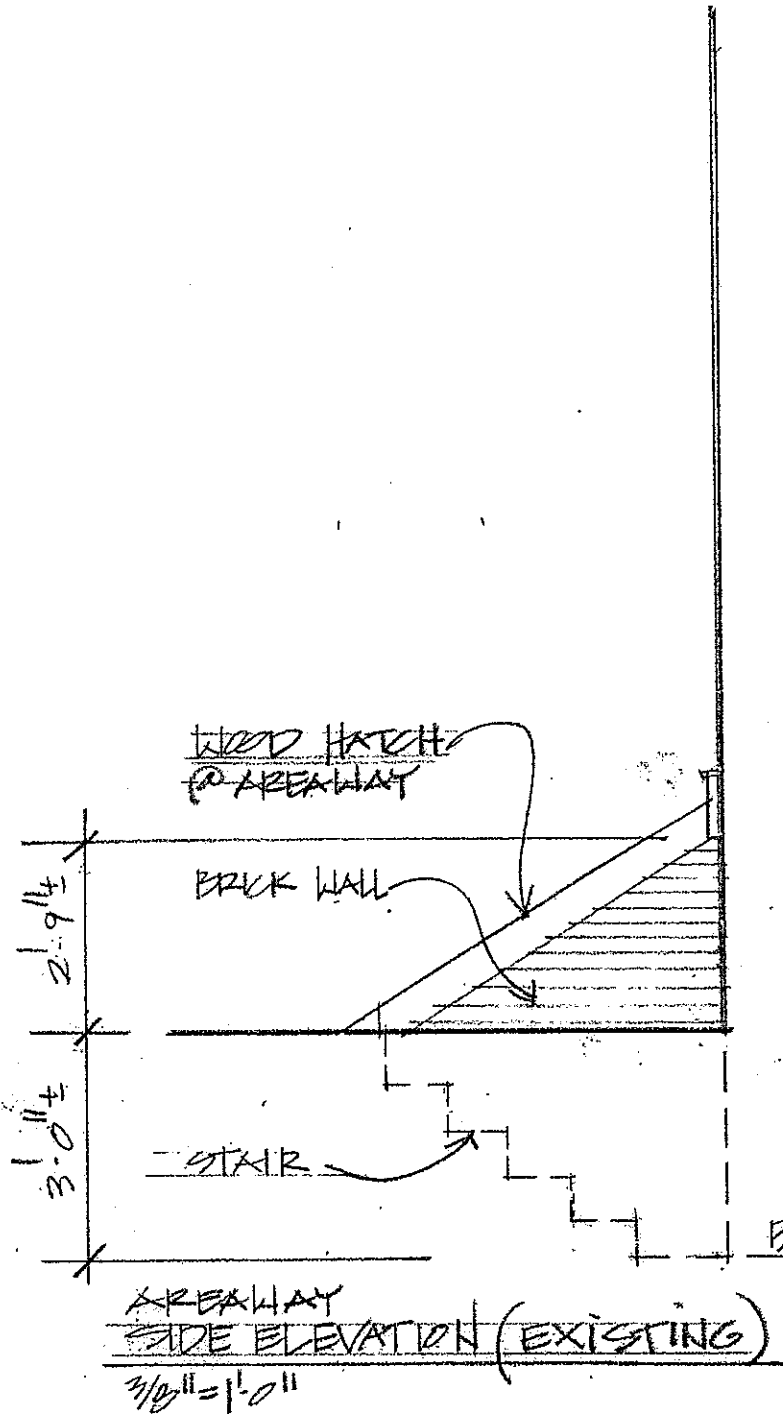




EXISTING FIRST FLOOR PLAN (PARTIAL)
 1/4" = 1'-0"



10 PINE AVE.



DESCRIPTION OF THE PROPOSED PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

10 Pine Ave. Takoma Park, MD 20912

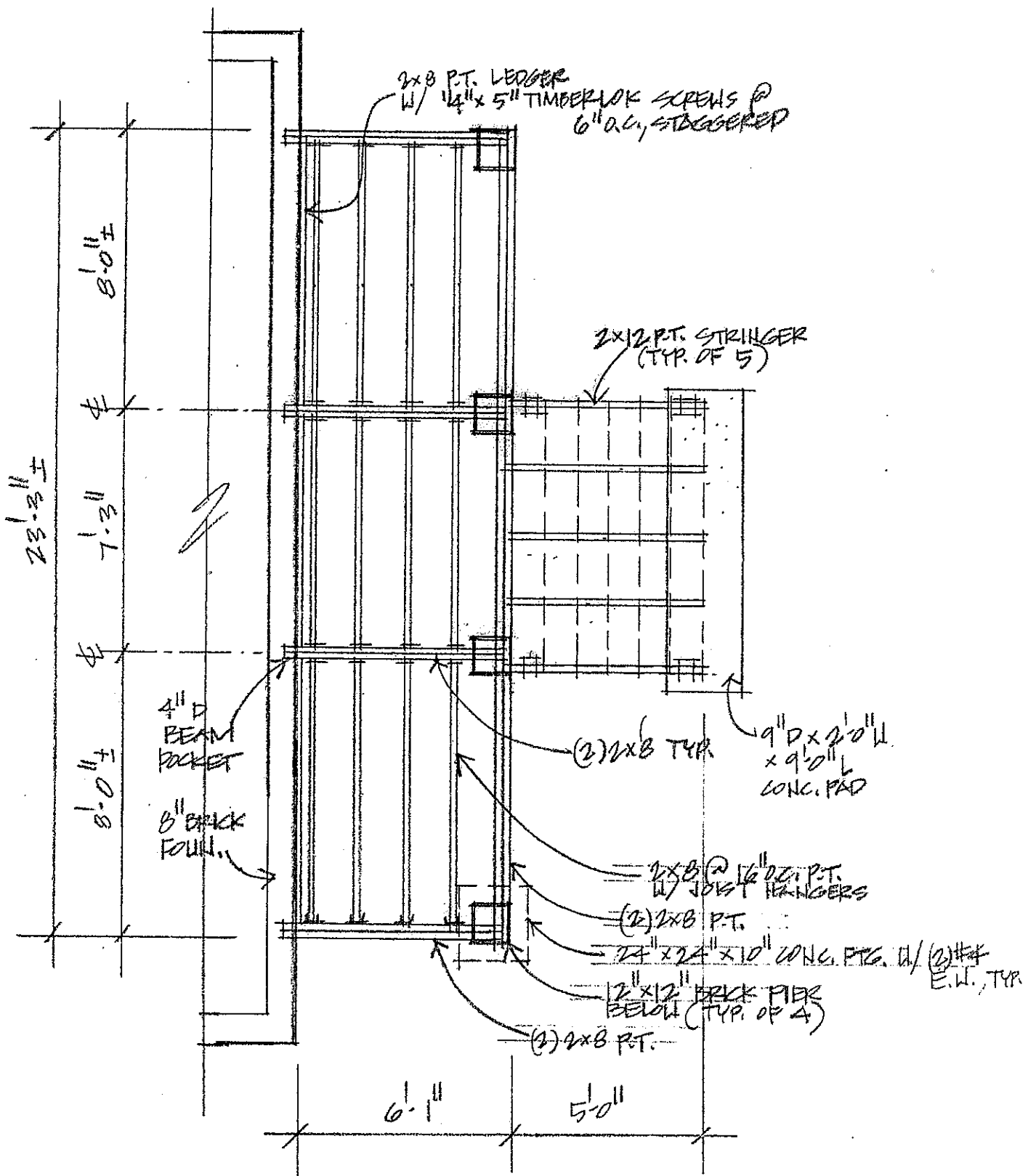
- 1) **Areaway Hatch:** *At the left side (north), a new areaway retaining wall and stair will be built, constructed of reinforced concrete (outside dimensions: 5'-4" x 7'-6"), all below grade. A new painted steel Bilco basement door will be installed over the areaway opening leading to the basement.*

- 2) **Porch:** *The main porch construction (roof, beams, posts and railings) will remain as-is. The deteriorated porch floor framing will be re-built to match the existing size (6'-1" x 23'-3") using 2 x 8 joists and double 2 x 8 beams, with 1 x 8 wood trim on the outside. The four 12" x 12" brick piers will be re-built as well, and will bear on 24" x 24" x 10" concrete footing, 30" below grade and will be painted to match existing.*

The porch flooring will be replaced with 1 x mahogany T & G.

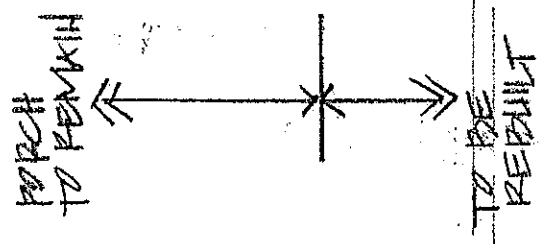
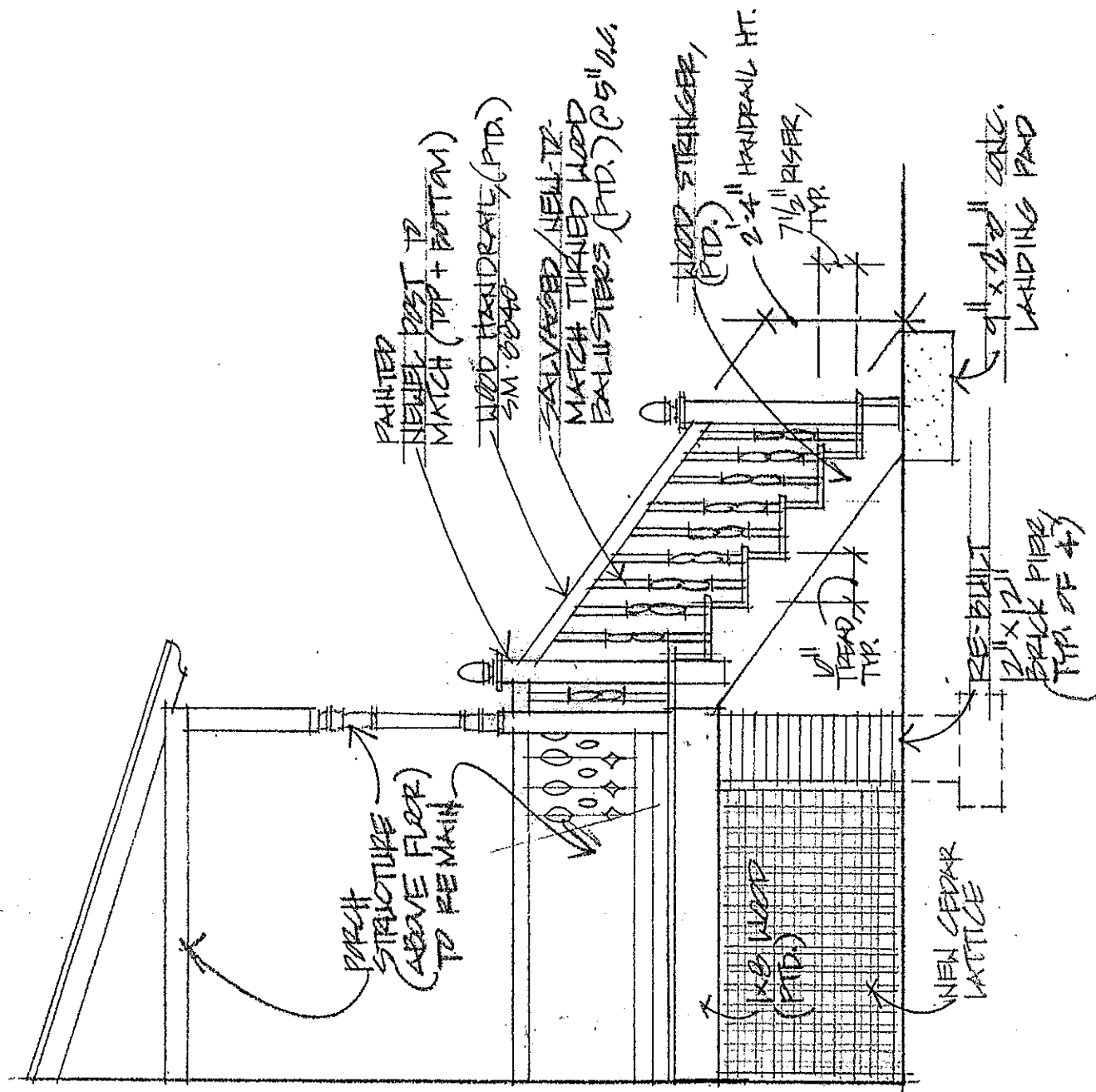
The center stairway will be re-built to code with new stringers, treads and risers (all painted wood), and with a new concrete landing at grade. The stair railing will be constructed of SM-8840 top railing, ptd., with turned wood balusters to match existing; the stair railing design will be changed from having two lower newel posts to one traditional lower newel post, with a new top newel post to receive the railing at a traditional height.

Cedar lattice will be re-used to fill in along the sides of the under-porch area, to match existing.



PROPOSED PORCH STRUCTURE

1/4" = 1'-0"



PROPOSED SIDE PORCH/STAIR
 3/8" = 1'-0"

