Preliminary Consultation

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	113 Elm Avenue, Takoma Park	**Meeting Date:**	4/22/2020
Resource:	Contributing Resource **Takoma Park Historic District**	**Report Date:**	8/15/2020
		Public Notice:	4/8/2020
Applicant:	Brian and Catie Rowland (Eric Saul, Architect)	**Tax Credit:**	No
Review:	Preliminary Consultation	**Staff:**	Dan Bruechert

PROPOSAL: Partial demolition, new roof, rear addition, and other alterations.

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Vernacular/Eclectic
DATE: 1913

Fig. 1: 113 Elm Ave. is at the edge of the Takoma Park Historic District.

PROPOSAL

The applicants propose to:

- Remove the existing roof and construct a new roof;
- Reconfigure the rear, non-historic addition;
- Alter the front porch; and
- Install two new window wells for basement egress.

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.

- 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.

- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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

Montgomery County Code; Chapter 24A-8

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure 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

(c) 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 the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
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

The subject property is a two-story house with a stucco first floor and a clapboard sided second floor. The subject property has had several changes over time, including an enlarged rear addition (see below), modifications to the roof form, and other material changes. Based on the side projecting bay and the asymmetrical roof form, Staff surmises the subject property could have been constructed as a late Queen

Anne house that has been heavily modified over the last century. While Staff has been unable to determine the architectural details, Staff research found that the house was constructed by local carpenter, John Raines, for his own family. Mr. Raines built many houses in the area and appears to have done so without the extensive aid of architects which could be another explanation for the subject property's eclectic style.

The applicant proposes changes in four areas: removing the existing roof and constructing a new roof; reconfiguring the rear non-historic addition; altering the front porch; installing two new window wells for basement egress.

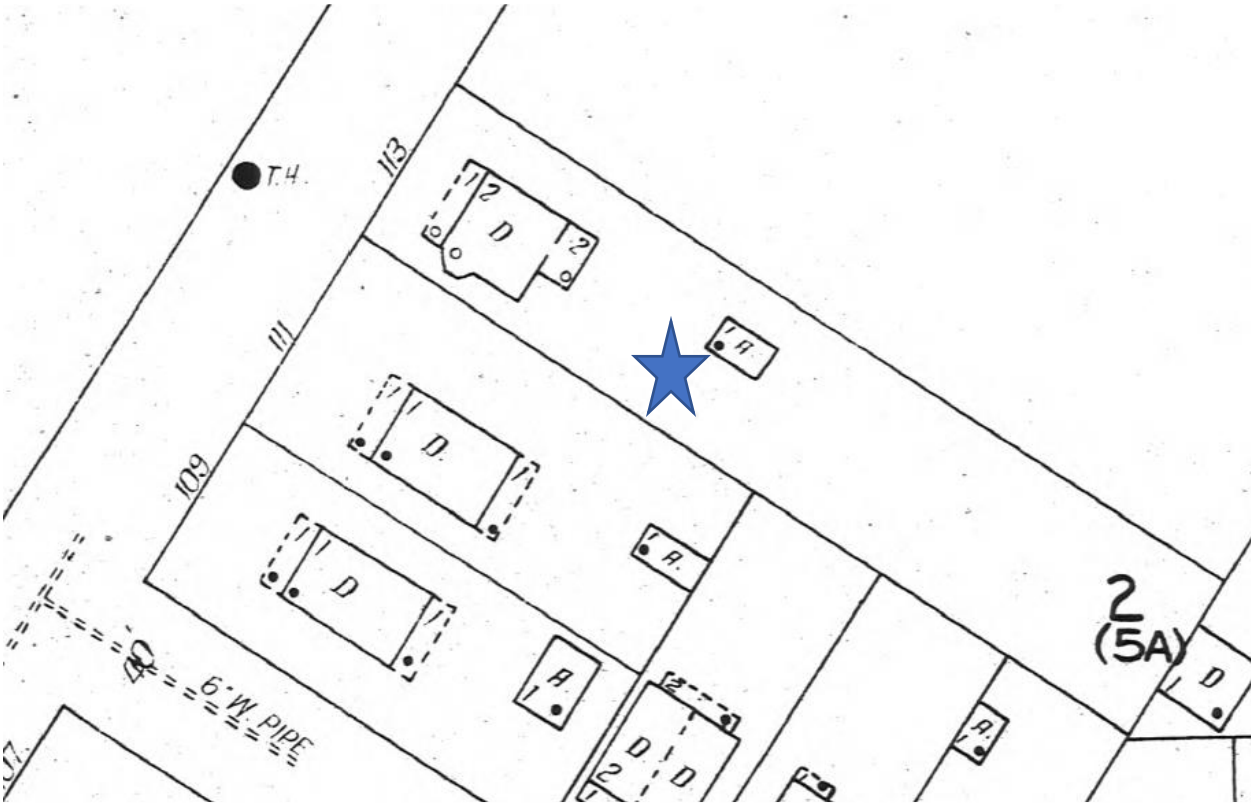


Figure 2: 1927 Sanborn Fire Insurance Map showing the subject property in its original configuration.

Figure 3: 1959 Sanborn Fire Insurance Map showing the subject property with its expanded rear.

Roof Replacement

The existing roof configuration is irregular and has several odd features including flared eaves. The roof peak is offset so it is to the right of the house center. The right and rear roof elevations both have dormers with attic vents. The left side of the roof has two hip projections that create a valley that has lead to water drainage issues. These water damage issues are the primary reason the applicant proposes altering the roof form. Note, neither an existing or proposed roof plans were not included with the preliminary consultation submission and both need to be submitted for the HAWP application to be considered complete.

The applicant proposes to remove the existing roof and construct a more regularized, pyramidal roof with a central peak. The new roof will retain the flared eaves. The rear shed dormer will be retained and a window is proposed for the existing attic vent. The submitted materials only identify the window as a 'fiberglass window.'

The roof reconfiguration will alter the appearance of the house when viewed from the public right-of-way. However, the current roof configuration and its inability to effectively control water continue to cause damage to the house and the long-term survival of the historic house appears to be better served by allowing the change (per 24A-8(b)(3)). Because window specifications were not included with the submitted materials, Staff cannot provide a complete analysis for the proposed attic window. Staff finds that converting the vent to a window is an acceptable alteration as this change is at the back and appears to match the size of the vent. Additionally, in the Takoma Park Historic District, window replacements on the rear or new construction have frequently accepted aluminum-clad wood windows as an acceptable substitute for traditional wood windows. However, without material specifications and profiles, Staff cannot provide any feedback on the proposed window.

Staff request feedback from the HPC in the following areas.

- Is it appropriate to remove and replace the roof as proposed?

- Is the submitted information sufficient to make this determination?
- If not, what other information is necessary to make this determination?

Rear Addition Alteration
As shown in the Sanborn Maps, above, the rear of the house has been expanded from its original form. The exterior wall treatments match the house with stucco on the ground floor and siding on the second floor. The windows in the rear are a mix of sash (both two-over-two and six-over-six) and casements. The rear door is a half-lite wood door. There was a rear stoop that has been removed.

The applicant proposes altering the fenestration of the rear addition to accommodate a reconfiguration of interior spaces. The door will be moved closer to the center of the elevation with a new set of wood stairs. On the first floor, the applicant proposes a pair of sash windows to the left of the door and a pair of casement windows to the right of the door. On the second floor, the applicant proposes installing a single one-over-one sash window on the left of the elevation and a pair of one-over-on sash windows on the right. On the left (east) elevation, the applicant proposes installing a casement window on each floor. The material specified for the doors and windows is 'fiberglass.' Specifications for the windows and doors were not included with the submitted materials. Material specifications for the proposed windows and doors will need to be included for a complete HAWP application.

Lastly, the applicant proposes re-siding both floors of the rear of the house in fiber cement clapboard siding in a reveal that matches the second floor.

Staff finds that proposed fenestration reconfiguration is appropriate overall. The rear elevation has been altered from its historic configuration, so the proposed work will not significantly alter historic features. Additionally, most of the proposed work is on the rear, and will not be visible from the public right-of-way within the district, so evaluations of these changes should be judged leniently (24A-8(d)) and *Design Guidelines*.

The alterations to the left (east) elevation will be visible from the right-of-way. The proposal will replace a pair of six-over-six sash windows on the first floor and two fixed single-lite windows on the second floor, with a single-lite casement window on each floor. Staff finds that the appearance of the left elevation, with five different window types, will only have four different windows after the proposed work. Staff finds that a more compatible design solution for the left elevation would be installing one-over-one sash windows in the rear in place of the proposed casements. This revision would result in only three different window configurations on the left elevation as the sash windows would match the central second-floor window. Staff recognizes that the proposal will simplify the elevation, but request feedback from the HPC as to the appropriateness of the proposed casement windows.

Staff finds that the siding replacement at the rear would not have a significant impact on the character of the house or the surrounding district. Additionally, Staff finds that if the applicant proposed a new rear addition, the HPC would encourage some level of differentiation between the old and the new; and as the current appearance of the rear of the house is not its historic appearance, it would be appropriate to create that differentiation now. Staff would recommend approval of the siding alteration under 24A-8(b)(2) and (d).

Staff requests feedback from the HPC in the following areas.

- Is the proposed window and door reconfiguration compatible with the character of the house and district?
    - Are there any recommended changes?
- What materials (or additional information) is necessary to evaluate the proposed windows and doors? or
    - What other materials would be considered appropriate for this house?

Front Porch Alterations
The current front porch is a wood porch constructed on brick piers. The applicant proposes to excavate a storage area under the front porch and construct a new parged solid concrete foundation under the porch. No other alterations are proposed for the front porch.

While much of the foundation will be screened with vegetation, evaluation of the proposal is to be considered in the absence of vegetation.

Staff finds that a parged and painted porch foundation will not significantly alter the character of the house and would recommend approval as a HAWP.

Staff requests any feedback from the HPC regarding the proposed new porch foundation.

Egress Windows
The final alteration proposed is the introduction of two window wells on the right (west elevation). The two window wells will be constructed adjacent to two new basement bedrooms and are required by code. While Staff is no concerned that the proposal will substantially alter the character of the building or the surrounding district, no materials for the windows or proposed wells was submitted, so Staff cannot conduct further evaluation.

Staff requests feedback regarding.

- The appropriateness of the new window wells;
- Appropriate window material; and
- Appropriate window well material/configuration.

STAFF RECOMMENDATION:

Staff recommends that the applicants make any revisions based upon the HPC's comments and return with a HAWP application.

FOR STAFF ONLY:
HAWP# 909730
DATE ASSIGNED_____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Brian and Catie Rowland E-mail: brianarowland@gmail.com

Address: 113 Elm Avenue City: Takoma Park Zip: 20912

Daytime Phone: 301-648-5023 Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Eric Saul E-mail: eric@saularchitects.com

Address: 8114 Carroll Ave City: Takoma Park Zip: 20912

Daytime Phone: 301-270-0395 Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property 113 Elm Ave, Takoma Park, MD 20912

Is the Property Located within an Historic District? __Yes/District Name Takoma Park
__No/Individual Site Name_____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 113 Street: Elm Avenue

Town/City: Takoma Park Nearest Cross Street: Allegheny Avenue

Lot: 24 Block: 16 Subdivision: 0025 Parcel: 0000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- ☐ New Construction
- ☐ Addition
- ☐ Demolition
- ☐ Grading/Excavation
- ☑ Deck/Porch
- ☐ Fence
- ☐ Hardscape/Landscape
- ☑ Roof
- ☐ Shed/Garage/Accessory Structure
- ☐ Solar
- ☐ Tree removal/planting
- ☑ Window/Door
- ☑ Other: Alteration

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Eric Saul/Saul Architects 3.28.2020

Signature of owner or authorized agent Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

House is located in the Takoma Park Historic District. Existing house and immediate meighbors have a craftsman/bungalow style character.

Description of Work Proposed: Please give an overview of the work to be undertaken:

1. Existing rear addition (non-historic) to be altered with new windows, a rear door, replace stucco with Hardie Siding, and adding a small landing with steps.
2. The Existing roof shape of the house proposed to be altered, as the current shape creates water issues
3. The front porch to have a storage area dug out underneath, chaing the pier foundation into a solid masony wall foundation with parging.

Work Item 1: Existing Rear Addition

Description of Current Condition:	Proposed Work:
Stucco/siding mix exterior, small windows on both floors, contains a rear mudroom and powder room	Remove stucco and use siding on the entire rear and driveway side. Kitchen to expand into the existing rear addition

Work Item 2: Roof shape

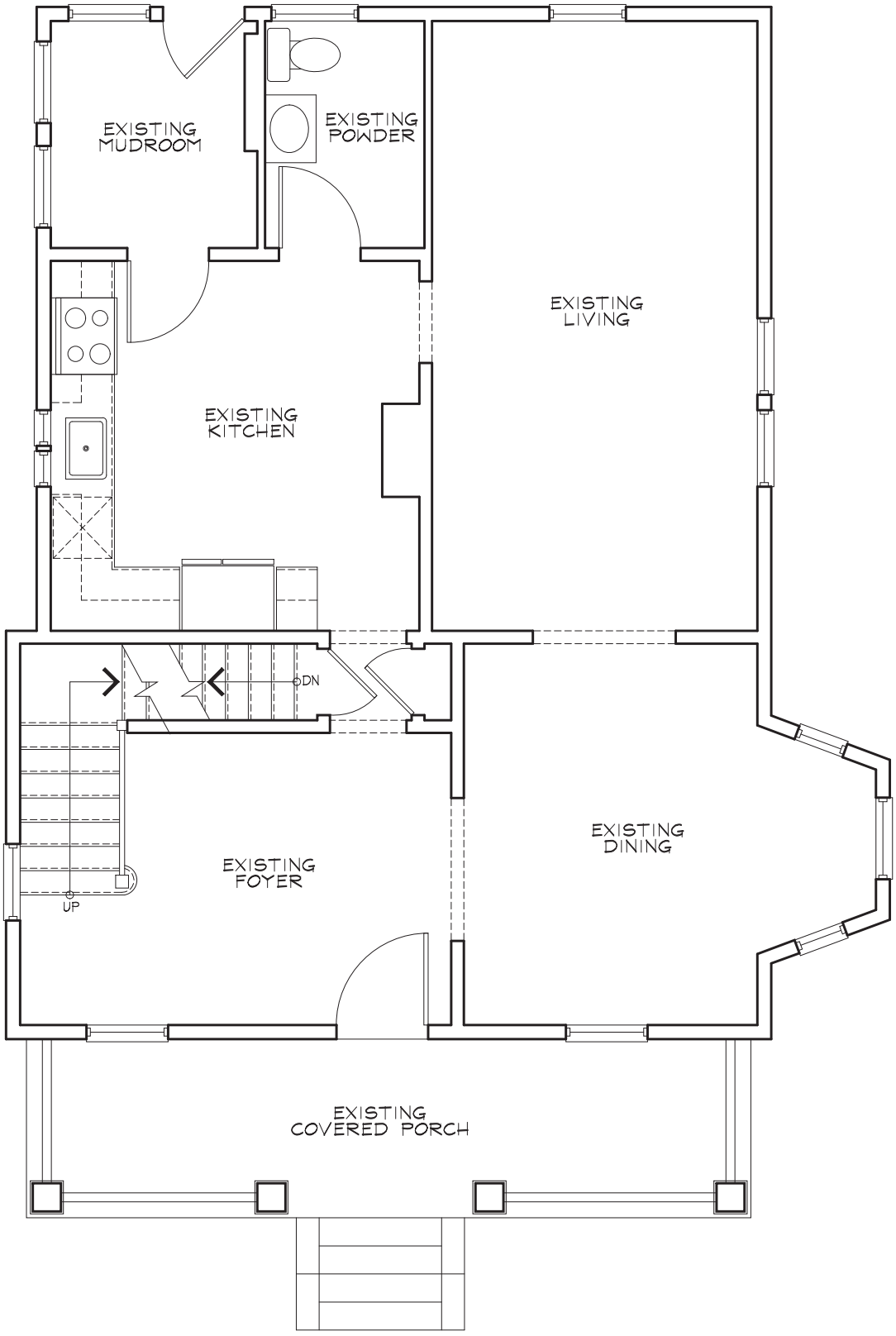
Description of Current Condition:	Proposed Work:
odd layout that appears to be added on over time. existing valley on driveway side creates a water trap, and roof is leaking.	create a more regular roof shape, elimination of the exisitng fireplace which is not very visible

Work Item 3: Front Porch

Description of Current Condition:	Proposed Work:
existing porch with roof deck above, built on pier foundation (open underneath)	restore the existing front porch as it exists, but with a storage room built underneath the front porch (close off the underside with solid walls (parged and painted concrete block foundation)

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

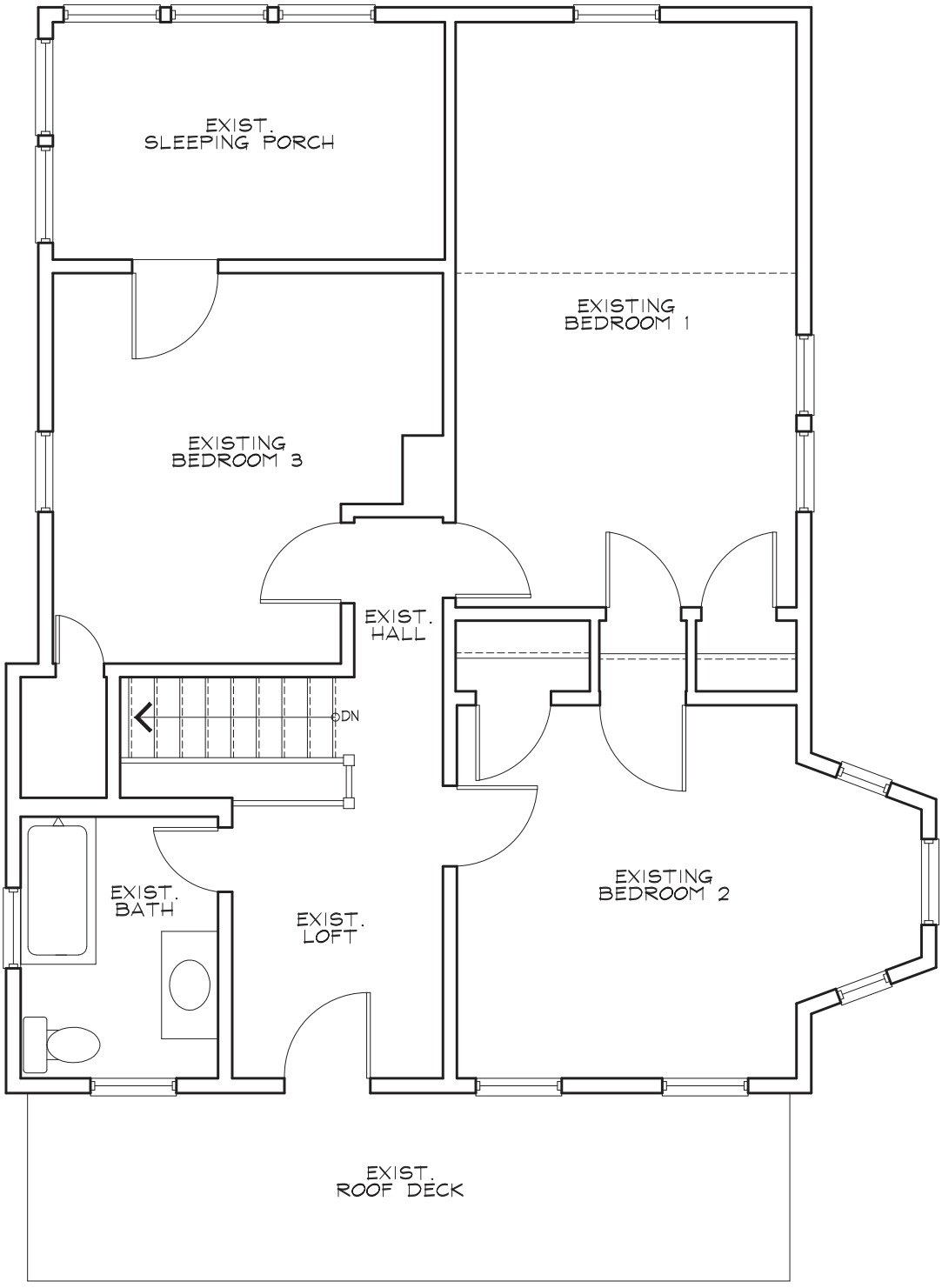
Owner's mailing address	**Owner's Agent's** mailing address
BRIAN & CATIE ROWLAND 113 ELM AVE TAKOMA PARK, MD 20912	SAUL ARCHITECTS 8114 CARROLL AVE TAKOMA PARK, MD 20912
Adjacent and confronting Property Owners mailing addresses	
[redacted] PIEROTTI, RACHEL SUSAN 115 ELM AVE TAKOMA PARK, MD 20912	CHRISTOPHER & ELIZABETH WILSON 116 ELM AVE TAKOMA PARK, MD 20912
SARAH BOEHM 111 ELM AVE TAKOMA PARK, MD 20912	GEORGE MIDDENDORF LISA FAMOLARE 112 ELM AVE TAKOMA PARK, MD 20912
CHRISTOPHER HARTLEY 114 ELM TAKOMA PARK, MD 20912	MARTINA BARASH 6807 ALLEGHENY AVE TAKOMA PARK, MD 20912



2
A1

EXISTING/DEMO FIRST FLOOR PLAN

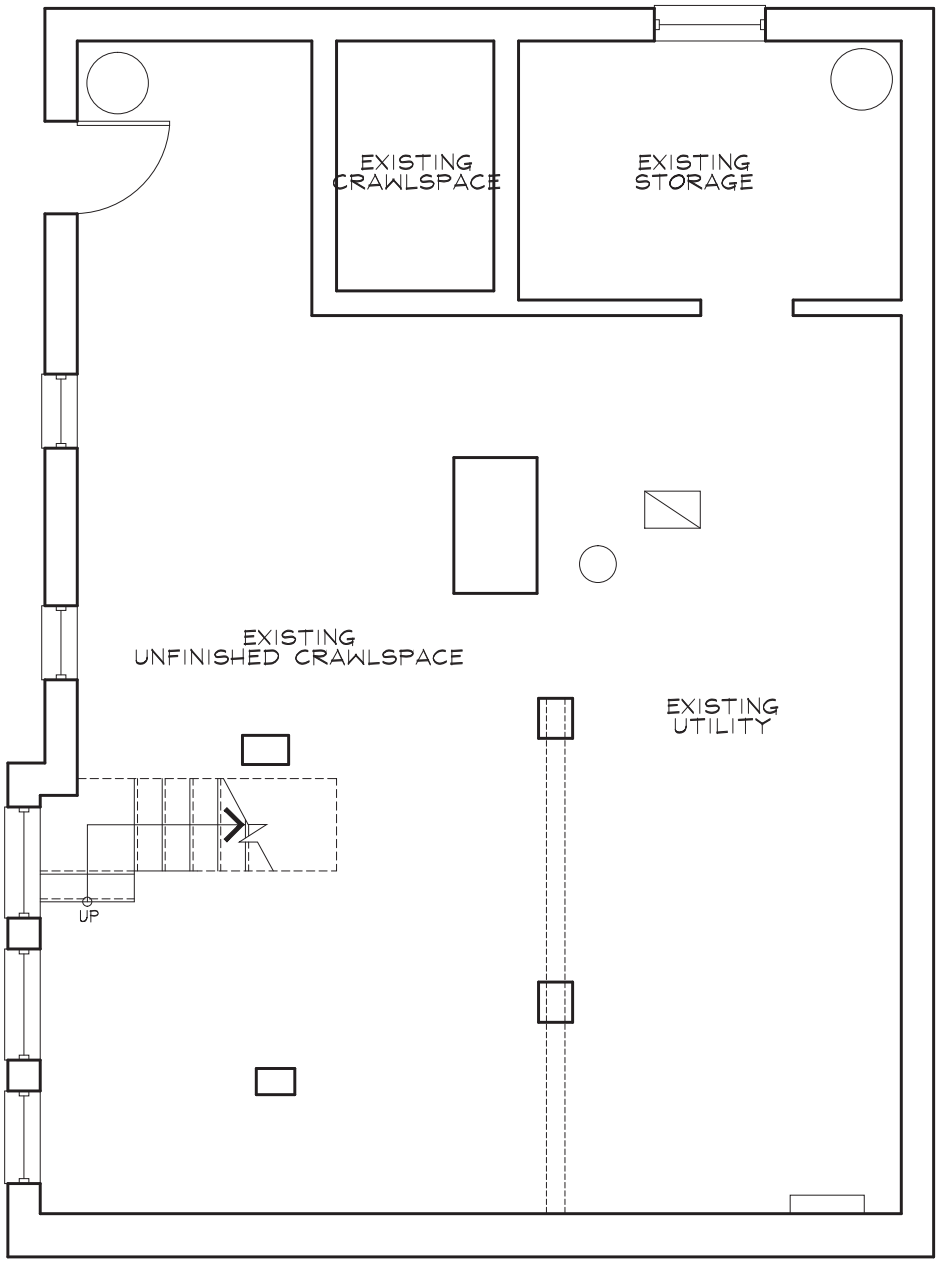
1/4" = 1'-0"



3
A1

EXISTING/DEMO SECOND FLOOR PLAN

1/4" = 1'-0"



1
A1

EXISTING/DEMO BASEMENT PLAN

1/4" = 1'-0"

3 / A2 EXISTING SIDE (EAST) ELEVATION

1/4" = 1'-0"

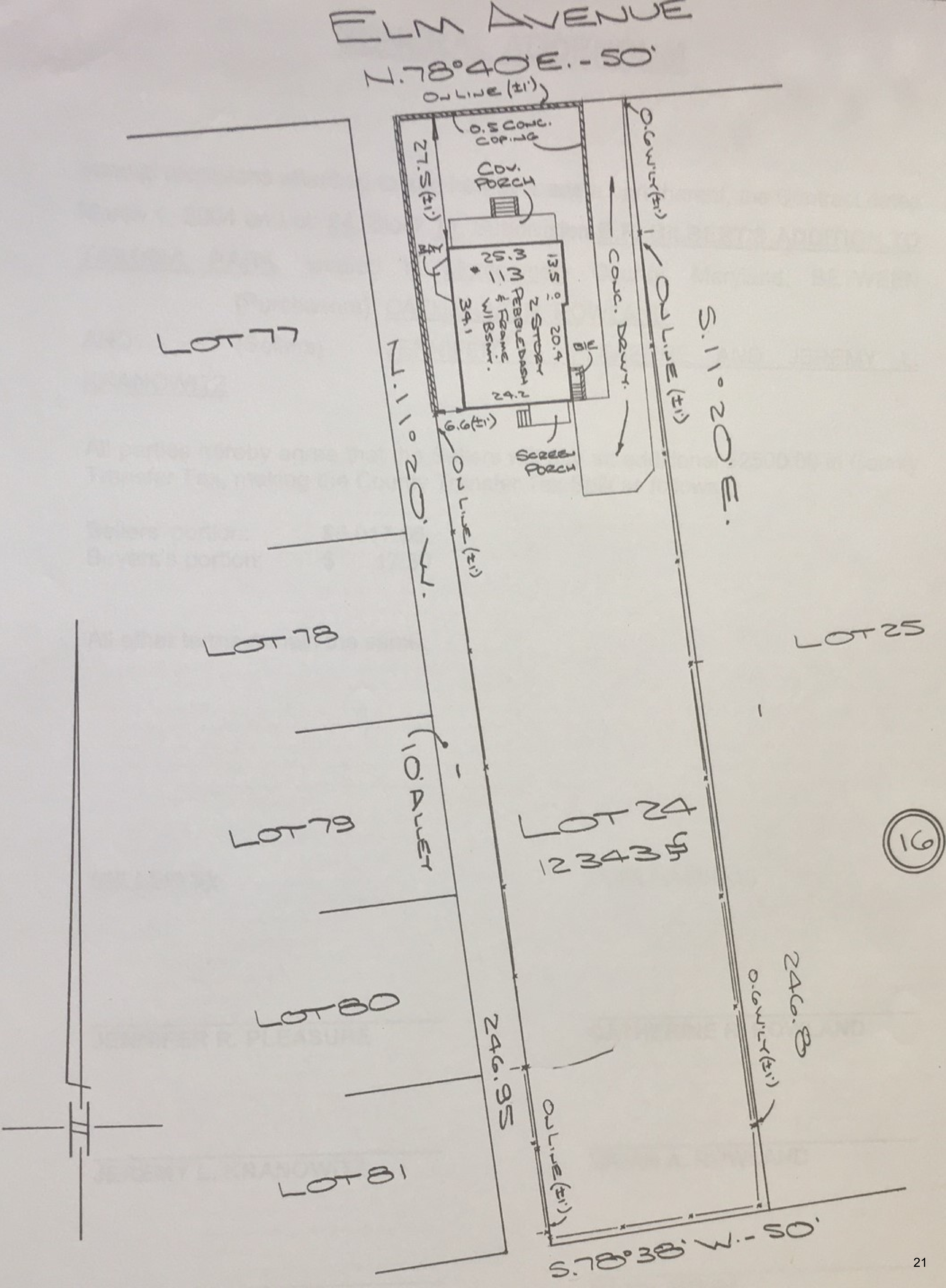
2 / A2 EXISTING REAR ELEVATION

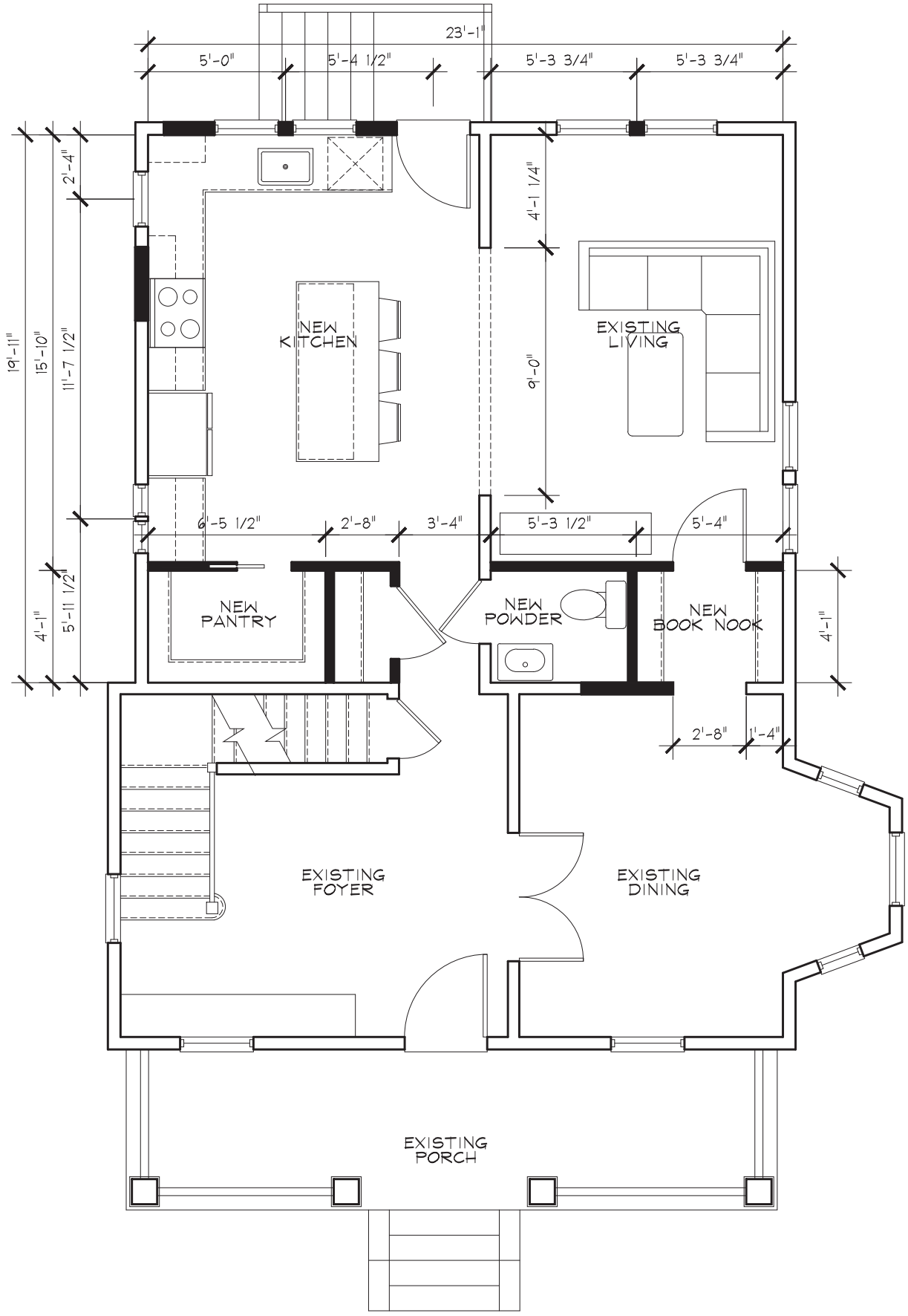
1/4" = 1'-0"

4 / A2 EXISTING SIDE (WEST) ELEVATION

1/4" = 1'-0"

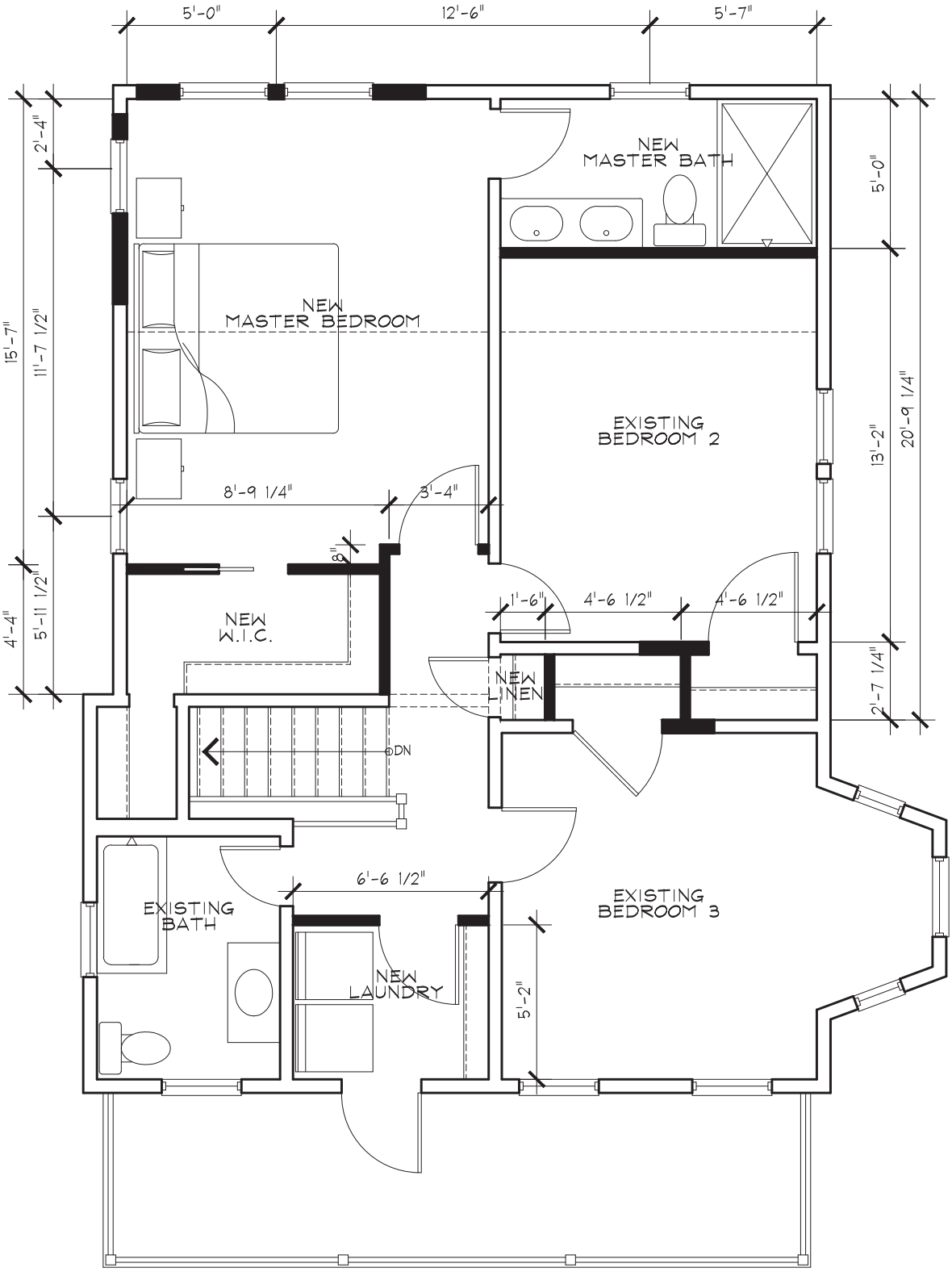

113


ELM AVENUE
N.78°40'E.-50'
ON LINE (±1')
0.5 CONC. COPING
27.5(±1')
COV. PORCH
BAY
25.3
11.3
2 STORY
PEBBLEDASH
& FRAME
W/BSMT.
20.4
34.1
24.2
6.6(±1')
SCREEN PORCH
CONC. DRWY.
ON LINE (±1')
S.11°20'E.
N.11°20'W.
ON LINE (±1')
LOT 77
LOT 78
LOT 79
LOT 80
LOT 81
LOT 25
LOT 24
10' ALLEY
246.95
246.8
ON LINE (±1')
S.78°38'W.-50'
16



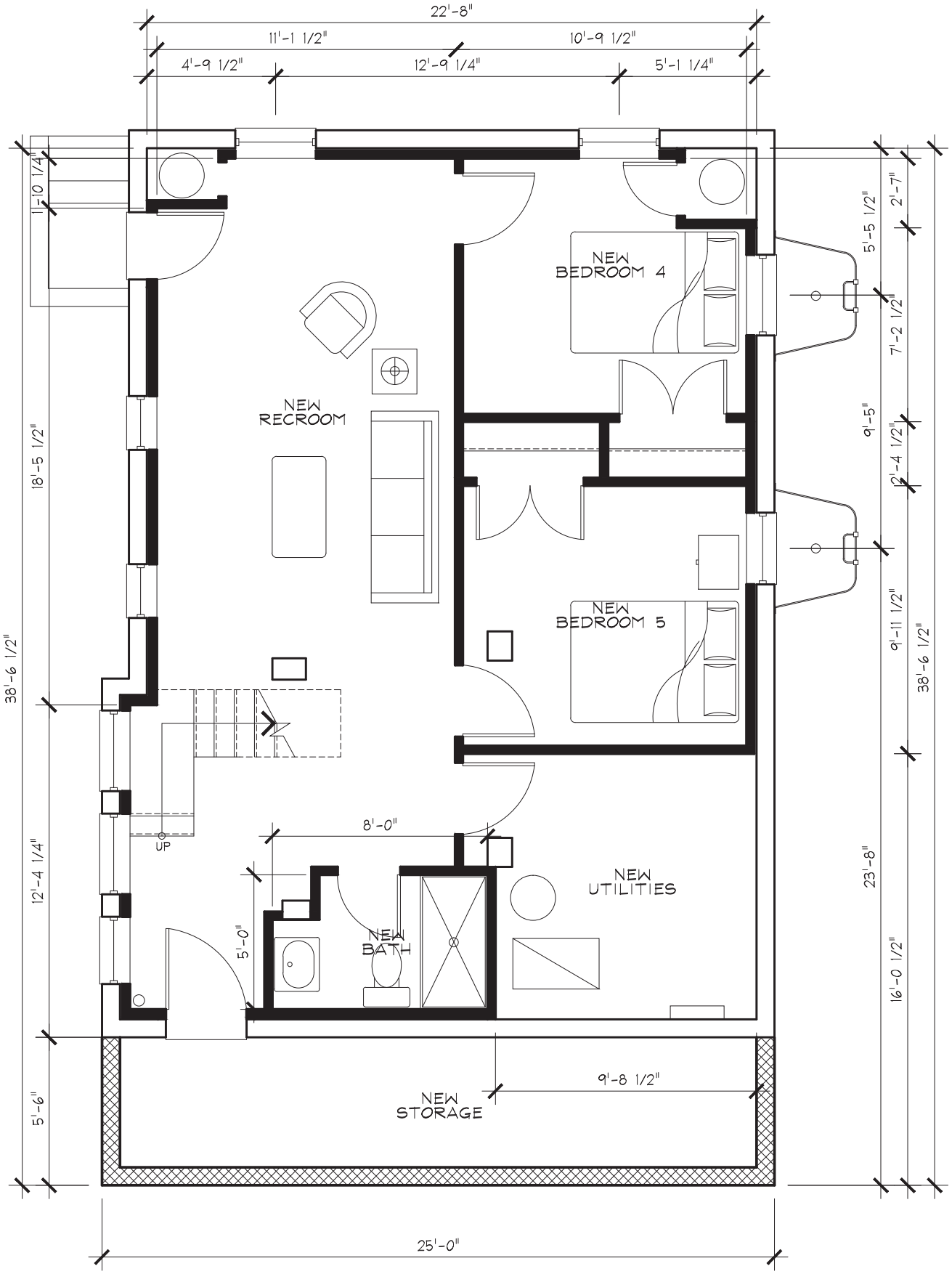
2 / A1.1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"



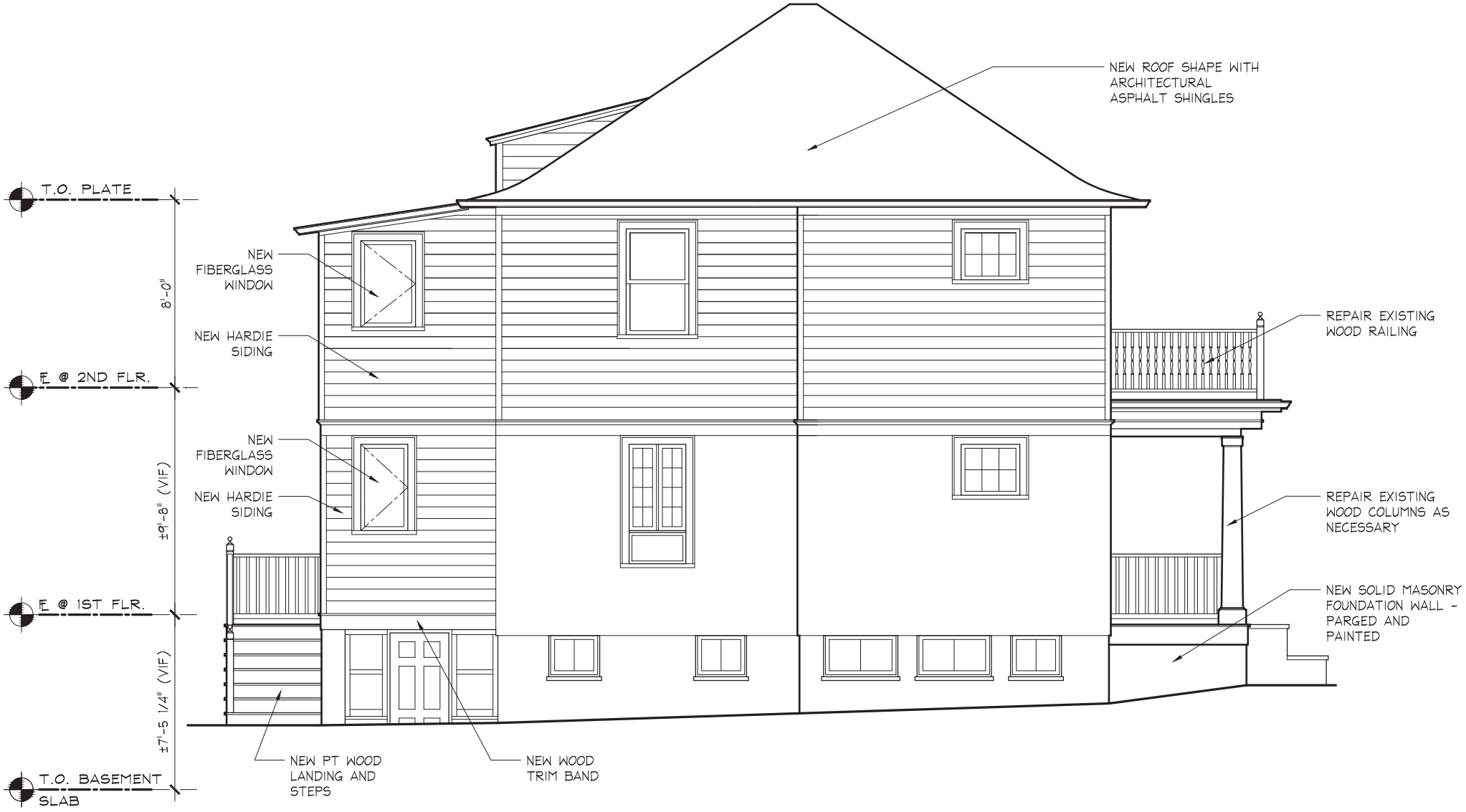
3 PROPOSED SECOND FLOOR PLAN

A1.1 1/4" = 1'-0"



1 / A1.1 PROPOSED BASEMENT PLAN

1/4" = 1'-0"

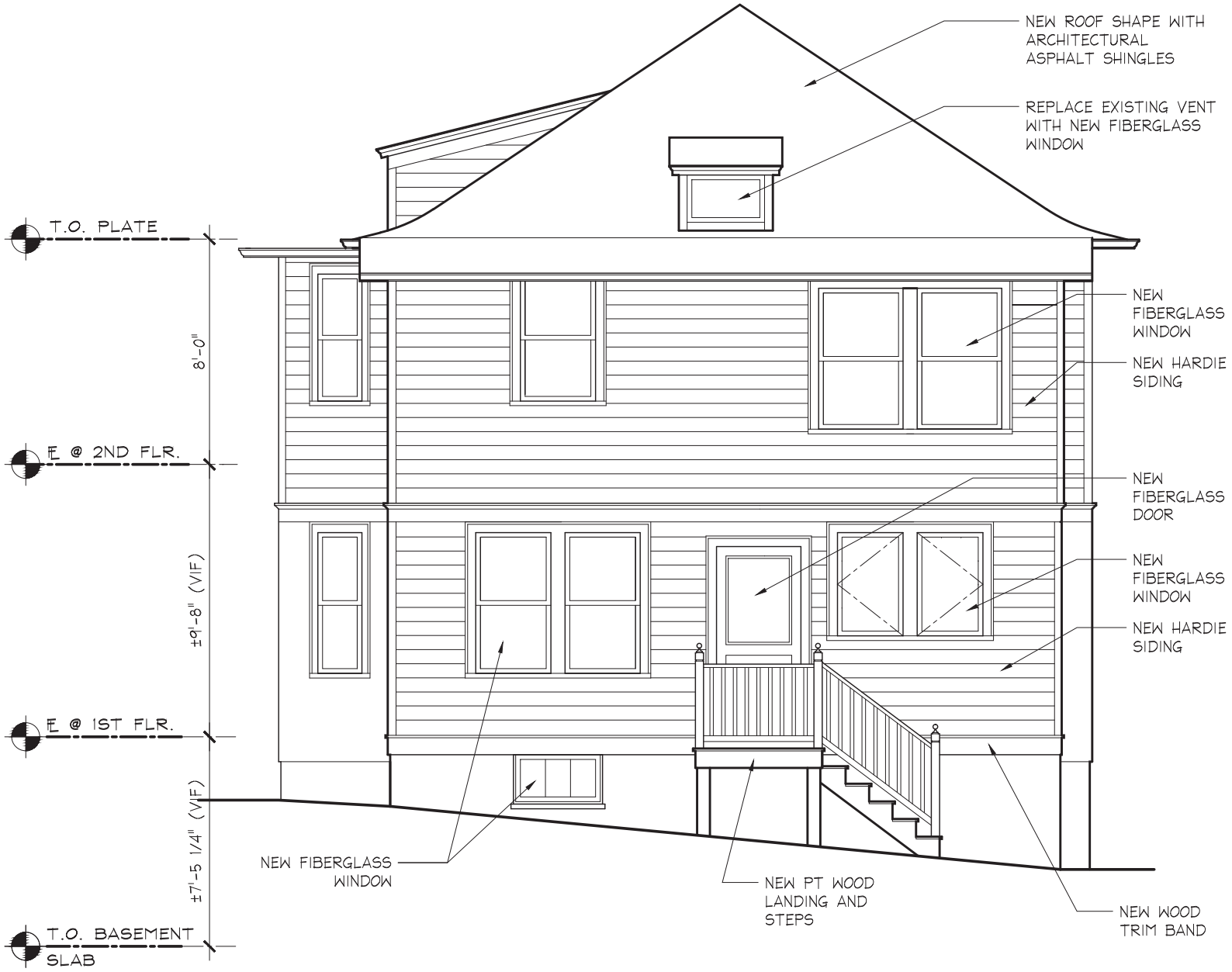


3 / A2 PROPOSED SIDE (EAST) ELEVATION

1/4" = 1'-0"

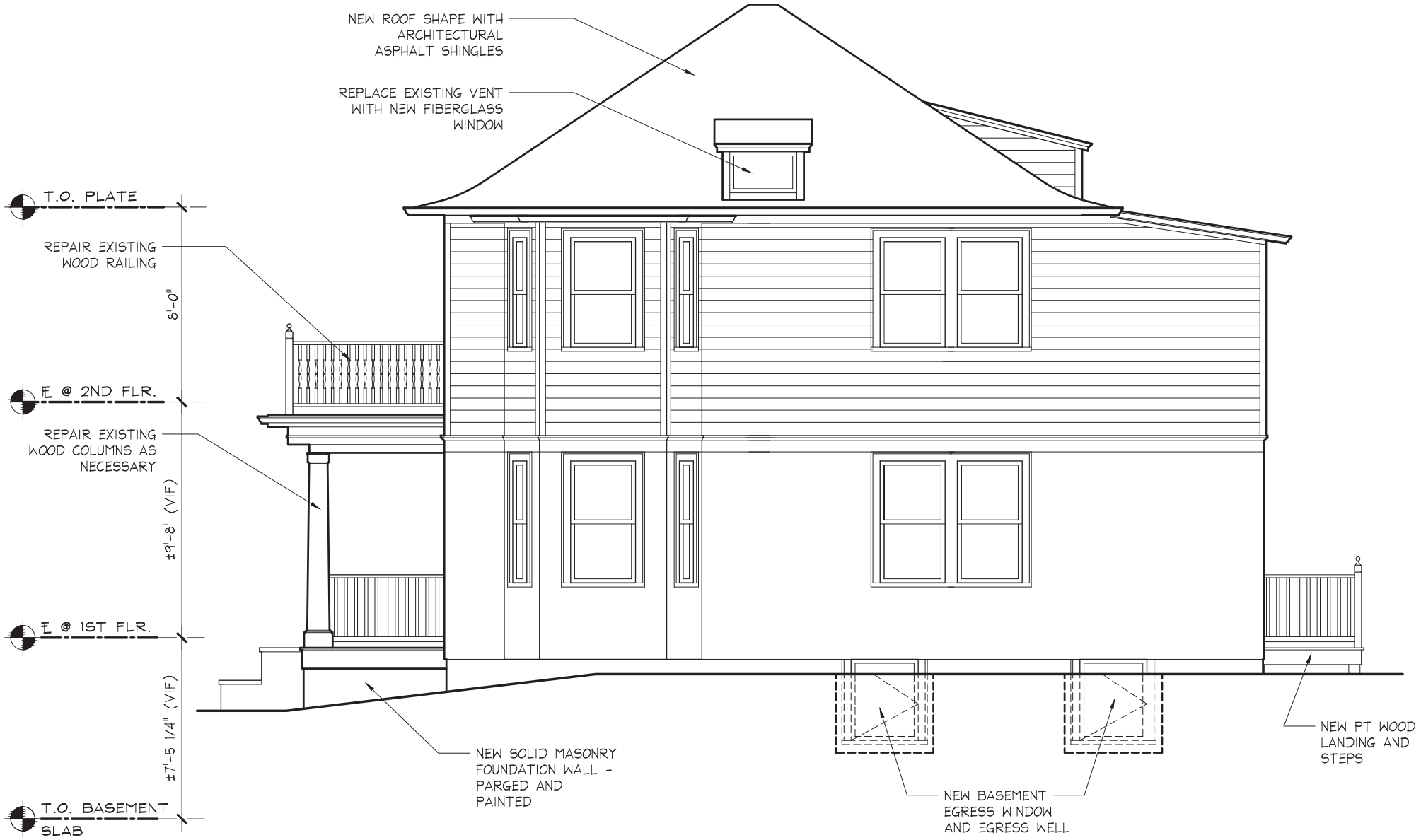
1 / A2 PROPOSED FRONT ELEVATION

1/4" = 1'-0"



2 / A2 PROPOSED REAR ELEVATION

1/4" = 1'-0"



4 / A2 PROPOSED SIDE (WEST) ELEVATION

1/4" = 1'-0"