HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 217 Park Ave., Takoma Park  
Meeting Date: 8/15/2018

Resource: Outstanding Resource  
Takoma Park Historic District  
Report Date: 8/8/2018

Review: HAWP  
Public Notice: 8/1/2018

Case Number: 37/03-18EEE  
Tax Credit: n/a

Applicant: Daniel Mudd  
Staff: Michael Kyne

Proposal: Pergola construction and wheelchair ramp relocation

STAFF RECOMMENDATION:

Staff recommends the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1915-1925

The subject property is a one-and-a-half story Craftsman Bungalow. It has a side gable roof with a large hipped dormer and a front-facing gable roof over the porch. The house is clad in stucco on the first floor with shingles siding in all of the gables and has one-over-one sash windows throughout. The 1999 rear of the house has a large non-historic shed dormer and a non-historic 1st floor, shed roof addition.

To the left of the historic house is a shared concrete driveway that widens at the rear wall plane of the historic massing of the house. The wood frame single-bay detached garage is placed at the rear of the lot and is orientated toward the driveway.
BACKGROUND

On March 28, 2018 the applicant came before the HPC for a preliminary review for a rear deck, and two-story rear addition with a cantilevered second story. The applicants returned with a HAWP application at the May 9, 2018 meeting, and the application was approved. At the July 25, 2018 HPC meeting, the applicant returned with a revision to the previously approved rear addition fenestration.

PROPOSAL

The applicant proposes to construct a pergola at the rear of the previously approved rear addition and to relocate a previously approved wheelchair ramp at the rear of the 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.

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.
**Outstanding Resources – Residential**

The Guidelines characterize Outstanding Resources as those

… which [are] of outstanding significance due to [their] architectural and/or historical features. An Outstanding Resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

These resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the *Secretary of the Interior’s Standards for Rehabilitation*.

The Guidelines that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource’s original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials.

- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.

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

**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.

Secretary of the Interior’s Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

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.

STAFF DISCUSSION

The applicant proposes the following work items at the subject property:

Pergola Construction

A 20.9’ wide x 12.4’ deep cedar pergola is proposed at the rear of the previously approved rear addition. The pergola will include two posts at the rear and three ceiling fans.

Wheelchair Ramp Relocation

The previously approved wheelchair ramp at the rear of the previously approved rear addition and deck is proposed to be relocated to the north (left) side of the deck. The ramp will be constructed from cedar and the height will not exceed 18”. The ramp will be side loaded from the driveway at the north (left) side of the house and will include one 3’ x 3’ landing and a simple pipe handrail.

Other

Two electric wall sconces will be installed on the rear elevation of the previously approved rear addition. The sconces will be installed at each corner, flanking the windows and doors on the first floor of the addition.

Staff supports the applicant’s proposal, finding that the proposed work items are generally compatible with the character of the historic house. The proposed alterations will be far removed from the street at the rear of a non-historic rear addition, where they will not detract from the character-defining features of the historic house, in accordance with Standards #2 and #9.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, 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 #2 and #9;

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.
NOTE: All construction will be in conformance with the IRC and IECC 2015 and as clarified by the DPS residential Code Notes and DPS Residential Deck Guidance.

PERSPECTIVE VIEWS OF EXISTING & PLANNED
All work is being done in Rear of House
No Changes to Front Historic Massing or Architectural Details

Existing - From Right Rear

Proposed - From Right Rear
New Construction Echoes Architectural Details of Historic Architecture
Project Also Entails Extensive Interior Remodeling on 1st and 2nd Floors and Basement
DEMO NOTING:

DIMENSION NOTES:
- Exterior Dimensions Usually Framing Reference - DM-FR
- Interior Dimensions To/From Finished Drywall Unless Noted

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE
(1) 18" BASE CAB, (1) CAB ABOVE STOVE

NOTE: HWH AND FURNACE TO BOTH BE DIRECT-VENT UNITS

note: VISIBLE PART OF CHIMNEY(ABOVE ROOF) REMAINS

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UNSURE OF CURRENT CONSTRUCTION / FOUNDATION WALLS VS. POST & BEAM

INTERIOR DRAIN SYSTEM / SUMP / REPLACE SLAB

WINDOW REPLACED WITH EGRESS UNIT

WINDOW MOVED AND GANGED WITH EXISTING

FLOOR STRUCTURE

ELIMINATE FLOOR DRAIN

NOTE: HEART OF PINE FLOORS in Front Bedrooms

PROTECT CHERRY FLOORS in Front First Floor Rooms

SAVING FOLLOWING KITCHEN CABINETS: (2) ISLAND CABS, (1) SINK CAB

NOTE: COMMUNITY FORKLIFT: Remaining Cabinets

NOTE: FOUR ADDITION WINDOWS FROM ADDITION

NOTE: LATTE APPLIANCES

NEW FOOTPRINT

FOOTPRINT OF NEW CRAWL SPACE

NO EXISTING CRAWL SPACE

RE-FRAME WALL / DIFFERENT WALL STAYS IN SAME PLANE BUT REFRAMED FOR DIFFERENT SECTION OF WALL REPLACED WITH BEAM / CORNER CAN

WINDOW PLACEMENT

MECHANICAL ACCESS FOR DUCTWORK & ELECTRICAL TO FIRST FLOOR PLATFORM

NOTE: REFRAME AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

FOR NEW STAIRWAY

REV. 06 / DATE/REV: 07/17/18

BY: JLB

A001 BRAITMAN DESIGN STUDIO, INC.
Contractor shall verify all conditions and dimensions and notify the designer of any dimensional errors, omissions, or discrepancies before beginning work.
EXAMINE EACH EXISTING EXPOSED FLOOR JOIST AND SISTER ANY DAMAGED JOIST.

PT 6x6 POST DOWN. NOTCH THE POST AND ATTACH IT TO THE BEAM WITH (2) 1/2" ∅ 6 1/2 : 12.

ATTACH EACH TRELLIS RAFTER TO THE BEAM WITH (4)#8 TOE SCREWS.

HANG THE EXISTING FLOOR JOISTS FROM THE BEAM WITH OVERSIZED SIMPSON LUS HANGERS. ADD BLOCKING AS NEEDED TO fill IN THE GAPS.

1"X7" STEEL FLITCH BEAM BETWEEN TWO 71/4" LVL'S. SEE THE FRAMING ELEVATION FOR THE BOLTING PATTERN.

PLACE THE BEAM BELOW THE BEARING WALL IN THE SECOND FLOOR.

PLACE A TRIPLE 1-3/4 x 9 1/2 LVL Rafter Below Each Side of the Chimney; Hung from the LVL's with Simpson LUS Hangers.

PLACE A DOUBLE 2 x 8 Below the Edge of the Chimney; Hung from the LVL Rafter to Fit in the Hanger.

THE CONTRACTOR SHALL SURVEY ALL EXPOSED MASONRY IN THE HOME AND POINT ANY DETERIORATED JOINT THAT IS DISCOVERED AND REPLACE ANY DETERIORATED BRICKS OR CONCRETE EVIDENCE.

PLACE THE BEAM BELOW THE BEARING WALL IN THE SECOND FLOOR.
Lot Coverage:
Lot Size: 5,493 Sq Ft
Garage 180 sq ft
Historic Massing & 1999 Addition 1160 sq ft
New First Floor Coverage 250 sq ft
Proposed New Lot Coverage: 1590 sq ft / 29%

Setback From Historic Massing

Extension From Historic Massing Determined by Existing 1999 Addition

Stone Retaining Wall with Water Retention & Diversion

Drainage Swale w/ River Jacks

Approved Wheelchair Ramp

Approved 2-Story Addition

Built Over & Extending 1999 Addition

2-Story Stucco & Frame Historic Massing

Existing Porch

Wood Steps

Flagstone Landing & Steps

Stone Wall

Portion of Shared Driveway On Neighbor's Property

Existing Frame Garage

Shared Concrete Driveway

Staircase

Existing Staircase

Existing Staircase

Proposed Cedar Pergola

1999 1-Story Addition

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Back Elevation w/ Pergola
1/8 in = 1 ft

Cedar Pergola
Attached to House with Ledger Board
Supported by Two Posts (shown)
Pergola Rafters spaced 36" on center

Plan View Showing Location of Exterior Ceiling Fans
1/8 in = 1 ft
Ceiling Fan:
Minka Aire F589-ORB
Oil Rubbed Bronze
54" Wide
Wet Rated

Wall Sconces:
Hinkley Lighting 1804OZ
Height: 12.25"
Width: 8"
Extension: 9"
Finish: Oil Rubbed Bronze