

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	34 Hickory Avenue, Takoma Park	Meeting Date:	4/5/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/29/2017
Applicant:	Jennifer Cutting (Paul Treseder, Architect)	Public Notice:	3/22/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17V	Staff:	Michael Kyne
PROPOSAL:	Removal of non-historic addition and construction of new addition and other alterations		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with conditions** the HAWP application.

- 1. Details will be submitted for the proposed door on the rear elevation of the proposed addition, with final review and approval delegated to staff.**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1900-10

PROPOSAL

The applicant proposes the following work items:

- Remove an existing triangular addition from the rear, left corner of the historic house.
- Construct a new 6.5' deep x 9.5' wide addition in the rear, left corner of the historic house.
- Construct a 5' deep canopy roof with wooden brackets along the left side of an existing rear addition.
- Install an exhaust fan outlet in the rear, left corner of the historic house.

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 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 a 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 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.

Sec. 24A-8. Same-Criteria for issuance.

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate

protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(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; [emphasis added] 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.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Standards 2, 9, and 10 most directly apply to the application before the commission:

#2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

#10. New additions and adjacent or related new construction shall 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 subject property is a c. 1900-10 Colonial Revival-style Contributing Resource within the Takoma Park Historic District. The house has two rear additions – one dating to the 1940s and the other to 1992. There is a small triangular addition in the rear, left (as viewed from Hickory Avenue) corner of the historic house, where the historic house meets the 1940s addition.

The applicant proposes to remove the existing triangular addition and construct a new 6.5' deep x 9.5' wide addition in its place. The eaves of the new addition will extend beyond the left elevation of the historic house, with a depth equal to that of the historic house's eaves. An adjacent 5' deep canopy roof with wooden brackets will be constructed along the first-floor, left elevation of the 1940s addition. Other work will include the installation of an exhaust fan outlet in the rear, left corner of the historic house and rebuilding an existing wooden deck, as needed.

The proposed materials include Boral siding with a reveal to match that of the historic house, Azek trim, composition shingles, and a brick foundation. A wood and clad door with transom is proposed on the rear elevation of the proposed new addition.

Typically, the Commission requires rear additions to be inset a minimum of 6" from each side of the historic house, minimizing visibility and providing differentiation. In this case, the applicant proposes an addition that is coplanar to the left elevation of the historic house, accommodating the interior kitchen extension.

Staff finds that, due to the relatively shallow depth of the proposed addition and the proximity of the neighboring house to the left, the proposed addition will be minimally visible from the public right-of-way. Staff also suggests that the proposed addition's one-story roof with projecting eaves and the existing corner boards of the historic house will create a visual break and differentiate the addition from the historic house; however, the Commission may find that the addition should be inset, further minimizing visibility, or that the siding of the proposed addition should have a reveal different from that of the historic house, providing further differentiation.

The proposed canopy roof is at the rear, where it will likely not be visible from the public right-of-way and will only physically impact the 1940s addition. The installation of an exhaust fan outlet in the rear, left corner of the historic house is a relatively minor alteration at the extreme rear of the historic house, where it will not detract from the subject property or surrounding district.

Staff supports the applicant's proposal, finding that is consistent with the *Guidelines* and *Standards*; however, staff does recommend a condition of approval, stipulating that details will be submitted for the proposed door on the rear elevation of the proposed addition, with final review and approval delegated to staff.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, 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 Secretary of the Interior's Standards for Rehabilitation;

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;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: _____ Contact Person: _____
 Daytime Phone No.: _____
 Tax Account No.: _____
 Name of Property Owner: JENNIFER CUTTING Daytime Phone No.: _____
 Address: 34 HICKORY AVE TAKOMA PARK MD 20912
Street Number City Street Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: PAUL TRESEDER, AIA Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 34 Street: HICKORY AVE
 Town/City: TAKOMA PARK Nearest Cross Street: ELM
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 75,000

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] Signature of owner or authorized agent
March 2 2017 Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

791310

**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 "FOUR-SQUARE", WITH 2 ADDITIONS ON THE REAR (ONE DATING FROM THE 1940'S, THE OTHER FROM 1992). HICKORY AVENUE IS A SHORT STREET WITH AN ECLECTIC MIX OF HOUSE STYLES, MANY OF THE SAME VINTAGE AS THIS (1900-1930). THE PATTERN OF SETBACKS AND HOUSE SPACING IS FAIRLY UNIFORM, AS ARE THE HEIGHTS.

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

IT IS PROPOSED TO FILL IN THE CORNER BETWEEN THE ORIGINAL HOUSE AND THE OLDER ADDITION WITH AN EXTENSION TO THE KITCHEN, 6.5' x 9.5', ONE STORY. THIS ADDITION WILL BE VISIBLE FROM HICKORY AVENUE WHEN VIEWED FROM AN ANGLE, BUT NOT FROM A STRAIGHT-ON VIEW. THE EXISTING TRIANGULAR ADDITION WILL BE REMOVED.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

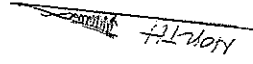
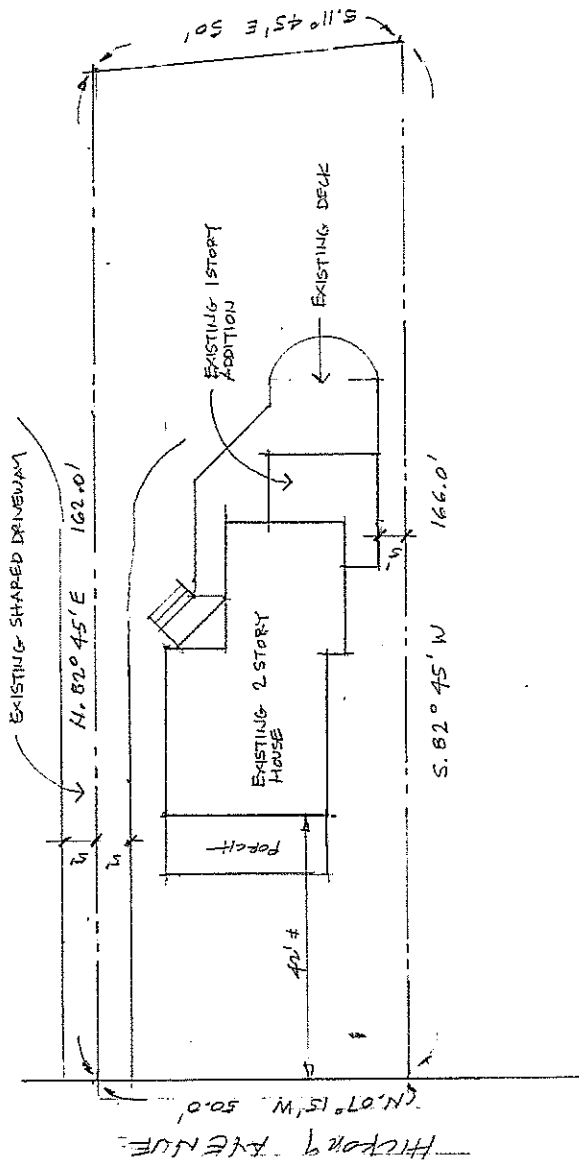
6. **TREE SURVEY**

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.



SITE PLAN - EXISTING
 Scale: 1" = 20'-0"



Paul Treseder
Architect AIA
Paul.Treseder@verizon.net
Bethesda, MD 20818
301-320-1880
6320 Weacessel Road

Paul Treseder
Architect AIA

Date 2-15-17

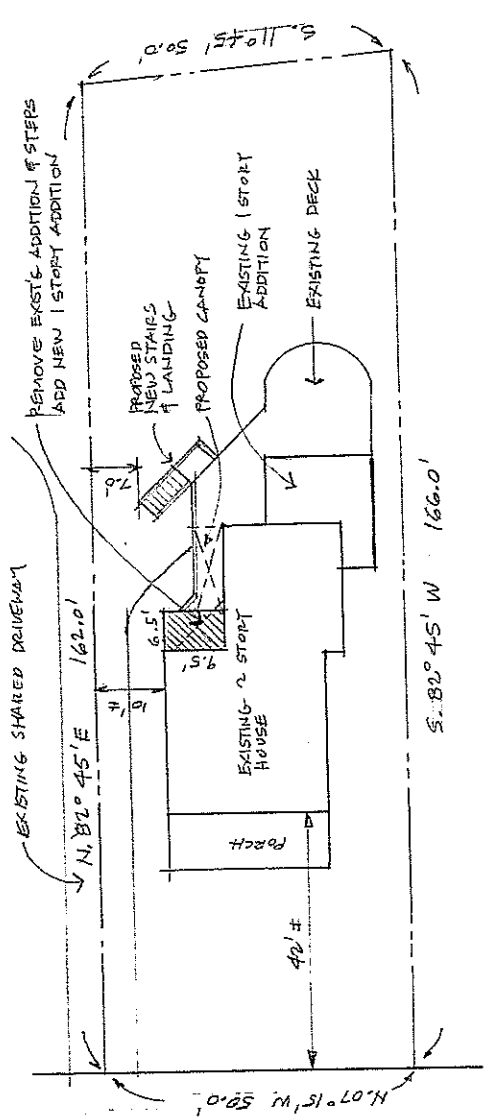
Scale 1/8" = 20'-0"

Drawn P.T.

Job CUTTING

Sheet

Of Sheets

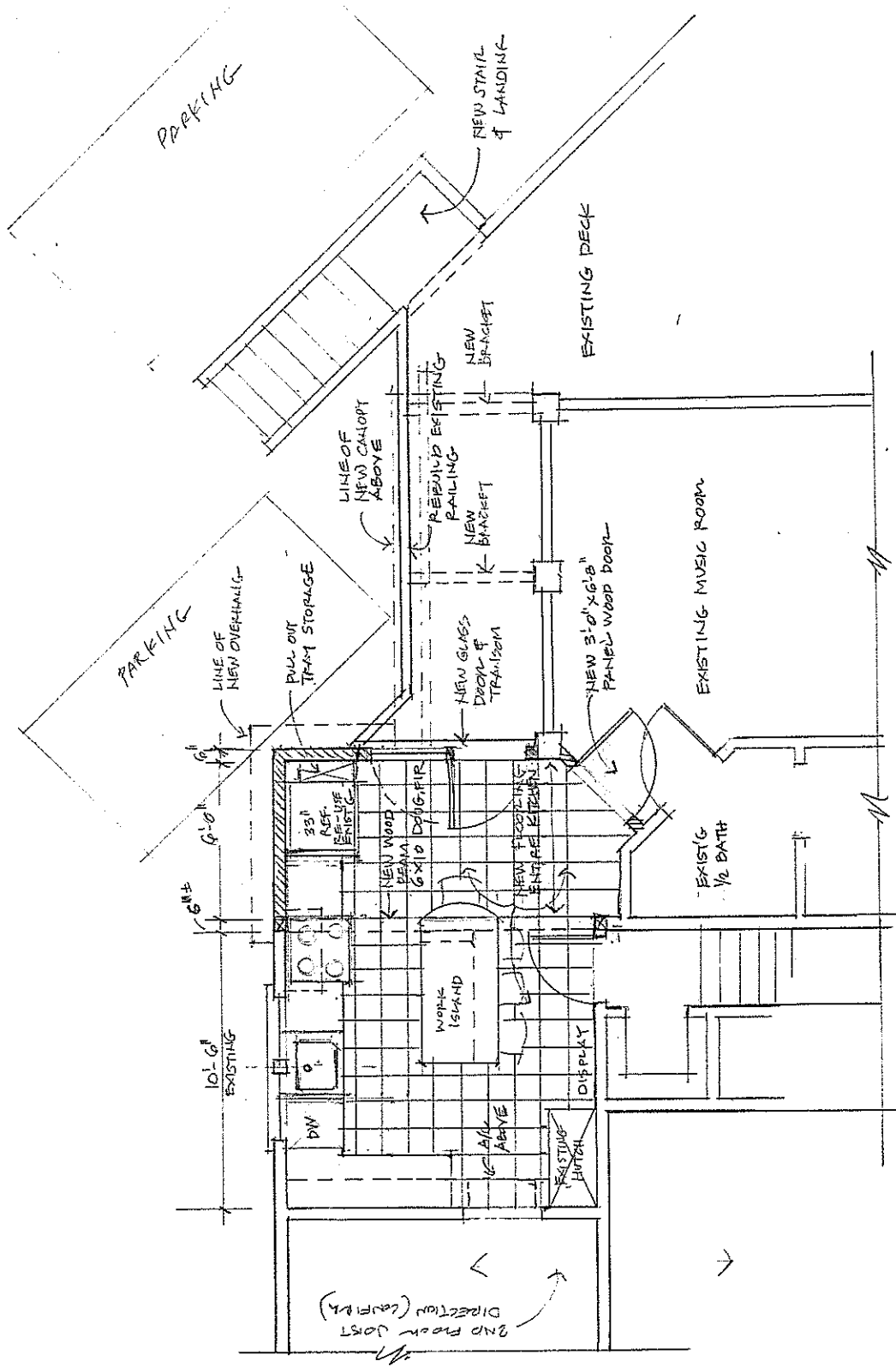


HICKORY AVENUE

#34 HICKORY AVE, TAKOMA PARK
SITE PLAN (PROPOSED)

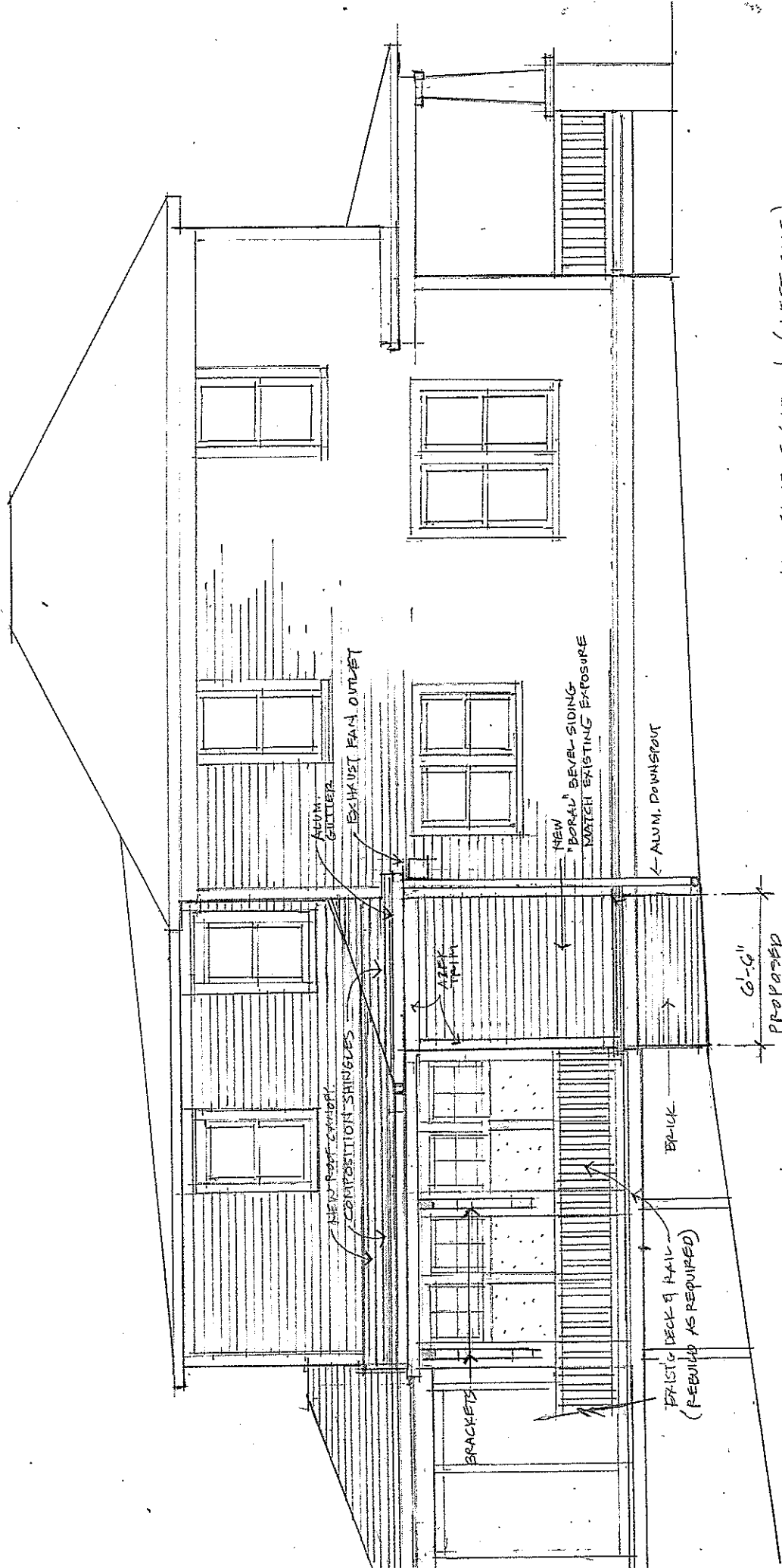
Scale: 1/8" = 20'-0"

LOT 20, BLOCK 20
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
8,200 S.F.



NEW KITCHEN for the
 CUTTING / PLUNKETT RESIDENCE
 # 34 HICKORY AVE, TAKOMA PARK, MD.

PROPOSED FLOOR PLAN
 scale: 1/4" = 1'-0"



NORTH ELEVATION (LEFT SIDE)

NOTE: PROPOSED NEW ADDITION IS NOT VISIBLE FROM FRONT ELEVATION

CUTTING - PLUMBING RESIDENCE

← ALUM. GUTTER
← EXHAUST FAN OUTLET

← NEW 1" BOARD BEVEL SIDING MATCH EXISTING EXPOSURE

← ALUM. DOWNSPOUT

← NEW ROOF COVERED COMPOSITION SHINGLES

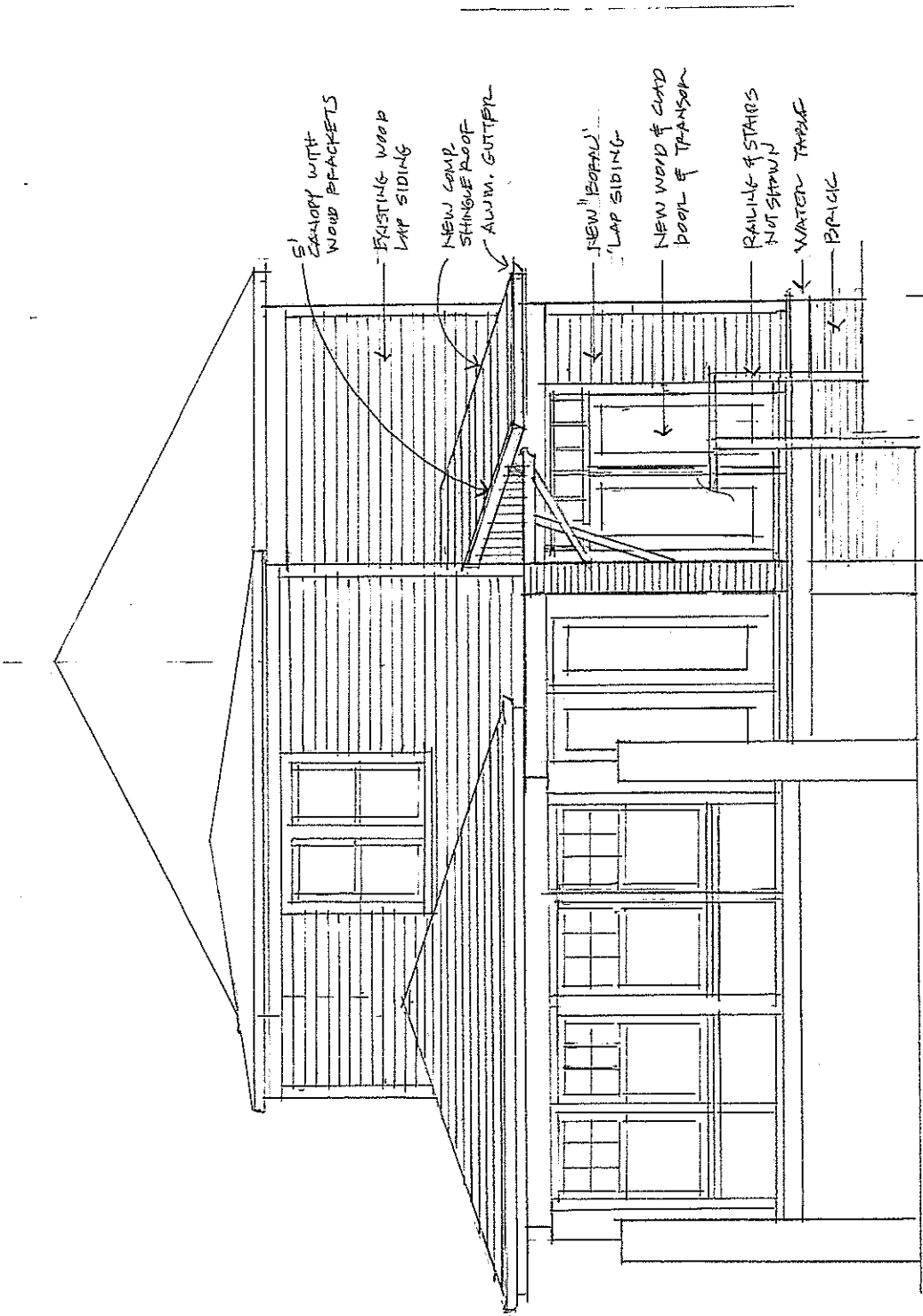
← ASPH. TRAY

← 6'-0" PROPOSED

← BRICK

← BRKING DECK & RAIL (REBUILD AS REQUIRED)

← BRACKETS



EXISTING GALLOPY WITH WOOD BRACKETS

EXISTING WOOD LAP SIDING

NEW COMP. SHINGLES ROOF ALUM. GUTTER

NEW "BOARDS" LAP SIDING

NEW WOOD & CLAD DOOR & TRANSOM

RAILING & STAIRS NOT SHOWN

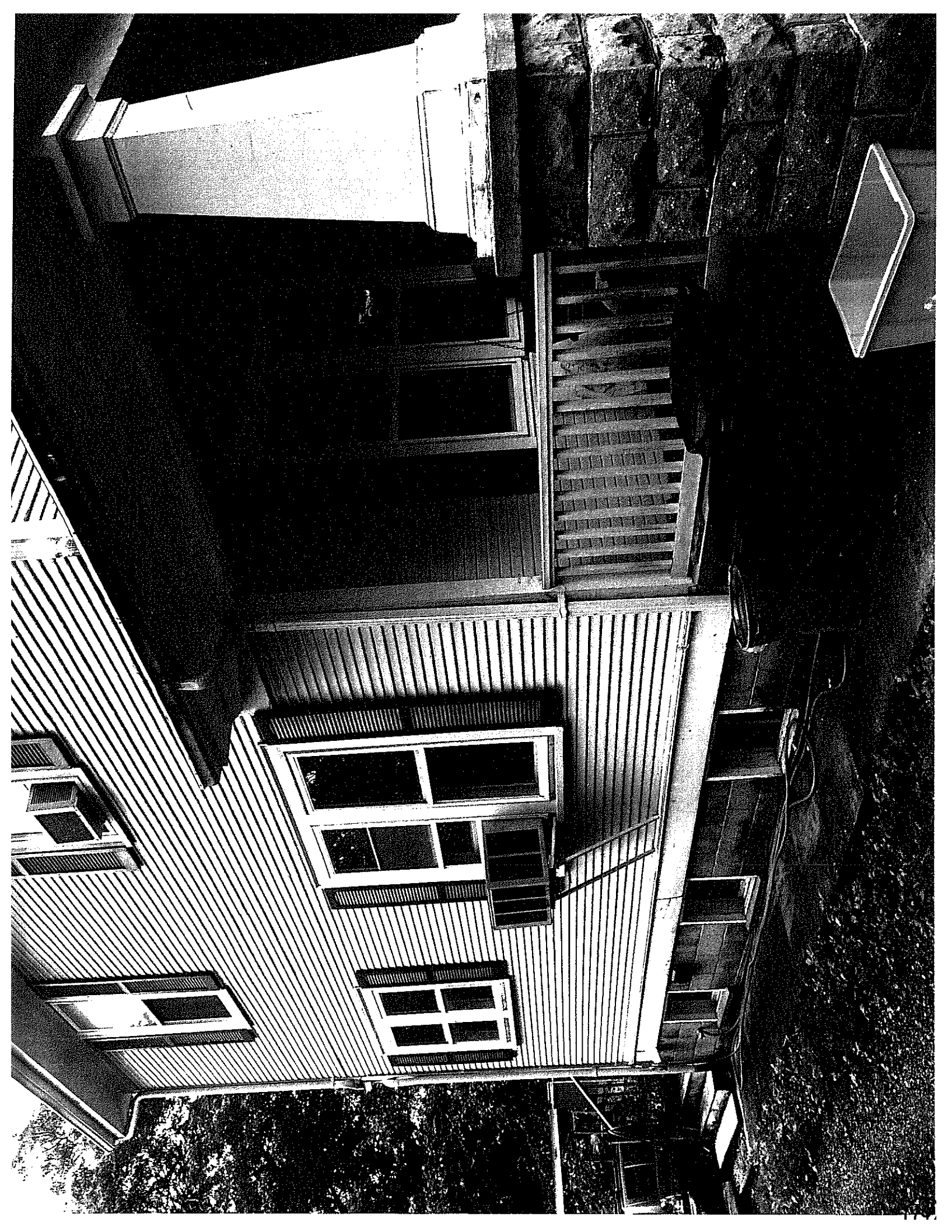
WATER TABLE BRICK

PROPOSED

EXISTING (1992 ADDITION)

REAR ELEVATION





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

Owner's mailing address 34 HICKORY AVENUE TAKOMA PARK, MD. 20912	Owner's Agent's mailing address PAUL TRESEDER 6320 WISCASSET ROAD BETHESDA, MD. 20816
Adjacent and confronting Property Owners mailing addresses	
32 HICKORY AVENUE, TAKOMA PARK, MD. 20912 DARYL BRAITHWAIT	38 HICKORY AVENUE TAKOMA PARK, MD. DAVID. CORN
33 HICKORY AVENUE TAKOMA PARK, MD. ELIZABETH PAVLOVSKY	35 HICKORY AVENUE TAKOMA PARK, MD. MICHAEL COLBERT & JIM JACKSON