

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	402 Tulip Ave., Takoma Park	Meeting Date:	6/14/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/07/17
Applicant:	Sara & Anthony Camilli	Public Notice:	5/30/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17X	Staff:	Dan Bruechert
Proposal:	Rear Addition, rear deck		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with three (3) conditions** the HAWP application.

- Details for the proposed replacement wood windows must be submitted, with final authorization for approval delegated to staff.
- Details for the proposed enclosed porch must be submitted, with final authorization for approval delegated to staff.
- The proposed deck railing must include inset balusters and details must be submitted to staff with final authorization for approval delegated to staff.

ARCHITECTURAL DESCRIPTION

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

The subject property is a two-story, wood-sided, L-gable house with a one story porch that wraps around the right side of the building. The front façade is four bays wide with a left door and replacement vinyl one-over-one windows. The house has a narrow setback from the lot line to the left and a driveway to the right.

BACKGROUND

The applicants previously appeared before the Commission on August 17, 2016 for a preliminary review and on September 16, 2016 for a HAWP. The HAWP included alterations based on the comments from the Commission and was approved by consent with conditions that the historic siding be retained and the applicant submit addition information regarding the enclosed rear porch. This HAWP is largely a reduction in scope from the previous approval by removing the garage/first-floor addition that would have projected to the right of the historic wall plane.

PROPOSAL:

The applicant is proposing to replace the non-historic vinyl windows with wood windows; demolish the rear concrete rear porch; construct a two-story, Hardi-shingle sided, rear gable addition to the building; add a one-story enclosed porch to the rear; with a rear and side deck.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction 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

Contributing Resources should receive a more lenient 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. As stated above, 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

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

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

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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

Window Replacement

The applicant is proposing to remove the non-historic vinyl windows and replace them with wood windows in a matching configuration. This change will be an improvement in appearance and the proposed material is consistent with the historic materials found on a house of this age (per the Takoma Park Historic District Design Guidelines). The applicant is proposing to retain the existing below-grade vinyl windows. These windows have a minimal impact on the character of the house and, as no work is proposed on them, their retention should be supported.

Concrete Deck

Second, the applicant is proposing to demolish the rear concrete deck with storage below. The deck is not a historic feature of the subject property and does not contribute to the character of the building. As this element does not contribute to the historic character of the and is not visible from the public right-of-way, its demolition should be allowed as a matter of course (per the Design Guidelines).

Rear Addition and Alterations

The proposed rear addition will have a rear gable roof, with a parged and painted wall at the basement level and Hardi shingles above. To accommodate the new addition, the applicant is proposing some alterations at the rear of the house. The tripled-fixed pane window in the converted sleeping porch will be removed and replaced with a one-over-one wood sash window to accommodate the new addition and revised floorplan. As these windows are non-historic, the change will not negatively impact the historic character of the historic house and is not a substantial alteration (see: County Code 28A-(b)(1)).

The proposed addition will project 20' (twenty feet) to the rear of the historic house and will be inset by approximately 4' (four feet) to the left wall plane and 6" (six inches) to from the right wall plane. Due to the driveway along the right property boundary the addition will be minimally visible from the public right-of-way. Per the Design Guidelines, this addition will be placed to the rear of the structure and will have a limited impact on streetscape.

The right side of the proposed addition has a projecting bay with a pair of sash windows and a hipped metal roof. The bay will be approximately 10' (ten feet) wide and will project approximately 2' 6" (two feet, six inches) beyond the wall plane of the addition; projecting about 2' (two feet) beyond the historic wall plane. The bay will be clad using a smooth Hardi panel, with wood trim boards. While this element will extend beyond on the wall plane of the historic structure, due to its minimal size and placement almost 80' (eighty feet) from the street, its impact on the historic structure and surrounding district will be minimal (see: the Design Guidelines and 24A-8(b)(1)).

Enclosed Porch with Rear/Side Deck

To the rear of the addition, the applicant is proposing to construct a one-story, rear gable, enclosed porch. Wrapping around the new porch, the applicant is also proposing an open deck that will provide direct access to the backyard.

The porch will be coplanar to the addition (i.e. set back approximately one-half foot from the historic wall plane) and will be set back nearly 11' (eleven feet) from the historic wall plane to the left. The porch will have a 14' (fourteen foot) square plan and will be nearly 90' (ninety feet) from the public right-of-way. Details for the construction materials for the enclosed porch were not included with the HAWP materials and need to be submitted and reviewed prior to approval. The size and placement of this porch will make it, at most, minimally visible and will not detract from the historic building or the surrounding district.

The proposed deck will be constructed on piers and have a composite decking with wood railing. Dimensions and railing configuration was not included with the HAWP materials and needs to be submitted for review prior to approval. Typically, applicants are encouraged to inset new additions from the historic wall plane when building at the rear of historic buildings. In this case, however, due to the narrow setback to the left lot line and close proximity to the building on the left, with the additional fact that the deck will be nearly 80' (eighty feet) from the public right-of-way, this proposal will have virtually no visual impact on either the historic resource or surrounding district (see: the Design Guidelines).

STAFF RECOMMENDATION

Staff recommends the HPC **approve with three (3) conditions** the HAWP application;

1. Details for the proposed wood windows need to be submitted, with final review and approval delegated to staff.
2. Details for the construction of the proposed enclosed porch, including materials, finish, dimensions, etc, need to be submitted with final review and approval delegated to staff.
3. The proposed deck railing must include inset balusters and details must be submitted to staff with final authorization for approval 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Anthony.Camilli@gmail.com Contact Person: Anthony Camilli
Daytime Phone No.: 610-207-4993
Tax Account No.: 01079736
Name of Property Owner: Sara/Anthony Camilli Daytime Phone No.: same as ↑
Address: 402 Tulip Ave, Takoma Park, MD 20912
Street Number City Street Zip Code
Contractor: Unknown / Undecided Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 402 Street: Tulip Ave
Town/City: Takoma Park Nearest Cross Street: Willow Ave
Lot: 5 Block: 8 Subdivision: 025
Liber: Folia: Parcel:

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:

1B. Construction cost estimate: \$ 450,000

1C. If this is a revision of a previously approved active permit, see Permit # 37/03-16VV

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.

Anthony Camilli
Signature of owner or authorized agent

28 Mar 2017
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

794210

(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:

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 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

**402 Tulip Ave
Takoma Park, MD 20912**

Owner's Agent's mailing address

**Eric Saul
Saul Architects
8114 Carroll Ave
Takoma Park, MD 20912**

Adjacent and confronting Property Owners mailing addresses

**Jeff Bartholet
Johanna Janssens
7201 Willow Ave
Takoma Park, MD 20912**

**Jennifer Satlin
404 Tulip Ave
Takoma Park, MD 20912**

**Scott Smallwood
Amanda Lenhart
7205 Willow Ave
Takoma Park, MD 20912**

**Lin & LJ Moyer
7129 Willow Ave
Takoma Park, MD 20912**

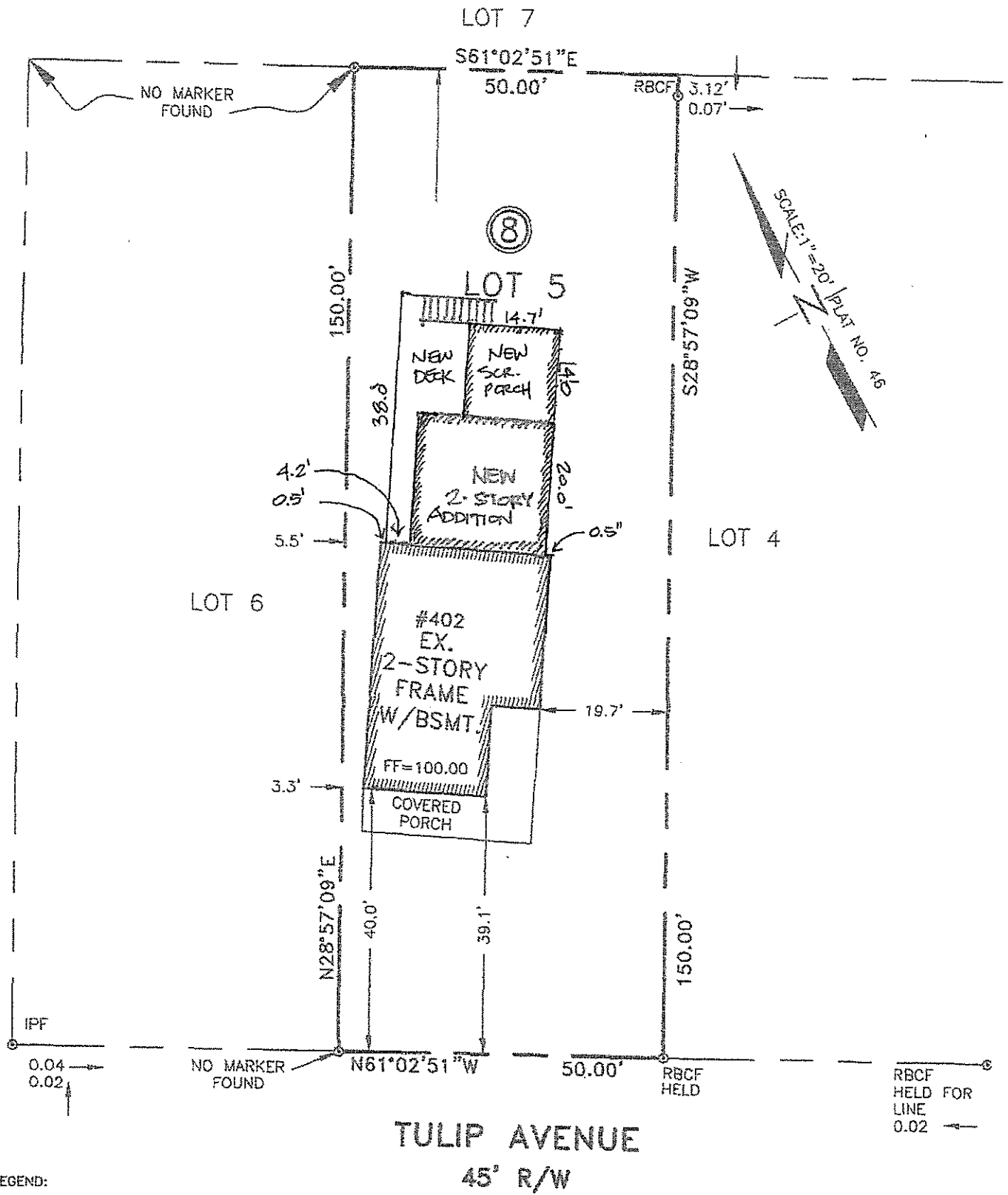
HAWP for 402 Tulip Avenue, Takoma Park, MD - Response for Block 1

1.a. 1923 vernacular-style farmhouse with wraparound front porch that is set among Takoma Park Historic District (TPHD). The house currently has non-historic alterations that were likely implemented prior to establishment of TPHD, such as some wood windows have been replaced with vinyl windows and many windows have exterior storm windows. Also, original exterior materials have been covered with aluminum siding that is not original. The house has a few exterior features of historical significance that are discussed in the next paragraph. A copy of the site plan is attached hereto and marked as Exhibit 1. Copies of the existing house floorplans and elevations are attached hereto and marked as Exhibit 2.

1.b. All of the current windows in the historic house are 1-over-1 style with the exception of one 4-over-1 window that is facing the street on the attic level and two fixed diamond windows that are located on both sides of the house. Our project includes the repair and/or replacement of all wood windows in compliance with the Historic Preservation Commission (HPC). All of the current vinyl windows will be replaced with new wooden windows of Simulated Divided Light (SDL) and all new windows will be made of wood SDL in compliance with the HPC. The only windows with muntins are the 4-over-1 window and the two fixed diamond windows mentioned above., all of which will be repaired. If replacement is necessary to any of these windows, then it will be done with new wood SDL windows and permanently-affixed 7/8 inch profile muntins with spacer bars. A window index is attached hereto and marked as Exhibit 3.

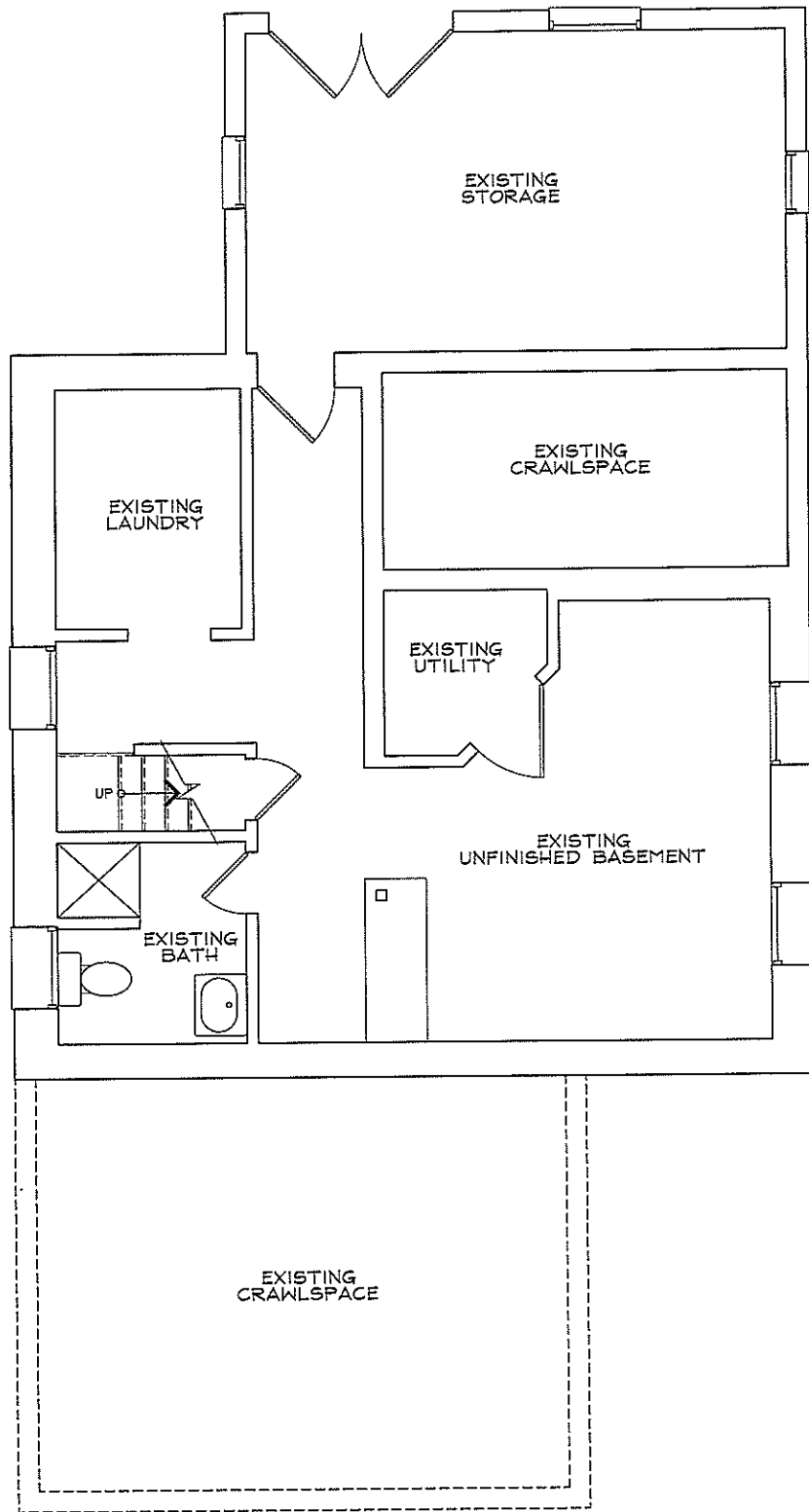
The project also includes the interior renovation of current space and demolition of a concrete rear porch in order to build a rear addition adding more living space, a screened porch and a wooden deck. Previous owners enclosed two sleeping porches in the rear of the house that are not historic and were done with substandard materials that may need to be demolished and rebuilt to connect with the addition. This is shown in two pictures of the crawl space, which sits beneath the lower sleeping porch and shows that the original house foundation ended at the back of the dining room. Although a prior HAWP application was made with a rear addition that extended slightly beyond the right side of the historic house, that application is abandoned for the present one due to budgetary changes in the scope of the project. Copies of the proposed house floorplans and elevations are attached hereto and marked as Exhibit 4.

The proposed rear deck will be coplanar with the left side of the historic house, but, as discussed in prior consultation with the HPC for the previous HAWP application, the left side of the historic house is not visible from the street due to the following reasons: the descending slope of the property from the street, the rear left side of the house is 80-feet from the street, the house is about 5.5 feet from the neighbor's property line, which further obscures the view, and the view to the rear is also hidden by the existing fence that will not be removed. Photographs of the historic house showing this are attached hereto and marked as Exhibit 5.



LEGEND:

- ⊙ RBCF = REBAR W/CAP FOUND
- ⊙ IPF = IRON PIPE FOUND

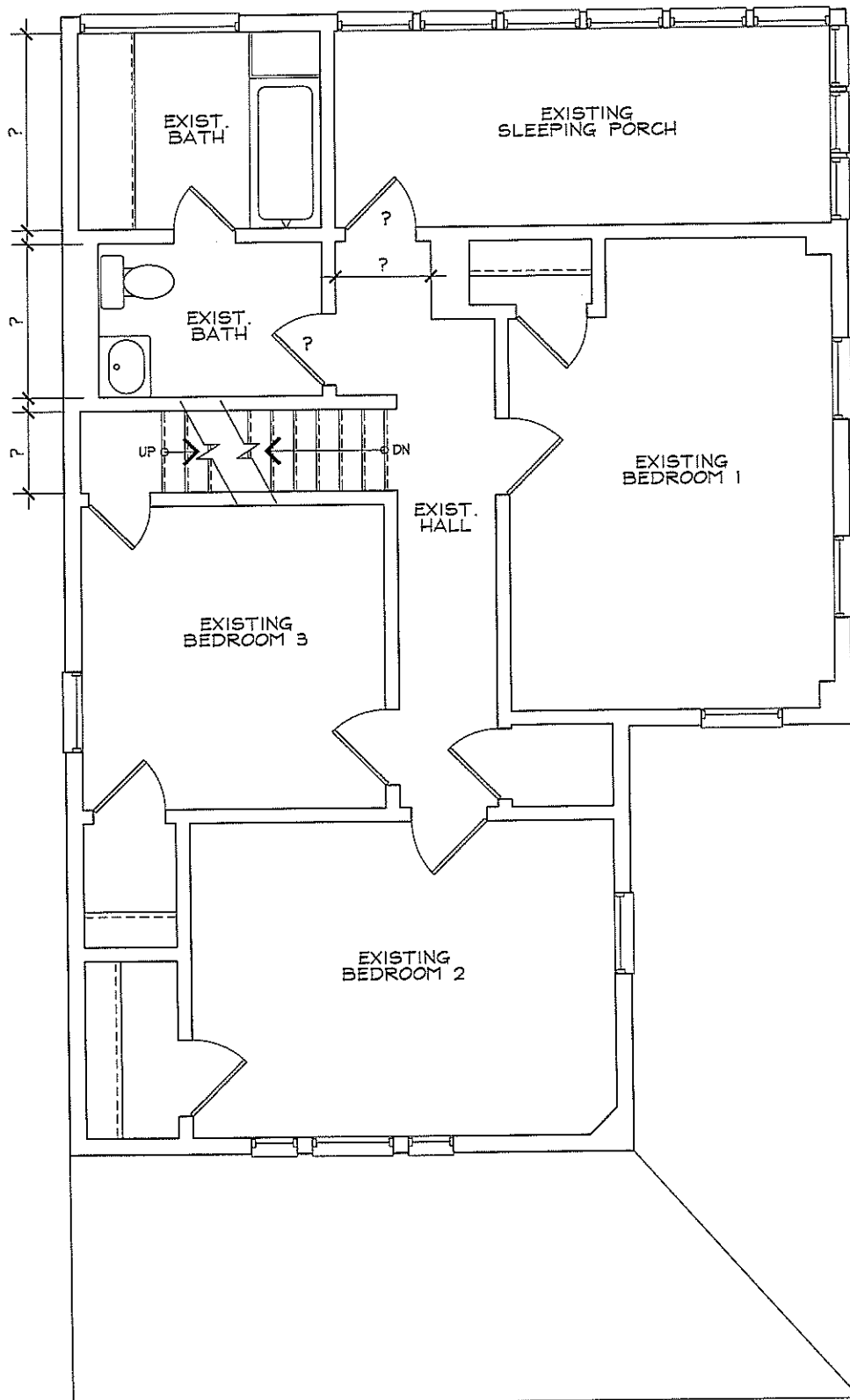


1
EC-1

EXISTING BASEMENT PLAN

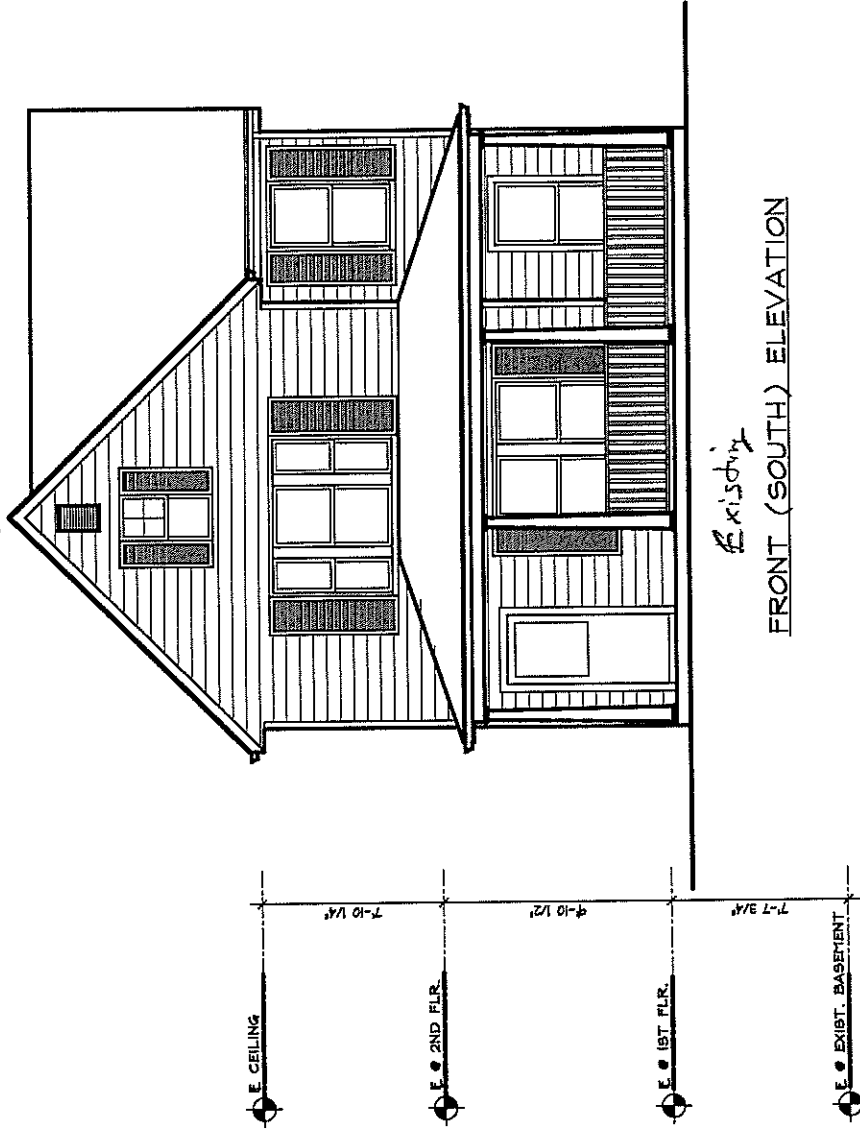
1/4" = 1'-0"

10

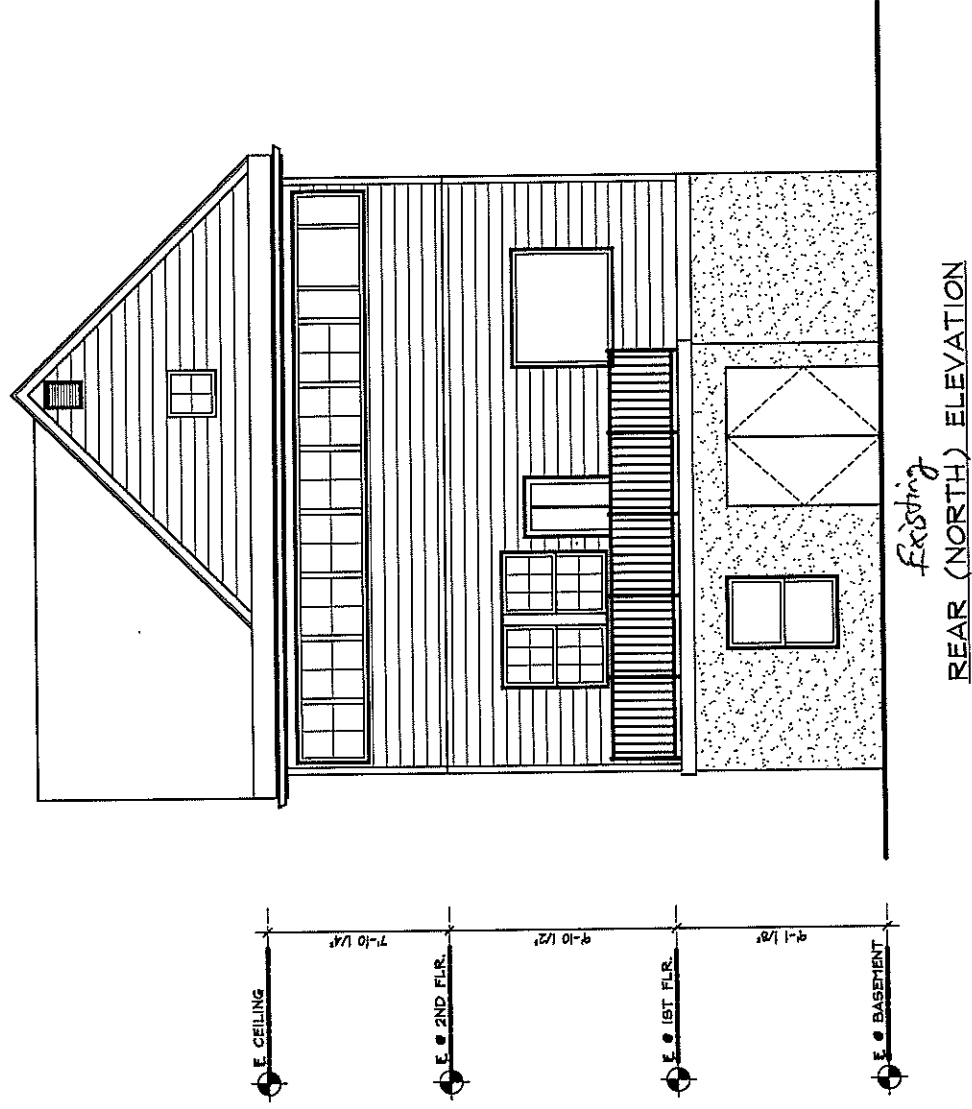


3
 EC-1 EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"

11



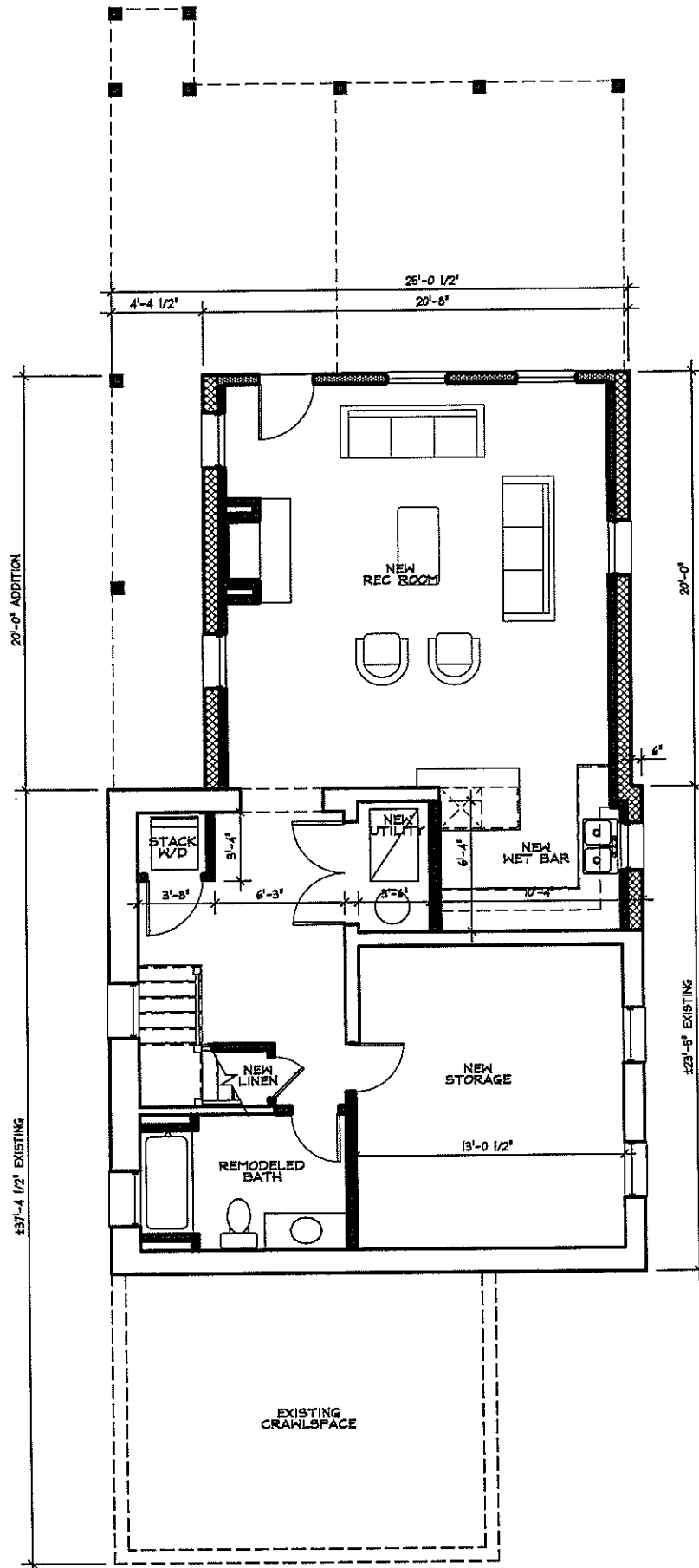
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Existing
 REAR (NORTH) ELEVATION

<u>Window #</u>	<u>Existing/New</u>	<u>Style</u>	<u>Material</u>	<u>Plan</u>
1	existing	4-over-1	wood	repair/replace
2	existing	1-over-1	wood	repair/replace
3	existing	1-over-1	wood	repair/replace
4	existing	1-over-1	wood	repair/replace
5	existing	1-over-1	wood	repair/replace
6	existing	1-over-1	vinyl	replace with wood
7	existing	1-over-1	wood	repair/replace
8	existing	1-over-1	wood	repair/replace
9	existing	1-over-1	vinyl	replace with wood
10	existing	1-over-1	vinyl	replace with wood
11	existing	1-over-1	vinyl	none
12	existing	1-over-1	vinyl	replace with wood
13	existing	1-over-1	vinyl	none
14	new	fixed	wood	N/A
15	new	1-over-1	wood	N/A
16	new	1-over-1	wood	N/A
17	new	1-over-1	wood	N/A
18	new	1-over-1	wood	N/A
19	new	1-over-1	wood	N/A
20	new	1-over-1	wood	N/A
21	new	1-over-1	wood	N/A
22	existing	1-over-1	wood	repair/replace
23	existing	1-over-1	wood	repair/replace
24	existing	1-over-1	wood	repair/replace
25	existing	fixed	wood	repair/replace
26	new	1-over-1	wood	N/A
27	new	1-over-1	wood	N/A
28	new	1-over-1	wood	N/A
29	new	1-over-1	wood	N/A
30	new	1-over-1	wood	N/A
31	new	1-over-1	wood	N/A
32	new	1-over-1	wood	N/A
33	new	1-over-1	wood	N/A
34	new	1-over-1	wood	N/A
35	new	1-over-1	wood	N/A
36	new	1-over-1	wood	N/A
37	existing	1-over-1	wood	repair/replace
38	existing	1-over-1	vinyl	none
39	existing	1-over-1	vinyl	none
40	existing	fixed	wood	repair/replace
41	existing	1-over-1	wood	repair/replace
42	existing	1-over-1	wood	repair/replace
43	existing	1-over-1	wood	repair/replace
44	new	1-over-1	wood	N/A
45	new	1-over-1	wood	N/A

14

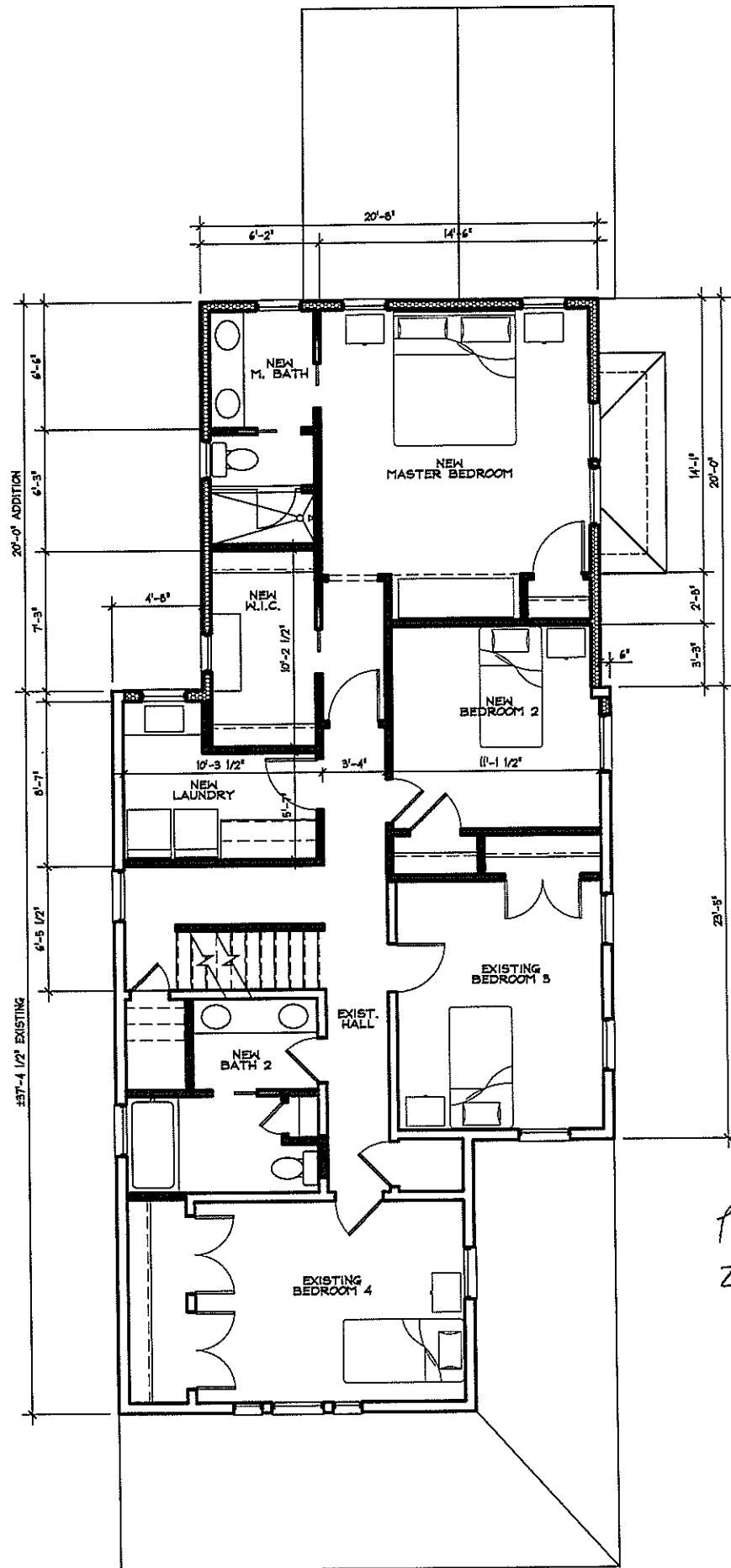


Proposed
Basement
Floorplan

Exhibit 4

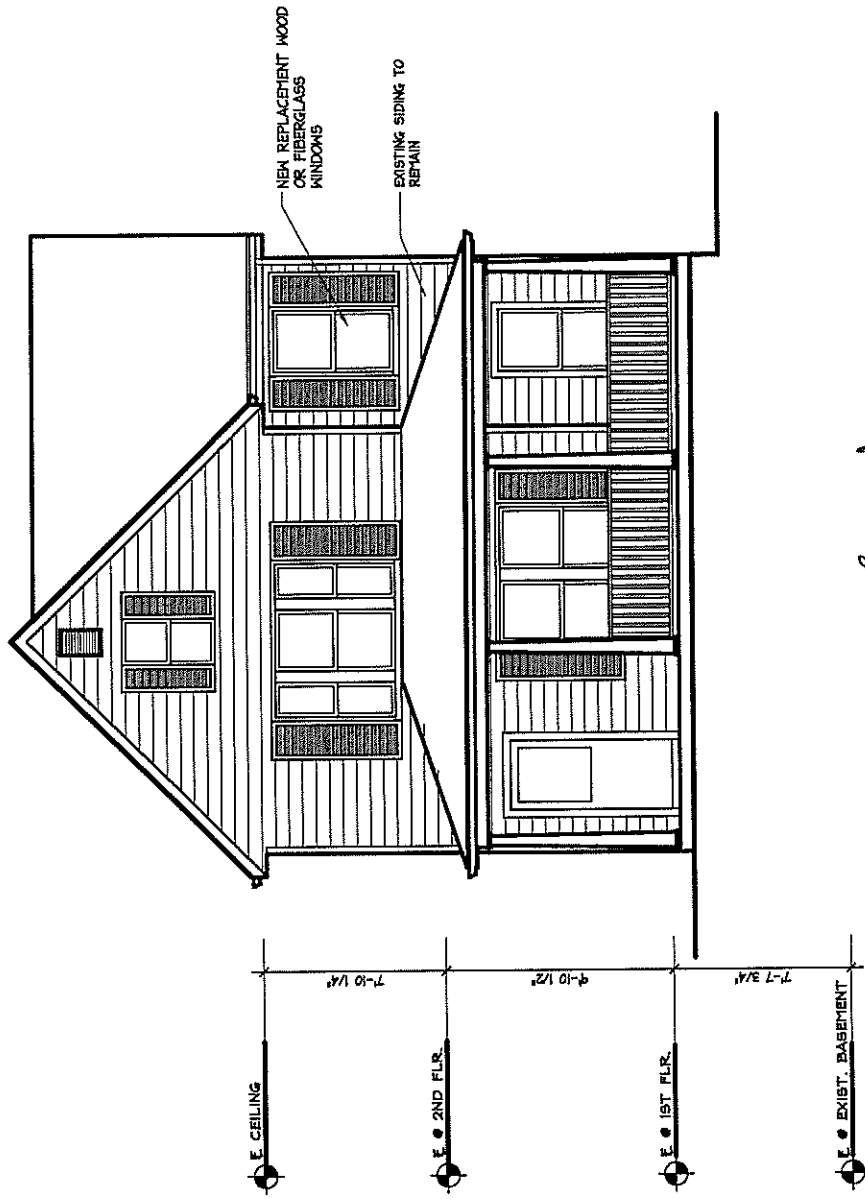
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Proposed
2nd floor
Plan

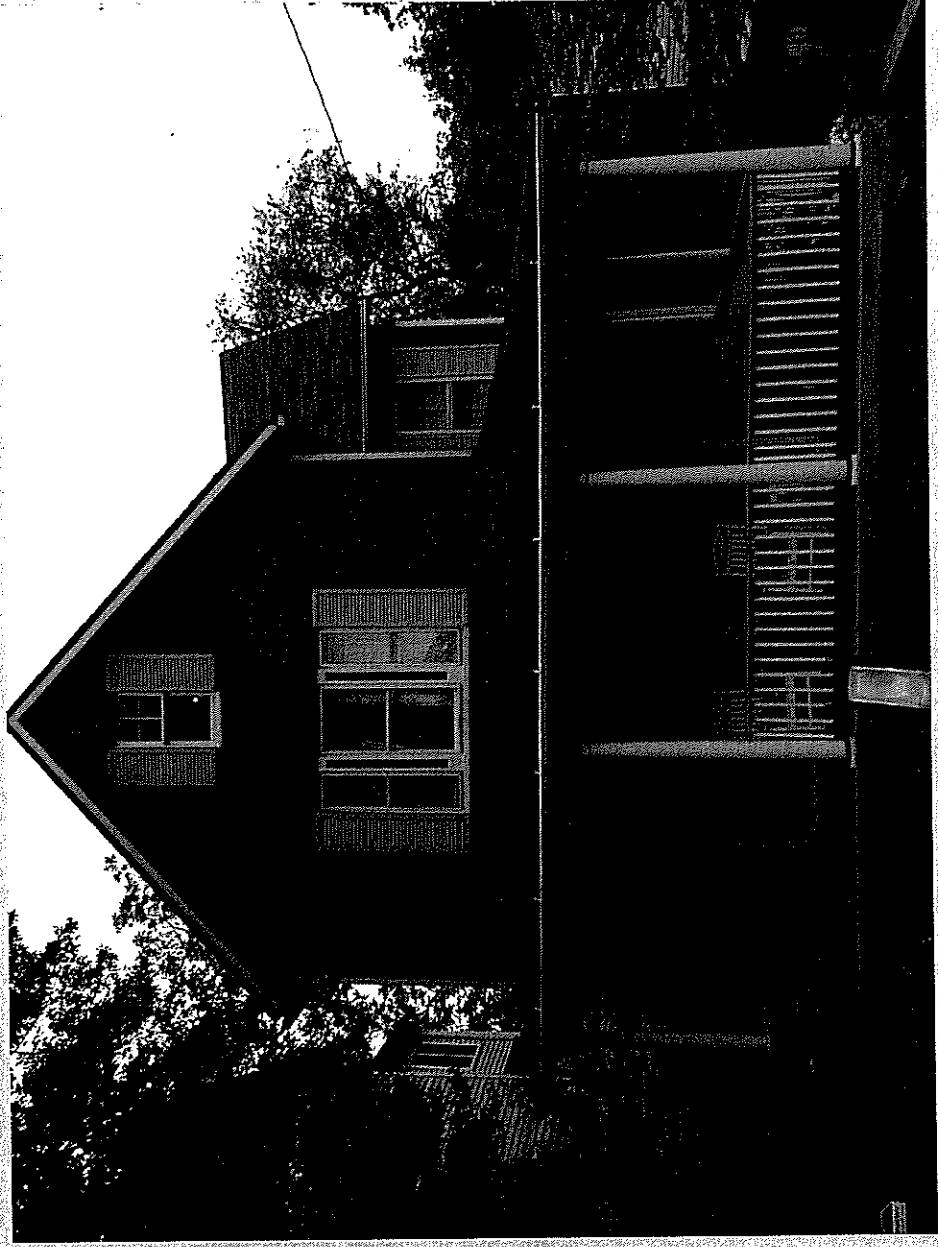
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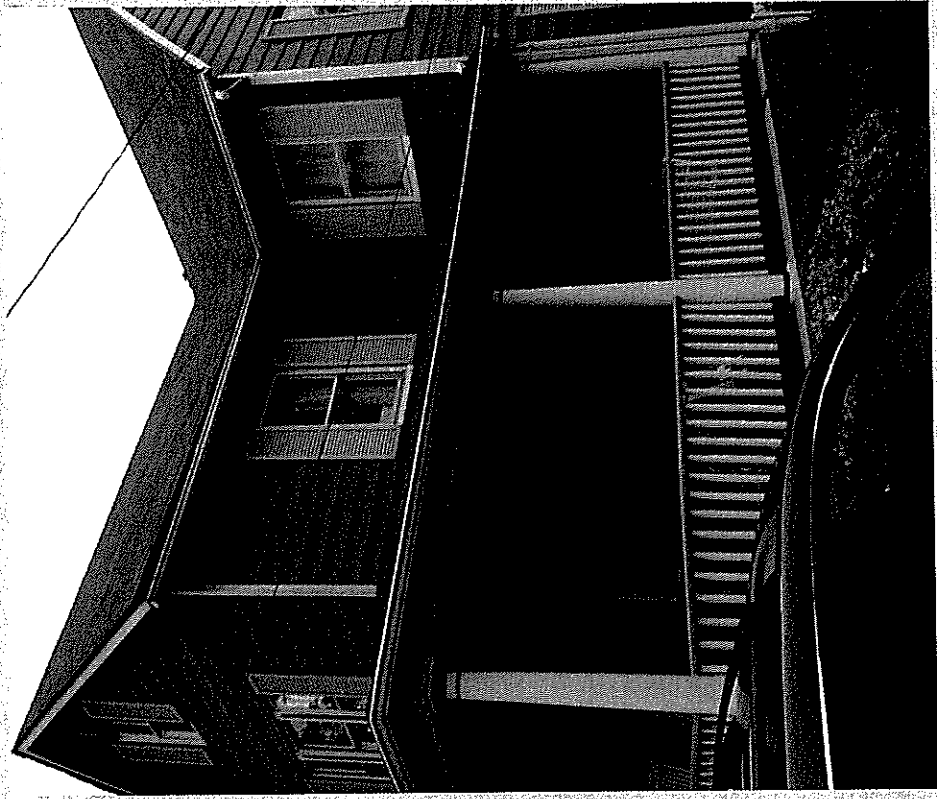
Proposed
 FRONT (SOUTH) ELEVATION

19

402 TULIP AVE - FRONT VIEW

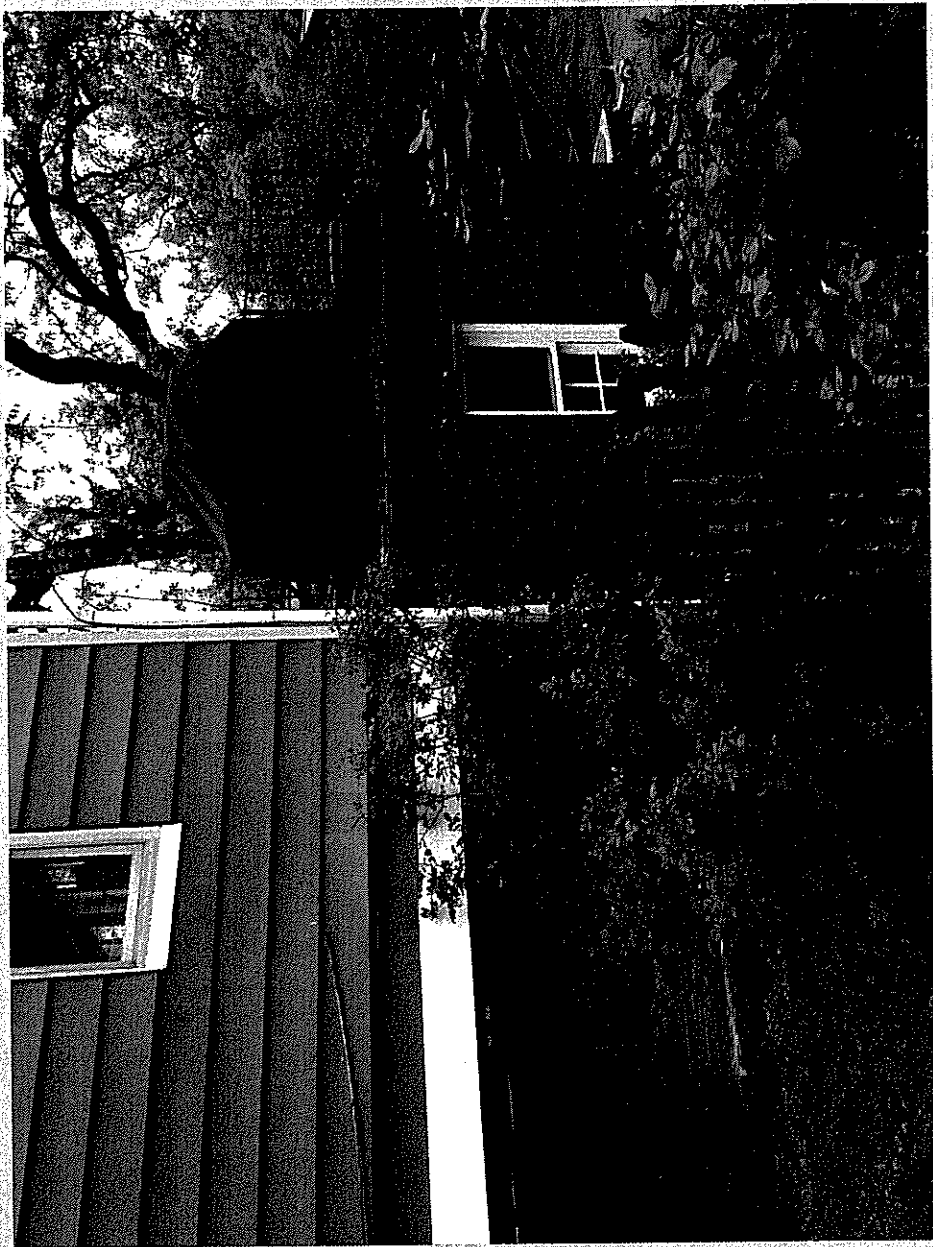


VIEWS OF RIGHT SIDE



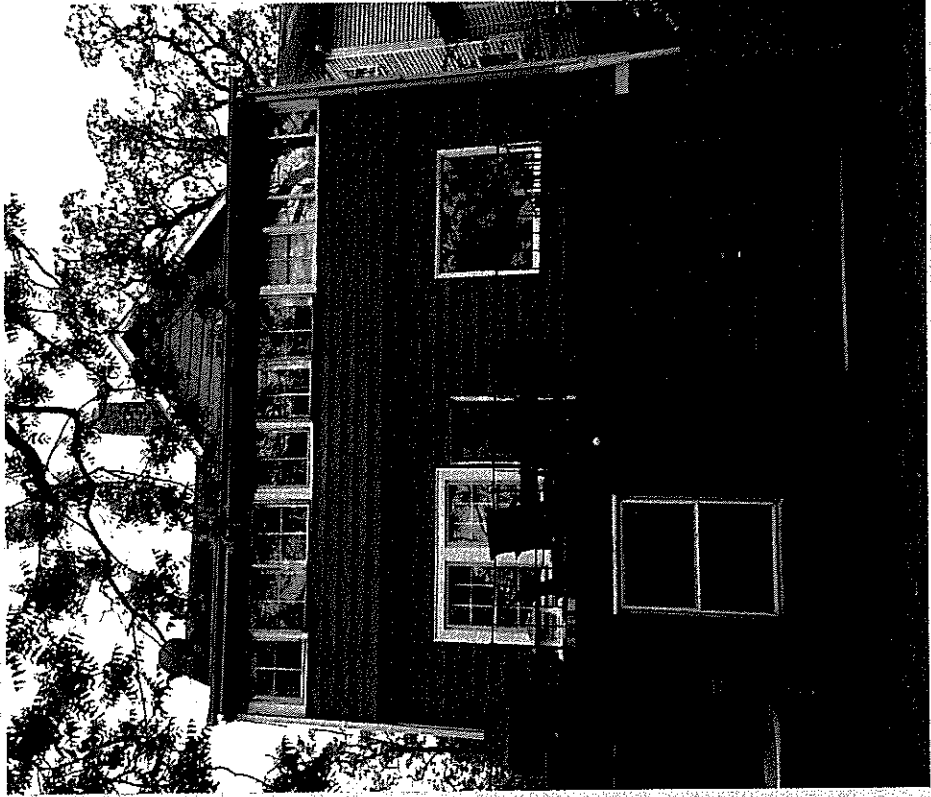
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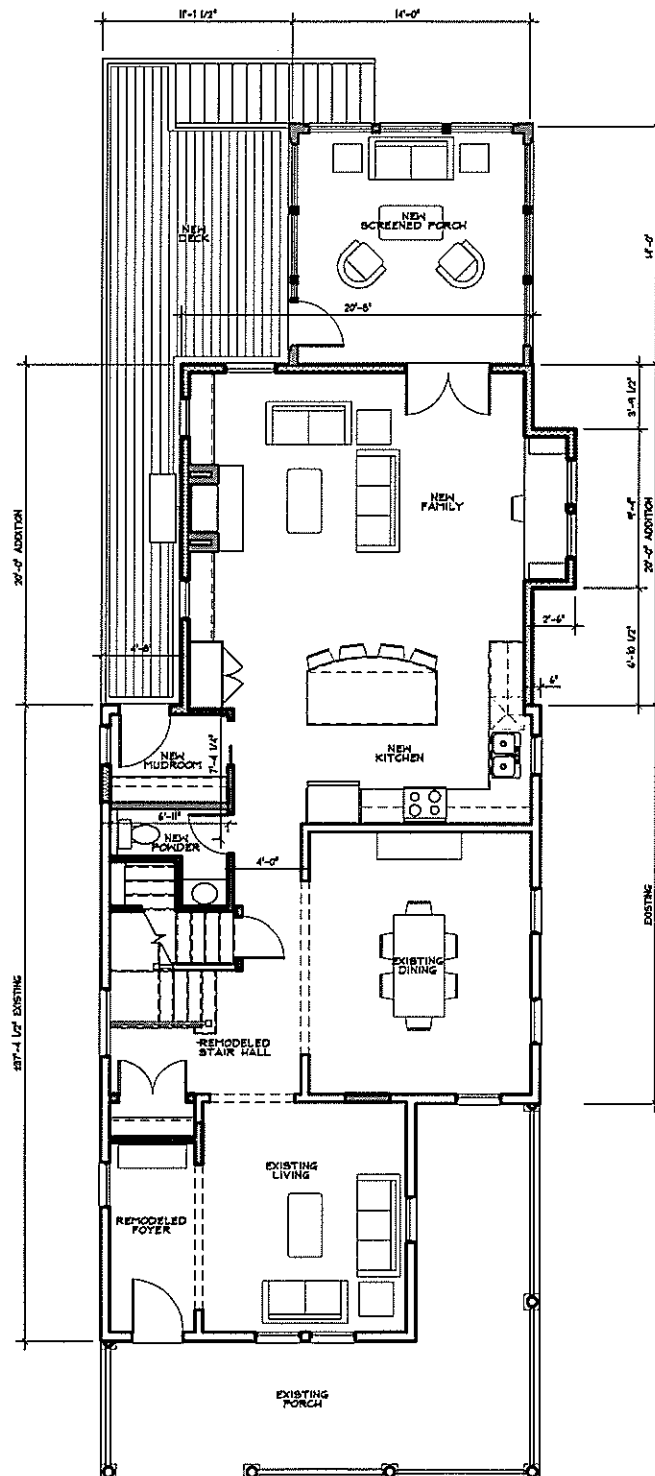
VIEW OF CRAWL SPACE

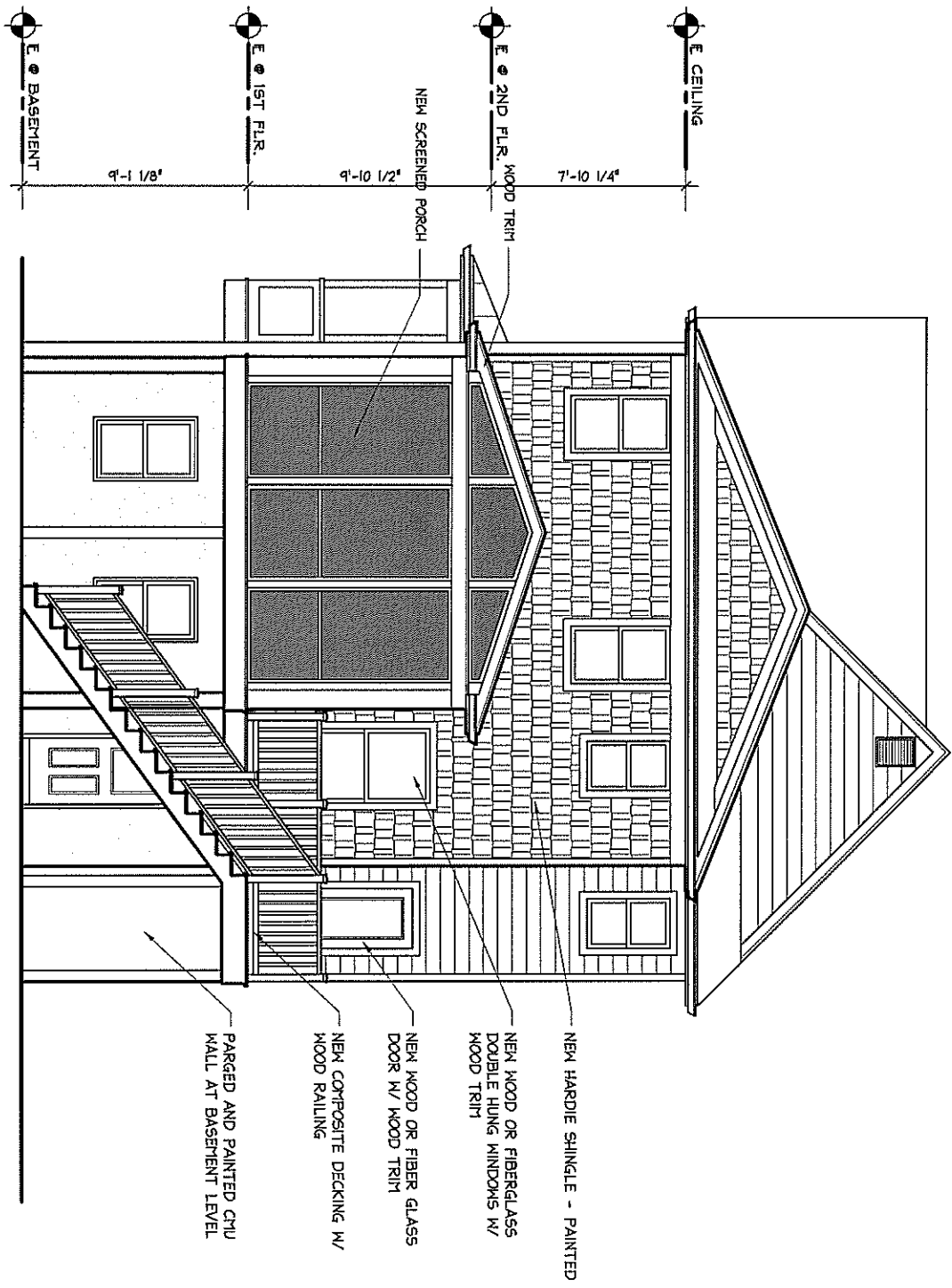


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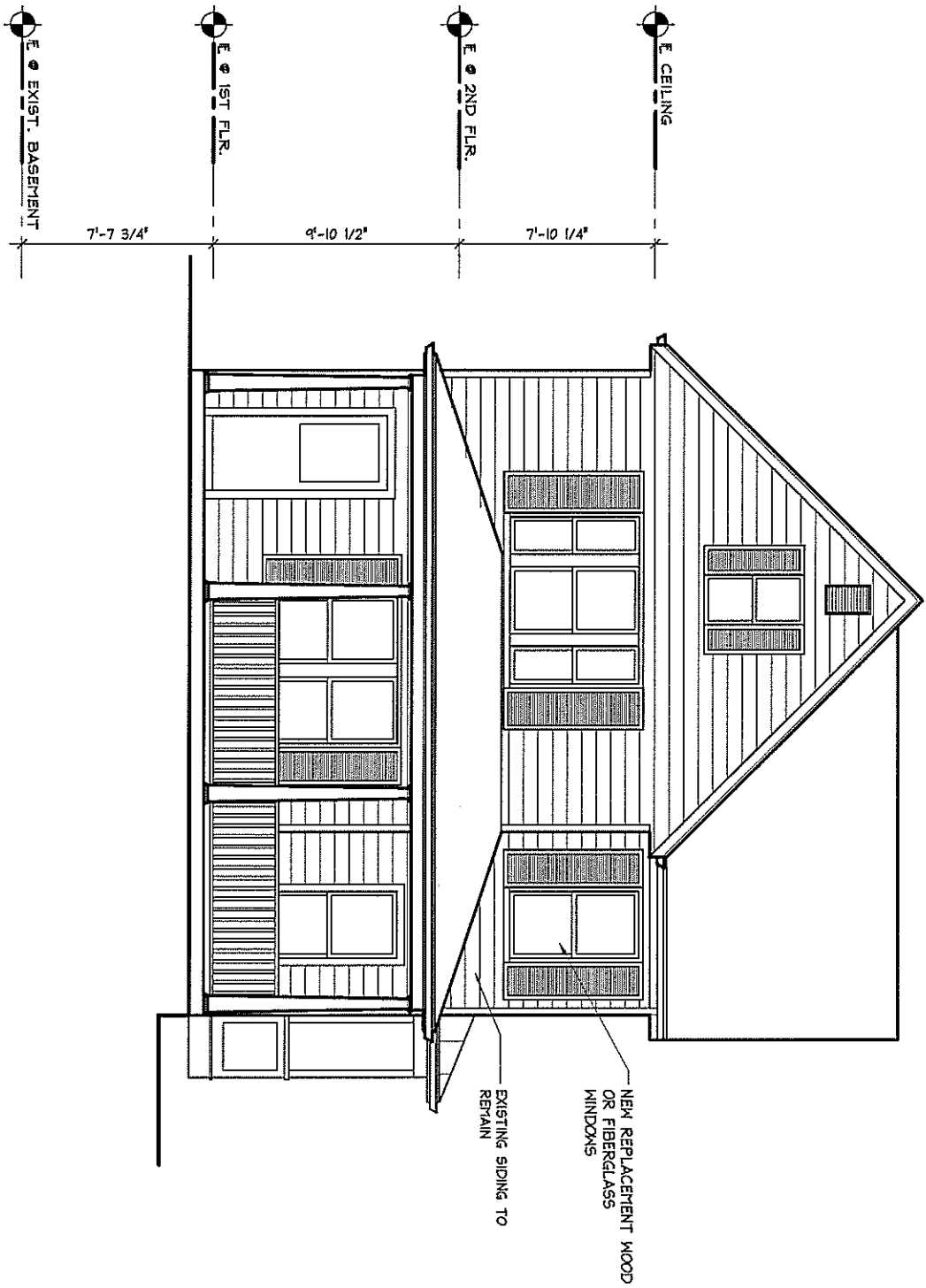
VIEWS OF REAR SIDE







REAR (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION