

37/3-95 C 7417 Baltimore Avenue
Takoma Park Historic District

1. 3' 5' 5'

2. matters on sheet

② loss of lip roof

① 2 level deck

③ windows

anything can be
discussed
5/1/10

Calloway FAX

588-

7930

CLEVELAND
AVENUE
DEVELOPMENT

ART MCMURDIE

12 CLEVELAND AVENUE

TAKOMA PARK, MARYLAND

20912

301-565-0524

565-5961

























1-800-650-0144 Garrett Co.

301-933-2418 Local

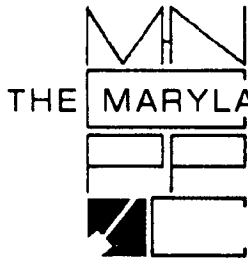


BUILDING SYSTEMS, INC.

1-800-650-4118 Montgomery Co.
Silver Spring, MD 20906

RANDALL S. LOWERS
INDEPENDENT AGENT

7417 Baltimore Ave
Takoma Park



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

February 12, 1997

Mrs. Dorothy Calloway
7417 Baltimore Avenue
Takoma Park, MD 20912

Dear Mrs. Calloway,

I received your letter of February 7, 1997 in which you expressed concern that the neighbors had told Mr. Calloway how the design and the railing of the balcony for the rear addition to your house should look.

Please be assured that public testimony is only a part of the process of review of Historic Area Work Permit applications. The nine members of the Historic Preservation Commission listen carefully to the testimony of the applicant, the staff, and the public, but they then make the decision on their own. No one except the nine Commissioners can approve or disapprove the applicant's proposals.

In Mr. Calloway's case, the design which had originally been prepared for the balcony revision - for an inset balcony with lapped siding on the center of the balcony railing and with stucco siding at each end - was considered by the Commissioners as more appropriate an addition to your handsome Prairie-style house than the revised design submitted by Mr. Calloway's building contractor.

We are looking forward to the successful completion of your project. Please let us know if the Historic Preservation Commission can be of further assistance to you in this endeavor.

Very truly yours,

George Kousoulas
Chair
Historic Preservation Commission

Feb 7, 1997

Walter P. Reuther (Comm)
Dodge, Terry, and Press (Adm)
M-11-11-11

8789 George Avenue
Silver Spring, Maryland 20910 - 3760

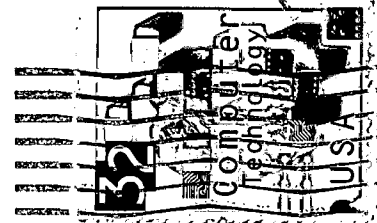
Post care number 37/3-95C
7417 Patterson Ave. Annapolis, MD
Katherine Boston

I Mrs. Dorothy Callaway
have a complaint. I don't think
it has to do with neighbors to the
my car with the Callaway & Dorothy
Callaway from them and vice versa
They are the most prominent
people I have ever met. I want
to know what they want in the
Callaway part on the Callaway
side. They are all part of the
Callaway. They want in. They
want to get in. They want to
get to the last meeting.
Mrs Dorothy Callaway

~~Mrs Dorothy Calloway~~
~~William D. Calloway Sr.~~

P. O. Box 3764
Silver Spring, MD 20901

7417 Baltimore ave
Lafayette PK, MD 20912

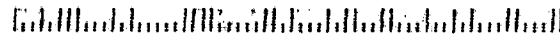


Historic Preservation Commission
Design, Zoning, & Preservation
Division

M-NCPPC

8787 Greenway Avenue

Silver





12/18/96

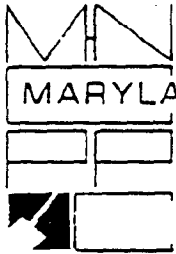
REAR FACADE
NOT TO SCALE

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

1-23-97

d. original



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 1-23-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

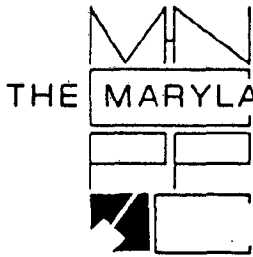
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 1-23-97
~~1-9-97~~

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

 Approved

 Denied

X Approved with Conditions: _____

1) must install two pair (4 total) windows on west (front) facade.

2) install pair (2) 28" x 60" double-hung windows instead of 24" x 36" pair on right side of south facade (facing Cleveland)

3) First floor deck to be built on 2 levels per plan. (east side)

4) must install pair (2) 28" x 60" d-h. windows on left side of north facade (facing neighbor).

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP)

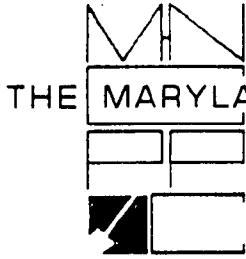
5) lapped siding to be used on all three deck levels.

Applicant: William D. Calloway

Address: 7417 Baltimore Ave Takoma Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

6) 2nd story balcony revision not approved. Balcony must be built per original plan as approved.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

January 29, 1997

Mr. William D. Calloway
7417 Baltimore Avenue
Takoma Park, MD 20912

Dear Mr. Calloway,

Thank you for providing the HPC staff with the opportunity to review your blueprints for the addition to your house.

The blueprints appear to be in compliance with the plan for the addition that was approved in 1995 except for the two level deck on the first floor for which the plans are incomplete and do not appear to be consistent with the approved plan. Specifically, the blueprint should show siding for the deck (and for the second story deck) that is lapped to look the same as the lapped siding on the second story. No notation as to materials are included in the blueprint, but they should be the same as those for the house siding. Presumably, the deck lapped siding would be substantially non-weight bearing and be laid on a strong deck frame with a sufficiently strong top railing.

Please be sure to thank Randy for bringing the discrepancy between the approved plan and the blueprint to our attention in time to prevent the deck from being built incorrectly. Also, please feel free to call if we can be of further assistance in completing this project.

Sincerely,

Perry Kephart
Historic Preservation Planner



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER William Calloway DAYTIME TELEPHONE NO. Page 202 788-0733
 ADDRESS 7417 Baltimore Ave, Takoma Park, MD 20912-4107
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7417 STREET Baltimore Ave
 TOWN/CITY Takoma Park NEAREST CROSS STREET Celeverland
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FDLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Windows

1B. CONSTRUCTION COST ESTIMATE \$ _____

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 7501060066

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (4) WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 (4) 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.

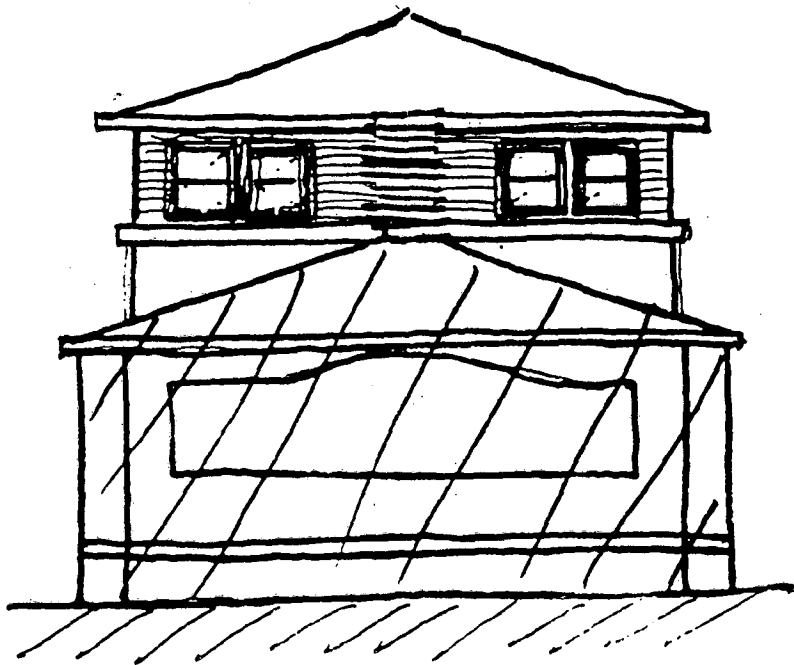
William D. Calloway Signature of owner or authorized agent Dec 20, 1996 Date

APPROVED w/conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 1-9-97

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-950 (Revision)



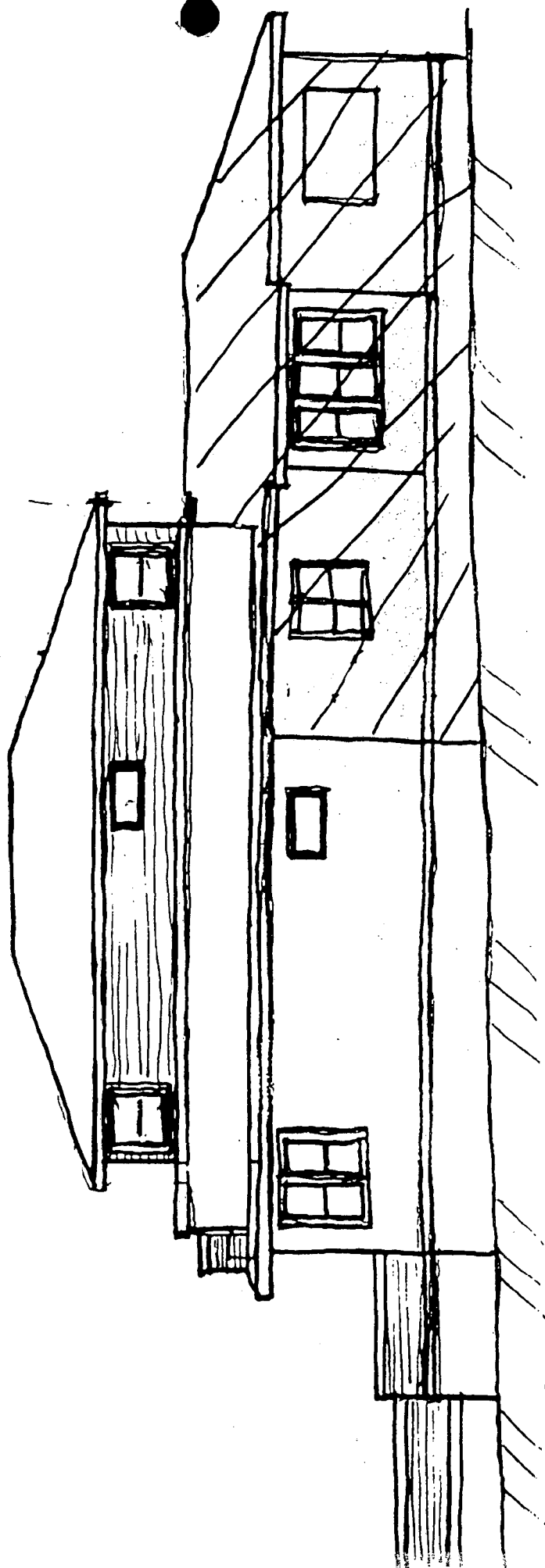
12/18/96 FRONT FACADE
NOT TO SCALE

- original

. new addition

APPROVED
Montgomery County
Historic Preservation Commission
Perry Kopchak
1.23.97

APPROVED
Montgomery County
Historic Preservation Commission
Perry Kopchak
1/23/97



SIDE FACADE (FACING NEIGHBOR)

NOT TO SCALE

12/18/96

APPROVED
Montgomery County
Historic Preservation Commission

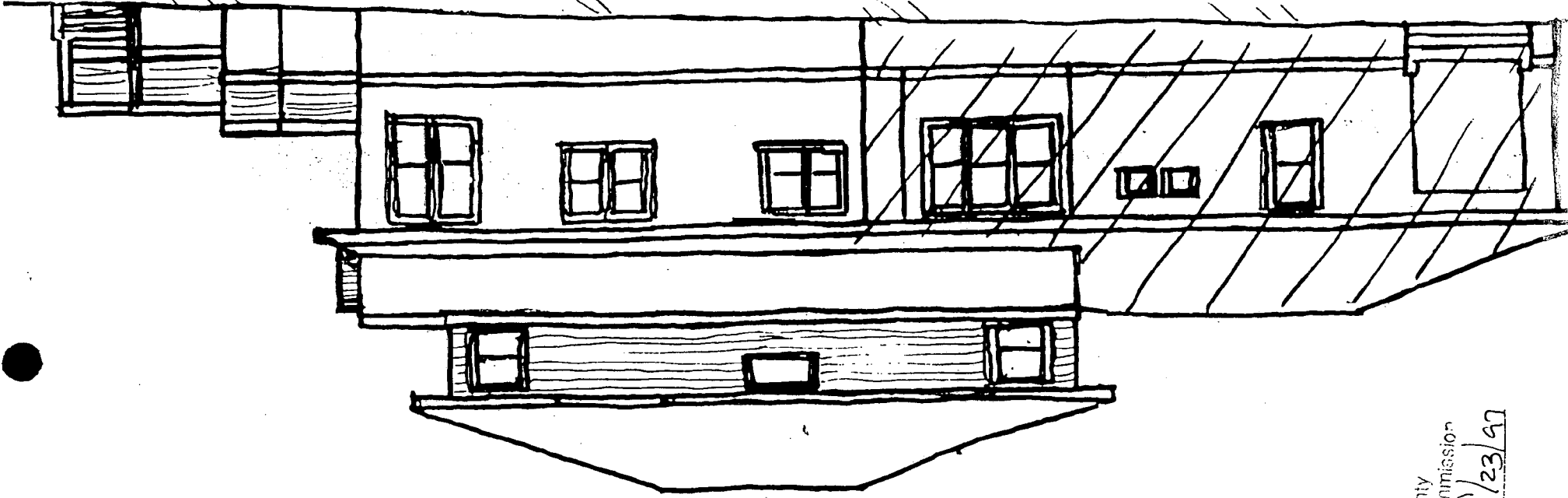
Ray K. [Signature]

1/23/97

original
- new addition

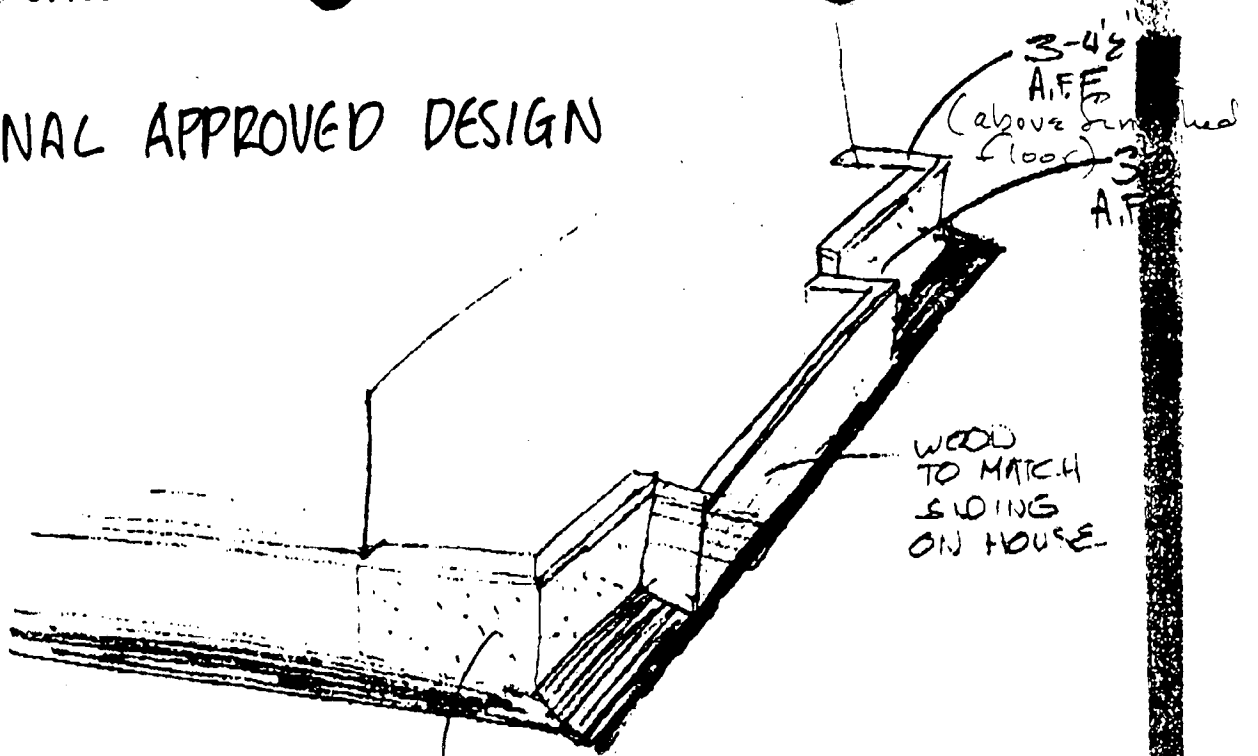
- new addition
 - original

12/18/96
SIDE FACADE (FACING CLEVELAND)
NOT TO SCALE



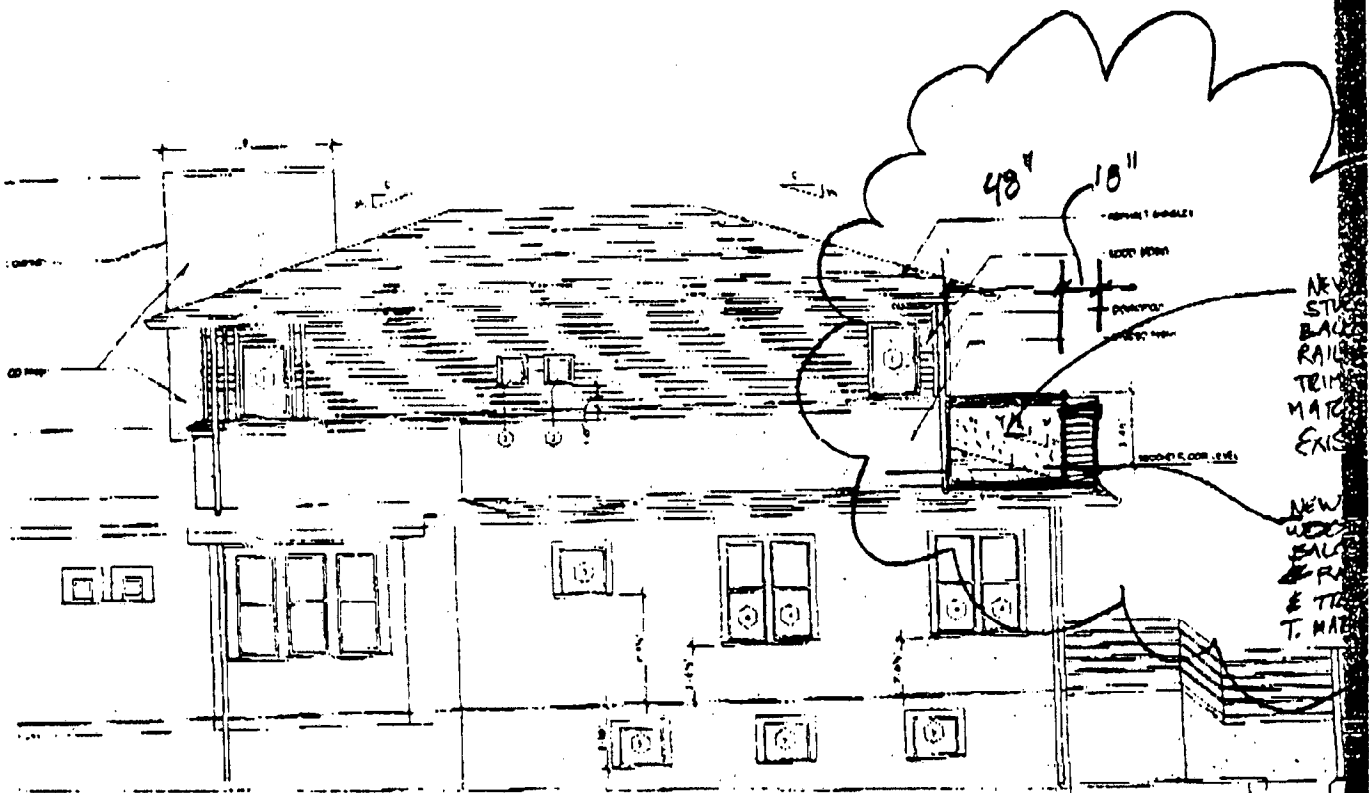
APPROVED
Montgomery County
Historic Preservation Commission
Don Kefauver 1/23/97

ORIGINAL APPROVED DESIGN



APPROVED
Montgomery County
Historic Preservation Commission

STUCCO *[Signature]* 1/23/97



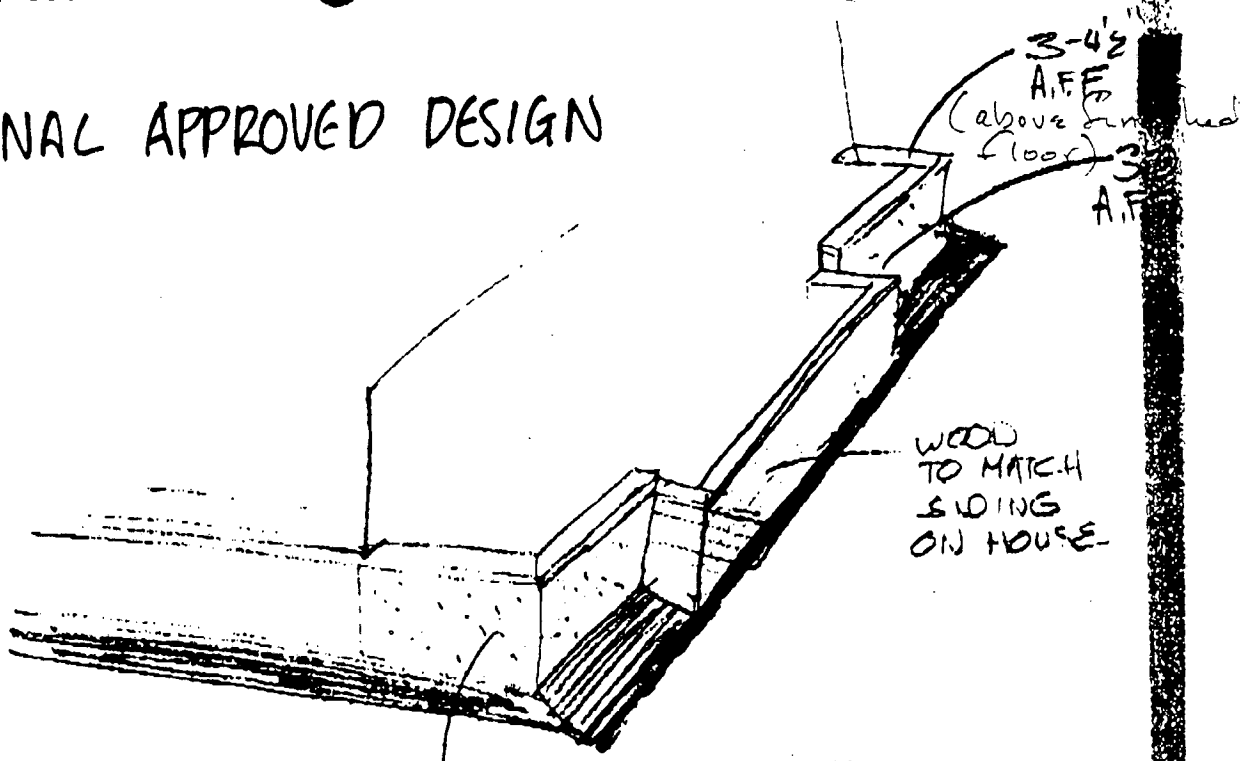
NEW STUCCO
BALCONY
RAILINGS
TRIM
MATCH
EXIST

NEW
WOOD
BALCONY
FRAMING
& TRIM
T. MATCH

ION

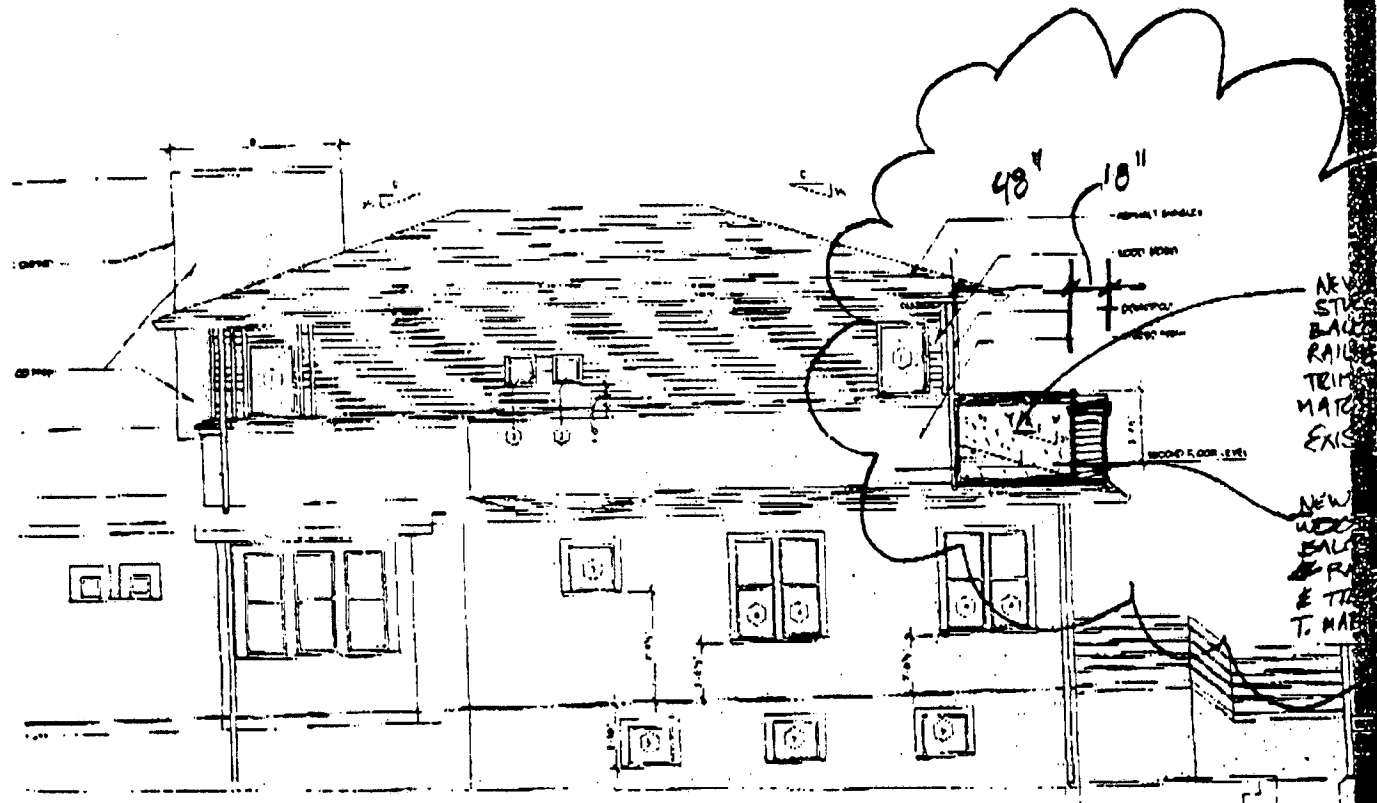
5

ORIGINAL APPROVED DESIGN



APPROVED
Montgomery County
Historic Preservation Commission

STUCCO *[Signature]* 1/23/97



NEW
STUCCO
BALCONY
RAILINGS
TRIM
MATCH
EXIST

NEW
WOOD
BALCONY
RAILINGS
& TRIM
T. MATCH

ION

5

FROM : FUCØHJUYGGOMON.

PHONE NO. : 3019014518

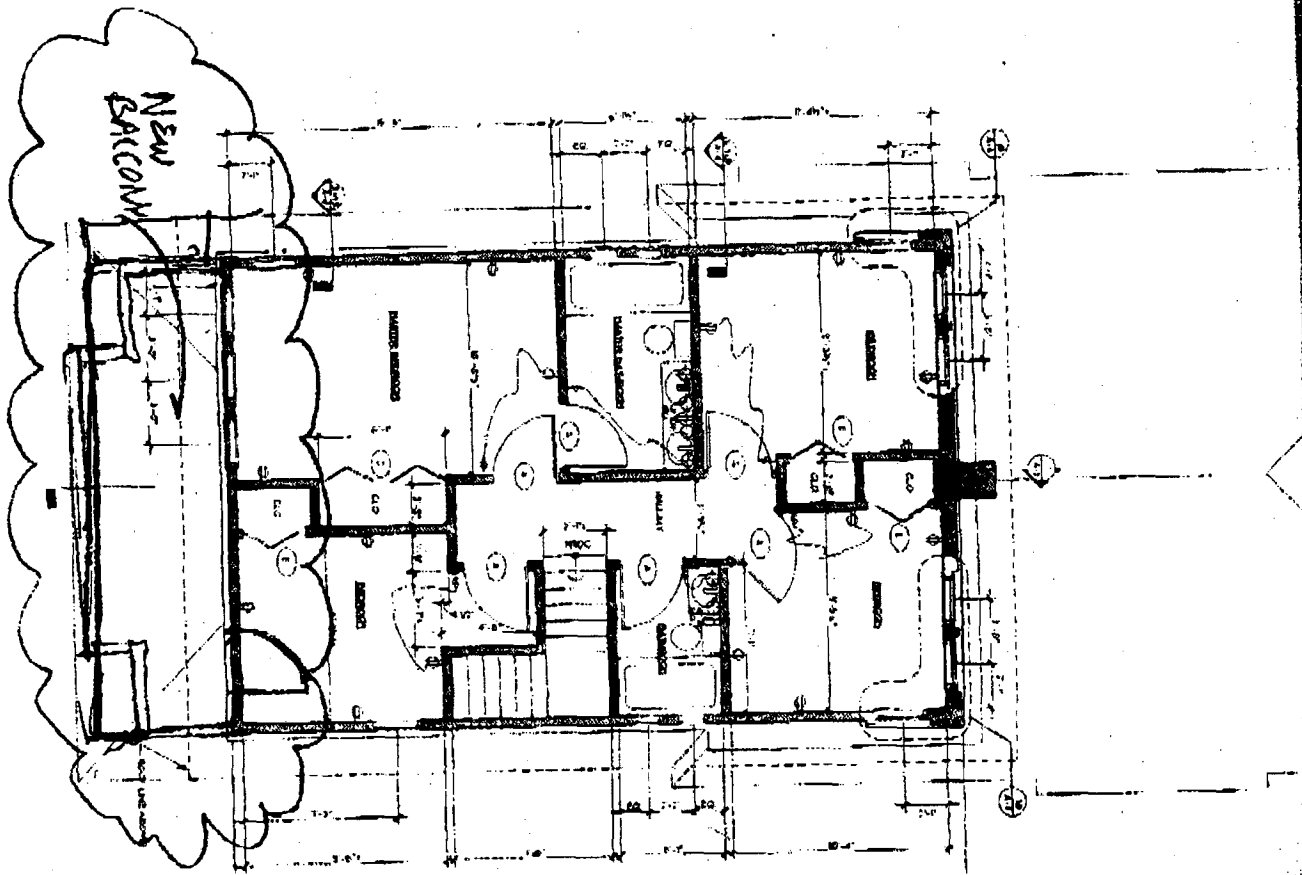
08 1996 05:15AM P3

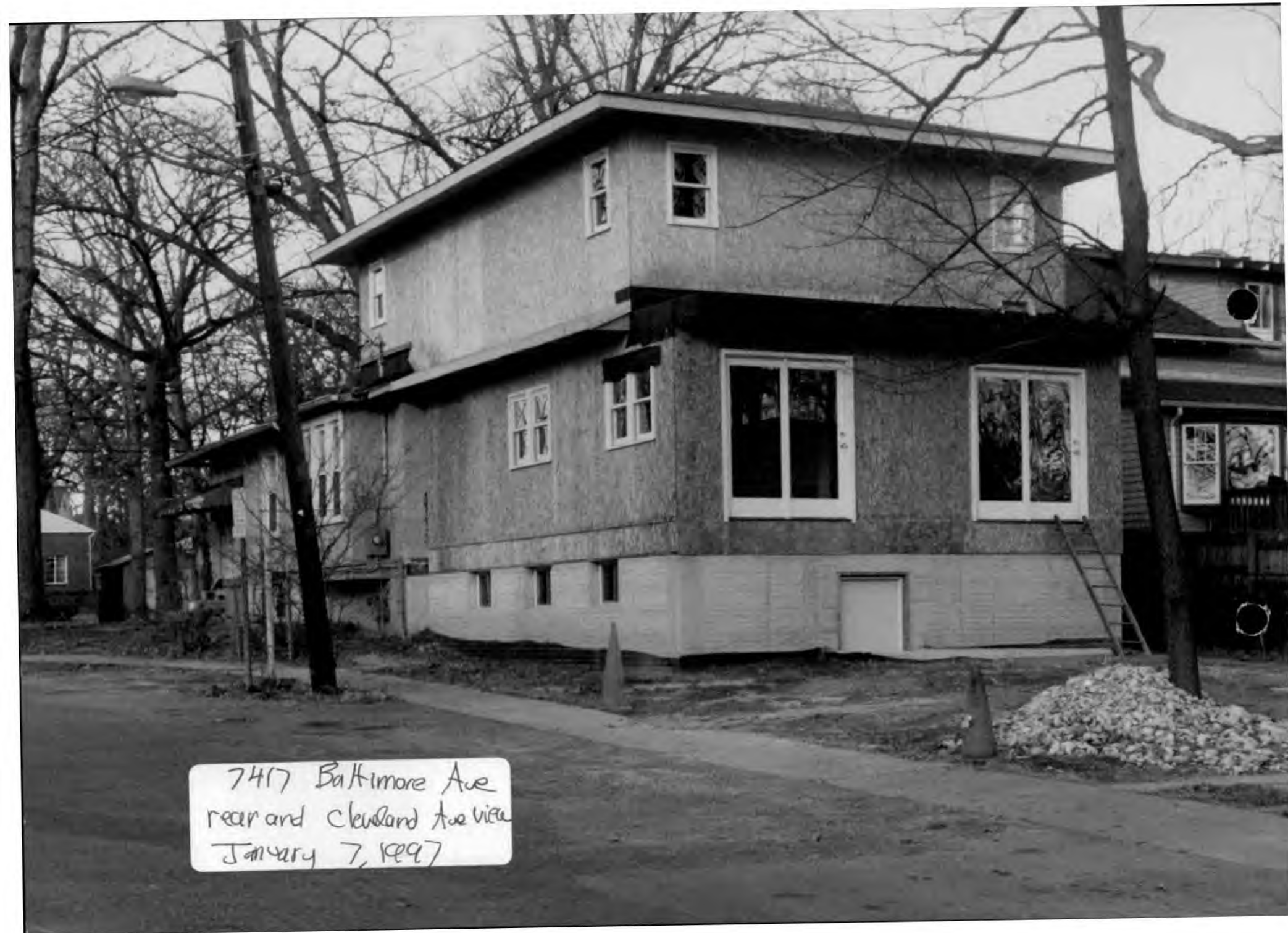
OCT-24-96 08:50 PM

KOUSOUKUS ARCHITECTS

301 656

P.01





7417 Baltimore Ave
rear and Cleveland Ave view
January 7, 1997



NO
OUTLET

7417 Baltimore Ave
Front and Cleveland Ave view
January 7, 1997


(To: Perry)

B3

revised 11/92)

BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS
(Please see information on reverse side)

NAME	ADDRESS (Please add Zip Code)	LOT	BLOCK
William B. & K. Dorman	# 13 Celeveland Ave Takoma Park, Md. 20912	# 4	# 80
Dudley E. Jr & P.V.F. Warner	7419 Baltimore Ave Takoma Park, Md. 20912	# 6	# 80
Ralph S. Wood Meriarne Hansen	7413 Baltimore Ave Tak Fk, Md. #16 Cleveland Ave Tak Pk, Md.20912	# 7	# 
William G. Magrostie & Carol O. Blitzer	# 14 Cleveland Ave Takoma Park, Md. 20912	# 8	# 79
Alan R. & L. B. Rein	7420 Baltimore Ave Takoma Park, Md. 20912	# 13	# 75
Michael I. & Blushko Trustee	7418 Baltimore Ave Takoma Park, Md. 20912	# 14	# 75
Frank & K. Kuge	7416 Baltimore Ave Takoma Park, Md. 20912	# 15	# 75
<p><i>Art M. Mordis 12 Cleveland Ave T.P. from top of wall to window add 10" new 16"</i></p>			

Additional Changes Requested

① ^{West} East facade (front side facing Baltimore Ave)

Delete two inner window closest to roof line and change from casement to double hung as are already being use in the rest of the house (old and new). Also delete the artificial chimney between them entirely due to rising expenses in Job and personal preference. (100000)
also removal of the chimney will keep the low profile look into

② South facade, (side wall, facing Cleveland Ave)

Change window type on second story from casements to double hung (2'x3') as used in the rest of the house.

1st Floor - also change the 2'x2' single light window to another pair of 2'x3' double hung window due to the window being over the kitchen sink and my mother wants these windows very badly.

③ ^{East} West facade (rear elevation)

Change the second story windows from casement to double hung (2'x3') as are used in the rest of the house already also delete 1 window on the inner right side and move the door more to center on the left side.

In addition I request that I be allowed to build the deck all at the same level to give me a larger combined area and to give me a large storage area, under the deck. (this will make 8)

elk
↓



Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER W. Hem Calloway DAYTIME TELEPHONE NO. Page 207 788-0733
 ADDRESS 7417 Baltimore Ave, Takoma Park, MD 20912-4107
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7417 STREET Baltimore Ave
 TOWN/CITY Takoma Park NEAREST CROSS STREET Celeverland
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Windows
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 7501060066

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 (X) 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.

William D. Calloway Dec 20, 1996
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____



The use of such an out-of-period design would generally not be considered good preservation as it falls well outside the Takoma Park Guidelines:

- second story additions 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 street scape in terms of scale and massing.

For Contributing Resources, the design review emphasis is placed in the Guidelines on changes that are visible from the public right of way, and on the impact of these changes on the overall district. In this case, because of the closeness of the east facade to Cleveland Avenue, where the houses are set in a nearly circular pattern such that they are seen almost as a unit, the effect of the deck on the overall street scape cannot be overemphasized.

A second problem with the proposal is the railing detail that is definitely not appropriate or compatible. It is not clear to staff why the slat railing is being proposed instead of using a lapped siding covered frame railing as was originally designed. In both designs for the wood section, a gap at the bottom of the wood facing would provide drainage for the balcony. However, the siding railing serves an important purpose as it allows the railing to visually recede into the siding of the second story, thus relating the balcony to the second story. The proposed use of slats, on the other hand is a visually heavy treatment that is completely unrelated to any other aspect of the addition or of the original resource. It should be emphasized that HPC's approval of a two-level deck (with a railing of lapped siding) on the first floor has been reaffirmed at the January 8, 1997 meeting, and, as approved, it must be built, with lapped siding, not layered spaced slats.

Staff would strongly suggest that the design submitted by the architect and approved by staff for the second story balcony be retained. The greater use of stucco along the sides and around the corners reinforces the horizontal line established by the hipped roofline on the south facade and brings the stucco around to the rear facade to connect with the first floor. As discussed above, the continuation of the hipped roof is vital to the overall integration of the new house with the historic resource. Staff would remind the Commission that the hipped roof was in place at the time that insertion of a balcony into the roofline was requested. The revision proposed constitutes too significant a departure both from the Prairie-style of both the old and new sections, and from the approved design, to be called a revision. It is, instead, a proposal to bring an entirely new style into this rather prolonged project.

STAFF RECOMMENDATION

Staff recommends that the Commission deny the revision of the design for a second story balcony based on 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 or 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.

and on the Secretary of the Interior's Standard 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.

5

(labeled in this staff report as "Original Approved Design") reflected the staff's approved design. Shortly thereafter, staff was notified that the hip roof and overhanging eave had been torn off the addition and a square platform had been constructed as shown in the photographs accompanying this staff report. Staff made a site visit at which the applicant acknowledged that they had not built the correct deck. At the site visit, staff worked with the applicant and the architect in an attempt to settle on a modified design so that the project could go forward without further meetings. The applicant chose instead to come into the HPC (January 8, 1997) with a large number of substantial revisions including the revision proposed at this time to change to a square second story deck. (b) (7)

On January 8, 1997, revisions to the design for the new addition were approved by the Historic Preservation Commission. These were:

- To use double hung instead of casement windows for the second story.
- To delete the chimney block.
- To use a single awning window 32" x 16" under the eaves in the center of the second story of the north and south facades.
- To place the door on the left side of the second story of the east facade slightly off center.
- To omit the center window for the east facade first floor.
- To use beaded wood siding on the second story.
- To install a pair of 24" x 36" double-hung windows instead of 24" x 24" windows on the south facade.

Applicant's proposal on January 8, 1997 to construct a square cornered second story deck at the rear of the new addition using a design that constituted a revision from the design currently approved was continued to allow time for the applicant to provide a more detailed plan.

PROPOSAL

The applicant proposes to construct a square cornered, 6' by 22', second story deck the width of the new addition. The deck would extend 2' beyond the first floor facade. A stucco knee wall would be flush with the south and north facades and extend over the first floor (a distance of 4'). The overhanging 2' portion would have a wood railing of 2x4's laid horizontally with a 1" gap between the boards and a 3" gap at the bottom, and with a 2x6 used as the top rail. The stucco knee wall is proposed to be 3'4" high with the wood railing 4" lower than the stucco wall.

STAFF DISCUSSION

It cannot be overstated that the one story Prairie style house should not be allowed to be overwhelmed by the substantially larger new two story addition. The new addition needs to be integrated with the historic resource without causing the old house to disappear.

The proposed design of the second story deck is, for this reason, a problem. The initial balcony design was prepared by George Kousoulas and was sent to the applicant (See Original Approved Design). In this design, integration of the balcony into the first floor hipped roof kept the roofline, which runs from the front of the original resource, in a well reasoned line around the rear of the new addition. In effect, the roofline of the original house in the architect's design controlled the overall line of the combined old/new house. The long horizontal line brought the eye back to the old house. It also served the important function of anchoring the large vertical mass of the new addition.

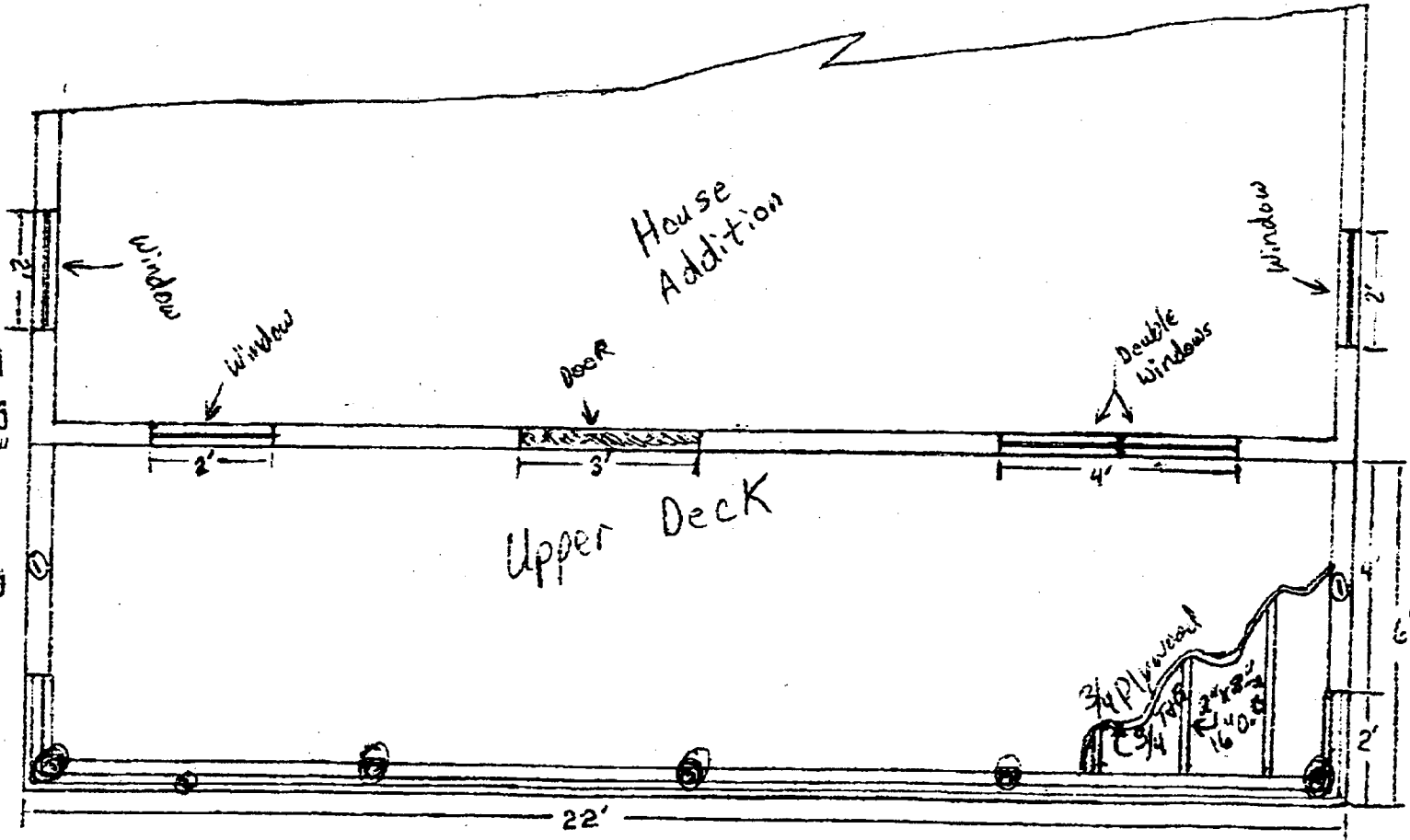
The revised plan submitted by the builder, in staff's opinion, bears no relation to a Prairie style house in general, nor to the historic resource which is to be preserved. The proposed squared-off deck with a wood slat railing, is more in keeping with contemporary tract housing than with an effort to integrate the balcony into the overall Prairie design of the historic house.

CURRENT PROPOSAL

FROM : LOWERS CONSTRUCTION PHONE NO. : 1 301 933 2418 Jan. 13 1997 02:09PM P01

- ① 3/4" Tall x 4' wide Stucco wall
- ② 2" x 4" Railing with a 2" x 6" TOP RAIL
- ③ 4" x 4" Post to hold railing

Note:
See railing detail



Deck Overview

3/4" T+G Plywood
over 2" x 8"s 16" O.C.
(6' x 22')

Scale: 3/8" = 1'



CURRENT PROPOSAL



60" x 28"

12/20/96

1a
SIDE FACADE (FACING CLEVELAND) - PROPOSED
NOT TO SCALE

3



- original



- new addition

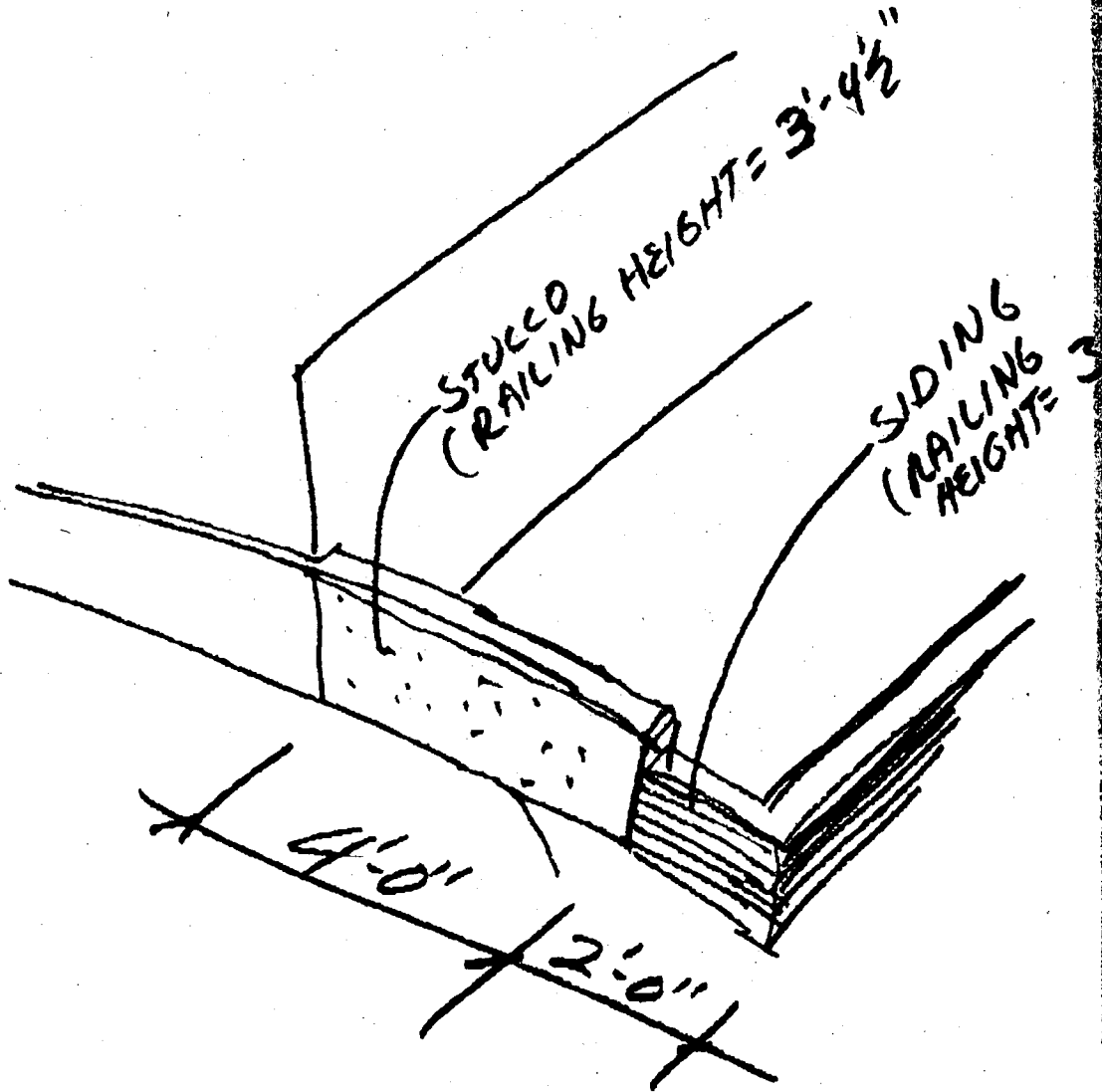
7417 Baltimore Ave
near and Cleveland Ave
Tinsley 7, 1997



2

7417 Baltimore Ave
Front and Cleveland Ave view
January 7, 1997





4/20/94 REVISIONS V. McManus

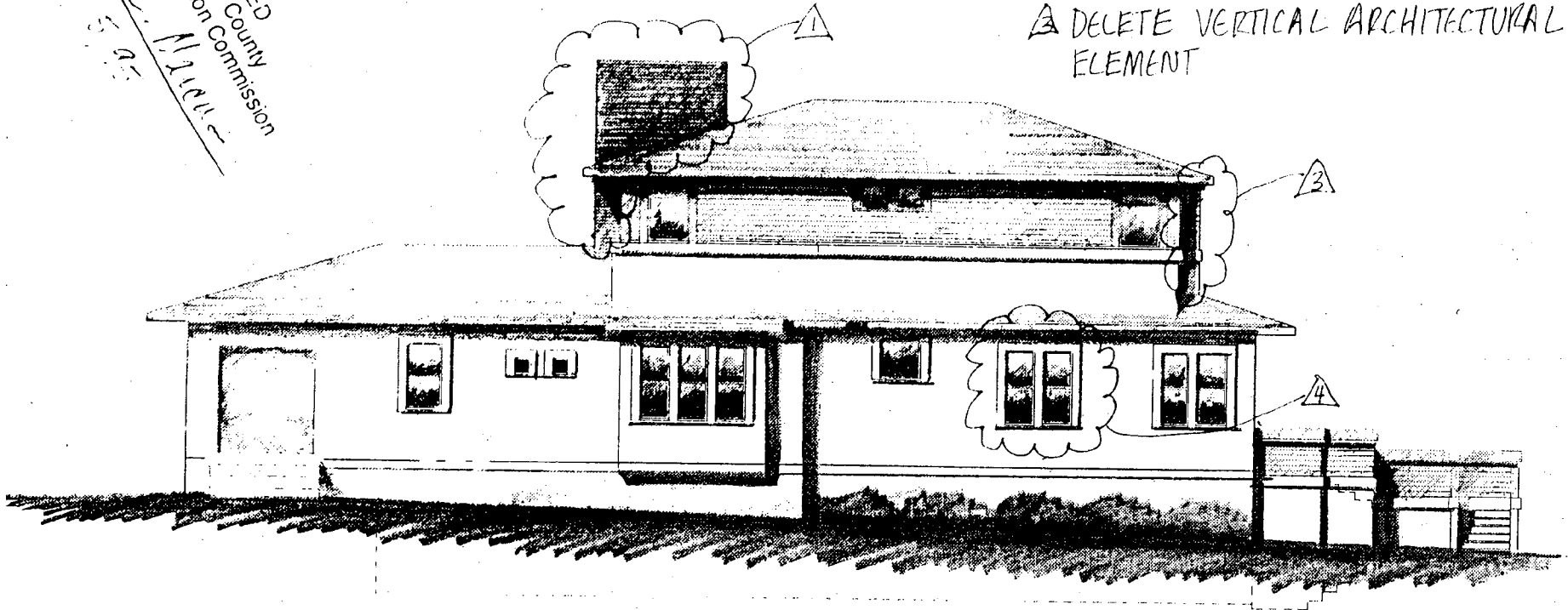
△ FRONT CHIMNEY TO HAVE "STUCCO" FINISH

△ SHORTEN LENGTH OF DOUBLE WINDOW

Scale: 1" = 10'

△ DELETE VERTICAL ARCHITECTURAL ELEMENT

APPROVED
Montgomery County
Historic Preservation Commission
DATE: 11/11/94
BY: [Signature]



PROPOSED SOUTH ELEVATION

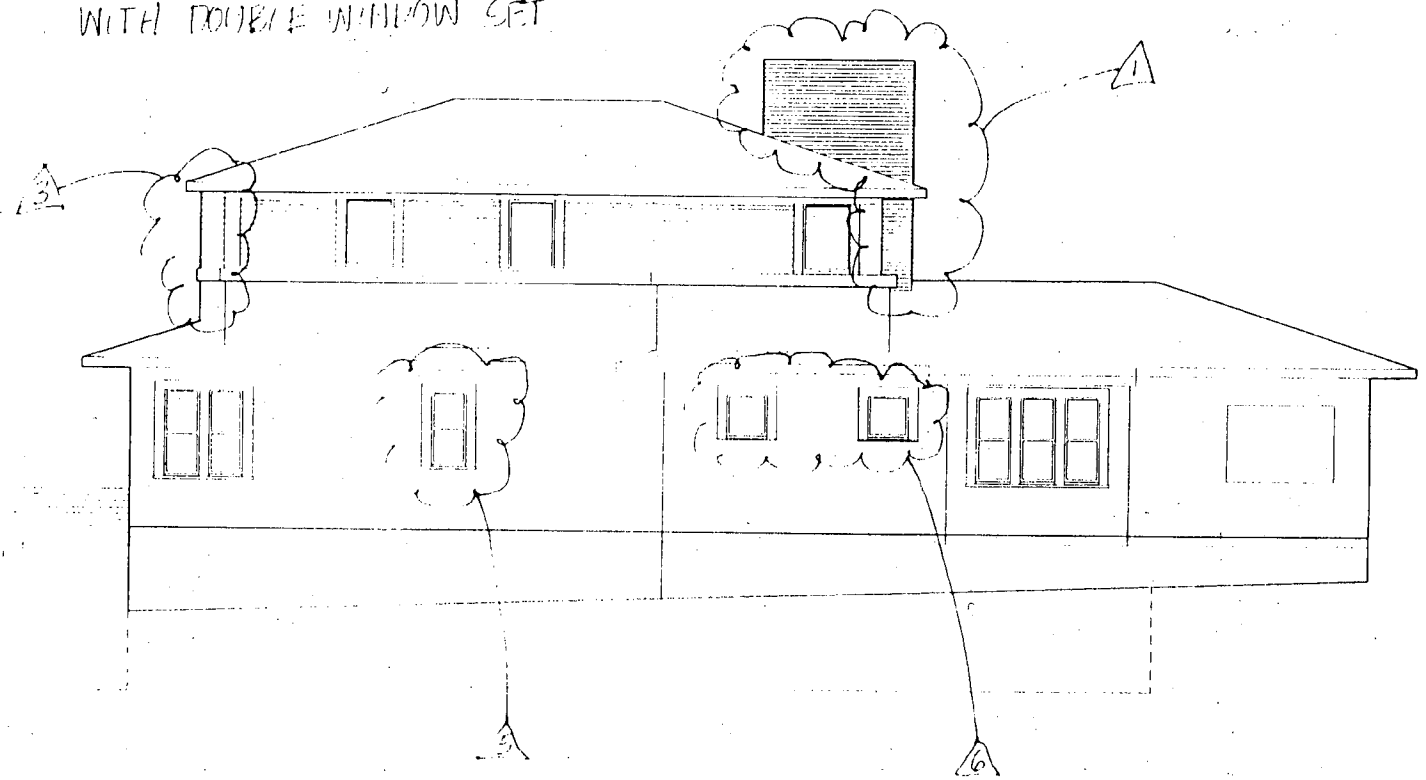
25

RLN

- 1. FRONT CHIMNEY TO HAVE "SHINGLED" FINISH
- 2. DELETE VERTICAL ARCHITECTURAL ELEMENT
- 3. SHIFT WINDOW TO WEST AND SHORTEN
- 4. DELETE 2 SHORT WINDOWS, REPLACE WITH DOUBLE WINDOW SET

Scale: 1" = 10'

APPROVED
 Montgomery County
 Historic Preservation Commission
 5/15/94



PROPOSED NORTH ELEVATION

RLN

CALLOWAY RESIDENCE
December 29, 1994

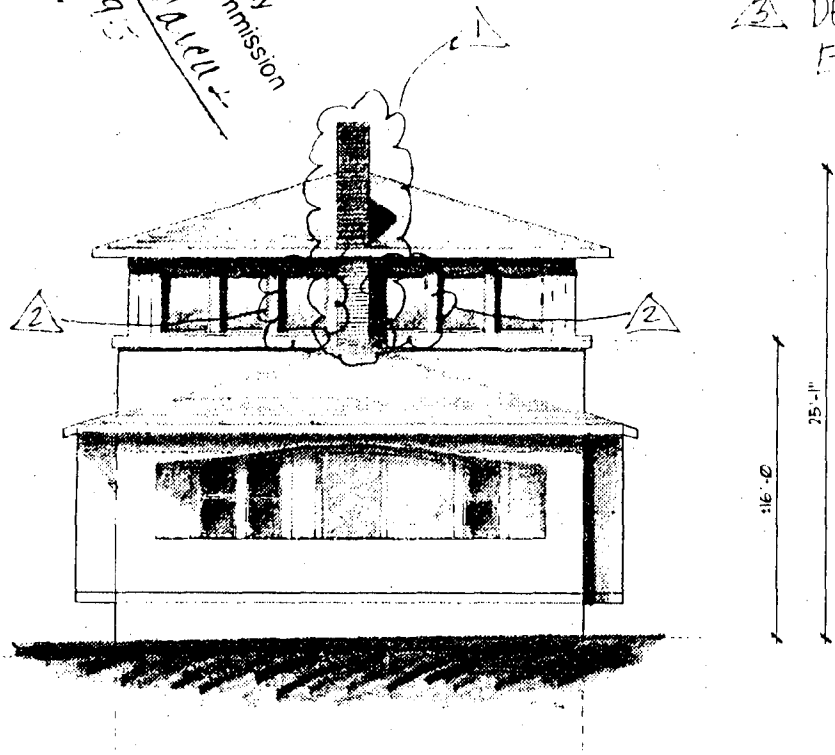
Takoma Park, Maryland

APPROVED
Montgomery County
Historic Preservation Commission
5/15/95
M.A. Kelly

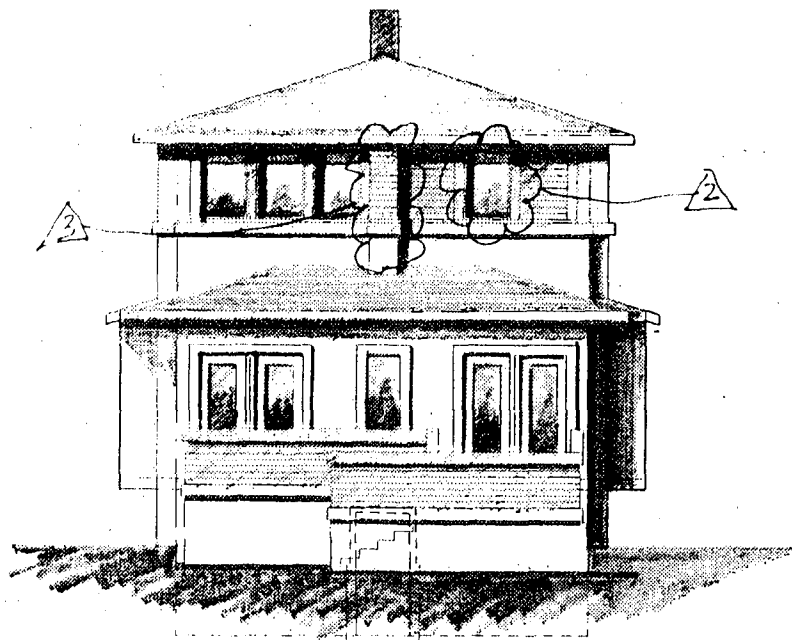
9/20/95 REVISIONS *M.A. Kelly*

- △ FRONT CHIMNEY TO HAVE "STUCCO" FINISH
- △ DELETE WINDOW
- △ DELETE VERTICAL ARCHITECTURAL ELEMENT

Scale: 1" = 10'



PROPOSED WEST ELEVATION



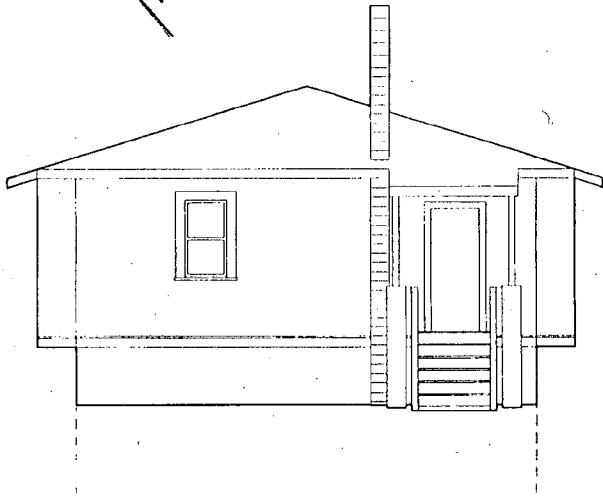
PROPOSED EAST ELEVATION

GALLOWAY RESIDENCE
December 29, 1994

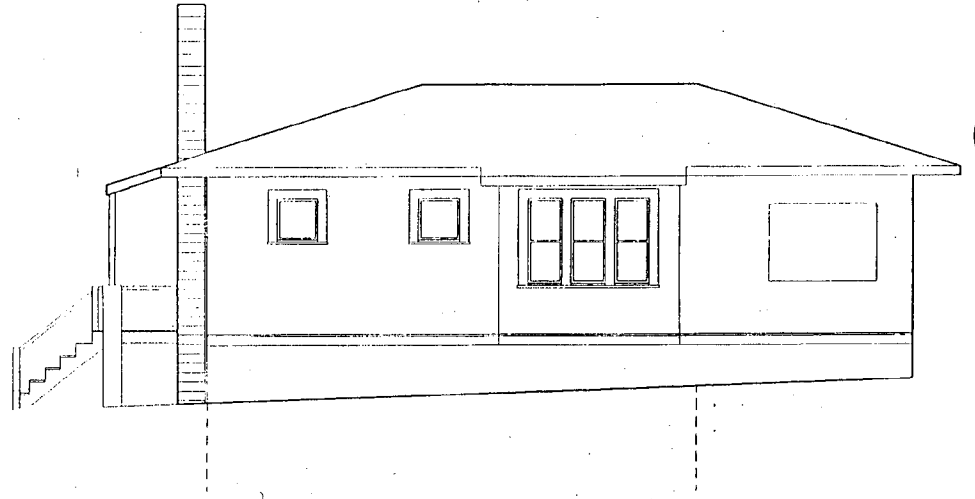
Takoma Park, Maryland

Scale: 1" = 10'

APPROVED
Montgomery County
Historic Preservation Commission
ANN L. MARSH
5/15/95



EXISTING EAST ELEVATION

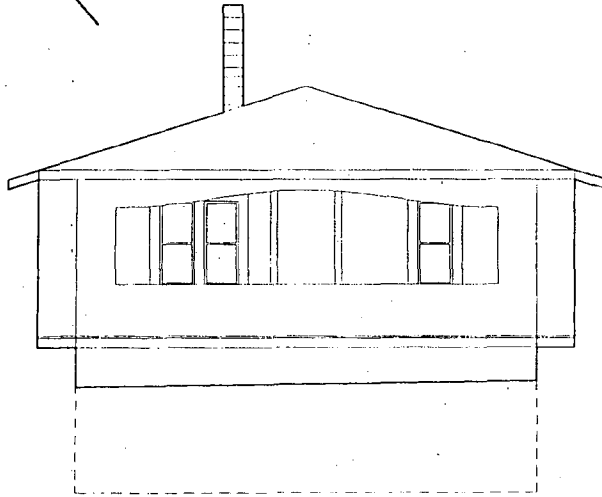


EXISTING NORTH ELEVATION

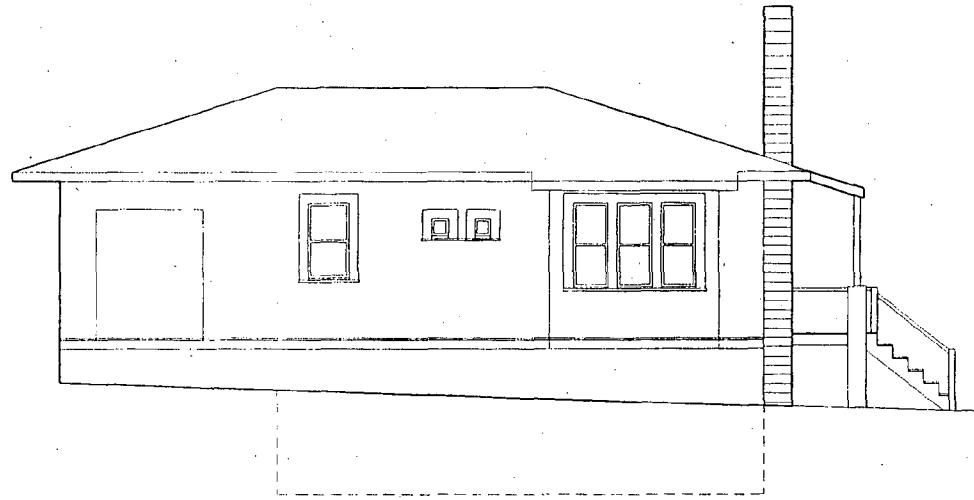
④
②

Scale: 1" = 10'

APPROVED
Montgomery County
Historic Preservation Commission
5/15/95



EXISTING WEST ELEVATION



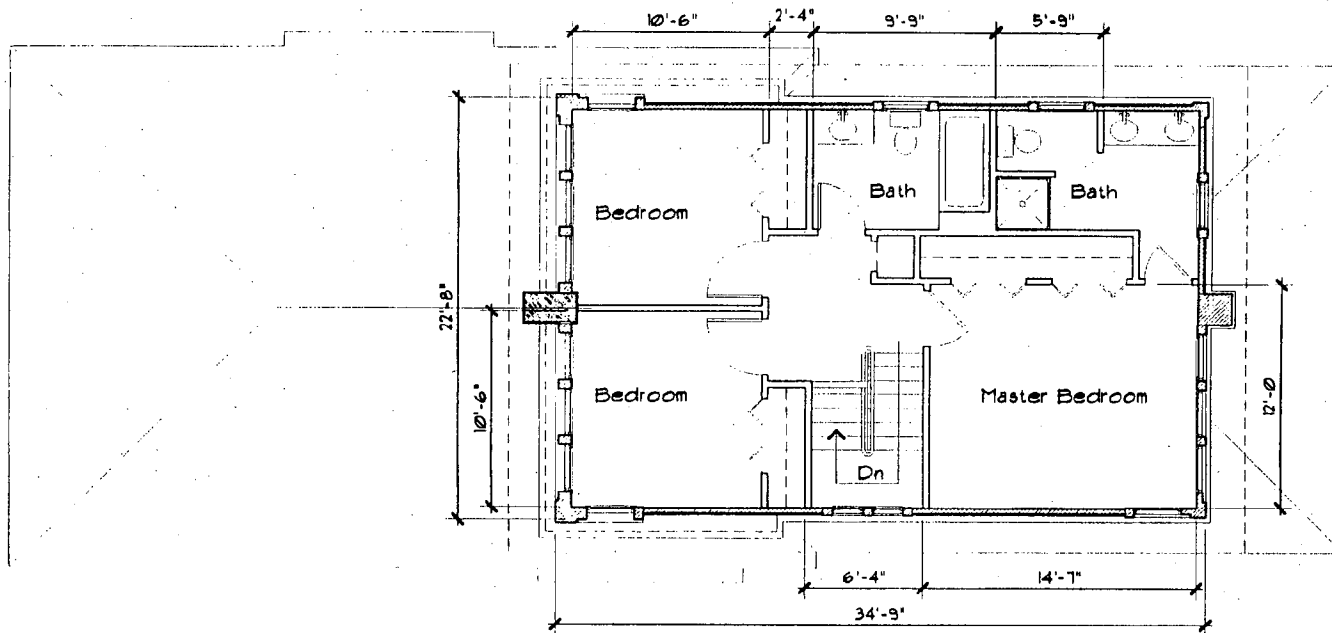
EXISTING SOUTH ELEVATION



CALLOWAY RESIDENCE
December 29, 1994

Takoma Park, Maryland

Scale: 1" = 10'



SECOND FLOOR PLAN

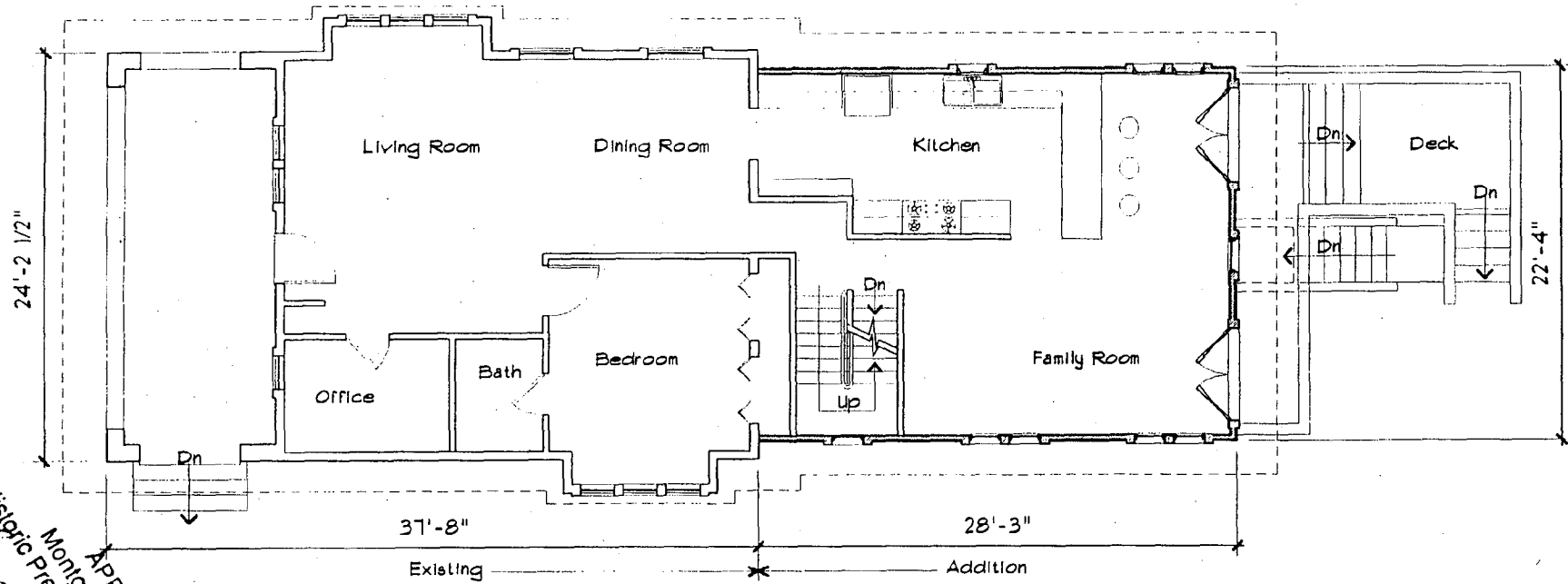
APPROVED
Montgomery County
Historic Preservation Commission
5-15-94

Plan

CALLOWAY RESIDENCE
December 29, 1994

Takoma Park, Maryland

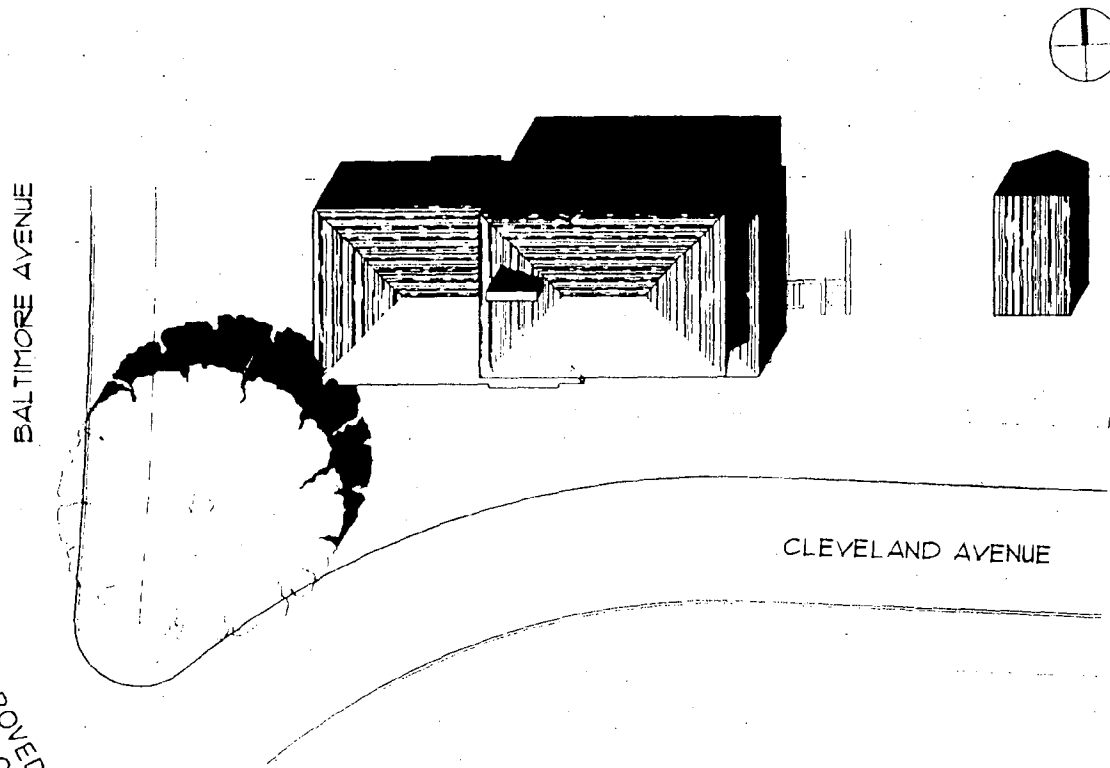
Scale: 1" = 10'



FIRST FLOOR PLAN

APPROVED
Montgomery County
Historic Preservation Commission
5.15.95
M.A.M.A.

Scale: 1" = 30'



APPROVED
Montgomery County
Historic Preservation Commission
JAN 12 1995
M. L. L. L. L. L.

SITE PLAN

CALLOWAY RESIDENCE
December 29, 1994

Takoma Park, Maryland

Calloway Residence

Takoma Park, Maryland

Materials:

Exterior Walls -

Existing house - pebble dash stucco

Addition -

Basement walls - parged concrete;

First floor walls - rough stucco;

Second floor walls below sill - rough stucco;

Second floor walls above sill - 6" t & g wood siding;

Exterior Trim -

Existing house - wood band boards and vinyl window trim.

Addition - wood window trim, corner boards, and plinths.

Deck -

Existing house - wood

Addition - painted wood on stucco base.

Windows -

Existing house - wood awning and double-hung windows.

Addition - ~~vinyl clad~~ wood casement and double-hung windows.

Roof -

Existing house - asphalt shingles

Addition - asphalt shingles

Chimney -

Addition - ~~brick veneer~~

"STUCCO" FINISH

9/20/95 REVISION

O.K. *McMarcus*

APPROVED
Montgomery County
Historic Preservation Commission
James L. Marcus
5/15/95

(27) (6)

existing patterns of open space. The Guidelines state:

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Staff also points out that although the architectural style of the house has been maintained in the addition, the historic character of the house (a small one story Prairie Style house) will not be maintained. The Secretary of Interior's Standard number 2 states:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Again, staff emphasizes that the proposal is generally consistent with the Takoma Park Guidelines which supersede the Standards in the Takoma Park Historic District. If this proposal was advanced in another Historic District, staff would probably have looked less favorably upon the addition due to its size.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard 10:

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

Subject to the following condition:

- 1) The applicant shall use all wood casement windows on the second story of the addition, and all wood 1/1 double hung windows on the first story of the addition.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

2) Demolition of existing garage:

The applicant also proposed to demolish an existing garage at the rear of the property and replace it with a larger structure. **The Commission advised the applicant that they would not be favorable to the removal of the garage.**

CURRENT ISSUES:

1) Architectural character of the additions:

The applicant has reduced the size of the second story addition and significantly set it back from the front facade of the house. The use of stucco on the lower half of the second story, and wood siding on the upper half, as well as the repetition of horizontal lines on the first story addition help to create a more horizontal appearance compatible with Prairie Style architecture. The proposal for an attached carport has also been eliminated.

Differentiation between new and historic fabric is achieved through the use of casement windows on the second story addition, and a recess of approximately 18" on both sides of the first story addition.

Staff feels that the only problem with the proposed addition is the use of vinyl clad windows. Staff recommends the use of wood windows throughout. **Staff otherwise feels that the current proposal is compatible with the architecture of the resource both in design and materials.**

2) Demolition of existing garage:

The applicant has eliminated the proposal to demolish the existing historic garage.

GENERAL STAFF COMMENTS

The applicant has dramatically revised the proposal to meet both the Commission's concerns, and the Takoma Park Guidelines for Contributing Resources that state:

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

second story additions 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.

Staff points out that although the proposal is generally consistent with the Takoma Park Guidelines, the proposal does not preserve the

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7417 Baltimore Avenue	Meeting Date: 1/25/95
Resource: Takoma Park Historic District	Review: HAWP/Alteration
Case Number: 37/3-95C	Tax Credit: No
Public Notice: 1/11/95	Report Date: 1/18/95
Applicant: William D. Calloway	Staff: David Berg
PROPOSAL: Construct rear & second story addition	RECOMMEND: APPROVE with conditions

BACKGROUND

RESOURCE: Takoma Park Historic District

STYLE: Prairie

DATE: ca. 1910

SIGNIFICANCE: Contributing Resource

DESCRIPTION:

One story Prairie Style house with stucco and 1/1 double hung windows.

This proposal was the subject of a Preliminary Consultation on September 28, 1994.

STAFF DISCUSSION

ISSUES AT THE PRELIMINARY CONSULTATION:

The Commission's concerns at the Preliminary Consultation focused on the following:

1) Architectural character of the additions:

The original proposal was for a full second story addition with a bridge-like structure extending over a carport with second story living space. Staff explained that the proposal detracted from the architectural character of the resource in massing, and the attached carport with second story room was not compatible with the historicity of the resource. **The Commission asked the applicant to revise the design to reflect the horizontal emphasis of the Prairie Style, and to keep any garage or carport completely separate from the house.**

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. (301) 588-5679

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER William D. Calloway Sr. DAYTIME TELEPHONE NO. (410) 788-0959

ADDRESS 7417 Baltimore Ave, Takoma Park, MD 20912-4102
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7417 STREET Baltimore Ave

TOWN/CITY Takoma Park NEAREST CROSS STREET Celeverland

LOT _____ BLOCK _____ SUBDIVISION _____

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 60,000.00

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.

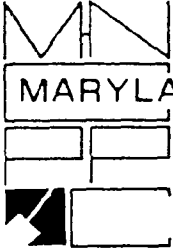
William D. Calloway Sr. _____ Jan 3, 1995 _____
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

970100001

98



DATE: 1/26/95

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

1) All wood casement windows shall be used
on the Addition's second floor
and all wood 1/2 double hung windows
shall be used on Addition's first floor.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: William D. Calloway

Address: 7417 Baltimore Ave. Takoma Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



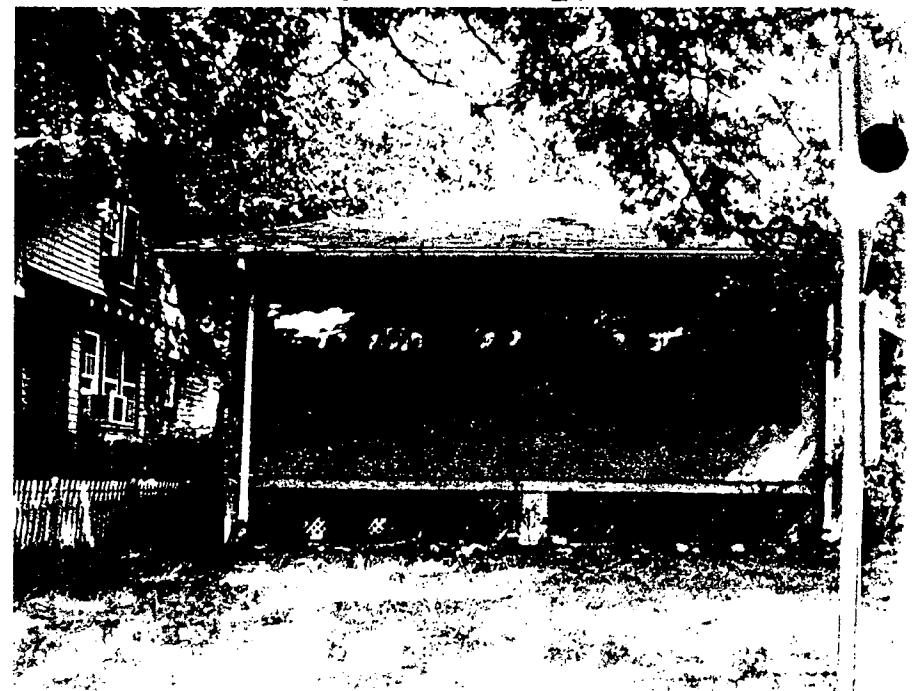
↑ Rear or East Elevation ↑

↓ Existing Garage ↓



↑ SOUTH ELEVATION ↑

↓ Front or West Elevation ↓



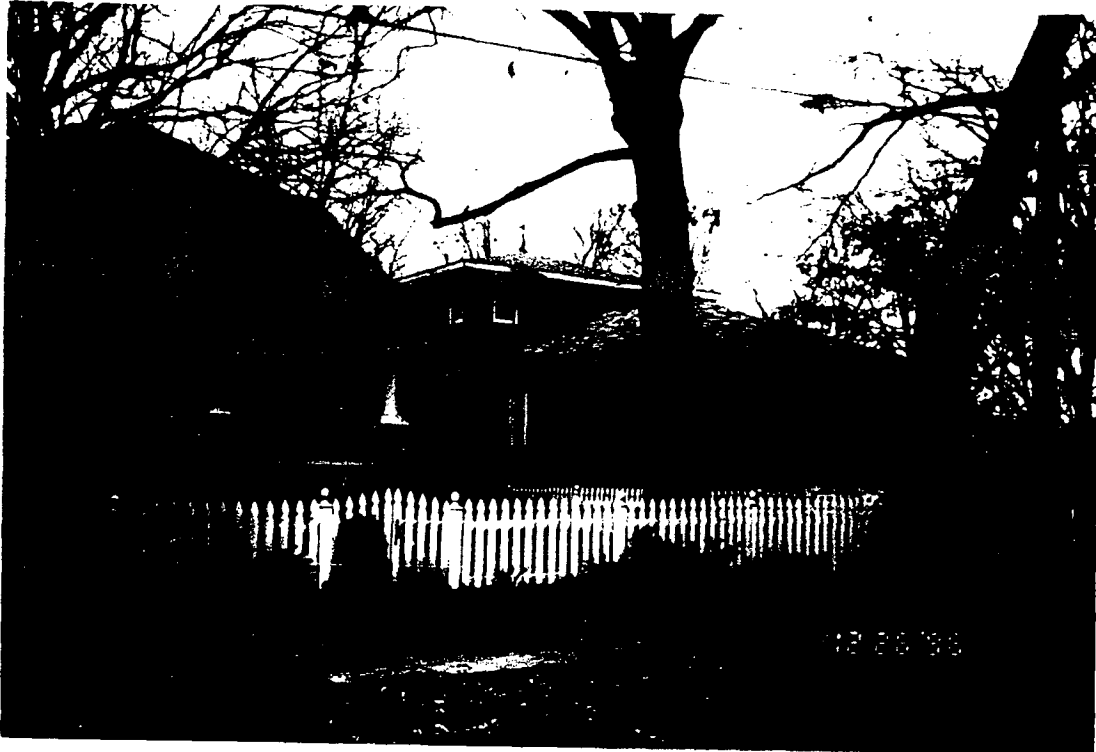
74 ● Baltimore Avenue



Corner of East 2, North Elevation, New



7409 Baltimore Avenue



Original house in NW corner of New



SE corner of New Addition
(Rear)

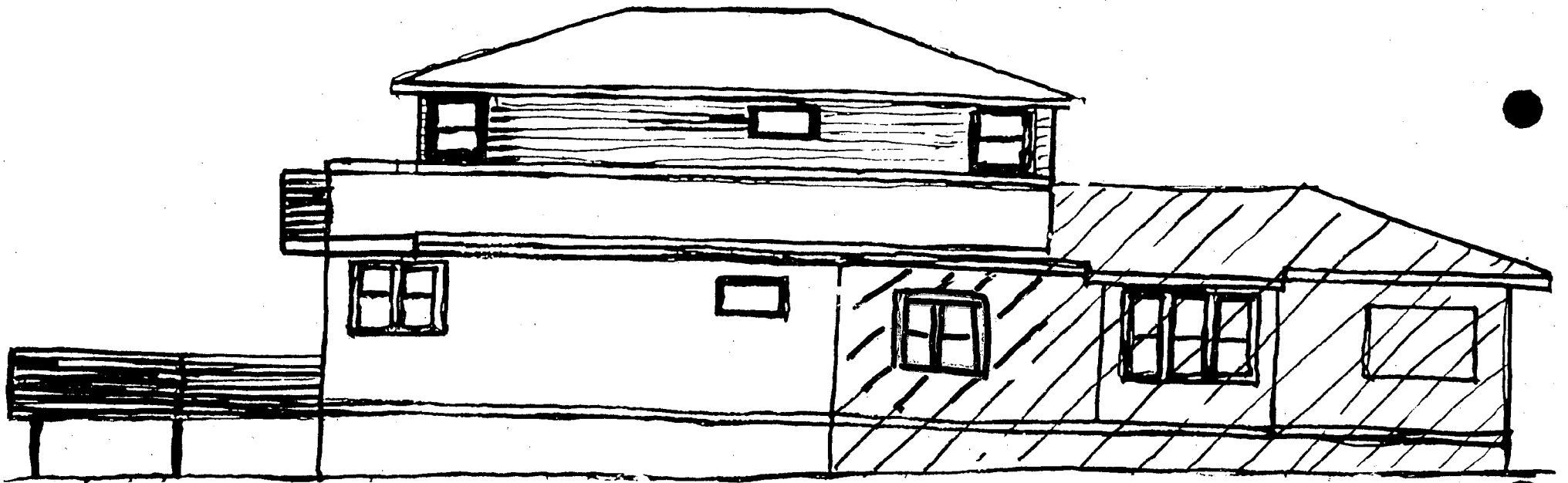
7017 Baltimore Avenue



West Facade Facing Baltimore Ave



South Facade Facing Cleveland



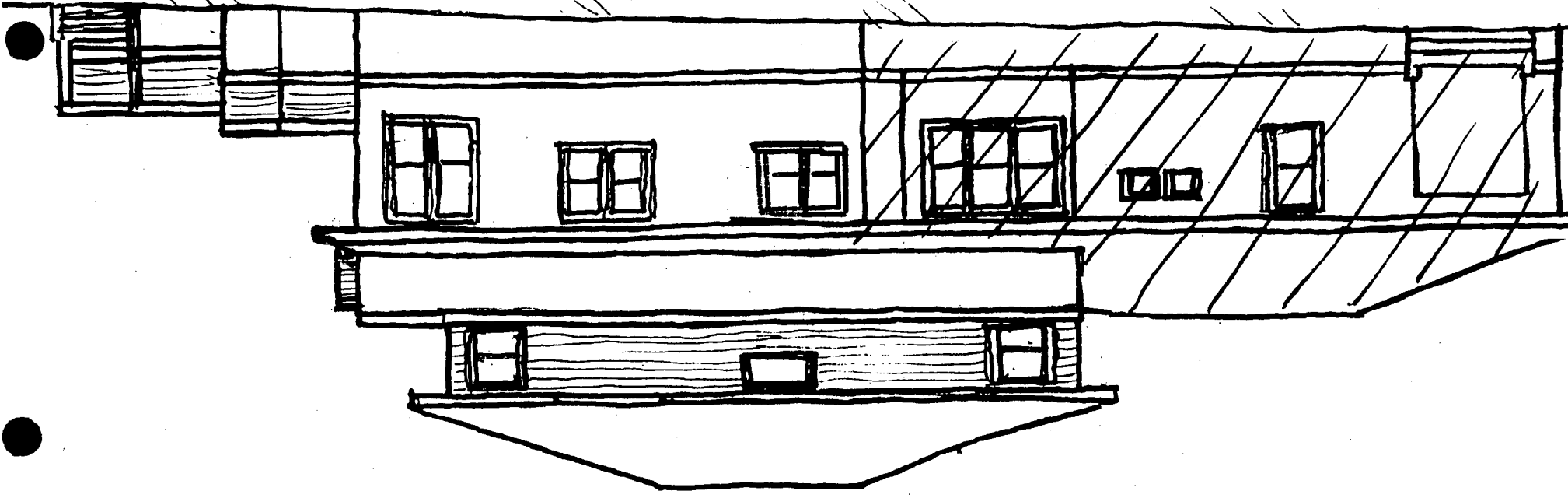
12/20/96 SIDE FACADE (FACING NEIGHBOR) - PROPOSED
NOT TO SCALE

1/2
}
// / . original

□ . new addition

- new addition
 - original

12/18/96
SIDE FACADE (FACING CLEVELAND)
NOT TO SCALE


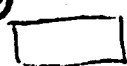


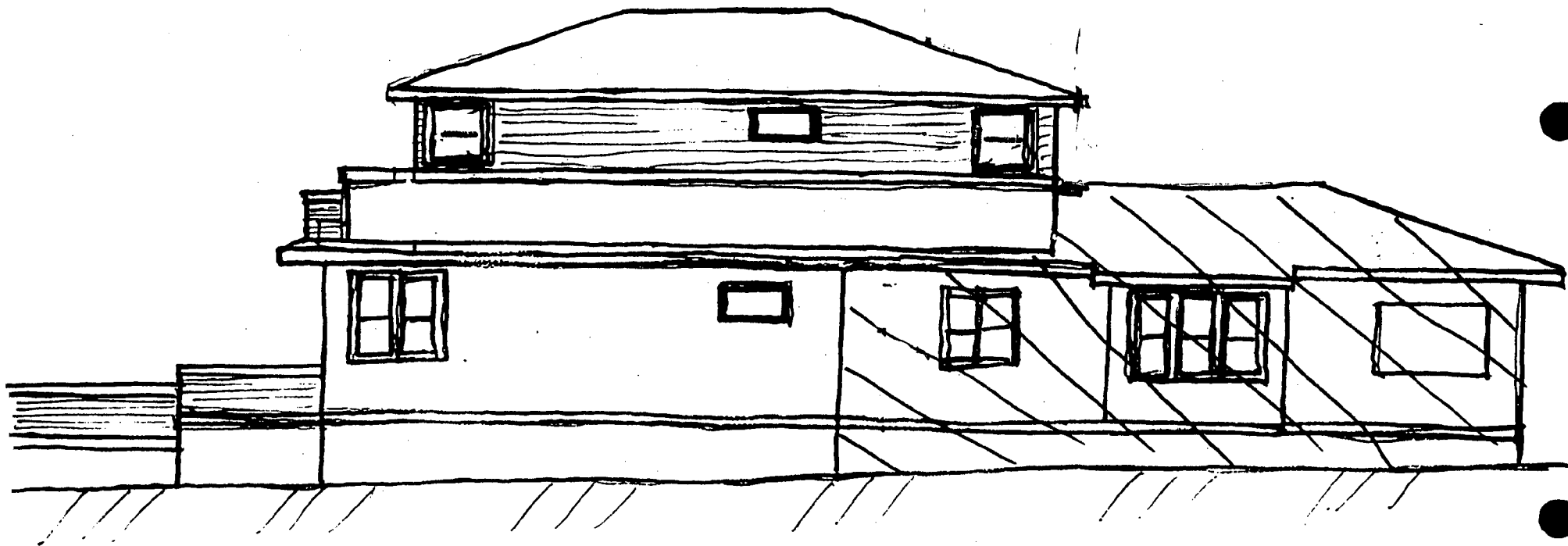


60"x28"

12/20/96

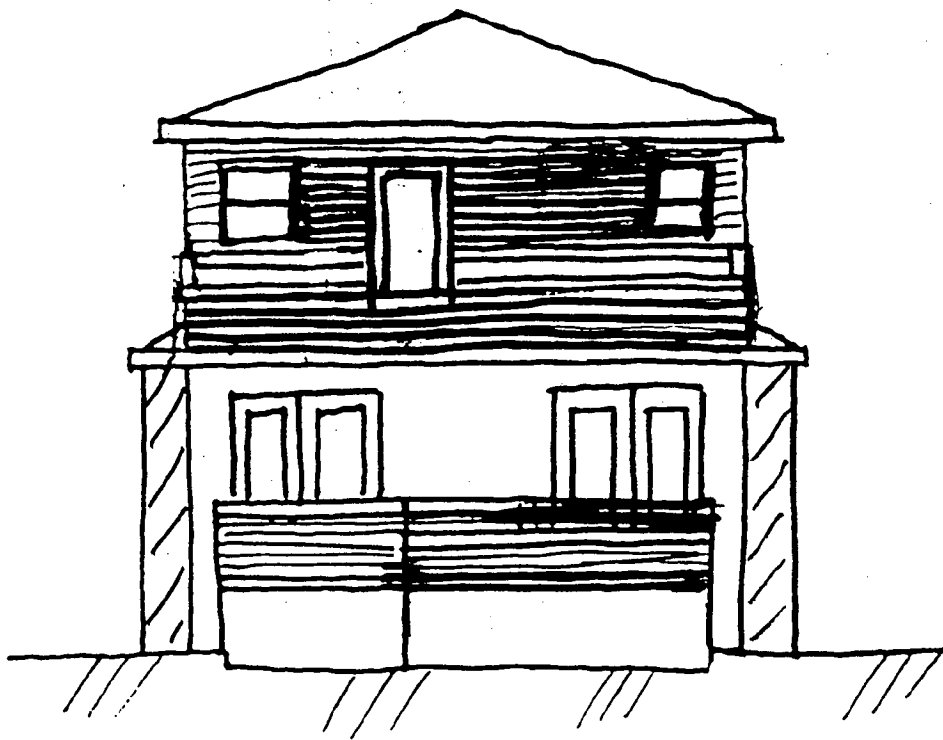
1a
SIDE FACADE (FACING CLEVELAND) - PROPOSED
NOT TO SCALE

 - original
 - new addition





12/18/96 SIDE FACADE (FACING NEIGHBOR)
NOT TO SCALE

)
✓ - original
| - new addition

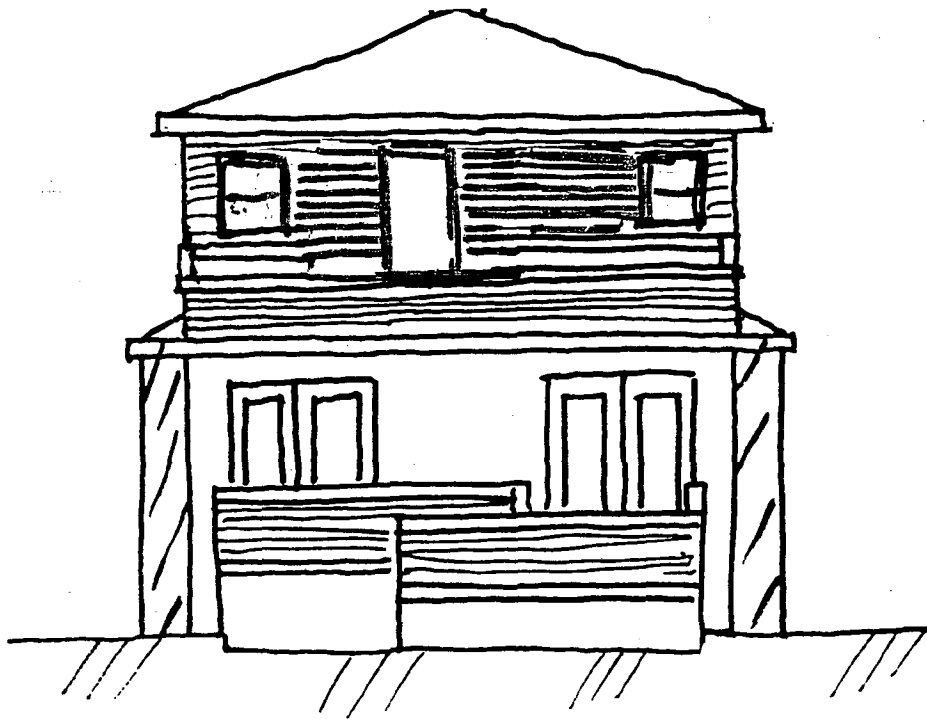


12/20/96 REAR FACADE - PROPOSED
NOT TO SCALE

 - original

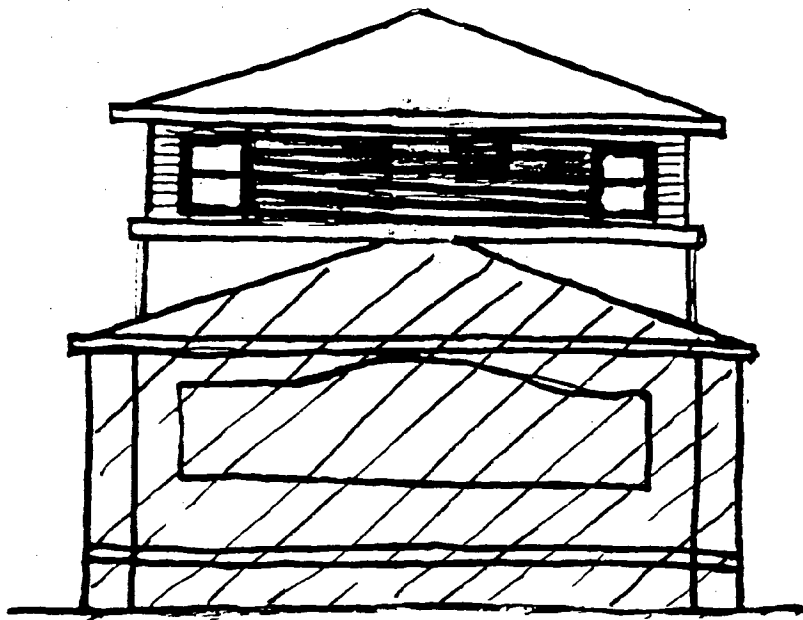
 - new addition

(13)



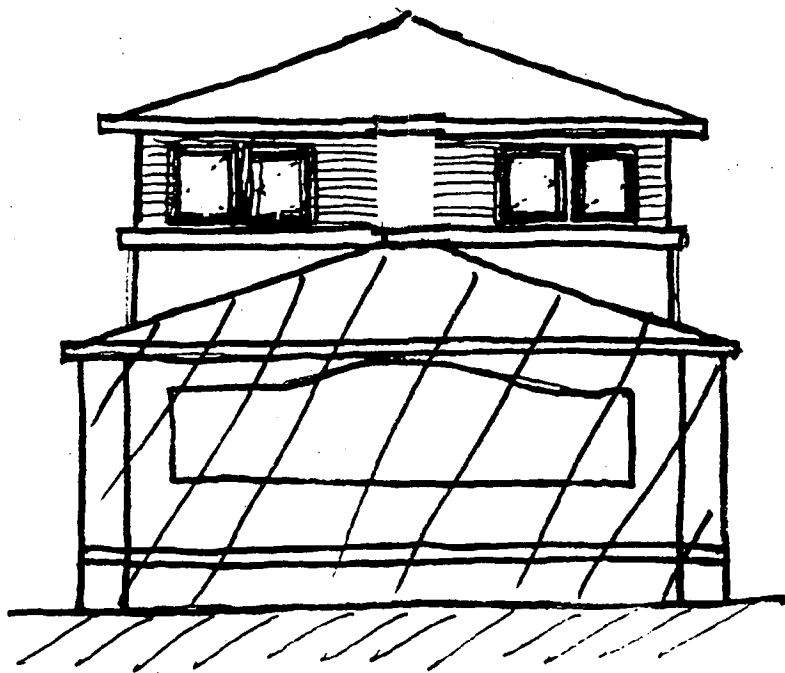
12/18/96 REAR FACADE
NOT TO SCALE

7. original
7. new addition



12/20/96 FRONT FACADE - PROPOSED
NOT TO SCALE

□ - addition



12/18/96 FRONT FACADE
NOT TO SCALE

- original

. new addition

Phone 588-5679

William Calhoun
2412 Baltimore Ave.
Takoma, PK, 20912

5) Interior partitioning had to be changed to insure proper support of the roof on the second story due to the full cathedral ceilings. We will submit a new floor plan at the next or sooner if you desire. Please let us know if need siding will have a bead on the top edge.

6) North Facade facing the next door neighbors had change the two windows on left side of first floor from two 2'x4' double-hung, to two 2'x3' double-hung in same location. On the second story, change the two corner windows (2'x3') from double-hung to double-hung as are used in the entire house already built.



Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. () _____
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER William Calloway DAYTIME TELEPHONE NO. Page 207 788-0733
 ADDRESS 7417 Baltimore Ave, Takoma Park, MD 20912-4102
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7417 STREET Baltimore Ave
 TOWN/CITY Takoma Park NEAREST CROSS STREET Celestial
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision

CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Single Family Other Windows

1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 7501060066

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.

William D. Calloway Signature of owner or authorized agent Dec 20 1996 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

Staff recommends that the Commission **deny** the proposed revisions noted above (and listed in the section of the staff report entitled "PROPOSAL" as 1-A, 1-B, 1-C, 2-A, 3-A, 3-B, 3-C, 3-E, 4-A, 4-B) based on 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 or 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.

Staff recommends that the Commission **approve** the proposed revisions noted above (and listed in the section of the staff report entitled "PROPOSAL" as 2-B, 2-C, 2-D, 3-D, 3-F, 4-C, and 5) as being **consistent** with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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

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

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

condition is not superseded by this revision. Use of casement windows on Prairie-style houses was an important architectural feature that, in this case, effectively reiterates the style of the original resource without cloning it.

Staff would also not support the deletion of the chimney block. Typically, the horizontal lines of Prairie style houses would be interrupted by vertical elements such as masonry piers or chimneys. Frequently, as in this design, the chimney is placed so that there is a narrow face to the street and a wider plane to the side. The use of the interruption is appropriate to demarcate the dividing line between the old and new sections. The narrow/wide profile fits particularly well into the setting of the house on a long narrow lot.

Staff does not feel that the "inner" windows on the second floor of the front facade should be deleted. In staff's opinion they lighten the visual weight of the new addition as it looms over the historic structure, and are in keeping with the Prairie vocabulary of paired and banked windows used throughout the old and new structures.

Staff would not support the modification of the door and window placement for the second story rear (east) facade. The proposal calls for elimination of a pair of windows to the right and a paired door and window to the left, and the installation of an off-center door and a window on each side. (The original proposal was for three windows on the left, but was modified to access the balcony.) This design revision would not be in keeping with the Prairie style of the rest of the addition and the original resource. Although it is on the rear, it must be remembered the rear of the house is clearly visible from Cleveland Avenue and its design is of importance. The use of two pairs on the outer corners clearly denotes the Prairie interest in lightening the corners and in eliminating the box.

Staff would also suggest that with all the pairs of casement windows, they might be more effective if the hardware was installed to open the windows into each other rather than all on the same side.

Finally, staff would not support the use of a smaller pair of windows on the north facade. The use of two full-sized windows, 28" x 60", would allow more light into the house on a side where a fence and plantings block light. The larger size would, in staff's opinion, better balance the long blank space between the small window under the eaves and the end window. Although it would require a custom window, it is the only place in the new addition where a full sized window of the same dimension as is used in the original part of the historic resource is planned, and it is the location for which the larger size is most clearly needed.

STAFF RECOMMENDATION

To summarize the issues noted above, staff recommends:

- Deny change to double-hung from casement windows on 2nd story, all facades.
- Deny chimney deletion.
- Deny window deletions on west (front) facade and 2nd story of east facade.
- Deny door change on 2nd story of east (rear) facade.
- Deny use of 24" x 36" window pair on 1st floor of north facade.
- Deny first floor deck modification.

- Approve use of beaded siding.
- Approve omission of center window on 1st floor of east (rear) facade.
- Approve use of 24" x 36" window pair on left side, 1st floor of south facade.
- Approve use of 24" x 36" window pair on right side, 1st floor of south facade.
- Approve use of 32" x 16" window on 2nd story center, south facade.
- Approve use of 32" x 16" window 2nd story center, north facade.
- Approve 2nd story rear deck as built.

4. **North Facade** (facing neighbor)
 - A. To install a pair of 24" x 36" double-hung windows on the left side of the addition instead of the 28" x 60" windows (the same size as the original windows) as approved.
 - B. To use double-hung windows on the second story at each end instead of the casement windows as approved.
 - C. To use a single awning window 32" x 16" in the center placed under the eaves instead of a 24" x 36" casement window as approved.
5. To use beaded wood siding on the second story instead of the approved plain cut siding.

STAFF DISCUSSION

Staff supports some of the proposed revisions. The three pair of 24' x 36" windows on the south facade facing Cleveland Avenue - currently proposed by the applicant - cannot be considered a proper "ribbon" of windows typical of the Prairie style, but the uniformity and pairing is compatible with the window treatments on the same facade of the original structure. Thus, this change should be approved.

The use of 16" x 32" single pane windows under the eaves on the north and south 2nd story facades is a reasonable compromise, in staff's opinion, providing a contrasting scale between the larger windows and the smaller, while allowing for the use of less expensive standard, rather than custom-made, materials.

Staff would also support the omission of the center window designated between the rear doors. The applicant has indicated that the wall space is needed on the interior and staff feels that the window is no longer needed to balance the 2nd story vertical architectural element that was previously deleted.

In addition, staff supports the use of beaded wood siding on the second story. The design for the siding, although drawn as plain cut, was not specifically indicated. Use of beaded wood siding will not, in staff's opinion, affect the compatibility of the new addition with the old. It is important to emphasize that use of stucco facing elsewhere is, however, of utmost importance in integrating the old and new structures.

With regard to the decks approved for the rear addition, staff is strongly of the opinion that the two-level deck should be retained for the first floor in order to maintain the Prairie-like mixture of horizontal planes. Staff, therefore, opposes the proposal of a one-level first floor deck. As the deck is extremely close to the street, staff feels that the quality of its design should be held to the same standard as would a modification on the front of a historic resource.

The 2nd story deck as constructed is not as successful as it would have been if built to the original agreed-upon design. It is a less interesting design than the pocket porch originally planned to be placed within the hipped roofline. However, the use of both stucco and horizontal siding for the railing is, in staff's opinion, a reasonable means of avoiding the look of an Art Moderne deck, and this existing 2nd story deck should be approved as long as the railing is built as specified.

The applicant has proposed the use of double-hung rather than casement windows on all four sides of the new addition second story. Staff would recommend denial of this revision to the HAWP for the reason stated in the first staff report, "Differentiation between new and historic fabric is achieved through the use of casement windows on the second story addition. . . ." The use of casement windows was made a condition of approval of the HAWP. The applicant has installed double-hung windows, but understands that these must be replaced if the original

On September 11, 1996, the HPC authorized staff level approval of a 2nd story balcony to be inserted at the rear of the addition in the first floor hipped roof and overhanging eave. A square deck was constructed instead (different from the balcony discussed with staff), and the already constructed design has been included in the current proposal for a HAWP revision.

Another change from the approved plans that has been made is that the applicant has installed double-hung rather than casement windows on the second story as specified in the approved January 26, 1995 HAWP. The applicant wishes to keep the double-hung windows, and this revision request is also included in the current proposal.

PROPOSAL

Based on the approved plan (including the revisions approved September 20, 1995), the applicant proposes:

1. **West Facade** (Front facade facing Baltimore Avenue)
 - A. To delete the inner windows of the two pair currently approved for the second story.
 - B. To use double-hung rather than casement windows as approved for the second story.
 - C. To delete the artificial chimney block.
2. **South Facade** (Side facade facing Cleveland Avenue)
 - A. To use double-hung rather than casement windows as approved for each end of the second story.
 - B. To use a single awning window 32" x 16" under the eaves in the center of the second story instead of the paired 12" x 12" windows as approved.
 - C. On the first floor, to install a pair of 24" x 36" double-hung windows instead of the 24" x 24" single light casement window previously approved for the first floor.
 - D. To use a pair of 24" x 36" double-hung windows on the right side of the first floor instead of the 28" x 60" pair of double-hung windows as approved.
3. **East Facade** (Rear facade of the new addition)
 - A. To use double-hung rather than casement windows as approved for the second story.
 - B. To omit the inner window of the pair approved for the right side of the second story.
 - C. To move the door approved as part of a pair on the left side of the second story and place it just off center on the left side.
 - D. To omit the center window approved for the first floor.
 - E. To build the first floor deck all on one level rather than on two levels as approved.
 - F. To construct a square cornered, six foot deep, 2nd story deck the width of the new addition and extending 2' beyond the 1st floor facade. The railing is to be of stucco finish and wood siding to meet current building codes, with the wood railing 4" lower than the stucco railing.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7417 Baltimore Avenue

Meeting Date: 1/08/96

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-95C (REVISION)

Tax Credit: No

Public Notice: 12/24/96

Report Date: 12/31/96

Applicant: William D. Calloway

Staff: Perry Kephart

PROPOSAL: Construct rear & second story
addition

RECOMMEND: Partial denial/
partial approval

DATE OF CONSTRUCTION: ca. 1910

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

One-story Prairie Style bungalow with stucco exterior finish. There are 28" x 60" 1/1 banked and single windows throughout with a pair of 12" x 12" single pane windows under the eaves on the south elevation. A partially constructed two-story addition extends to the rear (east) of the historical resource.

BACKGROUND

One-story Prairie Style bungalows are sufficiently uncommon that the construction of an addition to this residence has been reviewed with considerable attention to detail in order that the architectural character of the historic resource not be lost. A Historic Area Work Permit for a two story rear addition was approved on January 26, 1995, with the condition that wood casement windows be used on the second floor and that wood 1/1 double-hung windows be used on the first floor (see page 22.)

In May, 1995, the applicant brought in construction drawings to be reviewed by staff and stamped so that the applicant could proceed to apply for a building permit.

On September 20, 1995, revisions to and clarifications of the plan for the addition were requested by the applicant and approved at the staff level. These included:

- Deleting a vertical architectural element on the rear facade.
- Changing the finish on the chimney to stucco.
- Shifting the single double-hung window on the north facade, first floor, closer to the original structure and shortening it.
- Correcting the drawing of the windows at the rear of the north facade of the original structure (depicted as two small square windows when they are really a pair of double hung windows.)
- Deleting two center casement windows on the front facade at the second floor and the right side casement window on the rear facade at the second floor.
- Shortening the length of the center pair of windows on the 1st floor of the south facade.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

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Resource: Takoma Park Historic District	HAWP: Alteration
Case Number: 37/3-95C (REVISION)	Tax Credit: No
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- Correcting the drawing of the windows at the rear of the north facade of the original structure (depicted as two small square windows when they are really a pair of double hung windows.)
- Deleting two center casement windows on the front facade at the second floor and the right side casement window on the rear facade at the second floor.
- Shortening the length of the center pair of windows on the 1st floor of the south facade.

On September 11, 1996, the HPC authorized staff level approval of a 2nd story balcony to be inserted at the rear of the addition in the first floor hipped roof and overhanging eave. A square deck was constructed instead (different from the balcony discussed with staff), and the already constructed design has been included in the current proposal for a HAWP revision.

Another change from the approved plans that has been made is that the applicant has installed double-hung rather than casement windows on the second story as specified in the approved January 26, 1995 HAWP. The applicant wishes to keep the double-hung windows, and this revision request is also included in the current proposal.

PROPOSAL

Based on the approved plan (including the revisions approved September 20, 1995), the applicant proposes:

1. **West Facade** (Front facade facing Baltimore Avenue)

- D A. To delete the inner windows of the two pair currently approved for the second story.
- A B. To use double-hung rather than casement windows as approved for the second story.
- A C. To delete the artificial chimney block.

2. **South Facade** (Side facade facing Cleveland Avenue)

- A A. To use double-hung rather than casement windows as approved for each end of the second story.
- A B. To use a single awning window 32" x 16" under the eaves in the center of the second story instead of the paired 12" x 12" windows as approved.
- A C. On the first floor, to install a pair of 24" x 36" double-hung windows instead of the 24" x 24" single light casement window previously approved for the first floor.
- D D. To use a pair of 24" x 36" double-hung windows on the right side of the first floor instead of the 28" x 60" pair of double-hung windows as approved.

3. **East Facade** (Rear facade of the new addition)

- A A. To use double-hung rather than casement windows as approved for the second story.
 - D Deny B. To omit the inner window of the pair approved for the right side of the second story.
 - A Ap. C. To move the door approved as part of a pair on the left side of the second story and place it just off center on the left side.
 - P Ap D. To omit the center window approved for the first floor.
 - Deny E. To build the first floor deck all on one level rather than on two levels as approved.
 - Deny F. To construct a square cornered, six foot deep, 2nd story deck the width of the new addition and extending 2' beyond the 1st floor facade. The railing is to be of stucco finish and wood siding to meet current building codes, with the wood railing 4" lower than the stucco railing.
- No decision - will defer.
Letter from WC

4. **North Facade** (facing neighbor)

- A. To install a pair of 24" x 36" double-hung windows on the left side of the addition instead of the 28" x 60" windows (the same size as the original windows) as approved.
- B. To use double-hung windows on the second story at each end instead of the casement windows as approved.
- C. To use a single awning window 32" x 16" in the center placed under the eaves instead of a 24" x 36" casement window as approved.

- 1) 5. To use beaded wood siding on the second story instead of the approved plain cut siding - **Appr**

STAFF DISCUSSION

Staff supports some of the proposed revisions. The three pair of 24' x 36" windows on the south facade facing Cleveland Avenue - currently proposed by the applicant - cannot be considered a proper "ribbon" of windows typical of the Prairie style, but the uniformity and pairing is compatible with the window treatments on the same facade of the original structure. Thus, this change should be approved.

The use of 16" x 32" single pane windows under the eaves on the north and south 2nd story facades is a reasonable compromise, in staff's opinion, providing a contrasting scale between the larger windows and the smaller, while allowing for the use of less expensive standard, rather than custom-made, materials.

Staff would also support the omission of the center window designated between the rear doors. The applicant has indicated that the wall space is needed on the interior and staff feels that the window is no longer needed to balance the 2nd story vertical architectural element that was previously deleted.

In addition, staff supports the use of beaded wood siding on the second story. The design for the siding, although drawn as plain cut, was not specifically indicated. Use of beaded wood siding will not, in staff's opinion, affect the compatibility of the new addition with the old. It is important to emphasize that use of stucco facing elsewhere is, however, of utmost importance in integrating the old and new structures.

With regard to the decks approved for the rear addition, staff is strongly of the opinion that the two-level deck should be retained for the first floor in order to maintain the Prairie-like mixture of horizontal planes. Staff, therefore, opposes the proposal of a one-level first floor deck. As the deck is extremely close to the street, staff feels that the quality of its design should be held to the same standard as would a modification on the front of a historic resource.

The 2nd story deck as constructed is not as successful as it would have been if built to the original agreed-upon design. It is a less interesting design than the pocket porch originally planned to be placed within the hipped roofline. However, the use of both stucco and horizontal siding for the railing is, in staff's opinion, a reasonable means of avoiding the look of an Art Moderne deck, and this existing 2nd story deck should be approved as long as the railing is built as specified.

The applicant has proposed the use of double-hung rather than casement windows on all four sides of the new addition second story. Staff would recommend denial of this revision to the HAWP for the reason stated in the first staff report, "Differentiation between new and historic fabric is achieved through the use of casement windows on the second story addition. . ." The use of casement windows was made a condition of approval of the HAWP. The applicant has installed double-hung windows, but understands that these must be replaced if the original

condition is not superseded by this revision. Use of casement windows on Prairie-style houses was an important architectural feature that, in this case, effectively reiterates the style of the original resource without cloning it.

Staff would also not support the deletion of the chimney block. Typically, the horizontal lines of Prairie style houses would be interrupted by vertical elements such as masonry piers or chimneys. Frequently, as in this design, the chimney is placed so that there is a narrow face to the street and a wider plane to the side. The use of the interruption is appropriate to demarcate the dividing line between the old and new sections. The narrow/wide profile fits particularly well into the setting of the house on a long narrow lot.

Staff does not feel that the "inner" windows on the second floor of the front facade should be deleted. In staff's opinion they lighten the visual weight of the new addition as it looms over the historic structure, and are in keeping with the Prairie vocabulary of paired and banked windows used throughout the old and new structures.

Staff would not support the modification of the door and window placement for the second story rear (east) facade. The proposal calls for elimination of a pair of windows to the right and a paired door and window to the left, and the installation of an off-center door and a window on each side. (The original proposal was for three windows on the left, but was modified to access the balcony.) This design revision would not be in keeping with the Prairie style of the rest of the addition and the original resource. Although it is on the rear, it must be remembered the rear of the house is clearly visible from Cleveland Avenue and its design is of importance. The use of two pairs on the outer corners clearly denotes the Prairie interest in lightening the corners and in eliminating the box.

Staff would also suggest that with all the pairs of casement windows, they might be more effective if the hardware was installed to open the windows into each other rather than all on the same side.

Finally, staff would not support the use of a smaller pair of windows on the north facade. The use of two full-sized windows, 28" x 60", would allow more light into the house on a side where a fence and plantings block light. The larger size would, in staff's opinion, better balance the long blank space between the small window under the eaves and the end window. Although it would require a custom window, it is the only place in the new addition where a full sized window of the same dimension as is used in the original part of the historic resource is planned, and it is the location for which the larger size is most clearly needed.

STAFF RECOMMENDATION

To summarize the issues noted above, staff recommends:

- Deny change to double-hung from casement windows on 2nd story, all facades.
- Deny chimney deletion.
- Deny window deletions on west (front) facade and 2nd story of east facade.
- Deny door change on 2nd story of east (rear) facade.
- Deny use of 24" x 36" window pair on 1st floor of north facade.
- Deny first floor deck modification.

- Approve use of beaded siding.
- Approve omission of center window on 1st floor of east (rear) facade.
- Approve use of 24" x 36" window pair on left side, 1st floor of south facade.
- Approve use of 24" x 36" window pair on right side, 1st floor of south facade.
- Approve use of 32" x 16" window on 2nd story center, south facade.
- Approve use of 32" x 16" window 2nd story center, north facade.
- Approve 2nd story rear deck as built.

Staff recommends that the Commission **deny** the proposed revisions noted above (and listed in the section of the staff report entitled "PROPOSAL" as 1-A, 1-B, 1-C, 2-A; 3-A, 3-B, 3-C, 3-E, 4-A, 4-B) based on 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 or 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.

Staff recommends that the Commission **approve** the proposed revisions noted above (and listed in the section of the staff report entitled "PROPOSAL" as 2-B, 2-C, 2-D, 3-D, 3-F, 4-C, and 5) as being **consistent** with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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

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

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

Additional Changes Requested

① ^{West} East facade (front side facing Baltimore Ave)

Delete two inner window closest to roof line and change from casement to double hung as are already being use in the rest of the house (old and new). Also delete the artificial chimney between them entirely due to rising expenses in Job and personal preference. (100000)
also removal of the chimney will keep the low profile look into.

② South facade, (side wall, facing Cleveland Ave)

Change window type on second story from casements to double hung (2'x3') as used in the rest of the house.

1st Floor - also change the 2'x2' single light window to another pair of 2'x3' double hung window due to the window being over the kitchen sink and my mother wants these windows very badly.

③ ^{East} West facade (rear elevation)

Change the second story windows from casement to double hung (2'x3') as are used in the rest of the house already. also delete 1 window on the inner right side and move the door more to center on the left side.

In addition I request that I be allowed to build the deck all at the same level to give me a larger combined area and to give me a large storage area under the deck. (this will make it more useful to me, and lower the cost of construct

over

④ North Facade (Facing the next door Neighbors house)
change the two windows on left side of first floor from two 2'x4' double-hung, to two 2'x3' double-hung in same location.

On the second story, change the two corner windows (2'x3') from casement to double-hung as are used in the entire house already (old & New)

⑤ Interior partitioning had to be change to insure proper support of the roof on the second story due to the full cathedral ceilings. We will submit a new floor plan at the meeting or sooner if you desire. Please let us know.

⑥ Wood siding will have a bead on bottom edge.

William Calloway
2412 Baltimore Ave.
Takoma, PK. 20912

phone 588-5679

9/20/95 REVISIONS *V.K. M... M...*

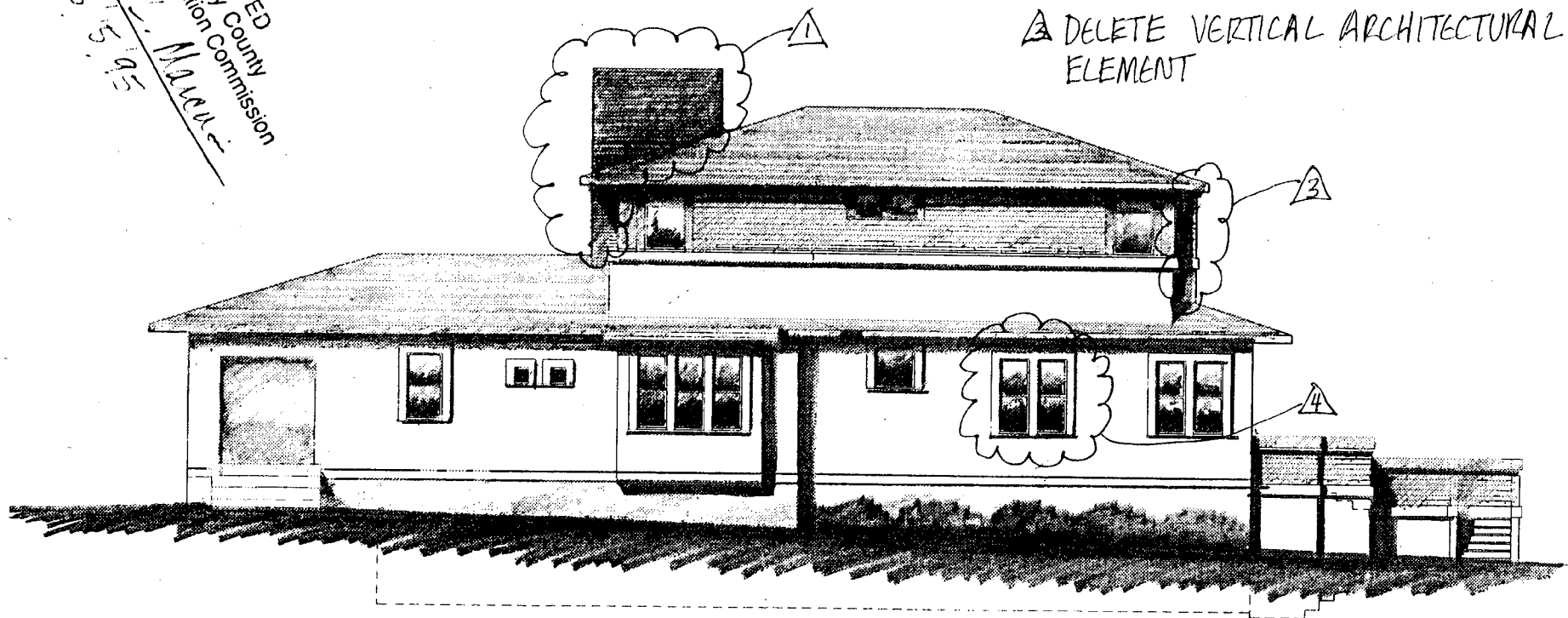
△ FRONT CHIMNEY TO HAVE "STUCCO" FINISH

△ SHORTEN LENGTH OF DOUBLE WINDOW

Scale: 1" = 10'

△ DELETE VERTICAL ARCHITECTURAL ELEMENT

APPROVED
Montgomery County
Historic Preservation Commission
5/5/95



PROPOSED SOUTH ELEVATION

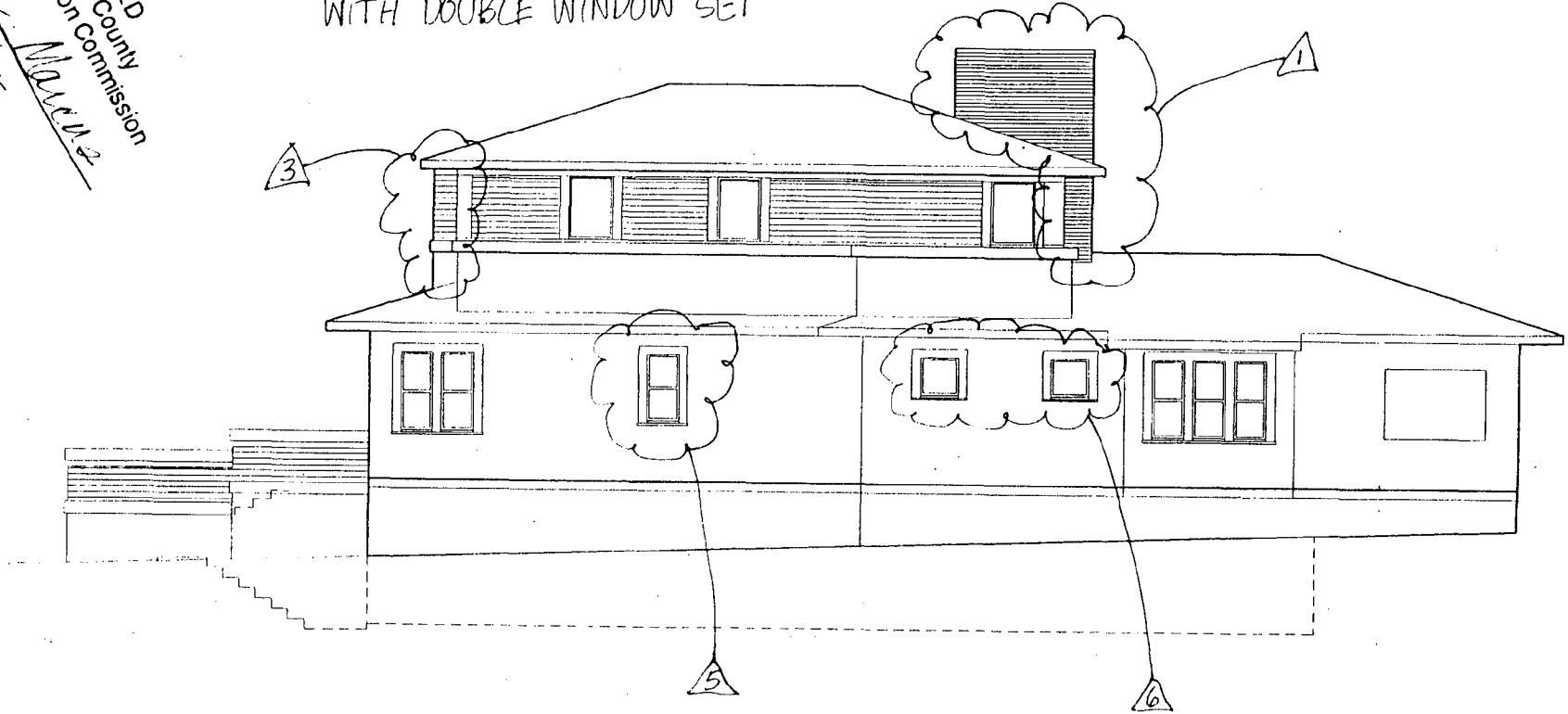
35

9/20/95 REVISIONS O.K.
R.L. Marcus

- 1 FRONT CHIMNEY TO HAVE "STUCCO" FINISH
- 2 DELETE VERTICAL ARCHITECTURAL ELEMENT
- 3 SHIFT WINDOW TO WEST AND SHORTEN
- 4 DELETE 2 SHORT WINDOWS / REPLACE WITH DOUBLE WINDOW SET

Scale: 1" = 10'

APPROVED
Montgomery County
Historic Preservation Commission
5/15/95
R.L. Marcus



PROPOSED NORTH ELEVATION

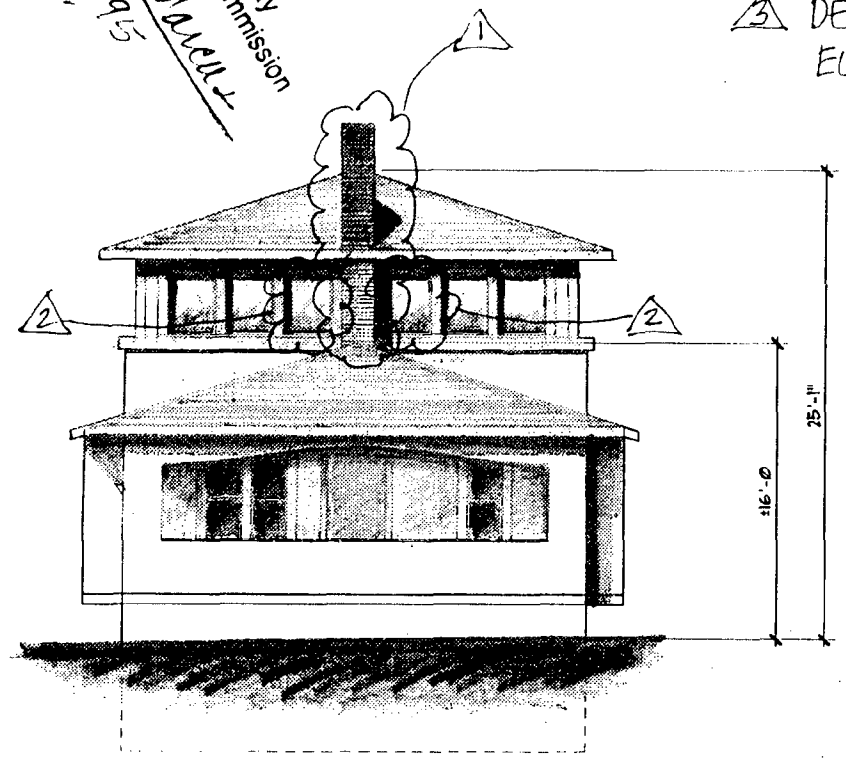
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APPROVED
 Montgomery County
 Historic Preservation Commission
 5/15/95
 L. MARCZAK

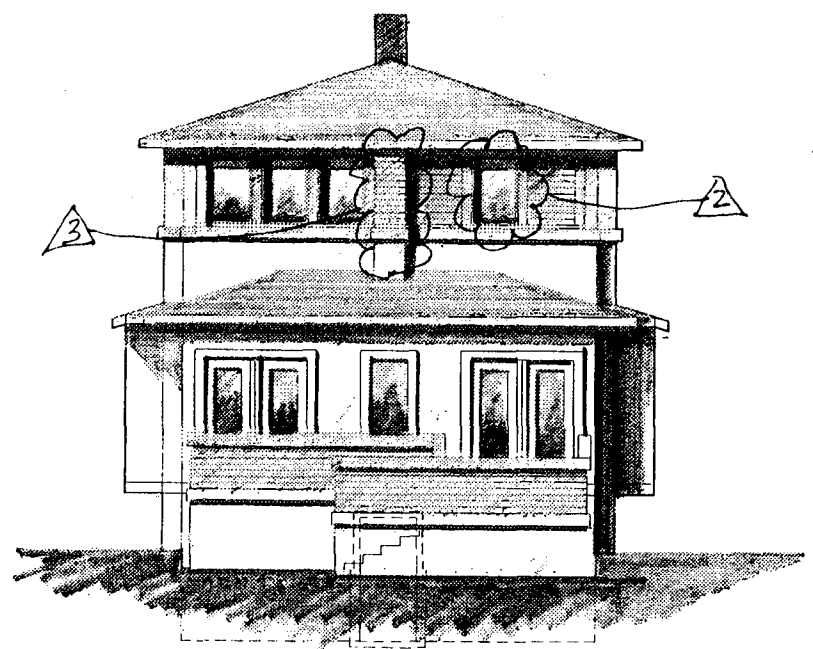
9/20/95 REVISIONS O.K. *R. Marcusz*

- △ FRONT CHIMNEY TO HAVE "STUCCO" FINISH
- △ DELETE WINDOW
- △ DELETE VERTICAL ARCHITECTURAL ELEMENT

Scale: 1" = 10'



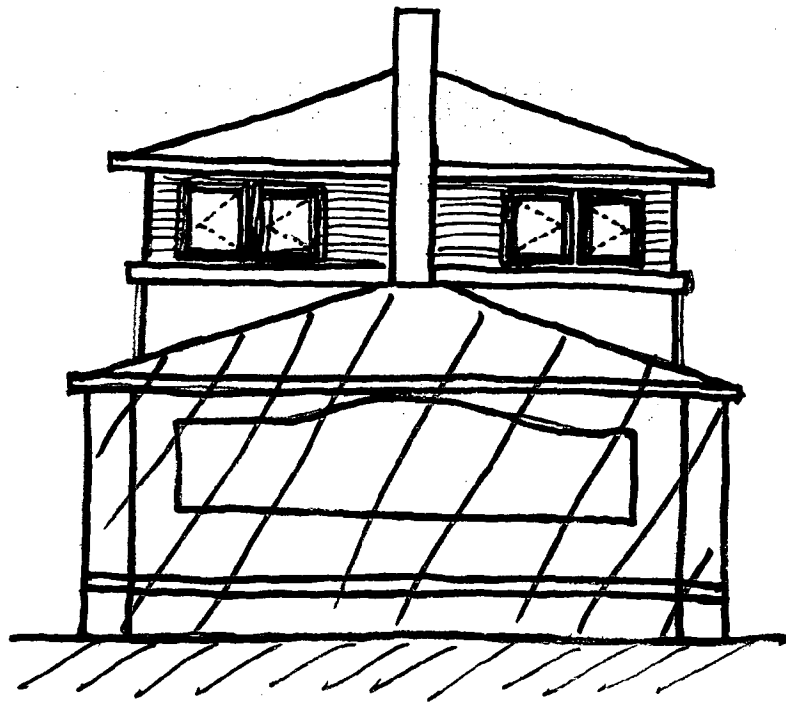
PROPOSED WEST ELEVATION



PROPOSED EAST ELEVATION

(Handwritten mark)

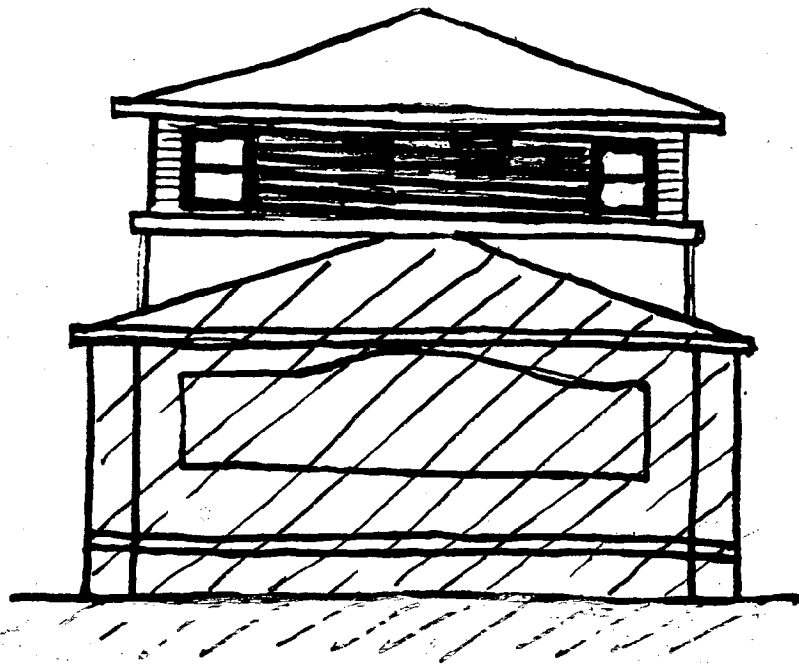
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12/18/96 FRONT FACADE
NOT TO SCALE
Approved to date


- original

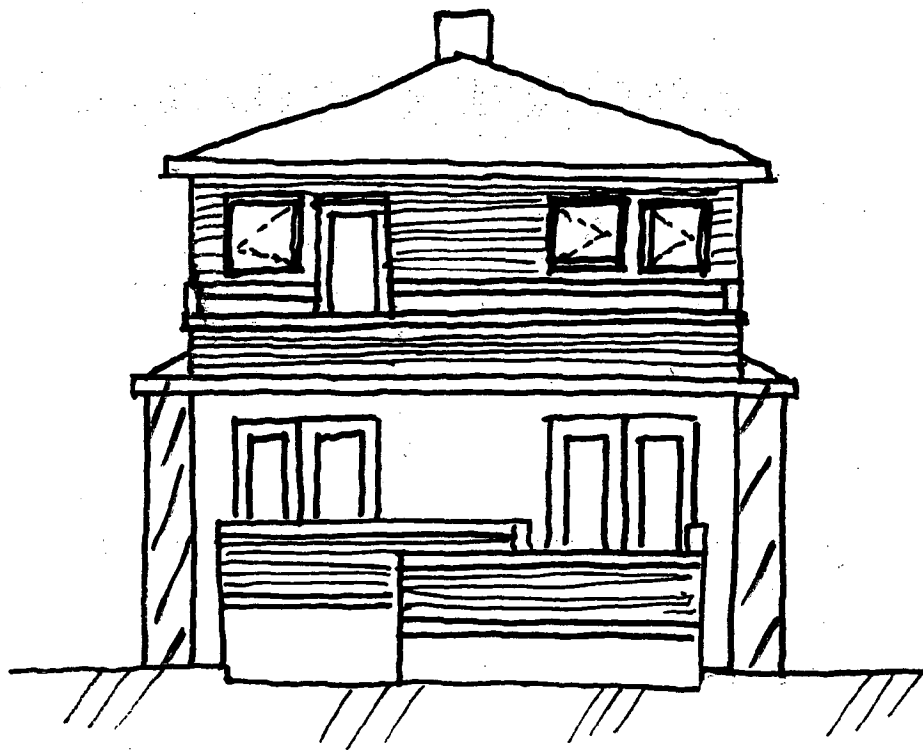
- new addition



12/20/96 FRONT FACADE - PROPOSED
NOT TO SCALE

 - original

 - new addition

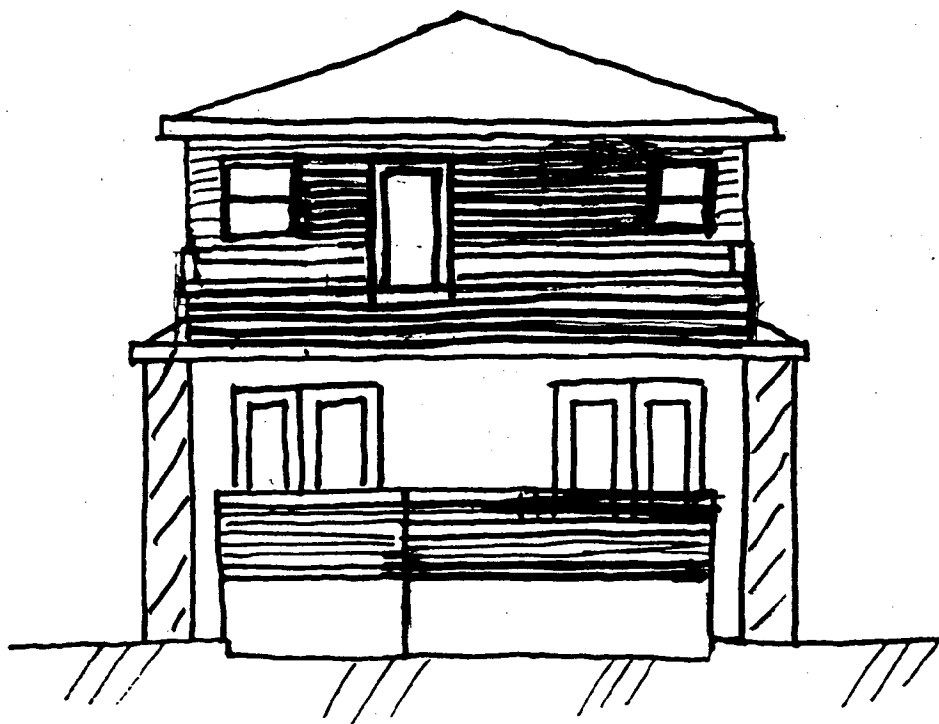


12/10/96. REAR FACADE


NOT TO SCALE

Approved to Date
(except 2nd floor balcony)

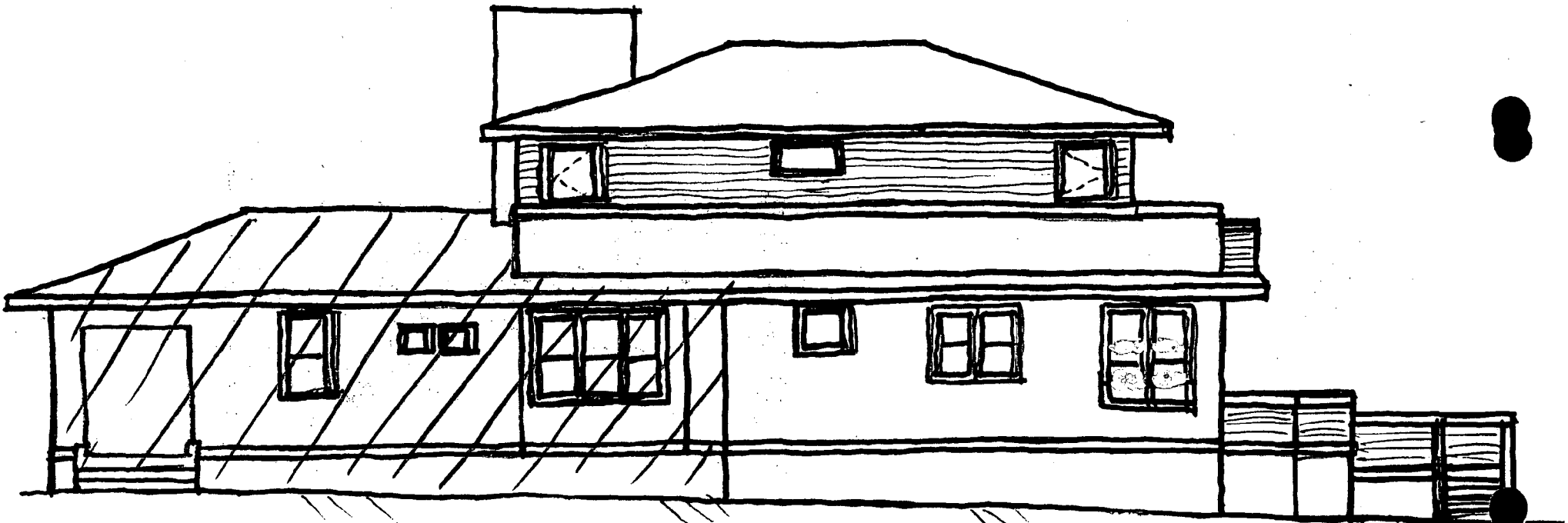
- original
- new addition



12/20/96 REAR FACADE - PROPOSED
NOT TO SCALE



 - original

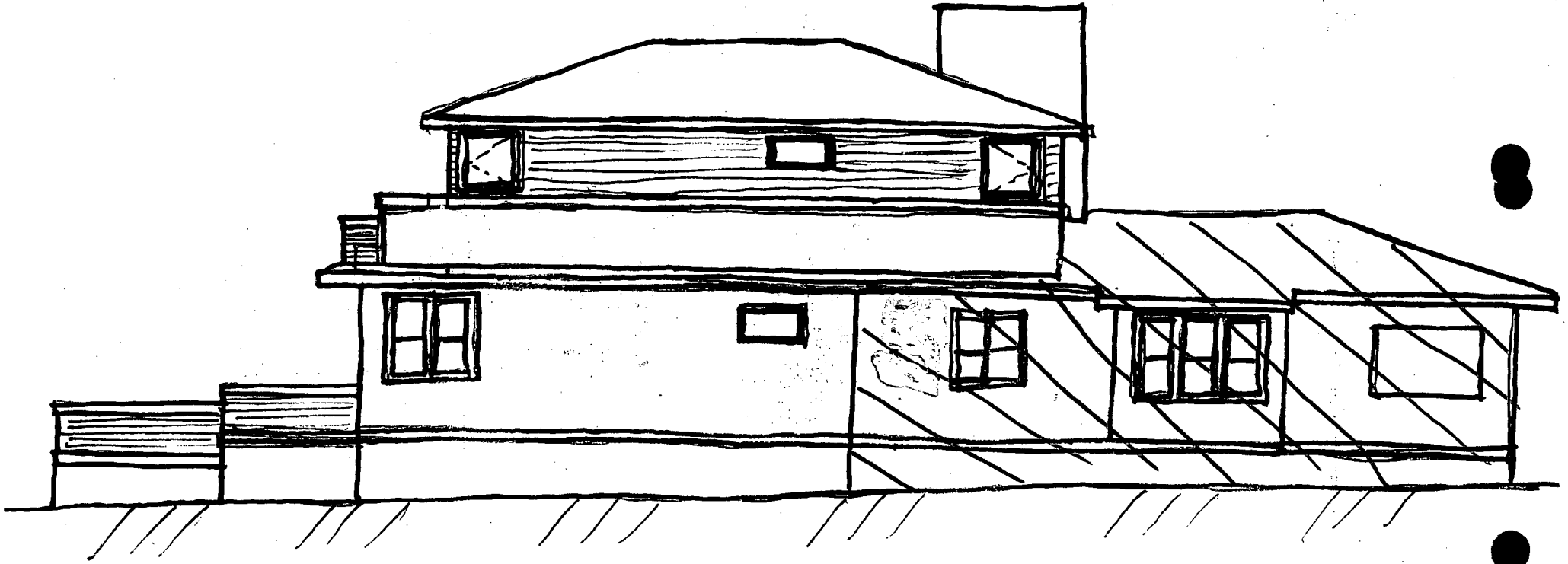
 - new addition



12/18/96 SIDE FACADE (FACING CLEVELAND)
NOT TO SCALE

Approved to Date
(except 2nd Floor balcony)

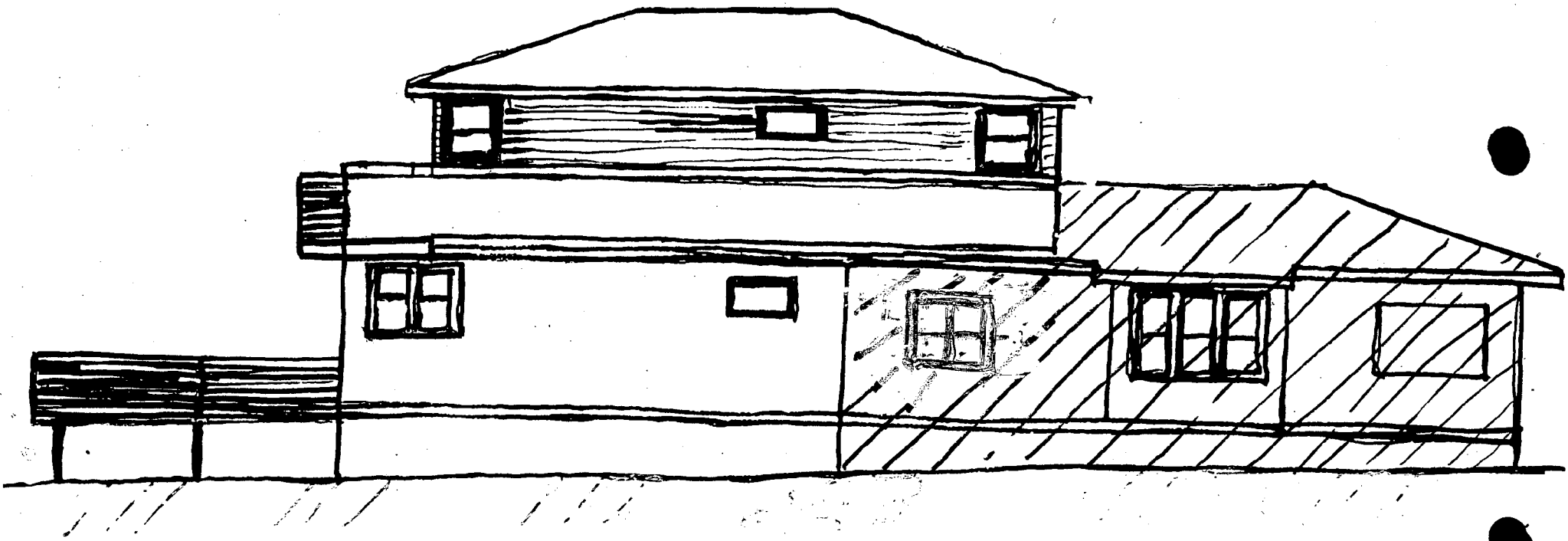
 - original
 - new addition



12/18/96 SIDE FACADE (FACING NEIGHBOR)
NOT TO SCALE
Approved to Detz
(except 2nd flr balcony)


91


- original
- new addition



12/20/96 SIDE FACADE (FACING NEIGHBOR) - PROPOSED
NOT TO SCALE

3

 - original

 - new addition

7417 Baltimore Avenue



West Facade Facing Baltimore Ave



South Facade Facing Cleveland

7417 Baltimore Avenue



Original house & NW corner of New



SE corner of New Addition
(Rear)

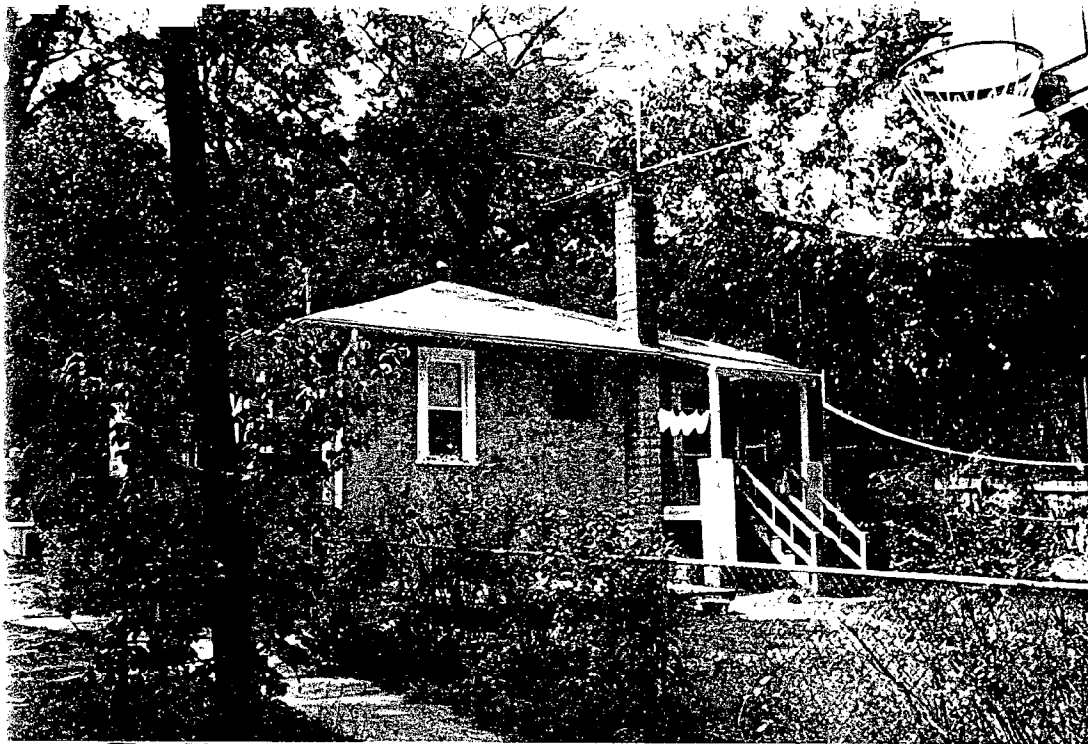
7417 Baltimore Avenue



Corner of East & North Elevation, New



original house



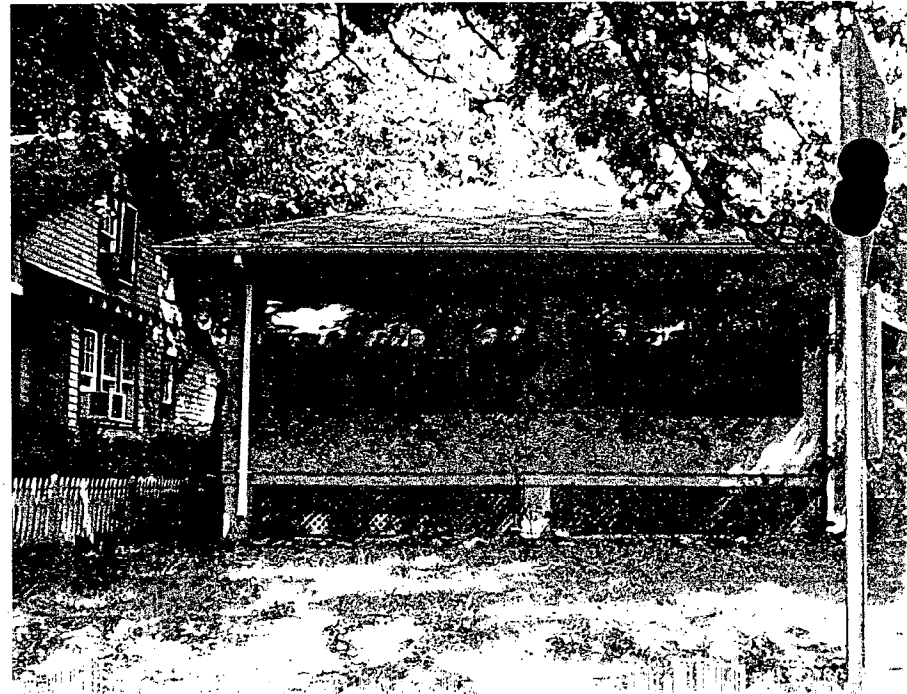
↑ REAR or EAST ELEVATION ↑

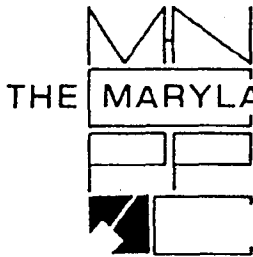
↓ EXISTING GARAGE ↓



↑ SOUTH ELEVATION ↑

↓ FRONT or WEST ELEVATION ↓





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 1/26/95

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

1) All wood casement windows shall be used
on the Addition's second floor
and all wood "1 double hung windows
shall be used on Addition's first floor.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: William D. Calloway

Address: 7417 Baltimore Ave. Takoma Park

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____
 DAYTIME TELEPHONE NO. (301) 588-5679

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER William D. Calloway Sr. DAYTIME TELEPHONE NO. (410) 788-0959

ADDRESS 7417 Baltimore Ave, Takoma Park, MD 20912-4102
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7417 STREET Baltimore Ave.

TOWN/CITY Takoma Park NEAREST CROSS STREET Cleveland

LOT _____ BLOCK _____ SUBDIVISION _____

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 60,000.00

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.

William D. Calloway Sr. Jan 3, 1995
Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission 

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9501060066 DATE FILED: _____ DATE ISSUED: 

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7417 Baltimore Avenue Meeting Date: 1/25/95
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-95C Tax Credit: No
Public Notice: 1/11/95 Report Date: 1/18/95
Applicant: William D. Calloway Staff: David Berg
PROPOSAL: Construct rear & second story addition RECOMMEND: **APPROVE with conditions**

BACKGROUND

RESOURCE: Takoma Park Historic District

STYLE: Prairie

DATE: ca. 1910

SIGNIFICANCE: Contributing Resource

DESCRIPTION:

One story Prairie Style house with stucco and 1/1 double hung windows.

This proposal was the subject of a Preliminary Consultation on September 28, 1994.

STAFF DISCUSSION

ISSUES AT THE PRELIMINARY CONSULTATION:

The Commission's concerns at the Preliminary Consultation focused on the following:

1) Architectural character of the additions:

The original proposal was for a full second story addition with a bridge-like structure extending over a carport with second story living space. Staff explained that the proposal detracted from the architectural character of the resource in massing, and the attached carport with second story room was not compatible with the historicity of the resource. **The Commission asked the applicant to revise the design to reflect the horizontal emphasis of the Prairie Style, and to keep any garage or carport completely separate from the house.**

2) Demolition of existing garage:

The applicant also proposed to demolish an existing garage at the rear of the property and replace it with a larger structure. The Commission advised the applicant that they would not be favorable to the removal of the garage.

CURRENT ISSUES:

1) Architectural character of the additions:

The applicant has reduced the size of the second story addition and significantly set it back from the front facade of the house. The use of stucco on the lower half of the second story, and wood siding on the upper half, as well as the repetition of horizontal lines on the first story addition help to create a more horizontal appearance compatible with Prairie Style architecture. The proposal for an attached carport has also been eliminated.

Differentiation between new and historic fabric is achieved through the use of casement windows on the second story addition, and a recess of approximately 18" on both sides of the first story addition.

Staff feels that the only problem with the proposed addition is the use of vinyl clad windows. Staff recommends the use of wood windows throughout. Staff otherwise feels that the current proposal is compatible with the architecture of the resource both in design and materials.

2) Demolition of existing garage:

The applicant has eliminated the proposal to demolish the existing historic garage.

GENERAL STAFF COMMENTS

The applicant has dramatically revised the proposal to meet both the Commission's concerns, and the Takoma Park Guidelines for Contributing Resources that state:

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

second story additions 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.

Staff points out that although the proposal is generally consistent with the Takoma Park Guidelines, the proposal does not preserve the

existing patterns of open space. The Guidelines state:

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Staff also points out that although the architectural style of the house has been maintained in the addition, the historic character of the house (a small one story Prairie Style house) will not be maintained. The Secretary of Interior's Standard number 2 states:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Again, staff emphasizes that the proposal is generally consistent with the Takoma Park Guidelines which supersede the Standards in the Takoma Park Historic District. If this proposal was advanced in another Historic District, staff would probably have looked less favorably upon the addition due to its size.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard 10:

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

Subject to the following condition:

- 1) The applicant shall use all wood casement windows on the second story of the addition, and all wood 1/1 double hung windows on the first story of the addition.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

Calloway Residence

Takoma Park, Maryland

Materials:

Exterior Walls -

Existing house - pebble dash stucco

Addition -

Basement walls - parged concrete;

First floor walls - rough stucco;

Second floor walls below sill - rough stucco;

Second floor walls above sill - 6" t & g wood siding;

Exterior Trim -

Existing house - wood band boards and vinyl window trim.

Addition - wood window trim, corner boards, and plinths.

Deck -

Existing house - wood

Addition - painted wood on stucco base.

Windows -

Existing house - wood awning and double-hung windows.

Addition - ~~vinyl clad~~ wood casement and double-hung windows.

Roof -

Existing house - asphalt shingles

Addition - asphalt shingles

Chimney -

Addition - ~~brick veneer~~

"STUCCO" FINISH

9/20/95 REVISION

O.K. *H. Marcus*

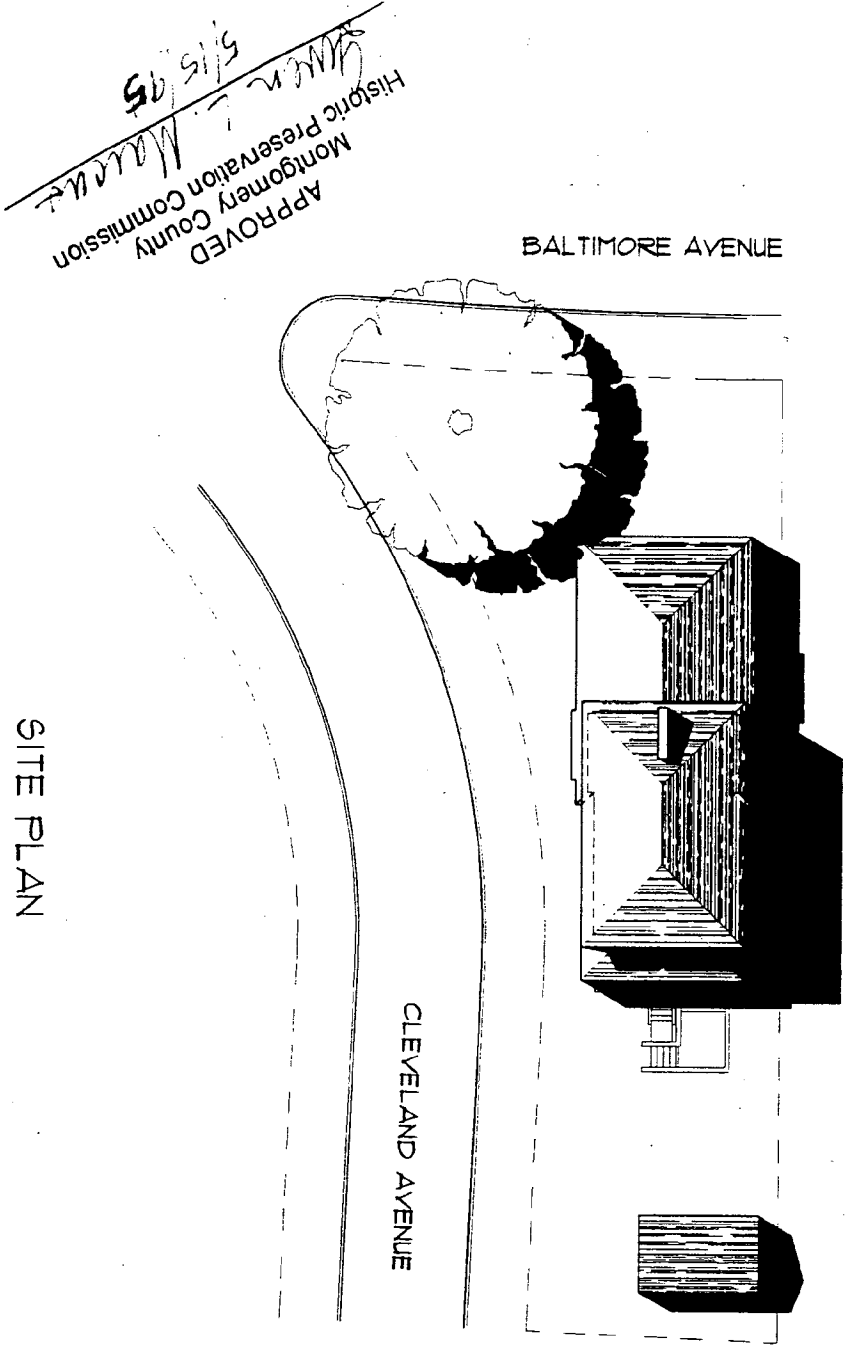
APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcus
5/15/95

(27)

(6)

Scale: 1" = 30'



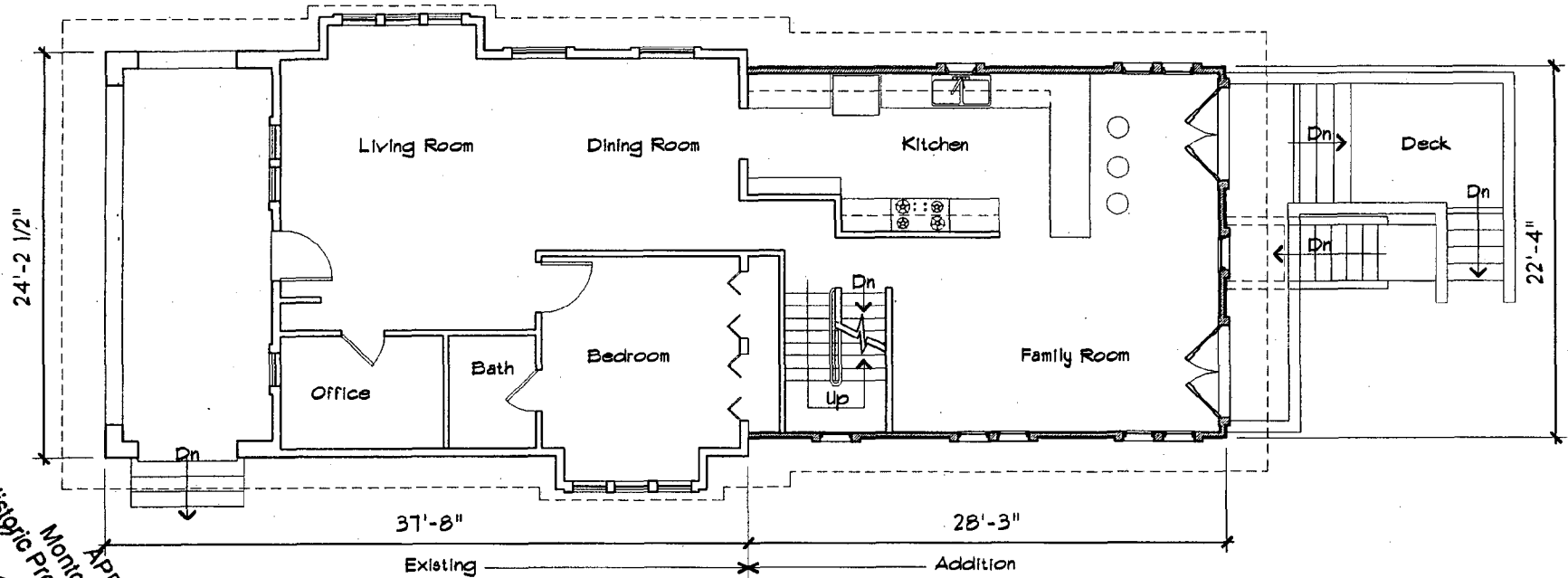
APPROVED
Montgomery County
Historic Preservation Commission
Sharon L. Mauer
5/15/95

28

CALLOWAY RESIDENCE
December 29, 1994

Takoma Park, Maryland

Scale: 1" = 10'

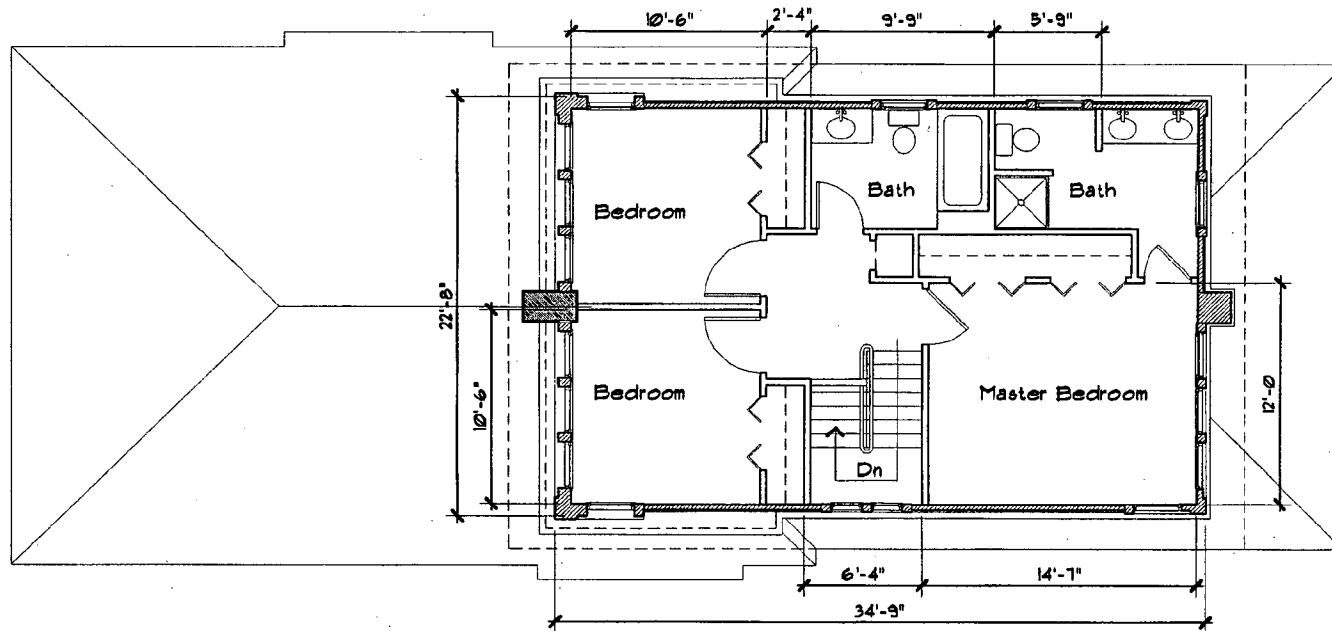


FIRST FLOOR PLAN

APPROVED
Montgomery County
Historic Preservation Commission
Shirley L. Mauer
5/15/95

29

Scale: 1" = 10'



SECOND FLOOR PLAN

APPROVED
Montgomery County
Historic Preservation Commission
Samuel L. Mauer
5/15/95

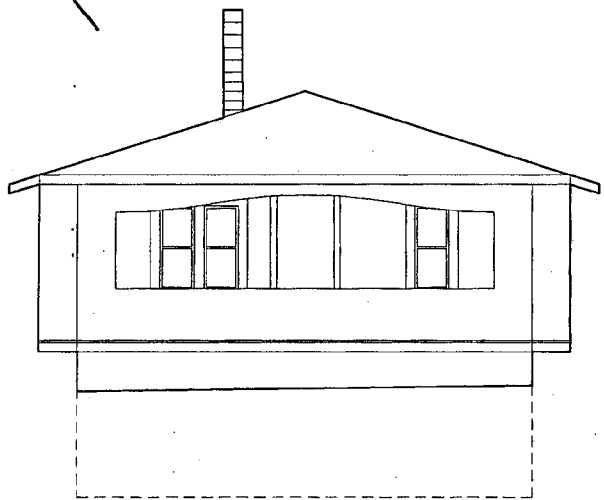
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CALLOWAY RESIDENCE
December 29, 1994

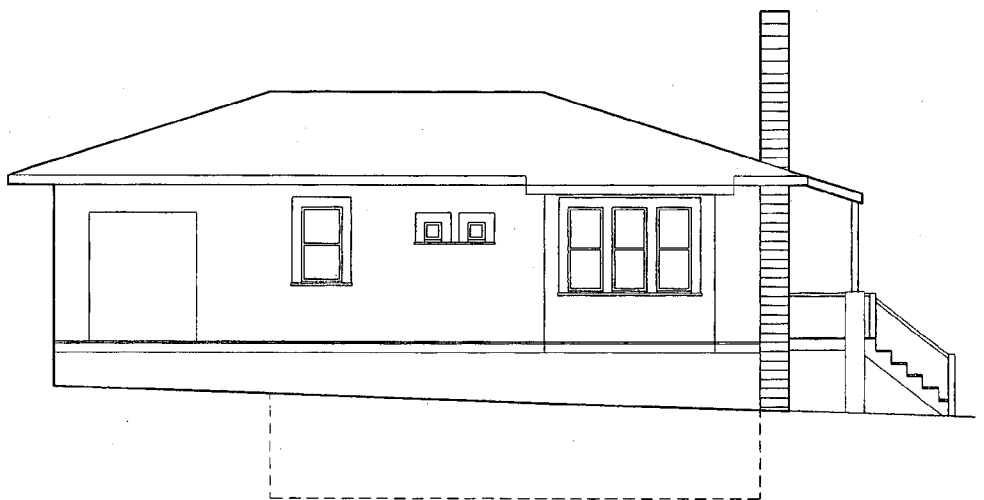
Takoma Park, Maryland

APPROVED
Montgomery County
Historic Preservation Commission
Sharon L. Mawell
5/15/95

Scale: 1" = 10'



EXISTING WEST ELEVATION

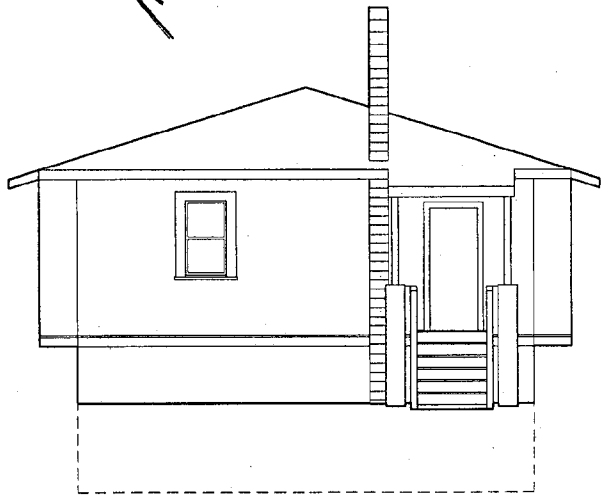


EXISTING SOUTH ELEVATION

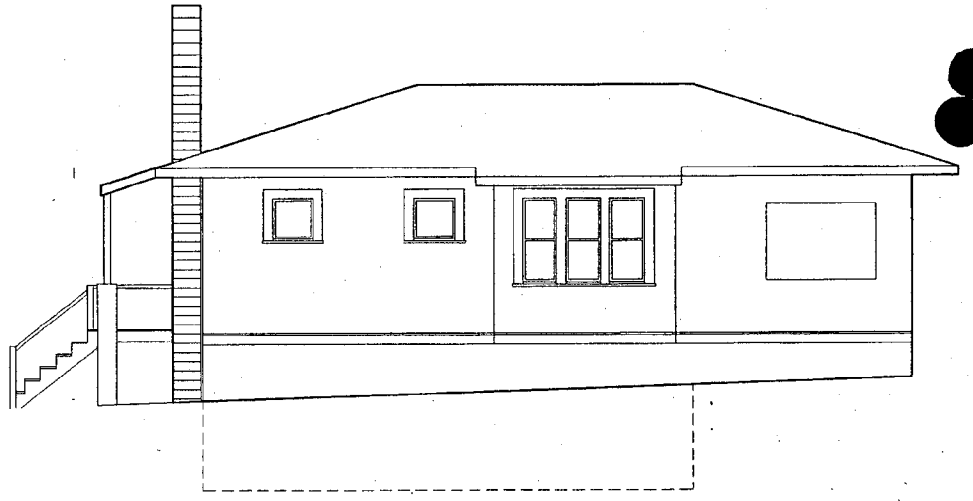
10
31

Scale: 1" = 10'

APPROVED
Montgomery County
Historic Preservation Commission
5/15/95

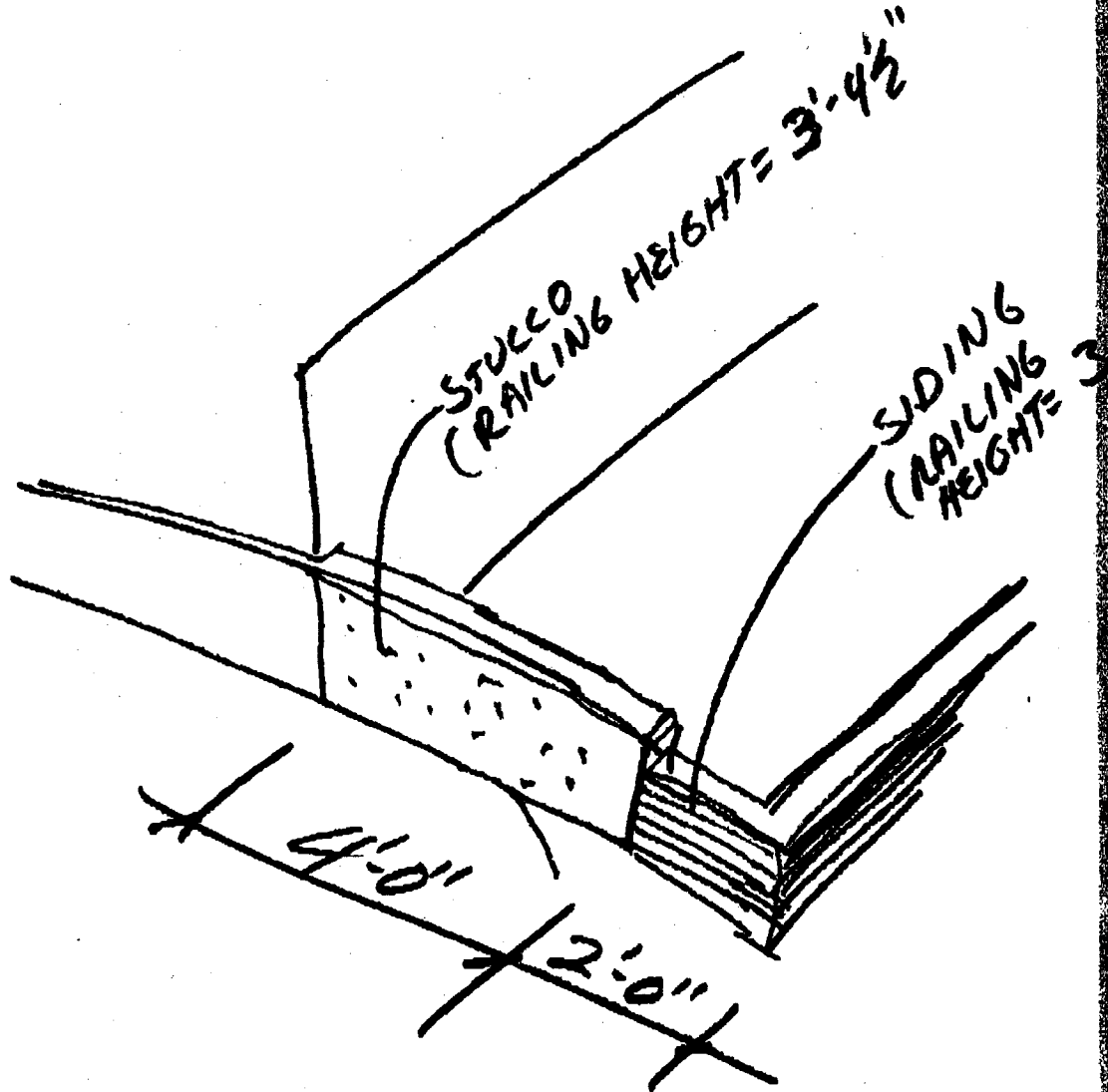


EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

(A)
(32)



7417 Baltimore Avenue



West Facade Facing Baltimore Ave



South Facade Facing Cleveland

7417 Baltimore Avenue



Original house & NW corner of New



SE corner of New Addition
(Rear)

7417 Baltimore Avenue



Corner of East & North Elevation. New



original house

20

William D Calloway Sr
7417 Battimore Ave
Takoma Park, Md. 20912
January 10th 1997

Dear M.N.P.C.

I William Calloway would like to asked that you please defer the H.A.W.P. application number 37/3-95-C for an upper level deck (balcony) until a design has been submitted with detail.

Thank you
William D Calloway Sr
William D. Calloway SR

January 21, 1997

Original
U

Historic Preservation Commission
Design, Zoning, and Preservation Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland, 20910-3760

Re: Case number 37/3-95C (REVISION/CONTINUED) 7417 Baltimore Avenue, Takoma Park Historic District

We concur with the historic preservation staff in its report that the proposed plan for the rear balcony is inappropriate. This has become the most visually dominant house on Cleveland Avenue. Our concerns are for the effect this design has on the look of our historic neighborhood as much as for the integrity of the subject property.

The continuous eave that runs along the length of the addition is one of the few design elements of the original plan that has not already been eliminated either by the builder, by staff approval or through hearings with the commission. This roof line that separates the first and second floors and serves to break up the mass of the addition makes sense only if it wraps the rear of the house with a hipped roof.

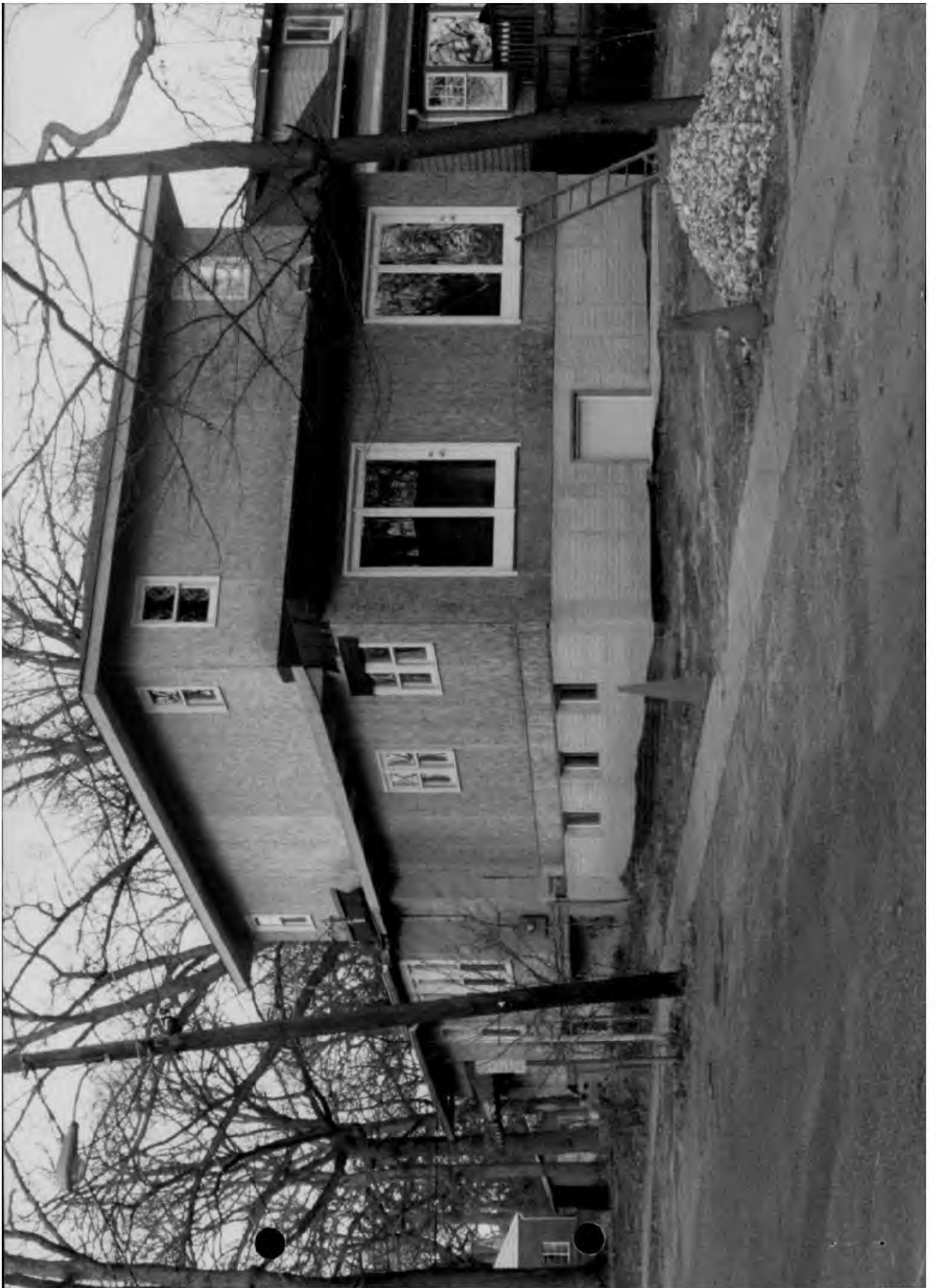
Without this hipped roof, the continuous eave (which has already been built) makes no sense whatsoever. In the proposed plan this continuous eave is left hanging, truncated where the balcony would begin.

Also, the balcony railing, although shown in the applicant's drawing to appear similar to the wood siding on the second story, will not in fact appear at all the same. It will be modern looking, deck-like, and, being constructed from 2x4's, will not share any design elements with the house, old or new.

We urge the commission to accept the staff's recommendation to deny this new proposal. Since the approval of this addition, the design has slowly been stripped of the features that gave it merit. The rear design treatment affects the most massive area of the addition, where it rises over two-and-a-half stories out of grade, and affects not only the rear elevation but both side elevations as well. It should not be compromised on the basis of cost and expediency as so many of the original design elements have been. No living space or furniture placement issues are involved here. The builder stated at the January 8th hearing that the balcony design approved by the HPC staff was too costly and too difficult for him to build. But cost should not be an issue here. The addition of any balcony (with framing, railing, decking, full glass door, etc.) is

an added cost to the original approved plan. By adding a balcony to his plans the applicant is deliberately opting to increase his costs. The least costly alternative is to remove the square deck and restore the hipped roof shown in the design originally approved by the commission. If the balcony cannot be built to enhance, rather than detract from, the design of the house, it should not be built at all.

Ellen McMurdo 12 Cleveland Ave. 565-3646
Vicki Killian 5 Cleveland Ave. 588-0456
Brad Jorman 13 Cleveland Ave. 585-0453
Carolee W. Jorman 13 Cleveland Ave. 585-0453
Fritz Van Suren 7413 Baltimore Ave. 589 0523
C. Mc 7410 BALTIMORE AVE 585-4995
Jane B. Clark 7410 Baltimore Ave. 585-4995
Virginia S. Wachs 7411 Baltimore Ave 585-2427
Dorothy Wain 7419 Baltimore Ave. 585-9698
Patricia Wain 7419 Baltimore Ave. 585-9698
John F. McMurdo 12 Cleveland 565-0524
Carol Bitzer 14 Cleveland 589-9107
William J. Mackenzie 14 Cleveland 589-9107



January 5, 1997

Historic Preservation Commission
Design, Zoning, and Preservation Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland, 20910-3760

We, the residents of Cleveland and nearby Baltimore Avenues wish to respond to the application for revision of the approved plans for 7417 Baltimore Avenue, Takoma Park (HPC Case 37/3-95C REVISION)

It is difficult to overstate how imposing this addition is and how it dominates the entrance to Cleveland Avenue. Every other house on the north side of the street has a setback of at least 40 feet; this addition sits 8 feet from the street and required a 32-foot zoning variance for building permit approval, a fact the commission was not aware of at the time it originally approved the project. The addition forms a wall almost 3 stories high 8 feet off the public sidewalk.

The size of this addition is now a given. Thus it is especially important that sensitive design be used to temper the mass and provide a pleasing esthetic. The architect's plans originally approved by the commission on May 15, 1995, are the best way to achieve this. The proposed revisions are inconsistent with these esthetic concerns and we therefore urge you to reject them.

In spite of its massive size (adding a mass equal to twice that of the original house), the addition approved by the commission on May 15, 1995, incorporates many details and design features that lessened the visual mass and helped blend the old and new. Each change from these original plans, both those being requested now and those already approved at the staff level, serves to subtract these tempering features to the point that the new requested design reduces the addition to the look of an added-on box.

The approved front elevation has several prairie style features. The request to eliminate the prairie style chimney (after previously having gotten approval at the staff level to eliminate a complementary feature on the rear of the house), and the elimination of the horizontal line of 6 casement windows, shows no attempt to integrate old and new. The commission is being asked to approve after the fact, since the builder has already installed them without authorization, the two double hung windows on this elevation and all the other double hung windows shown in the revised sketches on the second floor.

On the south (Cleveland Avenue) elevation, the approved plan calls for a window size and pattern that is consistent with the original house. The smaller, regularly-placed windows on the revised plan bear no relation to the original house, and due to their smaller

size would make this 2 story facade appear more massive than it already does. Likewise, the requested simplification of the rear deck to one level, and the elimination of the small hipped roof under the second story setback, would also serve to increase the visual bulk of this elevation. None of the renderings for this project show that the foundation comes as far out of the ground as it does. Three metal cased windows, not shown in any plans, have been added to the foundation wall, which contrary to the specifications is actually a pressed concrete brick pattern, instead of parged concrete.

The rear elevation, which is very much in public view on this corner property, would also lose its balanced design in the revised plan. The small hipped roof under the second story setback was built, but was later removed to accommodate a HPC staff-approved balcony off the second floor bedroom. As we understand it, the staff approved only a short cutout within this roof, but when the builder removed the entire roof for a balcony the width of the house, he went back to the HPC staff and received ex post facto approval for this additional change. The first floor deck on the original plan is a two tiered structure with a wooden kneewall as a railing and stucco beneath. It is integrated into the house and softens the sense of height. The revision shows a standard simple one-level deck with no sure indication of railing style or detail as to how it will be enclosed underneath.

While each of these changes in itself may not be significant, taken together they are unacceptable and show disregard for the intent of the original approved plan.

We urge the commission to affirm the merits of the original approved plan, and ensure that the addition is built in accordance with the architect's design. We are disturbed at the builder's pattern of deviating from the plans and submitting for ex post facto approval of changes, and ask that the commission continue close monitoring of construction. Finally we urge the staff to call public hearings on all future requests for changes, to allow the input of neighbors whose property values will be significantly affected by this addition.

Arthur S. McMurde 12 Cleveland Ave 565-0524
Carolyn W. Dorman 13 Cleveland Ave. 585-0453
Ellen McMurdie 12 Cleveland Ave 565-3646
Vicki Killian 5 Cleveland Ave. 588-0456
Brad Dorman 13 Cleveland Ave. 585-0453
John [unclear] 7410 Baltimore Ave. 585-4995
Jane B. Clark 7410 Baltimore Ave. 585-4995

(continued next page)

Fritz Van Puyen 7413 Baltimore Ave. 589 0523

William F. ~~Van Puyen~~ 14 CLEVELAND AVE 585-9107

David O. ~~Van Puyen~~ 14 Cleveland Ave. "

1) Roger W. Wain 7419 Baltimore Ave. 585-9898

Hendley Wain 7419 Baltimore Ave 585-9698

January 5, 1997

Historic Preservation Commission
Design, Zoning, and Preservation Division
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland, 20910-3760

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John Heath 7410 BALTIMORE AVE. 585-4995
Jane B. Clark 7410 Baltimore Ave. 585-4995

(Continued next page)

Frith Van Puren ● 7413 Baltimore Ave. ● 589 0523

William F. ~~Leh~~ 14 CLEVELAND AVE 585-9107

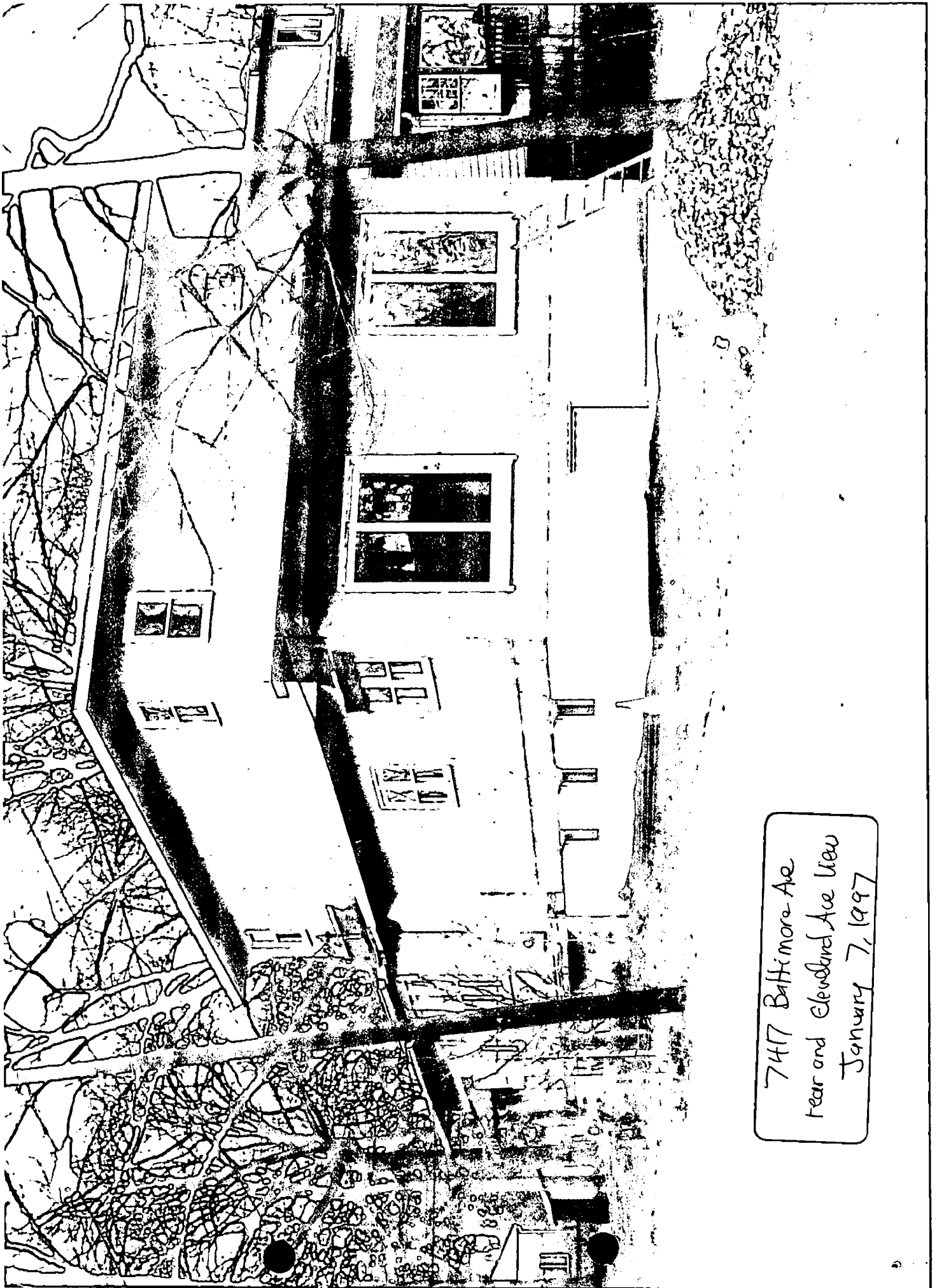
Conrad ~~Leh~~ 14 Cleveland Ave. "

Patricia M. Warr 7419 Baltimore Ave. 585-9898

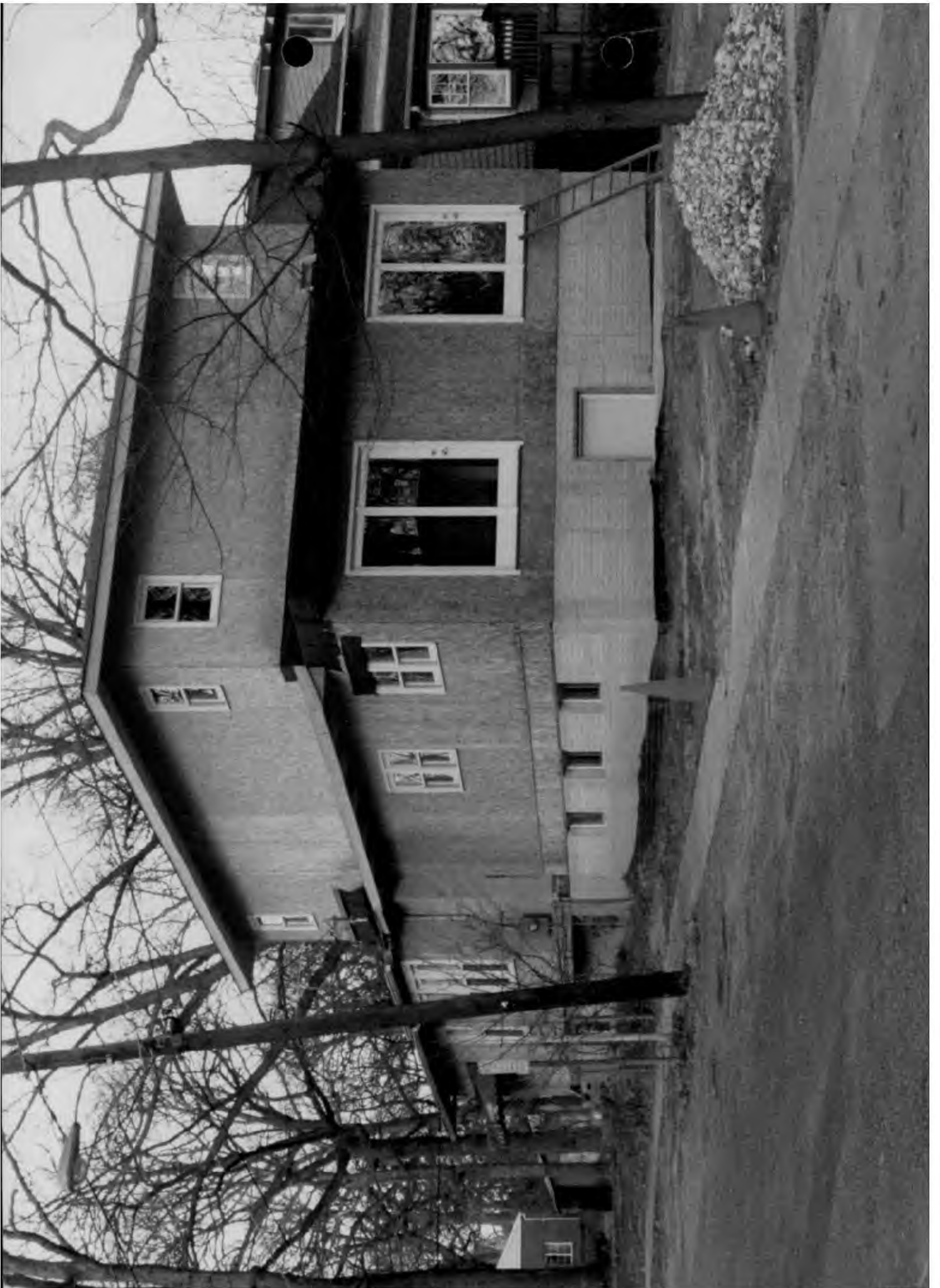
Harley Warr 7419 Baltimore Ave 585-9698

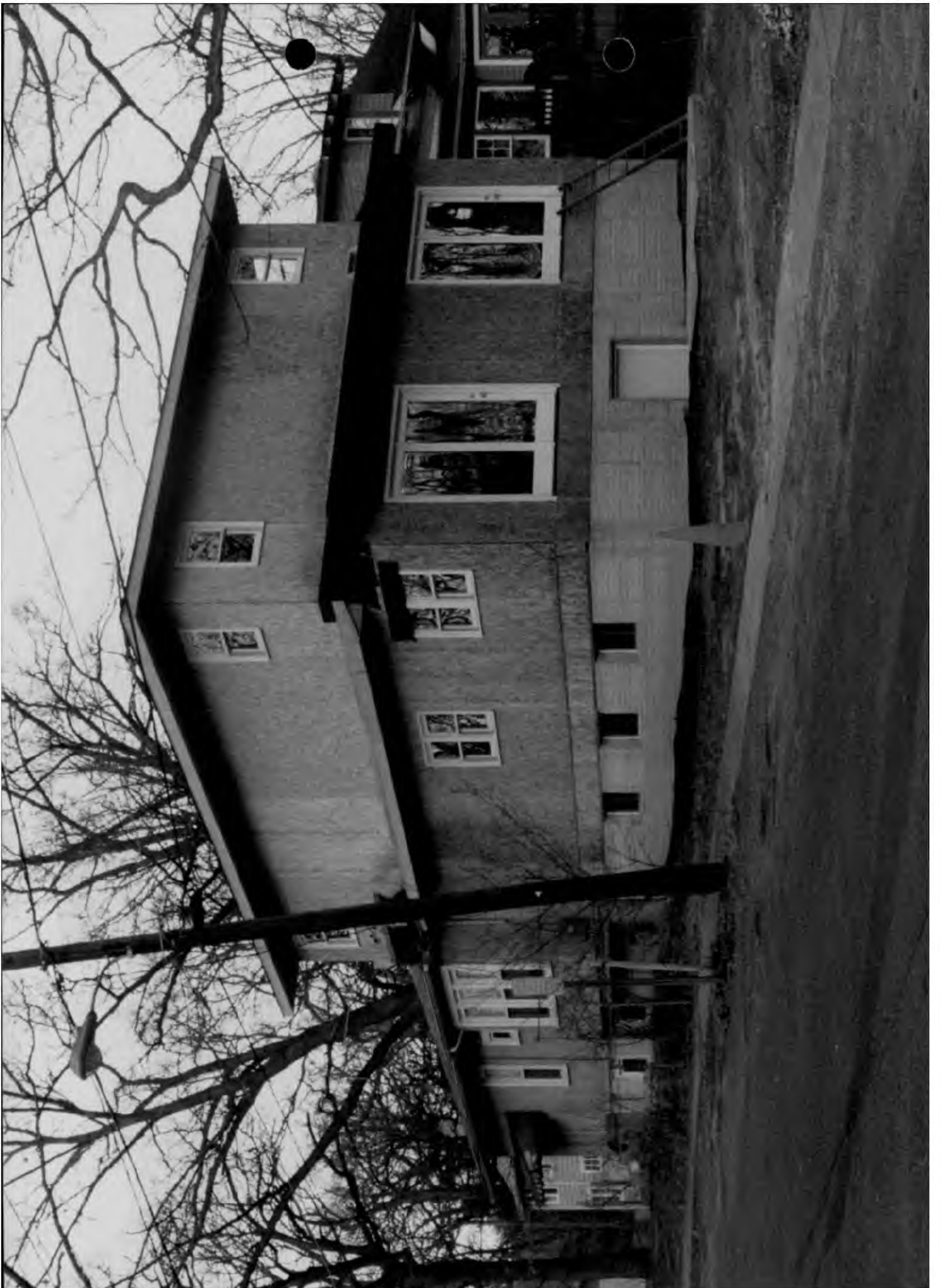


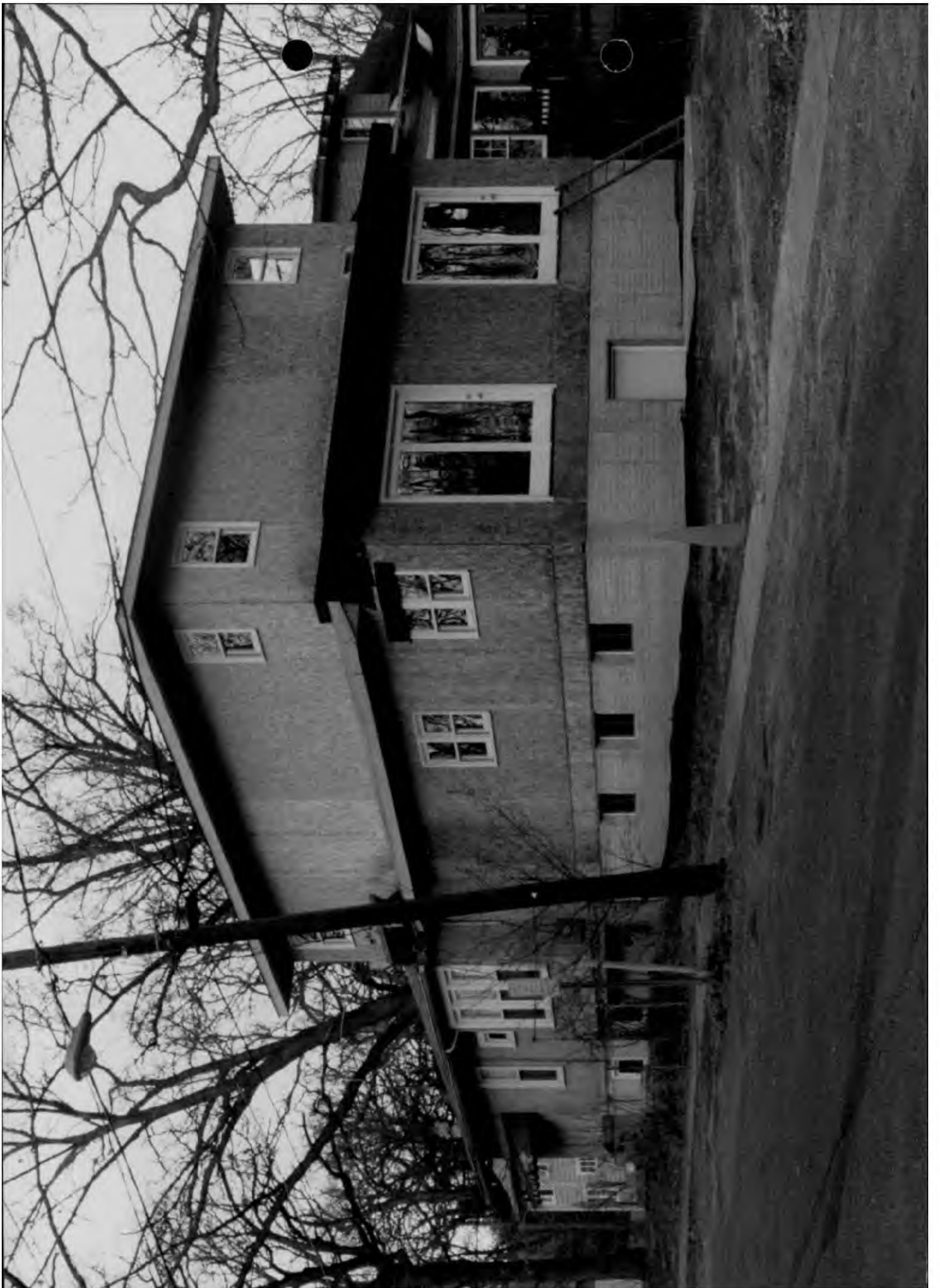
7417 Baltimore Ave
Front and Cleveland Ave view
January 7 1997



7417 Baltimore Ave
Rear and Cleveland Ave View
January 7, 1997





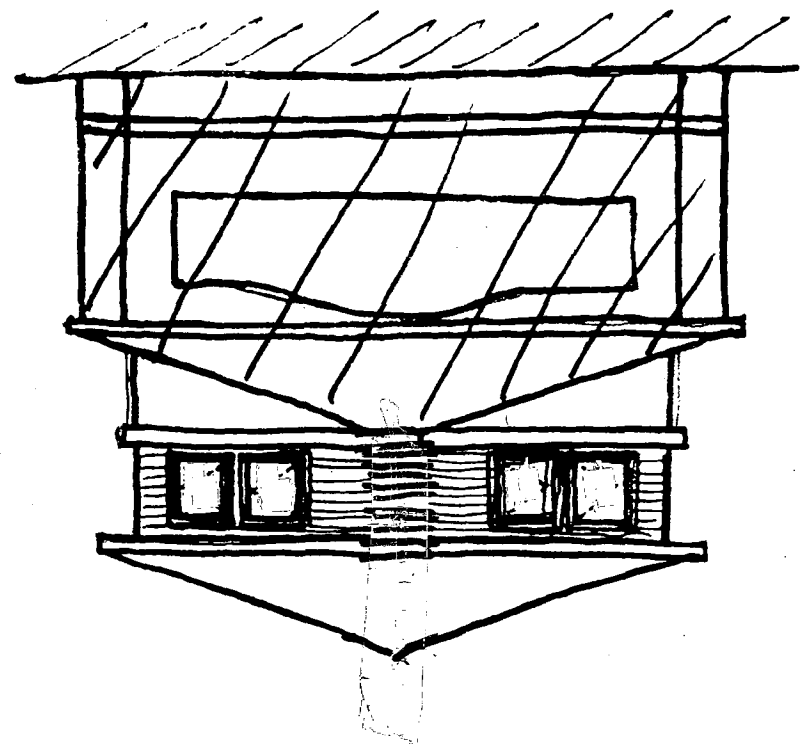


(11)

- new addition

- original

12/18/96
FRONT FAÇADE
NOT TO SCALE



4 North Facade (Facing the next door Neighbors house)
Change the two windows on left side of first floor from two 2'x4' double-hung, to two 2'x3' double-hung in same location.

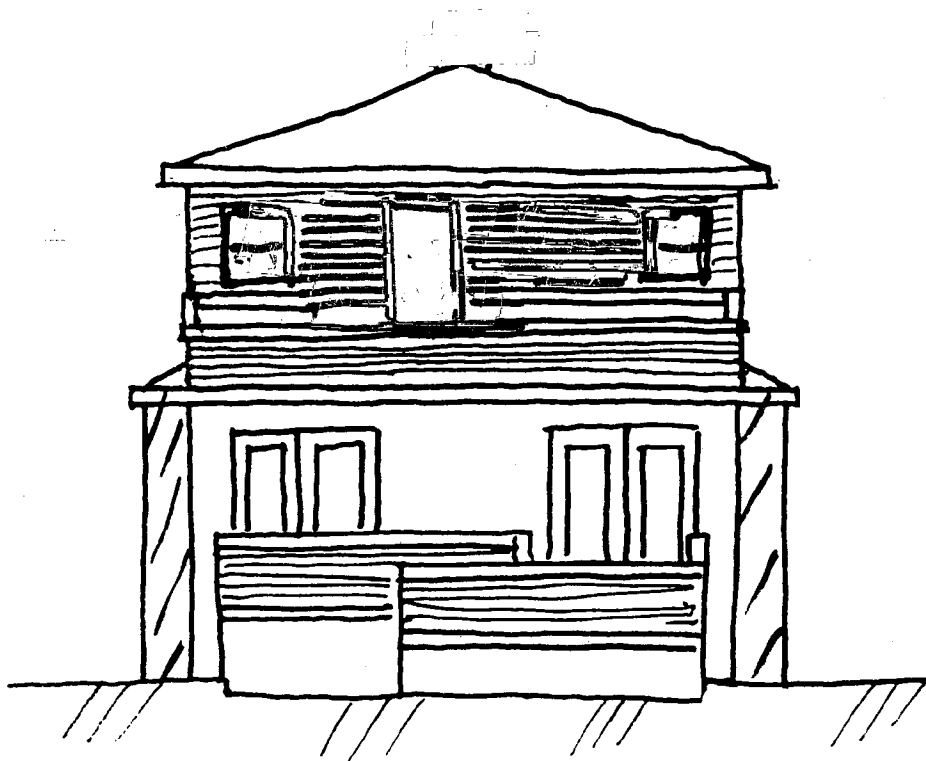
On the second story, change the two corner windows (2'x3') from casement to double-hung as are used in the entire house already (old + New)

5 Interior partitioning had to to be change to insure proper support of the roof on the second story due to the full cathedral ceilings. We will submit a new floor plan at the next meeting or sooner if you desire. Please let us know.

6 Wood siding will have a bead on bottom edge.

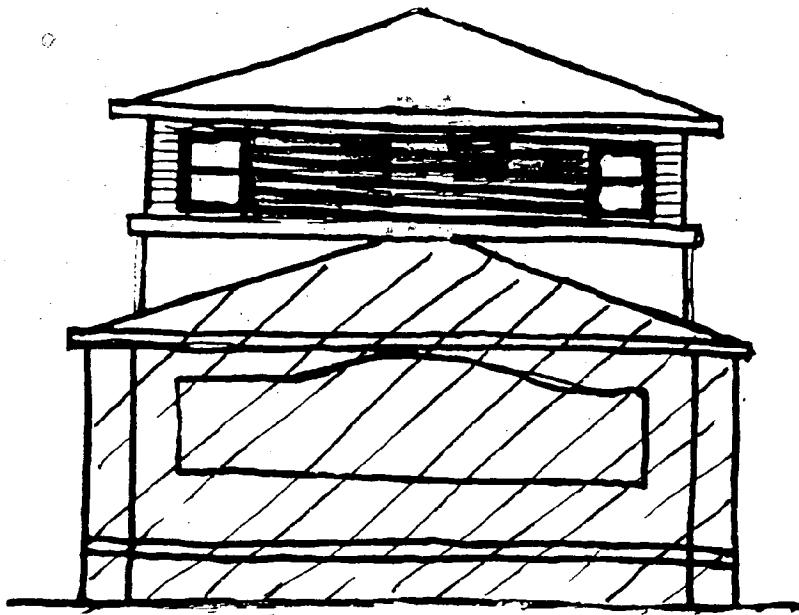
William Callaway
7417 Baltimore Ave.
Takoma, PK: 20912

phone 588-5679



12/18/96 REAR FACADE
NOT TO SCALE

7. original
7. new addition

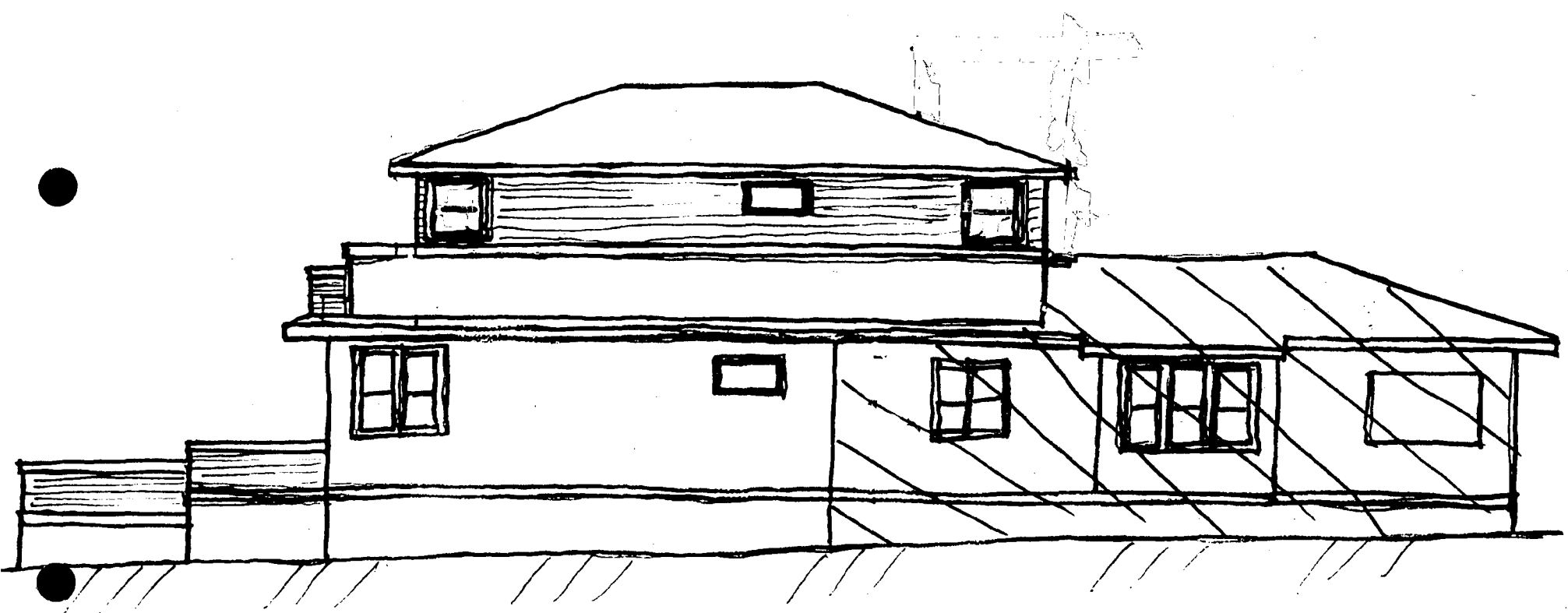


12/20/96 FRONT FACADE - PROPOSED
NOT TO SCALE

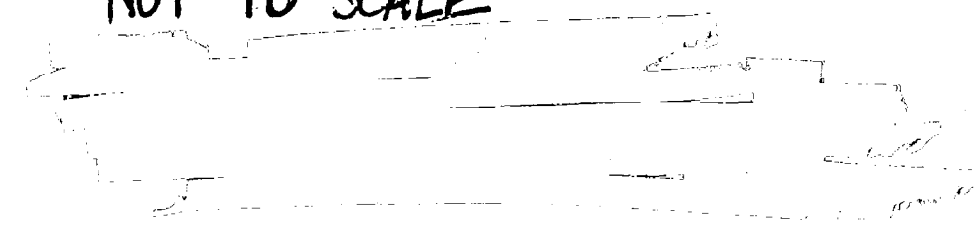
/// - original

□ - new addition

(M)



12/18/96 SIDE FACADE (FACING NEIGHBOR)
NOT TO SCALE



⇒



- original
- new addition



60" x 28"

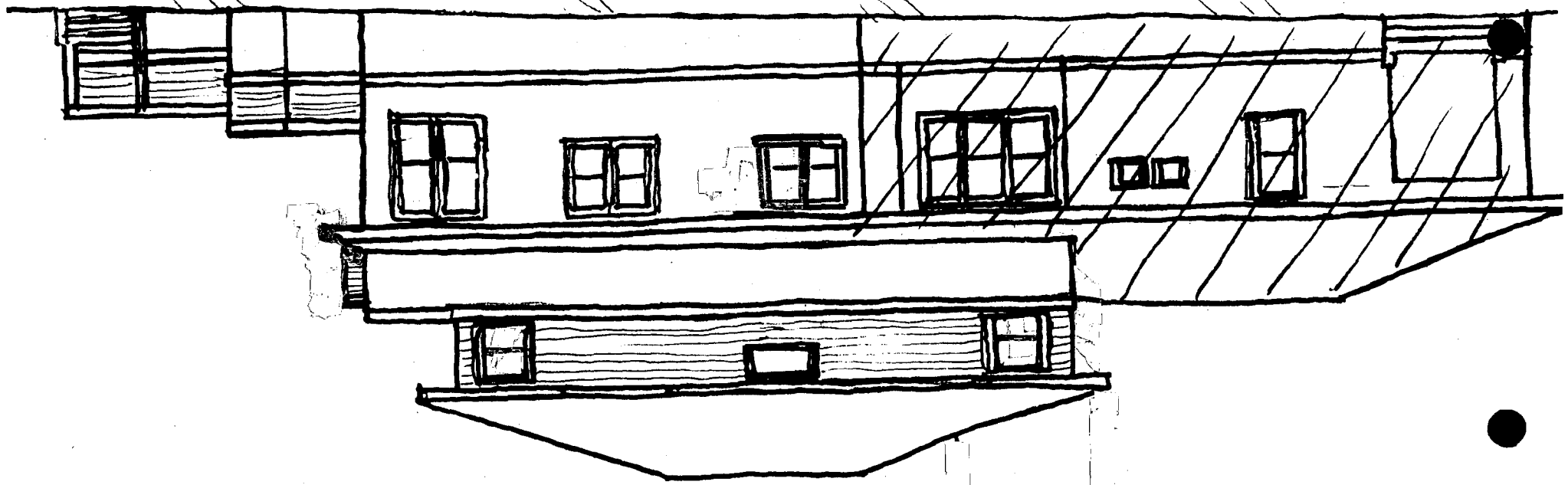
12/20/96

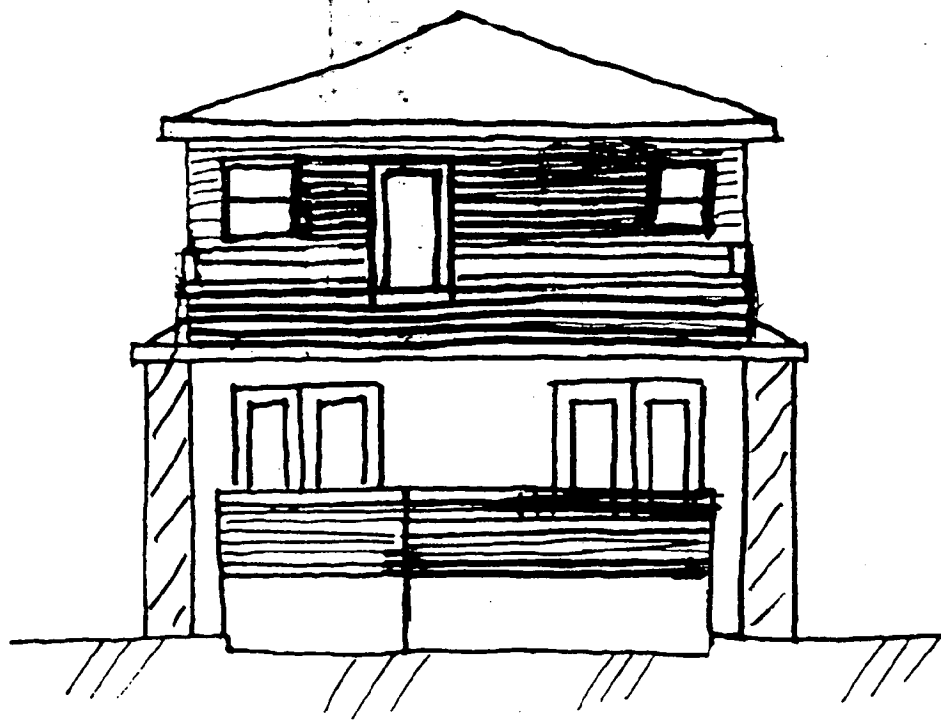
1a
SIDE FACADE (FACING CLEVELAND) - PROPOSED
NOT TO SCALE

-  - original
-  - new addition

- new addition
 - original


12/18/96
SIDE FACADE (FACING CLEVELAND)
NOT TO SCALE



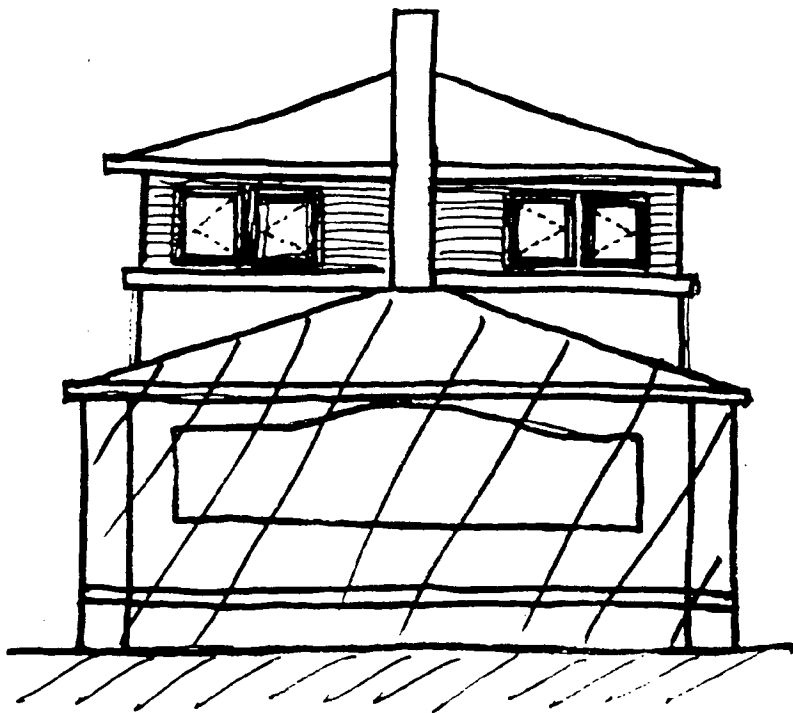


12/20/96 REAR FACADE - PROPOSED
NOT TO SCALE

 - original

 - new addition

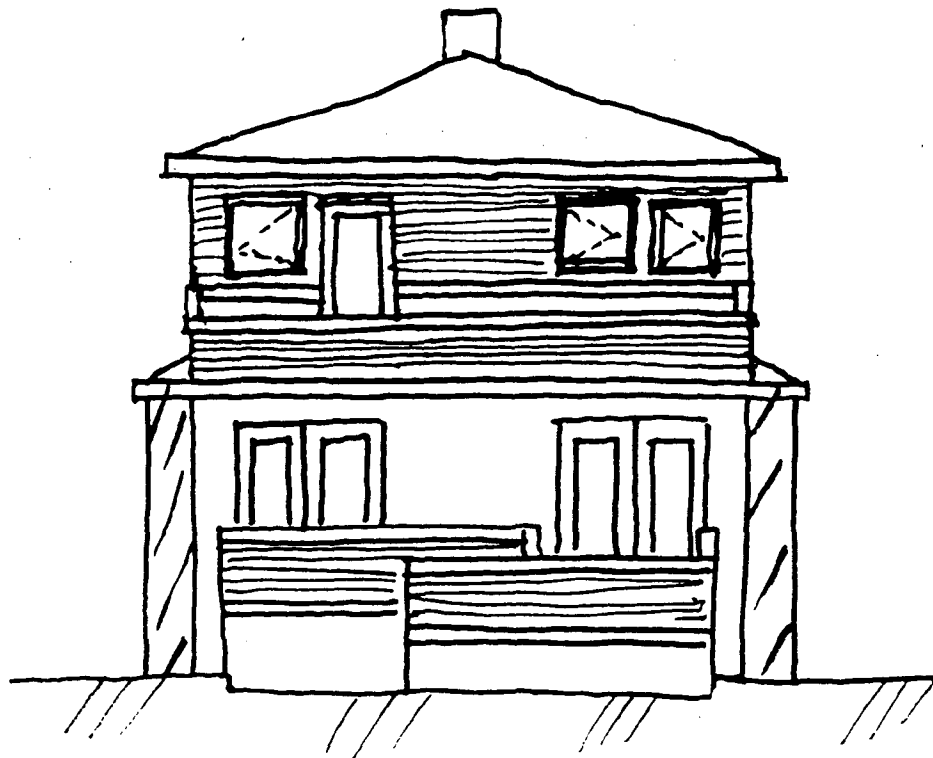
(13)



12/18/96 FRONT FACADE
NOT TO SCALE
Approved to date

☑-original

☐



12/18/96 REAR FACADE

NOT TO SCALE

Approved to Date
(except 2nd floor balcony)

original

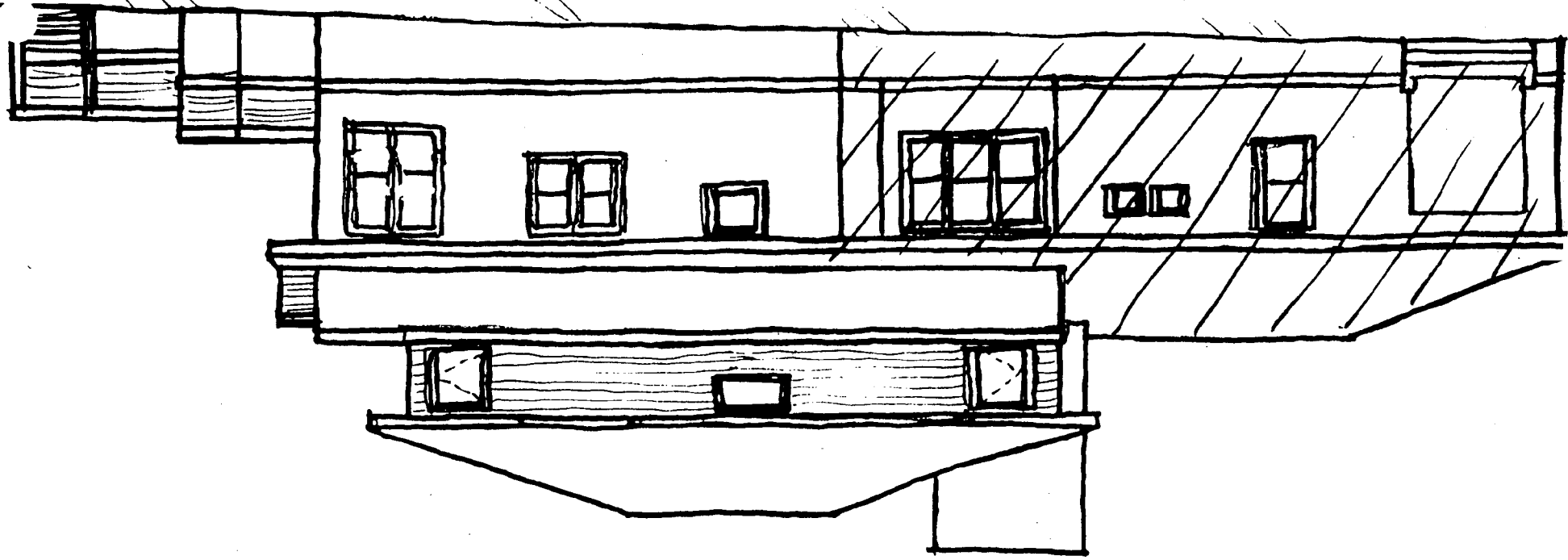
- new addition
 - original

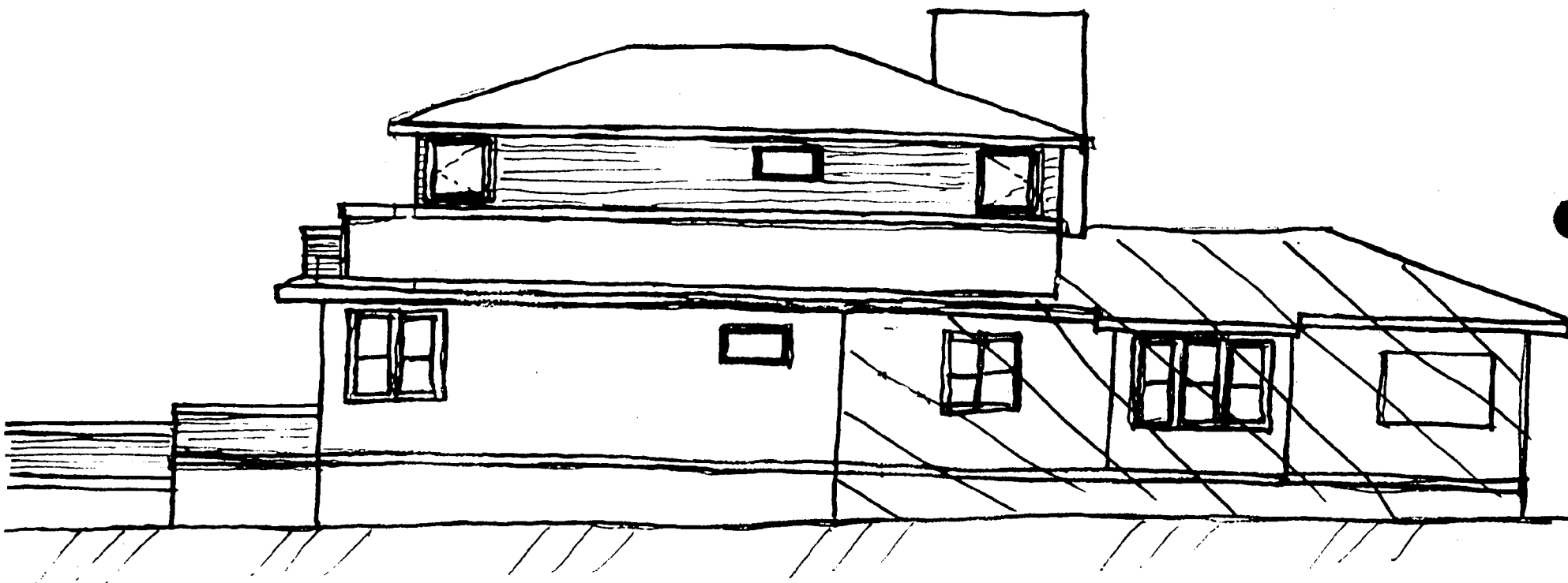
Approved to Deck
(except 2nd floor balcony)

NOT TO SCALE

12/18/96

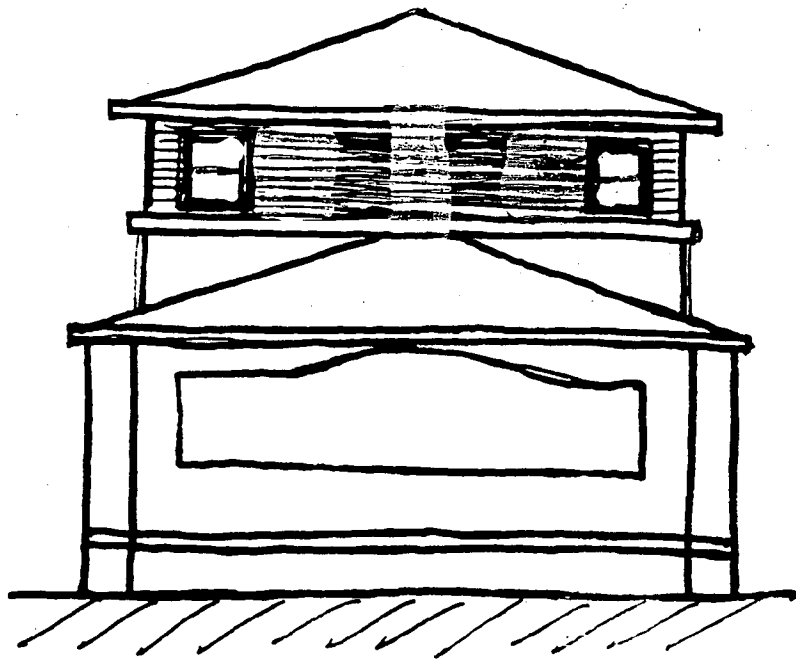
SIDE FACADE (FACING CLEVELAND)





12/18/96 SIDE FACADE (FACING NEIGHBOR)
NOT TO SCALE
Approved to Detr
(except 2nd flr balcony)

▣ - original
▤ - new addition



12/20/96 FRONT FACADE - PROPOSED
NOT TO SCALE

West facade

- ① - 2 w/ doesn't fit & would cause weather related problems.
- chimney will serve no purpose & will add to cost & make bldg taller
- (originally planned on

Chimney - roof pitch shown as $3\frac{1}{2}$ & built as a 5' - chimney will be too high

Neighbors Arthur MacMurtry

- showed photo to demonstrate that there is room for w/
- not too expensive - balcony already involved & dugged roof being taken off

R-

Comm

SS- artificial w/ on

OK. Recused - ^{do not want to comment on eng work} employer's work.

GC Dwy IA, ~~IB~~  ^{hanigan} 7-1-~~1~~ ^{newse}

OK IC

HJ amend to defer IB & make item 6.

2A → Item 6.

1 - A Deny

B Defer

C AP.

2. B
C
D.

AA = would suggest. 28 x 60 on 2 Right Pain
→ 2' x 3'

SS - good compromise

~~AA~~ -

H) motion op.
2 B C
2 D. deny

Summary - vol
7-1-

3.

R Staff level app for balcony

AA aesthetics - hip + 2 level deck

GW agree - Staff didn't know it wasn't
going to be riding
- could defer & wait for specific plan
for balcony

EW want no balcony, no door.

GW balcony already open.

WC don't want to get it delayed - will use the original - for doors, windows, & balcony.

GR go w/ what ^{was} allowed

R. will draw the design now.

TT. has not worked out well.

GW no design the night of the mfg.

→ deferring balcony

3 B & C - 1

R would use same full glass door - any step

HJ 3B D AP ~~BE~~ Def. F for design
3E D

GC And - 8-0-1 reversal

R - wants to use space under deck for storage

North facade.

R want slender window where bedroom will go - for privacy.

AMC neighbors

HJ. ~~ABC~~ AP, 4-4-0 degraded arch inteq

ML 4A - ~~D~~ ~~B~~ - ~~C~~ - ep.
6-7-0 - Reed. Brown & D

DH v. Casement

PB motion Ap.

TT

6-2. ML & GC.

Additional Changes Requested

① East facade (front side facing Baltimore Ave)

Delete two inner windows closest to roof line and change from casement to double hung as are already being used in the rest of the house (old and new). Also delete the artificial chimney between them entirely due to rising expenses in Job and personal preference. (100000)
also removal of the chimney will keep the low profile look intact

② South facade, (side wall, facing Cleveland Ave)

Change window type on second story from casements to double hung (2'x3") as used in the rest of the house.

1st Floor - also change the 2'x2" single light window to another pair of 2'x3" double hung window due to the window being over the kitchen sink and my mother wants these windows very badly.

③ West facade (rear elevation)

Change the second story windows from casement to double hung (2'x3") as are used in the rest of the house already. also delete 1 window on the inner right side and move the door more to center on the left side.

In addition I request that I be allowed to build the deck all at the same level to give me a larger combined area and to give me a larger storage area under the deck. (this will make it more useful to me, and lower the cost of construction)

ever
↓

④ North Facade (Facing the next door Neighbors house)
change the two windows on left side of first floor from two 2'x4' double-hung, to two 2'x3' double-hung in same location.

On the second story, change the two corner windows (2'x3') from casement to double-hung as are used in the entire house already (old & New)

⑤ Interior partitioning had to be change to insure proper support of the roof on the second story due to the full cathedral ceilings. We will submit a new floor plan at the meeting or sooner if you desire. Please let us know.

⑥ Wood siding will have a bead on bottom edge.

William Calloway
7417 Baltimore Ave.
Takoma, PK. 20912

phone 588-5679

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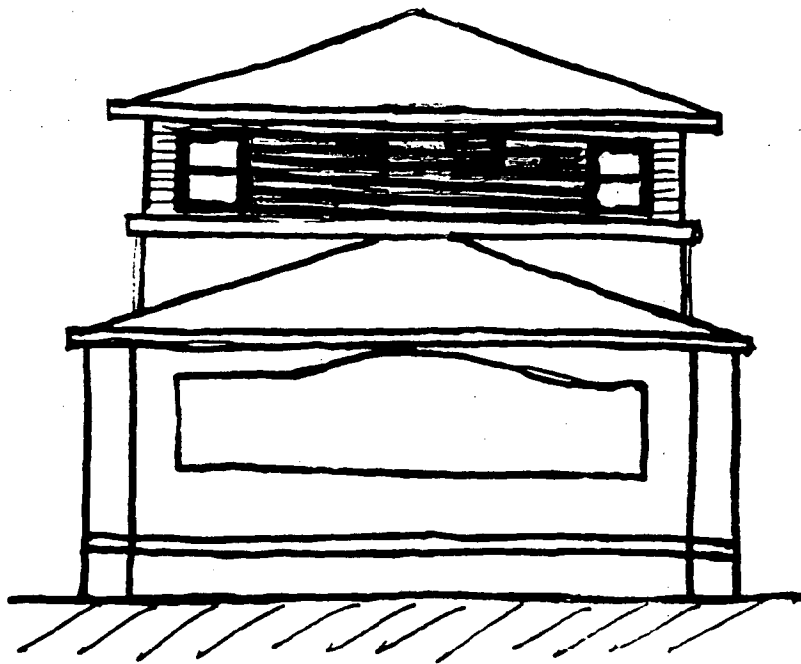
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Phone 588-5679

William Callaway
7412 Baltimore Ave.
Takoma, PK, 20912

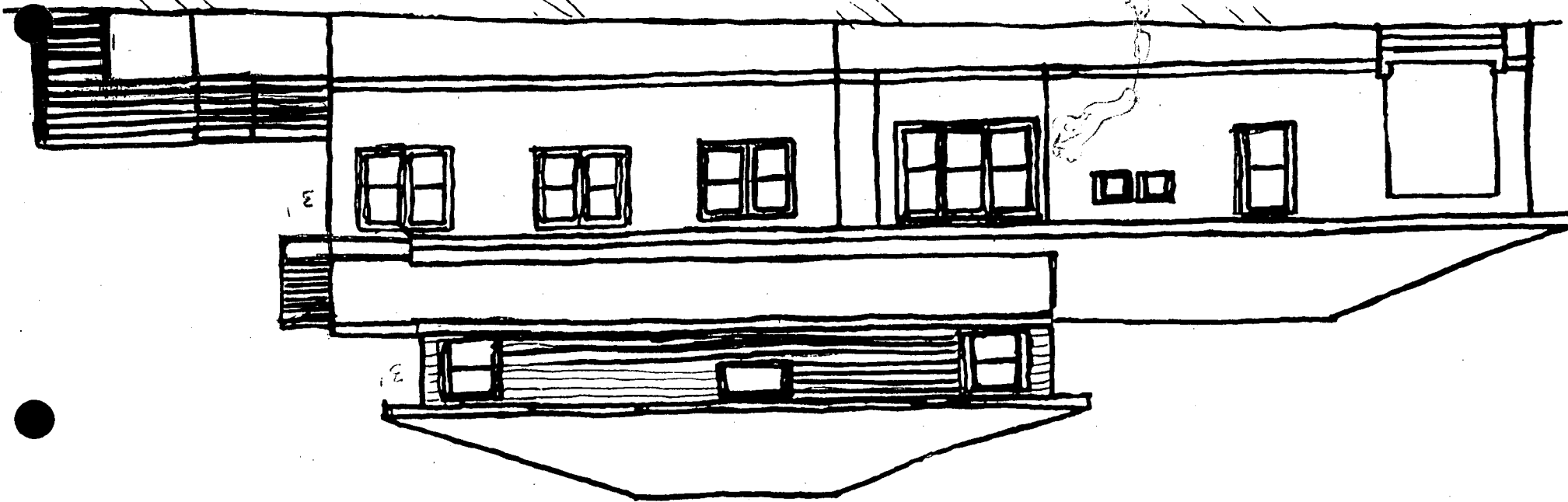
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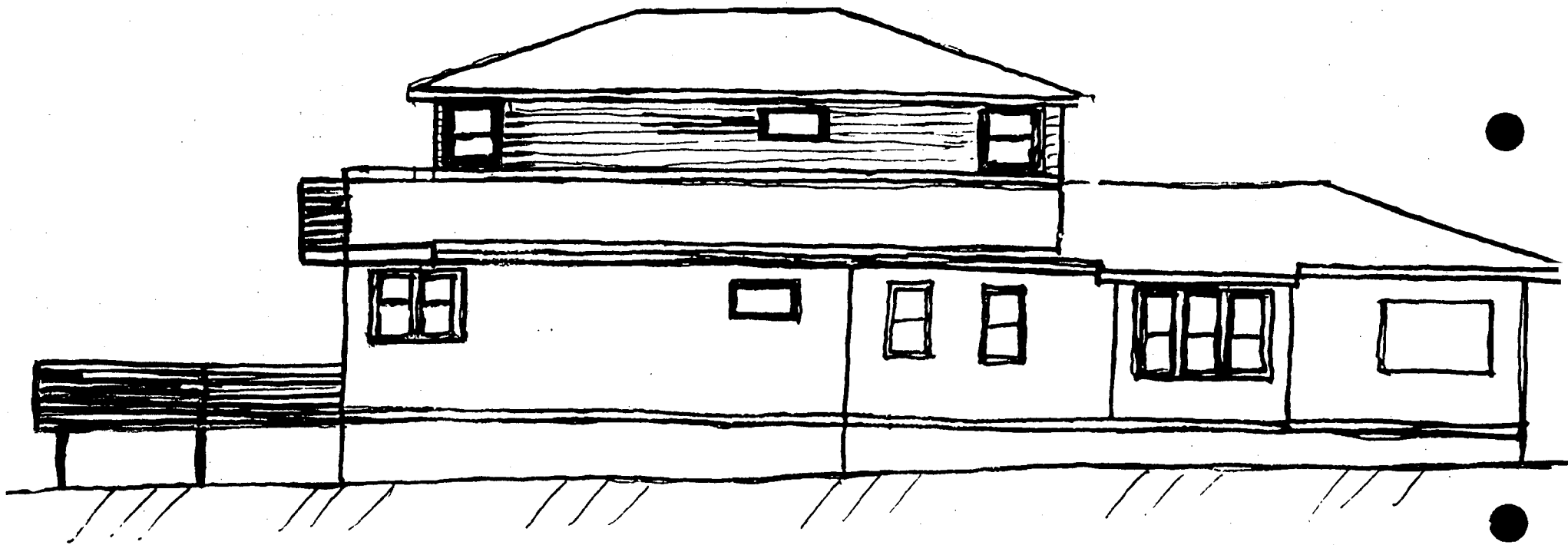


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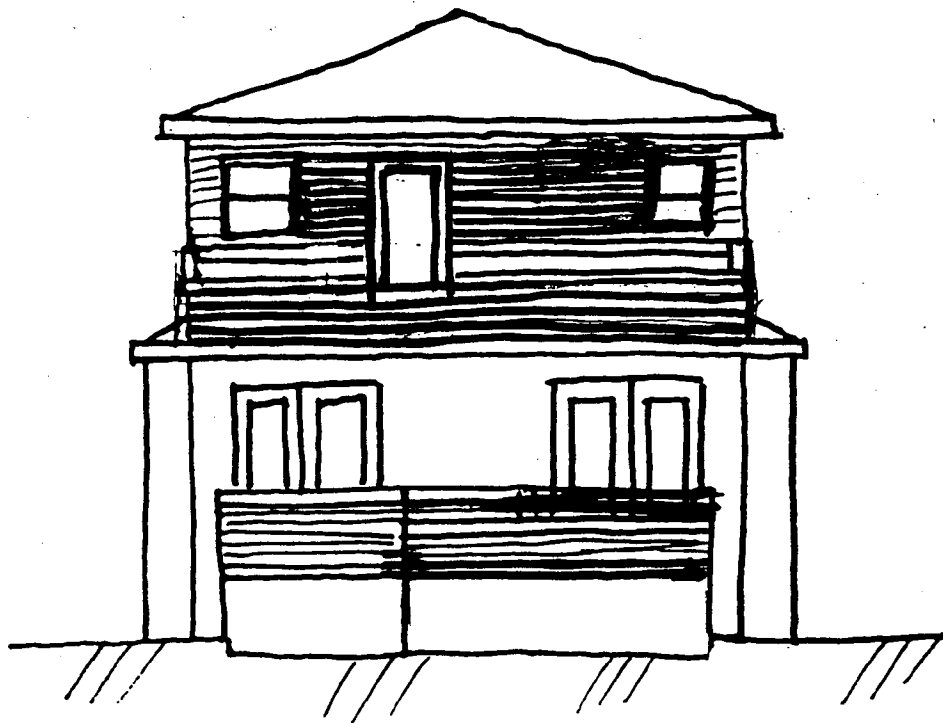
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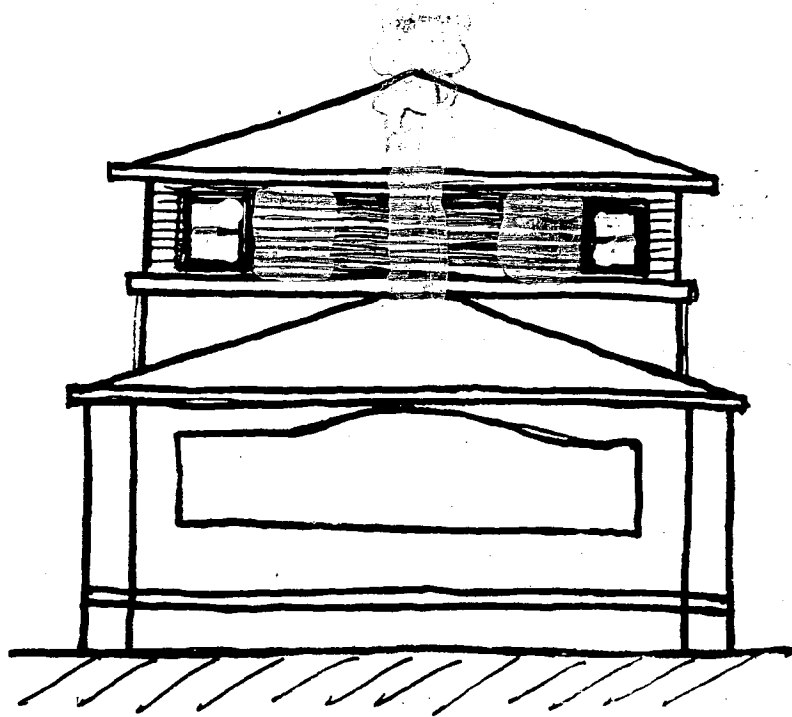




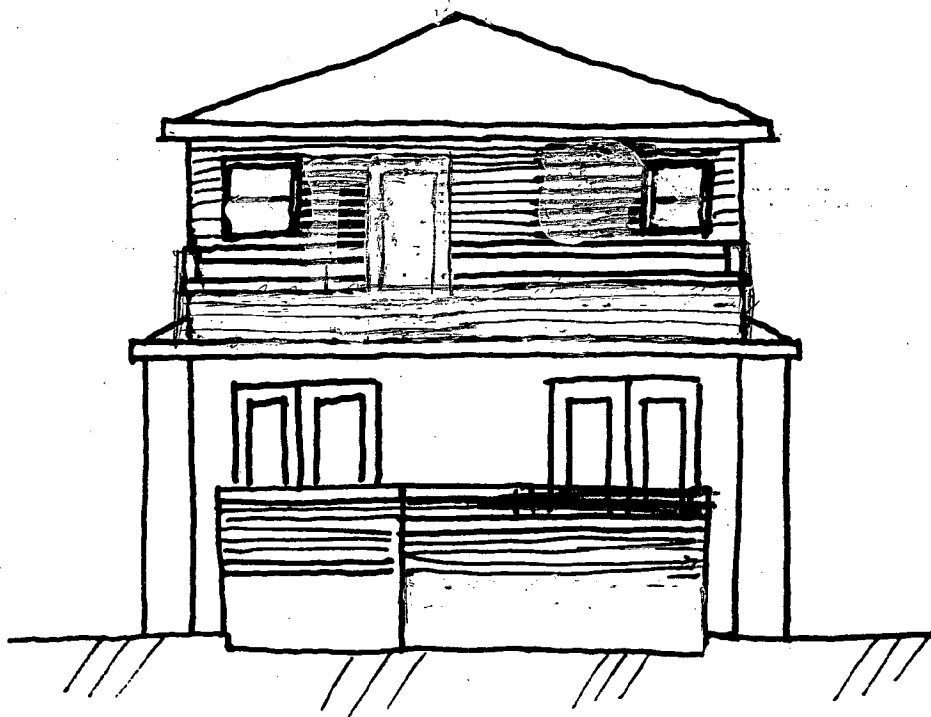
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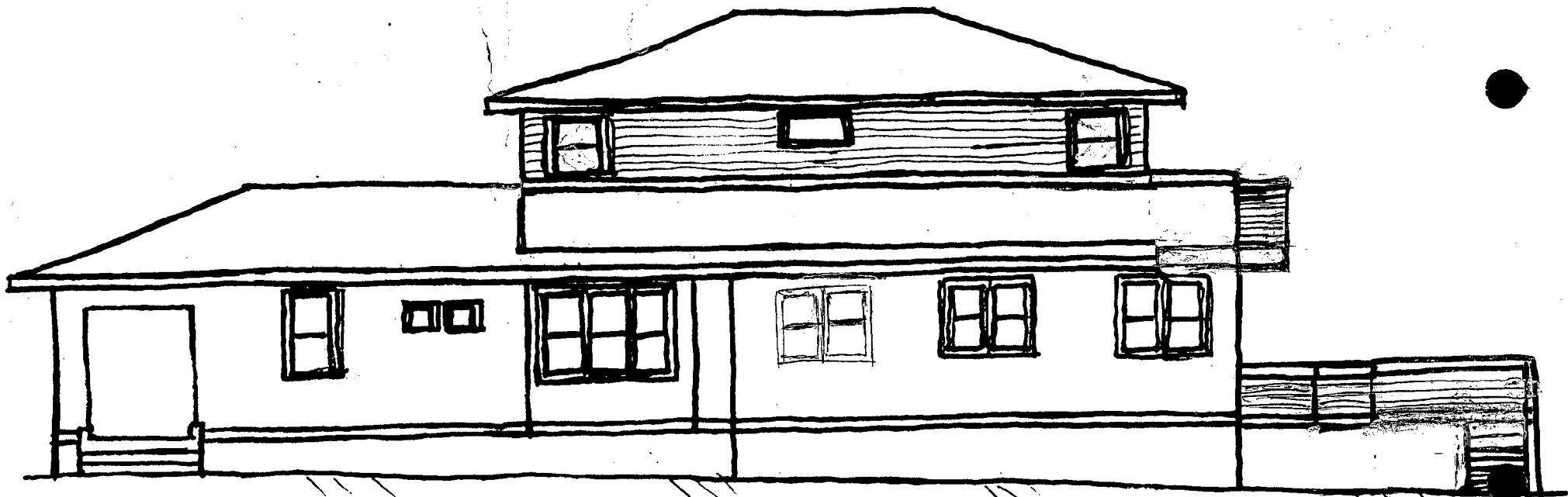
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²⁰
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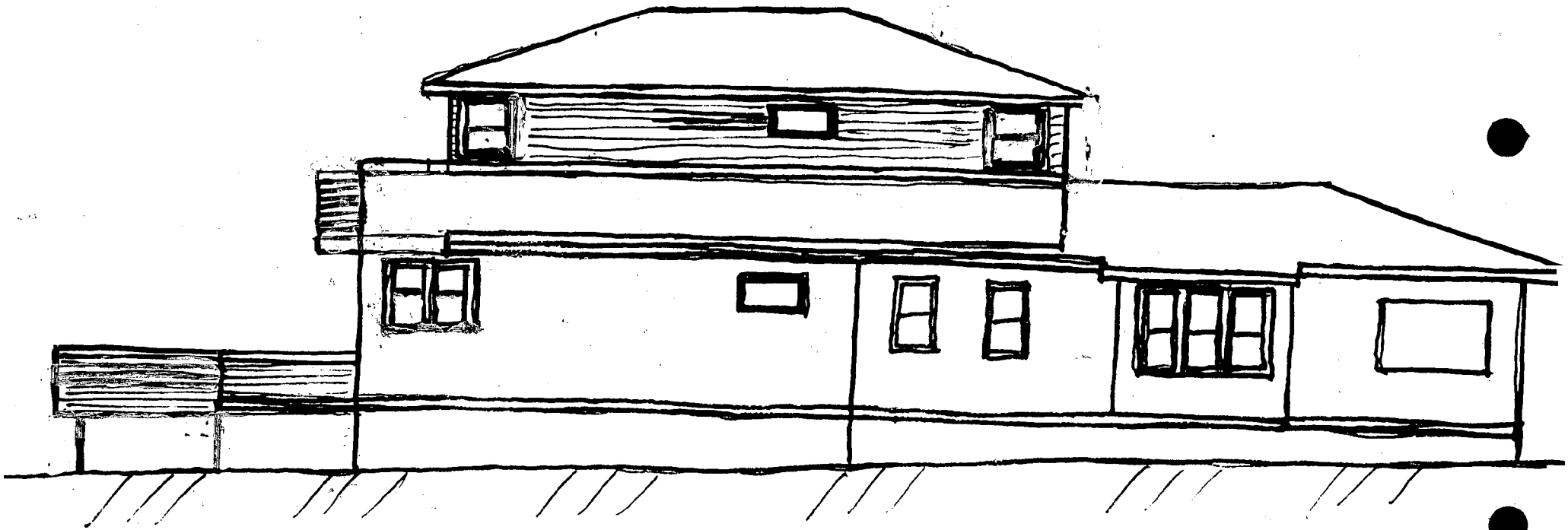


12/20/96 REAR FACADE - PROPOSED
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12/18/96

SIDE FACADE (FACING CLEVELAND) - PROPOSED
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20
12/18/96

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