

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	213 Ethan Allen Ave., Takoma Park	Meeting Date:	12/19/2018
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	12/12/2018
Applicant:	Chris and Seema Meighan (Eric Saul, Architect)	Public Notice:	12/5/2018
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-18FFFF	Staff:	Michael Kyne
PROPOSAL:	Rear addition		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
 STYLE: Bungalow
 DATE: c. 1910-20s

The subject property is a c. 1910-20s 1 ½-story bungalow-style Contributing Resource within the Takoma Park Historic District. The house has a central front porch with front-facing gable roof and decorative brackets. There is a centered shed dormer at the rear. The front (north) of the house faces Ethan Allen Avenue, and its east side (left, as viewed from the front) coincides with the boundary of the historic district.



Fig. 1: Subject property, as marked by the yellow star.



Figs. 2-4: Current conditions.

BACKGROUND

The applicants previously appeared before the Commission for preliminary consultations at the October 10, 2018¹ and November 14, 2018² HPC meetings.

PROPOSAL

The applicants propose to construct a one-story 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

¹ The full staff report from the October 10, 2018 meeting can be read at <http://montgomeryplanning.org/wp-content/uploads/2018/10/II.E-213-Ethan-Allen-Avenue-Takoma-Park.pdf>, and the audio transcript of the meeting can be heard at http://mncppc.granicus.com/MediaPlayer.php?publish_id=af96f600-d92e-11e8-9302-0050569183fa.

² The full staff report from the November 14, 2018 meeting can be read at <http://montgomeryplanning.org/wp-content/uploads/2018/11/II.C-213-Ethan-Allen-Avenue-Takoma-Park.pdf>, and the audio transcript of the meeting can be heard at http://mncppc.granicus.com/MediaPlayer.php?publish_id=7dcae459-e9b8-11e8-9302-0050569183fa.

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 the structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- 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 at all 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 will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, 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 proportion, 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 applicants previously appeared before the Commission for preliminary consultations at the October 10, 2018 and November 14, 2018 HPC meetings. The Commission expressed the following regarding the applicants' proposal at the November 14, 2018 meeting:

- The Commission was generally supportive of the applicants' proposal.
- The Commission requested that the applicant provide 3D/perspective renderings, demonstrating how the proposed addition's roof will intersect with the historic house and how it will be viewed from the street.
- The Commission requested that the proposed trim band on the addition be lowered to align with the bottom shingle course of the historic house.

The applicants have returned with the following revisions to the proposal:

- The elevations have been revised to correctly portray the roof connection between the addition and existing/historic house.
- 3D model views of the roof connection have been provided.
- Additional 3D views from the street have also been provided.
- The elevations have been revised to show the trim band on the proposed addition aligning with the bottom shingle course of the historic house.

Staff finds that the applicants have appropriately responded to the Commission's previous comments and is fully supportive of the proposal. The proposal will not detract from the surrounding streetscape or from the character-defining features of the historic house, in accordance with the *Guidelines* and *Standards*.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, #9, and #10, and *Takoma Park Historic District Guidelines* outlined above.

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, #9, and #10;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: INFO@SAULARCHITECTS.COM Contact Person: ERIC SAUL
Daytime Phone No.: 301-270-0395
Tax Account No.: _____
Name of Property Owner: CHRIS & SEEMA MECHAN Daytime Phone No.: 617-775-5978
Address: 213 ETHAN ALLEN AVE, TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: N/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: ERIC SAUL Daytime Phone No.: 301-270-0395

LOCATION OF BUILDING/PREMISE

House Number: 213 Street: ETHAN ALLEN
Town/City: TAKOMA PARK Nearest Cross Street: SYCAMORE AVE
Lot: 3 Block: 22 Subdivision: B.F. GILBERT'S ADDITION TO TKPK
Liber: 30324 Folio: 613 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: _____

1B. Construction cost estimate: \$ 150,000

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

9/4/18
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 HOUSE IS LOCATED ON THE BORDER
OF THE TAKOMA PARK HISTORIC DISTRICT. THE
HOUSE IS A STANDARD BUNGALOW SET BACK 36'
FROM THE FRONT PROPERTY LINE.

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

OWNER PROPOSES A MODERN/ CONTEMPORARY
SINGLE STORY REAR ADDITION CONTAINING A
FAMILY ROOM AND BEDROOM. ADDITION WILL BE
VERY CONTRASTED WITH EXISTING HOUSE TO DEFINE
THE ORIGINAL HISTORIC PORTION.

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.

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 PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address 213 ETHAN ALLEN AVE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address ERIC SAUL 8114 CARROLL AVE TAKOMA PARK, MD 20912</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>CHARLES & GRACIELA HAYES 215 ETHAN ALLEN AVE TAKOMA PARK, MD 20912</p>	<p>ERIC & SANADRA SMITH 7123 SYCAMORE AVE TAKOMA PARK, MD 20912</p>
<p>BADIA ALBANNA 211 ETHAN ALLEN TAKOMA PARK, MD 20912</p>	
<p>DARIUS D. SIVIN & HEATHER F HURLBURT 211 MANOR CIRCLE TAKOMA PARK, MD 20912</p>	

Kyne, Michael

From: Eric Saul <eric@saularchitects.com>
Sent: Wednesday, November 28, 2018 12:15 AM
To: Kyne, Michael
Subject: 213 Ethan Allen resubmittal
Attachments: 1.jpg; 2.jpg; 3.jpg; 4.jpg; 5.jpg; 6.jpg; Proposed East Elev.pdf; Proposed Front Elev.pdf; Proposed Rear Elev.pdf; Proposed West Elev.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Michael,

Attached are the revised drawings showing changes requested by the Historic Committee.

- The elevations have been revised to show the lower trim band aligning with the existing bottom of siding.
- The elevations have been revised to correctly portray the roof connection between the addition and existing portion of the house
- 3D model views of the roof connection are shown
- Additional 3D views from the street are also shown.

Please confirm receipt of these drawings.

Thanks,

Eric C. Saul, RA | Owner

SAULARCHITECTS

8114 Carroll Avenue | Takoma Park, MD 20912 | Office: 301.270.0395 | Mobile: 714.553.1750 |

www.saularchitects.com

CONSUMER INFORMATION NOTES:

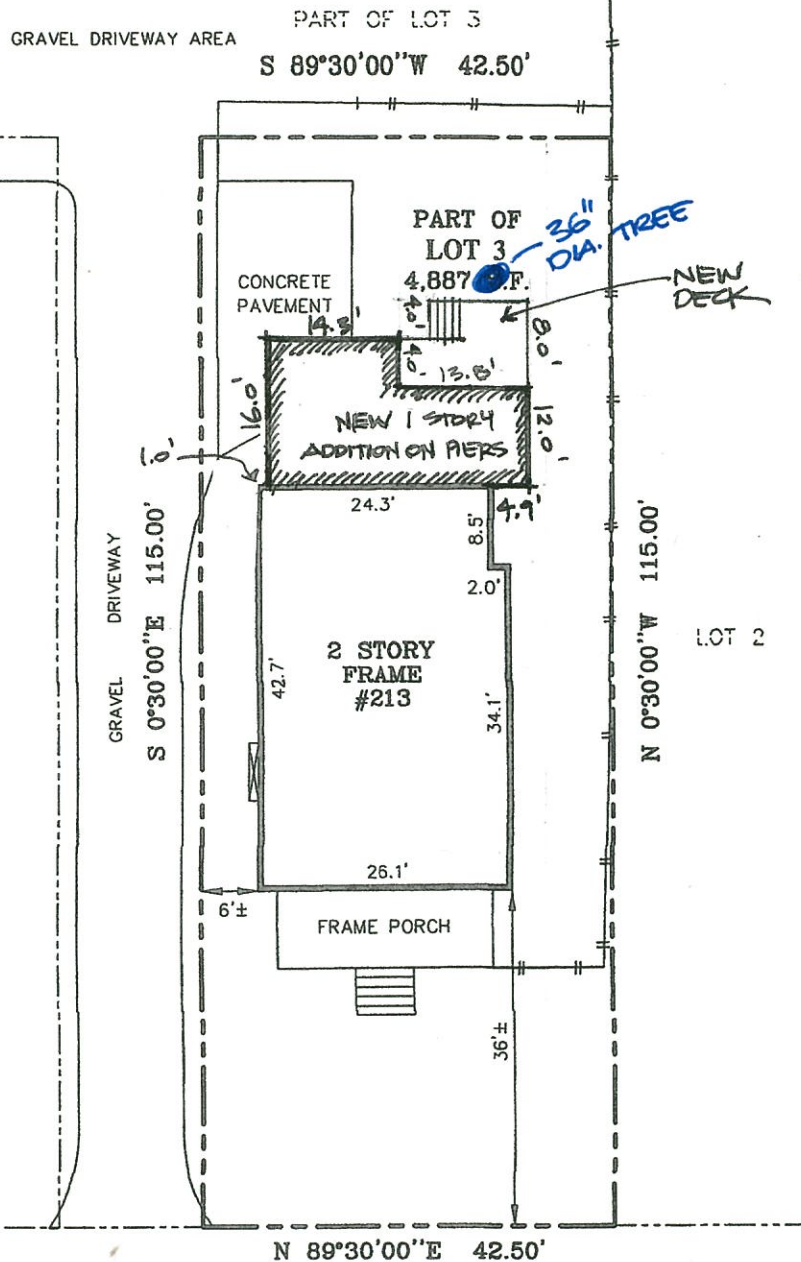
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No property corners confirmed.
2. Fences, if shown, have been located by approximate methods.



LOCATION DRAWING
PART OF LOT 3, BLOCK 22
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

Jeffrey A. Fortner
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587
EXPIRES: 04-02-2013

REFERENCES

PLAT BK. A
PLAT NO. 2
LIBER 30324
FOLIO 613



SNIDER & ASSOCIATES LAND SURVEYORS

20270 Goldenrod Lane, Suite 110
Germantown, Maryland 20878
301/948-5100 Fax 301/948-1286

DATE OF LOCATIONS

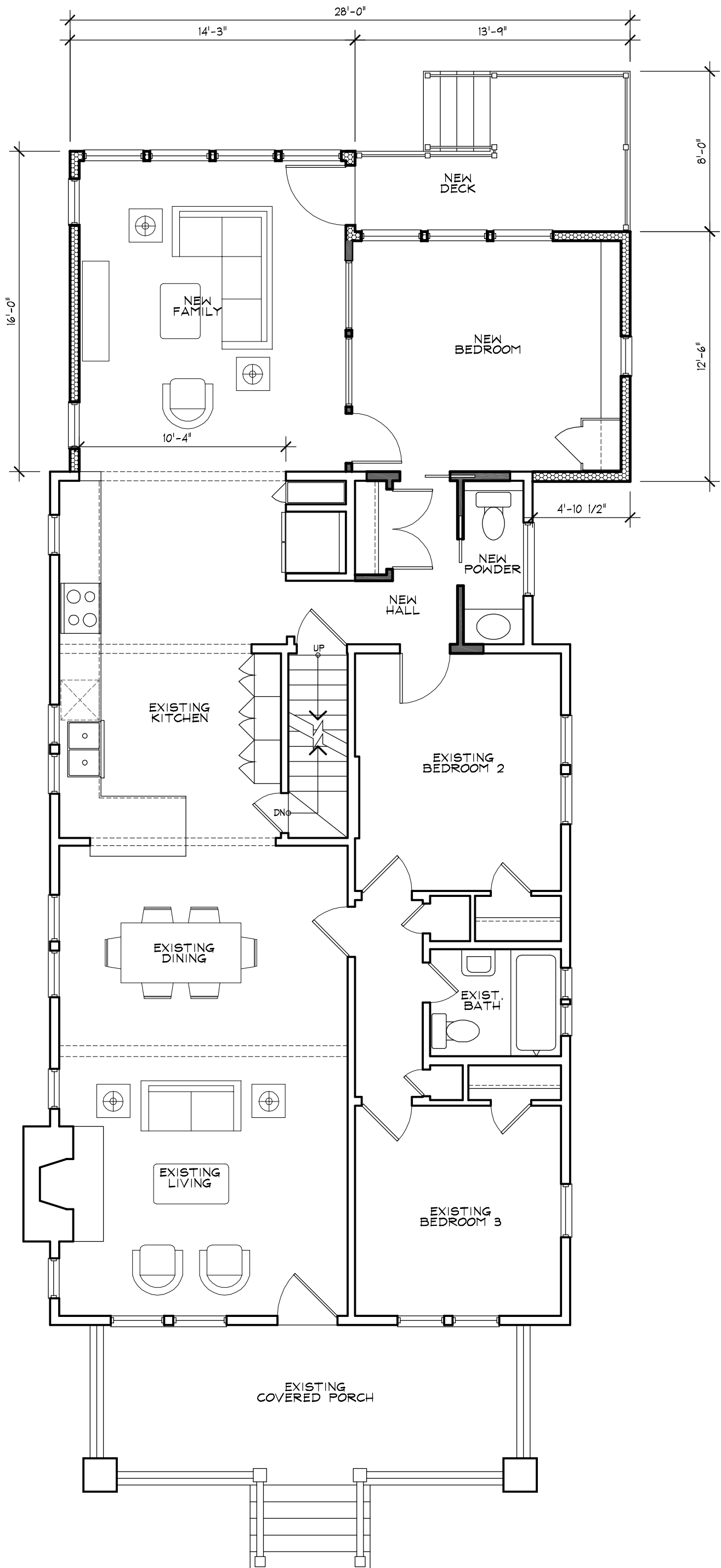
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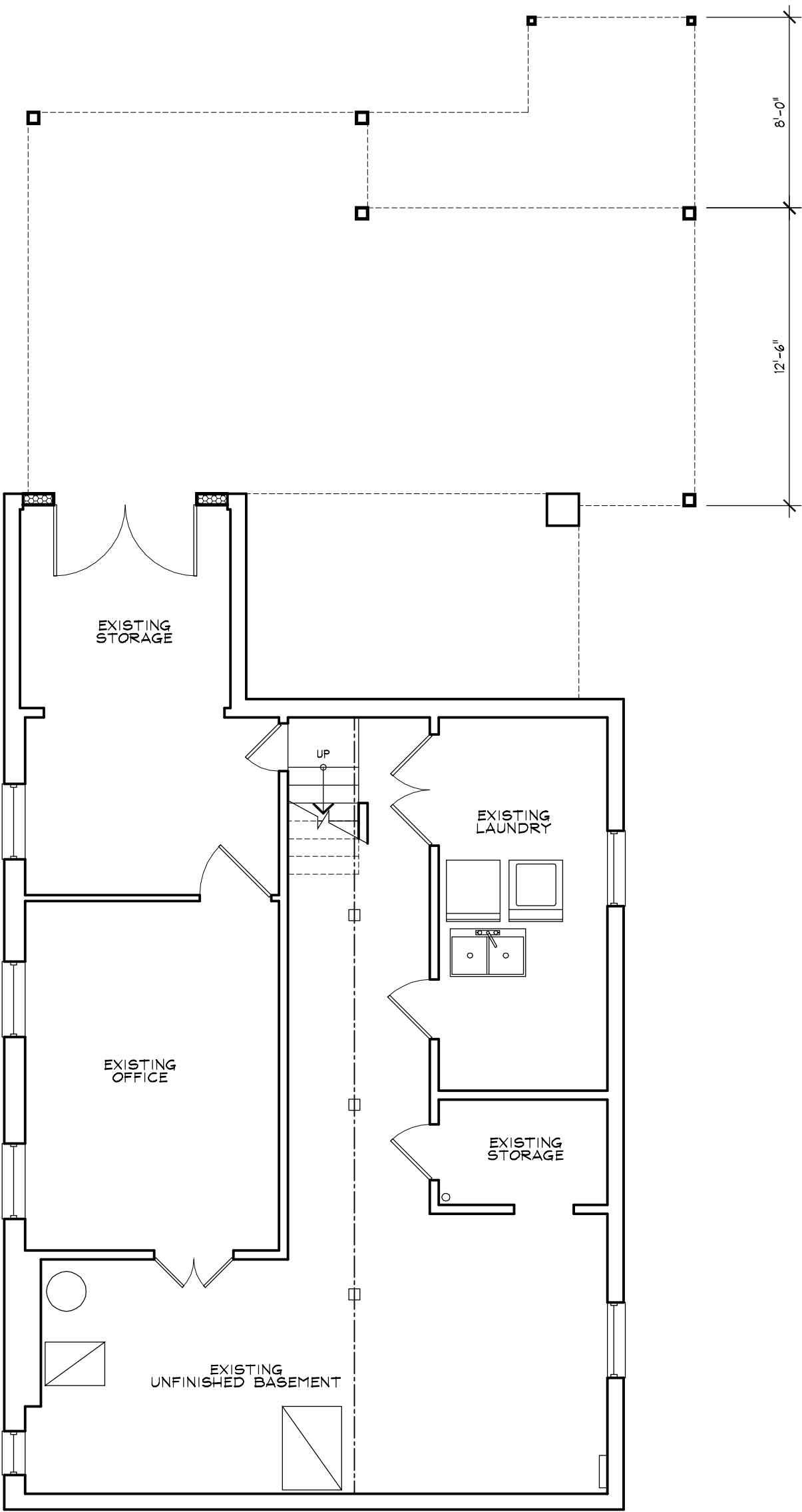
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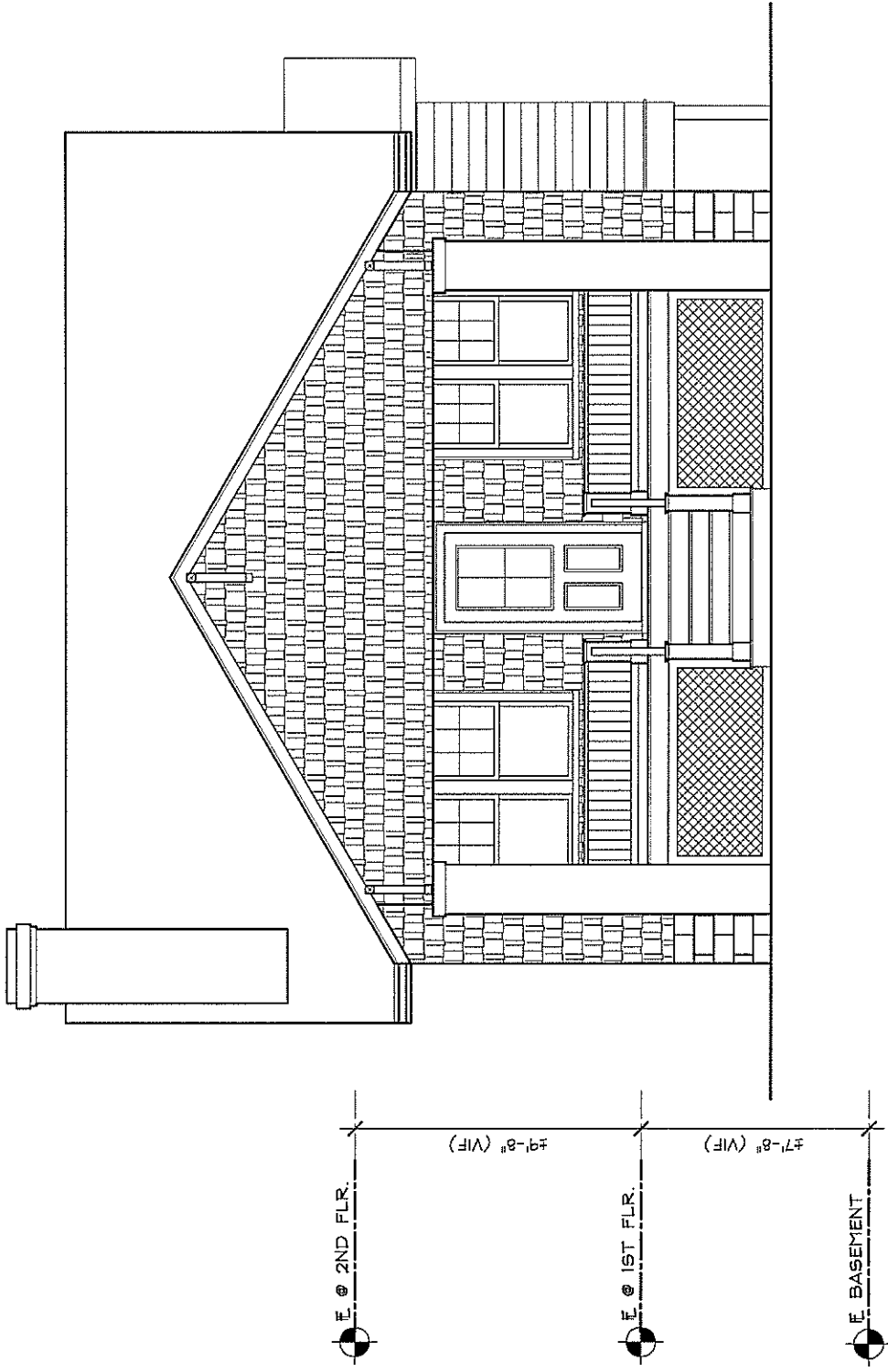
DRAWN BY: E.H.

HSE. LOC.: 10-15-12

JOB NO.: 12-04203



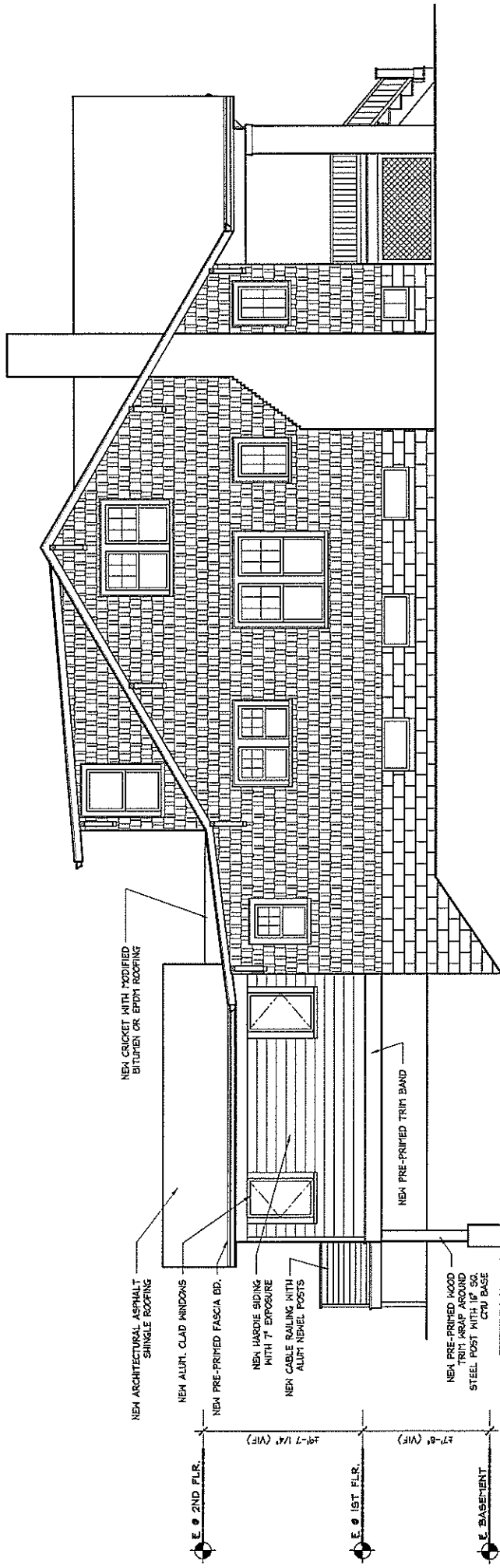


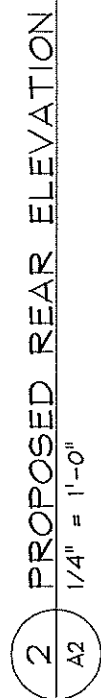


2 PROPOSED FRONT ELEVATION

1/4" = 1'-0"

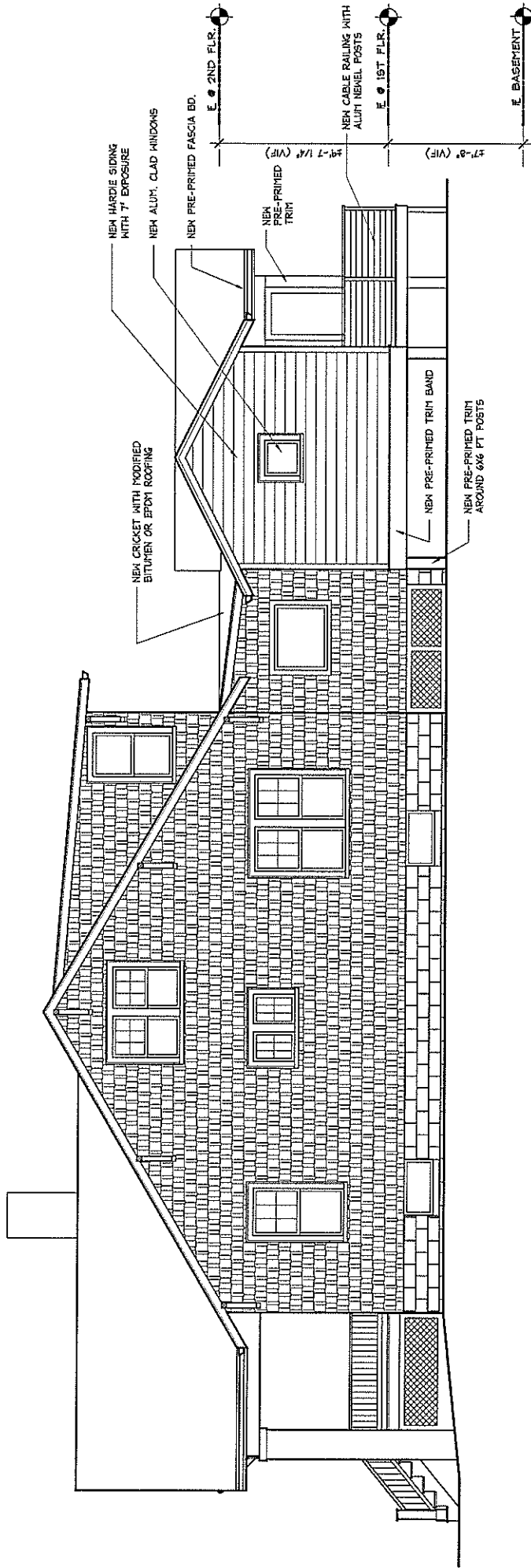
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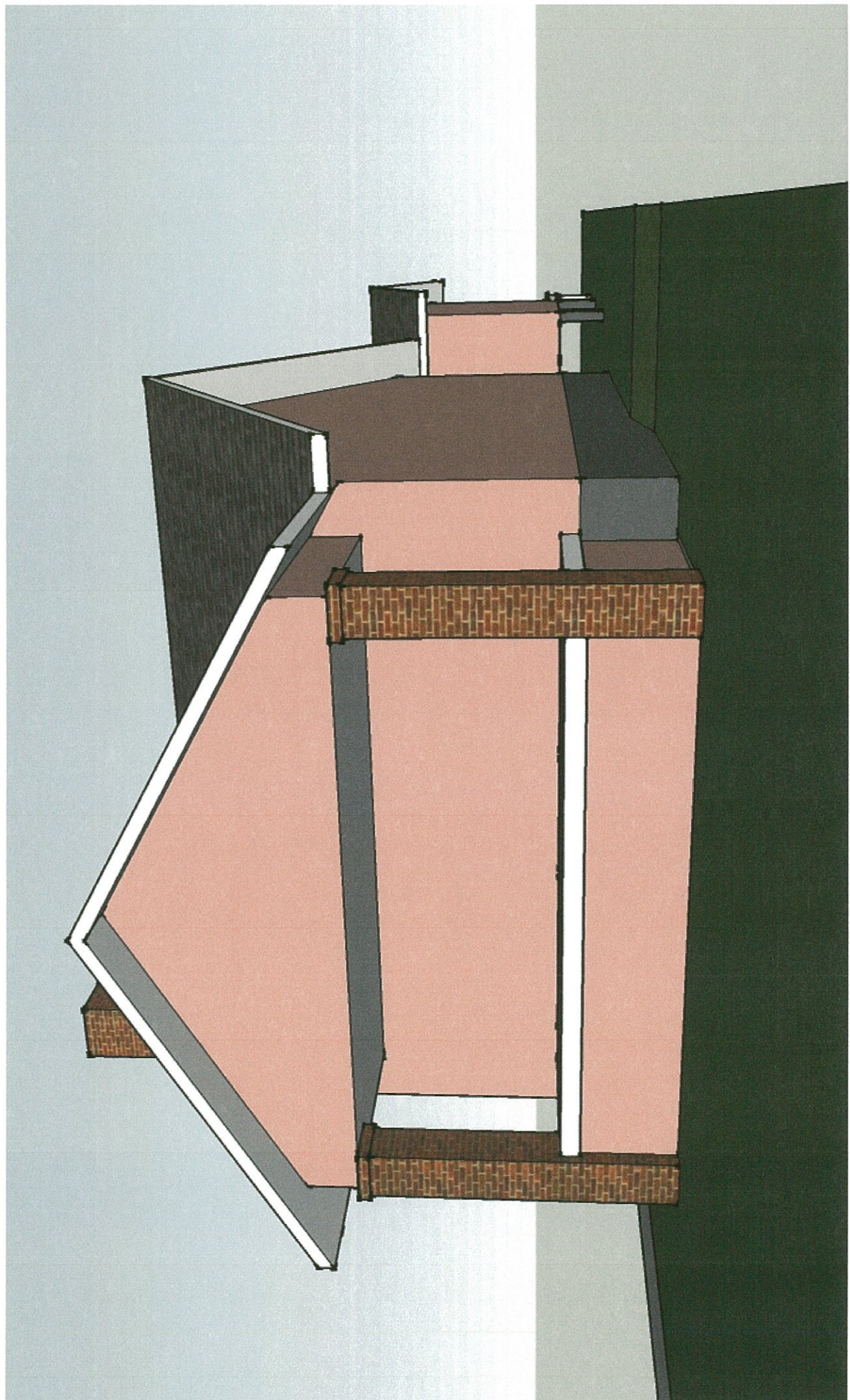


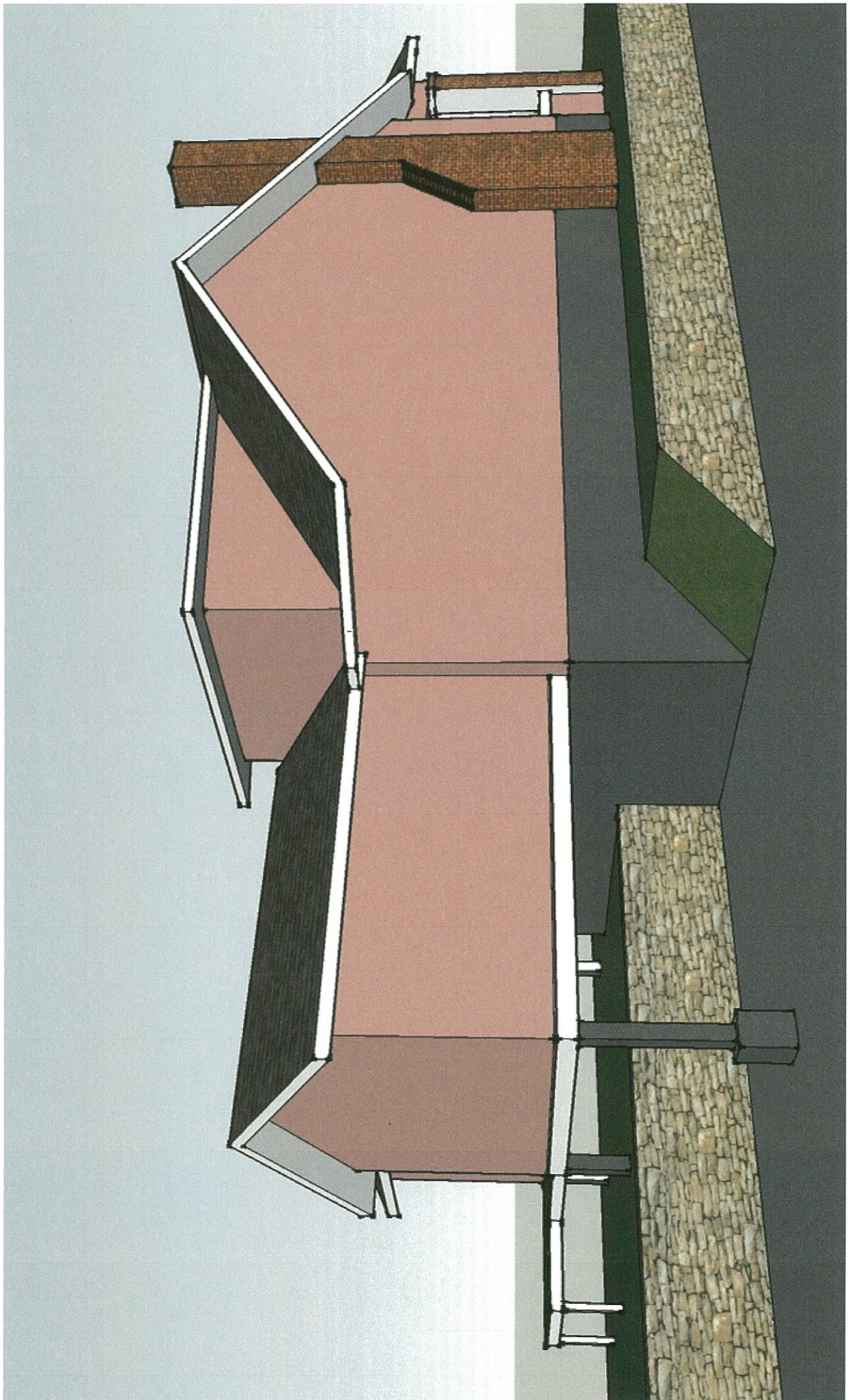
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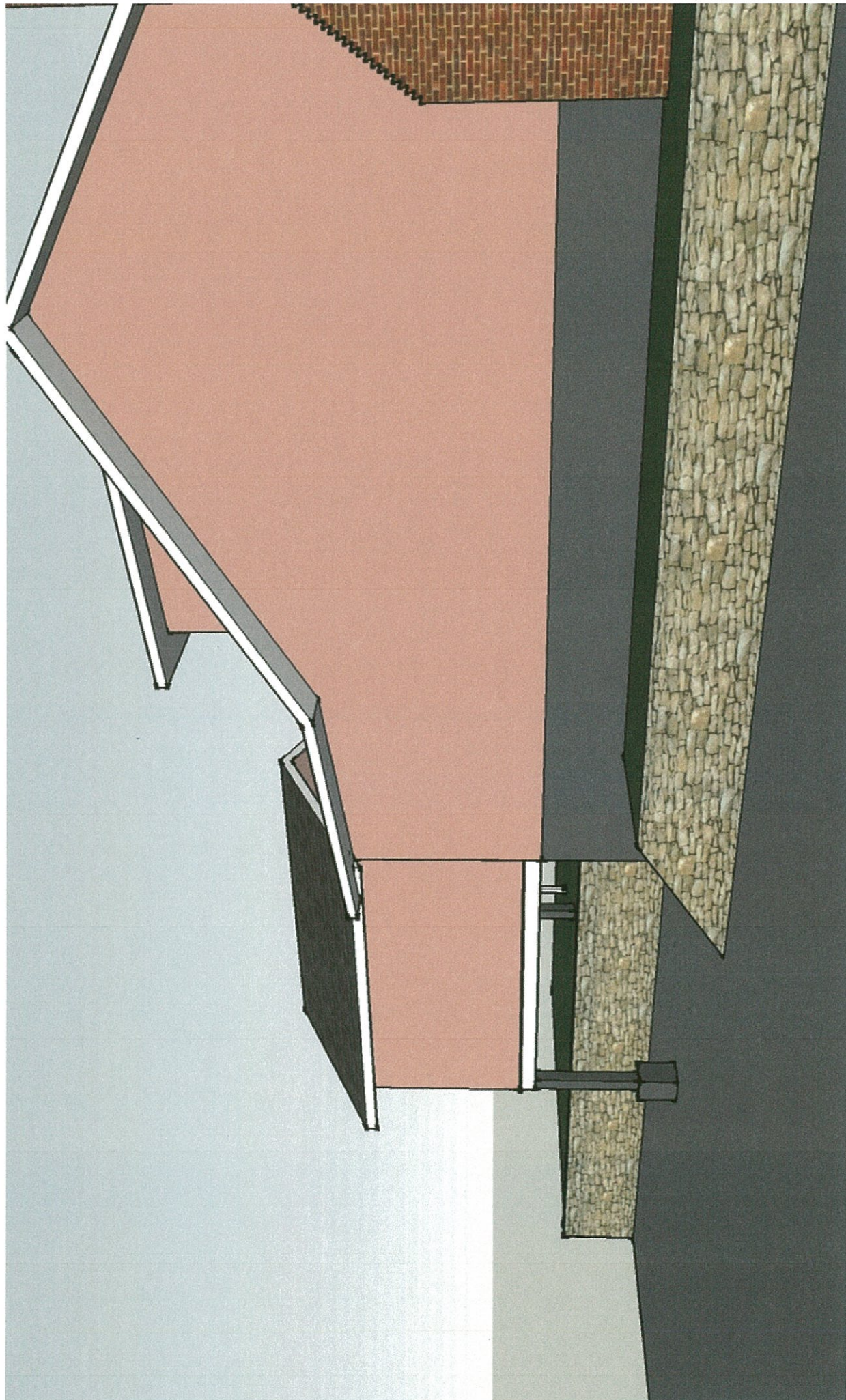
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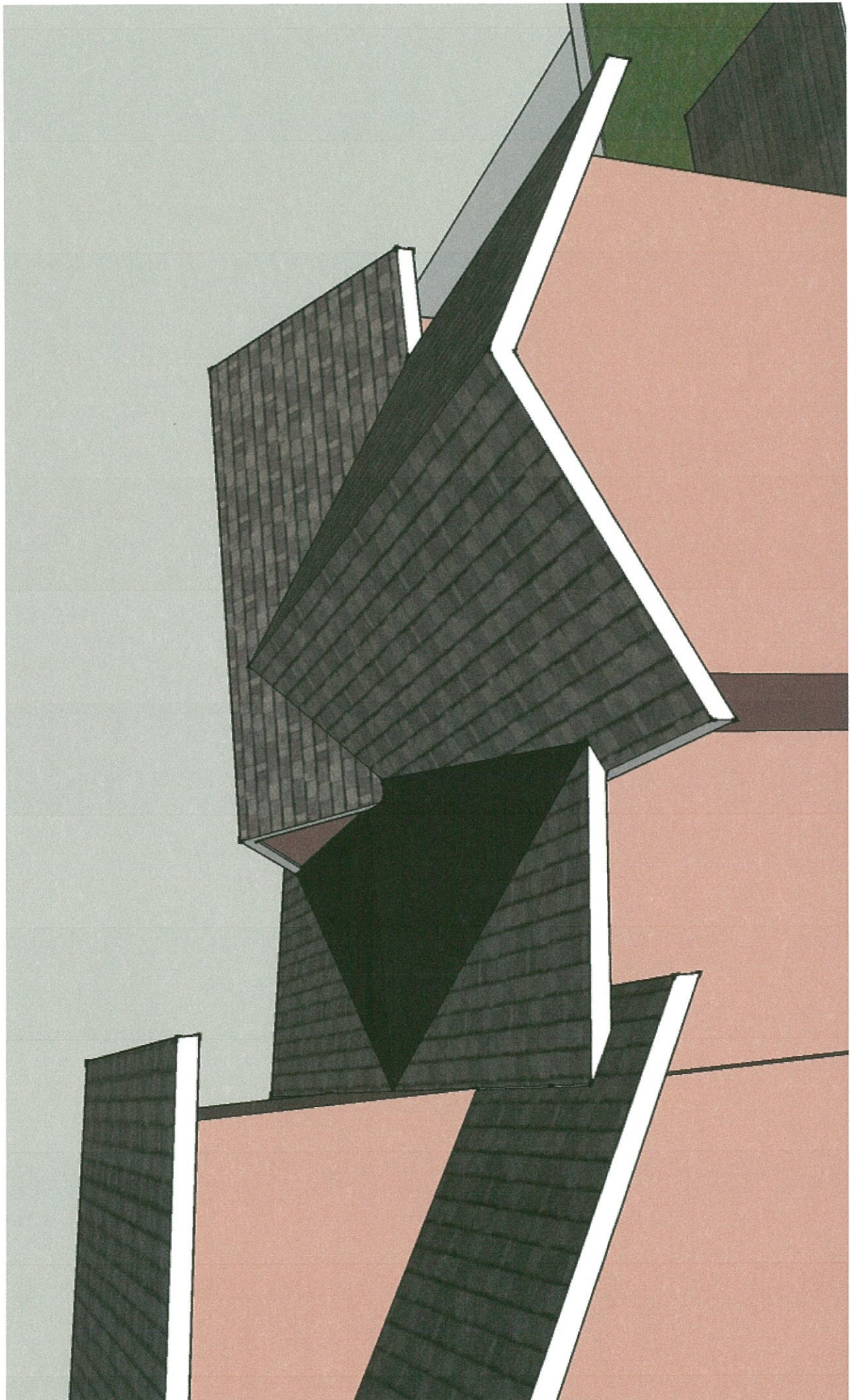


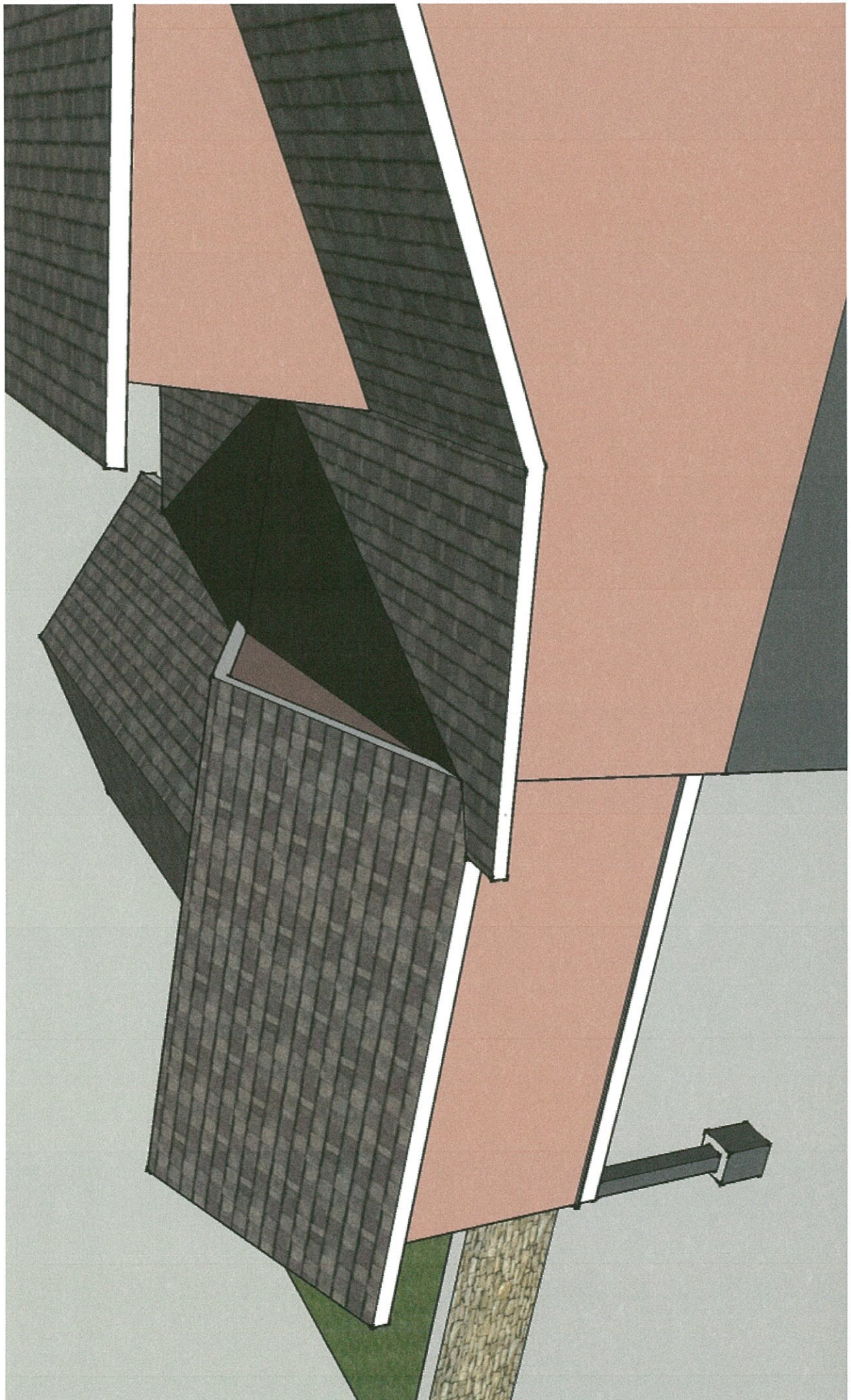
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 A2.1 $\frac{1}{4}" = 1'-0"$
 PROPOSED WEST SIDE ELEVATION

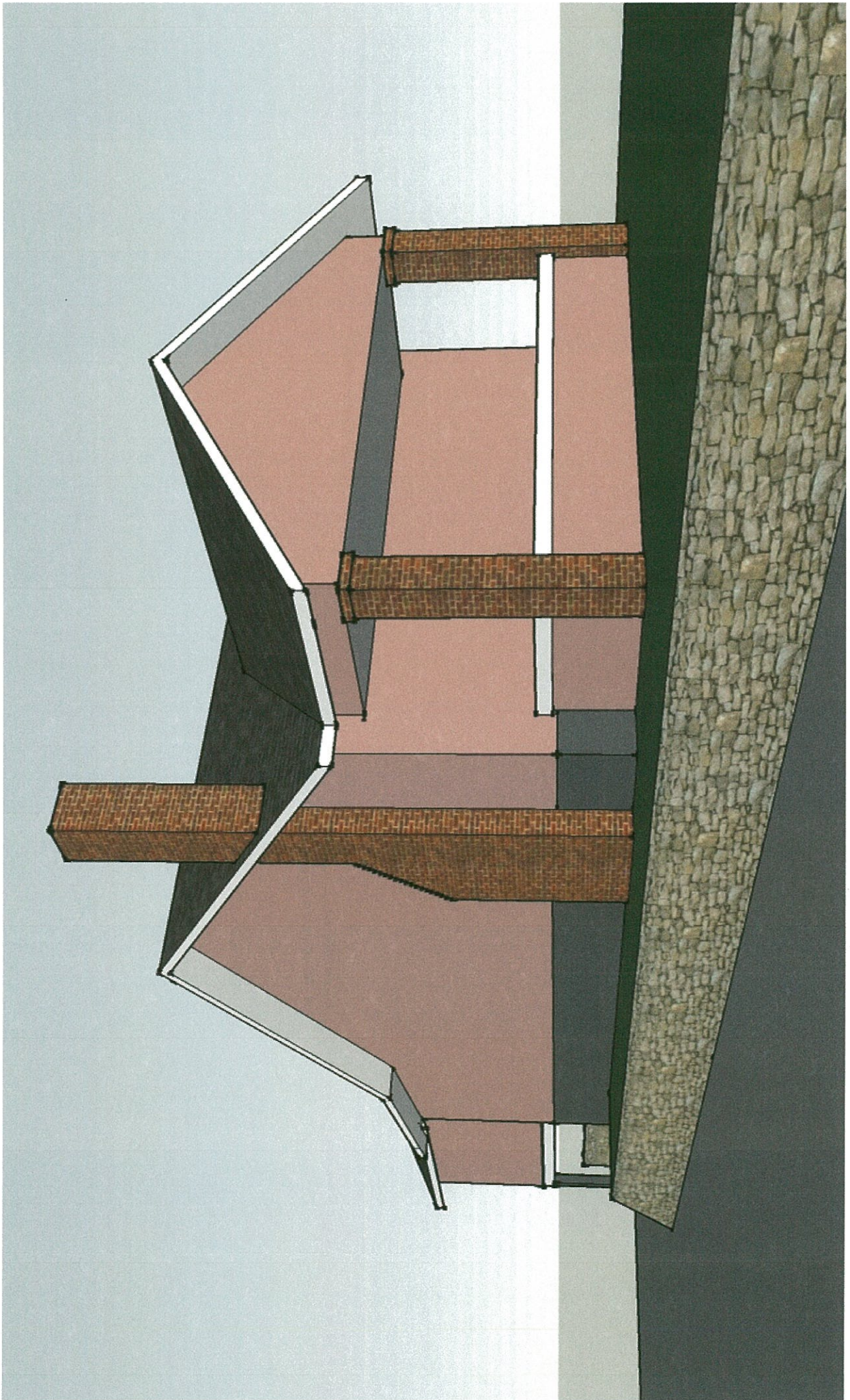














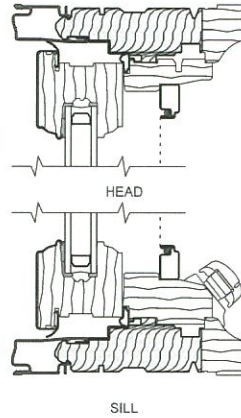
CASEMENT

UNIT SECTIONS – WOOD COLLECTION

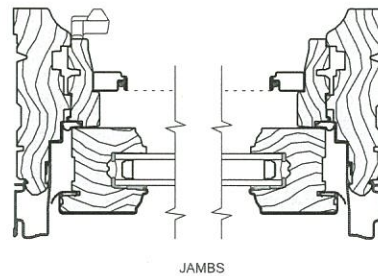
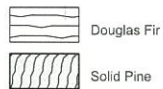
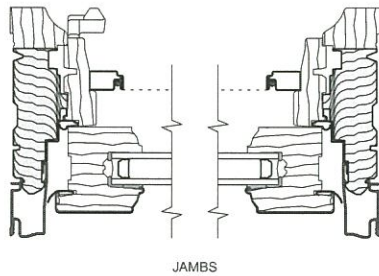
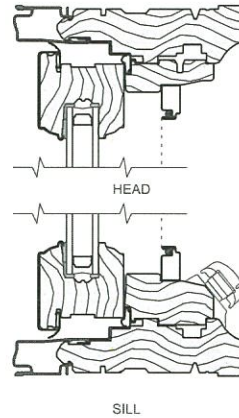
Aluminum-Clad Exterior



Douglas Fir Interior



Pine or Mahogany Interior



Not to Scale