

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10 Philadelphia Avenue, Takoma Park	Meeting Date:	6/24/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	6/17/2020
Applicant:	Susan Montgomery Rick Vitullo, Architect	Public Notice:	6/10/2020
Review:	HAWP	Tax Credit:	partial
Case Number:	37/03-20II	Staff:	Dan Bruechert
Proposal:	Porch modifications and window replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1918



Fig. 1: 10 Philadelphia Ave. is located near Takoma Junction.

PROPOSAL

The applicant proposes work in two areas of the house: front porch alteration and window replacements.

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.
- 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
- 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.
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course
- 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
- (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 the Interior's Standards for Rehabilitation:

- 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 applicant proposes to rehabilitate the porch enclosure and replace some non-historic windows in the right rear corner and on the rear elevation. All of the work complies with the requisite guidance and Staff Recommends approval of this HAWP.

Porch Modifications

The front porch of the subject property was enclosed sometime prior to the establishment of the District in

1991. The porch was enclosed with aluminum jalousie windows and Masonite siding, with a contemporary half-lite wood door. Neither the materials nor the configuration is historically compatible and their removal should be supported under 24A-8(b)(1) and the *Design Guidelines*.

In place of the existing enclosure, the applicant proposes to install six-lite wood casement windows with a transom above. Below the windows, the applicant proposes to install cedar shake to match the exterior treatment of the second-floor shed dormer. Finally, the applicant proposes to relocate the historic front door to the exterior of the porch.

Staff finds that a large number of bungalow porches within the Takoma Park Historic District have been enclosed without diminishing the overall character of the District (see the *Design Guidelines*). The proposed work will maintain an enclosed porch, but with compatible materials and in a configuration that is consistent with the style and period of the resource. Additionally, Staff finds that the design of the replacement porch enclosure, with an increase in the amount of glazing and preservation of the stucco porch columns, retains the character of the porch and could be reversed at a future date if desired. Staff finds the porch enclosure is consistent with 24A-8(b)(2) and (d) and the *Design Guidelines*.

Note, the applicant proposes to restore (or if necessary replace) the historic wood windows between the porch and the living room and install a new entry door in the historic opening. Staff has determined that this work is to be considered “interior” and, under 24A, does not require a HAWP.

Window Replacement

In the right rear corner of the house (south and east elevations), the applicant proposes to replace four one-over-one vinyl sash windows with three-over-one wood windows. These are non-historic windows, so their removal should be approved as a matter of course. While most of the historic wood windows have been removed and replaced with vinyl, there are a few extant examples of three-over-one wood windows. Staff finds that the proposed window is in the correct configuration and material and is appropriate under 24-8(b)(1) and (2), the *Design Guidelines*, and Standards 2 and 5. The window replacement is eligible for the County Historic Preservation Tax Credit as the restoration of a historic feature. Staff recommends the approval of the HAWP.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application with the condition that the exterior stair railings be constructed out of wood; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d) having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; the *Takoma Park Historic District Design Guidelines*;

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 914447

DATE ASSIGNED _____

APPLICANT:

Name: Susan Montgomery

Address: 10 Philadelphia Avenue

Daytime Phone: _____

E-mail: westmontgomery2019@gmail.com

City: Takoma Park Zip: 20912

Tax Account No.: 03272003

AGENT/CONTACT (if applicable):

Name: Richard Vitullo

Address: 7016 Woodland Avenue

Daytime Phone: 301-806-6447

E-mail: rjv@vitullostudio.com

City: Takoma Park Zip: 20912

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

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: 10 Street: Philadelphia Avenue

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

Lot: 28 Block: 3 Subdivision: _____ Parcel: _____

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:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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.

Richard J. Vitullo

5/25/2020

Signature of owner or authorized agent

Date

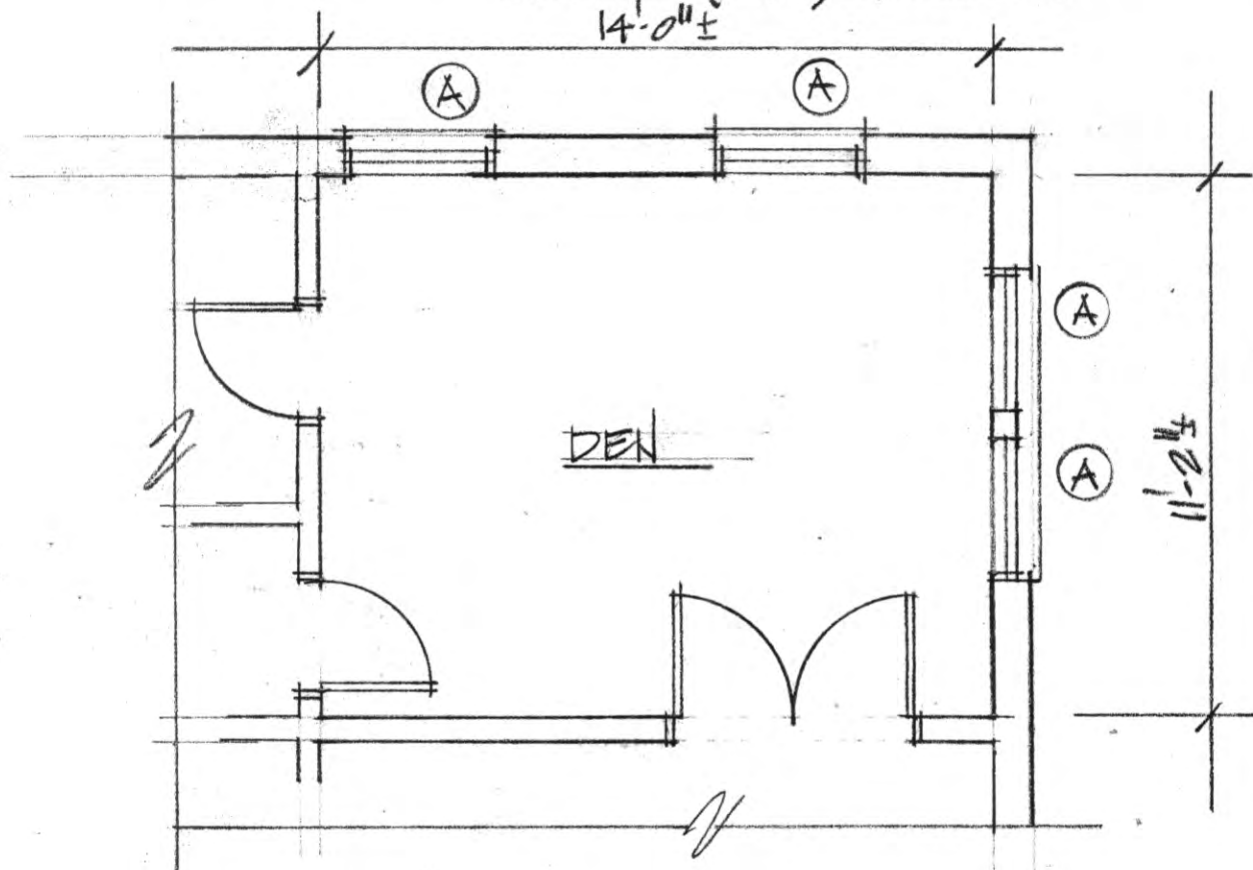
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

See attached for Property Description

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

See attached for Proposed Work Description

⊗ VINYL WINDOWS TO BE REPLACED
 W/ WOOD DOUBLE HUNG (3 OVER 1)
 WINDOWS (PTD.) 3'-0" x 6'-0"



FIRST FLOOR PLAN (DEN)
 1/4" = 1'-0"

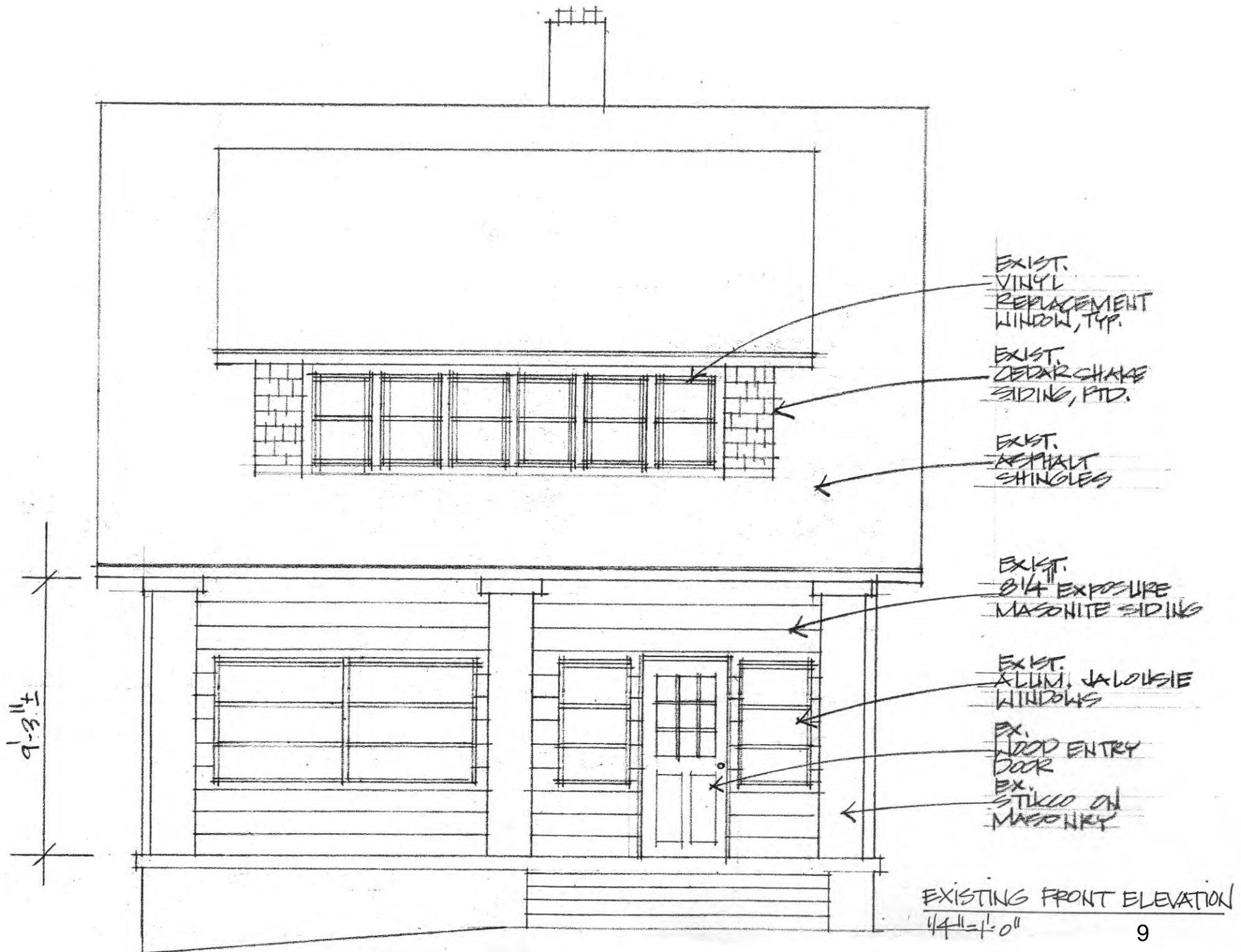


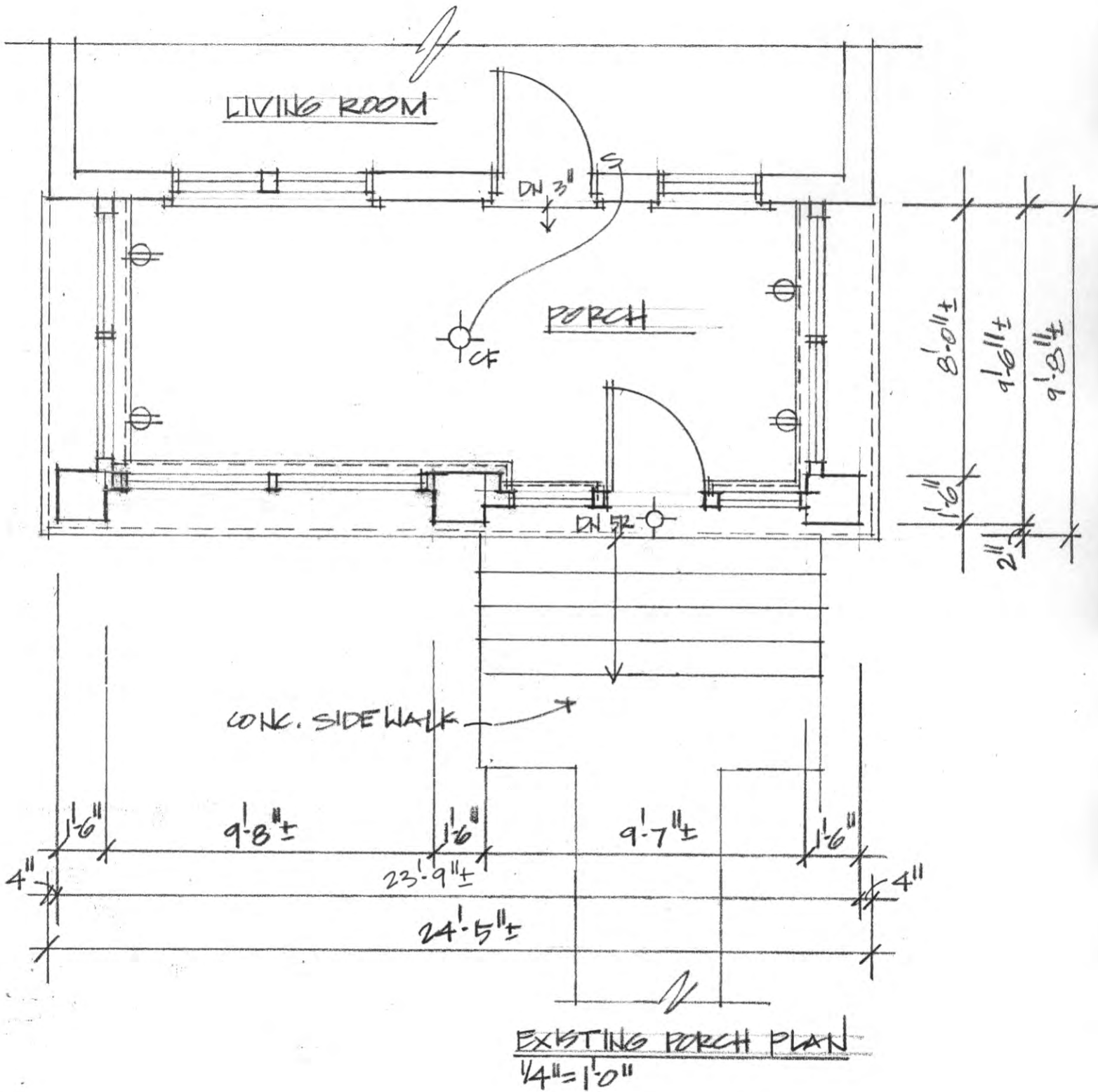
REAR (EAST)

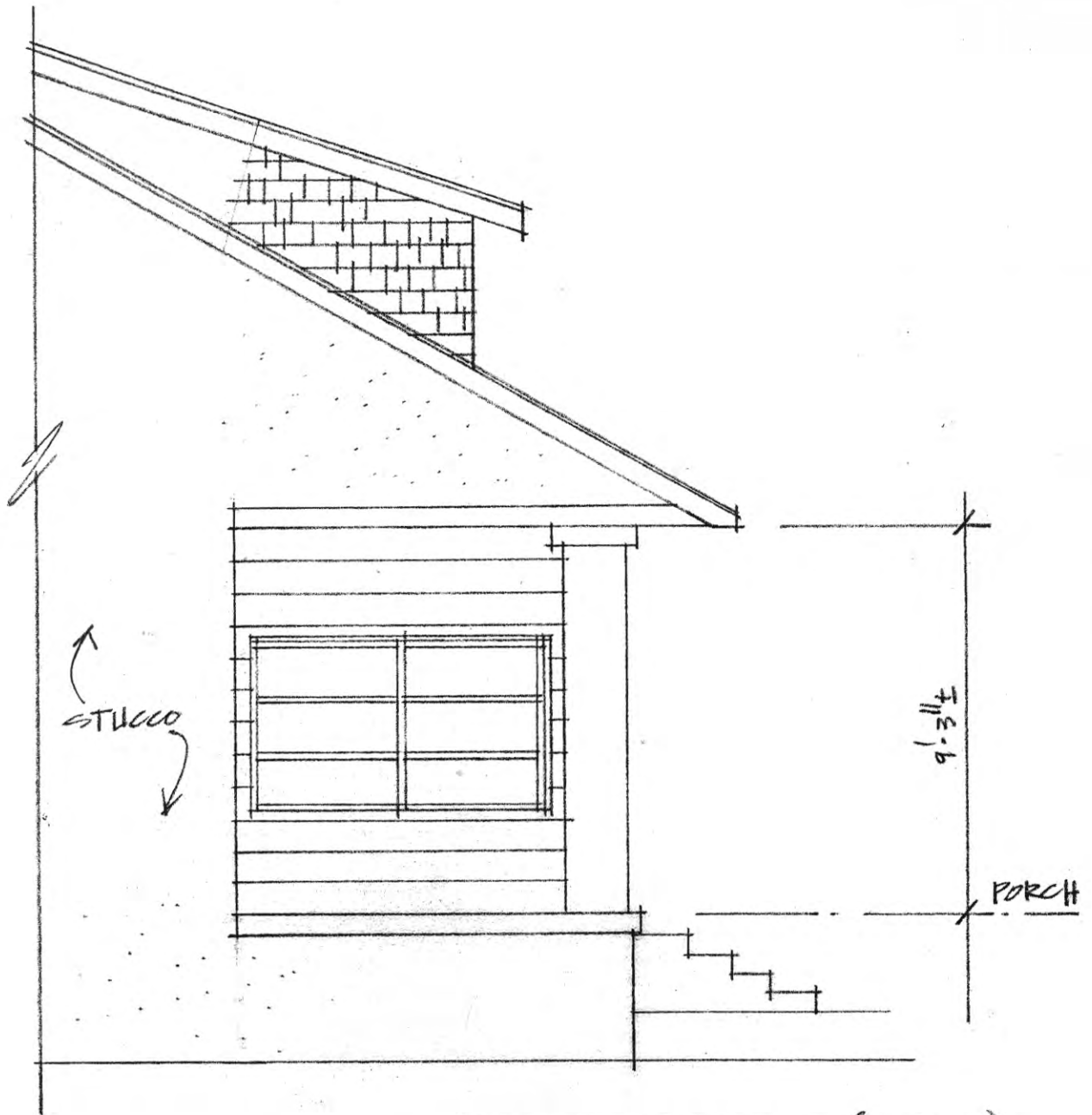


SIDE (SOUTH)

(A) = VINYL WINDOWS TO BE REPLACED WITH
PAINTED WOOD 3-OVER-1 DOUBLE-HUNG WINDOWS





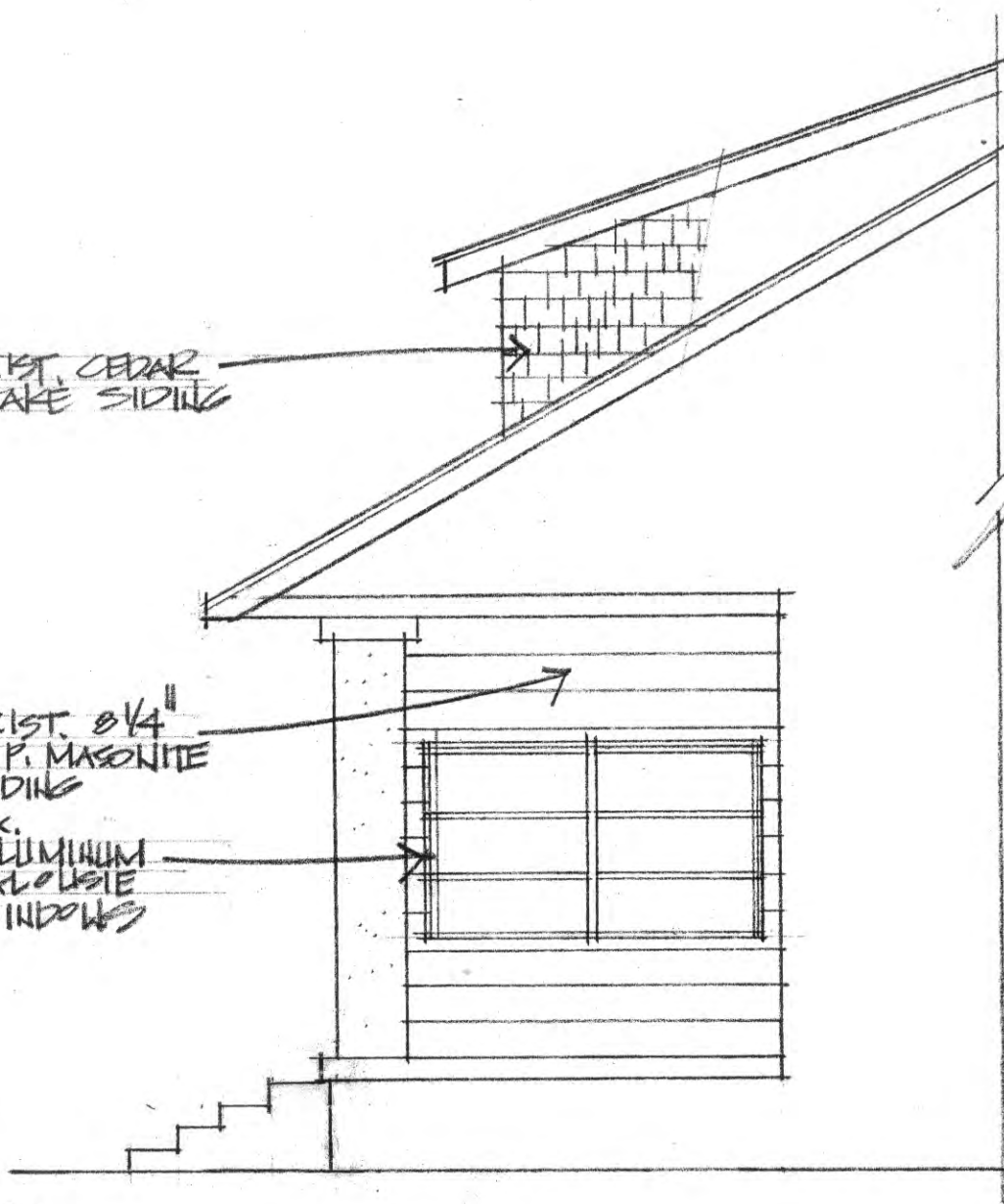


EXISTING SIDE ELEV. (PARTIAL)
1/4" = 1'-0"

EXIST. CEDAR
SHAKE SIDING

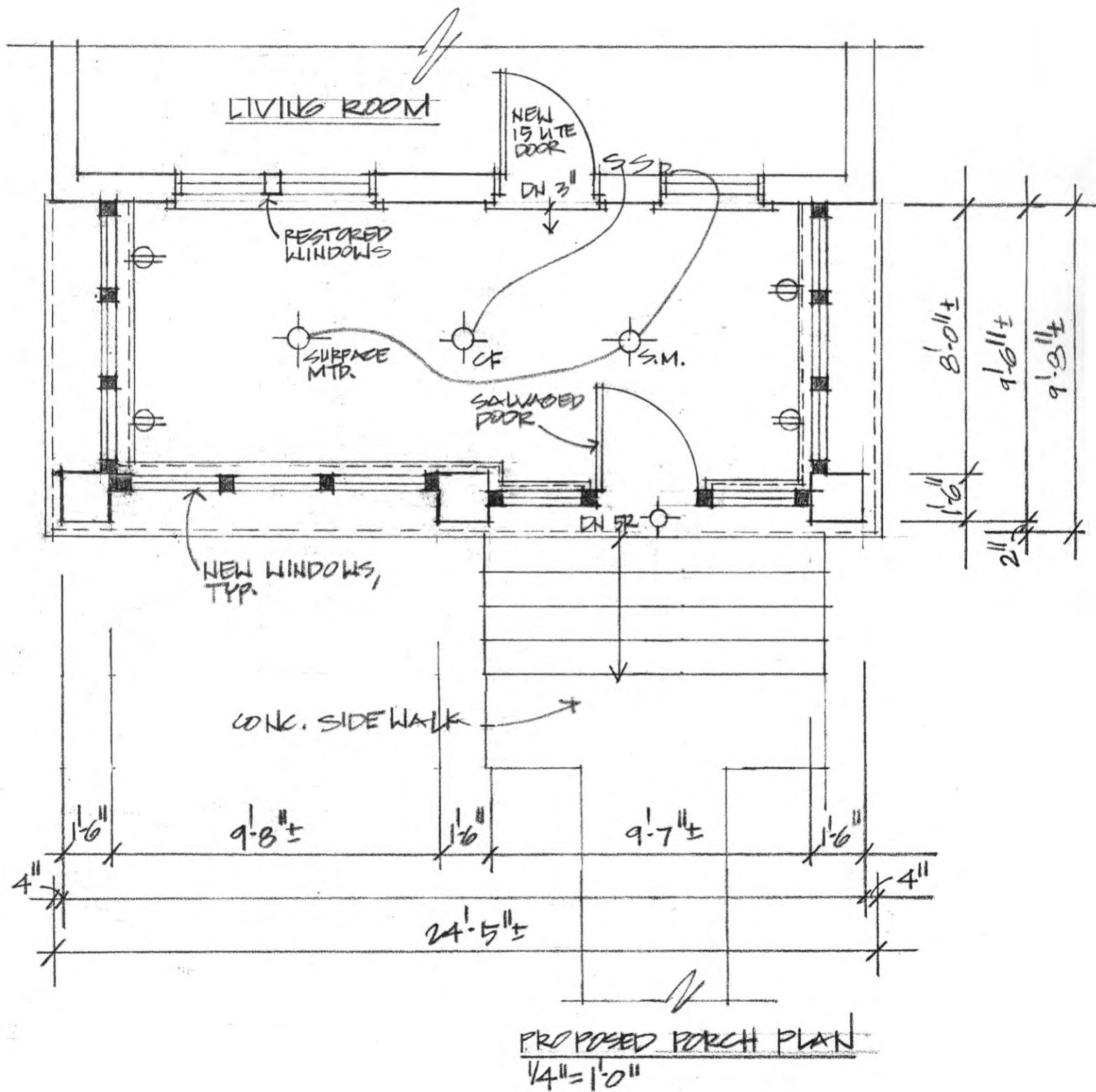
EXIST. 8/4"
EXP. MASONITE
SIDING

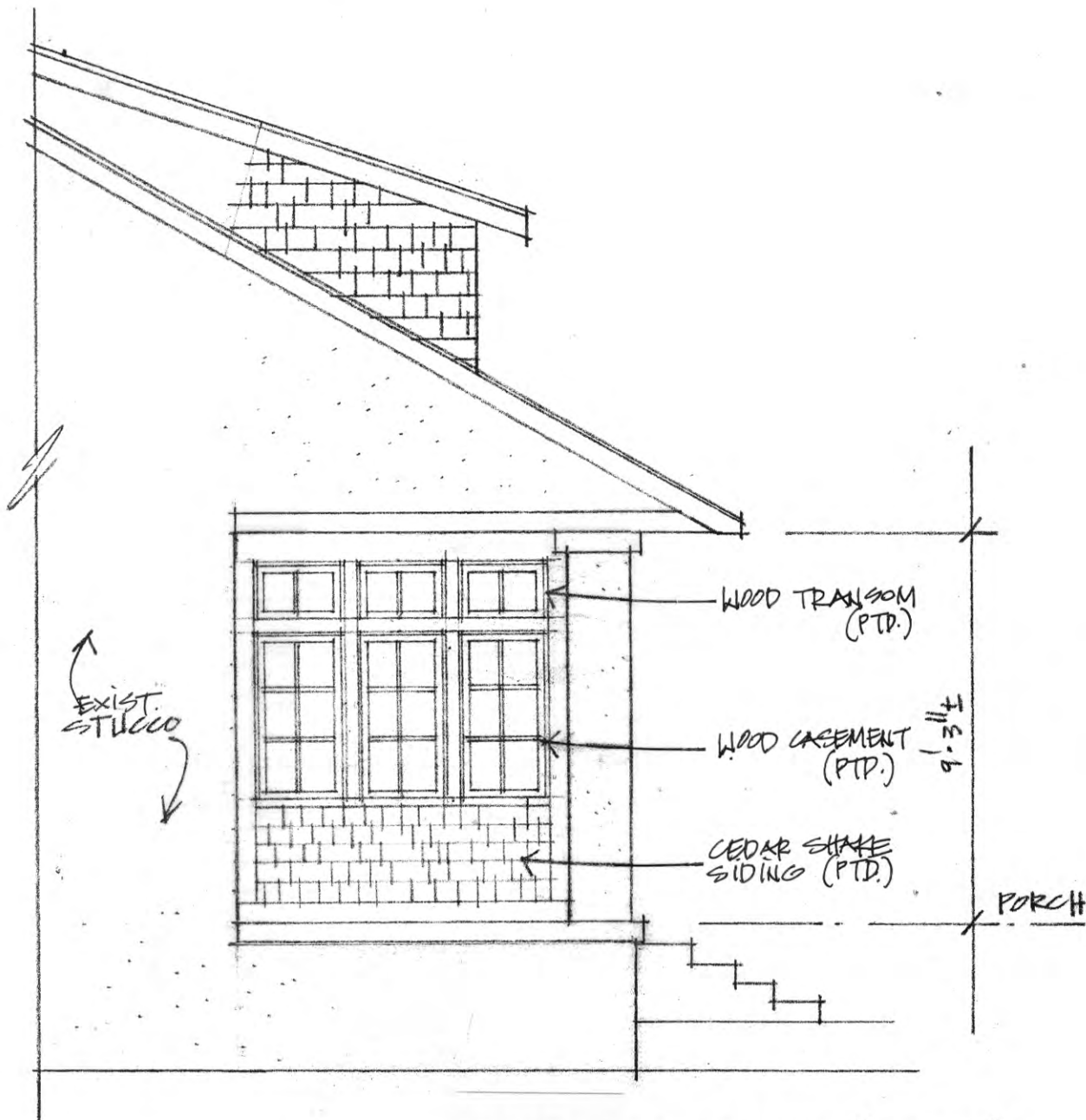
EX.
ALUMINUM
JALOUSIE
WINDOWS



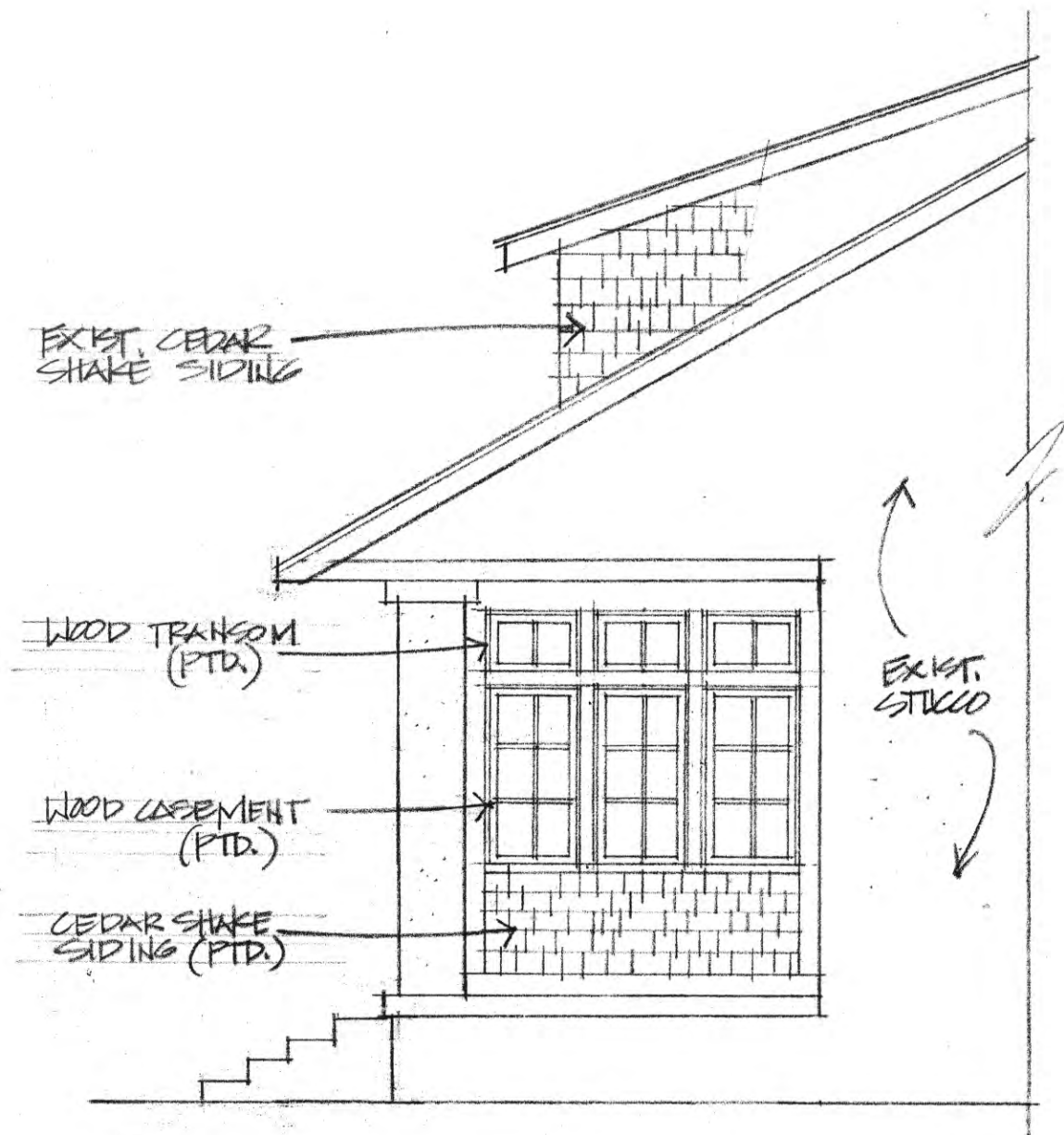
EXISTING SIDE ELEV. (PARTIAL)
1/4" = 1'0"



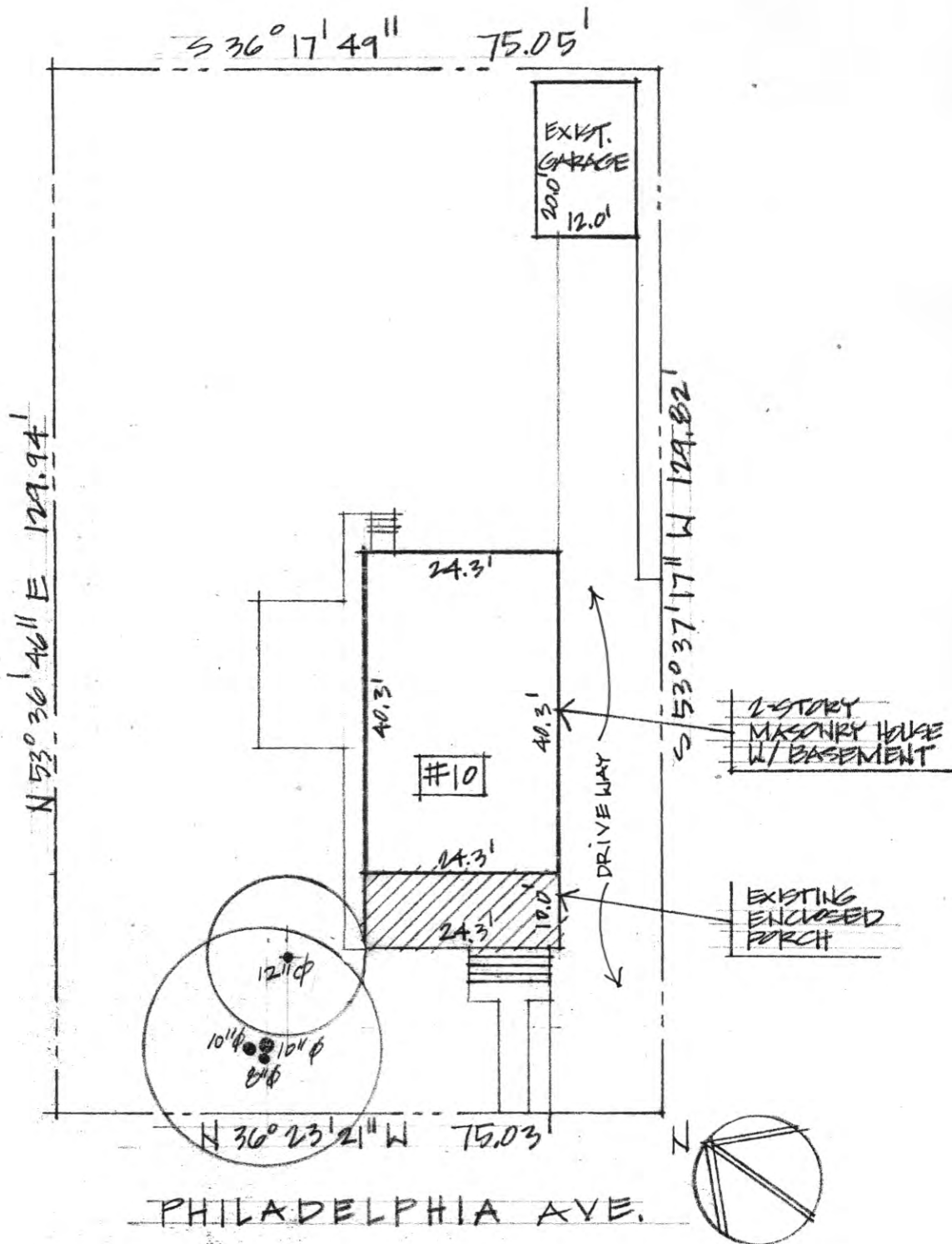




PROPOSED SIDE ELEV. (PARTIAL)
 $\frac{1}{4}'' = 1'-0''$

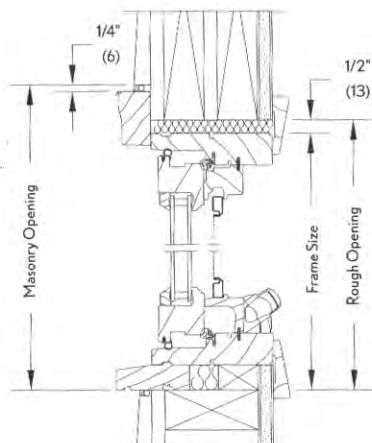


PROPOSED SIDE ELEV. (PARTIAL)
1/4" = 1'0"

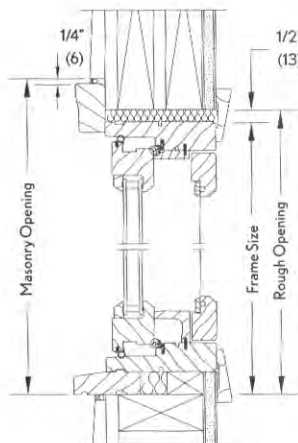


WOOD ULTIMATE CASEMENT/PUSH OUT CASEMENT

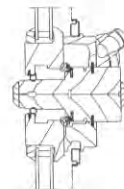
CONSTRUCTION DETAILS



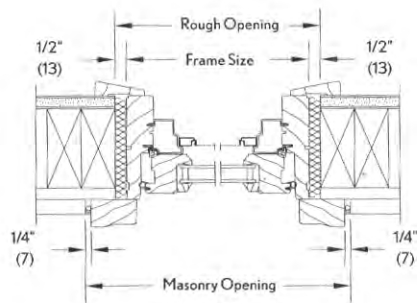
OPERATOR
HEAD JAMB AND SILL



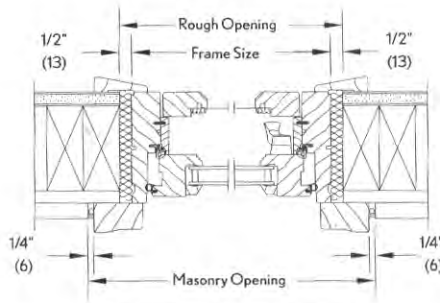
PUSH OUT OPERATOR
HEAD JAMB AND SILL



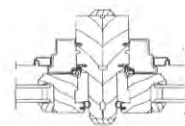
HORIZONTAL MULLION



OPERATOR JAMB



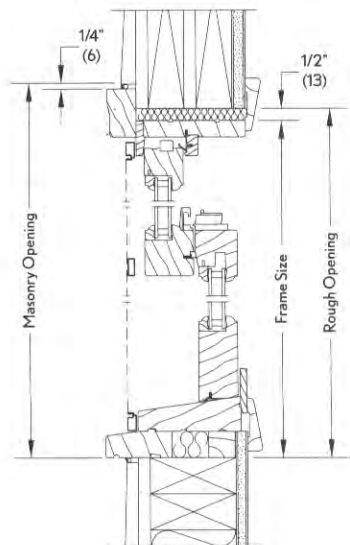
PUSH OUT OPERATOR JAMB



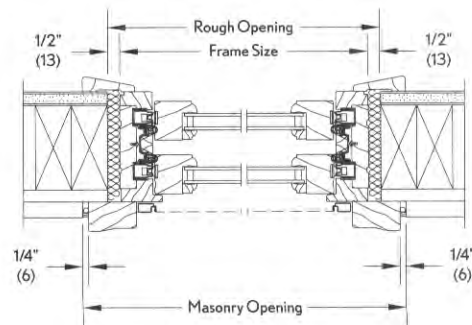
18 VERTICAL MULLION

WOOD ULTIMATE DOUBLE HUNG

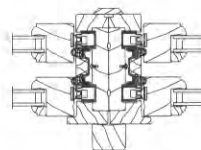
CONSTRUCTION DETAILS



HEAD JAMB AND SILL



JAMB



VERTICAL MULLION





























OWNERS:

Susan & David Montgomery
10 Philadelphia 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

Terese Bouey
14 Philadelphia Ave.
Takoma Park, MD 20912

New Takoma Homes LLC
600B East Gude Drive
Rockville, MD 20850

Jessica Wechter & Benjamin Hickman
Revocable Trust
9 Philadelphia Ave.
Takoma Park, MD 20912

Martha & Jesse Hamilton
11 Philadelphia Ave.
Takoma Park, MD 20912

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

10 Philadelphia Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Bungalow-style house, built in 1918, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape (980 S.F. footprint), with an enclosed front porch (243 S.F.).

- 1) **Original Structure:** *It is a gabled (7:12 slope +/-) smooth-stuccoed masonry house, 24.3' x 40.3' (980 S.F.), with the main ridge parallel to the street, and a 21" overhang all around. The front porch is 24'-4" x 10'-0" (243 S.F.), and is recessed under the main roof; there are three 18" square masonry columns bearing on a raised concrete slab front porch. The front porch has been enclosed with a frame wall (with interior brick veneer) and large aluminum jalousie windows. The exterior finish on this enclosed porch area is painted masonite lap (8 1/4" exposure) siding, painted.
At the rear of the house, there is a 11'-2" x 14'-0" Den.*
- 2) **Windows/Doors:** *The windows of the main house are mostly vinyl double hung replacement windows: 1-over-1. Some of these vinyl windows have been replaced recently with new 3-over-1 painted wood double hung windows (see attached photos).
The existing door between the enclosed porch and main house is a 6-lite solid wood door (to be salvaged and re-purposed as the main porch front door).
The windows of the front porch are aluminum jalousie windows. The existing porch front door is a modern wood 9-lite door (to be removed and replaced).*

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

10 Philadelphia Ave., Takoma Park, MD 20912

Front Porch: *The existing enclosed front porch will be renovated. This will be done using the following materials/details:*

1) **Walls:** *2 x 6 frame with R-20 insulation with painted cedar shake siding (6" exposure; match exist.) on all façades below the window sill level, with a 1 x 8 fiber cement bottom trim at concrete porch slab. The trim around windows and door will be 1 x 4 fiber cement, painted.*

2) **Windows and Doors:** *The existing (original to house) door between the enclosed porch and main house is a 6-lite solid wood door and it is to be salvaged and re-purposed as the main porch front door.
The windows in the porch will be painted wood casements, with fixed windows above all the lower windows and door.
The window pair between the enclosed porch and living room will be restored as possible and/or replaced with painted wood double hung windows.
The door between the enclosed front porch and foyer will be replaced with a new solid wood entry door with 15-lites (to match an existing original interior door).*

Den: *In the rear den, the 4 vinyl double hung windows will be replaced with 4 painted wood double hung windows, 3-over-1. (see photo attached)*