

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	514 Philadelphia Avenue, Takoma Park	Meeting Date:	6/24/2020
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	6/17/2020
Applicant:	Michael & Amy Sawyer Brian McCarthy, Architect	Public Notice:	6/10/2020
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Building Addition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any design alterations based on the HPC feedback and return for a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1933

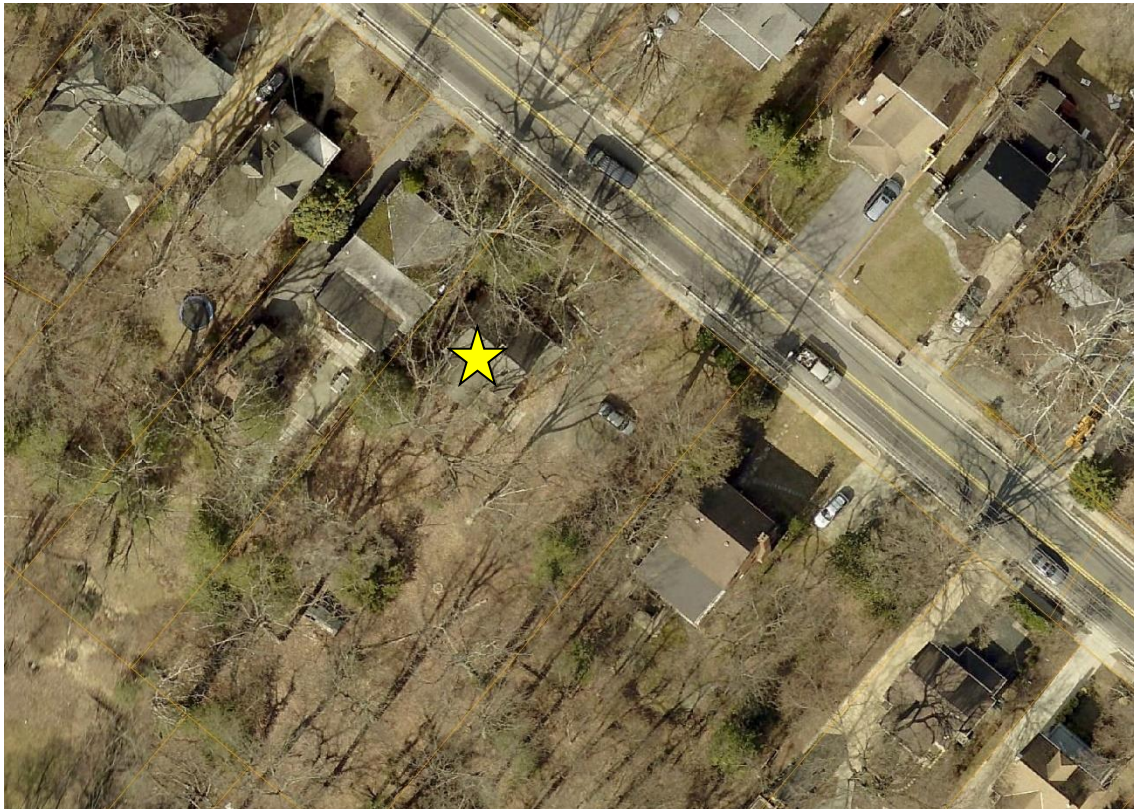


Fig. 1: 514 Philadelphia is located on a deep wooded lot.

PROPOSAL

The applicant proposes to construct an addition to the side and rear of the house.

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.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

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.

STAFF DISCUSSION

The subject property is a side gable Colonial Revival house clad in wood shingle siding. On the left side of the house, there is a one-story enclosed sunroom; and there is a two story-rear gable addition. The later additions are clad in cedar shingles. The house was constructed on a double lot as far to the west as possible, leaving a large open lot to the left (east) of the building. The rear of the lot is heavily wooded. The neighboring property at 510 Philadelphia is also a double lot, with the house place on the western side.

The applicant proposes demolishing the existing enclosed sunroom, installing a new addition in its place, and constructing a larger, two-story addition in the rear that will project beyond the left wall plane.

Staff finds that the sunroom on the left was likely an open or screened-in feature when it was constructed and that it has lost its integrity in the intervening years. Staff also finds that demolishing the sunroom will not impact the historic character of the site or surrounding district.

The proposed building additions, which project beyond the left wall plane will have an impact on the scale and massing of the house when viewed from the right-of-way. Per the *Design Guidelines*, this proposal should not be approved as a matter of course, but that does not mean that it should not be approved at all, only that the proposal requires closer scrutiny to determine whether the proposal will have a negative impact on the district as a whole.

The exiting sunroom projects 8' (eight feet) from the left wall plane and is 12' 6" (twelve feet, six inches) deep. In place of this, the applicant proposes to construct a one-story, side-gable addition that will project 13' (thirteen feet) and will be almost 20' (twenty feet) deep. Behind that addition, the applicant proposes constructed a two-story, side-gable addition that will project 15' (fifteen feet) behind the one-story section. The proposed addition appears to project approximately 2' (two feet) beyond the rear wall plane of the non-historic addition. Because the lot slopes away from Philadelphia Avenue the basement will be exposed at the rear and there will be a parking space in the basement level. To the rear of the two-story addition, the applicant proposes to construct a screened-in porch with a set of stairs on the east (left) side.

Staff finds that the one-story addition will not substantially impact the character of the resource or surrounding district because it is relatively small in scale, matches the details of the house, and copies the side gable form.

Staff recognizes that for an 'Outstanding' or 'Contributing' resource, the HCP would find that the two-story construction at the rear would detract from the historic character of the house and would be unacceptable. However, because this house is 'Non-Contributing' consideration is not whether the massing detracts from the resource, but rather, does the massing detract from the character of the district as a whole? Staff finds it does not. Several considered several factors in coming up with this determination. First, the proposed two-story volume begins approximately 65' (sixty-five feet) from the sidewalk along Philadelphia. This distance helps to reduce the visual impact of the new construction. Second, the addition maintains the lower ridge height of the rear-gable addition. This means that the addition is not competing with the house for primacy. Third, the house to the east (left) is also non-

contributing, so the addition's visibility will not detract from another historic resource. Fourth, the house is placed at the minimum setback on the west (right) side of the lot. This was probably done to allow the lot to be subdivided and have another house constructed on it. But it limits where additional construction can go. Nothing can project to the west, and much further to the south (rear) there are several substantial trees. East seems to be the only direction an addition could be constructed. Lastly, an addition in this location will only be visible from the east (left). That means the addition will not be visible when the house is viewed from in front of the 'Outstanding' Resource at 510 Philadelphia, meaning the character of the district is not impaired from this location.

Staff request feedback from the HPC regarding:

- The size and massing of the proposed addition(s);
- Recommendations for appropriate materials;
- If the location of the exterior stairs detracts from the surrounding district; and
- Any other comments or recommendations.

STAFF RECOMMENDATION:

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: brian@bfmarch.com Contact Person: Brian McCarthy
 Tax Account No.: 01057502 Daytime Phone No.: 301.602.0115
 Name of Property Owner: Michael & Amy Sawyer Daytime Phone No.: _____
 Address: 514 Philadelphia Ave Takoma Park Maryland 20912
Street Number City State Zip Code
 Contractor: NA Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Brian McCarthy Daytime Phone No.: 301.602.0115

LOCATION OF BUILDING/PREMISE

House Number: 514 Street: Philadelphia Avenue
 Town/City: Takoma Park Nearest Cross Street: Takoma Avenue
 Lot: 12 Block: 73 Subdivision: 0025
 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: \$ 400,000

1C. If this is a revision of a previously approved active permit, see Permit # No

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.

Brian McCarthy
 Signature of owner or authorized agent

5/29/2020
 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.

BENNETT FRANK McCARTHY

a r c h i t e c t s , i n c .

1400 Spring Street, Suite 320, Silver Spring, Maryland 20910-2755

Memorandum

1 June 2020

To: Historic Preservation Commission (HPC)
Maryland-National Capital Park & Planning Commission
c/o Department of Permitting Services, Montgomery County

From: Brian McCarthy

Re: Historic Area Work Permit for
3120 Lee Street, Capitol View Historic District
Preliminary Consult: **Written Description of Project**

Addendum a.

The property is located in the Takoma Park Historic District but is listed as a non-contributing resource. The Colonial Revival style structure, built in the 1930/40s, is 2-stories with a walk-out basement. The most noteworthy feature of the property is the lot size – it's 100 ft wide and 225 ft deep – which is more than half an acre. The home's placement on the western edge of the property results in an exceptionally wide eastern sideyard, measuring over 66 ft to the main house. This unusually generous sideyard is bracket by a second Colonial Revival home, also designated as a non-contributing resource. The wide sideyard is used for off-street parking and access to an existing garage/carport. Consequently, the area is open and largely clear of trees. Conversely, the area behind the house is densely populated with mature trees. The closest, impactful trees are shown on the attached site plan.

The subject home is clad in painted cedar shingles with a plain asphalt shingle roof. The exposed foundation walls consist of unadorned concrete block. The main body of the house has two extensions; an enclosed, one-story space that was formerly a side porch, and a 2-1/2 story rear addition with an adjacent pressure treated wood deck and stairs to the back yard. The front façade features a modest covered entry stoop, and the ignoble accent of a wall mounted air conditioner.

Addendum b.

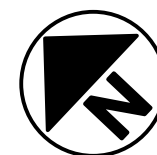
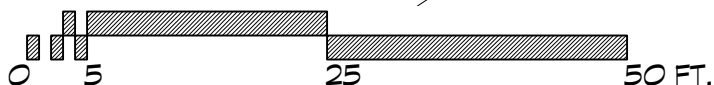
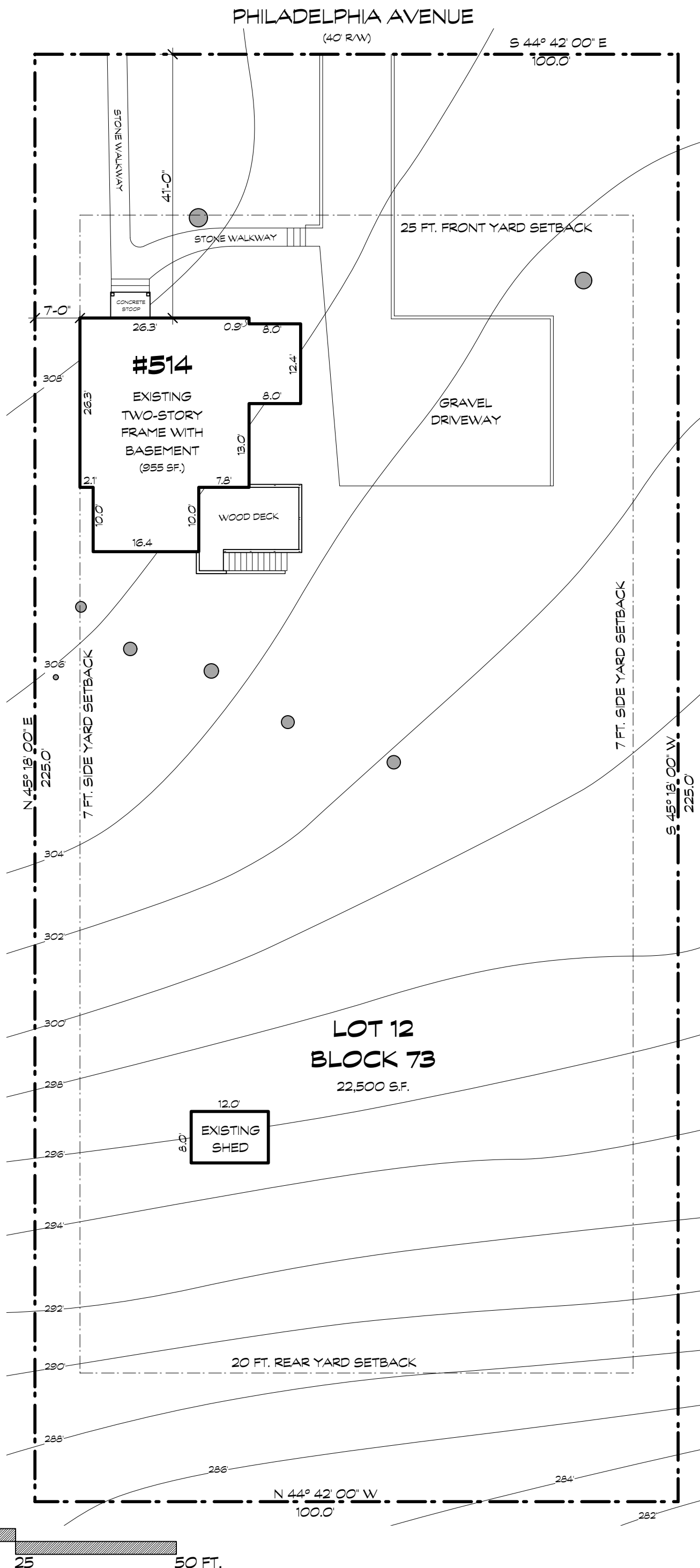
The proposed project expands the house with a 13 ft wide addition in the large eastern sideyard. The addition also wraps around the back corner to mate up with the existing rear extension. The placement of the addition is largely in deference to the trees behind the house. To minimize the impact of the new work the majority of the side addition is one-story, with the two-story portion not starting until it's with a few feet of the back corner of the house. And the one-story portion near the front is set further back than the enclosed porch it replaces.

The intent is to finish the exterior with painted, cement fiberboard shingle siding, asphalt roof shingles, and use clad wood windows. The owners intend to install central A/C so the wall mounted unit will be removed from the front façade.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Michael and Amy Sawyer 514 Philadelphia Avenue Takoma Park, Md. 20912	Owner's Agent's mailing address Brian McCarthy Bennett Frank McCarthy Architects 1400 Spring Street #326 Silver Spring, Md 20910
Adjacent and confronting Property Owners mailing addresses	
Francine Pollner 510 Philadelphia Ave Takoma Park, Md 20912	Christopher & Paneez Khoury 511 Philadelphia Ave Takoma Park, Md 20912
Carolyn Mullet 516 Philadelphia Ave Takoma Park, Md 20912	James Tate 513 Philadelphia Ave Takoma Park, Md 20912
Carl Ralph Wilk 509 Philadelphia Ave Takoma Park, Md 20912	Justine Larson 515 Philadelphia Ave Takoma Park, Md 20912



SP-1 E

SAWYER ADDITION
514 Philadelphia Ave. Takoma Park, Maryland 20912

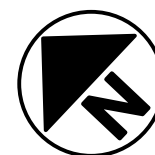
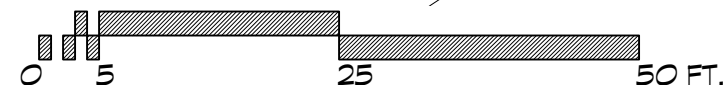
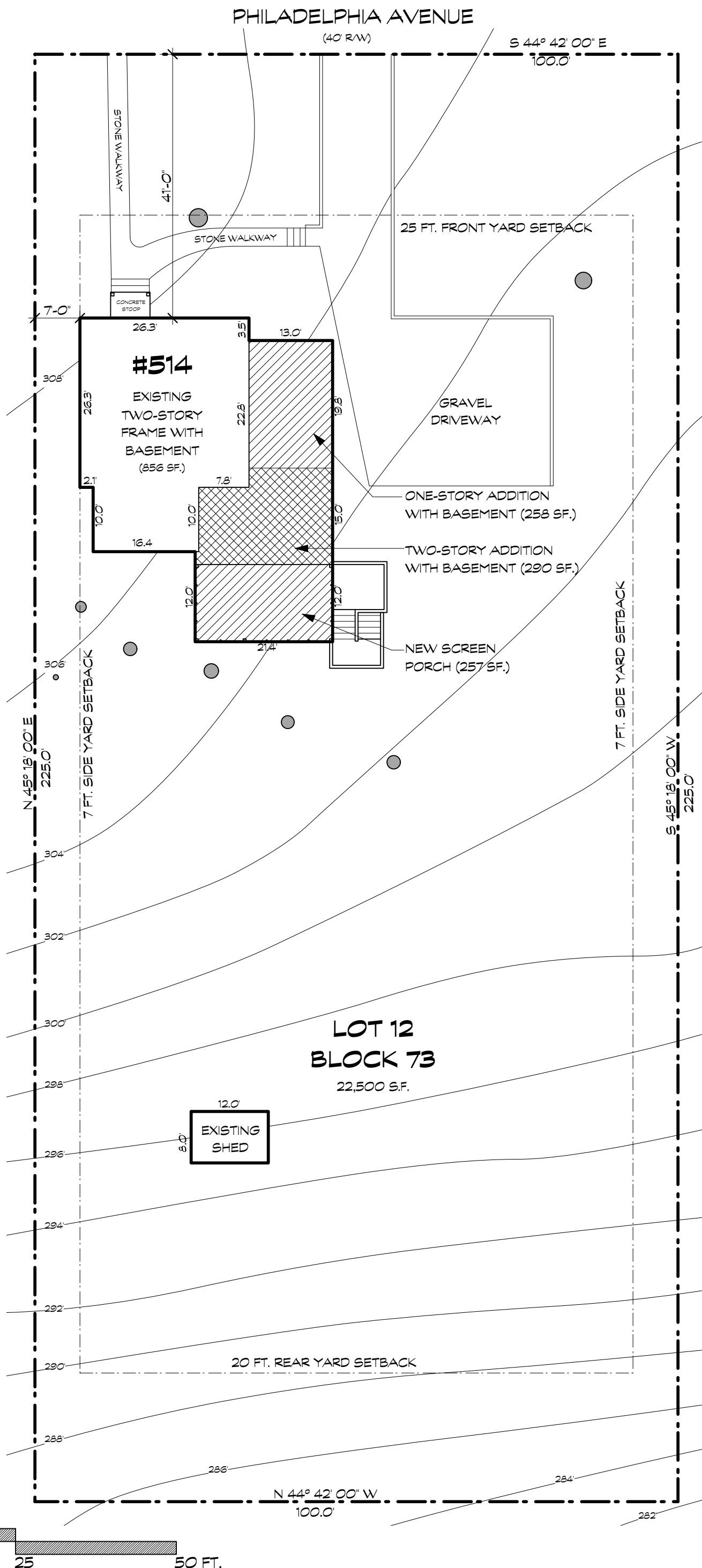
1 June 2020

EXISTING SITE PLAN
Scale: 1/16" = 1'-0"

#2004

BENNETT FRANK McCARTHY
architects, inc.

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SP-1 P

SAWYER ADDITION

514 Philadelphia Ave. Takoma Park, Maryland 20912

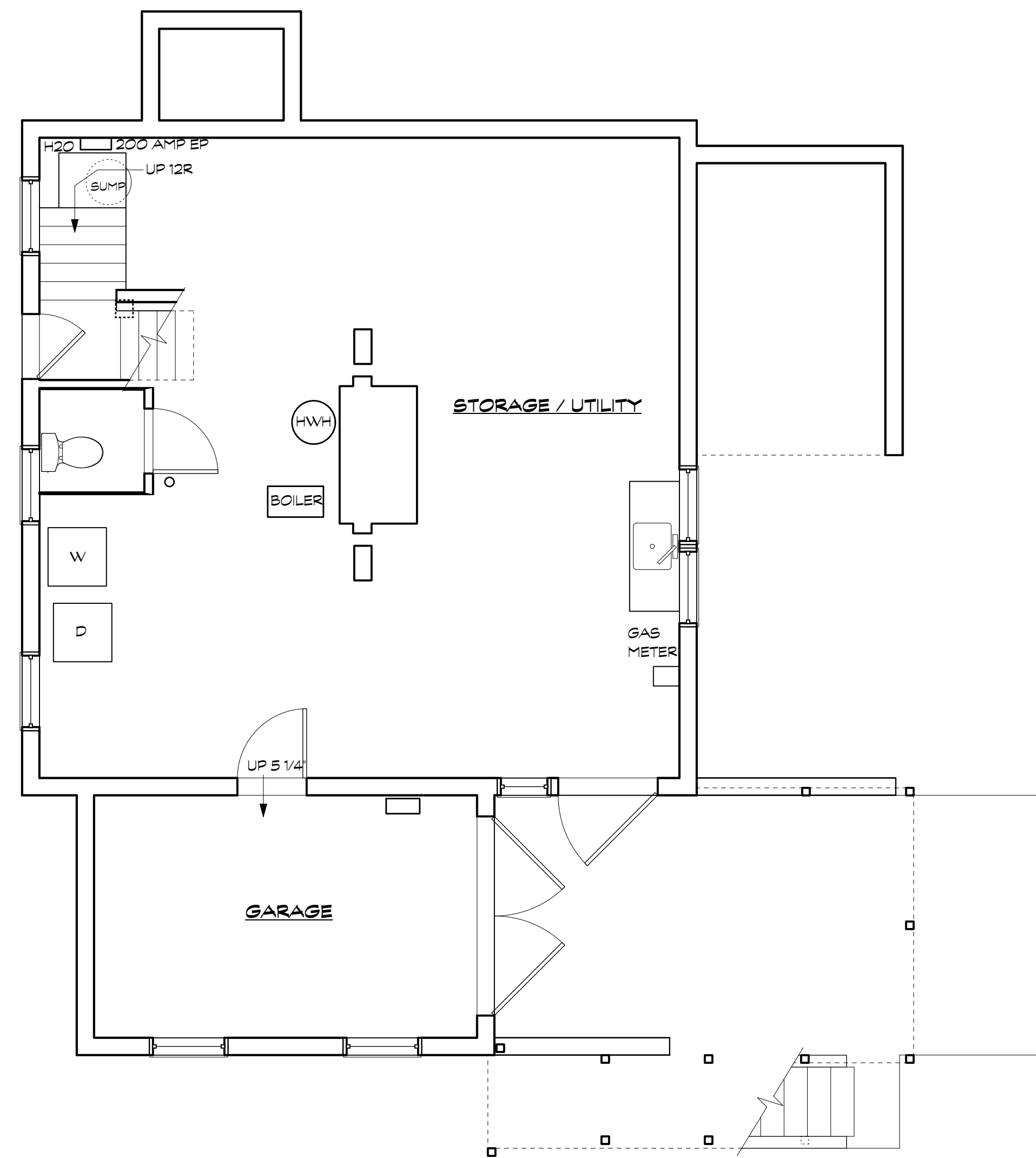
PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"

#2004

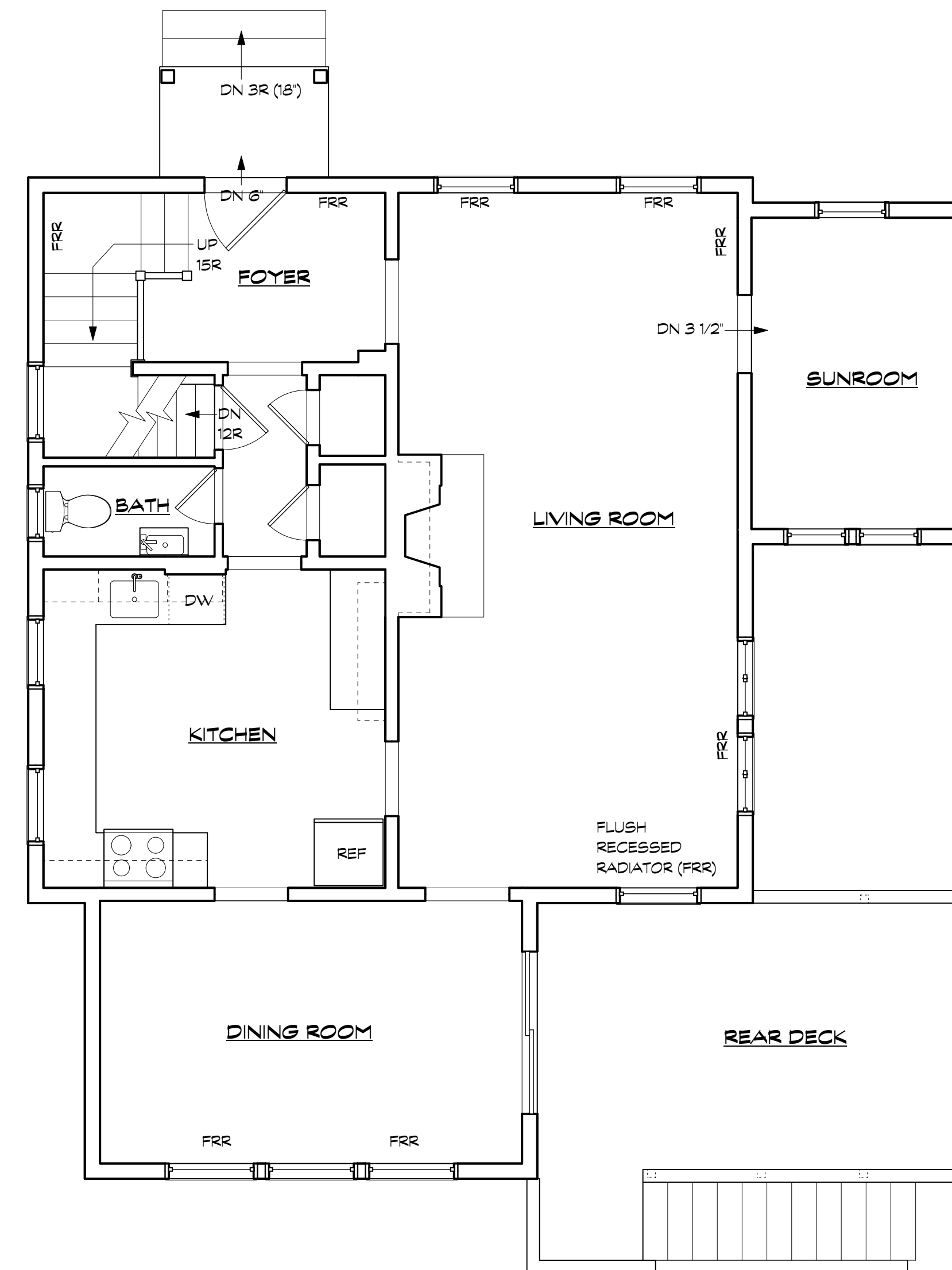
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1 June 2020



1 EXISTING CELLAR PLAN
Scale: 1/4" = 1'-0"

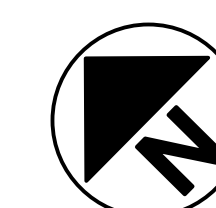


2 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL LEGEND

	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

GENERAL NOTES:
 1. DO NOT SCALE THE DRAWINGS
 2. NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
 3. EXISTING CONSTRUCTION DIMENSIONED TO FINISH (U.N.O)



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DATE	ISSUE - REMARKS

I CERTIFY THAT THESE CONTRACT DOCUMENTS WERE PREPARED UNDER MY SUPERVISION OR APPROVED BY ME AND I AM A DULY LICENSED REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE #: _____ EXPIRATION DATE: _____

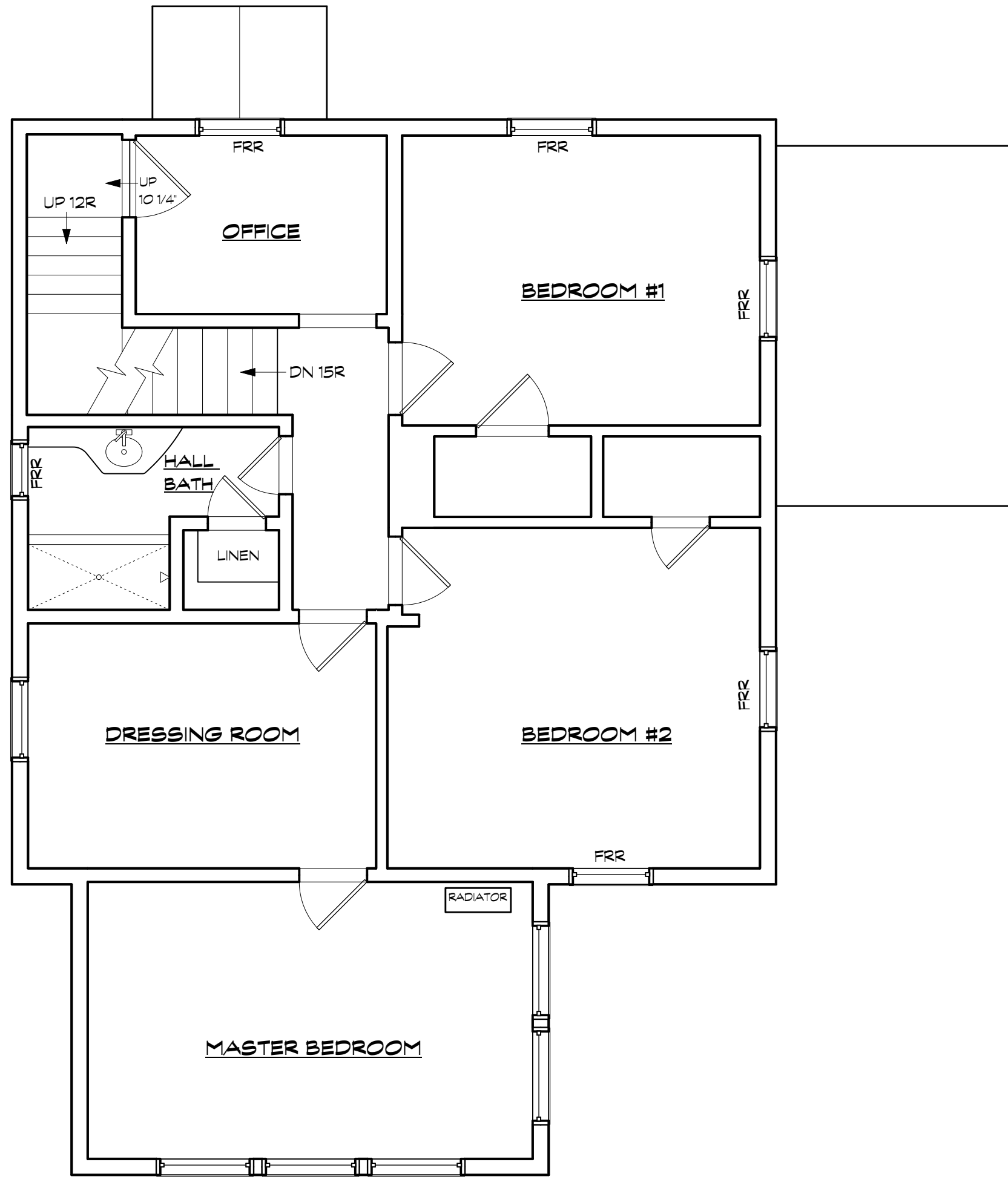
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SAWYER ADDITION
 514 Philadelphia Ave. Takoma Park, Maryland 20912
 Project # 2004

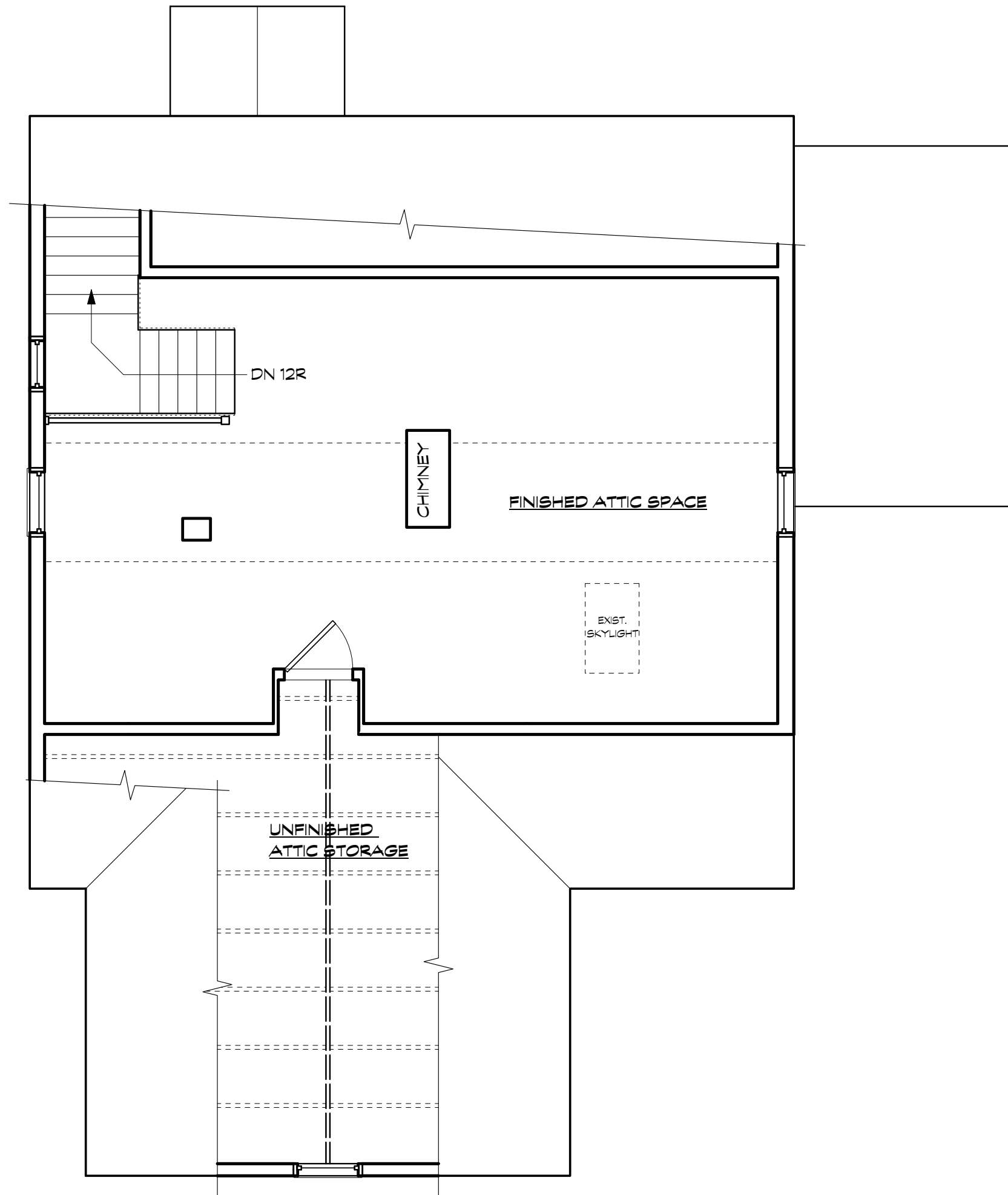
EXISTING CELLAR & FIRST FLOOR PLANS

EC100

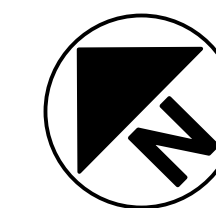
2 April 2020 - Preliminary Pricing Set



1 EXISTING SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 EXISTING ATTIC PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND	
	EXISTING WALLS AND PARTITIONS TO REMAIN
	EXISTING WALLS AND PARTITIONS TO BE REMOVED
	NEW WOOD FRAMED WALLS AND PARTITIONS
	NEW LOW WALLS
	NEW CMU WALLS

- GENERAL NOTES:**
- DO NOT SCALE THE DRAWINGS
 - NEW CONSTRUCTION DIMENSIONED TO FRAMING (U.N.O)
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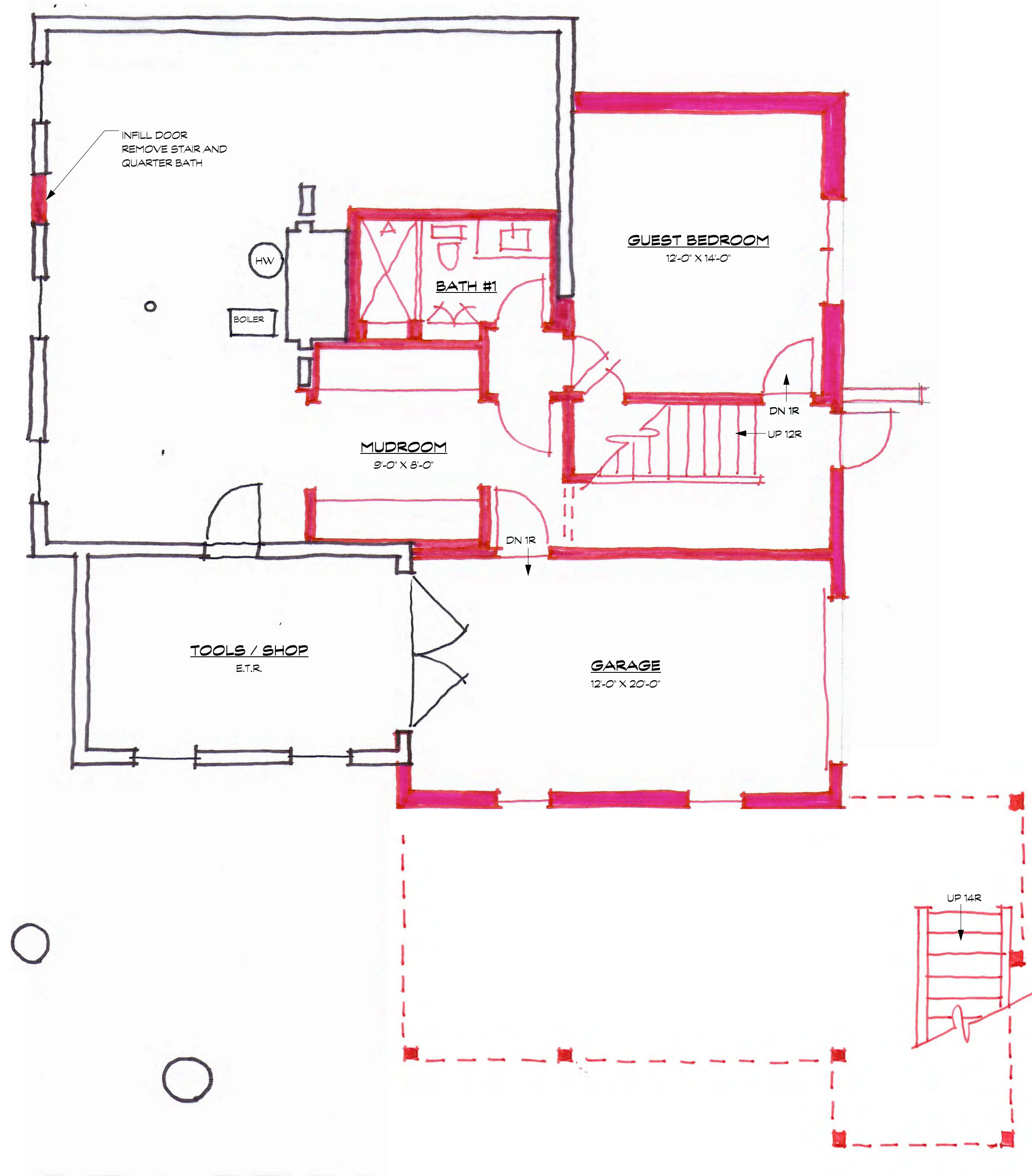
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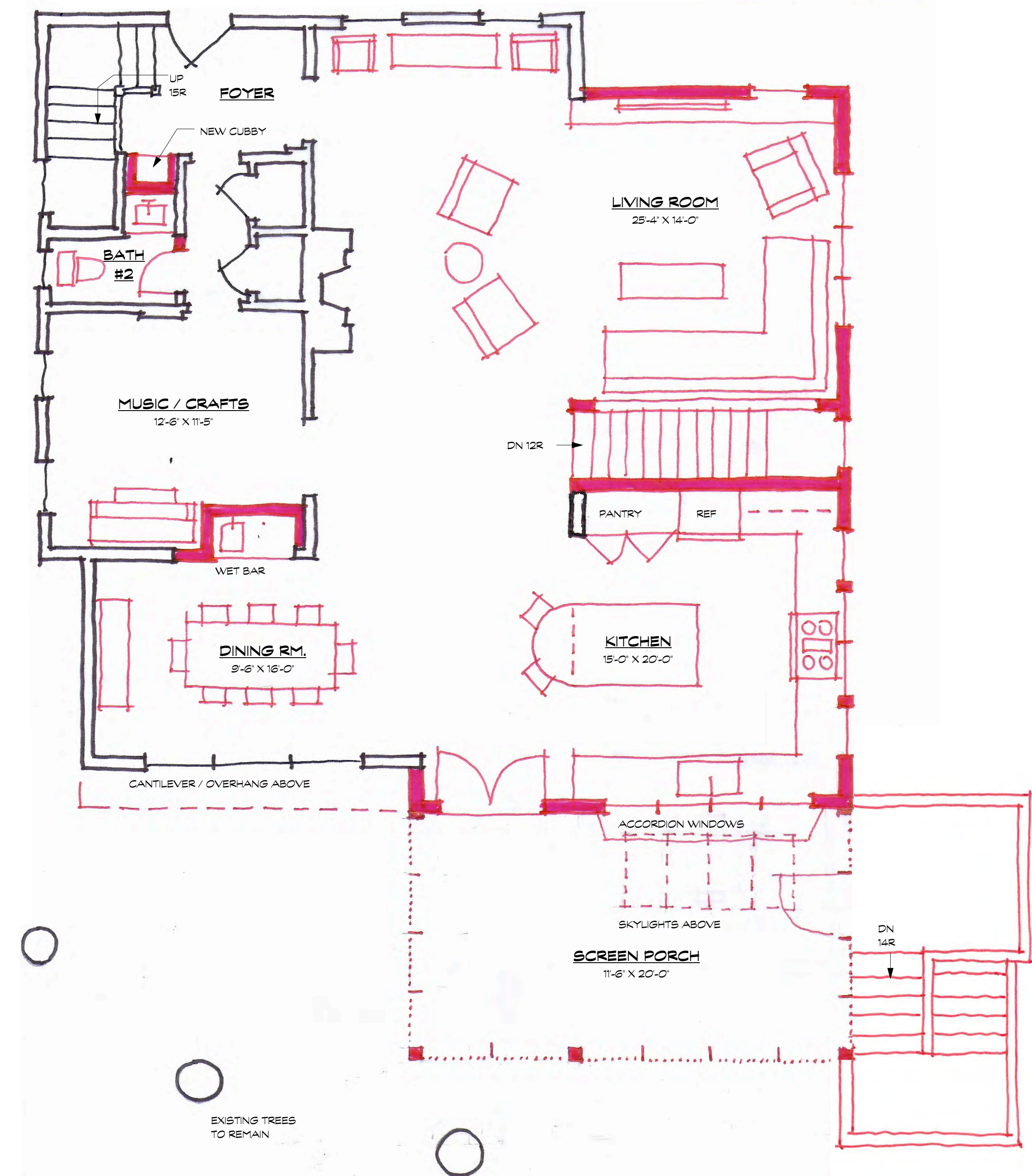
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Project # 2004

EXISTING SECOND FLOOR & ATTIC PLANS
EC101

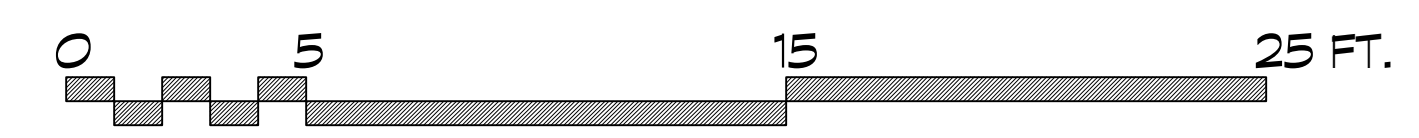
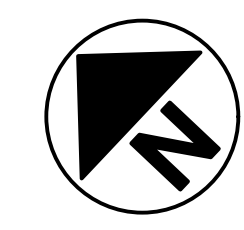
2 April 2020 - Preliminary Pricing Set



1 PROPOSED CELLAR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND	
—	NEW FRAME WALLS
—	EXISTING WALL

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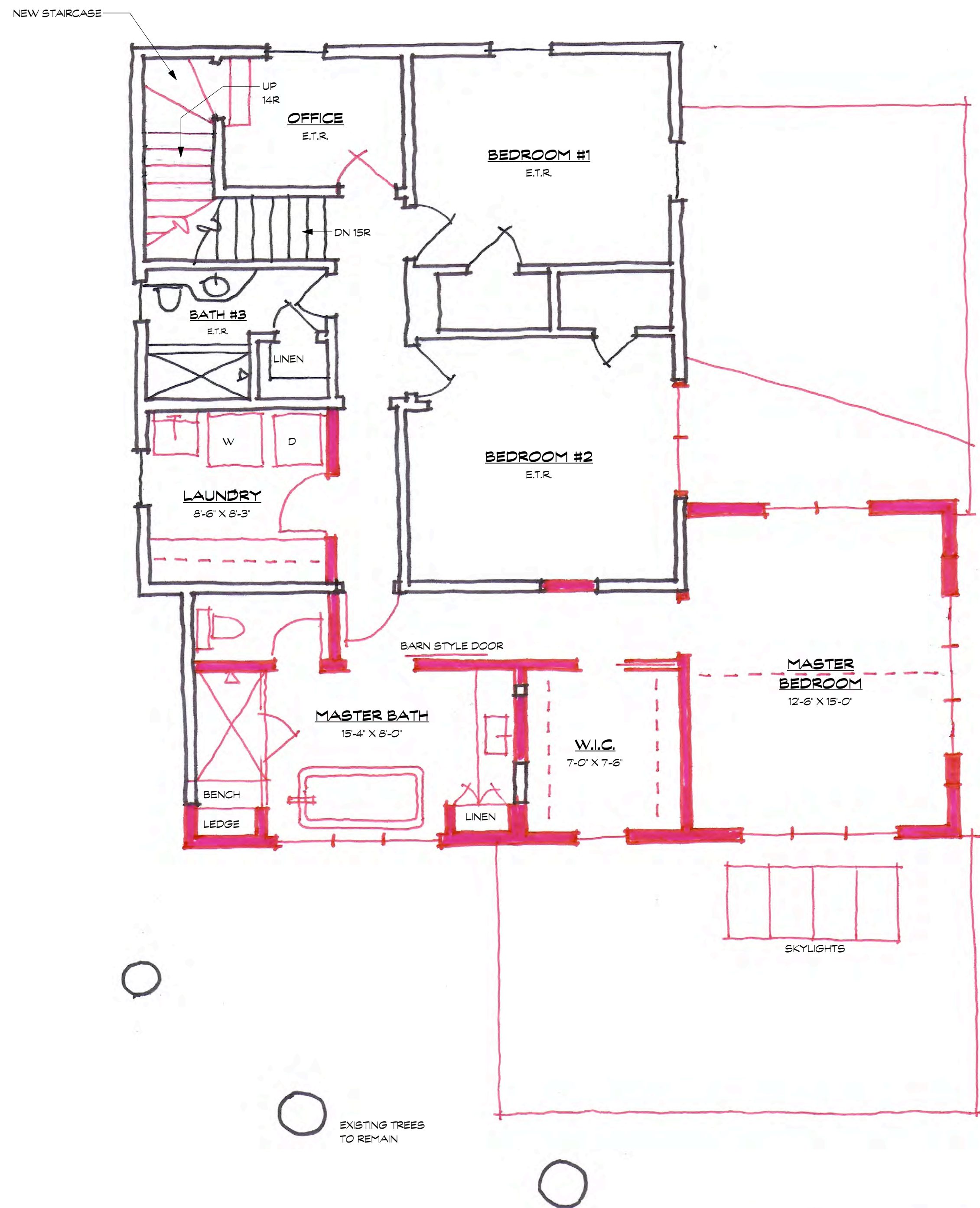
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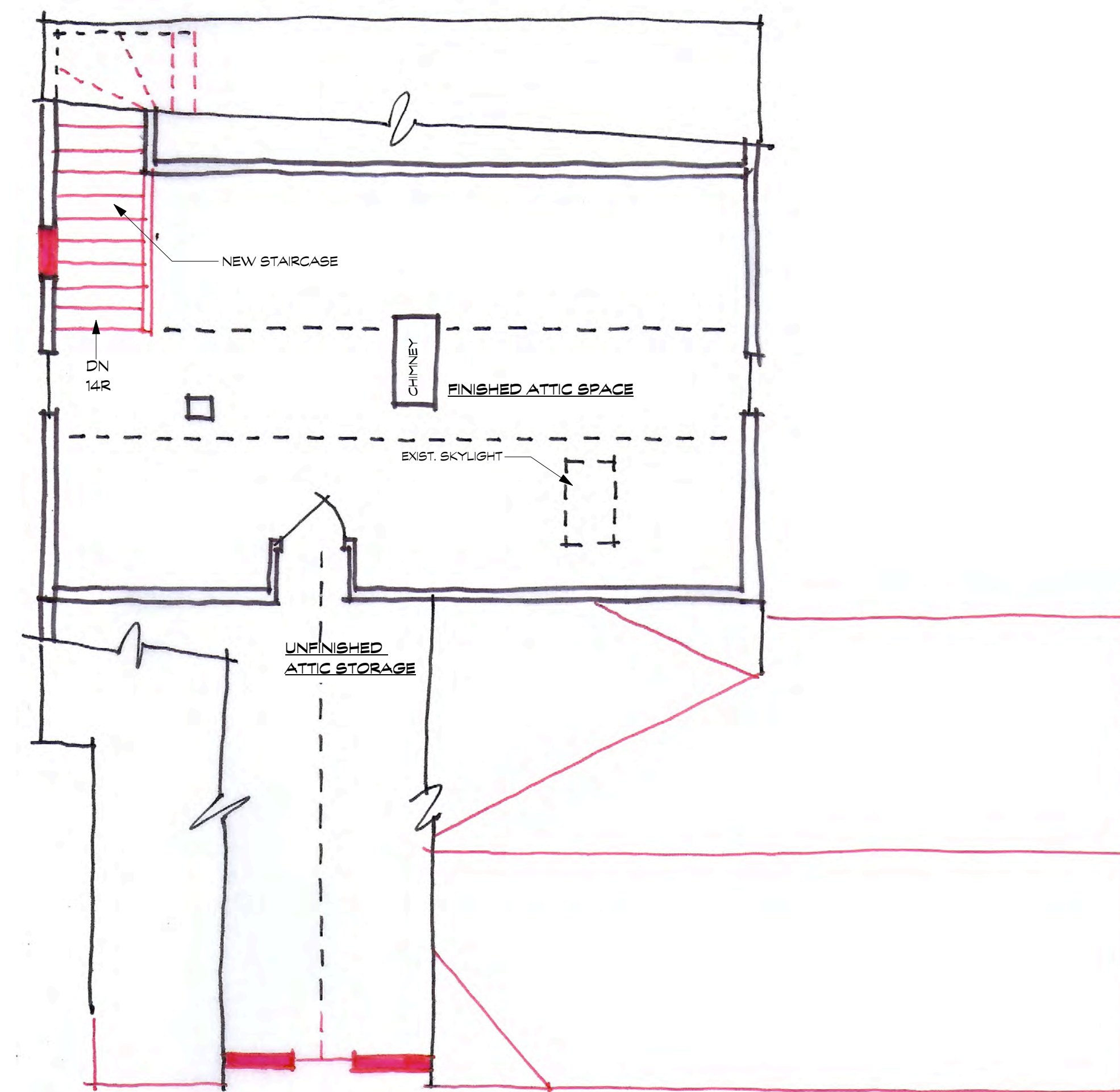
SAWYER ADDITION
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Project # 2004

CELLAR & FIRST FLOOR PLANS

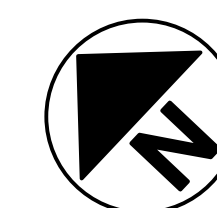
A100



1 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED ATTIC PLAN
Scale: 1/4" = 1'-0"



WALL LEGEND	
—	NEW FRAME WALLS
—	EXISTING WALL

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SAWYER ADDITION
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Project # 2004

SECOND FLOOR & ATTIC PLAN

A101

2 April 2020 - Preliminary Pricing Set



1 PROPOSED FRONT / NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 PROPOSED SIDE / WEST ELEVATION
Scale: 1/4" = 1'-0"



3 PROPOSED REAR / SOUTH ELEVATION
Scale: 1/4" = 1'-0"



4 PROPOSED SIDE / EAST ELEVATION
Scale: 1/4" = 1'-0"



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CONTRACT DOCUMENTS
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MY SUPERVISION OR
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AM A DULY LICENSED
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UNDER THE LAWS OF THE
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SAWYER ADDITION
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Project # 2004

ELEVATIONS
A200

2 April 2020 - Preliminary Pricing Set



15 9:46 AM



15 9:47 AM



15 9:41 AM