

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	42 Columbia Ave., Takoma Park	<b>Meeting Date:</b>	3/13/2019
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/6/2019
<b>Applicant:</b>	Joan Meier <b>(Rick Vitullo, Architect)</b>	<b>Public Notice:</b>	2/27/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	37/03-19M	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Window replacement		

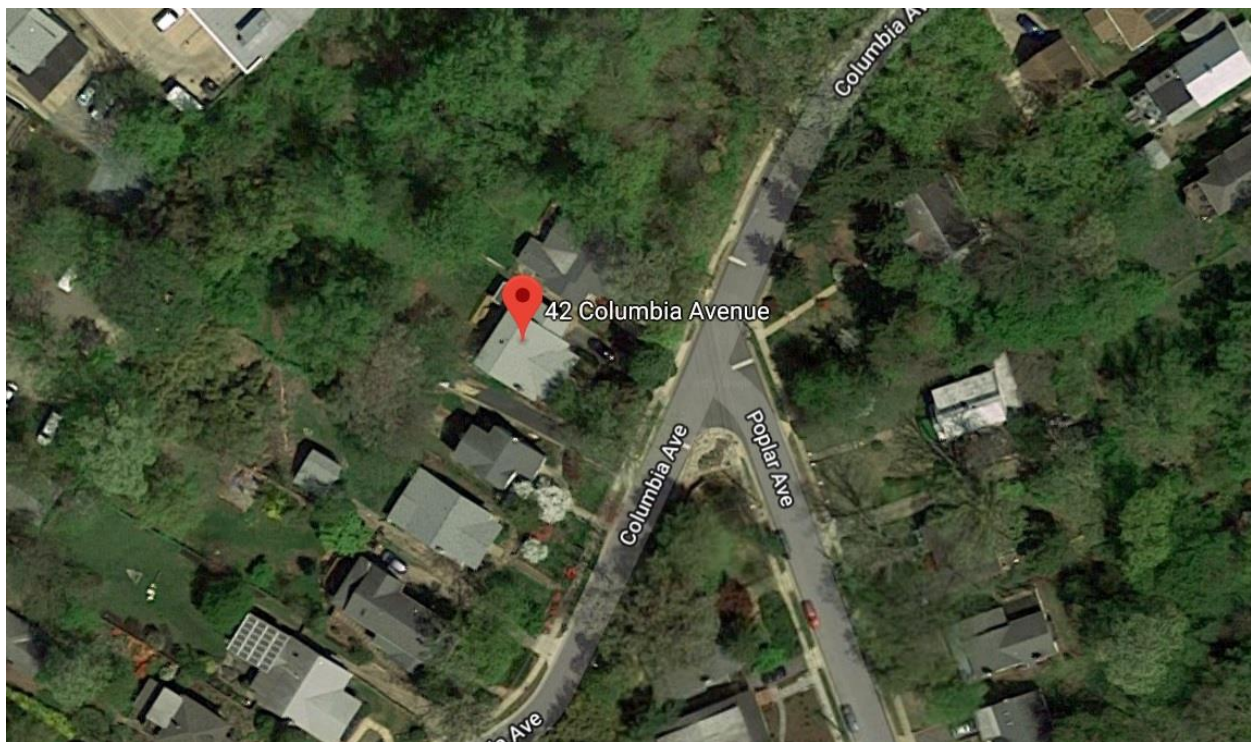
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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1926



*Fig. 1: Subject property.*

## **PROPOSAL**

The applicant proposes to replace three (3) non-historic windows and repair one (1) historic window at the subject 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 windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.
- Preservation of original building materials and use of appropriate, compatible new materials is

encouraged.

### **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.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

### ***Secretary of 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 subject property is a c. 1926 Craftsman-style Outstanding Resource within the Takoma Park Historic District. There is an existing kitchen addition at the north side (right) of the historic house. There are currently 1-over-1 vinyl double-hung windows in the kitchen addition. The historic house retains its original 6-over-1 wood double-hung windows.

The applicant proposes the following:

- Replace two 1-over-1 vinyl double-hung windows on the east elevation (front) of the kitchen addition with wood awning windows.
- Replace one 1-over-1 vinyl double-hung window on the north elevation (right side) of the kitchen addition with a wood awning window.
- Repair an original 6-over-1 wood double-hung window on the north elevation (front/right in front of the kitchen addition) of the historic house.

Staff fully supports the applicant proposal. The existing windows in the kitchen are vinyl, which is incompatible with the historic house, while the proposed replacement windows are wood, which is compatible. Staff finds that the proposed wood awning windows are appropriate for a kitchen addition, and they are generally comparable with, yet clearly differentiated from, the original windows in the historic house. Staff supports the repair of the original 6-over-1 wood double-hung window in the historic house, as this is consistent with the *Guidelines* for Outstanding Resources, which state that original windows and original building materials should be preserved. Staff notes that this repair work is eligible for the County's Historic Preservation Tax Credit.

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, and Takoma Park 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 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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJV@VITULLOSTUDIO.COM Contact Person: RICK VITULLO  
Tax Account No.: 01067454 Daytime Phone No.: 301-806-6447  
Name of Property Owner: JOAN MEIER Daytime Phone No.: 301-802-8921  
Address: 42 COLUMBIA AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: (TBD) Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICK VITULLO XIA Daytime Phone No.: 301-806-6447

### LOCATION OF BUILDING/PERMITS

House Number: 42 Street: COLUMBIA AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: POPLAR AVE.  
Lot: 13 Block: 19 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK  
Libert: \_\_\_\_\_ 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: \_\_\_\_\_

1B. Construction cost estimate: \$ 40,000.00

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.

RJV  
Signature of owner or authorized agent

2-4-19  
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:

CATEGORY 1 HOUSE, WITH 3 VINYL REPLACEMENT  
WINDOWS IN KITCHEN AND 1 WOOD WINDOW IN  
DINING ROOM THAT IS DILAPIDATED.  
(SEE PHOTOS)

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

AS PART OF A SEPARATE KITCHEN RENOVATION PROJECT,  
THE 3 VINYL REPLACEMENT WINDOWS IN THE KITCHEN  
AND 1 WOOD WINDOW IN DINING ROOM ARE TO BE REPLACED  
WITH PAINTED WOOD WINDOWS, AWNING WINDOWS IN  
KITCHEN, AND DOUBLE-HUNG IN DINING ROOM.

2. **SITE PLAN**

[ DINING RM. D/H WINDOW TO BE ] (SEE ACCOMPANYING DRAWINGS)  
REPAIRED/RESTORED.

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

**Joan Meier**  
42 Columbia Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

**HAWP**

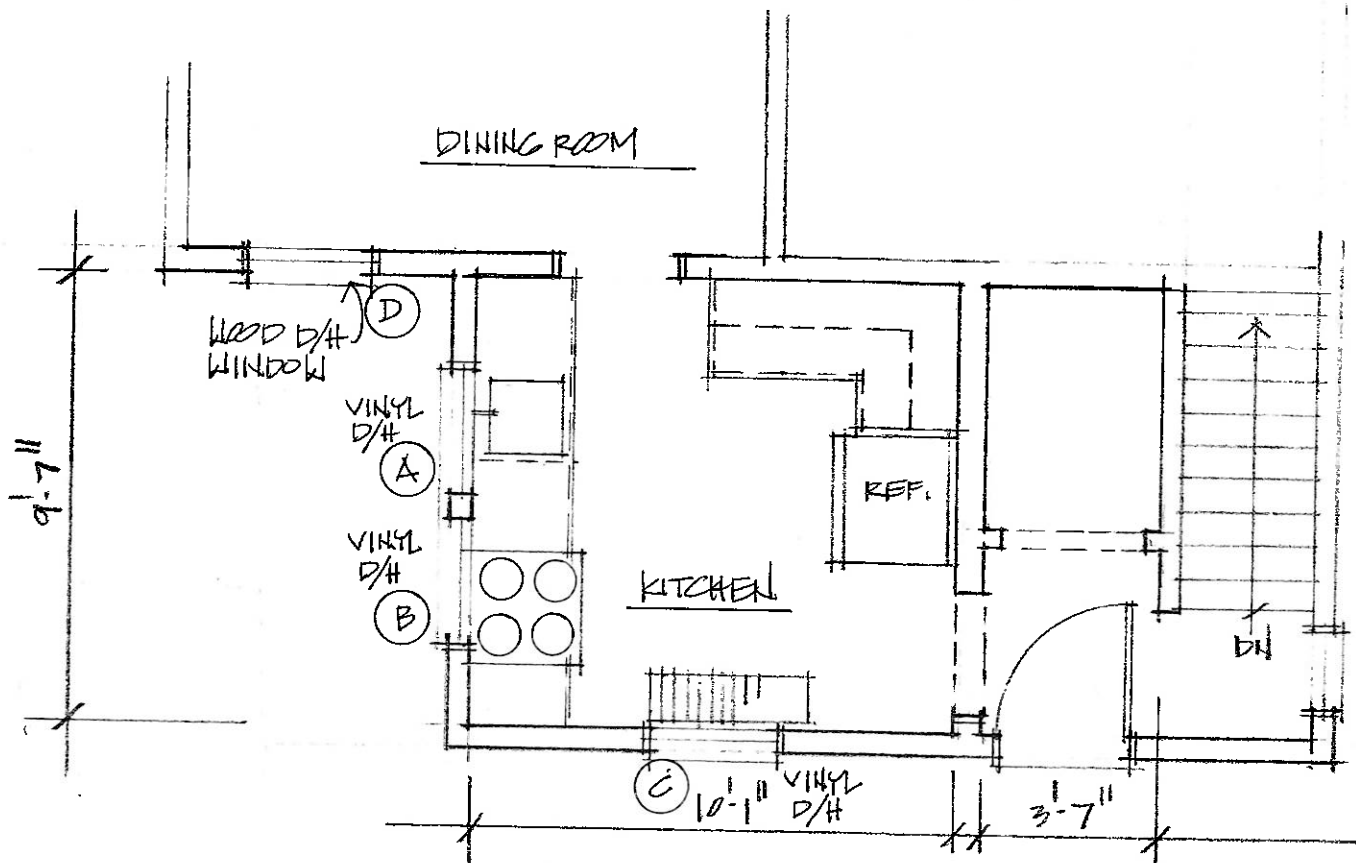
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**Roland Weiss & Helen Alexander**  
44 Columbia Ave.  
Takoma Park, MD 20912

**Diana Bradley**  
40 Columbia Ave.  
Takoma Park, MD 20912

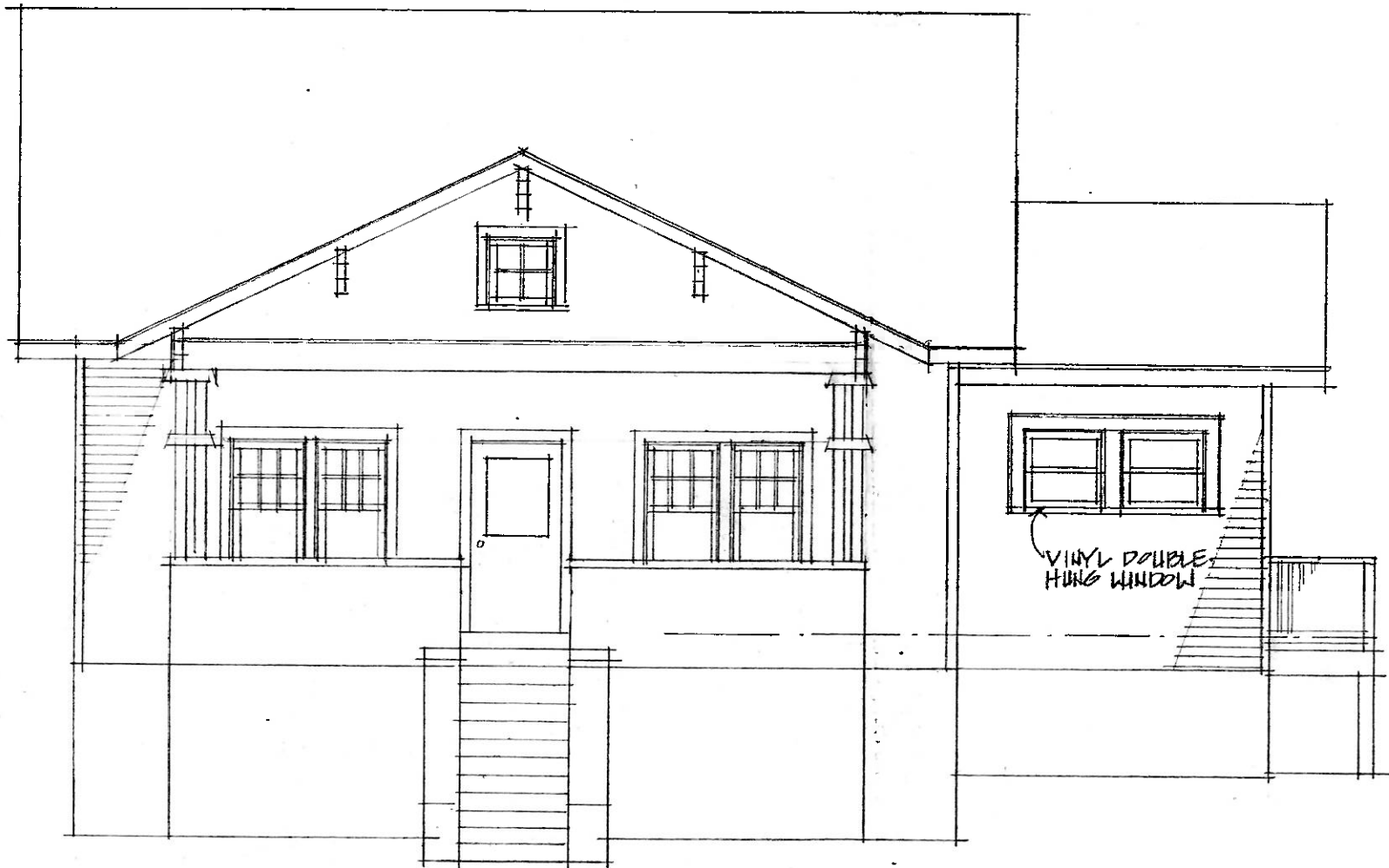
**James Suntum**  
7125 Poplar Ave.  
Takoma Park, MD 20912

**Anne Olesen**  
7116 Poplar Ave.  
Takoma Park, MD 20912

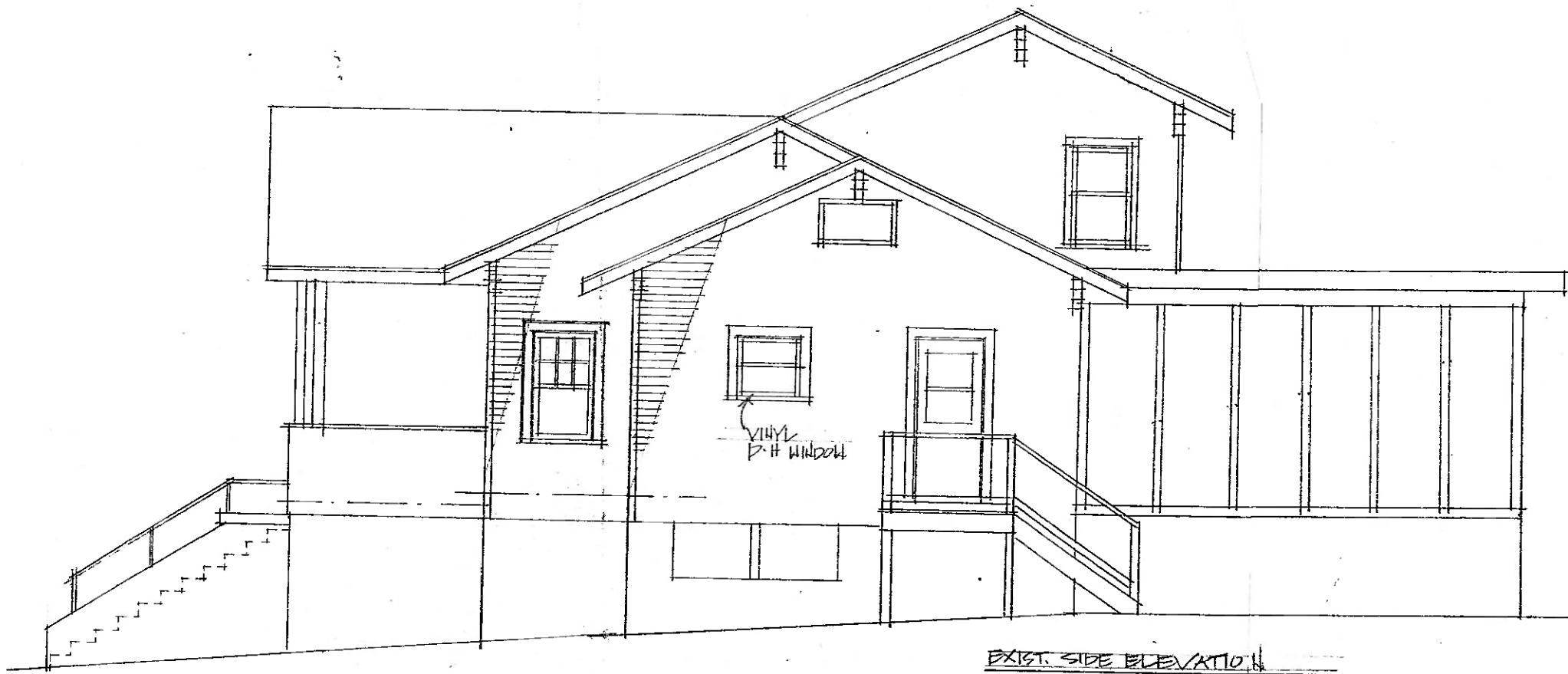


EXISTING FIRST FLOOR  
 $\frac{1}{4}" = 1'-0"$



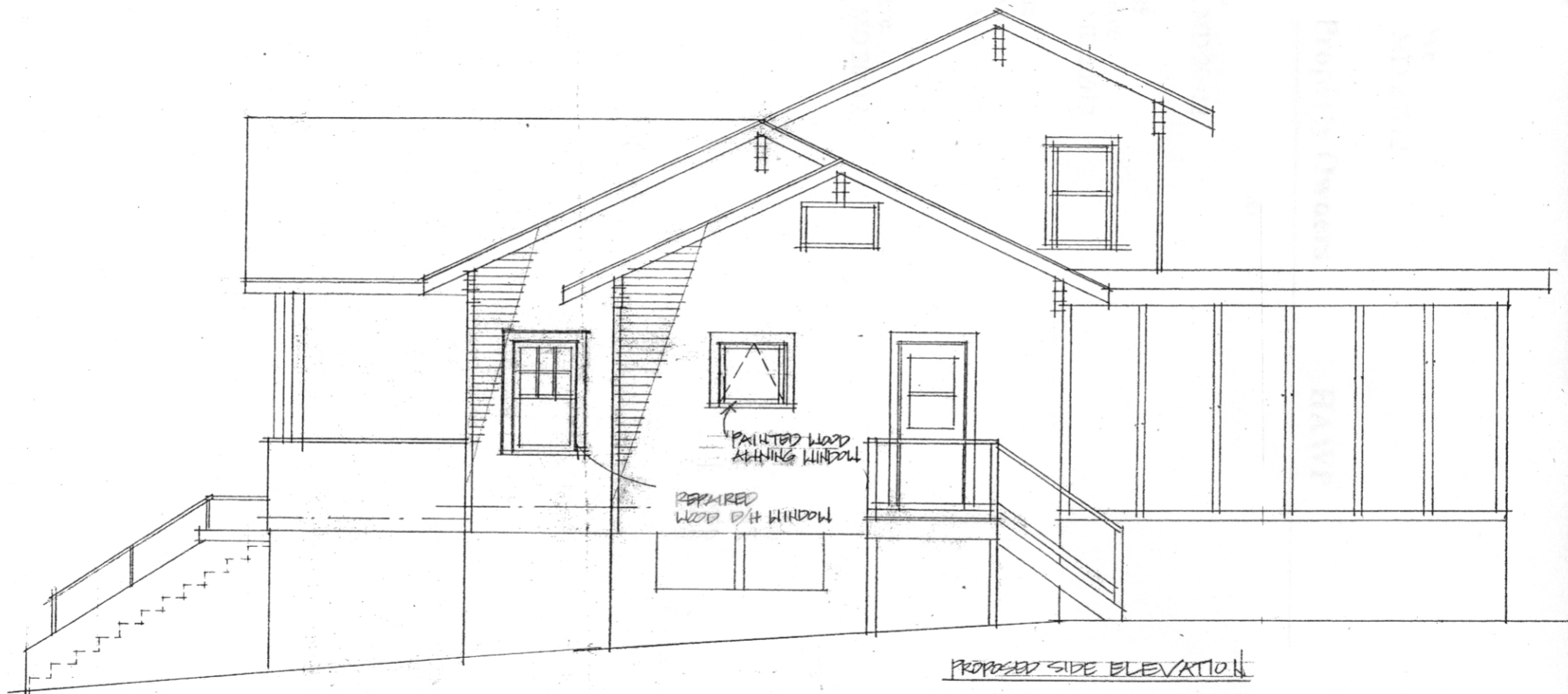


EXISTING FRONT ELEVATION





PROPOSED FRONT ELEVATION





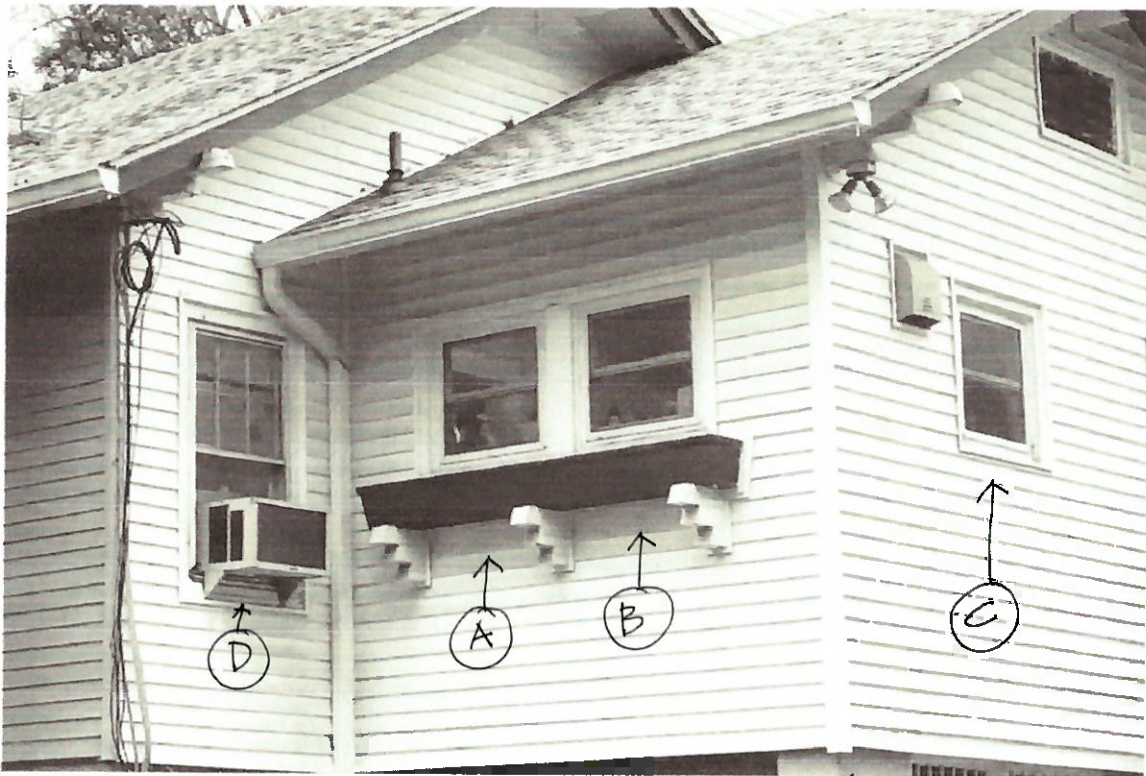
FRONT/RIGHT SIDE

(D)

(A)

(B)

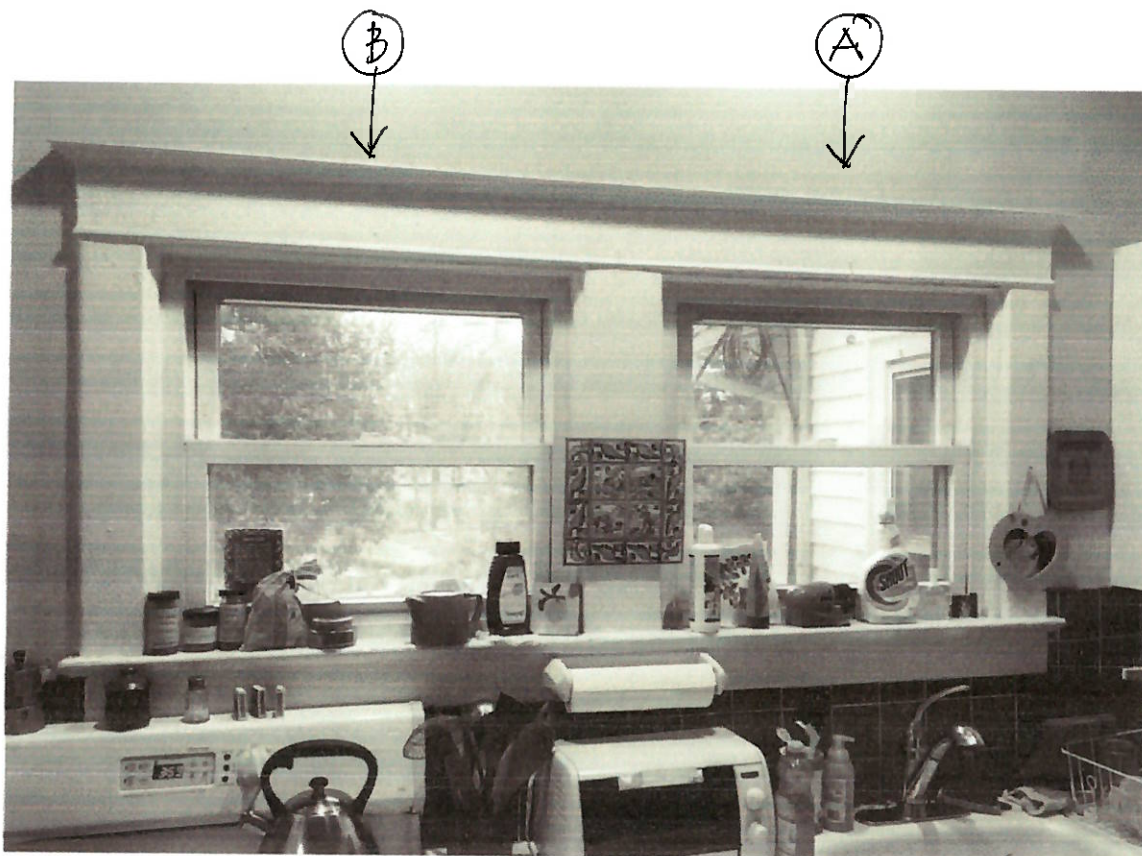
(C)



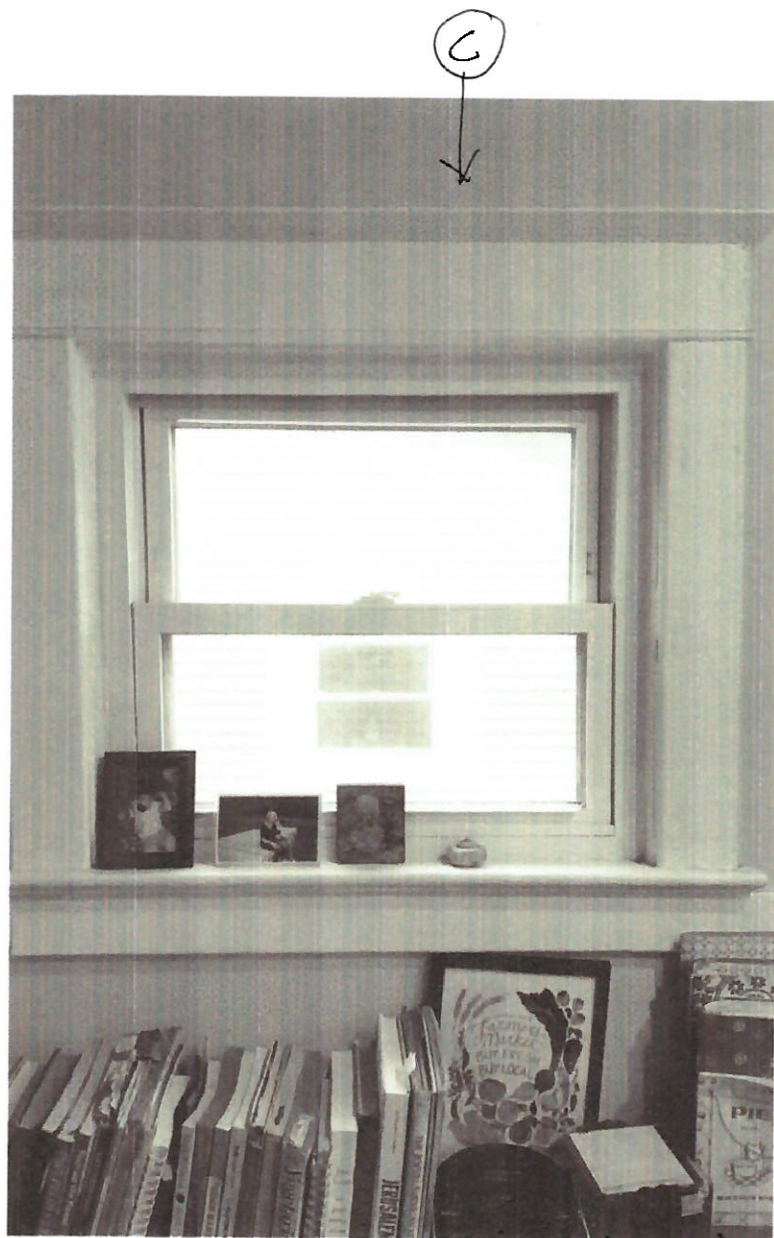
CLOSE UP FRONT/SIDE

42 COLUMBIA AVE.  
TAKOMA PARK, MD 20912





FRONT-FACING VINYL WINDOWS  
IN KITCHEN



SIDE FACING VINYL WINDOW  
IN KITCHEN



DETERIORATED WOOD WINDOW IN DINING RM.