STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions based on the HPC’s comments and return for either an additional preliminary consultation or a HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1924

The subject property is a two-story, brick, asphalt-shingled, front gable house, with a full-width front porch with brick piers. The house has three-over-one windows throughout. The house is at the southwest corner of the intersection of Philadelphia Ave. and Takoma Ave. This placement creates two highly visible façades. The façade along Philadelphia Ave. is three bays deep and has a small, wood shed roof addition. The exterior stairs that provide access to the second story are visible from Philadelphia Ave.

BACKGROUND

The applicant submitted plans for review as a preliminary consultation at the February 7, 2018 (rescheduled to February 13, 2018) meeting of the Historic Preservation Commission. The submitted plans have been revised based on the feedback presented at that meeting.

PROPOSAL

The applicant proposes to construct a one-story, one room addition off of the southwest of the historic house, accessed by a newly created hallway, and construct a deck in front of the proposed addition. The applicant additionally proposes to replace the non-historic bottom sash of all of the historic windows. The applicant proposes to expand the small one-story addition in the rear of the house by adding a second story in matching cladding. Lastly, the applicant proposes removing the non-historic ADA ramp and non-historic rear stairs.
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.

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

- 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 to 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, 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

**STAFF DISCUSSION**

The applicant is proposing to work in three areas of the historic house: a rear corner addition; window replacement; and an expansion of an existing, non-historic rear addition.

**Building Rear-Corner Addition**

The applicant is proposing to construct a rear gable addition off of the left rear corner of the house that will be accessed by a newly created hallway. The addition will be approximately 17’ × 21’ (seventeen feet by twenty-one feet) and will have a brick foundation and be clad using Hardi siding with a 10” (ten inch) reveal with a steeply-pitched metal roof. The addition in the rear will project 4’2” (four feet, two inches) beyond the wall plane of the historic side gable-L at the front of the house. The creation of the new hallway will require the removal of the historic exterior wall behind the side gable-L addition (see Fig. 1 below).

*Figure 1: Right side of the house showing the location of the proposed hallway.*
The windows in the addition will be large single lite casement windows with sliding single-lite doors in the hallway that will provide access to the new side deck. The side deck will project approximately 8'-10' (eight to ten feet), with a staircase that extends further to the right, and be constructed on brick piers to match the existing with a wire railing and lattice infill.

![Figure 2: View from Takoma Ave toward proposed addition](image)

As this is a corner lot, both the Takoma Ave. and the Philadelphia Ave. facades of the historic house are highly visible. Because of this any new construction on this site will be visible from the public right-of-way from one street or the other. The Design Guidelines state that major additions (which the Guidelines do not define, but Staff finds this qualifies) should be placed to the rear so they are less visible from the right-of-way.

Staff finds that the applicant made several revisions based on the recommendations by the HPC at the February 13th meeting. The location of the addition has been moved further toward the rear, and it projects much less than the previous submission (see attached) that projected more than 14' (fourteen feet) from the side gable-L. The roof form has been simplified, so that the new hallway is covered in a shed roof, with a single rear-facing gable roof over the addition, instead of the more complex side and rear gable proposal previously submitted. One substantial change from the previous submission has to do with the height of the roof on the addition. The proposed roof is much taller than the previous submission. The ridgeline extends to the eave of the rear gable on the historic house (at the level of the attic floor). This is 6'-8' (six feet to eight feet) taller than the side gable-L roof at the front of house and will be largely visible from the public right-of-way.

The HPC voiced support for moving any building additions to the rear of the house, determining that the side and rear elevations (visible from Philadelphia Ave.) are secondary elevations and can accommodate more change without damaging the historic character of the building. The applicant has relocated the proposed construction, however, it still projects beyond the wall plan.

Overall, Staff finds that the revisions submitted by the applicant are a significant improvement from the previous submission. The Hardi siding ties the addition to the historic house to the
siding in the porch gable and the rear gable of the house. The single-lite casement windows are on a portion of the house that reads as new and will Staff finds are compatible in size but sufficiently differentiated from the historic six-over-one windows. The applicant has proposed a metal roof, but has not provided specifications. Even though metal roofs in the Takoma Park Historic District are rare, Staff finds that a flatter profiled metal roof may be compatible. The applicant must submit additional information with the HAWP application so that the HPC can make that determination.

While the Guidelines state that additions should be placed at the rear of the building to minimize their visual impact from the public right-of-way, this building is at the corner and will be visible from the front, side, and rear. In this instance, Staff believes that the addition should be evaluated first for its impact on the streetscape and second for the compatibility of its design.

Staff believes that the addition would be more compatible with the surrounding streetscape if it did not project beyond the wall plane of the side gable-L, however, Staff is more concerned about the impact created by the projection of the proposed deck and stairs beyond the historic wall plane. The deck and stairs project more than 15' (fifteen feet) to the left of the historic wall plane and will introduce a new focal point along the south elevation of the building. Due to the large side lot setback, the deck and stairs will be highly visible from the surrounding district.

Staff is less concerned about the removal of the portion of the wall behind the front side gable-L. While the loss of this historic fabric is not a desirable outcome, the visibility of this element is limited to the view shown in Fig. 1 and its loss will not have a major impact on the surrounding District.

Staff further finds that the steeply pitched roof form is incompatible with the design of the historic house and recommends other roof forms be explored if the HPC determines that the size and placement of the addition are compatible. In examining the plans, Staff believes that a lower sloped shed roof on the proposed addition would sit below the side gable of the front-L and would create less visual impact than the proposed roof.

Staff requests the HPC provide comments and recommendations regarding:

- The removal of the existing exterior wall along the left elevation behind the gable-L;
- The construction of a new hallway;
- The appropriateness of the placement of the new front gable addition;
- The appropriateness of the design of the new front gable addition; and
- The location and details of the proposed deck.

**Window Replacement**

Upon conducting a window assessment, the applicant has discovered that a previous owner removed and replaced the lower sashes while retaining the upper sashes. The applicant is proposing to repair the historic upper sashes of the windows and replace the non-historic (replacement) lower sashes with new wood sashes. This is a historic preservation best practice and meets the requirements of the Guidelines, Chapter 24A, and the Standards.

**Expanded Rear Addition**

In the northwest corner of the house there is a non-historic, one-room addition with a shed roof.
The applicant proposes to add a second story to this addition and clad both of these additions in 10” (ten inch) reveal Hardi siding to match the proposed addition. As these are non-historic features of the house, Staff finds this to be an acceptable treatment.

**Front Door Replacement**
The applicant proposes to replace the non-historic, half-lite door and sidelights with a Simpson Craftsman three panel, three-lite door with sidelights to match. Staff finds that design and materials of the proposed door are compatible and it is an appropriate replacement.

**STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions based upon the HPC’s comments and return for either an additional preliminary consultation or submit a HAWP application.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Patricia Lead
Email: Plead@Pennenvironmental.com
Daytime Phone No.: 301-229-7000
Tax Account No.: 15-015640-11
Name of Property Owner: Paula Aulick
Daytime Phone No.: 617.443.4008
Address: 5916 Willow St NW, Washington, DC 20012
Street Name: Willow St NW
City: Washington
State: DC
Zip Code: 20012
Contractor: (not selected)
Contractor Registration No.: 
Agent for Owner: Thomas M. Maken
Daytime Phone No.: 301-229-7000

LOCATION OF BUILDING TO BE ALTERED
House Number: 27714
Street: Takoma Ave
Town/City: Takoma Park
Nearest Cross Street: Philadelphia Ave
Lot: P13
Block: 69
Subdivision:
Liberal:
Failed:
Parcel:

PART I: TYPE OF PLANNING ACTION AND USE
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Expand ☐ Alter/Restore ☐ Add/Remove
☐ Alter ☐ Sub ☐ Roof ☐ Addition ☐ Patch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Work Planes ☐ Solar ☐ Fireplace ☐ Wood Burning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovate ☐ Fence/Wall (complex Section of)
☐ Other: 
1B. Construction cost estimate: $379,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART II: COMPLIANCE WITH CONSTRUCTION AND ENVIRONMENTAL LAW
2A. Type of sewage disposal: ☐ 01 WSSC ☐ 01 Septic ☐ 03 Other:
2B. Type of water supply: ☐ 01 WSSC ☐ 02 Well ☐ 03 Other:

PART III: COMPLIANCE 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 or property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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]
Date 01/15/2016

Approved: [Signature] For Chair/Potent, Historic Preservation Commission
Disapproved: [Signature] Date:

Applications/Permit No.: [Name Filed]: [Date Issued]:

EDIT 6/21/19
SEE REVERSE SIDE FOR INSTRUCTIONS

825 266

[Checkmark]
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:
      We are trying to maintain the style and proportion of the building, but will be replacing windows. New addtions will be compatible, but different material than the brick.
      The addition to the house includes a new family room with two access decks, the removal of a previous addition (bathroom) on the first floor and a new small addition on the second floor.

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      In the historic district, we are matching the slope & scale of the exg. porch and other volumes of the house. Because the house is seen from multiple angles, we decided there are no facades usually compatible with other house in the historic district.

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 a 8½" 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 discipline 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 CONFLICTING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and conflicting 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 lots 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 PHOTOGRAPHED DIRECTLY ONTO MAILING LABELS.
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]  

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<thead>
<tr>
<th>Owner’s mailing address</th>
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<tr>
<td>Pavam Adluch (Owner)</td>
<td>Thomas Manton, AIA</td>
</tr>
<tr>
<td>5916 Willow St. NW</td>
<td>Manion + Associates Architects</td>
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<tr>
<td>Washington, DC 20012</td>
<td>7307 MacArthur Blvd</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Elliott Vansikke &amp; Julie Schmid</td>
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<tr>
<td>7710 Takoma Ave.</td>
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<td>Takoma Park, MD 20912</td>
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<td>Susan Schukhen</td>
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<tr>
<td>601 Philadelphia Ave.</td>
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<td>Lawrence Hershman &amp; Amy Turim</td>
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<td>7713 Takoma Ave.</td>
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### Skylight General Notes:

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### Window Schedule:

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Notes: 
- Double hung windows require additional flashing.
- Custom windows require special framing and installation.
- All windows must be installed with proper gaskets and weatherstripping.
- All windows must be properly labeled with the manufacturer's name and model number.
- All windows must be installed according to the manufacturer's instructions.
- All windows must be properly trimmed and painted to match the building.
- All windows must be tested for proper operation.
- All windows must be properly sealed and insulated.
### Door General Notes:

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**First Floor:**
- Three lite with 6156CF Carriage Double Doors

**Second Floor:**
- 6192CF Carriage Double Doors

**Third Floor:**
- 6156CF Carriage Double Doors
WIRE RAILING