

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7019 Poplar Ave., Takoma Park	Meeting Date:	5/9/2018
Resource:	Contributing Resource (Takoma Park Historic District)	Report Date:	5/2/2018
Applicant:	Rasanjali Wickrema (Paul Treseder, Architect)	Public Notice:	4/25/2018
Review:	Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	2 nd -Story Expansion		

STAFF RECOMMENDATION:

Staff recommends that the applicant 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. 1910-1920s

The subject property is a c. 1910-1920s 1 ½-story 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.



Takoma Park Historic District Boundary (Subject Property Labeled)

BACKGROUND:

The applicant previously appeared before the Commission at the February 21, 2018 HPC meeting with a HAWP application for a building addition and other alterations. The Commission approved the applicant's proposal, with the condition that the roof of the historic house will not be notched to accommodate a tree that has grown into it. The applicant's approval included alteration of the historic roof overhangs by replacing the wood soffits and fascia with Azek.

PROPOSAL:

The applicant proposes a 2nd-story expansion to the historic house and previously approved rear addition.

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

- (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.

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.
- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to surrounding streetscape in terms of scale and massing.
- 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:

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.
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 applicant previously appeared before the Commission at the February 21, 2018 HPC meeting with a HAWP application for the following work items:

- Construction of an 18' deep by 21' wide one-story rear addition.
- Replacement of the existing wood overhangs of the historic house with Azek overhangs.
- Replacement of non-original windows and other fenestration alterations.
- Notching the overhang at the front of the historic house to accommodate a mature tree that has grown into the roof.

The Commission approved the application with the condition that the roof will not be notched. The Commission supported removal of the mature tree instead, and this information was provided to the City of Takoma Park's arborist.

The applicant currently proposes to expand the historic house, adding 3' in height to provide sufficient head height for a habitable space in the existing half-story. The previously approved rear addition has also been revised to include a 2nd-story. The design and materials of the revised rear addition will remain mostly the same, with vertical board-and-batten fiber cement siding, aluminum-clad SDL windows, composition roof shingles, a projecting right-side bay, and a covered left-side entry supported by brackets. The addition will retain the same inset from each side of the historic house as the previously approved one-story rear addition; however, the proposed roof – which includes two side dormers that return to the historic house for additional head height and a clipped rear gable, taking cues from the historic house – will be the same height as the proposed 2nd-story expansion to the historic house.

Regarding the proposed 2nd-story expansion to the historic house, staff finds the following:

- The *Takoma Park Historic District Guidelines* emphasize the importance of Contributing Resources due to their size, scale, and architectural character, rather than for their particular architectural features.
- The *Takoma Park Historic District Guidelines* state that the design review for Contributing Resources 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.
- The *Takoma Park Historic District Guidelines* for Contributing Resources allow for 2nd-story expansions that are consistent with the style of the resource and compatible in scale and massing.
- The roof of the historic house is in disrepair, and the Commission previously approved the replacement of the existing wooden eaves with Azek eaves, so altering or expanding the existing roof will not result in the loss of original materials.
- If the roof of the historic house is expanded, the overall shape and form of the historic house should be retained per direction from the *Guidelines*. This could be accomplished by maintaining the existing roof pitch and/or extending the eaves to maintain the relationship of the roof to the window heads at the front of the house.
- Currently, the enclosed front porch has a shed roof which engages the main roof of the historic house, with the eaves of the main roof extending below the shed roof. As proposed, the 2nd-story expansion will result in an enclosed front porch with shed roof that is entirely disengaged from the main roof of the historic house.
- The applicant is proposing to differentiate the 2nd-story expansion from the historic house with a band board/water table and a change in material, transitioning from the existing fiber cement shingle siding on the historic house to fiber cement lap siding in the 2nd-story expansion.
- The applicant proposes to alter/replace the gable window on each side of the historic house, adding 6-over-1 double-hung windows in place of the existing 6-lite, wood, fixed windows. The proposed 6-over-1 windows take cues from existing windows in the historic house.
- All of the fenestration of the historic house has been previously altered and/or replaced, and the gable windows to be replaced are on secondary-elevations where they are less visible from the public right-of-way.

Staff is generally supportive of the proposed 2nd-story expansion, but recommends the following:

- The applicant should explore extending the eaves of the historic house to maintain the relationship of the roof to the window heads at the front of the house as well as the relationship of the front porch shed roof to the main roof of the historic house. Staff acknowledges that maintaining these relationships may require slightly altering the existing pitch of the main roof. Due to the house's setback from the street, a slight change in the existing roof pitch will likely be imperceptible when viewing the front of the house from the street. Staff finds support for both options – maintaining the existing roof pitch or slightly changing the roof pitch to maintain the relationship of existing features – but asks the Commission to provide feedback regarding the preferred option, if any.
- Because the historic house is currently sheathed with non-original fiber cement shingle siding and the historic house is rather simple without ornamentation, it would be better to maintain the existing material in the 2nd-story expansion rather than adding decorative features and ornamentation for differentiation.
- Alternatives, such as excavation at the rear to accommodate a larger rear addition with the desired habitable space, should be explored.

- That the roof of the addition be lower than that of the historic house. The applicant has indicated that some excavation will be required for the rear addition, and staff suggests that minimal additional excavation will allow the roof of the addition to be slightly lowered, retaining the required head height for a habitable 2nd-story.

STAFF RECOMMENDATION:

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#8

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: RASANNALI NICKREMA Daytime Phone No.: _____

Address: 4550 N. PARK AVE #T102 CHEVY CHASE MD. 20815
Street Number City Street 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 REPAIR/ACTON 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: \$ 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: _____

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

7
8

Kyne, Michael

From: Rasanjali Wickrema, PhD <asarkciw@yahoo.com>
Sent: Wednesday, April 18, 2018 4:56 PM
To: Kyne, Michael
Cc: paul treseder
Subject: Re: on 7019 poplar Ave (narrative)

Follow Up Flag: Follow up
Flag Status: Completed

Hi Michael,

Please find the narrative in this email. I wrote it out combining info from our conversation and from my conversation with Paul. So I welcome your edits, questions, additions, suggestions, and guidance. I have copied Paul in case he could add other explanations.

Purpose: For practical use and enjoyment of the space. To gain space for a second level. We would maintain all the existing scale--roof pitch and window and trip proportions.

Challenges:

Practical use of this house:

- The square footage of the existing structure is 756 sq ft making practical enjoyment of this house very limiting without adding space.
- We considered adding space to the rear of the existing house but the back yard slopes up which limits future expansion to the rear.
- Current head-height, of both the existing house and of the approved addition, does not allow for a second floor.

The condition of the current house:

- The overall condition of this house is dire. The roof and the roof structure are in very bad condition and all must be replaced.
- Given that we need to replace this structure we would like to add head-height for a second level.
- This change would allow for the practical use and enjoyment of this house and space.

What we are proposing:

Scheme A: Allows for the entire area over the existing house to be used.

Scheme B: Requires adding space over the approved addition also.

Both schemes are created to achieve code legal space. Since all areas less than 5 ft headroom cannot be used as habitable space.

Both these schemes maintain all the existing roof pitches and window and trim proportions.

We have added a belt line separating the siding material to complement the existing. The purpose of the belt line is to break up the increased wall area and to maintain the scale of the existing house. We felt that simply continuing with similar wall material would look bulky.

Thank you for the input and guidance,

Best,

Ras

Rasanjali Wickrema, PhD
Higher Education Guidance
www.AdvisoryWick.com
215 620 1918 (mobile)

On Wednesday, April 18, 2018, 3:02:57 PM EDT, Kyne, Michael <michael.kyne@montgomeryplanning.org> wrote:

Thanks. I'll take a closer look when I return to the office tomorrow.

Get [Outlook for iOS](#)

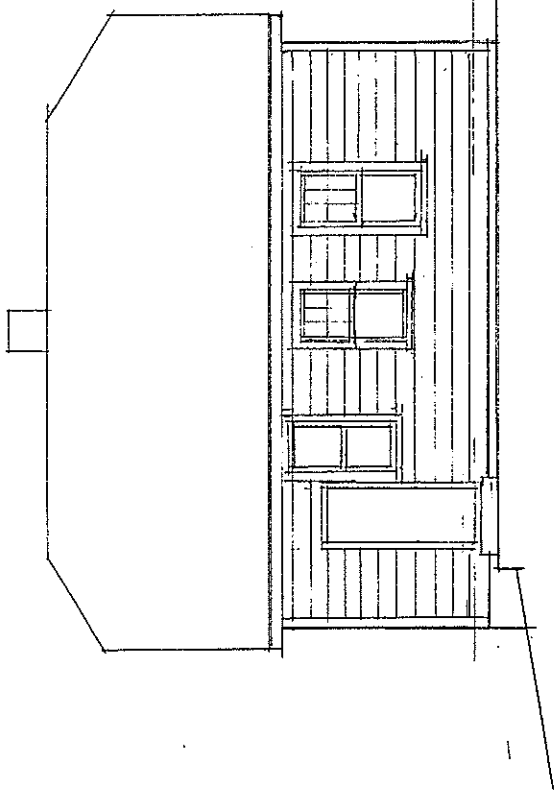
From: Rasanjali Wickrema, PhD <asarkciw@yahoo.com>
Sent: Wednesday, April 18, 2018 1:11:02 PM
To: Kyne, Michael
Cc: paul treseder
Subject: on 7019 poplar Ave

Hi Michael,
You would have 3 separate emails with attachments.
1. Already submitted to the commissioners.
2. Scheme A
3. Scheme B

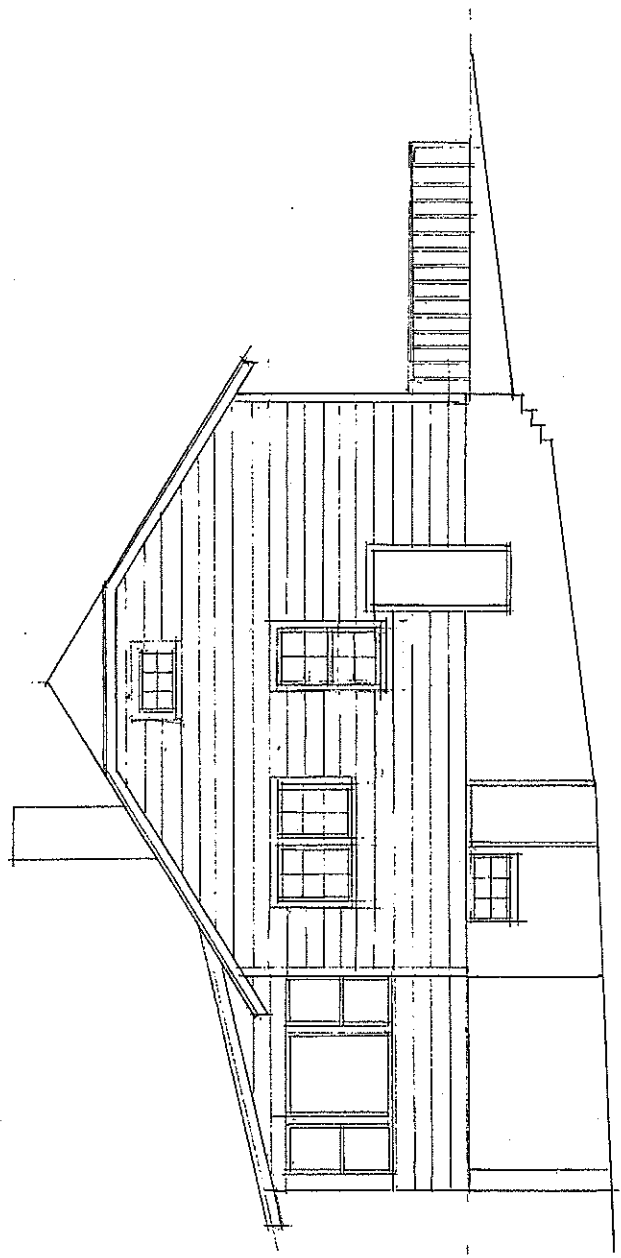
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EXISTING EAST ELEVATION (REAR)



EXISTING SOUTH ELEVATION (RIGHT SIDE)





Paul Tresseder Architect
8200 Woodmont Road
Bethesda, MD 20814
301-229-1200
Paul.Tresseder@verizon.net

Paul Tresseder Architect

Date 12-26-17

Scale 1/4" = 1'-0"

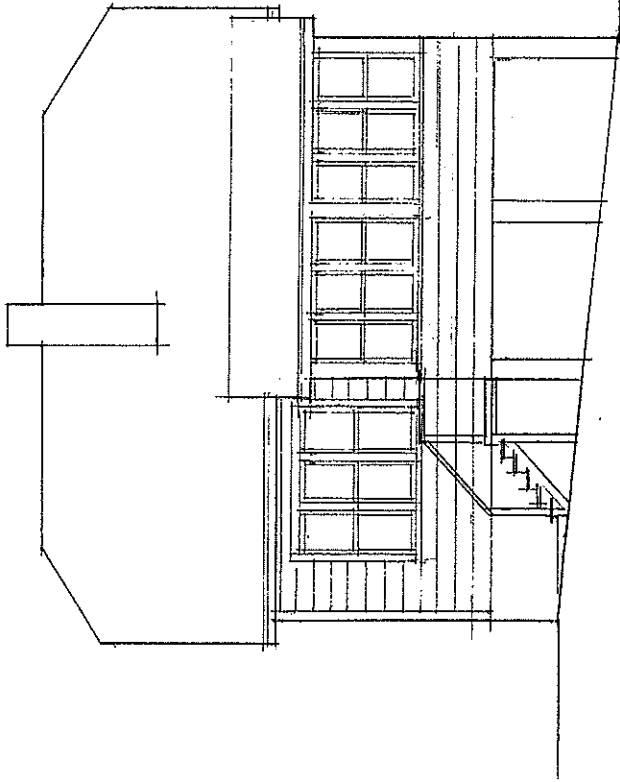
Drawn

Job 1019 RUC-10

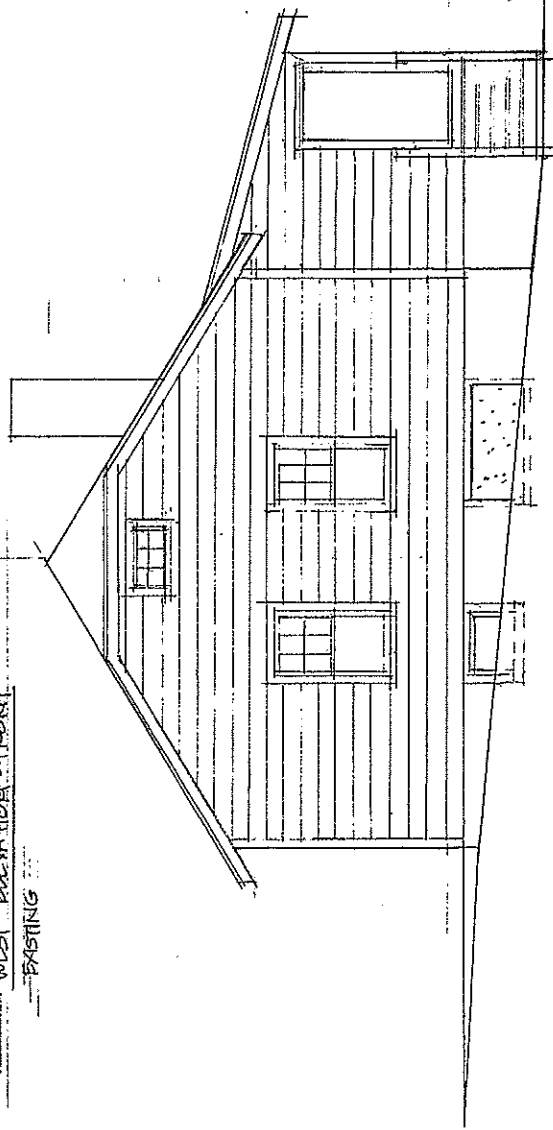
Sheet

2

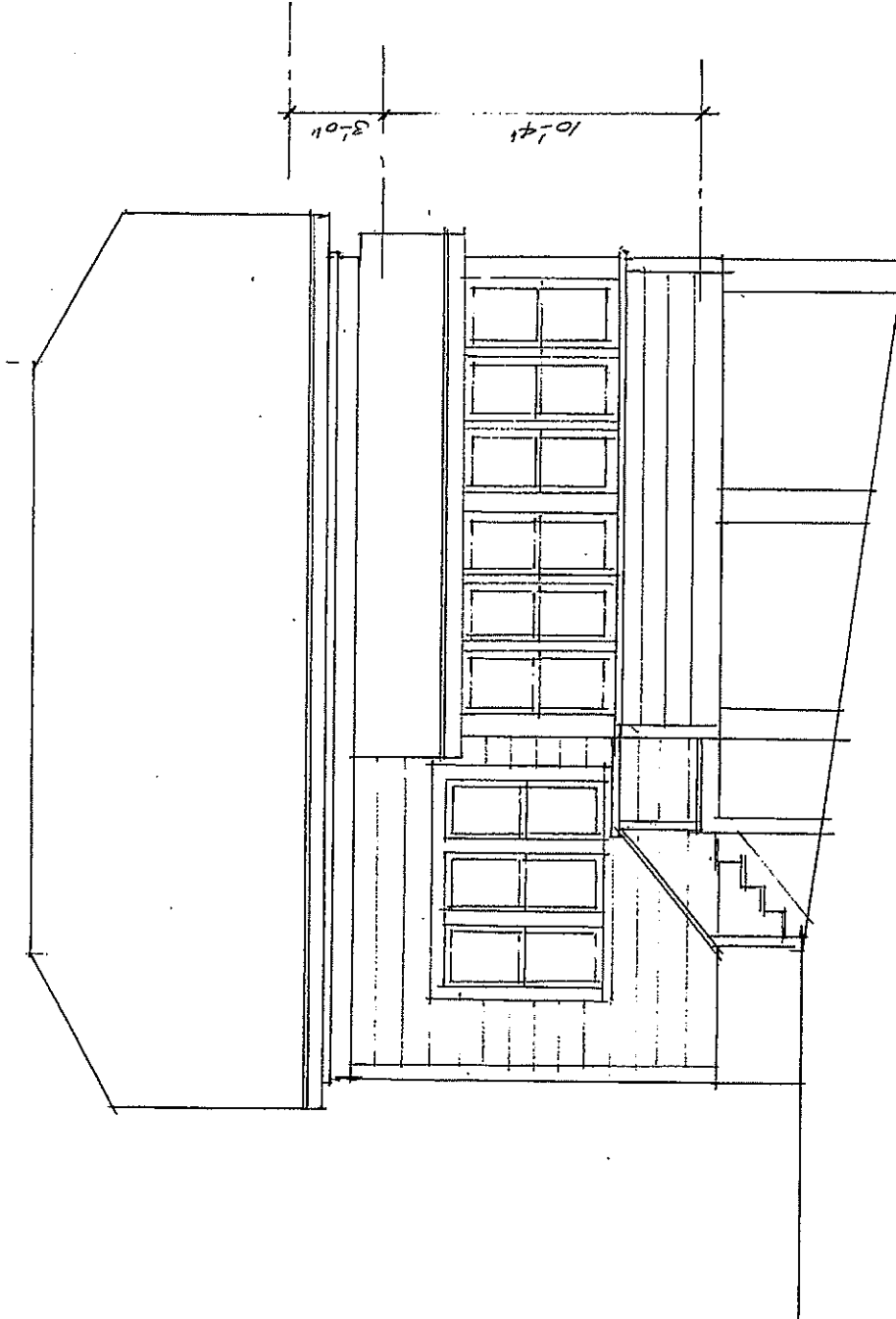
Of 5 Sheets



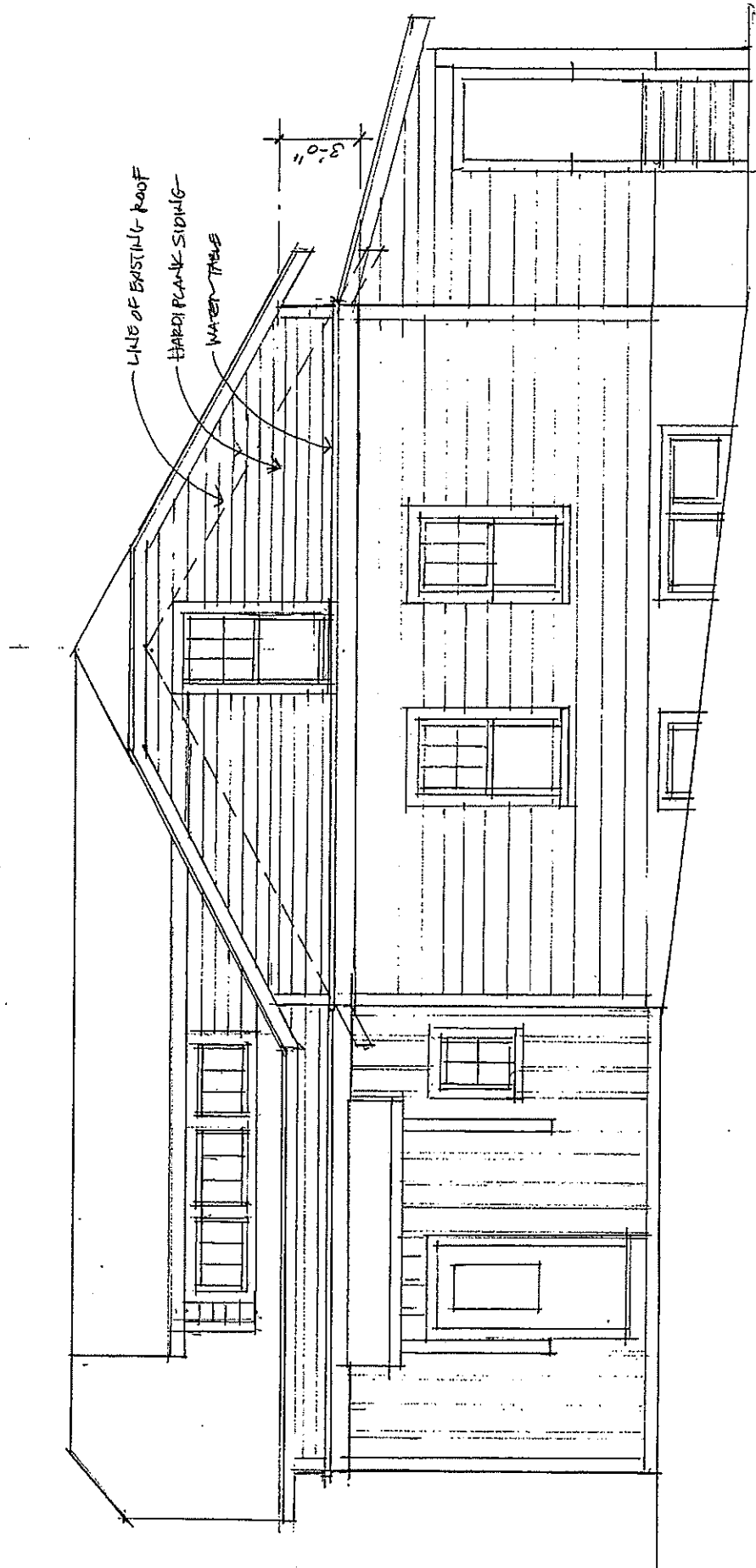
WEST ELEVATION FRONT
EXISTING



NORTH ELEVATION - LEFT SIDE
EXISTING



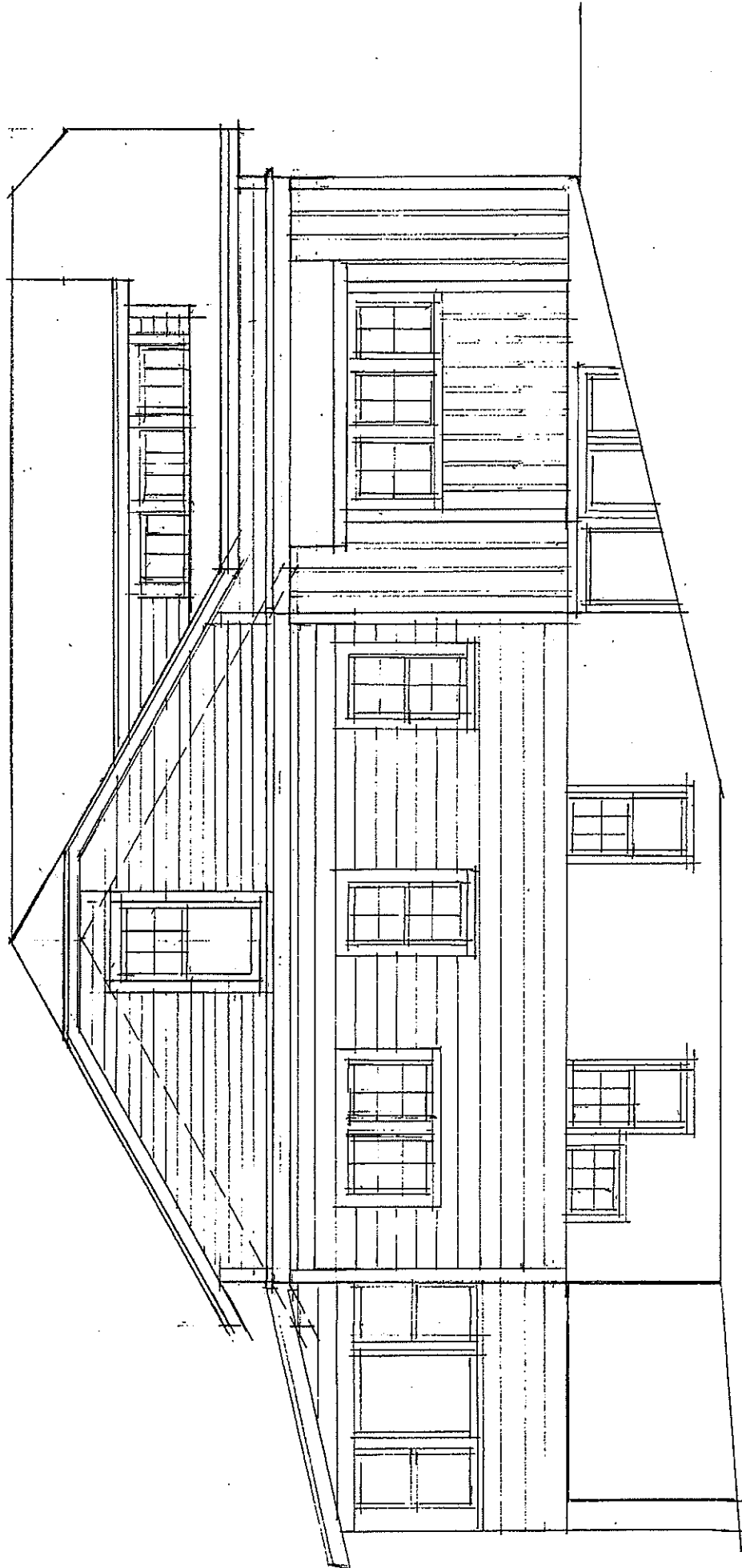
PROPOSED FRONT ELEVATION - SCHEME "B"

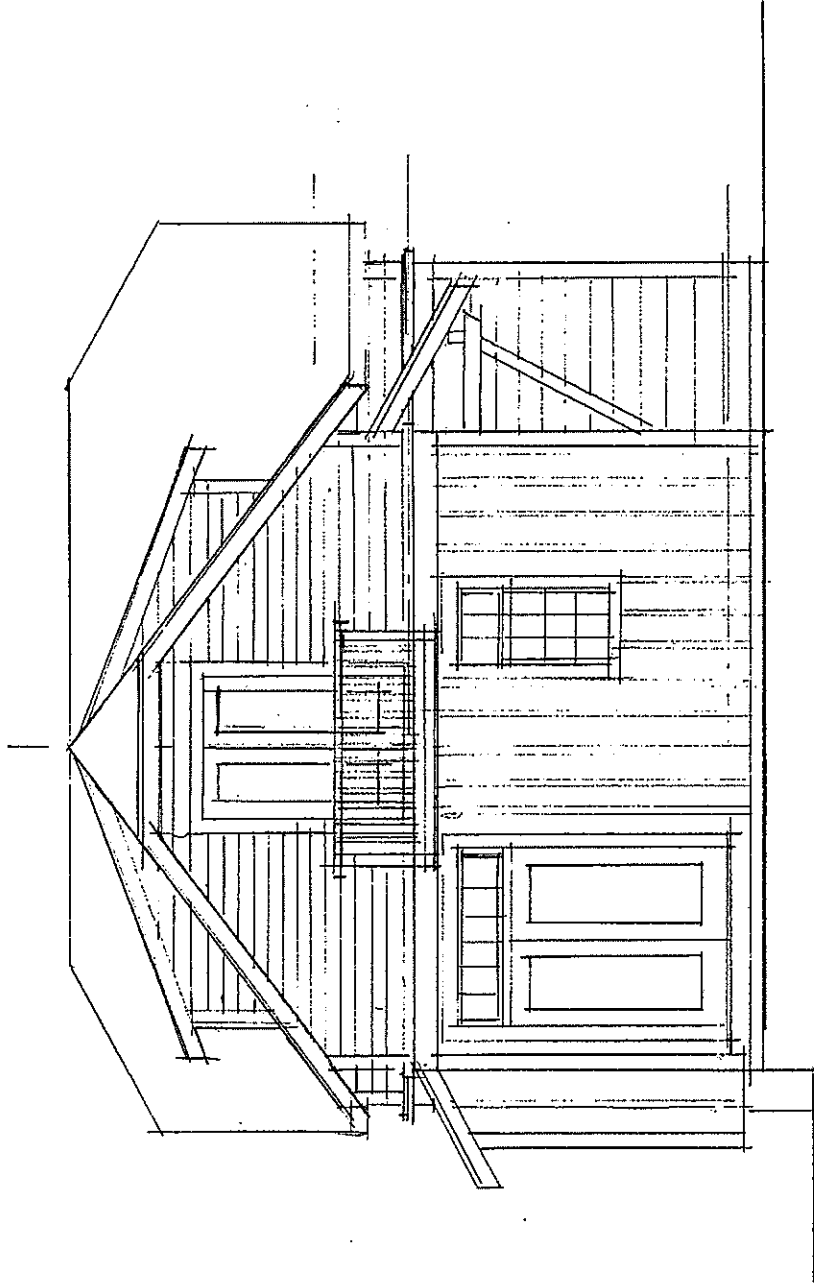


LEFT SIDE ELEVATION -- SCHEME "B"

6058

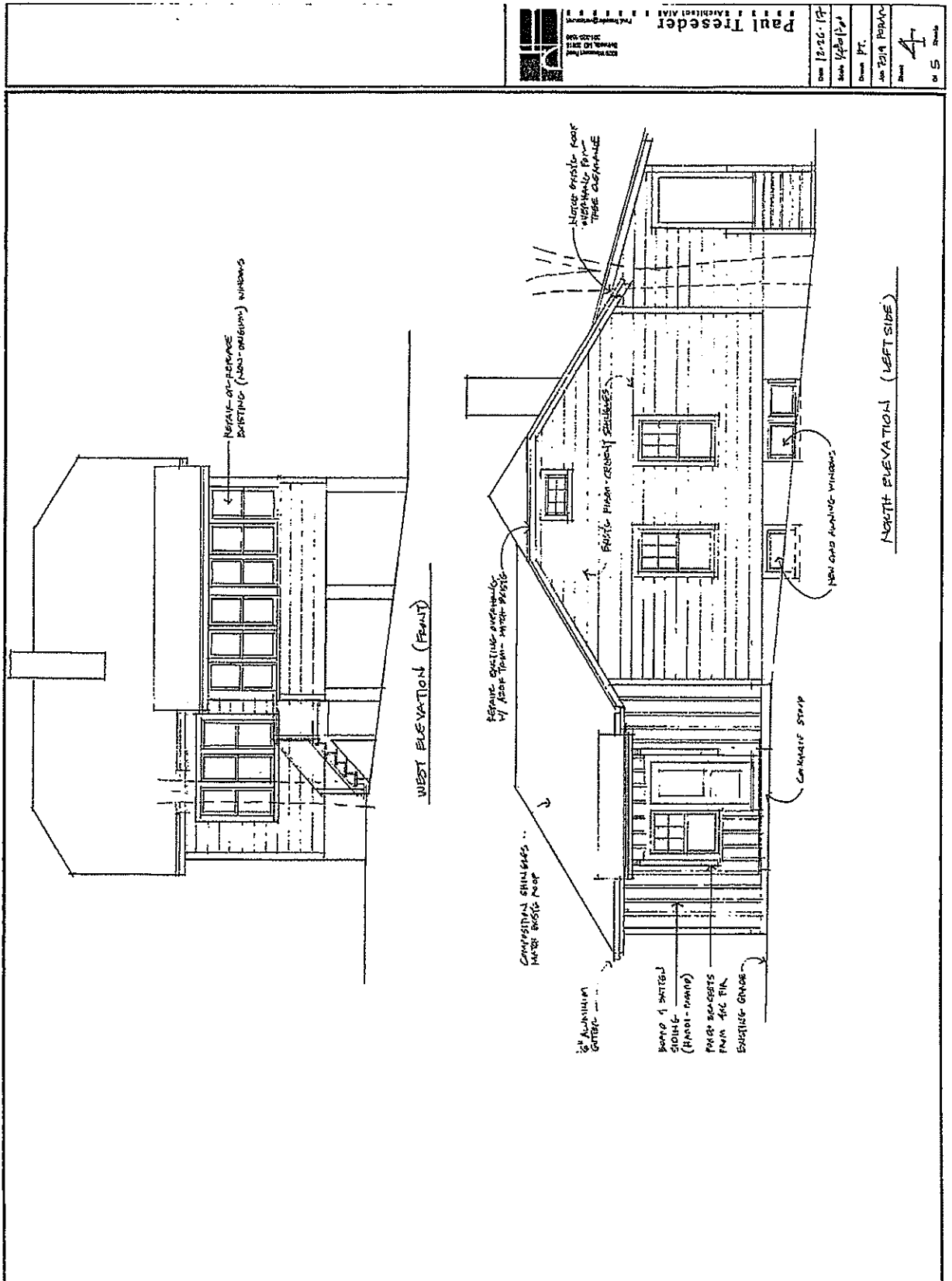
RIGHT SIDE ELEVATION: SCHEME "B"





REAR ELEVATION SCHEME "B"

PREVIOUS PROPOSAL



(21)



















