

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	19 Philadelphia Ave., Takoma Park	Meeting Date:	9/9/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/2/2020
Applicant:	Danielle and Beau Willis (Eric Saul, Architect)	Public Notice:	8/26/2020
Review:	Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Dormer and rear addition		

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: Bungalow
DATE: c. 1915-25

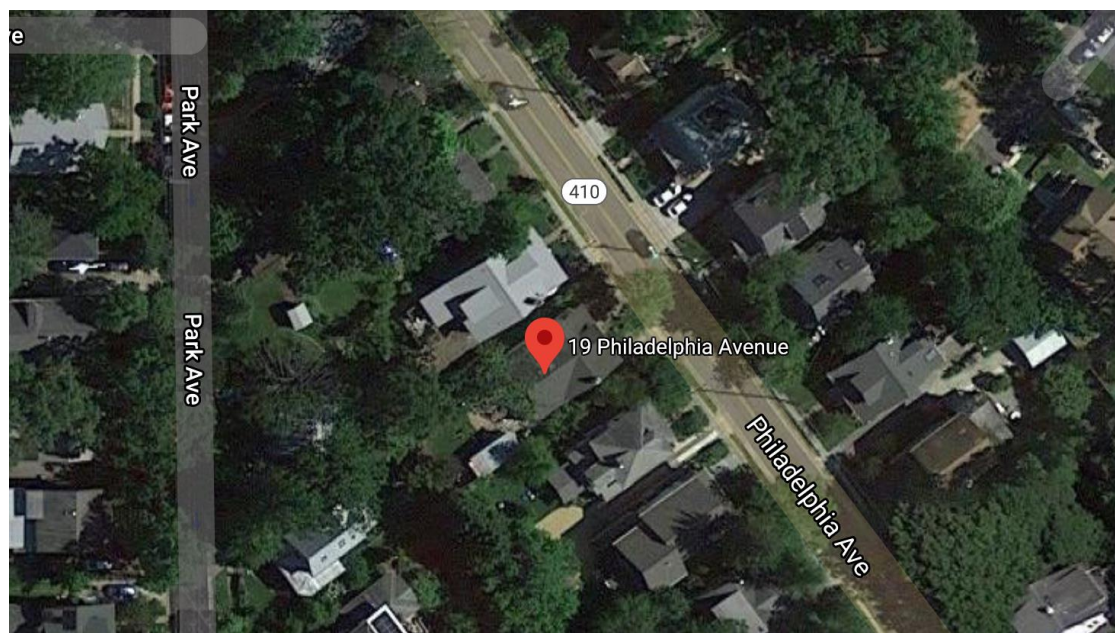


Fig. 1: Subject property.

PROPOSAL

The applicants propose to construct a new dormer and rear addition at the subject property.

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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

- Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.
- 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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (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; 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 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:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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 applicants propose the following work items at the subject property:

- Construction of a new dormer along the northwest (rear/right) roof slope of the historic house to provide the necessary height for a new second floor bathroom.
 - The proposed materials include shingle siding, architectural asphalt shingle roofing, single-lite casement windows, and one 6-over-1 SDL aluminum-clad double-hung window.
- Construction of a second story expansion/addition on top of an existing one story rear addition.
 - A shed dormer is proposed at the rear of the proposed second story expansion/addition.
 - The overall height of the proposed second story expansion/addition will exceed that of the historic house to meet the minimum required head clearance.
 - The proposed materials include shingle siding, architectural asphalt shingle roofing, 6-over-1 SDL aluminum-clad double-hung windows.
- Replacement of the existing covered porch at the rear of the historic house with a new larger covered porch.
 - The proposed new covered porch will be constructed from wood with architectural asphalt shingle roofing.
- Replacement of the existing window (currently boarded up with a window unit A/C) in the rear gable of the historic house with a new 6-over-1 SDL aluminum-clad double-hung window.

In accordance with the *Guidelines*, the proposed second story expansion/addition is in the appropriate location at the rear of the historic house. The proposed expansion/addition is also consistent with the predominant architectural style (bungalow) of the historic house. However, staff finds that, because the height of the proposed expansion/addition exceeds that of the historic house, the result will be a rear addition with scale and massing that is incompatible with the surrounding streetscape. Rear additions in the historic district typically have a ridge height that is lower than or equivalent to that of the historic house, minimizing visibility and ensuring that the addition is subordinate to the historic house.

Staff is also concerned that the proposed new dormer along the northwest (rear/right) roof slope will significantly alter the roof form of the historic house. As the roof is a character-defining feature of the bungalow style, this is inconsistent with *Standards* #2 and #9.

Staff supports the proposed rear covered porch replacement, finding the location, scale, massing, and materials appropriate.

Staff seeks further guidance from the Commission regarding the appropriateness of the proposed new dormer along the northwest (rear/right) roof slope of the historic house, and second story expansion/addition on top of the existing one story rear addition. Specifically, staff seeks recommendations for revisions and/or alternatives, which will preserve the character-defining features of the subject property and make the proposed alterations compatible with the surrounding streetscape.

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# 922967
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: DANIELE & BEAU WILLIS
Address: 19 PHILADELPHIA AVE
Daytime Phone: (202) 320-8508

E-mail: DANIELEOWILLIS@GMAIL.COM
City: TAKOMA PARK Zip: 20912
Tax Account No.: 01057307

AGENT/CONTACT (if applicable):

Name: ERIC SAUL
Address: 8114 CARRON AVE
Daytime Phone: (301) 270-0395

E-mail: INFO@SAULARCHITECTS.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? XYes/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: 19 Street: PHILADELPHIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: HOLT PLACE
Lot: 5 Block: 4 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:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" 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 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.

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:

EXISTING BUNGALOW IN HISTORIC TAKOMA PARK. EXISTING HOUSE IS 2 STORIES PLUS BASEMENT. 2ND FLOOR IS A FINISHED FLOOR W/ LOW CEILINGS THAT ARE SLANTED TO FOLLOW ROOF LINES. HAS 3 SMALL BEDROOMS UPSTAIRS.

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

PROPOSED IS A DORMER ADDITION OVER THE EXISTING 1ST FLOOR FOOTPRINT. THE DORMER WOULD ADD NECESSARY HEIGHT, PER CODE, TO ADD A BATHROOM UPSTAIRS. A SECOND REAR ADDITION OVER THE EXISTING 1 STORY PART OF THE HOUSE IS ALSO PROPOSED. THE HEIGHT NEEDS TO EXCEED THE EXIST. MAX PEAK OF ORIGINAL HOUSE IN ORDER TO MEET MINIMUM BEDROOM HEAD CLEARANCE. ADDITION IS FAR FROM THE STREET. ALSO PROPOSED IS AN OPEN PORCH ON THE REAR.

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

Owner's mailing address 19 PHILADELPHIA AVE TAKOMA PARK, MD 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
21 PHILADELPHIA AVE TAKOMA PARK, MD 20912	239 PARK AVE TAKOMA PARK, MD 20912
17 PHILADELPHIA AVE TAKOMA PARK, MD 20912	16 CRESCENT PLACE TAKOMA PARK, MD 20912
241 PARK AVE TAKOMA PARK, MD 20912	20 PHILADELPHIA AVE TAKOMA PARK, MD 20912

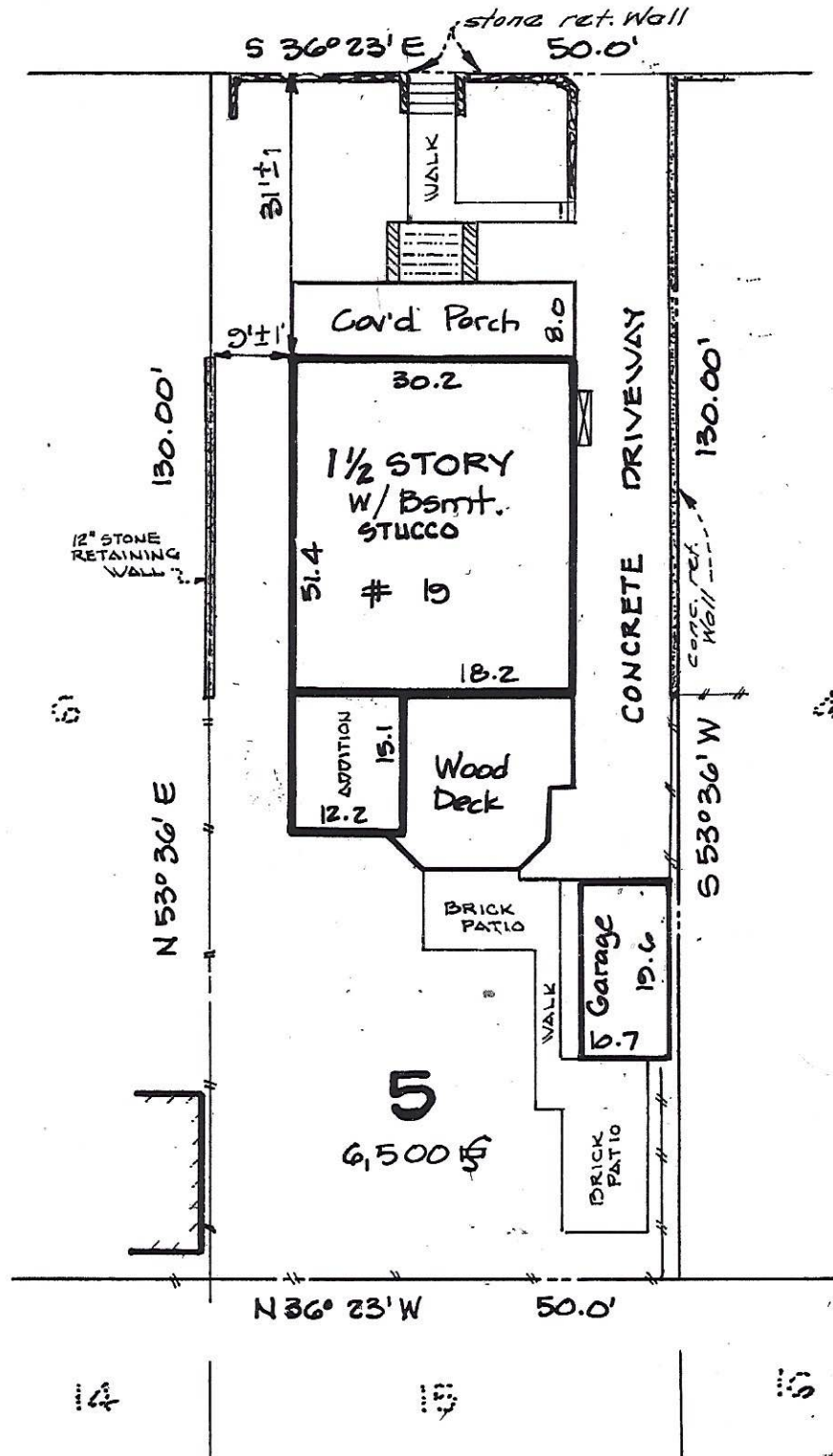
Landtech Associates Inc.

10260 Old Columbia Road Rivers Center-Suite J
Columbia, MD 21046

Phone: 410-290-8099 Fax: 410-290-8299

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

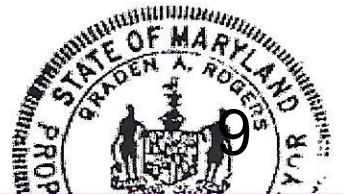
Philadelphia Avenue

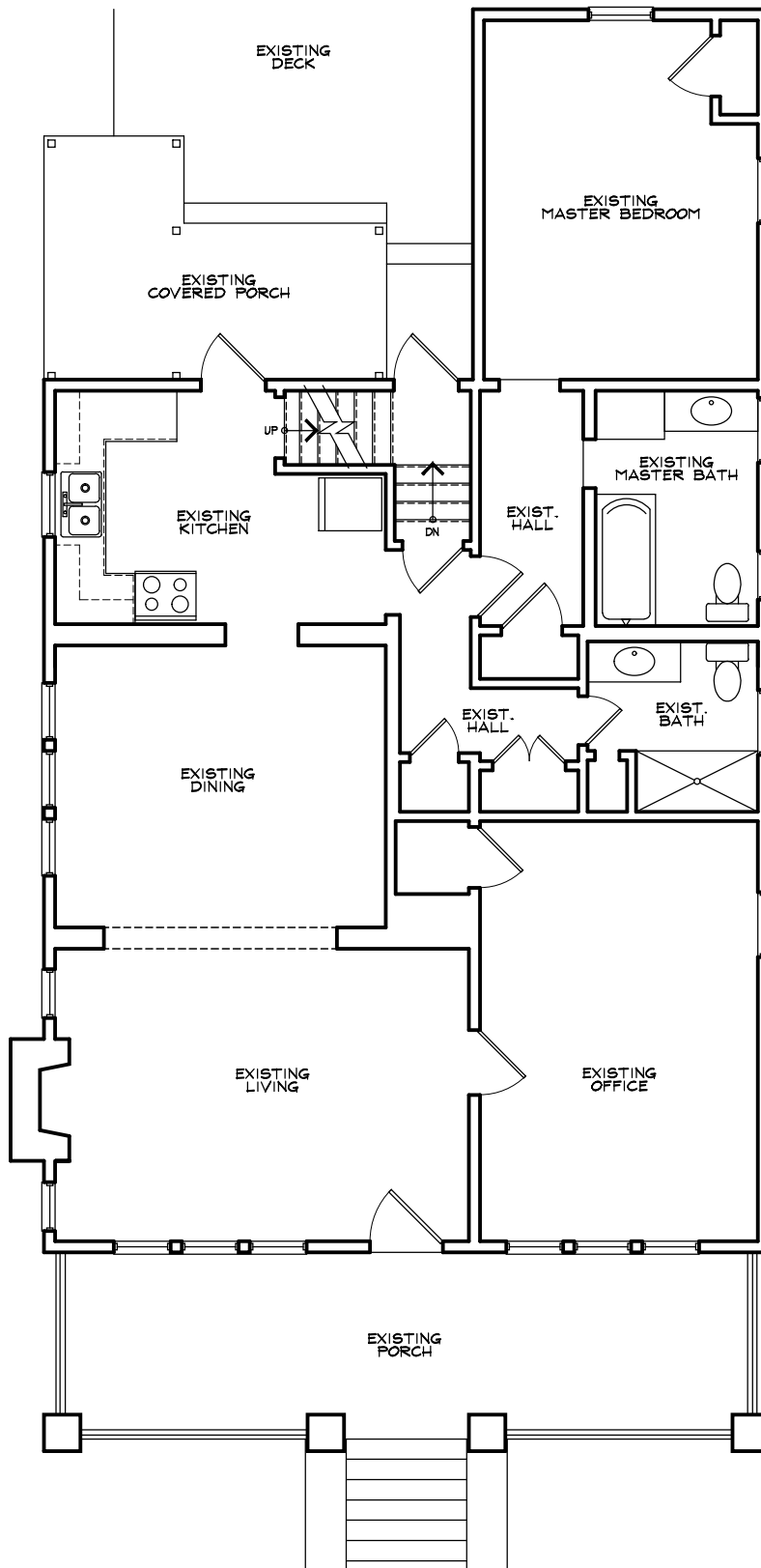


1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.

2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.

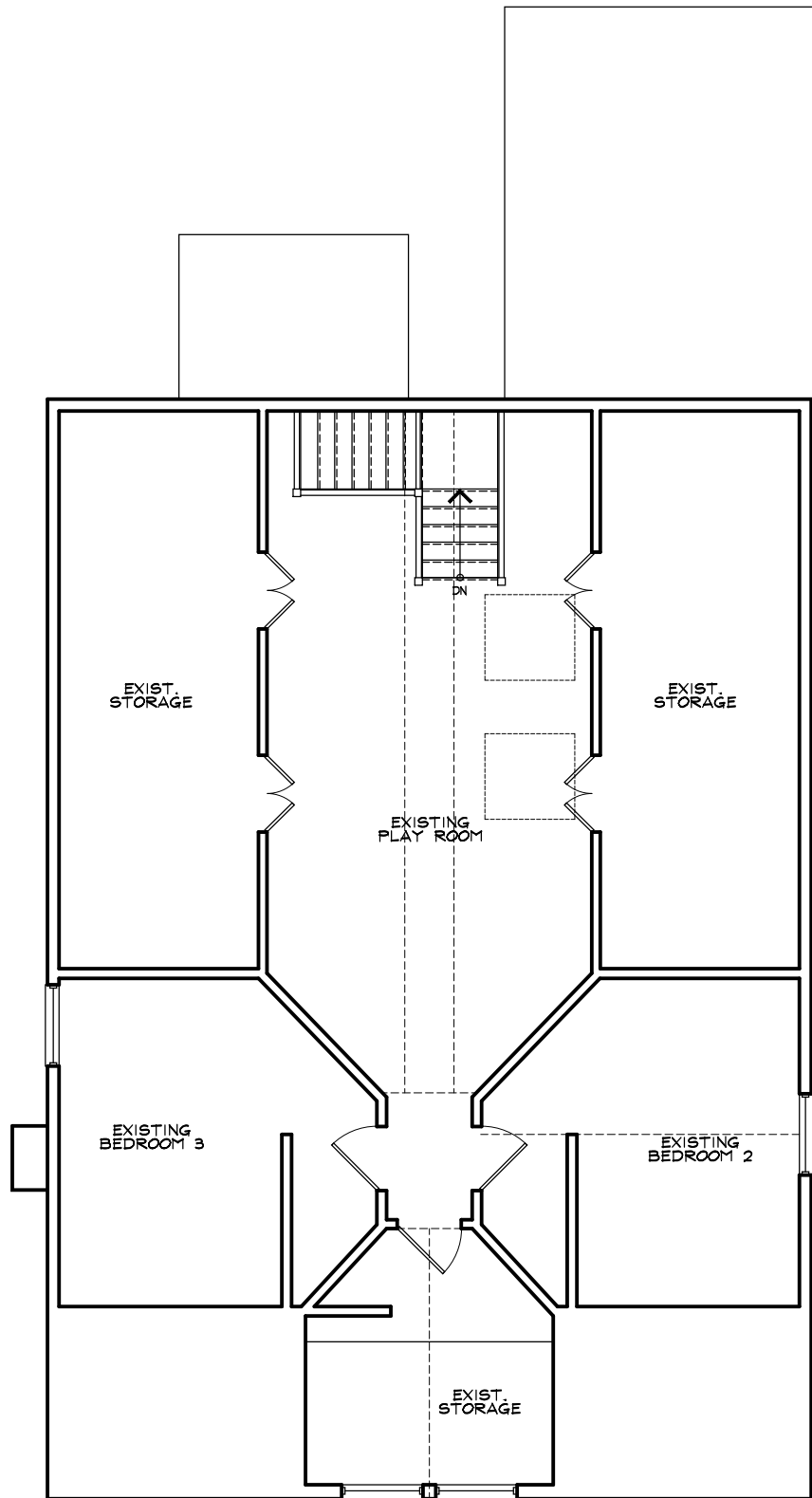
3) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.





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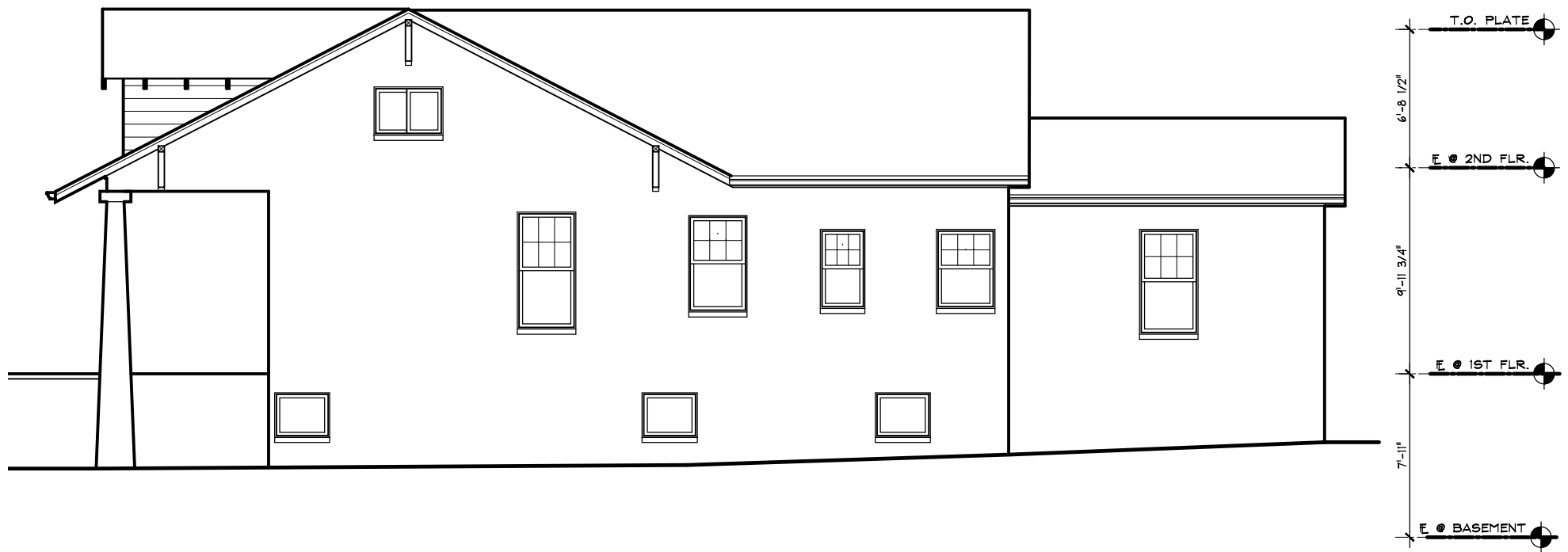
 EXISTING FIRST FLOOR PLAN
 NTS



2 EXISTING SECOND FLOOR PLAN
AI NTS



3 EXISTING FRONT (WEST) ELEVATION
A2.1 NTS



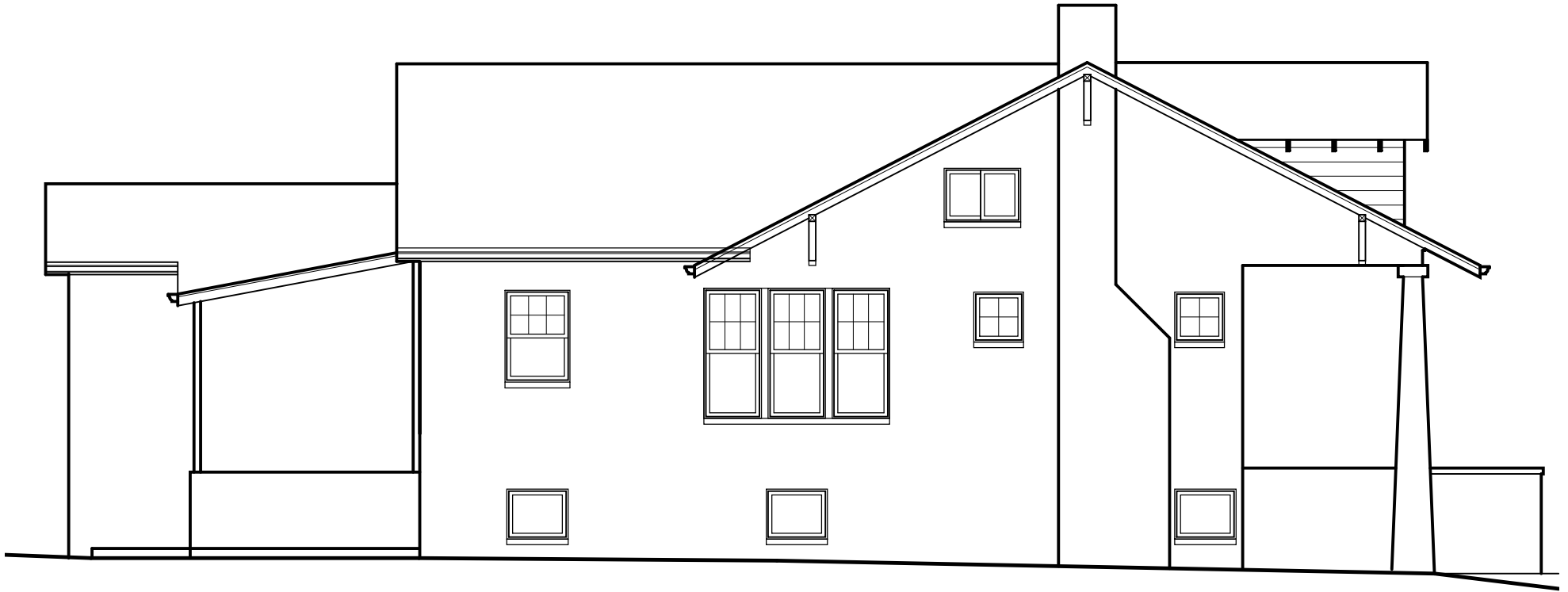
2
 A2.1
 EXISTING SOUTH ELEVATION
 NTS



1
A2.1

EXISTING REAR (EAST) ELEVATION

NTS



4
A2.1

EXISTING NORTH ELEVATION

NTS

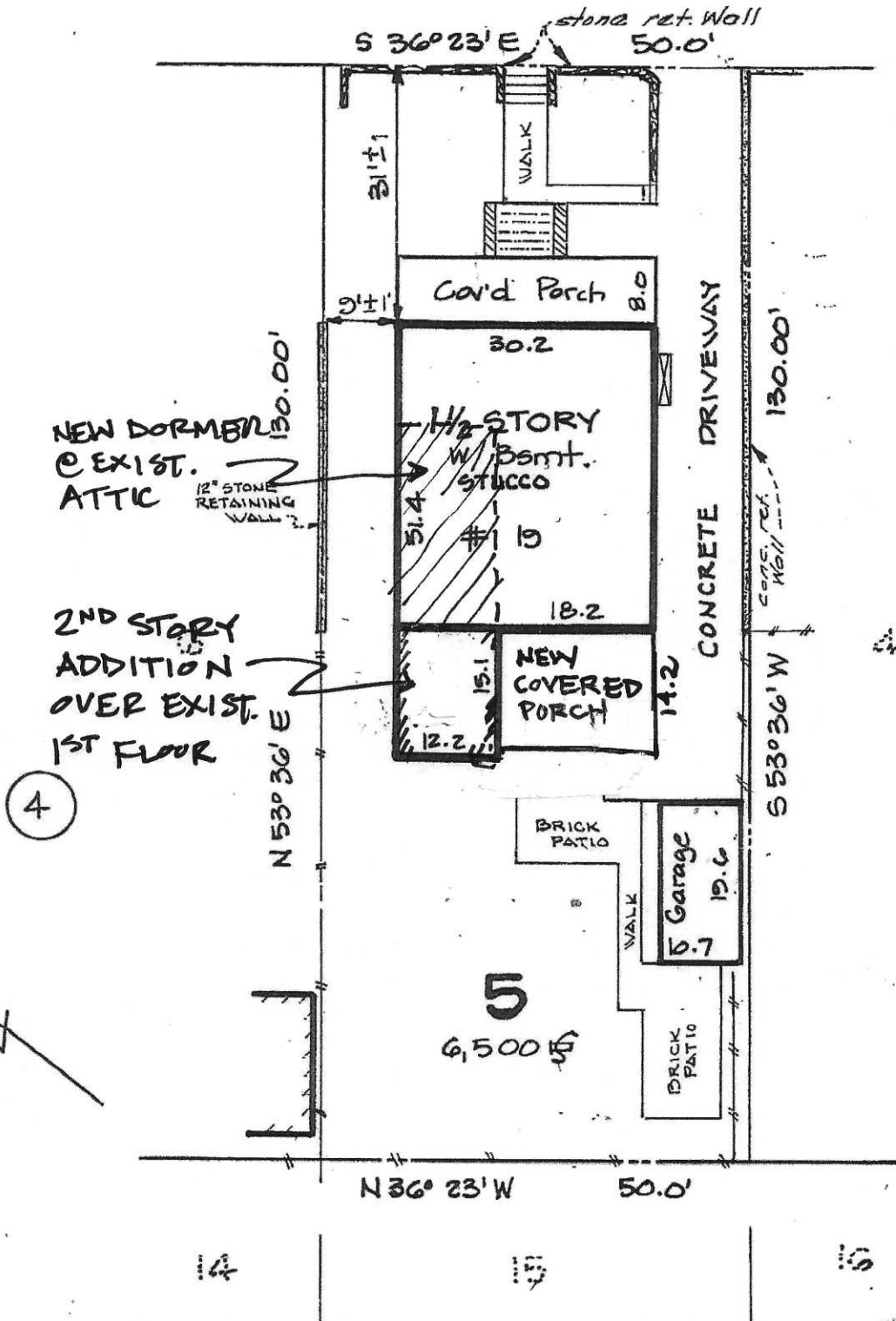
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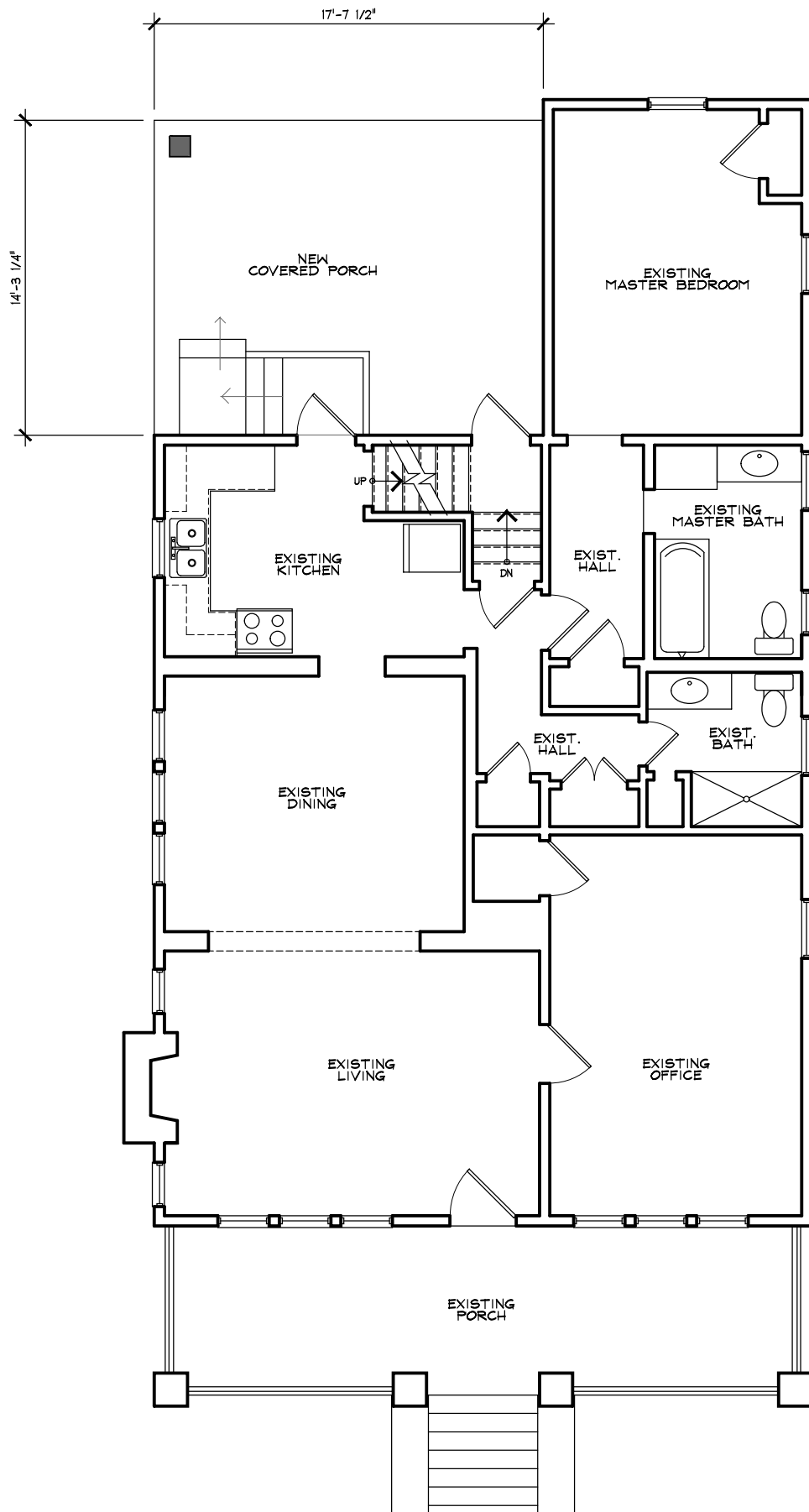
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Philadelphia Avenue



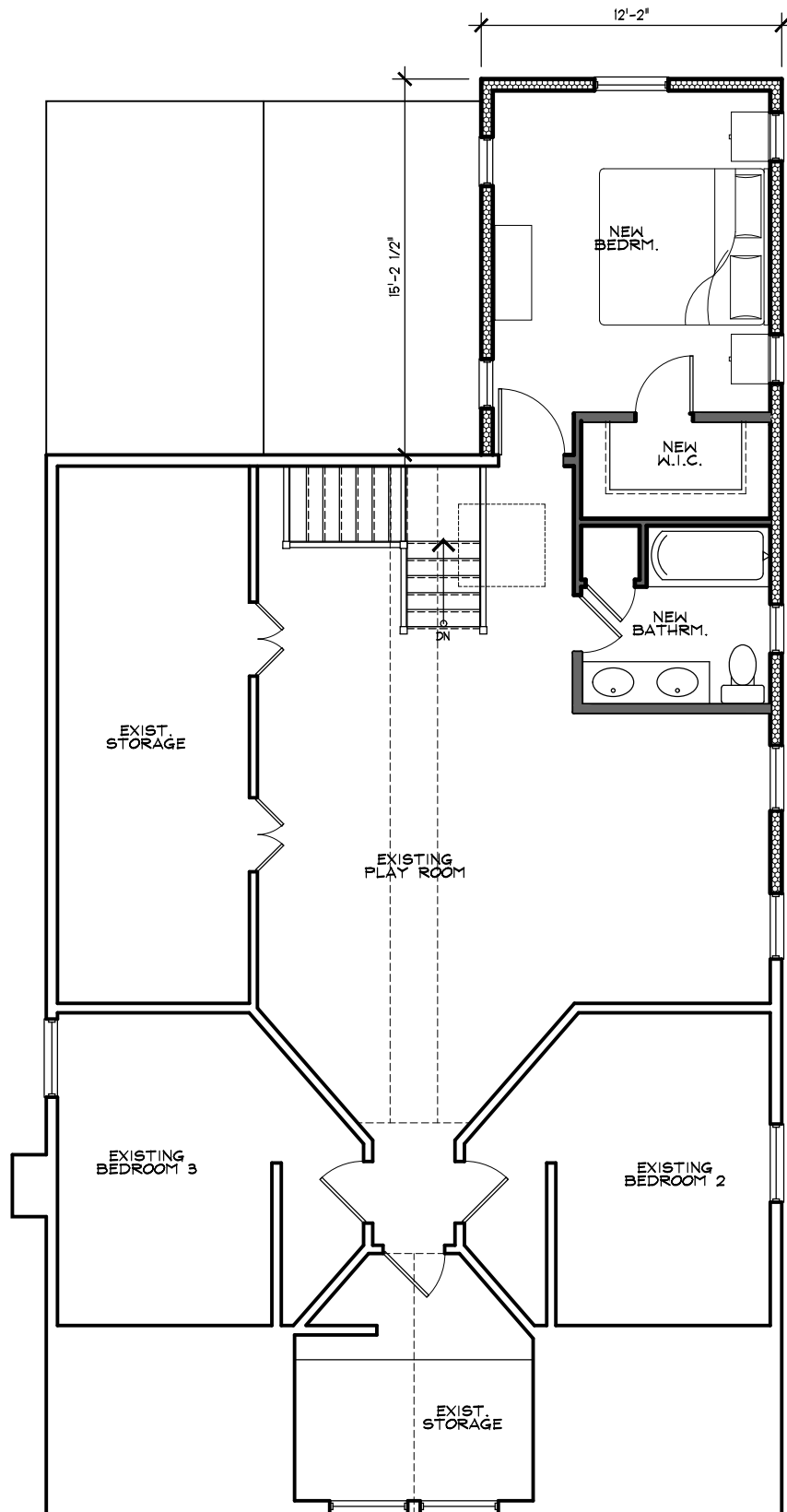
- 1) This plat is of benefit to the consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property boundary lines.



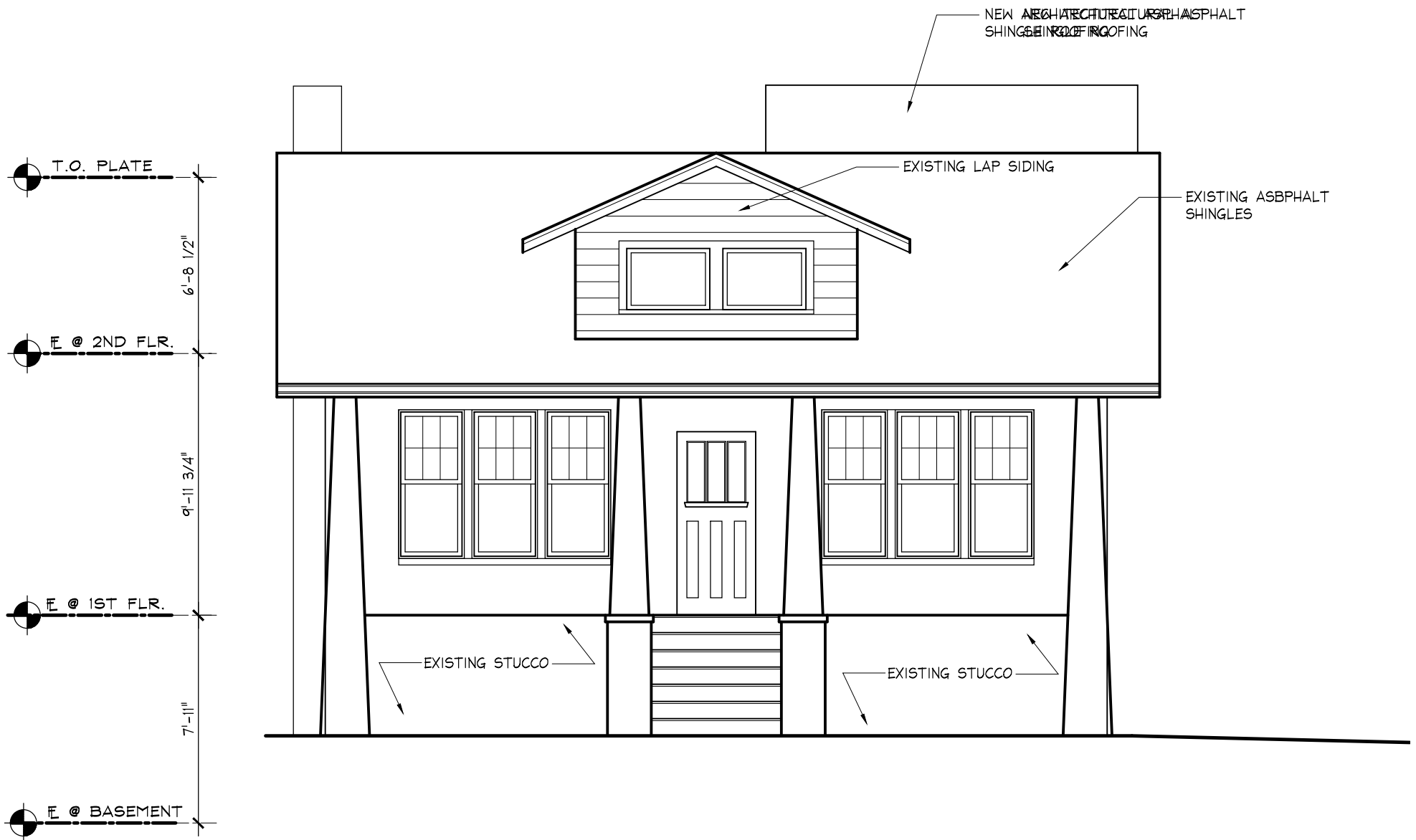


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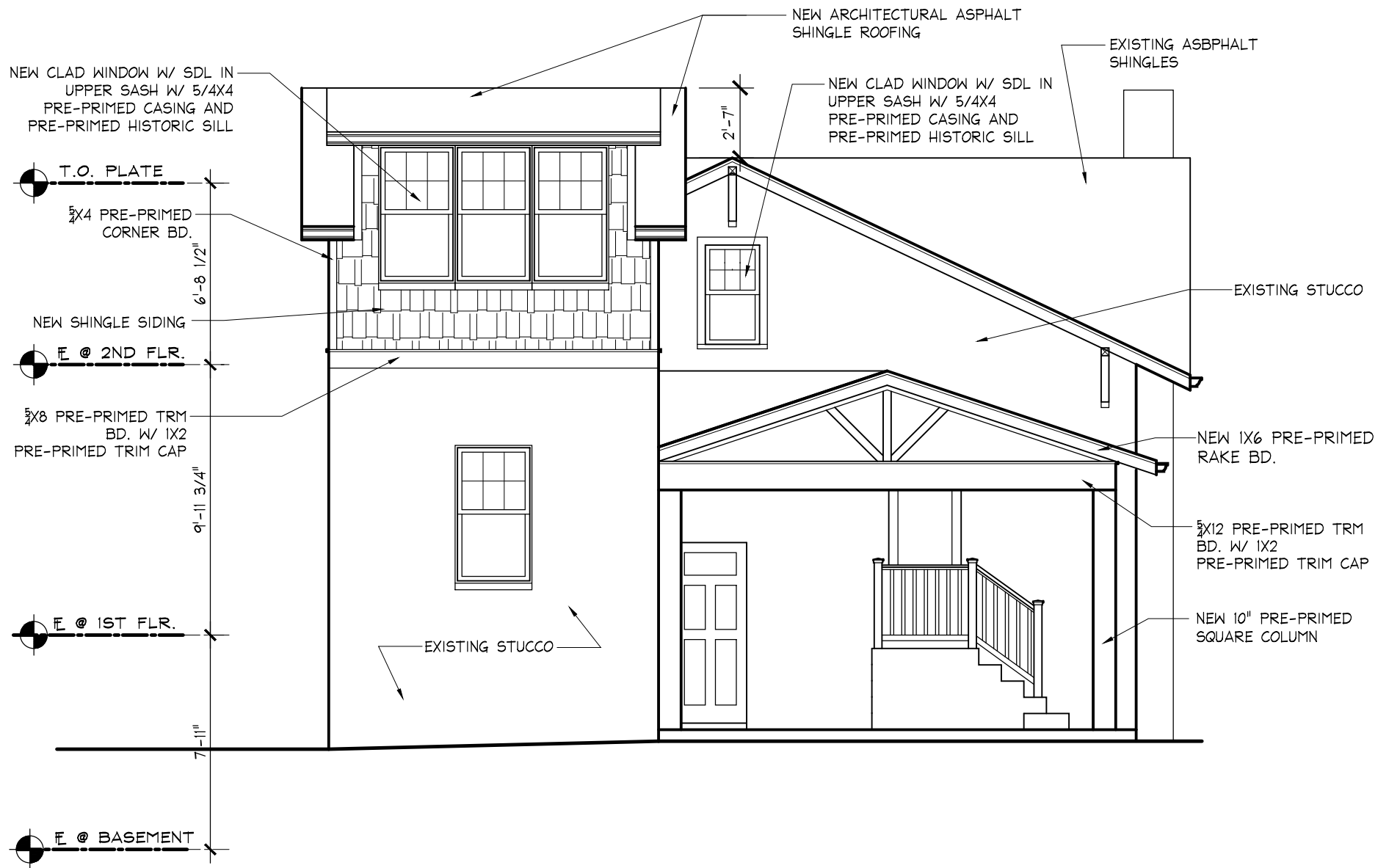
PROPOSED FIRST FLOOR PLAN
NTS



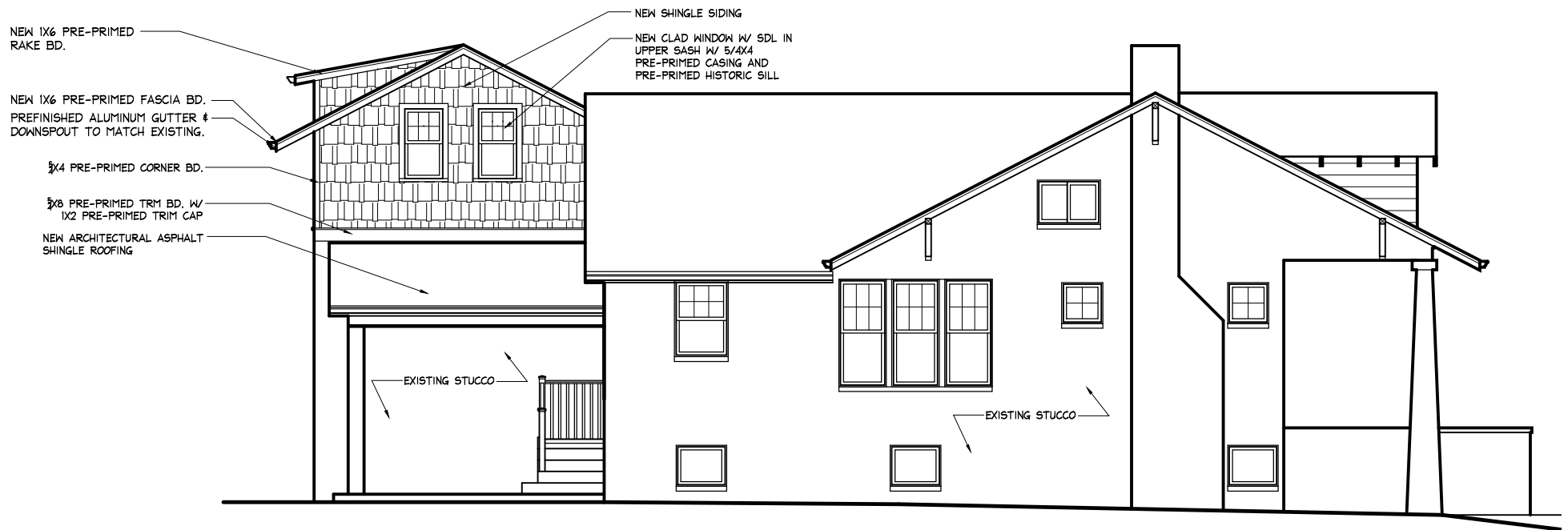
2
 A1.1
 PROPOSED SECOND FLOOR PLAN
 NTS



3 PROPOSED FRONT (WEST) ELEVATION
A2 NTS



1
A2
PROPOSED REAR (EAST) ELEVATION
NTS



4 PROPOSED NORTH ELEVATION
A2 NTS





