

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	19 Philadelphia Ave., Takoma Park	<b>Meeting Date:</b>	11/18/2020
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	11/11/2020
<b>Applicant:</b>	Danielle and Beau Willis (Eric Saul, Architect)	<b>Public Notice:</b>	11/4/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-20LLLL	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b> Partial demolition, new construction of dormer and rear addition			

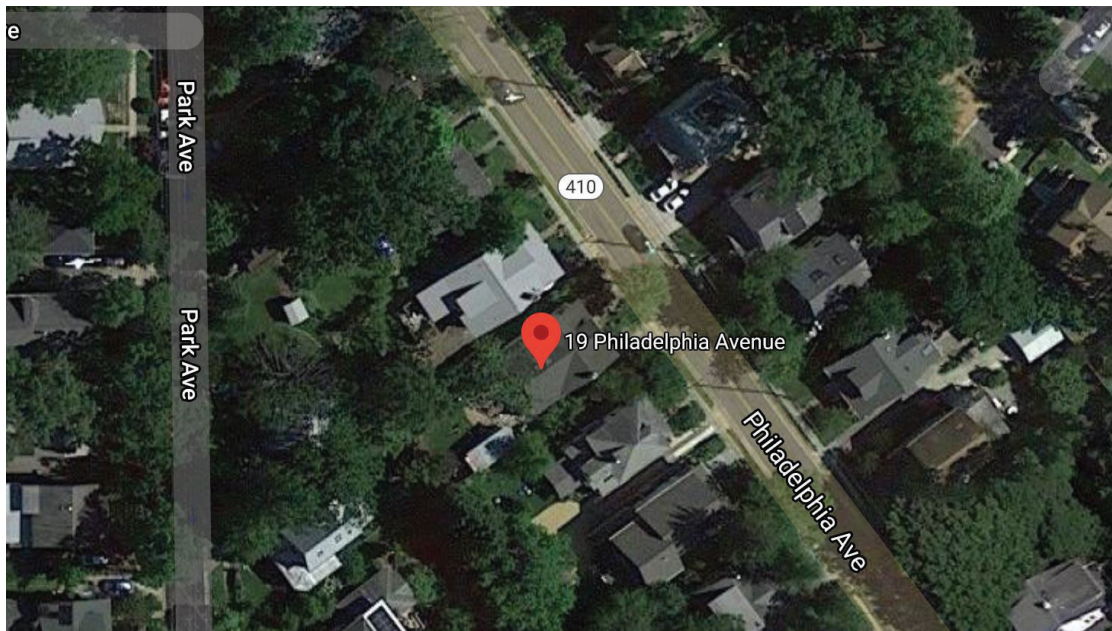
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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c. 1915-25



*Fig. 1: Subject property.*

## **BACKGROUND**

The applicants previously appeared before the Commission for preliminary consultations at the September 9, 2020 HPC and October 14, 2020 HPC meetings.<sup>1</sup>

## **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:

<sup>1</sup> Link to September 9, 2020 HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=e4693bc3-f463-11ea-b6a9-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=e4693bc3-f463-11ea-b6a9-0050569183fa)

Link to September 9, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/09/III.D-19-Philadelphia-Avenue-Takoma-Park.pdf>

Link to October 14, 2020 HPC meeting audio/video transcript:

[http://mncppc.granicus.com/MediaPlayer.php?publish\\_id=913040ae-12f4-11eb-80dd-0050569183fa](http://mncppc.granicus.com/MediaPlayer.php?publish_id=913040ae-12f4-11eb-80dd-0050569183fa)

Link to October 14, 2020 preliminary consultation staff report: <https://montgomeryplanning.org/wp-content/uploads/2020/10/IV.F-19-Philadelphia-Avenue-Takoma-Park.pdf>

- 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 applicable *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**

At the October 14, 2020 preliminary consultation, the Commission recommended the following:

- The Commission found the revised proposal with inset dormer wall appropriate.
- Overall, the Commission preferred the proposed rear addition/second-story expansion without the hyphen (Option B), finding that it simplified the design, while still allowing the original building outline to be perceived.
  - One Commissioner expressed a preference for the hyphen option but found that this option still needed improvement.
- The Commission found the proposed 3” height increase of the rear addition/second-story expansion appropriate.

Based upon the Commission’s recommendations at the October 14, 2020 HPC meeting, the applicants have returned with the following revisions:



- The applicants' HAWP submission retains the inset wall dormer, which the Commission found appropriate.
- For the proposed rear addition/second-story expansion, the applicants propose Option B without the hyphen, as preferred by the majority of the Commission.
- The applicants' HAWP submission retains the 3" height increase of the rear addition/second-story expansion.

Staff finds that the applicants have responded appropriately to the Commission's recommendations. The proposal is consistent with the *Guidelines*, and it will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standards #2* and *#9*. In accordance with *Standard #10*, the proposed alterations can be removed in the future without impairing the essential form and integrity of the historic property and its environment.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, and *Takoma Park Historic District Guidelines* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 922967  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: DANIELE & BEAU WILLIS

E-mail: DANIELEOWILLIS@GMAIL.COM

Address: 19 PHILADELPHIA AVE

City: TAKOMA PARK Zip: 20912

Daytime Phone: (202) 320-8508

Tax Account No.: 01057307

## AGENT/CONTACT (if applicable):

Name: ERIC SAUL

E-mail: INFO@SAULARCHITECTS.COM

Address: 8114 CARRON AVE

City: TAKOMA PARK Zip: 20912

Daytime Phone: (301) 270-0395

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: 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.

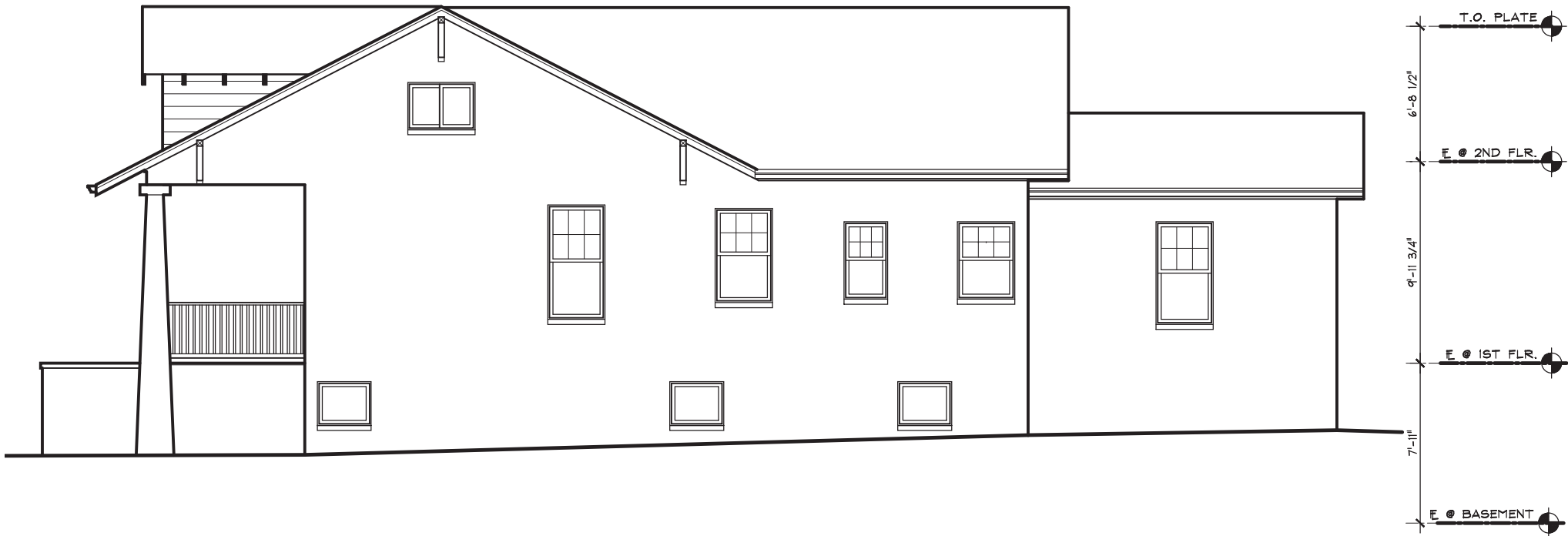
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b>  19 PHILADELPHIA AVE TAKOMA PARK, MD 20912	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
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



3 EXISTING FRONT (EAST) ELEVATION  
A2.1 NTS





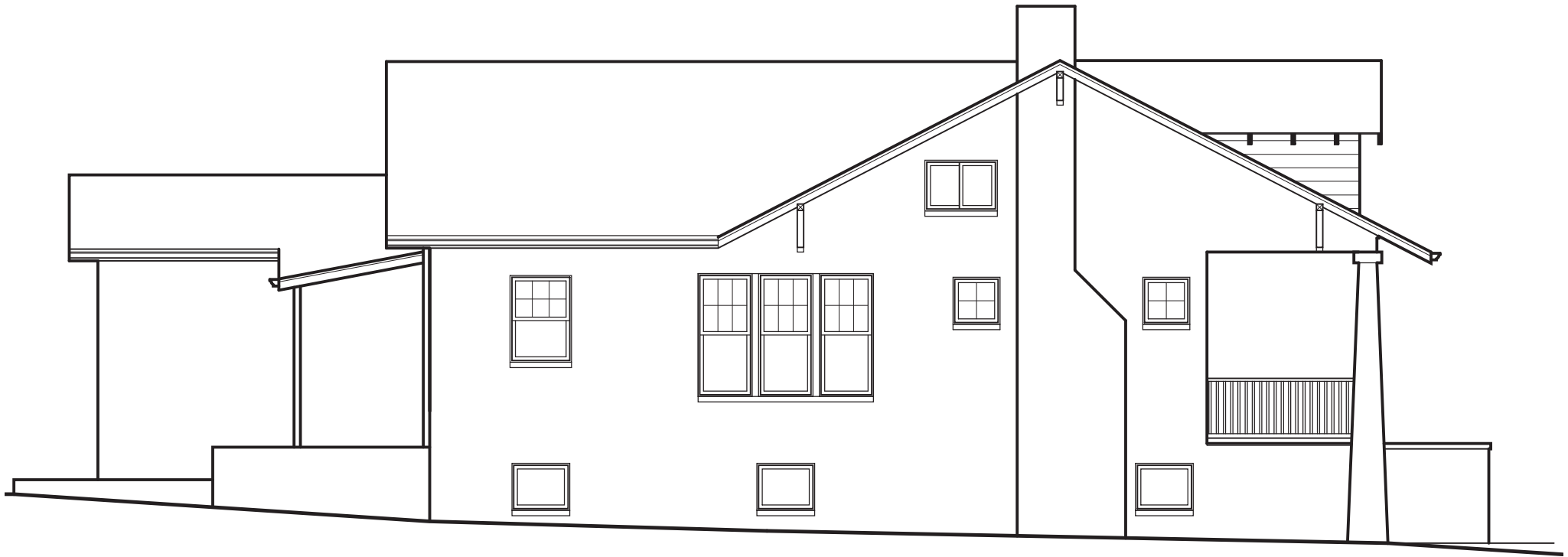
2  
 A2.1  
 EXISTING NORTH ELEVATION  
 NTS



1  
A2.1

EXISTING REAR (WEST) ELEVATION

NTS

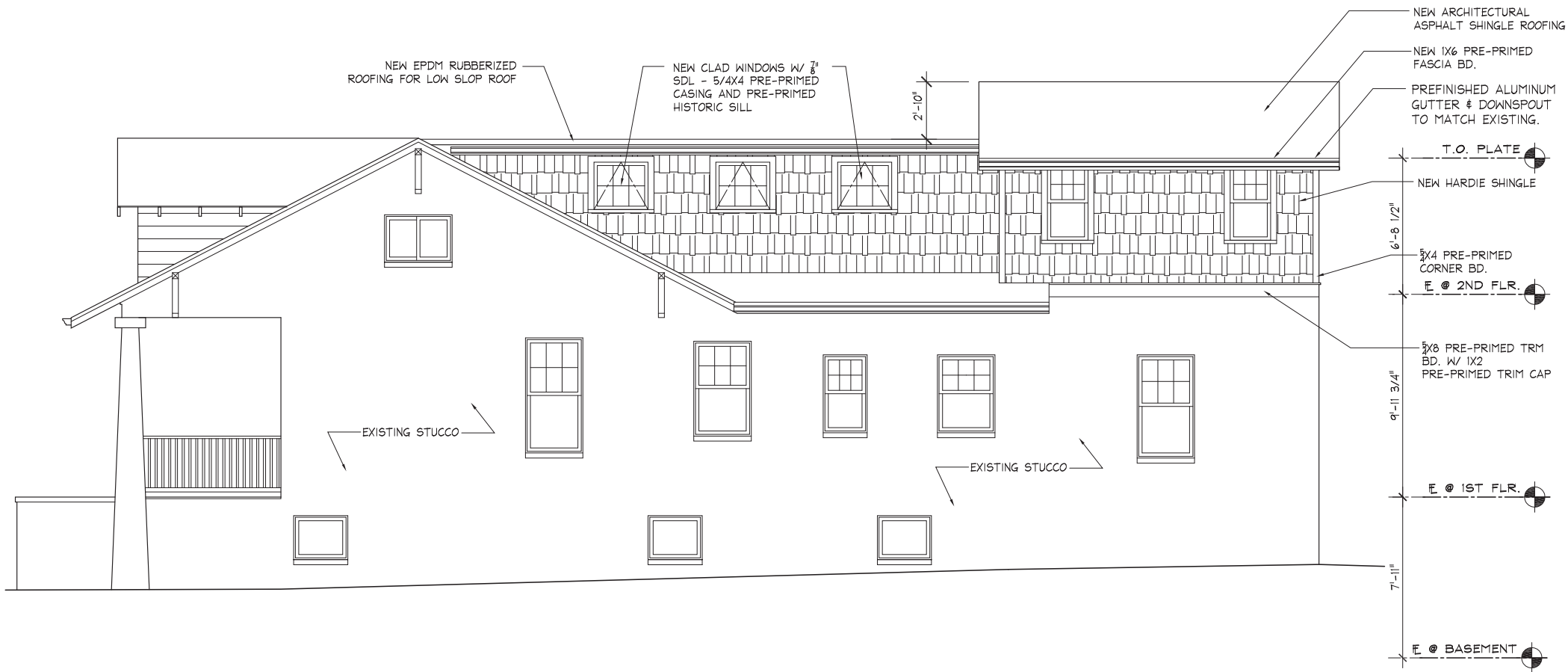


4 EXISTING SOUTH ELEVATION  
A2.1 NTS



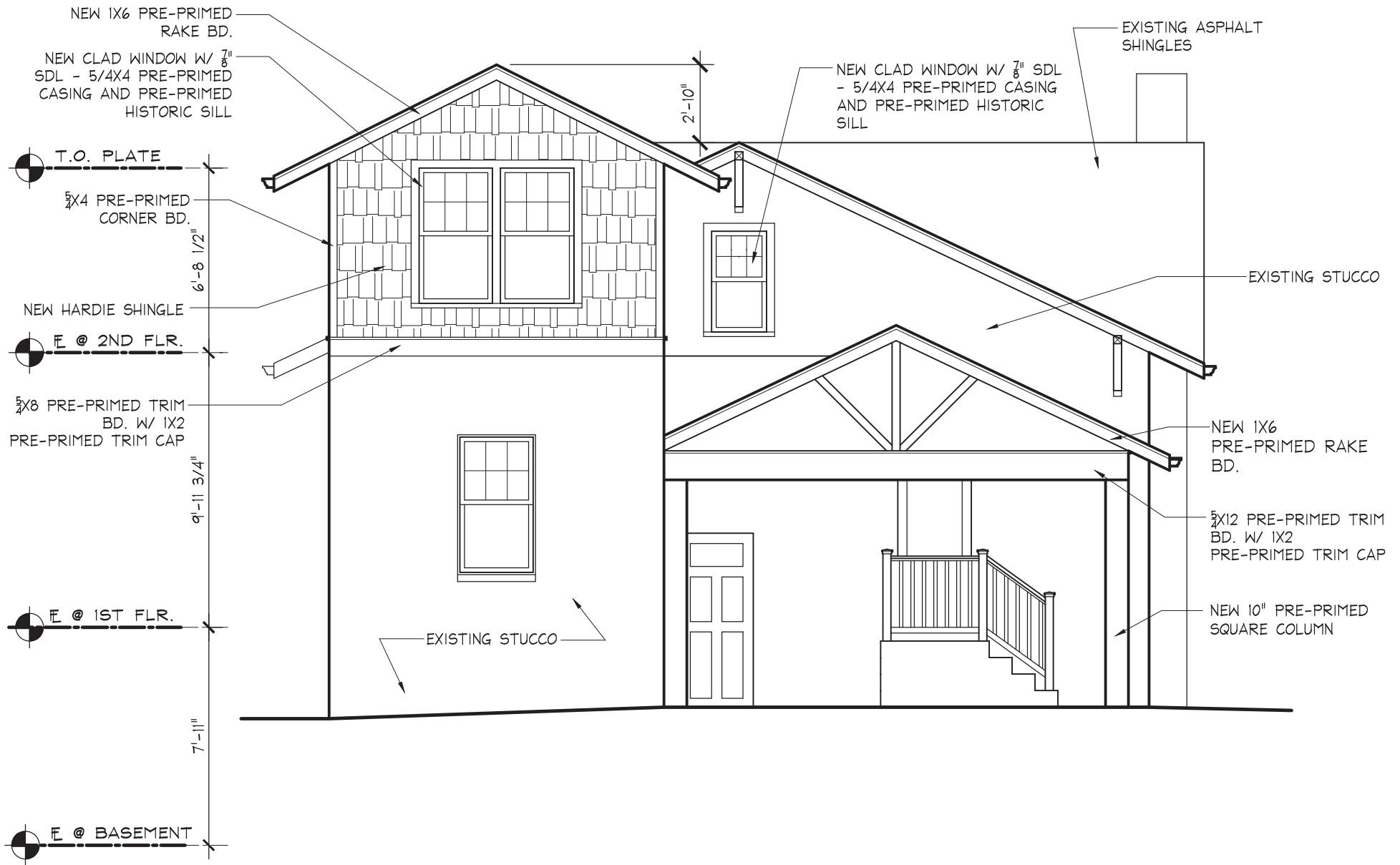
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A2

# PROPOSED FRONT (EAST) ELEVATION NTS



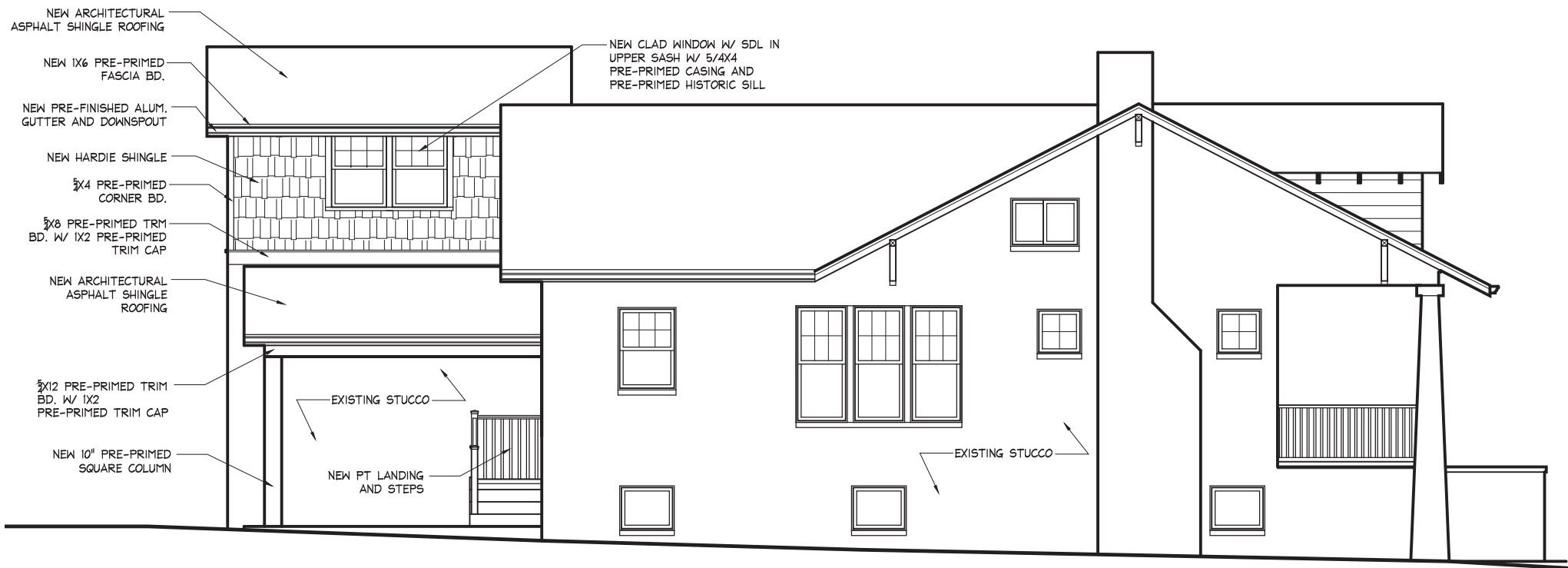
2 PROPOSED NORTH ELEVATION  
A2 NTS





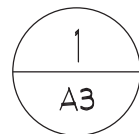
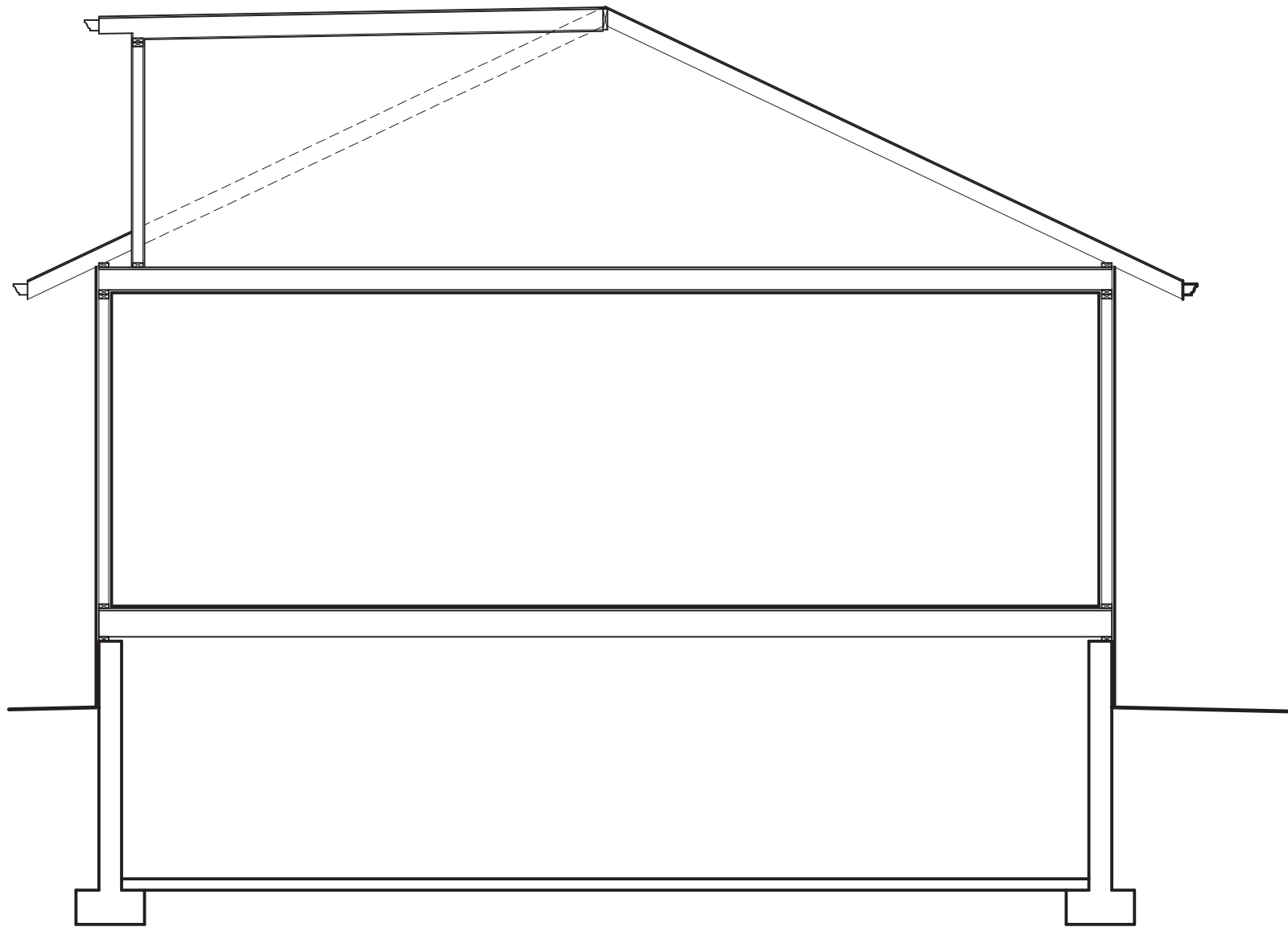
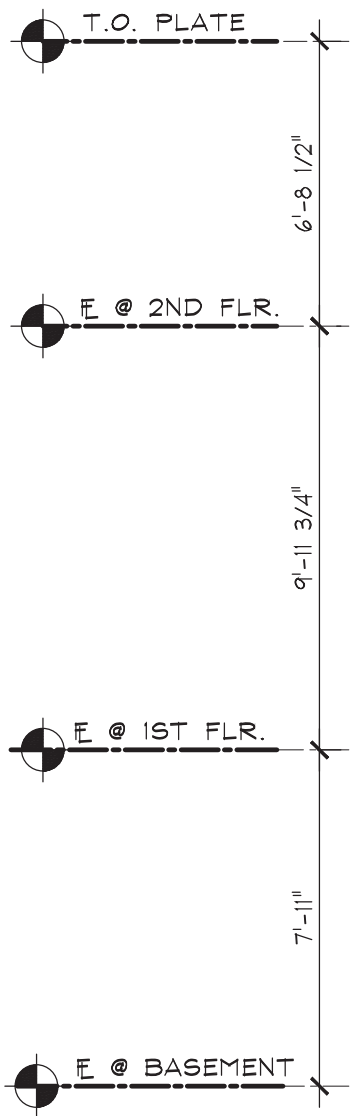
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# PROPOSED REAR (WEST) ELEVATION NTS

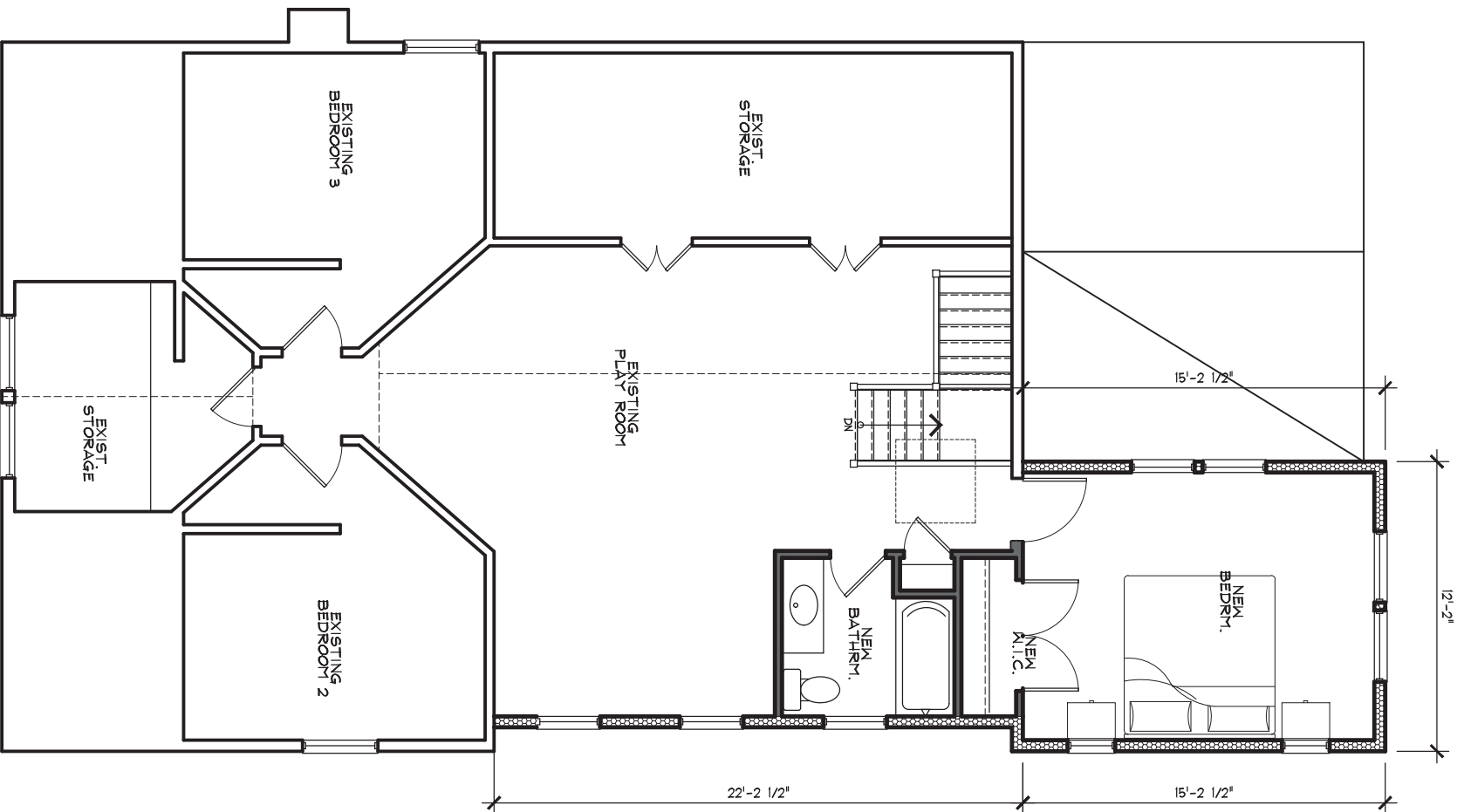


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A2

PROPOSED SOUTH ELEVATION  
NTS

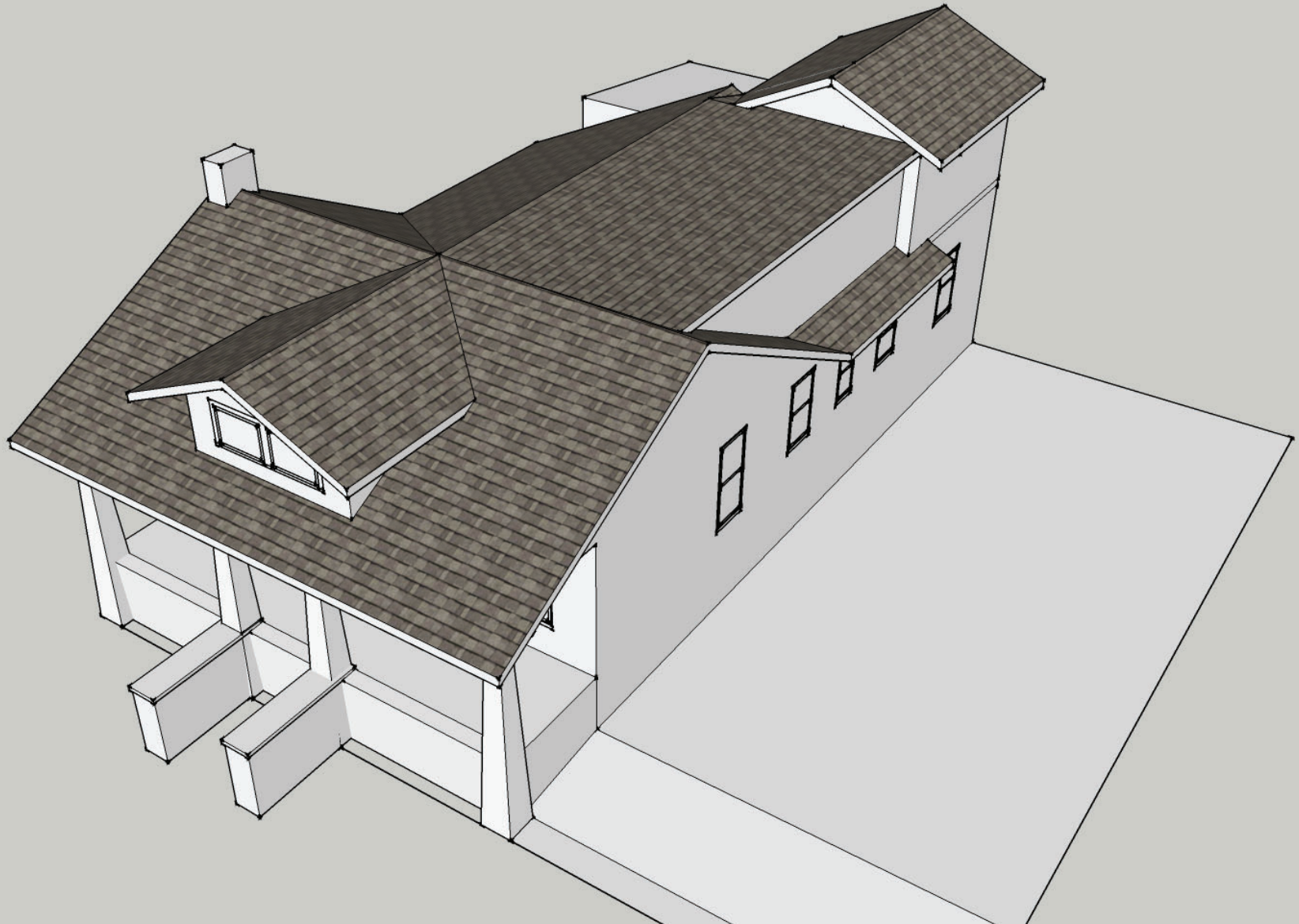


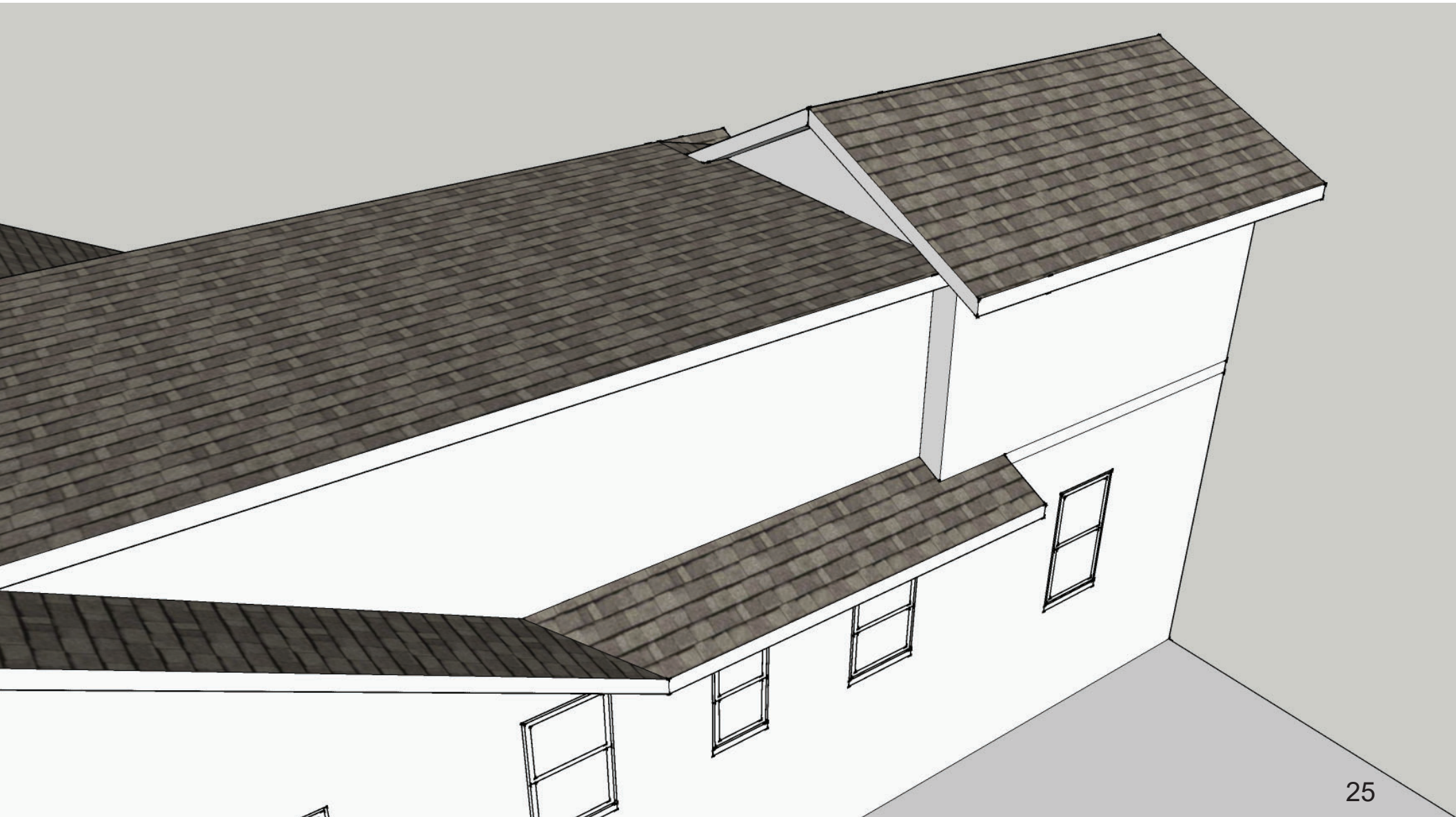
BUILDING SECTION  
NTS











25



