

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	65 Walnut Ave., Takoma Park	Meeting Date:	6/13/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/7/18
Applicant:	Sean Whittaker	Public Notice:	5/30/18
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Rear Addition		

RECOMMENDATION

Staff recommends that the applicant revise the design based on the feedback from the HPC and submit either a HAWP or a second preliminary.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

The subject property is a one-and-a-half story front gable Craftsman bungalow. The house has a textured concrete block foundation with stucco siding on the walls and cedar shingles under the front and side gables.

To the rear there is a wood-framed, one-story, hipped roof addition constructed on a CMU foundation with two sets of tripled double-hung windows. The application states that this addition was constructed in the 1990s.



PROPOSAL

The applicant proposes to remove the roof in the addition and add a gable roof, with new windows and siding, and to replace existing skylights on the historic massing of the house.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources 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.

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

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.

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

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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 proposes to significantly modify the non-historic rear addition by removing the hipped roof, windows, and some siding and constructing a new gable roof, casement windows and replacement siding. The applicant additionally proposes to replace three existing skylights with skylights that match the dimensions and materials as the existing. Specifications for these windows will be submitted to Staff for a determination that the skylight replacement as in-kind work that does not require a Historic Area Work Permit.

The addition to 65 Walnut Ave. is highly visible as the house sits at the corner of Walnut Ave. and Westmoreland Ave. The visibility of this addition is compounded by Westmoreland Ave.'s

slope away from the front elevation and the acute angle of the intersection of Walnut and Westmoreland. The addition is closer to the street than any other part of the house.

The addition is constructed on a CMU foundation and is framed using large corner posts with wood panel infill. The windows are one-over-one sash windows installed in groups of three. There is a central door that is largely obscured by a lattice panel that is installed as a privacy screen. The roof has a low-sloped hipped roof. This addition is a non-historic feature and Staff finds that the demolition of these features will not negatively impact the historic character of the building.

The applicant proposes to construct a new addition on the existing foundation. The wall dimensions will match the existing; however, the roof will be a much taller gable. Based on Staff's estimation the drawings, which are not to scale, show that the gable of the addition will be lower approximately 1' (one foot) lower than the historic gable ridge. This new roof is significantly taller than the existing roof. Staff finds that while this new form will increase the massing at the rear of the house. This addition is at the rear will also remove and/or obscure a large portion of the rear wall, two windows in the gable end, and an attic vent. At the time of completing this Staff report, Staff has been unable to determine if these windows are historic or a later modification and will report on this at the hearing.

The HPC could reasonably determine that the proposed rear addition alters the massing of the building in a highly visible location to a degree that the proposed construction will impair the character of the building and surrounding district in violation of the *Design Guidelines*.

The applicant proposes replacing the existing tripled sash windows and installing pairs of larger casement windows. The proposed windows in the addition are single-lite JeldWen wood casement windows. These windows are larger than the existing non-historic windows and will increase the amount of glazing on the addition. Additionally, the applicant proposes to install four large fixed windows in the gable. The new glazing will add a contemporary glazing pattern to this traditional building. While the HPC has approved less traditionally-detailed additions in some cases previously, in most instances those additions were in less prominent locations that were not prominently visible from the right-of-way. Staff request the HPC provide guidance on the appropriateness of contemporary styled fenestration at this visible location.

Due to the change in window sizes, the applicant will have to replace the wood paneling on the addition. Aside from identifying the material, the finish, texture, and appearance for these panels were not provided with the application materials. However, Staff finds that wood is an appropriate material for this infill and that either a smooth or patterned wood, like what is currently installed, would be appropriate. Staff encourages the HPC to provide additional guidance for this element for revision in future submissions.

STAFF RECOMMENDATIONS

Staff recommends that the applicant make revisions to the design based on the feedback from the HPC and submit either a HAWP or a second preliminary.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

838419
5.22.18

Contact Email: INFO@SAULARCHITECTS.COM Contact Person: ERIC SAUL
Daytime Phone No.: 301-270-0395
Tax Account No.: 01062485
Name of Property Owner: SEAN WHITTAKER Daytime Phone No.: _____
Address: 65 WALNUT AVE, TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: ERIC SAUL Daytime Phone No.: 301-270-0395

LOCATION OF BUILDING/PREMISE

House Number: 65 Street: WALNUT
Town/City: TAKOMA PARK Nearest Cross Street: WESTMORELAND
Lot: P22 Block: 17 Subdivision: 0025
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/Wall (complete Section 4) ☒ Other: RAISE ROOF

1B. Construction cost estimate: \$ 20,000

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.

Eric Saul
Signature of owner or authorized agent

5/21/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

(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:

EXISTING CRAFTSMAN-STYLE BUNGALOW IS LOCATED IN THE TAKOMA PARK HISTORIC DISTRICT. THE EXISTING HOUSE CONTAINS CRAFTSMAN-STYLE DETAILS COMMONLY FOUND THROUGHOUT THE NEIGHBORHOOD.

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

EX. REAR ADDITION (BUILT IN 1990's) TO HAVE THE ROOF REPLACED TO CREATE A VAULTED CEILING. NEW EXTERIOR SKYLIGHTS ARE ALSO PROPOSED TO MATCH EXISTING SKYLIGHT.

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.

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

Owner's mailing address

KIRSTEN STOESEN &
SEAN WHITTAKER
65 WALNUT AVE
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

ANTHONY CHEESEBROUGH &
KATHERINE FOX
61 WALNUT AVE
TAKOMA PARK, MD 20912

EMILY POWERS &
JOSHUA RUDDER
68 WALNUT AVE
TAKOMA PARK, MD 20912

MITCHELL RATNOR &
GEMMILL ANN-MARI
6814 WESTMORELAND AVE
TAKOMA PARK, MD 20912

ERIC LINDBLOM &
KATE BAUER
49 ELM AVE
TAKOMA PARK, MD 20912

SANDRA MANAHAN
6901 WESTMORELAND AVE
TAKOMA PARK, MD 20912

HEIDI RICHARDS
50 ELM AVE
TAKOMA PARK, MD 20912

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW FROM ACROSS THE STREET

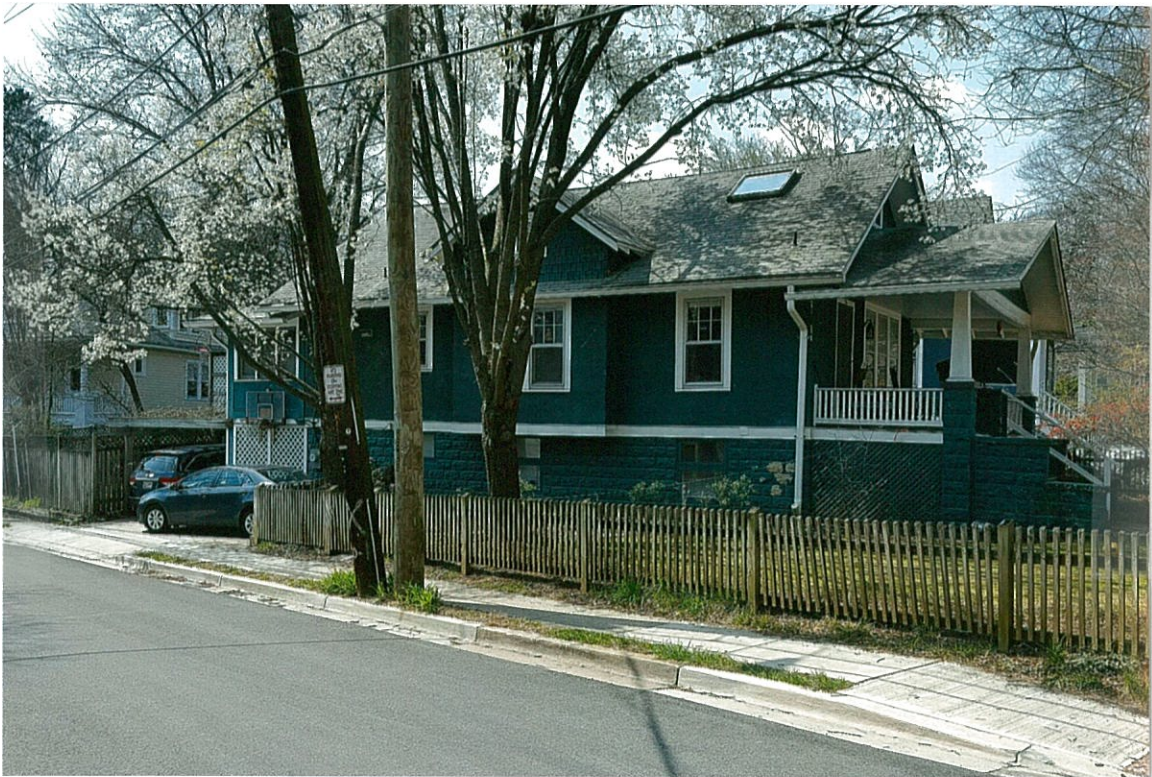


Detail: SIDE VIEW OF EXISTING HOUSE

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW OF HOUSE

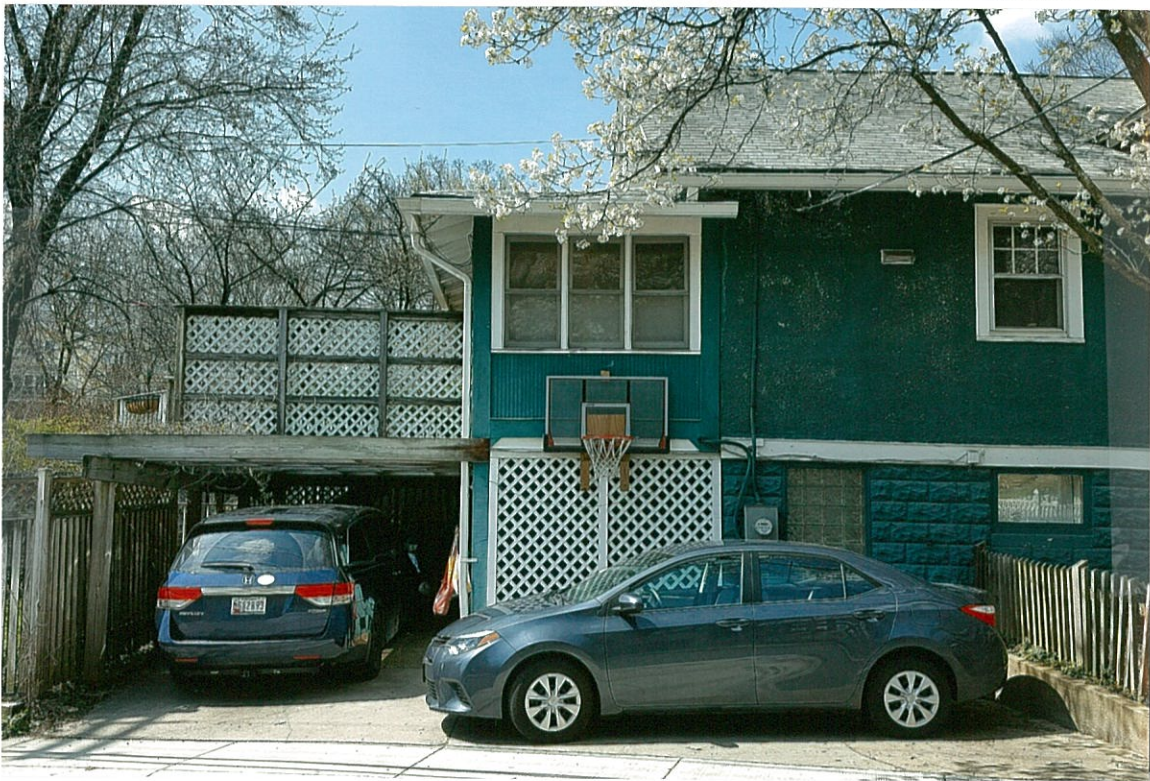


Detail: VIEW FROM INTERSECTION OF WESTMORELAND & WALNUT

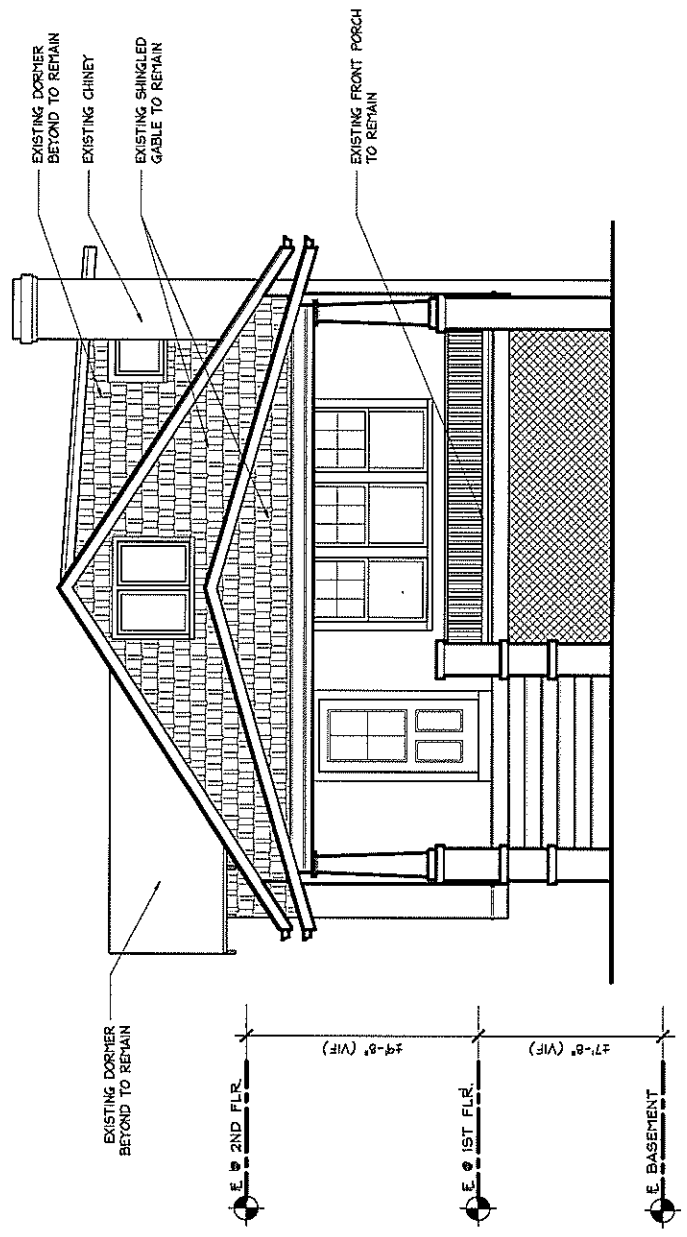
Existing Property Condition Photographs (duplicate as needed)



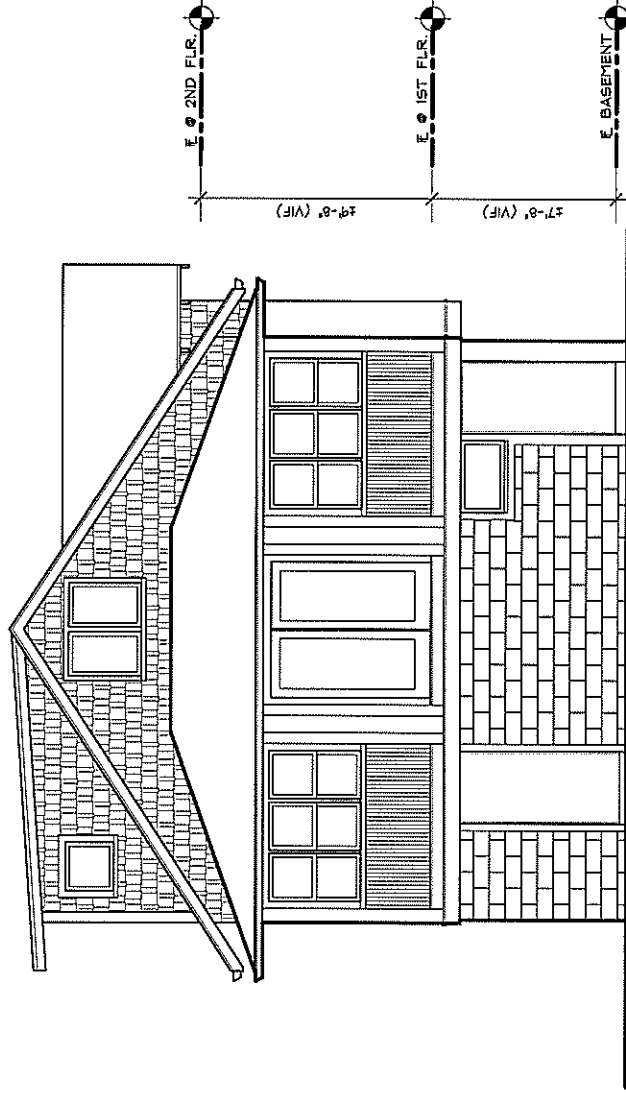
Detail: VIEW OF EXISTING REAR OF HOUSE



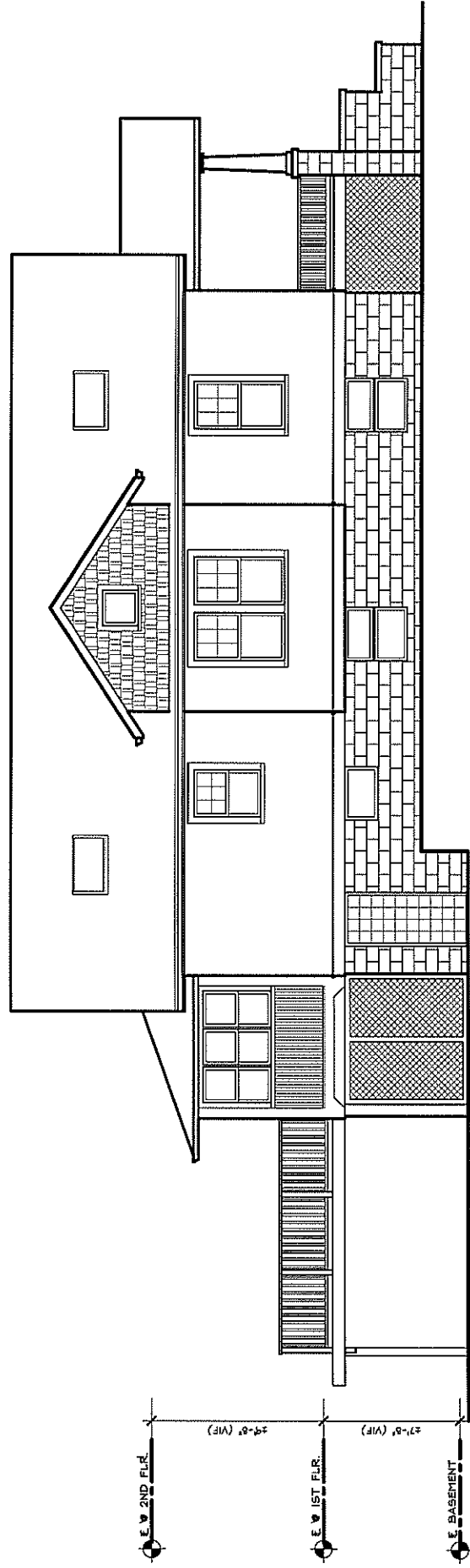
Detail: SIDE VIEW OF REAR ADDITION



4 EXISTING FRONT ELEVATION
AI NTS



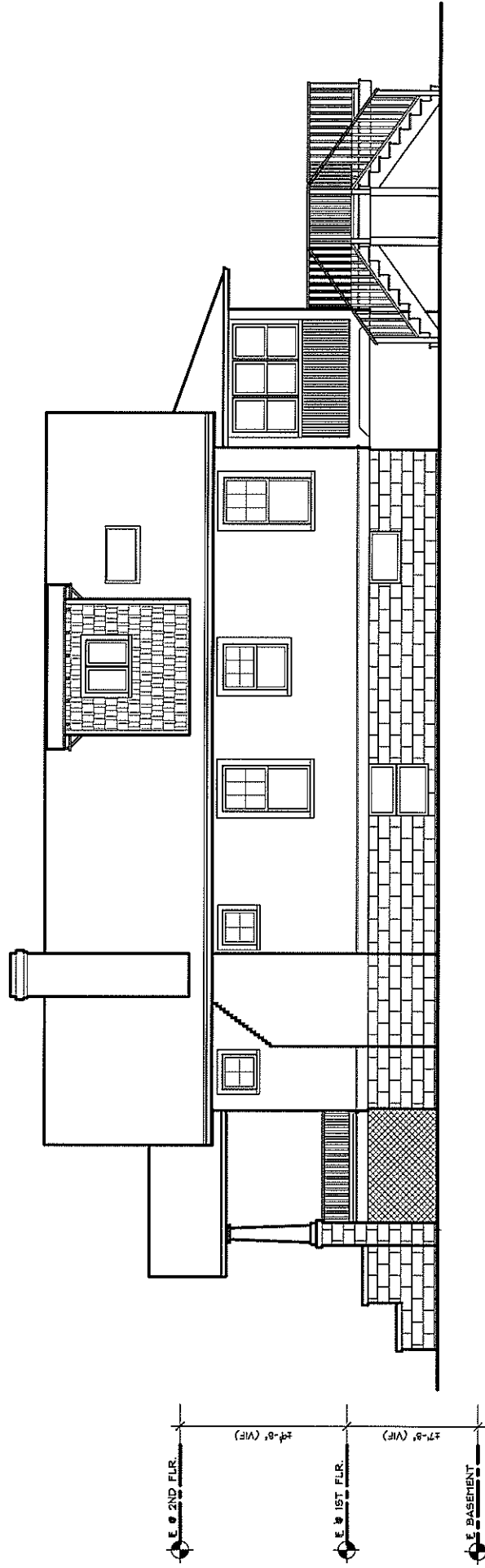
1 EXISTING REAR ELEVATION
AI NTS



2 EXISTING SIDE ELEVATION

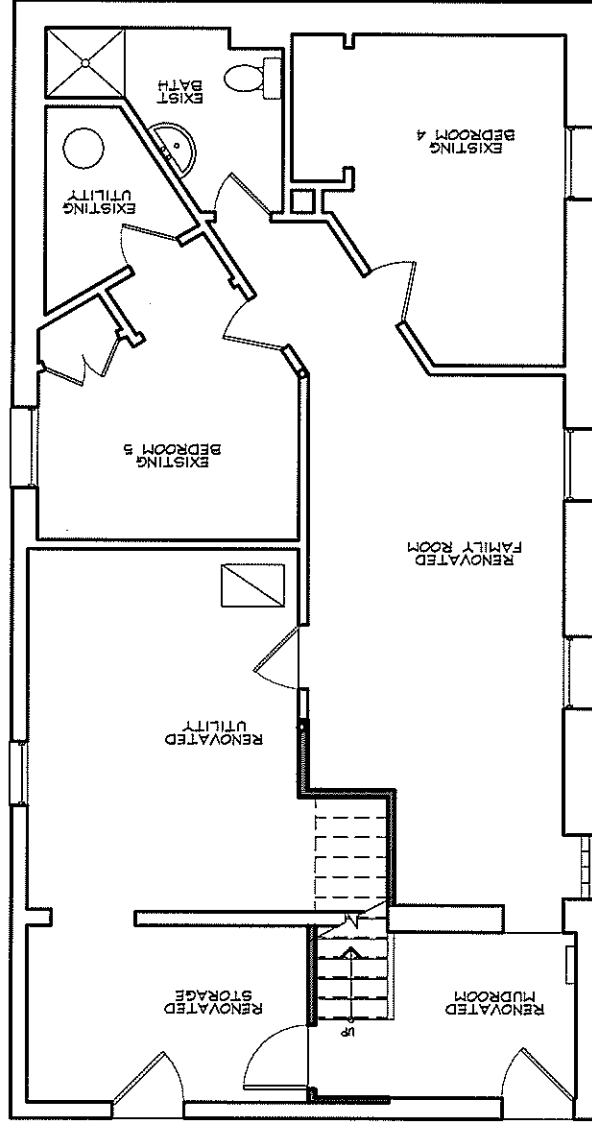
NTS

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3 EXISTING SIDE ELEVATION

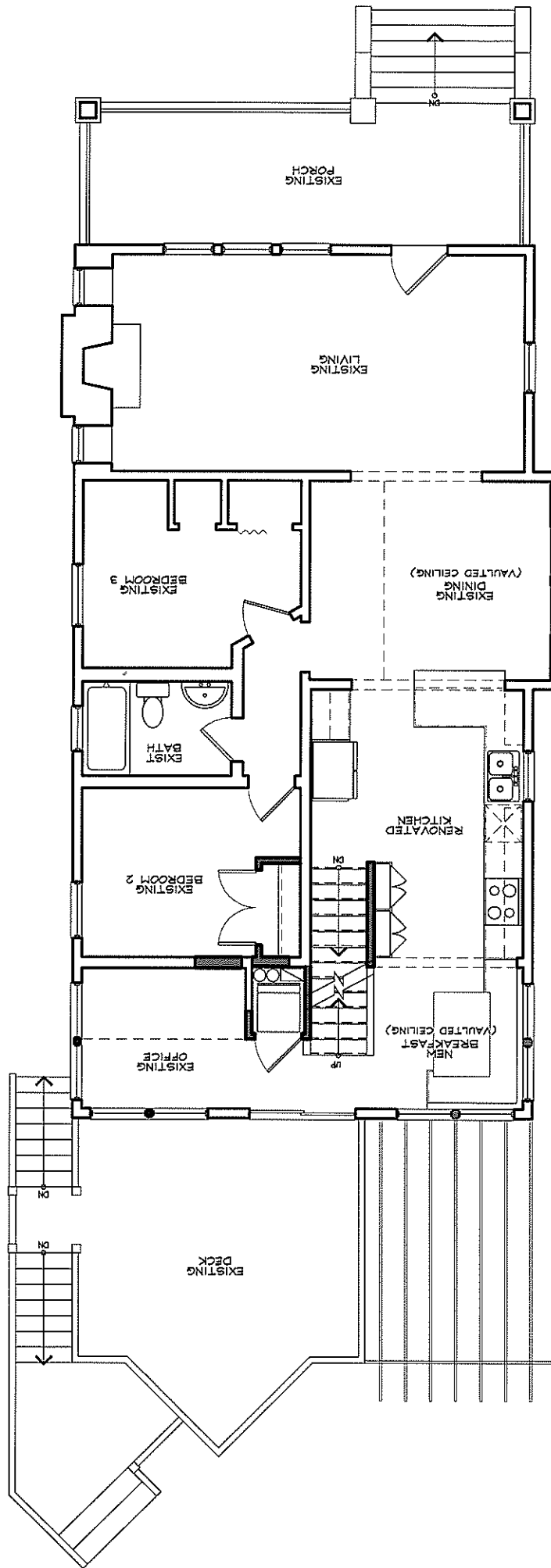
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8 PROPOSED BASEMENT PLAN

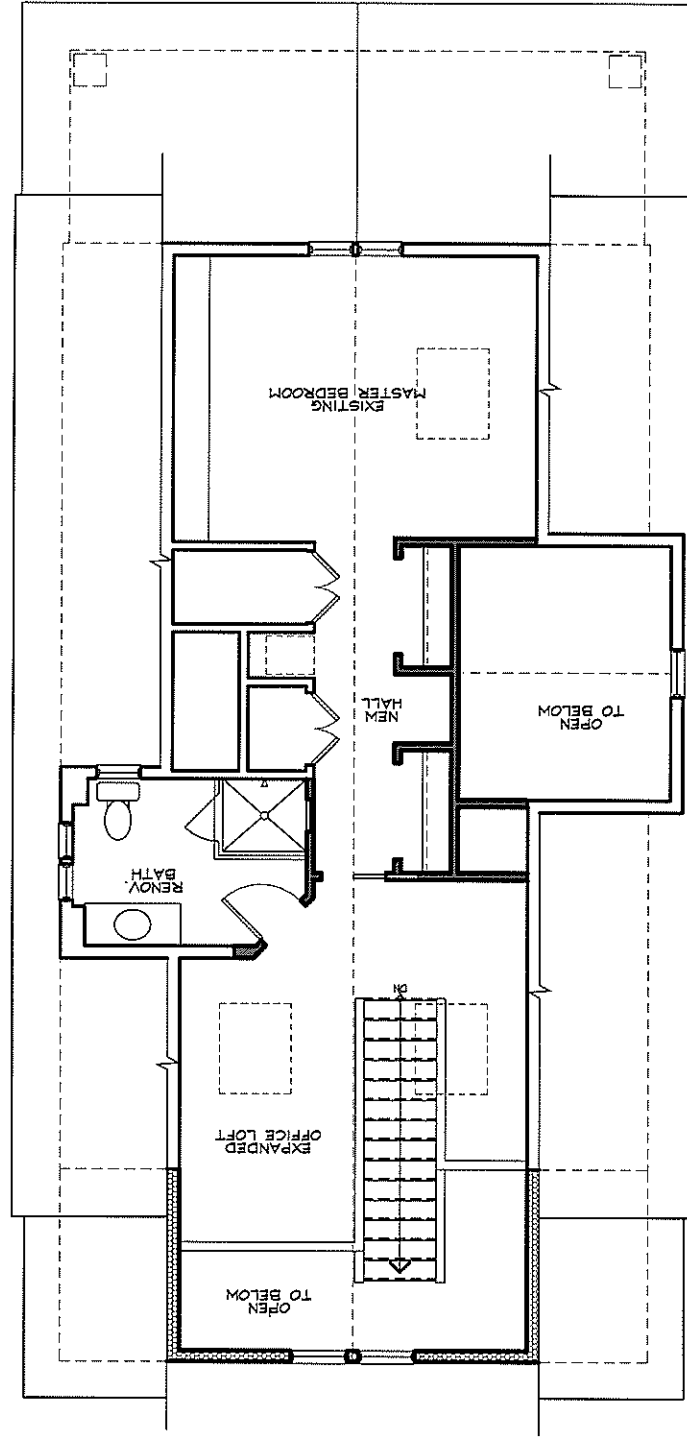
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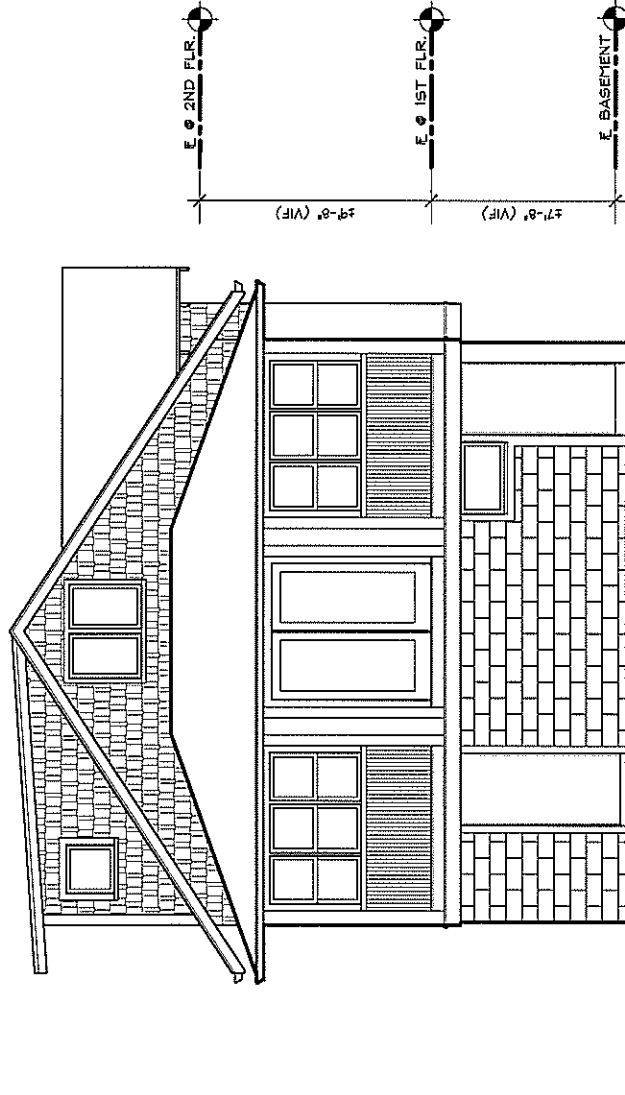


9 PROPOSED FIRST FLOOR PLAN

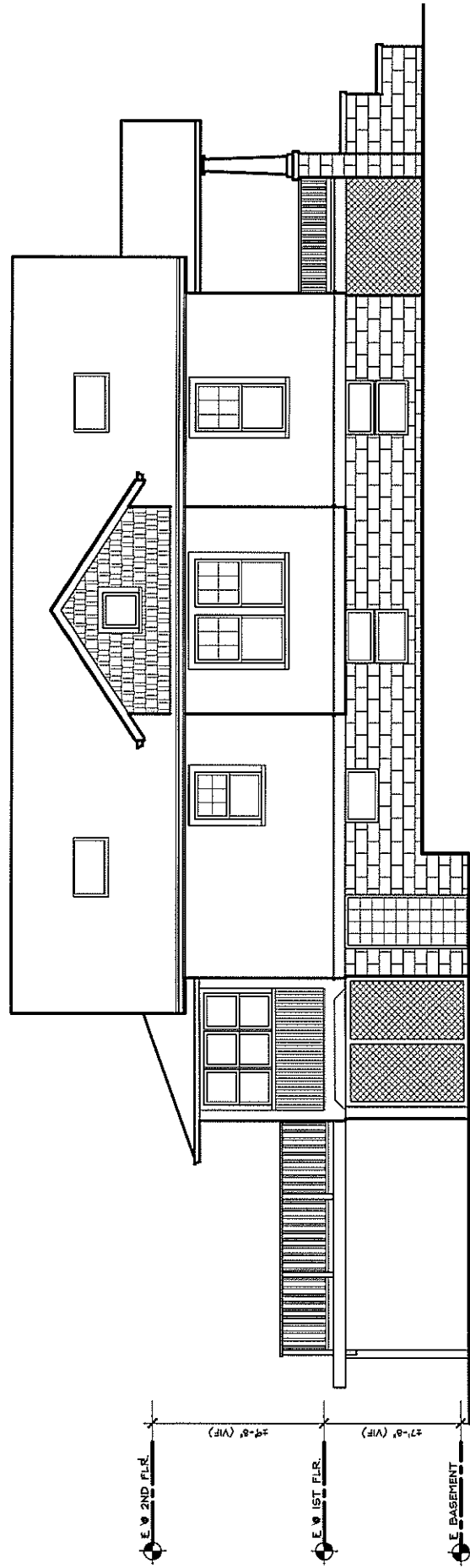
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10 PROPOSED SECOND FLOOR PLAN
AI NTS

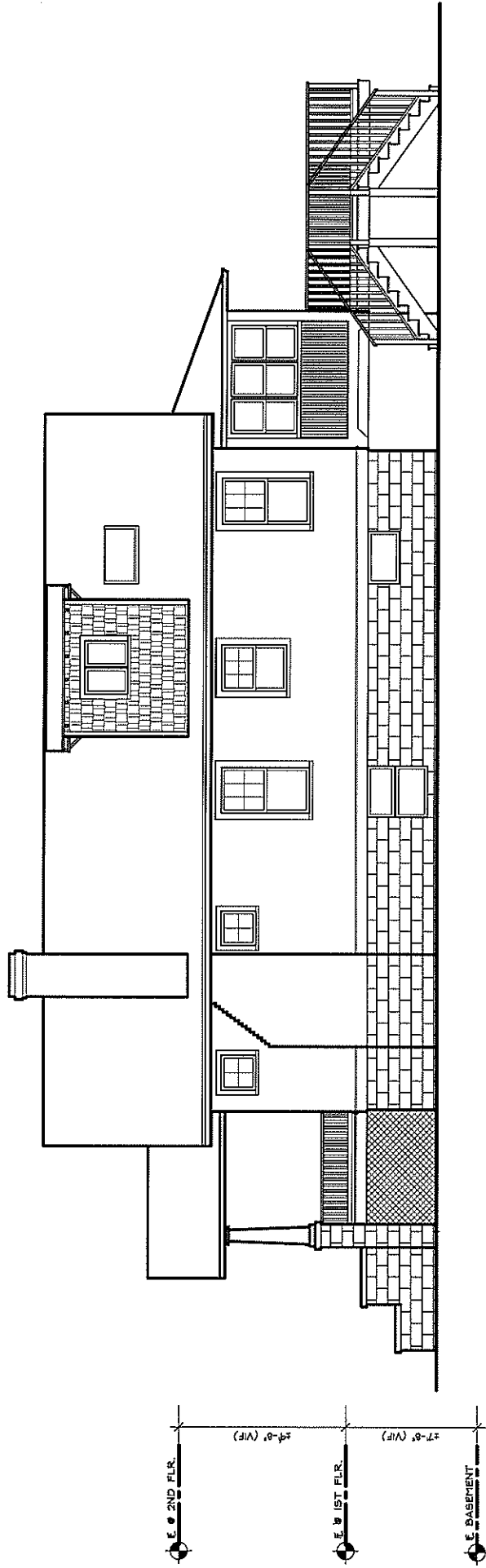


1 EXISTING REAR ELEVATION
AI NTS



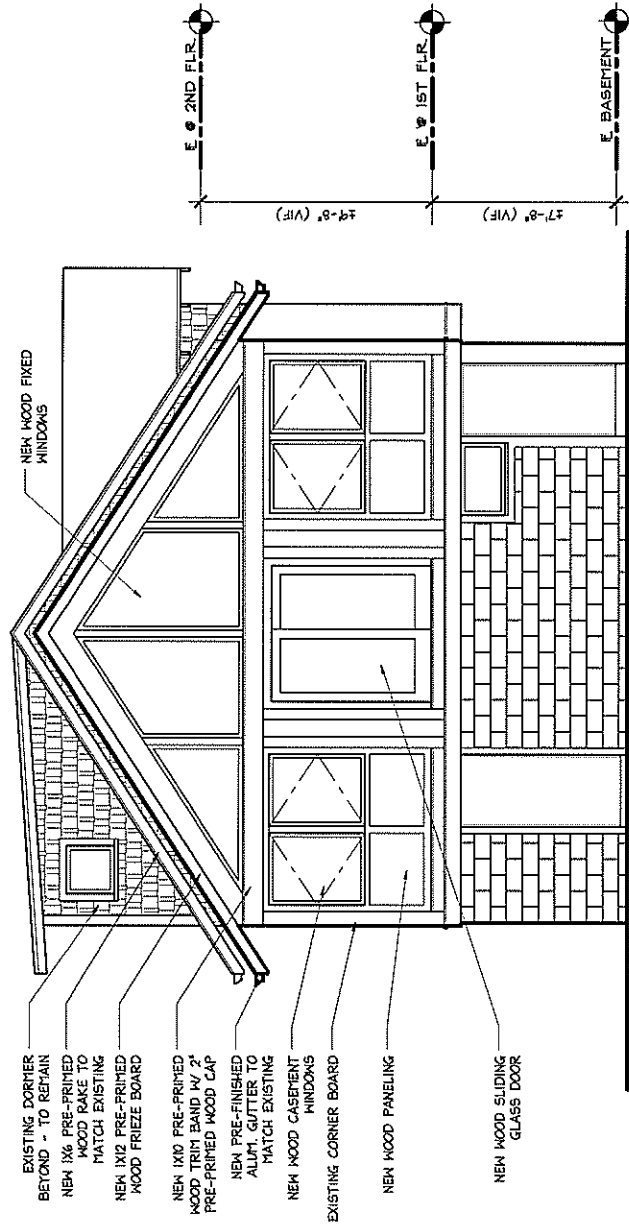
2 EXISTING SIDE ELEVATION

NTS



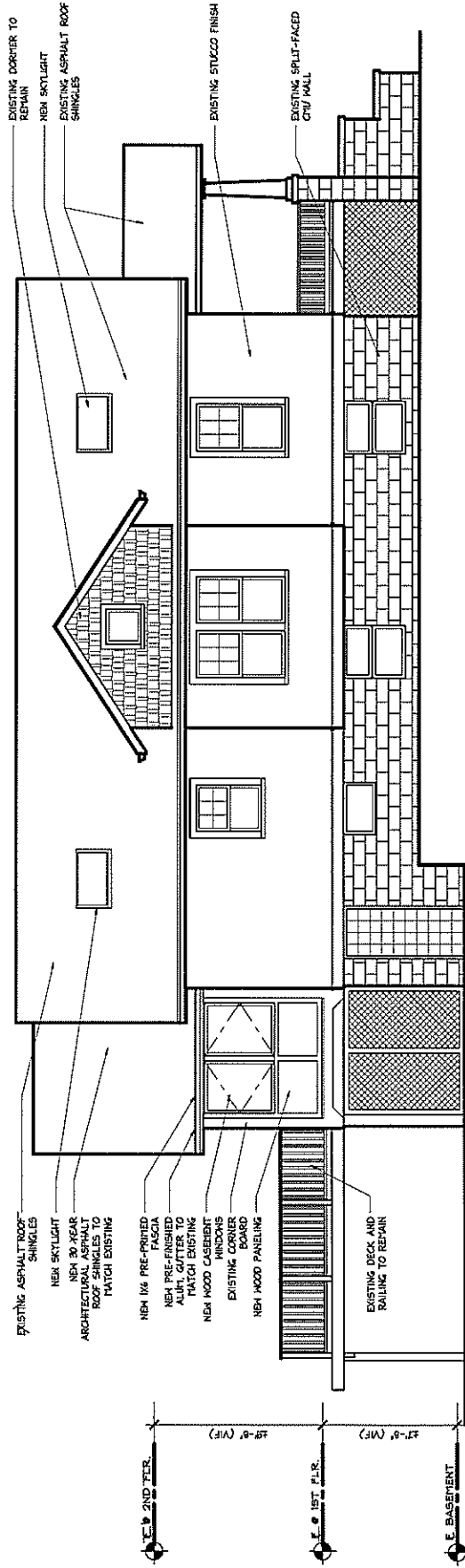
3 EXISTING SIDE ELEVATION

AI NTS



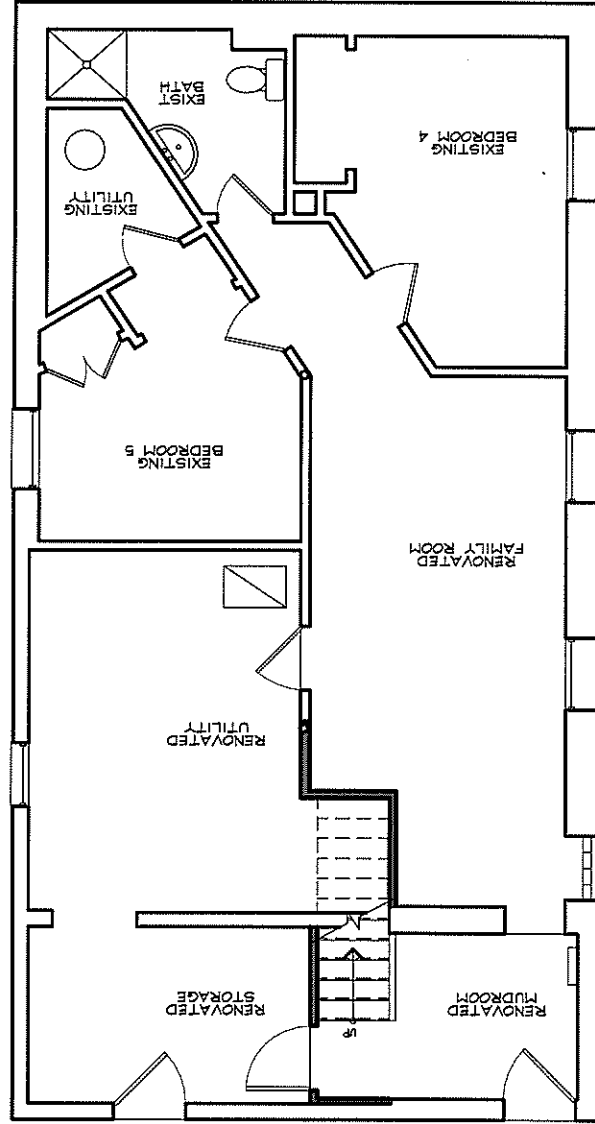
5 PROPOSED REAR ELEVATION

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6 PROPOSED SIDE ELEVATION

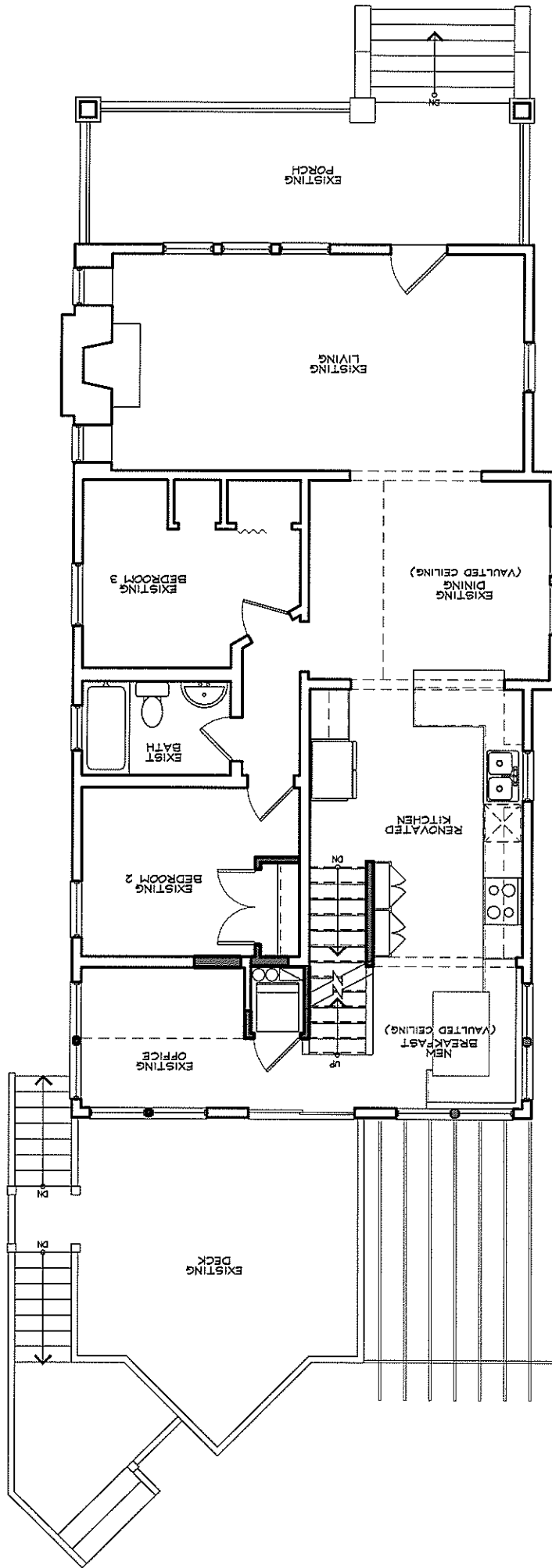
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8 PROPOSED BASEMENT PLAN

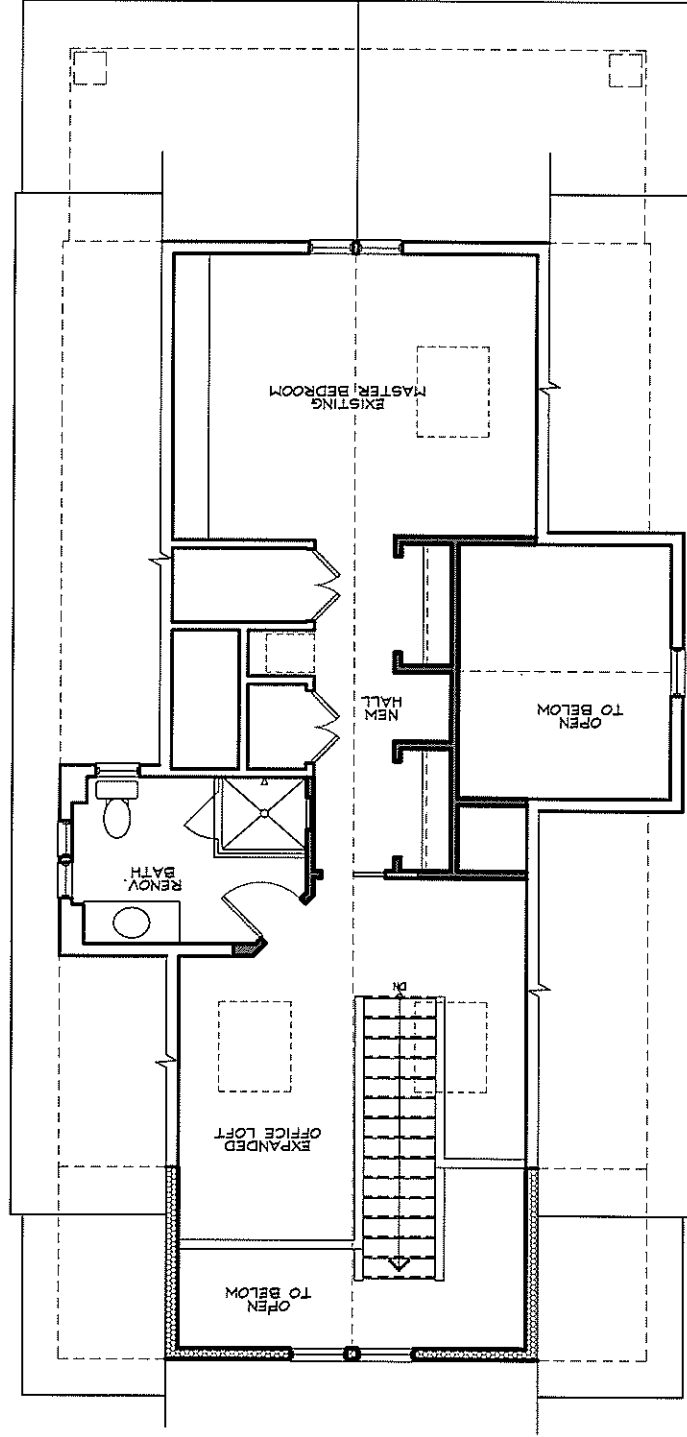
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9 PROPOSED FIRST FLOOR PLAN

AI NTS



10 PROPOSED SECOND FLOOR PLAN
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PICTURE - VERTICAL SECTION

