

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7008 Poplar Avenue, Takoma Park	Meeting Date:	2/8/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/1/2017
Applicant:	Beth Fournier (Rick Vitullo, Architect)	Public Notice:	1/25/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17J	Staff:	Michael Kyne
PROPOSAL:	Rear addition		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1920s – 40s

PROPOSAL

The applicants propose the following work items:

- Construction of a one-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.

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 applicants propose to construct a one-story addition at the rear of the subject property. The proposed addition will consist of two sections – a larger section with cross gable that extends into the rear yard at the left side of the property (as viewed from the public right of way) and a smaller section with shed roof that will be coplanar with the rear elevation of an existing rear ell at the right side of the property. The proposed addition will entirely at the rear, with a 6” inset from the left side of the historic house. The ridge of the proposed new cross gable will be the same approximate height as that of the historic house.

The proposed materials include the following: Hardiplank siding with a 5” reveal to match the wood siding on the historic house, asphalt shingles on the cross gable to match the historic house, metal or membrane roofing on the shed roof, fiber cement trim, 8-over-1 wood double-hung windows to match those on the historic house, four-lite wood awning windows (with one new window installed at the left side/rear of the historic house), a single-lite wood door, and a parged masonry foundation.

Staff is supportive of the applicant’s proposal, finding it consistent with the *Guidelines* and *Standards*. The proposed addition is at the rear of the property, where it is less visible from the public right-of-way, and, while differentiated, is generally compatible with the architectural style of the historic house. The proposed alterations will not detract from the character-defining features of the subject property or surrounding streetscape.

Although the ridge of the proposed cross gable will be the same approximate height as the ridge of the historic house, the lot has an upward slope and the neighboring houses on either side are relatively close, minimizing the visibility of the cross gable from the public right-of-way and mitigating any impact it might have on the surrounding streetscape.

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** 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: RICK VITULLO
 Daytime Phone No.: 301-806-6447
 Tax Account No.: 01057763
 Name of Property Owner: BETH FOURNIER Daytime Phone No.: _____
 Address: 7008 POPLAR AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING PERMITS

House Number: 7008 Street: POPLAR AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: EUM AVE.
 Lot: 33 Block: 20 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK
 Liber: _____ Folio: _____ 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 estimator: \$ 75,000.00
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

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/assessment

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 _____ 1-10-17
 Signature of owner or authorized agent Date

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

SEE REVERSE SIDE FOR INSTRUCTIONS

786734

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

7008 Poplar Ave. Takoma Park, MD 20912

This is a "Contributing Resource" with a "Craftsman" porch, built in 1928 +/-, and it is located in the Takoma Park Historic District. It is a 1-story house, basically rectangular in shape, with a basement and a very small attic.

- 1) **Structure:** *It is gabled with the ridge parallel to the street. At the rear of the house, there is a 12'-0" x 12'-0" breakfast room with a low-slope shed roof; it is set to the right (north) side of the house. There is an original wood front porch, noted as a "Craftsman porch" by MN-CPPC, with four "Doric" wood posts, equally spaced, with a wood stair at the right side.*
- 2) **Windows/Doors:** *The windows of the original house are primarily painted wood double hung, 8-over-1.*
- 3) **Finish:** *The exterior finish is 5"-exposure German wood siding, painted.*
- 4) **Foundation:** *The foundation is painted parged masonry.*
- 5) **Roof:** *The original roofing is asphalt shingles.*

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

7008 Poplar Ave. Takoma Park, MD 20912

Rear Addition: *A new 1-story addition, consisting of a Master Bedroom and a Family Room, will be constructed at the rear of the house. The Family Room will have a roof that is an extension of the existing shed roof and the Master Bedroom will have a 12:12 gable roof over it; this will be built using the following materials/details:*

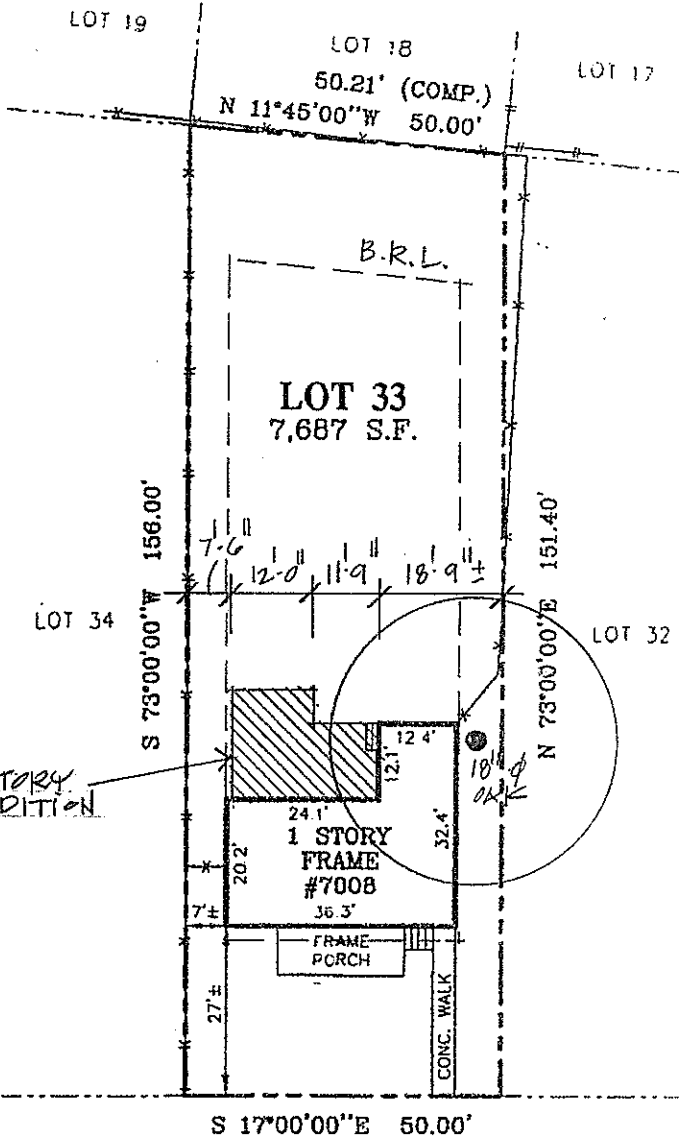
- 1) **Siding:** *painted "HardiPlank" fiber cement siding on all façades, to match the exposure (5") of the existing siding.*
- 2) **Roofing:** *asphalt shingles at the new gable roof (12:12 slope), to match existing; metal or membrane roofing on the new and the existing shed roof (1:12 slope +/-).*
- 3) **Trim:** *painted fiber cement trim at the windows and at the addition corners.*
- 4) **Windows and Doors:** *Rear- new and re-used existing painted wood double-hung sash windows (8-over-1) to match existing. Painted wood door with 1-lite at the rear located in the Family Room. Side (south)- painted wood awning windows, with four equal lites, will be in the Master Bedroom and Bath; the Bath will also have a skylight (not visible from the street) facing the side as well.*
- 5) **Foundation:** *this will be parged masonry.*

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:

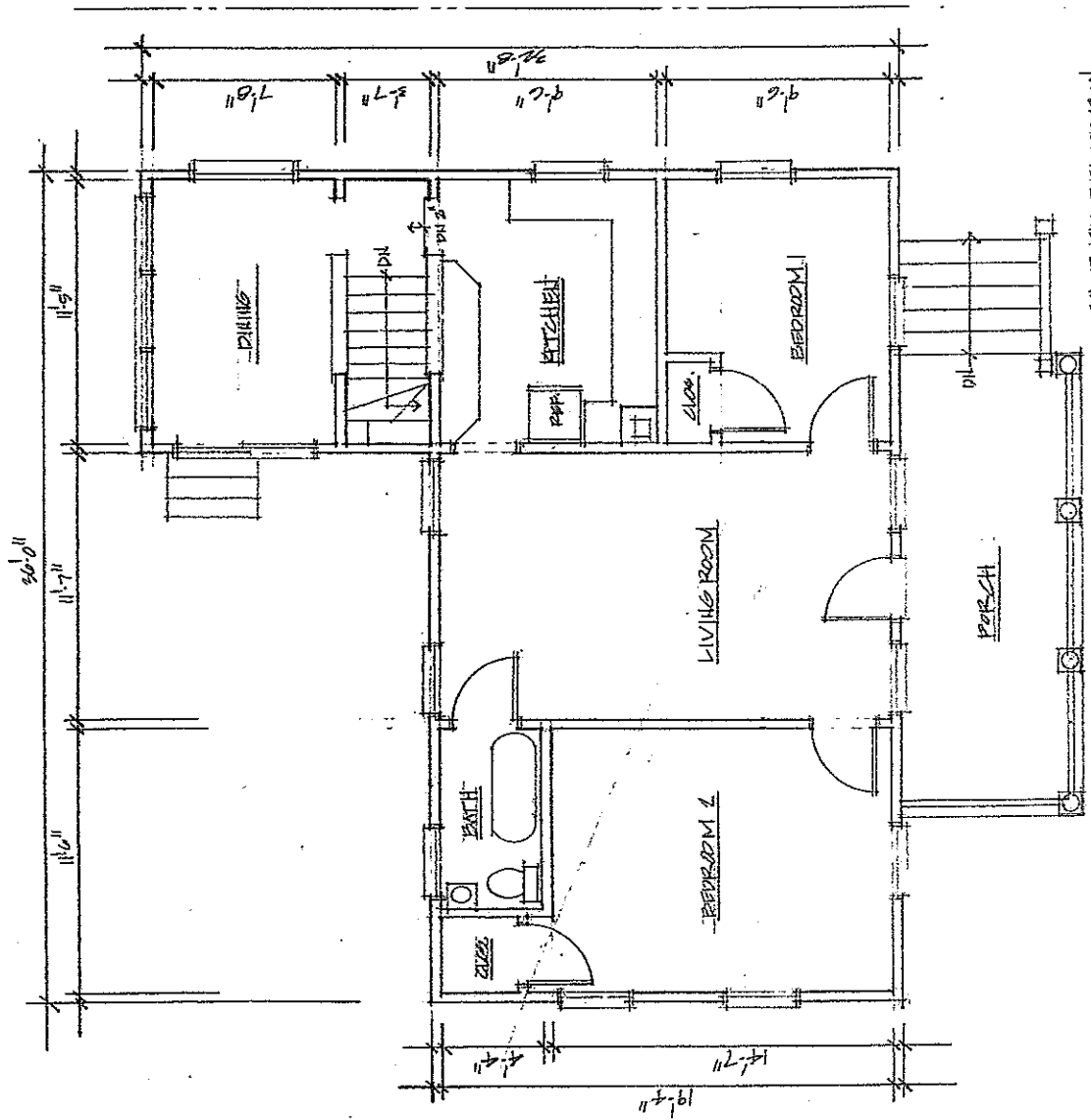
1. Flood zone "X" per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
3. No property corners found.



LOCATION DRAWING
 LOT 33, BLOCK 20
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

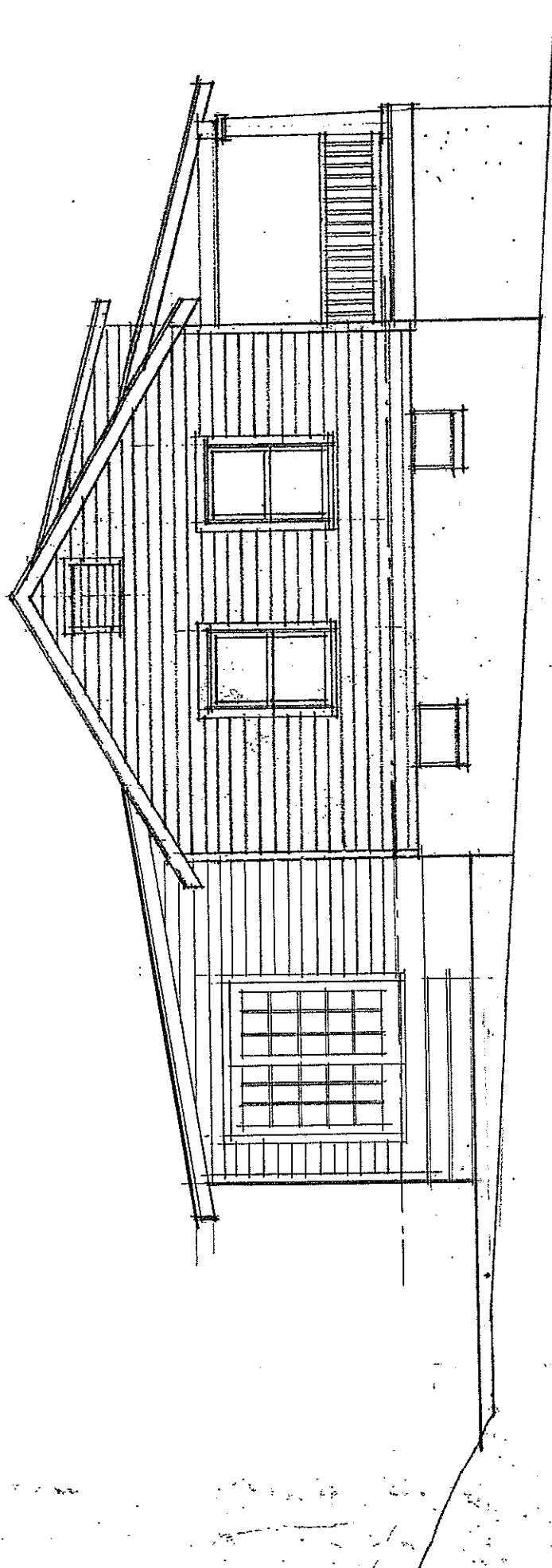
POPLAR AVENUE

<p>SURVEYOR'S CERTIFICATE</p> <p>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.</p> <p><i>Jeffrey A. Foster 587</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p>REFERENCES</p> <p>PLAT BK. A PLAT NO. 2</p> <p>LIBER FOLIO</p>	<p>SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286</p> <p>DATE OF LOCATIONS: _____ SCALE: 1" = 30' WALL CHECK: _____ DRAWN BY: E.H. HSE. LOC.: B-3-10 JOB NO.: 10-09567</p>
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EXIST. FIRST FLOOR PLAN
1/4" = 1'-0"

FEINHAUER

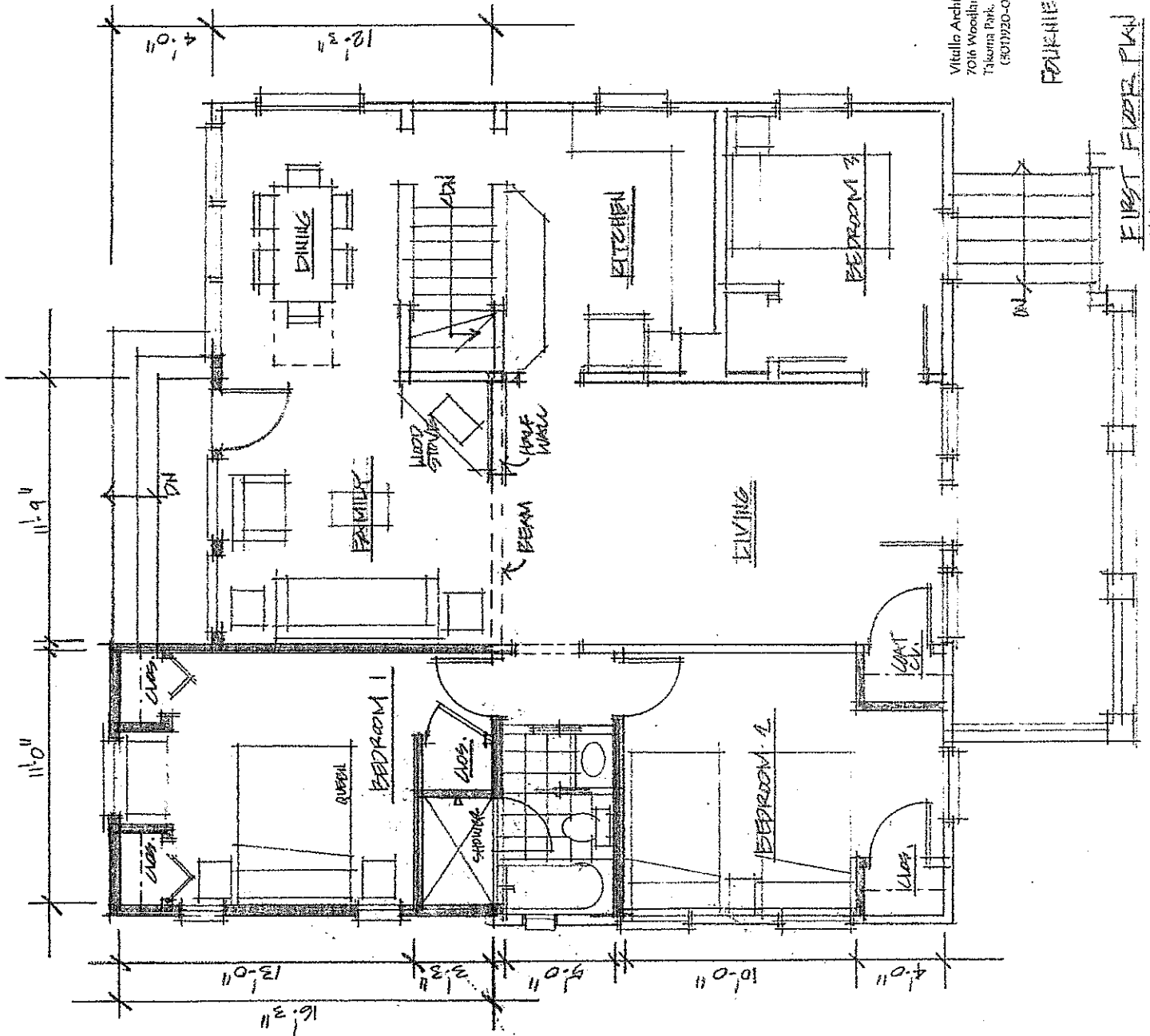


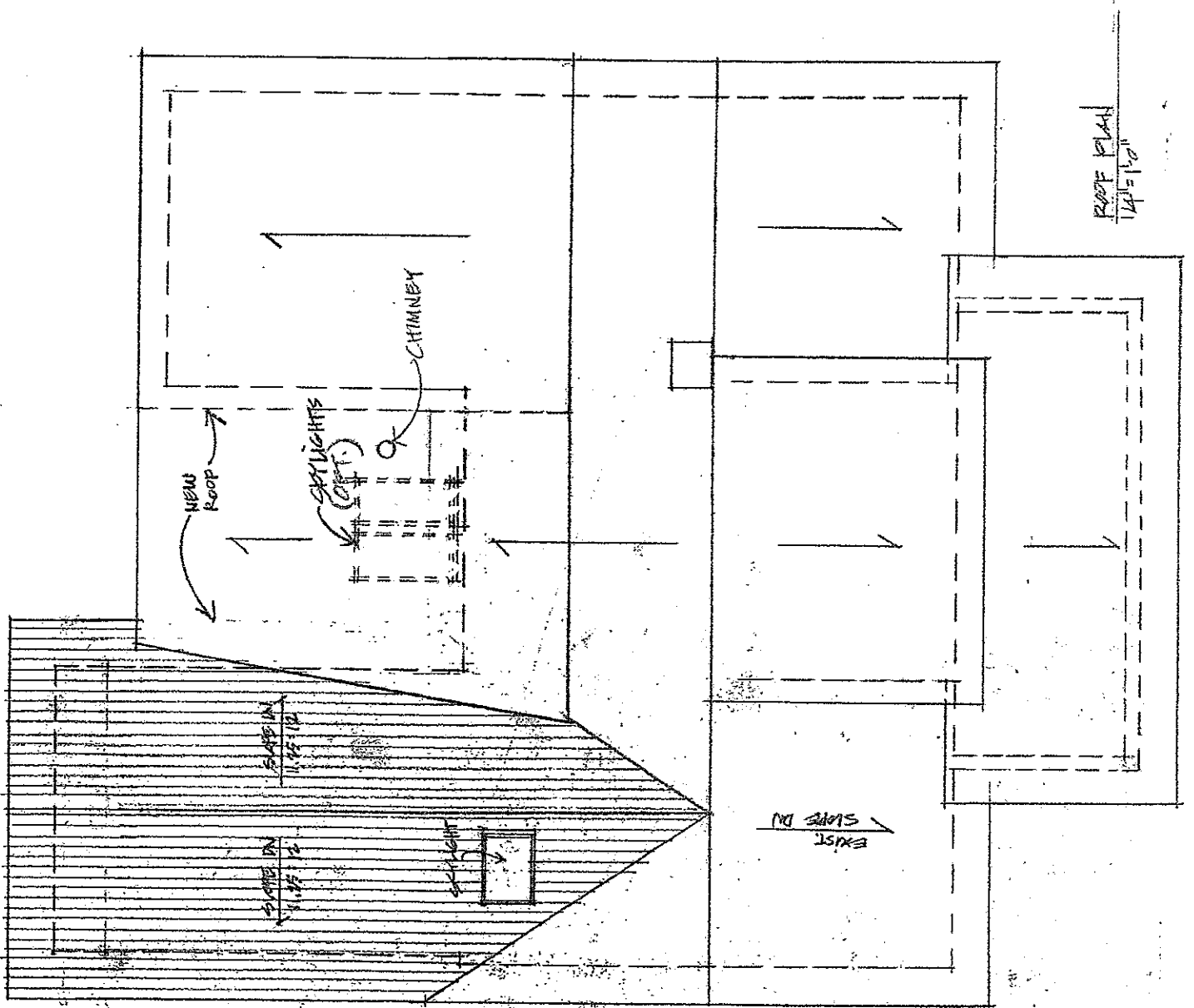
EXISTING
SIDE ELEVATION
1/4"

Vitallin Architecture Studio, PC
7016 Woodland Ave.
Tikoma Park, MD 20912
(301)920-0737

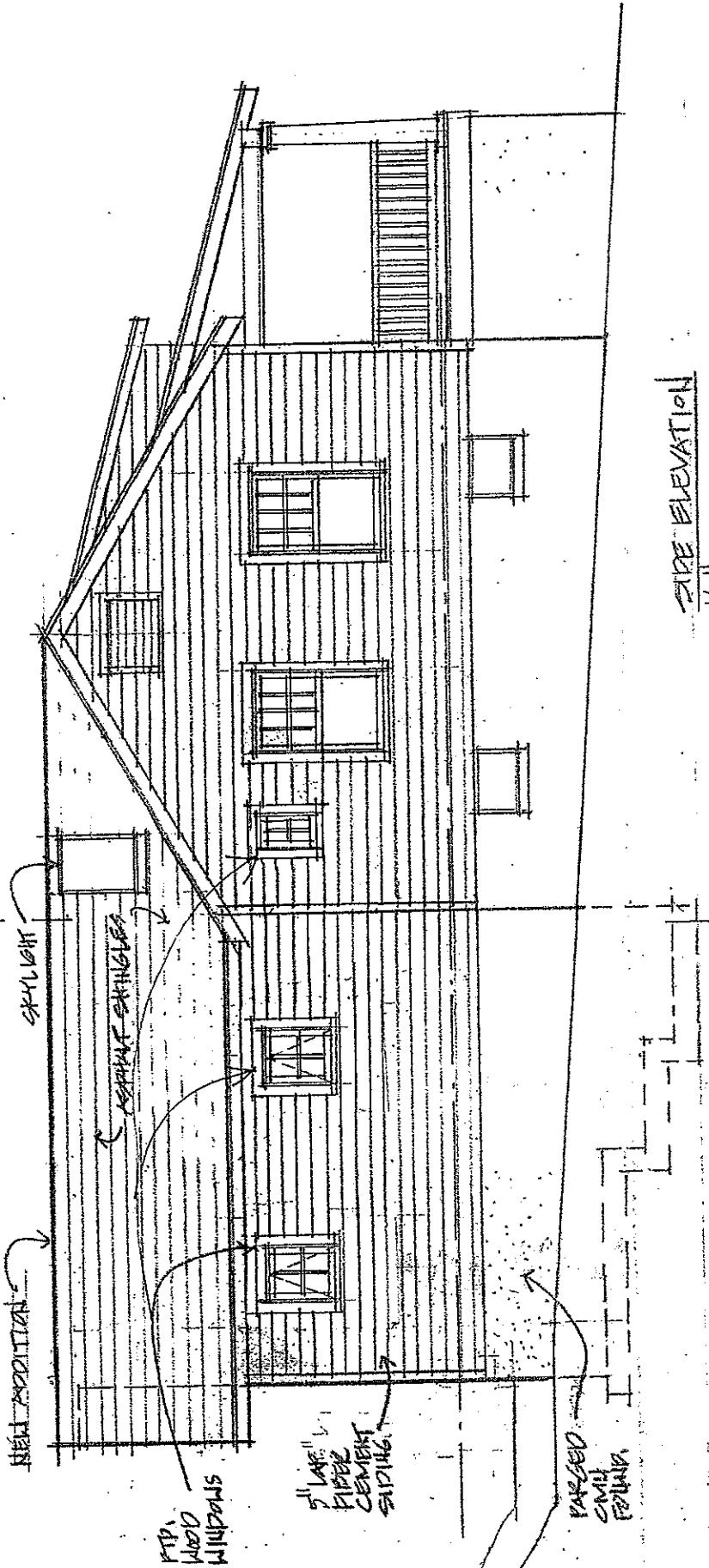
FOURNIER

FIRST FLOOR PLAN
14'

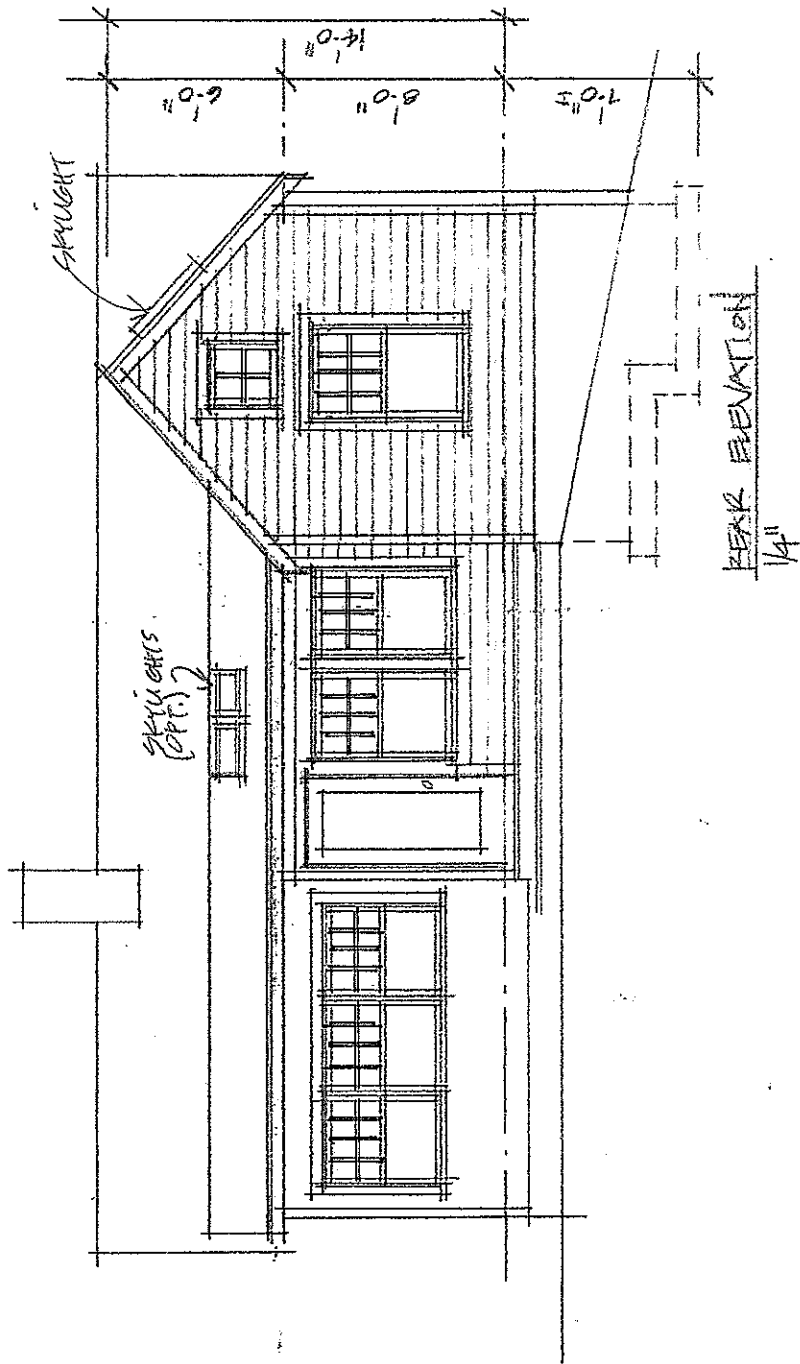




ADDITION * EXISTING



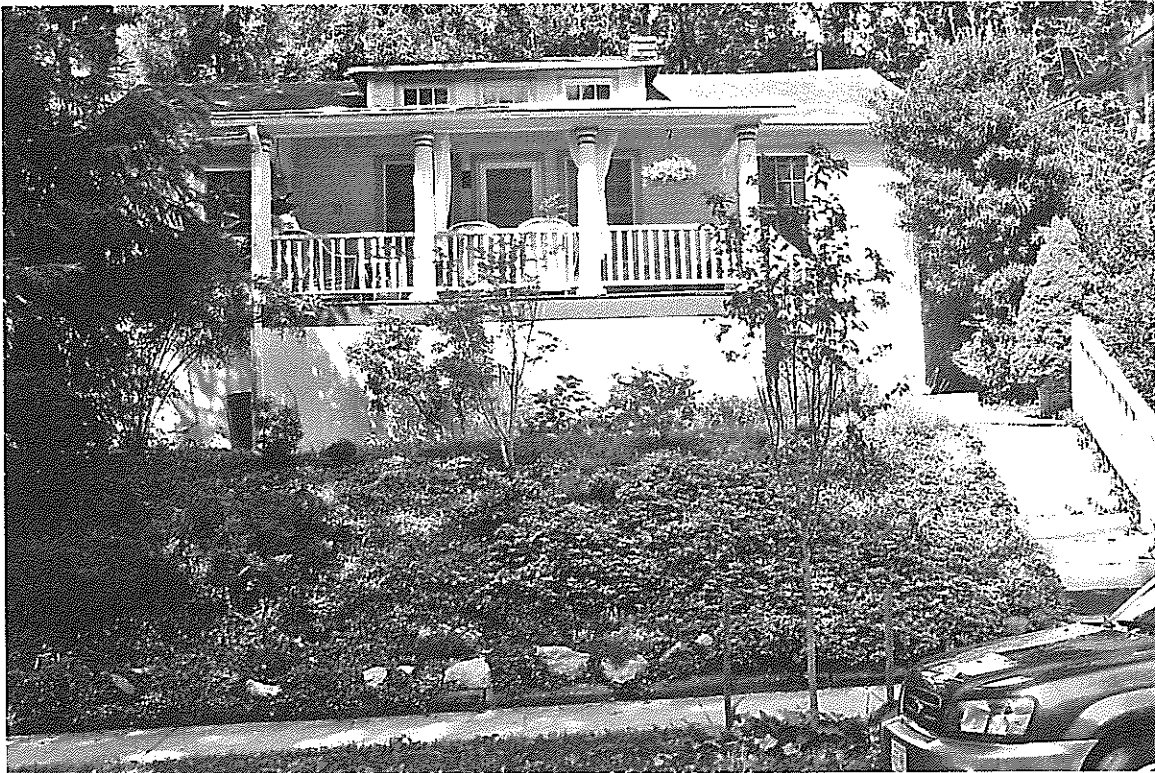
SIDE ELEVATION
1/4"







REAR



FRONT

Owner:

Beth Fournier

7008 Poplar Ave.

Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Michael Breen

7010 Poplar Ave.

Takoma Park, MD 20912

Danielle Veith & Chris Weil

7006 Poplar Ave.

Takoma Park, MD 20912

Rachel Healy & Peter Voskamp

7009 Poplar Ave.

Takoma Park, MD 20912

Fiona O'Brien

7007 Poplar Ave.

Takoma Park, MD 20912