

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10 Hickory Ave., Takoma Park	Meeting Date:	6/26/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/19/2019
Applicant:	C.J. Rydberg and Katelin Chow (Rick Vitullo, Architect)	Public Notice:	6/12/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-19Q REVISION	Staff:	Michael Kyne
PROPOSAL:	Window replacement and other alterations		

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

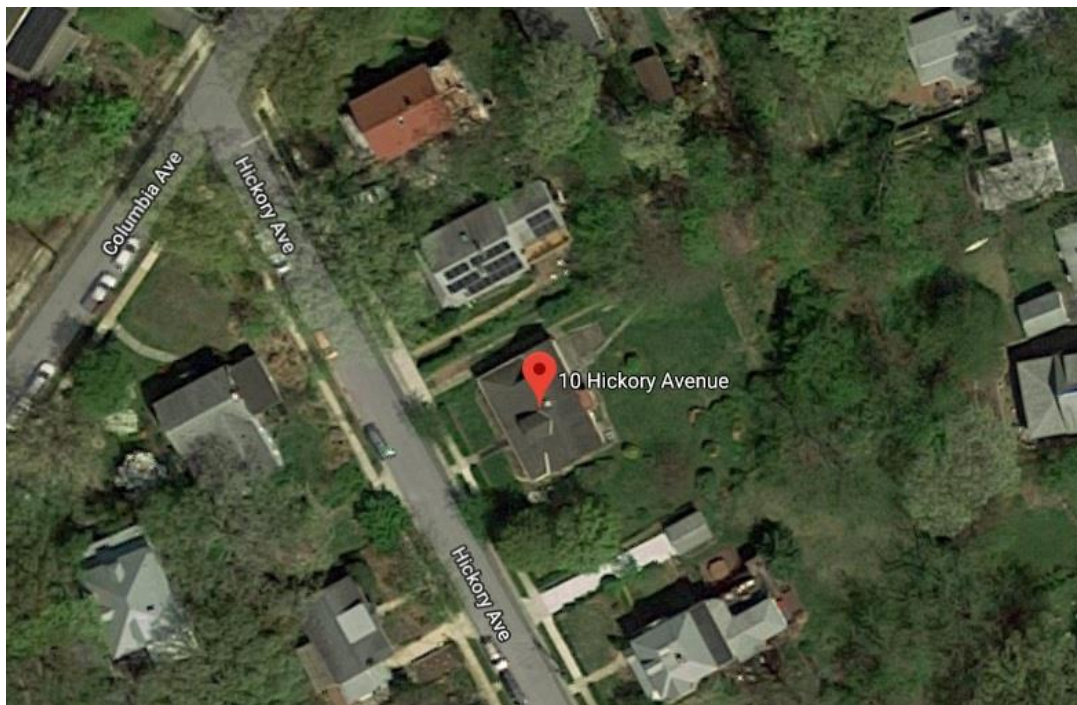


Fig. 1: Subject property.

BACKGROUND

The applicants previously received approval for 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), and construction of a rear shed dormer at the April 10, 2019 HPC meeting.

PROPOSAL

The applicants propose the following work items:

- Replace the existing one-over-one double-hung wood window on the 2nd-floor, right/south elevation with a wood casement egress window in the same opening.
- Install a new wood casement window at the rear/east in the previously approved dormer addition.
- Install a new one-over-one double-hung wood window on the 1st-floor, rear/east elevation.
- Replace a one-over-one double-hung wood window on the 1st-floor, rear/east elevation with a wood casement window in the same opening.

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.
- 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 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. 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.” *Standards #2 and 9* 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.

STAFF DISCUSSION:

Staff is supportive of the applicants' proposal. Two of the proposed alterations will be new windows/openings on the rear/east elevation, where they will not be visible from the public right-of-way. Likewise, the proposed 1st-floor kitchen window replacement is on the rear/east elevation, and it will not be visible from the public right-of-way. As the *Guidelines* state, "[a]lterations to features that are not visible from the public right-of-way should be allowed as a matter of course."

The applicants also propose to replace the existing one-over-one double-hung wood window on the 2nd-floor, right/south elevation of the historic house with a wood casement egress window in the same opening. The proposed casement window will have a horizontal mullion, taking visual cues from the one-over-one double-hung window to be replaced. The proposed window replacement will be visible from the public right-of-way; however, the Commission has exercised greater leniency in reviewing fenestration alterations on secondary elevations, when the alteration is being proposed to satisfy egress requirements. The applicants have stated that the existing window is deteriorated and in need of replacement, but no documentation of condition has been submitted as of this writing.

With specific regard to windows, the *Guidelines* state "[o]riginal size and shape of window and door openings should be maintained, where feasible." Where replacement is proposed, the original openings will be preserved. Additionally, staff finds that the proposal will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2* and *9*.

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* 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: _____ 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

Windows and Doors: *There are 4 window openings that are proposed for changes:*

- A. The 2nd floor existing wood double hung window on the south (right side) of the house shall be replaced (in the existing opening) with a painted wood casement window; this is needed because this opening is the only window in this existing bedroom, which of course needs an egress window. The exterior trim shall remain since the opening size will not change. (The existing window is deteriorated.)*
- B. The new rear dormer addition will have a new casement window at the 2nd floor rear, in the Master Bathroom; it will be a painted wood casement with no muntins.*
- C. The 1st floor Guest Room/Office will have a new painted wood double-hung window in a new opening in the rear.*
- D. The existing rear Kitchen double-hung window will be replaced with a new painted wood casement window in the same opening.*

NOTE: *There will be a new counter installed in front of this window, making the opening of a locked double hung nearly impossible, and therefore impractical, without climbing onto the counter to open it.*

There will be painted 1 x 4 fiber cement trim at all windows.



FRONT



FRONT / LEFT SIDE

10 HICKORY AVE. TAKOMA PARK MD 20912



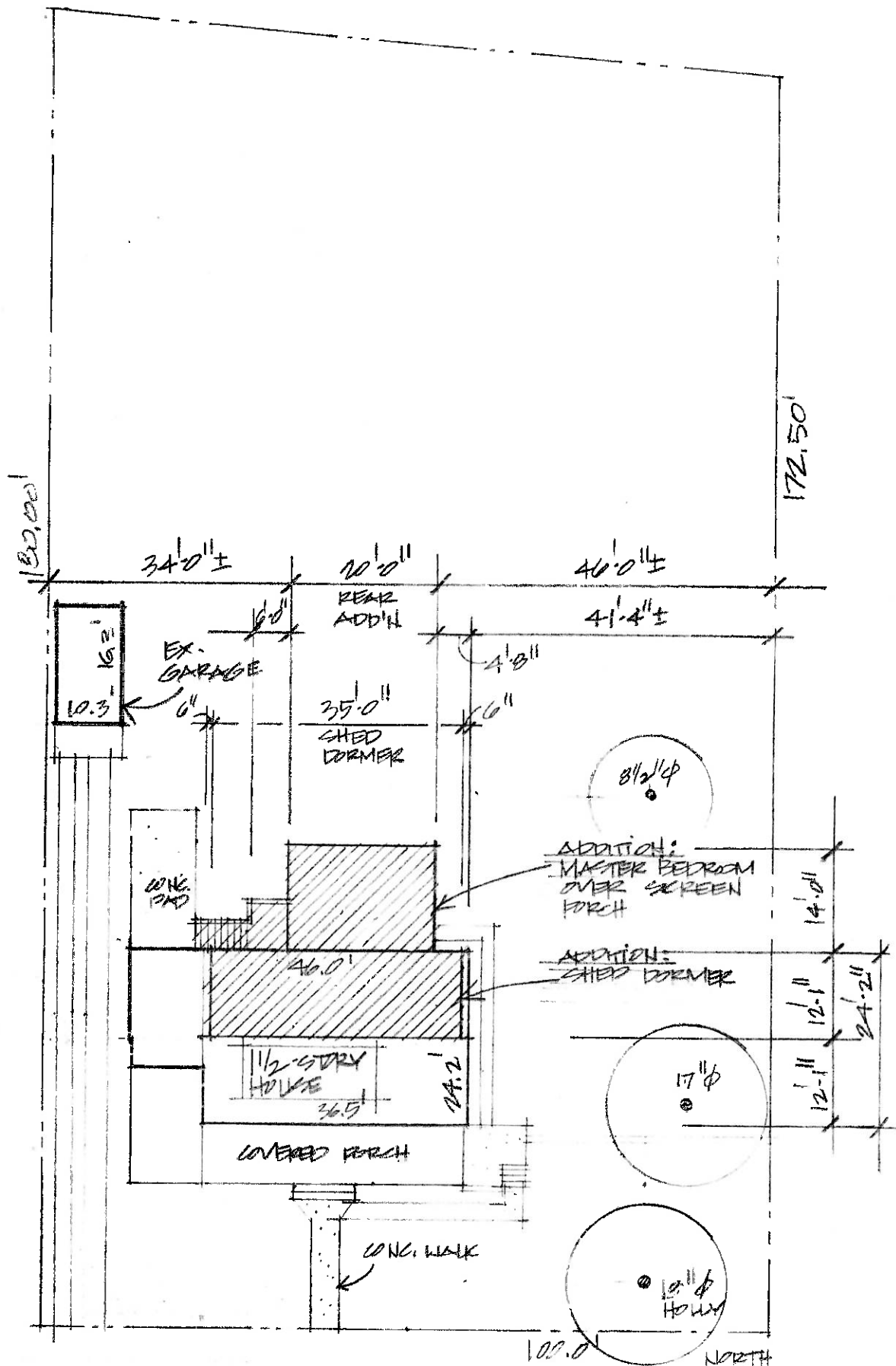
REAR



LEFT SIDE



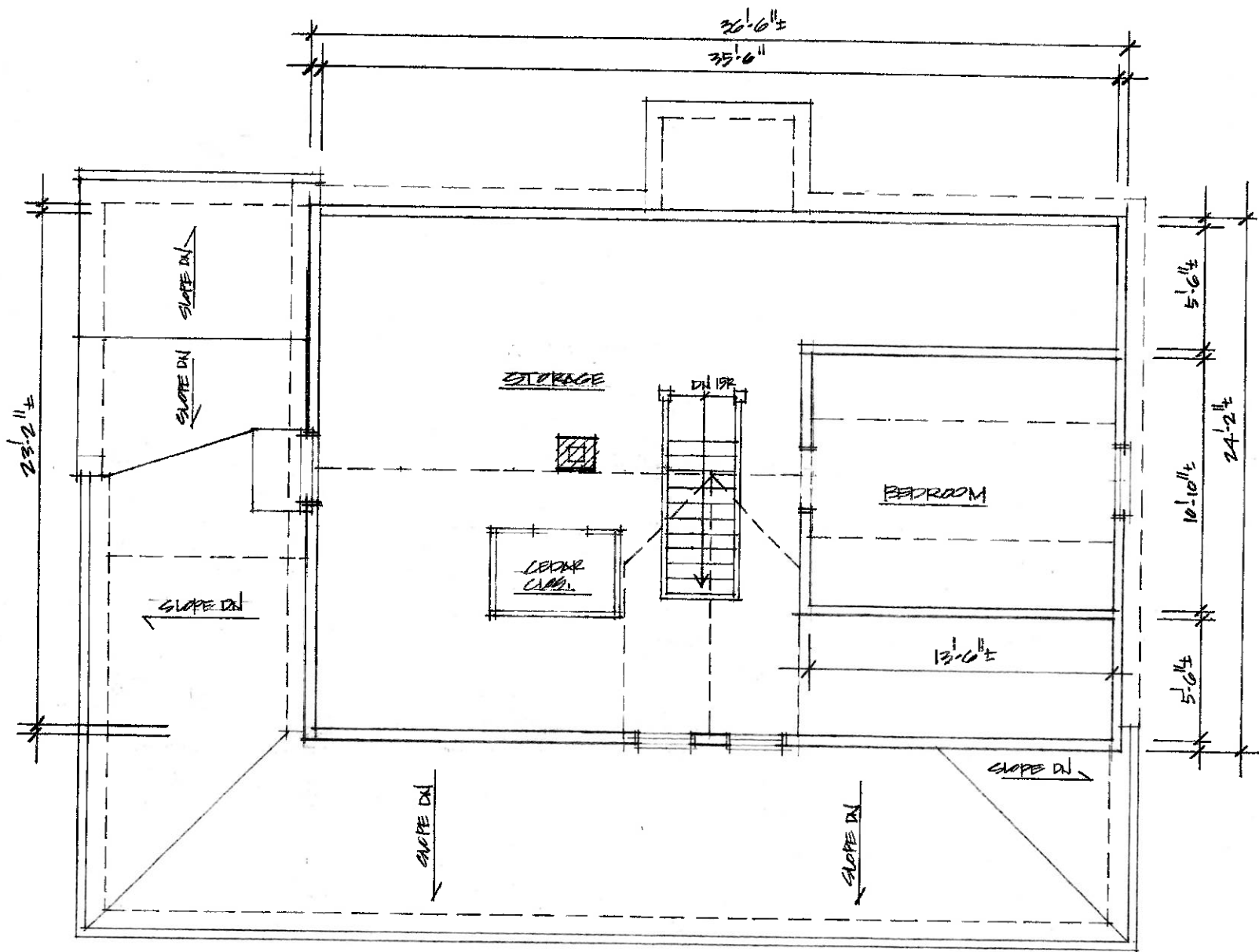
RIGHT SIDE



HICKORY AVE.

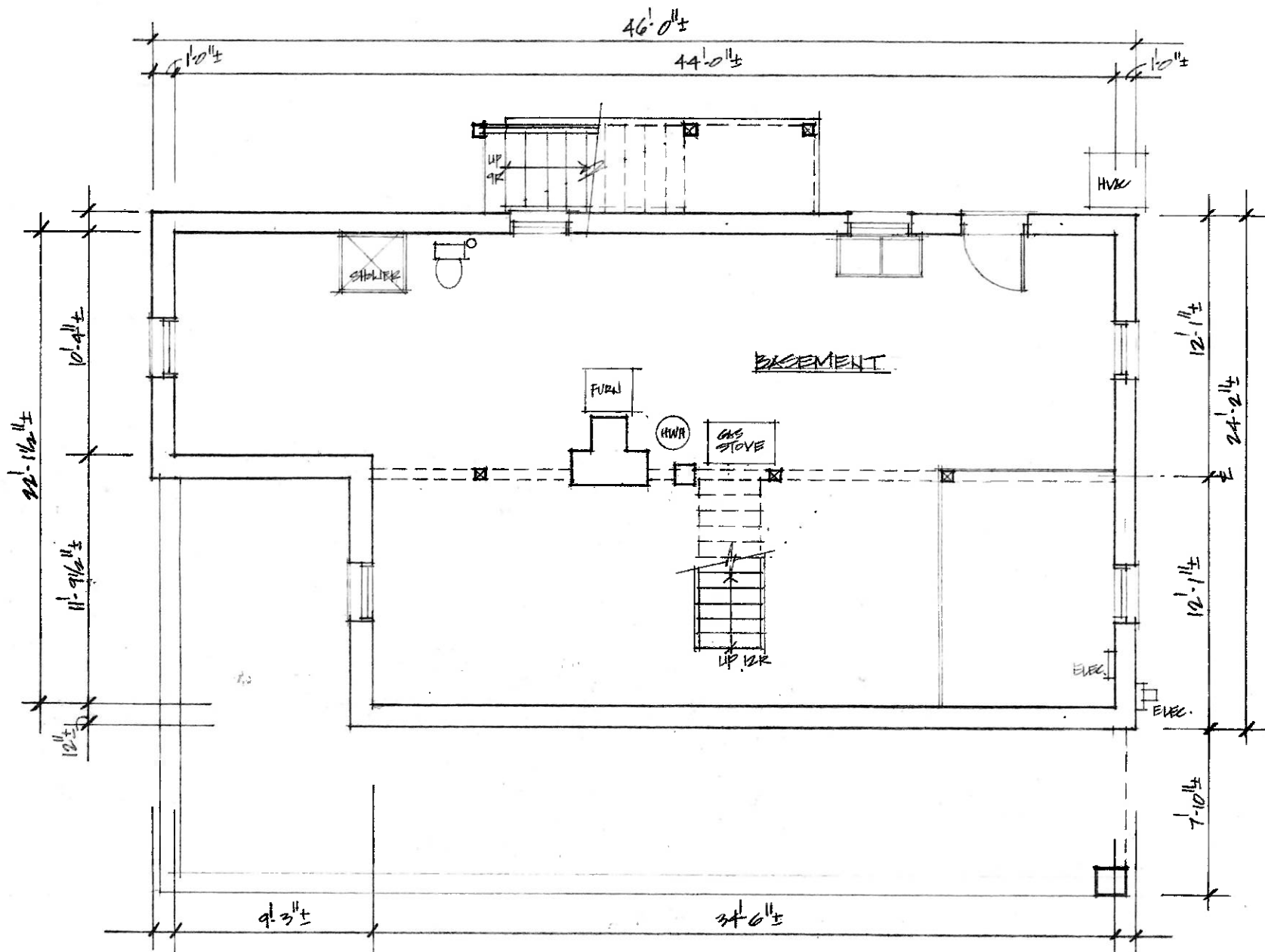
SITE PLAN

1" = 20'-0"



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

10



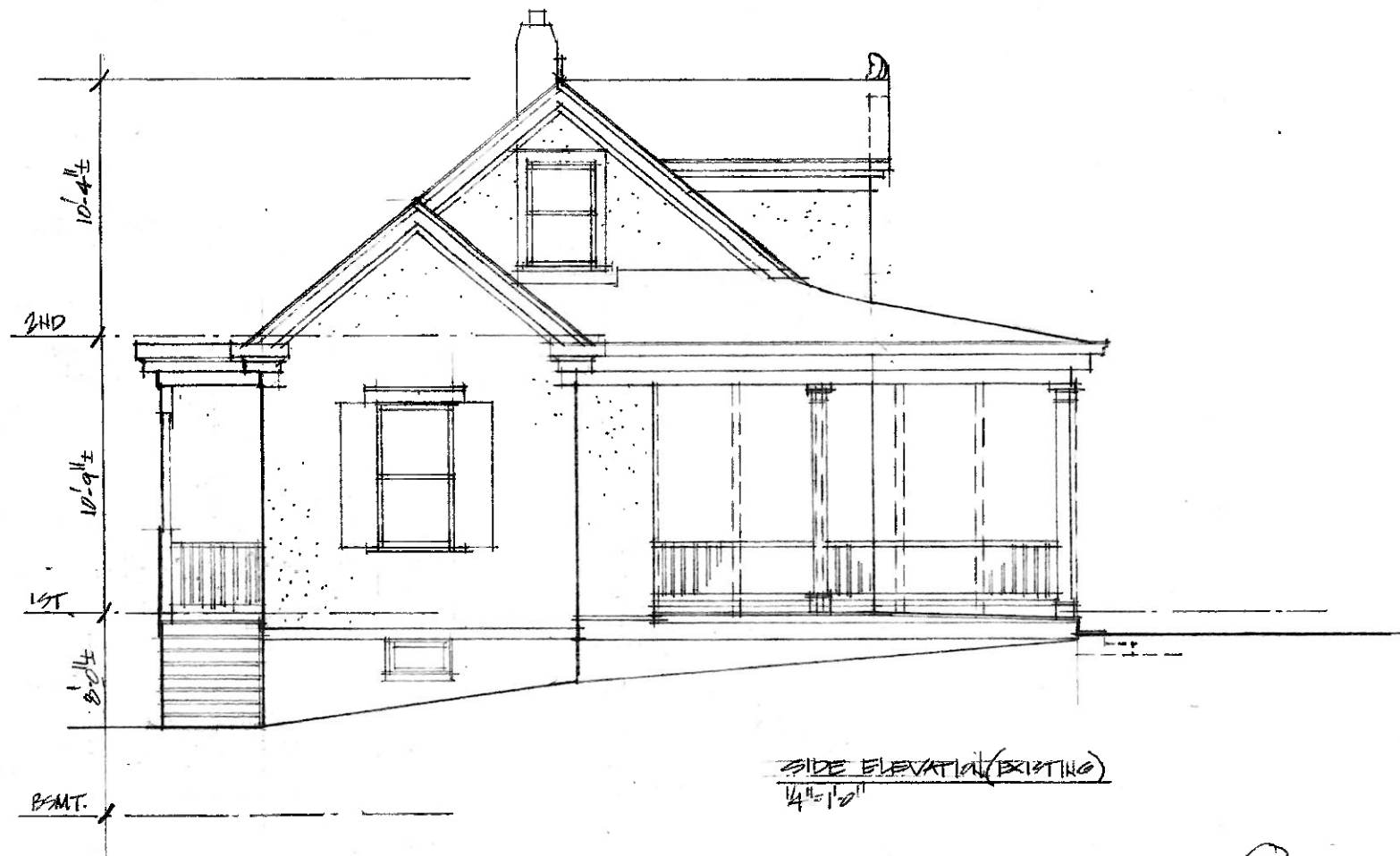
EXISTING BASEMENT PLAN
1/4" = 1'-0"

11



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

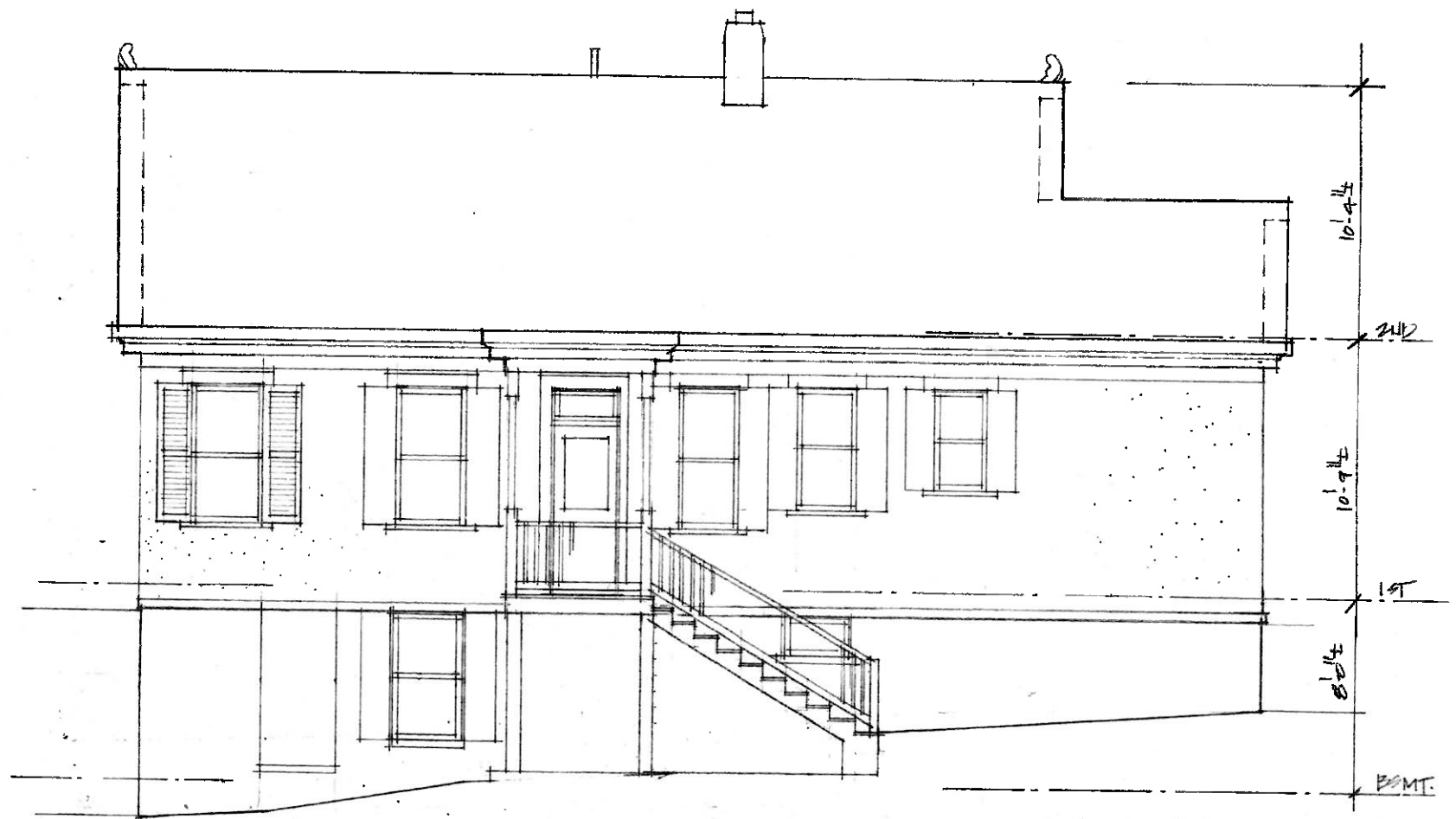
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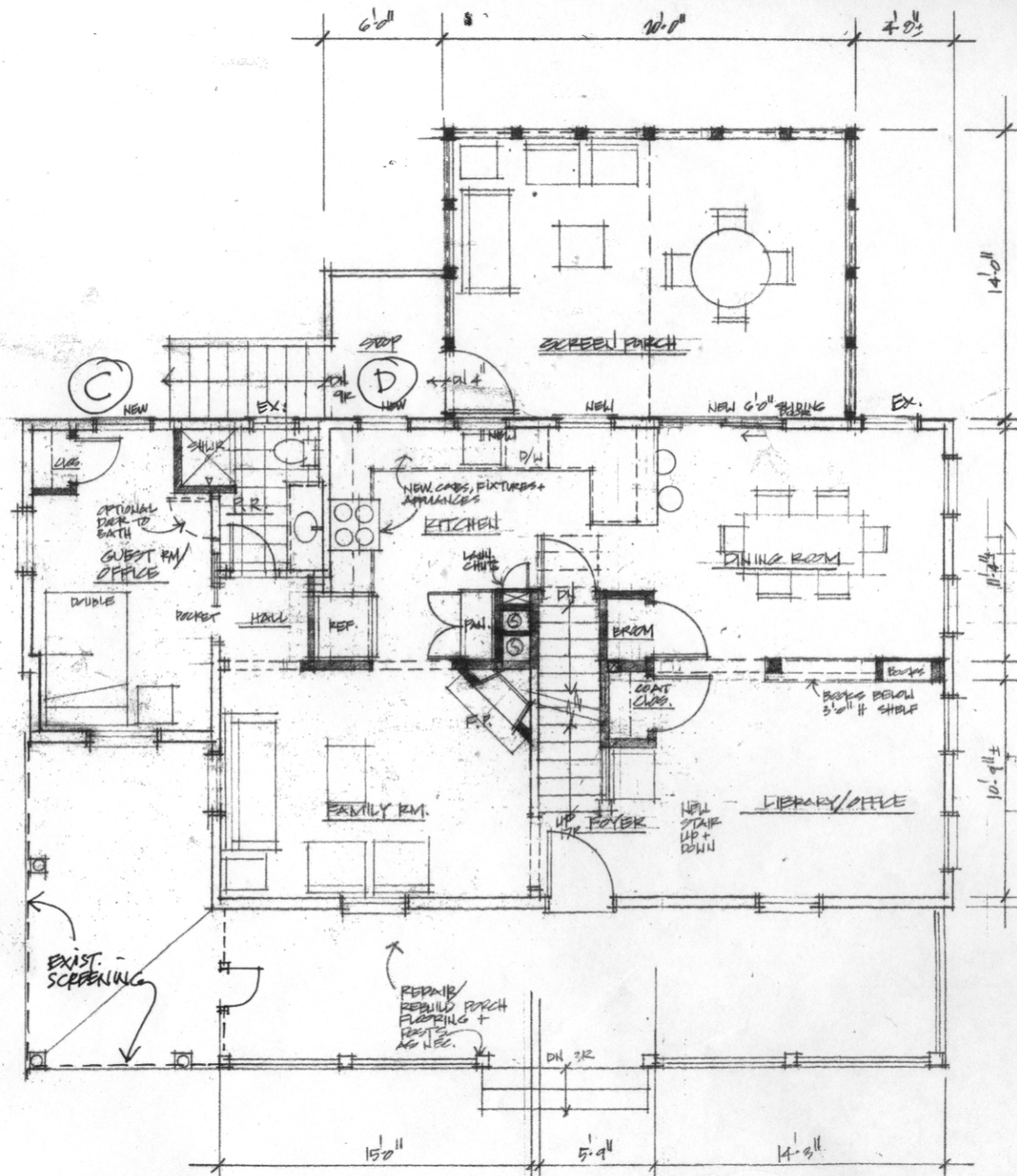
SIDE ELEVATION (EXISTING)
 $\frac{1}{4}" = 1'-0"$

(15)



REAR ELEVATION (EXISTING)
4'-10"

(4)

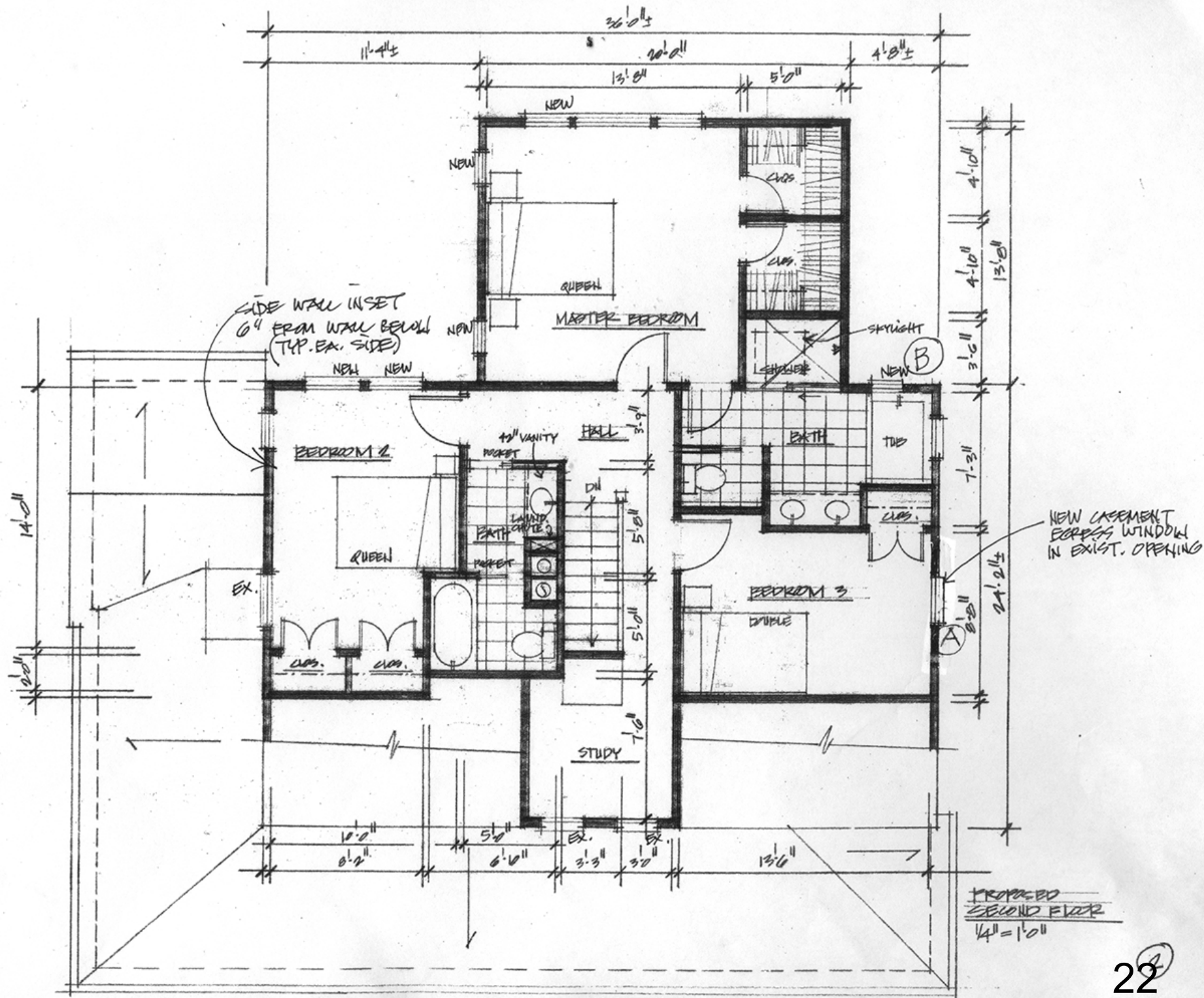


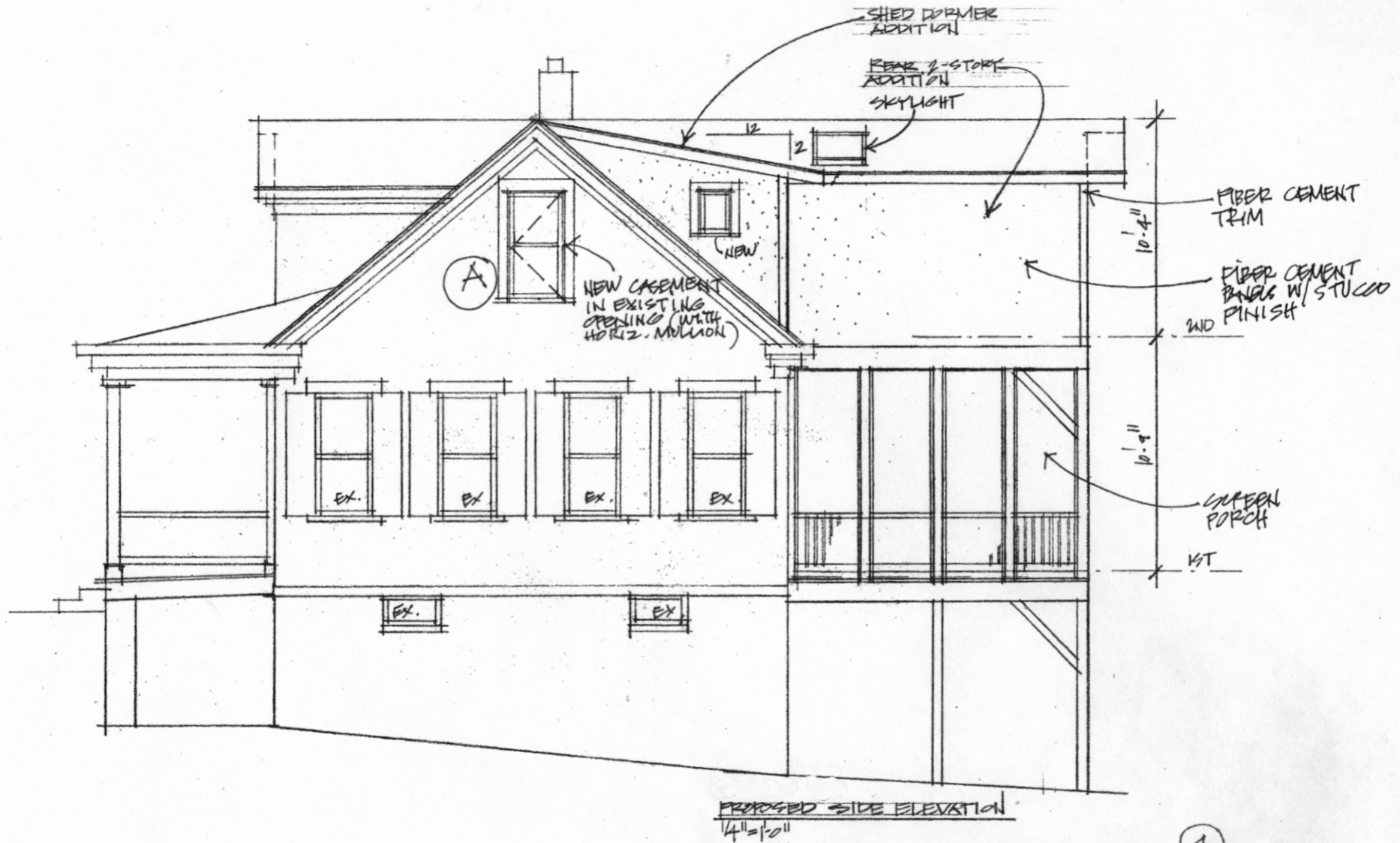
- ① NEW CODE COMPLIANT STAIR NECESSARY FOR NEW BEDROOMS UPSTAIRS
- ② PLAN REQUIRES SHIFT OF CHIMNEY & RE-ALONGSIDE STAIR (REPLACE ALL WAY UP TO ROOF)

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

PROPOSED FIRST FLOOR
 1/4" = 1'-0"

CHOLLY RYDBERG
 10 HICKORY AVE.
 TAKOMA PARK





4

