

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	402 Tulip, Takoma Park	Meeting Date:	4/24/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/17/2019
Applicant:	Tony Camilli	Public Notice:	4/10/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-19X	Staff:	Dan Bruechert

PROPOSAL: Window installation (retroactive) and site wall construction

RECOMMENDATION

Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Vernacular
DATE: c1900-10s

The subject property is a two-story, wood-sided, gable-L house with a one-story porch that wraps around the right side of the building. The front façade is four bays wide with a left door and replacement vinyl one-over-one windows. Original wood windows are still present on the façade and certain locations on the side elevations as noted in the attached drawings and narrative. The house has a narrow setback from the lot line to the left and a driveway to the right.

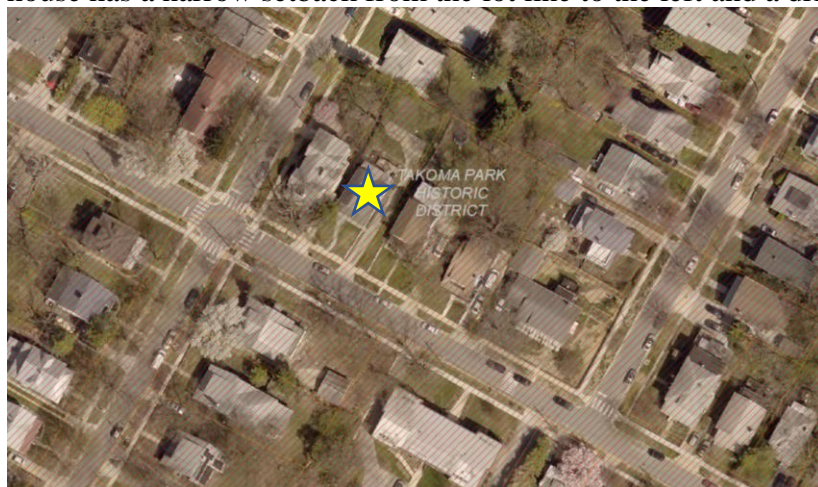


Figure 1: 402 Tulip is located on the block between Willow and Spruce Ave.

BACKGORUND

Applicants came before the HPC in 2016 for a preliminary consultation and HAWP for a rear addition. In 2017, the HPC reviewed and approved a HAWP for modifications to the rear addition and to a rear porch; and in August 2018 the HPC approved revisions to the previous HAWP. On March 27, 2019, the applicant returned for a Preliminary Consultation to discuss the windows on the historic house and on the building addition. The HPC signaled a willingness to consider the windows installed in the addition as an acceptable substitute material in this instance (as provided in the *Design Guidelines*).

PROPOSAL

The applicant seeks approval for the aluminum clad wood windows installed in the building addition. The applicant further proposes to construct a retaining wall adjacent to the driveway.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (the Standards).

Takoma Park Historic District Design 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.

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.

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; or

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.
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 seeks approval in two areas: the previously installed aluminum clad wood windows in the addition and a retaining wall to the right of the driveway. Staff finds that the proposals are generally in keeping with the *Design Guidelines* and the guidance provided by the HPC at the

March 27th Preliminary Consultation and recommends approval of this HAWP. This HAWP does not address the outstanding issue with the windows installed on the historic house massing and that will be addressed through a later HAWP.

Windows in the Approved Rear Addition

The previously approved addition is currently under construction as demonstrated in the photos detailing the existing condition. The 2017 HAWP and 2018 amendment approval called for the use of wood sash windows in a one-over-one configuration in the new rear addition. The HPC delegated final review and approval authority to Staff for these windows.

The windows that were installed are aluminum clad wood windows with vinyl jamb liners and vinyl exterior components.

Staff finds that the configuration and profiles are consistent with the approval.

At a site visit Staff determined that the jamb liners were not consistent with the approval and the applicant has revised their proposal and seeks approval for the installed window sashes and jamb liners.

There are two relevant *Guidelines* provisions in evaluating the appropriateness of the proposal. They are:

- 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; and
- 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.

Staff finds that the new windows are compatible in design with the house and the pre-rehab photos. Additionally, Staff finds that the HPC has generally approved the use of aluminum clad wood windows in additions and new construction the Takoma Park Historic District. This, however, is subject to analysis is to be undertaken on a case by case basis. Staff finds that the windows are removed from the street and are on construction that is sufficiently differentiated from the historic. The most visible part of the new addition is the one-story side projection that has a pair of sash windows above the attached garage. Staff does not find that materials and configuration of the front-facing windows on the addition detract from the historic character of 402 Tulip Ave.



Figure 2: The previously approved rear addition with the windows installed.

The area of concern raised by Staff at the Preliminary Consultation was the use of vinyl jamb liners. The front-facing surface of the jamb liner is painted; however, the interior is exposed vinyl (this is visible in the window detail below). This feature will remain bright white and will not darken or fade over time and if and when the windows are painted, the brightness of the jamb liners will become even more apparent. The HPC has consistently approved aluminum clad windows in new construction and additions. While there were some varying opinions, Staff finds there was a general consensus that, in this instance, the vinyl jamb liners could be considered appropriate on this addition for the following reasons:

1. The addition windows are set back from the public right of way where the change in materials from the aluminum cladding to the vinyl liners is not visible.
2. Additionally, the majority of the windows will only be visible through an oblique angle (per 24A-8(b)(1)). These windows do not have as significant a visual impact as the window alteration on the historic portion of the house (per the *Design Guidelines*). For these reasons, Staff supports approval of the aluminum clad wood windows in the building addition at the subject property.

Retaining Wall Construction

The applicant proposes construction of a retaining wall along the east (right) side of the driveway. The retaining wall run be approximately 30' (thirty feet) linear feet and will vary in height, with a maximum height of 30" (thirty inches) above grade. The wall will be constructed out of CMU block with a parged finish. The retaining wall is necessary to hold back the grade of the driveway as part of the approved new construction.

Staff finds that, though the proposed retaining wall will be in front of the lot, it will not have a significant visual impact on the streetscape because the entirety of the wall will be below the street

grade (per 24A-8(b)(1)). Staff additionally finds that the materials, parged CMU block, are appropriate for the house and surrounding district. The wall finish will match the foundation treatment of the historic house (per 24A-8(b)(2)).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: anthony.camilli@gmail.com Contact Person: Owner
 Tax Account No.: 01079736 Daytime Phone No.: Owner
 Name of Property Owner: Anthony/Sara Camilli Daytime Phone No.: 610-207-4993
 Address: 402 Tulip Ave, Takoma Park, MD, 20912
 Street Number City Street Zip Code
 Contractor: Shumaker and Daughters, Inc. Phone No.: 301-575-6825
 Contractor Registration No.: _____
 Agent for Owner: Eric Saul Daytime Phone No.: 301-270-0395

LOCATION OF BUILDING/PROJECT

House Number: 402 Street: Tulip Ave
 Town/City: Takoma Park Nearest Cross Street: Willow Ave
 Lot: 5 Block: 8 Subdivision: 025
 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: Windows

1B. Construction cost estimate: \$ _____

1C. If this is a revision of a previously approved active permit, see Permit # 37/03-16VV & 37/03-17XPART 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 WALL3A. Height 2 feet 6 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/assessment

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.

Anthony Camilli

Signature of owner or authorized agent

April 4, 2019

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.

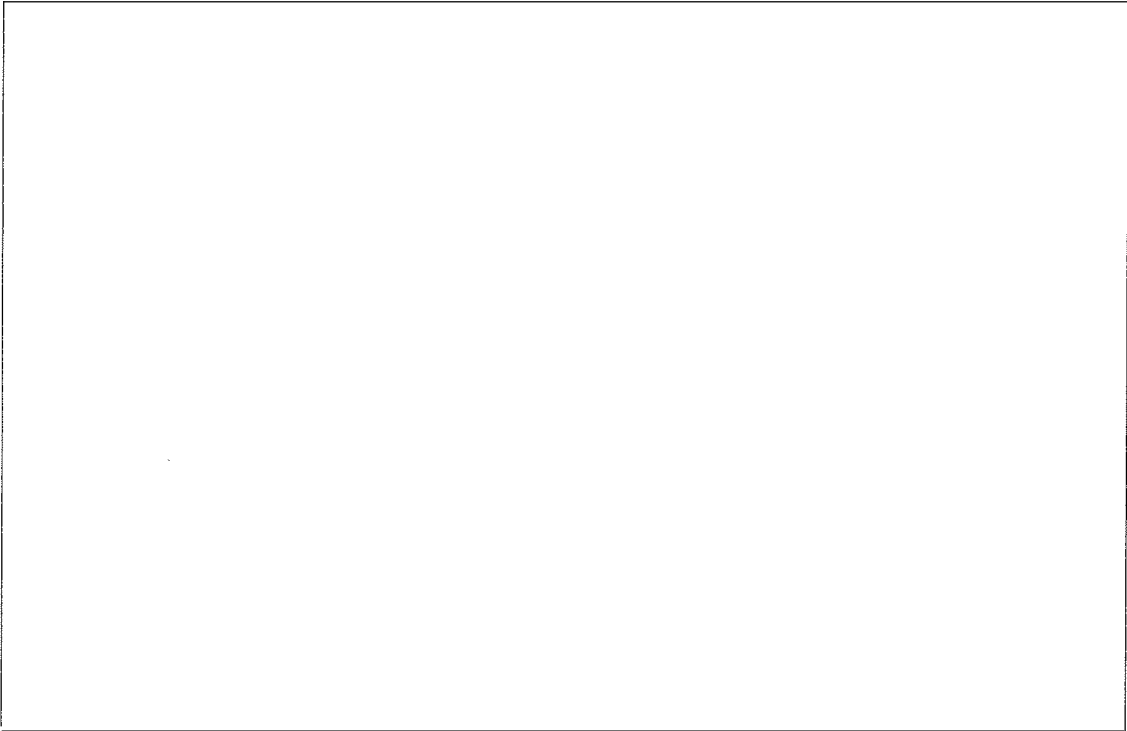
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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.

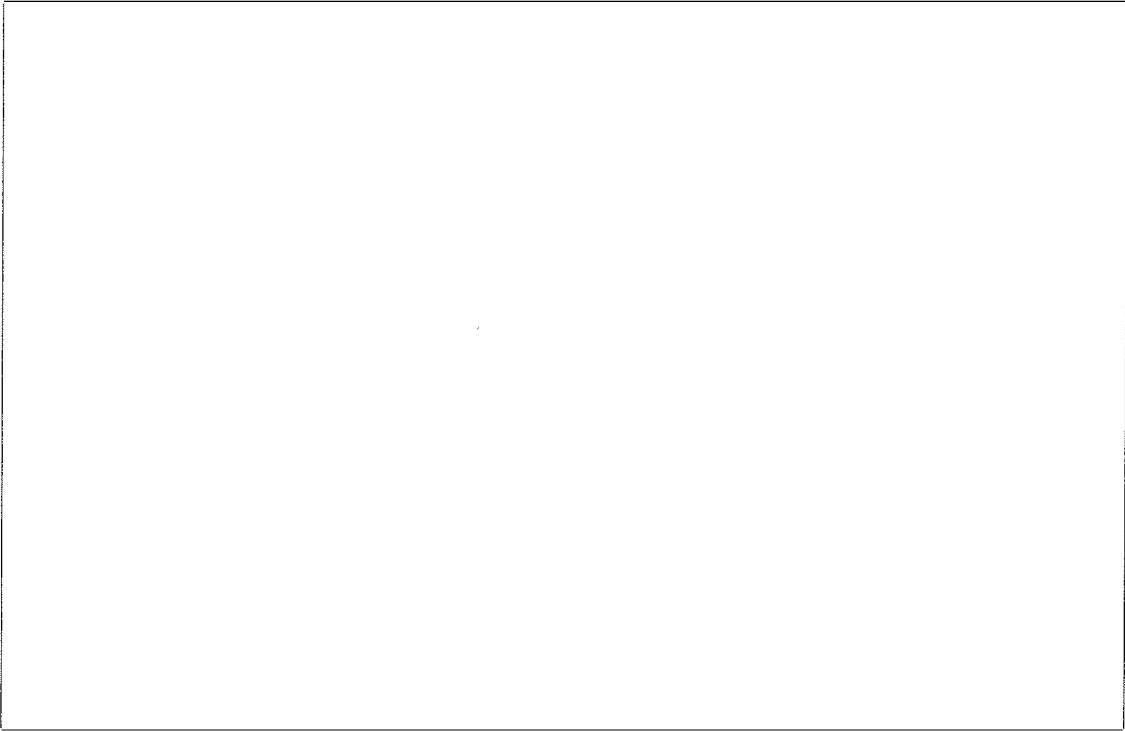
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 402 TULIP AVE TAKOMA PARK, MD, 20912	Owner's Agent's mailing address ERIC SAUL SAUL ARCHITECTS 8114 CARROLL AVE TAKOMA PARK, MD, 20912
Adjacent and confronting Property Owners mailing addresses	
CALVIN & JULIE NEWPORT 7201 WILLOW AVE TAKOMA PARK, MD, 20912	JENNIFER SATLIN 404 TULIP AVE TAKOMA PARK, MD, 20912
SCOTT SMALLWOOD AMANDA LENHART 7205 WILLOW AVE TAKOMA PARK, MD, 20912	LIN & LJ MOYER 7129 WILLOW AVE TAKOMA PARK, MD, 20912

Existing Property Condition Photographs (duplicate as needed)



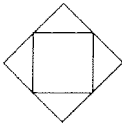
Detail: **SEE EXHIBITS** _____



Detail: _____

Site Plan

N/A



Shade portion to indicate North

Section 1.a.

Our house is a 1923 vernacular-style farmhouse that is located in the Takoma Park historic district. The house is a twin with the neighboring home (i.e. 404 Tulip Avenue) and does not possess any historical, cultural, architectural or design significance for which we are aware. During the course of our renovation project we have fixed a number of structural and foundation problems that our builder has informed us could have led to the ultimate collapse and destruction of the historic house.

Section 1.b.

Windows in Addition

In accordance with our preliminary consultation with the HPC on March 27, 2019, this application is a request to amend our approved HAWPs (Case No. 37/03-16VV & 37/03-17X). Our project is currently in the midst of construction and we are asking for retroactive approval of mistakenly installed aluminum clad windows for our addition.

As discussed at our preliminary consultation, the installation of aluminum clad windows in lieu of wood windows in our addition was a mistake. We relied upon the representations by our window vendor that they had extensive experience working in Montgomery County historic districts. We were led to believe that new construction did not require the use of wood, though we now know that's what our permit required.

As noted in our preliminary consultation, construction work in our addition cannot be completed any further until the HPC approves the use of these aluminum clad windows. Attached hereto and marked as Exhibit 1 is the specifications sheet for the aluminum clad windows.

Retaining Wall

During recent discussions with the HPC staff we realized that our approved HAWPs did not show the construction of a retaining wall for our new driveway, which is necessary in order to regrade our driveway; otherwise we will be deprived of using our new garage to store a car. Rainwater is currently gathering inside of the garage and regrading our driveway is essential to installing a drain in front of the garage as shown in our permitted drawings.

As shown in the attached drawings, the new retaining wall is only needed for the right side of the driveway (as you're facing it). As the slope of our lot is descending, the retaining wall will be constructed fully at or below grade and will be minimally visible from the street. The retaining wall will be about 16 inches wide and no taller than 30 inches. For materials, we

intend to use a CMU wall covered with parging that matches the parging on the foundation wall of the historic house. A copy of our site plan and an elevation drawing showing the retaining wall are attached hereto and marked as Exhibit 2. A photograph of our current foundation walls with parging is attached hereto and marked as Exhibit 3.

Conclusion

We are sorry for the collective failures by our construction team on the addition windows. We love the historic character of Takoma Park, and we have now invested very much to rehabilitate and expand our 100-year old historic home. As a result of this project, our historic house will now surely stand for another 100 years with future caretakers. We ask that the HPC be lenient in its review of our application, and we thank you for your time and consideration.

Sincerely yours,
The Camilli Family

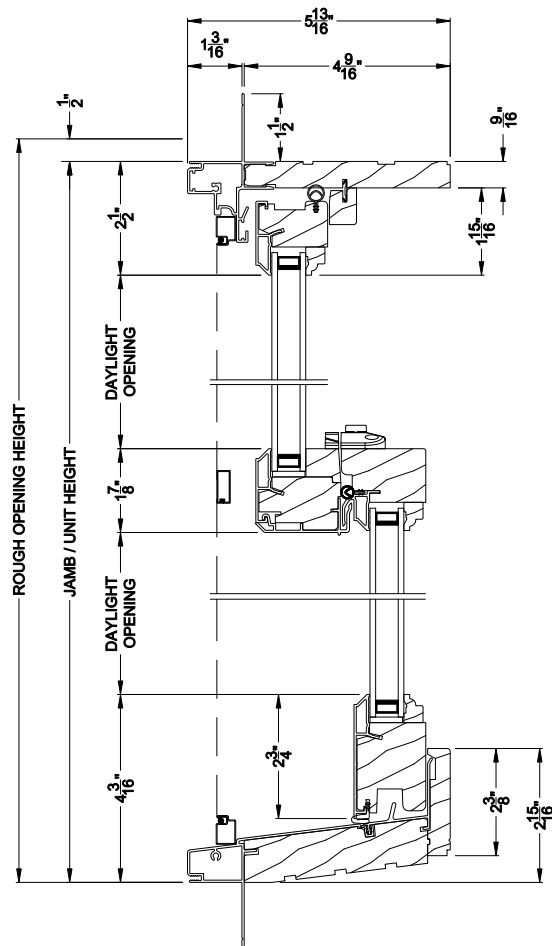
EXHIBIT 1

Weather Shield®

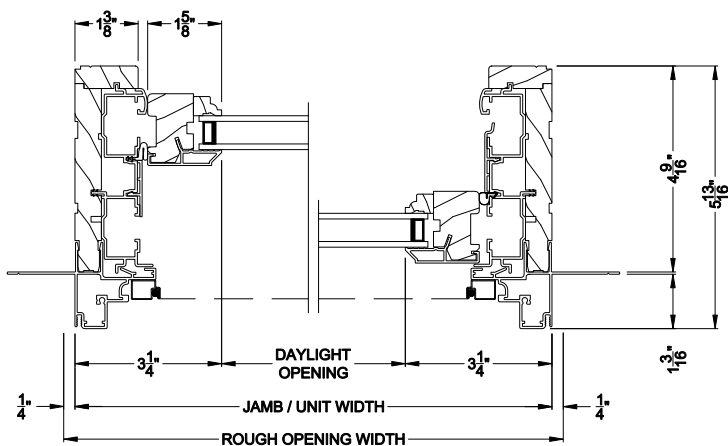
Signature Series™

Double Hung Windows

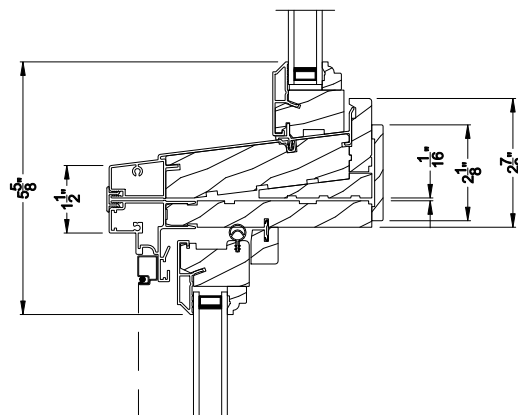
CROSS SECTION DETAILS



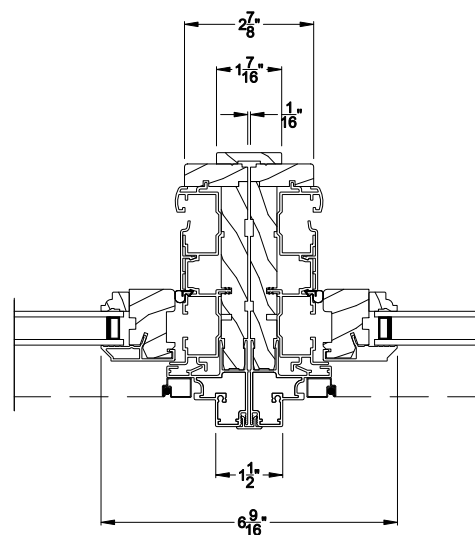
SIGNATURE DOUBLE HUNG WINDOW (8122)
Vertical Section



SIGNATURE DOUBLE HUNG WINDOW (8122)
Horizontal Section



SIGNATURE DOUBLE HUNG WINDOW
Horizontal Stack Section - Transom Stack over DH



SIGNATURE DOUBLE HUNG WINDOW
Vertical Mull Section - DH / DH

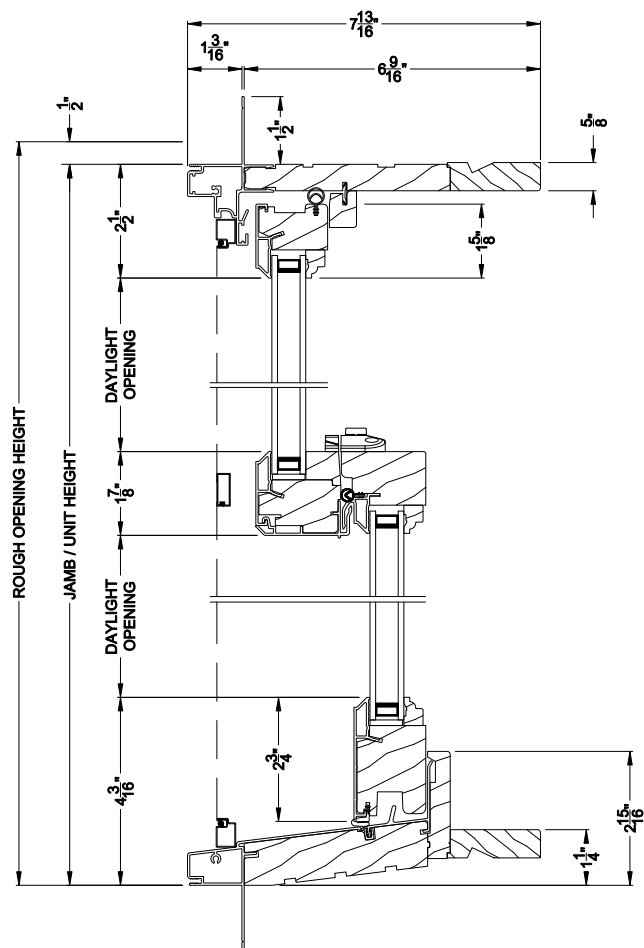
Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

Weather Shield®

Signature Series™

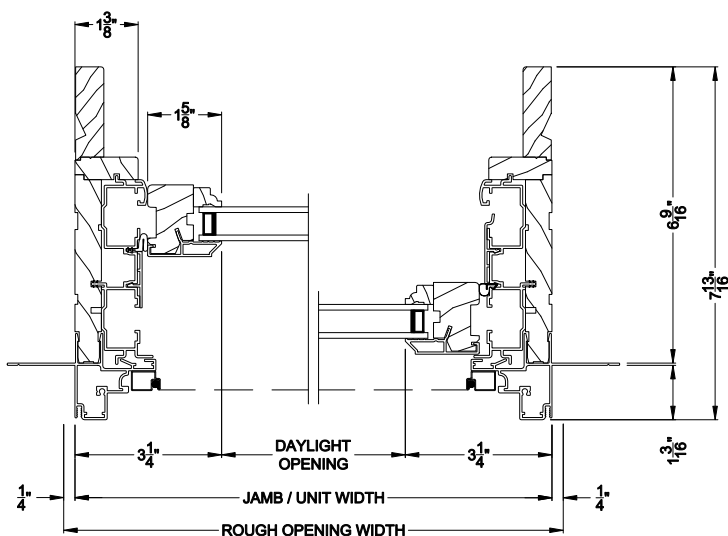
Double Hung Windows

CROSS SECTION DETAILS



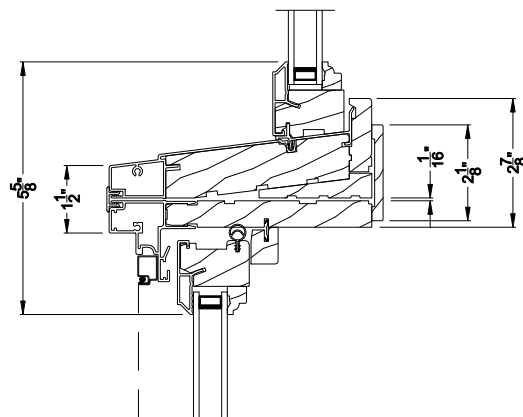
SIGNATURE DOUBLE HUNG WINDOW (8122)

Vertical Section - 6-9/16" jamb



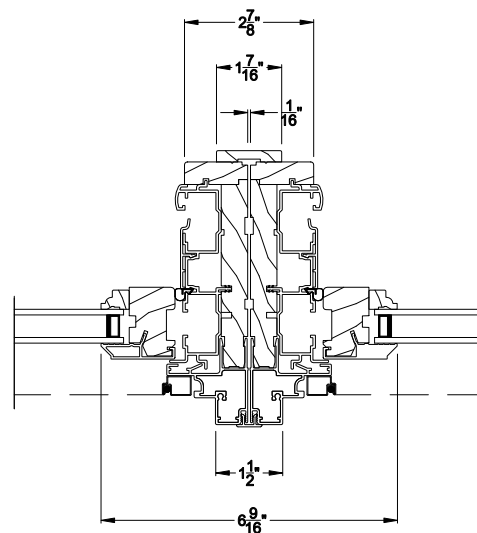
SIGNATURE DOUBLE HUNG WINDOW (8122)

Horizontal Section - 6-9/16" jamb



SIGNATURE DOUBLE HUNG WINDOW

Horizontal Stack Section - Transom Stack over DH

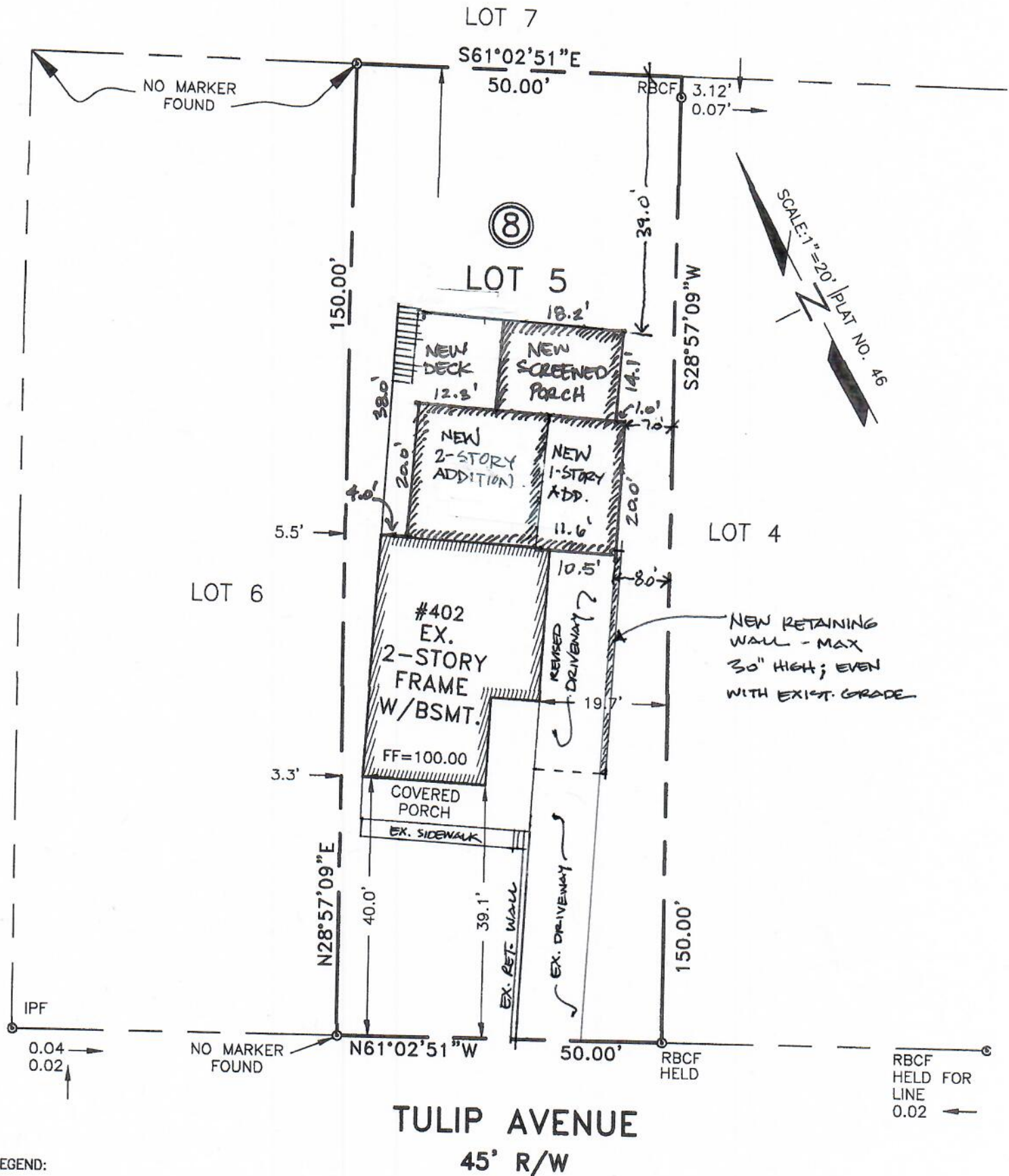


SIGNATURE DOUBLE HUNG WINDOW

Vertical Mull Section - DH / DH

Note: All dimensions are approximate. Weather Shield reserves the right to change specifications without notice.

EXHIBIT 2



LEGEND:

- ⊙ RBCF = REBAR W/CAP FOUND
- ⊙ IPF = IRON PIPE FOUND

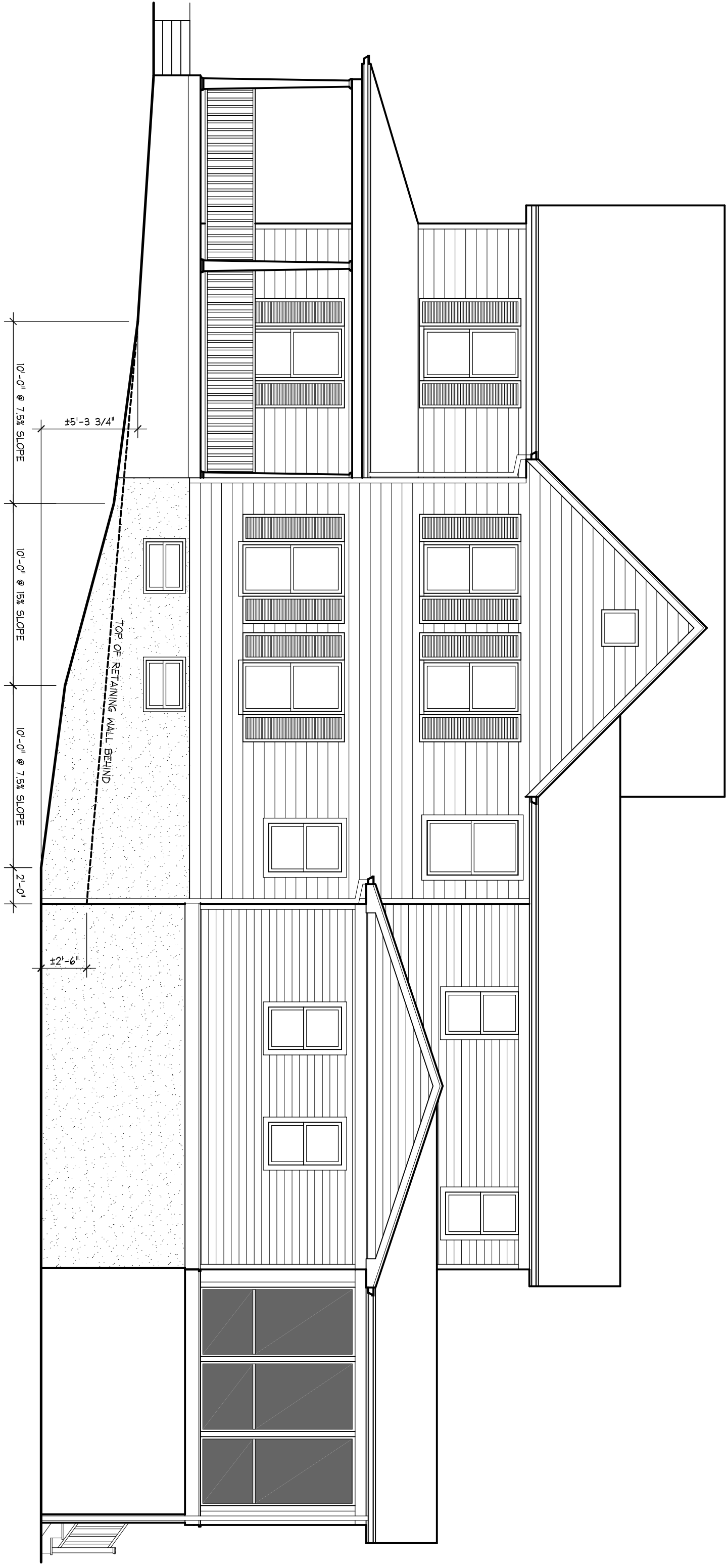


EXHIBIT 3

