

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	308 Lincoln Ave., Takoma Park	Meeting Date:	03/22/17
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	03/15/17
Applicant:	Barney Long and Cara Allen	Public Notice:	03/08/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17T	Staff:	Dan Bruechert
Proposal:	Remove non-historic rear deck, construct screened-in rear porch and other alterations.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with the following conditions** the HAWP application:

- Details for the proposed French doors must be provided,
- Details for the proposed rear sash window must be provided,
- Specifications for the replacement siding must be provided, and
- The spindles on the new rear porch railing must be inset from both the handrail and bottom rail.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Tudor Revival
DATE: c.1920

The subject property is a one-and-a-half story, Sears kit house (Maplewood design), asbestos-sided, with an asphalt-shingled side-gabled roof, and a steeply-pitched front-facing cross-gable. Then front façade is three bays wide, dominated by the central massing of the red brick chimney, large cross-gable, and arched front door. Six-over-six sash windows are found throughout the house. The house is significant for having served as Takoma Park's first library.

PROPOSAL:

The applicant is proposing to remove the non-historic rear deck and to construct a new deck with a screened-in porch with a rear-facing gable roof. In order to access the proposed porch and to accommodate other changes to the interior plan, the following changes will be made to the rear fenestration:

- Installation of a pair of French doors in place of the right sash window,
- Removal of the current rear door, shortening the opening, and installing a sash window in its place, and

- Removal of the left window and installation of a single French door with a transom above.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Outstanding Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Takoma Park Historic District Design 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 at 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 district.

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- Preservation of original and distinctive architectural features, architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Preservation of original building materials and use of appropriate compatible new materials is encouraged.
- 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 alteration of features, space 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 proportions, 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.

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

The work the applicant is proposing will be conducted on the rear of the building and will not be visible from the surrounding district. The changes fall into three different categories which will be discussed individually. Staff believes that none of these changes are substantial and will not significantly impact the house or the surrounding district (24A-8(b)(1)).

Removal of Rear Deck

The existing rear wood deck is a modern addition to the subject property. As the deck is in the rear of the property and is not historic, it does not add to the character of the surrounding district. Its removal should be approved as a matter of course.

Construction of New Deck and Screened-In Porch

The proposed new deck and screened-in porch will cover almost the full width of the rear elevation. The screened in porch is offset only 9" (nine inches) on the right side of the house and 1' 8" (one foot, eight inches) on the left side. The left side deck will remain open with a wood railing and will provide access to the back yard. The right side of the proposed construction will be a screened-in, one-story, rear-facing gable porch with exposed trusses.

Because of the slope of Lincoln Ave. and the wide setback between 308 and 302 Lincoln the roof of the screened-in portion of the porch will be slightly visible from the surrounding district. While this proposed change will be visible, Staff believes that its design and materials are in keeping with the historic character of the subject property and surrounding district. The gable roof form is consistent with the gable roofs on the subject property and its neighbors. The wood supports for the gable roof allow the porch to be as transparent as possible, while their appearance is analogous to half-timbering typically found on Tudor Revival houses. As a compatible design, the proposed new construction is in keeping with Standard 9 and would be removable in the future to comply with Standard 10.

Alterations to Rear Windows and Doors

The applicant is further proposing changes to the fenestration at the rear to provide access to the new, expanded porch. First, the applicant is proposing to remove the right, rear sash window and

some of the surrounding asbestos siding. In its place, the applicant is proposing a pair of French doors. These doors will provide the only access to the screened-in portion of the new deck in back. While this rear window is historic, it is not a distinctive feature and its removal will have little impact on the historic character of the resource and will not be visible from the surrounding district. Additionally, the design and materials of the proposed French doors is compatible with the historic house and will not detract from its historic character.

Second, the applicant is proposing to remove the existing rear door. This door appears to be historic, but it is not a significant, distinctive feature. In its place, the applicant is proposing to install a six-over-six sash window that matches appearance and dimensions of the historic windows. The remainder of the door opening will be covered with fiber cement siding matching the appearance of the historic asbestos siding. This proposal will result in the loss of historic fabric, but it will not significantly alter the character of the building or impact the surrounding district as it will not be visible from the public right-of-way.

Finally, the applicant is proposing to remove the left-rear window and install a French door with a wood transom above. While the Design Guidelines discourage the loss of original material, the proposed wood door is a compatible material and design (the Design Guidelines encourage the “use of appropriate compatible new materials”) and its placement in a location at the rear with limited visibility from the right-of-way mitigates concerns over the proposal.

The proposed changes are all to the rear of the house will result in the loss of two historic windows, a historic door, and some asbestos signing; however, those features are not distinctive to the house and are not visible from the public right-of-way. Additionally, the proposed work is compatible with the character of the house and the surrounding district (24A-8(b)(2)) and is in keeping with the Secretary of the Interior’s Standardbreds for Rehabilitation.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with four (4) conditions** the HAWP application;

Details for the proposed French doors must be provided,

1. Details for the proposed French doors must be provided, with authority for final review and approval of the material delegated to staff;
2. Details for the proposed rear sash window must be provided, with authority for final review and approval of the material delegated to staff;
3. Specifications for the replacement siding must be provided, with authority for final review and approval of the material delegated to staff; and
4. The spindles on the new rear porch railing must be inset from both the handrail and bottom rail with authority for final review and approval of the material delegated to staff.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: amy@stacystudio.com Contact Person: Amy Stacy
 Tax Account No.: 13 01072757 Daytime Phone No.: 301.593.0099
 Name of Property Owner: Barney Long + Cara Allen Daytime Phone No.: _____
 Address: 308 Lincoln Avenue Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: TBD Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Amy Stacy RA Daytime Phone No.: 301.593.0099

LOCATION OF BUILDING/PREMISE

House Number: 308 Street: Lincoln Avenue
 Town/City: Takoma Park Nearest Cross Street: Carroll Avenue
 Lot: P26 Block: 37 Subdivision: B.F. Gilbert's Addn to Takoma Park
 Liber: _____ Folio: _____ Parcel: Plat # 50

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: alter rear fenestration

1B. Construction cost estimate: \$ 70,000

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.

Amy Stacy
 Signature of owner or authorized agent

2.28.17
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

(5)

**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:

The existing structure is a Sears Kit house, located on a 7913 S.F. lot, flanked by houses of various ages. The house is an outstanding resource by virtue of its history as the first Takoma Park library, although it was originally built as a residence. The house is a 1 1/2 story frame Tudor Revival cottage, probably a Sears Maplewood.

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

The project consists of a new wood screened porch and deck on the rear of the house, along with new/ altered doors to access these new outdoor spaces. The existing siding will be patched with matching material, as required.

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.

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

Owner's mailing address	Owner's Agent's mailing address
Barney Long + Cara Allen 308 Lincoln Avenue Takoma Park MD 20912	Amy Stacy RA Stacy Studio 15 Woodmoor Drive Silver Spring MD 20901
Adjacent and confronting Property Owners mailing addresses	
David + Trisha Creechmore 302 Lincoln Avenue Takoma Park MD 20912	Katherine Gibney 315 Lincoln Avenue Takoma Park MD 20912
Sharon Rogers et al 311 Lincoln Avenue Takoma Park MD 20912	Mark Klock + Pamela Megra 317 Lincoln Avenue Takoma Park MD 20912
Noah + Pamela Matson 318 Lincoln Avenue Takoma Park MD 20912	Iver Nielson et al 309 Niagara Court Takoma Park MD 20912

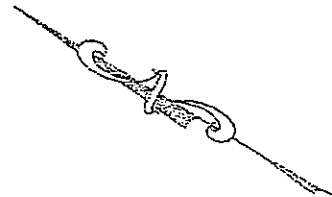
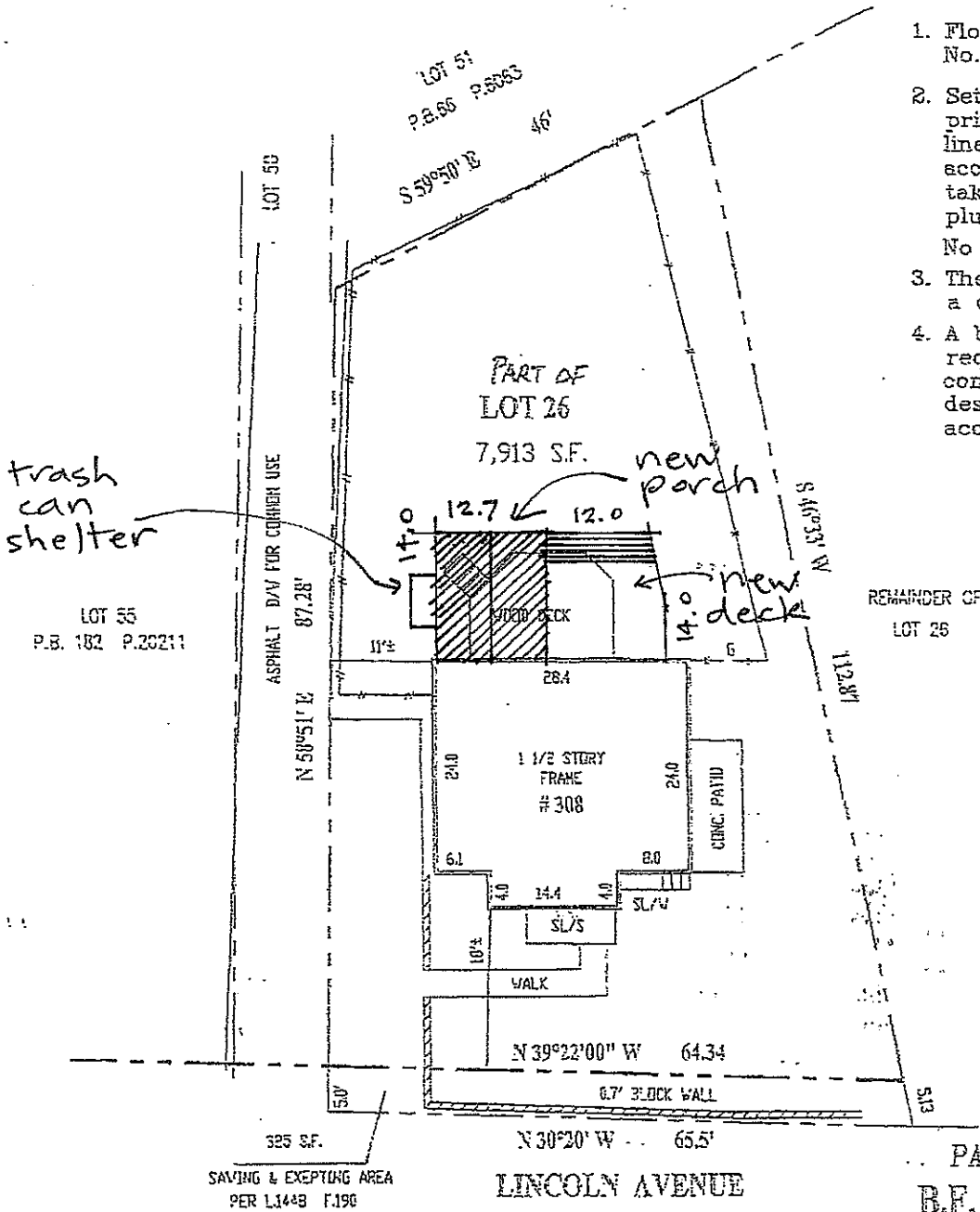
Saul Schniderman + Sally Davies
 306 Lincoln Avenue
 Takoma Park MD
 20912

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.

Notes

1. Flood zone "C" per H.U.D. panel No. 0200 C
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 10 Feet.
No property corners confirmed
3. The deed does not provide for a closure of the property
4. A boundary survey would be required to provide for a more complete metes and bounds description and for a higher accuracy



LOCATION DRAWING

**PART OF LOT 26, BLOCK 37
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND**

SURVEYOR'S CERTIFICATE

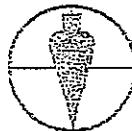
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Robert A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507

REFERENCES

PLAT BK. A
PLAT NO. 50

LIBER 20601
FOLIO 321



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 218
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

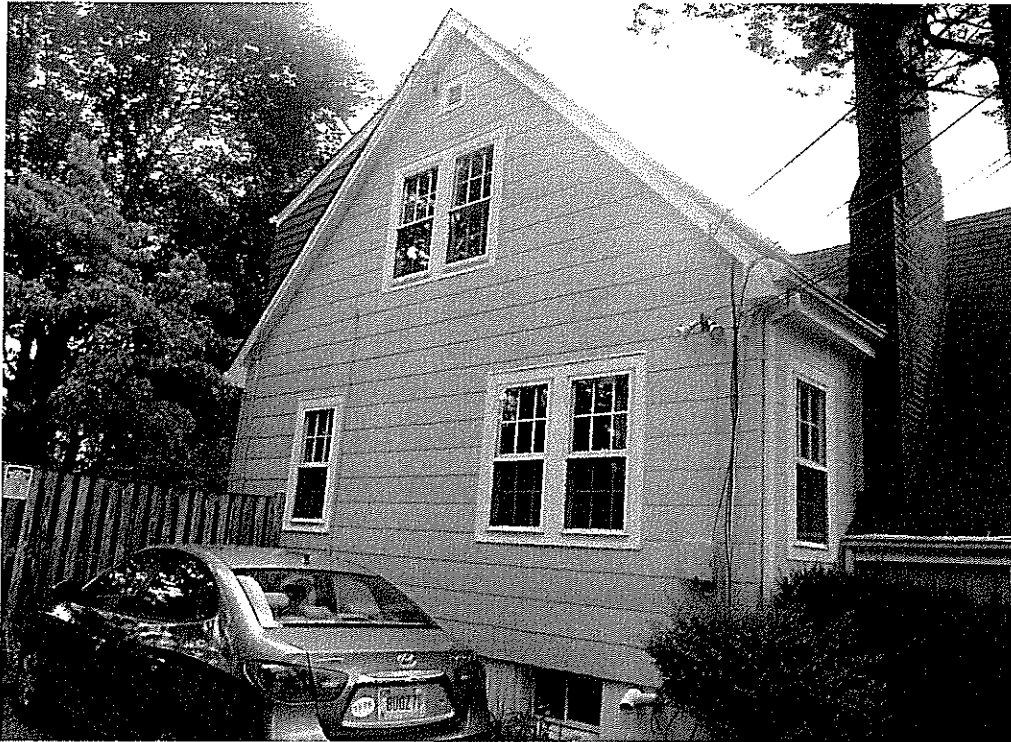
DATE OF LOCATIONS	SCALE: 1" = 20'
WALL CHECK:	DRAWN BY: E.M.G.
HSE. LOC.: 04-05-08	JOB NO.: 06-2171



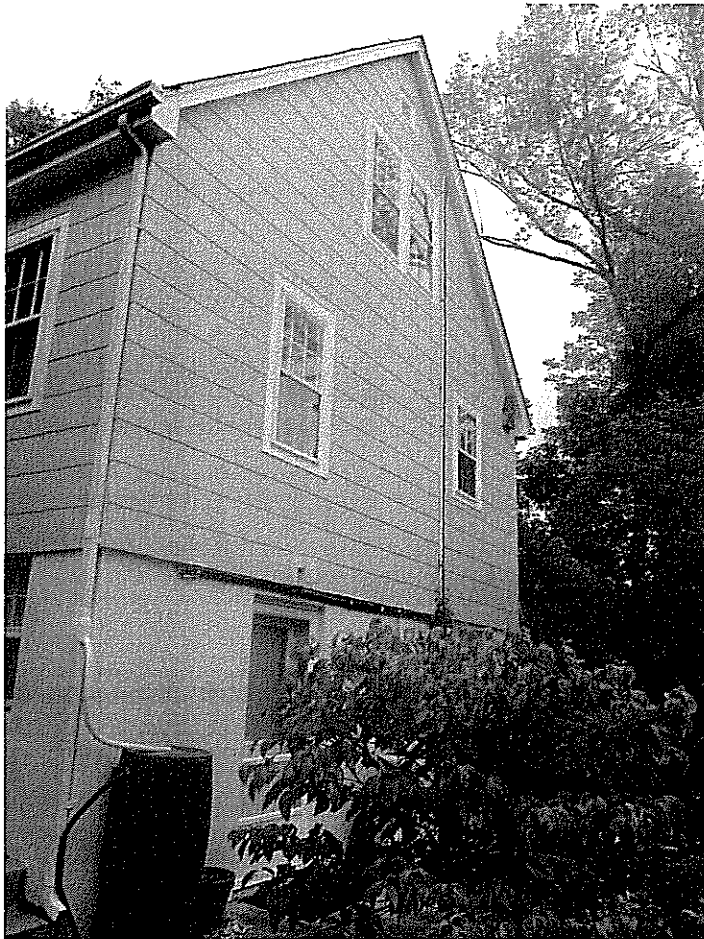
308 Lincoln Avenue Takoma Park – Front Elevation



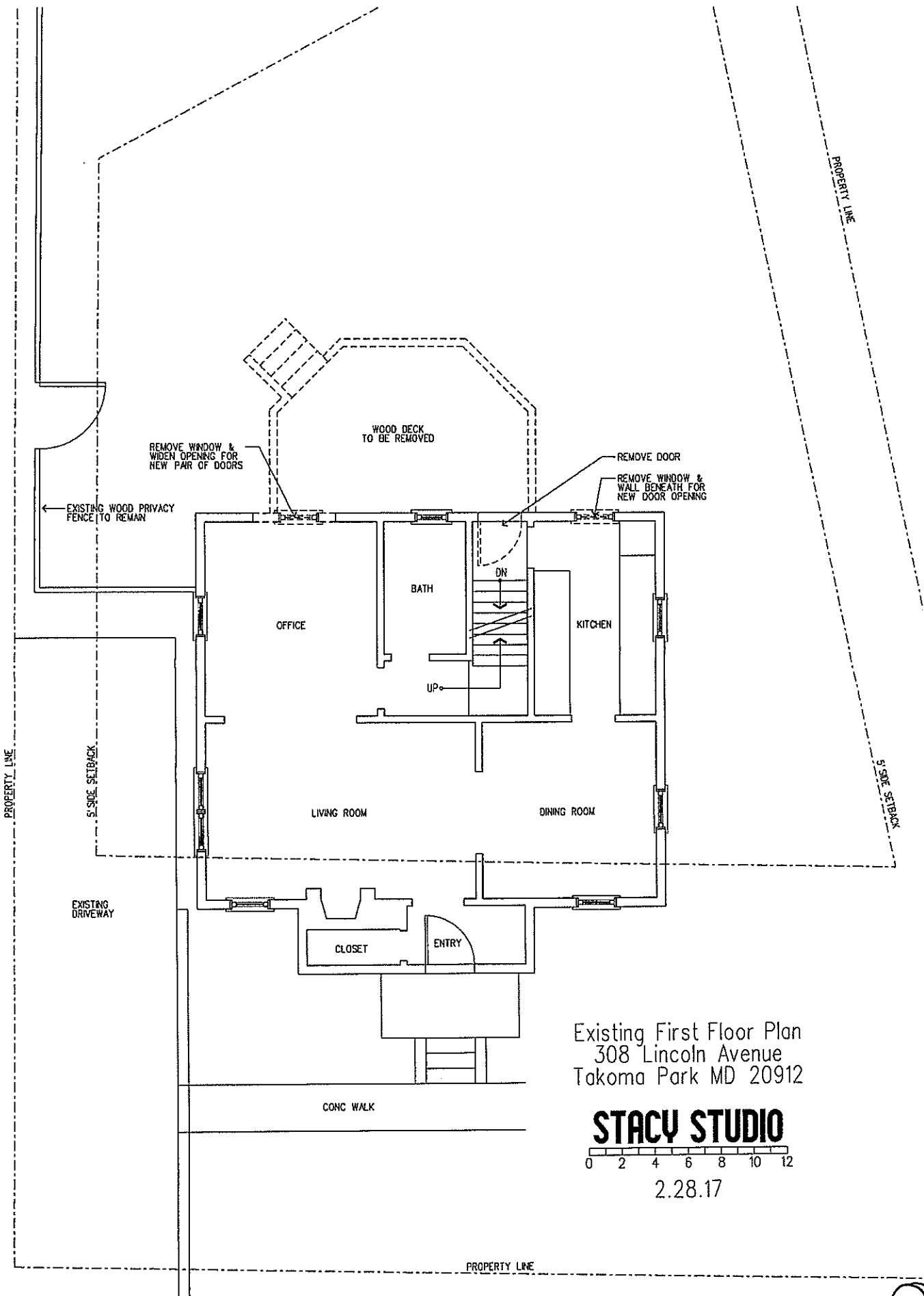
308 Lincoln Avenue Takoma Park – Rear Elevation



308 Lincoln Avenue Takoma Park – Side Elevation

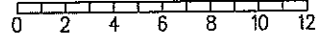


308 Lincoln Avenue Takoma Park – Side Elevation



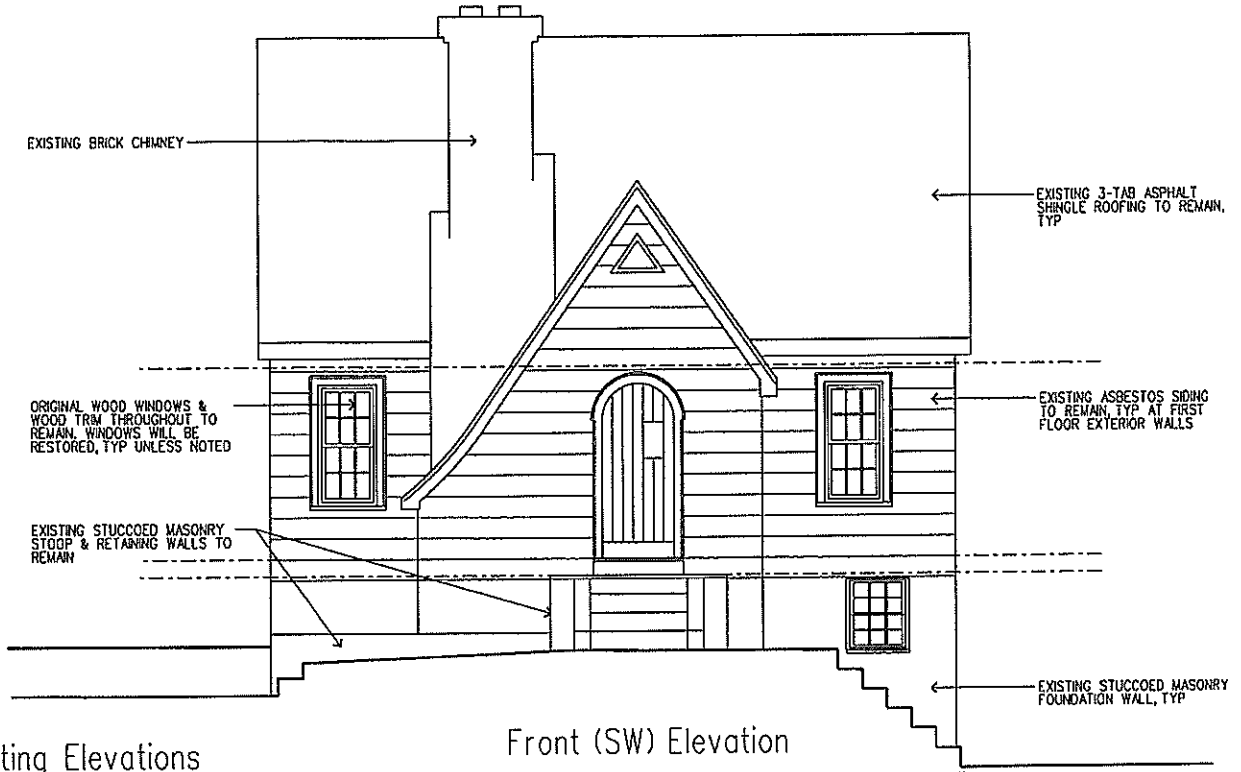
Existing First Floor Plan
 308 Lincoln Avenue
 Takoma Park MD 20912

STACY STUDIO



2.28.17

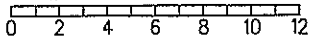
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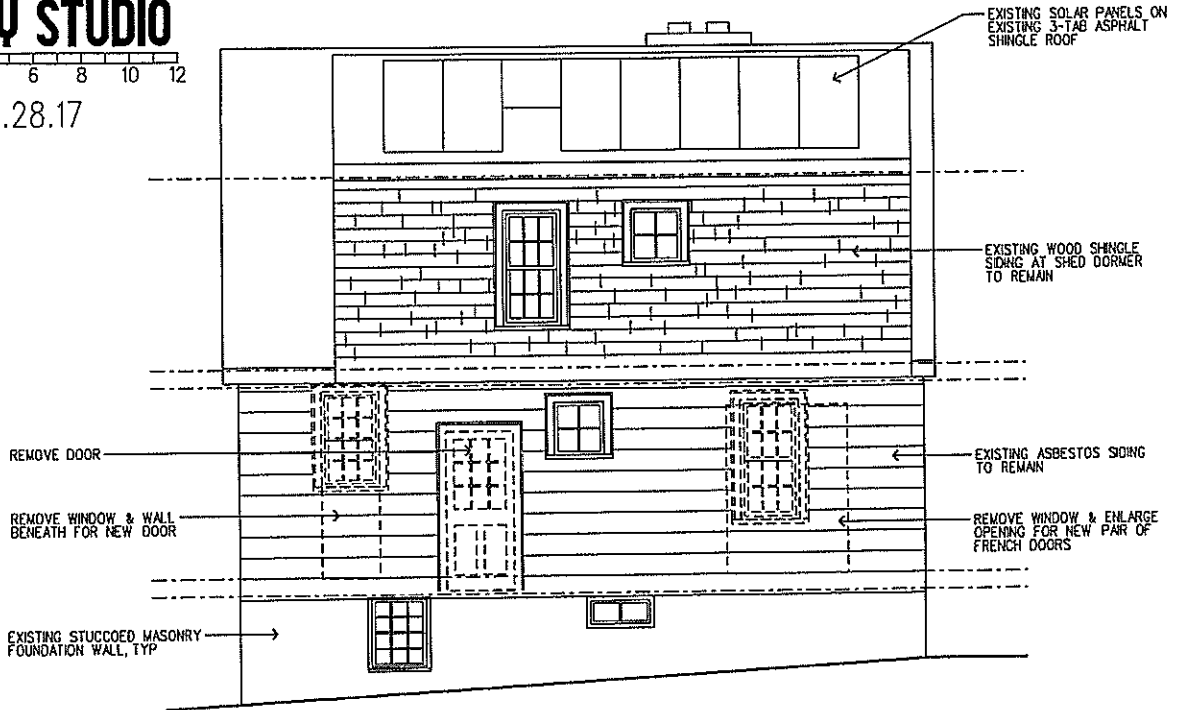
Front (SW) Elevation

Existing Elevations
 308 Lincoln Avenue
 Takoma Park MD 20912

STACY STUDIO



2.28.17



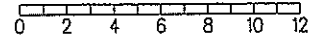
Rear (NE) Elevation



Side (NW) Elevation

Existing Elevations
 308 Lincoln Avenue
 Takoma Park MD 20912

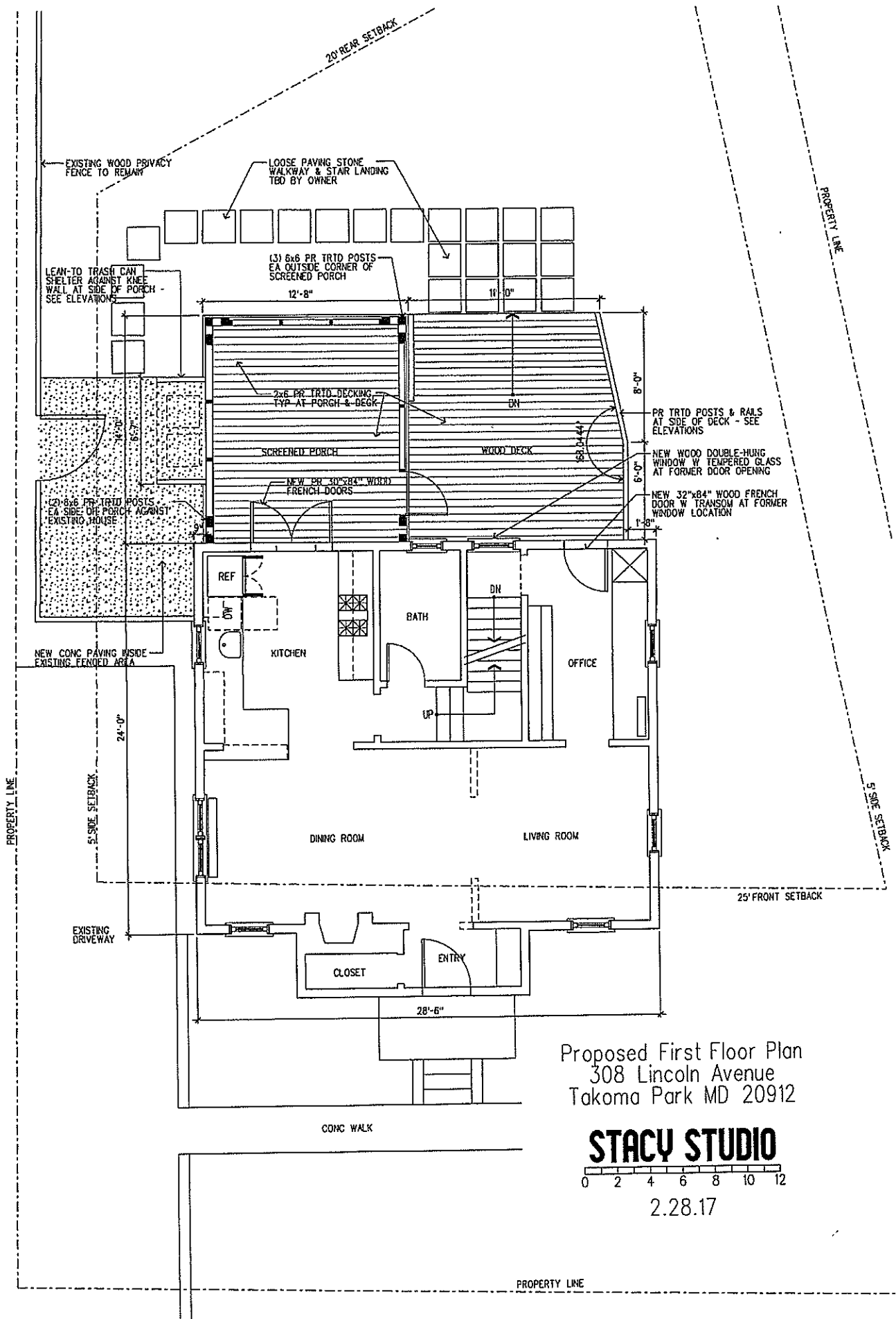
STACY STUDIO



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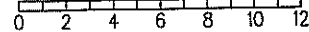


Side (SE) Elevation



Proposed First Floor Plan
 308 Lincoln Avenue
 Takoma Park MD 20912

STACY STUDIO



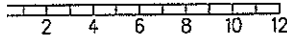
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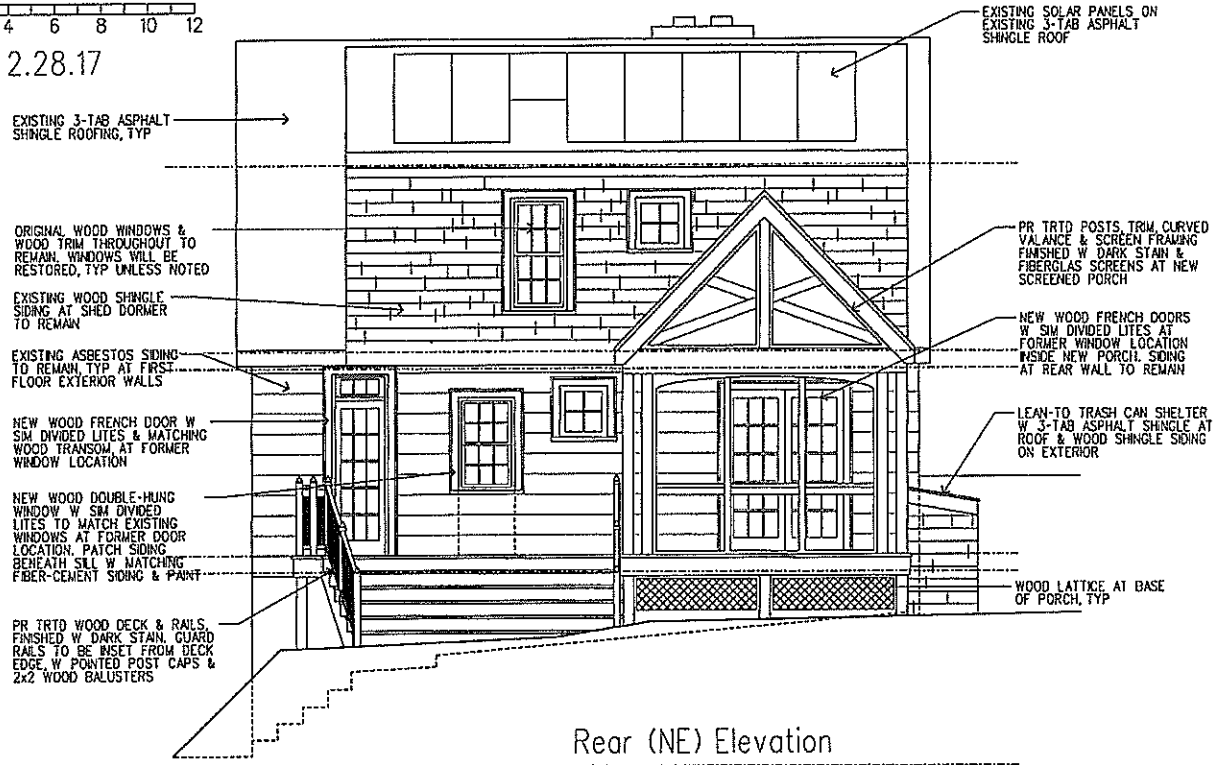
Front (SW) Elevation

Proposed Elevations
 308 Lincoln Avenue
 Ikoma Park MD 20912

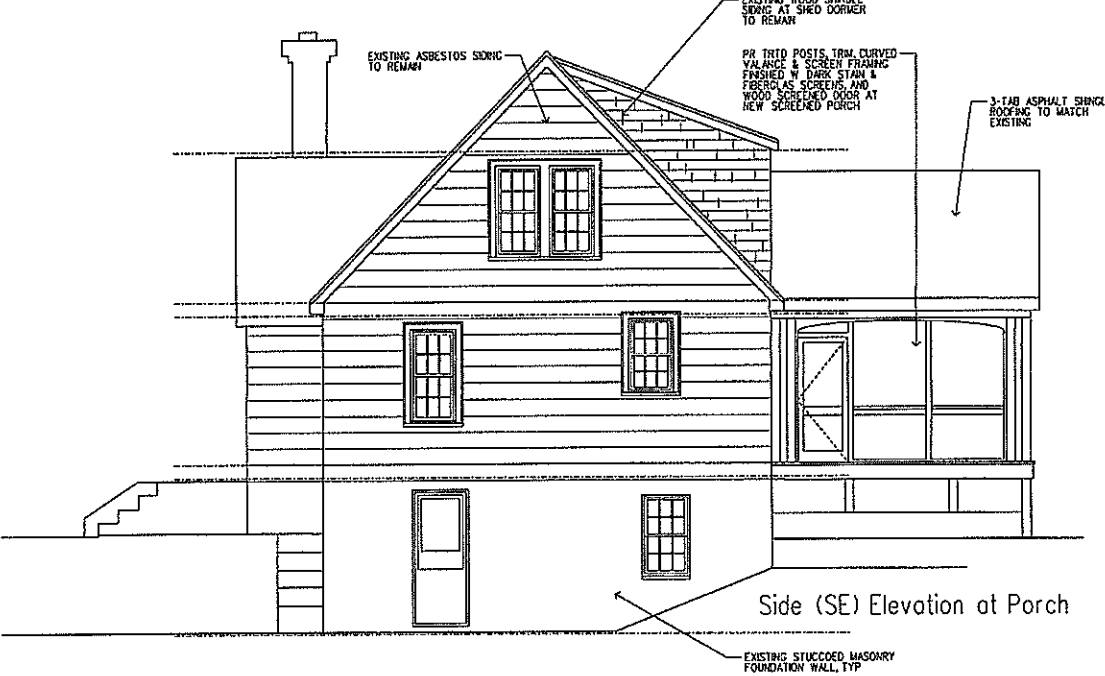
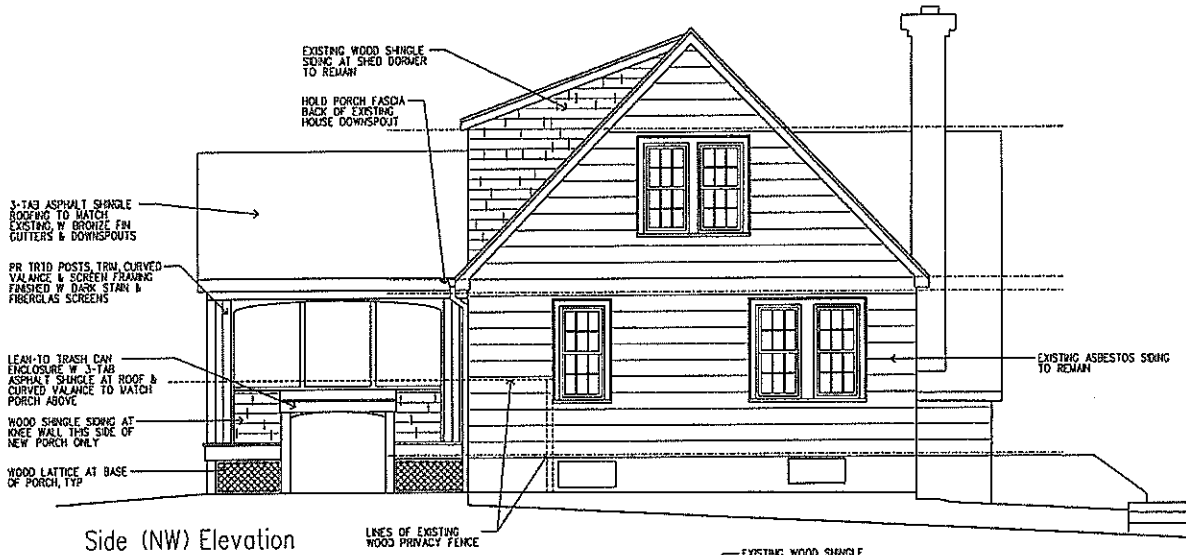
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Rear (NE) Elevation

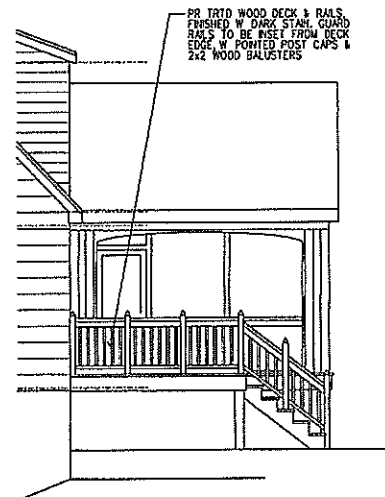


Proposed Elevations
 308 Lincoln Avenue
 Takoma Park MD 20912

STACY STUDIO

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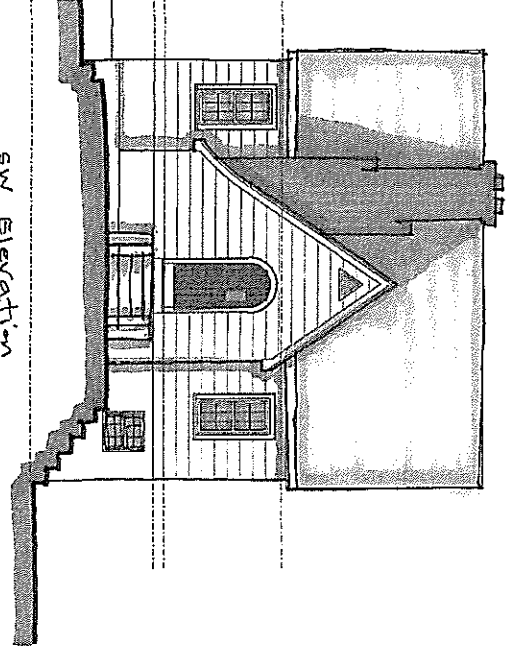
Long Residence

Proposed Elevation

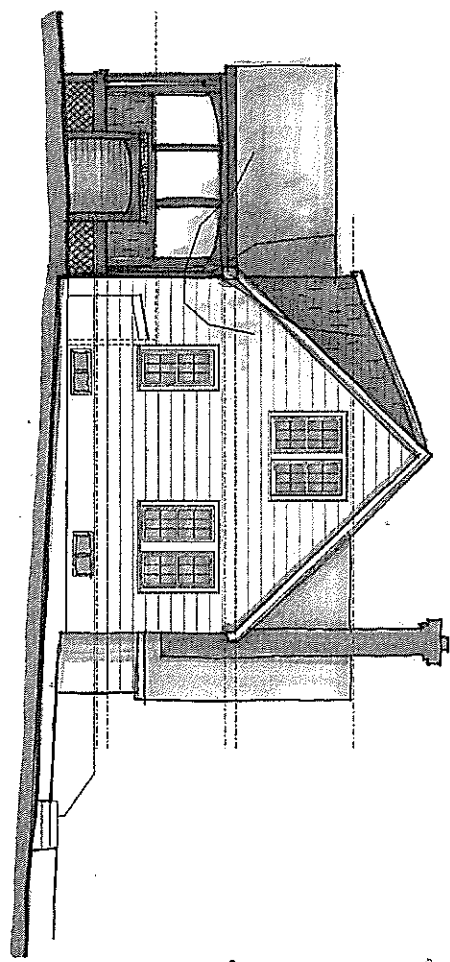
ARCHITECT

STACK STUD

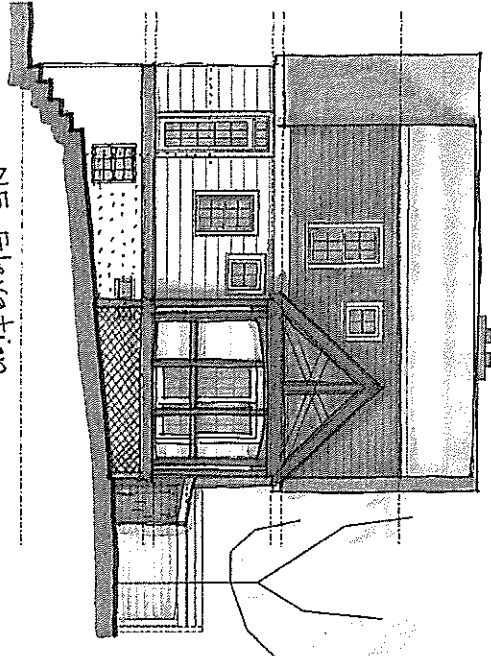
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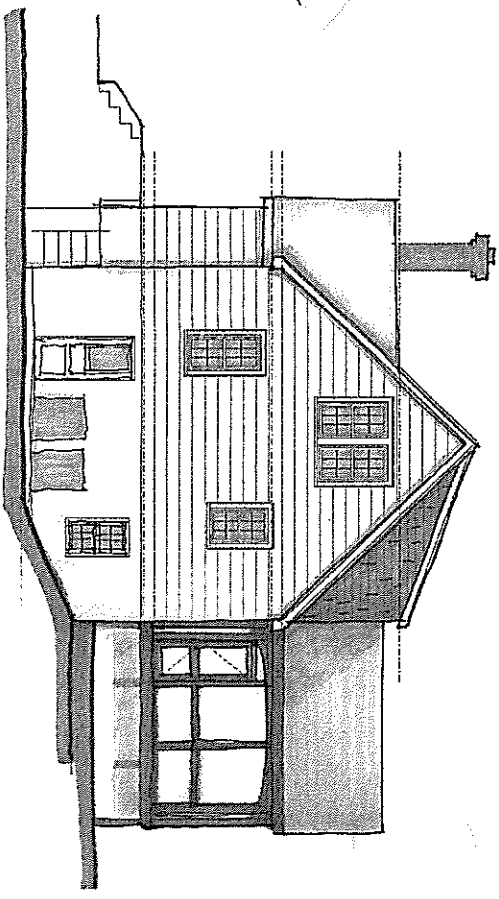
SW Elevation



NW Elevation



NE Elevation



SE Elevation