

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

<b>Address:</b>	7019 Eastern Avenue, Takoma Park	<b>Meeting Date:</b>	9/22/10
<b>Applicant:</b>	Sabrina Eaton (Rick Vitullo, Architect)	<b>Report Date:</b>	9/15/10
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	9/8/10
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/3-10AAA	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b> Rear addition			

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the HAWP application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Vernacular  
**DATE:** 1927

**BACKGROUND**

The applicants came to the HPC for a Preliminary Consultation on August 11, 2010. The *draft* transcript from that meeting is in Circles 23-36. The HPC was generally supportive of a rear addition to this house and recommended some minor design changes. A more detailed discussion of the HPC's feedback can be found in the staff discussion section of the staff report. The proposed plans from the first preliminary consultation are in Circles 45-50.

**PROPOSAL**

The applicant proposes to construct a two-story rear addition with a shed dormer on the left side and a screened porch on the first floor. There will be a new roof over a section of the existing non-historic addition at the rear that will connect to the proposed addition's roof. This connecting section of roof will be 2 feet lower than the ridge of the historic massing and then the addition's roof ridge will be at the same height as the historic block. The addition has 2-over-2 wood double hung windows with wood trim, fiber cement siding and an asphalt shingle roof. The new foundation piers will be parged and painted CMU with wood lattice enclosing the open area below the screened porch. The existing deck will be reduced in size to accommodate the screened porch and the remaining section of deck will have new wood decking, railings, balusters, and stairs. The applicants also propose to replace the roof over the existing left side entry. Existing and proposed plans are in Circles 10-22 and photos of existing conditions are in Circles 37-44.

## **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***

Contributing Resources should receive a more lenient 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. As stated above, the design review emphasis will be restricted to changes that are ***at all visible from the public right-of-way***, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- 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
- 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
- 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**

- (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 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 the Interior’s Standards for Rehabilitation:***

# 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

*The Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:*

**Basic Principles for an Addition**

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

**18.0 DESIGN OF NEW ADDITIONS**

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the

primary building.

At the Preliminary Consultation the HPC was generally supportive of the rear addition. The Commission expressed some concern about the proposed dormer and the fenestration and recommended that the applicants consider changing the new windows to be more compatible and more consistent with the historic house. There was also some discussion about the screened porch and the details of the piers and lattice below the porch addition. The applicants have made the following changes in response to these concerns:

- new windows are all 2-over-2 double hung wood windows
- the size and proportion of the shed dormer is more compatible with the house
- the addition has masonry piers and wood lattice

The proposed addition it is at the rear and allows the historic massing to still read which is in keeping with the Takoma Park *Guidelines* and the design guidelines listed above. The proposed roof connection is lower and will serve as a hyphen between the two massings and provides the needed differentiation. The materials are compatible and appropriate for this resource. It should be noted that this house is at the edge of the historic district and is across the street from the metro parking lot, which is across the city line and in Washington D.C.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240-777-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: RICHARD VITULLO  
Daytime Phone No.: (301) 806-6647

Tax Account No.: \_\_\_\_\_

Name of Property Owner: SABRINA EATON Daytime Phone No.: (301) 588-7882

Address: 7019 EASTERN AVE. TAKOMA PARK 20912  
Street Number City State Zip Code

Contractor: HERITAGE BLDG. + RENOVATION Phone No.: 240 350-9003

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: RICHARD VITULLO Daytime Phone No.: (301) 920-0737

**LOCATION OF BUILDING/PREMISE**

House Number: 7019 Street: EASTERN AVE.

Town/City: TAKOMA PARK Nearest Cross Street: CEDAR AVE.

Lot: 1,2+5 Block: 7 Subdivision: B.F. GILBERT'S ADD'N TO T.P.

Liber: 8068 Folio: 060 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 100,000.00

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 FOR 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.

[Signature]  
Signature of owner or authorized agent

7/13/10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 544092 Date Filed: 7/13/10 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:

CONTRIBUTING RESOURCE HOUSE (2-STORY),  
WOOD-FRAME

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

CONSTRUCT NEW 1ST STORY SCREEN PORCH +  
NEW 2ND STORY MASTER BEDROOM ADDITION  
(15'-0" x 18'-6") @ REAR OF PROPERTY

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**Eaton/Rodgers Residence**  
7019 Eastern Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

**HAWP**

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**Daniel Amon & Molly Madden**  
7015 Eastern Ave.  
Takoma Park, MD 20912

**Peter Feiden & Mary Holin**  
7025 Eastern Ave.  
Takoma Park, MD 20912

**Sally Harrell**  
7100 Cedar Ave.  
Takoma Park, MD 20912

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

7019 Eastern Ave. Takoma Park, MD 20912

*This is a "Contributing Resource" Vernacular Style house, built sometime between 1890-1910, and it is located in the Takoma Park Historic District. It is a 2-story house, basically rectangular in shape, with a walk-out basement and a small attic area.*

- 1) **Structure:** *The historic-massing of the original house is a cross-gabled structure (8:12 pitch for both gables), approximately 28'-0" wide x 18'-4" deep, with asphalt shingles; there are two more recent shallow shed roof additions in the rear, both now 2-story, and one on the right side (probably an enclosed porch, 11'-4" wide x 17'-4" deep) that is one-story. The main gable running front to back is 16'-2" wide x 18'-4" deep. The first rear addition, creating a new 2-story structure, may have been built over a part of an original one-story section (24'-0" wide x 9'-0" deep), currently housing the kitchen. At the front, the 1<sup>st</sup> Floor is 8-inches above grade and in the rear the 1<sup>st</sup> floor is 5'-6" above grade, +/-.*
- 2) **Windows:** *The windows of the original house are painted wood double-hung sash windows (6 @ 9-over-9; 3 @ 1-over-1) with painted wood trim; the shape/proportions of the windows are approximately 2:1 (height:width). The windows of the more recent additions are an eclectic mix of (one) 9-lite steel casement, (3) wood fixed casements, (2) 6-over-6 wood double-hung, (2) 8-over-8 wood double-hung, and (1) 1-over-1 wood double-hung.*
- 3) **Finish:** *The exterior finish on the entire house, older and newer, is a 10" exposure asbestos lap siding.*
- 4) **Foundation:** *The foundation is a parged and painted masonry.*
- 5) **Front Porch:** *The front porch is around 6'-0" x 12'-0" in its footprint; the floor of the front porch is a 6" concrete slab. The roof of the front porch is a shallow shed roof with 2 Doric-type wood posts.*
- 6) **Rear Deck:** *The rear deck is constructed of wood with pressure-treated decking.*
- 7) **Other Features:** *The interior layout of the 1<sup>st</sup> floor is the entry door opening directly into the Living Room, with the Dining Room on the left and a Den on the right (an enclosed side porch, possibly). The Kitchen is in the rear. The 2<sup>nd</sup> floor contains 2 Bedrooms, a small Office and a Bath.*

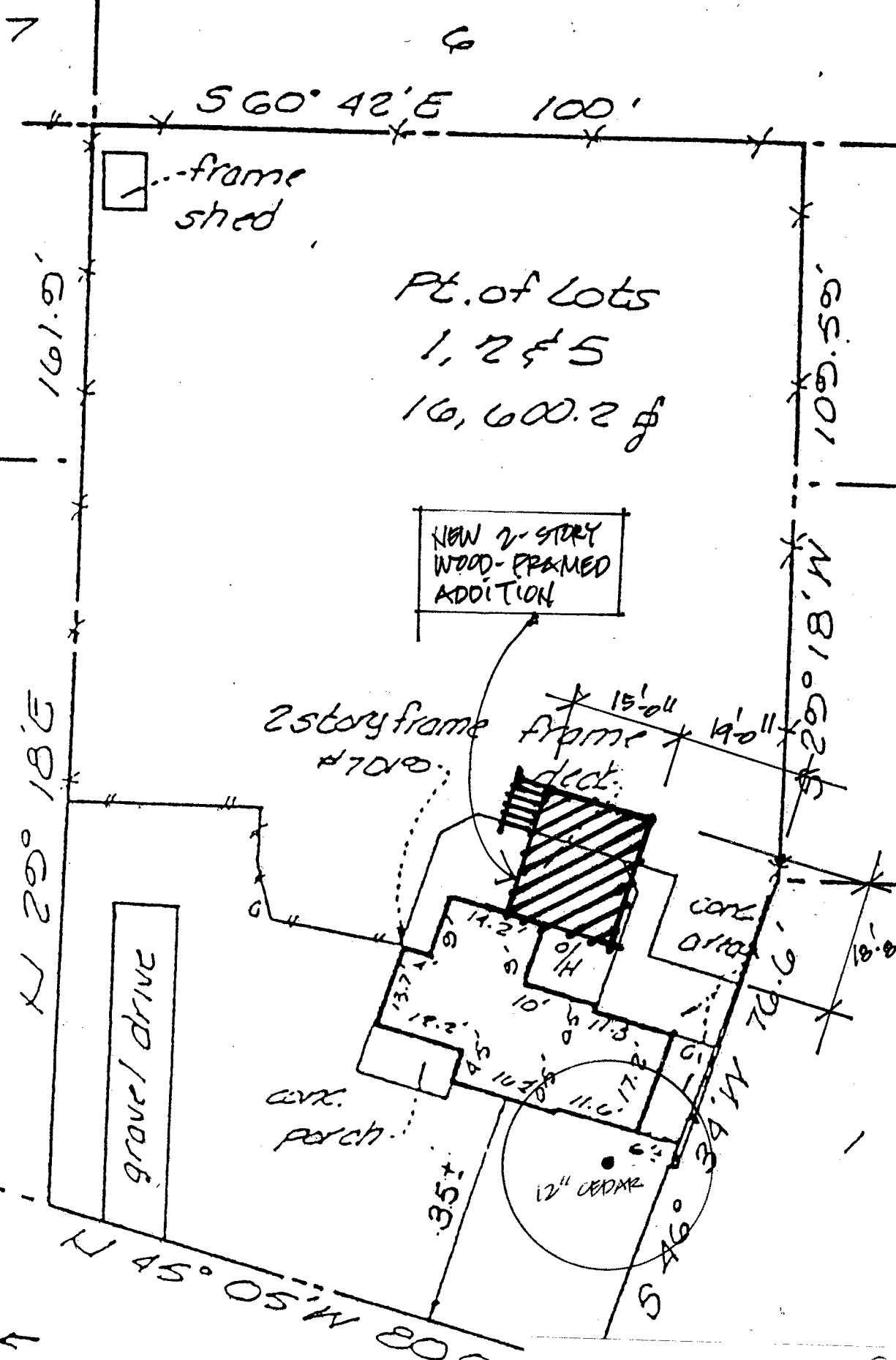


DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE  
HISTORIC RESOURCE:

7019 Eastern Ave. Takoma Park, MD 20912

**New 2-Story Rear Addition:** A new 16'-2" wide x 18'-4" deep wood-framed rear addition is proposed, incorporating a new Master Bedroom over a Screened Porch; the area below the screen porch will be covered with wood lattice. The addition will have the following features:

- 1) **Structure:** The historic-massing of the original house is a cross-gabled structure (8:12 pitch for both gables) with asphalt shingles; the main part of the new addition will be a continuation of the main gable (it will have the same width: 16'-2") from the front portion of the house (perpendicular to the street) at the same height. Interrupting this gabled addition will be a new lower gable roof, 2'-0" lower than the front and rear gables, and built over the existing shed roof. There will also be a side shed dormer structure on the new addition at a 5:12 pitch. The roofing will match the existing house: asphalt shingles. There will be structural supports for lateral loads within the Screen Porch structure, probably some kind of cross bracing: TBD.
- 2) **Windows:** The windows will be painted wood double-hung sash windows (6 @ 2-over-2) with painted wood trim.
- 3) **Finish:** The exterior finish will be fiber cement lap siding to match the shape, profile, texture and color of the original siding.
- 4) **Foundation:** The new foundation piers will be parged and painted CMU masonry. The open area will be enclosed with wood-lattice in between 4 x 4 wood vertical dividers/supports.
- 5) **Rear Deck:** The rear deck that will remain will have new decking installed over the existing structure, with new railings, balusters and stairs. The top and bottom rails will be Smoot Lumber SM-8840 and SM-8841, with LWM-237 1 ¼" x 1 ¼" square wood stock balusters, all painted.
- 6) **Screen Porch:** The Screen Porch will have individual screen sections installed between painted wood-wrapped structural wood posts; the railings on the inside will resemble the railing around the deck (see above).



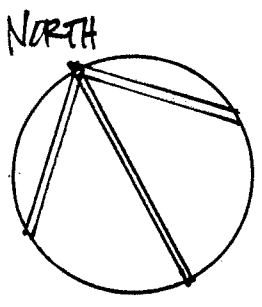
Pt. of Lots  
1, 2 & 5  
16,600.2 sq'

NEW 2-STORY  
WOOD-FRAMED  
ADDITION

2 story frame  
#7010

15'-0" x 19'-0"

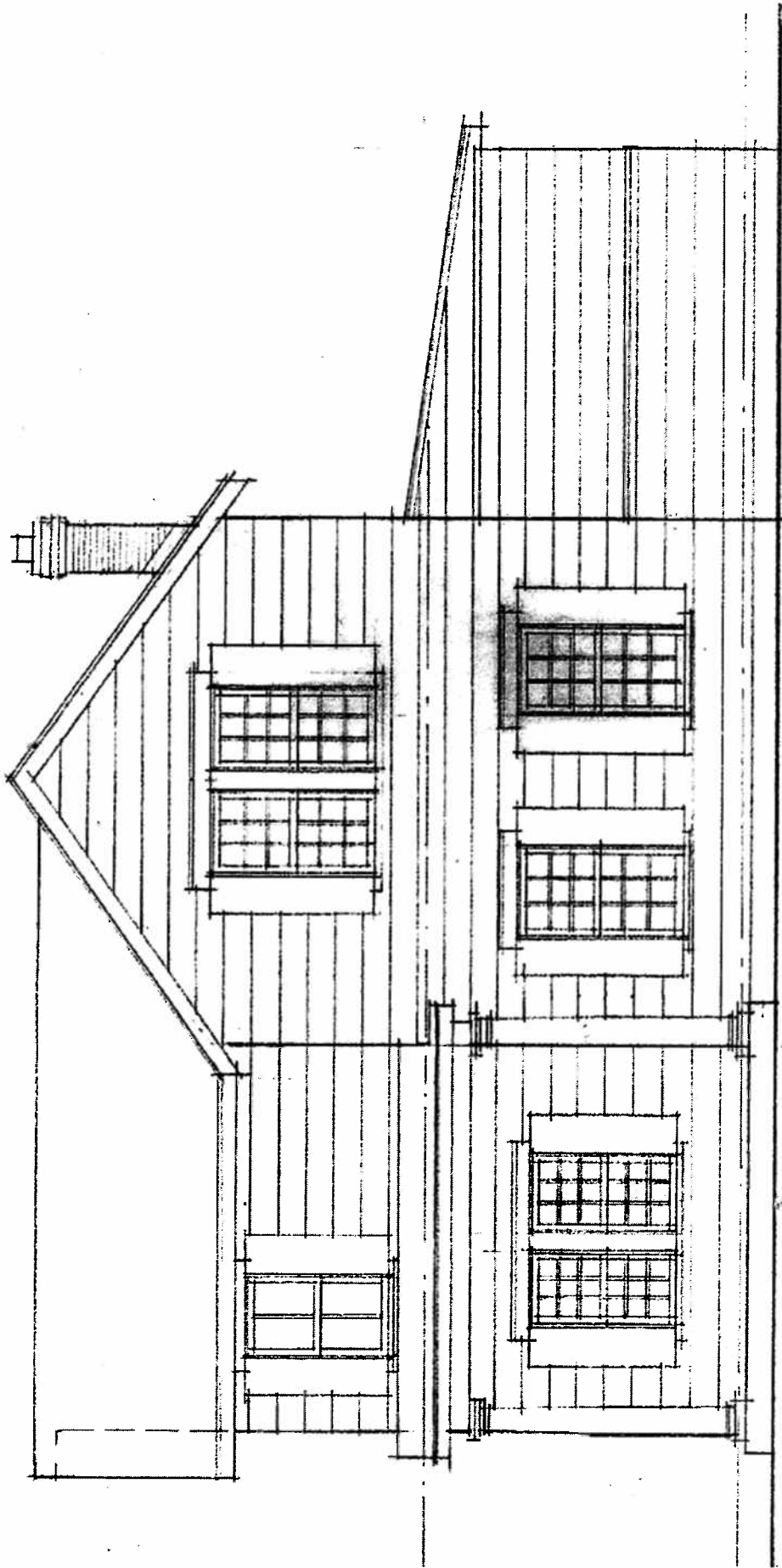
GRAVEL DRIVE



EASTERN AVE.  
(Mogm.)

Eaton/Rodgers Residence  
7019 Eastern Ave.  
Takoma Park, MD 20912  
1" = 20'-0"

10  
8

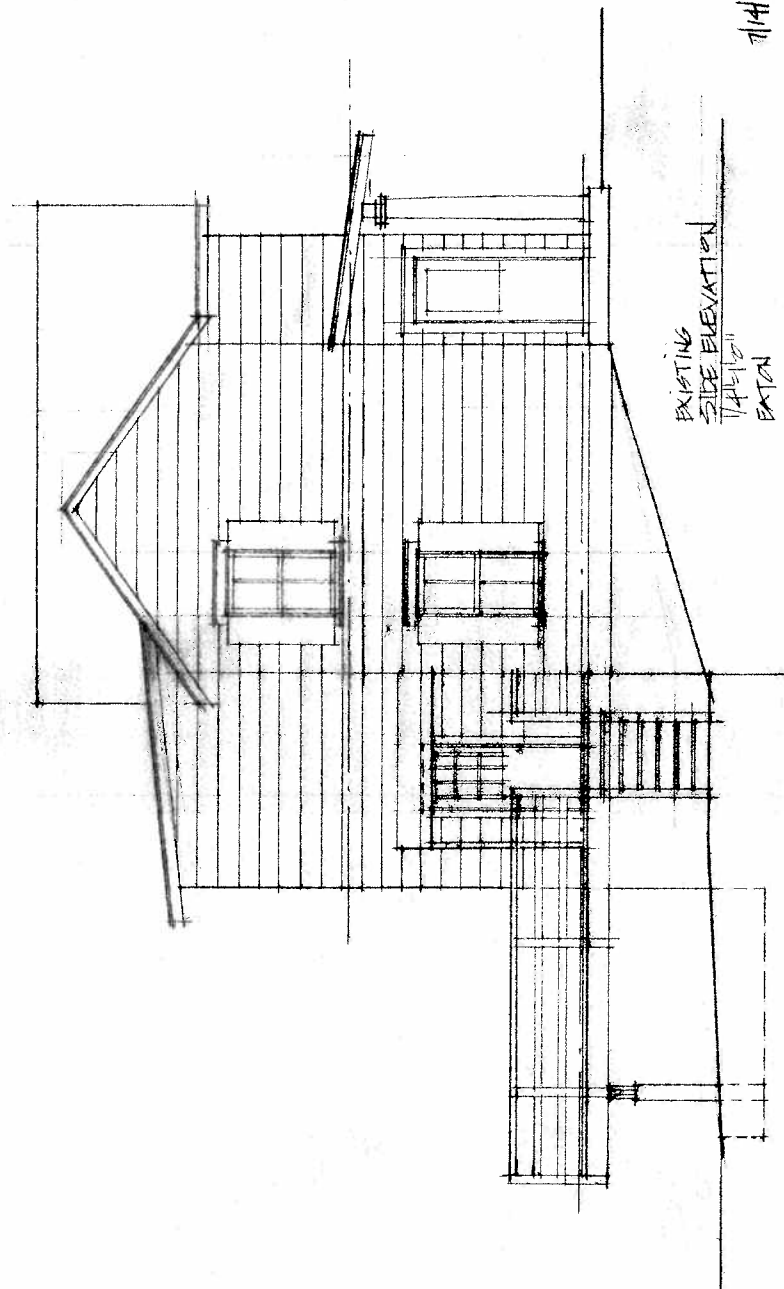


EXISTING  
FRONT ELEVATION  
1/4" = 1'-0"

EATON RESIDENCE  
7019 EASTERN AVE.

7/14/10 (6)

~~9~~ =

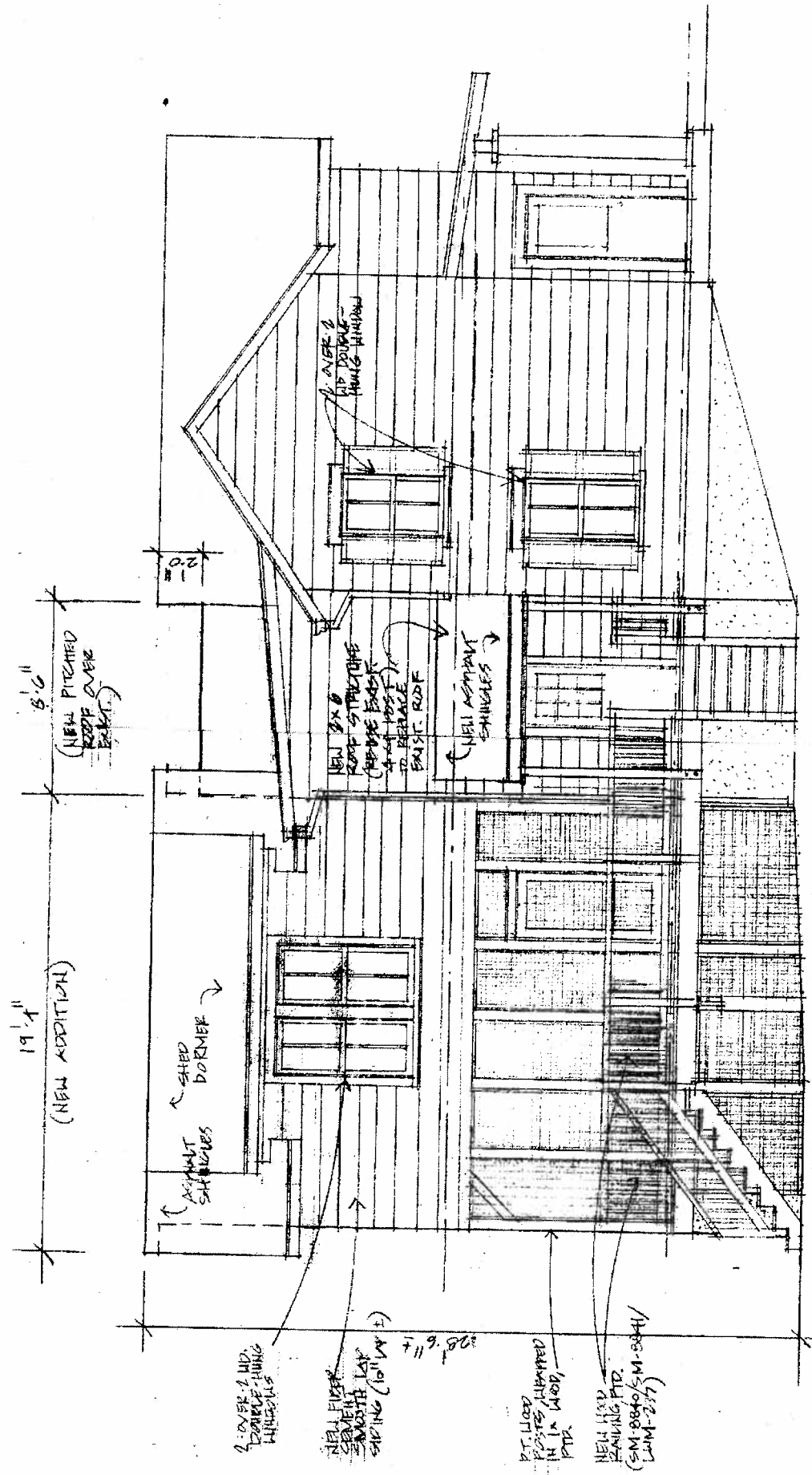


EXISTING  
SIDE ELEVATION  
7/4/10  
EATON

8

7/4/10

~~10~~  
21



SIDE ELEVATION

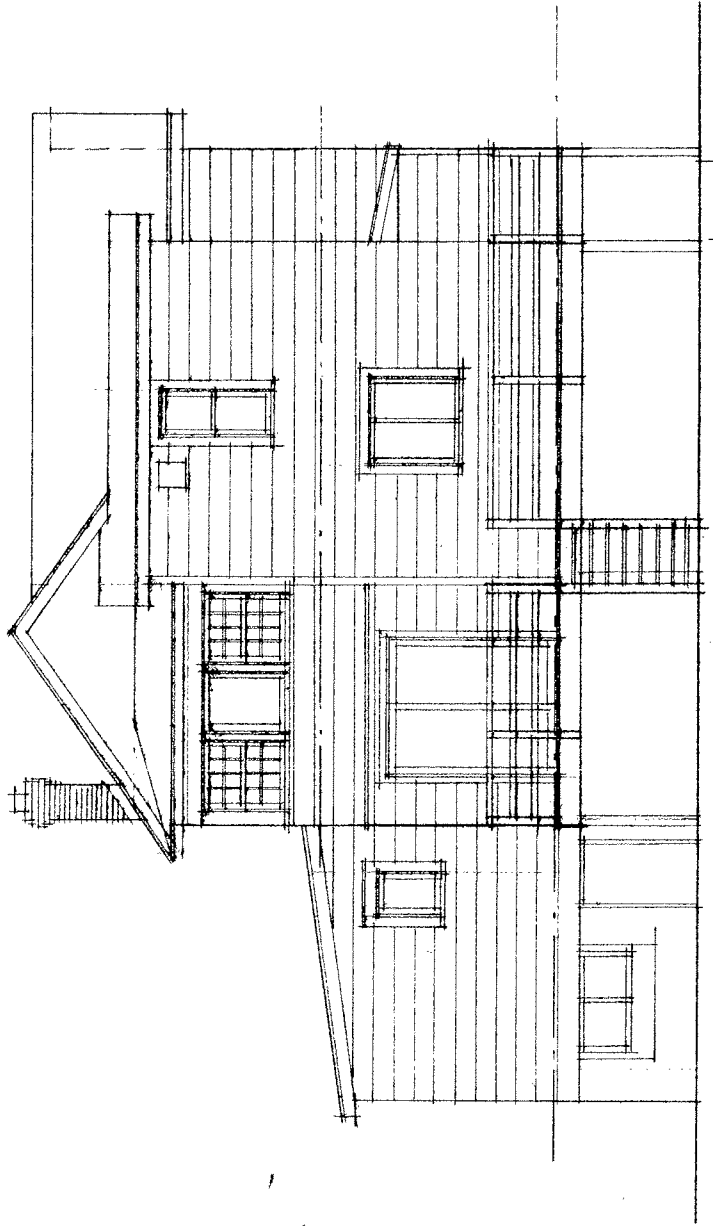
4-1-15

9/2/10

BATON

7

13



EXISTING  
~~EXISTING~~ EXHIBITION  
141  
EATON

7/4/10

9

14  
21

NEW RIDGE SAME HEIGHT AS  
EXIST. RIDGE BEYOND

CEILING IN BEDROOM  
BEYOND

NEW FIBRE  
CEMENT LAP  
SIDING SMOOTH  
(10" LAP E)

EXIST. HOOD  
TRIM, TYP. PTD.

2-OVER-2  
WOOD DOUBLE  
HUNG WINDOWS

CI. HOOD  
ROOF, WRAPPED  
N.S. HOOD,  
PAINTED,  
TYP.

EXIST. HOOD  
LAP SIDING  
(10" LAP E, TYP.)

D.S.

NEW SHED  
ROOF TO  
REPLACE  
EXIST.  
(HOOD, PTD.)

P.S.

NEW HOOD  
TRIM, PTD.  
TO REPLACE HOOD  
N.S. HOOD, TYP.

SM-8840 / SM-8841  
LUM-237 / STICK PLAN

EXIST. 1-  
OVER-1  
DOUBLE  
HUNG

NEW 1-OVER-1  
D.H. HUR.

EXIST. PARSED CMU

REAR ELEVATION  
14'-11" x 21'

EXTON

NEW PARSED  
CMU PIERES

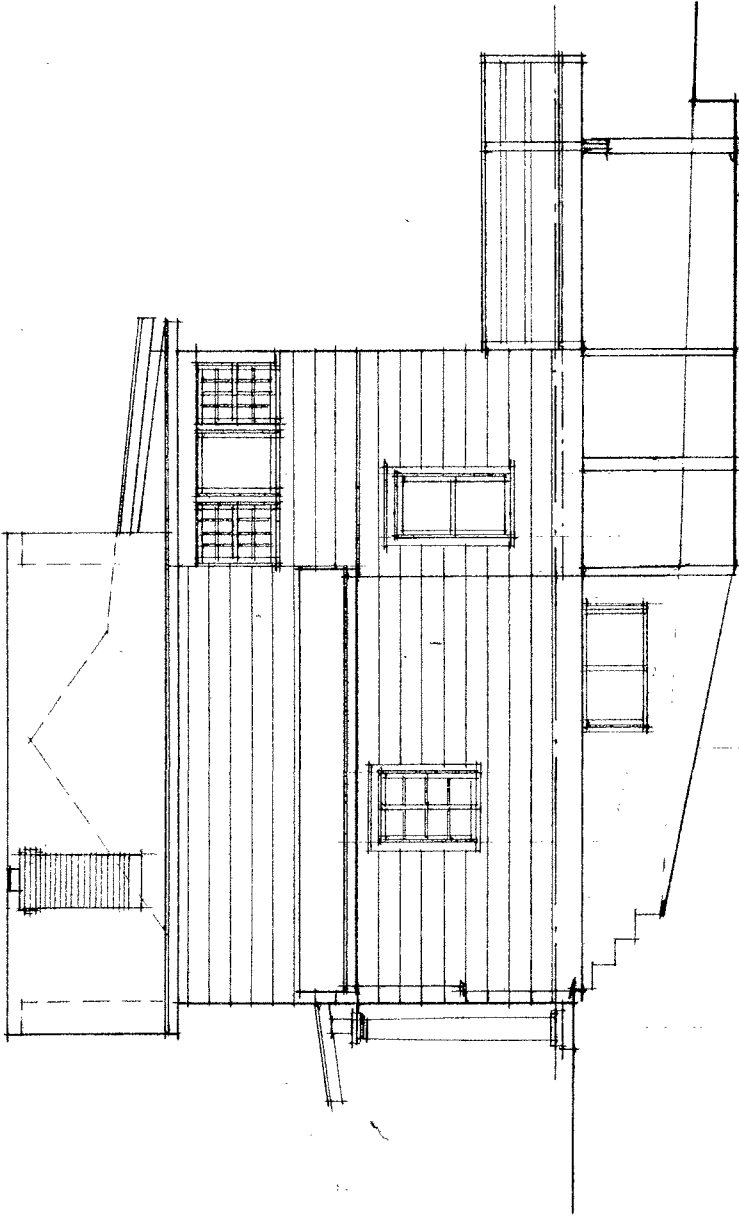
CEGAR  
LATTICE

28'-6"

10

11/11/10

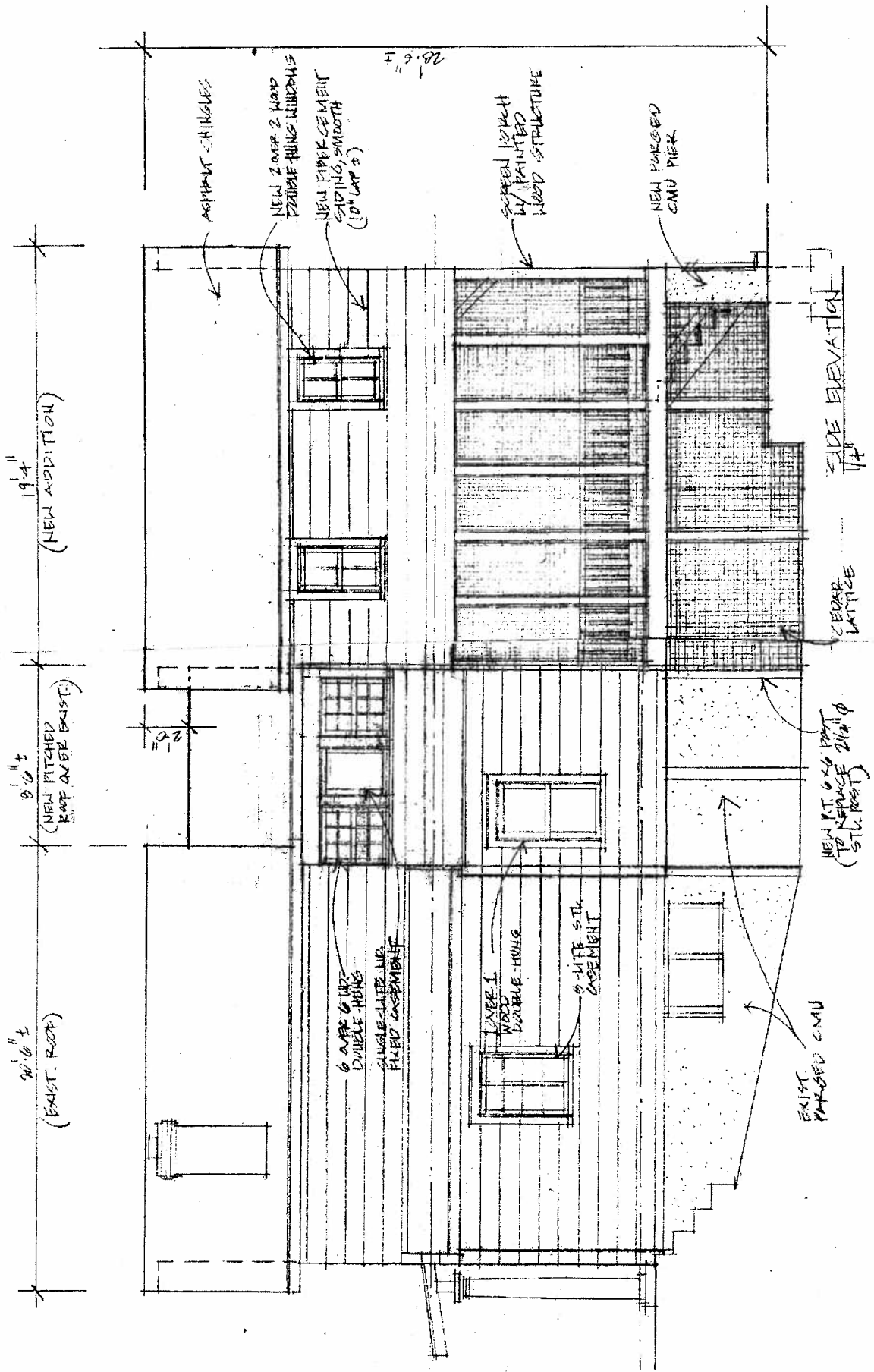
EXISTING  
SIDE ELEVATION  
1/11



16

~~14~~





4

9/2/10

EATON

SIDE ELEVATION

20' 1/2"

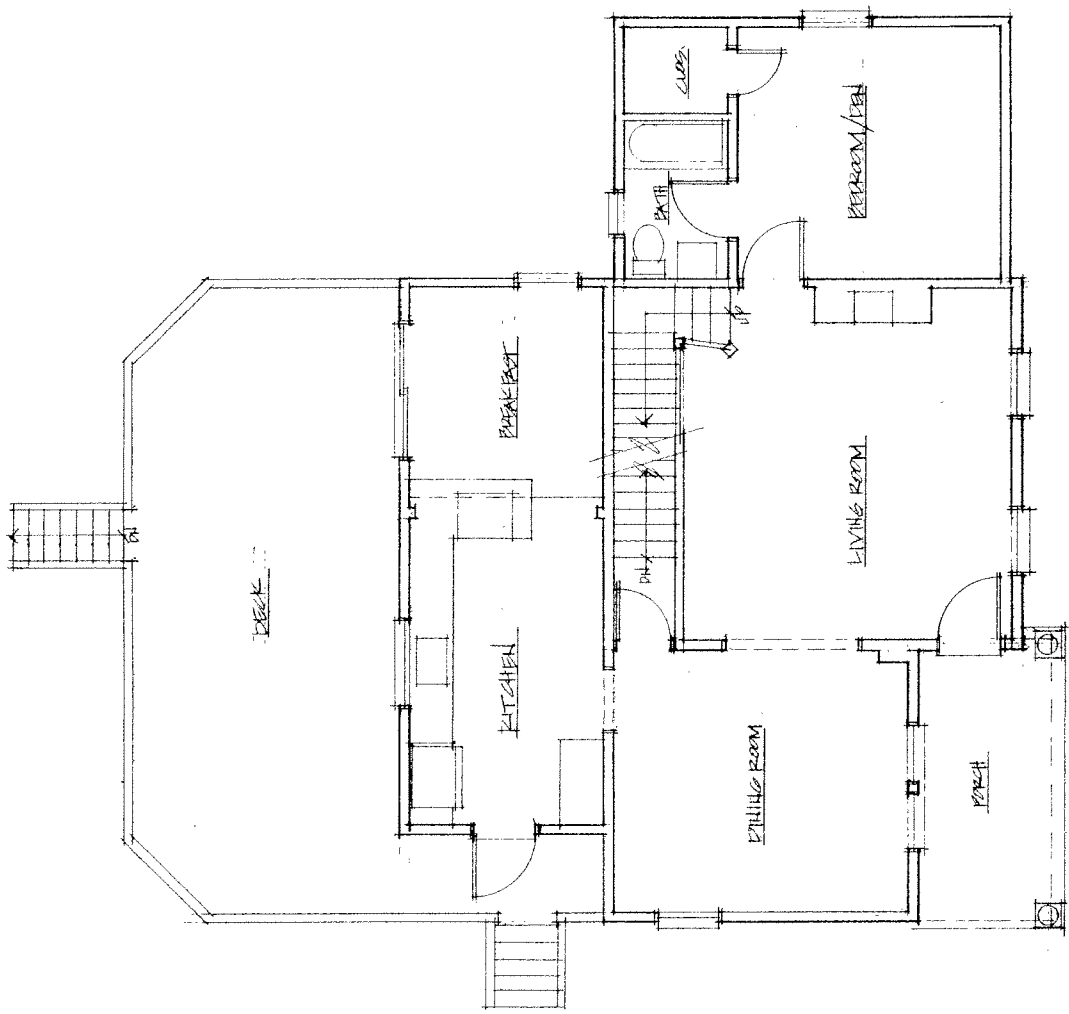
NEW 4x6x8 POST (TO RAISE 2nd FL. STU. POST)

EXIST. PAVED CMU

17

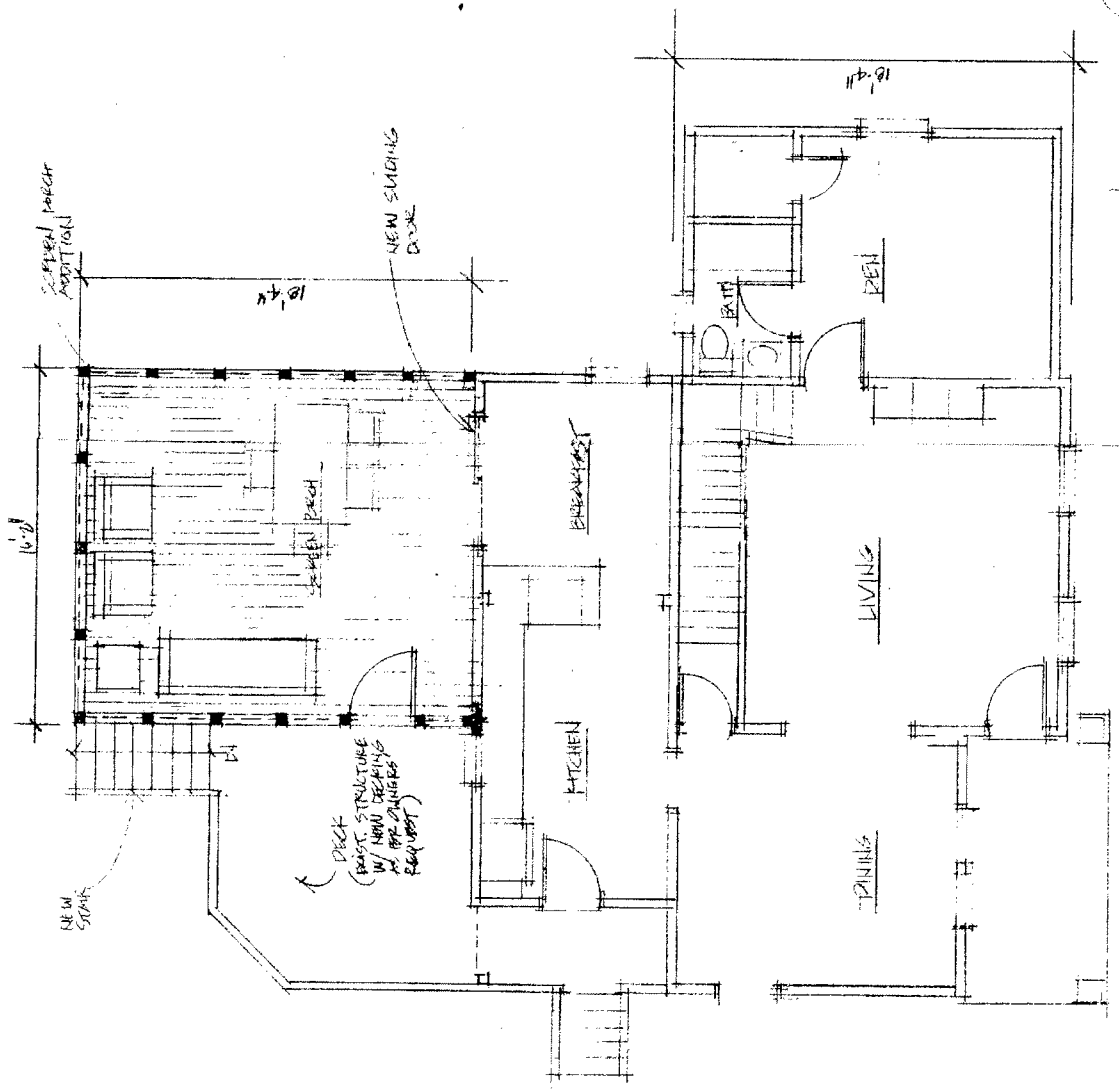
7/4/10

11



FIRST FLOOR PLAN/EXIST  
4'0" = 1" = 0"

14  
~~16~~



1

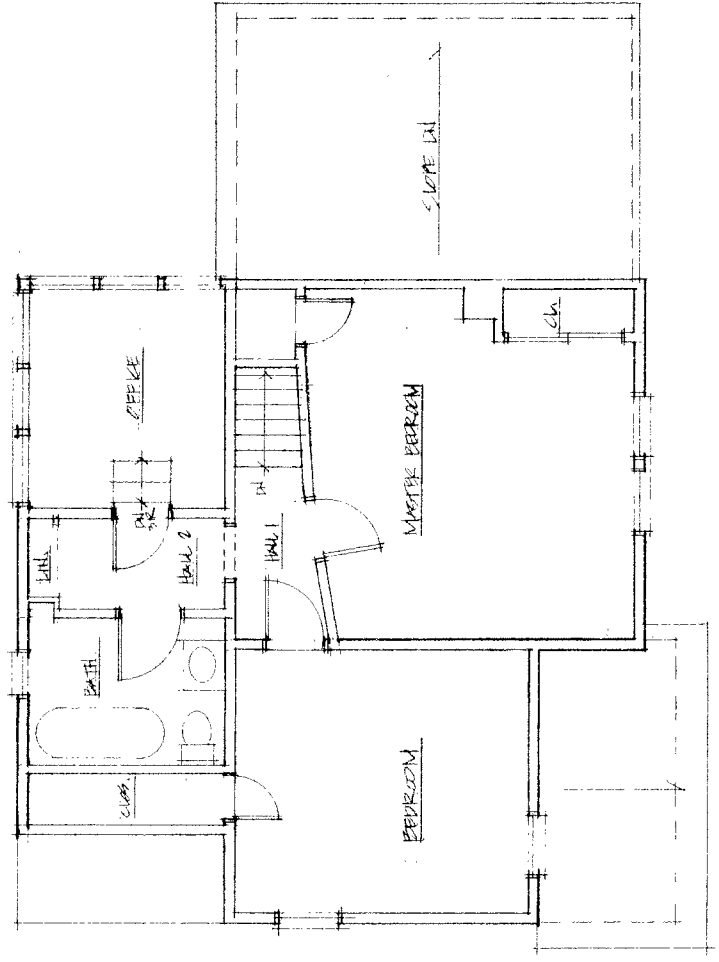
FIRST FLOOR PLAN 9/2/10  
1/4" = 1'-0"

Heritage Building & Restoration, Inc.  
7334 Carroll Ave.  
Takoma Park, MD 20912

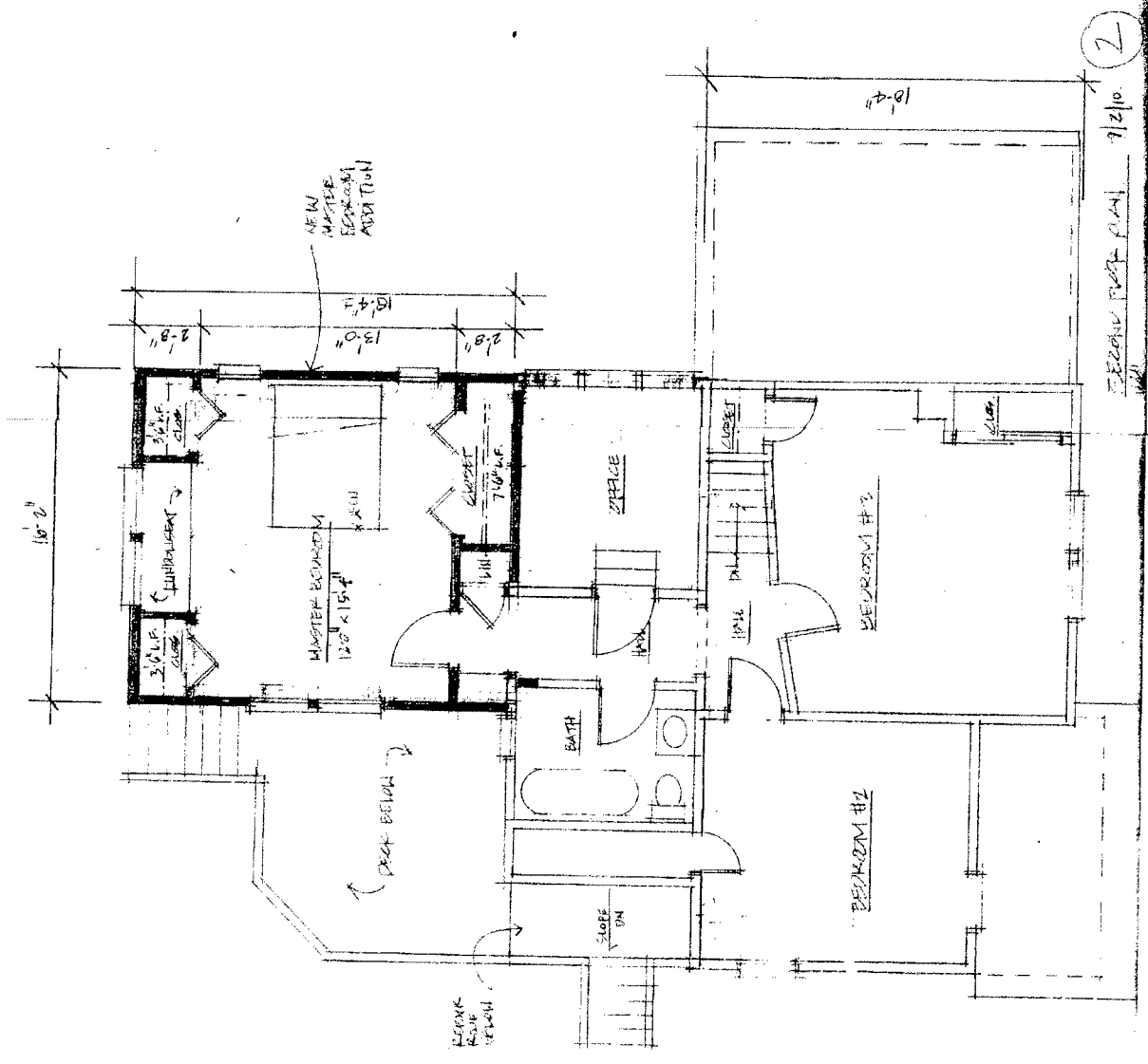
Vivolo Architecture Studios, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)982-0737

Eaton/Konijers Residence  
7019 Eastern Ave.  
Takoma Park, MD 20912

19



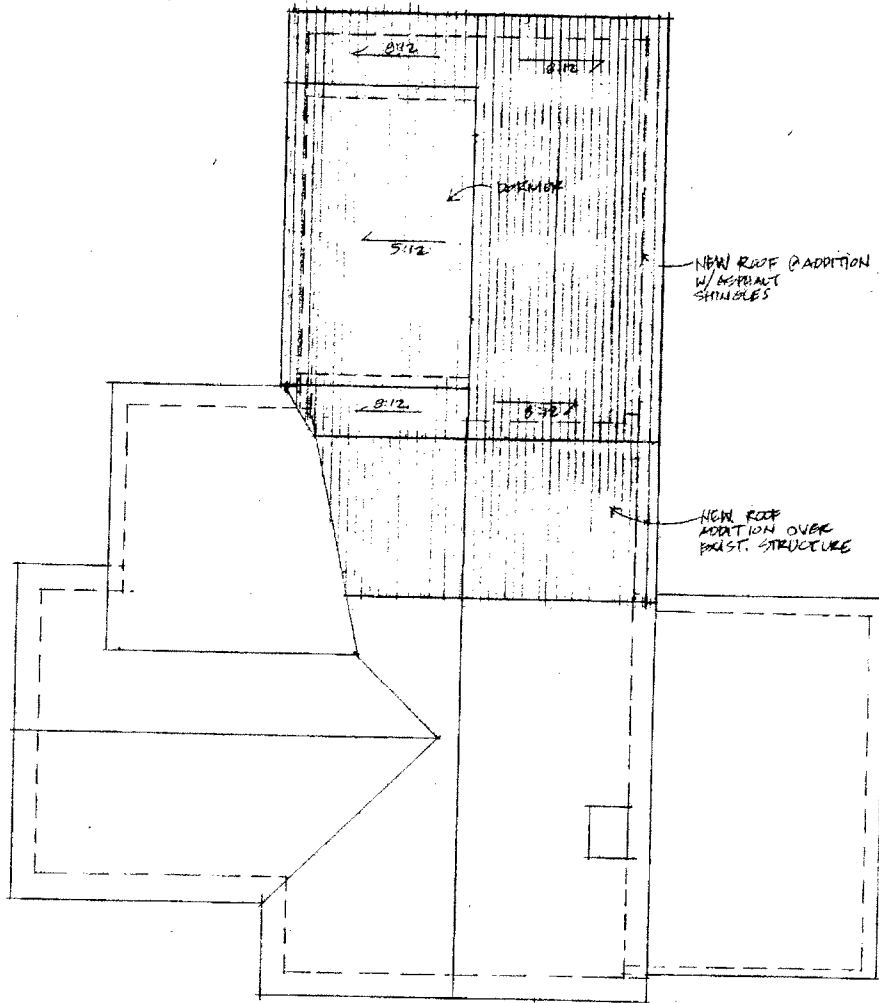
SECOND FLOOR PLAN/EXIST.  
DATE 10/11



2

SECOND FLOOR PLAN 9/2/10

12



ROOF PLAN  
 1/11 EATON

9/2/10

3

**DRAFT August 11, 2010 HPC Meeting Transcript**

MR. JESTER: The next item on our agenda this evening are the preliminary consultations. We just have one. The first one is case A at 7019 Eastern Avenue, Takoma Park. Do we have a staff report?

MS. FOTHERGILL: Yes. This is a contributing resource in the Takoma Park historic district. The applicants are proposing a rear addition and I'll show you photos of the house and then talk about the addition.

Here is an aerial shot. It's on Eastern Avenue across from the Metro parking lot, which you will see in a minute. There you can see the entrance to the Metro parking lot. There is the house, and there is the location of the proposed addition at the rear. And this is an aerial shot where you can see the rear of the house. And we can come back to this one when we are talking about the addition.

The property is heavily vegetated, and it's actually very difficult to get photos of the house. But this is the front. This is the left side of the house, and you can -- towards the left of the screen is the rear where the addition will be. Here is the back of the house, and close up.

And then this is looking from the adjacent property towards the location of the rear addition. And this is looking at the, across the street, the parking lot. I'll go back to that aerial where you can see the back of the house, and talk about what the applicants are proposing.

The applicants are proposing a two-story rear addition with a shed dormer on the left side, and a screen porch on the first floor. The addition has, as you can see in the plans in your staff report, small wood awning windows on the right side, large wood fixed casement windows on the left side dormer, and double hung windows that weren't specified whether they are wood or not, on the rear. The proposed addition will be clad in fiber-cement siding, will have an asphalt shingle roof.

The proposal is to construct a new roof over a section of the existing non-historic

addition at the rear that will connect to the proposed addition's roof. And this connecting section of roof will be lower than the ridge of the historic massing, and then the addition's roof ridge will be at the same height as the historic block.

They also propose to replace the roof over the existing left side entry, and the existing deck will be reduced in size to accommodate the screen porch, and will have new decking and new railing. And the materials weren't specified in the plans, so that's one material that the Commission may want to comment on about the proposed deck and railings.

The Takoma Park guidelines allow rear additions and recommend that major additions should, where feasible, be placed at 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.

This is at the rear making it less visible, but it will, technically, be visible from the public right-of-way, and I believe the applicant's architect brought a sight line study.

Overall staff supports this addition because it is at the rear. It allows the historic massing to still read, which is in keeping with the guidelines from Takoma Park, and also the County's design guidelines, which are listed in your staff report.

An additional factor is that it is at the edge of the historic district, and across the street from the Metro parking lot, which is actually across city lines. So the impact is to the streetscape only on one side, and to the adjacent resources.

There are a few details of the proposal that the Commission may want to comment on. The proposed fenestration with the numerous types and sizes may not be compatible with the historic house. Generally, for the roof of a rear addition, the guidelines and the Commission support the roof ridge being lower.

In this case it is lowered, as sort of a hyphen connection and then it goes back up. It is



not taller, though, so the Commission may support it as a solution to gaining head height in the addition.

And then finally, there are a number of materials that haven't been specified. And the Commission may want to comment on those. I mentioned the windows and then the deck and railing.

So overall, it's a rear addition, which is in keeping with the guidelines, but there are a few items that the Commission should provide the applicants' guidance on, including the overall massing and scale, the materials, the roof height, the window types and sizes, and then the applicant can proceed to a historic area work permit. And the applicant's architect is here.

MR. JESTER: Thank you, Anne. Do Commissioners have any questions for staff?

MR. KIRWAN: Anne, do we have any sense, and we can also direct this to the architect if you don't know the answer, but do we have any sense of which windows on the existing part of the house might be original?

MS. FOTHERGILL: I'm going to defer to the architect on this one, who is very familiar with the house.

MR. JESTER: Before you answer that, let me just see if there are any other questions for staff. Then we can let you make a presentation, okay, and address that question. Okay. The floor is yours.

MR. VITULLO: Rick Vitullo, the architect for this. All the windows on the sides and the front are original. And I'm pretty sure they are -- well, that's the front. That's the left side. They're pretty much all double-hung, at least the ones that are visible.

On the right side there is a non-historic addition with a mishmash of windows, casements and some double hung. I'm not sure if there's a picture of it.

MR. JESTER: Just to clarify --

MR. VITULLO: All the windows are original.

MR. JESTER: On circle 9, which shows the existing front elevation, the majority of the windows are nine-over-nine double hungs, but then there is a two-over-two, which is over the entry porch. Are we saying that that was original, that it had this kind of mix of light styles on the existing house?

MR. VITULLO: (No verbal response.)

MR. JESTER: Or that the nine-over-nines are the originals, and the two-over-two may have been a later replacement?

MR. VITULLO: Yeah, I didn't study those windows. They're not part of the scope of this project. But I think they are either original or very old.

MR. TRESEDER: I have a question that the architect may have the answer for. The siding, the existing fiber-cement siding, it would probably not have been normal for this house. It was probably re-sided at some point, because it's not of the same vintage as the house.

MR. VITULLO: Right.

MR. TRESEDER: Do you know what original siding there is, if any, underneath it?

MR. VITULLO: I have no idea. No idea.

MR. TRESEDER: And as far as you know, the clients here --

MR. VITULLO: It's probably asbestos siding, I would think, this original siding. I don't think --

MR. TRESEDER: As far as you know, the client has no intention of removing that siding and restoring it, whatever is underneath?

MR. VITULLO: No.

MR. JESTER: I think what I would like to do is give the applicant an opportunity to make a presentation or address the comments that are in the staff report, and then we'll ask you other questions.

MR. VITULLO: Okay.

MR. JESTER: If you have a prepared presentation, or if you would like to spend a few minutes just walking through the project.

MR. VITULLO: I'll just describe what's going on.

MR. JESTER: I didn't want to cut you off and just start asking questions.

MR. VITULLO: Right. Right. Well, briefly, there was one comment about the different types and sizes and styles of windows on the addition in back. It was my thought that because it is an addition in the back that I just went for pure function.

The window in the rear elevation, I'm not sure which --

MS. FOTHERGILL: Circle 13.

MR. VITULLO: Circle 13, thank you, those are egress windows in the back, and they are double hung. So those would match the style of the other, the other windows in the house.

The large window on the left side in the addition is kind of a nod to the client who has two large stained glass windows, and they wanted to illuminate them from behind. So I tried to mimic the proportions of the existing windows to give them that large light surface for their stained glass windows. And the other side, there is just a pair of awning windows, which would be over their bed.

And otherwise, the materials, the original materials of the house is asbestos siding, and I wanted to match that somewhat with the fiber-cement. And it's all painted.

The deck in the back was basically going to be the same deck, it's just going to be made smaller. They may want to replace the railing itself, and they haven't quite made up their mind on that yet. It depends on their budget.

Let's see. The height, because the last point was the height of the addition, the hyphen between the existing house and the addition was lowered to, actually it's the roof between those two, the original house and the addition, is actually a flat roof, pretty much a flat roof.

So we actually raised the roof to give it more of the original proportion and style of roof, but we kept it lower to provide a delineation between the new and the existing.

MR. JESTER: Okay. Are there questions for the applicant?

MR. TRESEDER: I have a question, just with some dimensions on your plans.

MR. VITULLO: Uh-huh.

MR. TRESEDER: The addition, front to back, is called out at 18 foot 8 inches. Is that also the dimension of the original house, front to back? It looks like it on the plan.

MR. VITULLO: It's close to it. I don't know exactly.

MR. TRESEDER: All right.

MR. VITULLO: It's probably a little bit larger than the original house. It's hard.

MR. TRESEDER: By six inches or --?

MR. VITULLO: Yeah.

MR. TRESEDER: -- okay.

MR. RODRIGUEZ: I have a question. The house, what part is an addition, a later addition to the original house? The kitchen, the breakfast room? There seems to be, there seems to be something odd between the main body and this part in the back. Do you know anything particular about that?

MR. VITULLO: Well, may I walk up. This is the main house, here. And this is probably the first addition to the space, where there was also a one-story addition later. But this is the one that's gone right now. That was the first addition.

Then this was probably a sleeping porch or something over an open air vent. It's hard to say. That was later closed. And this deck is about three feet, this lower level is about three feet lower than this. This is probably the last addition that is closed.

MR. JESTER: Do you know the dates of the additions?

MR. VITULLO: The owner doesn't know. I would guess the forties, thirties-forties. This is the forties. This is maybe older.

MS. FOTHERGILL: They don't show in the Sanborn Atlas which has updates into the fifties, which they aren't entirely accurate but --

MR. JESTER: Did you mention that the owners would like to retain the existing fiber-cement siding on the original block of the house, and you want to use hardi-plank or something similar on the addition?

MR. VITULLO: Yes. Yes. It will be hardi-plank. It would match the existing house.

MR. JESTER: If there aren't any other questions for the applicant, I think what we would like to do is touch on the three main issues. One is the fenestration, the materials, and then, I think kind of the general massing, scale, and perhaps related is the roof line.

Maybe what we could do is start with the massing scale on the roof first, and get people's input?

MS. MILES: Well, my concern, I have a couple of concerns about the roof. I think there are some mechanical concerns that others are better able to address than I am, but to me, to have an addition of such substantial size be only microscopically lower than the original house, the massing reads as a very large mass. And I also don't think that the shed dormer works next to the gable ended roof next to it.

To me, it all looks -- it doesn't look like a harmonious design, and I suspect that it's got some mechanical issues as well.

MR. JESTER: How do others feel about the massing, the size of the addition and the proposed ridge line for the main mass behind the --

MR. KIRWAN: I'm not as troubled by the roof lines. I think given the specifics of the siting of this house, siting with a T, that the additions can work in this context.

But I do agree with Commissioner Miles on the massing of the dormer, the shed dormer on the one side. I think that, maybe you could address that, and the windows.

MR. RODRIGUEZ: I do have more concern on placing of things. I will say that looking at the plans I see an old house that has some additions, and then this third addition is much larger than the previous addition.

I just find that the sizes of things don't start matching, and I think it's just talking about the question about the balance. I think I would make a few suggestions, more like probably there is no need to inset the addition from the previous addition, so you don't start having small corners and small returns that are taking away from the simplicity of the articulation for the whole plan. I have more or less that type of concerns. And the same type of concern I will have with the windows.

I think the treatment of the windows is, it is simplified and somewhat follow what the old house is saying would be much more, in terms of overall volume. I don't have any concern regarding the materials.

MS. HEILER: I also don't have a problem with the massing. However, I would agree with Commissioner Miles that the shed dormer seems to present a problem. And I think it's not just that the window is different from the others, but the whole combination of this very large window and shed dormer just give an importance to that end of the house that makes it look larger than the main house, even though it isn't.

MR. TRESEDER: I feel that the roof height of the addition is, as long as it is no higher than the original is okay, because the original house already has sort of low second floor high walls, and it would be -- making them even lower, I think would be a real constraint on a viable second floor. So I understand what has been done, and I support that.

I do think that actually the link that we talked about, this existing flat roof would be raised, I think that actually could be made less substantial, and that might help reduce the sense of

mass of this addition. I think that could probably be done without any major change in the design.

And I also think it's important that the length of the addition not exceed the existing house, in order to keep the massing at least theoretically within the same scale of the existing house. I have no problem with any of the materials.

MR. SWIFT: Yes, I think the massing of the house is about right. I don't have a problem with the roof height. I think a bit of simplification in the back, whether it's through the dormer or through unifying some of the windows would, I think, bring the appropriate context, but the overall massing doesn't bother me.

MR. KIRWAN: Now that we're getting to the windows, I think that's where I have my biggest concerns with the project, as others have raised as well.

My recommendation would be to look to the two-over-twos as sort of the guide to take around to the back side of the house, and use that divided light pattern for the windows, to help give a scale and better fit with the existing house.

I think the -- I do agree with Commissioner Heiler that the scale of that window in the shed dormer is too large, but I think there are also ways to group windows in a large opening that can be very much in scale with the rest of the house. So I think there are ways to address that issue and still have a large overall window opening.

MR. VITULLO: Yes.

MR. KIRWAN: And, you know, again, I would just take, I would strongly recommend that you look at those existing two-over-twos and sort of use that as a size pattern for the rest of the openings, and then group those together as transoms or --

MR. VITULLO: As a size pattern, is that what you said?

MR. KIRWAN: Yes.

MR. VITULLO: Correct. Yes.

MR. KIRWAN: As a size and scale pattern for those window openings, and add transoms or you might want additional glass height to solve the owner's request for larger glass openings.

MR. VITULLO: Right. Well, the rear, the rear elevation I guess we are not talking about at all, because that faces the rear, is that right? Is that not even at issue right now?

MR. JESTER: I would say some of the comments you've heard are that --

MR. VITULLO: The two-over-two, I guess --

MR. JESTER: -- you might want to look, I think there's a thought that the addition would be more successful if the fenestration was kind of thought through and more consistent with the treatment of all the windows. And I think that's for you to sort out as you try and adjust our comments.

MR. VITULLO: Right.

MR. JESTER: So I don't know that we have a strict answer on that one.

MR. VITULLO: I understand. As far as the rear elevation, that's fine. We can use two-over-two double hung windows there, and that will -- that's no problem at all. The client had a request, which is the reason, the whole reason for the large window on the left side. They have two large stained glass windows, and they wanted to back light them, and have them illuminated on the inside of their master bedroom. Those aren't view windows at all. They are just, they are to illuminate these stained glass windows. So that was an accommodation to them, to give them something that was proportional, but also solve their issue of wanting to have this as illumination for their stained glass windows.

MR. JESTER: Those would be behind the large shed dormer proposed on the left side?

MR. VITULLO: Yes. Yes.

MR. JESTER: Okay.

MR. VITULLO: Which is why the shed dormer is there, also, to give them the height, because they are six and a half foot tall windows. The actually sill, the top plate of that, of the rear



addition is about seven feet, and so we had to bump up a dormer to give them the height for the stained glass windows.

Now, one thing we could do, is do a gable dormer on that. It's fine. That would, that would be perfectly acceptable.

MR. JESTER: I'm not sure that a gabled dormer is going to --

MR. VITULLO: Or a different combination of windows.

MR. JESTER: -- work as well. I think the shed dormer probably works reasonable well with the original design for the house. I think the concerns we're hearing are more related to its scale in relationship to the fenestration of the scale being slightly kind of at odds with the historic fenestration.

And I think, I understand that the applicants have a specific kind of program objective with the stained glass, but I think that you might want to look at other ways that might be addressed or incorporated, and whether -- you said there were two different windows? Maybe they are split in two and there are -- I think maybe breaking down that large dormer, and the fact that it comes so far down, almost to the floor, I think that's probably what we're speaking to.

MR. VITULLO: Right. I understand.

MR. JESTER: So we leave to you trying to address our concerns and also accommodate their desire.

MR. VITULLO: Yeah.

MR. JESTER: I guess I just want to chime in with my comments. I generally -- I'm sorry. Go ahead. Go ahead, Commissioner Rodriguez.

MR. RODRIGUEZ: May I? I'm sorry. One part that nobody has commented about, I think it is worth saying, is I would recommend that you look at how this building meets the ground. I think how it looks, it looks like a deck that has been enclosed, so the steel, it's very weak the treatment of how the building goes down. And I think you are going to do all this work, and trying to do it, it is

important to understand what happened there. I think it's --

MR. VITULLO: What do you mean?

MR. RODRIGUEZ: Basically, you have a building sitting and these little things, it looks a little bit strange when you're looking to the elevations. That would be my recommendation.

MR. VITULLO: About the screened porch? I mean, I don't --

MR. RODRIGUEZ: Below the porch.

MR. VITULLO: Below the porch?

MR. KIRWAN: I think for instance, I mean, this is something that caught my eye, there seem to be fairly substantial parged concrete block piers for the back corners, and I think what Commissioner Rodriguez is referring to is then the sort of dramatic shift to sort of a post along the mid-span of the addition, which is sort of an odd collection of supporting piers there. I think that's what Commissioner Rodriguez is --

MR. VITULLO: You mean the side elevation?

You're seeing the posts for the deck. That's not the addition. I think that's what you're referring to.

MR. JESTER: I guess related to Commissioner Rodriguez' comment, I was going to make a comment about the -- it's not just the porch, but it's the kind of lack of detail, articulation in the porch, in the screen porch portion. I think it would benefit from a little more articulation. It kind of goes to the whole comment about how the building meets the ground.

And often, the areas below the deck just get infilled with some sort of a lattice detail, and it can be handled in different ways to look more unified. I think if you look at that in combination with the detailing for the screened in porch, I think that would be helpful.

I also don't have an issue with the general massing. I think the comment about having the main addition being lower than the existing house is a good one.

I agree that the fenestration is a bit jumbled at the moment. I think I understand programmatically why

you have windows where you do, but I think that the overall addition will feel more comfortable relative to the original house if there is kind of a consistency in the approach to the windows.

And that could either go in one direction or another. It could be all country, a little bit more contemporary manner, or it could be windows that are just kind of following the guide of the original house. And I think that was what Commissioner Kirwan was mentioning.

I think you've heard from -- if I could just recap what I think I've heard from everyone, I don't think there is any objection to the materials that are proposed in general. I think that almost everyone on the Commission that's here tonight does not have a problem with the proposed massing, and is generally in agreement that the roof heights proposed are okay.

I think that there is a thought that the link connector between the main block and the rear block could be less substantial, and that the overall addition should be no longer than the original house.

As far as the fenestration, I think you'd heard a number of Commissioners suggest that you should consider simplifying the overall fenestration on the addition, make it more consistent, and using, following the historic kind of as a guideline.

And a couple of comments about the porch detailing, and how the building actually -- how the addition meets the ground.

MR. SWIFT: Can I, tagging onto the porch comment from a structural perspective, you have these then posts of the porch supporting a large room above, specifically for lateral loads at the back of the building, I don't think you have -- I at least want to make sure you've considered that, and especially when it comes before us that we can see a design that has that.

MR. VITULLO: Right. Cross-bracing.

MR. SWIFT: Yes, at the porch level.

MR. VITULLO: Right.

MR. JESTER: And just one other comment, kind of more practically about the massing proposed. I think the shed addition on, I guess it's connected, if you look at the, I guess it's the right side elevation, you've got a considerable number of roof areas that are coming down to basically one gutter.

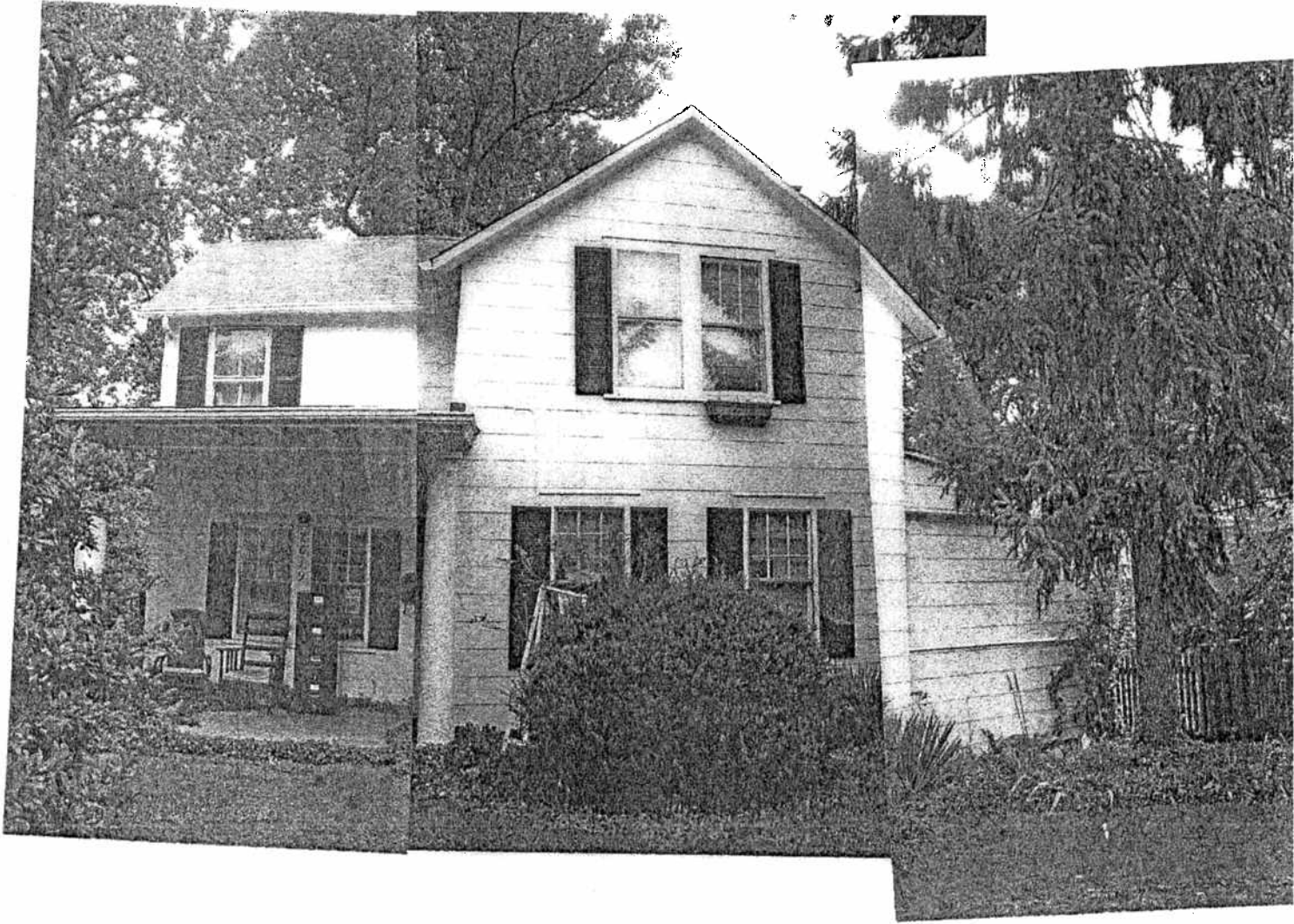
And I think just looking at the plan, I think you need to look at that a little more carefully to make sure that all those areas can be kind of handled in a way that's not going to result in leaks in the building going forward. But that's just a, you know, it's something you need to look at. Does that give you some good direction to --

MR. VITULLO: Yes. Great.

MR. JESTER: Okay. Anything else anyone wants to add at this time? Okay. If not, thank you. We appreciate your work. Thanks.

MR. VITULLO: Okay.

MR. JESTER: We look forward to seeing you again. Thanks.

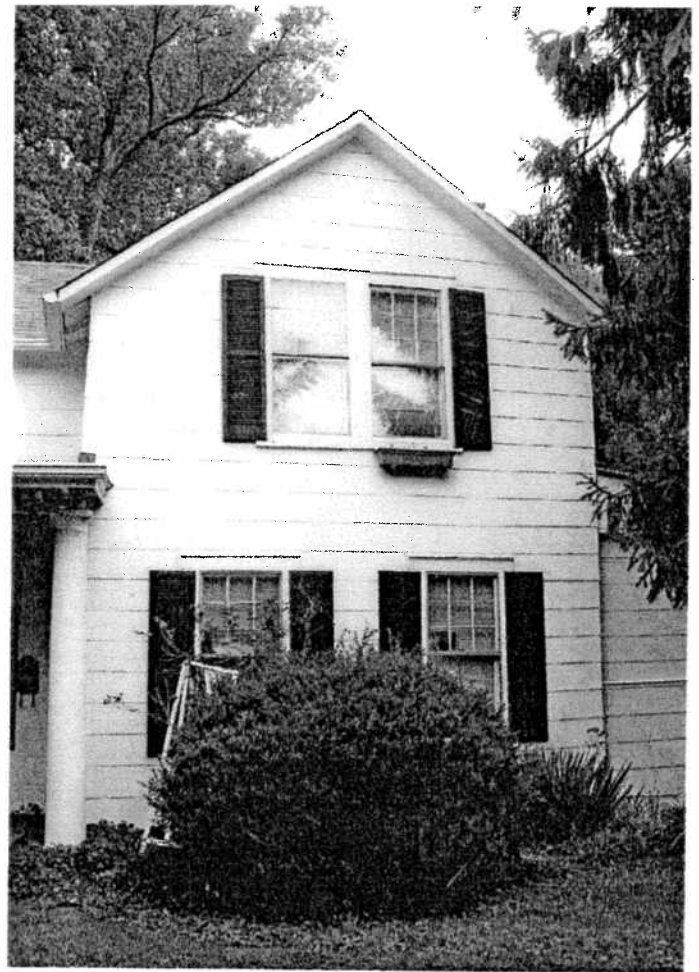


FRONT (COMPOSITE) VIEW

Eaton/Rodgers Residence  
7019 Eastern Ave.  
Takoma Park, MD 20912



FRONT (LEFT)



FRONT (CENTER)

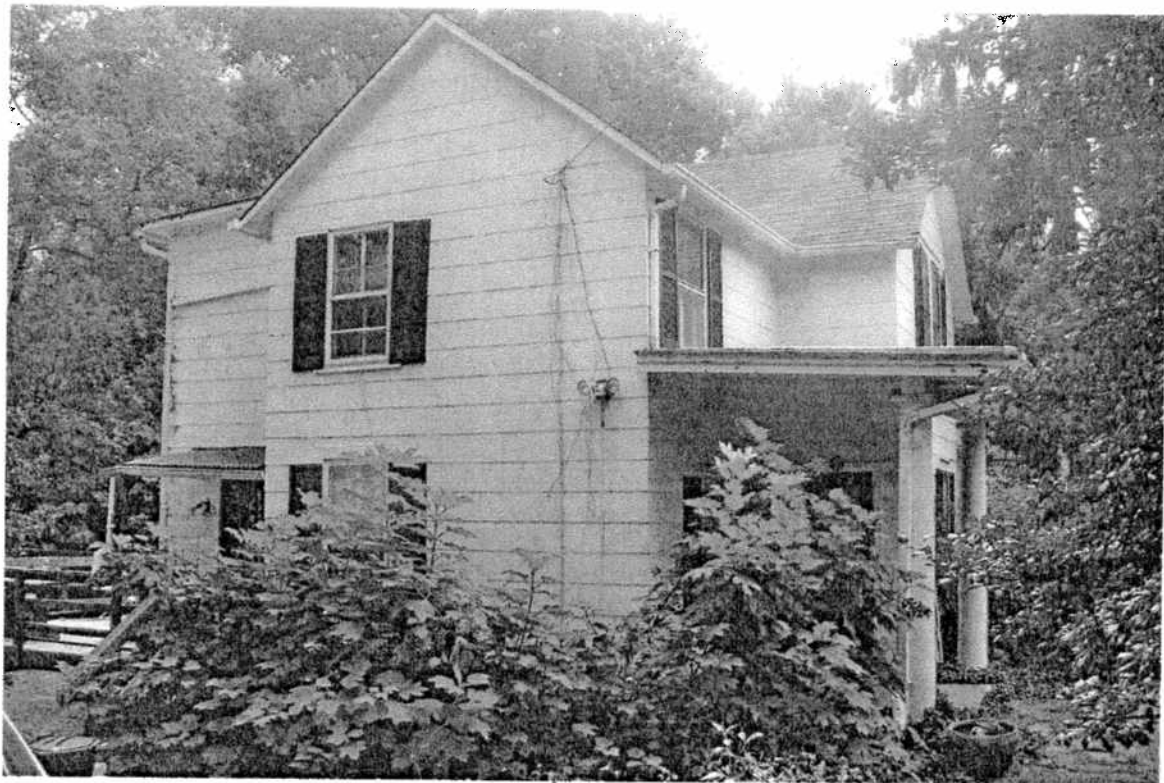


FRONT (RIGHT)

Eaton/Rodgers Residence  
7019 Eastern Ave.  
Takoma Park, MD 20912



REAR VIEW



LEFT VIEW / FRONT VIEW @ LEFT SIDE

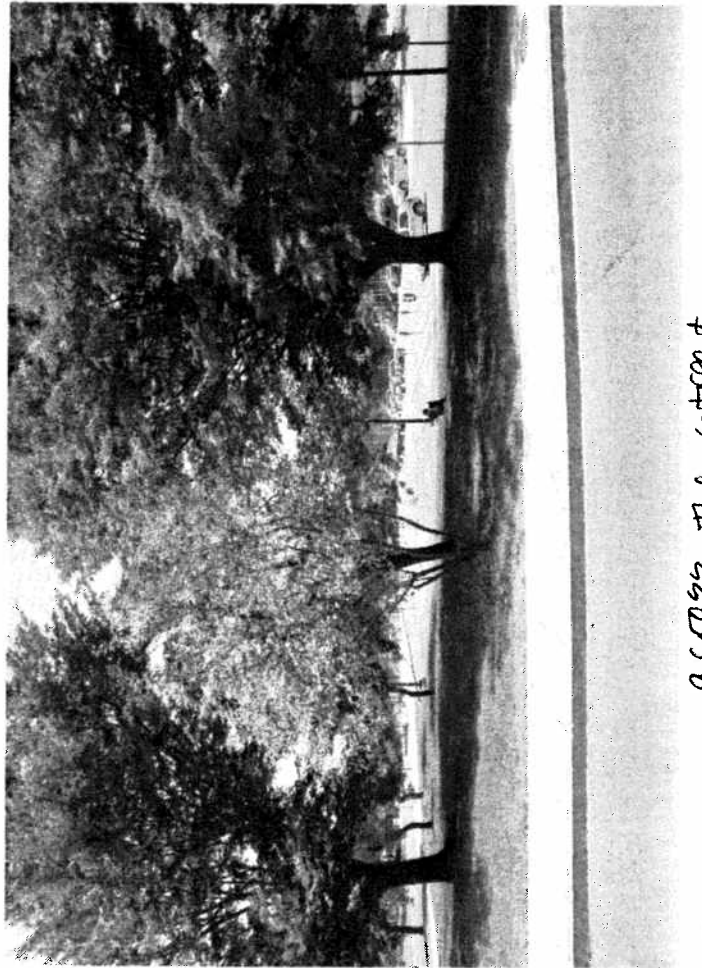
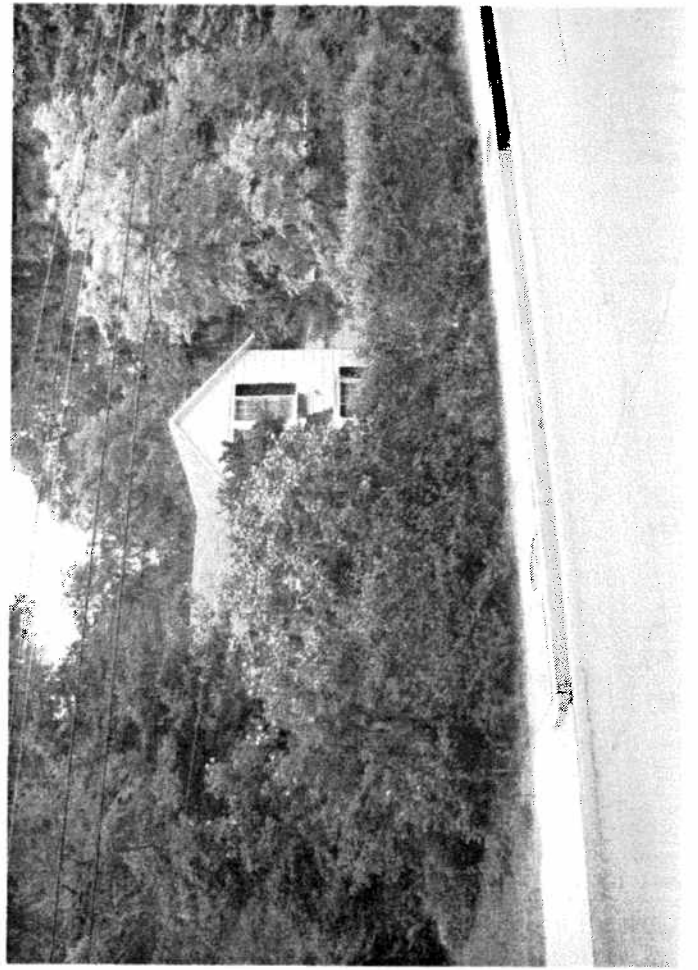
Eaton/Rodgers Residence  
7019 Eastern Ave.  
Takoma Park, MD 20912



← 7019  
Eastern

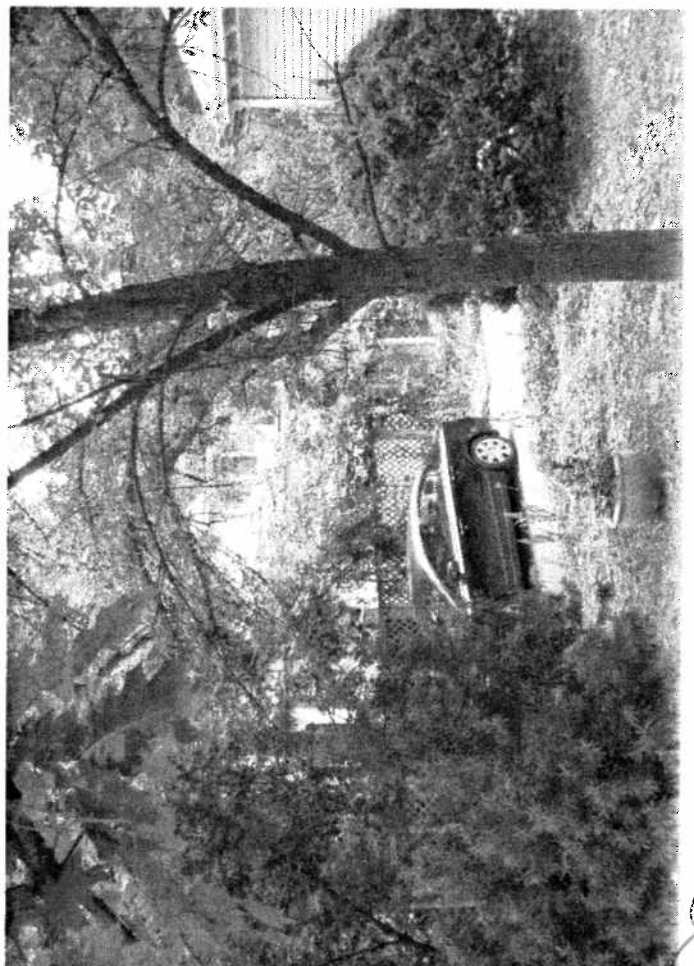
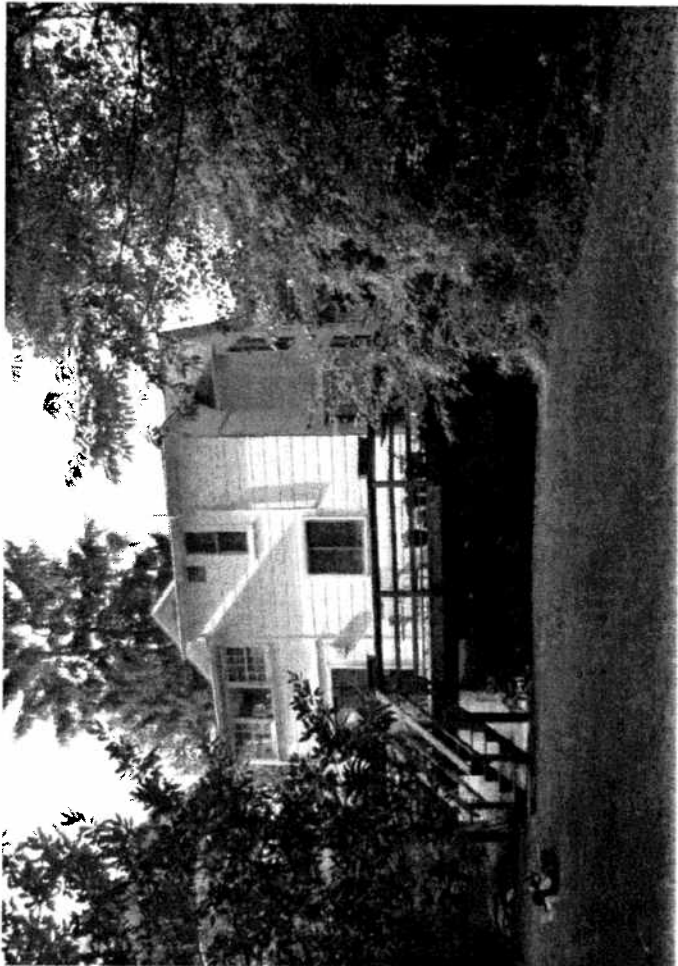
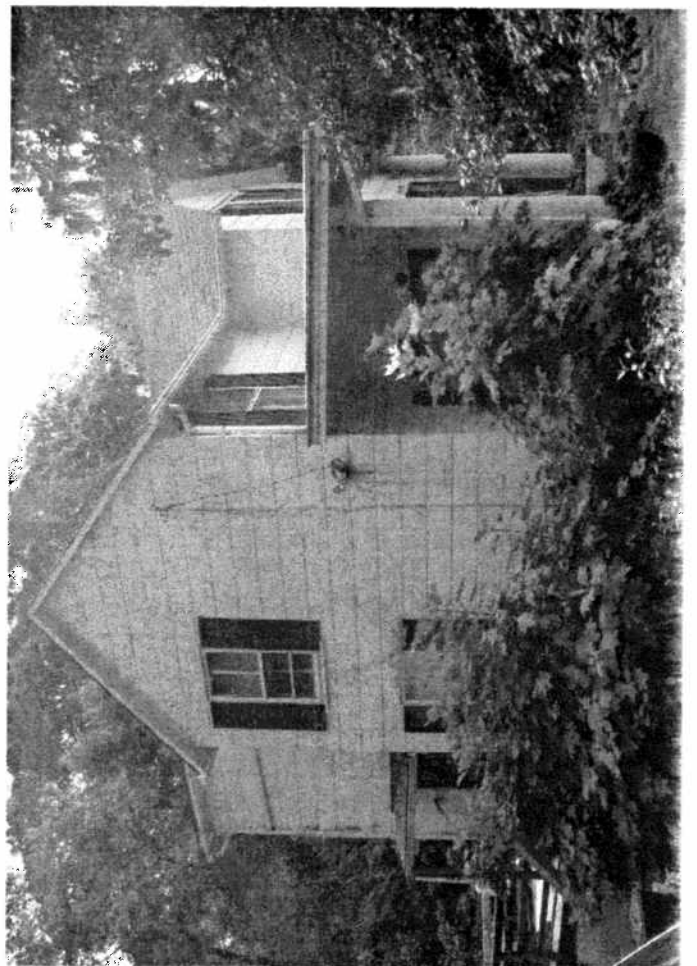
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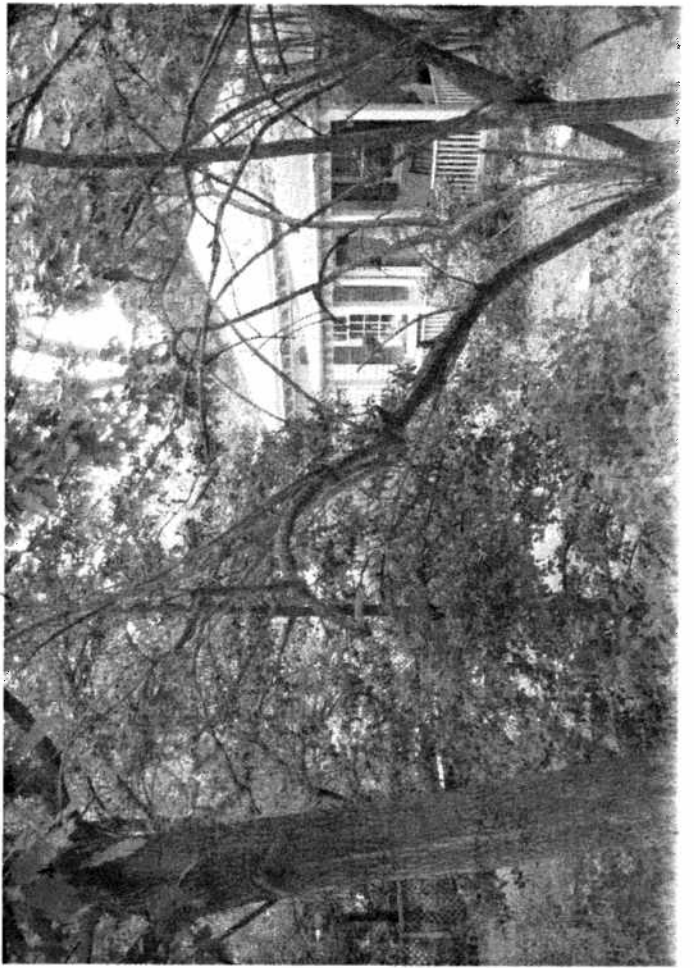


across the street

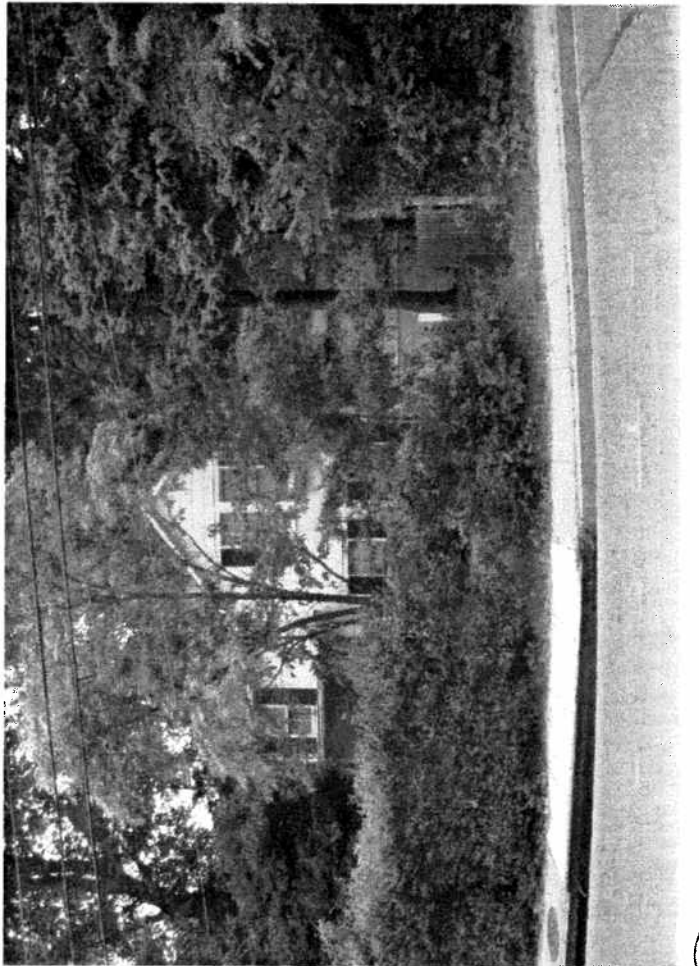
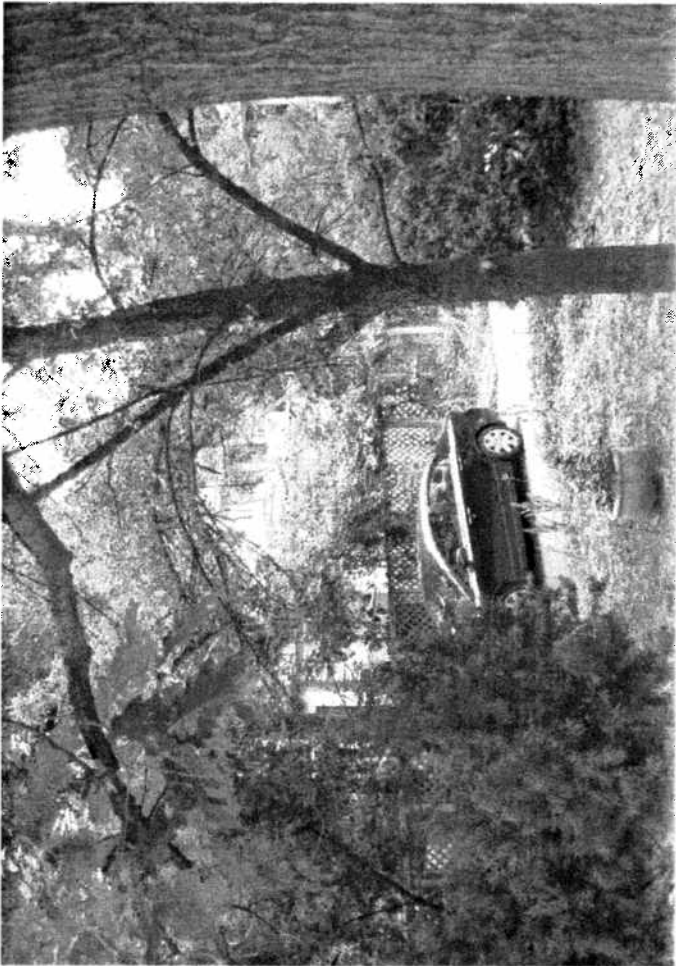
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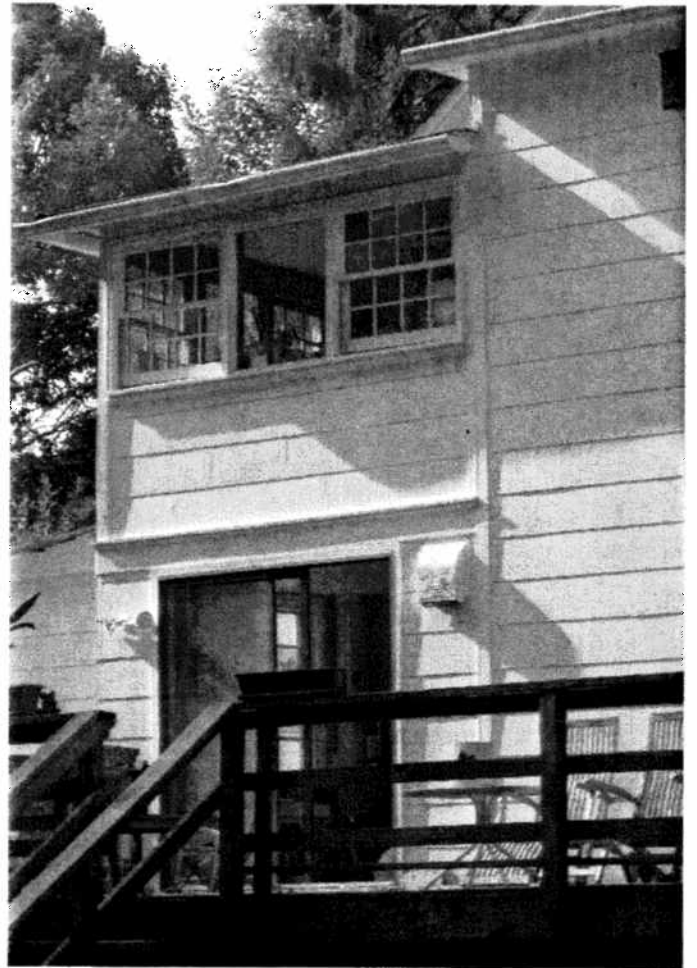
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adjacent house



U3  
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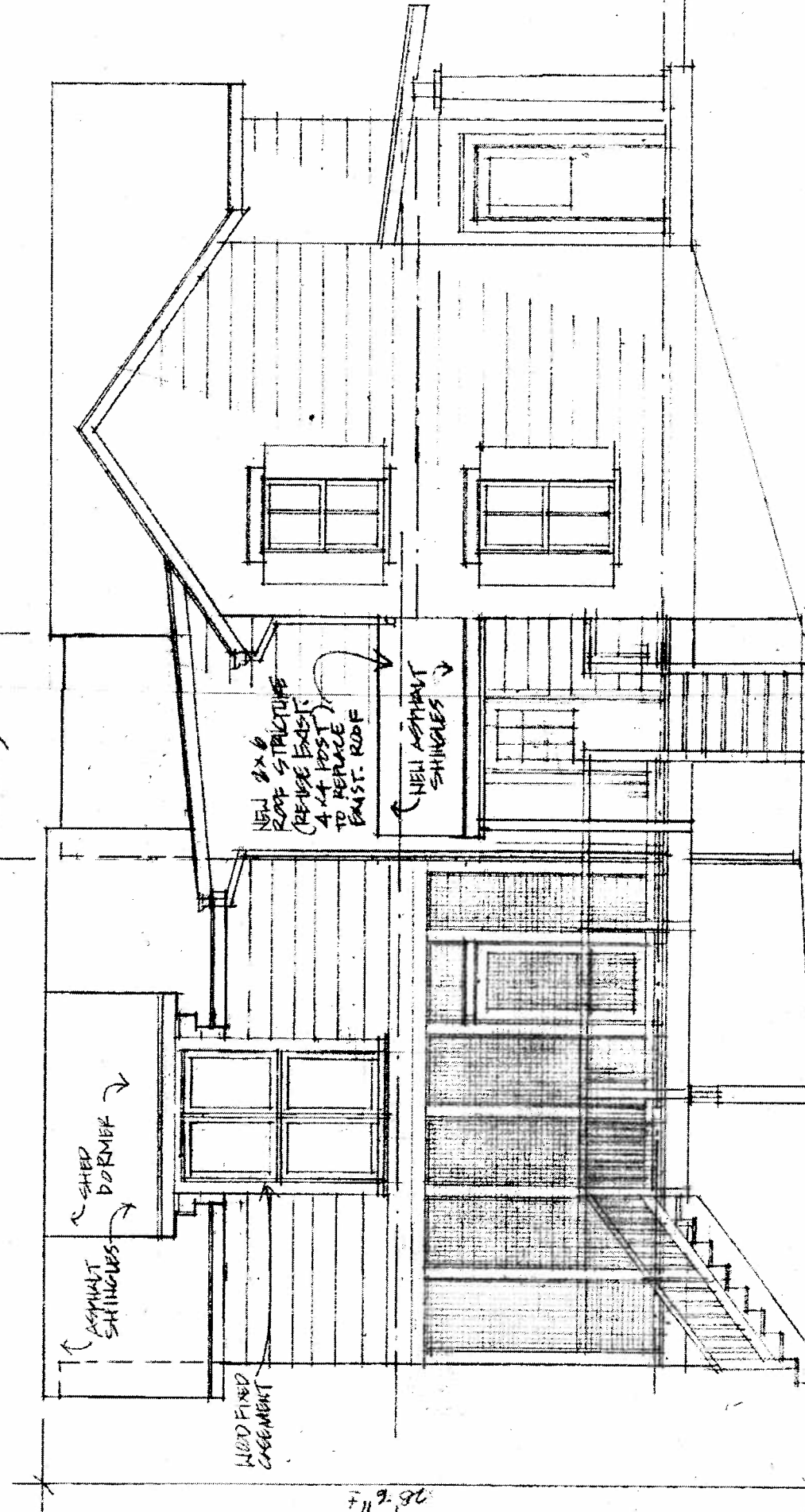


location of addition

44  
52

19' 4"  
(NEW ADDITION)

8' 6"  
(NEW PITCHED ROOF OVER EAST.)



NEW 2x6 ROOF STRUCTURE (REMOVE EXIST. 4x4 POST) TO REPLACE EXIST. ROOF

NEW ASPHALT SHINGLES

SHED DORMER

ASPHALT SHINGLES

WOOD FINED CASEMENT

SIDE ELEVATION

14/10

7/14/10

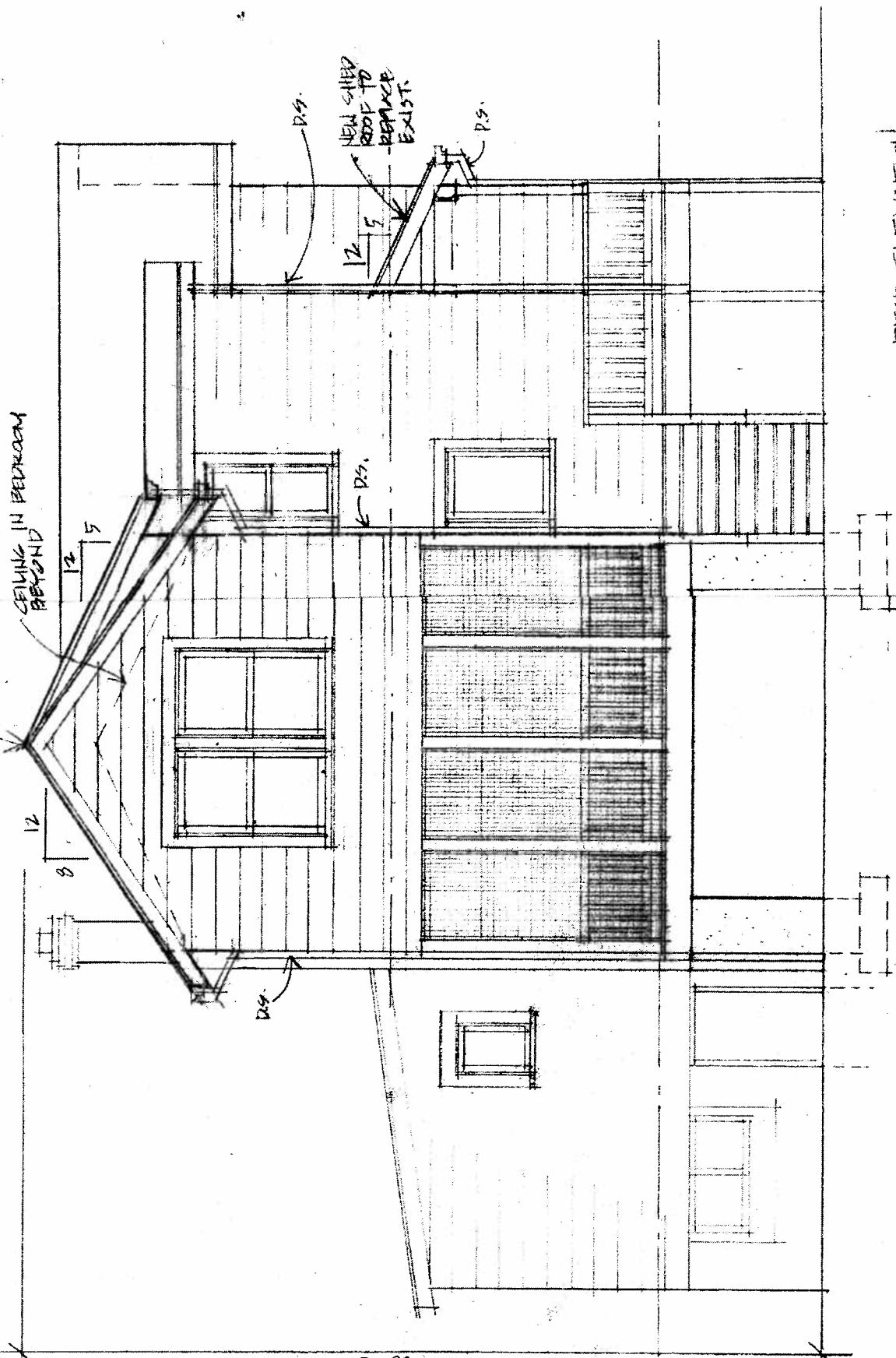
ESTD

Prelim

45

F119.30

NEW RIDGE SAME HEIGHT AS  
EXIST. ROOF BEYOND



CEILING IN BEDROOM  
BEYOND

NEW GABLED  
ROOF TO  
REPLACE  
EXIST.

REAR ELEVATION  
1/11/13  
BENTON

prelim

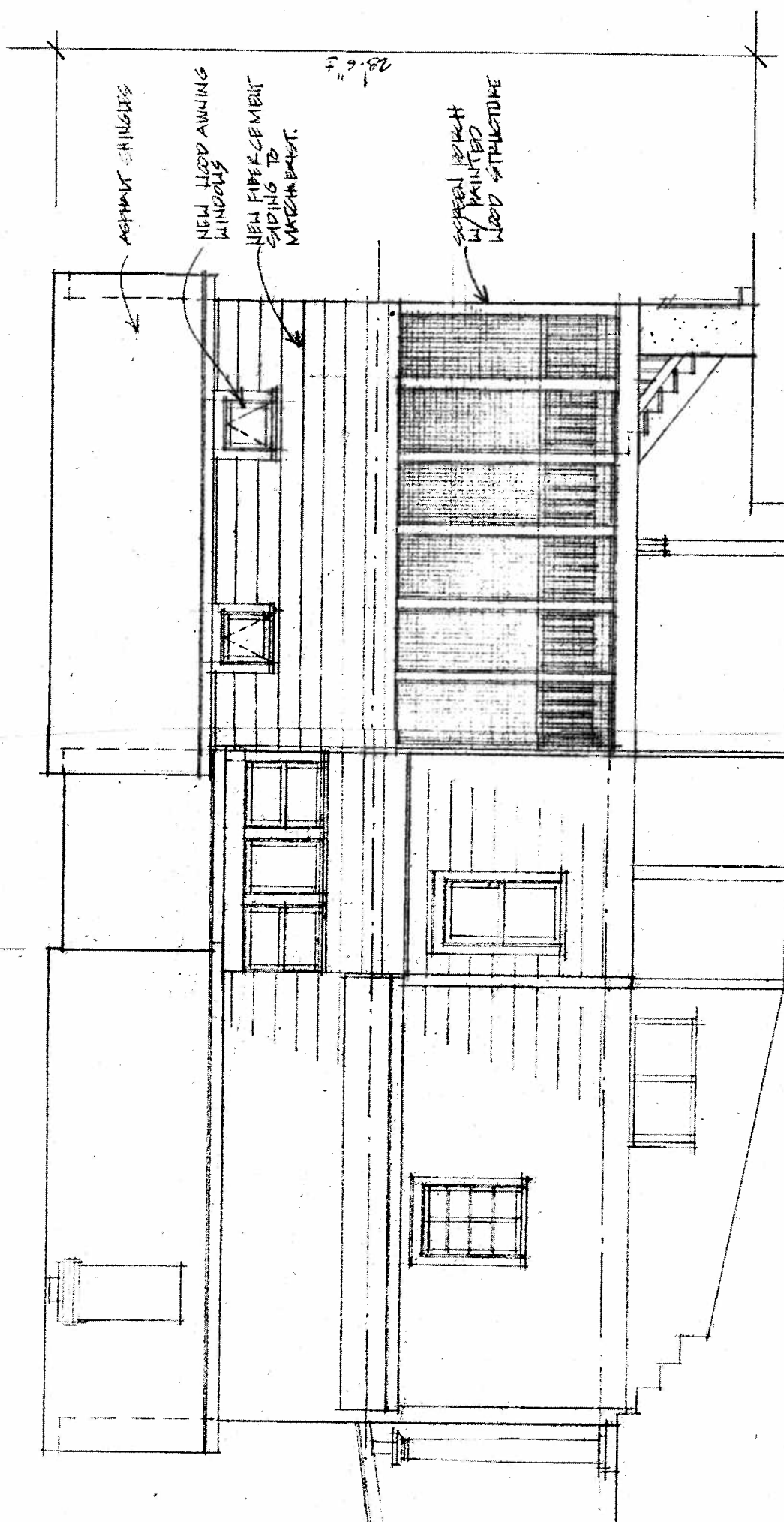
F11 28 80

46  
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20'-6" ±  
(EXIST. ROOF)

8'-11" ±  
(NEW PITCHED  
ROOF OVER EXIST.)

19'-4"  
(NEW ADDITION)



SIDE ELEVATION  
1/4"

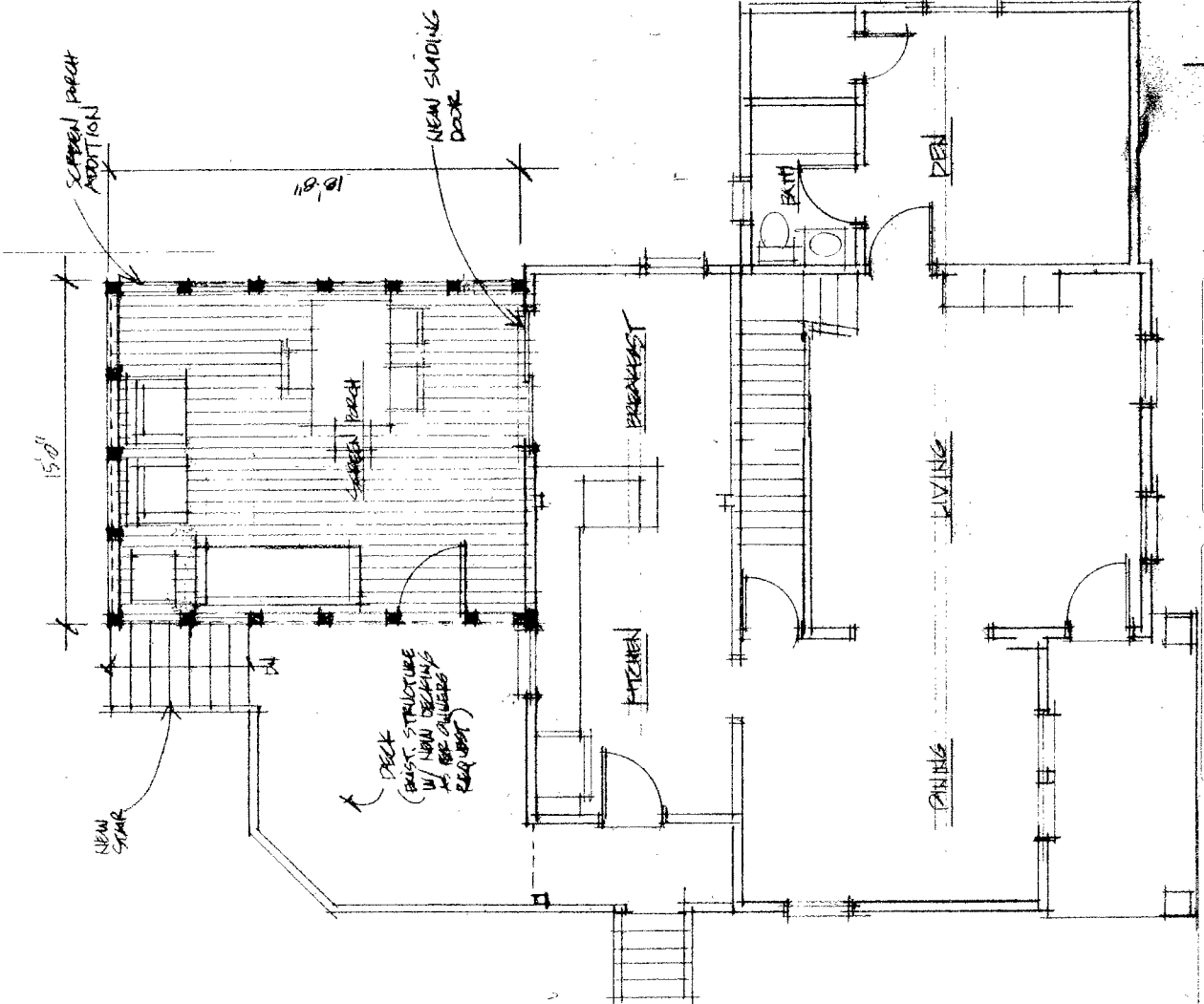
EATON

Prelim

7/14/10

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Prelim

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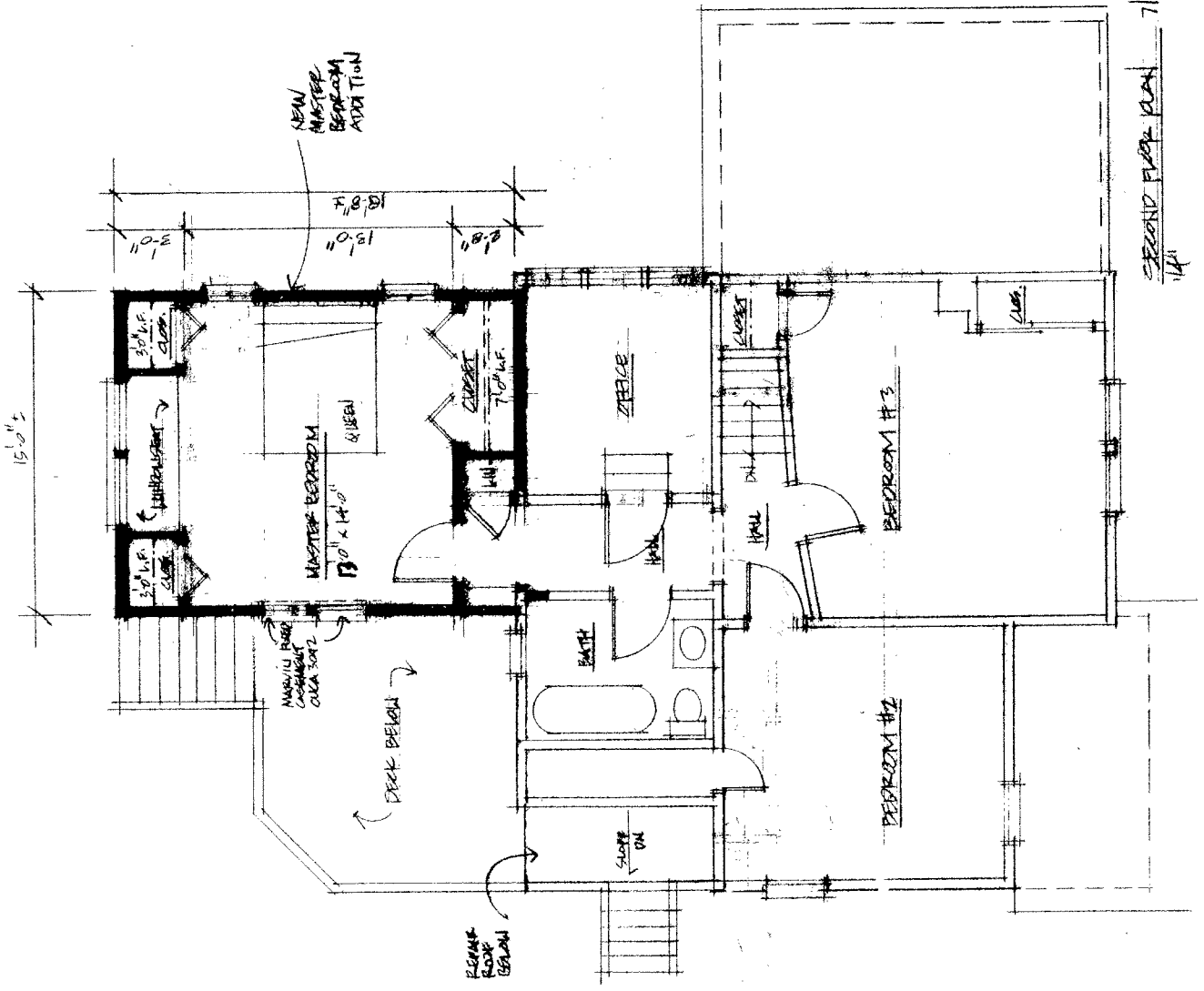
Heritage Building & Renovation, Inc.  
7334 Carroll Ave.  
Takoma Park, MD 20912

Vialdo Architecture Studio, PC  
7016 Woodland Ave.  
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(301)926-0737

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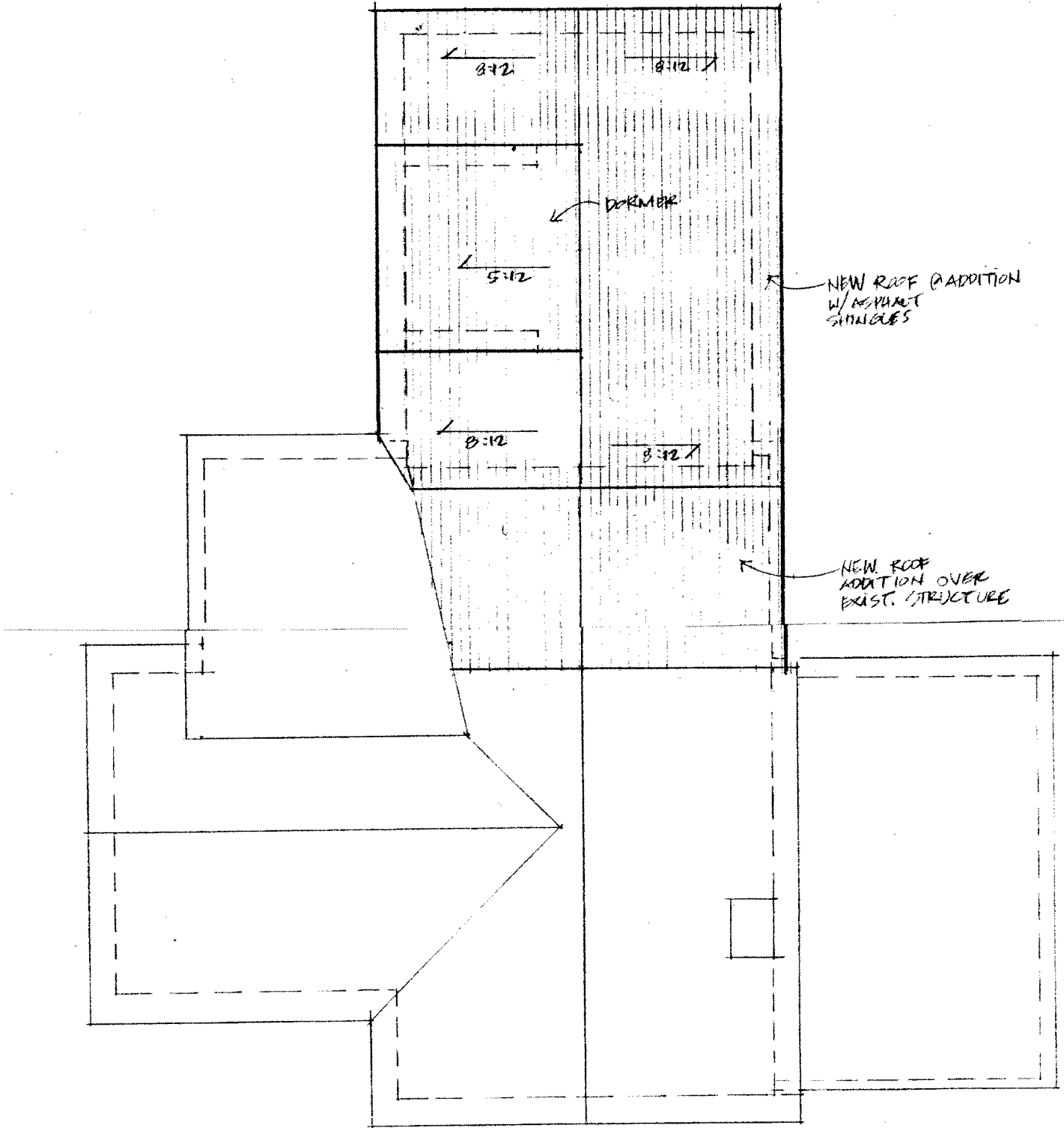


prelim

2

SECOND FLOOR PLAN 7/11/10  
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ROOF PLAN  
1/4"

EATON

prelim

30