

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	107 Elm Ave., Takoma Park	Meeting Date:	12/06/17
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	11/29/17
Review:	HAWP	Public Notice:	11/22/17
Case Number:	37/03-17BBBB	Tax Credit:	Partial
Applicant:	Thomas & Clara Bossuroy	Staff:	Dan Bruechert
Proposal:	Rehabilitation and Rear Addition		

STAFF RECOMMENDATION:

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

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
 STYLE: Queen Anne
 DATE: c.1886

The subject property is on the corner of Elm and Allegheny Ave., facing Elm Ave. It is a Queen Anne house, two stories tall, and three bays wide, with a pebble-dash stucco exterior with clapboard siding in the gables, with a cedar shake cross-gable roof. The full width front porch has a decorative front gable above the left entrance. The windows are a mix of one-over-one and two-over-two wood sash windows, however, a recent fire has damaged almost all of the windows.

PROPOSAL

The applicant proposes work in two areas. First, the applicant will conduct repairs related to the fire damage including window replacement, roof replacement, repair/replacement of front porch elements, and the replacement of damaged trim with matching trim. Additionally, the applicant proposes to install a 1 ½ story addition at the rear that will face Allegheny Ave. The addition will have a gable-L roof, clad in a mix of stucco and Hardi siding, with two-over-two windows, and a small pediment covering a new entrance.

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.

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:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings 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

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

(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
- (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied

STAFF DISCUSSION

Fire Damage Repairs

The work proposed on the historic portion of the subject property is being conducted to remediate the damage from a fire. The applicant proposes to replace the non-historic cedar shake roof with an architectural shingle (and add a skylight to the rear), to replace damaged trim and porch elements in-kind, and to replace all second and third floor windows with one-over-one wood windows with simulated divided lites. With the exception of the roof, all of this work will return the house to its pre-fire appearance and Staff supports its approval. The applicant proposes replacing the existing roof with an architectural shingle roof. The applicant did not identify a brand or color for the roof, however, Staff feels that the texture of an architectural shingle is an appropriate, compatible new material (per the *Design Guidelines*) and supports its approval. The new skylight is on the rear of the roof and is only minimally visible. Staff does not feel that this detracts from the historic character of the house.

Rear Addition

The applicant also proposes to construct a new addition to the rear of the house that will face Allegheny Ave. The 1 ½ story tall addition will extend 20' 3" (twenty feet, three inches) towards the rear of the property and has a gable-L roof covered in shingles that match the new roof on the historic house. The windows in the addition will be two-over-two wood sash windows that match the large window on the side elevation. The addition will also have a small portico covering a new side addition. A low deck will be constructed on the west side of the addition. The new addition will require the removal of large tree in the rear of the lot.

Staff finds that this addition is compatible with the historic resource's design, scale, and materials. The 1 ½ story height is much lower than the height of the historic house and reads as subservient to the historic Outstanding resource. The stucco and clapboard exterior finish are consistent with the finish of the house. While the *Design Guidelines* allow for the replication of building materials, design, etc., this addition has sufficiently differentiated itself due to the smaller scale and much lower ridge height. Additionally, the placement of this addition behind the historic massing and inset from the wall plane minimize the appearance of the addition when looking at the house from its primary façade. As this is a corner lot Staff recognizes that any addition will be visible from the public right-of-way, but the proposed addition has been placed in a location that will minimize its impact to the surrounding district and will not detract from the primary façade.

Staff strongly feels that the work on the historic portion of the house is being done in a gentle, sympathetic manner and is appropriate (and necessary) for continued use. The rear addition is modest in its height and width to minimize the impact the addition has to the historic house and the surrounding district. Staff supports approval of this HAWP.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application: as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines; 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

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLOSTUDIO.COM Contact Person: RICHARD J. VITULLO
Tax Account No.: 01065353 Daytime Phone No.: 301-806-6447
Name of Property Owner: THOMAS + CLARA BOSSUROY Daytime Phone No.:
Address: 107 ELM AVE. TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICHARD J. VITULLO MA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PRIMES

House Number: 107 Street: ELM AVE.
Town/City: TAKOMA PARK Nearest Cross Street: ALLEGHENY AVE.
Lot: P20 Block: 16 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: 38969 Folio: 345 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: FIRE RESTORATION

1B. Construction cost estimate: \$ 120,000.00

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.

RJV/Vitullo
Signature of owner or authorized agent

11.8.17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

(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.

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.

5

OWNERS/APPLICANT:

Clara & Thomas Bossuroy
107 Elm Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

William & G. T. Fischer
106 Elm Ave.
Takoma Park, MD 20912

Jennifer Gibson
109 Elm Ave.
Takoma Park, MD 20912

Patrick Meagher & Rani Parker
104 Elm Ave.
Takoma Park, MD 20912

Xuan Hang
6800 Allegheny Ave.
Takoma Park, MD 20912

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

107 Elm Ave. Takoma Park, MD 20912

This is an "Outstanding Resource" Queen Anne style house, built in 1886, and it is located in the Takoma Park Historic District. It is a 2 ½ -story house, rectangular in shape, 23'-9" across the front at Elm Ave. and 30'-5" along the side at Allegheny Ave., with a half-full basement/ half-crawlspace.

(NOTE: This was heavily damaged in a fire in May 2017 and is currently being cleaned up and repaired.)

- 1) **Main Structure:** *It is a wood-framed house (balloon-frame) gabled (9.5:12) with the ridge parallel to the street with a gable dormer (13:12) at the front only. At the left side (east), there is a 3'-4" x 14'-8" bumpout for the main stairway from basement to 2nd floor, with a shed roof over.*
- 2) **Windows/Doors:** *The windows are mostly single wood double hung (2-over-2 at the back and sides; 1-over-1 at the front) with painted wood trim; the shape/proportions of the windows are approximately 2:1 (height:width). At the 3rd floor, there are smaller paired double-hung windows at the front with paired 6-lite awning windows on the east and west sides. There is a large skylight on the 3rd floor at the rear.*
- 3) **Finishes:** *The exterior finish of the first two floors is a "pebble-dash" stucco with corner trim of wood 1 x 4, painted. The front gable is finished in High Victorian style. It has built-up rake mouldings and a horizontal cornice with a curved frieze panel running under it, and is framed at the ends with sunburst corner panels. The front gable is finished with fish-scale cedar shakes; the side gables are finished in 5" exposure wood lap siding, with a "half-timber" trim layout. There is a water table bandboard separating the foundation from the stucco finish and one separating the stucco finish from the wood siding/shakes in the gables.*
- 4) **Foundation:** *The foundation is solid brick masonry, parged and painted.*
- 5) **Porches:** *The front porch has a shed roof, with a gable over the entry. There is a rear entry door reached by a 4-step stoop and covered by a possibly non-original Victorian-style porch roof.*
- 6) **Roof:** *The roofing is cedar shakes over sleepers over the roof rafters. The current house chimney is stucco on masonry and exits the roof behind the main ridge.*
- 7) **Trim:** *painted wood 1 x 4 trim +/- is typical at all windows, doors and at house corners.*

DESCRIPTION OF THE **PROPOSED PROJECT** AND ITS
EFFECT ON THE HISTORIC RESOURCE:
107 Elm Ave. Takoma Park, MD 20912

Main House: Due to fire, smoke and fire rescue damage (fire axes and water), the following exterior elements will be repaired and/or replaced:

1. All 2nd and 3rd floor windows. They will be replaced by painted wood SDL double-hung and awning windows, as noted on elevations.
2. Siding and trim damaged by fire.
3. Front porch posts and stair railing will be re-built to match existing, as necessary.
4. Fire-damaged non-original cedar shake roof shingles will be removed and replaced with architectural 40-year asphalt shingles.

No other changes proposed.

* * *

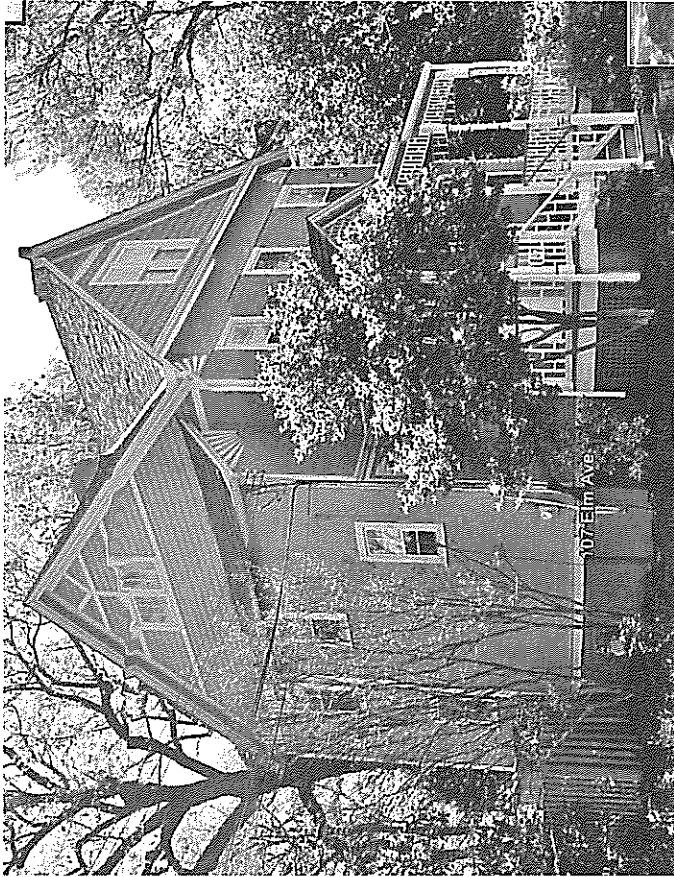
Rear Addition: A new 1 ½ -story gabled addition (18'-0" long x 20'-3" wide), with side entry, facing Allegheny Ave.. This will be built using the following materials/details:

- 1) **Main Structure:** gable structure perpendicular to main roof ridge (parallel to street) 9.5:12 slope with a side gabled dormer with 9.5:12 slope, on east side only. There will be a 24" x 24" +/- framed chimney for new fireplace at the rear, set flush to rear wall; this chimney will be finished with stucco on fiber cement board to resemble existing chimney..
- 2) **Windows/Doors:** most windows will be single-unit (not paired) double hung (2-over-2) painted wood windows will match the size of the main house windows (2'-6" x 5'-4" +/-). At the upper level at the rear, there will also be two 2'-4" x 2'-4" painted wood awning windows flanking a larger central window. At the side entry along side street (facing east), there will be a half-lite painted wood door; at the side of the house facing west, there will be a pair of inswing full-lite French doors. On the west side of the new gable roof, not visible from street, will be 3 large skylights.
- 3) **Finishes:** below the bandboard along the division between the two levels of the addition, the finish will be Hardipanel with a rough stucco "parged" coating to slightly approximate the pebble-dash finish of the main house. The finish above the bandboard will be fiber cement siding with a 5" exposure.
- 4) **Foundation:** brick masonry, painted/ finished to match existing.
- 5) **Porch/Deck:** At the side entry along Allegheny Ave., there will be a porch covering (9.5:12 slope) using salvaged turned-wood posts from the old rear porch, with a porch roof design to resemble the details of the Victorian design of the existing front porch gable. (This side porch will not be visible from the front.) At the west side, there will be a 10'-0" x 19'-0" wood deck (15" high) off of the side doorway.

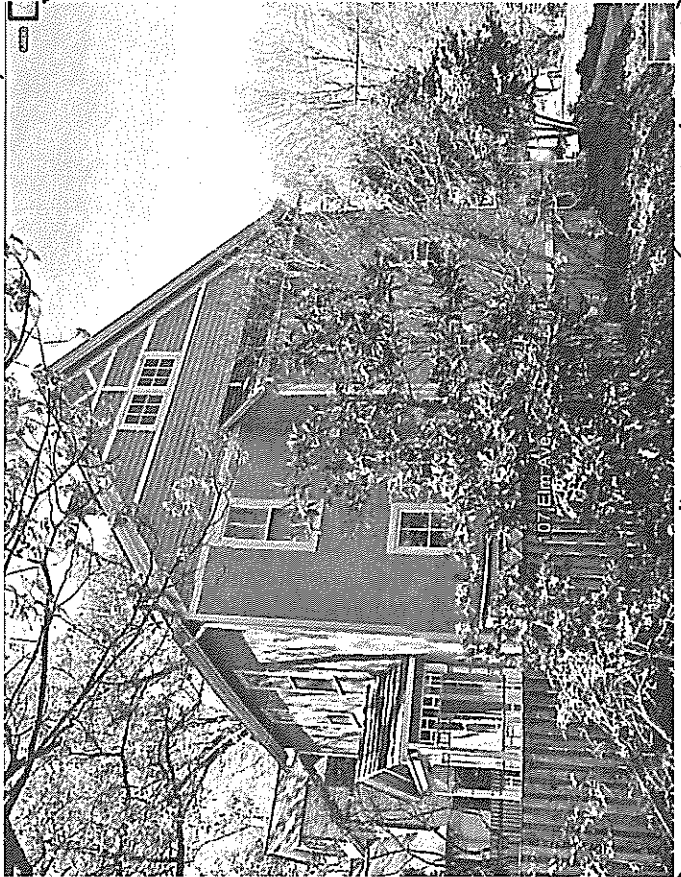
- 6) **Roof:** asphalt shingles at all new roofs (9.5:12 slope), to match existing (new asphalt shingles on main house will replace the fire-damaged cedar shakes).
- 7) **Trim:** The rake boards of the gables will be built-up with ogee rake moulding. Other typical trim will be painted 1 x 4 wood or fiber cement trim at the windows and at the addition corners. The bandboard along the bottom (watertable) and the middle of the addition will be a drip cap atop a 1 x 8 fiber cement trim, painted.

107 ELM AVE.
TAKOMA PARK, MD 20912

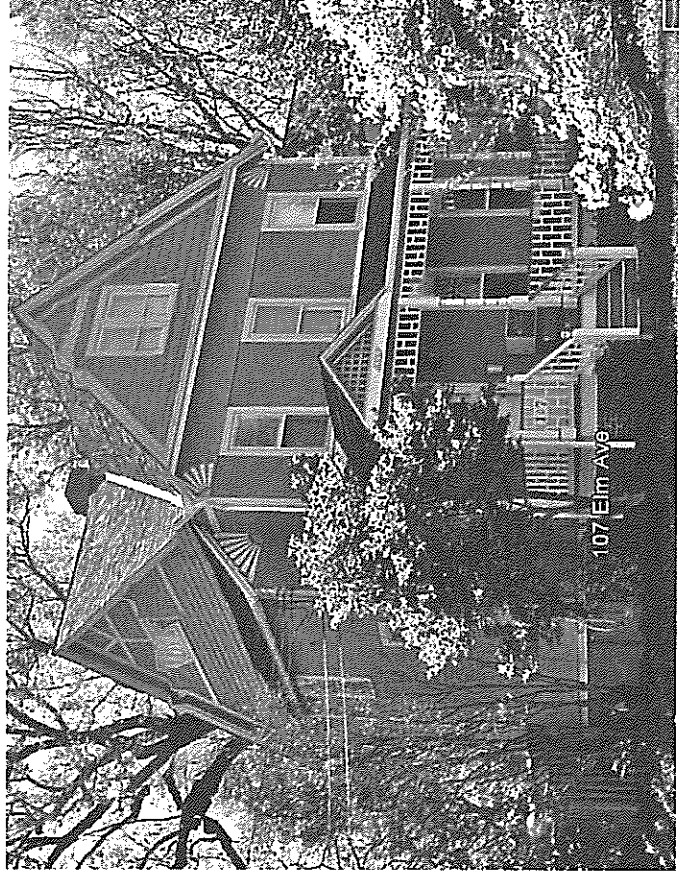
PHOTOS TAKEN BEFORE FIRE
DAMAGE



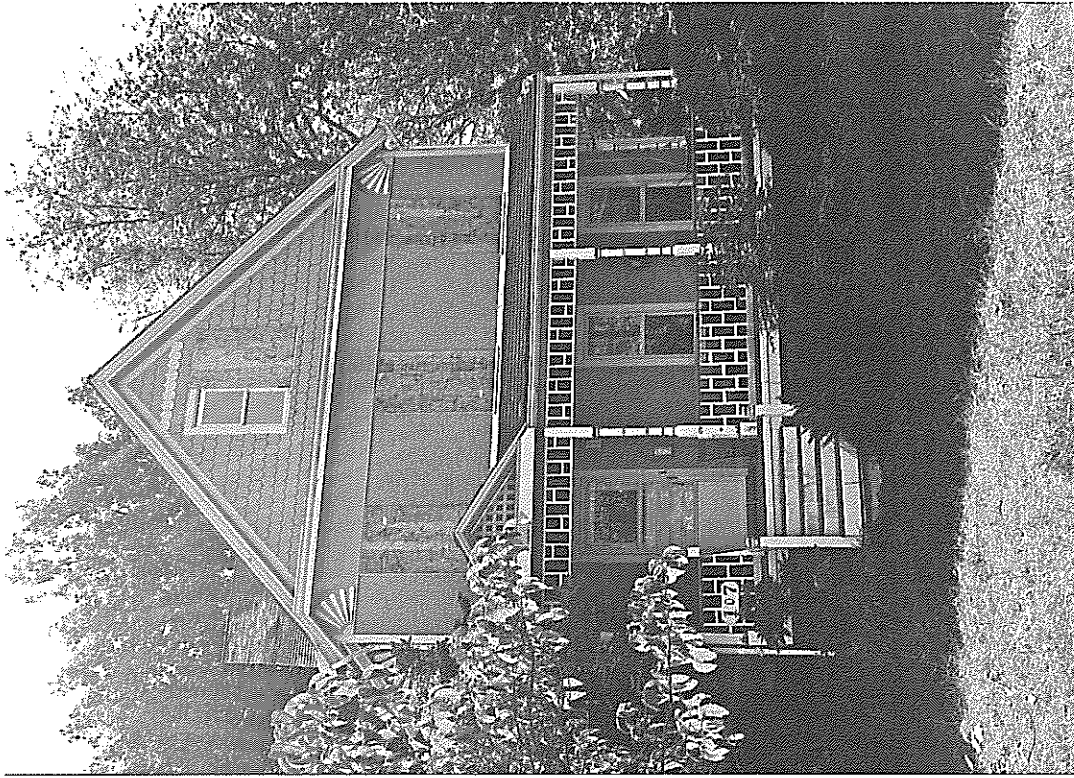
SIDE VIEW (ALLEGHENY AVE.)



FULL SIDE VIEW (ALLEGHENY AVE.)



FRONT VIEW



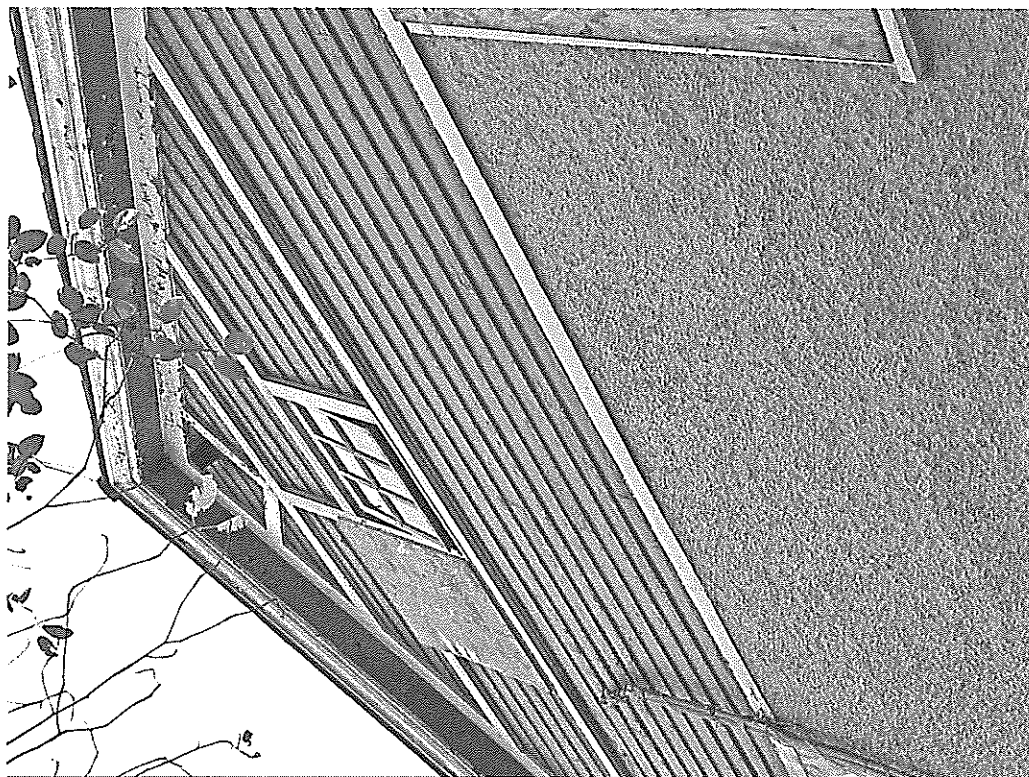
ELM AVE./FRONT (NORTH)



ELM AVE./FRONT (NORTH)

MISSING
RAILING

107 ELM AVE.

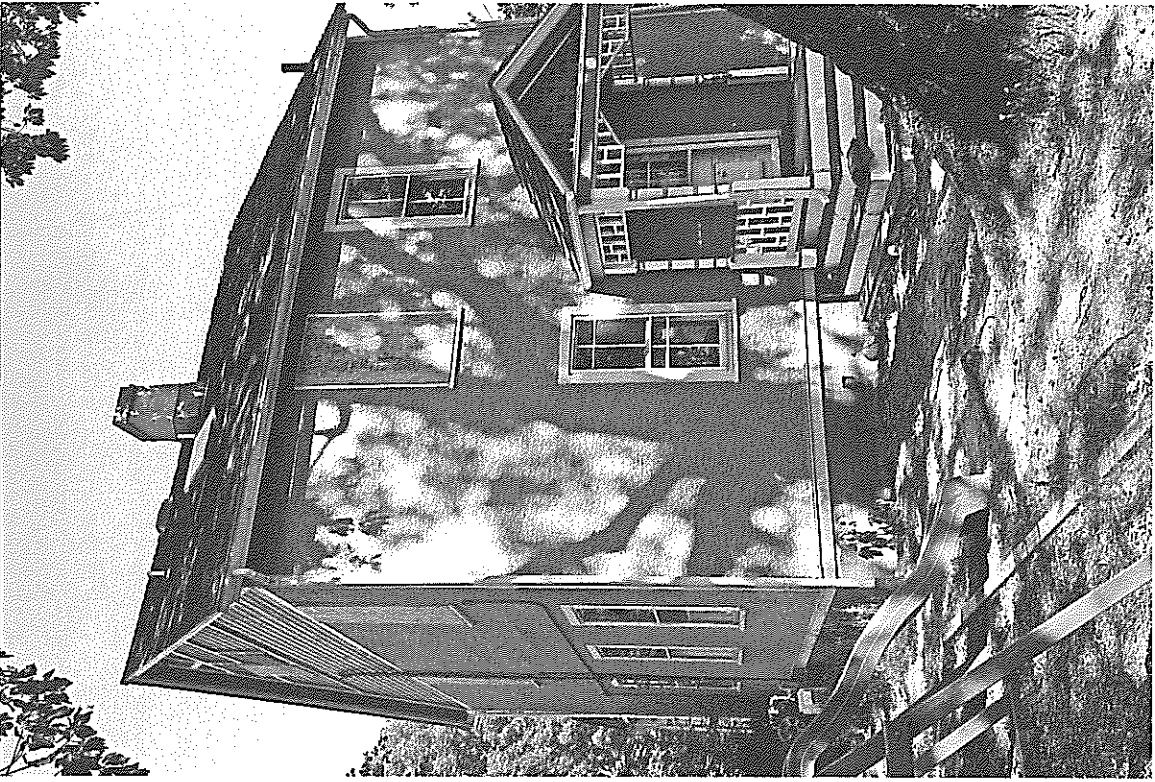


SIDE VIEW (WEST)



AUGCHENY AVE. SIDE (EAST)

107 ELM AVE.



REAR (SOUTH)

(14)



SECOND FLOOR WINDOW
(FIRE DAMAGED/TO BE
REPLACED)

107 ELM AVE.



FRONT PORCH (NORTH)

MISSING RAILINGS
TO BE REPLACED
TO MATCH EXISTING

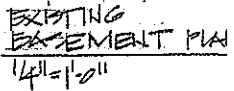


FRONT PORCH POST BASE
(TO BE REPAIRED/
REPLACED TO MATCH)

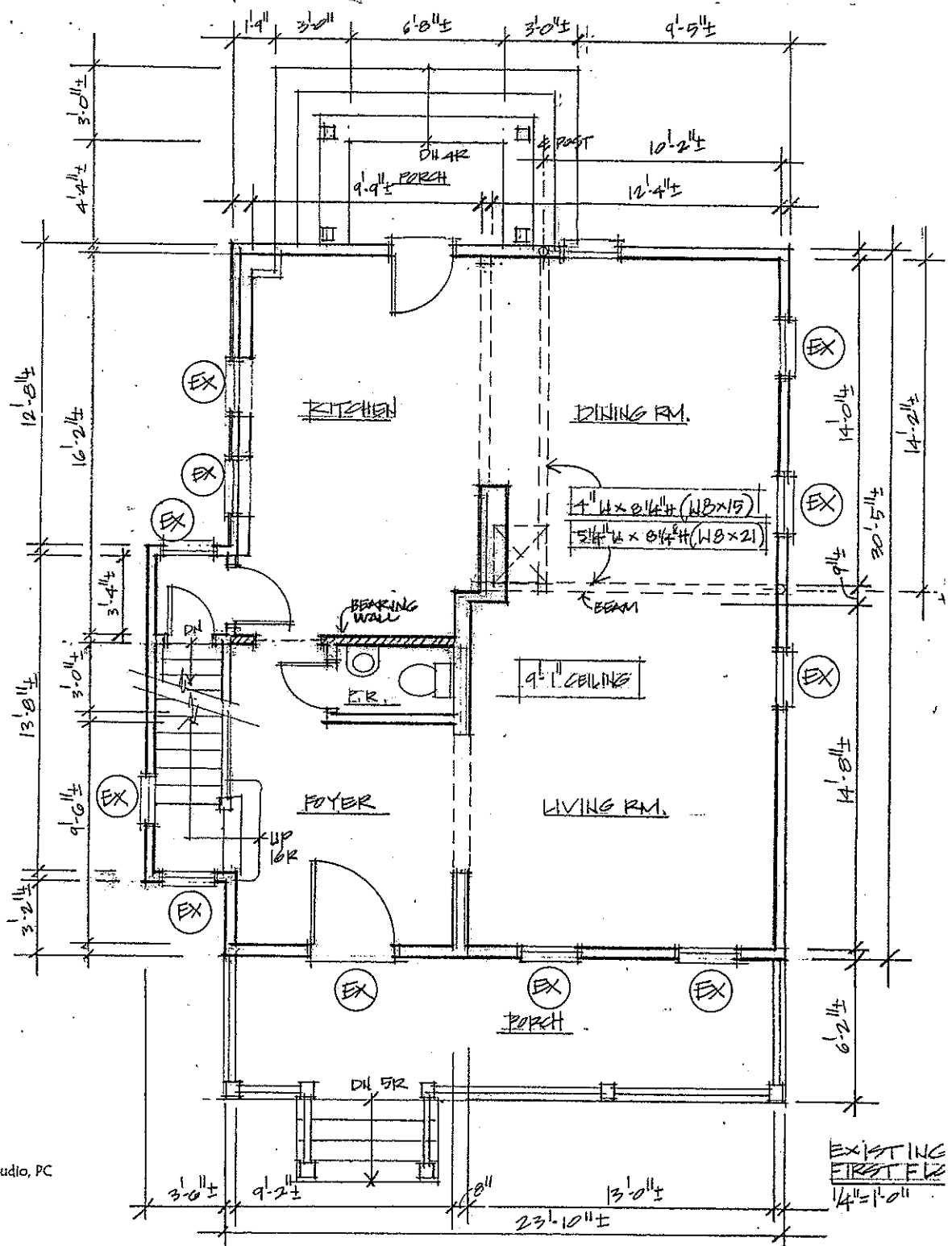
107 ELM AVE.

(10)

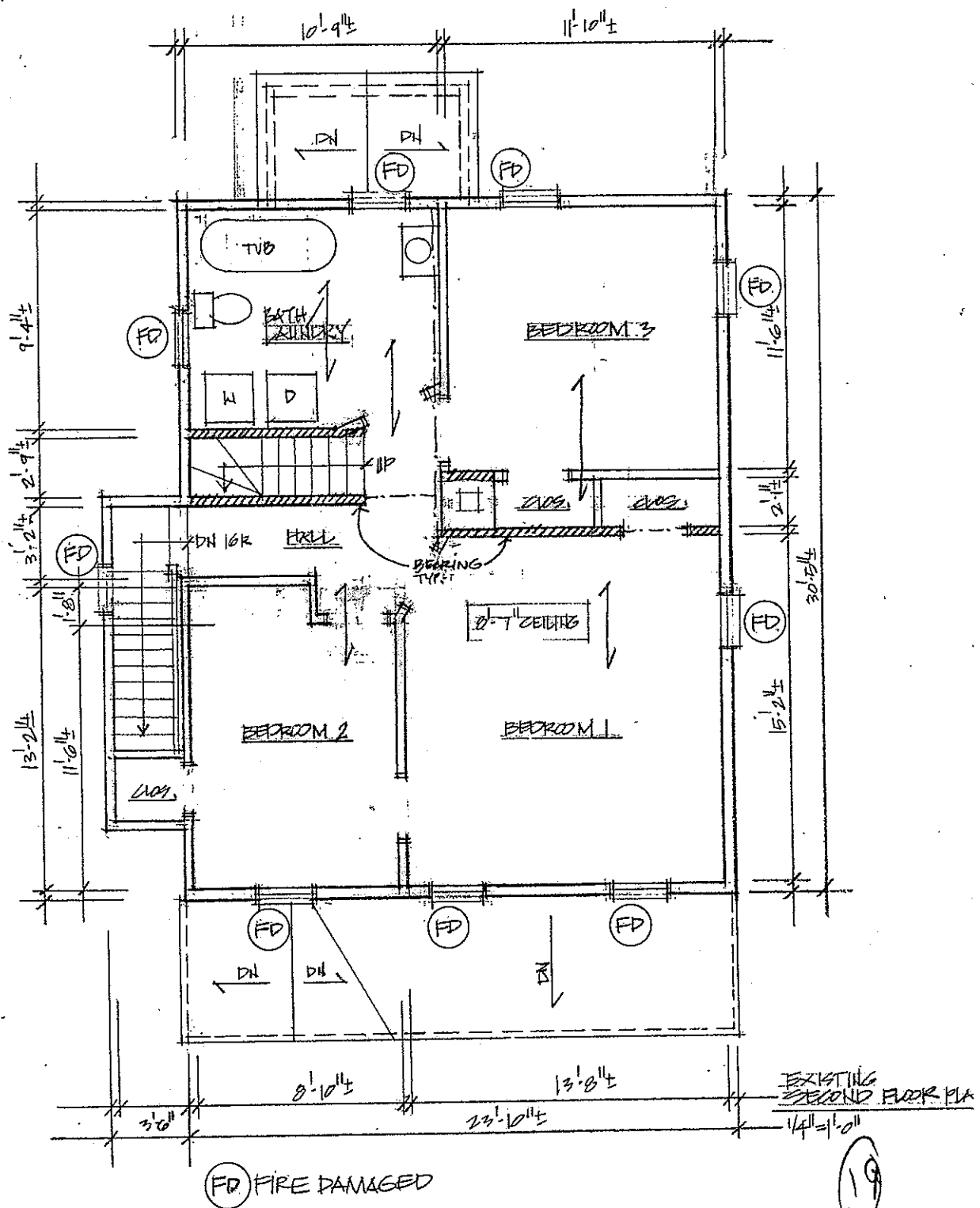
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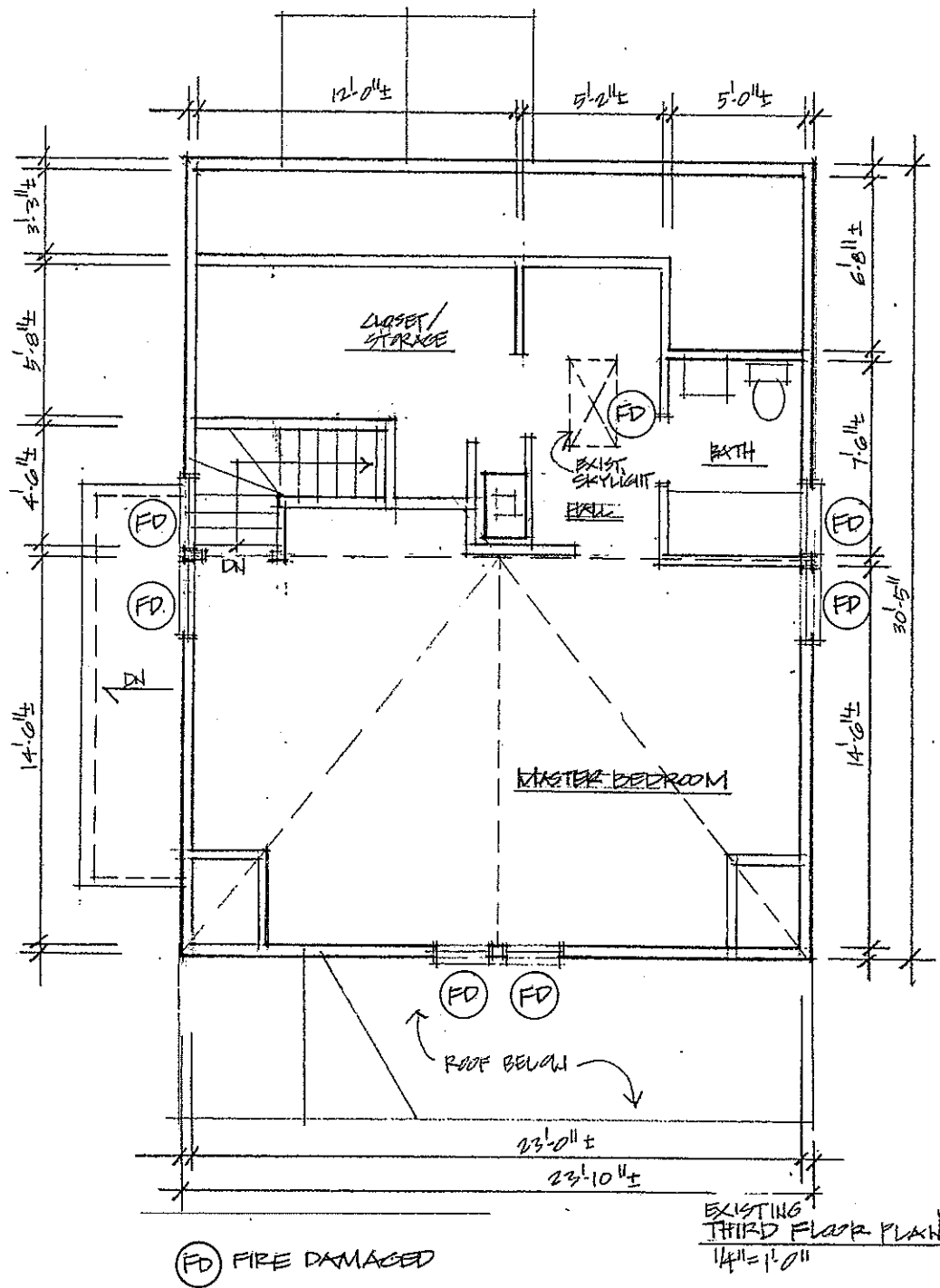


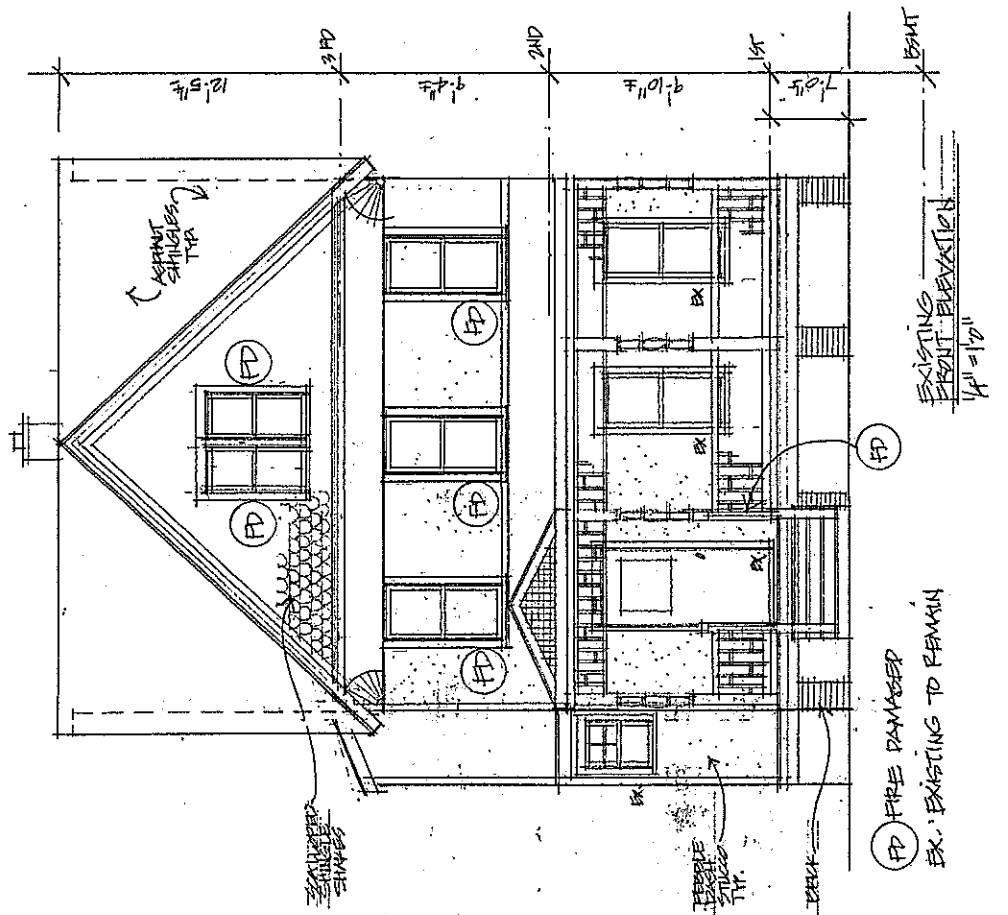
ecture Studio, PC
 1 Ave.
 10 20912
 37



(EX) EXISTING TO REMAIN

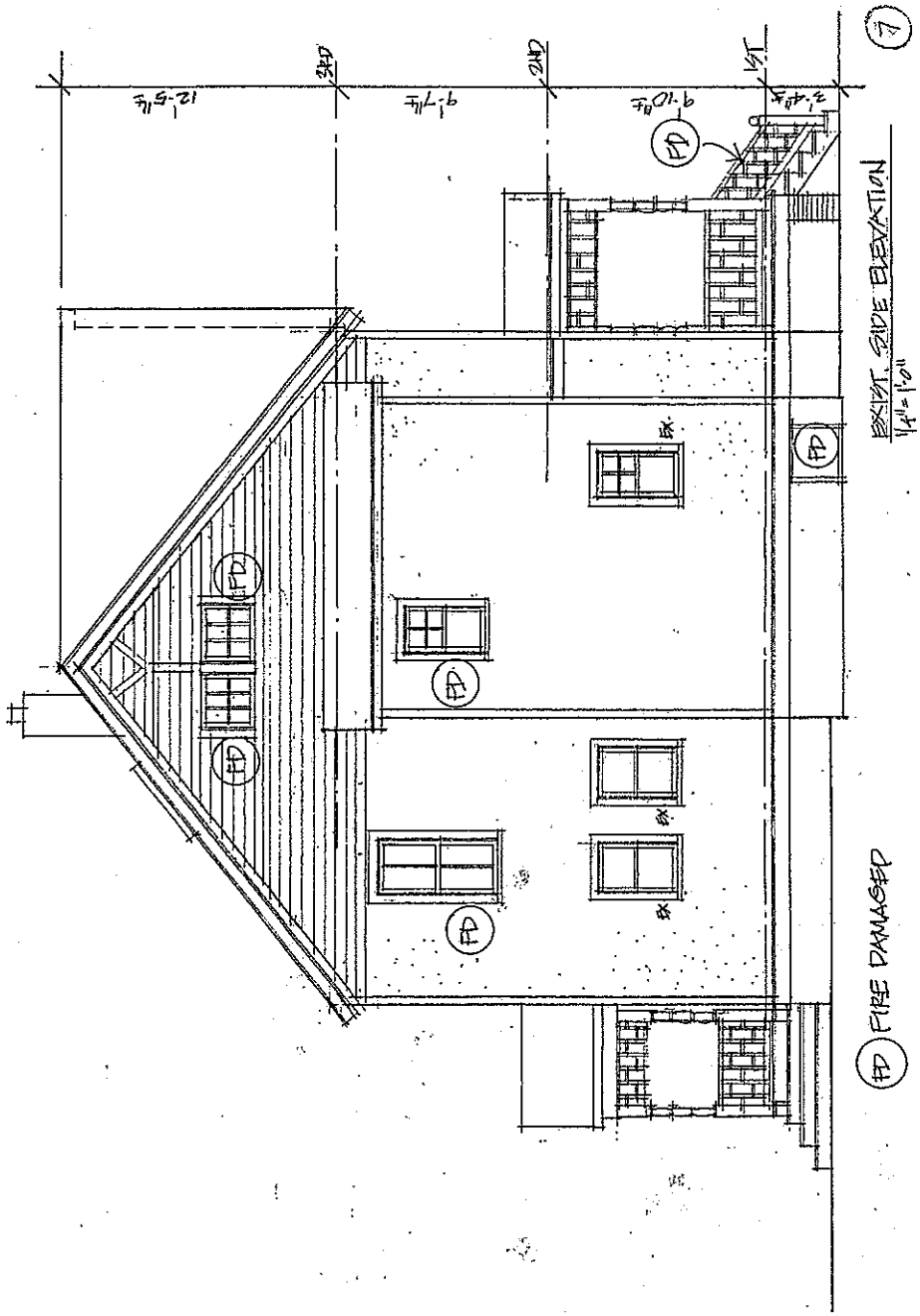






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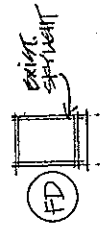
7

EXIST. SIDE ELEVATION
1/4" = 1'-0"

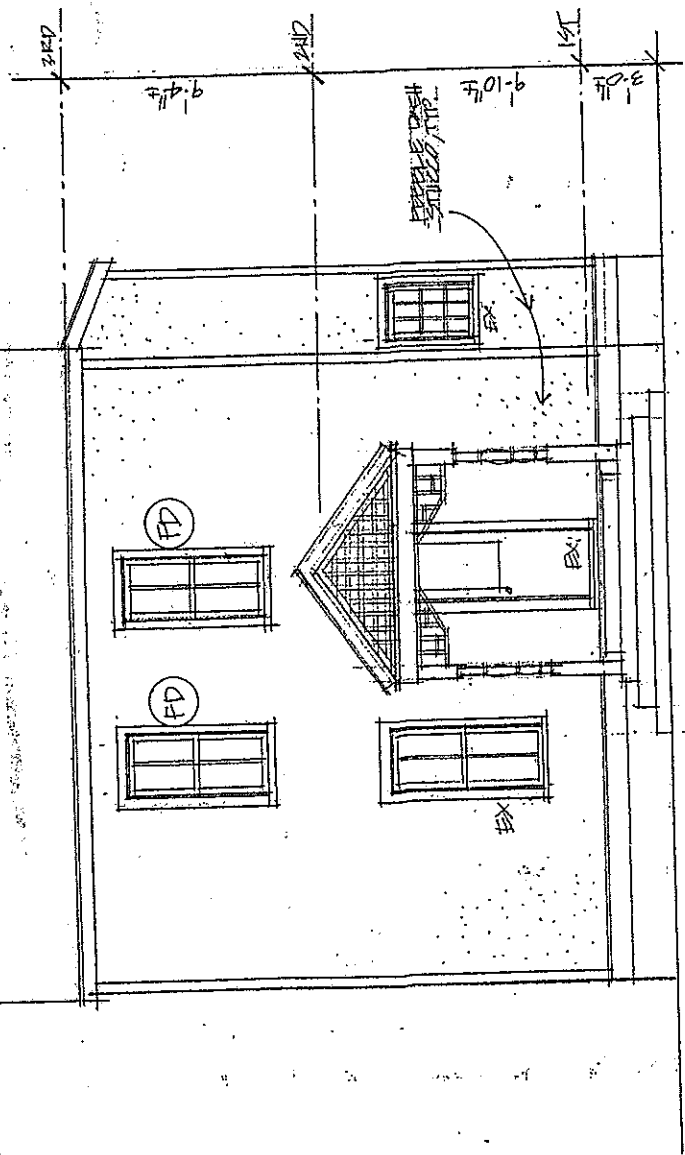
D FIRE DAMAGED

22

TUCCO OR
MASONRY CHIMNEY



REMOVE
SHINGLE SHAKES

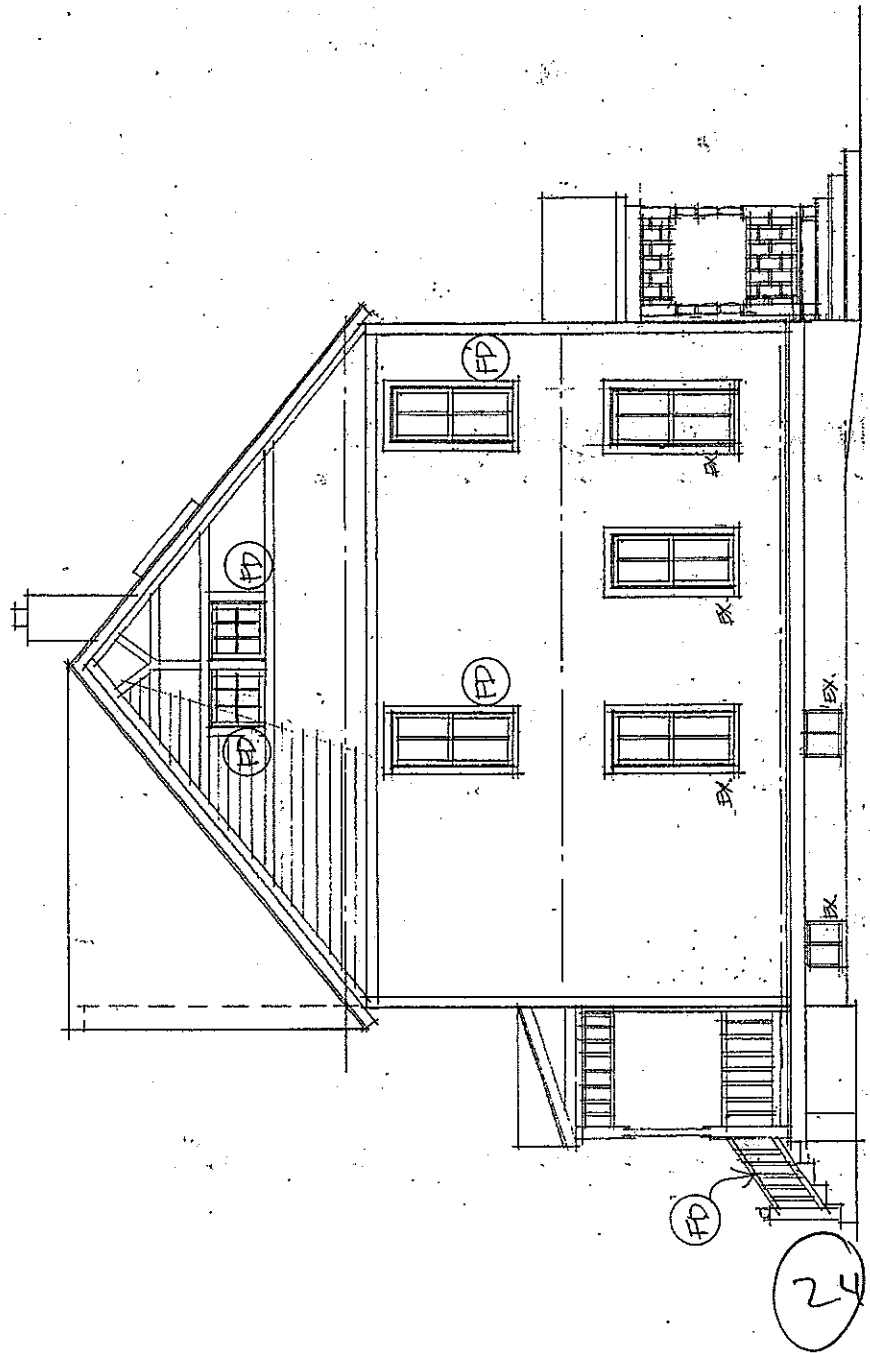


8

EXIST. REAR ELEVATION
1/4" = 1'-0"

FD: FIRE-DAMAGED
EX: EXISTING TO REMAIN

23

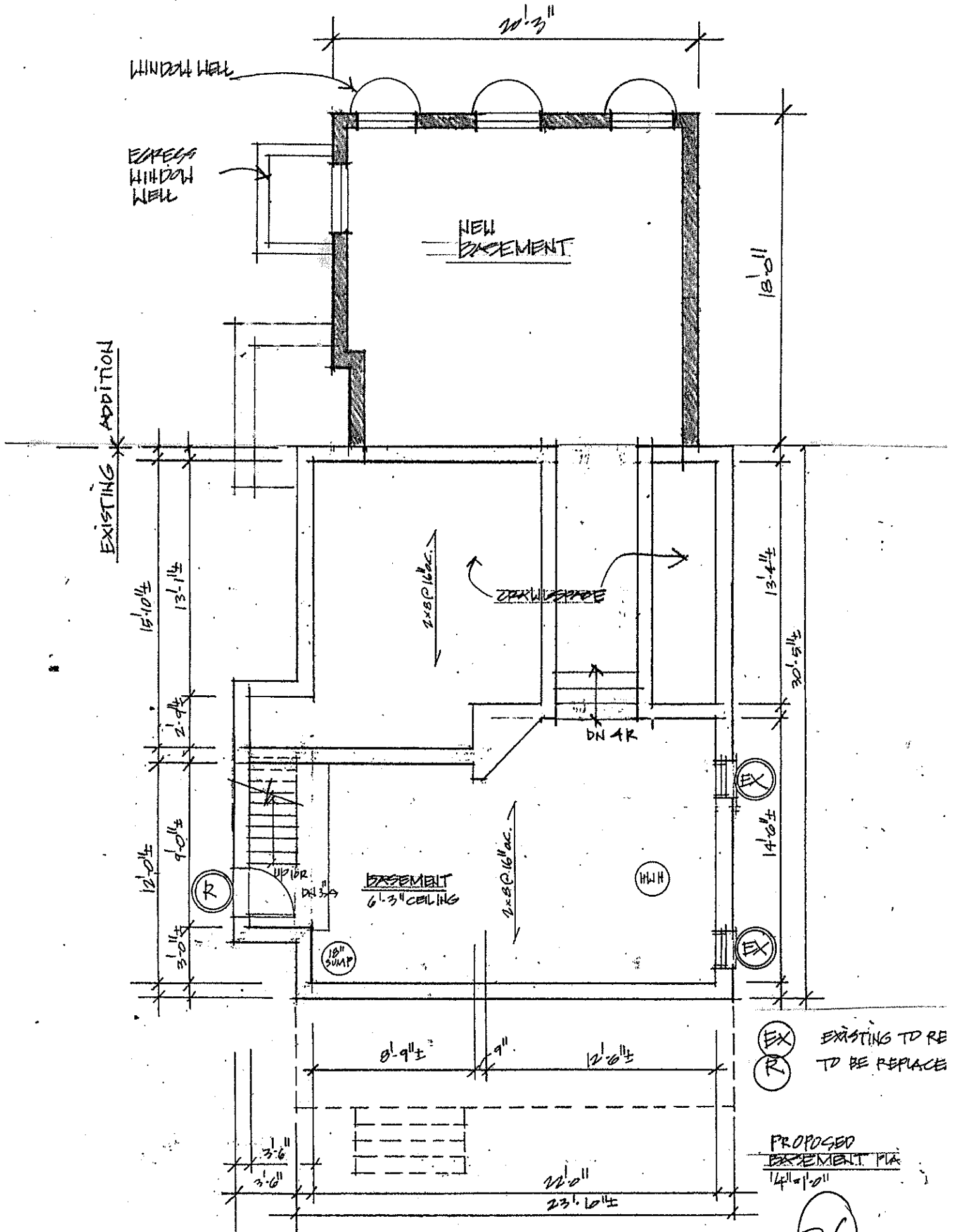


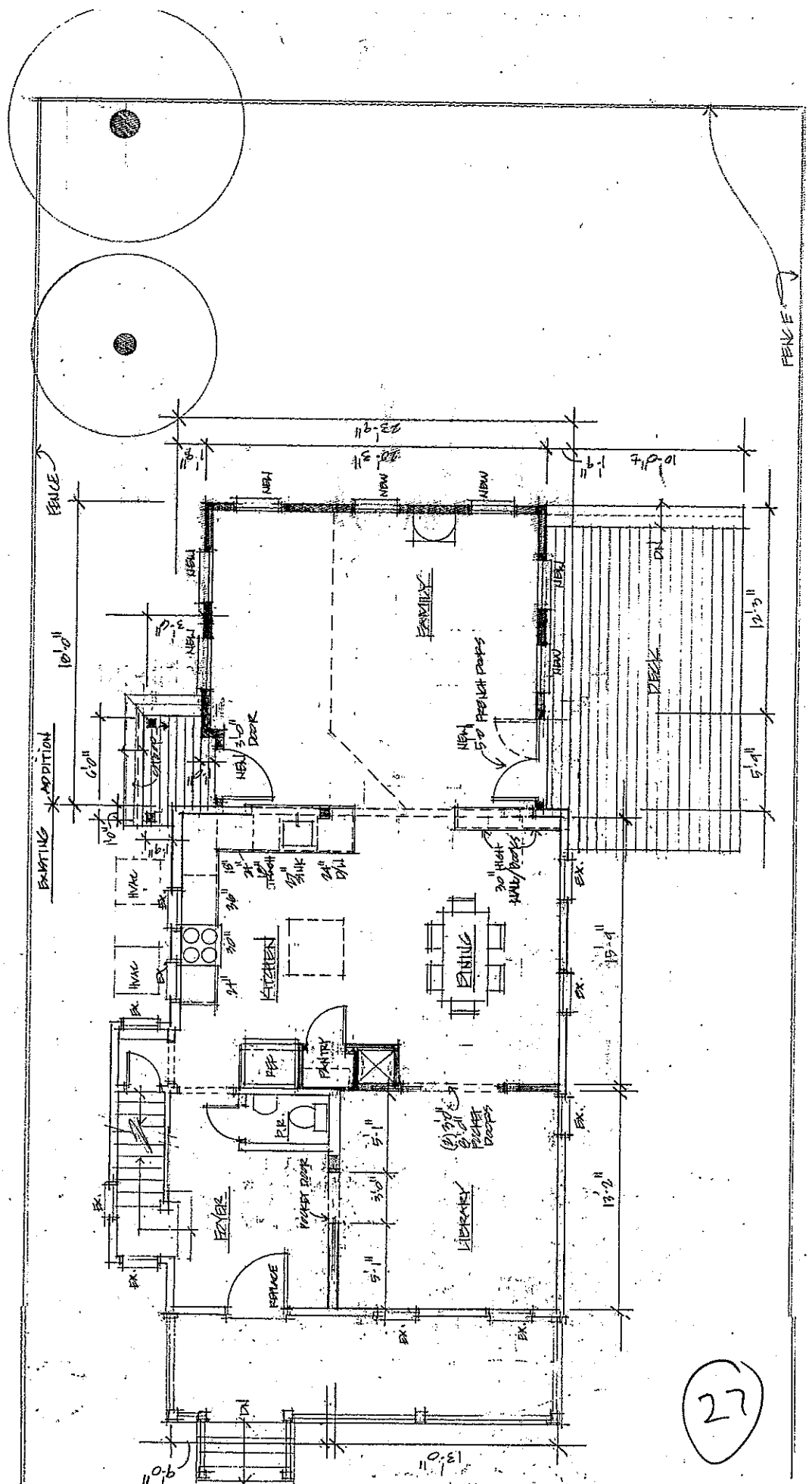
EXISTING SIDE ELEVATION
14-1-101

FD FIRE DAMAGED
EX: EXISTING

24

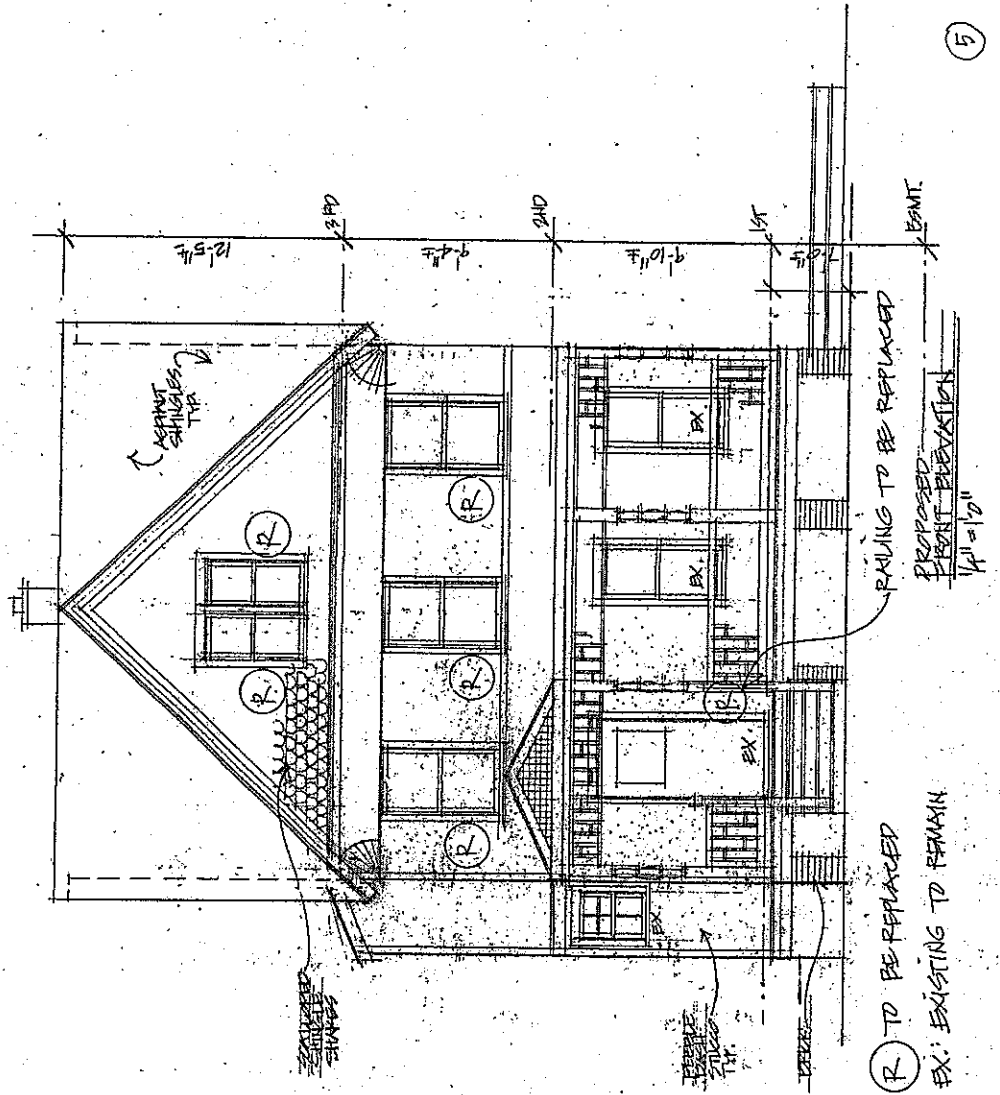
9





PROPOSED FIRST FLOOR
1/4" = 1'-0"

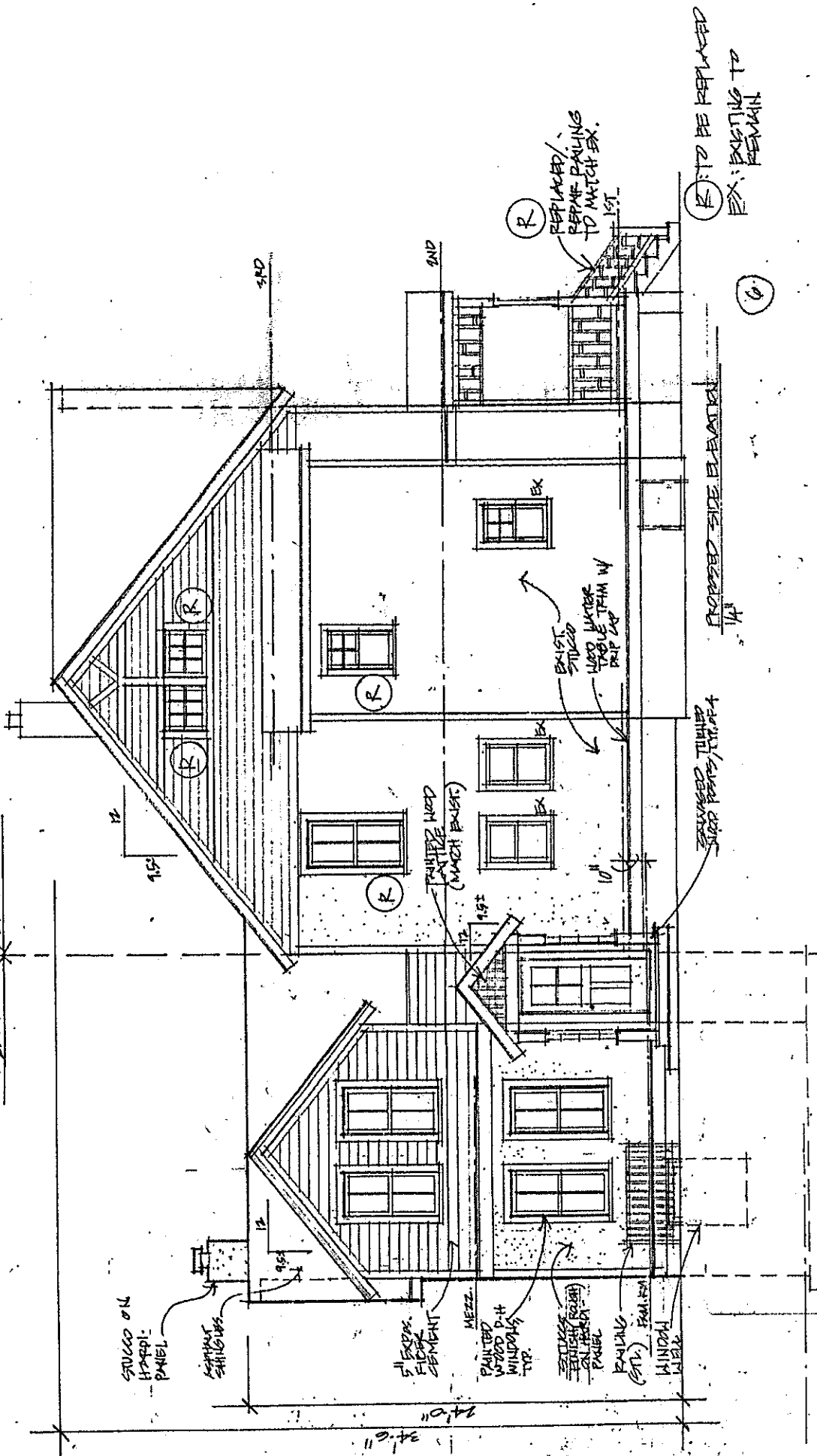
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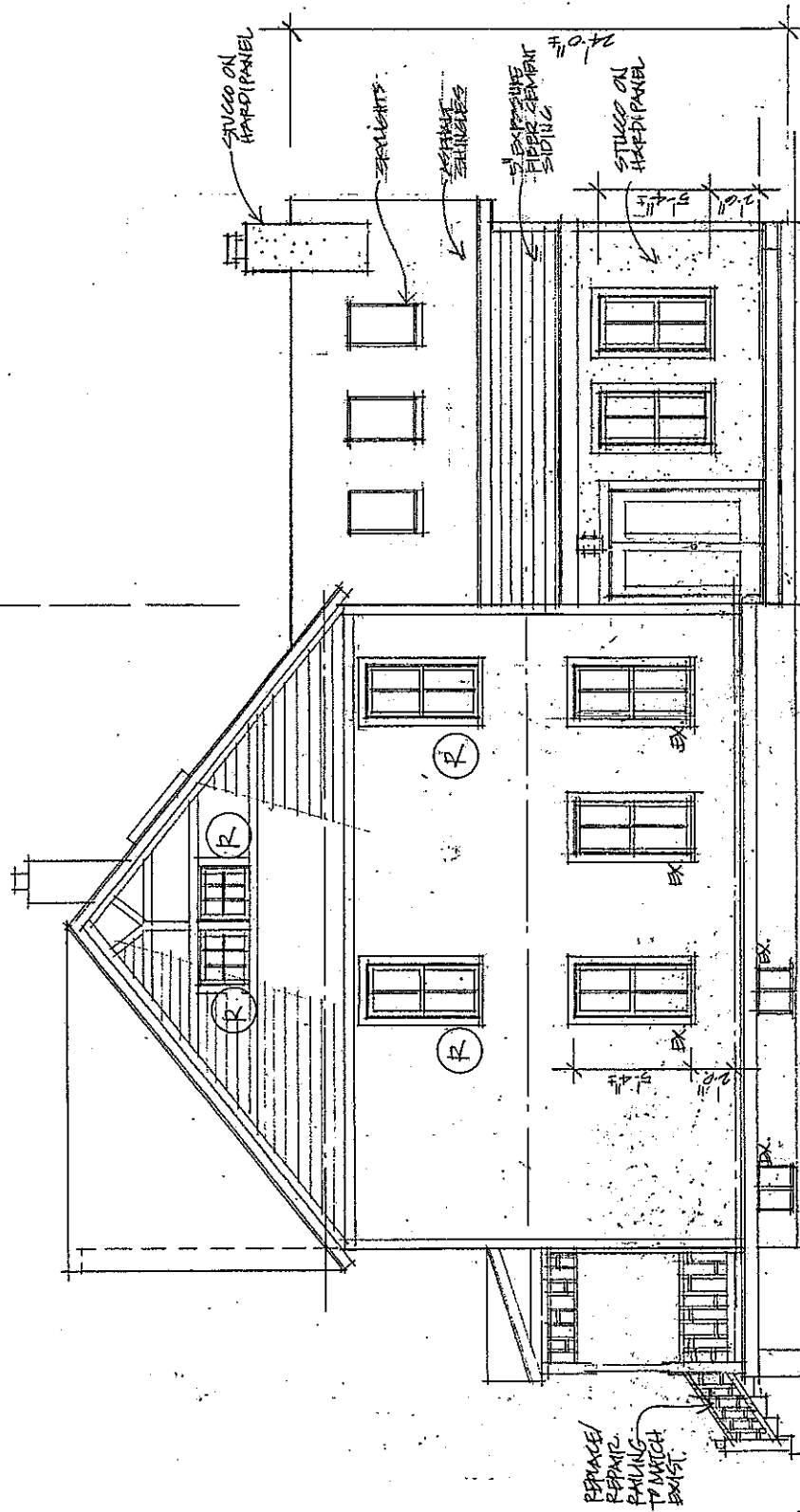
5

30

ADDITION * EXISTING



EXISTING / ADDITION



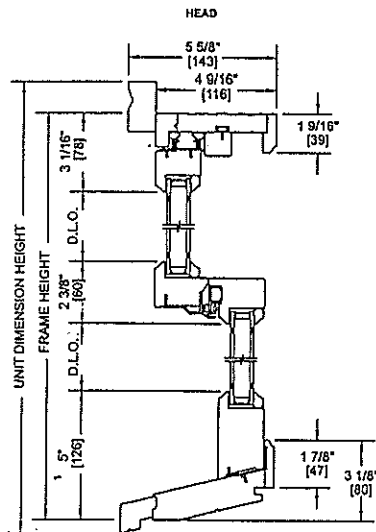
PROPOSED SIDE ELEVATION
14'0"

(R) TO BE REPLACED
EX: EXISTING TO REMAIN

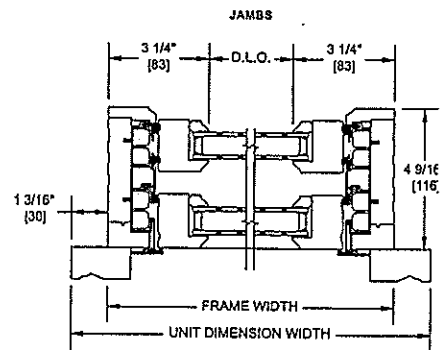
HERITAGE SERIES | DOUBLE HUNG

STERLING DOUBLE HUNG CROSS SECTION DRAWINGS

Vertical Section

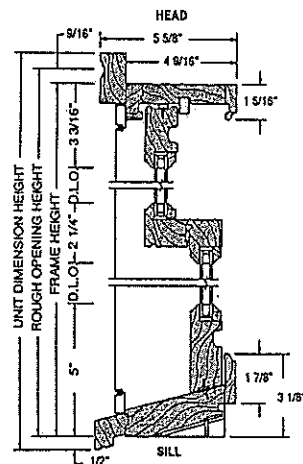


Horizontal Section

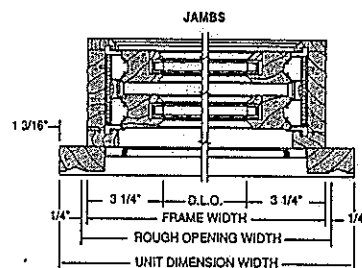


TRADITIONAL DOUBLE HUNG CROSS SECTION DRAWINGS

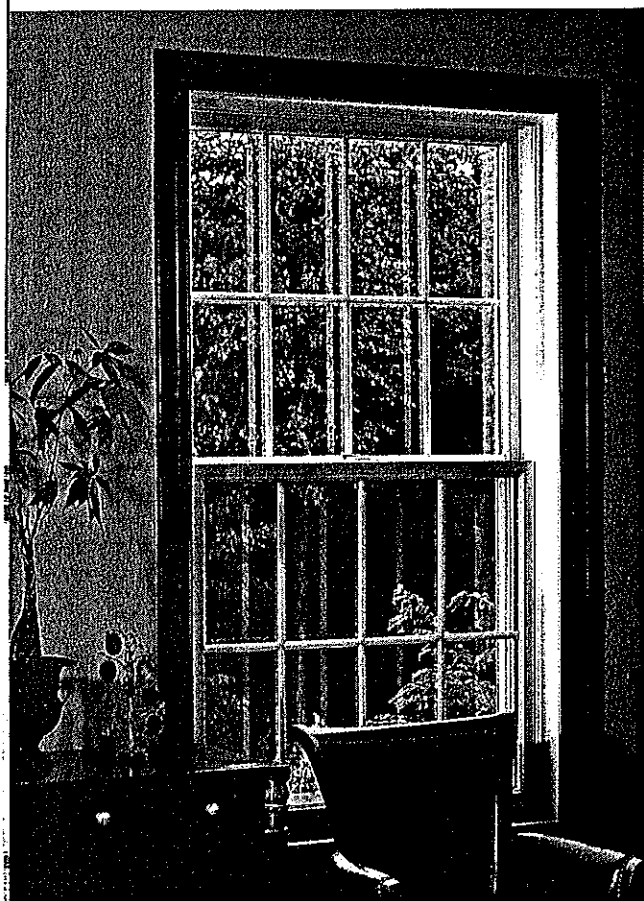
Vertical Section



Horizontal Section



Drawings are not to scale.



STERLING DOUBLE HUNG STANDARD FEATURES

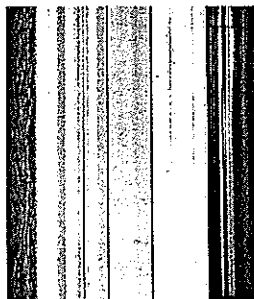
- 1-3/4" thick sash
- Overall jamb width is 4-9/16" (basic box width is 4-9/16")
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16", slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mull units
- 7/8" LoE²-270 insulating glass filled with argon gas*
- Glazed to the interior with wood glazing beads
- 1-15/16" exterior brickmould applied
- All exterior wood parts are preservative-treated
- Exterior frame and sash are latex primed
- Wood interior head parting stop
- Fully weatherstripped for a tight seal
- Clay-colored heavy duty sash lock with a dual positioning lever allows sash to be unlocked, operated and tilted in from one location
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Concealed PVC jambliners
- Wood wrapped jambliner closure on the interior (unless interior is prefinished white or primed, then jambliner will be white) and a primed, extruded aluminum jambliner closure on the exterior hides PVC jambliners
- Pine-veneered head and seat boards; unique narrow mullions on bay units

NOTES:

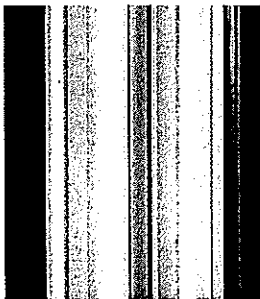
All measurements are nominal.

* Argon gas may not be included with units to be installed in or shipped through high altitude areas.

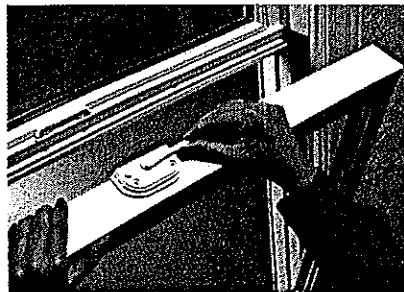
interior jamb view



exterior jamb view



Wood wrapped jambliner closure on the interior and a primed, extruded aluminum jambliner closure on the exterior hides PVC jambliners.



Heavy duty sash lock with dual positioning lever allows sash to be unlocked, operated, and tilted in from one location.