

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

<b>Address:</b>	23 Columbia Ave., Takoma Park	<b>Meeting Date:</b>	3/13/2019
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/6/2019
<b>Applicant:</b>	Ruth & Karl Pitt Rick Vitullo, Architect	<b>Public Notice:</b>	2/27/2019
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Garage Construction, New Windows, Doors, and Hardscape alteration		

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**RECOMMENDATION**

Staff recommends that the applicant make revisions based on the HPC's recommendations and return for a HAWP with the identified materials.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Dutch Colonial Revival  
**DATE:** c.1920-30s

The subject property is a two-story, side gambrel, Dutch Colonial house at the corner of Columbia and Hickory Aves. in the Takoma Park Historic District. At the rear, there is a large addition, the date of which is unknown. There had been a detached garage, but that structure was demolished in response to its serious deterioration in 2009.



Figure 1: 23 Columbia Ave. is at the intersection of Hickory and Columbia. The detached garage and basement entrance front Hickory.

## **PROPOSAL**

The applicant proposes work in several areas on the property:

- Construct a new garage;
- Construct a new addition at the basement level;
- Install two casement windows in place of a non-historic bay window;
- Construct new front driveway and sidewalk ramp on the site.

## **APPLICABLE GUIDELINES**

### ***Takoma Park***

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 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.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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 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.

***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;

***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.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved

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 work in four areas: a new garage, a new basement entrance for an accessory dwelling unit, new casement windows, and modifications to the existing hardscaping. Staff finds that these changes will not have a significant impact on the historic character of the property or surrounding district and recommends approval of this HAWP.

**Garage Construction**

The previous garage was a simple, one-bay, front gable, wood sided garage with exposed rafter tails. The garage had carriage style doors and measured 14' × 23' (fourteen feet by twenty-three feet). Photos of the garage were included with the application. Garage demolition was approved by a HAWP in November 2009.

The applicant proposes to construct a new, one-bay, garage in the same location as the original structure on a new concrete foundation. The new garage will be 14' 6" × 23' 4" (fourteen feet, six inches by twenty-three feet, four inches). The siding will be fiber cement in a 5" reveal. The gable roof will be covered in asphalt shingles. And the garage door will be a wood, roll-up, door with windows above. There will be two, wood, six-over-one windows along the long side of the

garage.

Staff finds that the new garage is in keeping with the historic character of the site, house, and surrounding district. The HPC has consistently approved fiber cement for contributing resources on new construction within the Takoma Park Historic District. Staff finds this to be an appropriate use of this material and it will not detract from the historic character of the house or surrounding district. The remainder of the materials, i.e. wood windows, asphalt shingles, concrete slab, etc. are all consistent with the materials used historically for detached garages in this period of construction.

Staff finds that the placement of a garage in this location is appropriate and that the design, materials, and details are all consistent with the historic character of the house and surrounding district and recommends approval of the new garage at the HAWP stage.

### **Basement Addition**

In the southwest corner of the house, there is currently a new basement level entrance covered by a simple pediment. There are two six-over-one windows to the left of the existing doors. Staff has evaluated the rear and believes that this construction is an addition but has been unable to determine the date of this construction.

The applicant proposes to reconfigure fenestration in the southwest corner of the rear addition. The applicant proposes to place the door in the middle flanked by a six-over-one windows. The new entrance will be covered by a wood, triangle pediment with wood brackets, similar in size to the existing overhang. The new window will be a wood, six-over-one window that matches the size and appearance of the existing window.

Staff finds that this will be a minor modification to the existing fenestration. Per the design guidelines, this alteration is generally consistent with the predominant architectural style of the house and Staff recommends approval of this change upon competition of the HAWP.

### **Window Replacement**

On the west elevation there is a non-historic aluminum bay window installed on the first floor. This feature is minimally visible from the public right-of-way due to the narrow setback of the neighboring house and the mature landscape.

The applicant proposes to install two new, painted wood casement windows in this location. Staff finds that while a sash window would be more appropriate in this location, casement windows are appropriate in this instance, because it is filling in a non-historic opening and because the window is removed from the streetscape so that the change will not be highly visible from the public right-of-way. Staff supports approval of the window removal and replacement in this location upon submission of the HAWP

### **Hardscape/Driveaway Alterations**

The applicant proposes to construct a new parking pad off of Columbia Ave., a new driveway apron off of Hickory Ave. and to construct a new concrete walkway around the property. The

new walkway will include a ramp to address the slope on the site and accommodate aging in place for the current owners. Based on the drawings it appears that a tree will need to be removed to accommodate the proposed paver driveway off of Columbia Ave. To date, Staff has not received an arborists report or a letter from the Takoma Park Arborist having reviewed this.

There are several front-loading driveways along Columbia Ave. including several parking pads. Staff finds that this proposal is not out of character with the surrounding district and thinks that the proposal is appropriate for the site and surrounding district. The only material specs provided for this proposal is “paver driveway.” Staff finds that most pavers would be appropriate in this location, as pavers would add texture to this new feature that is more consistent with the surrounding district. Staff recommends that a condition be added to this HAWP for the submission and review of the pavers selected for this proposal.

The applicant proposes to install a new concrete driveway to provide access to the new garage. The existing driveway is comprised of a concrete apron with a gravel driveway. The dimensions for the new driveway are almost exactly the same as the existing drive, in a different material. Staff finds that paving this new driveway could result in a significant change in character depending on the concrete mix and color selected. Throughout much of the Takoma Park Historic District, the sidewalks and driveways utilize concrete that was poured prior to WWII. This concrete has a darker color and includes some texture and exposed aggregate. However, all of the concrete sidewalks, curb cuts, and driveway aprons were replaced with contemporary, bright concrete. In this instance, a mottled concrete may actually stand out from the surrounding district. Staff finds that either type of concrete would be compatible with the historic resource and surrounding district as the character of the surrounding district has changed. Because the removal of a tree is required for this alteration, Staff request the applicant submit a letter from their certified arborist that the tree is “dead, dying, or an immediate hazard” or from the City of Takoma Park Arborist issuing preliminary approval for the tree removal.

Finally, the applicant proposes to construct a series of walkways around the property from the new front drive/parking pad to the side entrance, to the new garage at the rear. The walk will provide a ramp to navigate a significant grade change on the site. The walk will be 3’ 6” (three feet, six inches) wide and will be constructed out of masonry. Details for this masonry were not provided with the application materials; additionally, Staff is unsure if a railing will be required to accommodate the grade change. The applicants indicate that their desire for this new feature is to allow the owners to navigate the as they age-in-place. Staff finds that much of this new paving will be at or above grade and will not be significantly visible from the right of way. Staff request the HPC provide feedback about the appropriateness of new hardscaping and include recommendations for materials in these locations.

### **STAFF RECOMMENDATIONS**

Staff recommends that the applicant make revisions based on the HPC’s recommendations and return for a HAWP with the identified materials.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RJVPVITULLO@STUDIO.COM Contact Person: RICK VITULLO  
Tax Account No.: 01057501 Daytime Phone No.: 301-806-6447  
Name of Property Owner: RUTH + KARL PITT Daytime Phone No.: \_\_\_\_\_  
Address: 23 COLUMBIA AVE. TAKOMA PARK MD 20912  
Street Number City State Zip Code  
Contractor: T.B.D. Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RICHARD J. VITULLO AIA Daytime Phone No.: 301-806-6447

### LOCATION OF BUILDING PREMISE

House Number: 23 Street: COLUMBIA AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: HICKORY AVE.  
Lot: P21 Block: 10 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF REMEDIATION 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: GARAGE + DRIVEWAY + SIDEWALK/RAMP

1B. Construction cost estimate: \$ 100,000.00

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.

RJ Vitullo  
Signature of owner or authorized agent

1-29-19  
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:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.



DESCRIPTION OF **EXISTING** STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:

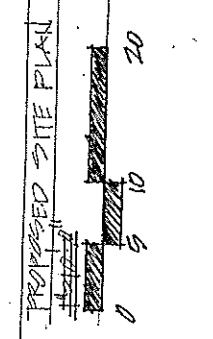
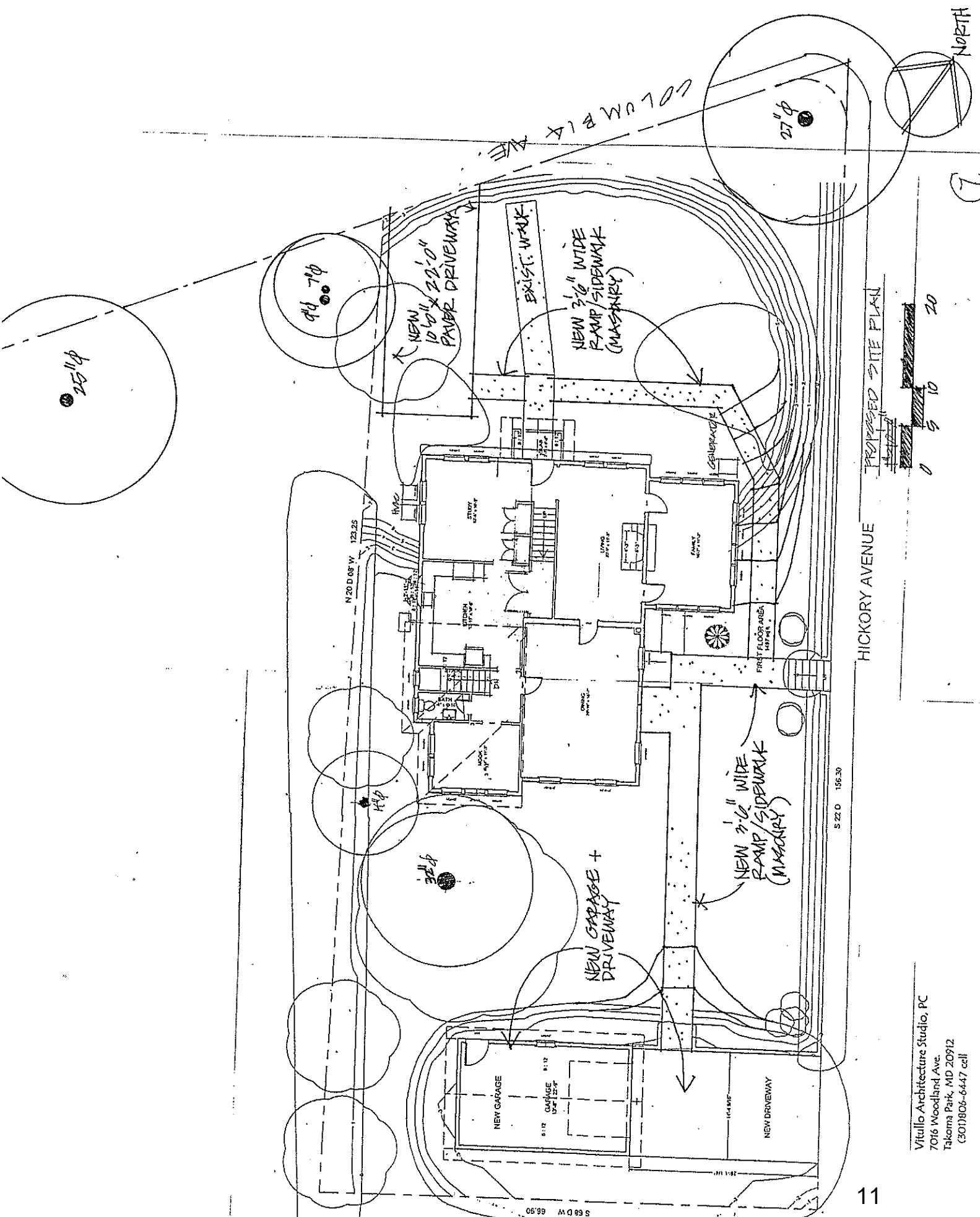
**23 Columbia Ave., Takoma Park, MD 20912**

*This is an "Contributing Resource" Dutch Colonial-style house, built in 1927, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape, approx. 30' x 45', with a 12' x 17' 2-level side sunroom addition facing Hickory Ave.. It has a 1550 S.F. footprint, with a full walk-out basement at the side and rear of the sloping site.*

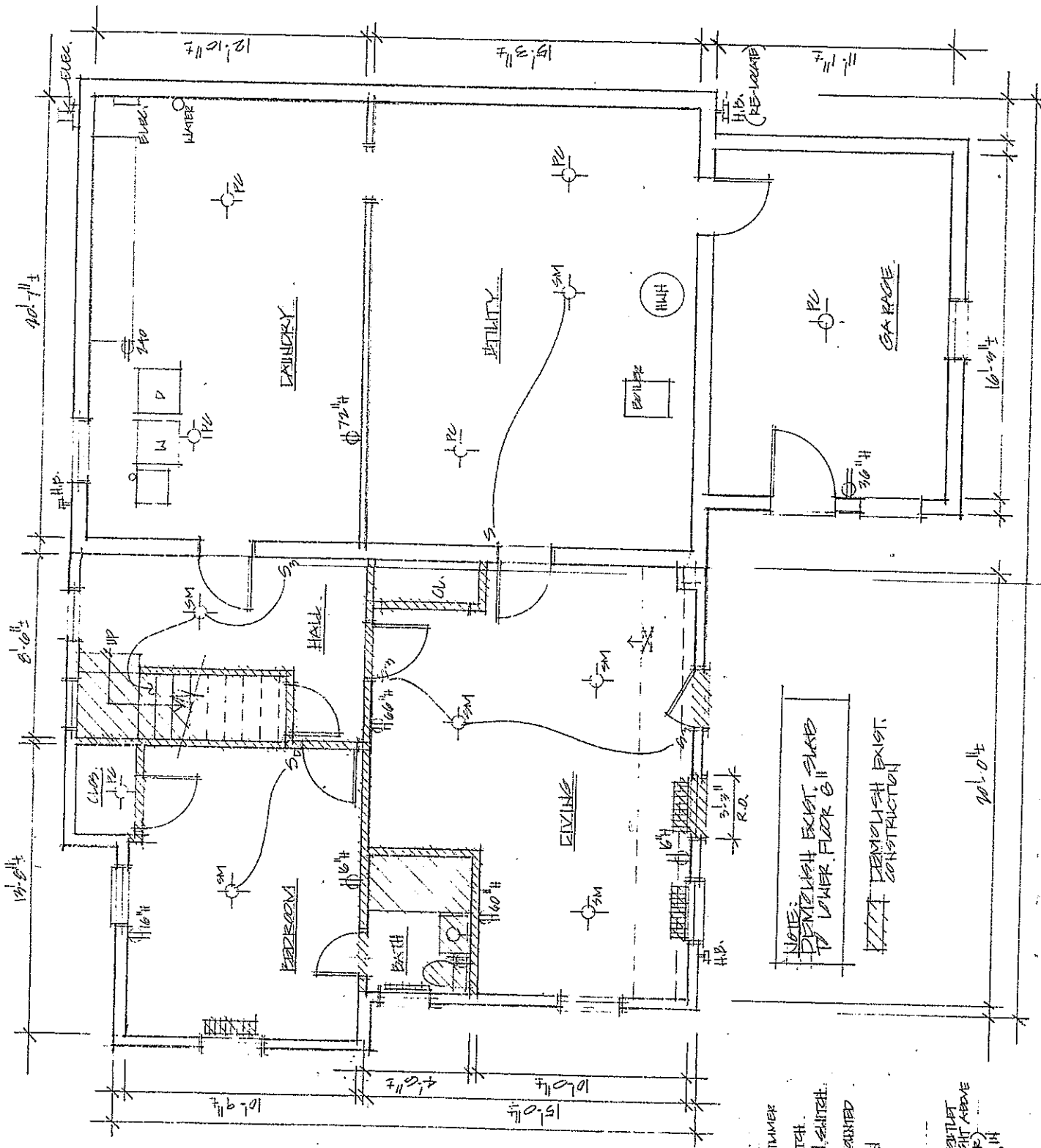
- 1) **Original Garage Structure:** *The original garage structure was approximately 14' x 23', gabled at an approx. 6:12 pitch, with ridge perpendicular to Hickory Ave.. It had wood lap siding, with a 5" exposure, +/- and 1 x 4 wood trim on corners, and at windows and doors. The garage doors were wood carriage-type doors. This structure was demolished recently for safety reasons due to deterioration.*
- 2) **Original House Structure:** *The original main house structure is approximately 20' x 30' with gable ends; the rake overhangs have been detailed to look like gambrel ends. The house ridge is parallel to Columbia Ave.. Over the years there appear to have been two large additions built on the rear of the house, doubling its size to approximately 40' x 30'. It is currently clad in aluminum siding.*
  - a. **Windows/Doors:** *The windows of the house are typically painted wood double hung: 6-over-1. The original exterior window and door trim has been eliminated and covered entirely by the aluminum siding.*
  - b. **Roof:** *The roofing is asphalt shingles.*

DESCRIPTION OF THE **PROPOSED** PROJECT AND ITS  
EFFECT ON THE HISTORIC RESOURCE:  
**23 Columbia Ave., Takoma Park, MD 20912**

1. **Re-Built Garage:** A new 14'-6" x 23'-4" (338 sf) garage will be constructed at the rear of the house on a new concrete foundation and in the same location as the original structure. It will be gabled at a 8:12 pitch, with a 15" overhang at the eaves and rake. The original driveway and curb cut will be utilized. This structure will be built using the following materials/details:
  - a. **Siding:** painted fiber cement siding (5" exposure) on all façades, with a 1 x 4 fiber cement corner trim.
  - b. **Roofing:** asphalt shingles.
  - c. **Windows and Doors:** on each of the sides of the garage there will be two 2'-6" x 4'-0" painted wood double-hung sash windows (6-over-1). There will be painted 1 x 4 fiber cement trim at the windows.
  - d. **Foundation:** concrete, with only approximately 8" to 12" exposure, max. visible from the street.
2. **Main House:** At the basement level, an accessory apartment will be added to the house function. Along Hickory Ave., a new entry will be made to accommodate the required 3'-0" wide doorway; this door location, along with an adjacent window location, will swap places in the wall to accommodate a preferred interior layout. The doorway will have an overhang, supported by brackets, approximately 5'-0" wide x 3'-0" deep.
  - a. **Windows:**  
Basement: to accommodate egress and light requirements, two new windows, 3'-0" wide x 4'-6" high (painted wood, casement, 6-over-1 appearance), will replace one smaller double-hung window at the rear of the house. The new basement window along Hickory Ave., replacing the current door location, will be a 3'-0" wide x 4'-6" high painted wood, double-hung, 6-over-1.  
First Floor: two wood casement windows will replace a non-original bay window in the kitchen.
  - b. **New Front Driveway and Sidewalk/Ramps:** to accommodate aging-in-place, a new concrete and/or masonry sidewalk and ramp will be built.(see site plan).



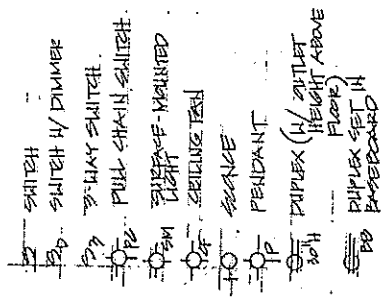
HICKORY AVENUE



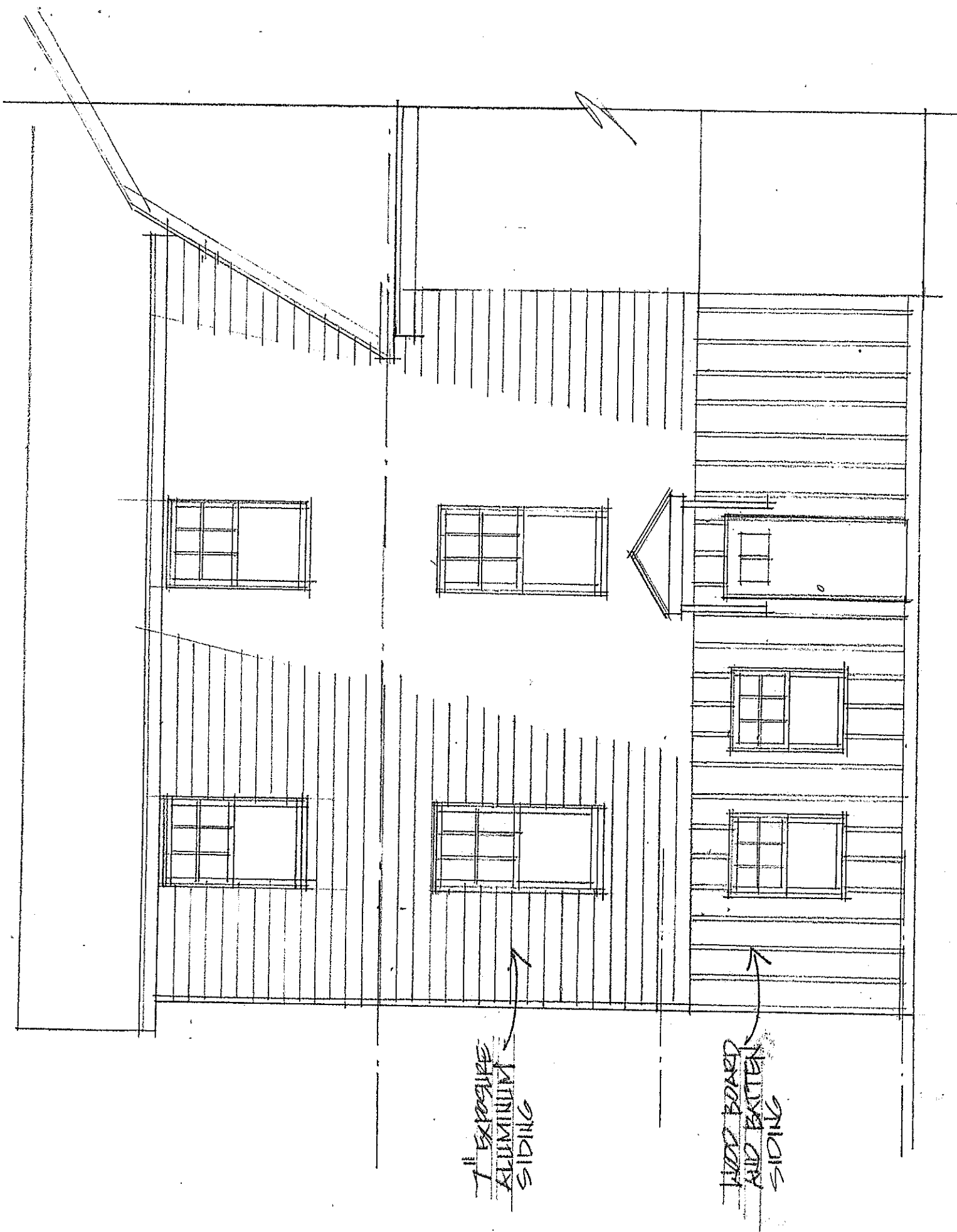
- SW - SWITCH
- SW - SWITCH W/ DIMMER
- SW - 3-WAY SWITCH
- SW - PULL CHAIN SWITCH
- SW - SURFACE MOUNTED
- SW - RECESSED
- SW - PENDANT
- SW - DUPLEX (H/ OUTLET HEIGHT ABOVE FLOOR)
- SW - DUPLEX SET IN BOARD

PITT RESIDENCE  
73 COLUMBIA AVE.  
TAKOMA PARK, MD.

DEMOLITION PLAN -  
BASEMENT  
14" = 1'0"

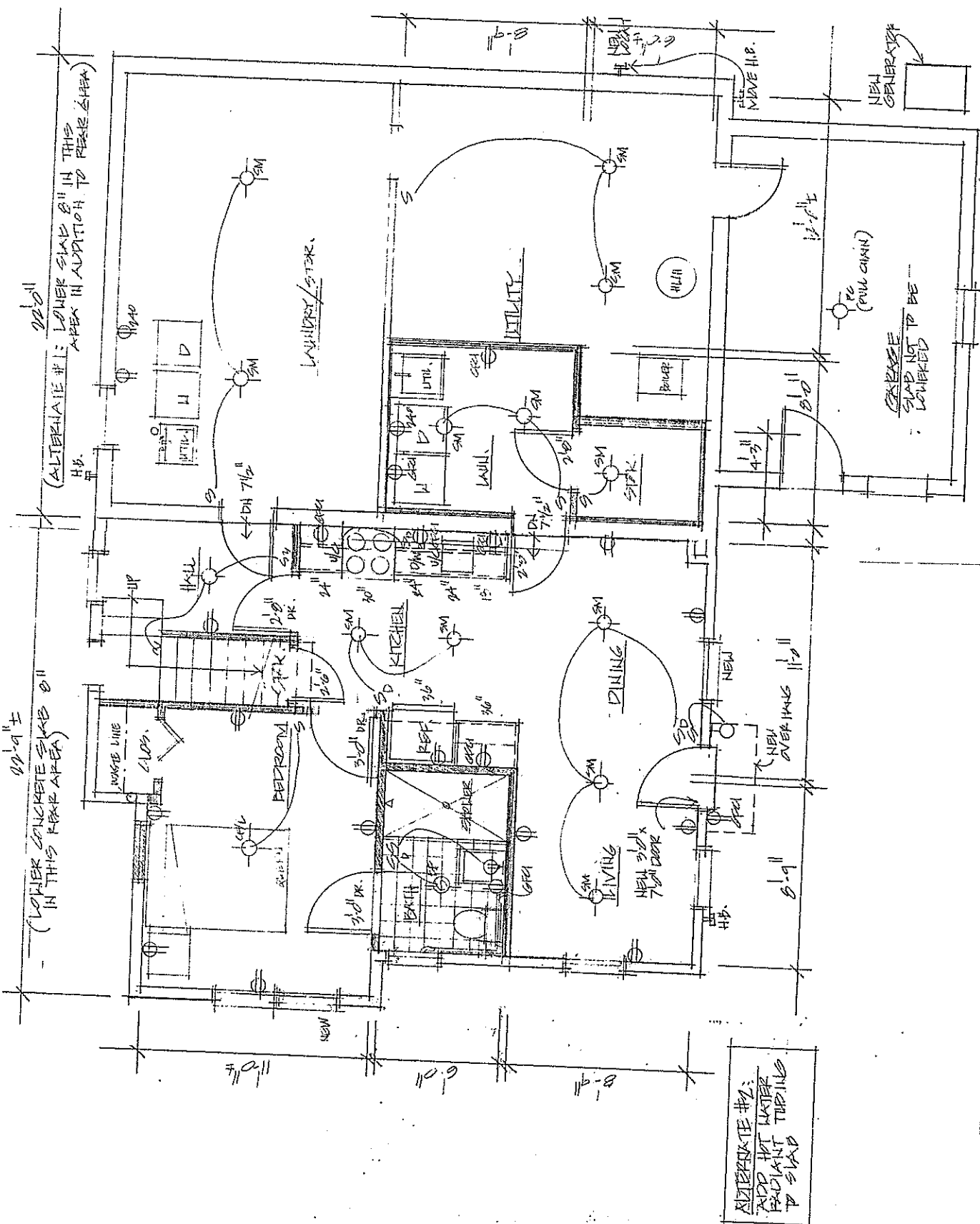






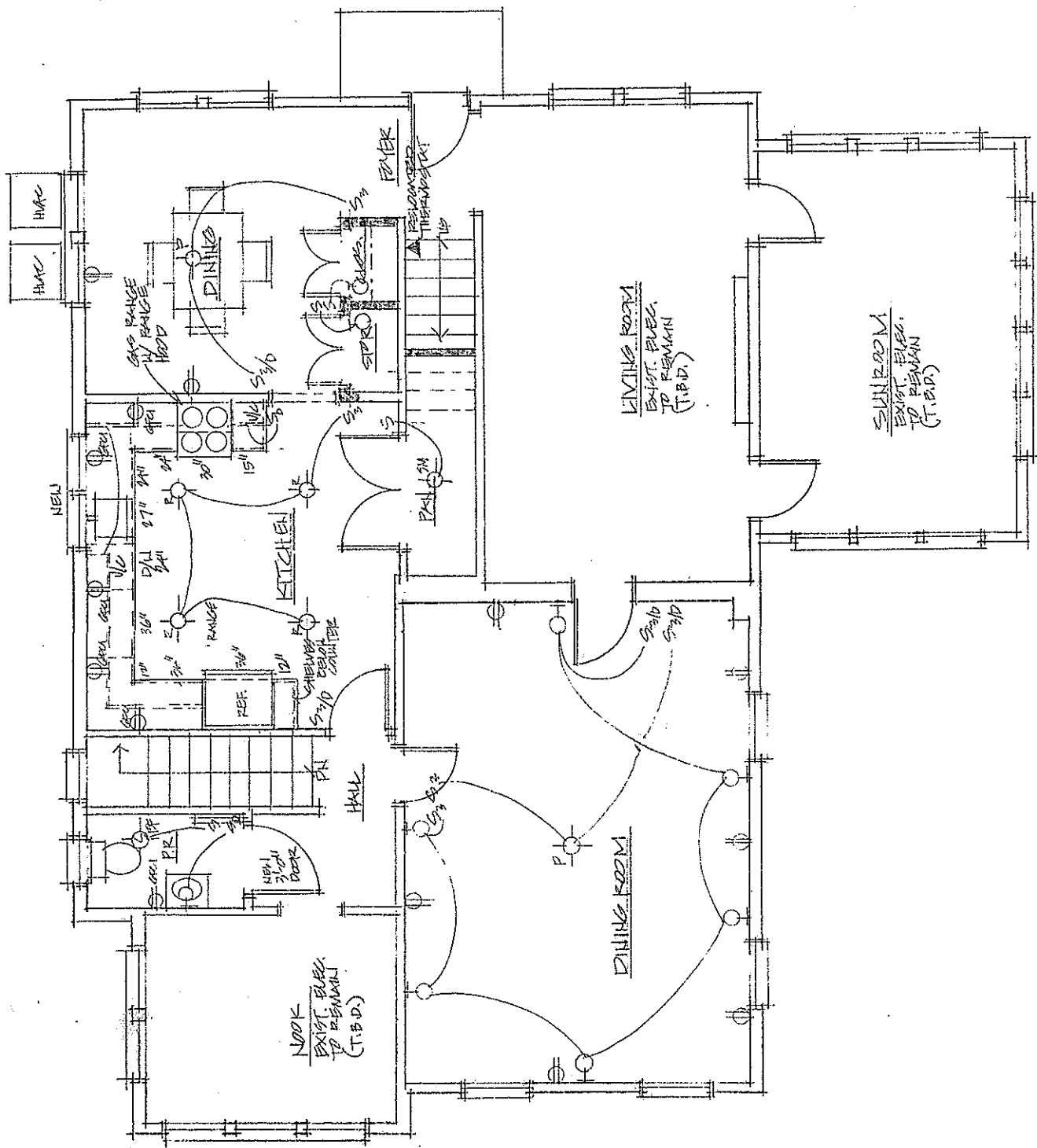
EXISTING HICKORY AVE. ELEVATION



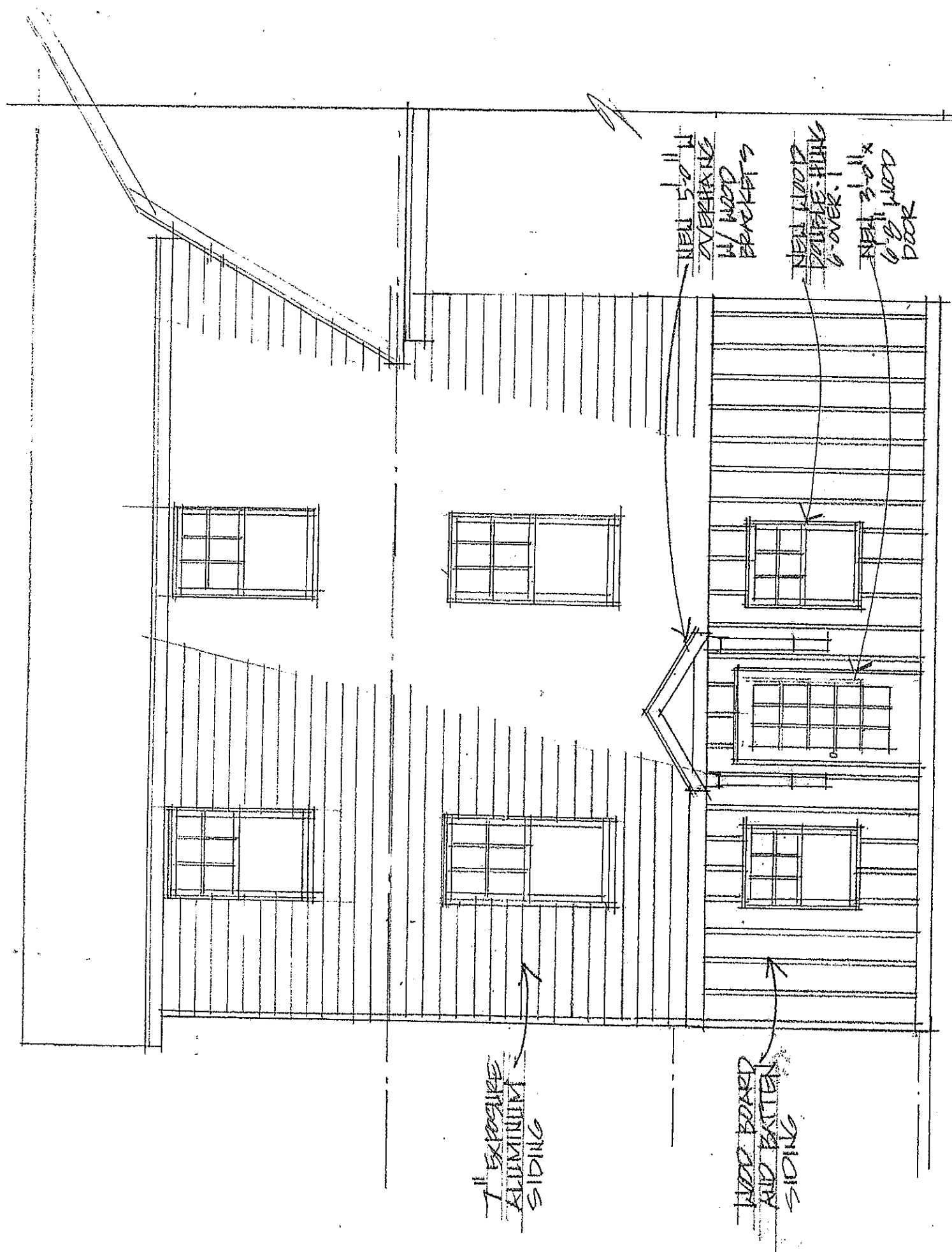


MIT RESIDENCE  
 23 COLUMBIA AVE.  
 TAKOMA PARK, MD

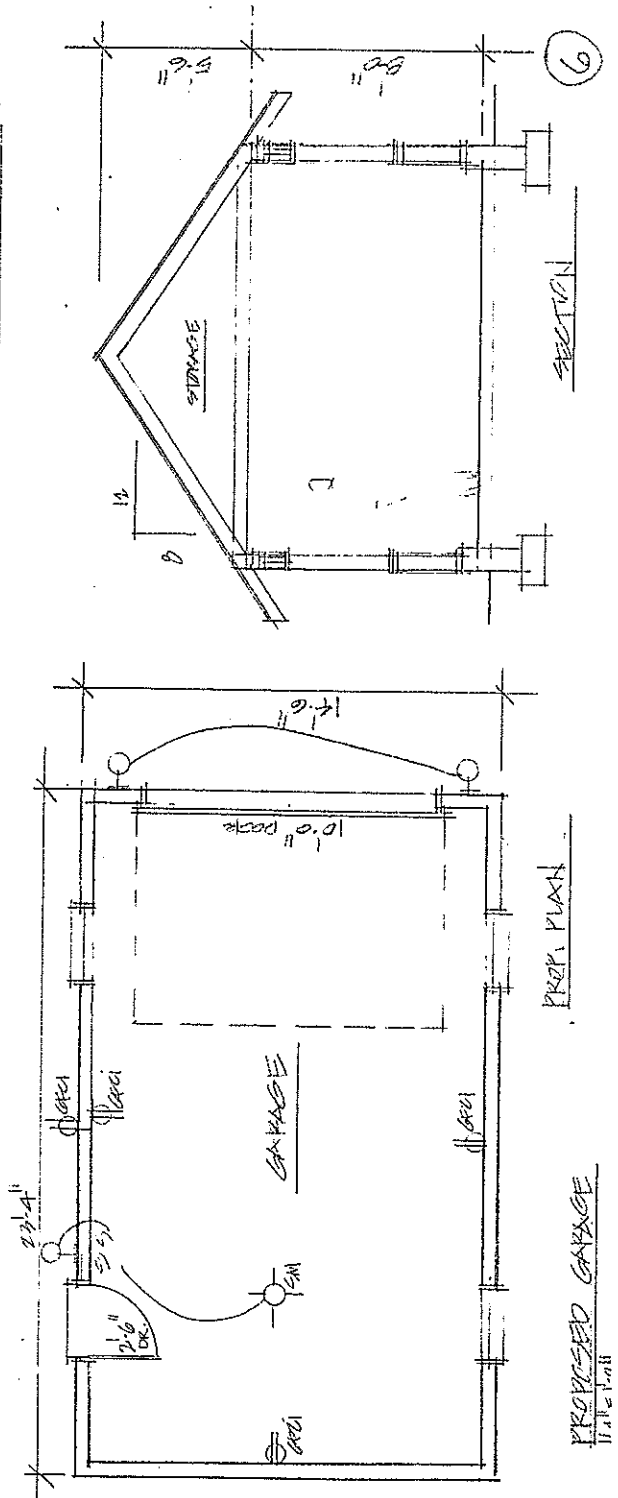
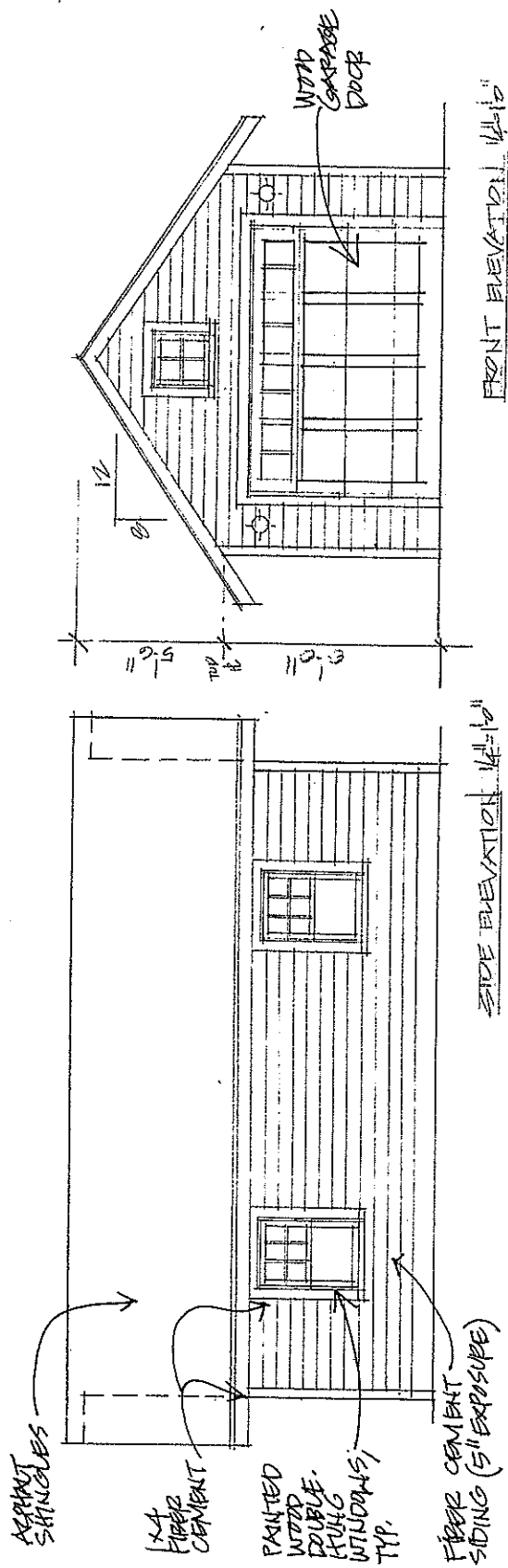
Vitallo Architecture Studio, PC  
 7056 Woodland Ave.  
 Takoma Park, MD 20912  
 (301) 806-6447 cell



PROPOSED FIRST FLOOR PLAN



PROPOSED HICKORY AVE. ELEVATION

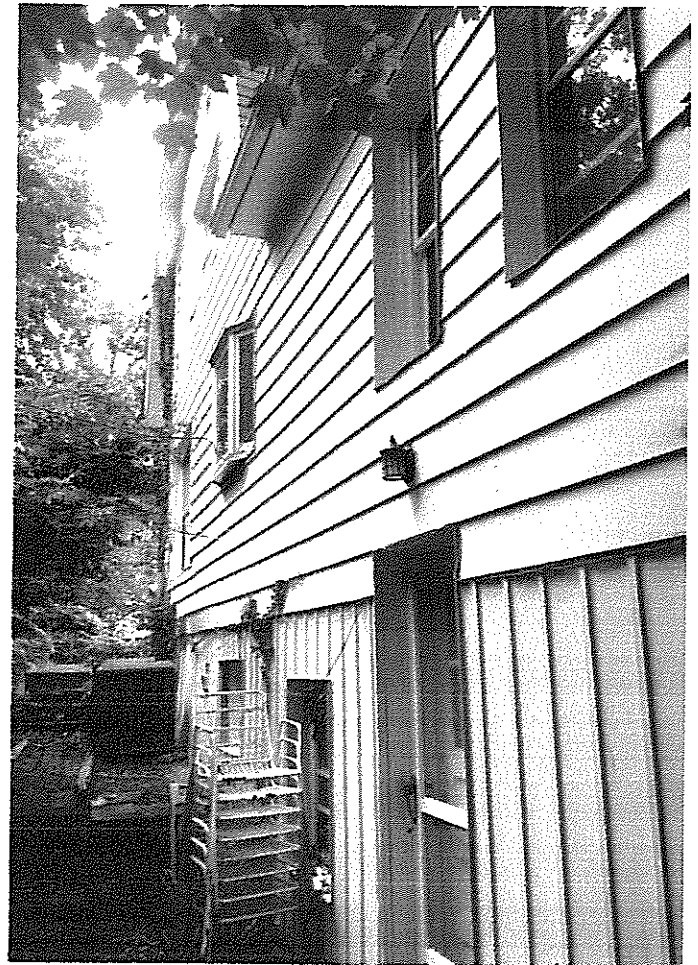




FRONT VIEW



LEFT SIDE (EAST / HICKORY AVE.)



RIGHT SIDE (WEST)

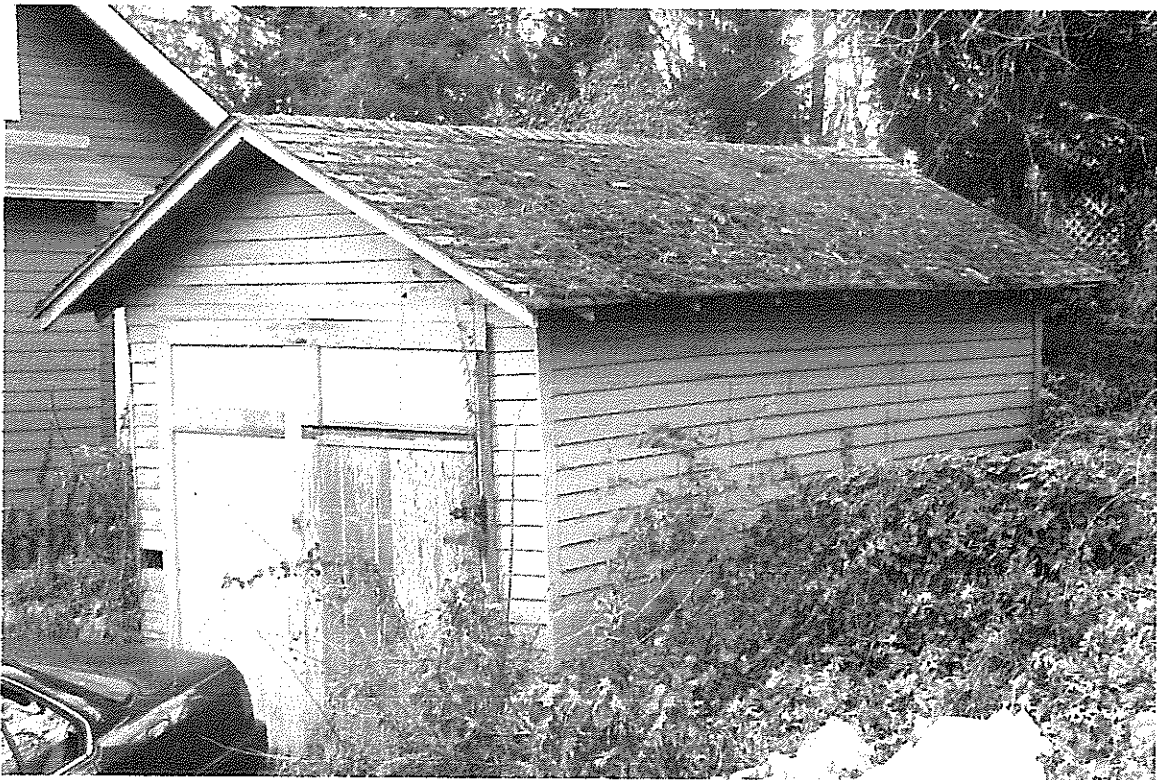


REAR





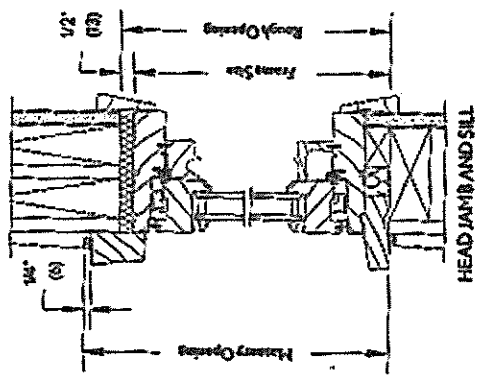
GARAGE REAR



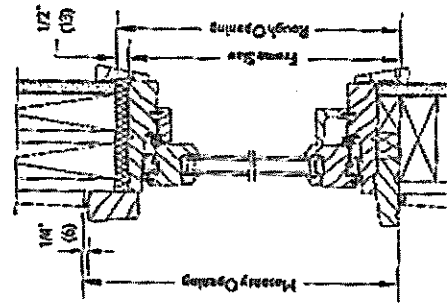
GARAGE FRONT

# WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT PICTURE UNIT

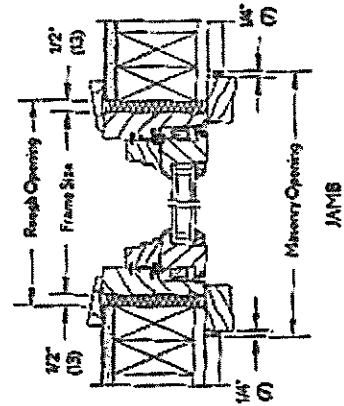
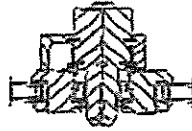
## CONSTRUCTION DETAILS



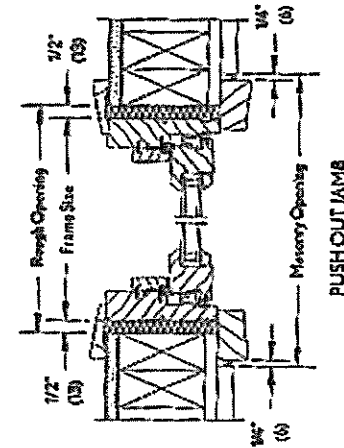
PUSH OUT HEAD JAMB AND SILL



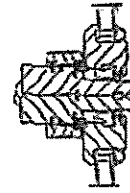
PUSH OUT HORIZONTAL MULLION



JAMB



PUSH OUT JAMB



PUSH OUT VERTICAL MULLION

# WOOD ULTIMATE DOUBLE HUNG CONSTRUCTION DETAILS

