

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	116 Park Ave., Takoma Park	Meeting Date:	03/22/17
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	03/15/17
Applicant:	Henkai Sainguri	Public Notice:	03/08/17
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-17U	Staff:	Dan Bruechert
Proposal:	ADA Lift		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HA WP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c.1915-25

The subject property is a one-and-a-half-story, side-gabled, wood-frame house with a large front-gable dormer. The house historically had a full width porch, but sometime in the building's history, two-thirds of the porch was enclosed with T1-11 siding with a single non-historic sash window. At the rear of the house, there is a non-historic shed roof addition. A small, non-historic wood porch provides egress to the addition. The porch is minimally visible from the public right-of-way along the concrete ribbon driveway.

PROPOSAL:

The applicant is proposing to demolish the side/rear porch and to construct a larger porch with an ADA lift in the same location.

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

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 or to the achievement of the purposes of this chapter.
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

STAFF DISCUSSION

The owner is proposing to demolish a small, non-historic, porch on the back-left corner of the house and to construct a larger 8' × 8' (eight foot by eight foot) porch with an ADA vertical lift

in the same location. The proposed deck will re-orient the stairs from front loading to rear loading to accommodate the lift. The proposed porch will be constructed largely out of wood, similar in design to the existing porch. The lift will be constructed along the house wall, with the lift support tower on the left side of the porch.

The proposed porch will have a minimal impact on the surrounding district, as it will only be visible from the sidewalk immediately in front of the subject property's driveway. This proposed change would not alter the building patterns or streetscape that characterize the district, per the Design Guidelines and would utilize compatible materials and design.

The placement of this lift will enable the owner to continue to utilize the property as detailed in *24A-8(b)(5)*. Based on a review of site, the only alternative location for an ADA lift is at the front entrance of the house. Placing the lift at the front would detract from the building and the surrounding district and the proposed location is preferable. Lastly, the enlarged size is necessary to accommodate the turning radius of a wheelchair or mobility device. So, while the porch and the lift supports will be more visible than the extant porch, the proposal will allow the owner continued use of the property and will have a minimal impact on the building and surrounding district.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application;

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: _____ Contact Person: Eric Wynes
 Daytime Phone No.: 301-379-6794
 Tax Account No.: _____
 Name of Property Owner: Henkai Saingari Daytime Phone No.: _____
 Address: 116 Park Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Eric Wynes Daytime Phone No.: 301-379-6794

LOCATION OF BUILDING/PREMISE

House Number: 116 Street: Park Avenue
 Town/City: Takoma Park Nearest Cross Street: _____
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- 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: install ADA lift

1B. Construction cost estimate: \$ _____
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

 Signature of owner or authorized agent Date

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

**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:

Rear-side deck and stairs

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

Alter stairs on rear deck to allow for
installation of ADA lift.

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**

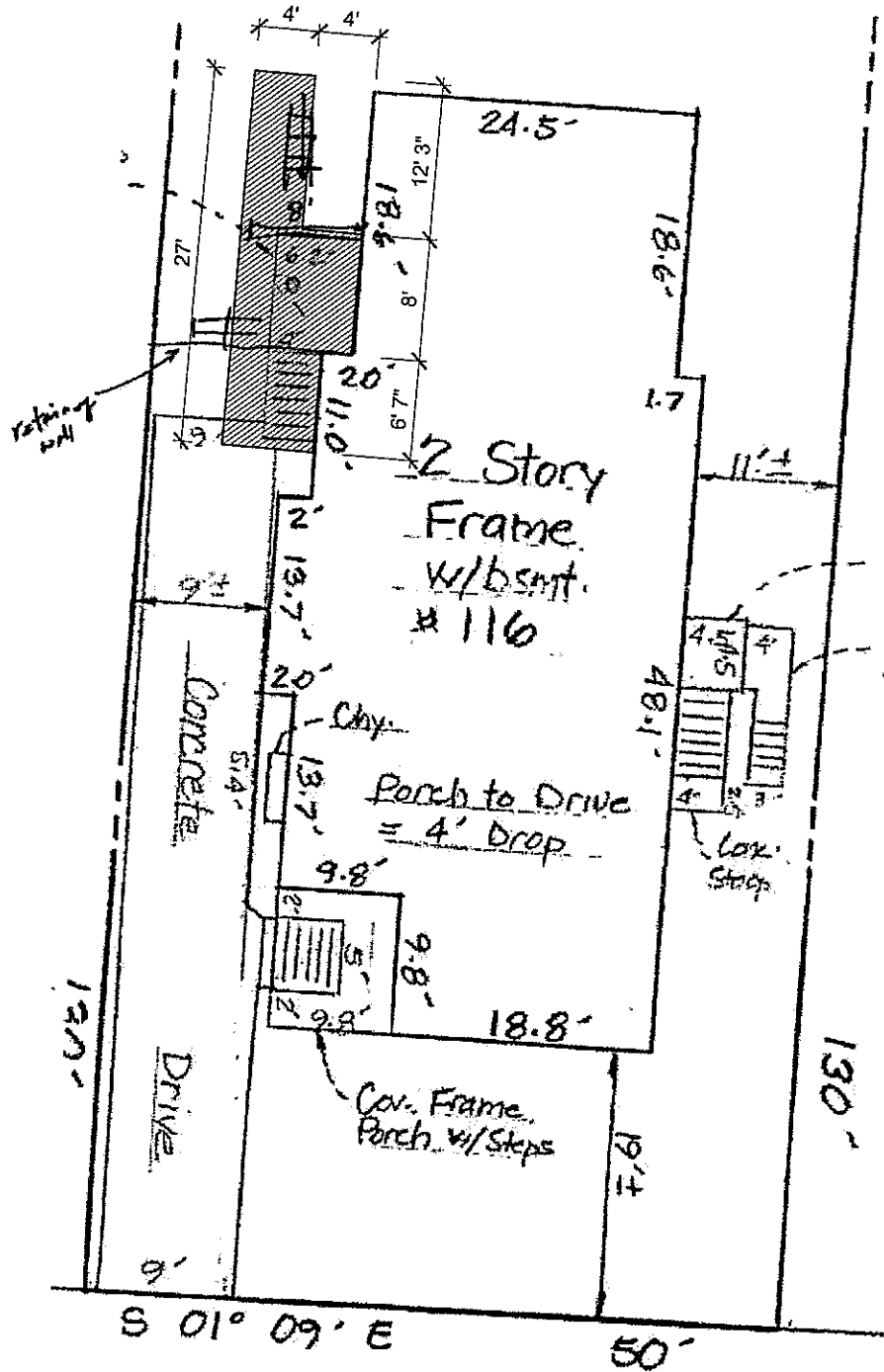
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

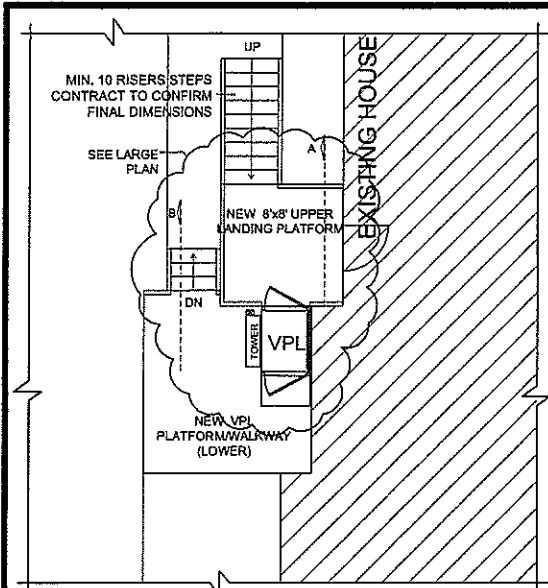
Owner's mailing address	Owner's Agent's mailing address Eric Wynes 3500 Wayneswood Rd Fort Washington, MD 20744
Adjacent and confronting Property Owners mailing addresses	
114 Park Ave	118 Park Ave
7114 Carroll Avenue	7215 Spruce Ave
7213 Spruce Ave	

DORS CS#17-9; ATTACHMENT Qb

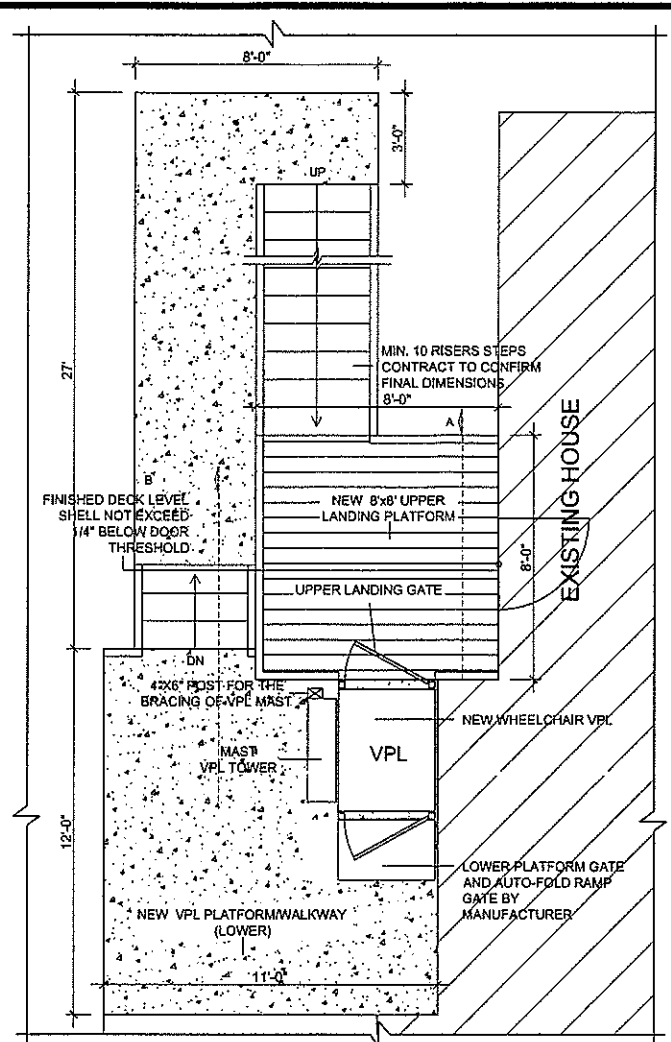


 ADA RESIDENTIAL ACCESSIBILITY MODIFICATION
(NEW VERTICAL PLATFORM LIFT)

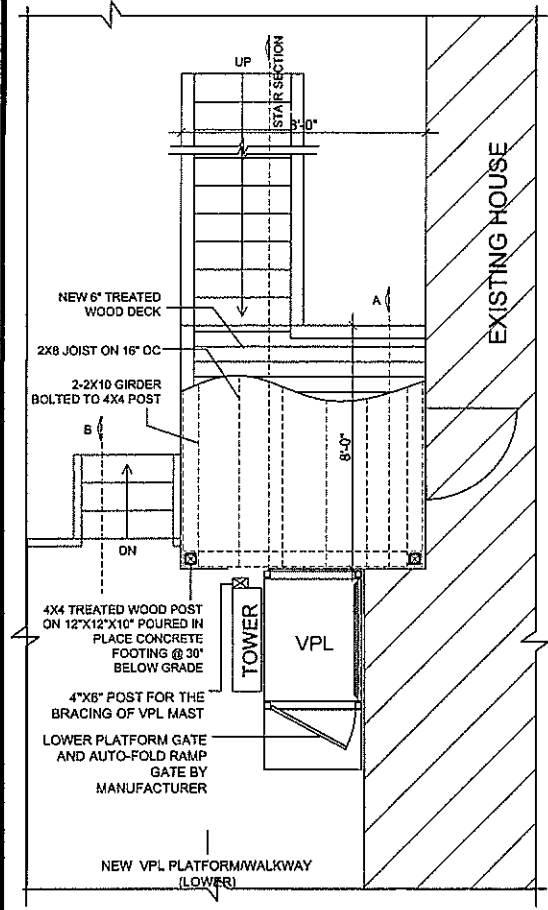
(7)



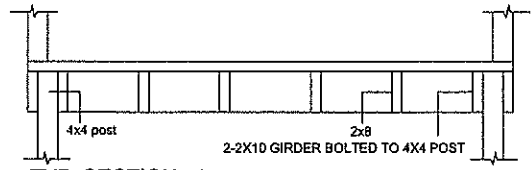
VERTICAL PLATFORM LIFT PLAN
SCALE: 1/8" = 1'-0"



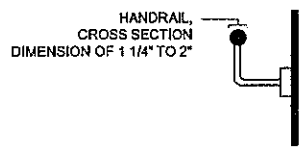
VERTICAL PLATFORM LIFT ENLARGED PLAN
SCALE: 1/4" = 1'-0"



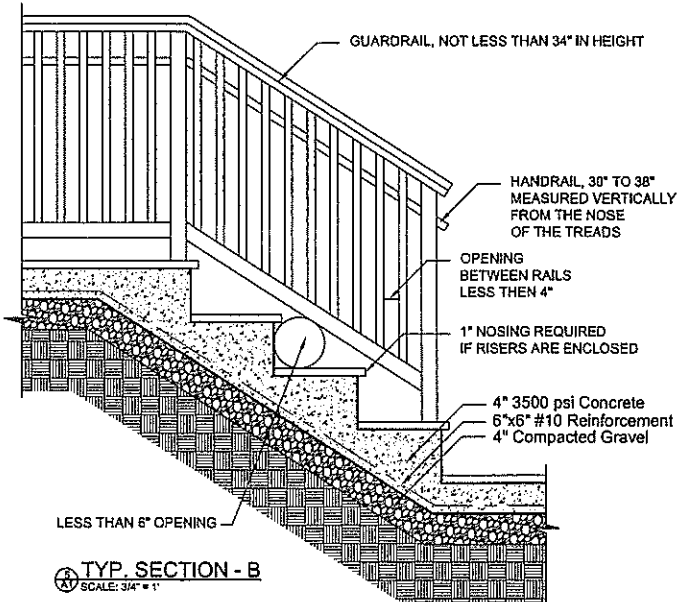
MODIFICATION FLOOR PLAN
SCALE: 1/4" = 1'-0"



TYP. SECTION - A
SCALE: 1/2" = 1'-0"

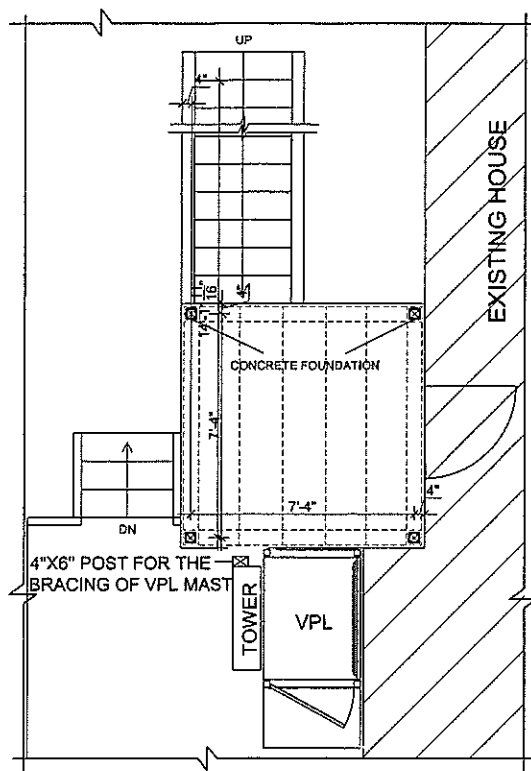


HANDRAIL DETAIL

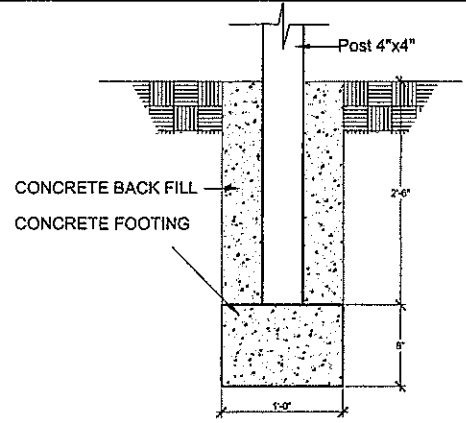


TYP. SECTION - B
SCALE: 3/4" = 1'

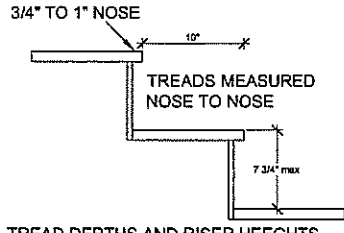
8



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

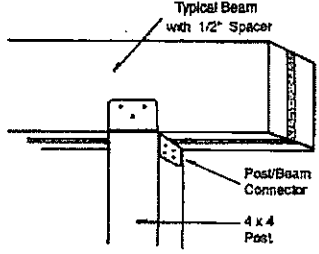
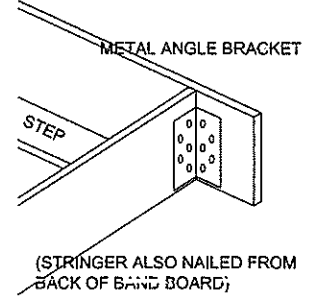


FOOTER DETAIL
SCALE: 1" = 1'-0"

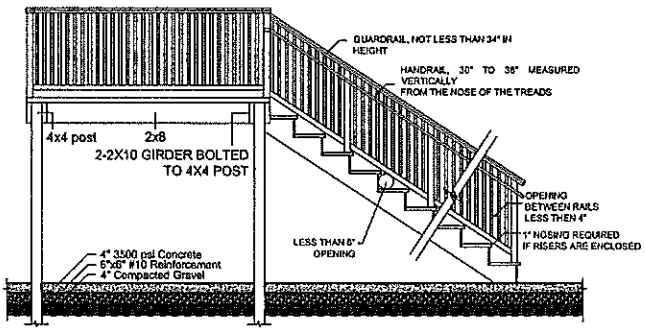


TREAD DEPTHS AND RISER HEIGHTS SHALL NOT VARY MORE THAN 3/8 IN A FLIGHT OF STAIRS

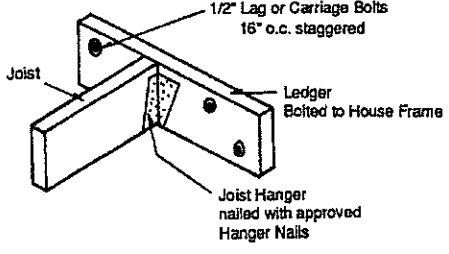
TYPICAL
SCALE: 1" = 1'-0"



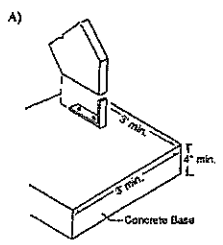
POST-BEAM CONNECTION
SCALE: 1/4" = 1'-0"



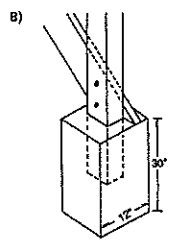
STAIR SECTION
SCALE: 1/4" = 1'-0"



TYPICAL
SCALE: 1" = 1'-0"



TYPICAL
SCALE: 1" = 1'-0"

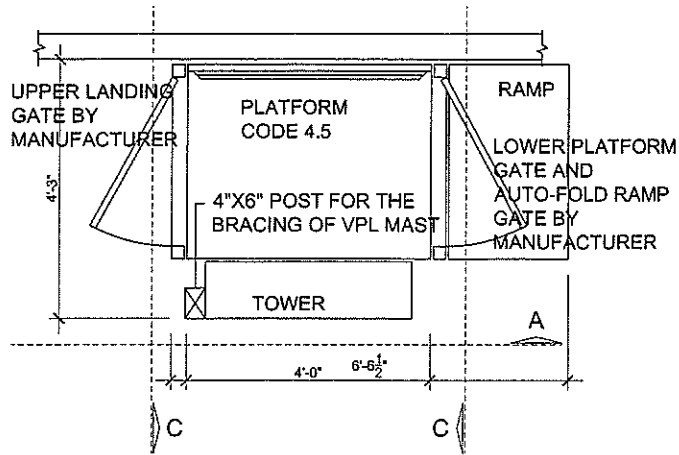


Set bottom handrail post into 12" x 30" footer.



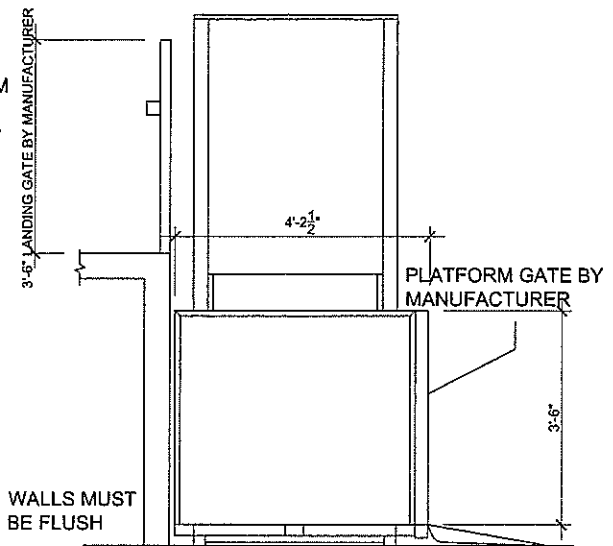
AREA TO BE DEMOLISHED

9



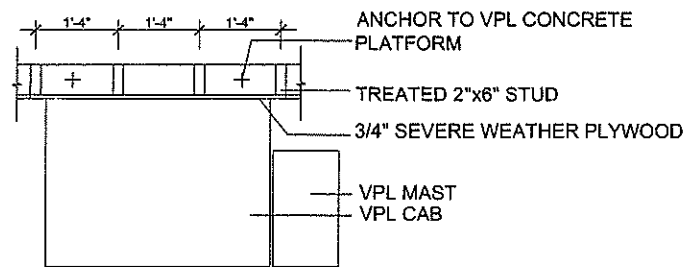
VERTICAL PLATFORM LIFT ENLARGED PLAN

SCALE: 1/2" = 1'-0"



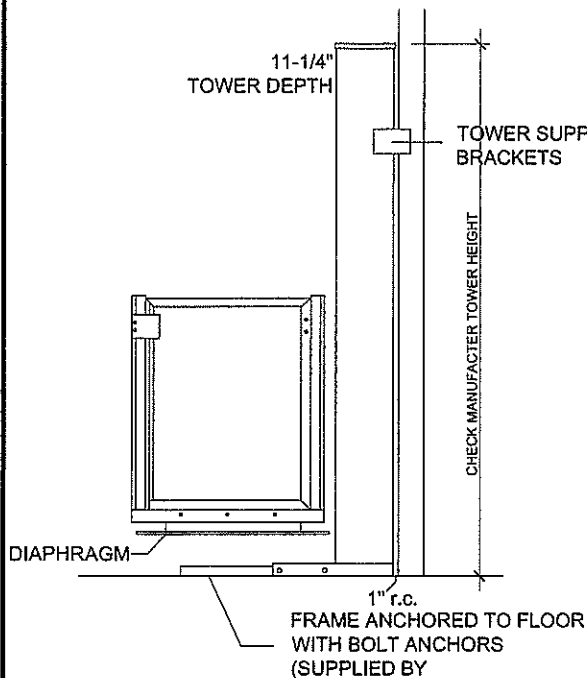
TYP. SECTION - C

SCALE: 1/2" = 1'-0"



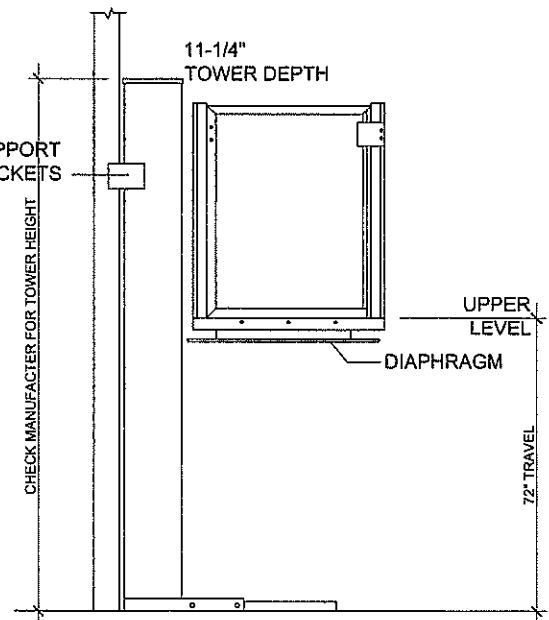
VPL FASCIA DETAIL

SCALE: 1/2" = 1'-0"



TYP. SECTION - D

SCALE: 1/2" = 1'-0"



TYP. SECTION - E

SCALE: 1/2" = 1'-0"

10