

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	18 Hickory Ave., Takoma Park	Meeting Date:	5/8/2024
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/1/2024
Applicant:	Michael Desautels	Public Notice:	4/24/2024
Review:	HAWP	Tax Credit:	partial
Case Number:	Pending	Staff:	Dan Bruechert
Proposal:	Rafter Tail Alteration, Gutter Installation, Roof Replacement, and Solar Panel Installation		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve** the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1888



Figure 1: The subject property is located near the intersection of Hickory and Montgomery Ave.

PROPOSAL

The applicant proposes to alter the existing rafter tails and soffit, install new gutters, and replace the existing roof. The solar panels have been removed from consideration and are not the subject of this application.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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)*, and the HPC's *Policy No. 20-01 ADDRESSING EMERGENCY CLIMATE MOBILIZATION THROUGH THE INSTALLATION OF ROOF-MOUNTED SOLAR PANELS*. The pertinent information in these four documents is outlined below.

Takoma Park Historic District Guidelines

There are two 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 the buildings in the Takoma Park Historic District have been assessed as being "Contributing Resources." While these buildings 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. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, 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 following guidance which pertains 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 right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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;
 - (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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; 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.
- (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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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 subject property is a two-story, shingle-sided, Queen Anne house. The L-shaped house plan is covered by a steeply pitched three-tab shingle roof with scalloped exposed rafter tails with 3” (three-inch) half-round gutters. The applicant proposes to sister the existing rafter tails, install a new fascia, install new gutters, and a new roof. The application materials include a proposal to install 18 (eighteen) solar panels on the roof, however, the materials submitted are incomplete and are not under consideration for this HAWP. The solar proposal will be considered at a future meeting under a new HAWP application once all of the necessary materials have been submitted.

Rafter Tail Alteration

The decorative rafter tails are exposed on all of the existing roof slopes. The rafter tails are largely obscured by the 3” (three-inch) half-round gutters anchored to the roof. To provide a sufficient anchor for the fascia and new gutters (discussed below), the applicant proposes to sister a new squared-off ‘rafter tail’ and install a fascia board to the front. The historic rafter tail will be retained.

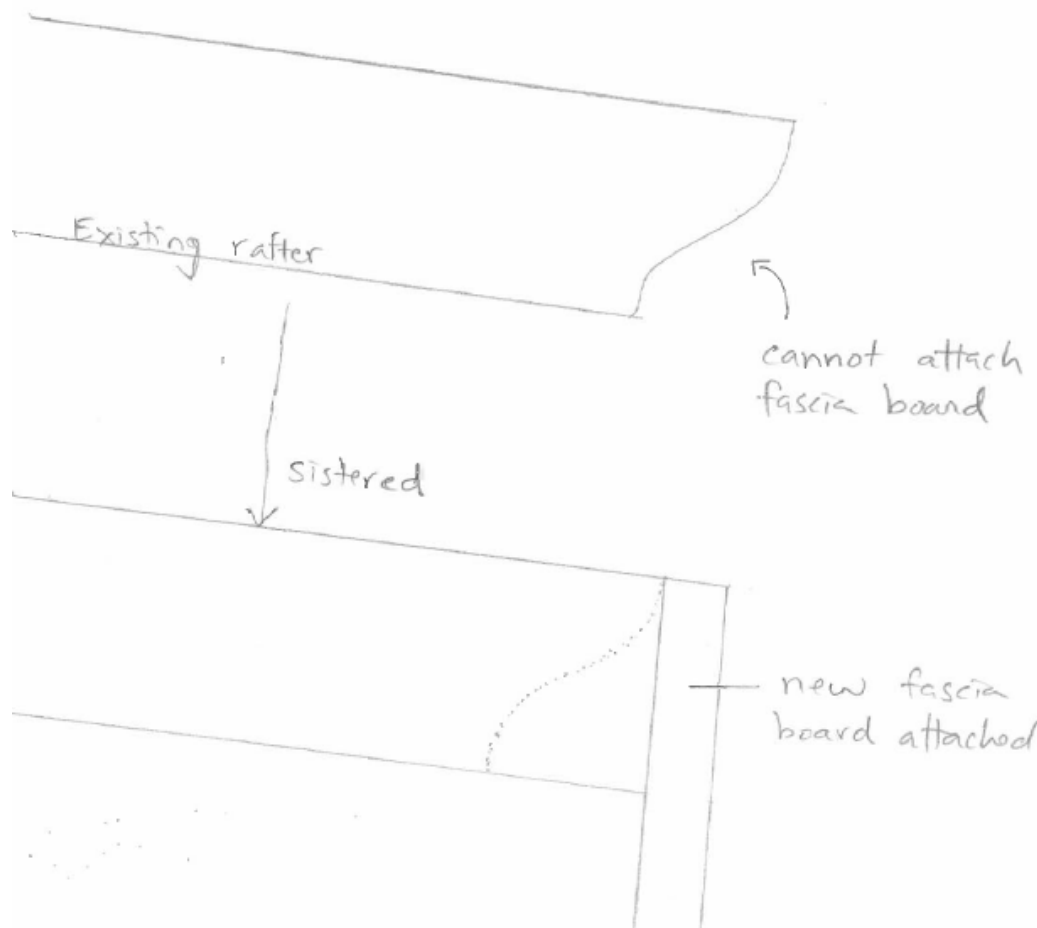


Figure 2: The proposal will sister the existing rafter and attach a fascia board to the new sistered rafter tail.

The applicant discussed this issue with Staff prior to submission and told Staff that the proposed 6” gutters could not be anchored to the roof using the existing method. Staff finds the proposal is appropriate under the *Design Guidelines* because it will preserve the existing open eave and rafter tails. Staff finds the work reinforces these features rather than boxing them in with a new soffit. Staff additionally finds this work will be installed in a manner that is reversible, satisfying the requirements of Standard 9. Staff recommends the HPC approve the rafter tail alteration under 24A-8(b)(2) and (d), the *Design Guidelines*, and Standard 9.

Gutter Replacement

The subject property currently has 3” (three-inch) half-round gutters attached to the roof using gutter hangers mounted to the roof surface. The front porch has 4” (four-inch) K-style gutters. The applicant has found the existing gutters are insufficient and proposes to remove the existing gutters and install 6” (six-inch) K-style gutters, mounted to the new fascia board (discussed above).

The Takoma Park Historic District Design Guidelines do not explicitly exclude the review of gutters¹, however, the HPC has consistently applied a lenient review to gutters and downspouts, particularly on Contributing and Non-Contributing Resources. While Staff appreciates the existing gutters from an aesthetic perspective, does not find them to be significant historic character-defining features; and finds

¹ The Design Guidelines for the Chevy Chase Village Historic District states, “Gutters are not currently subject to review and should not be reviewed.”

removing the existing gutters would not be detrimental to the character of the resource or the surrounding district. Staff also notes that the house siding shows damage from locations where water has consistently overflowed the existing gutters, and the installation of the new larger gutters will protect the house siding. The applicant proposes to complete the siding repair once the gutter project is complete. Repairing the shingle siding in-kind does not require a HAWP and is eligible for the County Historic Preservation Tax Credit.

Staff finds the proposed 6” (six-inch) aluminum K-style gutters are not out of character with the resource or surrounding district and recommends the HPC approve the gutter replacement under 24A-8(b)(2), (3), and (d); the *Design Guidelines*, and Standards 2, 9, and 10.

Roof Replacement

The existing roof is covered in three-tab asphalt shingles. The applicant proposes to replace the existing shingles with architectural shingles. Removing and replacing a three-tab roof with architectural shingles is work the HPC has consistently found is a compatible alteration, so much so that the HPC has delegated approval authority for this change to Staff. Staff recommends the HPC approve the roof replacement under 24A-8(b)(1), (2), and (d); the *Design Guidelines*, and Standard 2.

Solar Panels

The application materials to review the proposed 18 (eighteen) solar panels is incomplete and, therefore, is not being considered as part of this HAWP application. Staff encourages the applicant to submit a separate HAWP for the solar panels with the level of specificity provided to the applicant by Staff.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (3), and (d), having found that the proposal 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 an electronic set 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#
DATE ASSIGNED

APPLICANT:

Name: E-mail:
Address: City: Zip:
Daytime Phone: Tax Account No.:

AGENT/CONTACT (if applicable):

Name: E-mail:
Address: City: Zip:
Daytime Phone: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
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: Street:

Town/City: Nearest Cross Street:

Lot: Block: 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:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

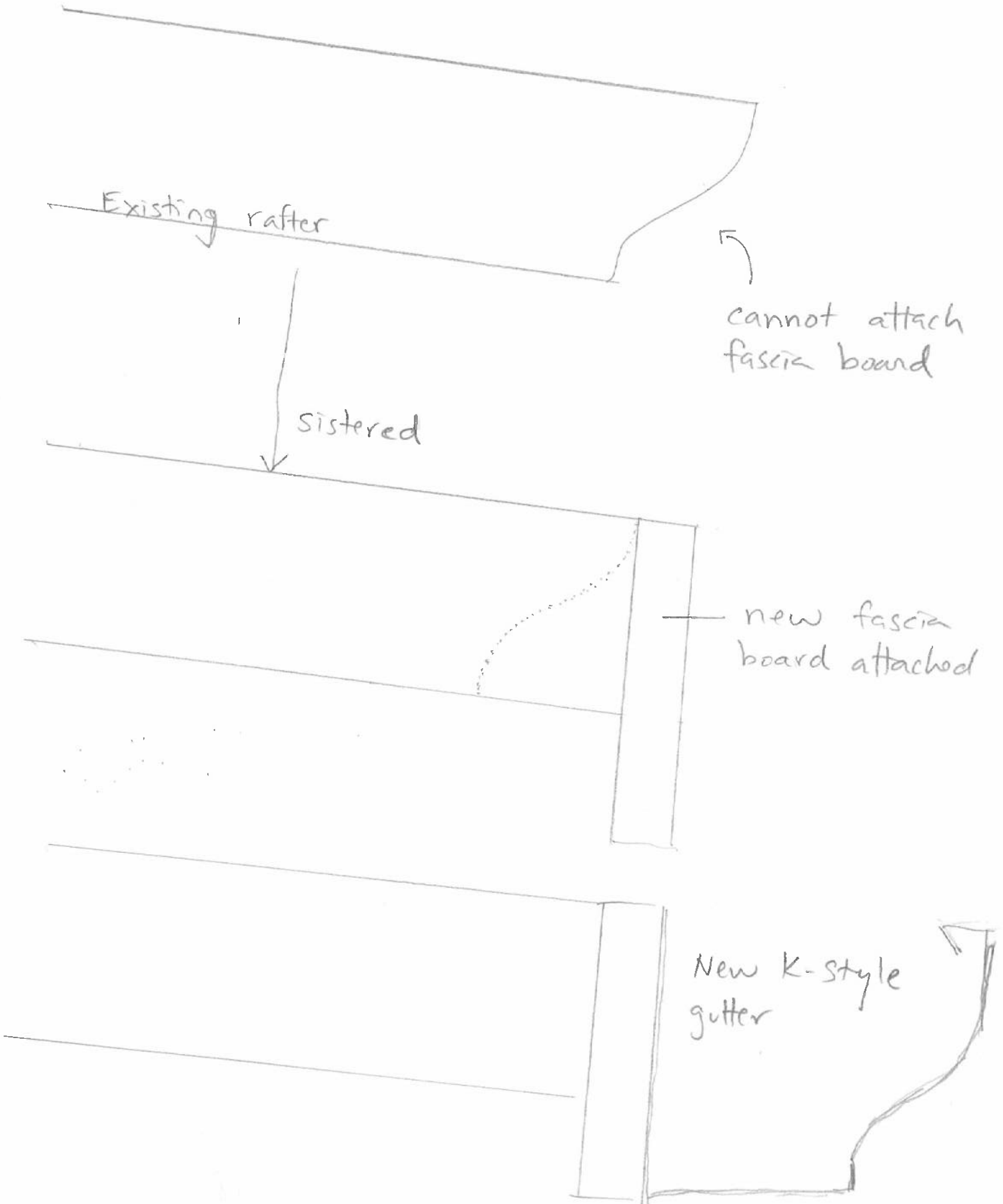
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*





18









