

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7110 Sycamore Ave., Takoma Park	Meeting Date:	3/22/2017
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	3/15/2017
Applicant:	Joan Marsh (Owen Philbin, Agent)	Public Notice:	3/8/2017
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Roof reconfiguration, non-historic window replacement, and other alterations		

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based on the HPC's recommendations and return for a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1910-1925

PROPOSAL:

The applicant is proposing the following work items at the subject property:

- Replace the existing asphalt shingle roofing.
- Remove existing rear structures.
- Construct new rear additions.
- Convert an existing basement-level window to a door.
- Remove the existing central front porch.
- Construct a new full-width front porch.
- Replace the existing wooden siding with Hardie Plank siding and Hardie Shingles.
- Install brackets in the side gables of the historic house.
- Replace all existing non-historic windows.

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

Montgomery County Code; Chapter 24A-8

- (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; 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 the Interior's Standards for Rehabilitation:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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

Roof Alterations

Originally, the applicant proposed to reconfigure the roof of the historic house, going from the existing side gabled roof to a front gabled roof. Per staff's comments regarding the removal of character-defining features, the applicant has revised their proposal to retain and repair the existing roof.

The applicant proposes to replace the existing asphalt shingle roofing with new asphalt shingle roofing. From the submitted photographs, the existing asphalt roofing appears to be three-tab. The applicant has not specified whether the proposed new roofing will be three-tab or architectural asphalt shingles, but staff finds that either would be appropriate and compatible with the subject property and surrounding historic district.

Rear Additions

The applicant proposes to remove the existing structures at the rear of the historic house, which consist of a two-story structure and an enclosed porch on piers. The existing two-story structure has a shed roof that extends from the main roof. While the applicant has characterized the two-story structure as an addition, the 1927 Sanborn Fire Insurance Map indicates that this structure is original to the house, although the first-story was originally open.

Staff also asks for the Commission's guidance regarding the larger one-over-one window on the right-side elevation of the finished space below the second-story enclosed porch. This window is inconsistent with the other proposed windows in the new additions, and a paired window may be more appropriate here, while still providing the desired natural lighting.

The applicant has indicated that the proposed trim for the windows on the second-story enclosed porch will be wood, but has not specified a material for the panels that are depicted beneath the windows. In accordance with the *Guidelines*, staff finds that an alternative material, such as Hardie would be appropriate for the proposed panels.

Window/Door Alteration

The applicant proposes to convert an existing window on the right-side elevation of the historic house to a door. The Commission generally exercises leniency when reviewing alterations to basement-level windows, and staff suggests that the proposal is unlikely to detract from the subject property or surrounding historic district.

Front Porch Alterations

The applicant proposes to remove the existing central front porch and construct a new full-width front porch in its place. The applicant has stated that there is physical evidence, which suggests that the existing porch is non-historic, but, as of this writing, documentation of this evidence has not been provided.

According to the 1927 Sanborn Fire Insurance Map, the subject property had a central front porch in 1927. Submitted photographs also seem to indicate that the existing front porch foundation is consistent with that of the main house. With this information, staff recommends that the existing front porch not be converted to a full-width front porch. If, however, the applicant can demonstrate that any of the front porch materials are non-historic (i.e., column wraps), it may be appropriate to replace those materials with compatible, historically appropriate materials.

Staff also notes that the existing front porch has two steps from grade, while the proposed front porch has five steps. If the steps go from two to five, the porch will likely exceed 36" in height (especially at each end), and railings will be required. As of this writing, no information has been submitted for proposed railings.

Siding Replacement

The applicant proposes to replace the existing wooden siding on the historic house with Hardie Plank siding and Hardie Shingles in the side gables. The applicant has stated that the existing siding is mix of sizes, with the original siding having a 6" reveal and later patches having a 5 1/2" - 6" reveal. The applicant has stated that the proposed siding will all have a 6" reveal to be consistent with the original siding.

As noted, the 1927 Sanborn Fire Insurance Map indicates that the first floor of the two-story rear structure was originally open, suggesting that the existing siding on the first floor was added at a later date when the first floor was enclosed. The applicant has not provided sufficient information regarding the inconsistent siding and patches, and it is unclear whether the inconsistent siding is associated with this later enclosure.

In accordance with the *Guidelines*, staff recommends that the existing siding, which, overall, appears to be in good condition should not be replaced with artificial siding, as it highly-visible from the public right-of-way.

Brackets

The applicant proposes to install brackets in the side gables of the main house. As of this writing, the applicant has not provided any justification for the addition of brackets to the main house, and there is no documentation that such brackets ever existed at the subject property.

In accordance with the *Standards*, “[c]hanges that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.” With this, staff recommends that the proposed brackets not be approved, absent supporting documentation that the house originally had such brackets.

Window Replacement

The applicant proposes to replace the existing one-over-one windows in the historic house with new one-over-one wood or fiberglass windows. The applicant has indicated that the existing windows are all non-historic, being a mix of vinyl and aluminum.

Staff suggests that replacing the existing non-historic vinyl or aluminum window with new wood windows would be appropriate, resulting in windows and materials that are more compatible with the historic house and surrounding historic district; however, staff finds that the installation of fiberglass windows on the front and side elevations of the historic house, where they are highly-visible from the public right-of-way, would result in an incompatible alteration, which has the potential to detract from the surrounding historic district.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based on the HPC’s recommendations and return for a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: O.PHILBIN@YAHOO.COM Contact Person: OWEN Philbin
Daytime Phone No.: 301-346-9790

Tax Account No.: _____
Name of Property Owner: JOAN MARSH Daytime Phone No.: 202-262-7479
Address: 328 LINCOLN AVE TAKOMA PK MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7110 SYLAMORE Street: _____
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA
Lot: 12 Block: 21 Subdivision: BF GILBERTS
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMITS 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: \$ _____
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.

OR
Signature of owner or authorized agent

3-1-17
Date

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

791089

**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:

Home Bought out of Foreclosure, Partially gutted
By previous owner. Revealed many poorly done additions
and some structural defects. Original Roof Framing is
2x4 on 2 Ft centers with a 20ft plus span has failed
and needs to be replaced. Existing windows are
all replacements (Kynal and Aluminum) Front Porch
is Rotted and Falling Away From House.

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

Replace ROOF changing the Peak From Side to Side to
Front to Back This will help with the control of Rain
water to ease pressure on existing Foundations. Replace
All window w/ Historically Accurate Windows. Change
ONE window in driveway to a door

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

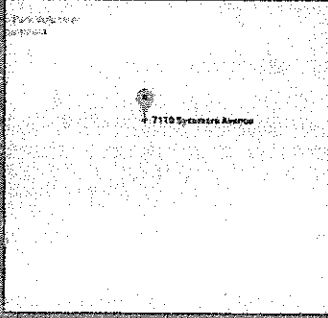
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

ORDERED BY:



COMMUNITY SETTLEMENT GROUP, LLC
11350 MCCORMACK RD
EXEC. PLAZA III | SUITE 1300
HUNT VALLEY, MD 21031
O: 410.308.0515 | F: 877.401.7458



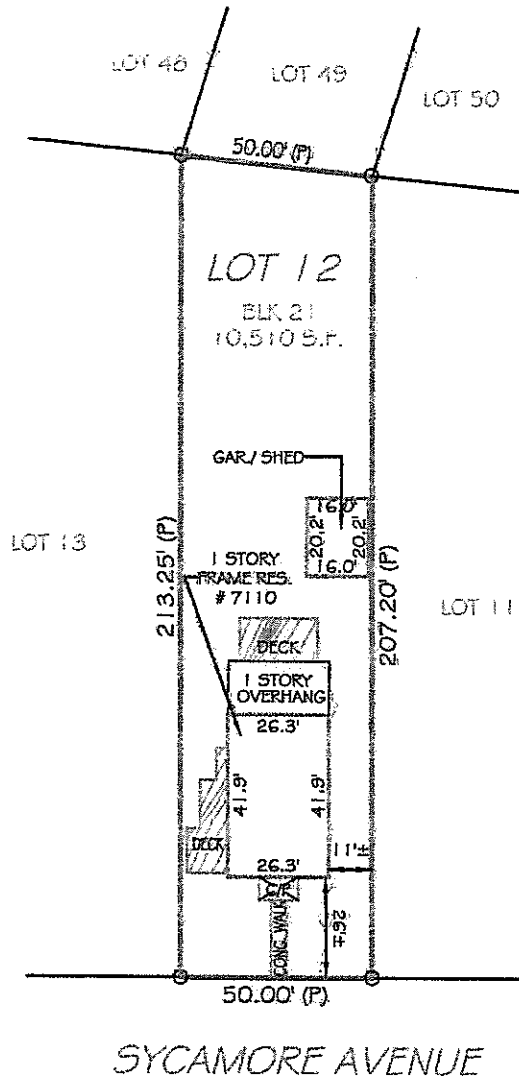
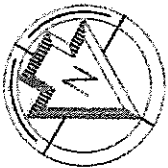
PROPERTY ADDRESS: 7110 SYCAMORE AVENUE TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 1609.3671

FIELD WORK DATE: 9/30/2016

REVISION HISTORY: (REV.D 9/30/2016)

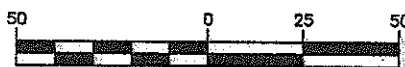
16093671
LOCATION DRAWING
LOT 12, BLOCK 21
B.F. GILBERT'S SUBDIVISION OF TAKOMA PARK,
MONTGOMERY COUNTY, MARYLAND
09-30-2016 SCALE 1"=50'



PLEASE NOTE
This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



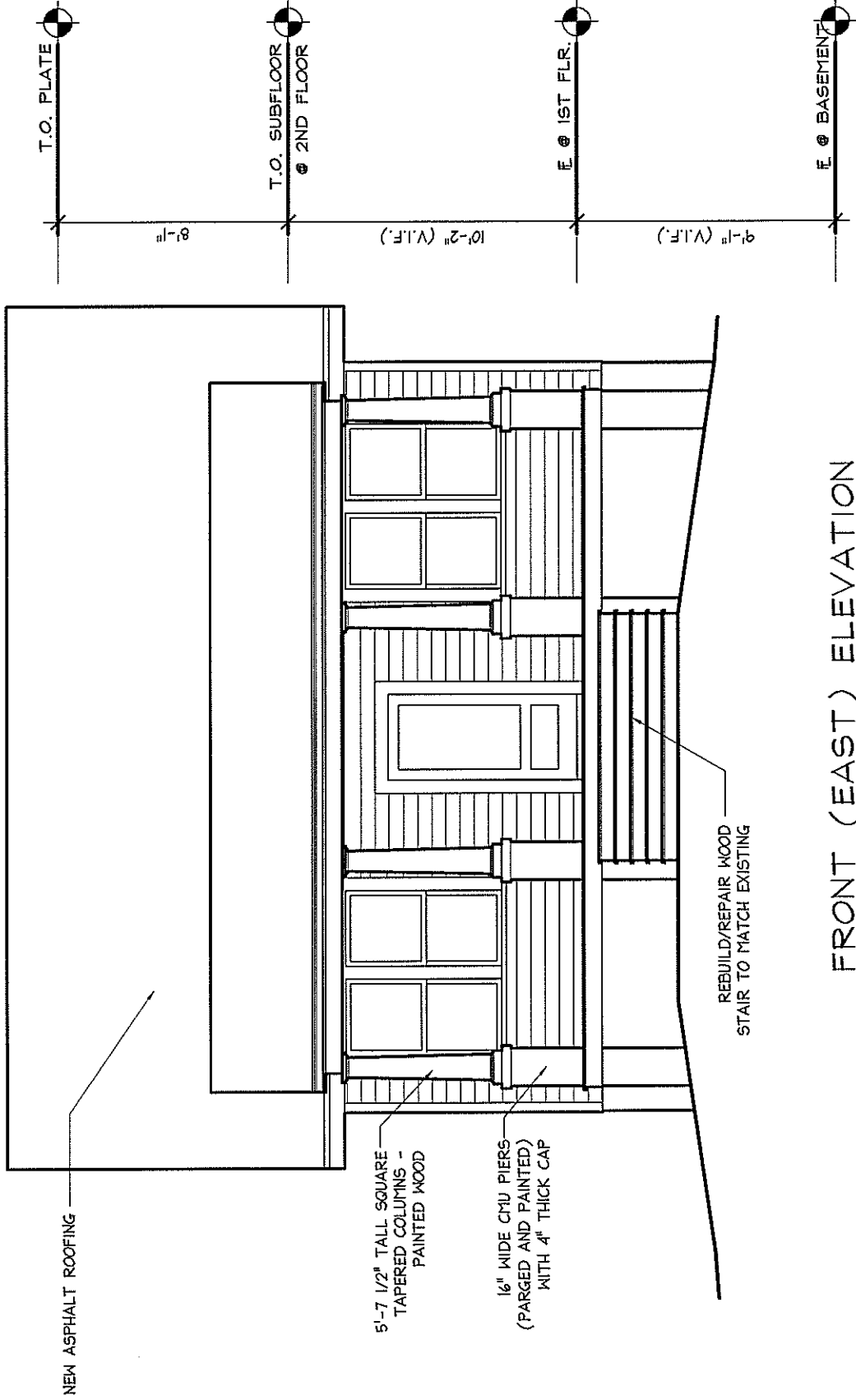
EXPIRES 10-26-16



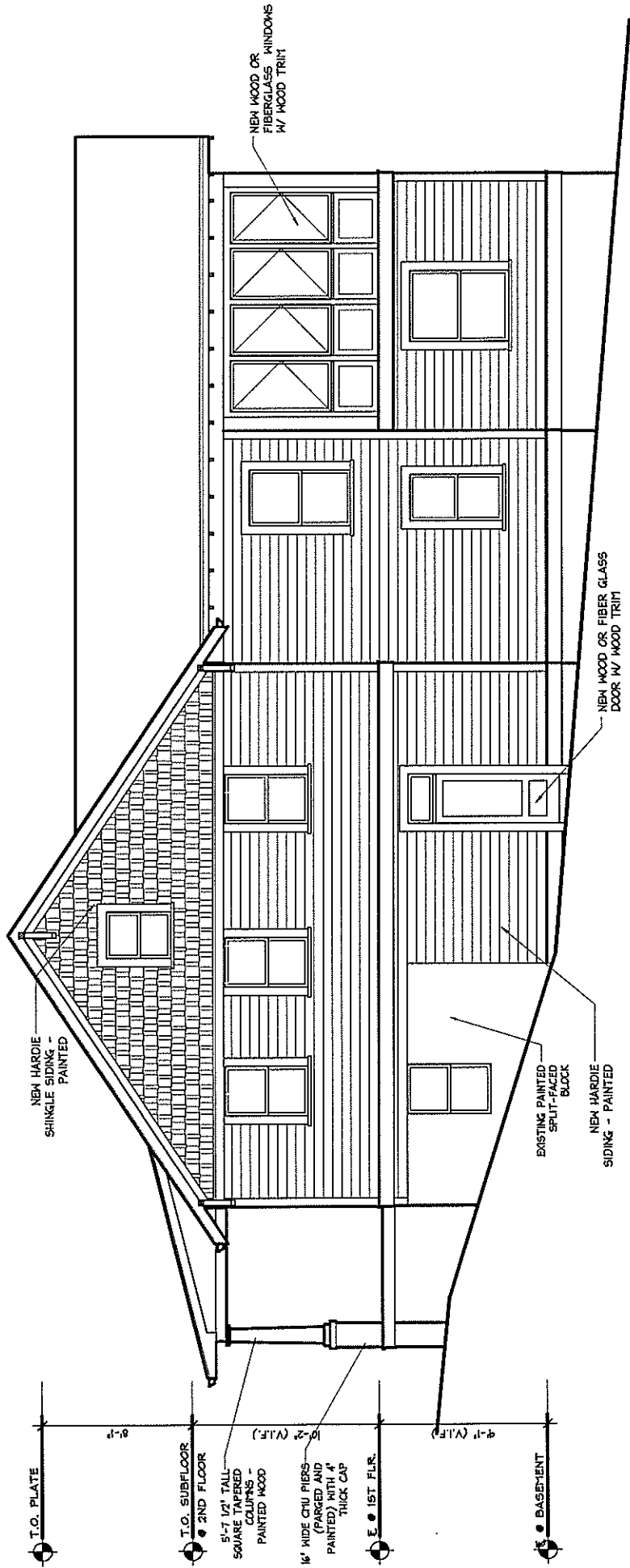
GRAPHIC SCALE (In Feet)

1 inch = 50' ft.

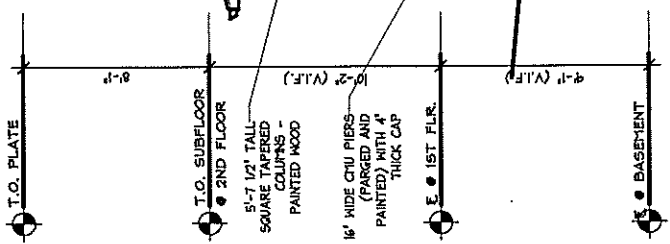
ACCURACY=3±

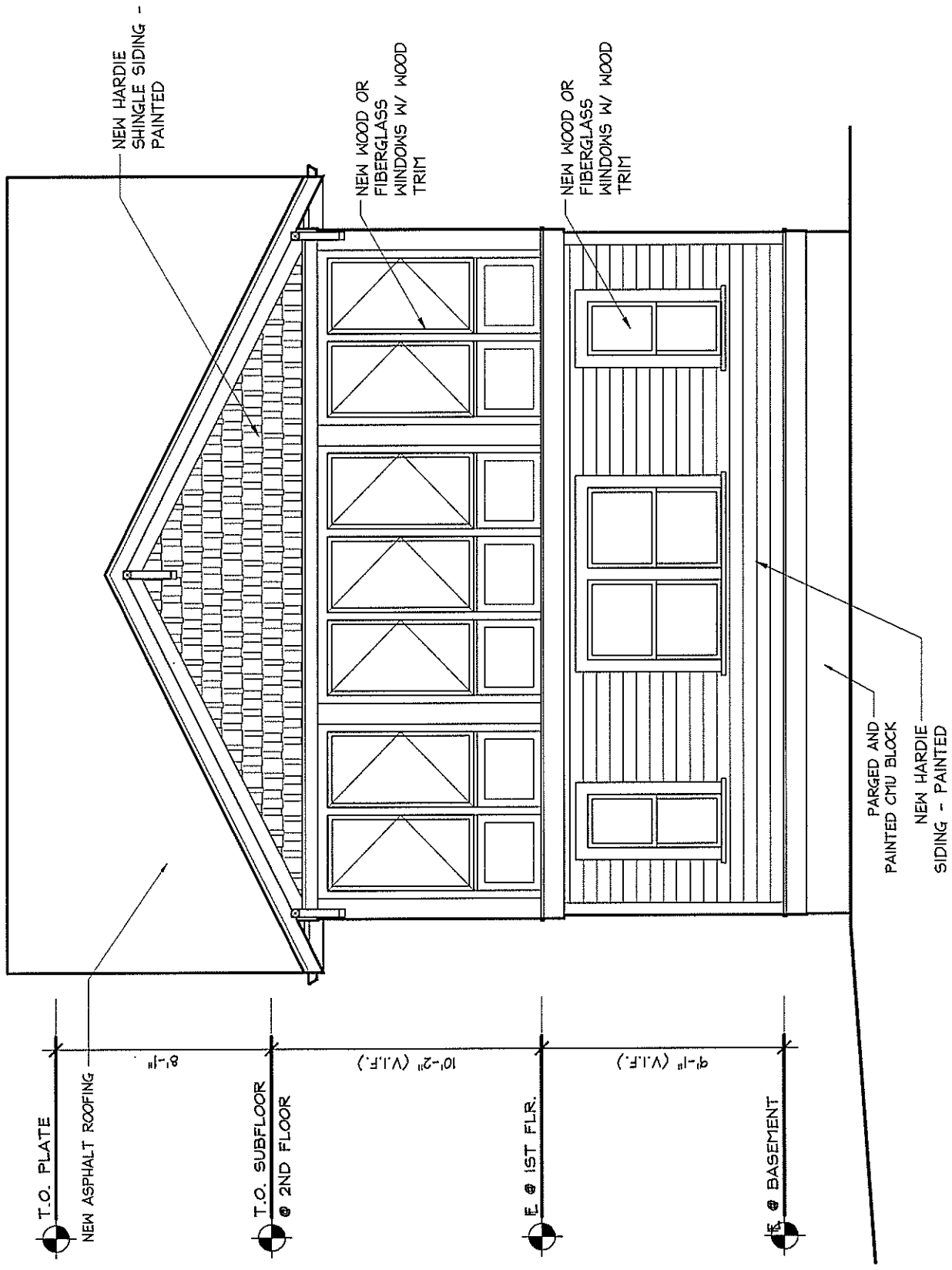


FRONT (EAST) ELEVATION

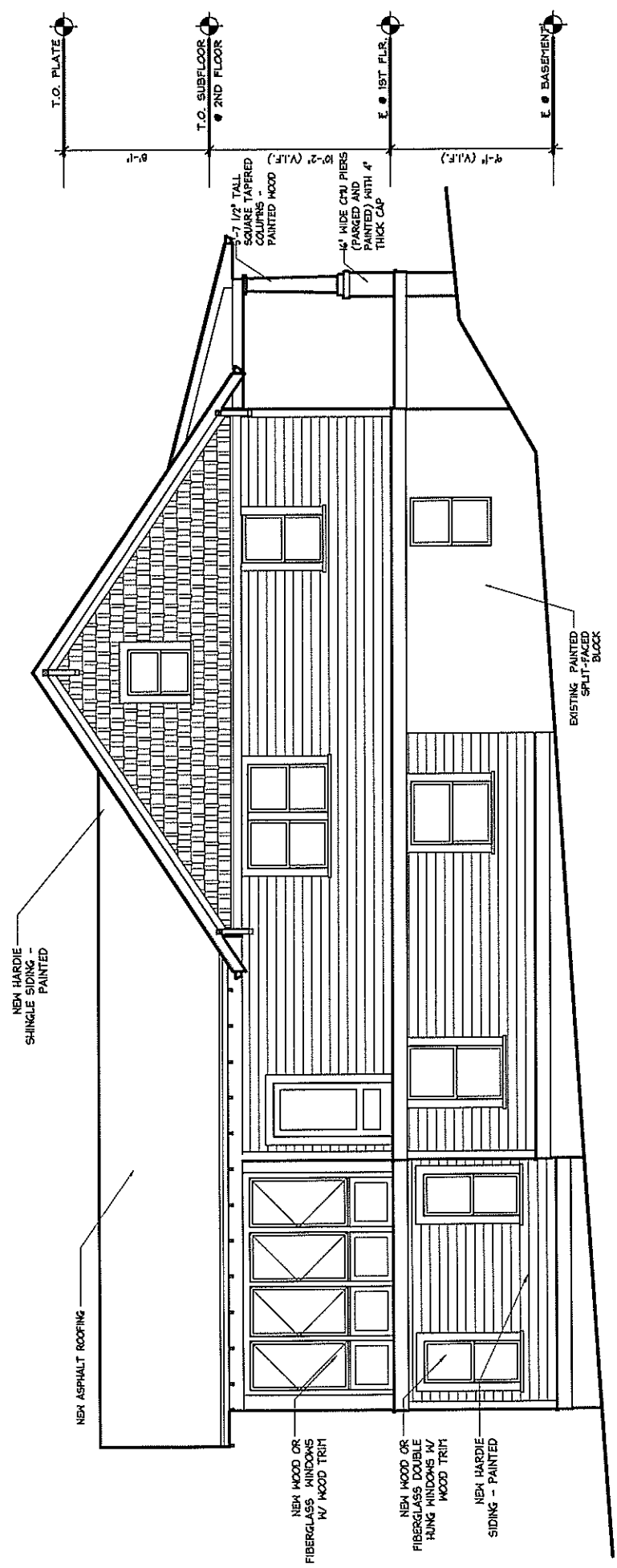


NORTH ELEVATION





REAR (WEST) ELEVATION



SOUTH ELEVATION

Existing Property Condition Photographs (duplicate as needed)



Detail.



Detail.

Site Plan



Shade portion to indicate North

Applicant: _____

Page: ___

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

<p>Owner's mailing address JOAN MARSH 328 LINCOLN AVE TAKOMA PK MD 20912</p>	<p>Owner's Agent's mailing address OWEN Philbin 328 LINCOLN AVE TAKOMA PK MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>SAMANTHA SHOFAR 7108 SYCAMORE AVE TAKOMA PK, MD 20912</p>	<p>MARY L JORDAN 7111 POPLAR TAKOMA PK, MD 20912</p>
<p>PETER FRANKHOT & ANNE MAHER 7111 SYCAMORE AVE TAKOMA PK, MD 20912</p>	<p>CYNTHIA J HALLBERLIU 7113 POPLAR TAKOMA PK 20912</p>
<p>TOM LALONDE & JULIA D ZITO 7112 SYCAMORE AVE TAKOMA PK, MD 20912</p>	<p>THOMAS KENNY & SUE IMMERMANN 7107 POPLAR TAKOMA PK MD 20912</p>