

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5 Hickory Ave., Takoma Park	Meeting Date:	12/04/2024
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	11/27/2024
Applicant:	Nicholas Wadhams (Lisa Rigazio, Architect)	Public Notice:	11/20/2024
Review:	HAWP	Tax Credit:	No
Permit No.:	1093169	Staff:	Laura DiPasquale
Proposal:	Partial demolition, construction of new rear addition and screened porch		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one condition** the HAWP application, with the staff to review final details:

1. The applicant must submit a Tree Impact Assessment from the City of Takoma Park demonstrating that the proposed addition will not adversely impact any mature trees in the district.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Takoma Park Historic District
STYLE: Tudor Revival
DATE: c. 1920s

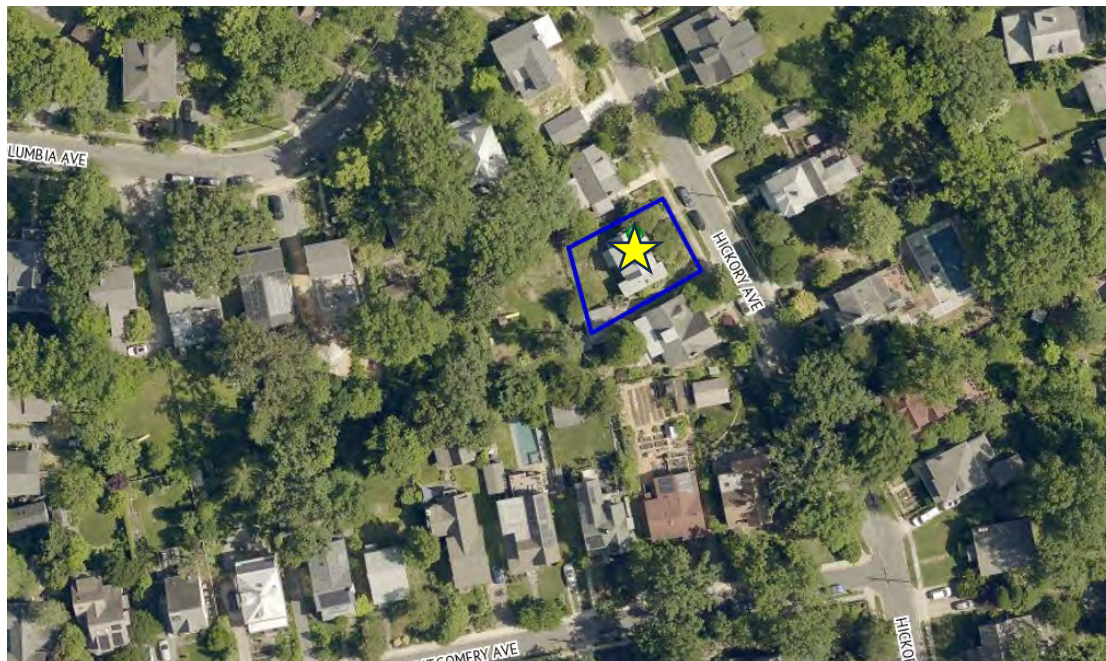


Figure 1: Location of the subject property.



Figure 2: Front (east) and south side elevations of the subject property.

PROPOSAL

The applicants propose to remove a portion of the existing rear wall, and to construct a small one-story addition and new screened porch. The depth of the proposed addition varies between four and eight feet from the existing rear wall plane. A new 10.5-foot by 11-foot screened porch would extend from the shallower portion of the proposed addition.

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)*. 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.

Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of 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 will affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

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;
- (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:

- 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 DISCUSSION

Staff supports construction of the proposed addition and screened porch. Staff finds that, as a Non-contributing resource, pursuant to the *Guidelines*, the project should receive the most lenient level of review, with the focus of the review limited impact of the proposed project on the district as a whole, rather than the individual resource. The *Guidelines* also stipulate that design review emphasis will be restricted to changes that are visible from the public right-of-way. Staff finds that, given the placement of the addition and porch at the center rear of the property, set in from both rear corners and partially concealed by a projection at the south, as well as obscured by the proximity of adjacent houses on Hickory Avenue, and lack of visibility of the rear from any other public rights-of-way, the proposed project will have limited to no visibility from any public rights-of-way.

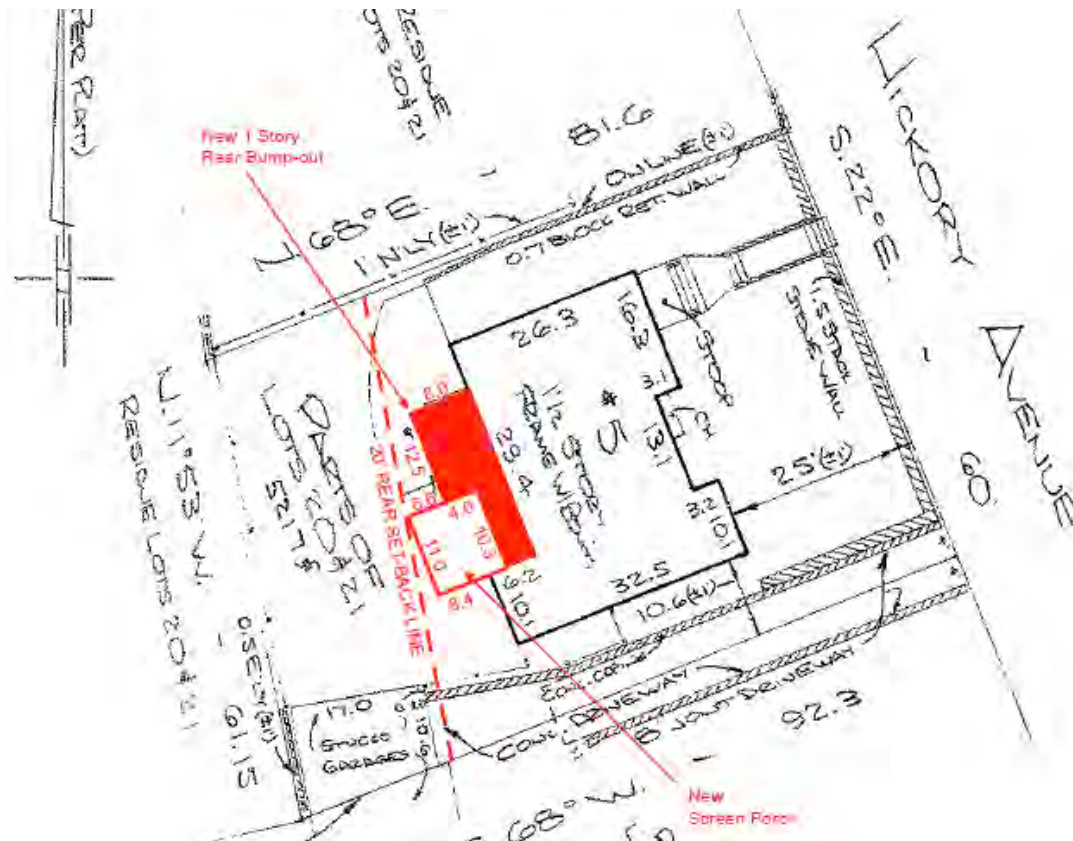


Figure 3: Proposed site plan.



Figure 4: Existing rear elevation photographs.



Figure 5: Proposed rear view.

Staff further finds that the proposed scale and massing, which are limited to one-story and located behind the two-story mass of the main block, will have no impact on the existing streetscape or district, in keeping with the Guidelines and Chapter 24A-8(d). Staff finds that the proposed wood siding material is compatible with the character of the district, in keeping with Chapter 24A-8(b)(2) and *Standard 9*.

Staff notes that, while the project footprint does not directly impact any mature trees or fall within the canopy of any mature trees, at least one mature tree appears to fall within 50 feet of the proposed addition. As such, the applicants should apply for and receive a Tree Impact Assessment from the City of Takoma Park to ensure that the project will not adversely impact the landscape of the district.



Figure 6: Aerial view of the subject property showing that there are no mature trees in the immediate vicinity of the proposed addition, but that there is at least one on adjacent property that falls with 50 feet of the proposed addition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The applicant must submit a Tree Impact Assessment from the City of Takoma Park demonstrating that the proposed addition will not adversely impact any mature trees in the district;

under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d), having found that the proposal, as modified by the condition, 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 #9*;

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 301-495-2167 or laura.dipasquale@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# 1093169
DATE ASSIGNED

APPLICANT:

Name: Nicholas Wadhams
Address: 5 Hickory Ave
Daytime Phone: 202-779-7147

E-mail: nwadhams@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.:

AGENT/CONTACT (if applicable):

Name: Lisa C. Rigazio
Address: 1622 Belvedere Blvd.
Daytime Phone: (240) 350-0532

E-mail: lisa@rigaziodesigns.com
City: Silver Spring Zip: 20902
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Takoma Park

Is the Property Located within an Historic District? X 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. NO

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. NO

Building Number: 5 Street: Hickory Avenue

Town/City: Takoma Park 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:

- Checklist items: 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: Lisa C. Rigazio
Date: 11/12/2024

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

Owner's mailing address 5 Hickory Ave Takoma Park, MD	Owner's Agent's mailing address 1622 Belvedere Blvd Silver Spring, MD 20902
Adjacent and confronting Property Owners mailing addresses	
7 Hickory, Ave, Takoma Park, MD	3 Hickory Ave, Takoma Park, MD
12 Hickory Ave, Takoma Park, MD	

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

Home is a 1922 Tudor-style single-family home painted dark grey with a small yard on about a quarter of an acre. 1,500 square feet with four bedrooms and two baths. There is a large garden in front and a small grass lawn in the back, and a free standing garage off a narrow driveway on the south side. There are small plantings and shrubs on the property but no significant trees.

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

Work will involve construction of a small single story rear bump-out in order to expand the kitchen and dining room. A screened porch is also proposed off the rear dining room. Exterior materials will match the existing house: painted/stained cedar siding, painted wood trim, asphalt shingle roofing, aluminum gutters. The windows proposed on the rear addition will be double hung to match style of existing windows in south side.

City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119
Fax 301-270-4568
www.takomaparkmd.gov



7500 Maple Avenue
Takoma Park, MD 20912

MUNICIPALITY LETTER

October 03, 2024

To: Nicholas Wadhams
5 Hickory Avenue, Takoma Park, MD 20912
nwadhams@gmail.com 202-779-7147

To: Department of Permitting Services
2425 Reddie Drive, 7th floor
Wheaton, Maryland 20902

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative Name: Klockner & Co. jk@klockner.net 301-270-3033
Location of Project: 5 Hickory Avenue, Takoma Park, MD 20912
Proposed Scope of Work: replace rotted wood siding on house exterior

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park

The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or urbanforestmanager@takomaparkmd.gov.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <https://takomaparkmd.gov/services/permits/> or contact the Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.

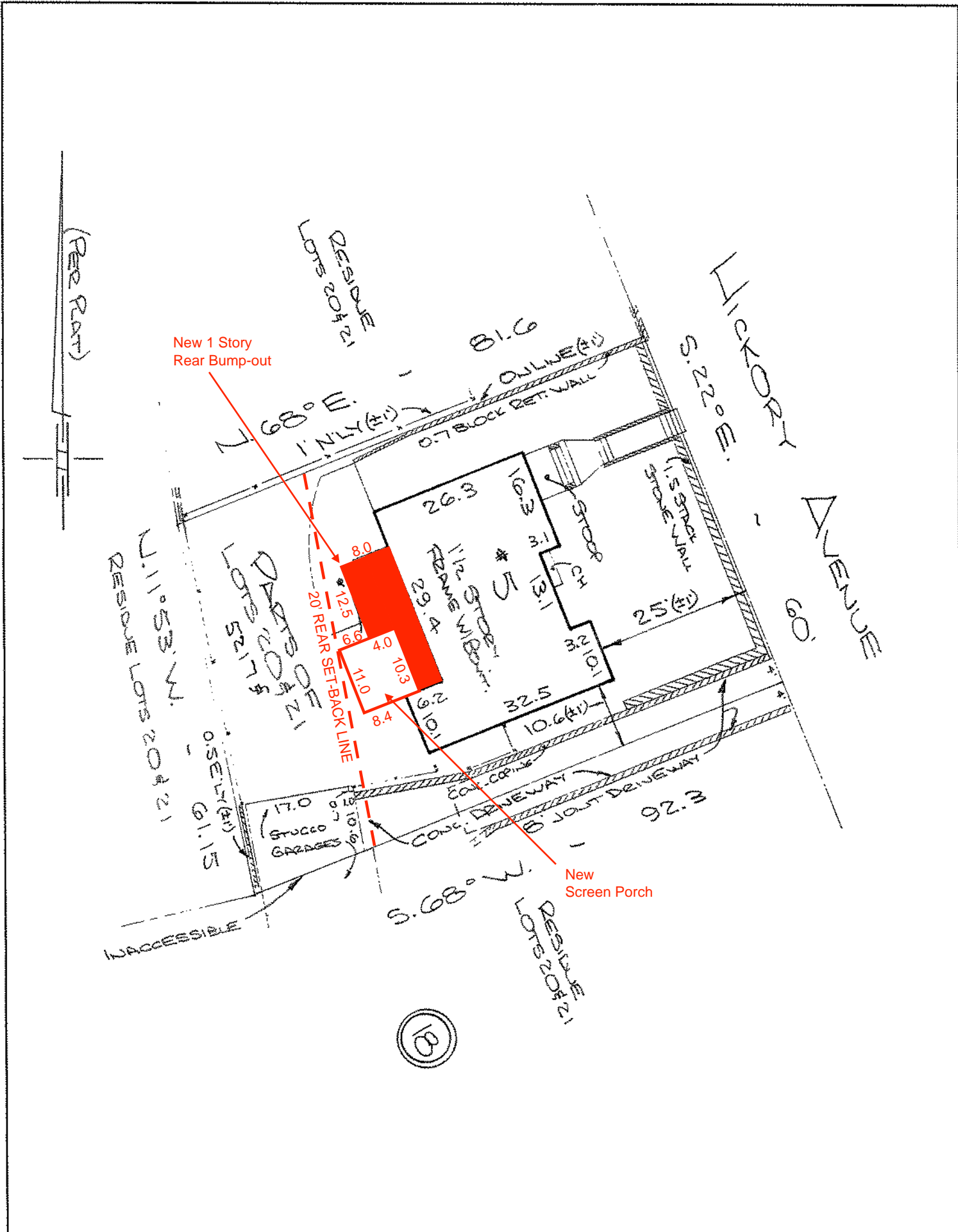
#Signed by 36am1eeaf2bce.com
Nicholas Wadhams
Key: 38e20c5622713c0b976ea7ee47764

Nicholas Wadhams

10-03-2024

#Signed by 36am1eeaf2bce.com
Collection Point Permitting Division
Key: 16feb4f23e38a3745792110c0c03584

10-03-2024



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title and securing financing or refinancing.

LOCATION DRAWING
 PARTS OF LOT 20 & 21 BLOCK 18
 B. F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Recorded in Plat Book A Plat 2 Scale 1" = 20'

CASE: 1304-17 FILE: 105825

DATE: AUGUST 4, 2017

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522
 License Current Through February 13, 2017



Existing Street View - No Work Proposed



Existing Rear View

MATERIALS

WINDOWS

Marvin Elevate Double Hung, Double glazing, clear glass upper & lower sashes, Fiberglass exterior color to match existing, removable fiber screen, wood interior

DOORS

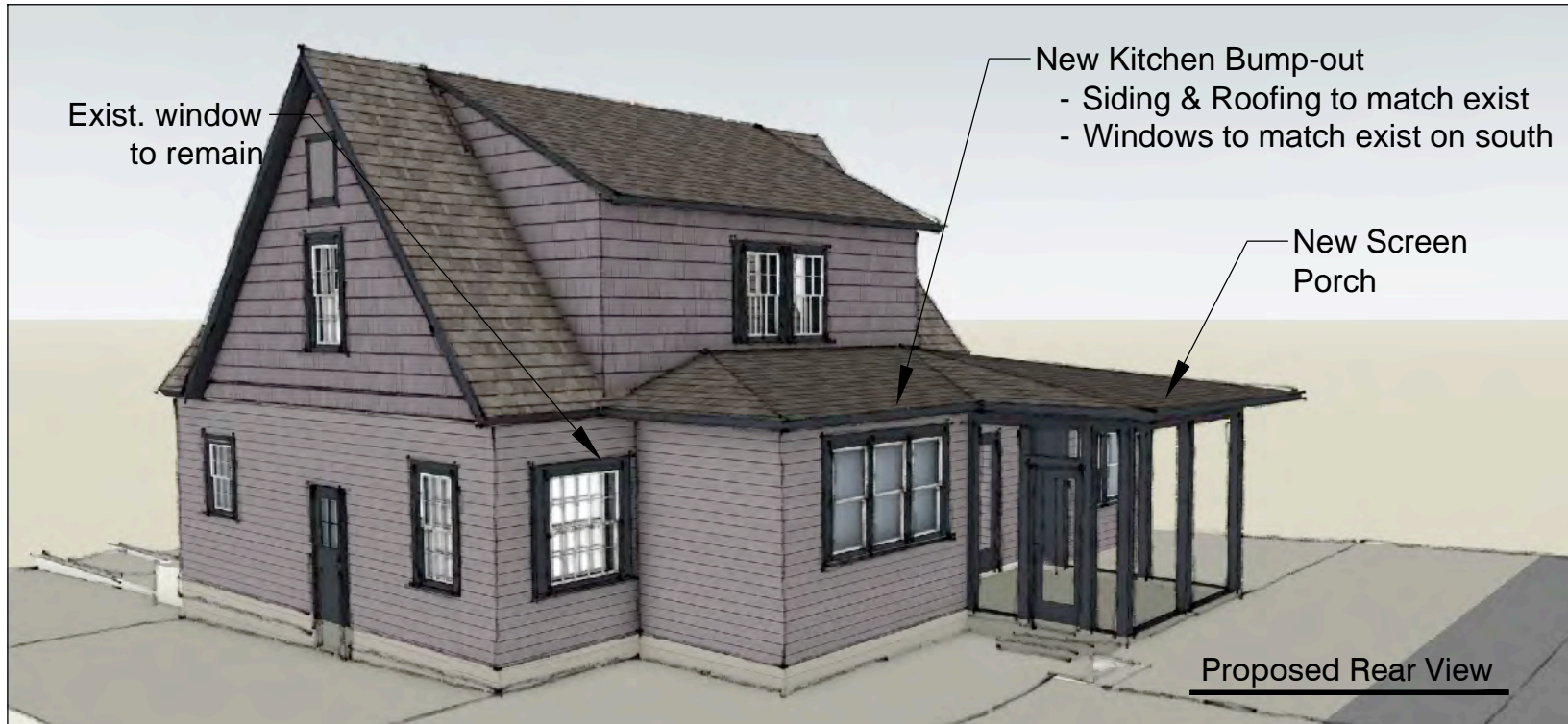
Marvin Elevate Swinging French Door, Double glazing, clear glass, Fiberglass exterior color to match window trim, wood interior

SIDING

New siding on addition to match existing siding in color and material typical on the first floor: cedar lap siding, smooth face, 5.5" exposure

Roofing

New roof to match existing in color and manufacturer: CertainTeed Landmark Limited Lifetime Designer fiberglass shingles





Exist. south side windows

Existing Rear View

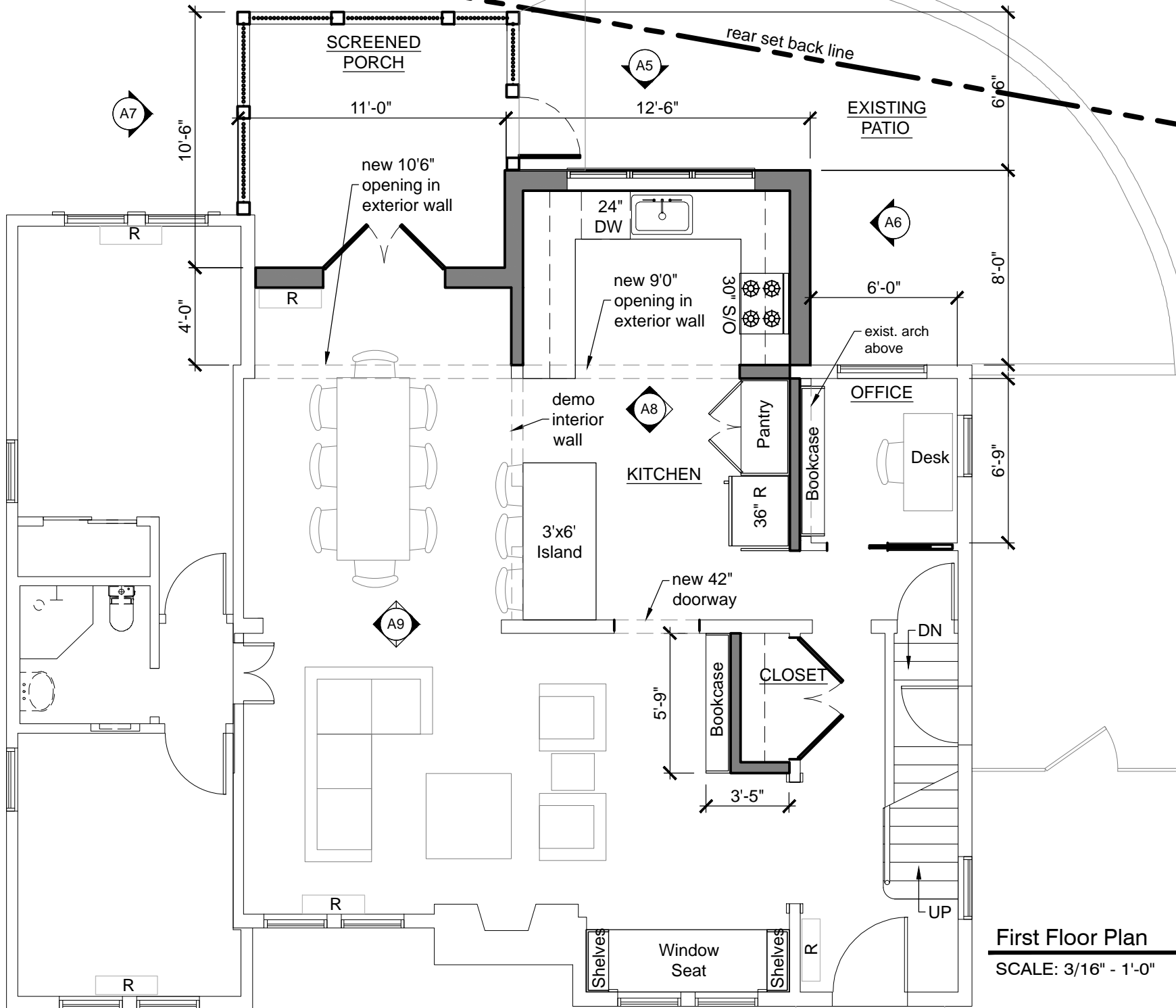


New Kitchen Bump-out

New Screen Porch

Exist. south side windows

Proposed Rear View

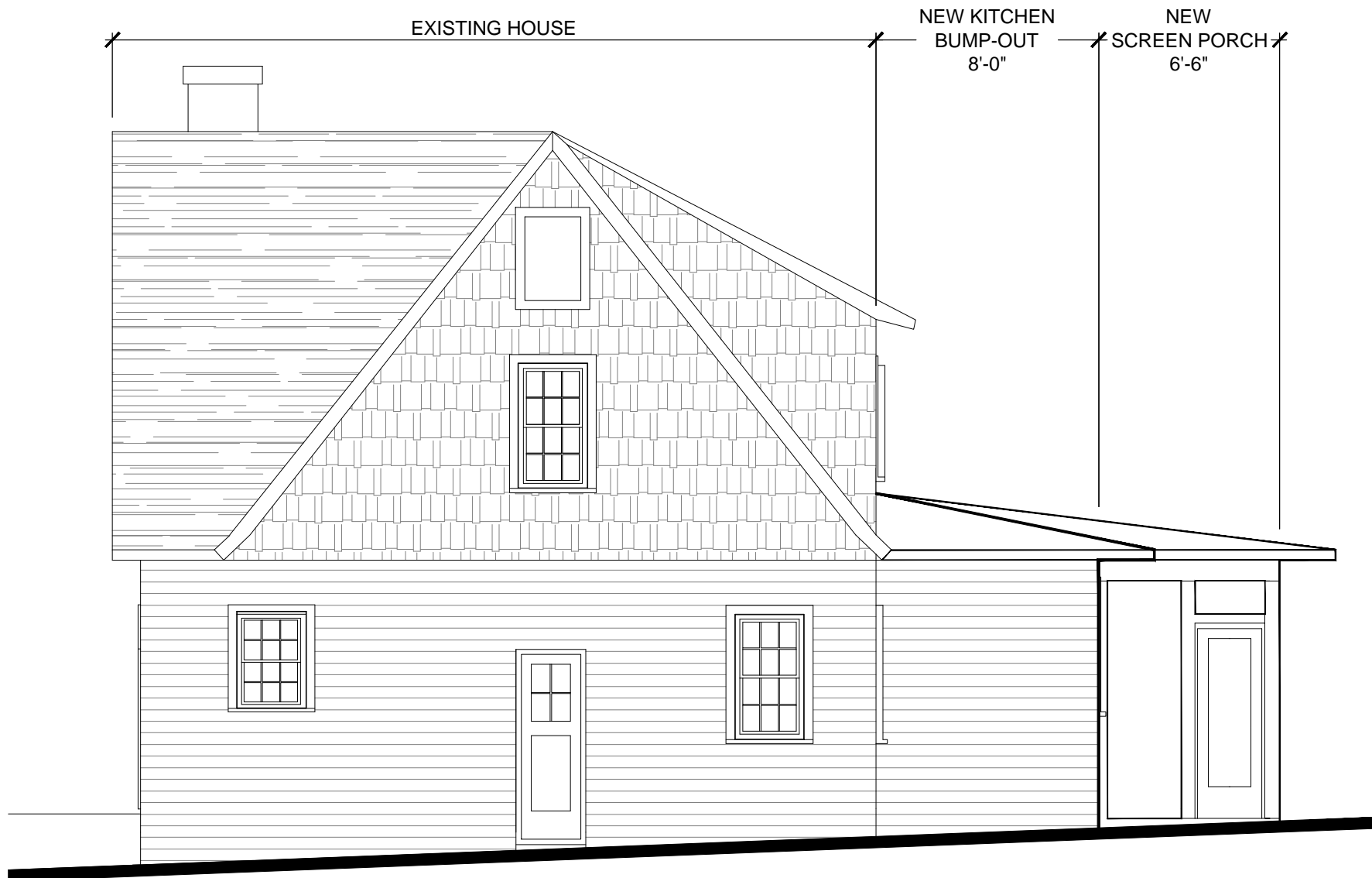


First Floor Plan
 SCALE: 3/16" - 1'-0"



Rear (West) Elevation

SCALE: 3/16" - 1'-0"



Right (North) Elevation

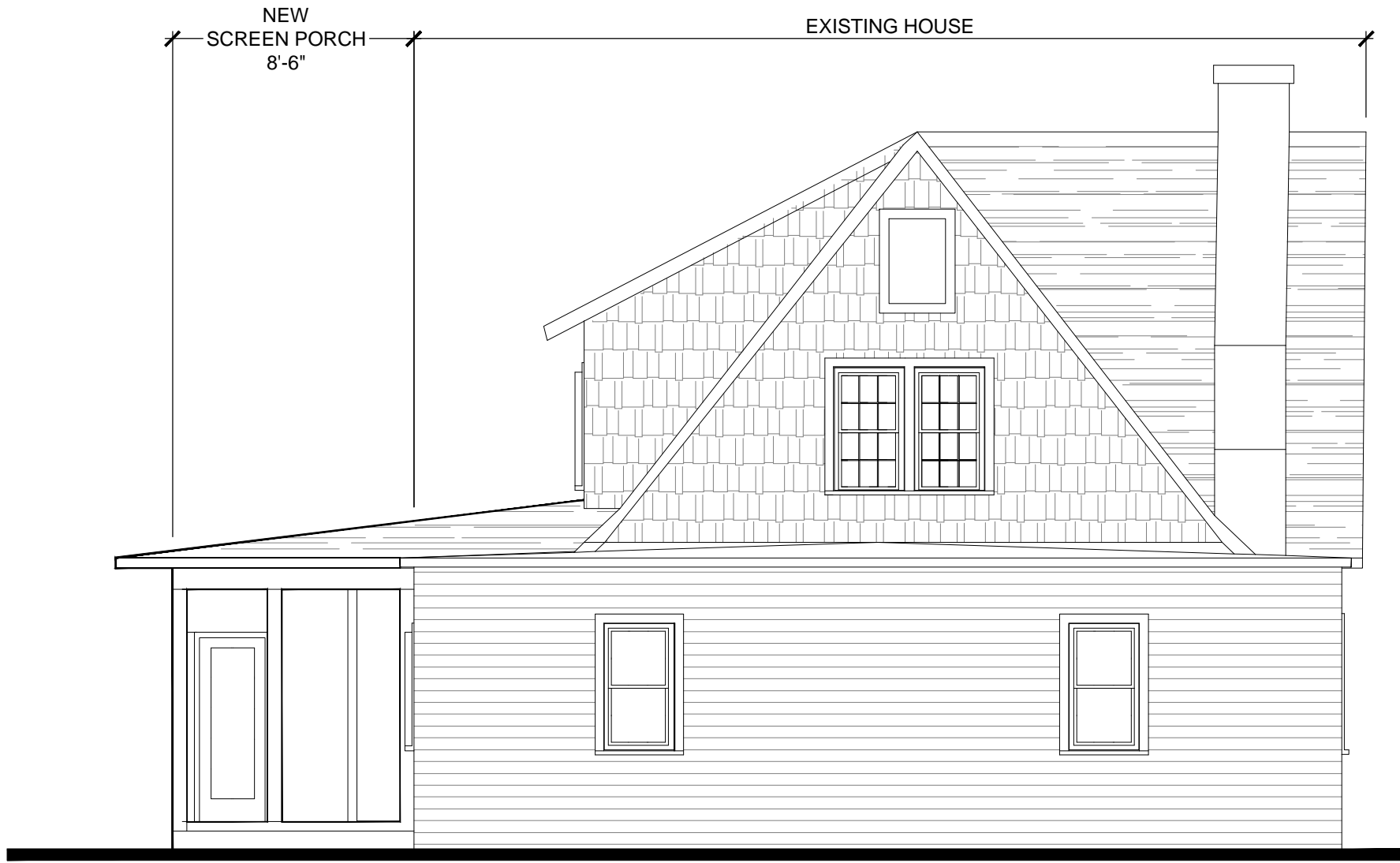
SCALE: 3/16" - 1'-0"

RIGAZIO
DESIGNS
architecture

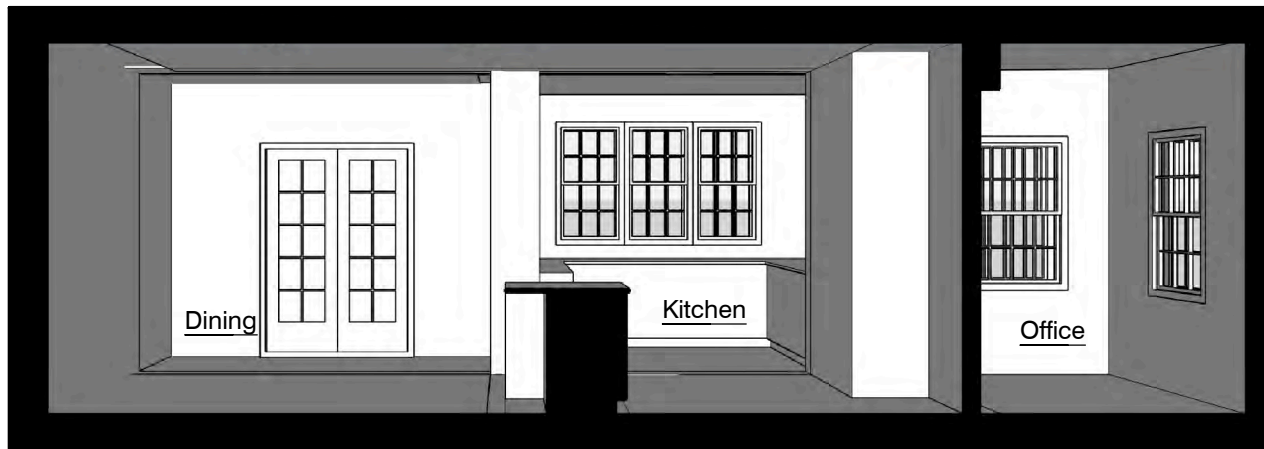
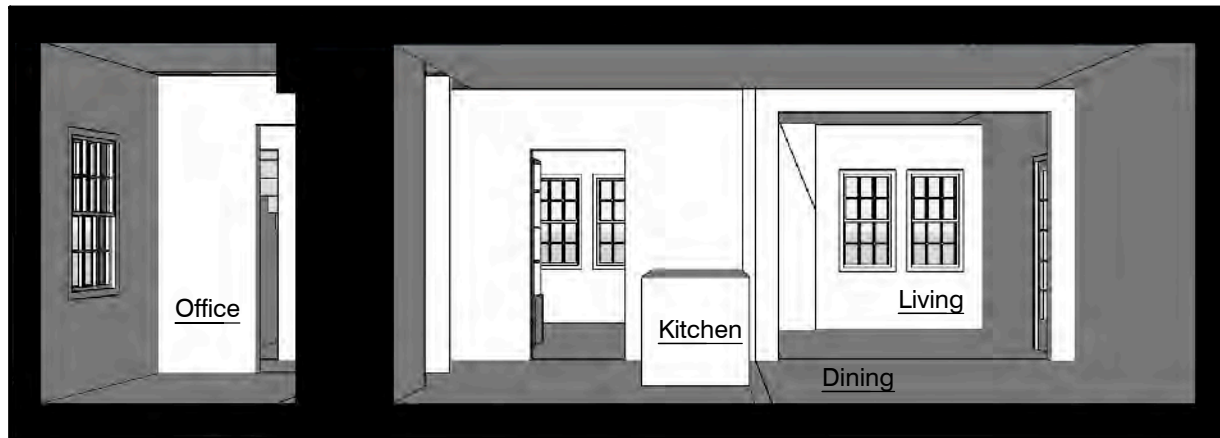
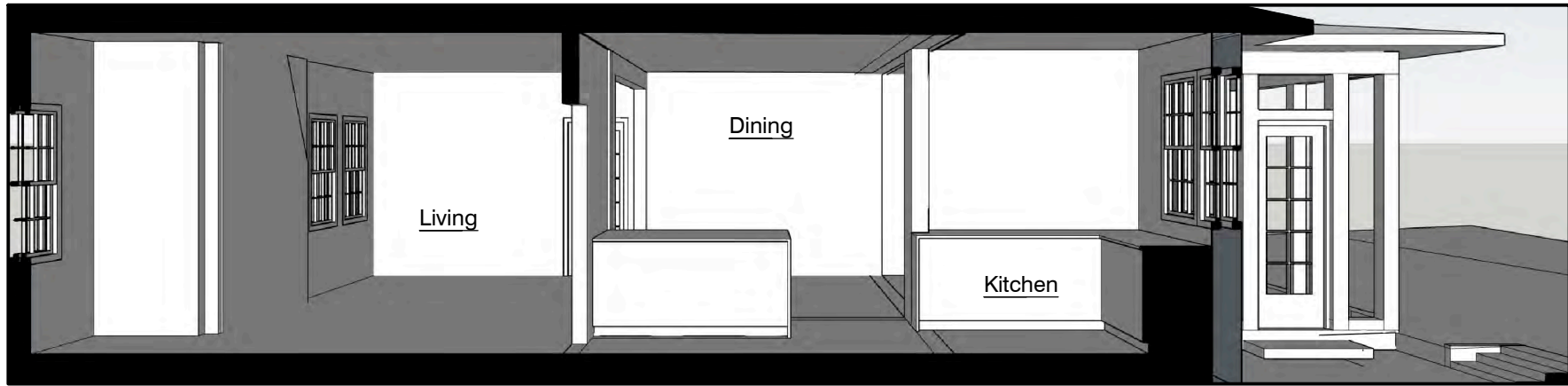


SCHEMATIC DESIGN
ALSOP WADHAMS RESIDENCE
5 HICKORY AVE, TAKOMA PARK, MD

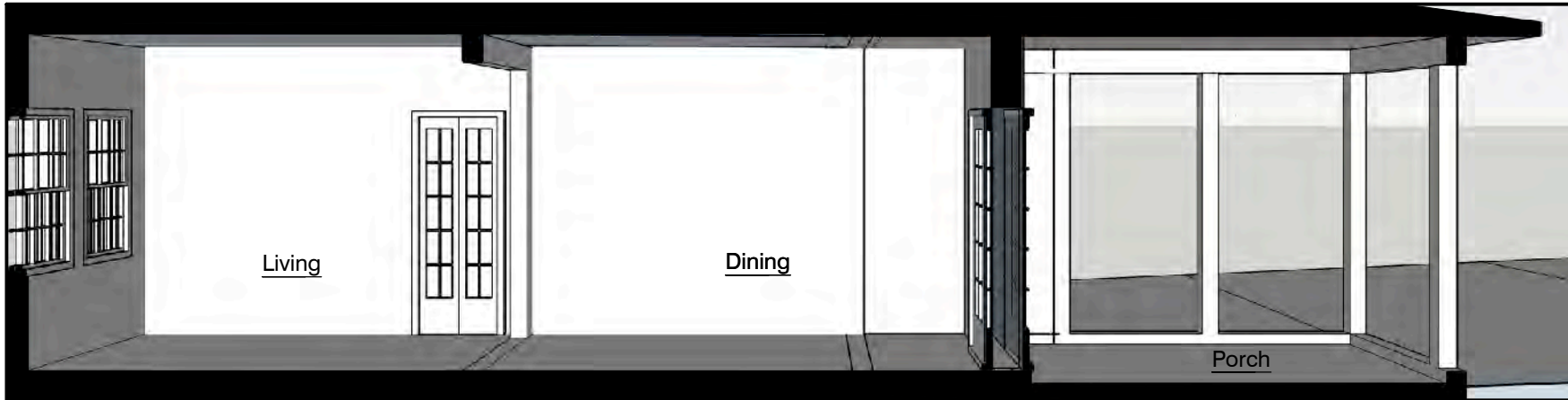
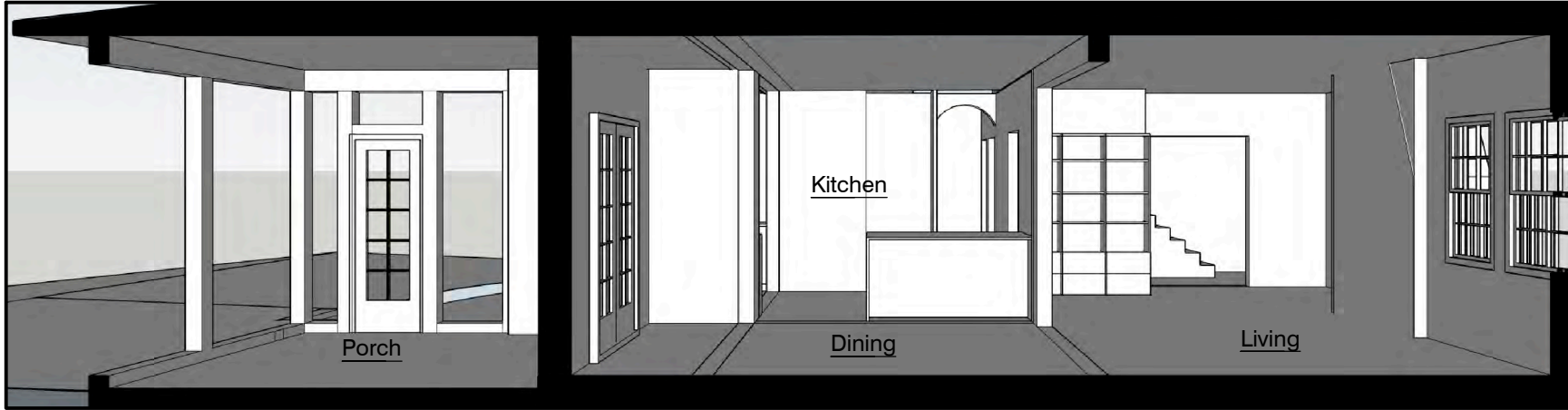
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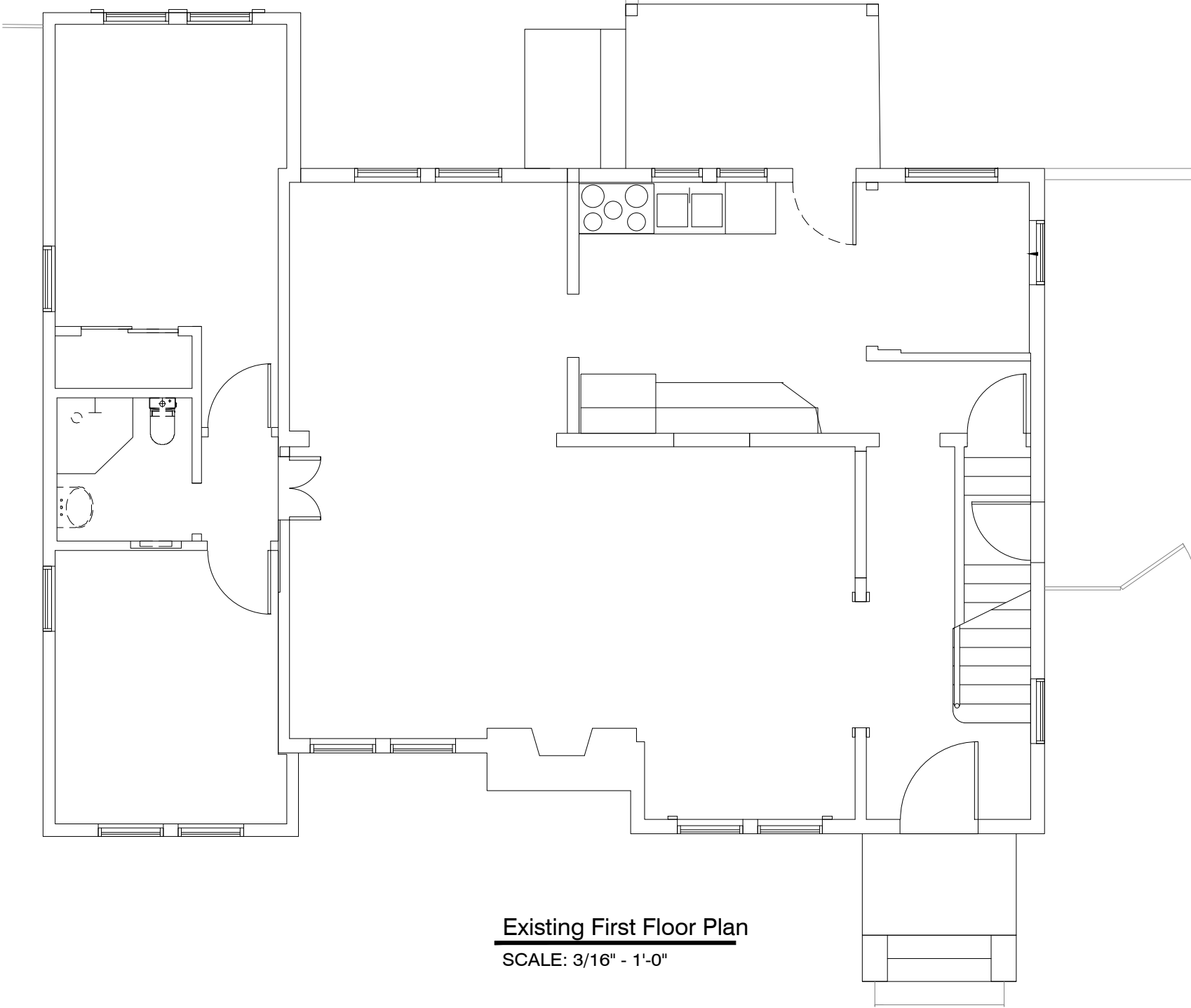
Left (South) Elevation
SCALE: 3/16" - 1'-0"



Sections thru Kitchen



Sections thru Dining Room



Existing First Floor Plan
SCALE: 3/16" - 1'-0"