

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7019 Poplar Ave., Takoma Park	Meeting Date:	2/21/2018
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	2/14/2018
Applicant:	Rasanjali Wickrema (Paul Treseder, Architect)	Public Notice:	2/7/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18E	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1910-1920s

PROPOSAL:

The applicant proposes a building addition and other alterations at the subject property.

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.

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.)

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.
- Original size and shape of window and door openings should be maintained, where feasible.
- 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.
- 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.

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

The subject property is a c. 1910-1920s Bungalow-style Contributing Resource within the Takoma Park Historic District. The house has experienced previous alterations, including replacement of all original windows with 1-over-1 and SDL multi-lite windows, installation of fiber cement shingle siding, enclosure of the front porch with 1-over-1 windows and fiber cement shingle siding, and the conversion of a door on the right elevation to a window.

The applicant is proposing the following alterations at the subject property:

- Construction of an 18' deep by 21' wide rear addition.
 - The addition will be inset 1' from the rear corner of the historic house on the right elevation (although a proposed bay on the right side of the rear addition may slightly project beyond or be coplanar with the historic house) and 6' from the rear corner of the historic house of the left elevation.
 - The addition will have a hipped roof to provide maximum head height, while keeping the ridge of the addition well below that of the historic house.
 - The slope of the proposed hipped roof will match that of the historic house.
 - The addition will have fixed and double-hung multi-lite SDL windows, with permanently-affixed 7/8" profile muntins and spacer bars.
 - The roof of the addition will have composition asphalt shingles to match the roof of the historic house.
 - There will be a covered entrance on the left side of the proposed addition, with the overhanging roof supported by wooden brackets, but this feature will remain entirely behind the historic house.
- Repair the existing overhangs of the historic house with Azek trim.
 - The details and dimensions of the proposed Azek trim will match the existing trim.

- Window Alterations.
 - The non-original 1-over-1 windows of the front porch enclosure will be repaired or replaced in-kind.
 - The basement-level windows on the left elevation of the historic house will be replaced with new aluminum-clad awning windows.
 - An existing window on the right elevation of the historic house (which was originally a door) will be infilled with fiber cement shingle siding to match the existing siding.
 - A new aluminum-clad SDL window will be installed on the right elevation of the historic house. This window will have permanently-affixed 7/8" profile muntins and spacer bars and will be 4-over-4 to match the nearest window on the right elevation of the historic house.

- Roof alterations.
 - The applicant proposes to notch the overhang on the front elevation of the historic house to accommodate an existing tree, which has grown too close to the house.
 - The applicant has previously applied to have this tree removed, but the application was denied by the City of Takoma Park's Certified Arborist.
 - Although this proposal will alter the roof of the historic house on its primary elevation, the alteration can be reversed in the future without causing irreparable damage.
 - Because the roof alteration is reversible, and the alternative would require removal of a significant mature tree at the front of the subject property, staff recommends approval of the roof alteration; however, the Commission might find that, due to the location of the proposed alteration and its visibility from the public right-of-way, the roof should not be altered. If so, the Commission should approve the application with a condition stipulating that the roof not be altered. The applicant should then explore alternative solutions and/or submit a new application for tree removal with the HPC's findings to the City of Takoma Park. If the City approves the tree removal application, the applicant should submit a new HAWP application for tree removal.

Staff fully supports the applicant's proposal, finding that it is unlikely to detract from the character-defining features of the subject property or surrounding historic district. The proposal is consistent with the *Takoma Park Historic District Guidelines* for building additions, and the proposed alterations to the previously altered historic house will result in a negligible impact to the way its character-defining features are experienced from the public right-of-way.

After full and fair consideration of the applicant's submission staff finds the proposal, as modified by the conditions, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if**

applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: paul.treseder@verizon.net Contact Person: 301-320-1580
Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: RASANJALI WICKREMA Daytime Phone No.: _____

Address: 4550 N. PARK AVE #T102 CHEVY CHASE MD. 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: PAUL TRESEDER Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 7019 Street: POPLAR AVE

Town/City: TAKOMA PARK Nearest Cross Street: ELM ST.

Lot: 42 Block: 21 Subdivision: B.F. GILBERT'S ADDITION

Liber: _____ Folio: _____ 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/Well (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

12-28-2017
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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**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:

THIS IS A CATEGORY 2 BUNGALOW IN TAKOMA PARK, SET FAR BACK (96') ON A NARROW, DEEP LOT. THE FRONT YARD IS QUITE OVERGROWN, WITH A LARGE TREE THAT IS TOO CLOSE TO THE HOUSE. (THE CITY OF TAKOMA PARK IS RELUCTANT TO LET THE OWNER REMOVE THIS, HENCE THE NEED TO MODIFY THE FRONT ROOF OVERHANG)

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

THE OWNER PROPOSES AN ADDITION ENTIRELY IN THE REAR OF THE HOUSE, 18' DEEP X 21' WIDE. IT IS SET IN FROM THE EXISTING CORNER ON THE RIGHT BY 1', AND ON THE LEFT 6'. THE HIPPED ROOF MATCHES THE EXISTING SLOPE, AND IS 2' LOWER THAN THE EXISTING RIDGE. THE SIDING IS A VERTICAL BOARD AND BATTEN, TO SERVE AS A CONTRAST TO

2. **SITE PLAN** THE ORIGINAL, AND INDICATE ITS SECONDARY STATUS.

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.

ALSO PROPOSED ARE REPAIRS IN KIND TO THE ORIGINAL HOUSE, THE ADDITION OF ONE WINDOW AND THE INFILL OF ONE WINDOW

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**

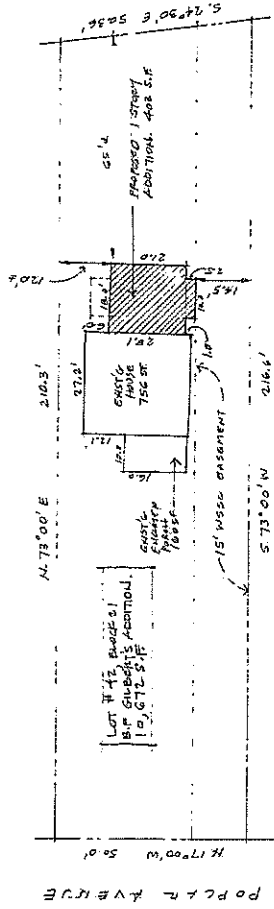
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

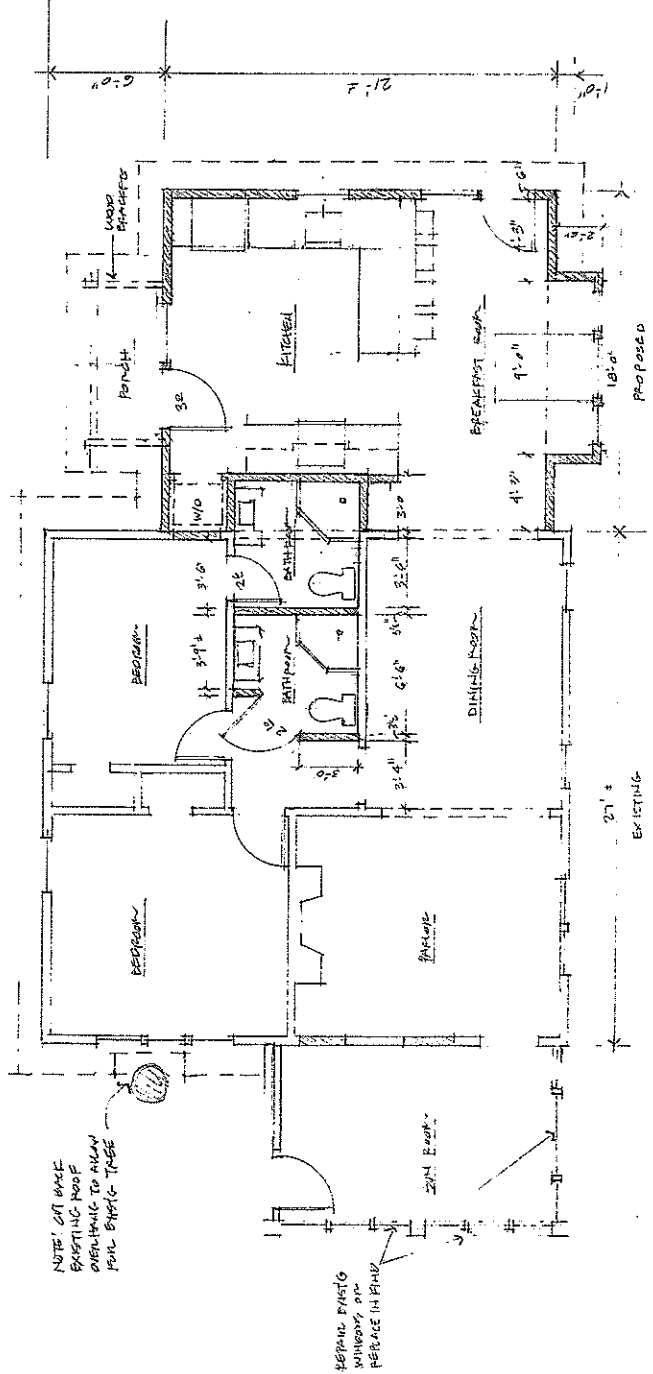
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

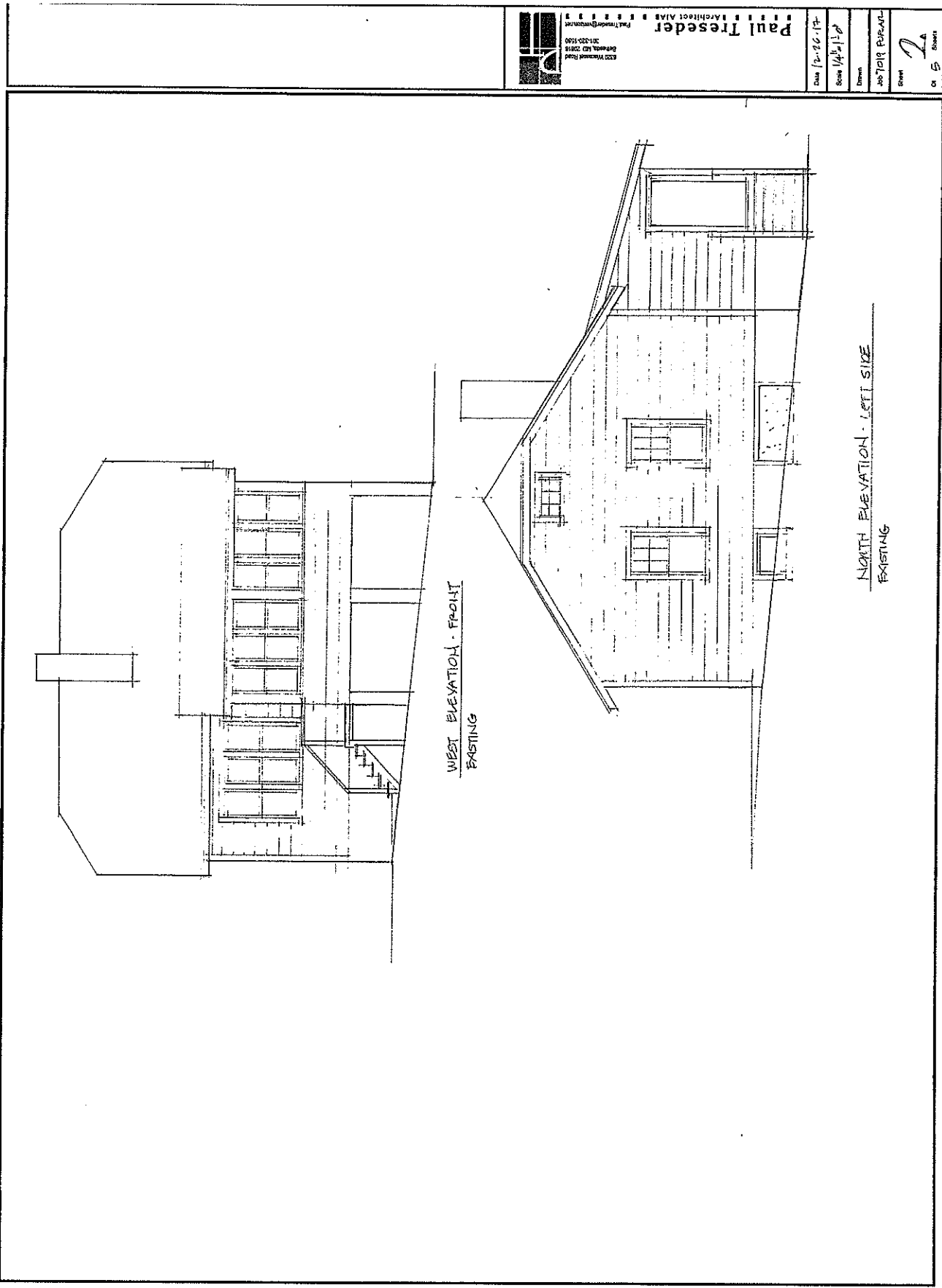
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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



SITE PLAN
 Scale: 1" = 10'-0"



FLOOR PLAN 14'-0" x 21'-0"



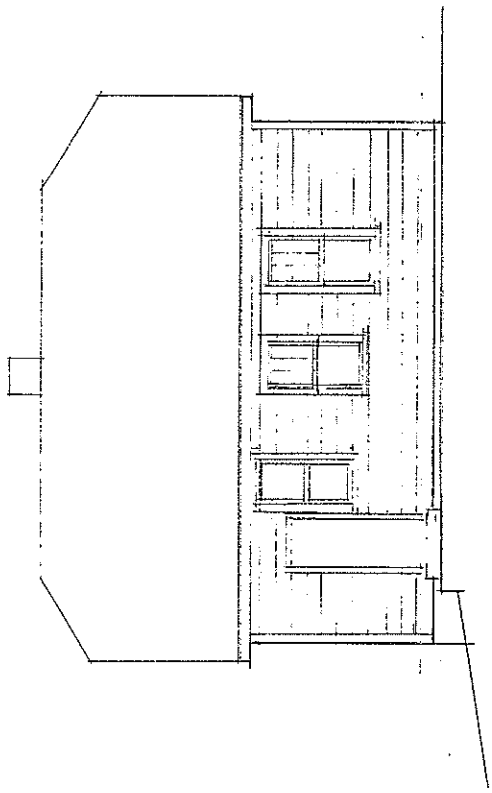
WEST ELEVATION - FRONT
EXISTING

NORTH ELEVATION - LEFT SIDE
EXISTING

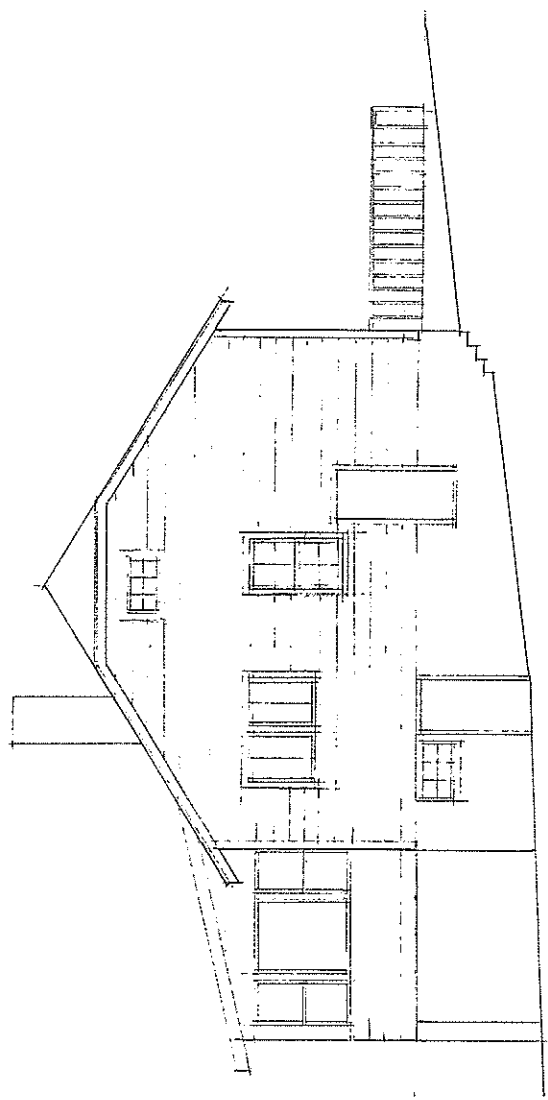


Paul Treseder Architect AIA
8222 Richmond Road
Denver, CO 80231
303.733.1500

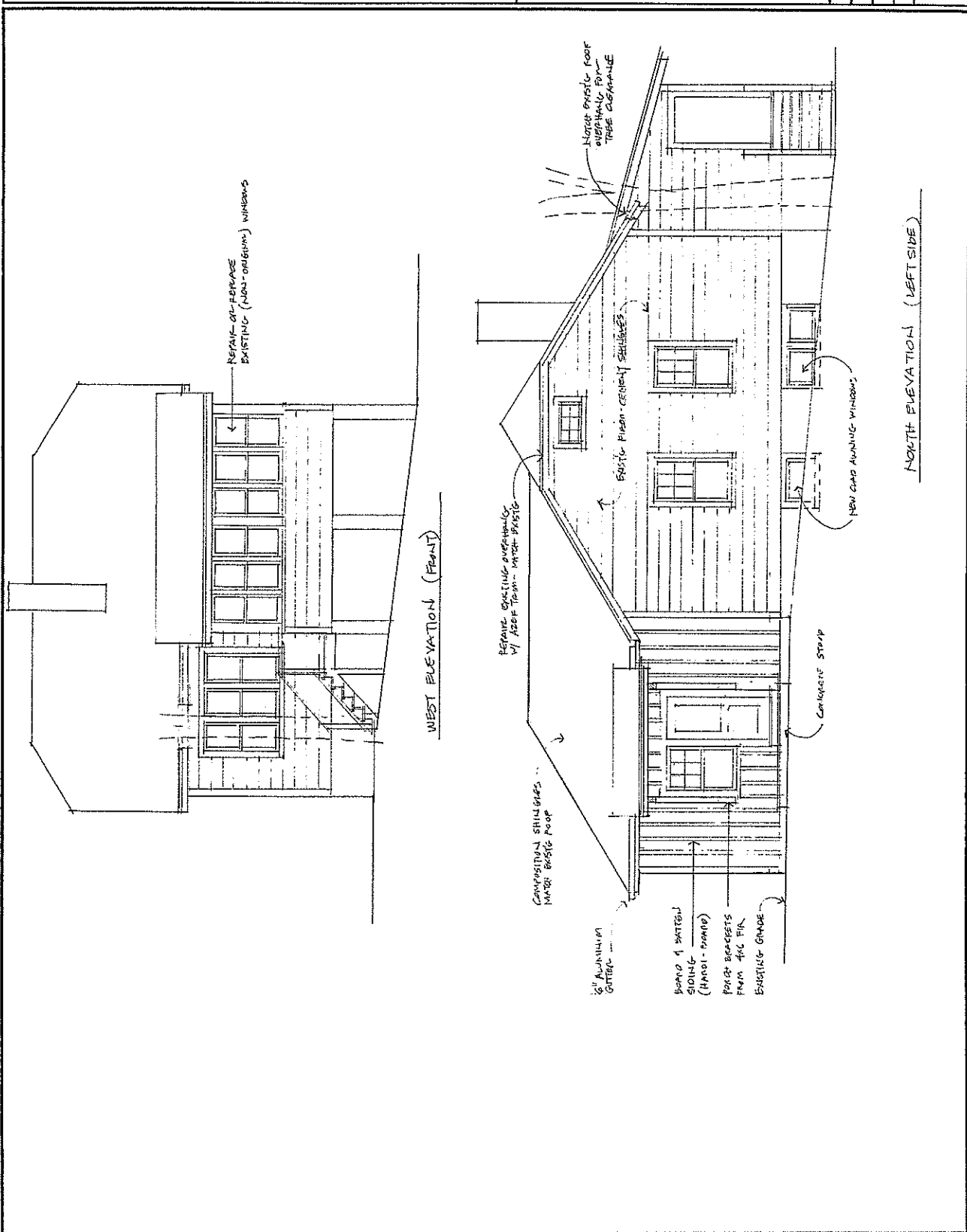
Date: 12-26-17
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Sheet: 2A
Of 5 Sheets



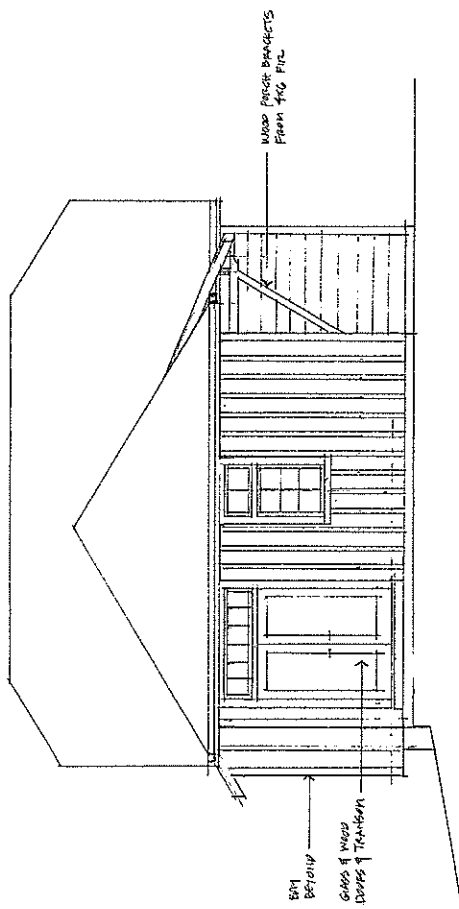
EXISTING EAST ELEVATION (REAR)



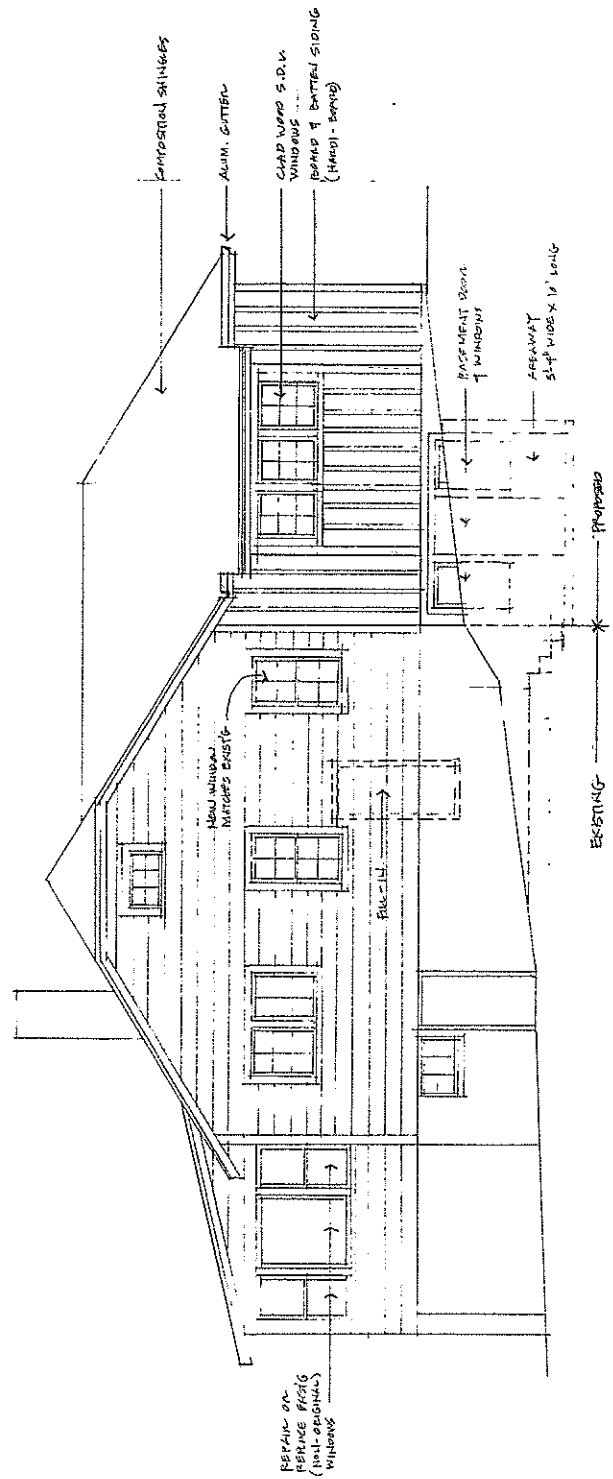
EXISTING SOUTH ELEVATION (RIGHT SIDE)



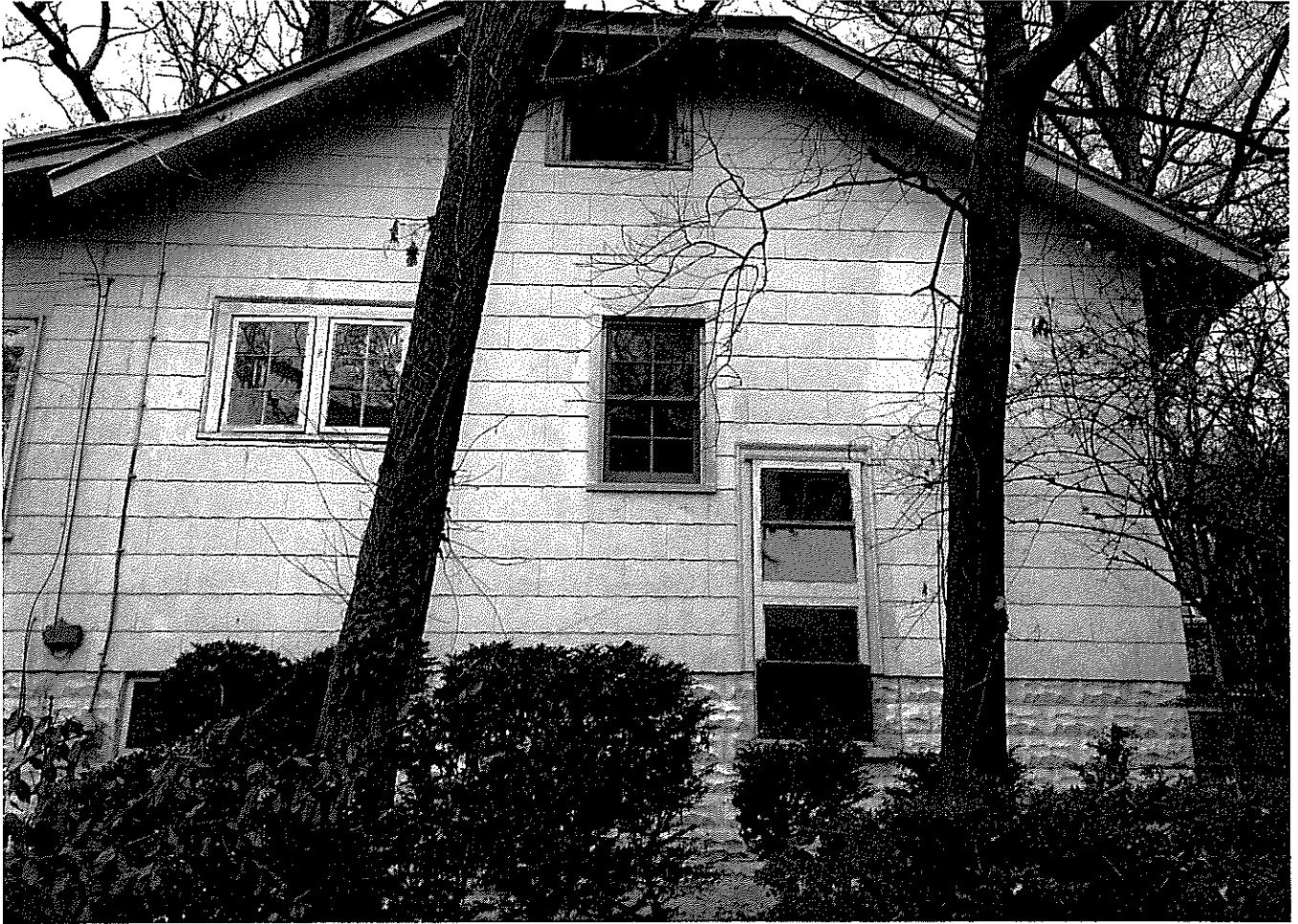
Date	Scale	Drawn	Job	Sheet



EAST ELEVATION (REAR)



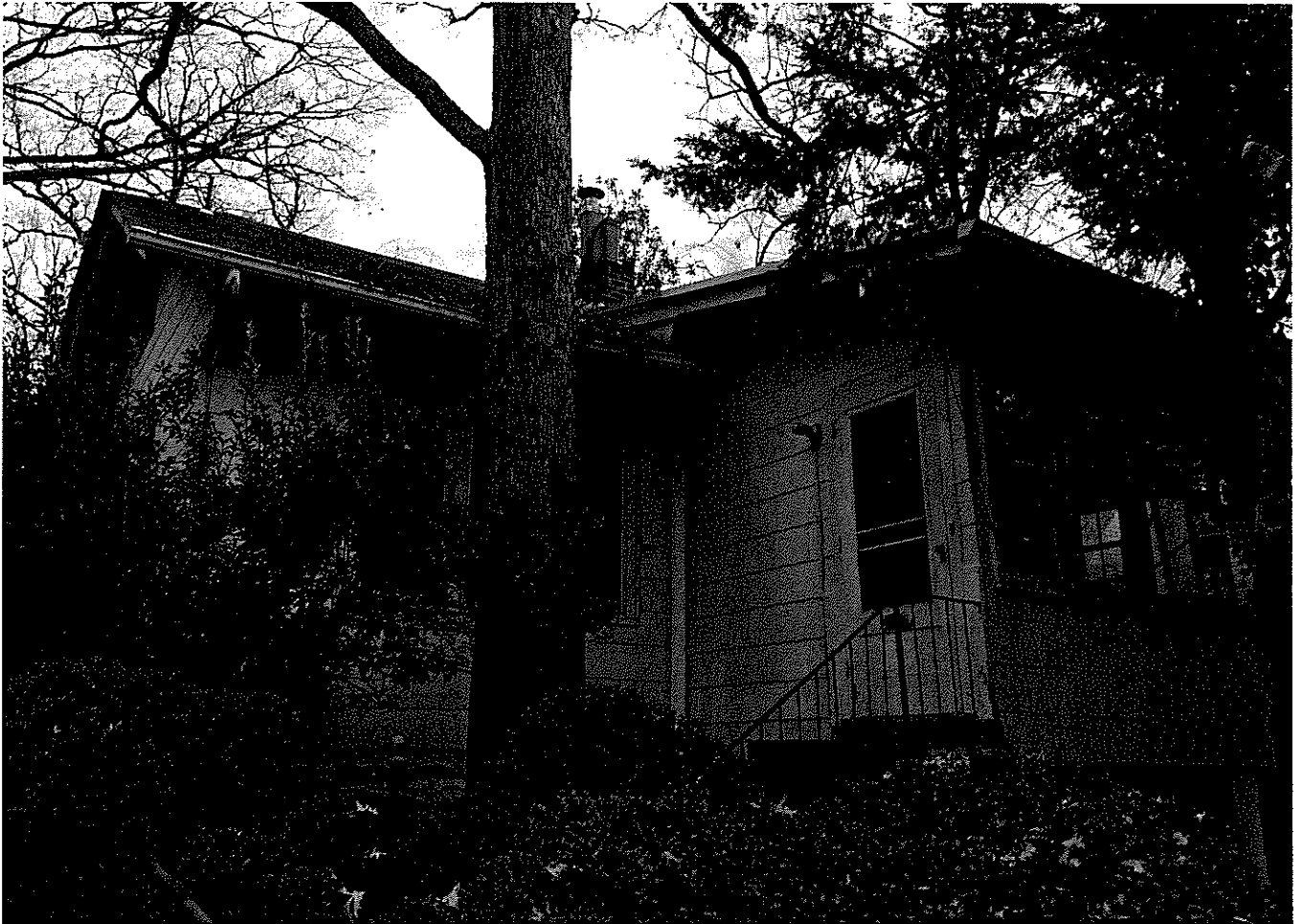
SOUTH ELEVATION (RIGHT SIDE)



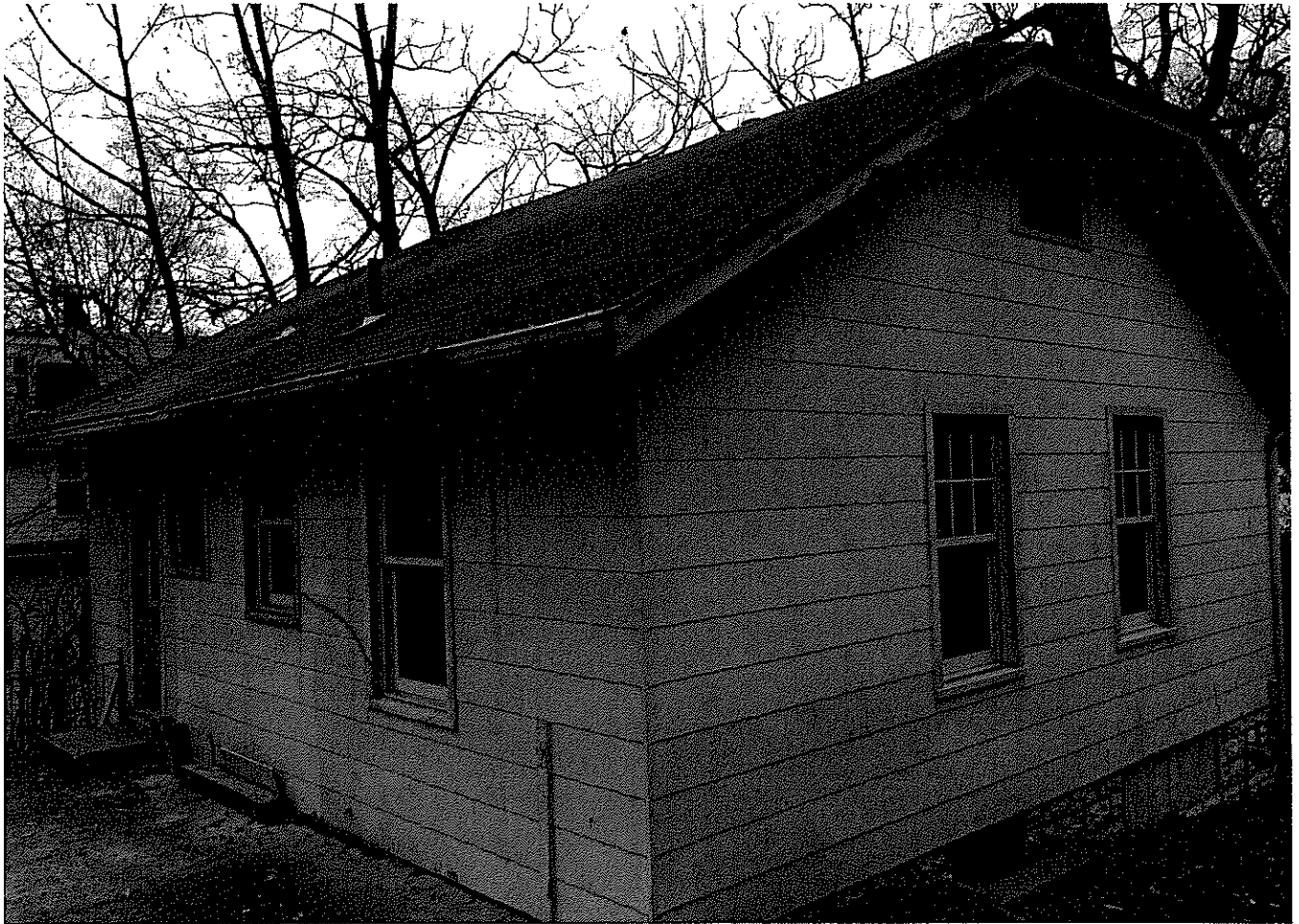
SOUTH SIDE (RIGHT)



REAR (EAST)



FRONT (WEST)



NORTH (LEFT SIDE)

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

Owner's mailing address RASAJUALI WICKREMA 4550 N. PARK AVE #7102 CHEVY CHASE, MD. 20815	Owner's Agent's mailing address PAUL TRESEDER, ARCHITECT 6320 WISCASSET ROAD BETHESDA, MD. 20816
Adjacent and confronting Property Owners mailing addresses	
JAMIE LYN TROIL 7021 POPLAR AVE TAKOMA PARK, MD. 20912	THOMAS LUEBKE 7017 POPLAR AVE TAKOMA PARK, MD. 20912
ELIZABETH PITCHER 7016 POPLAR AVE TAKOMA PARK, MD. 20912	