

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	213 Ethan Allen Ave., Takoma Park	Meeting Date:	11/14/2018
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/7/2018
Applicant:	Chris and Seema Meighan (Eric Saul, Architect)	Public Notice:	10/31/2018
Review:	2 nd Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	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.

BACKGROUND

The applicants previously appeared before the Commission for a preliminary consultation at the October 10, 2018 HPC meeting.

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 discourage 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 previously appeared before the Commission for a preliminary consultation at October 10, 2018 HPC meeting. The Commission expressed the following concerns about the applicants' previous proposal:

- The proposed west (right side) projection had the potential to detract from the surrounding streetscape.
- The proposed roof form of the addition was incompatible with the character of the historic house.
- The fenestration pattern of the proposed addition was incompatible with the historic house.

The applicants have returned with the following revisions to the proposal:

- The applicants propose a small L-shaped addition with gable roofs instead of a modern-style addition with front-sloping shed roof.
- The proposed fenestration is more consistent with the historic house. Specifically, the windows on east (left side) have been made smaller to be more compatible with the existing windows sizes and a window has been added to the previously proposed blank wall on the west (right side). Additional fenestration has also been added to rear elevation of the addition.

Staff finds that the applicants have attempted to address many of the Commission's previous concerns; however, staff asks the Commission to provide guidance regarding the following:

- The west (right side) projection has not been removed from the proposal, and staff remains concerned about its potential to detract from the surrounding streetscape.
- Staff has concerns regarding the connection of the proposed L-shaped addition to the historic house via an existing smaller addition. As with the previous proposed shed roof form, staff has concerns about the resulting roof condition and its compatibility with the historic house.
- Staff suggests the exploration of alternatives, including the complete removal of the existing rear addition to accommodate a larger new addition with more compatible roof form.
- These outstanding design issues potentially render the project unable to meet Secretary of the Interior's Standards 9.

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.

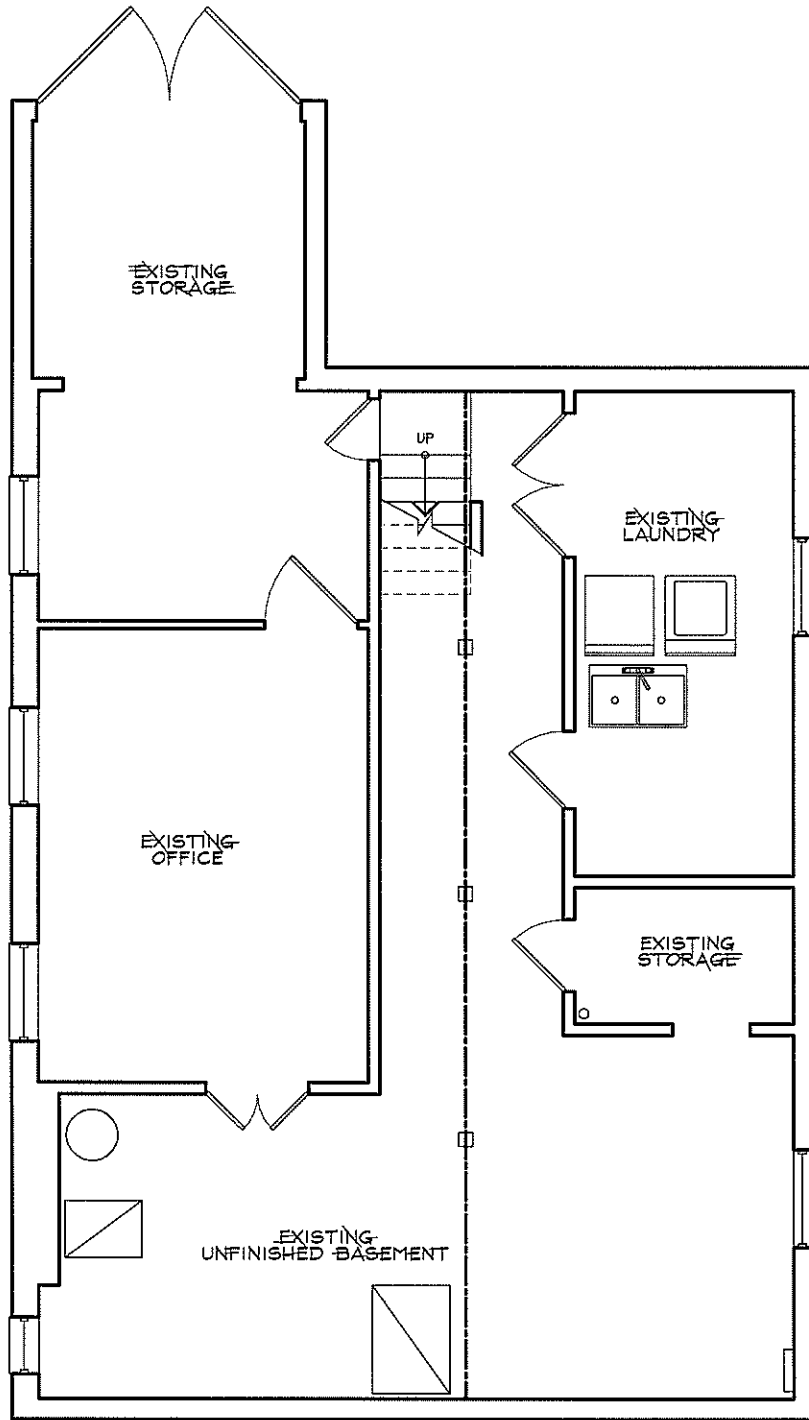
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

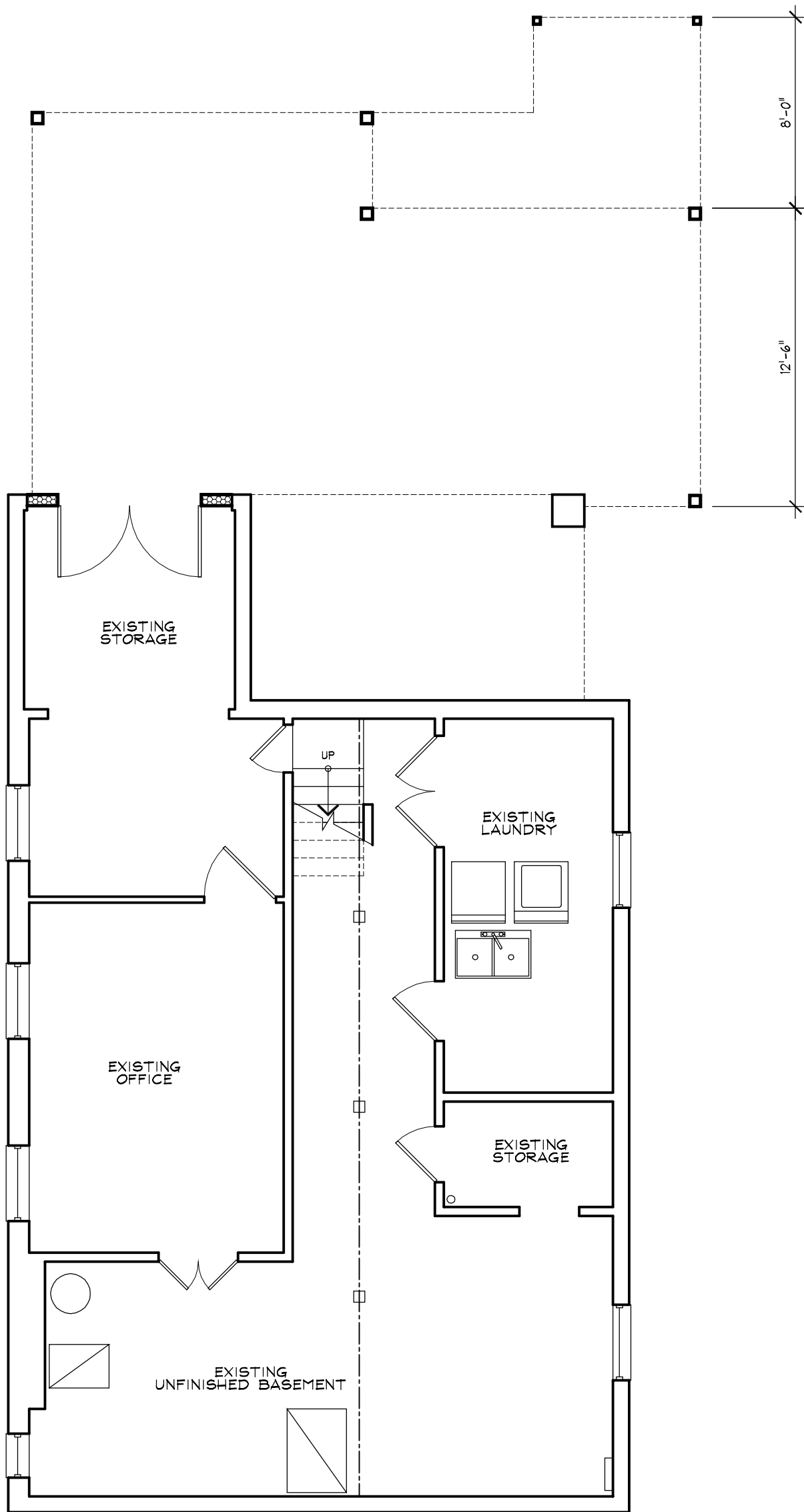
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address 213 ETHAN ALLEN AVE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address ERIC SAUL 8114 CARROLL AVE TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>CHARLES & GRACIELA HAYES 215 ETHAN ALLEN AVE TAKOMA PARK, MD 20912</p>	<p>ERIC & 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 & HEATHER F HURLBURT 211 MANOR CIRCLE TAKOMA PARK, MD 20912</p>	



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

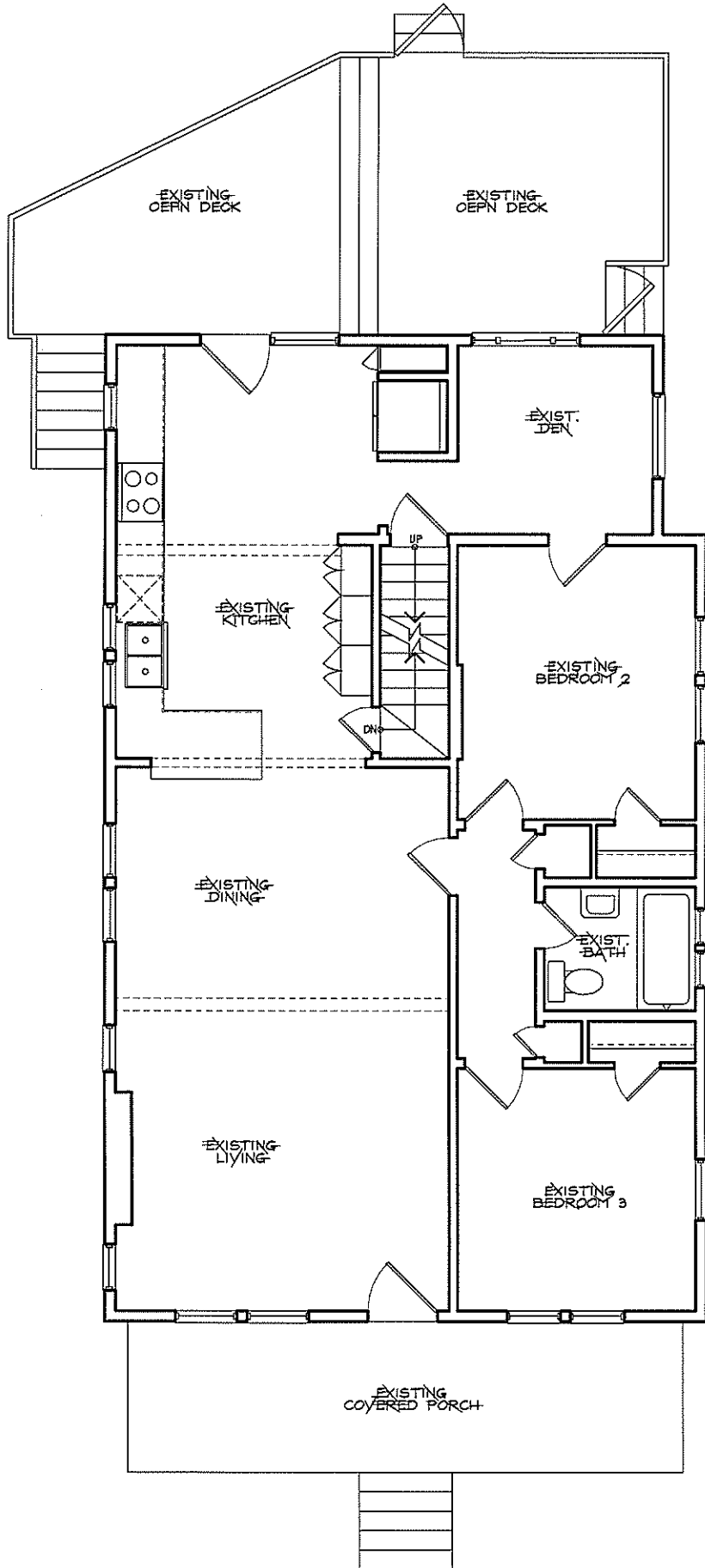


BASEMENT

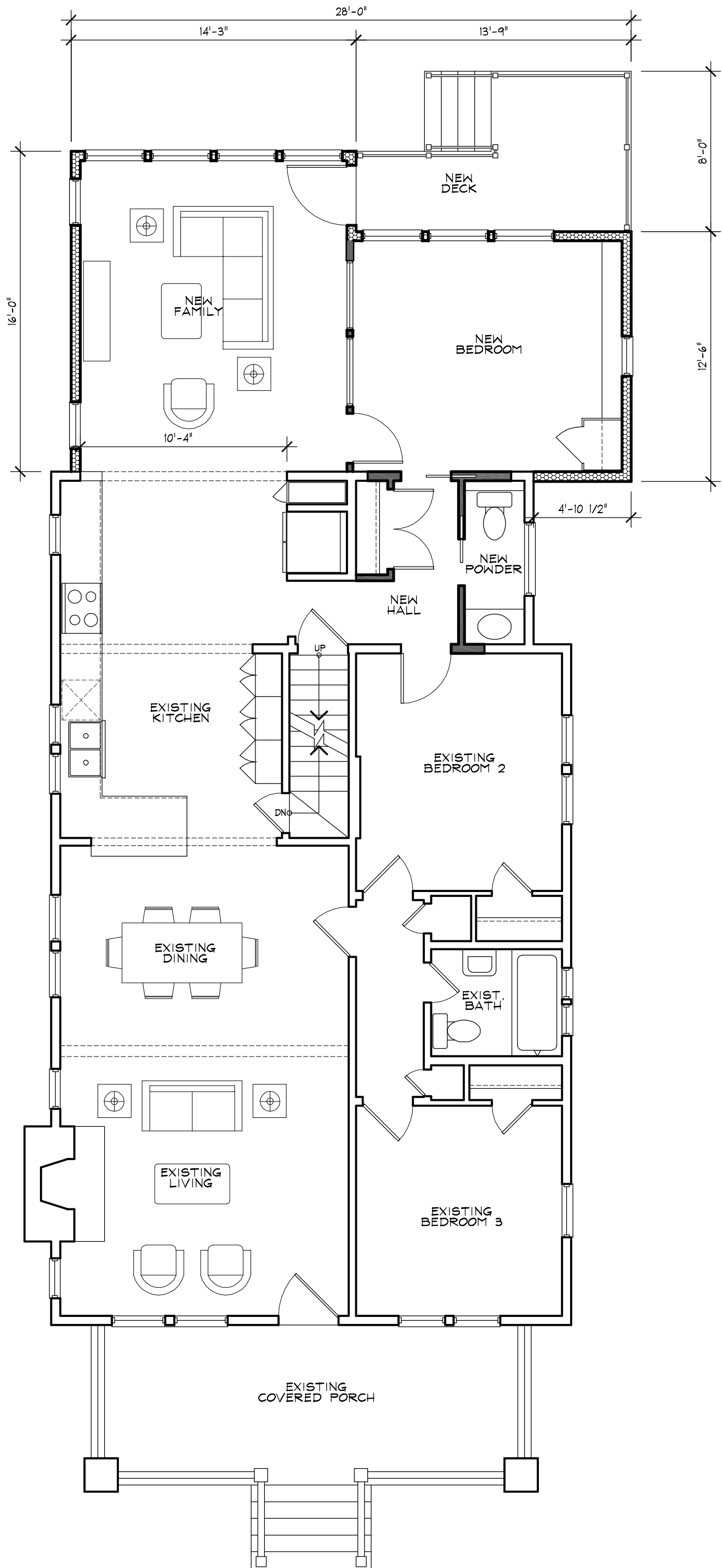
1
A1.1

PROPOSED FIRST FLOOR PLAN

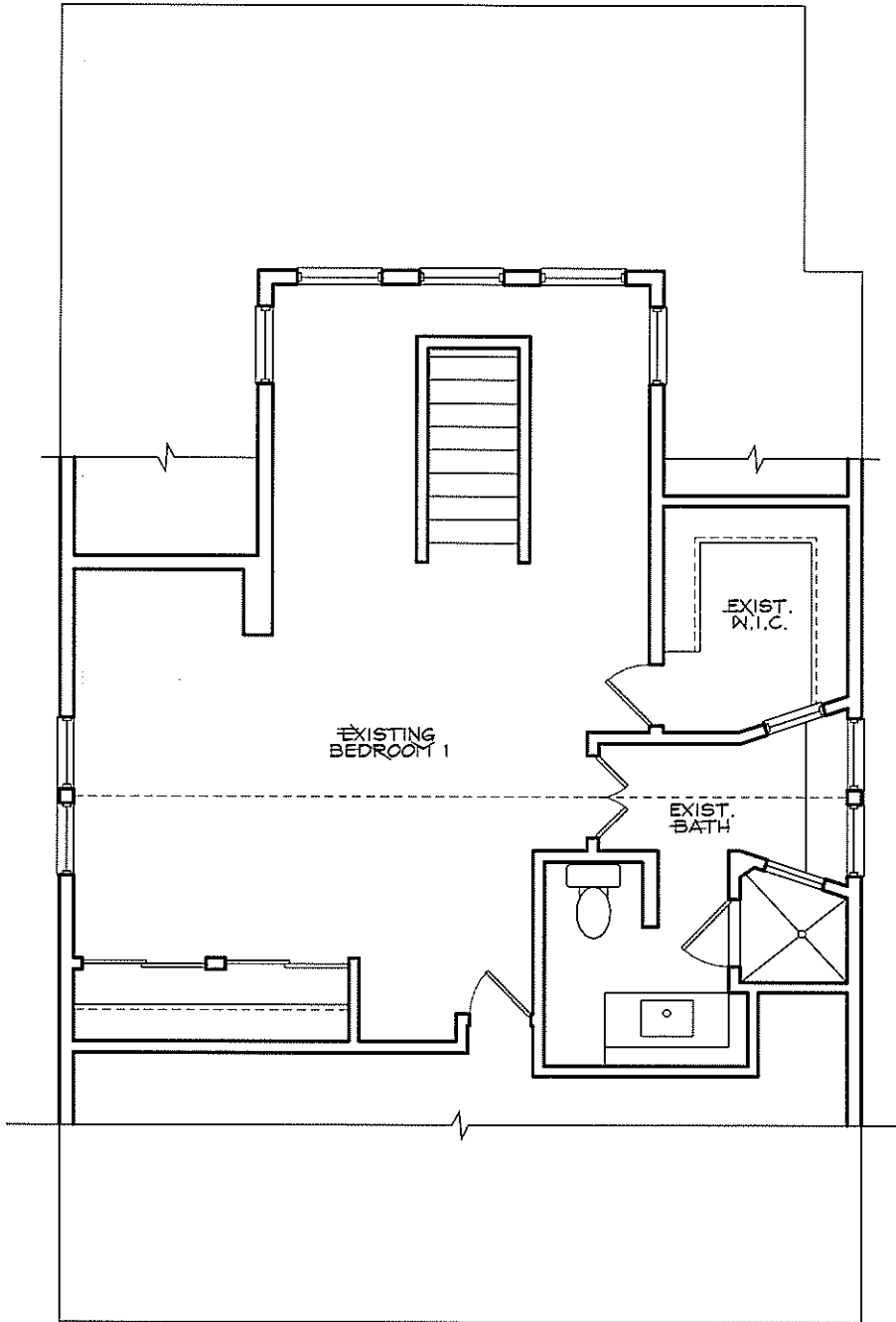
1/4" = 1'-0"



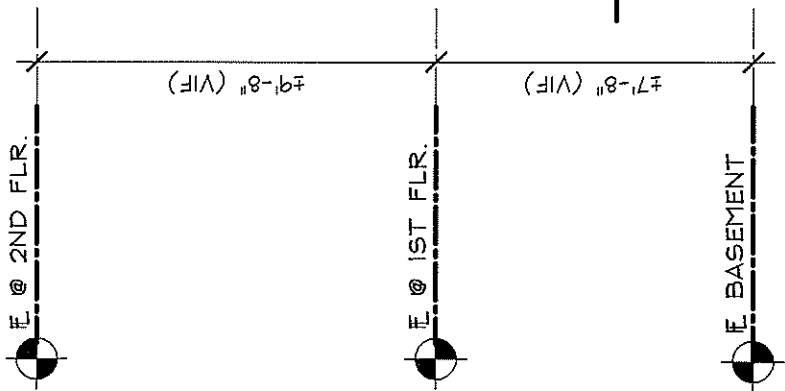
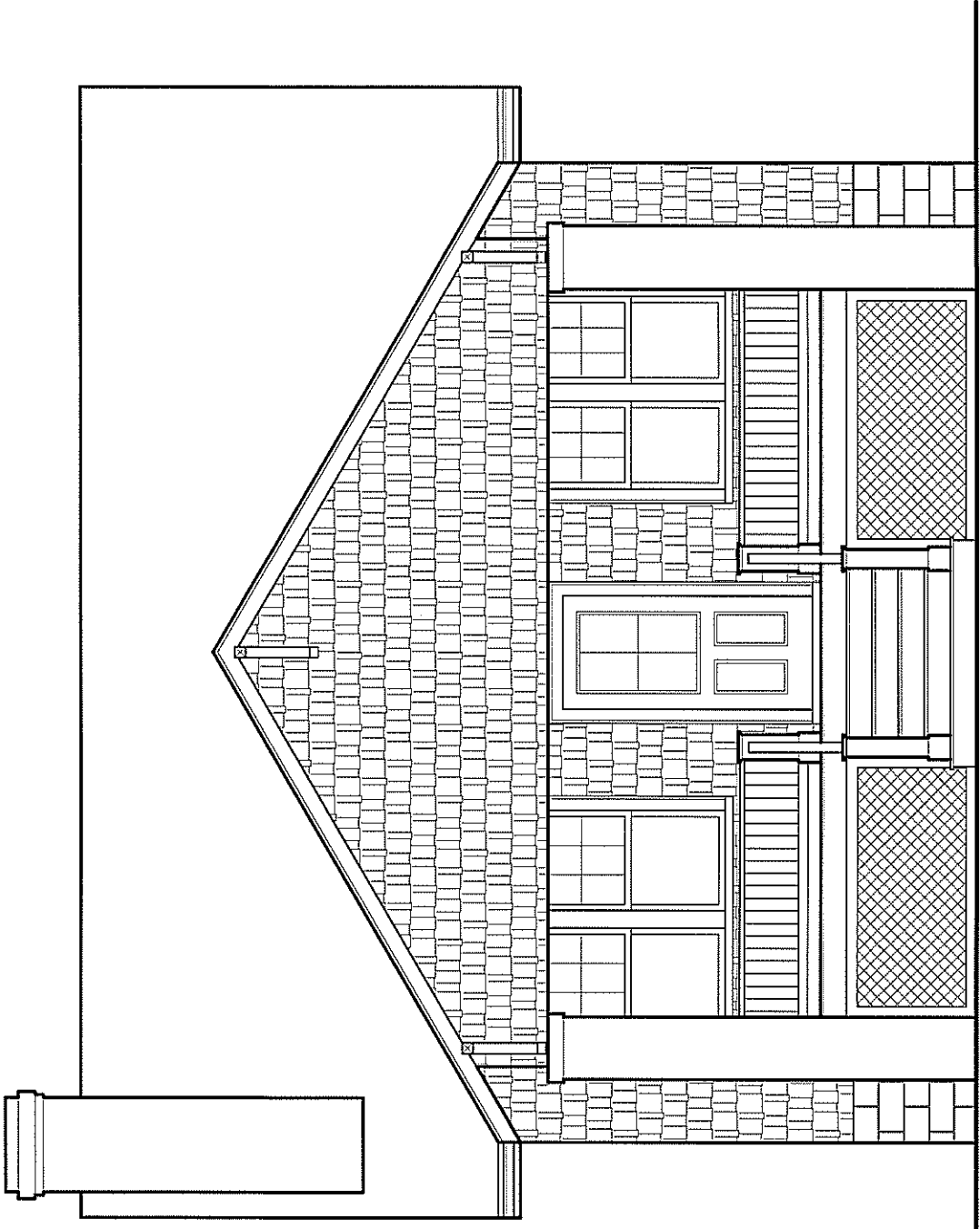
2 EXISTING FIRST FLOOR PLAN
 -A1 1/4" = 1'-0"



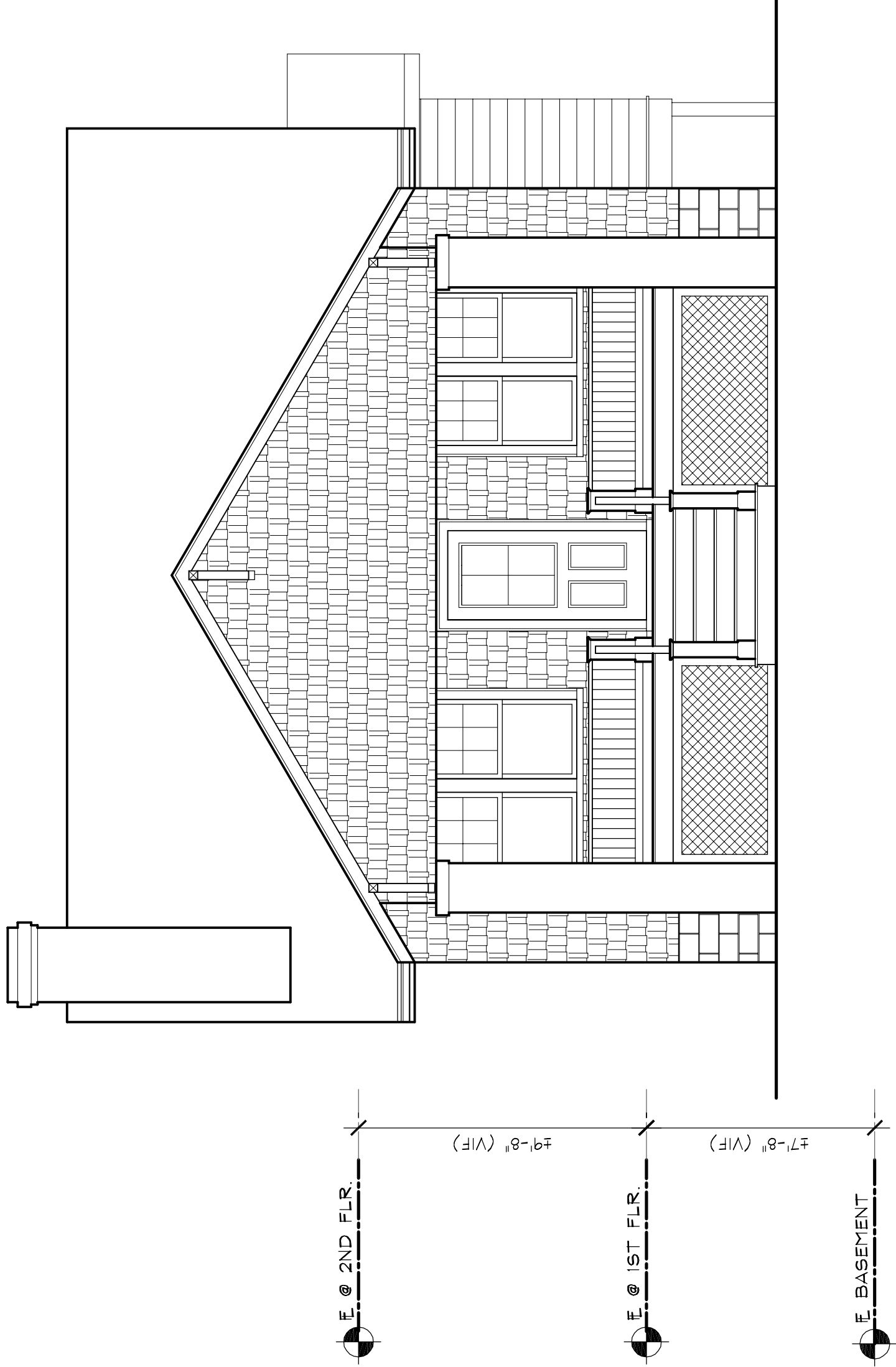
2 PROPOSED FIRST FLOOR PLAN
 A1.1 1/4" = 1'-0"



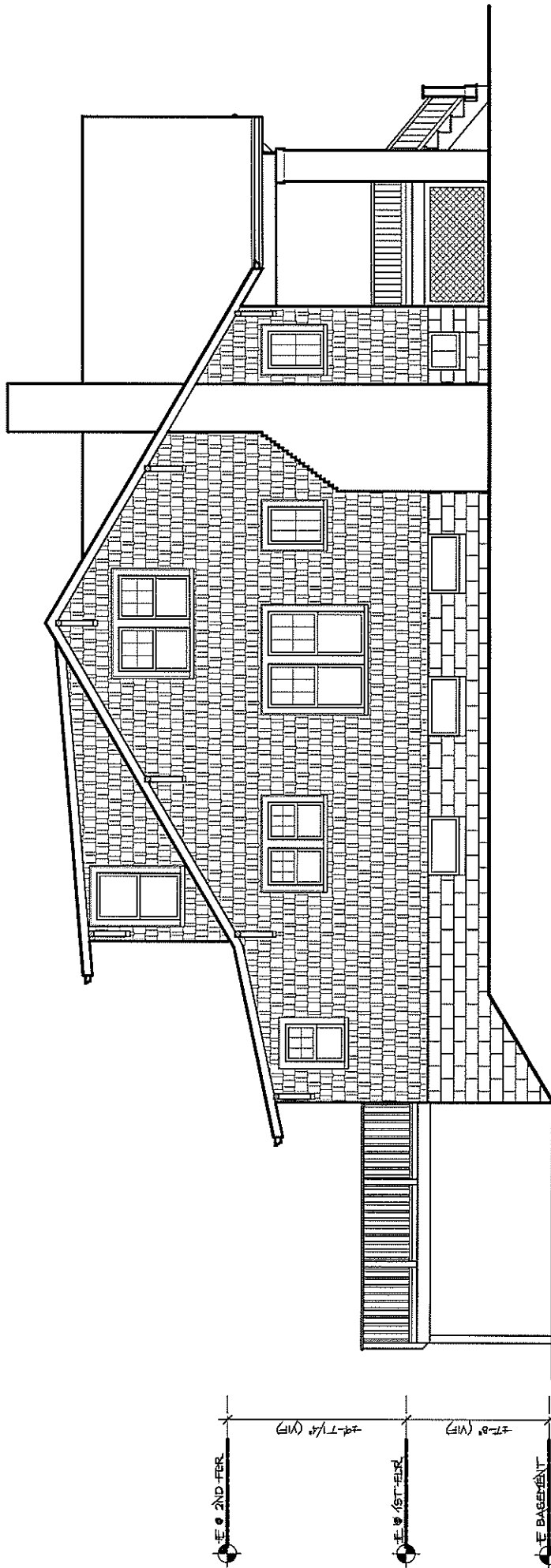
3 EXISTING SECOND FLOOR PLAN
AI 1/4" = 1'-0"



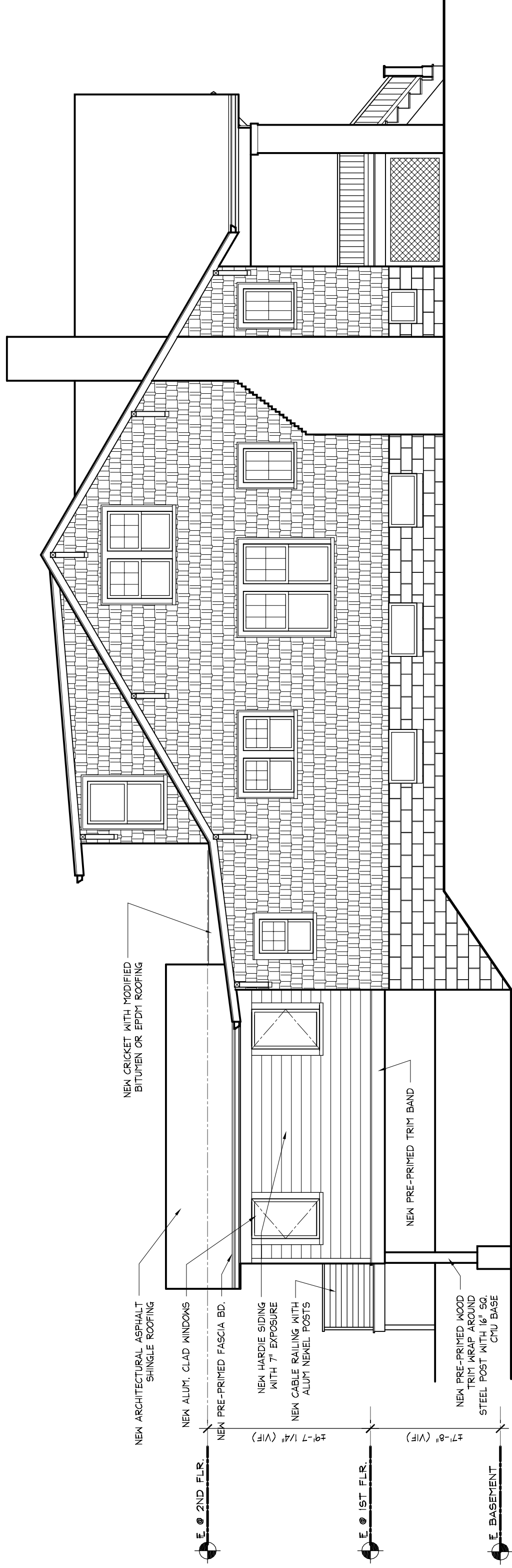
3 EXISTING FRONT ELEVATION
 A2 1/4" = 1'-0"



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



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



NEW CRICKET WITH MODIFIED
BITUMEN OR EPDM ROOFING

NEW ARCHITECTURAL ASPHALT
SHINGLE ROOFING

NEW ALUM. CLAD WINDOWS

NEW PRE-PRIMED FASCIA BD.

NEW HARDIE SIDING
WITH 7" EXPOSURE

NEW CABLE RAILING WITH
ALUM NEWEL POSTS

NEW PRE-PRIMED TRIM BAND

NEW PRE-PRIMED WOOD
TRIM WRAP AROUND
STEEL POST WITH 16" SQ.
CMU BASE

E @ 2ND FLR.

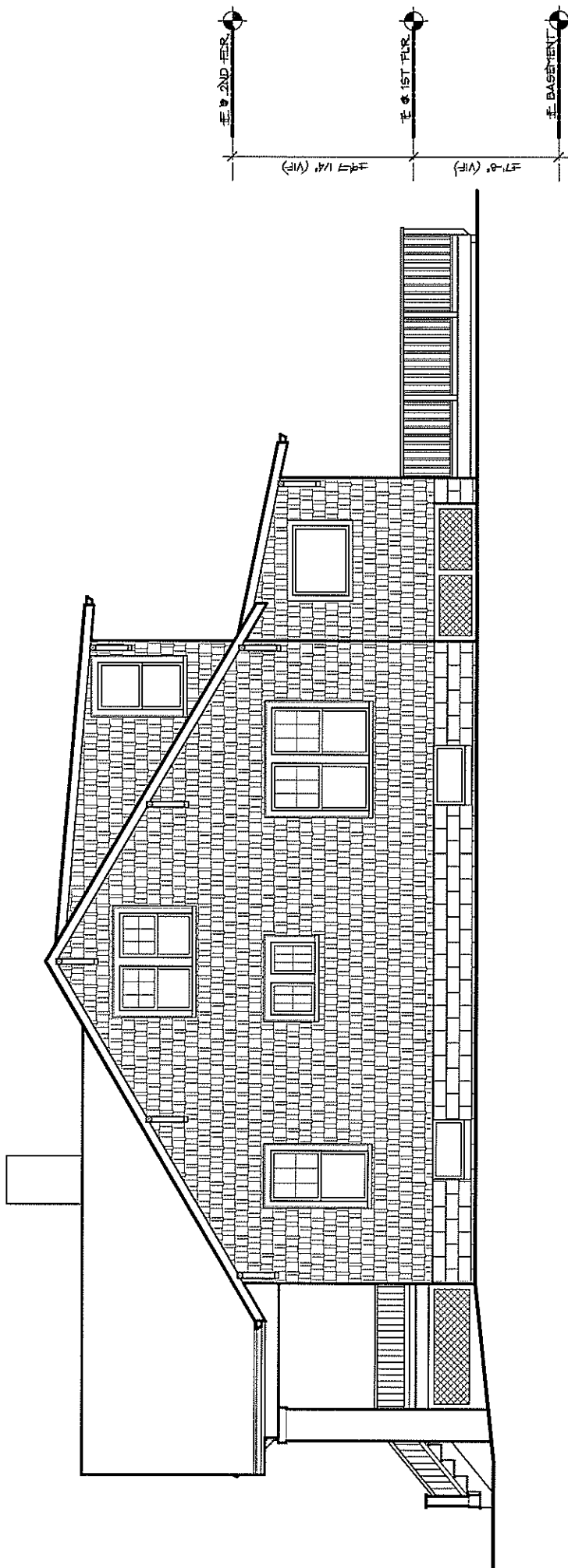
E @ 1ST FLR.

E @ BASEMENT

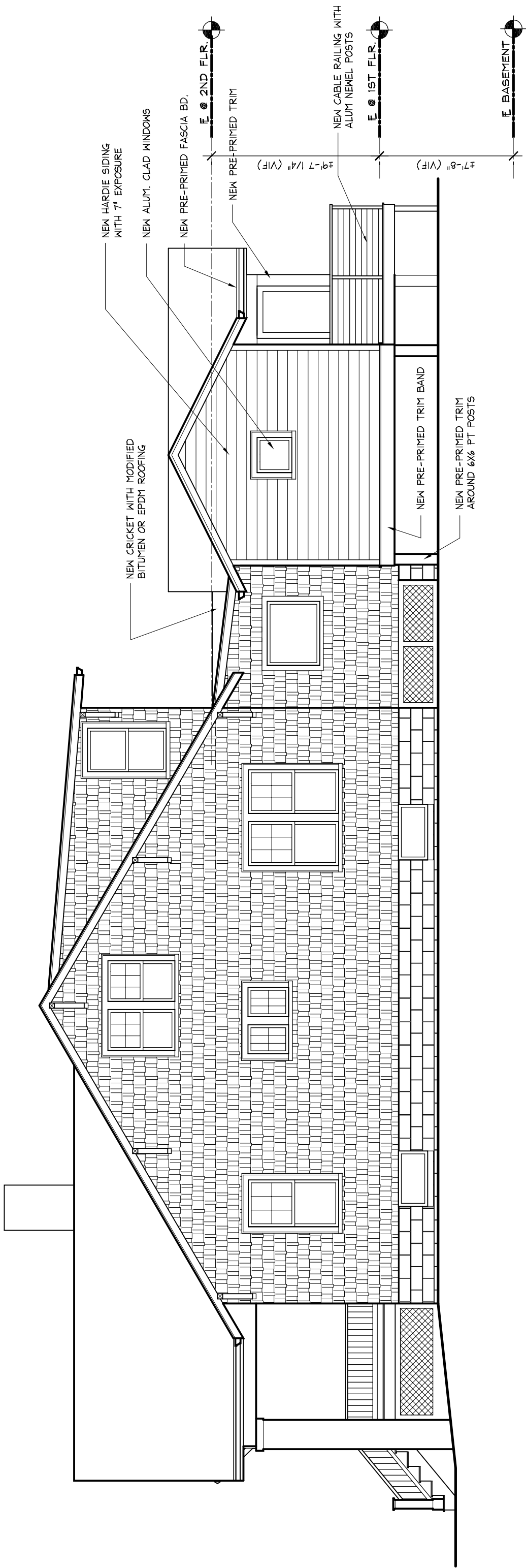
±9'-7 1/4" (VIF)

±7'-8" (VIF)

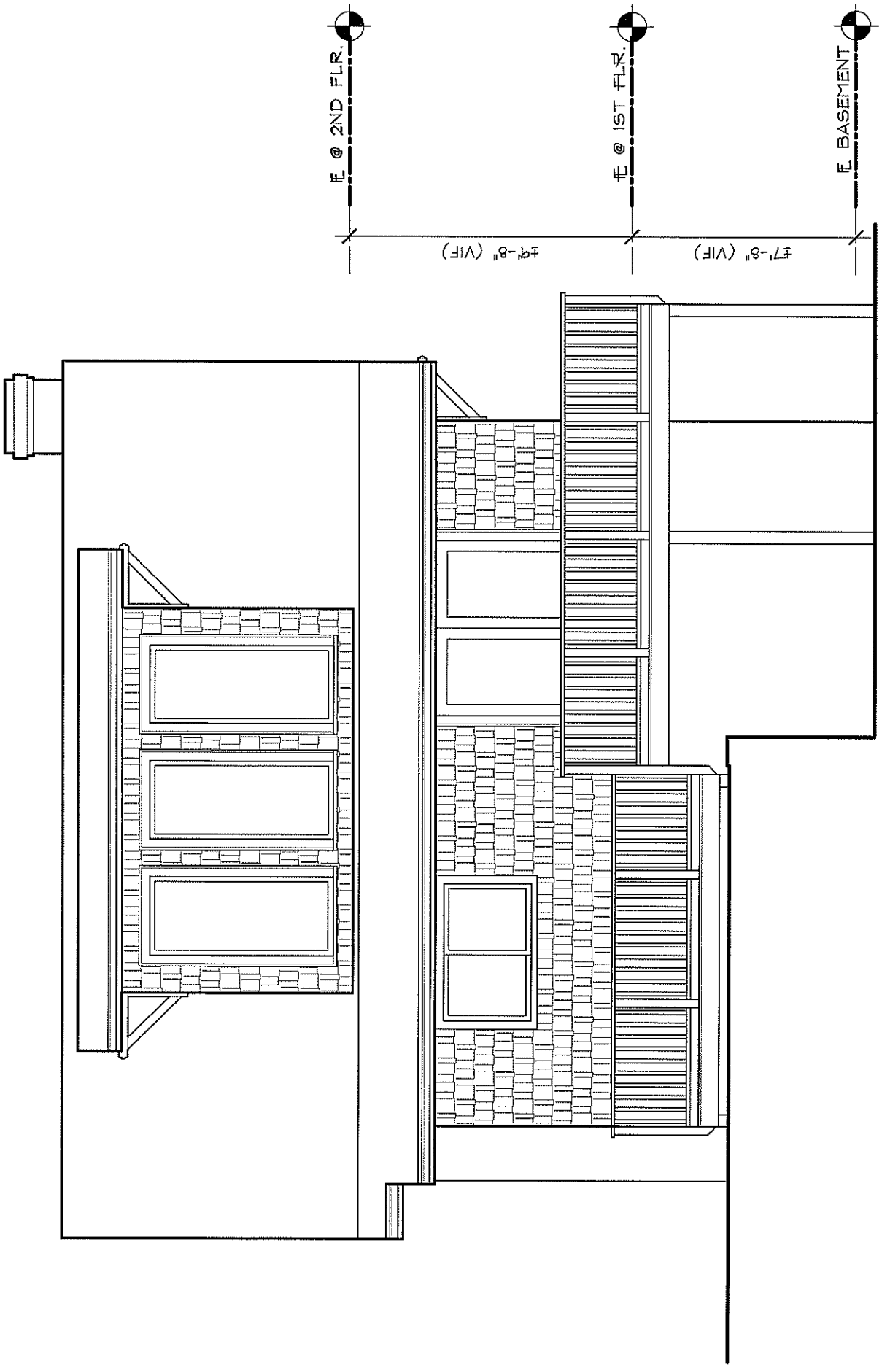
1 PROPOSED EAST SIDE ELEVATION
A2 1/4" = 1'-0"



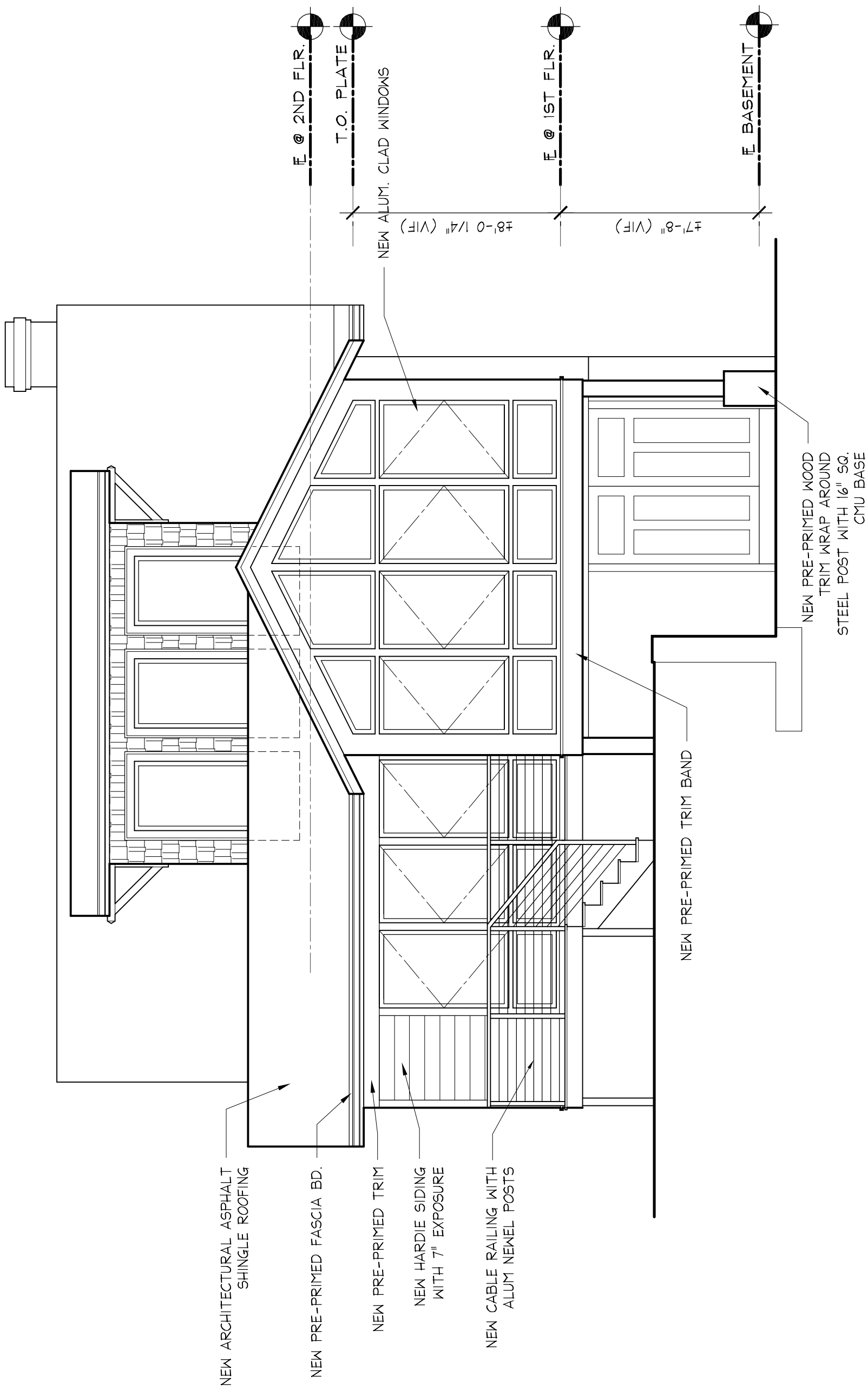
2 EXISTING WEST SIDE ELEVATION
 A2 1/4" = 1'-0"



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



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



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



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