

33 Columbia Avenue, Takoma Park
(HP Case # 37103-11A)
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Acting-Chairperson

Date: March 11, 2011

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #556946, 2nd floor addition and front door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the January 12, 2011 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Jake Flack and Anne Fothergill

Address: 33 Columbia Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





REPORT TO DEPARTMENT OF PERMITTING SERVICES
255 POLICE PLACE, 2ND FLOOR, BALTIMORE, MD 21201
24-000000

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Jake Flack
Daytime Phone No.: 240-893-6742

Tax Account No.: _____

Name of Property Owner: Jake Flack + Anne Fothergill Daytime Phone No.: 301-891-3303

Address: 33 Columbia Avenue Takoma Park, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 33 Street: Columbia Avenue
Town/City: Takoma Park Nearest Cross Street: Mickory
Lot: 3 Block: 20 Subdivision: B. F. Gilbert's Addition
Liber: 16377 Folio: 123 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

12/13/10
Date

Approved: [Signature]
Disapproved: _____

For: [Signature] Historic Preservation Commission

Application/Permit No.: _____ Date Filed: _____ Date Issued: 3/11/11

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	33 Columbia Avenue, Takoma Park	Meeting Date:	1/12/2011
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	1/5/2011
Applicant:	Jake Flack and Anne Fothergill	Public Notice:	12/29/2010
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-11A	Staff:	Josh Silver
PROPOSAL:	2 nd floor rear addition and front door replacement		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: 1927

PROPOSAL

The applicants are proposing to construct a second floor addition above an existing one story rear addition that was constructed in 2005.

The proposed scope of work includes removing a non-original rear second story addition and constructing an approximately 360 s.f. second floor addition above the existing one story rear addition. The proposed addition is lower than the ridgeline of the historic massing.

Material treatments include fiber cement siding to match the first floor addition, wooden shingles in the gable end, and wooden 6/1, double-hung simulated divided light windows.

The applicants are also proposing to install three low-profile skylights; one on the shallower slope of the rear gambrel roof section of the historic massing and two on the roof of the proposed 2nd story addition.

An existing non-historic front door will be replaced with a solid wood, three-light simulated divided light door in the same opening.

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.

The *Guidelines* that pertain 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;
- major additions should, where feasible should be placed to the rear of the existing structure so that they are less visible from the public right-of-way;
- while additions should be compatible, they are not required to be replicative of earlier architectural styles;
- second story addition or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing;
- 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

- (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

Staff supports the proposed construction of a 2nd floor addition at the rear of the house. The proposed addition is entirely at the rear and does not extend beyond the side planes of the historic massing. The ridgeline of the 2nd floor addition is lower than the historic massing and preserves the original gambrel roof form. The addition does not obscure, damage, destroy or remove original architectural details and is compatible in scale and character with the primary structure.

The proposed material treatments are consistent with the one story addition and continue the existing order of differentiation between the primary structure and new construction. The proposed 6/1 window pattern is similar to the character of the windows on the addition and consistent with the primary structure.

Staff supports the proposed installation of the low-profile skylights on the historic massing and proposed addition. The installation of one skylight in the slope of the rear gambrel roof section of the historic massing will have negligible impact on the streetscape of the historic district.

Staff supports the proposed removal and replacement of the non-original front door with a new wooden door. The proposed door style is a compatible replacement style.

The applicants have contacted the City of Takoma Park, Arborist to determine if tree protection measures are required for this project.

Staff finds that the proposal is consistent with Chapter 24A (b) 1 & 2, *Guidelines and Standard # 9*

referenced above and recommends approval of the HAWP application.

STAFF RECOMMENDATION

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

- (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

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 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKY HILL PIKE 2ND FLOOR ROCKY HILL MD 20850
24 777-1171

DPS - #8

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

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HISTORIC AREA WORK PERMIT**

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Contractor: _____ Phone No.: _____

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Town/City: Takoma Park Nearest Cross Street: Mickey

Lot: 3 Block: 20 Subdivision: B. F. Gilbert's Addition

Liber: 16377 Folio: 123 Parcel: _____

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- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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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

12/13/10
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 556946 Date Filed: _____ Date Issued: _____

5

1. a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The house is a brick Dutch Colonial that was built in 1927. The house has its original windows but the front door was replaced by the previous owner. A one-story rear addition and rear deck were approved by the HPC in 2005. There is a driveway at the left side of the house and a non-historic garage.

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

We are applying to construct a second floor addition above the existing rear addition that was approved by the Historic Preservation Commission and built in 2005. We will remove a non-original rear second story addition (the first floor was removed in 2005). The addition is entirely at the rear and does not extend beyond either side plane of the house. The overall footprint of the house would not expand and the addition will increase the second floor by less than 300SF from 648SF to 942SF. The addition will have fiber cement siding to match the first floor addition, wood shingles in the gable end, and wood windows with simulated divided lights and skylights like the addition. There would be no adverse impact to the integrity and form of the historic house and the addition would be clearly differentiated. The non-historic front door will be replaced with a wood front door that is more compatible with the house style.

The proposed work will have no effect on trees and we have consulted with the City of Takoma Park arborist on tree protection during construction. Overall, the addition is entirely at the rear and above an existing HPC-approved addition, and it will not have an adverse impact on the house, environmental setting, or the historic district.

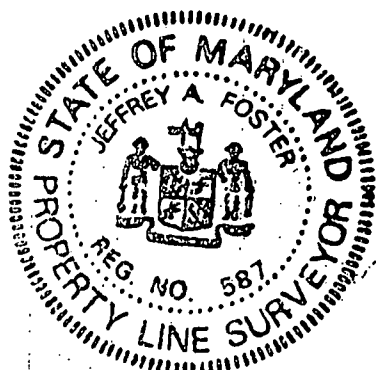
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
33 Columbia Avenue Takoma Park, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Mr. and Mrs. Samuel 4 Hickory Avenue Takoma Park, MD 20912	Mr. and Mrs. Philips 35 Columbia Avenue Takoma Park, MD 20912
Mr. and Mrs. Groberg 34 Columbia Avenue Takoma Park, MD 20912	

*Fothergill
Flack*

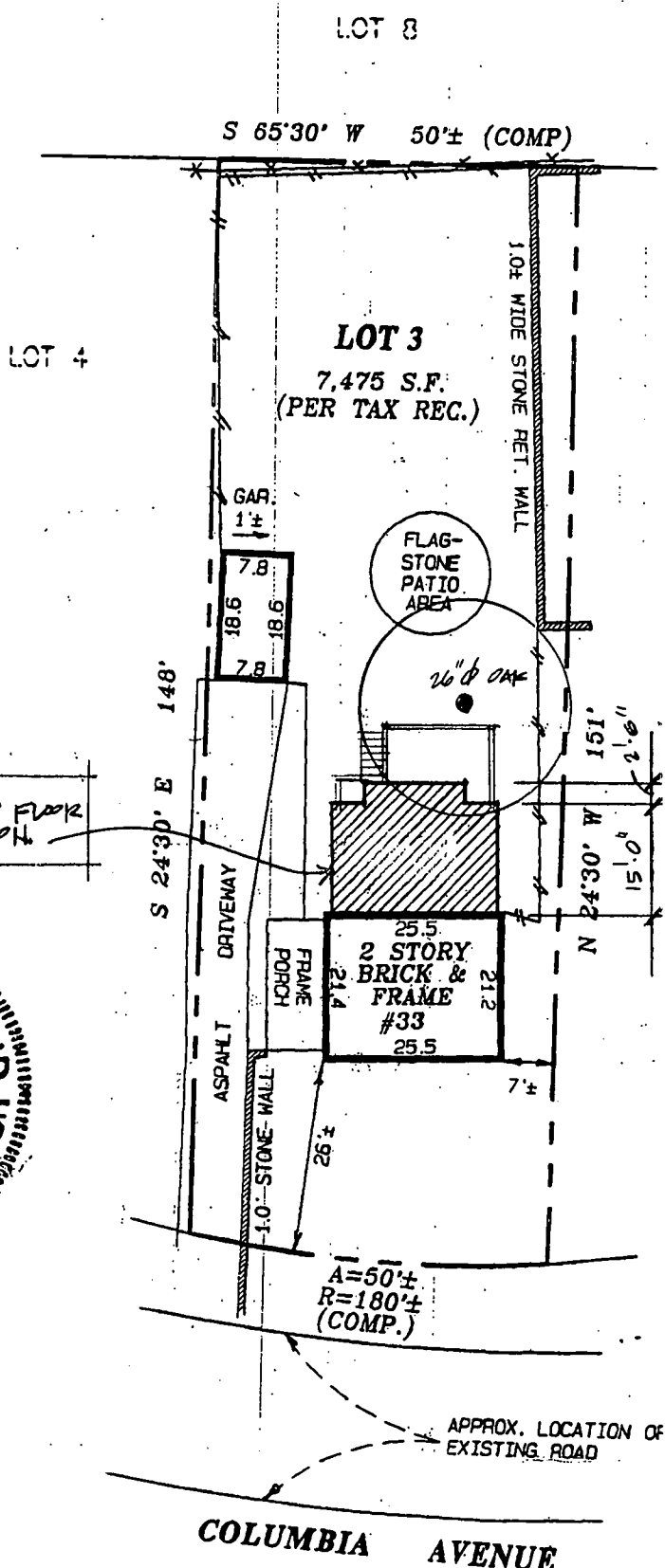
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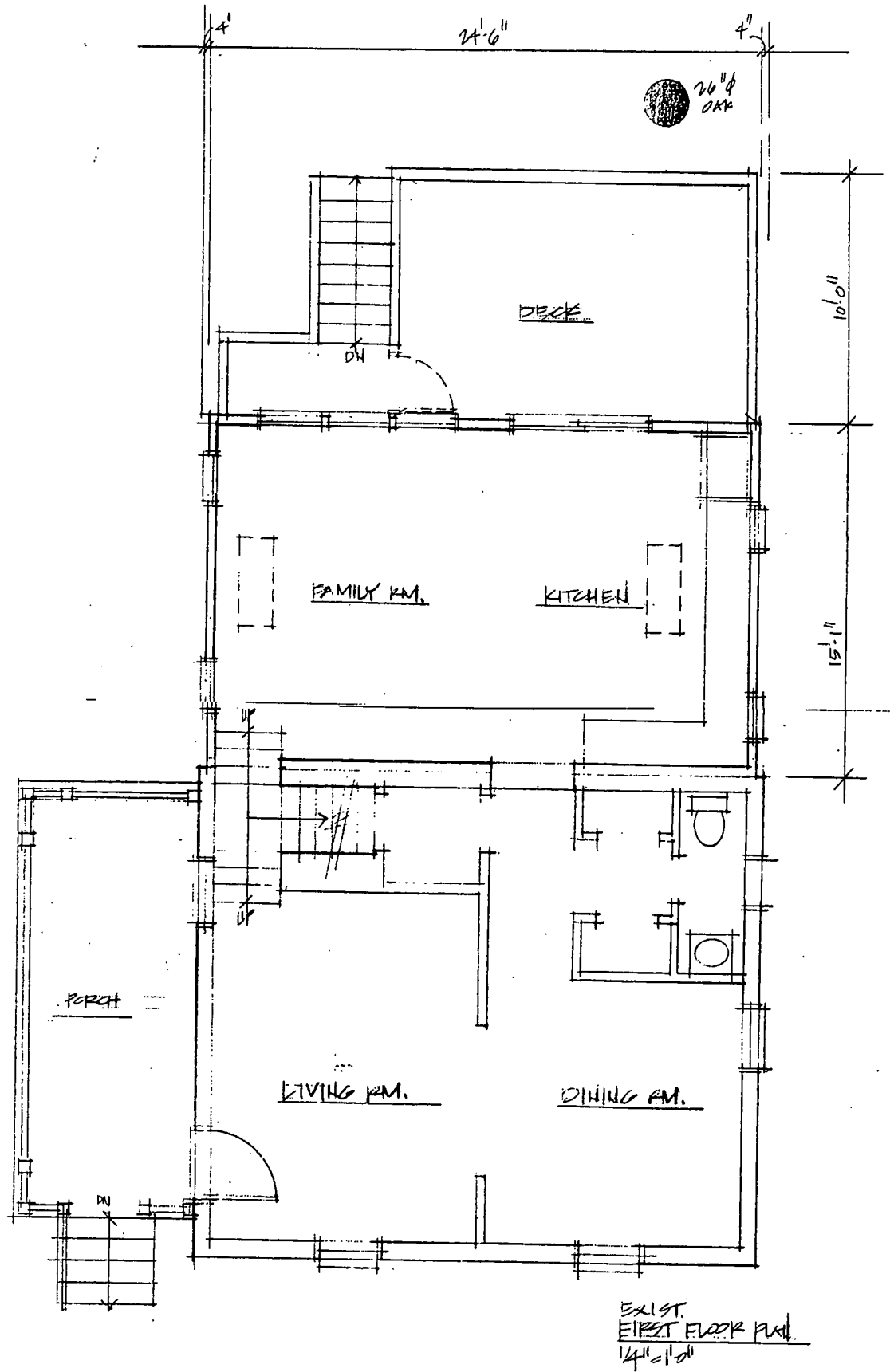


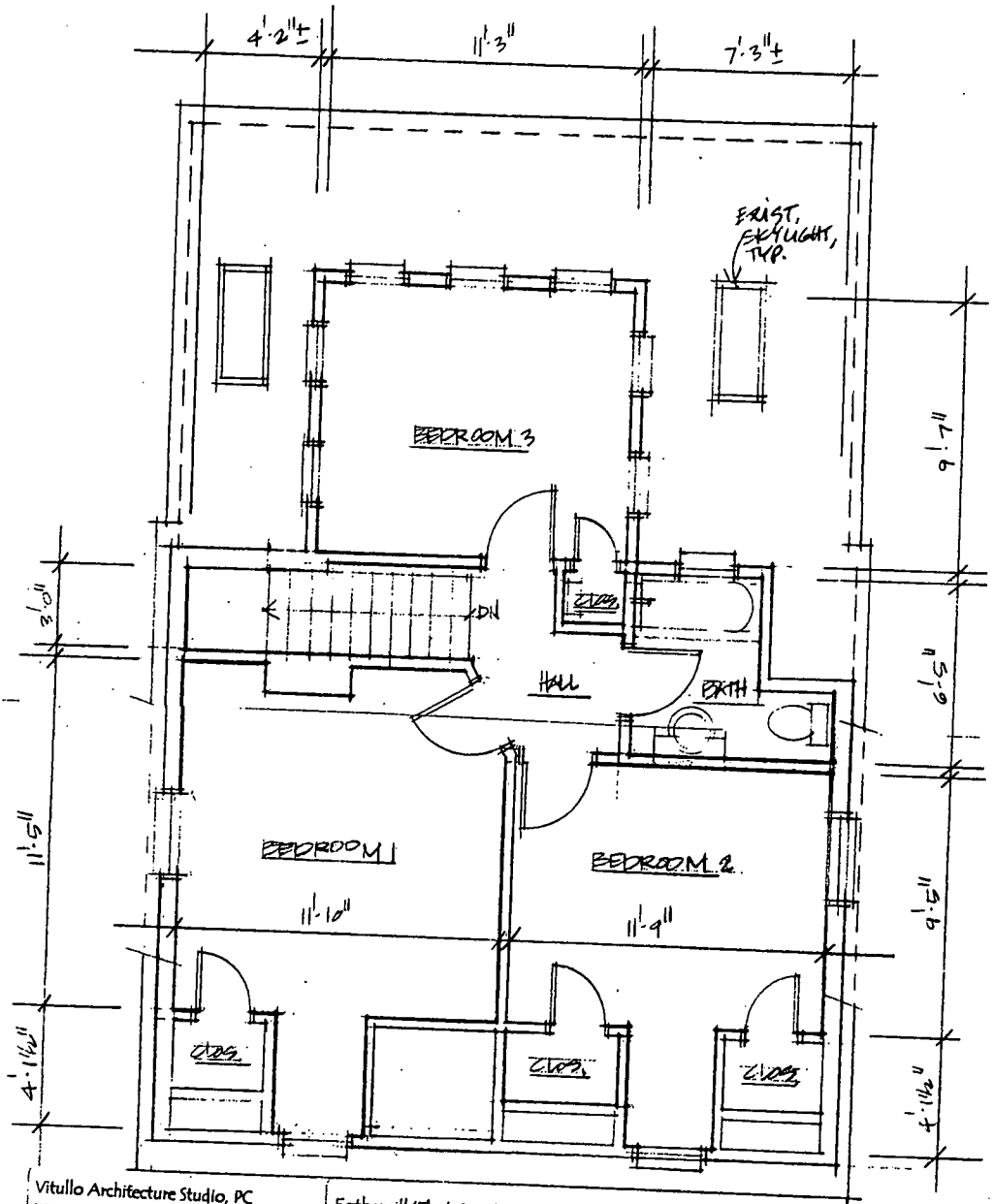
DRAWING
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PARK
 NTY, MARYLAND



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	Fothergill/Flack Residence 33 Columbia Ave. Takoma Park, MD 20912	LIBER 16377 FOLIO 123		

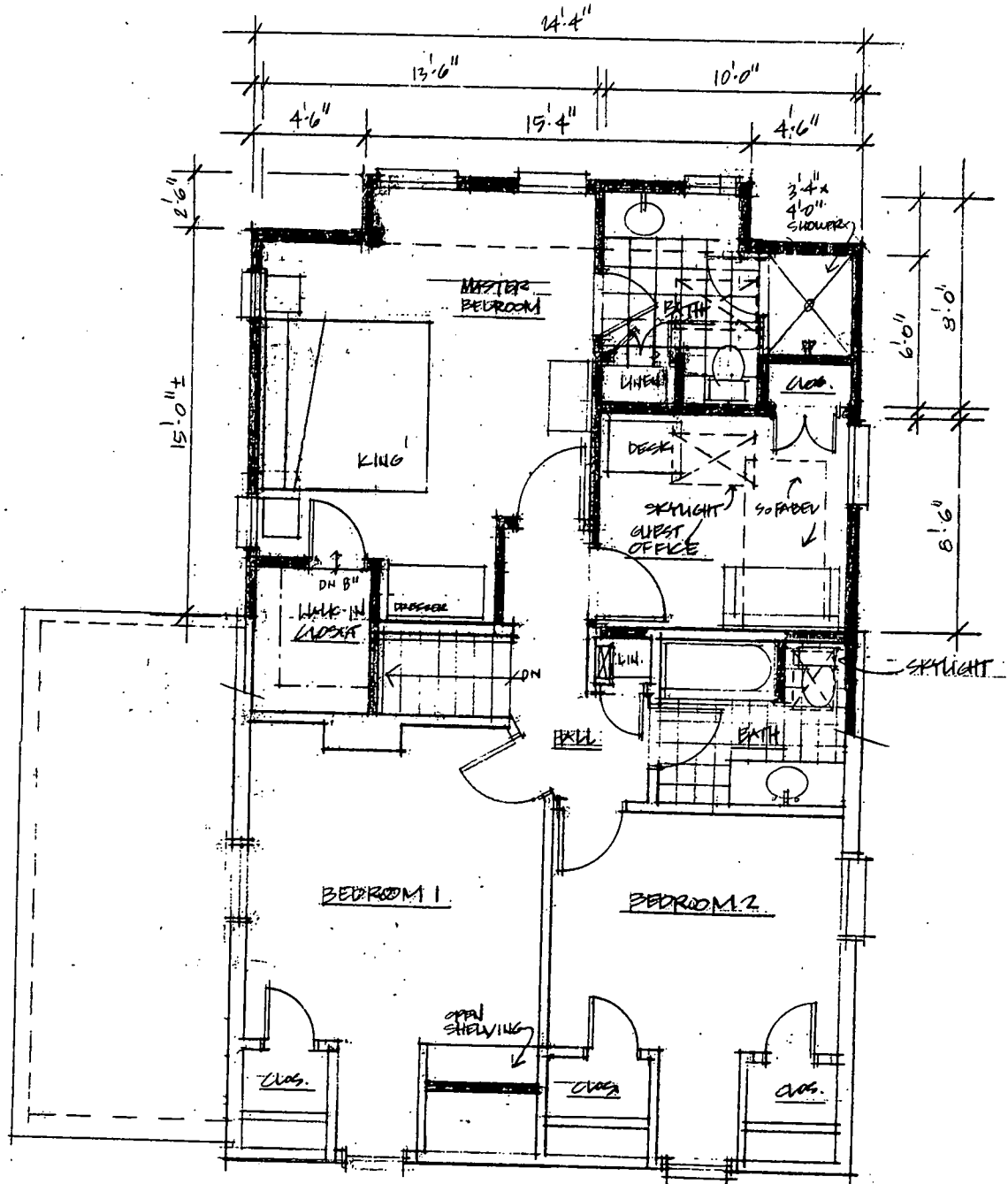




Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)920-0737

Fothergill/Flack Residence
 33 Columbia Ave.
 Takoma Park, MD 20912

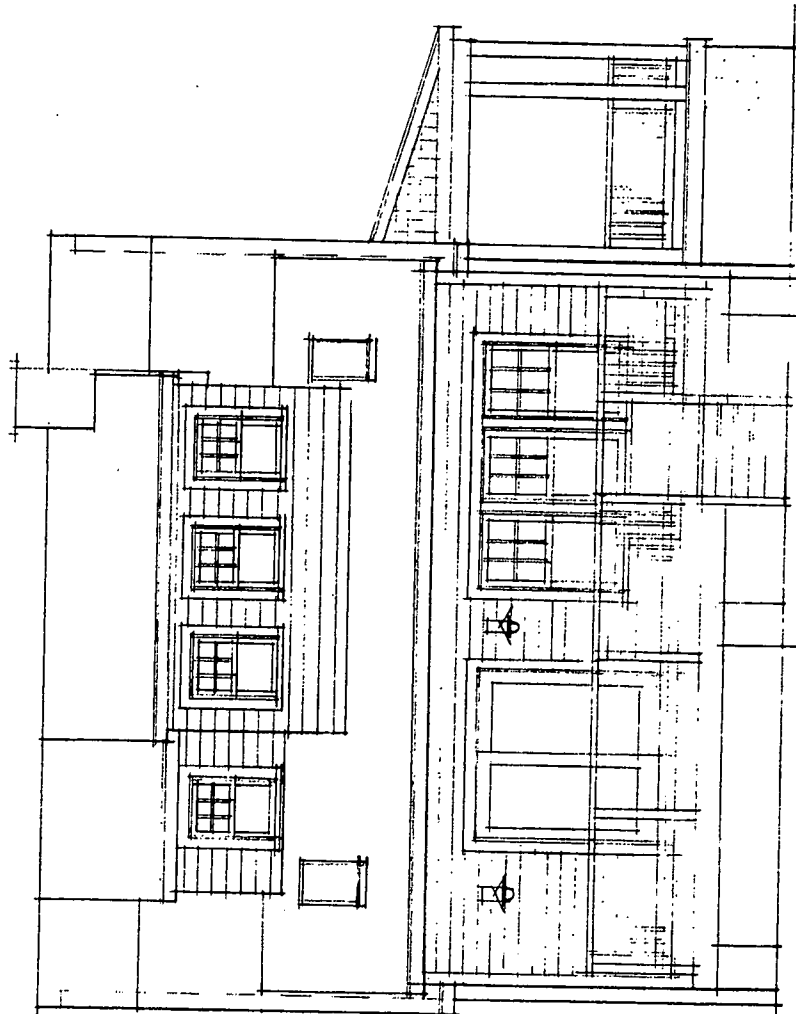
EXIST.
 SECOND FLOOR PLAN
 1/4" = 1'-0"



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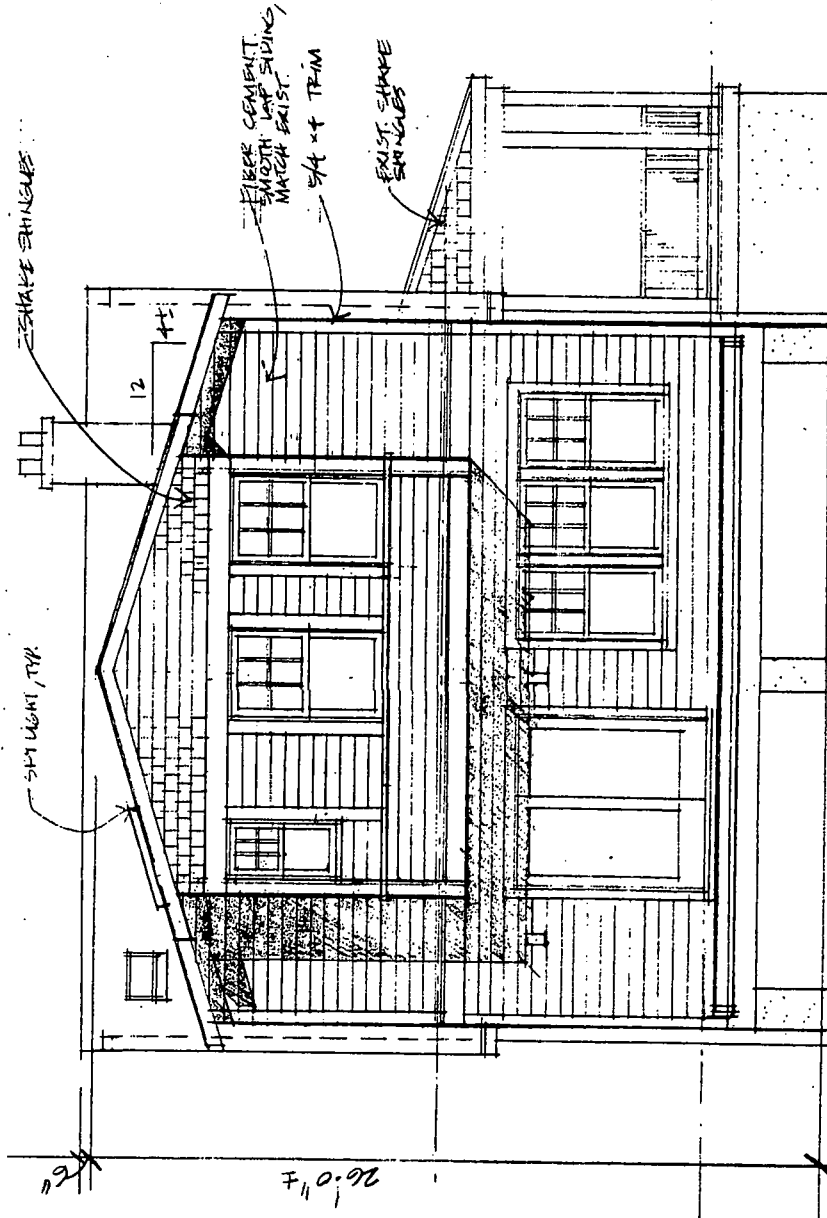
PROPOSED
 SECOND FLOOR PLAN



BACK
ELEVATION
1/4" = 1'-0"

Fothergill/Flack Residence
33 Columbia Ave.
Takoma Park, MD 20912

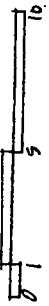
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)920-0737



PROPOSED
 EXIST. ELEVATION

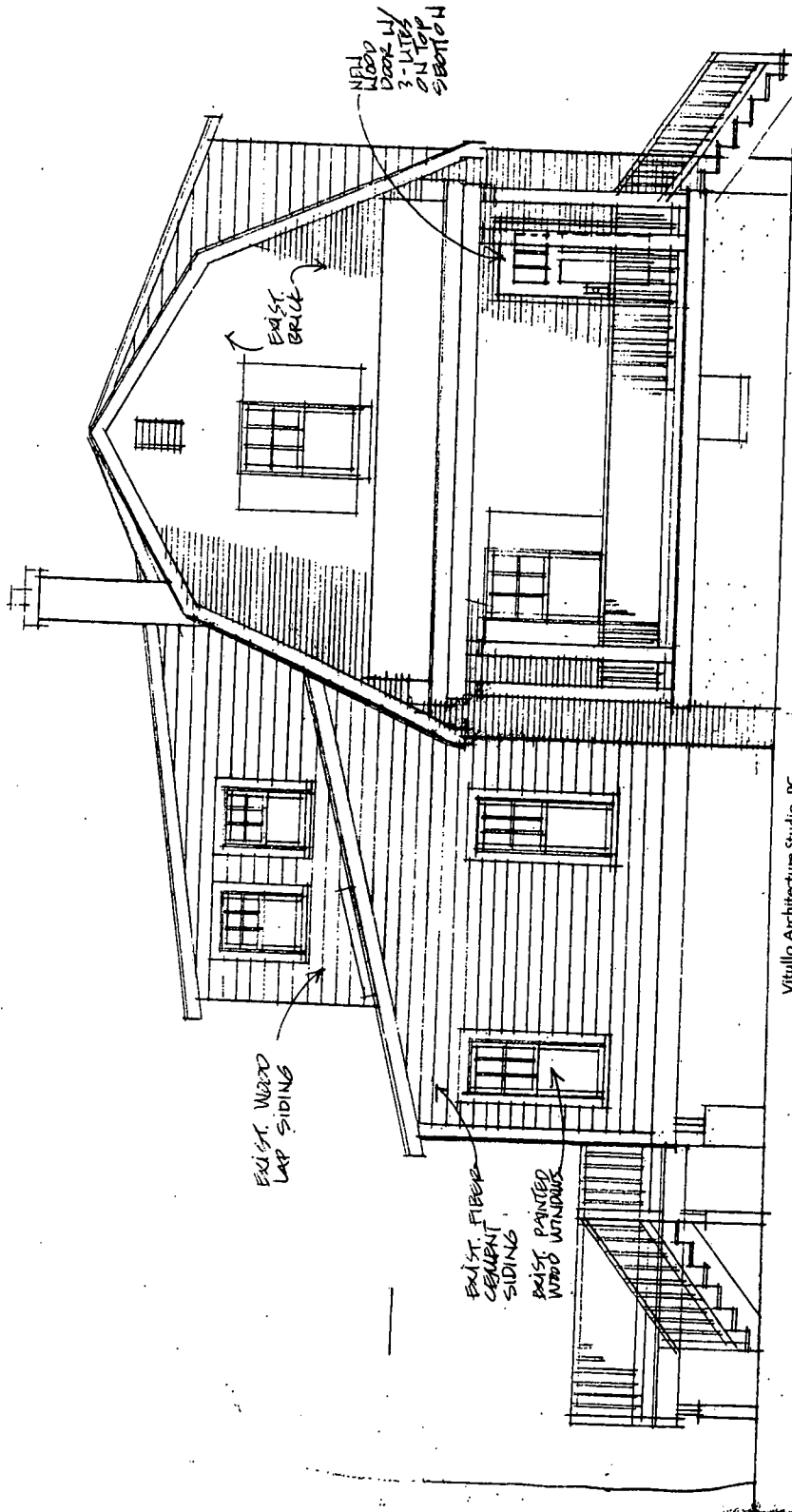
Fothergill/Flack Residence
 33 Columbia Ave.
 Takoma Park, MD 20912

Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301)920-0757



26.0"
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(B)



WOOD DOOR W/
3-LIPS
ON TOP
SECTION

EXIST.
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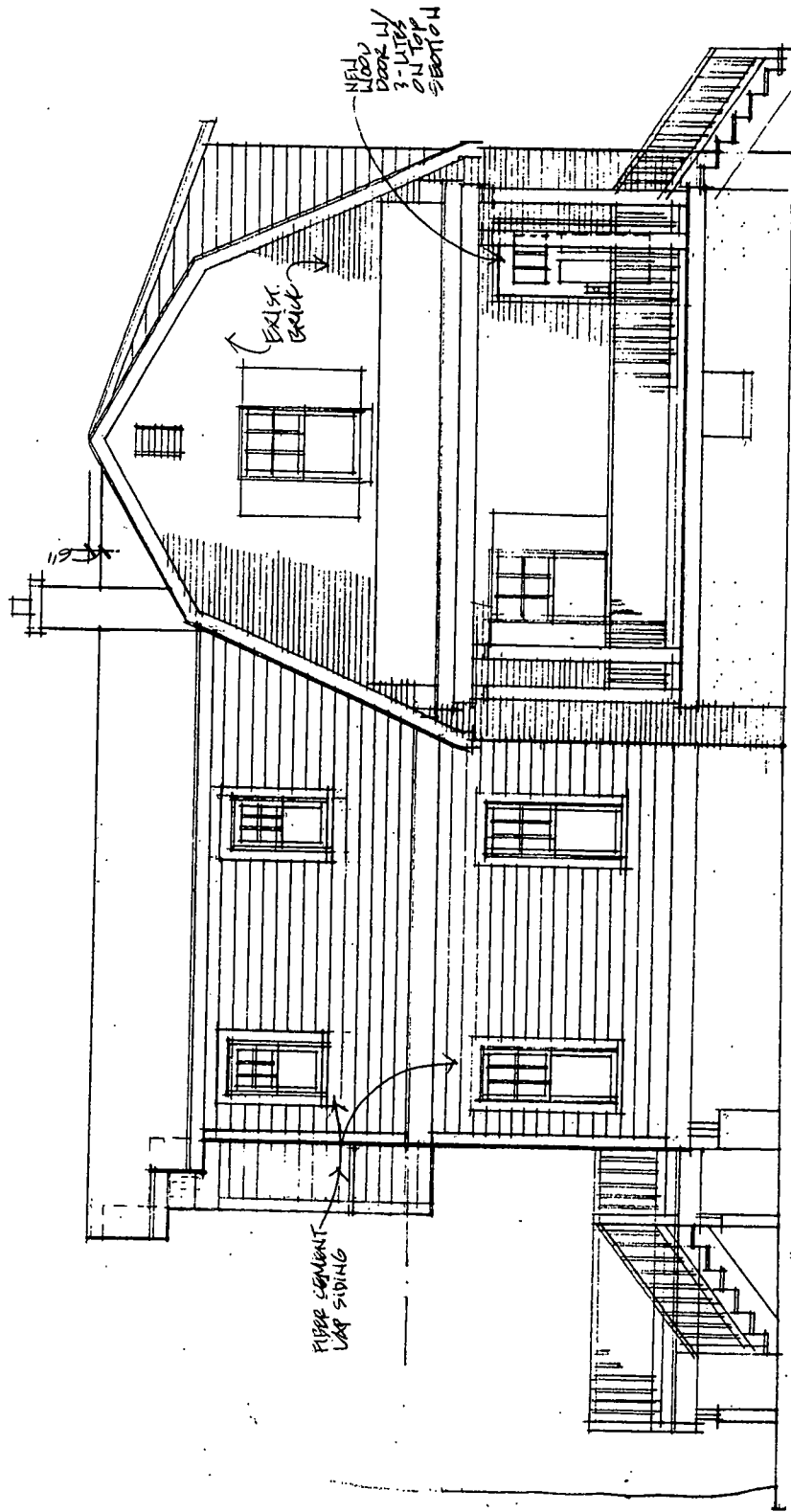
EXIST. WOOD
LAP SIDING

EXIST. FIBER
CEMENT
SIDING
EXIST. PAINTED
WOOD WINDOWS

EXISTING
SIDE ELEVATION
141116

Fothergill/Flack Residence
33 Columbia Ave.
Takoma Park, MD 20912

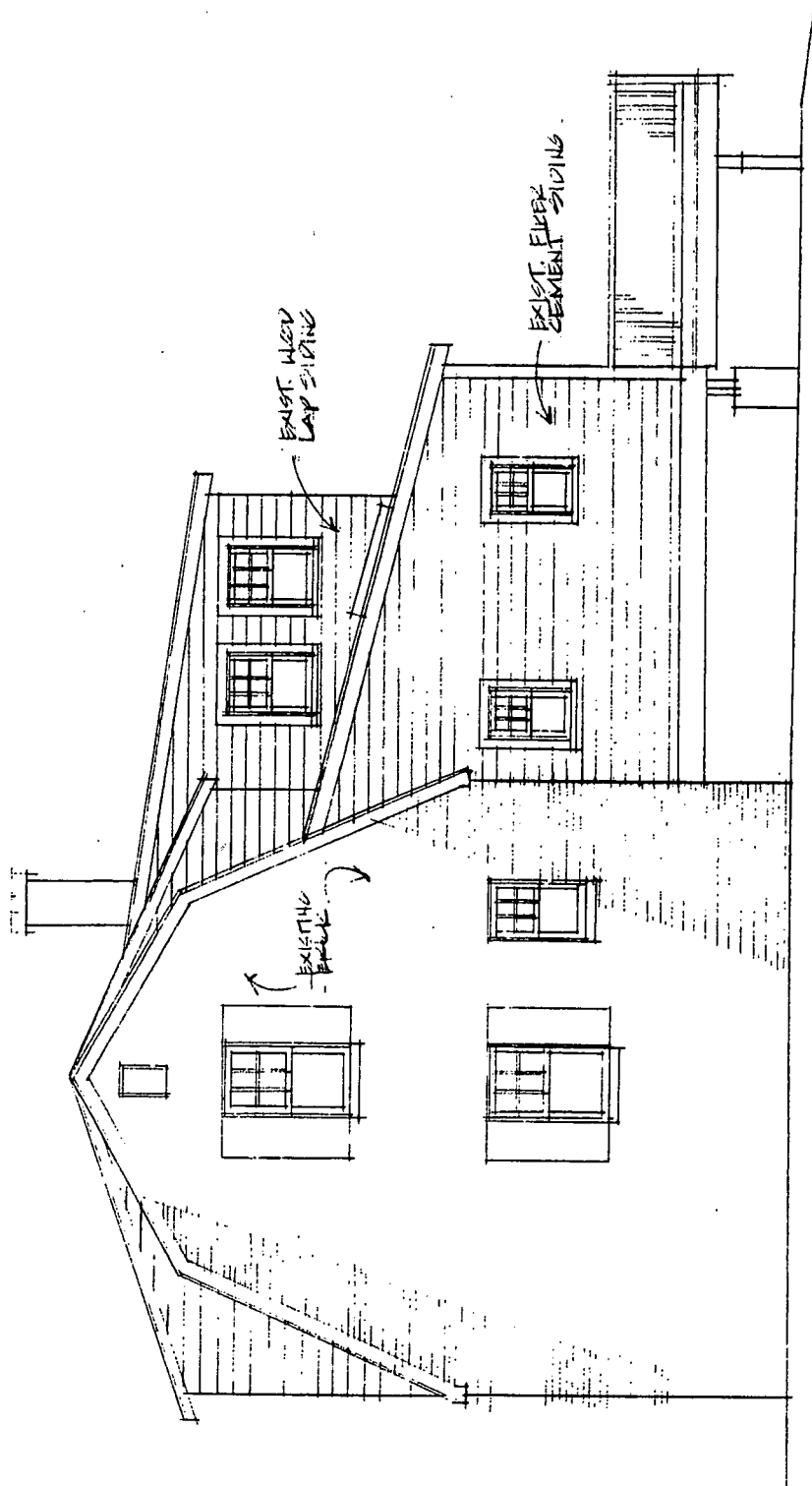
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)920-0737



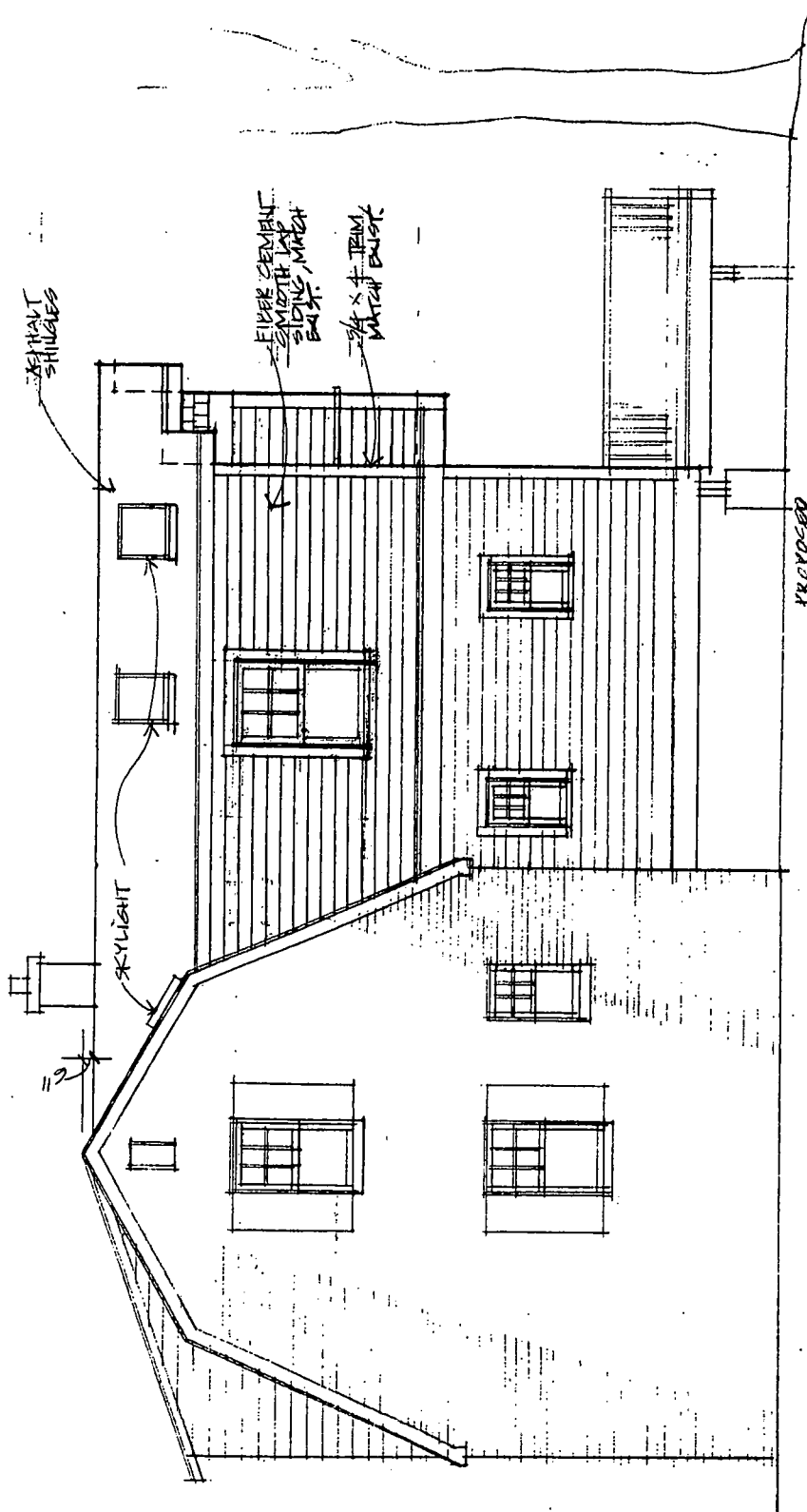
PROPOSED
SIDE ELEVATION
14'1" x 15'0"

Fothergill/Flack Residence
33 Columbia Ave.
Takoma Park, MD 20912

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
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EXISTING
SIDE ELEVATION
7/4/11

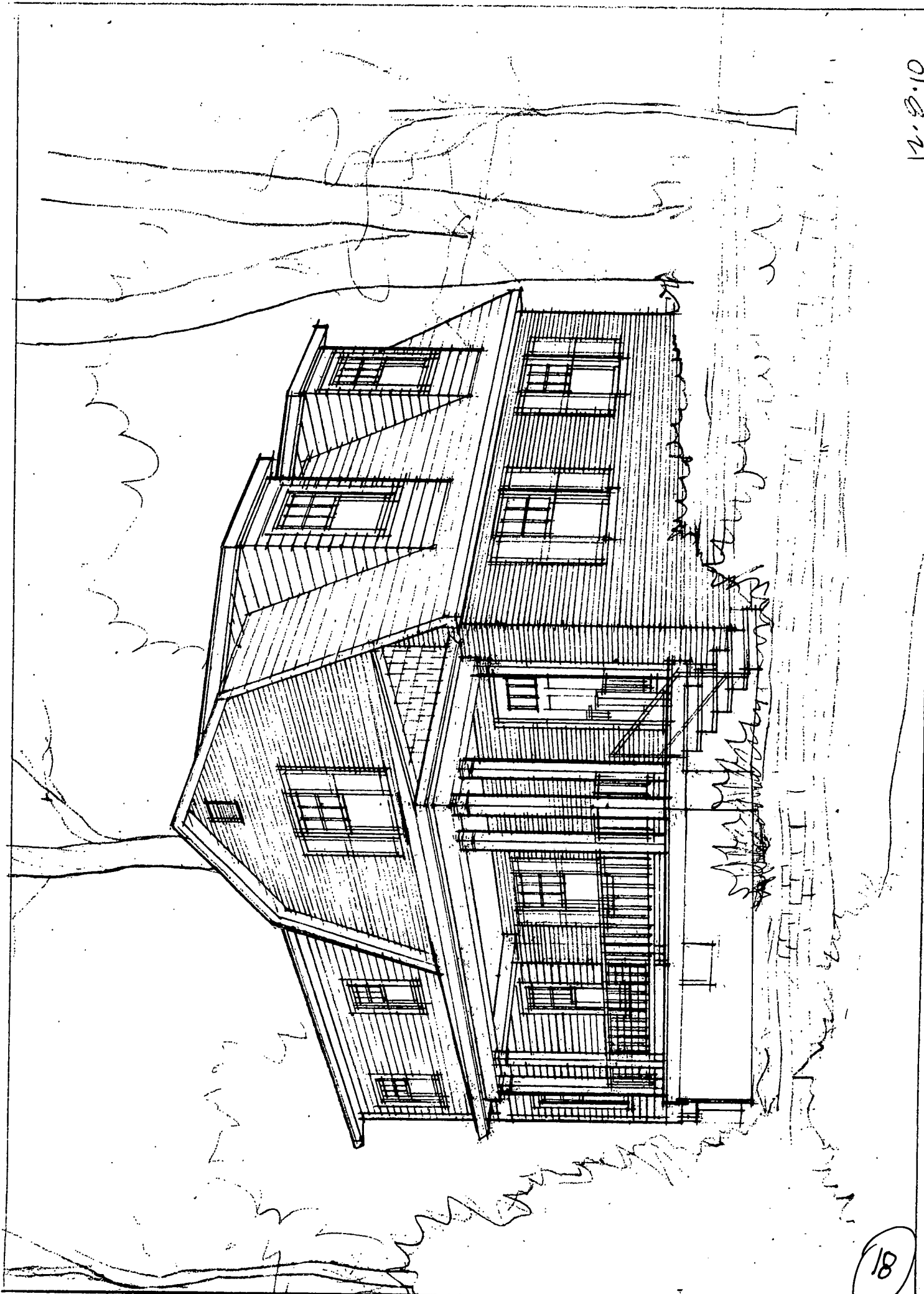


PROPOSED
SIDE ELEVATION



Fothergill/Flack Residence
33 Columbia Ave.
Takoma Park, MD 20912

Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301)920-0737



12.8.10

23 COLUMBIA AVE. AYOMA TATE

18

FOTHERGILL/FLACK

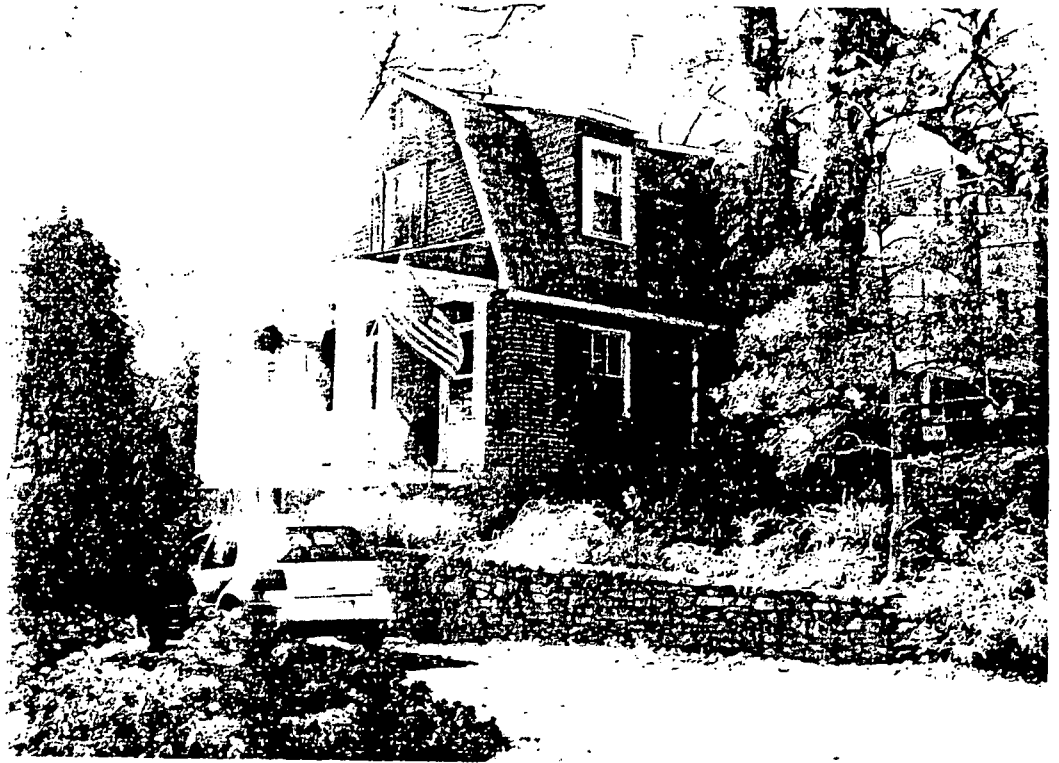


REAR ELEVATION



FRONT ELEVATION

Fothergill/Flack Residence
33 Columbia Ave.
Takoma Park, MD 20912



FRONT, FROM LEFT



FRONT, FROM RIGHT

Fothergill/Flack Residence
33 Columbia Ave.
Takoma Park, MD 20912







Non-original front door
to be replaced

