

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10 Hickory Ave., Takoma Park	Meeting Date:	9/11/2019
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/4/2019
Applicant:	10 Hickory Ave, LLC (Rick Vitullo, Architect)	Public Notice:	8/28/2019
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-19JJ	Staff:	Michael Kyne
PROPOSAL:	Porch alterations		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1900-1910

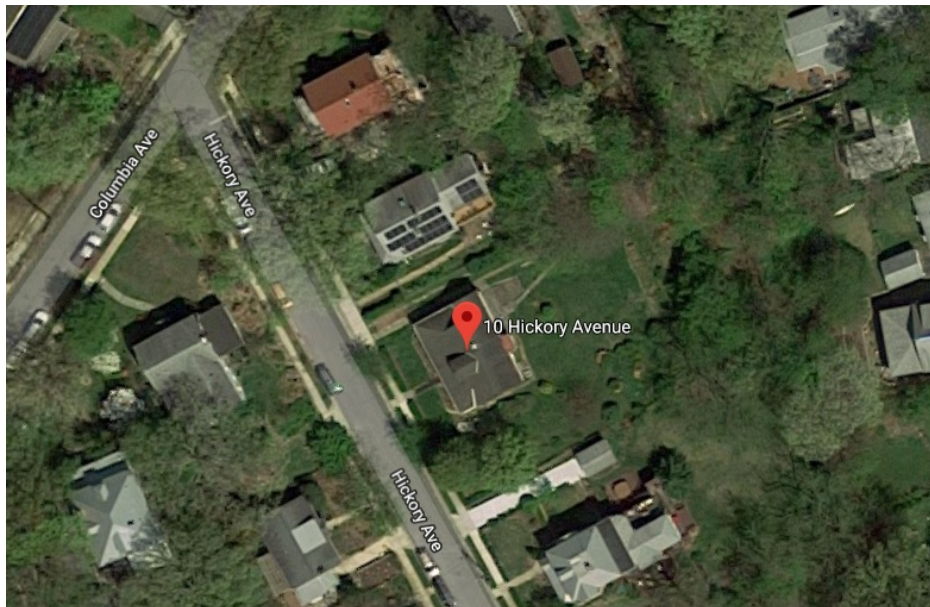


Fig. 1: Subject property.

PROPOSAL

The applicants propose the following work items at the subject property:

- Removal of the non-original screened porch system in the northwest corner (front/left corner) of the historic house. The existing screened porch system is constructed from wood framing and aluminum screening.
- Installation of a new screened porch system in the northwest corner (front/left corner) of the historic house. The proposed new screened porch system will be constructed from wood framing with black PVC screening in aluminum tracks.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

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 insure 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 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.

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 and 9;

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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/583-3400

DPB-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: RVP@VITULLOSTUDIO.COM Contact Person: RICK VITULLO AKA
10 Hickory Ave, LLC Daytime Phone No.: 301.806.6447
Tax Account No.: _____
Name of Property Owner: _____ Phone No.: (651) 341-3293
Address: 10 HICKORY AVE. TRKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICK VITULLO AKA Daytime Phone No.: 301.806.6447

LOCATION OF BUILDING/PREMISE

House Number: 10 Street: HICKORY AVE.
Town/City: TRKOMA PARK Nearest Cross Street: COLUMBIA AVE.
Lot: 8 Block: 20 Subdivisions: B.F. GILBERTS ADD'N TO T.P.
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reuse
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ AC ☐ Slab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 7500.00

1C. If this is a revision of a previously approved active permit, see Permit # 1

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 ON 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.

R. Vitullo
Signature of owner or authorized agent

7-2-19
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 plot. 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.

OWNERS:

10 Hickory Avenue, LLC

10 Hickory 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

Kenneth Norkin
14 Hickory Ave.
Takoma Park, MD 20912

Lorraine Gilbert
Laurence Fischel
6 Hickory Ave.
Takoma Park, MD 20912

Teresa Smith
7 Hickory Ave.
Takoma Park, MD 20912

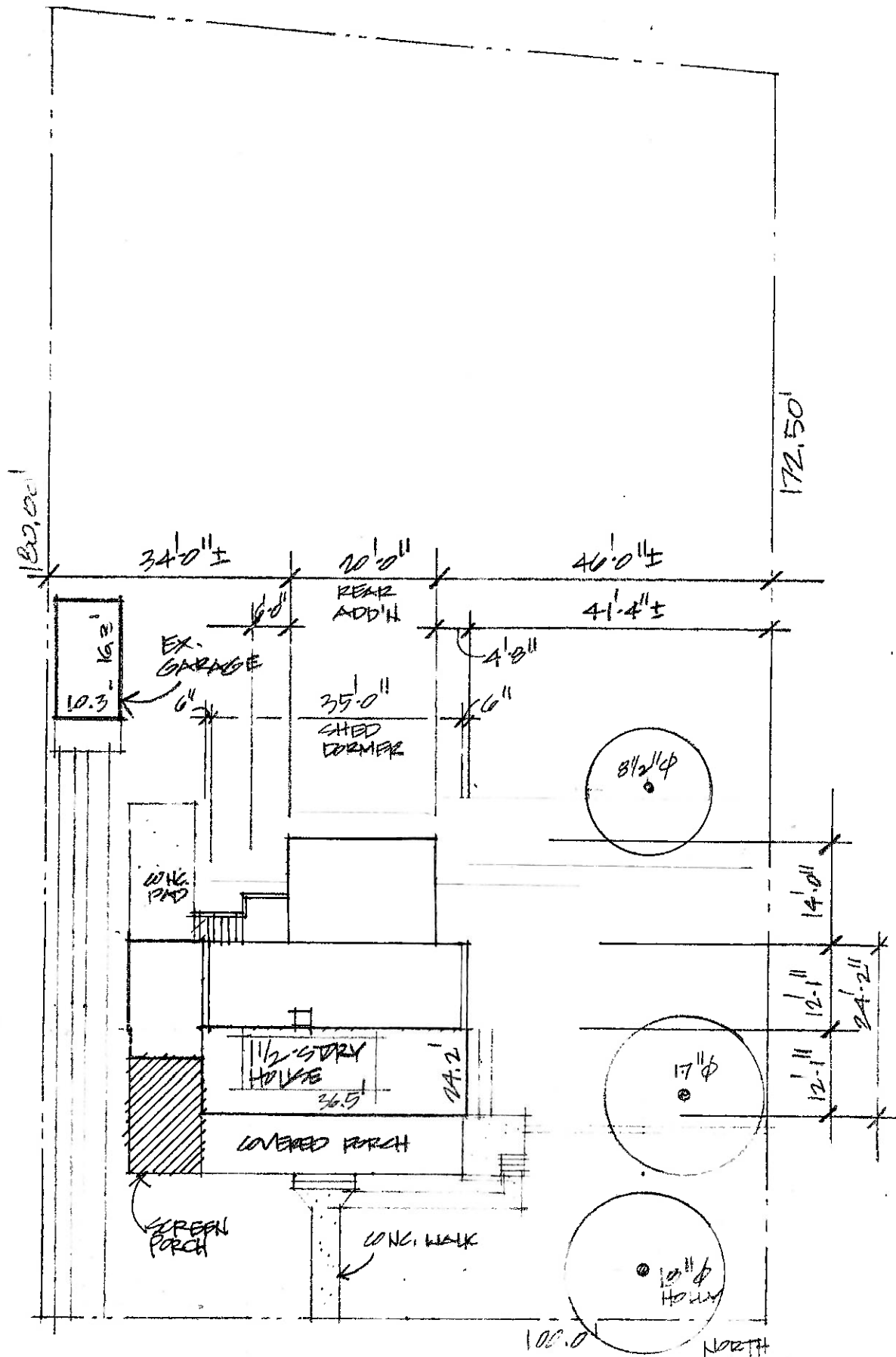
Karl & Ruth Pitt
23 Columbia Ave.
Takoma Park, MD 20912

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

10 Hickory Ave., Takoma Park, MD 20912

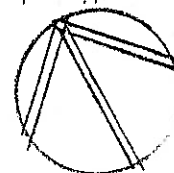
This is an "Contributing Resource" Colonial Revival-style house, built in 1903, and it is located in the Takoma Park Historic District. It is a 1 ½ -story house, rectangular in shape, approx. 24' x 36', with a large front porch and a left-side screen porch. It has a 1450 S.F. footprint, with a full walk-out basement at the rear of the sloping site.

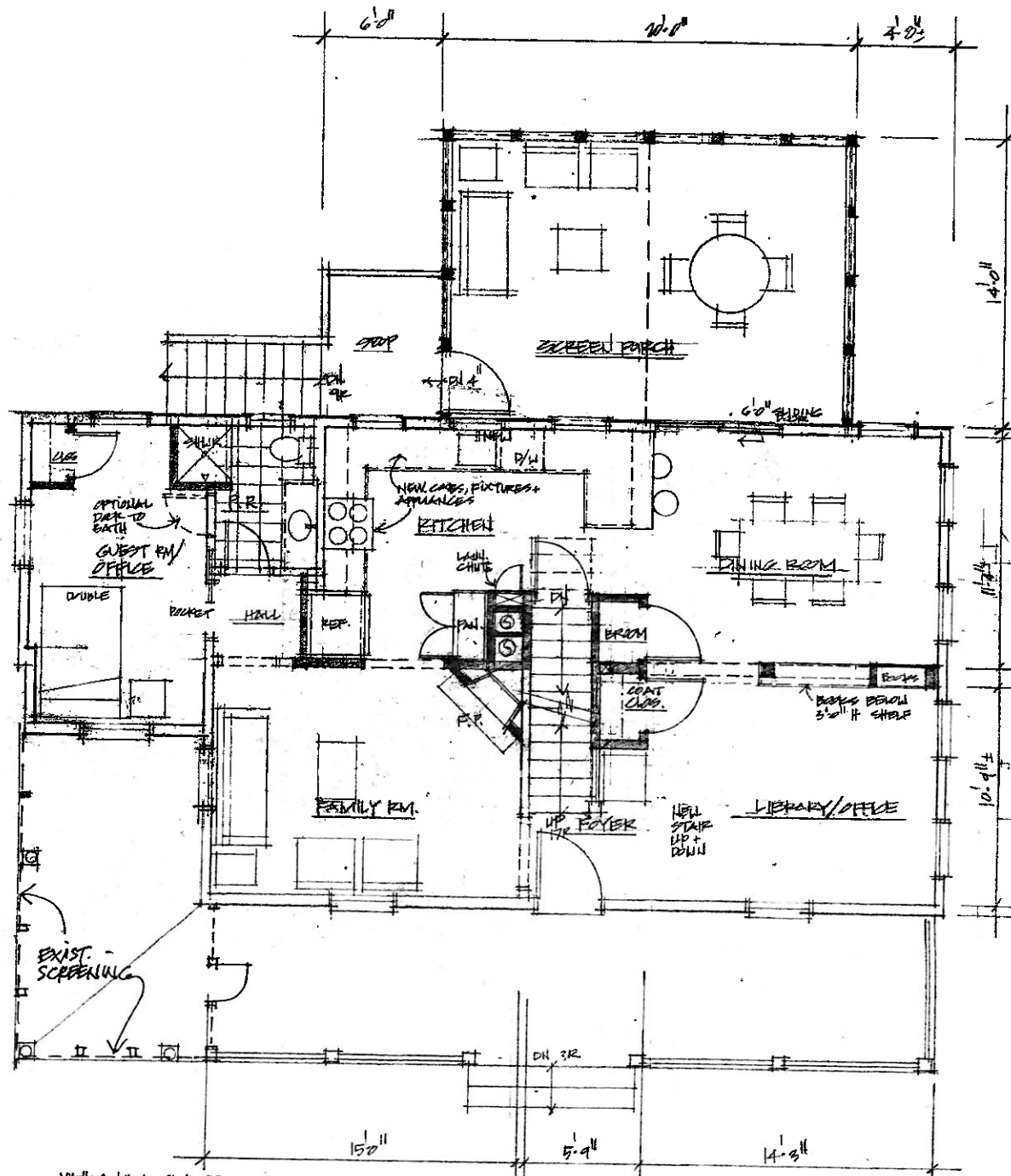
- a. Original House Structure:** *The main house structure is wood framed and is gabled (10:12 slope), with the ridge parallel to Hickory Ave..*
- b. Exterior Finish:** *The exterior finish is rough stucco.*
- c. Front Screen Porch:** *The screen system is not original to the house and is (crudely) installed on the exterior face of the left side of the front porch, outside of the both the columns and the wood railing and it is deteriorated beyond repair. The screening is aluminum and is fastened with thin wood battens on a wood framework; there is a screen door that exits onto the front porch.*



EXISTING + HICKORY AVE.
PROPOSED
SITE PLAN

1" = 20'-0"

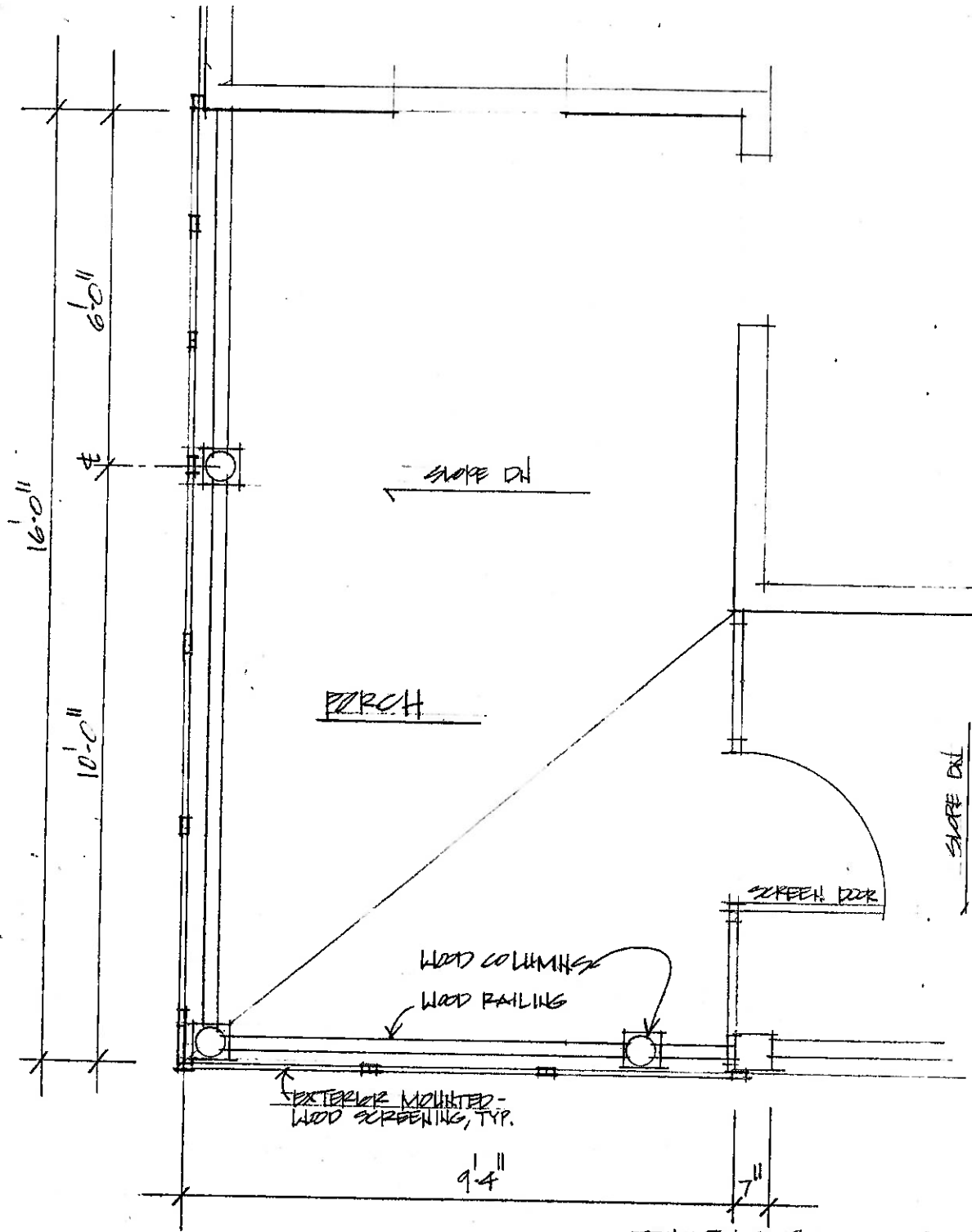




Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)806-6447 cell

EXISTING
 FIRST FLOOR

CHOW / RYDBERG
 10 HICKORY AVE.
 TAKOMA PARK



EXISTING PARTIAL PORCH PLAN
 $\frac{1}{2}" = 1'-0"$



FRONT ELEVATION (EXISTING)

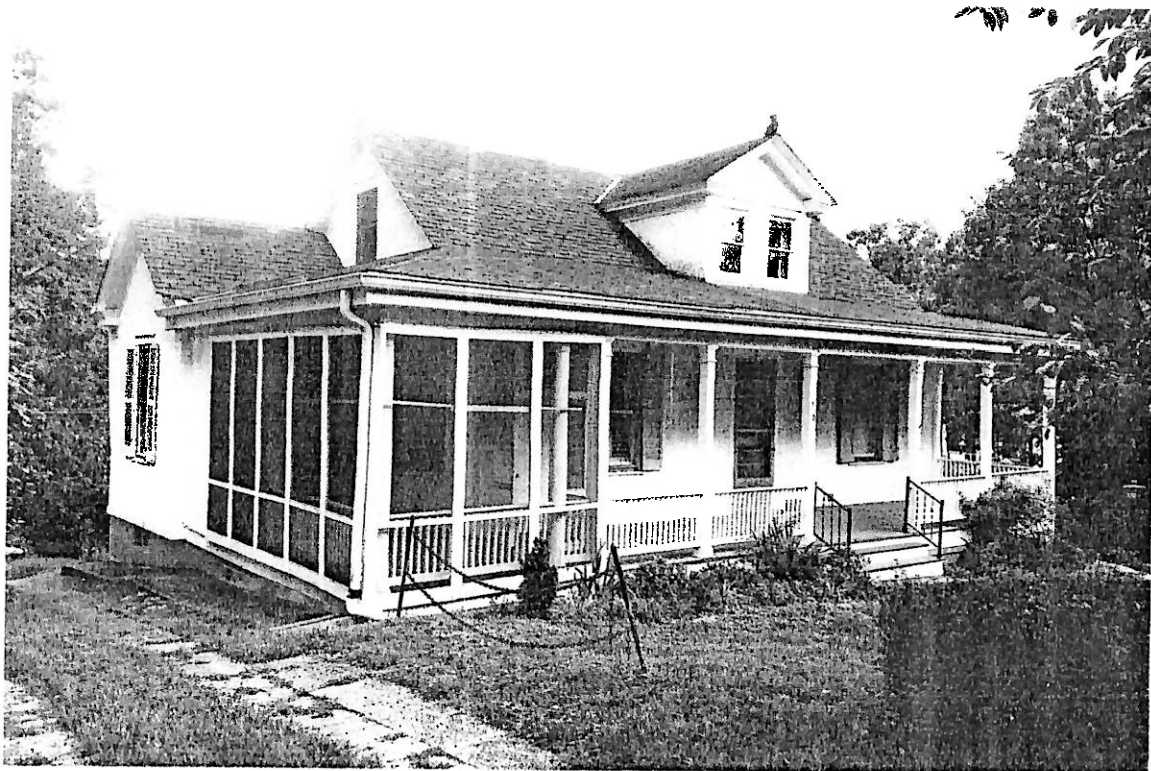
12



(13)



FRONT



FRONT / LEFT SIDE

10 HICKORY AVE. TAKOMA PARK MD



SCREEN PORCH (OUTSIDE CORNER)



FRONT PORCH

SCREEN PORCH



SCREEN PORCH (INSIDE CORNER)



SCREEN PORCH DETAIL



SCREEN PORCH DETAIL



SCREEN PORCH (OUTSIDE CORNER @ TOP)

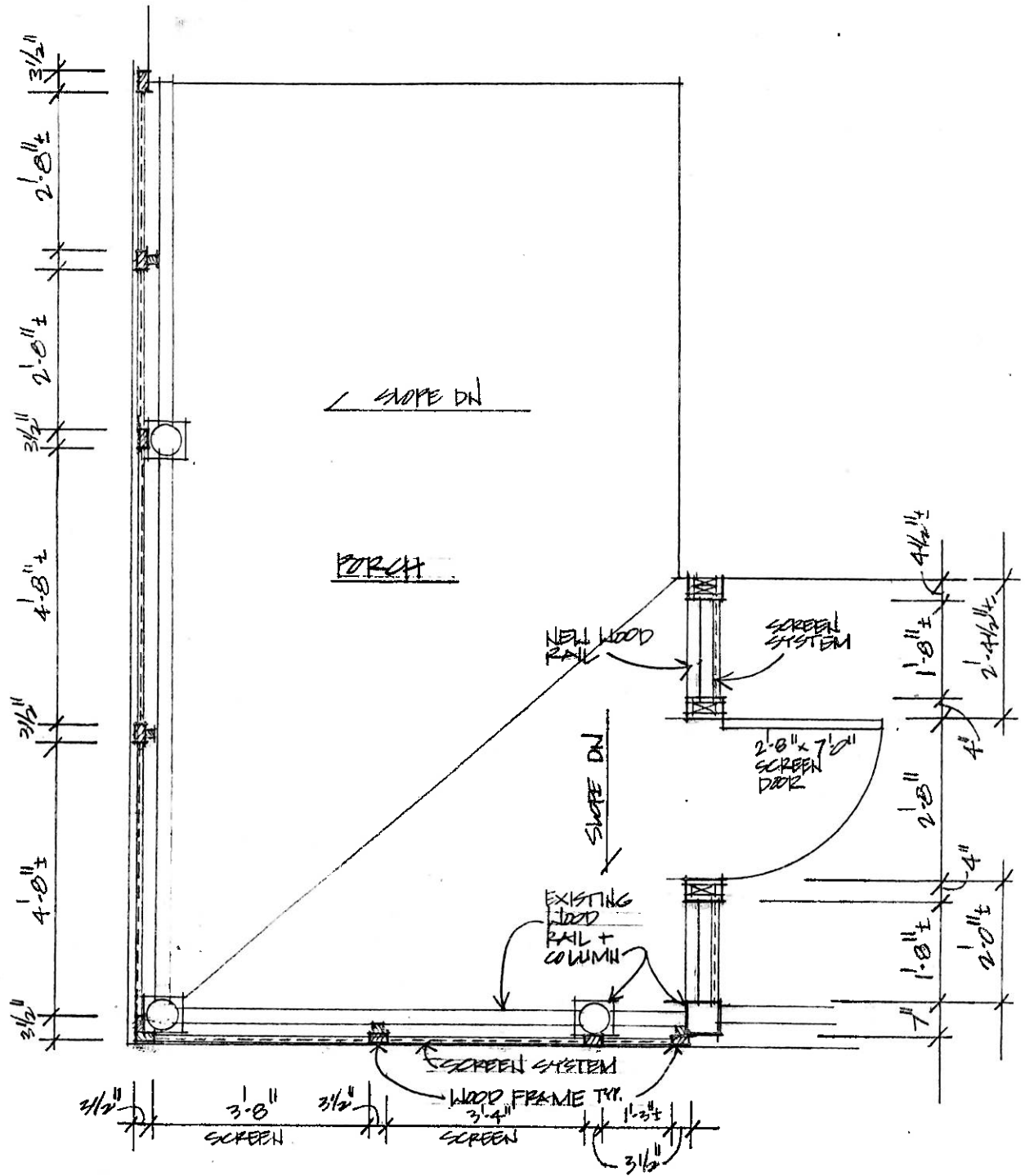
10 HICKORY AVE.
TAKOMA PARK, MD 15

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

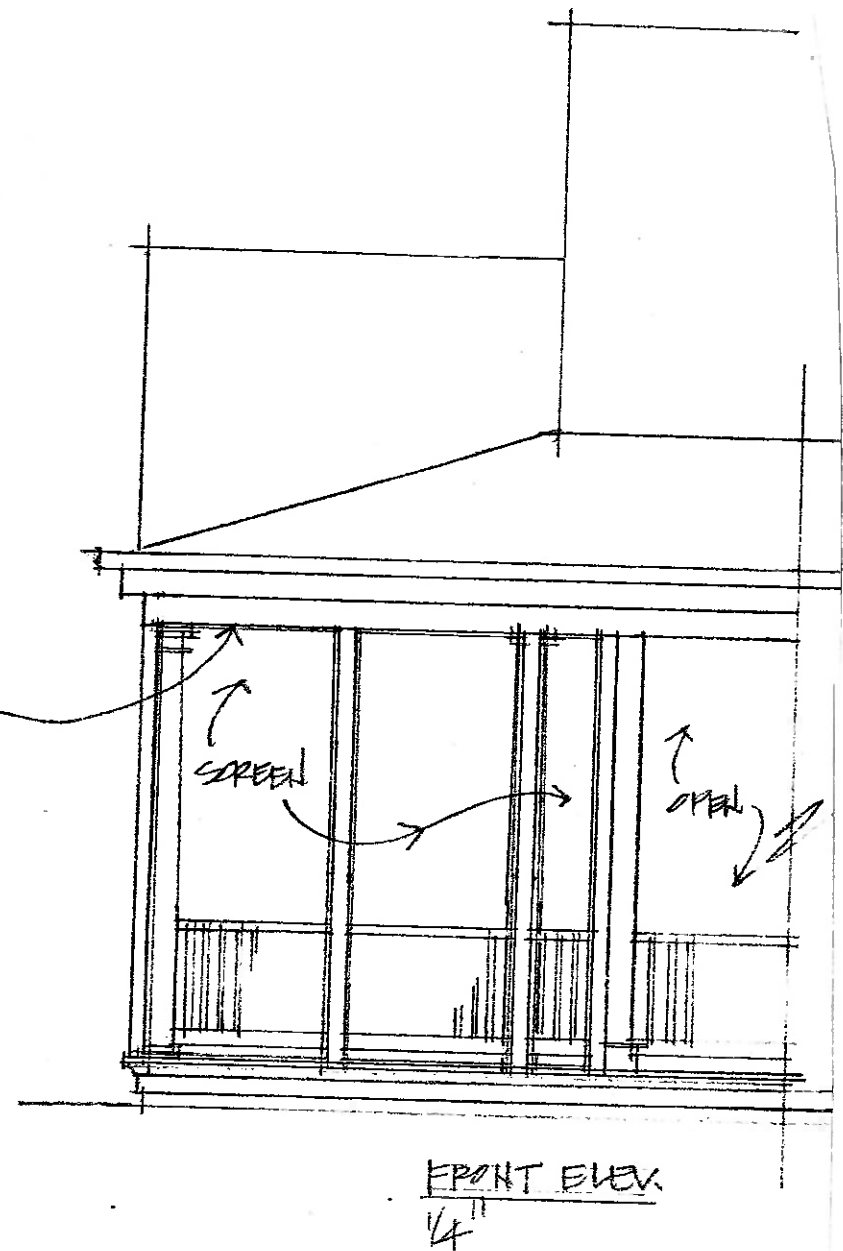
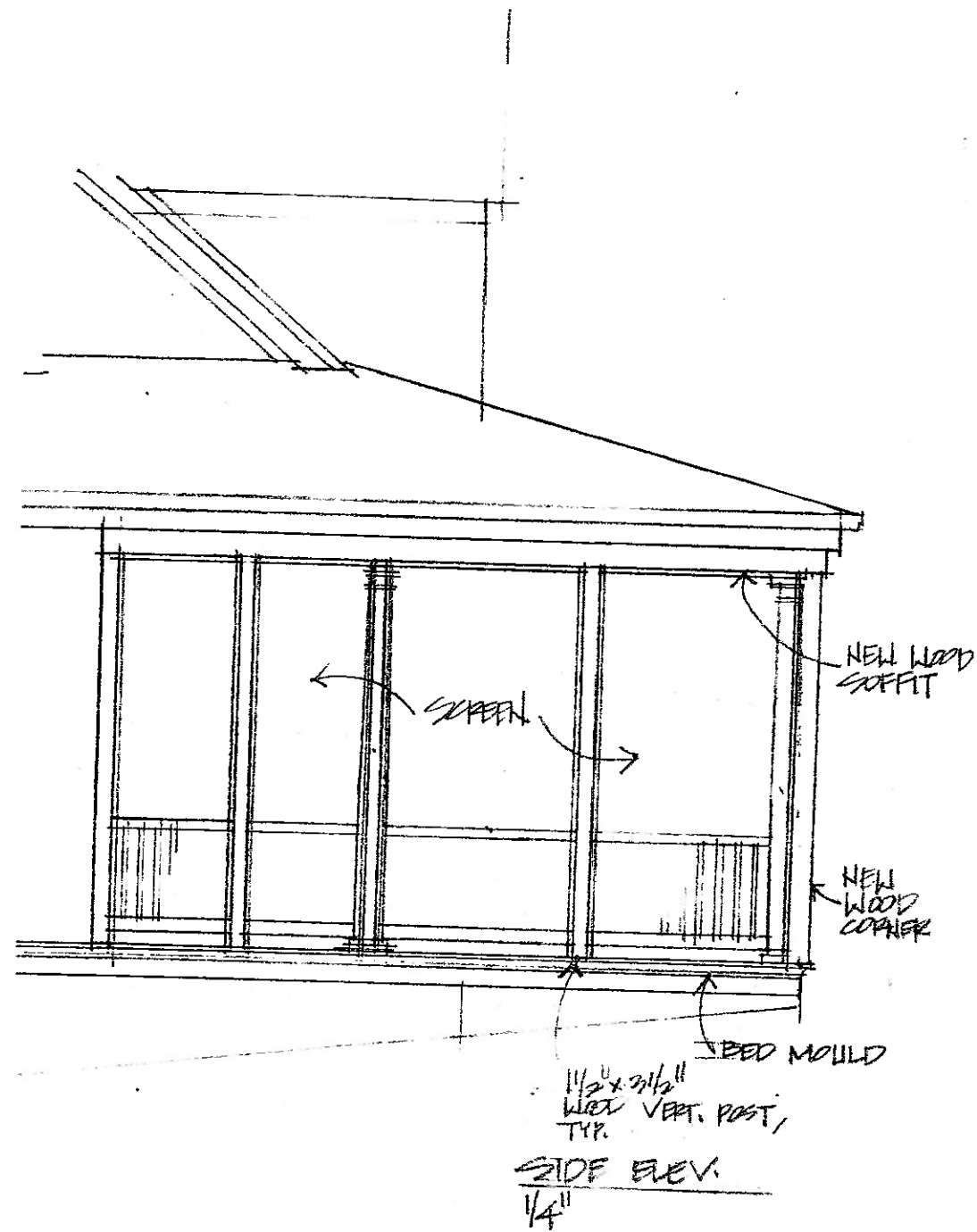
10 Hickory Ave., Takoma Park, MD 20912

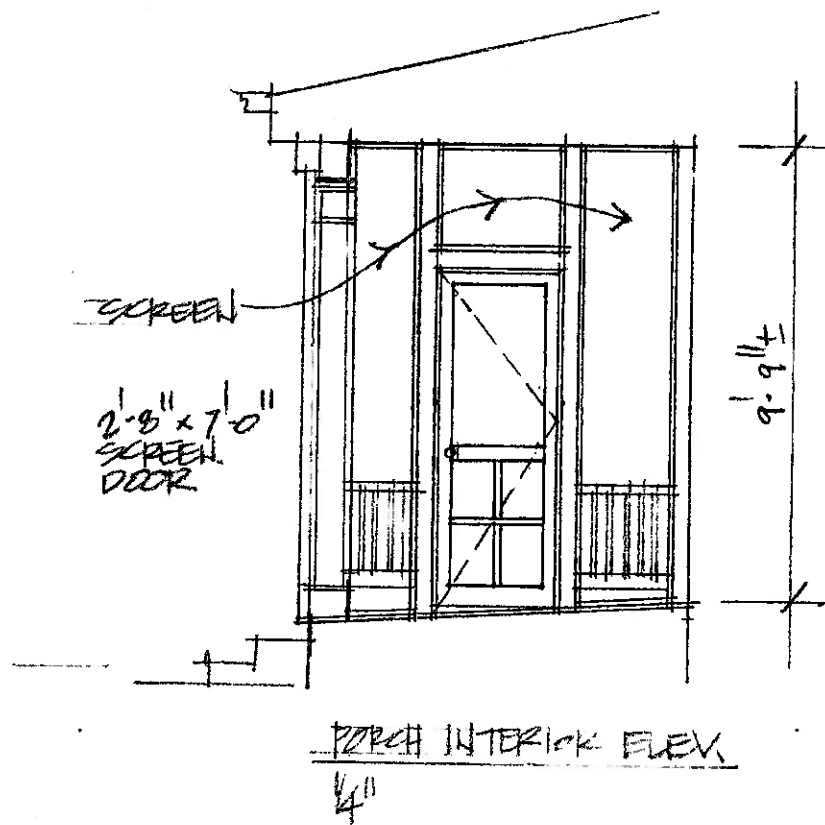
Front Screen Porch: The new screen framework and screen system will be constructed with the following materials:

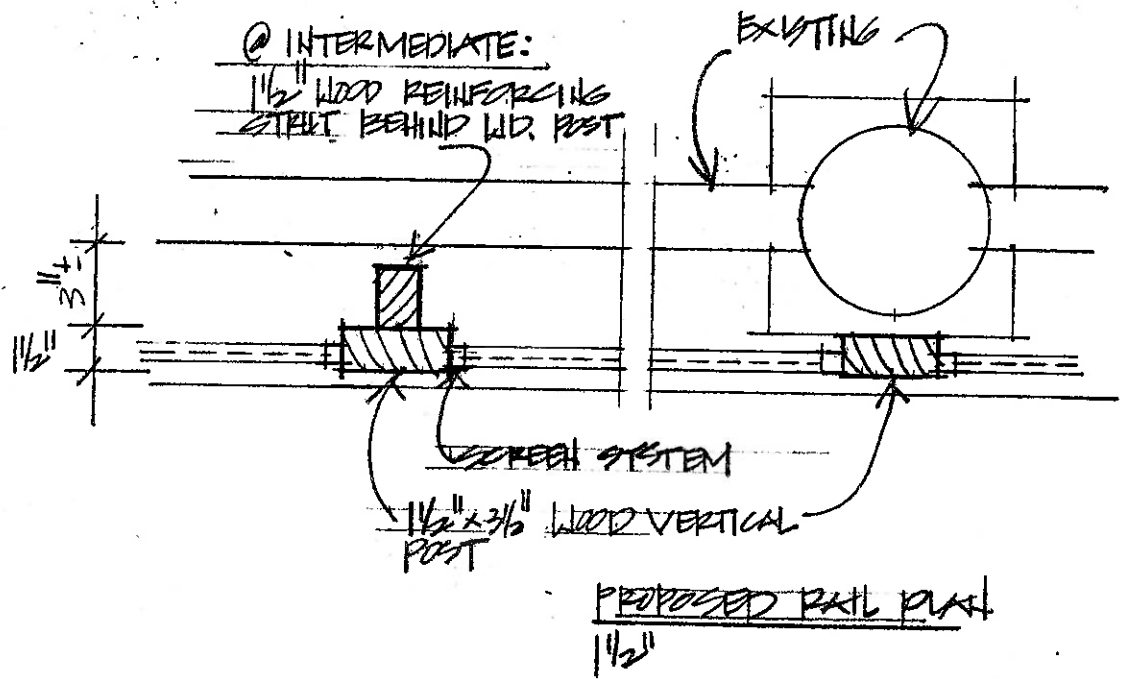
- A. **Wood Framework:** The wood frame will be a streamlined system (see DETAIL) that will also be fastened to the exterior of the porch so that it can continue to be independent of the historic wood columns and railings. The framing at the side of the front porch will be wrapped with 1 x wood, painted, and will flank the screen door opening.
- B. **Screen System:** The screen system will be the "ScreenTight MiniTrack" system, with a $\frac{3}{4}$ " x $\frac{3}{4}$ " aluminum track and black PVC screening.
- C. **Screen Door:** The screen door will be a wood framed door.

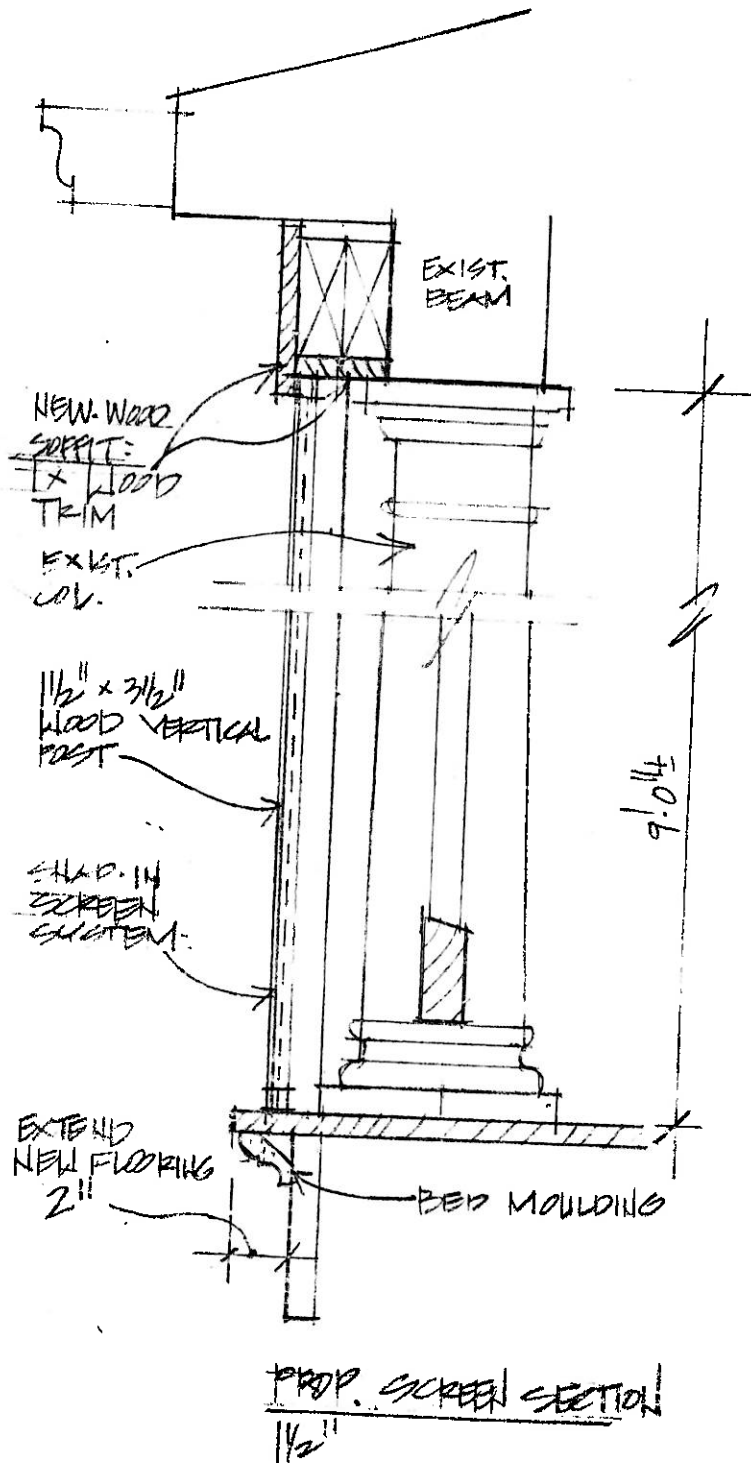


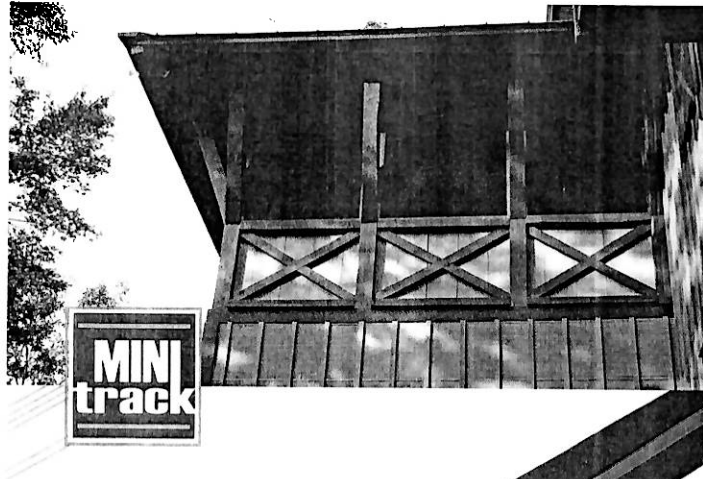
PROPOSED PARTIAL PORCH PLAN
 $\frac{1}{2}" = 1'-0"$





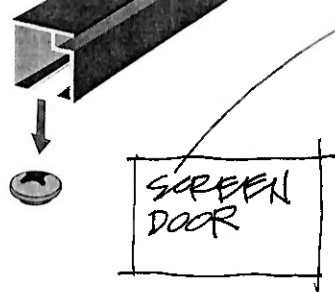






MINItrack

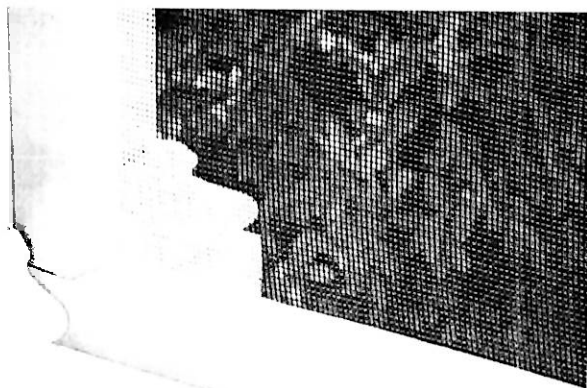
Ultra low-profile screening system for unlimited trim possibilities and porch design flexibility.



Ultra low profile 3/4-in track with 100% hidden fasteners

Simple, 2-part system that mounts discretely on the inside of existing porch framing

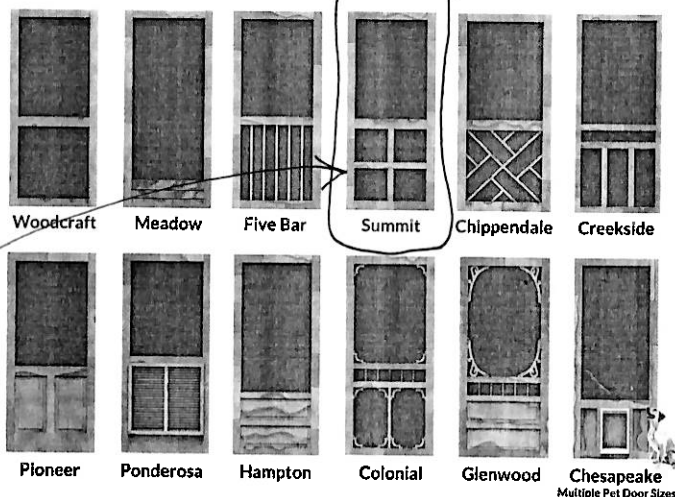
High quality aluminum available in white or dark bronze powder coated finishes



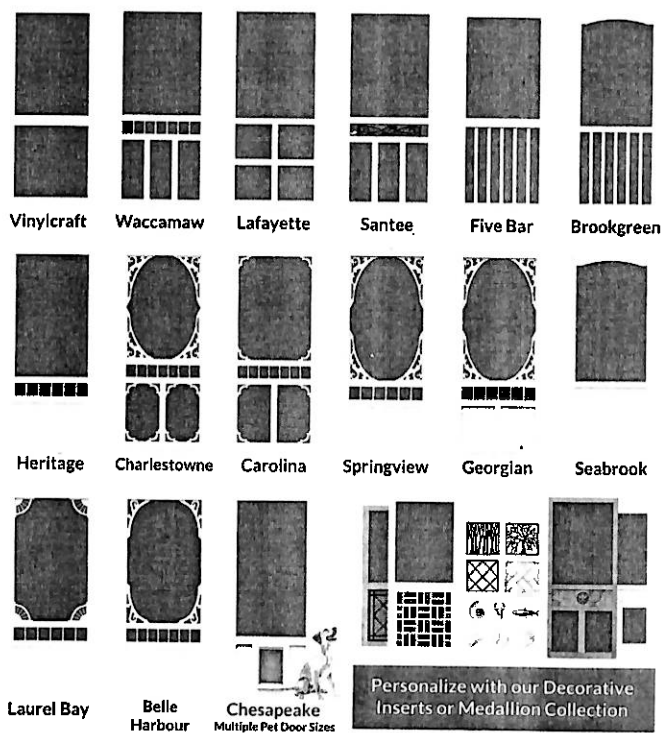
SOLID VINYL & WOOD SCREEN DOORS

Models to match any style. Standard 80-in height with 32 & 36-in widths available. Able to be trimmed 3/8-in off sides and top and up to 1-in off bottom.

The Classic look of Wood. Pressure Treated Models Available.



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SCREEN SYSTEM (w/ SCREEN DOOR)