

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	65 Walnut Ave., Takoma Park	Meeting Date:	7/11/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/5/18
Review:	HAWP	Public Notice:	6/27/18
Case Number:	37/03-18RR	Tax Credit:	n/a
Applicant:	Sean Whittaker	Staff:	Dan Bruechert
Proposal:	Rear Addition		

RECOMMENDATION

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

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.



Figure 1: 65 Walnut is at the southwest corner of Walnut Ave. and Westmoreland Ave.

BACKGROUND

The applicant came before the HPC for a preliminary consultation on June 13, 2018. The Commission was consistent in their finding that the proposal presented had too much glazing to be consistent with the historic character of the house. The Commissioners, however, were divided on the appropriateness of the massing of the addition with five Commissioners voicing their support for the massing with the remaining four expressing significant reservations and encouraging a reduction in the massing of the proposed addition.

PROPOSAL

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



Figure 2: Southeast corner of the house showing the rear addition constructed on top of a modern CMU foundation.

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), and the Secretary of the Interior's Standards for Rehabilitation.

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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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 proposes to significantly modify the non-historic rear addition by removing the hipped roof and constructing a new gable roof, fixed windows in the rear gable, and new skylights. The applicant additionally proposes to replace three existing skylights with skylights that match the dimensions and materials as the existing.

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 down from Walnut Ave. Because the intersection of Walnut and Westmoreland is tighter than 90°, 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 or the surrounding district.

The applicant proposes to remove the existing hipped roof and construct a new roof on the existing foundation and structure. The wall dimensions will match the existing, however, the roof will be a much taller gable. Based on Staff's estimation the drawings, show that the gable of the addition will be lower approximately 1' (one foot) lower than the historic gable ridge. While this new roof is significantly taller than the existing roof it will remain subservient to the historic roof. Staff finds that this new form will increase the massing at the rear of the house. During the preliminary consultation, the majority of the HPC voiced their opinion that, though the proposed roof was significantly taller than the existing, that its massing was compatible with the *Design Guidelines* and Chapter 24A-8(b)(1). Staff concurs with this majority opinion and finds that while the massing of the rear will change, it will not detract from the historic features of the house or surrounding district. The proposed alteration is at the rear so as to lessen the visual impact from the more highly decorative front elevation; and its construction will only obscure a small portion of the rear wall and two non-historic vinyl casement windows and an attic vent. Several members of the HPC did express that they found the massing of the rear

addition to have too much impact on the surrounding district. Those Commissioners requested a design that lowered the roof to the greatest extent possible. The applicant provided drawings of this design with the application materials labeled Option B. The applicant has demonstrated that the roof could be lowered by 1' 10 ³/₄" (one foot, ten and three-quarters inches). The project architect has stated to Staff that this design is less preferable to the preferred design for two primary reasons. First, it would lower the head clearance height for the new internal staircases to 7' (seven feet). Second, the lower roof would limit the amount of natural light that enters the second floor. Neither of these reasons address the architectural compatibility of the proposal.

The previous proposal included replacing the existing tripled sash windows and installing pairs of larger casement windows in their place. Additionally, the applicant proposed to install four large fixed windows in the gable, significantly increasing the glazing on the rear addition. The Commissioners were virtually unanimous in finding that the amount of glazing was not in keeping with the character of the building or surrounding district. Many Commissioners also found that the proposed casement windows were not in keeping with the character of the house which had sash windows throughout. The applicant has revised the proposed windows in this HAWP. The applicant now proposes to retain the existing tripled-sash windows and the beadboard below. In the gable, the applicant now proposes to install three, rectangular, fixed JeldWen, wood-framed windows. The rear gable of the new roof is now proposed to be clad in shingles to match the front and rear gables and the dormer additions. The shingles are consistent with the historic materials on the house and surrounding district. This proposal also significantly reduces the glazing in the addition per the recommendation of the HPC. Staff finds that these revisions are in keeping with the guidance provided by the HPC at the Preliminary consultation and supports approval of the proposed windows.

The applicant proposes adding a Velux skylight on either side of the gable roof in the rear addition. These skylights are consistent in size and material as the existing skylights on the historic portion of the house and will not detract from the historic character of the house. Staff finds that these skylights are compatible with the character of the house and surrounding district and supports their approval.

The applicant proposes to replace the existing pair of glass doors with a set of new wood sliding glass doors. The applicant has indicated that the doors will be Andersen Series 400 wood doors. Staff recommends the HPC approve the new doors.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; 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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

838419
5.22.18

Contact Email: INFO@SAULARCHITECTS.COM Contact Person: ERIC SAUL
Tax Account No.: 01062485 Daytime Phone No.: 301-270-0395
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: _____

**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 ELEVATED 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.

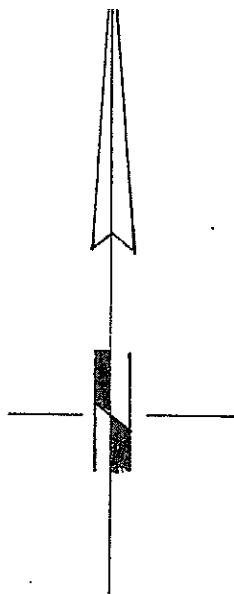
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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 NOTIFING
 [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

5-11-17
 9:11 PM



WALNUT AVENUE
"Westerly" 60.8'

Point of beginning

WESTMORELAND STREET
N 13° W

17

Part of Lot 22
not included

NEW TALLER
PITCHED ROOF
ABOVE EXISTING
FOOTPRINT

porch

65

1 1/2

Story

Stucco

drwy.
area

deck
area

Part of
Lot 22

Approximate depiction of:

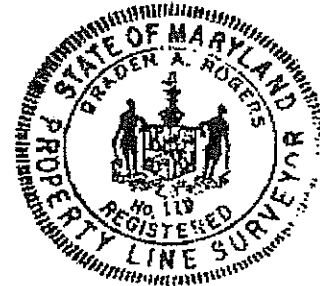
1. Lot configuration--shown per description furnished
2. Fences and other visible improvements

Property Line Survey recommended to determine exact configuration of property, exact location of improvements, and extent of encroachments, if any.

Reviewed and Accepted

X *[Signature]*
X *[Signature]*

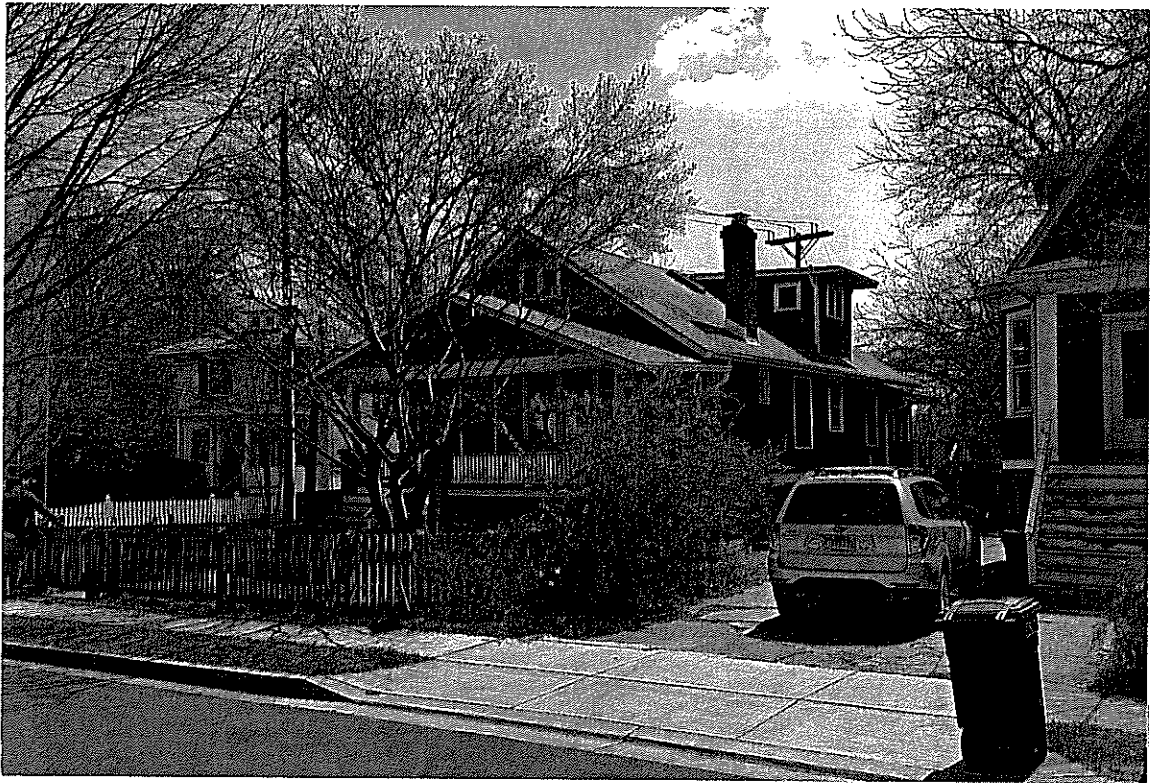
- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 5) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.



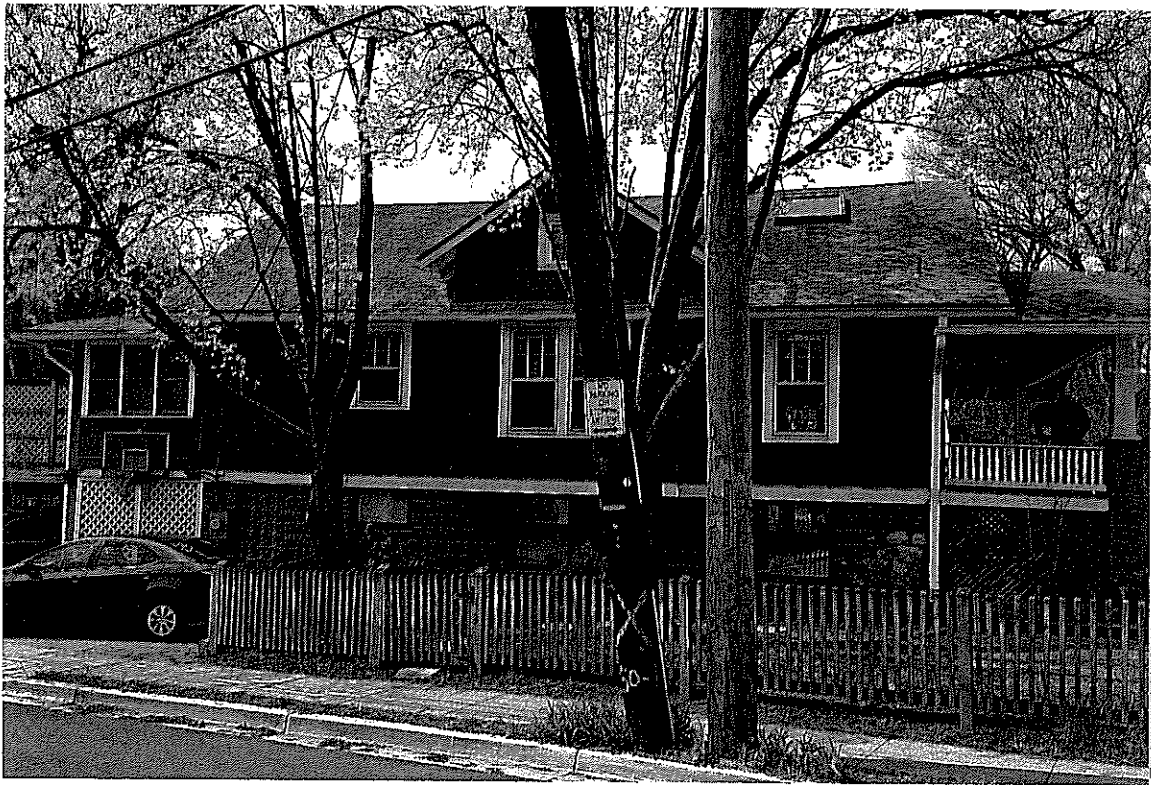
Certification: This is to certify that the improvements indicated hereon are located as shown.

Braden A. Rogers 10

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW FROM ACROSS THE STREET



Detail: SIDE VIEW OF EXISTING HOUSE

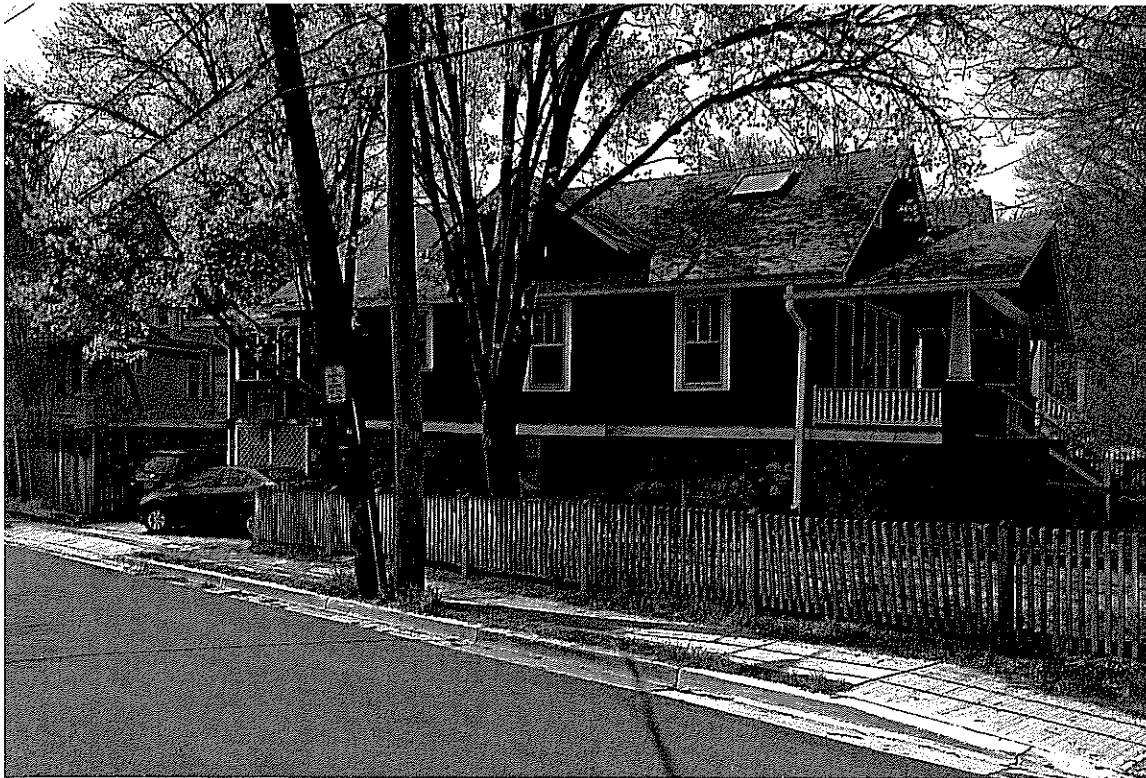
Applicant: _____

Page: ____

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT VIEW OF HOUSE



Detail: VIEW FROM INTERSECTION OF WESTMORELAND & WALNUT

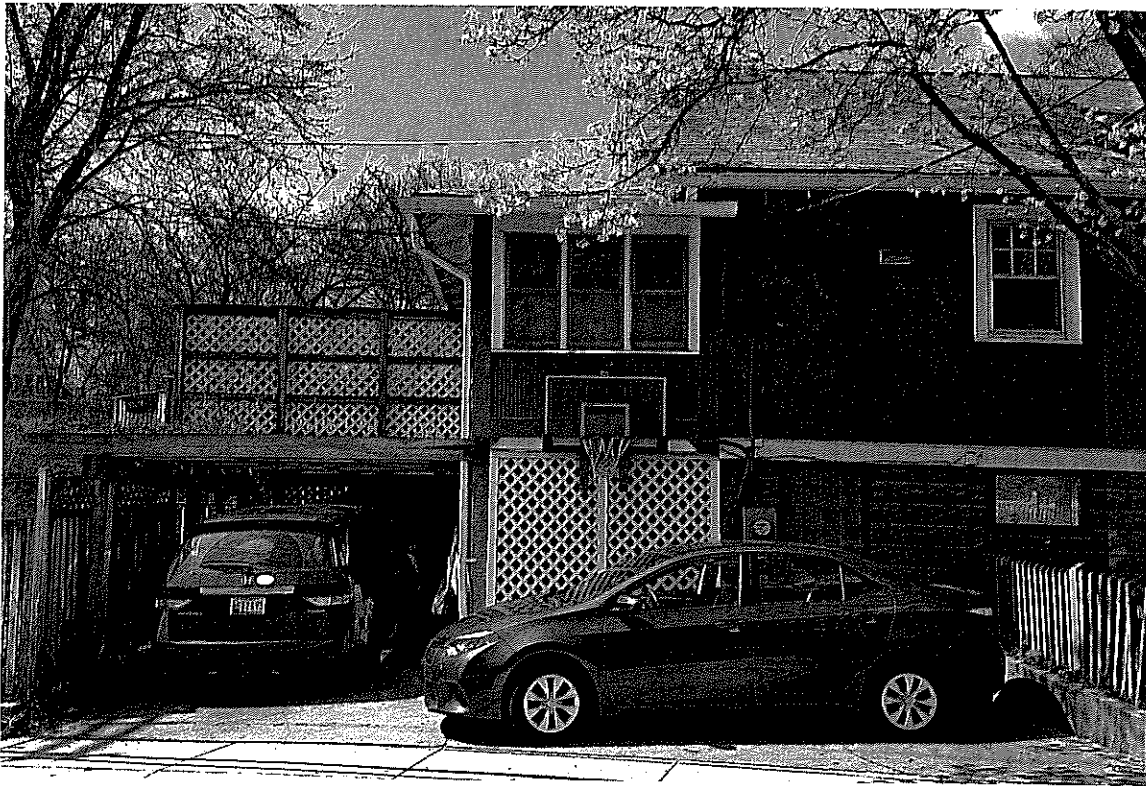
Applicant: _____

Page: ____

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW OF EXISTING REAR OF HOUSE



Detail: SIDE VIEW OF REAR ADDITION

Applicant: _____

Page: _____





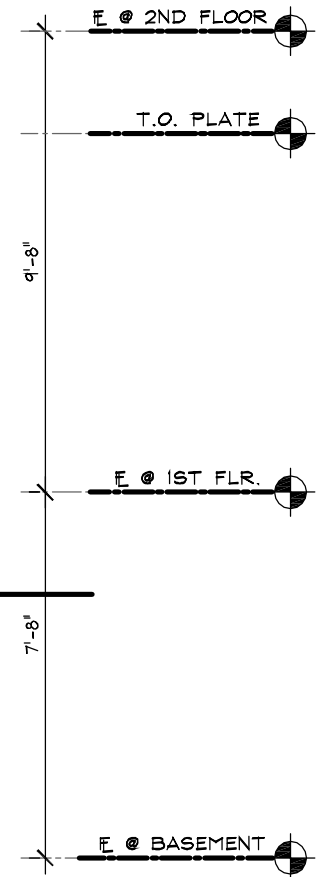
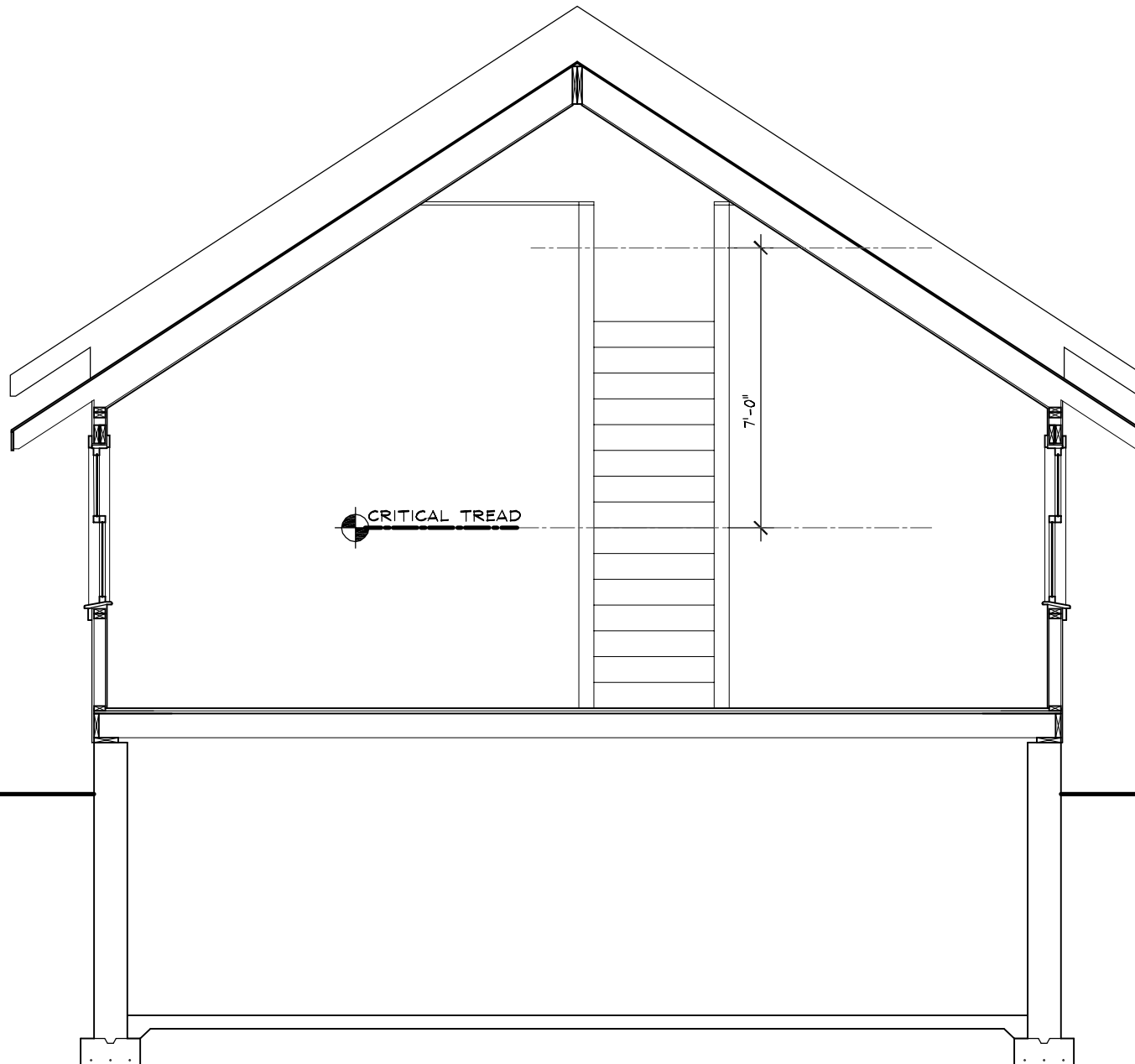
2 PROPOSED REAR ELEVATION - OPTION A (PREFERRED)

A2.1 1/4" = 1'-0"



1
A2

 PROPOSED STREET SIDE ELEVATION
 1/4" = 1'-0"

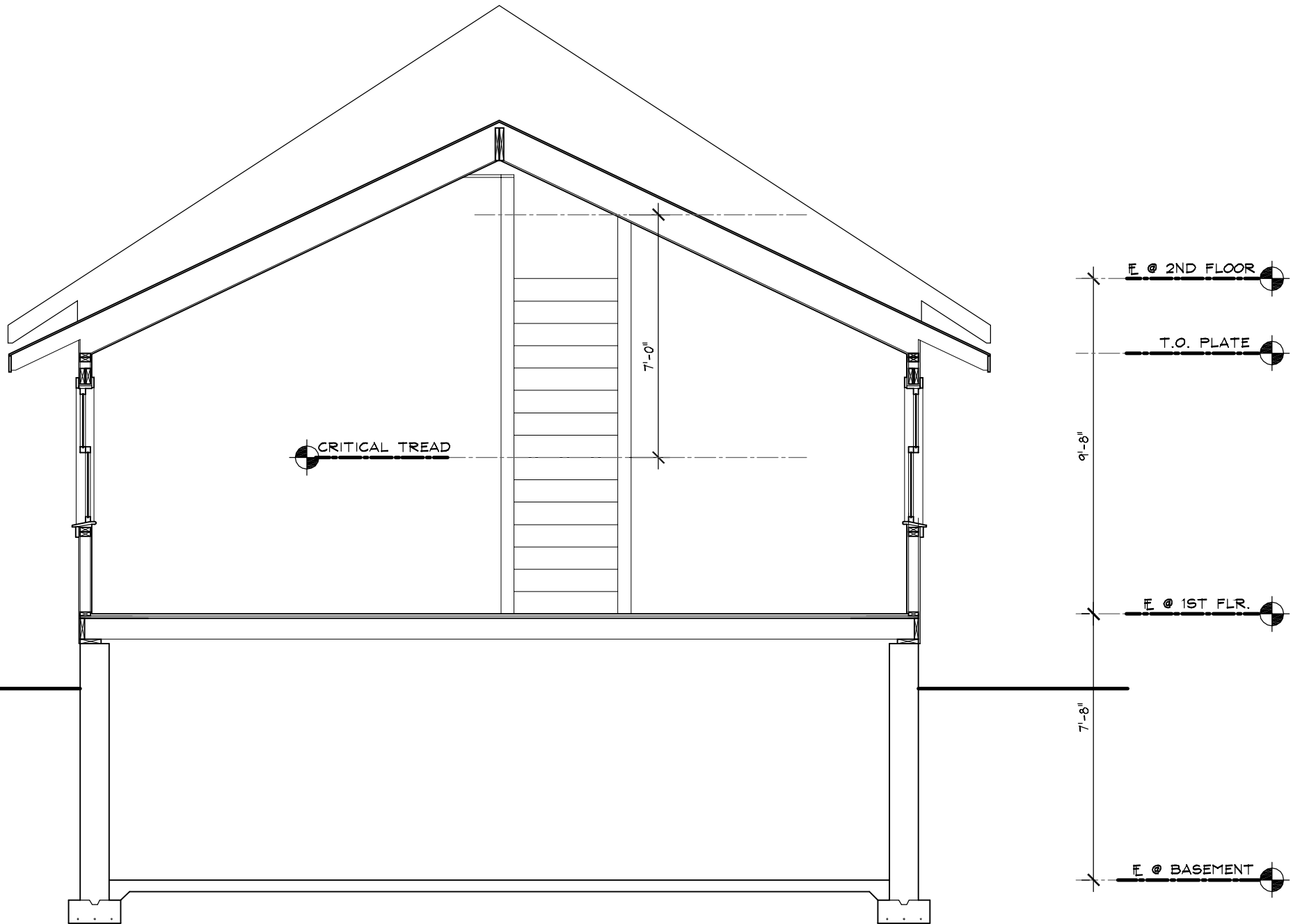


1
 A3 BUILDING CROSS SECTION - PREFERRED DESIGN
 3/8" = 1'-0"

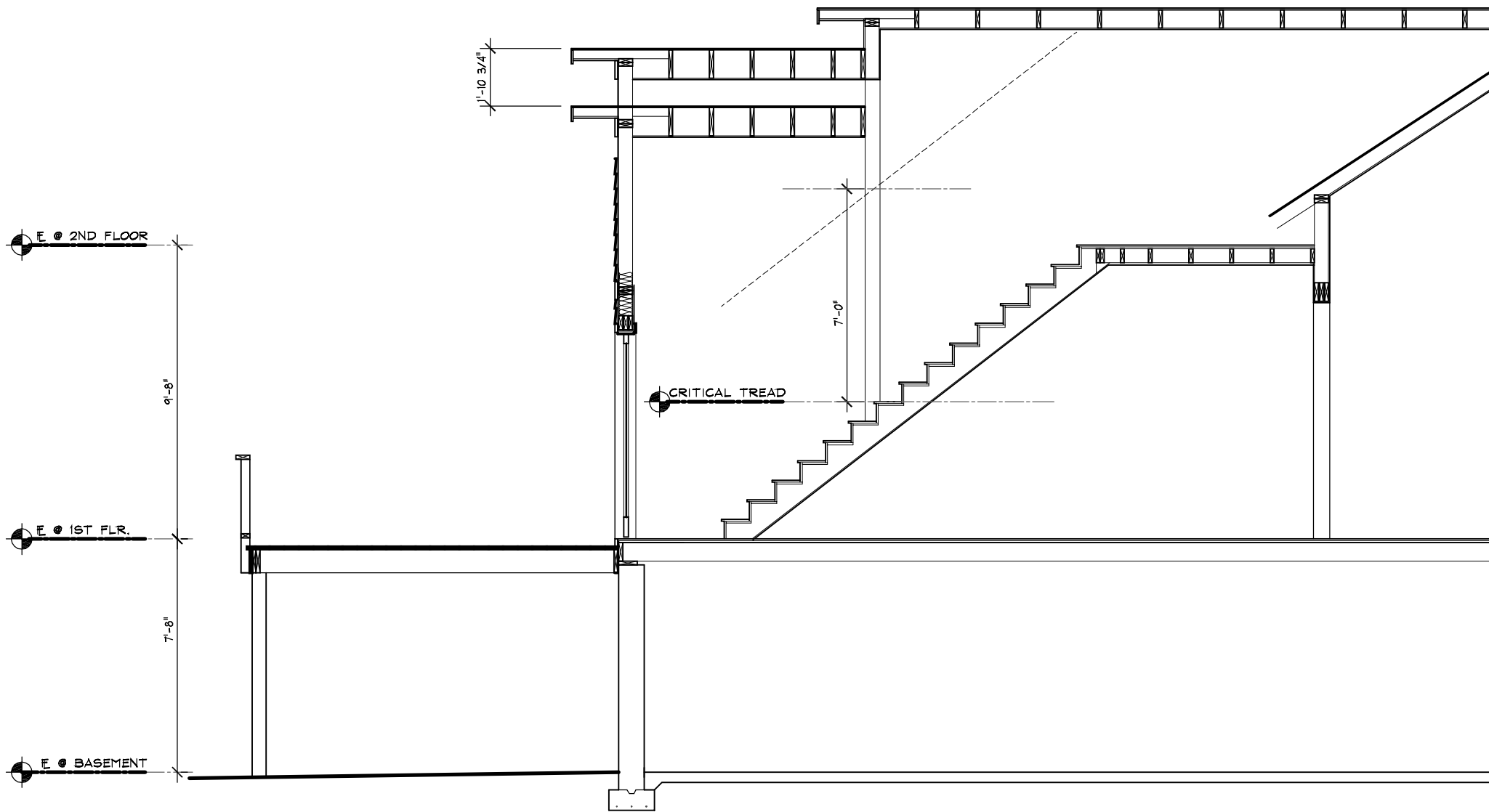


1 PROPOSED REAR ELEVATION - OPTION B (LOWEST POSSIBLE ROOF)

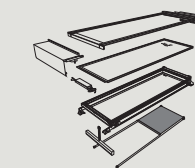
A2.1 1/4" = 1'-0"



2 BUILDING CROSS SECTION - LOWEST POSSIBLE ROOF DESIGN
 A3 $3/8" = 1'-0"$



2 LONGITUDINAL BUILDING SECTION
A3 $\frac{3}{8}'' = 1'-0''$



How to measure the modules

Width and height of the modules are determined by the exterior **W** and **H** dimensions of the frame – not the measurements of the cladding, flashing or brackets.

