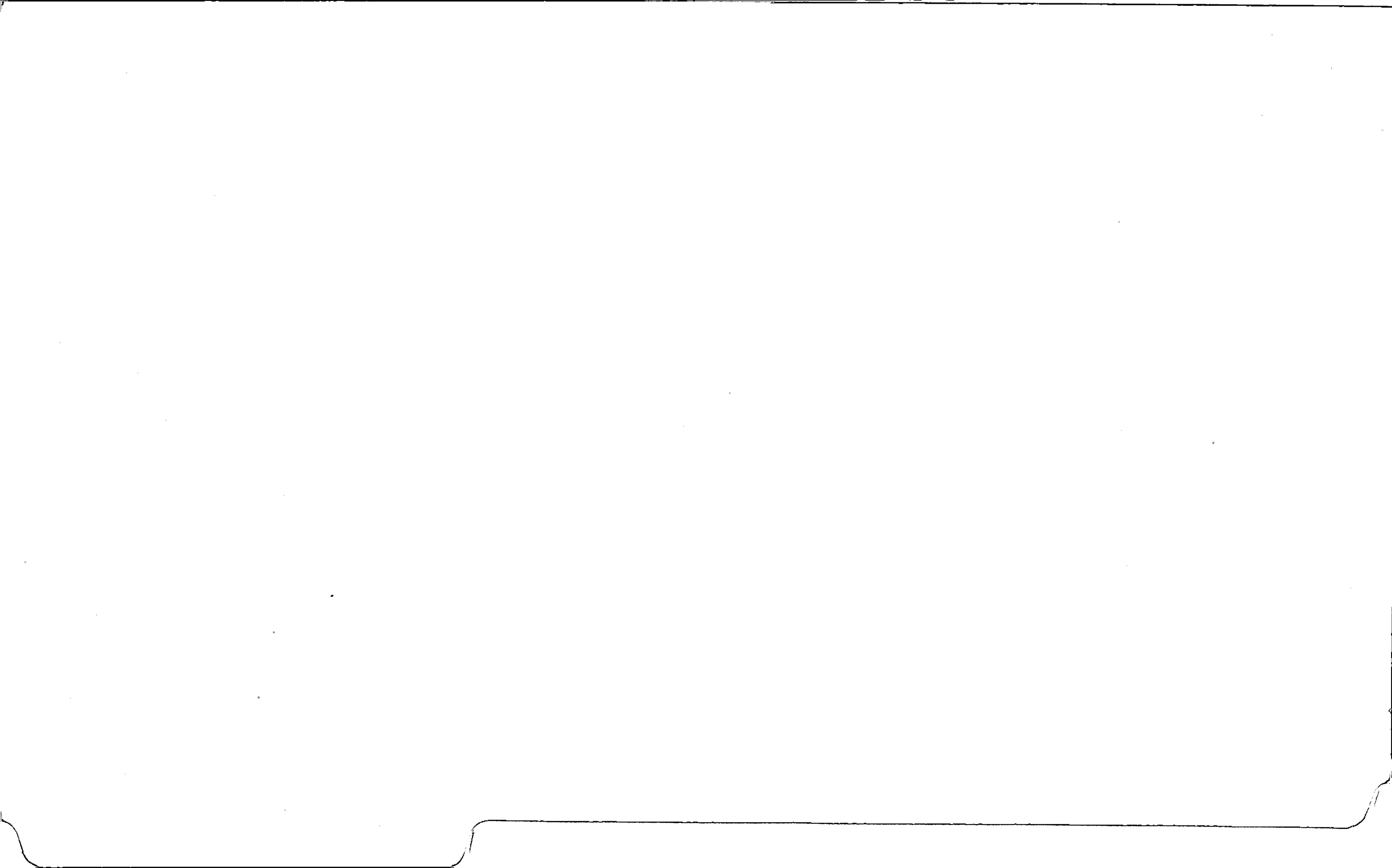


308 Lincoln Avenue, Takoma Park

[HPC Case # 37/03-12 E]

Takoma Park H.D.





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: April 12, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #592778, extension of dormer and other alterations

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 March 28, 2012 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: Barney and Cara Long

Address: 308 Lincoln 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.





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: BARNET LONG

Daytime Phone No.: (202) 664-0308

Tax Account No.: 01072757

Name of Property Owner: BARNET + CARA LONG Daytime Phone No.: _____

Address: 308 LINCOLN AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: RICHARD VITULLO Daytime Phone No.: (301) 806-6447

LOCATION OF BUILDING/PREMISE

House Number: 308 Street: LINCOLN AVE.

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

Lot: P26 Block: 37 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK

Liber: _____ Folio: _____ 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: \$ 10,000.00

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 1 feet 0 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

3/1/12
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4/12/12

Application/Permit No.: 592778 Date Filed: _____ Date Issued: _____

Silver, Joshua

From: Richard J. Vitullo <vitullostudio@earthlink.net>
Sent: Wednesday, March 14, 2012 10:49 AM
To: Silver, Joshua
Cc: 'Long, Barney'; barney.cara@gmail.com
Subject: 308 Lincoln Ave.
Attachments: long_image3.pdf; long_image4.pdf

Hi Josh:

Here is the revised design for this project, attached. In the end, this change is moving the existing window in the bath over about 30" towards the middle of the existing dormer, AND removing the new window in the new part of the dormer.



Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912
(301) 920-0737
(301) 806-6447 cell

Silver, Joshua

From: Richard J. Vitullo <vitullostudio@earthlink.net>
Sent: Monday, March 19, 2012 6:13 PM
To: Silver, Joshua
Subject: Re: 7209 Willow Ave., Takoma Park

I think the dormer is probably not original. Either way, original or not, I doubt there is wood siding under the asbestos.

But if we do find wood siding underneath, wouldn't it be better to reclad the whole dormer in fiber cement to match the asbestos siding of the main house than to expose the original wood siding but then butt NEW wood siding to it on the dormer addition? We would then have to utilize the detail in my original drawing: a vertical board separating old "historical" wood from new wood siding.

Sent from Rick Vitullo's iPhone

On Mar 19, 2012, at 4:43 PM, "Silver, Joshua" <Joshua.Silver@montgomeryplanning.org> wrote:

I would not be opposed to that, but again if removal of the asbestos siding exposes original siding then it would need to be rehabilitated and/or replaced in-kind to match. Do you know if there is original siding on the rear elevation? The building is categorized as an Outstanding Resource. This categorization is for the building's historical significance and not its architecture. With that said, some additional flexibility is afforded with respect to the types of allowable changes. We'll work something out that satisfies everyone. Let me know your thoughts. Time is of the essence. Staff reports are due Wednesday morning.

Thanks!
Josh

From: Richard J. Vitullo [<mailto:vitullostudio@earthlink.net>]
Sent: Monday, March 19, 2012 4:14 PM
To: Silver, Joshua
Subject: RE: 7209 Willow Ave., Takoma Park

308 Lincoln:

What would you think of re-cladding the entire rear elevation with fiber cement siding to match the existing, with 10" lap, striated siding with the wavy bottom edge? CertainTeed makes one that comes very close to this siding type.

<image001.jpg>

Richard J. Vitullo AIA

Vitullo Architecture Studio, PC

7016 Woodland Ave.

Takoma Park, MD 20912

(301) 920-0737

(301) 806-6447 cell

From: Silver, Joshua [<mailto:Joshua.Silver@montgomeryplanning.org>]

Sent: Monday, March 19, 2012 3:54 PM

To: vitullostudio@earthlink.net

Subject: RE: 7209 Willow Ave., Takoma Park

Great! Thanks. I'll have a look and follow up with you.

Back to 308 Lincoln Avenue. I recommend recladding the entire rear dormer with horizontal fiber cement siding instead of just the new dormer extension section. Otherwise, the connection of these two very different materials even with a vertical trim board creates an awkwardness that I recommend avoiding. An appropriately placed horizontal trim board should be installed where the dormer wall meets top of the 1st floor or where you see fit to express differentiation.

Now with that said, if removing the asbestos siding exposes original wood siding, then I recommend rehabilitation of the original siding and installation of new wooden siding to match.

Please let me know how you would like to proceed.

Thanks,
Josh

From: Richard J. Vitullo [<mailto:vitullostudio@earthlink.net>]

Sent: Monday, March 19, 2012 3:43 PM

To: Silver, Joshua

Cc: 'Judith Appelbaum'; 'Elizabeth Cohn'

Subject: 7209 Willow Ave., Takoma Park

Hi Josh:

I have attached the existing plan and rear elevation, as well as 2 different schemes for the addition, 1) Scheme A: all of the addition is to the rear, holding the construction to within the footprint width of the existing, 2) Scheme B: the screen porch extends out to the right side by 5'-0".

Call me and we can talk about these schemes, pro and con. Thanks,
Josh.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	308 Lincoln Avenue, Takoma Park	Meeting Date:	3/28/2012
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	3/21/2012
Applicant:	Barney and Cara Long (Rick Vitullo, Architect)	Public Notice:	3/14/2012
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-12E	Staff:	Josh Silver
PROPOSAL:	Extension of dormer and other alterations		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District.
STYLE: Tudor Revival
DATE: c1920s

PROPOSAL

The applicants are proposing to extend an existing rear dormer approximately 4'6" and remove an existing window in the dormer, infill that location and install a new wooden interior/exterior awning window. The research conducted about the dormer suggests the dormer is not an original feature, however there was no conclusive finding reached to make an accurate determination about when it was constructed.

The proposed work also includes the removal of asbestos siding on the dormer and rehabilitation of the original wooden lap siding underneath. If the original siding is determined beyond repair it will be replaced in-kind to match the reveal of the original 5" siding. The proposed dormer extension will be clad with 5" lap siding to match the existing wooden siding. A horizontal wooden band board will be installed between the base of the dormer wall and top of the 1st floor wall to express differentiation.

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

The *Guidelines* define an Outstanding Resource as:

A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- while additions should be compatible, they are not required to be replicative of earlier architectural styles.
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.

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.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed dormer extension, window relocation and siding rehabilitation work. The proposed work is confined to the rear elevation and will have negligible impact on the streetscape of the historic district and is compatible with the design and character of the resource. The rehabilitation of the existing wooden siding preserves older or historic building materials and the installation of a matching wooden lap siding on the extension part gives uniformity of a single material throughout the entire dormer.

Staff recommends the applicants apply for a historic preservation tax credit for work associated with the siding removal and repair work.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Takoma Park Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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. 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 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: BARNBY LONG

Daytime Phone No.: (202) 669-0308

Tax Account No.: 01072757

Name of Property Owner: BARNBY + CARA LONG Daytime Phone No.: _____

Address: 308 LINCOLN AVE. TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: RICHARD VITULLO Daytime Phone No.: (301) 806-6447

LOCATION OF BUILDING/PREMISE

House Number: 308 Street: LINCOLN AVE.

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

Lot: P26 Block: 37 Subdivision: B.F. GILBERT'S ADD'N TO TAKOMA PARK

Liber: _____ Folio: _____ 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: \$ 20,000.00

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

3/1/12
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

308 Lincoln Ave. Takoma Park, MD 20912

This is an "Outstanding Resource" Tudor Revival style house, built in 1928, and it is located in the Takoma Park Historic District. It's historical importance is due to it being the original location of the Takoma Park library. It is a 1 1/2-story house, basically rectangular in shape, with a basement and a small attic area.

- 1) **Structure:** *It is gabled with the ridge parallel to the street with a clipped gable or jerkinhead structure at each end of the main gable. The rear of the gable has a 19'-0" wide shed dormer; it is not quite centered in the middle of the house.*
- 2) **Windows/Doors:** *The windows and door at the rear elevation relate to the interior uses but have no symmetry or regular pattern amongst them.*
- 3) **Finish:** *The exterior finish is 10" lap asbestos siding.*
- 4) **Foundation:** *The foundation is painted masonry.*

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

308 Lincoln Ave. Takoma Park, MD 20912

New Rear 2nd floor dormer extension:

This dormer extension will have the following features:

- 1) *It will be recessed from the existing side wall by 6-inches.*
- 2) *It will be constructed as a matching extension of the existing dormer, lengthening it from 19'-0" wide to 23'-6" wide.*
- 3) *A new painted wood (square) awning window matching the existing bathroom window will be added within this addition at the same height, facing the rear.*
- 4) *The finish on the addition will be painted ^{5" wooden lap} ~~fiber cement~~ siding to match the existing ~~asbestos~~ siding; the roofing will match the existing asphalt shingles. ^{wooden}*

Barney and Cara Long
308 Lincoln Ave.
Takoma Park, MD 20912

Adjoining Property Owners

HAWP

Brain Brown
Joanne Wu
310 Lincoln Ave.
Takoma Park, MD 20912

Saul Schniderman
Sally Davies
306 Lincoln Ave.
Takoma Park, MD 20912

Sharon Rogers
311 Lincoln Ave.
Takoma Park, MD 20912

DICK. (NOT MEASURED.)

UP.

DN.

STUDY

BATHROOM

FRIG.

KITCHEN

HOB

UP.

SITTING ROOM

DINING ROOM

FIRE

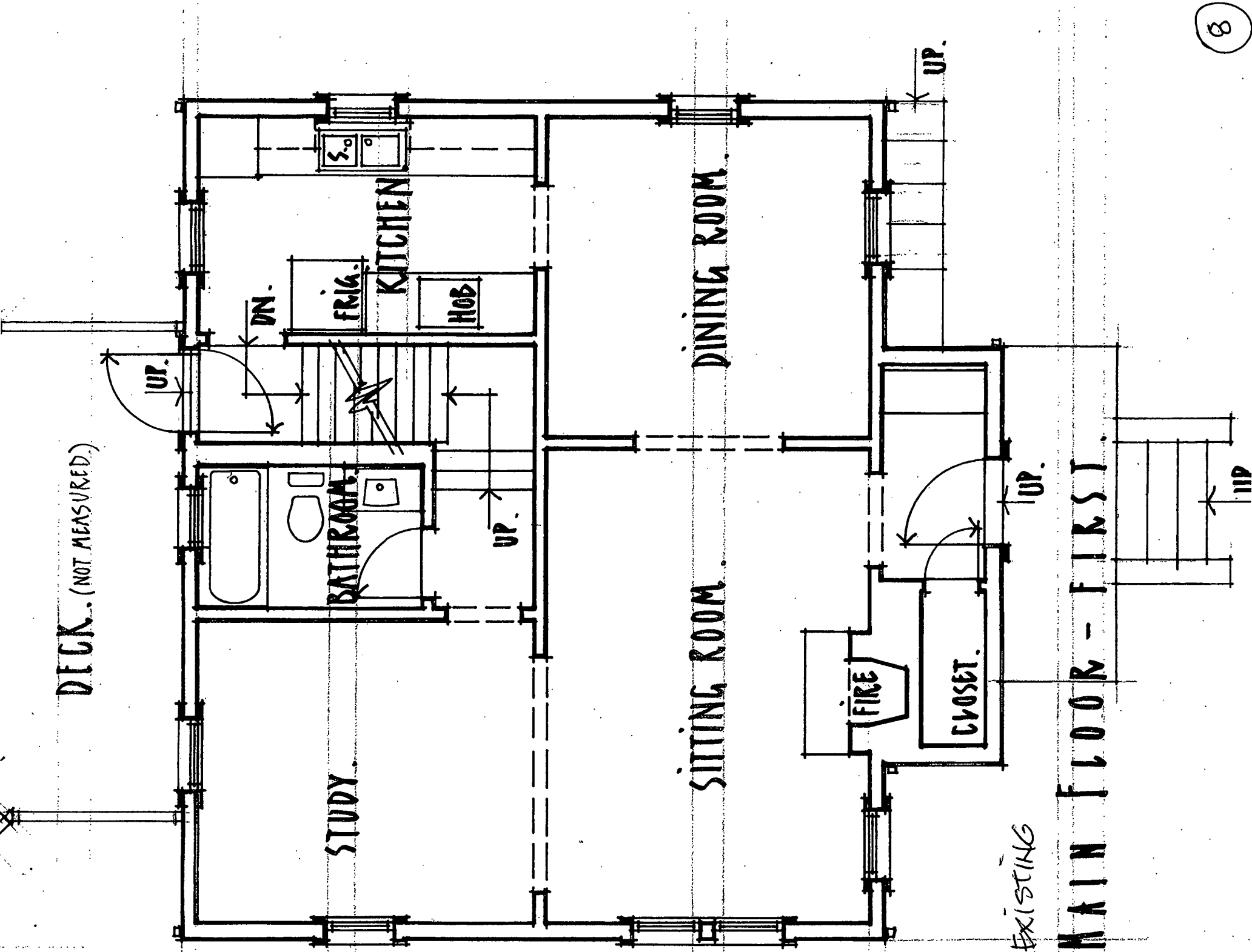
CLOSET

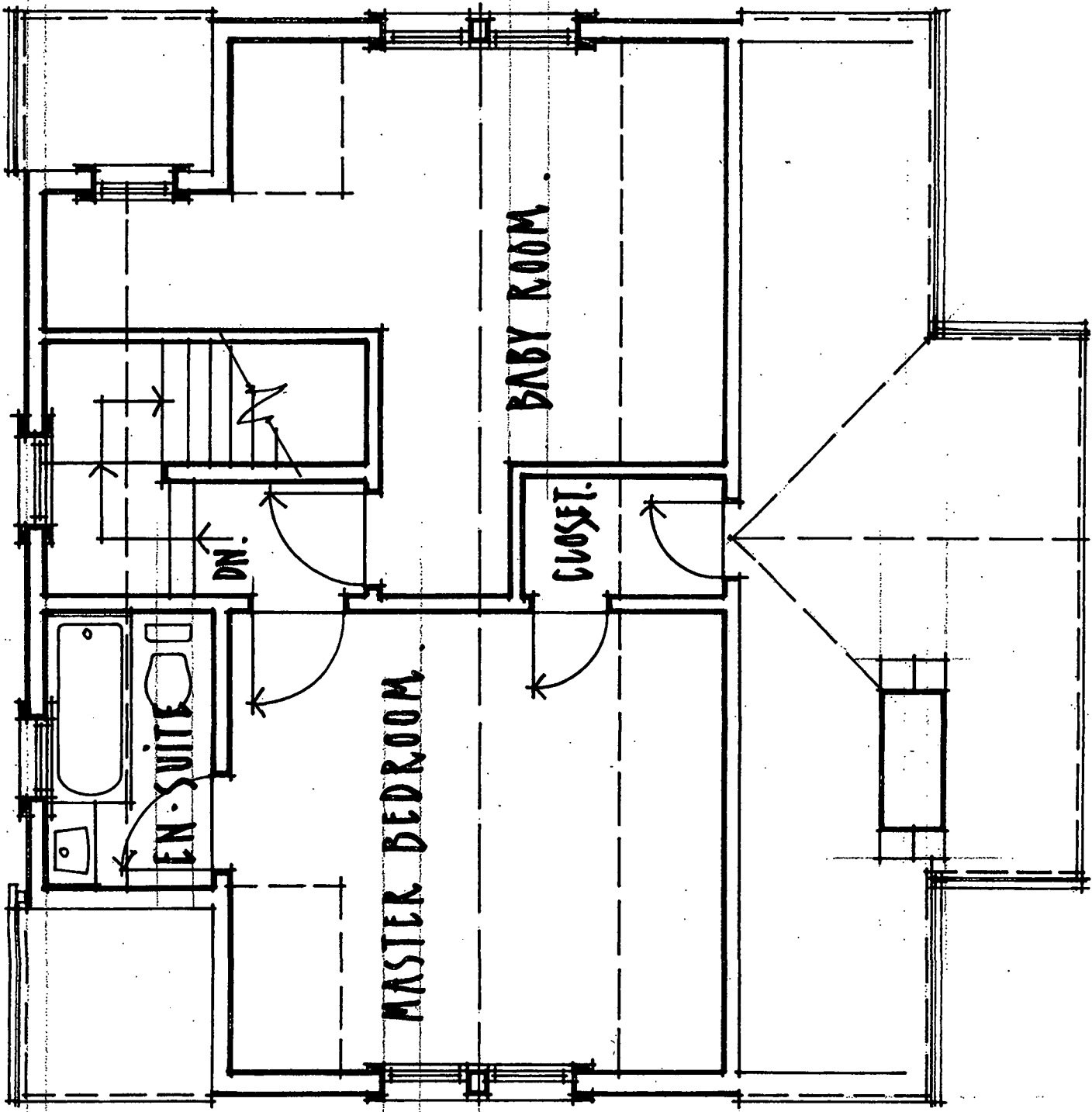
EXISTING

UP.

MAIN FLOOR - FIRST

UP





EXISTING

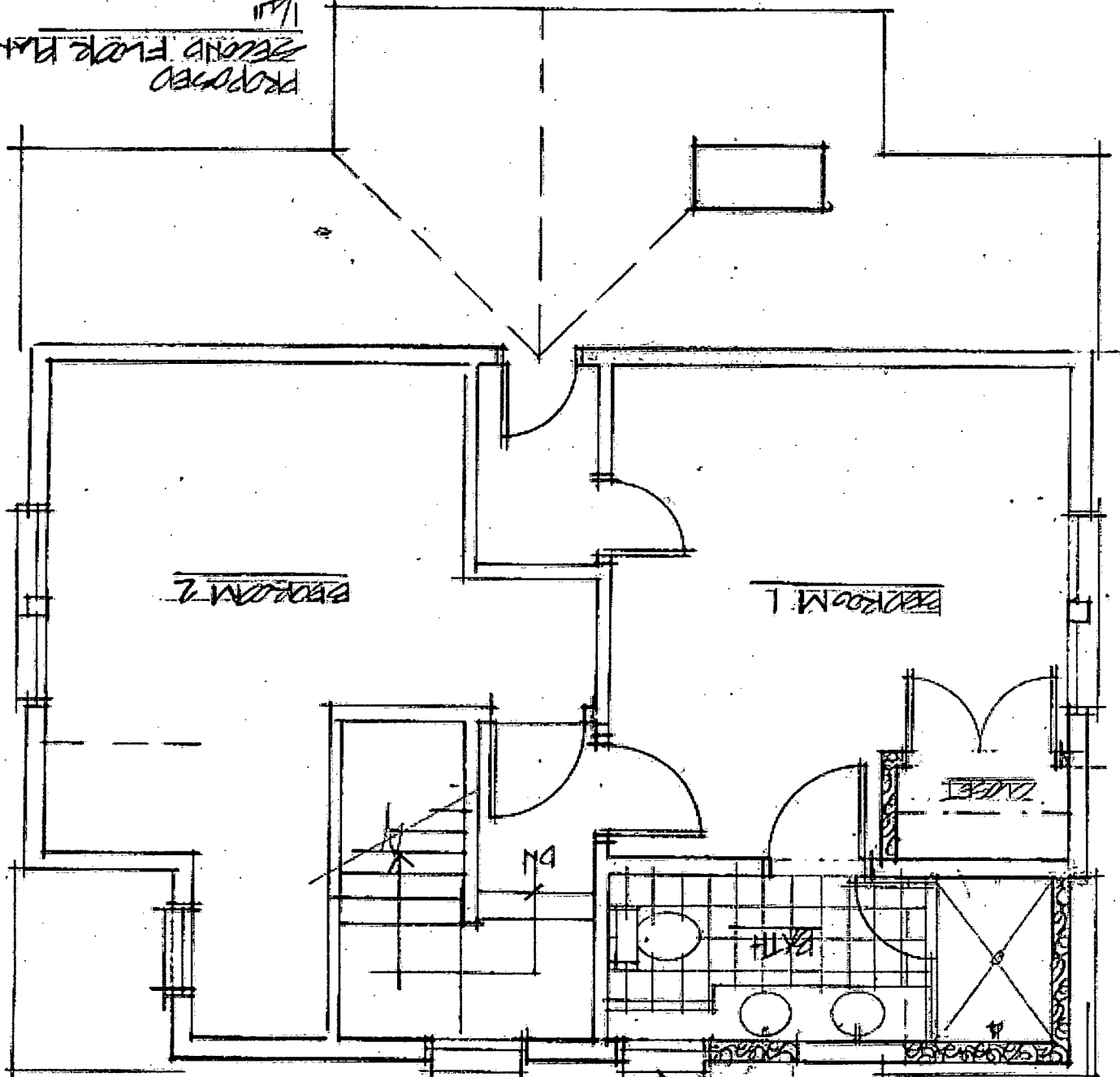
UPPER FLOOR - SECOND.

1/4" = 1'-0"

10

LONG
3/5/12

PROPOSED
SECOND FLOOR PLAN
1/4"



BEDROOM 2

BEDROOM 1

DL

BATH

KITCHEN

5'0"

EXIST. DORMER

EXIT

12'0"

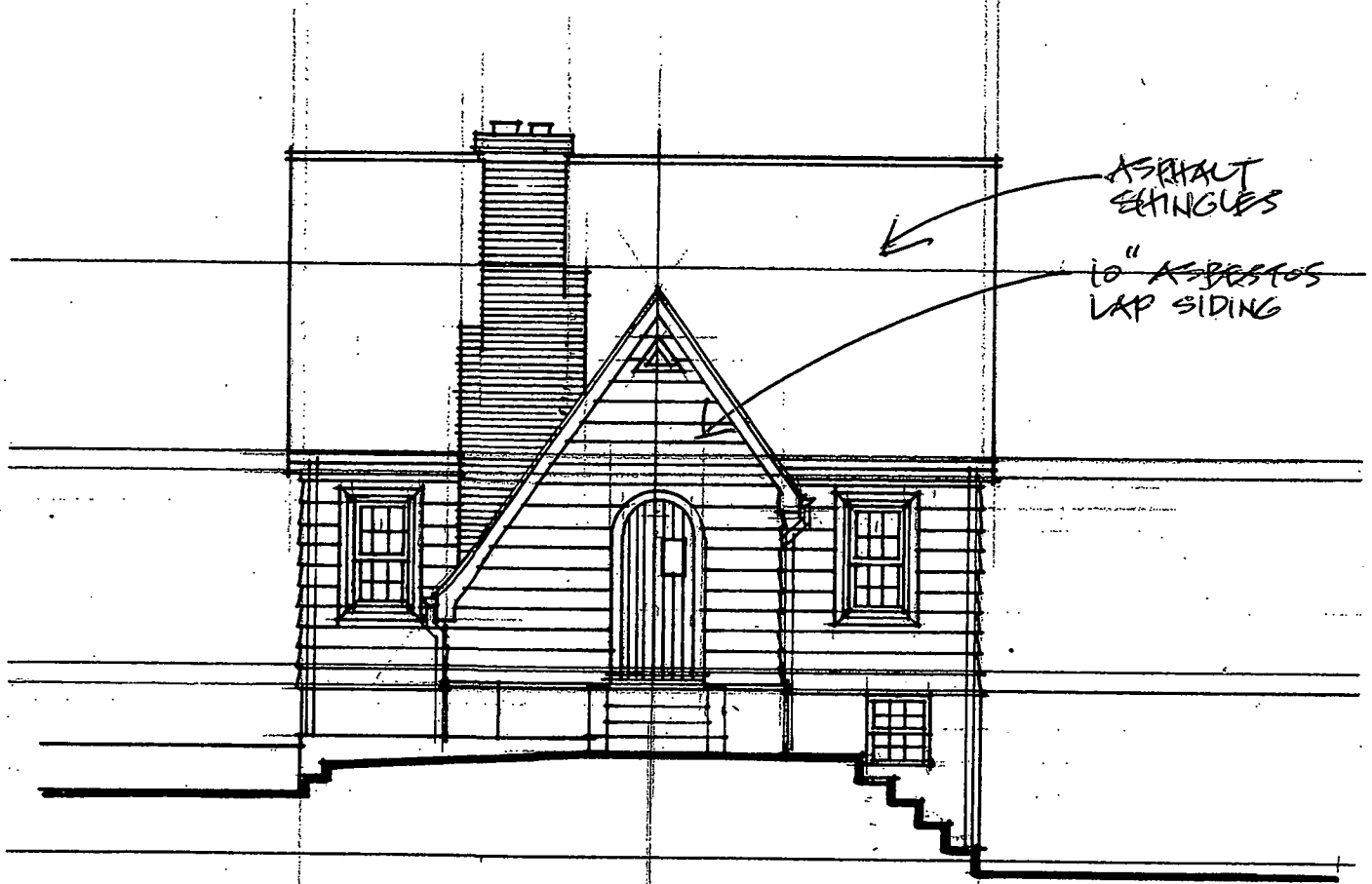
ADDITIONAL

4'6"

MOVE EXIST. WINDOW

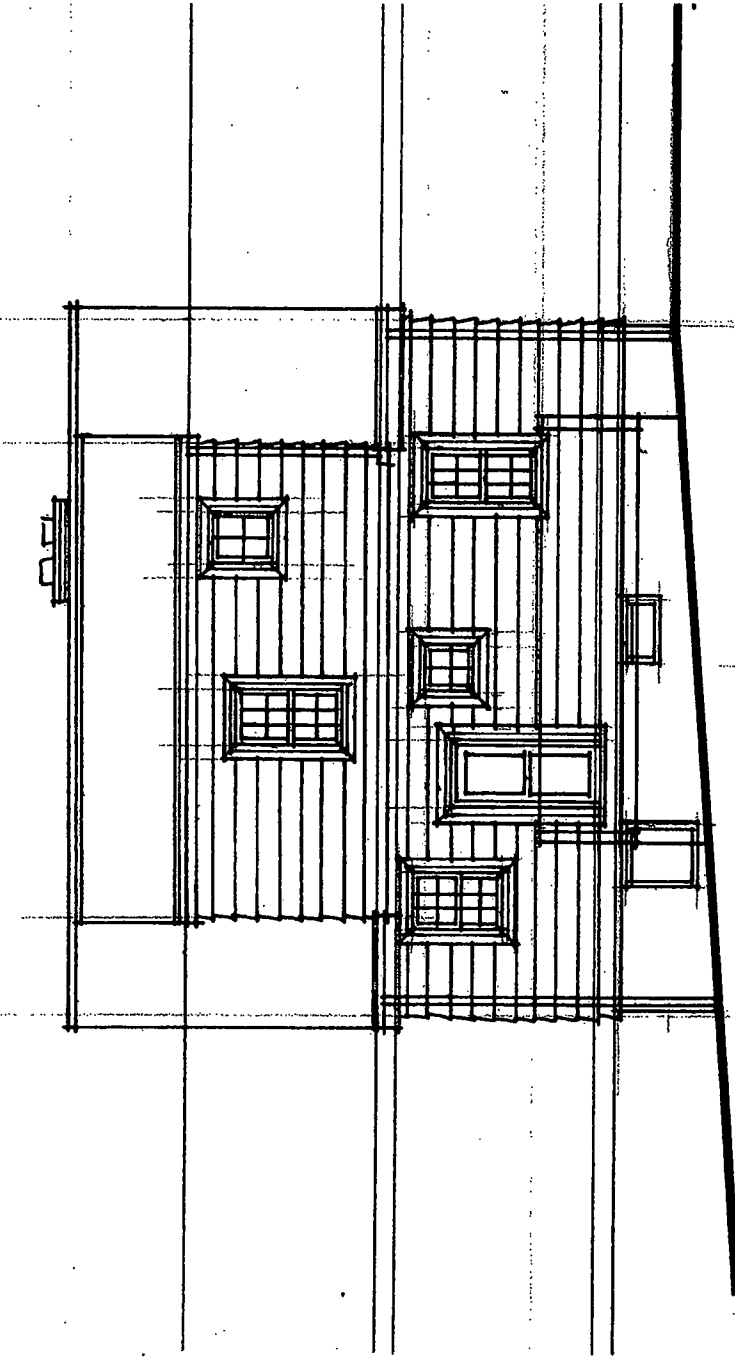
19'6"

6"



EXISTING 1/8" = 1'-0"

FRONT.



EXISTING 1/8" = 1'-0"

REAR

EXISTING *
DORMER
ADDITION

MOVE EXISTING WINDOW

EXTEND ROOF FASCIA AND
GUTTERING IN LINE WITH EXISTING

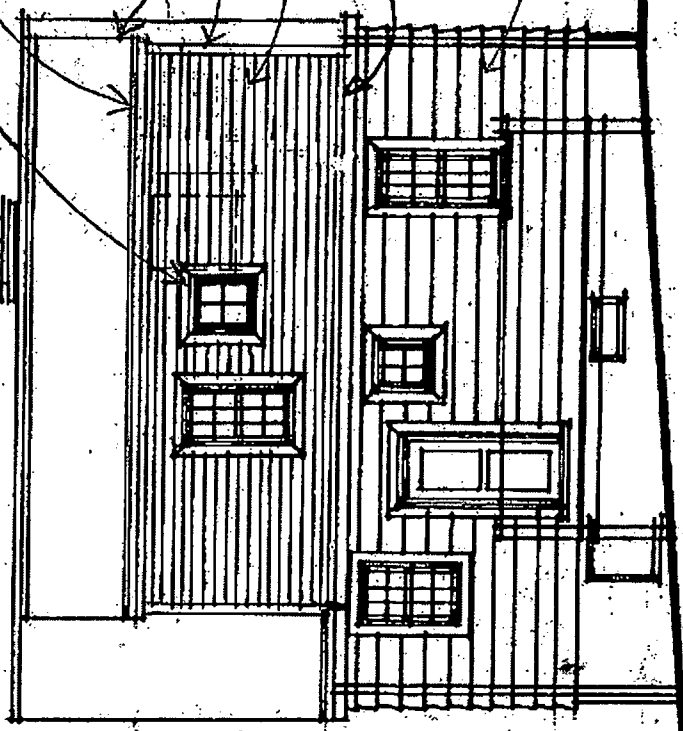
RETAIN BARGE BOARD TO
EXISTING MAIN ROOF

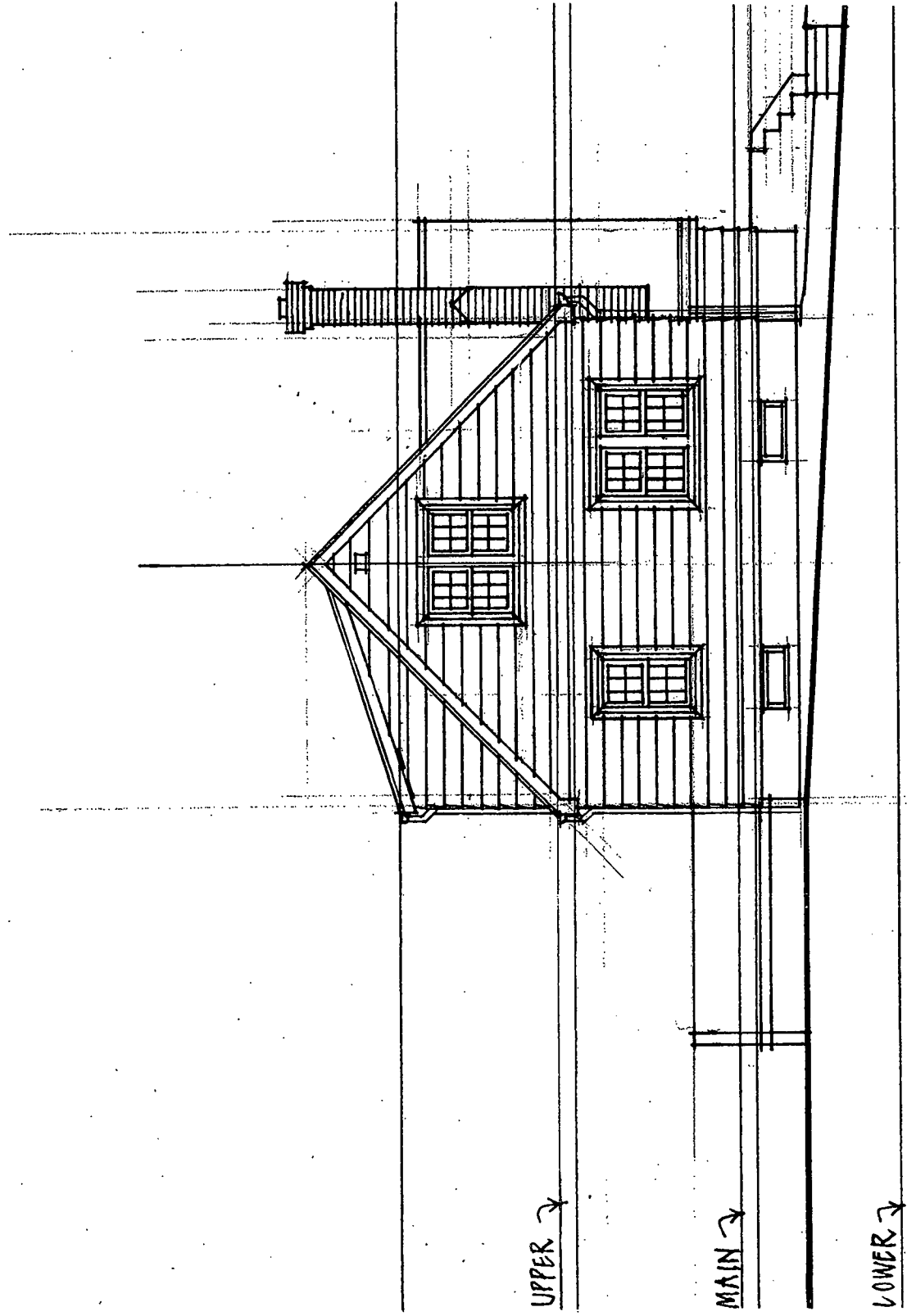
1" x 4" HD. TRIM, PTR.

RESTORED (AND NEW TO MATCH) WOOD
SIDING, PAINTED, STAIRS

LEAVE EXISTING LENGTH OF
GUTTERING AND FASCIA/ADD
5/4" x 8" BARGE BOARD W/ MIT. FLASHING
AT TOP

EXISTING ASBESTOS SIDING (10" LAP)





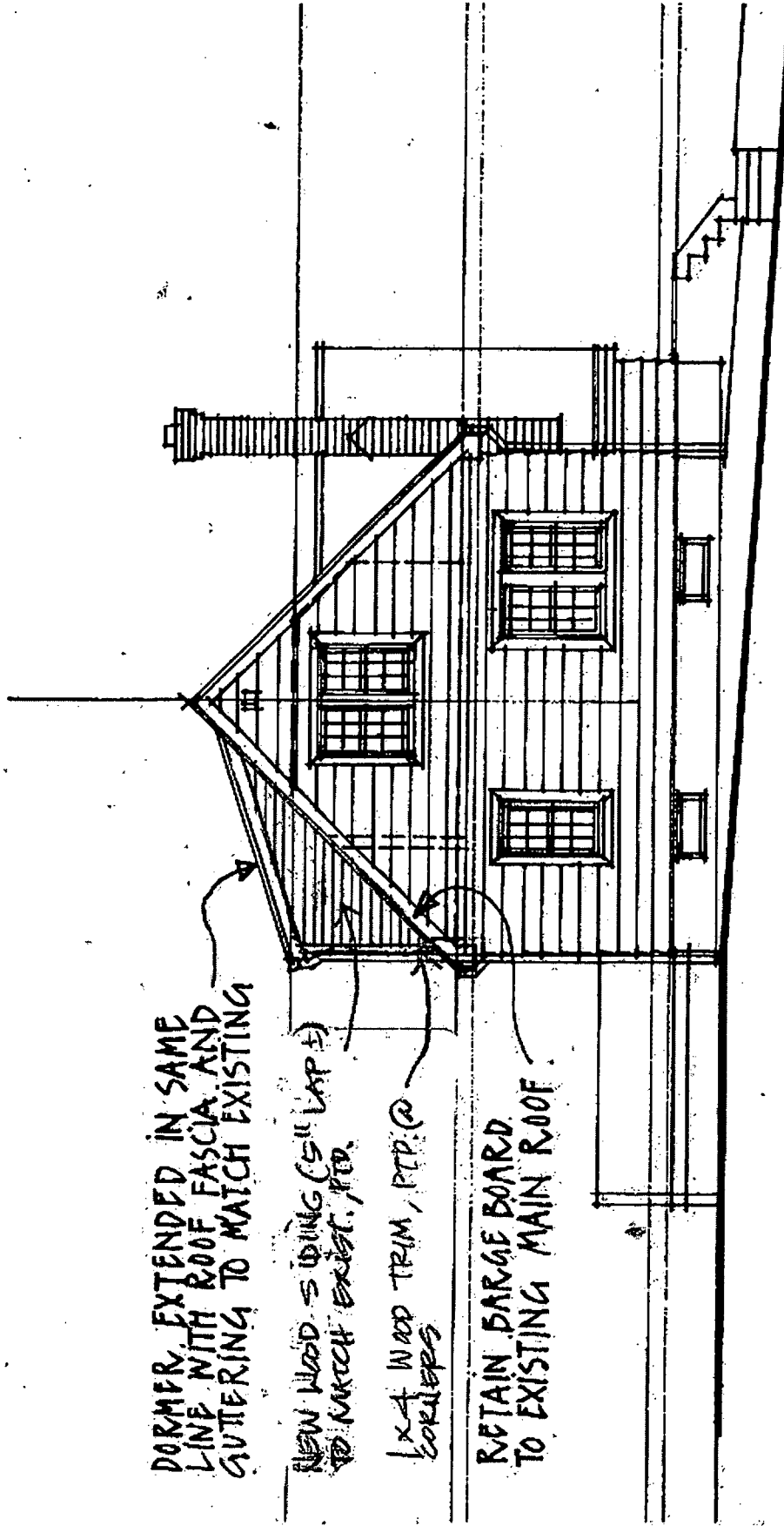
EXISTING 18" = 1'-0"
SIDE.

DORMER, EXTENDED IN SAME
LINE WITH ROOF FASCIA AND
GUTTERING TO MATCH EXISTING

NEW WOOD SIDING (5" LAP)
TO MATCH EXIST. PED.

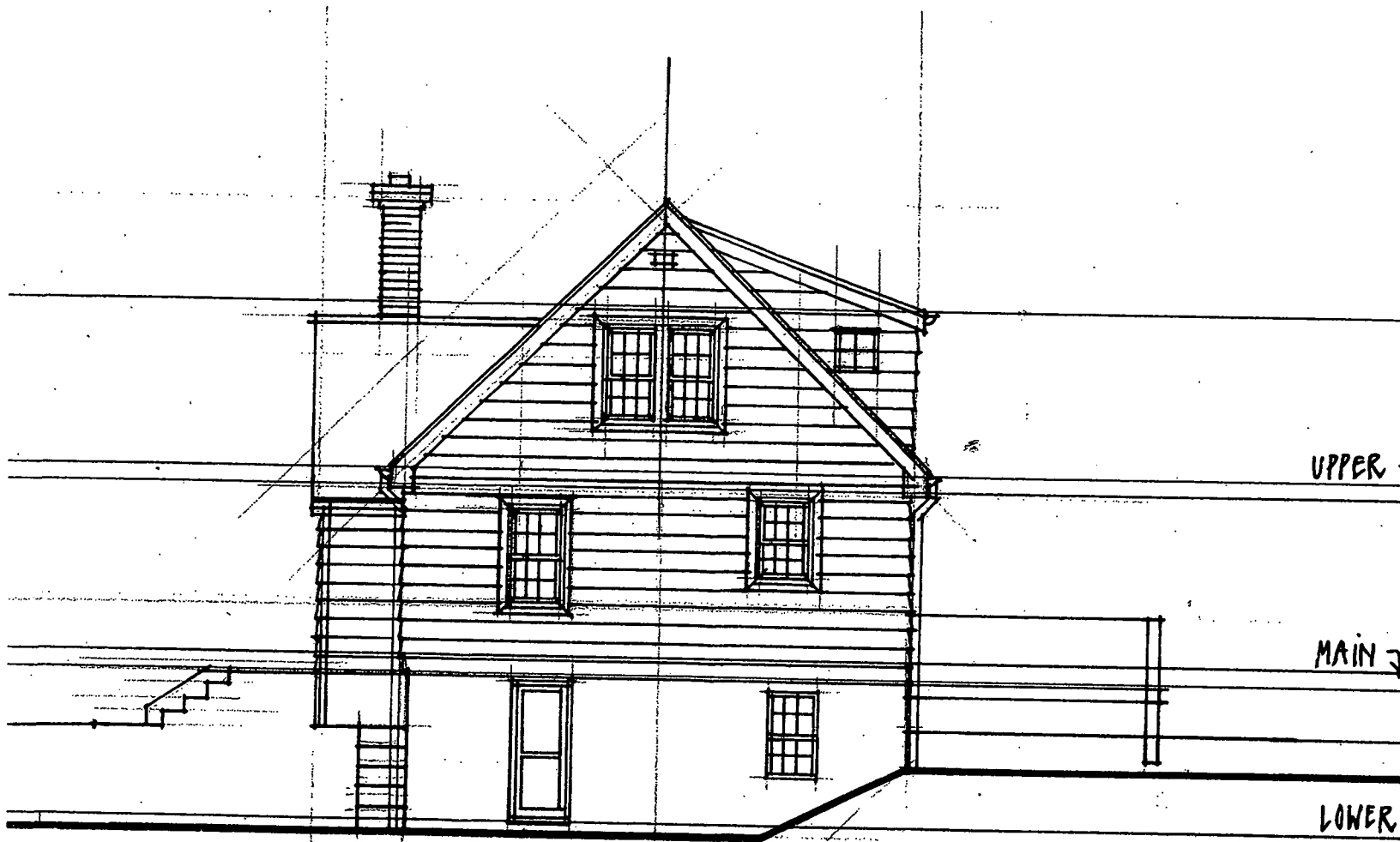
1x4 WOOD TRIM, PTD. @
CORNERS

RETAIN BARGE BOARD
TO EXISTING MAIN ROOF

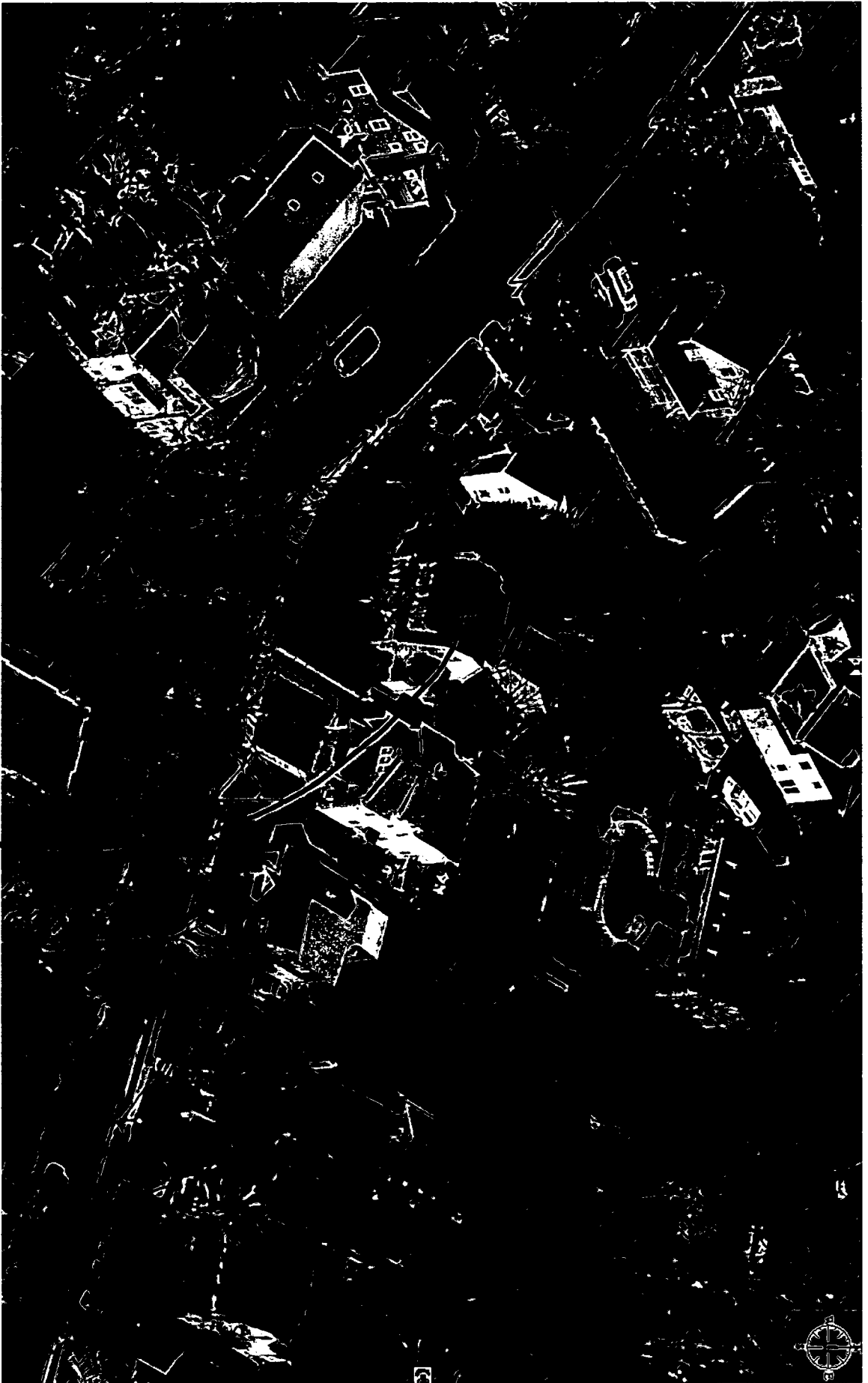


PROPOSED 1/4" = 1'-0"

SIDE.



EXISTING $\frac{1}{8}'' = 1'-0''$
SIDE.



308
LINCOLN AVENUE

(H)

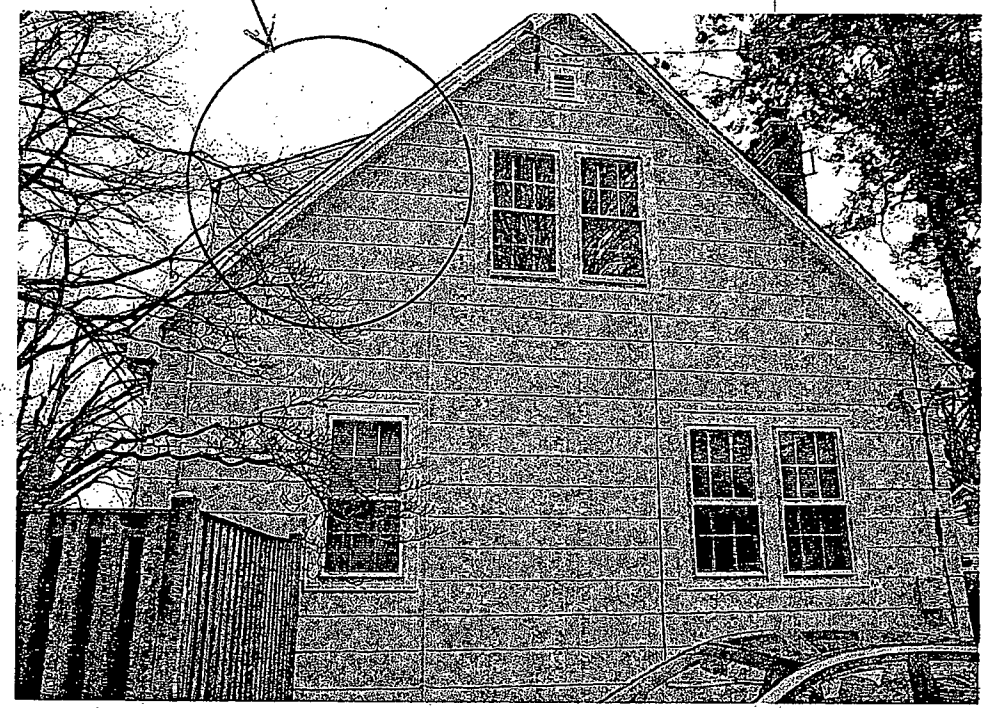
309 LINCOLN AVE.
TAKOMA PARK, MD 20912



FRONT



REAR



AREA OF
DORMER ADDITION

SIDE