

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	28 Hickory Avenue, Takoma Park	Meeting Date:	2/22/2017
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	2/15/2017
Applicant:	Tim Dowd and Nancy Atwell (Rick Vitullo, Architect)	Public Notice:	2/8/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-170	Staff:	Michael Kyne
PROPOSAL:	Rear addition and other alterations		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman – 2-Story
DATE: c. 1910s

PROPOSAL

The applicants propose the following work items:

- Construction of a two-level 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 two-level addition at the rear of the subject property. The proposed addition will consist of one level at grade (as viewed from the front) and a finished basement below. The proposed addition will entirely at the rear of an existing 2001 left-side addition. The addition will have a 6” inset from the left side of the 2001 addition and will be adjacent to an existing enclosed rear porch on the right side. The ridge of the proposed addition is significantly lower than that of the main house and 2001 addition, which are approximately one level taller than the proposed addition.

The proposed materials include the following: Hardiplank siding with a 6” reveal to match the siding on the 2001 addition, fiber cement trim, asphalt shingles to match the historic house, 6-over-1 wood double-hung windows on the first-floor of the left elevation (reused from the 2001 addition), wood casement windows with a 6-over-1 appearance on the basement-level of the left elevation, grouped wood casement windows on the first floor of the rear elevation, 6-over-1 wood double-hung windows on the basement-level of the rear elevation (reused from the 2001 addition), fiber cement water table, and parged CMU 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.

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: RJV@VITULLO-STUDIO.COM Contact Person: RICK VITULLO
 Daytime Phone No.: (301) 806-6447
 Tax Account No.: 0107117Z
 Name of Property Owner: TIM DOWD + NANCY ATWELL Daytime Phone No.: (240) 462-2237
 Address: 28 HICKORY AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: RICK VITULLO AIA Daytime Phone No.: (301) 806-6447

LOCATION OF BUILDING/REPAIRS

House Number: 28 Street: HICKORY AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: EUM AVE.
 Lot: 17 Block: 20 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK
 Liber: PT. 0018 Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Stab 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: \$ 100,000.00
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: SANITATION, SEWER, WASTE WATER AND WATER 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 of owner or authorized agent

1-25-19
Date

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

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**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 plot. 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.

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

28 Hickory Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Craftsman-style house, built in 1921, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape (755 S.F. footprint), with a full walk-out basement at the rear of the sloping site.

- 1) **Original Structure:** *It is a gabled (9.5:12 slope) wood frame house, 18' x 22' (475 sf), with the main ridge perpendicular to the street, and a 16" overhang all around. The front porch is 16' x 8', and is hip-gabled (4.5:12 slope)use; there are 3 square wood posts bearing on a raised wood frame front porch. At the rear of this section of the house, there is a 8' x 9' mud room, with a shed roof, clad in 6"-exposure fiber cement siding. The main foundation is parged masonry. The house corners have no trim. There is a bandboard trim dividing the 1st floor 10"-exposure asbestos siding from the 2nd floor 6"-exposure cedar shake siding.*
- 2) **2001 Addition:** *This section is gabled (9.5:12 slope) and is set at 90-degrees to the main house structure and to the left of the main structure as seen from the street. It is a wood frame addition, 18' x 14'-8" (280 sf), with a 2'-4" x 7'-8" cantilevered bay, and a 16" overhang all around. The foundation is parged masonry. There is a 1 x 8 watertable band board, with a drip cap, above the foundation. There is a bandboard trim dividing the 1st floor 6"-exposure fiber cement siding from the 2nd floor 6"-exposure cedar shake siding. The house corners are trimmed with 1 x 4 below this bandboard with no corner trim above.*
- 3) **Windows/Doors:** *The windows of the house, main house and addition, are painted wood double hung: 6-over-1. The wood window and door trim is 1 x 5", with a panel mould-type trim at the outer edge of the head and jamb; there is a 2" high solid wood window sill at each window.*
- 4) **Roof:** *The roofing is asphalt shingles.*

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

28 Hickory Ave., Takoma Park, MD 20912

Rear Addition: A new 15'-6" x 15'-6" (240 sf) 2-level addition (Family Room) will be constructed at the rear of the house and inset from the house 6" on the north side; it will have a full finished basement (Bedroom). This addition will be located to the rear of the 2001 addition section of the house, and will have a gable roof (4.5:12 slope). This will be built using the following materials/details:

1) **Siding:** painted fiber cement siding (6" lap) on all façades, with a 1 x 8 water table/bandboard, with drip cap, above the foundation.

2) **Roofing:** asphalt shingles, to match existing.

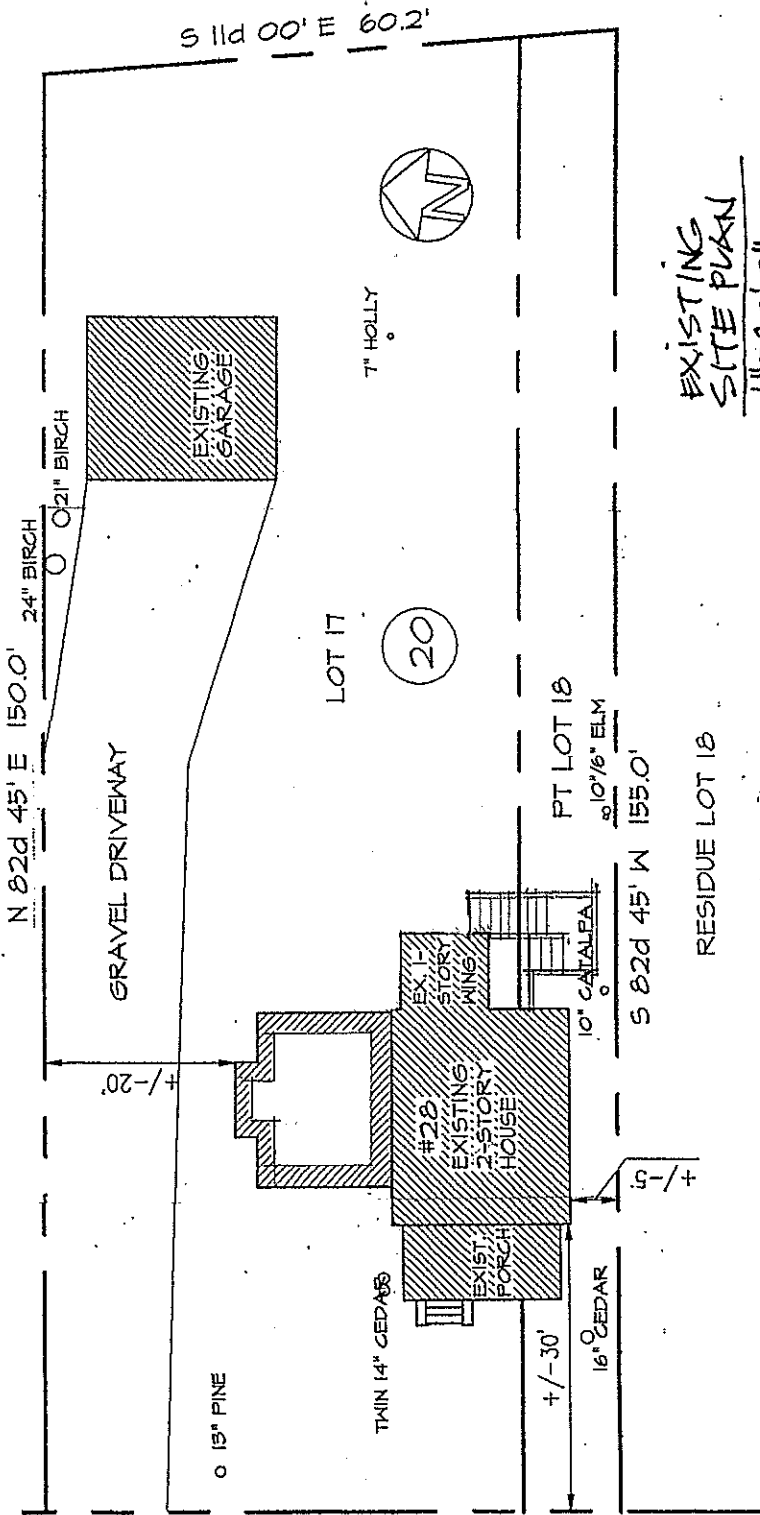
3) **Windows and Doors:** on the only side of this addition visible from the right-of-way (the north elevation), there will be two 2'-8" x 5'-2" painted wood double-hung sash windows (6-over-1) on the 1st floor; these will be re-used windows from the rear of the 2001 addition. At the basement level, there will be two 2'-6" x 4'-0" painted wood casement windows (6-over-1 appearance); these two windows are casement-type to allow a smaller window size, desired by the owners, to still be an egress window. At the 1st floor rear (east), there will be painted wood casement windows, with no mullions, and re-used painted wood double-hung windows at the basement. There will be painted 1 x 5 fiber cement or wood trim at the windows and corners in the 1st floor frame section, with panel mould-type trim at the outer edge of the head and jamb, to match existing.

(The only change to the original house is a new window at the rear wall of the new kitchen location, where a tall double-hung window has been changed to a shorter painted wood casement window because the window sill height needs to be raised to 3'-4" from its current 2'-0" for its location over a counter.)

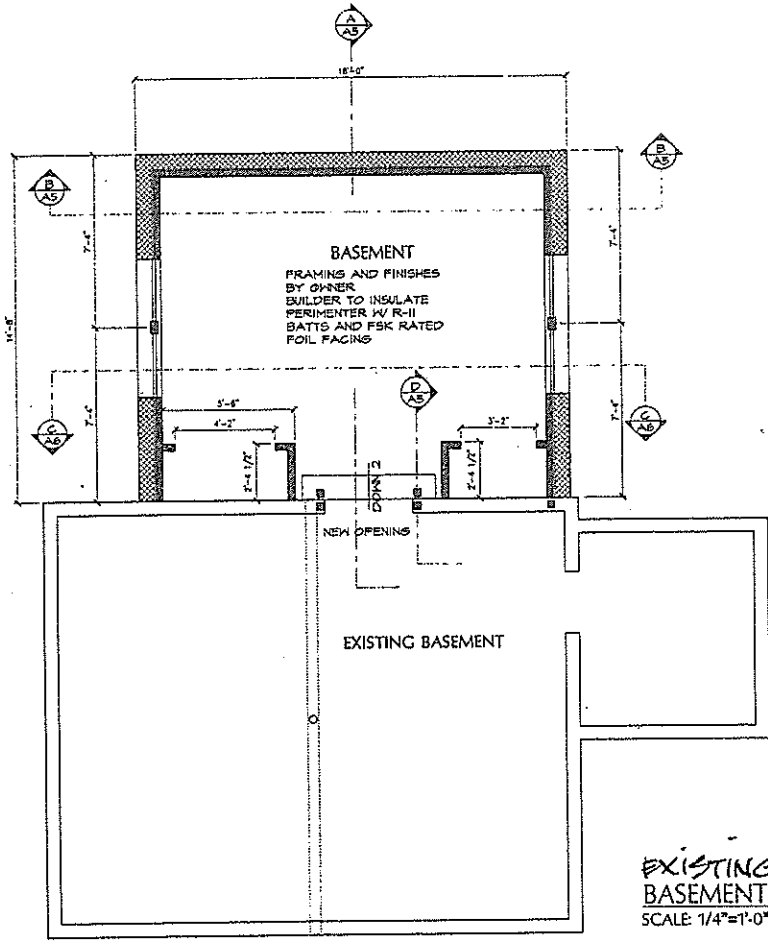
4) **Foundation:** This will be parged CMU, with inset windows framed by painted wood, 1 x 4, to match existing.

HICKORY AVENUE

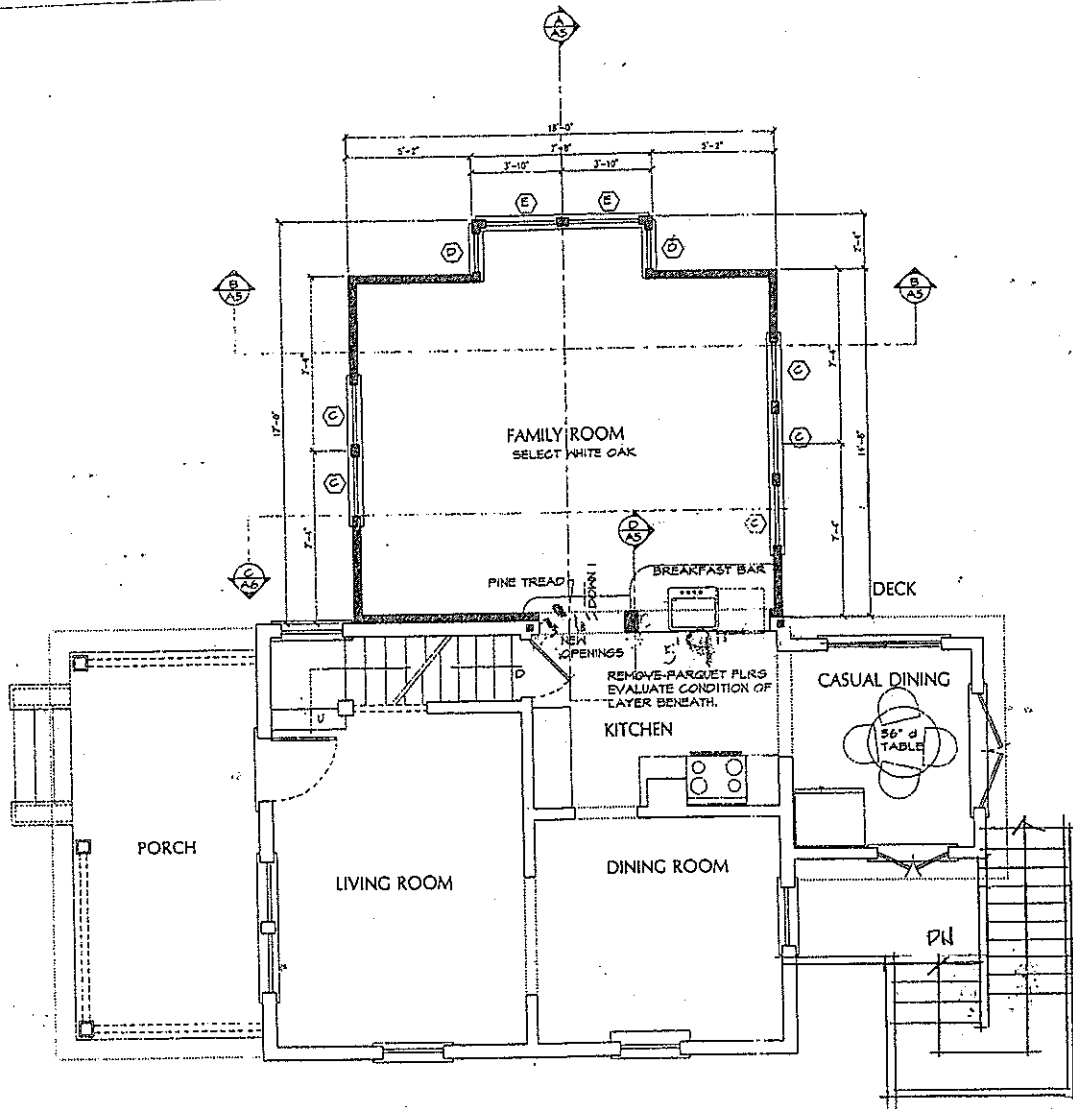
0'09 M.00 PLO N



EXISTING SITE PLAN
1"=20'0"

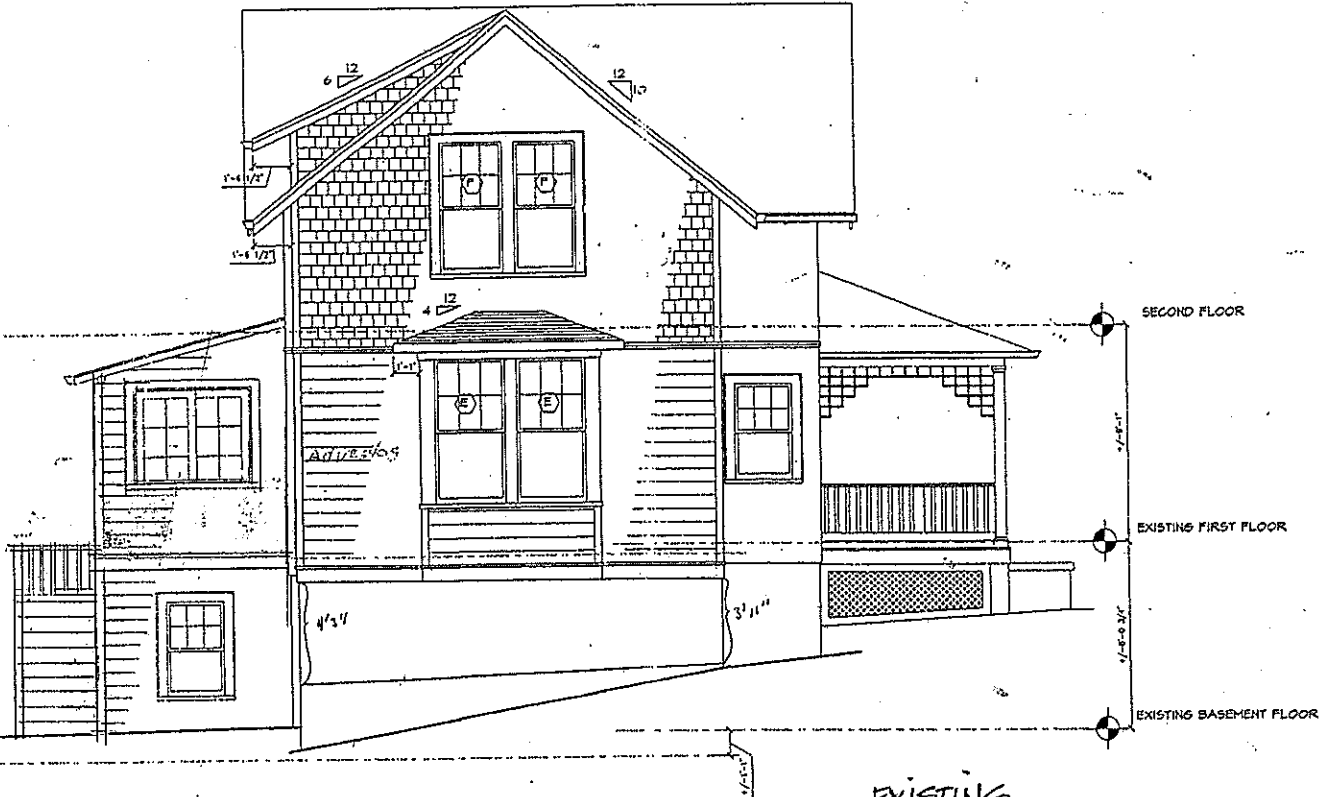


**EXISTING
BASEMENT PLAN**
SCALE: 1/4"=1'-0"



EXISTING FIRST FLOOR PLAN





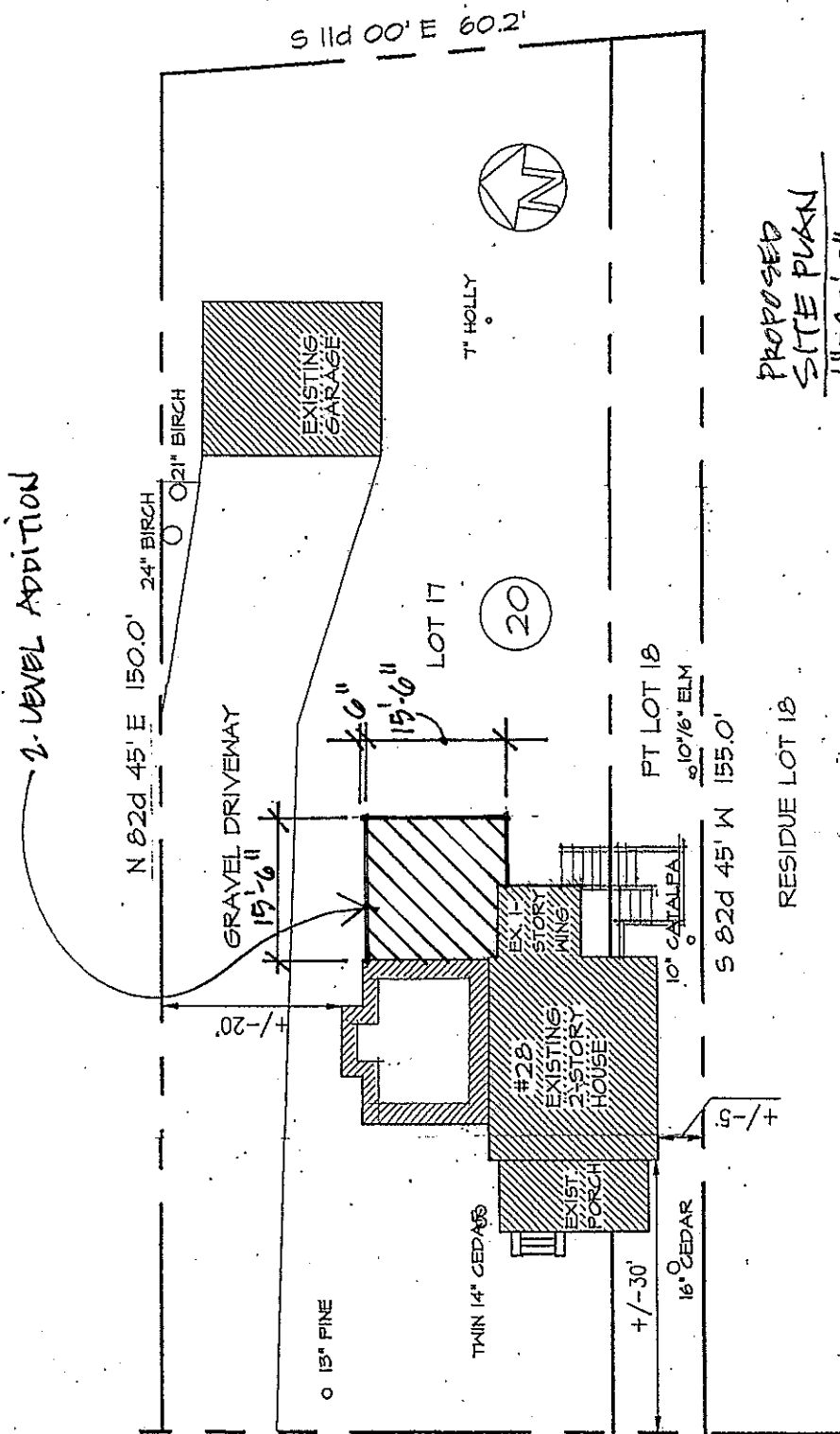
SEE FRONT ELEVATION
FOR NOTES ON MATERIALS

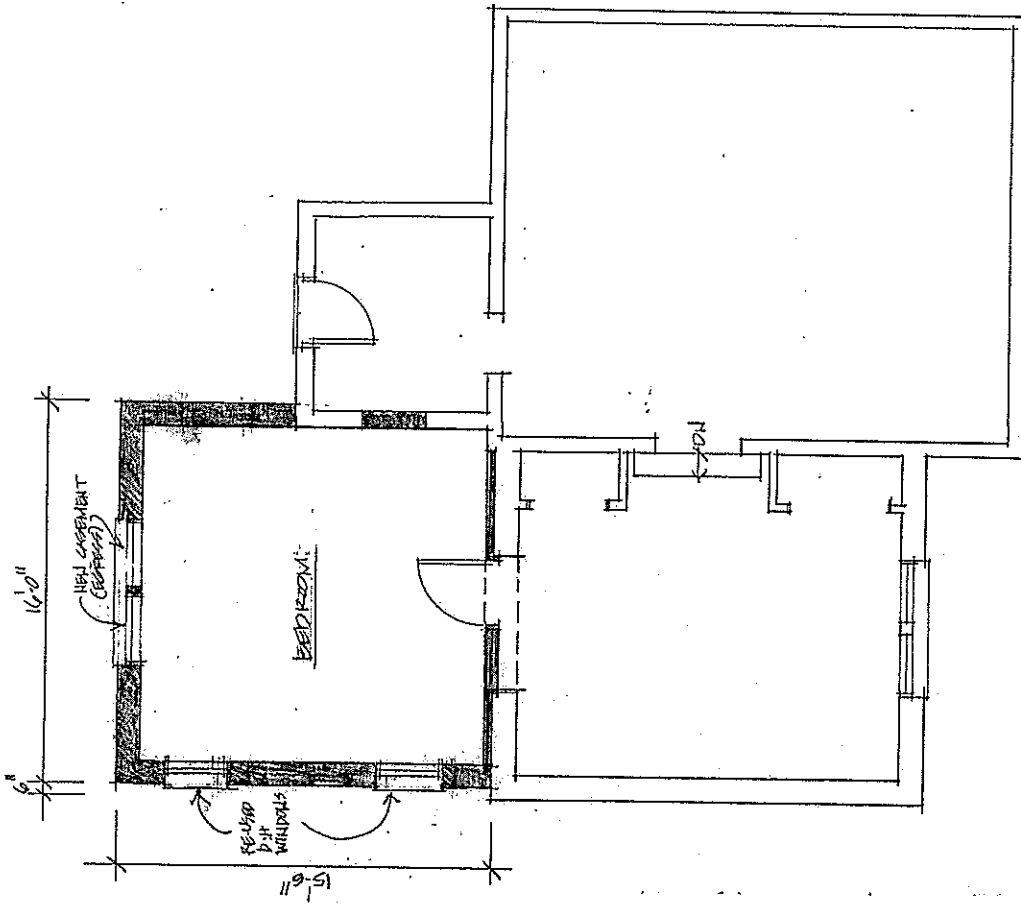
EXISTING
LEFT ELEVATION



HICKORY AVENUE

0'09" M, 00' PLO N



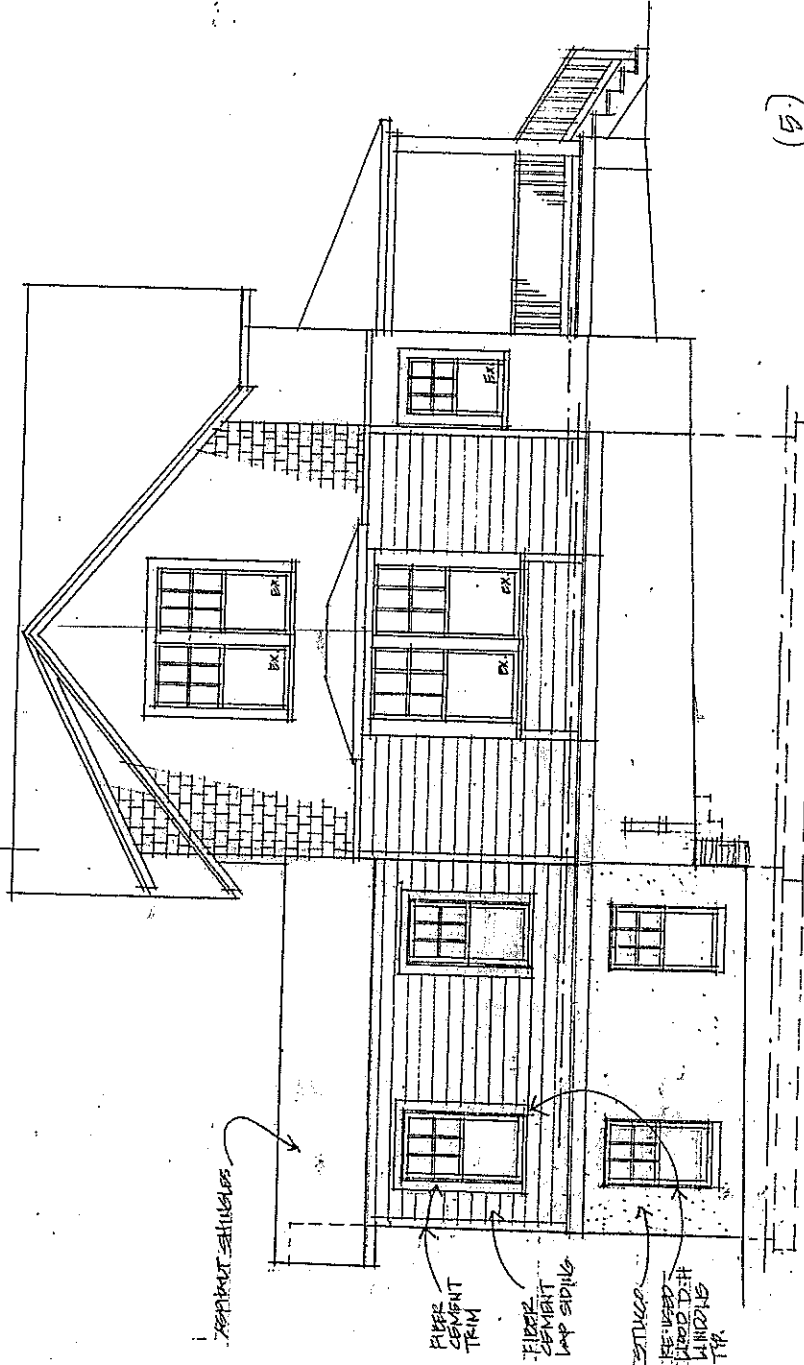


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BASMENT PLAN
1/4" = 1'-0"

ADDITION ~~EXISTING~~



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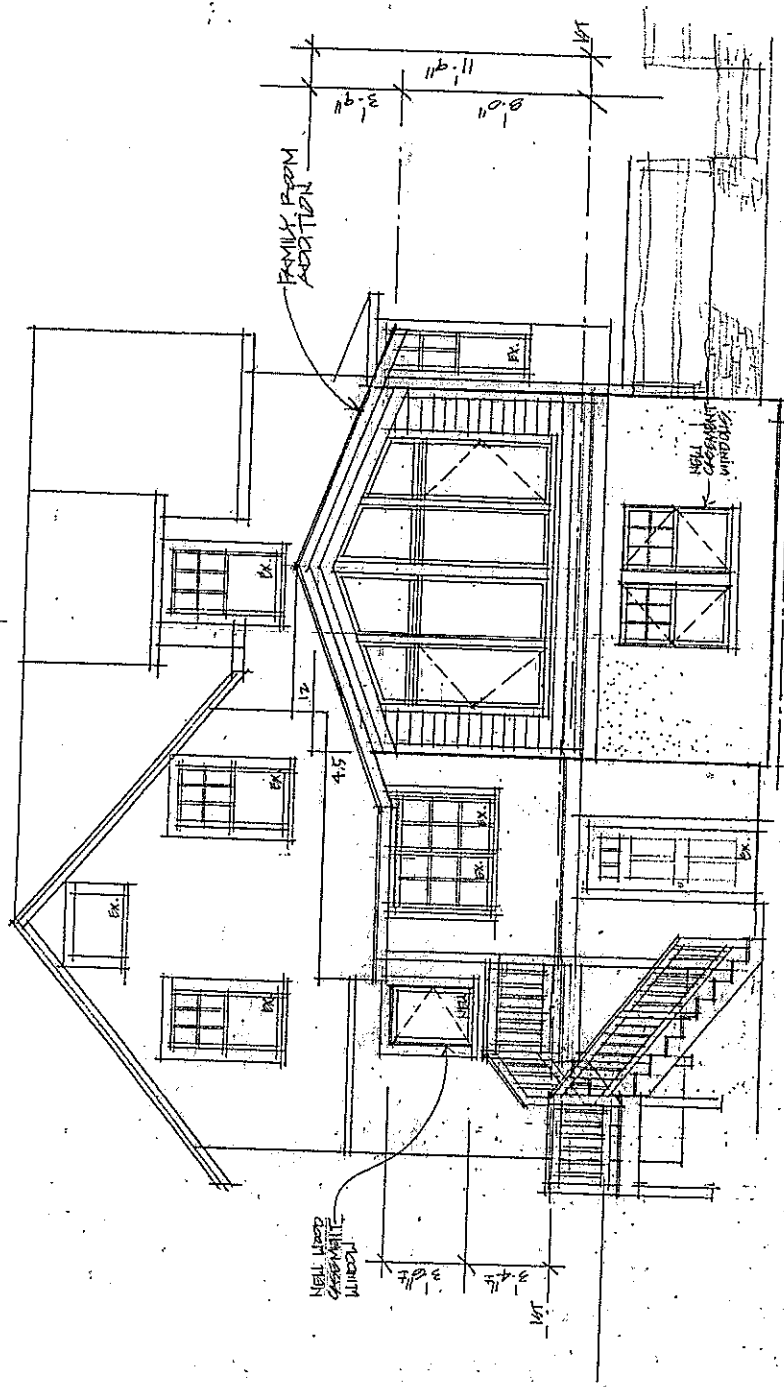
SIDE ELEVATION
14' 1/2 x 20'

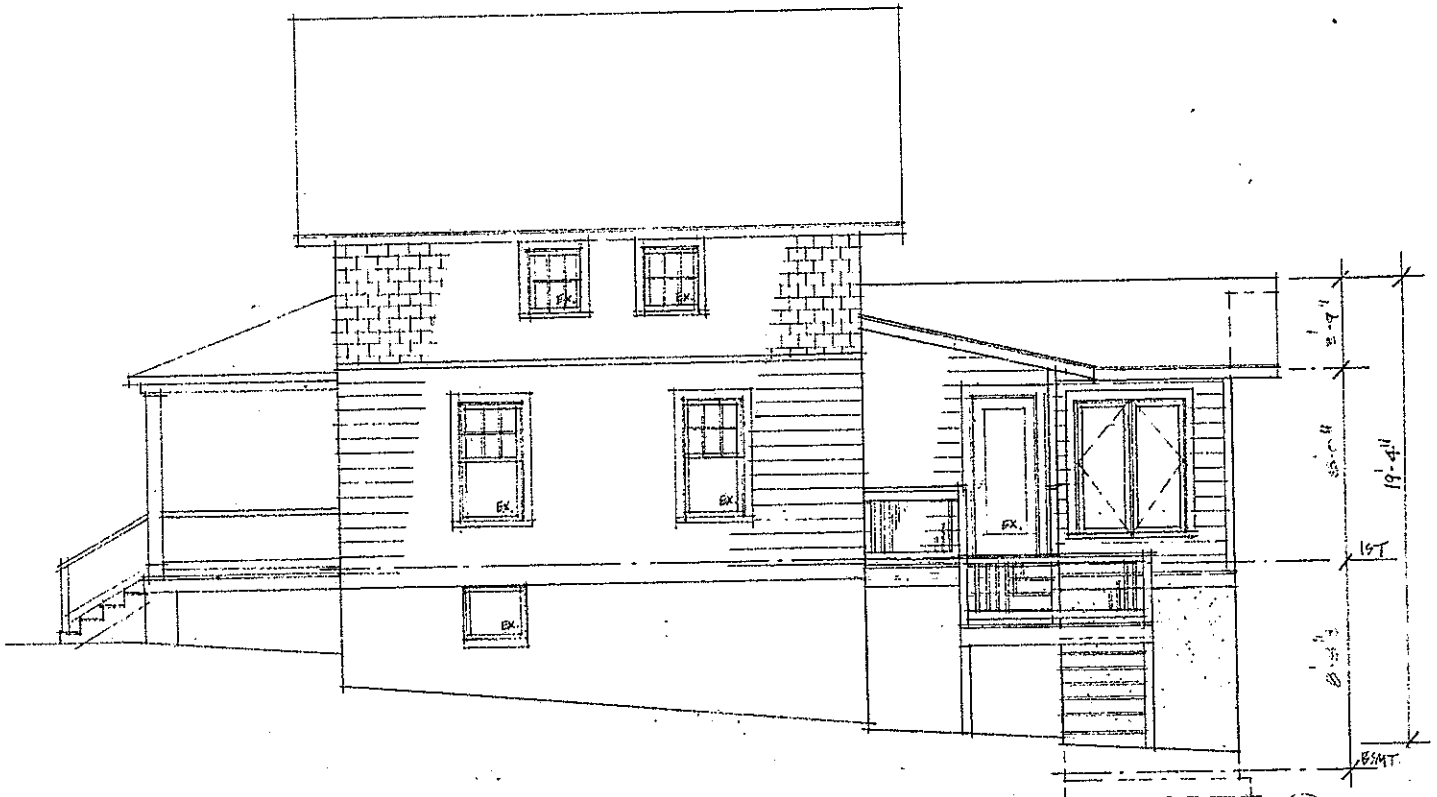
SPARKLE SHINGLES

FIBER CEMENT TRIM

FIBER CEMENT Lap SIDING

SHINGLES BEHIND BRICK DECK LANDING TRIM



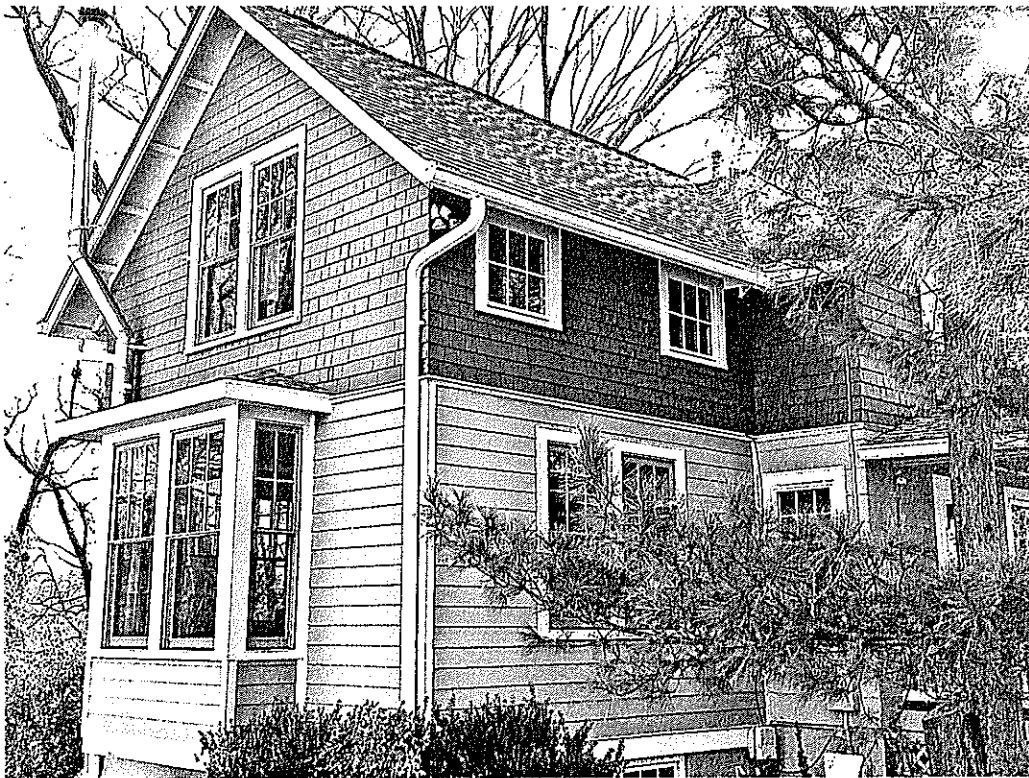


PROPOSED
SIDE ELEVATION
1/4" = 1'-0"

④
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FRONT

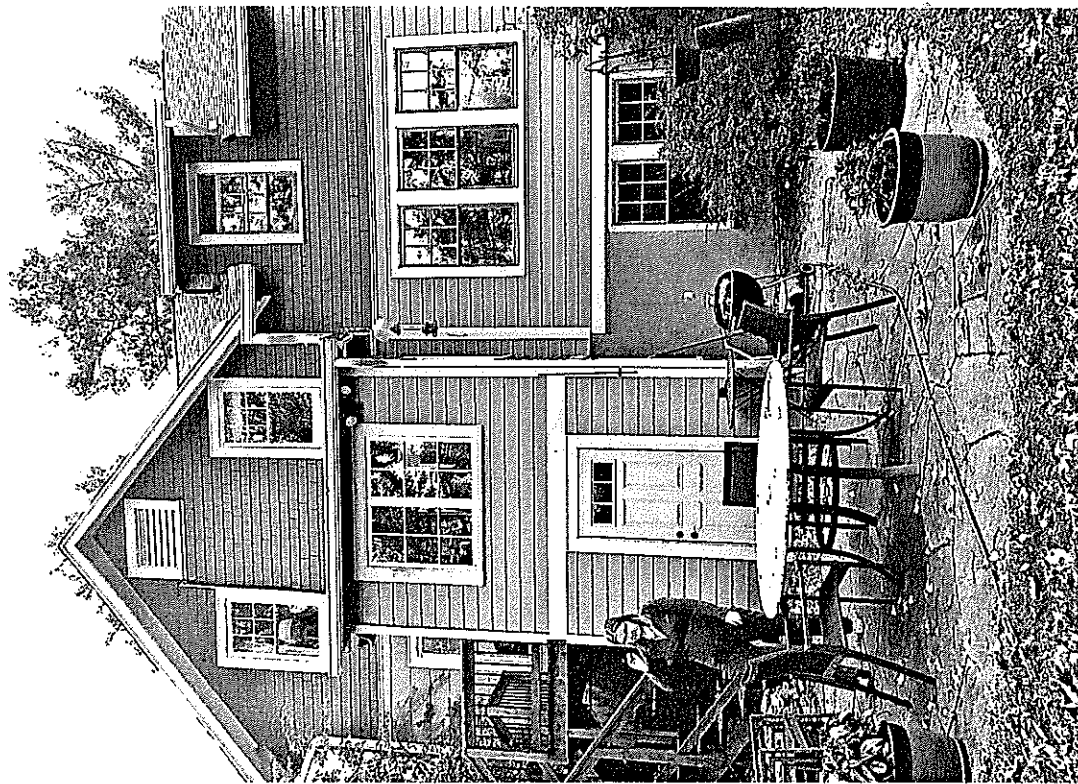


LEFT SIDE @ FRONT

113 HICKORY AVE., TAKOMA PARK, MD (21)



RIGHT SIDE @ FRONT



REAR

MA 16.11.1960 11:15 TUESDAY FLOOR 16

OWNERS:

Nancy Atwell & Tim Dowd
28 Hickory 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

Alicia Grimes & Frank Gaines
24 Hickory Ave.
Takoma Park, MD 20912

Bonnie Jones & Patricia Kutsch
30 Hickory Ave.
Takoma Park, MD 20912

David Ray & Gail Vogels
29 Hickory Ave.
Takoma Park, MD 20912

Steven Edminster & Laura Coughlin
25 Montgomery Ave.
Takoma Park, MD 20912