

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10 Hickory Ave., Takoma Park	Meeting Date:	4/10/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/3/2019
Applicant:	C.J. Rydberg and Katelin Chow (Rick Vitullo, Architect)	Public Notice:	3/27/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-19Q	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1900-1910

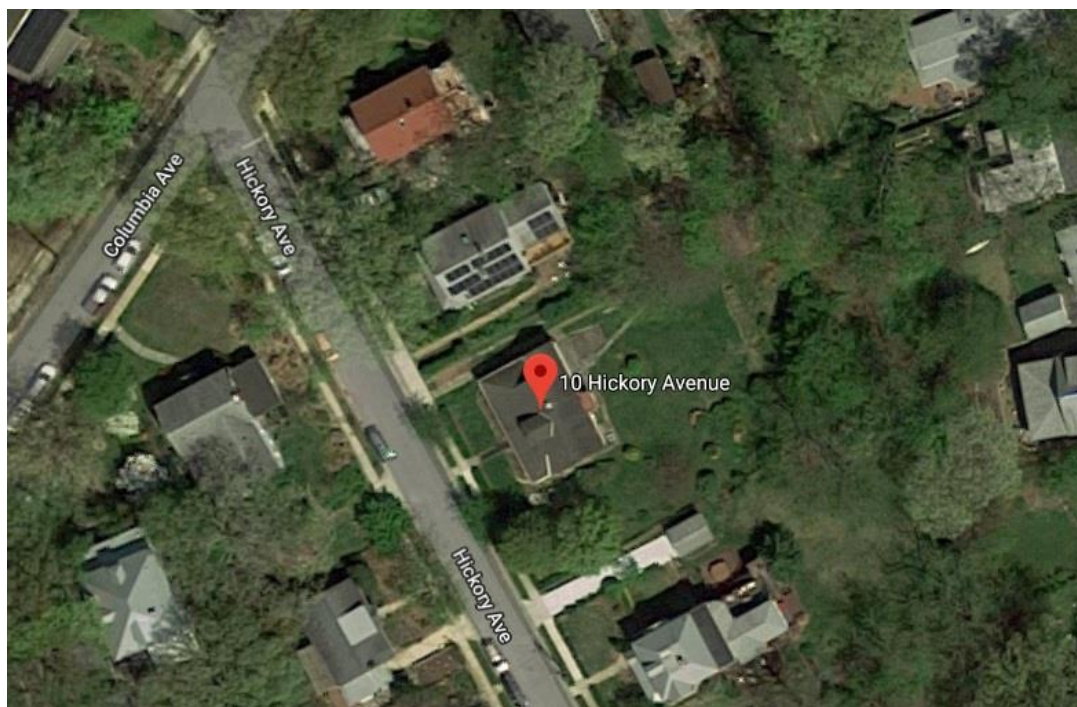


Fig. 1: Subject property.

PROPOSAL

The applicants propose the following work items:

- In-kind carpentry repairs to the front porch.
- Removal of the existing rear porch.
- Construction of a two-level rear addition (second-floor bedroom over a screened porch).
- Construction of a rear shed dormer.

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.

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

a 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 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.

Sec. 24A-8. Same-Criteria for issuance.

(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; [emphasis added] 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. 94, § 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.” Standards 2, 9, and 10 most directly apply to the application before the Commission:

#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.

#10. New additions and adjacent or related new construction shall 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:

Staff is fully supportive of the applicants' proposal. The proposed two-level rear addition is modest in scale and massing, with a 4'-8" inset from the south (right, as viewed from the front) side elevation of the historic house and an 11' inset from the north (left) side. The proposed shed dormer will be inset 6" from each side of the historic house, with further differentiation provided by the existing 1' deep rake boards of the historic house. The proposed front porch carpentry work will consist of repairs and/or in-kind replacement of wood tongue and groove flooring, wood railings, wood framing, and PVC screening.

The proposed materials for the additions include fiber cement panels with rough stucco, fiber cement 1 x 4 corner boards, field-turned standing seam metal roofing (as necessitated by the 2:12 roof slopes), single-lite wood casement and awning windows in the second-floor of the two-level rear addition, and wood one-over-one double hung windows and wood awning windows in the shed dormer. The proposed materials for the first-floor screened porch will be wood framing and PVC screening, with wood railings and inset wood balusters.

Other work items include repair/restoration of the existing double-hung wood windows in the historic house and replacement of the two-over-two basement-level wood double-hung window at the rear with a new wood one-over-one double-hung window. The Commission typically exercises greater leniency when reviewing proposed alterations to basement-level fenestration on secondary elevations, and staff finds that the proposed window replacement will not detract from character-defining features of the historic house or the surrounding streetscape.



Fig. 2: Rear basement-level window to be replaced.

The proposed carpentry repairs to the front porch and repairs of the existing windows in the historic house are eligible for the County's 25% Historic Preservation Tax Credit, and staff recommends that the applicants submit a tax credit application by April 1, 2020.

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 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

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: _____ Contact Person: RICK VITULLO ALA
Tax Account No. _____ Daytime Phone No.: 301-806-6447
Name of Property Owner: C.J. RYDBERG / KATELIN CHOW Daytime Phone No.: _____
Address: 10 HICKORY AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: T.B.D. Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICK VITULLO ALA Daytime Phone No.: 301-806-6447

LOCATION OF BUILDING/PREMISE

House Number: 10 Street: HICKORY AVE.
Town/City: TAKOMA PARK Nearest Cross Street: COLUMBIA AVE.
Lot: 8 Block: 20 Subdivision: B.F. GILBERT'S ADD'N TO T.P.
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 _____

1B. Construction cost estimate: \$ 350,000.00

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.

R. Vitullo
Signature of owner or authorized agent

3-15-19
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 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.

OWNERS:

10 Hickory Avenue, LLC
(Katelin Chow & C.J. Rydberg)
10 Hickory Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:

Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

Kenneth Norkin
14 Hickory Ave.
Takoma Park, MD 20912

Lorraine Gilbert
Laurence Fischel
6 Hickory Ave.
Takoma Park, MD 20912

Teresa Smith
7 Hickory Ave.
Takoma Park, MD 20912

Karl & Ruth Pitt
23 Columbia Ave.
Takoma Park, MD 20912

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:

10 Hickory Ave., Takoma Park, MD 20912

Front Porch: The front porch shall have new T & G wood flooring to replace the dilapidated wood flooring. The existing dilapidated wood posts and railings will be restored, as possible, or replaced in kind. The existing screen porch at front will be restored, using new wood framing and new PVC screening.

Rear Additions:

- a. A new 14'-0" x 20'-0" (280 sf) 2-level addition (Master Bedroom over Screen Porch) will be constructed at the rear of the house and inset from the house 4'-8" away from the south side and 11'-0" away from the north side. This addition will have a shallow gable roof (2.5:12 slope).
- b. There will also be a gabled shed dormer addition (2:12 slope) added to the existing house at the rear which will be set back from the plane of the house below by 6" on each side and also separated from the original roof and house below by an existing 1'-0" deep rake, which shall remain.

This will be built using the following materials/details:

- 1) ***Siding:*** painted fiber cement panels, with a rough stucco, on all façades, with a 1 x 4 fiber cement trim at the corners.
- 2) ***Roofing:*** Membrane or standing seam metal roofing (TBD).
- 3) ***Windows and Doors:*** The existing wood double hung windows on the house shall be restored, as possible; a deteriorated wood double hung window in the rear wall of the basement (2'-8" x 5'-5") will be replaced with a painted wood and laminated-glass double hung window (for security). The new rear addition windows will be painted wood casement and awning windows, with no muntins; the new windows in the shed dormer addition will be painted wood double hung at the rear and awning at the two sides. There will be painted 1 x 4 fiber cement trim at all windows.
- 4) ***Screen Porch and Wood Stoop/Stairs:*** This will be constructed of wood frame with PVC screening in between; the stoop will be wood frame, with wood railings and balusters. There will be a stair to grade.

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

10 Hickory Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Colonial Revival-style house, built in 1903, and it is located in the Takoma Park Historic District. It is a 1 ½ -story house, rectangular in shape, approx. 24' x 36', with a large front porch and a left-side screen porch. It has a 1450 S.F. footprint, with a full walk-out basement at the rear of the sloping site.

- a. Original House Structure:** *The main house structure is wood framed and is gabled (10:12 slope), with the ridge parallel to Hickory Ave..*
- b. Exterior Finish:** *The exterior finish is rough stucco.*
- c. Windows/Doors:** *The windows of the house are typically painted wood double hung: 1-over-1. There are original fully operable wood shutters.*
- d. Roof:** *The roofing is asphalt shingles.*



FRONT



FRONT / LEFT SIDE

10 HICKORY AVE. TAKOMA PARK MD 20912



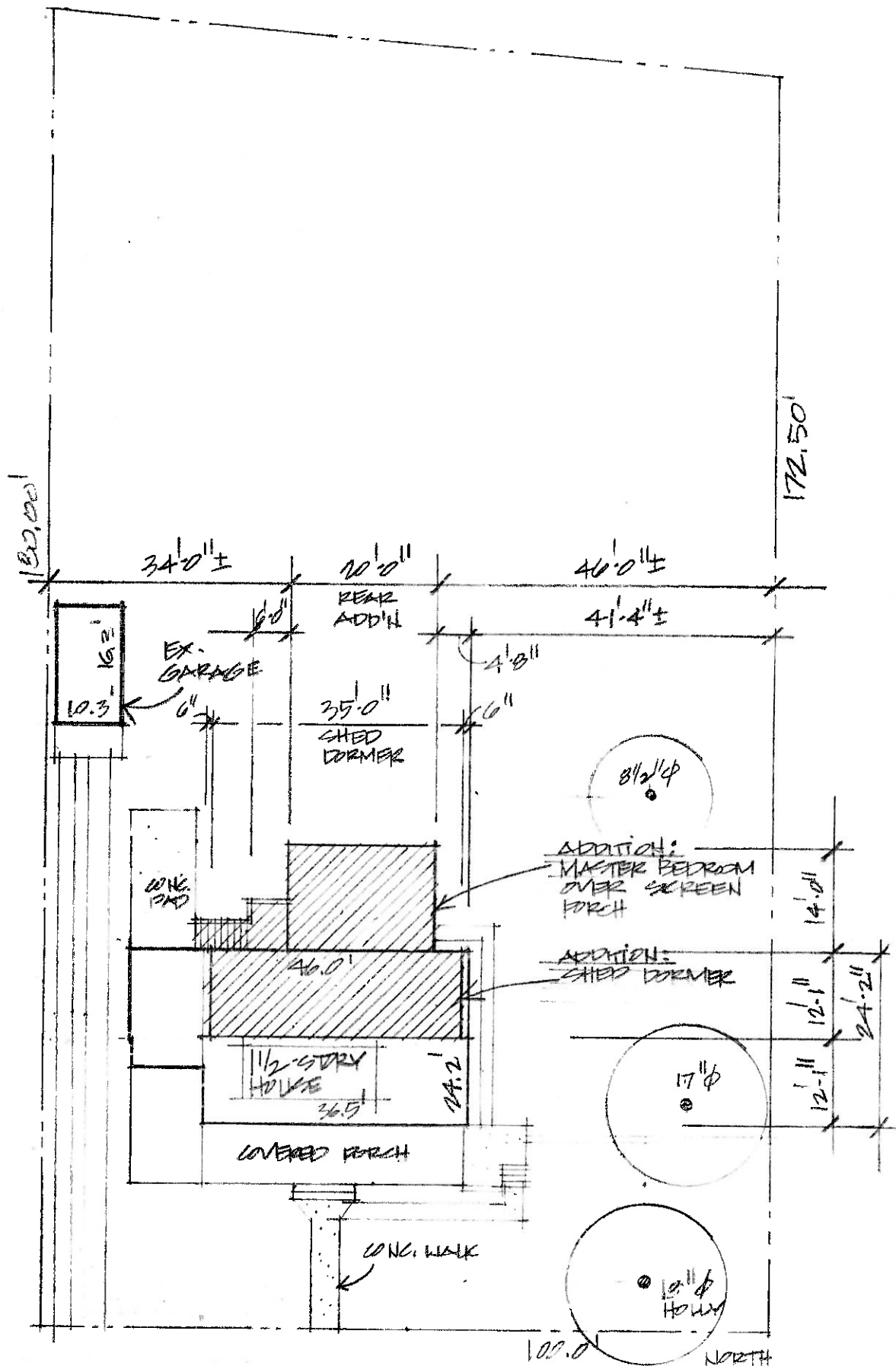
REAR



LEFT SIDE



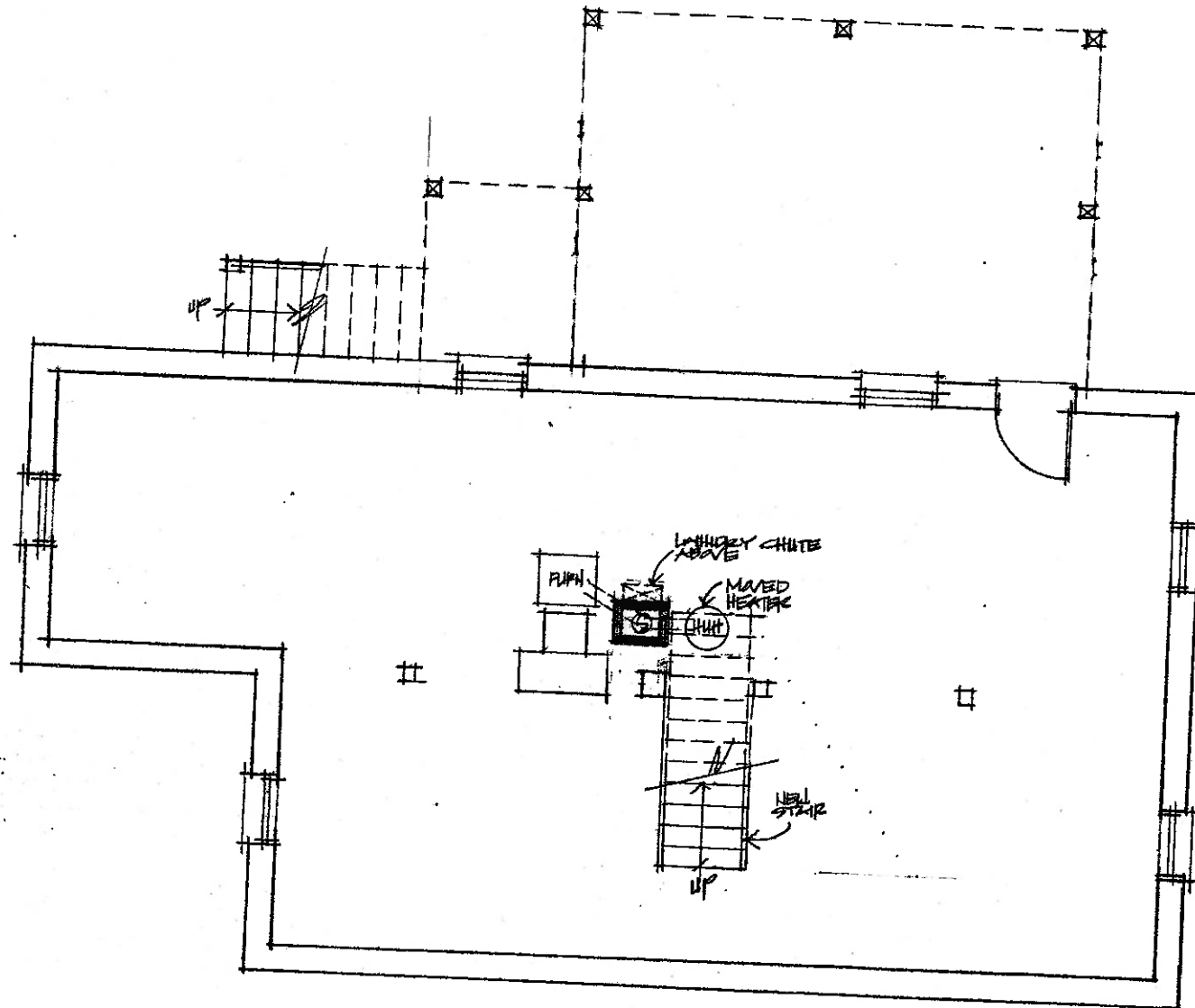
RIGHT SIDE



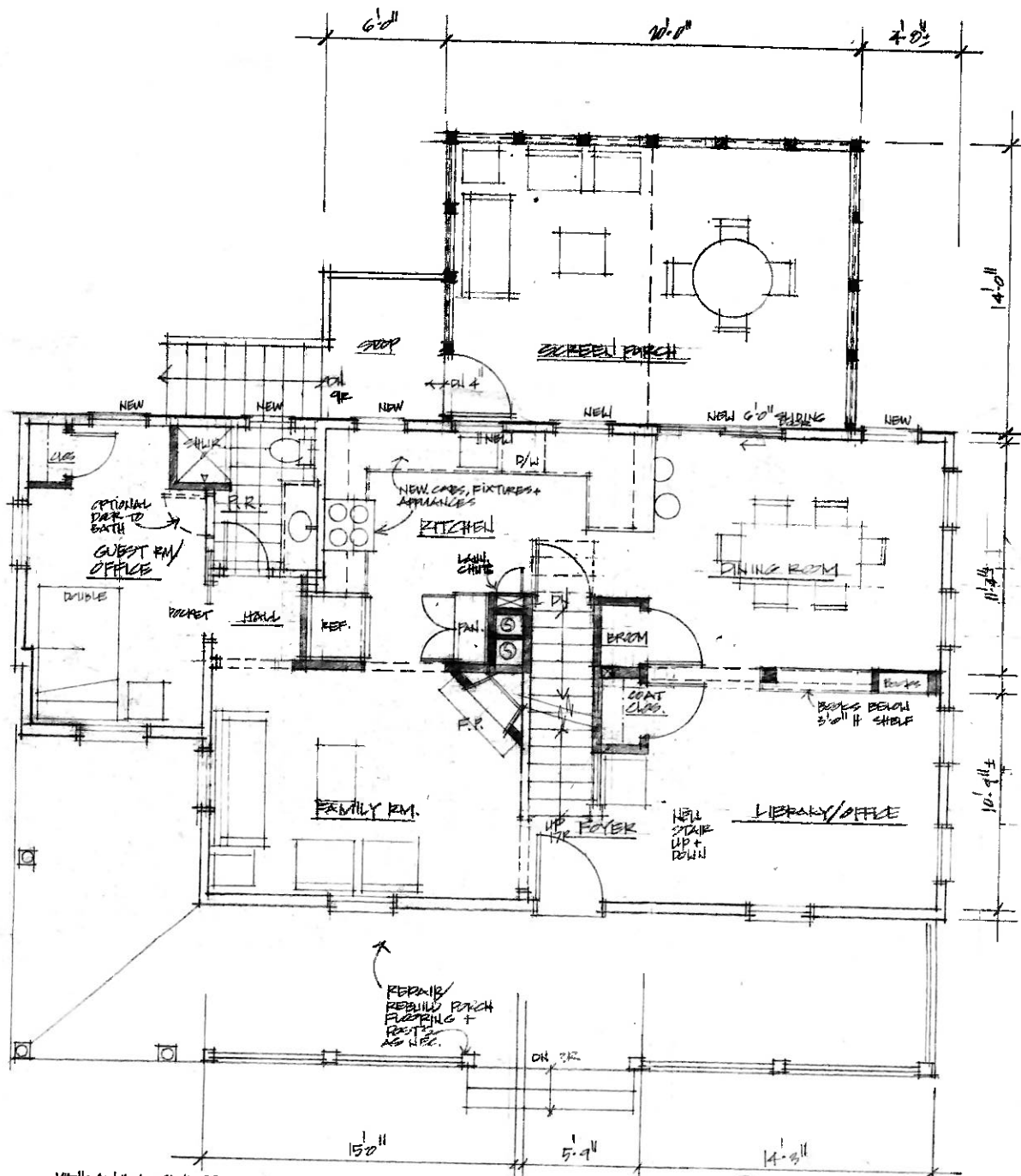
HICKORY AVE.

SITE PLAN

1" = 20'-0"



PROPOSED BASEMENT
 1/4" = 1'-0"



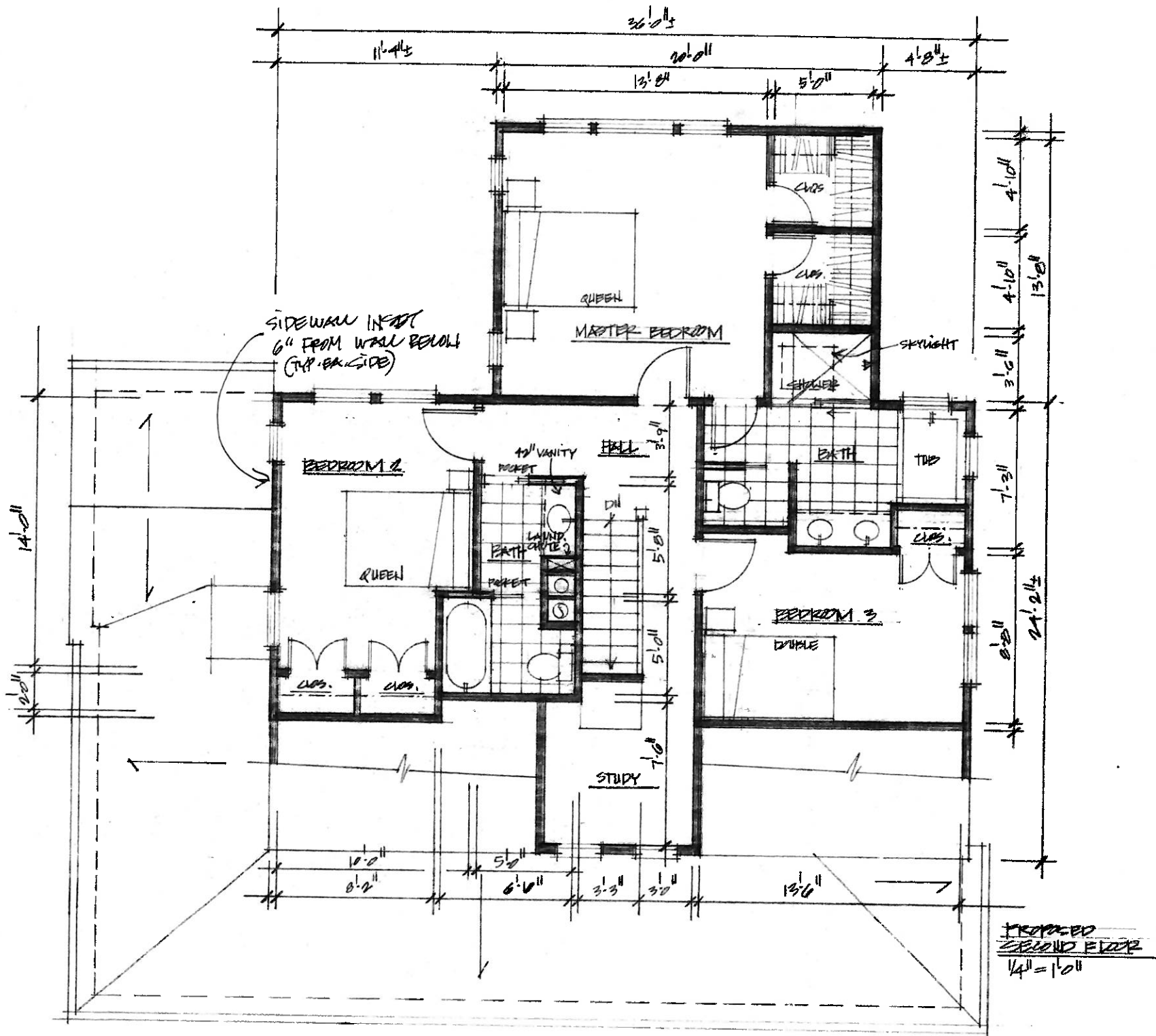
- ① NEW CODE COMPLIANT STAIR NECESSARY FOR NEW BEDROOMS UPSTAIRS
- ② PLAN REQUIRES SHIFT OF CHIMNEY P.B.E. ALONGSIDE STAIR (REPLACE ALL W/RY UP TO ROOF)

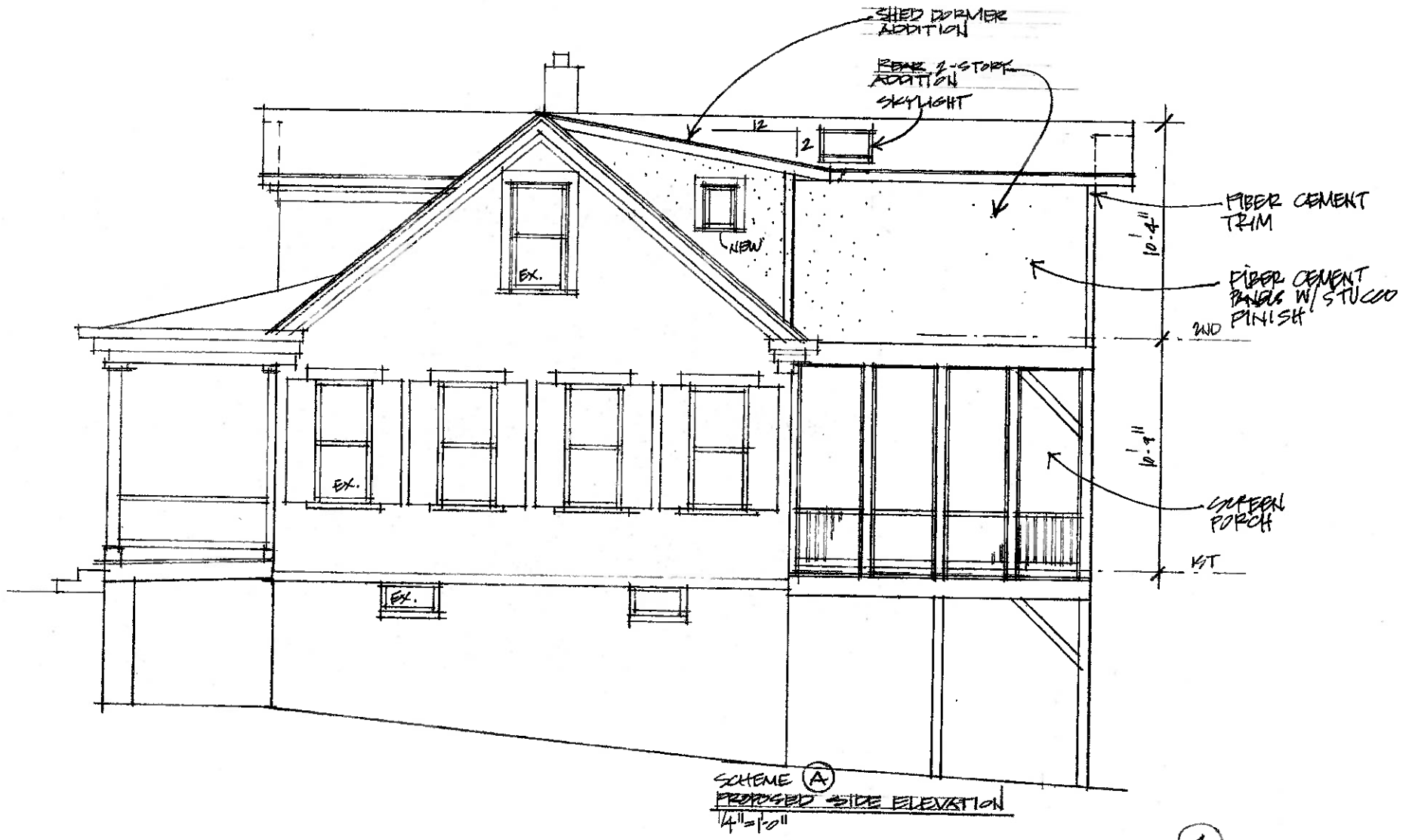
Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

SCHEME (A)
 PROPOSED FIRST FLOOR
 14'-1" x 11'-0"

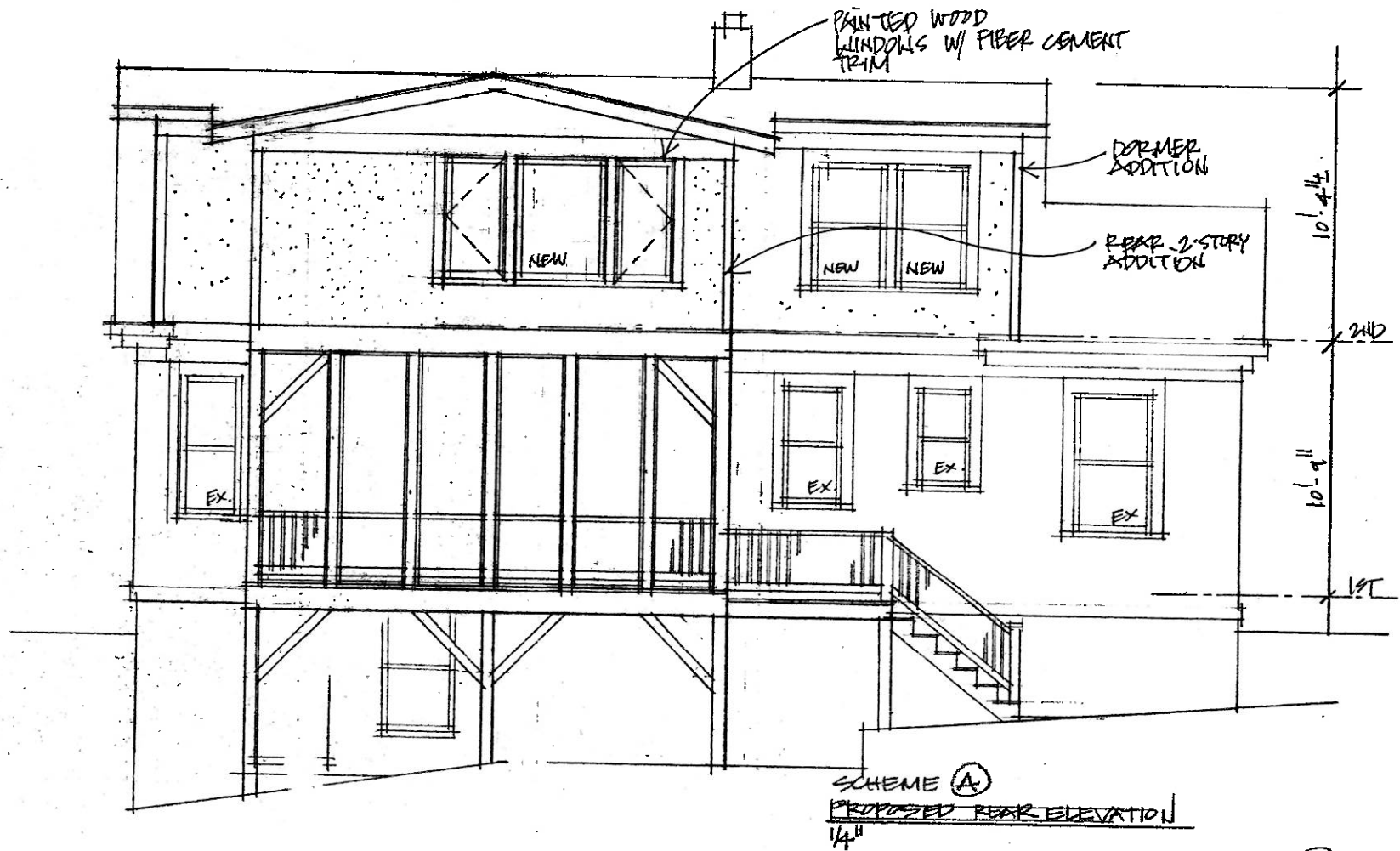
CHOW / RYDBERG
 12 HICKORY AVE.
 TAKOMA PARK

12.7.18





4

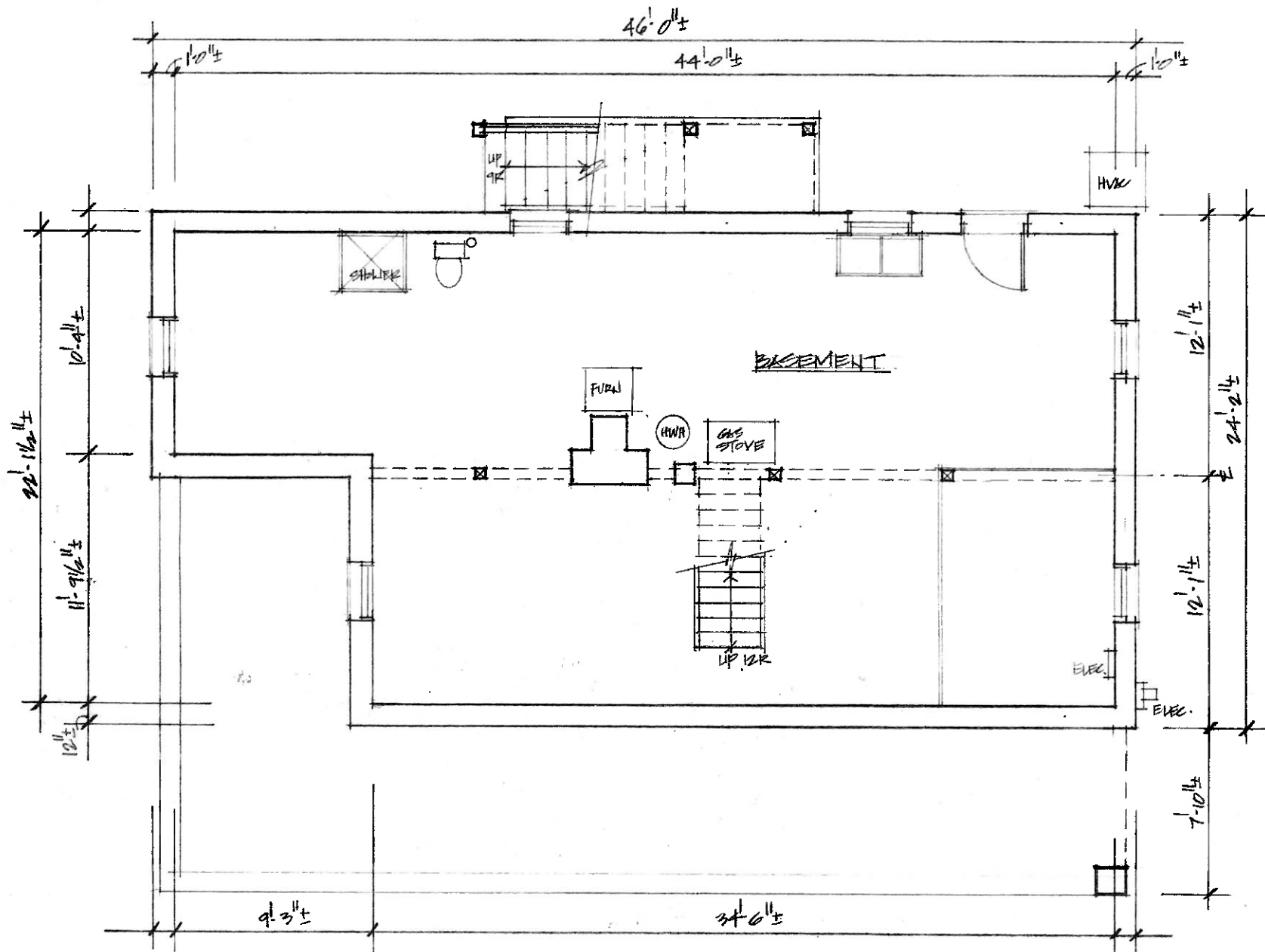


(5)

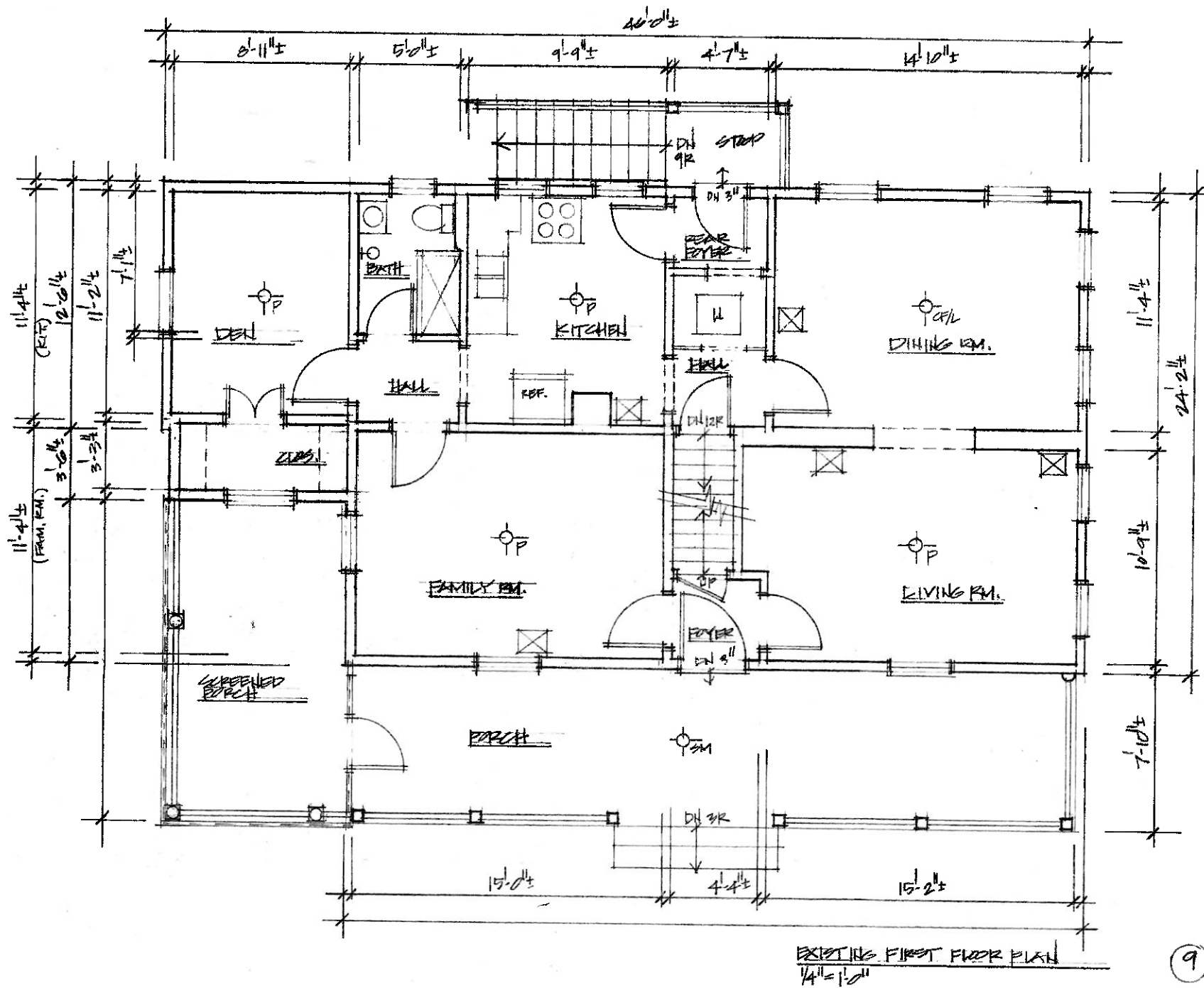


PROPOSED SIDE ELEVATION
1/4" = 1'-0"

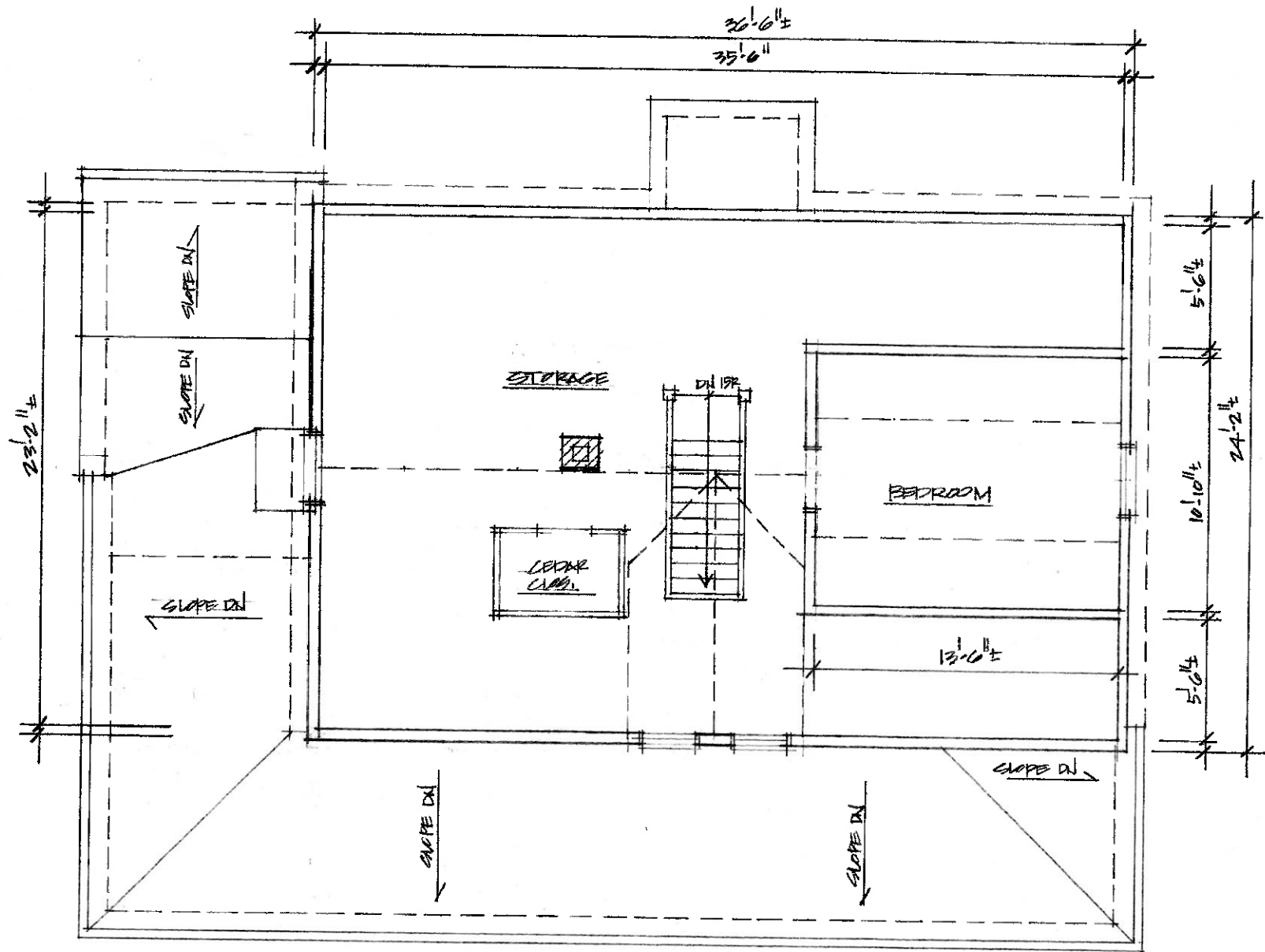
6



11



9



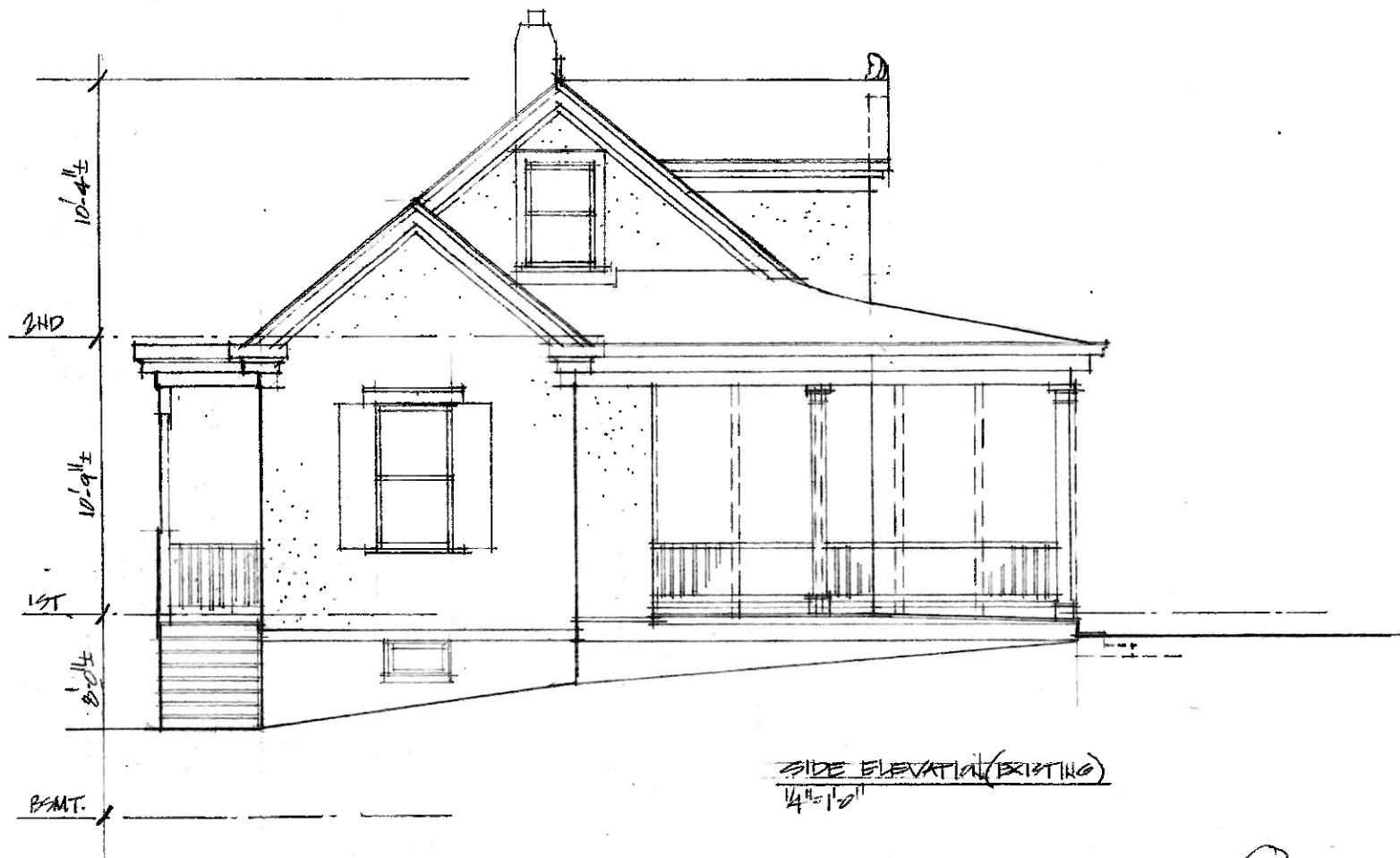
EXISTING SECOND FLOOR PLAN
 $\frac{1}{4}" = 1'-0"$

10

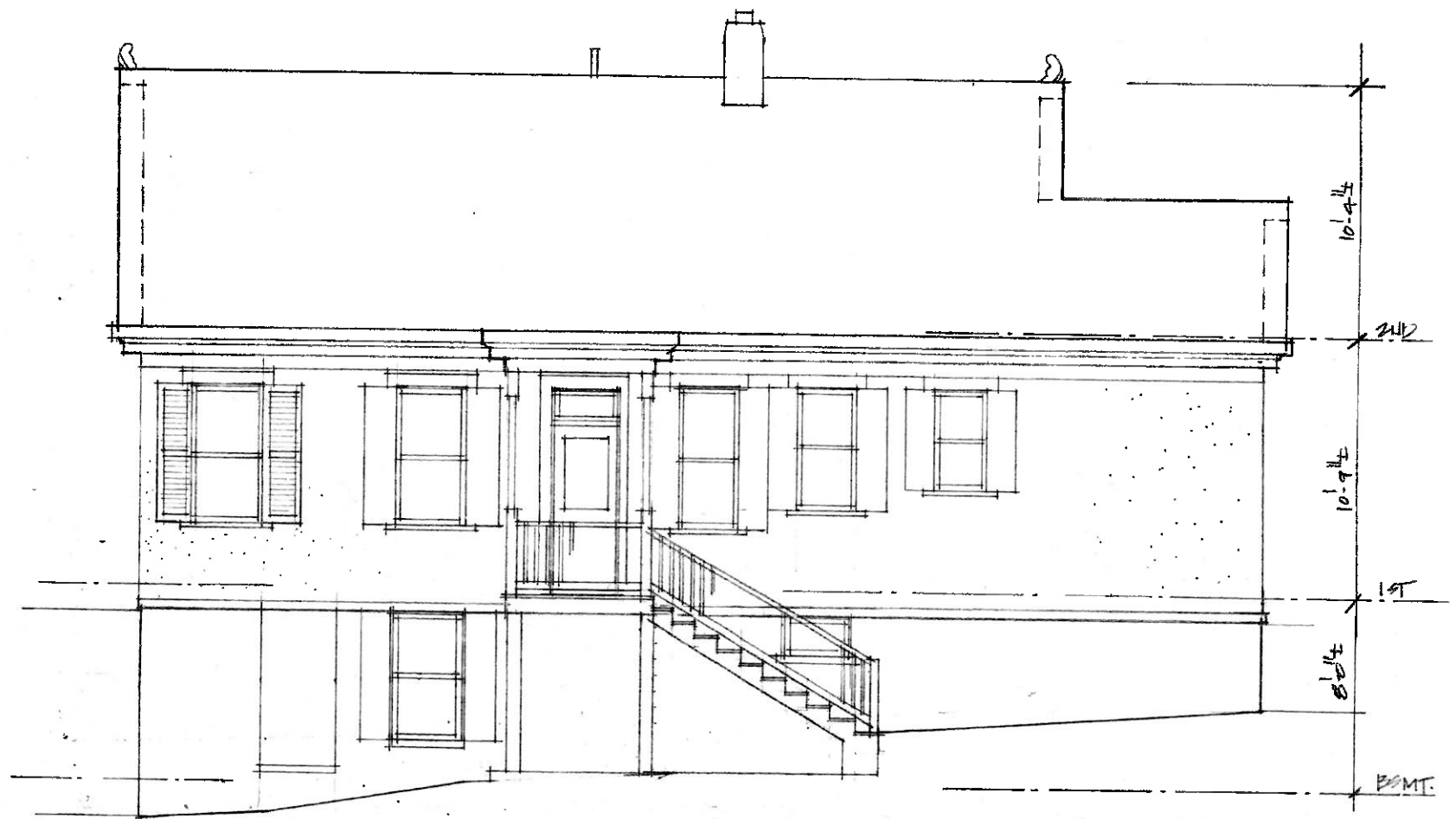


FRONT ELEVATION (EXISTING)
1/4" = 1'-0"

12



(13)



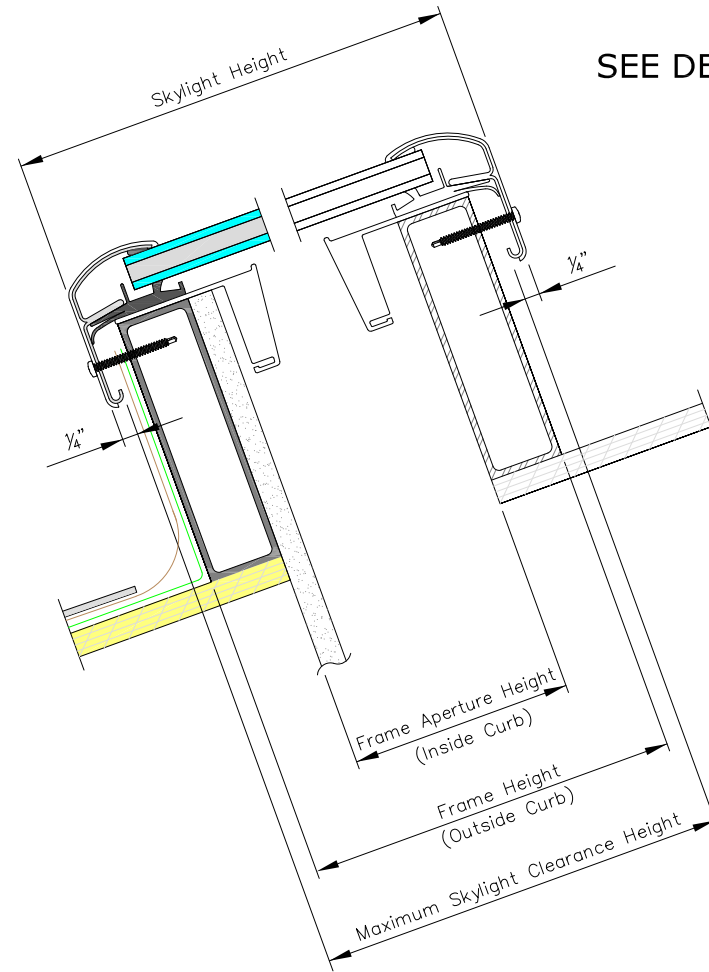
REAR ELEVATION (EXISTING)
4-10-11

(4)

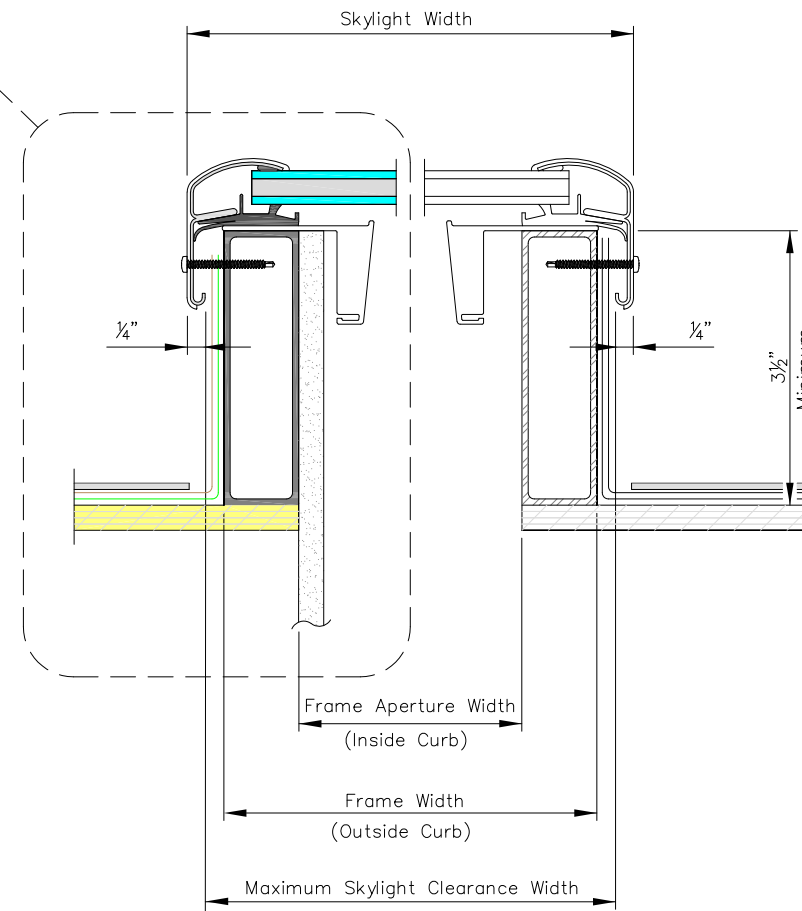


SIDE ELEVATION (EXISTING)
 $\frac{1}{4}" = 1'-0"$

(15)

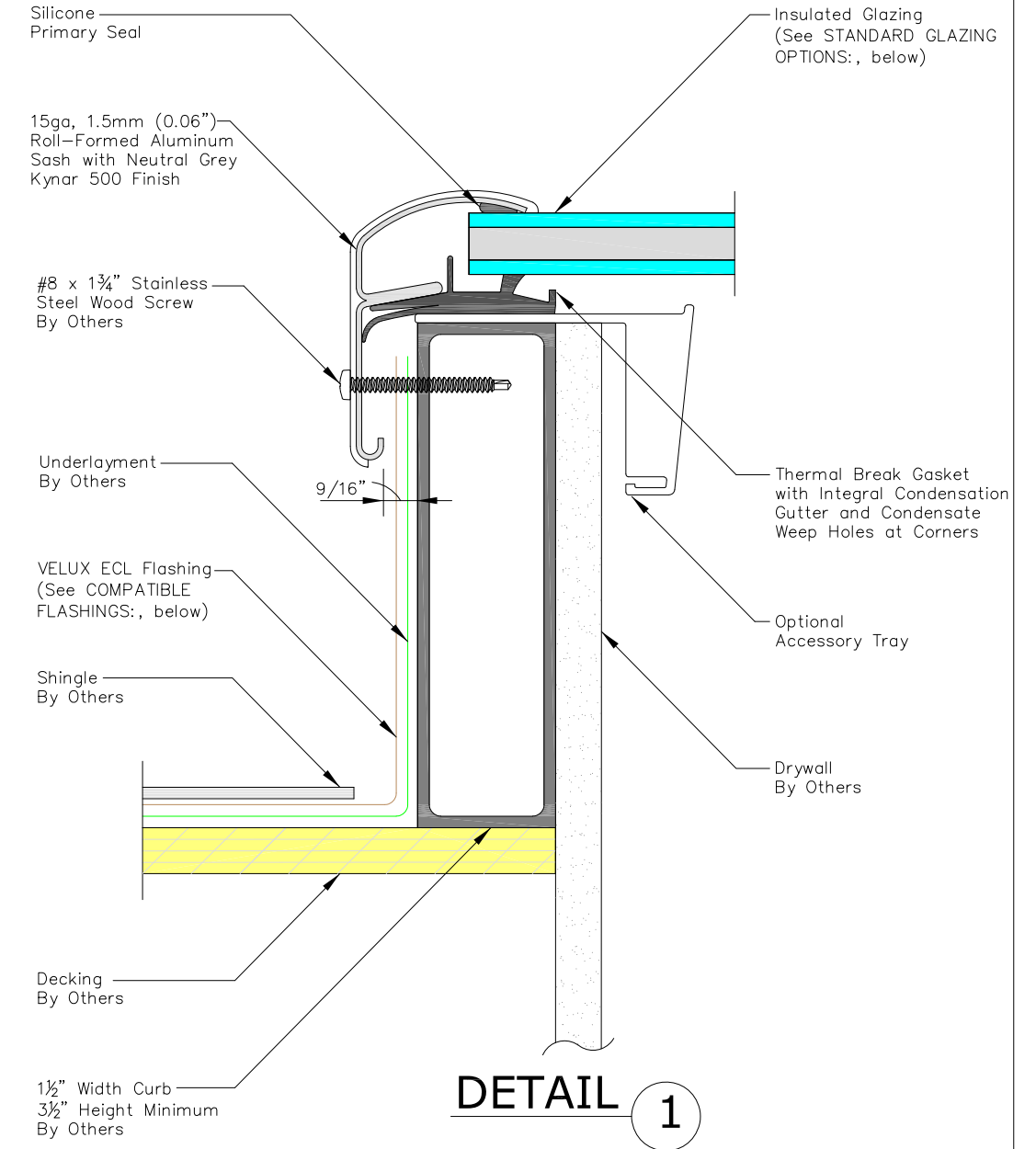


SEE DETAIL 1



VERTICAL CROSS SECTION

HORIZONTAL CROSS SECTION



DETAIL 1

PRODUCT DIMENSIONS

METRIC UNITS (MILLIMETERS)

Size	Frame Width	Frame Aperture Width	Skylight Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Skylight Height	Maximum Skylight Clearance Height	Daylight Area (Sq. Meters)
1430	445	368	485	473	851	775	892	879	0.28
1446	445	368	485	473	1257	1181	1299	1286	0.43
2222	648	572	689	676	648	572	689	676	0.33
2230	648	572	689	676	851	775	892	879	0.44
2234	648	572	689	676	953	876	994	981	0.50
2246	648	572	689	676	1257	1181	1299	1286	0.68
2270	648	572	689	676	1867	1790	1908	1895	1.02
3030	851	775	892	879	851	775	892	879	0.60
3046	851	775	892	879	851	1181	1299	1286	0.92
3434	952	876	994	981	952	876	994	981	0.77
3446	952	876	994	981	1257	1181	1299	1286	1.03
4622	1257	1181	1299	1286	648	572	689	676	0.68
4646	1257	1181	1299	1286	1257	1181	1299	1286	1.39

IMPERIAL UNITS (INCHES)

Size	Frame Width	Frame Aperture Width	Skylight Width	Maximum Skylight Clearance Width	Frame Height	Frame Aperture Height	Skylight Height	Maximum Skylight Clearance Height	Daylight Area (Sq. Feet)
1430	17 1/2	14 1/2	19 1/8	18 5/8	33 1/2	30 1/2	35 1/8	34 5/8	3.07
1446	17 1/2	14 1/2	19 1/8	18 5/8	49 1/2	46 1/2	51 1/8	50 5/8	4.68
2222	25 1/2	22 1/2	27 1/8	26 5/8	25 1/2	22 1/2	27 1/8	26 5/8	3.52
2230	25 1/2	22 1/2	27 1/8	26 5/8	33 1/2	30 1/2	35 1/8	34 5/8	4.76
2234	25 1/2	22 1/2	27 1/8	26 5/8	37 1/2	34 1/2	39 1/8	38 5/8	5.39
2246	25 1/2	22 1/2	27 1/8	26 5/8	49 1/2	46 1/2	51 1/8	50 5/8	7.27
2270	25 1/2	22 1/2	27 1/8	26 5/8	73 1/2	70 1/2	75 1/8	74 5/8	11.01
3030	33 1/2	30 1/2	35 1/8	34 5/8	33 1/2	30 1/2	35 1/8	34 5/8	6.46
3046	33 1/2	30 1/2	35 1/8	34 5/8	49 1/2	46 1/2	51 1/8	50 5/8	9.85
3434	37 1/2	34 1/2	39 1/8	38 5/8	37 1/2	34 1/2	39 1/8	38 5/8	8.27
3446	37 1/2	34 1/2	39 1/8	38 5/8	49 1/2	46 1/2	51 1/8	50 5/8	11.14
4622	49 1/2	46 1/2	51 1/8	50 5/8	25 1/2	22 1/2	27 1/8	26 5/8	7.27
4646	49 1/2	46 1/2	51 1/8	50 5/8	49 1/2	46 1/2	51 1/8	50 5/8	15.02

STANDARD GLAZING OPTIONS:

- Laminated LowE3 (04)
- Tempered LowE3 (05)
- Impact (06)
- Miami-Dade (07)
- White Laminated (08)

*Tempered Exterior Pane used with all options

COMPATIBLE FLASHINGS:

- ECL Step flashing
- ECW Tile flashing

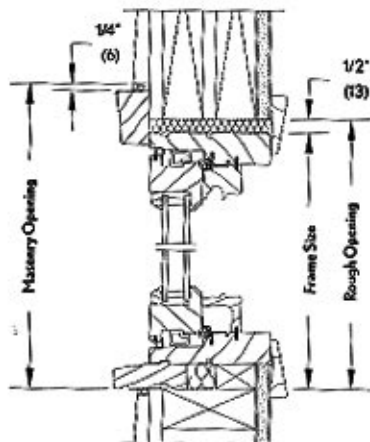


VELUX
1418 Evans Pond Road
Greenwood, SC 29649
1-800-88-VELUX
www.VELUXUSA.com

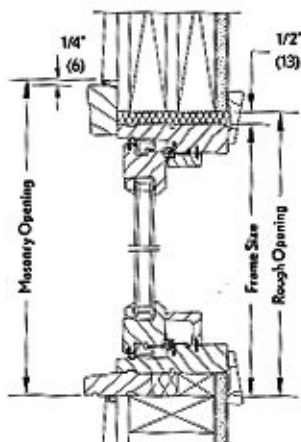
FCM - Fixed Curb Mounted Skylight

WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT PICTURE UNIT

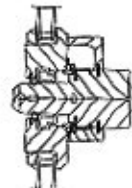
CONSTRUCTION DETAILS



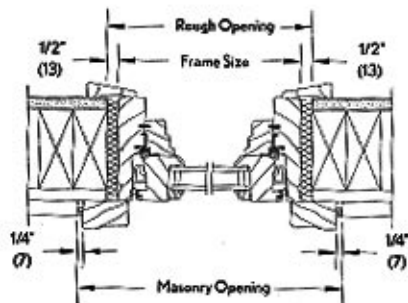
HEAD JAMB AND SILL



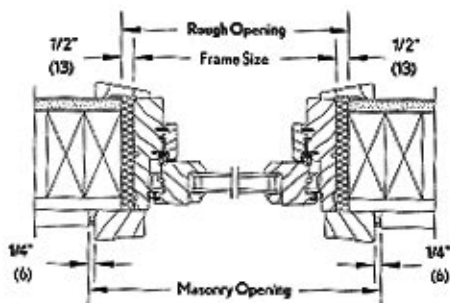
PUSH OUT HEAD JAMB AND SILL



PUSH OUT HORIZONTAL MULLION



JAMB



PUSH OUT JAMB



PUSH OUT VERTICAL MULLION

WOOD ULTIMATE DOUBLE HUNG

CONSTRUCTION DETAILS

