

~~\_\_\_\_\_~~  
7417 Baltimore Ave. Prelim. Cons.

Takoma Park Historic District



pitched roof that create a horizontal, low to the ground quality. Although Prairie style structures are often two story, the staff feels that the proposed addition is incompatible with the size, massing and scale of the historic resource.

From the Front or West Elevation, the addition as currently proposed does not differentiate from the historic fabric enough to be recognizable. Furthermore, the proposal destroys the horizontal emphasis of the resource and creates a vertical appearance that effectively changes the architecture of the house from the Prairie style to something reminiscent of an American Four-Square. The Guidelines for Contributing Resources as found in the Takoma Park Amendment to the Master Plan for Historic Preservation state:

changes to Contributing Resources should respect the predominant architectural style of the resource. . . . the design review emphasis will be restricted to changes that are *at all visible from the public right of way*.

Because it is important to preserve the dominant architectural style of the historic resource and because the proposed changes are highly visible from the street, staff feels that the applicant should re-design the second story and strive for a more horizontal effect to conform to Prairie style architecture. This might be achieved if the addition was recessed from both the sides and front of the existing structure, thereby setting it back to preserve and reveal the historic roofline. This recessing of dormers and second stories is a common feature of Prairie style structures.

Staff feels that the bridge-like appearance of the proposed South Elevation is incompatible in massing with the original structure and destroys the intent of the Prairie style architecture, which is to create a low to the ground, horizontal feeling. The South Elevation directly faces Cleveland Avenue and is highly visible from the street. Staff recommends that the applicant re-design the addition to eliminate the bridge-like structure. Perhaps this can be done by extending this part of the addition to the ground. This, along with the recess of the addition on the front and sides would make the addition more compatible with the historic resource and with surrounding historic resources.

Staff feels that it is inappropriate to demolish the existing garage. The structure is of the same approximate age as the house and should be considered a part of the historic contributing resource. The garage is a one story, one car, frame garage with German siding and asphalt roof and is in need of only minor repair.

Staff feels that the extension of the proposed addition into the rear of the lot which bridges across ten feet of yard and then sits above a carport, along with the construction of a new two car garage behind the house, would leave little or no open space on the lot. This is especially true if the existing historic garage is preserved.

The Takoma Park Guidelines for Contributing Resources state:

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

In order to respect the existing patterns of open space in the Takoma Park Historic District, staff feels that the proposal needs to be changed to minimize the infilling of the lot's open space. Accordingly, staff questions whether both a carport and garage are necessary, and would suggest that the proposal for either the carport or garage be eliminated.

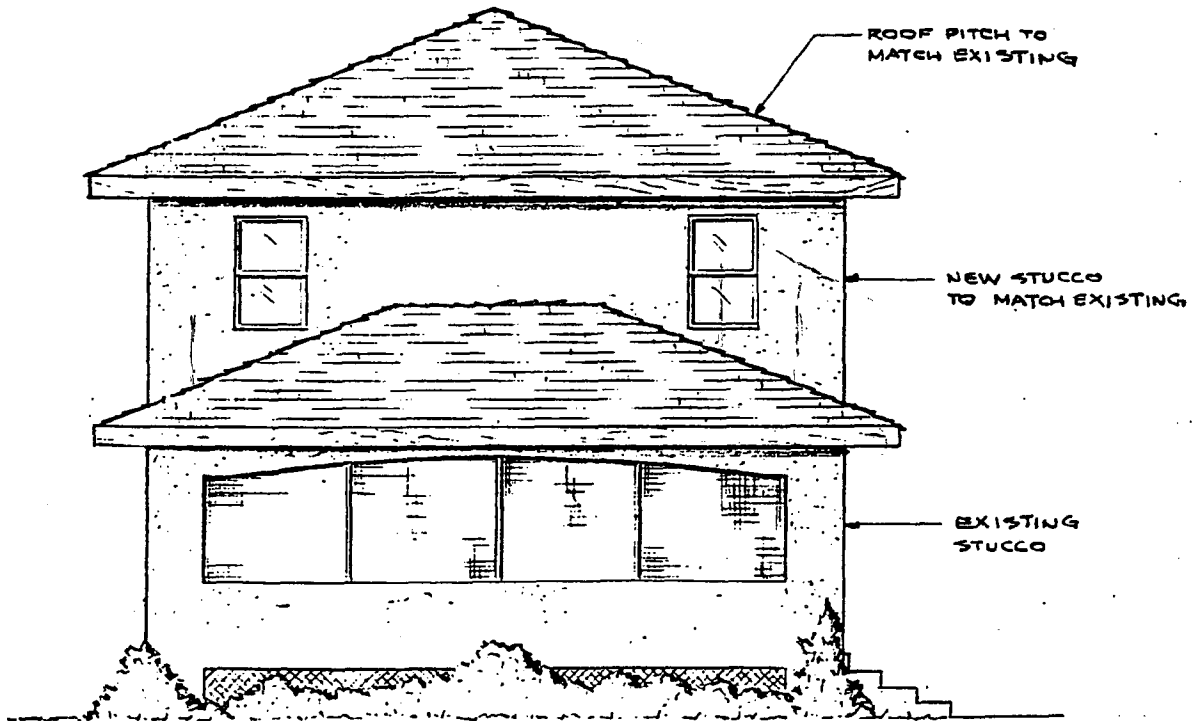
The applicant has been advised that attached garages are not generally considered acceptable in the Takoma Park Historic District since they are not compatible with the historic setting and do not respect the existing patterns of open space. This same reasoning applies to attached carports. A carport attached to the main dwelling by means of a living space above it is incompatible with the character of other carports within the Takoma Park Historic District. The applicant should eliminate the living space above the carport and keep the carport detached from the house.

While the Takoma Park Guidelines for Contributing Resources call for a more lenient level of review than for Outstanding Resources, the Guidelines are clear that all exterior alterations **should preserve the predominant architectural features of the resource.** The applicant is advised to keep in mind the horizontal emphasis of the Prairie Style architecture in any proposed changes to the historic resource. The applicant is further encouraged to have his architect make an appointment to meet with the historic preservation staff to discuss the project.

#### STAFF RECOMMENDATIONS

In summary, the staff finds that the proposal needs further study before proceeding to a Historic Area Work Permit. Staff recommends that the Commission request that following issues be addressed:

- 1) The addition should be re-designed to make it more compatible with the horizontal quality of the historic resource, possibly by recessing it and extending the overhead portion to the ground.
- 2) The applicant should not demolish the existing historic garage, but instead preserve the structure, and if necessary, find a new use for it such as a storage building.
- 3) Either the carport or garage should be eliminated.
- 4) Any new garage or carport should be detached from the house with ample space in between the structures.



WEST  
**PROPOSED ELEVATION**  
 SCALE: 3/16" = 1'-0" 7417 BALTIMORE AVE

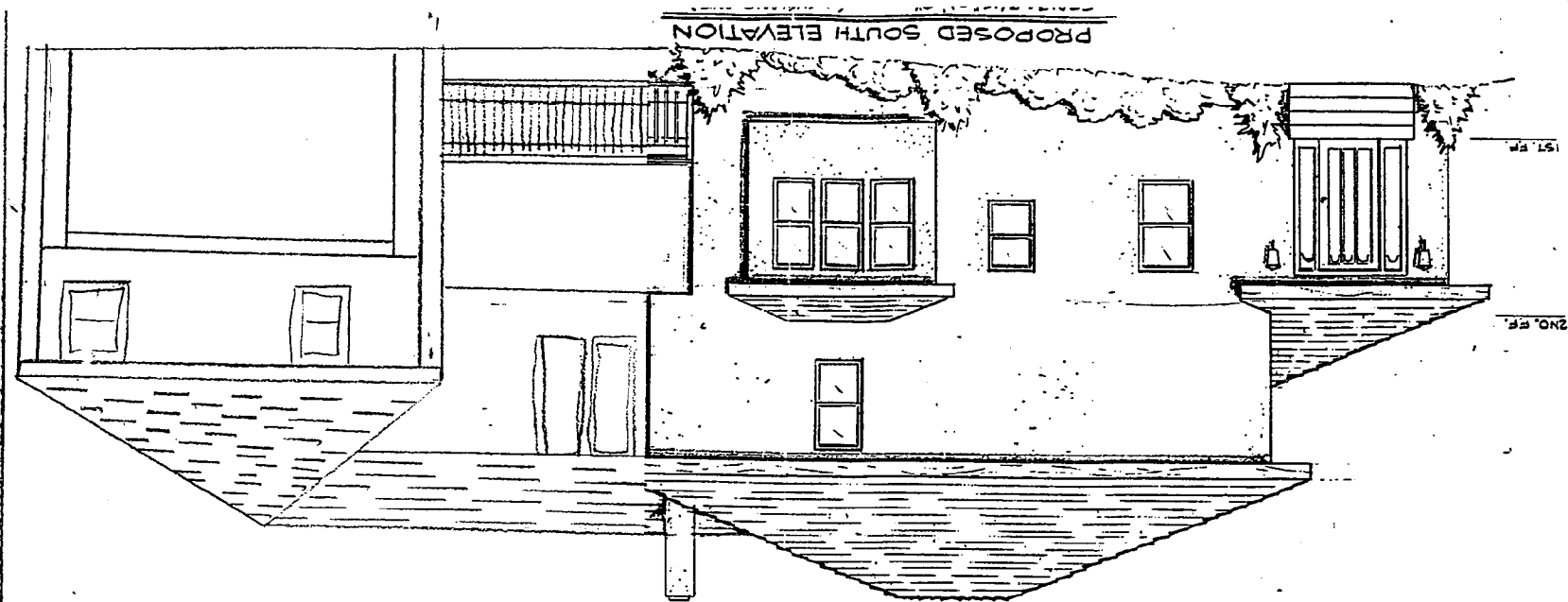
West Elevation

DATE  
 DEC. 25, 1993  
 DWG  
 W.G.

7



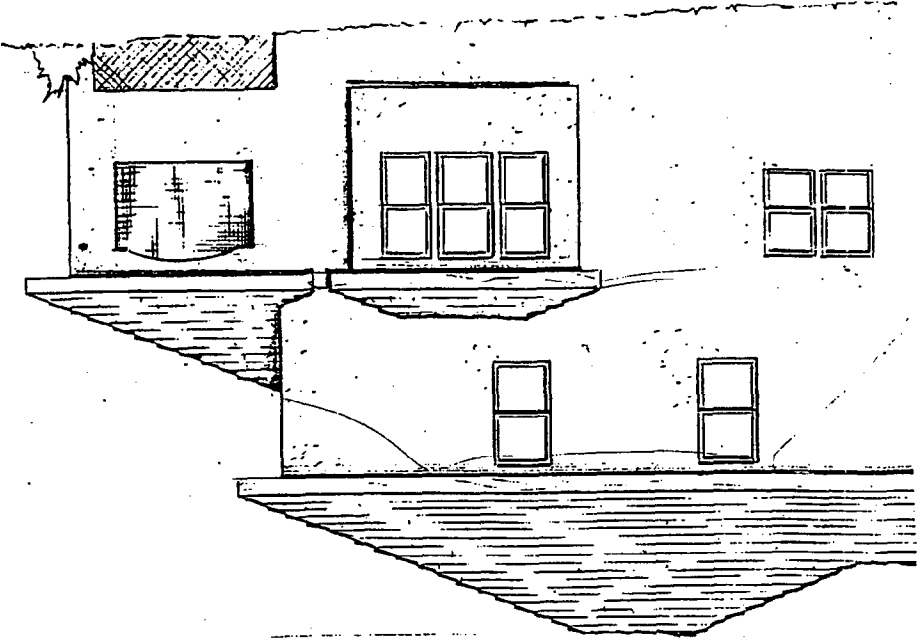
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# Proposed North Elevation

9

ORTH ELEVATION



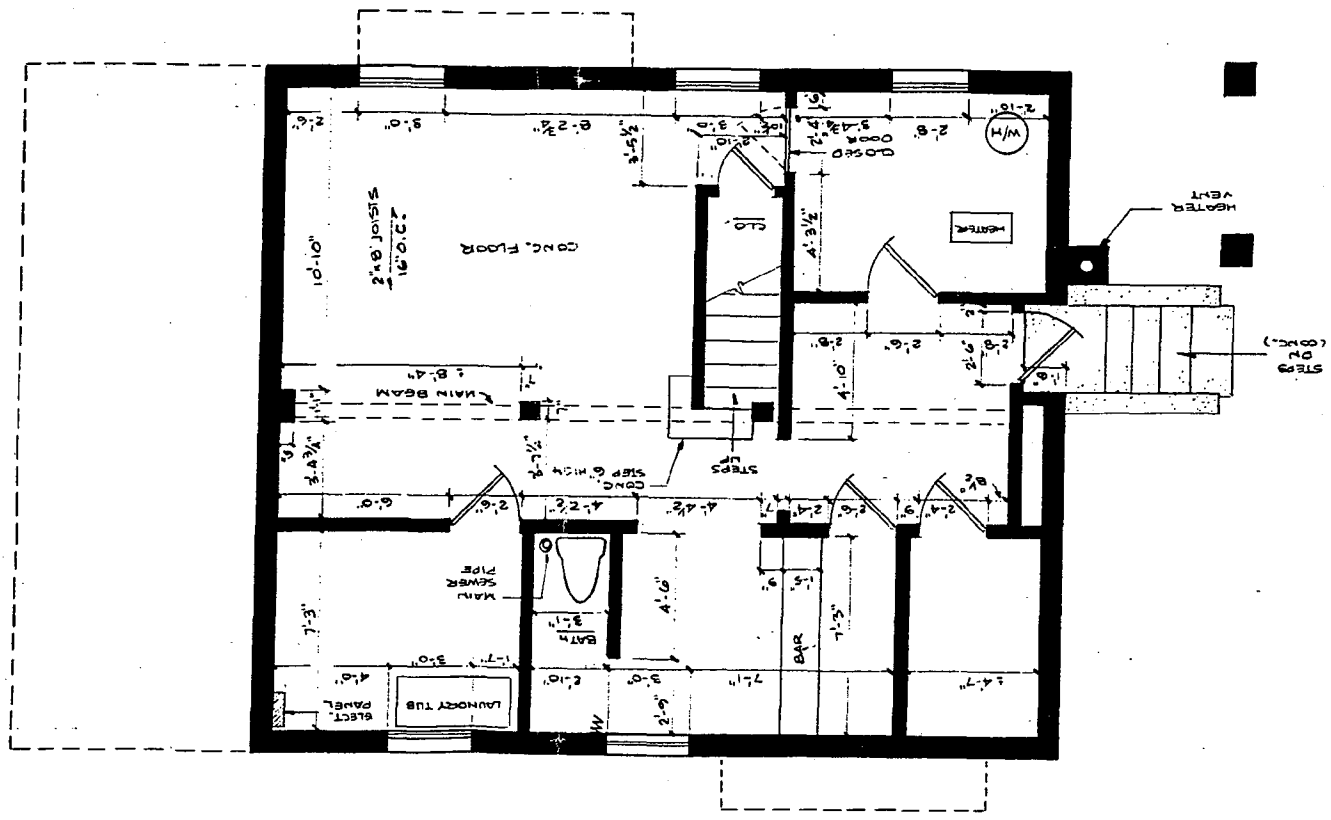
SHR 9 OF 9

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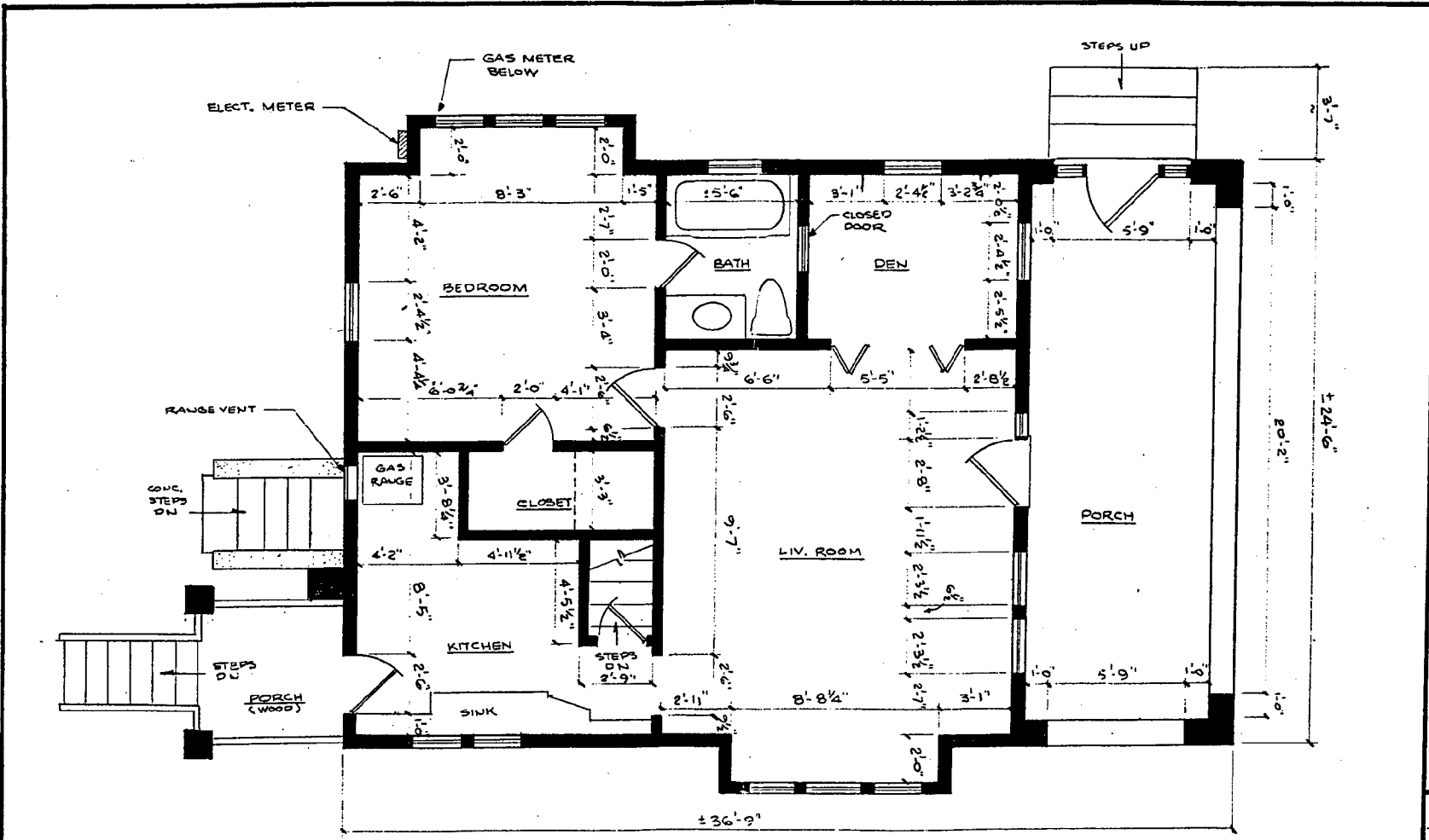
DATE: 05/25/2011


SHT. 3 OF 3  
3  
DATE DEC. 17, 1993  
DWG W.G.

EXISTING BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



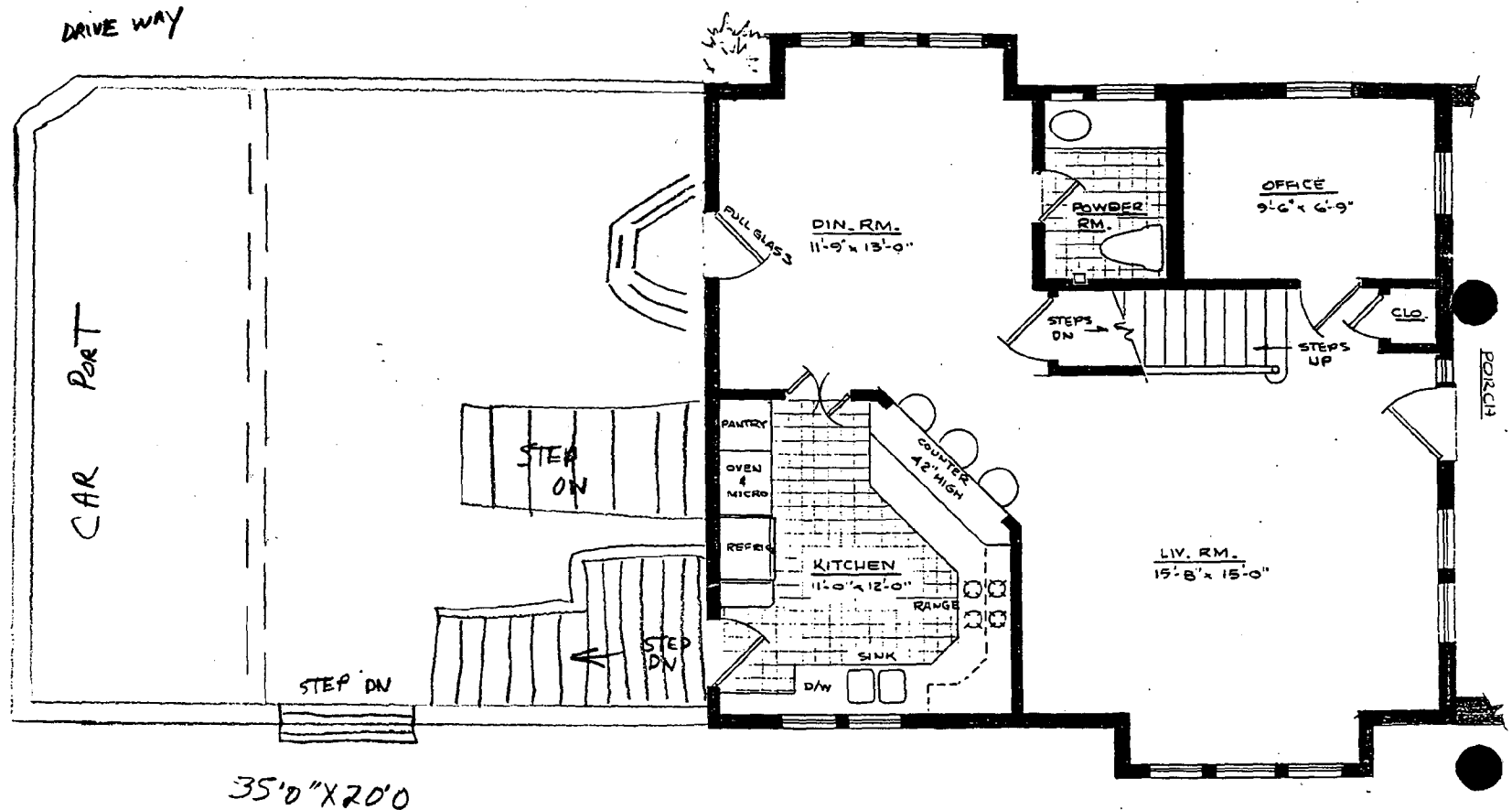





**EXISTING FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

DATE  
 DEC. 17, 1993  
 DWG  
 W.G.

8

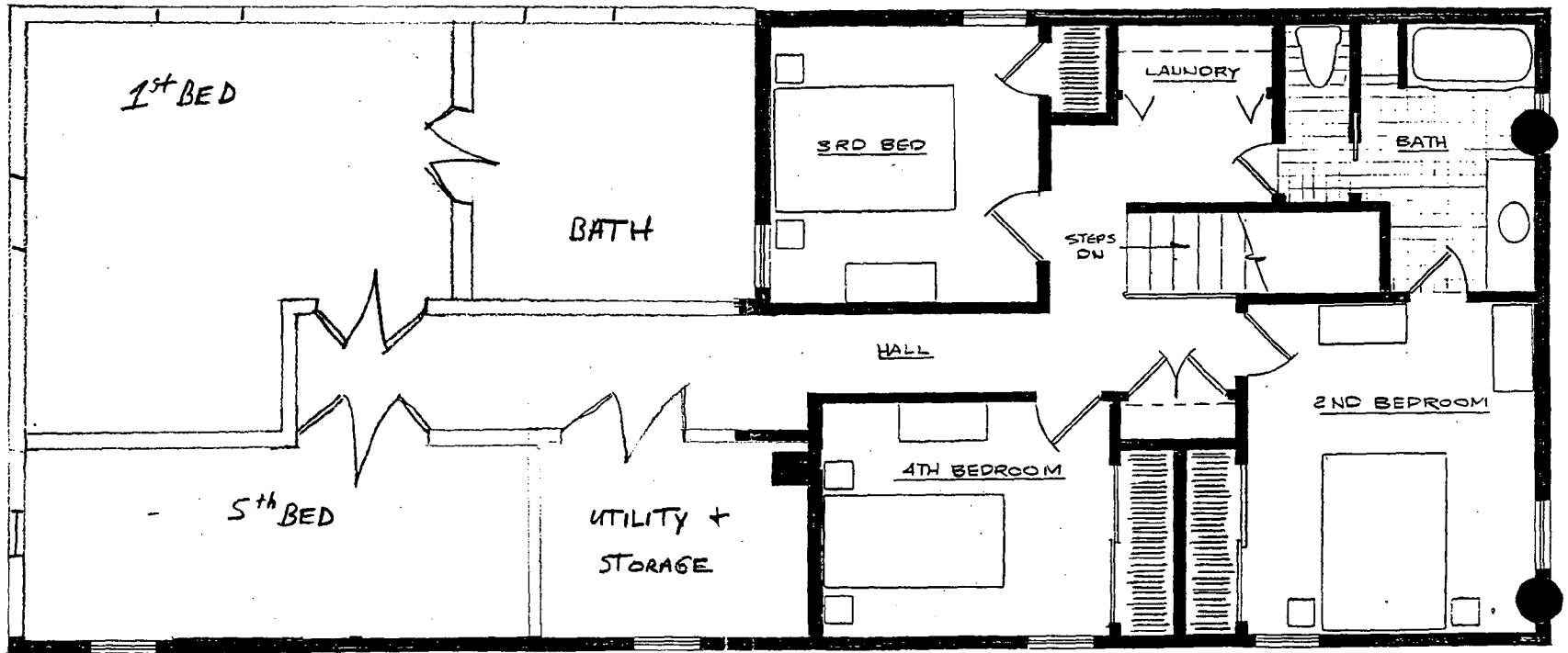


35'0" X 20'0"

PRELIMINARY 1ST FLOOR PLAN  
 SCALE: 1/4" (A & B)

4

6



PRELIMINARY 2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0" (B)

6

SHT. 6.3F9

DEC. 29, 1993

WG.

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# Takoma Park Historic District Guidelines For Contributing Resources

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

- ✦ plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks, and materials
- ✦ emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- ✦ while additions should be compatible, they are not required to be replicative of earlier architectural styles
- ✦ preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- ✦ preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- ✦ preservation of original building materials and use of appropriate, compatible new materials is encouraged
- ✦ all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

## CONTRIBUTING RESOURCES—RESIDENTIAL

A majority of structures in the Takoma Park Historic District have been assessed as being "Contributing Resources". While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district).



☒ Contributing  
resources on  
Hickory Avenue





12

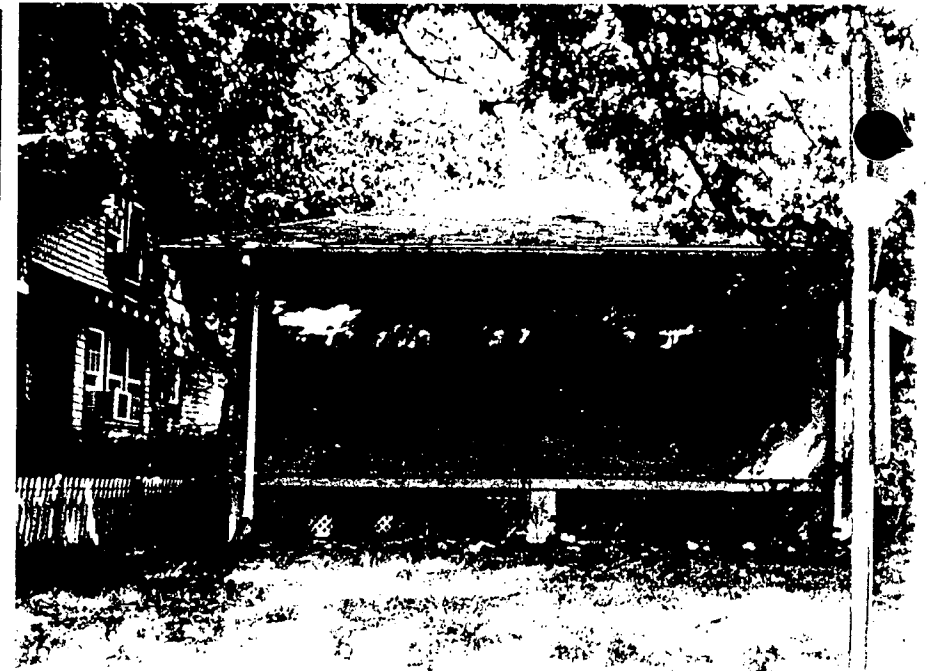
↑ Rear or East Elevation ↑

↓ Existing Garage ↓

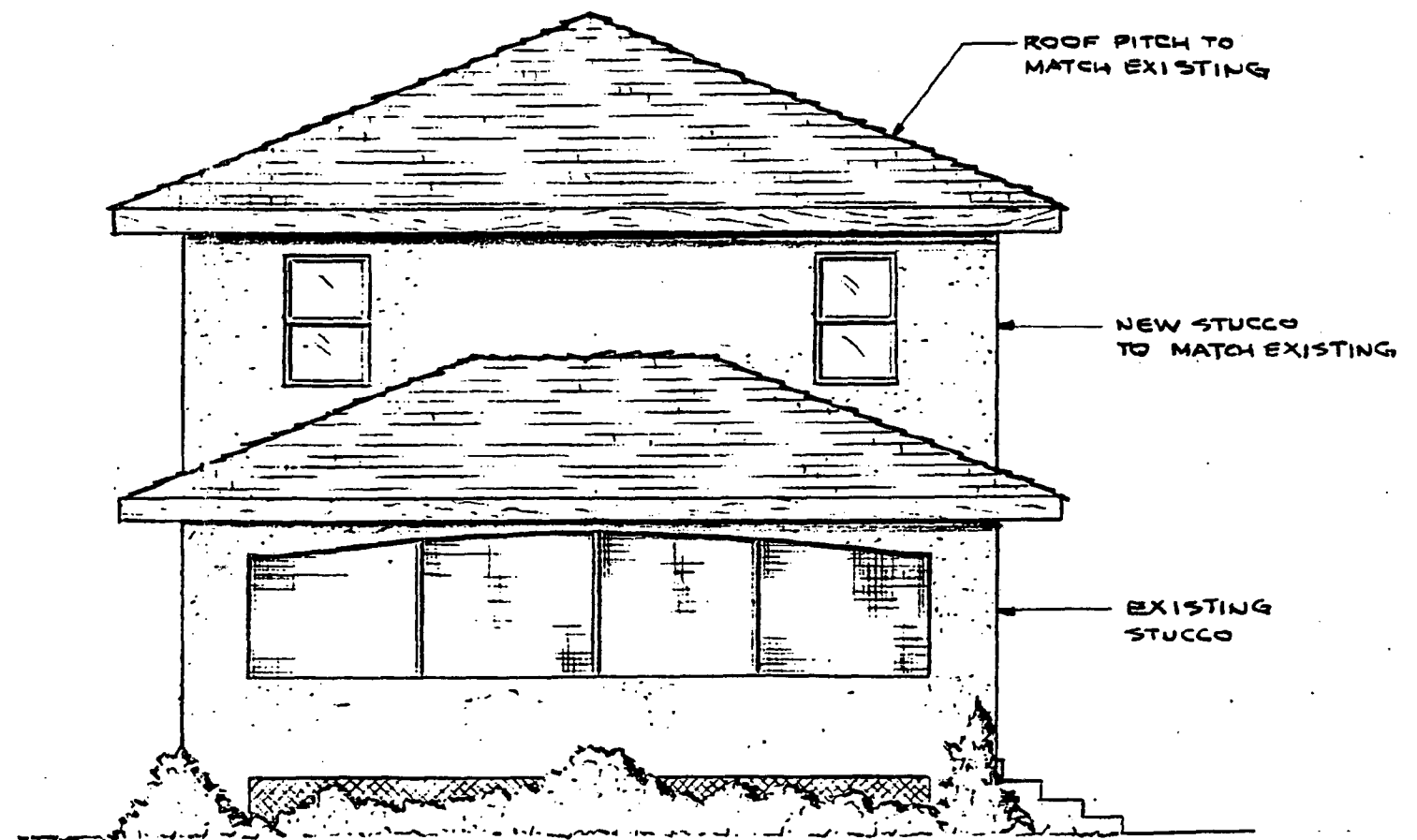


↑ SOUTH ELEVATION ↑

↓ Front or West Elevation ↓



# Prelim. Consultation Plans

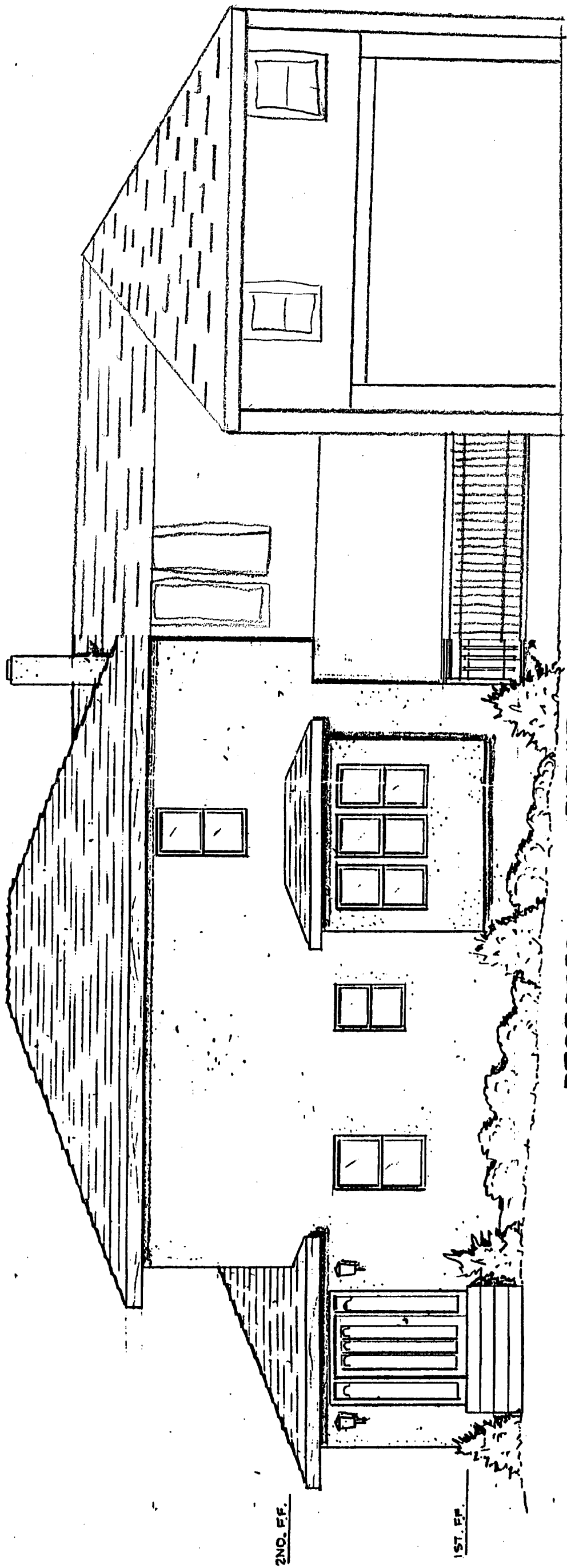


WEST  
PROPOSED ELEVATION  
SCALE: 3/16" = 1'-0" 7417 BALTIMORE AVE

West Elevation

DATE  
DEC. 25, 1993  
DWG  
W.G.

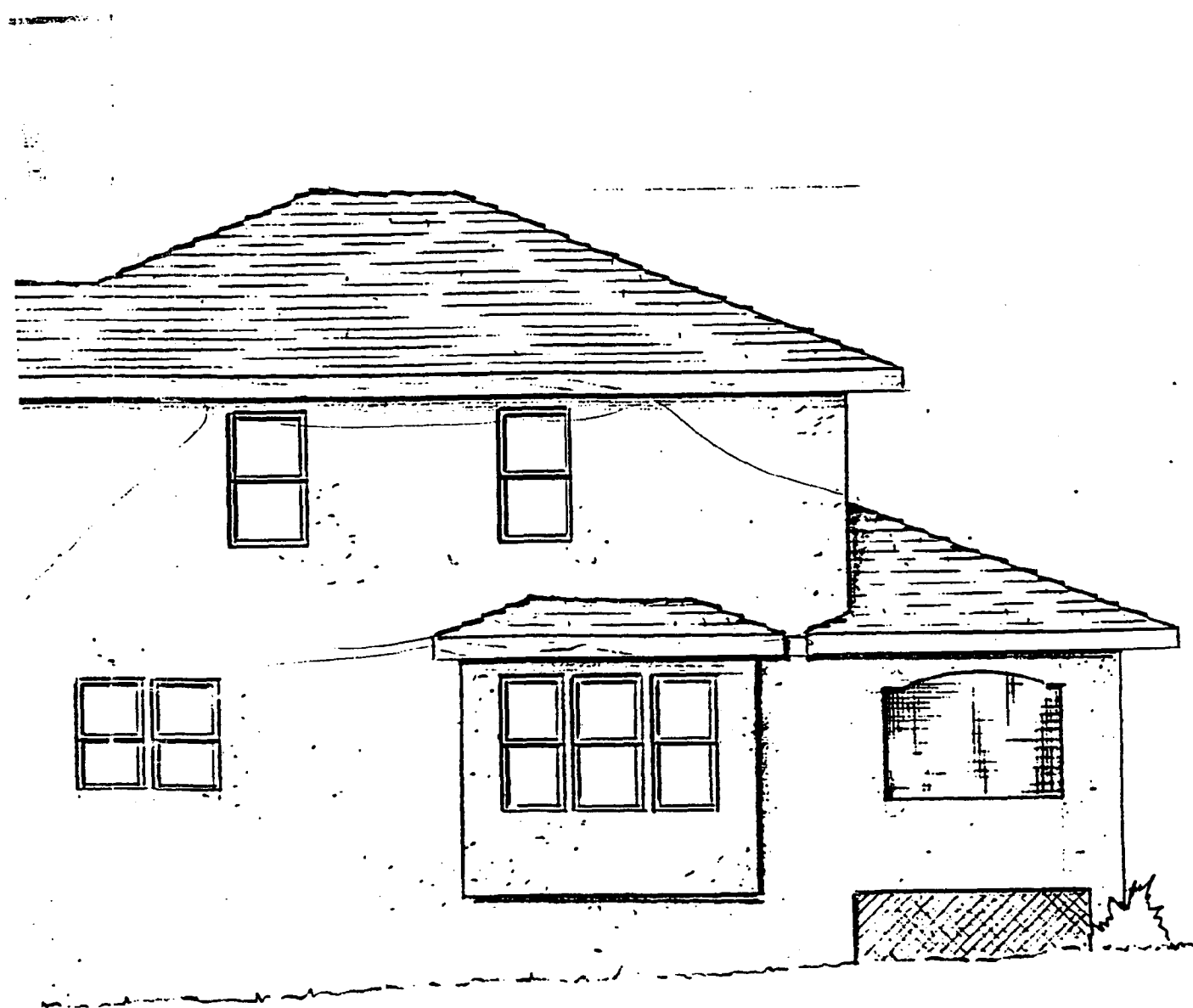
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PROPOSED SOUTH ELEVATION

2ND. FF.

1ST. FF.



NORTH ELEVATION

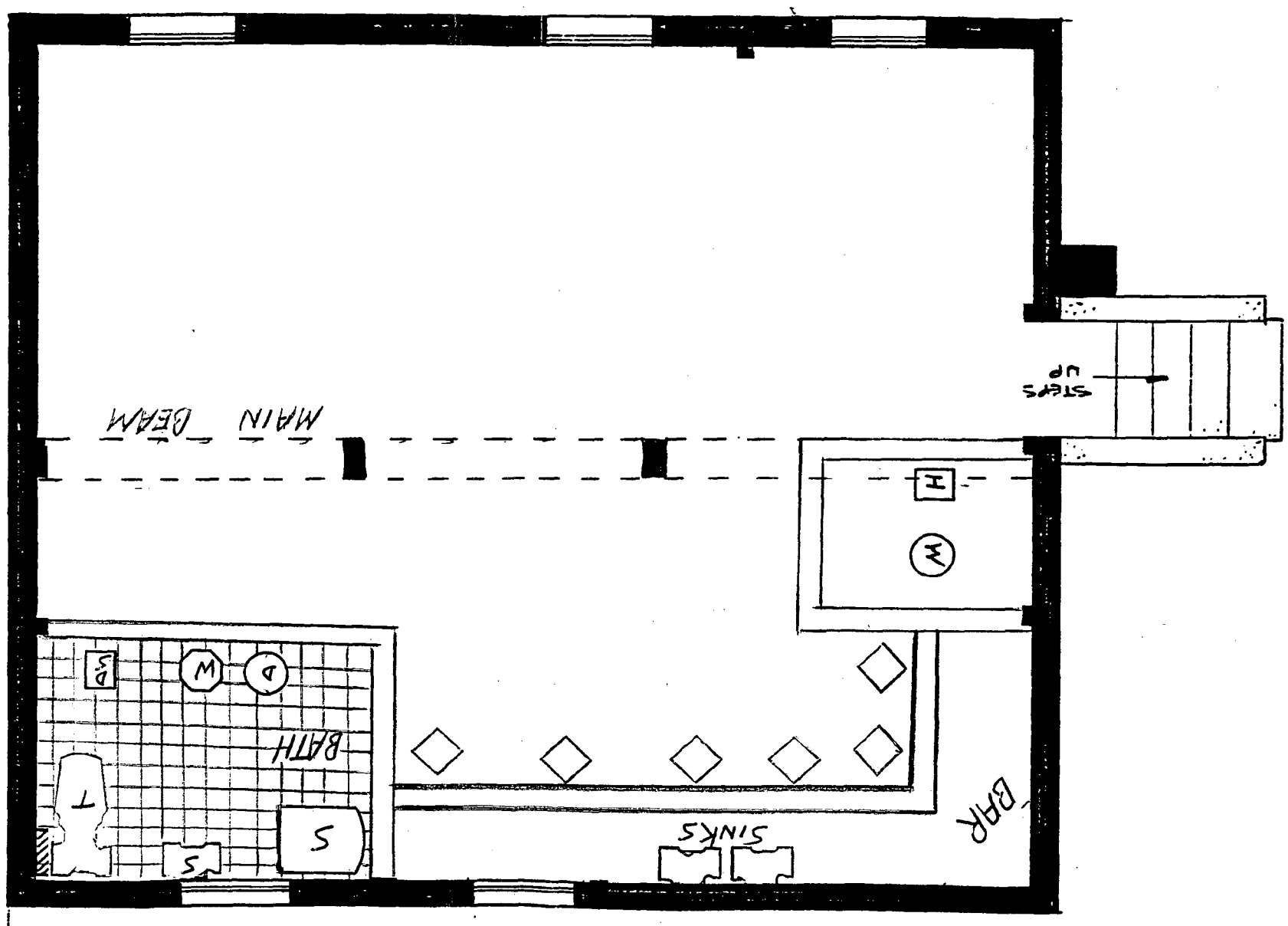
DATE  
DEC. 25, 1993

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SHT 9 OF 9



*Proposed*  
PRELIMINARY BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
(A & B)



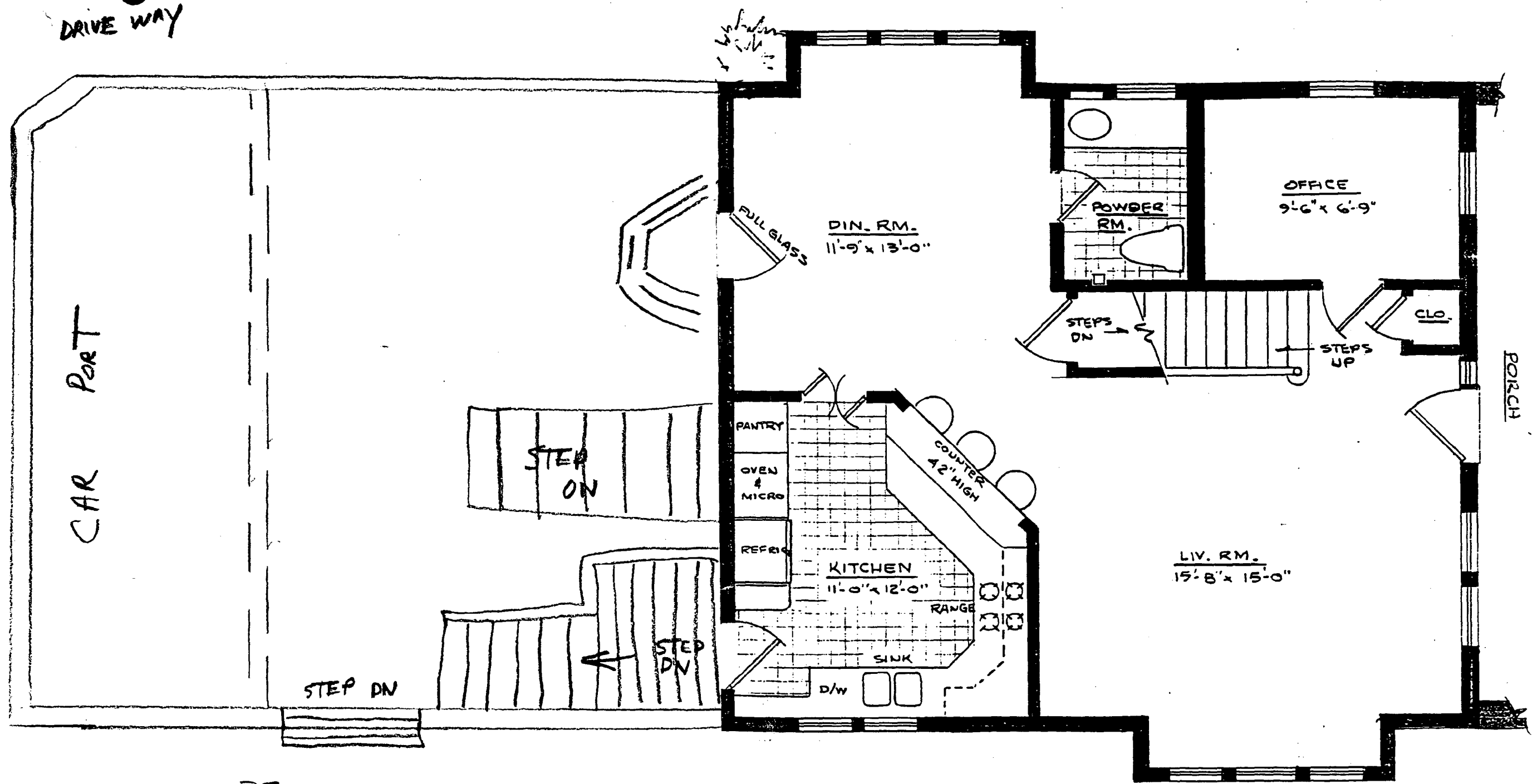
SHT. 3 OF 9

DEC. 19, 1993

W.G.

5

DRIVE WAY



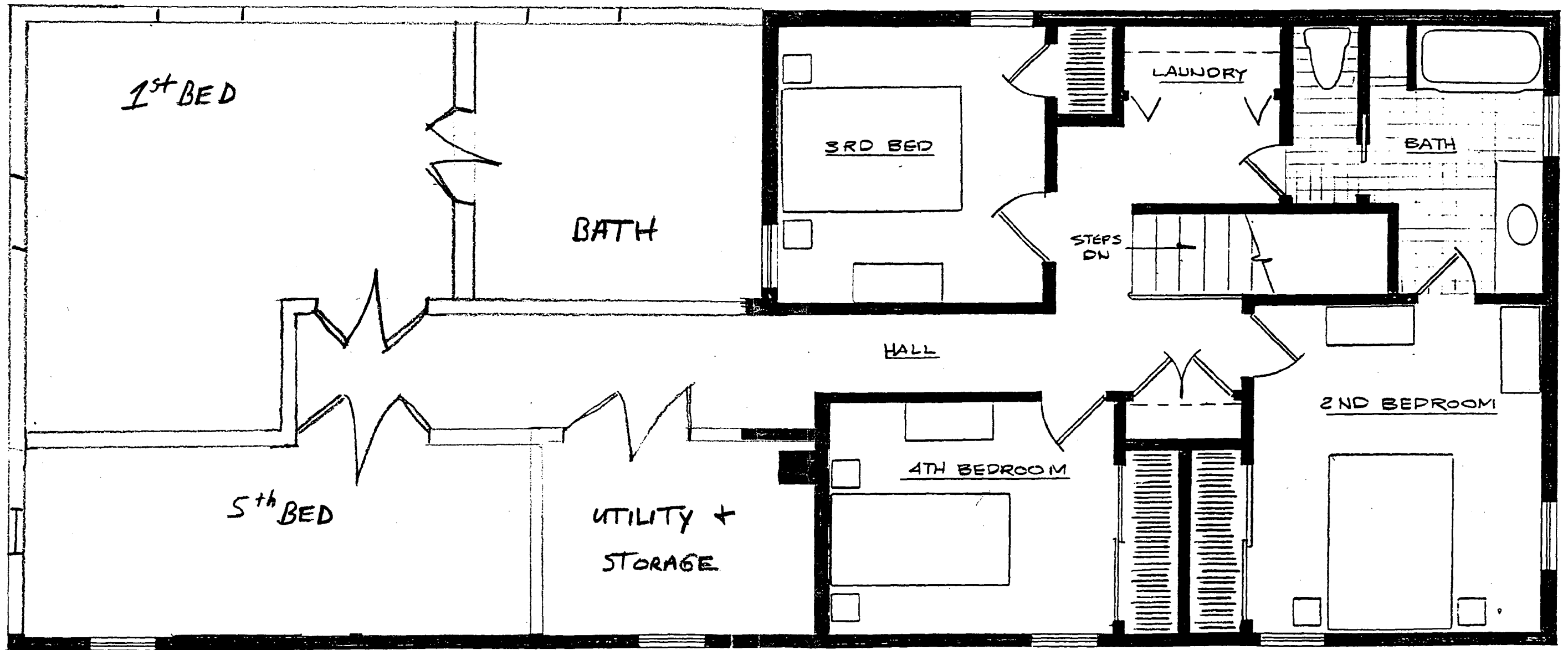
35'0" X 20'0"

Proposed  
PRELIMINARY 1ST FLOOR PLAN  
 SCALE: 1/4" (A & B)

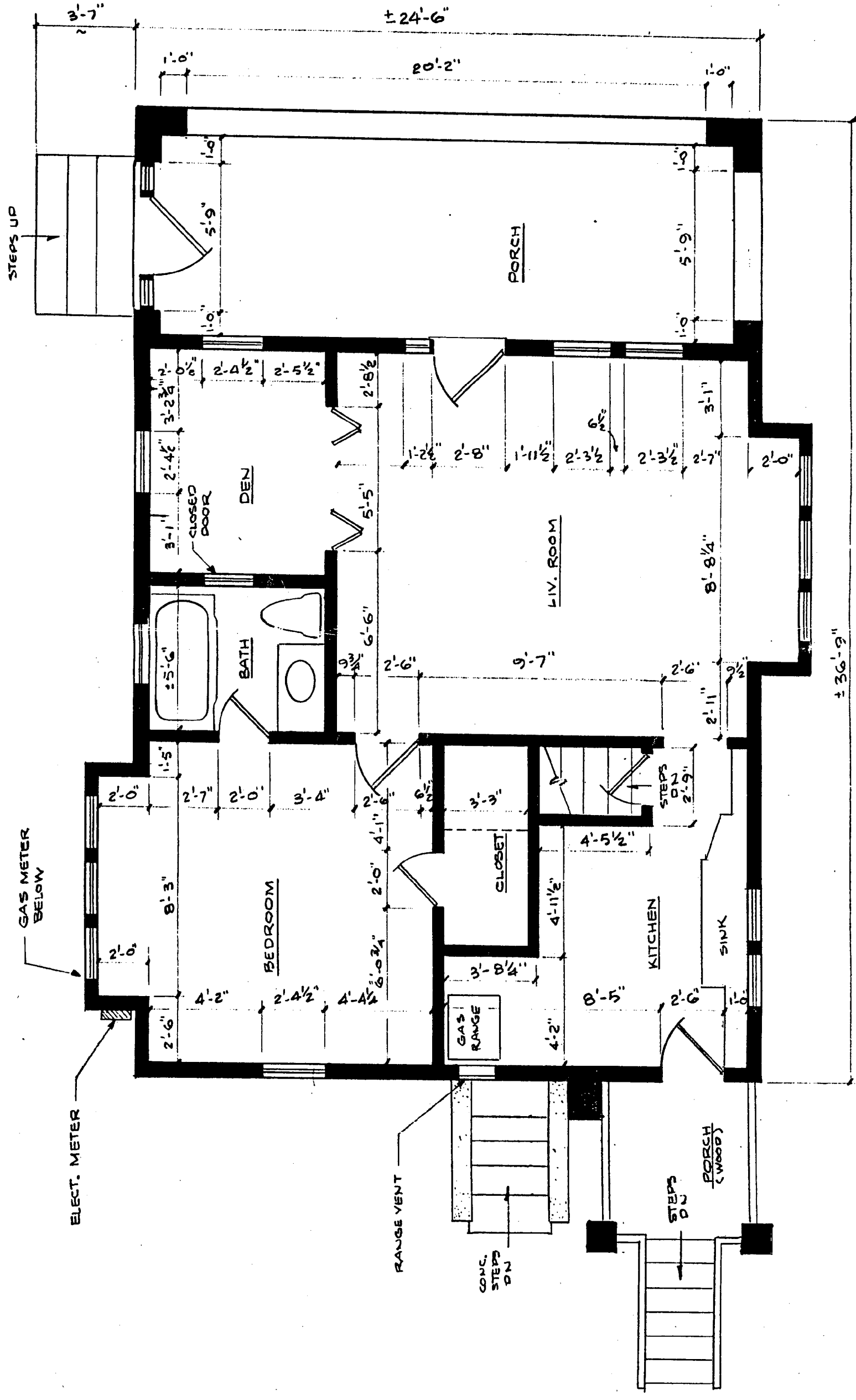
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DEC. 19, 1993

SHT. 4 OF 9  
W.G.



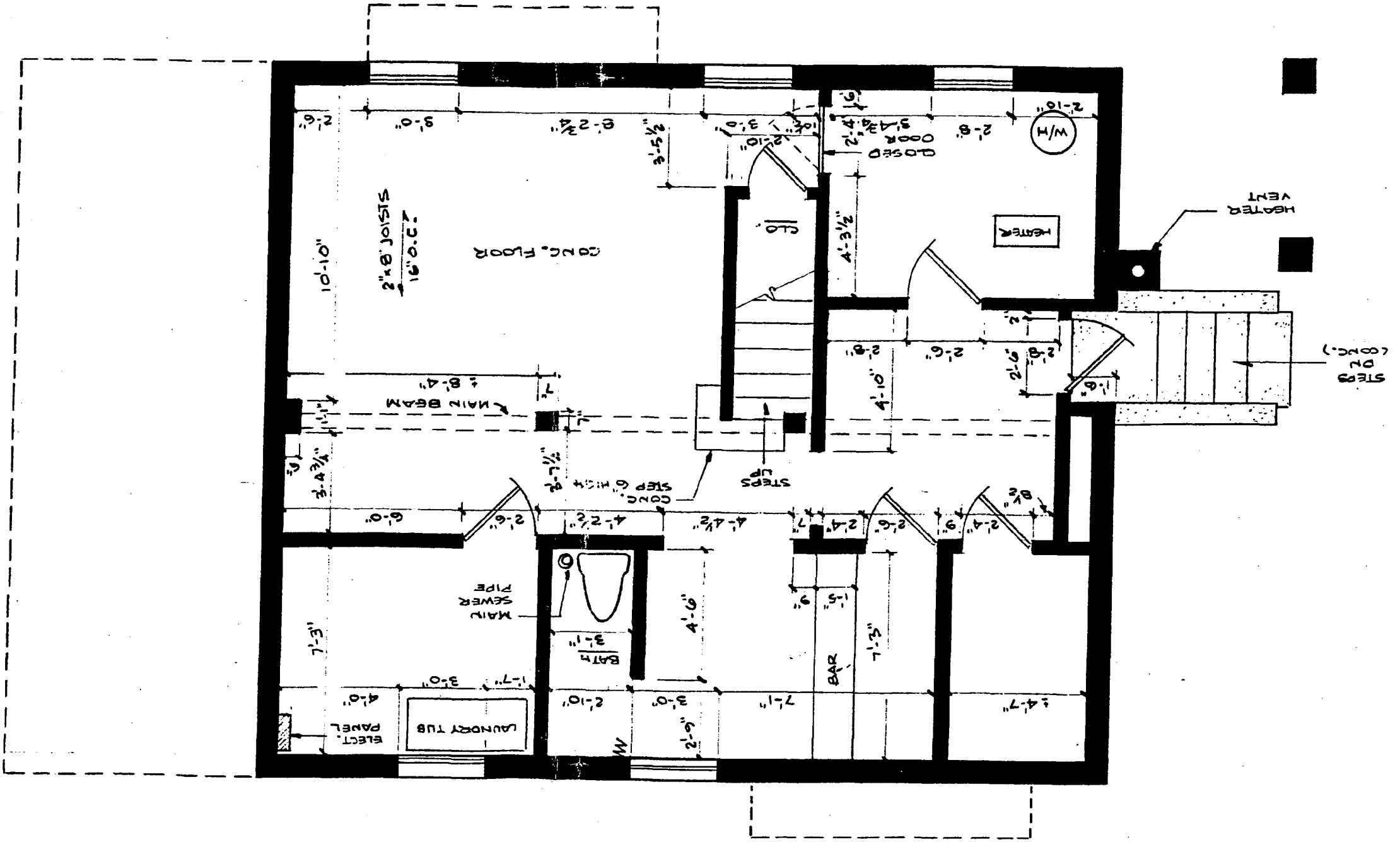
Proposed  
PRELIMINARY 2ND FLOOR PLAN  
 SCALE: 1/4" = 1'-0" (B)



EXISTING FLOOR PLAN  
 SCALE: 1/4"=1'-0"



EXISTING BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



David Calloway  
PIT 9/28  
~~06/12~~  
old plans

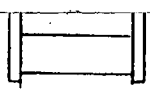
NOTE:  
PLANS NOT FOR CONSTRUCTION.

SHT 1 OF 9

1

MR. WILLIAM CALLOWAY & FAMILY  
7417 BALTIMORE AVE.  
TAKOMA PARK, MD.  
301-588-5679

MONTGOMERY COUNTY Res.  
CONSTRUCTION  
4503 ROMLOM ST.  
BELTSVILLE, MD.  
301-890-1001



David Calloway

PIT 9/28  
~~OUTTE~~

old plans

NOTE:  
PLANS NOT FOR CONSTRUCTION.

SHT 1 OF 9

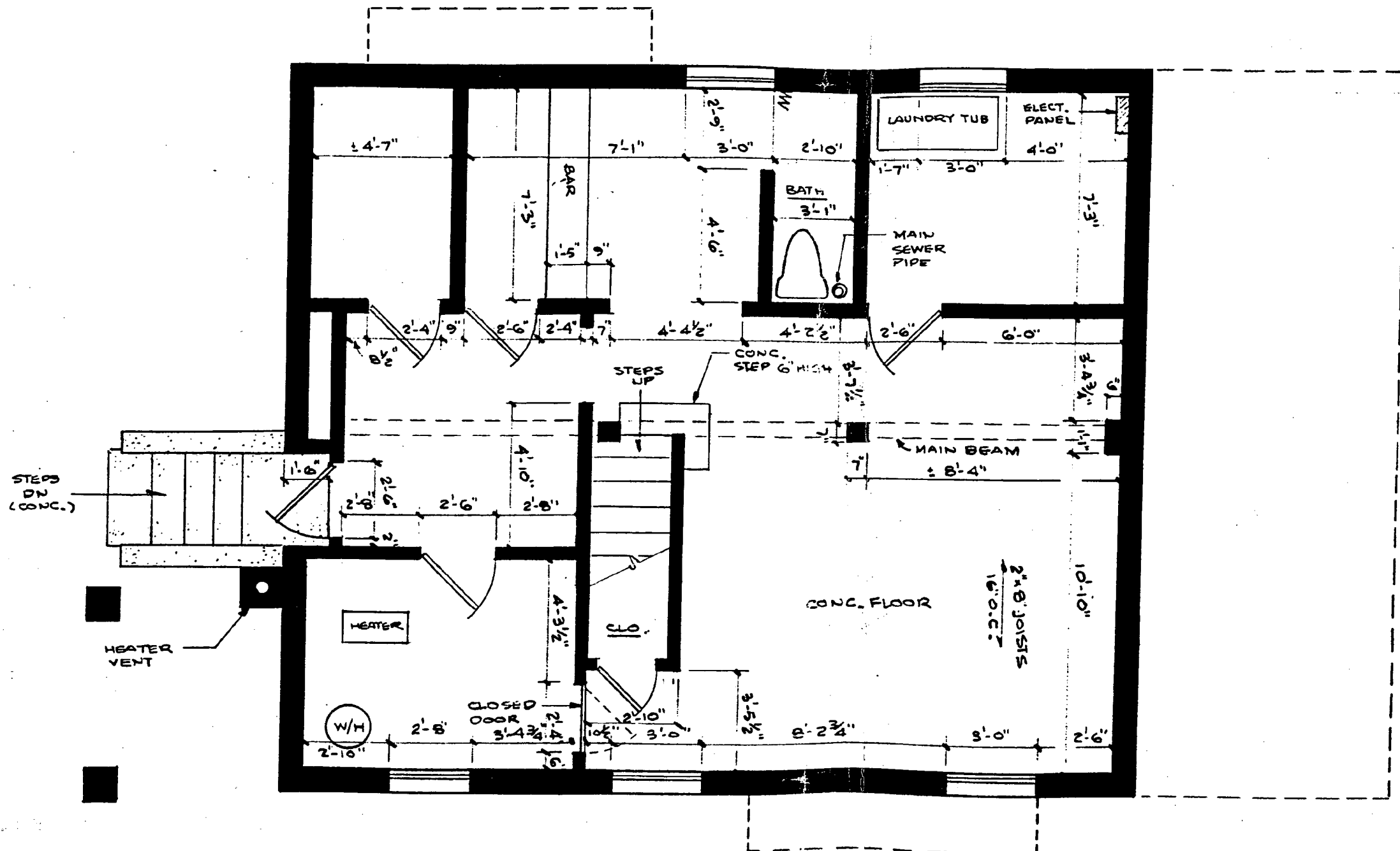
**1**

MR. WILLIAM CALLOWAY & FAMILY  
7417 BALTIMORE AVE.  
TAKOMA PARK, MD.  
301-588-5679

MONTGOMERY COUNTY <sup>Contrib</sup> Res.  
CONSTRUCTION  
4503 ROMLOM ST.  
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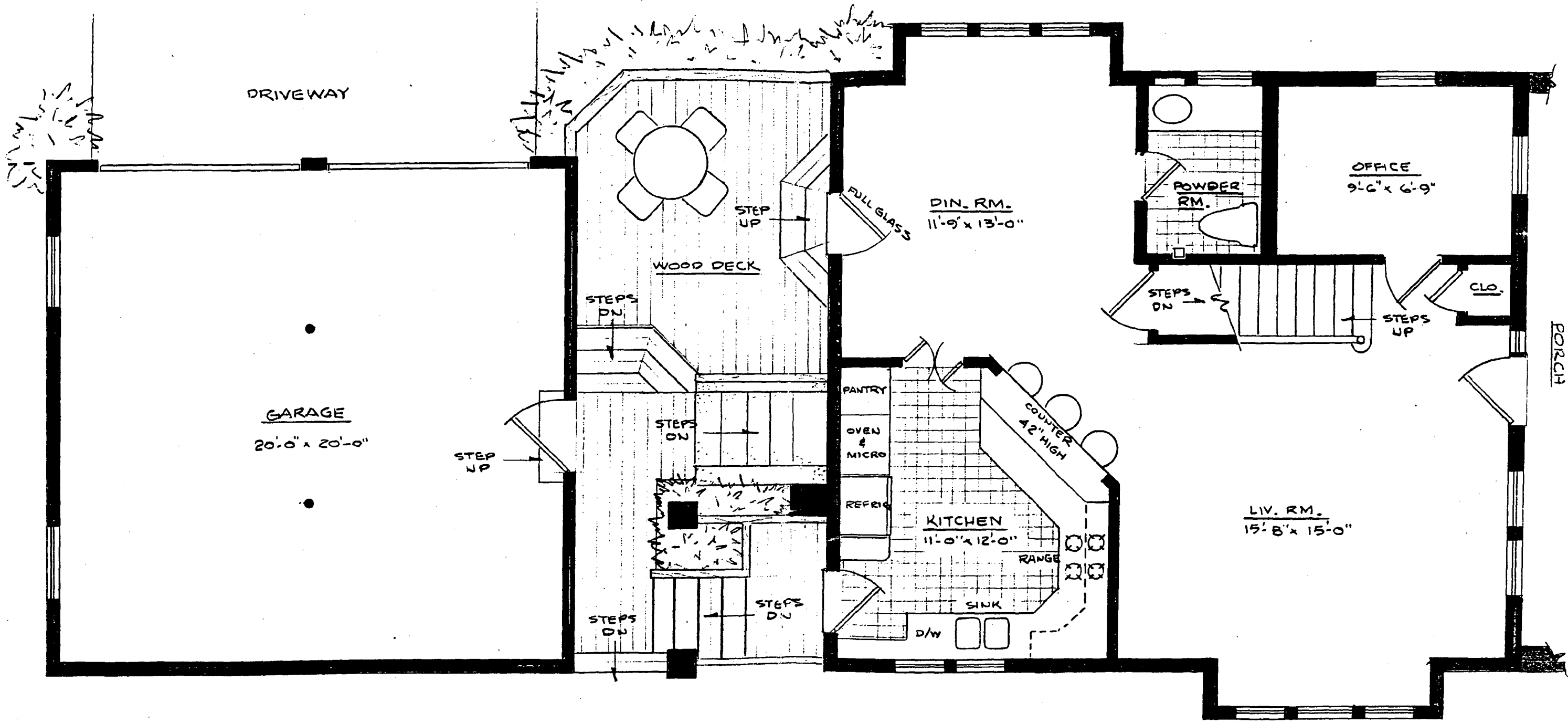




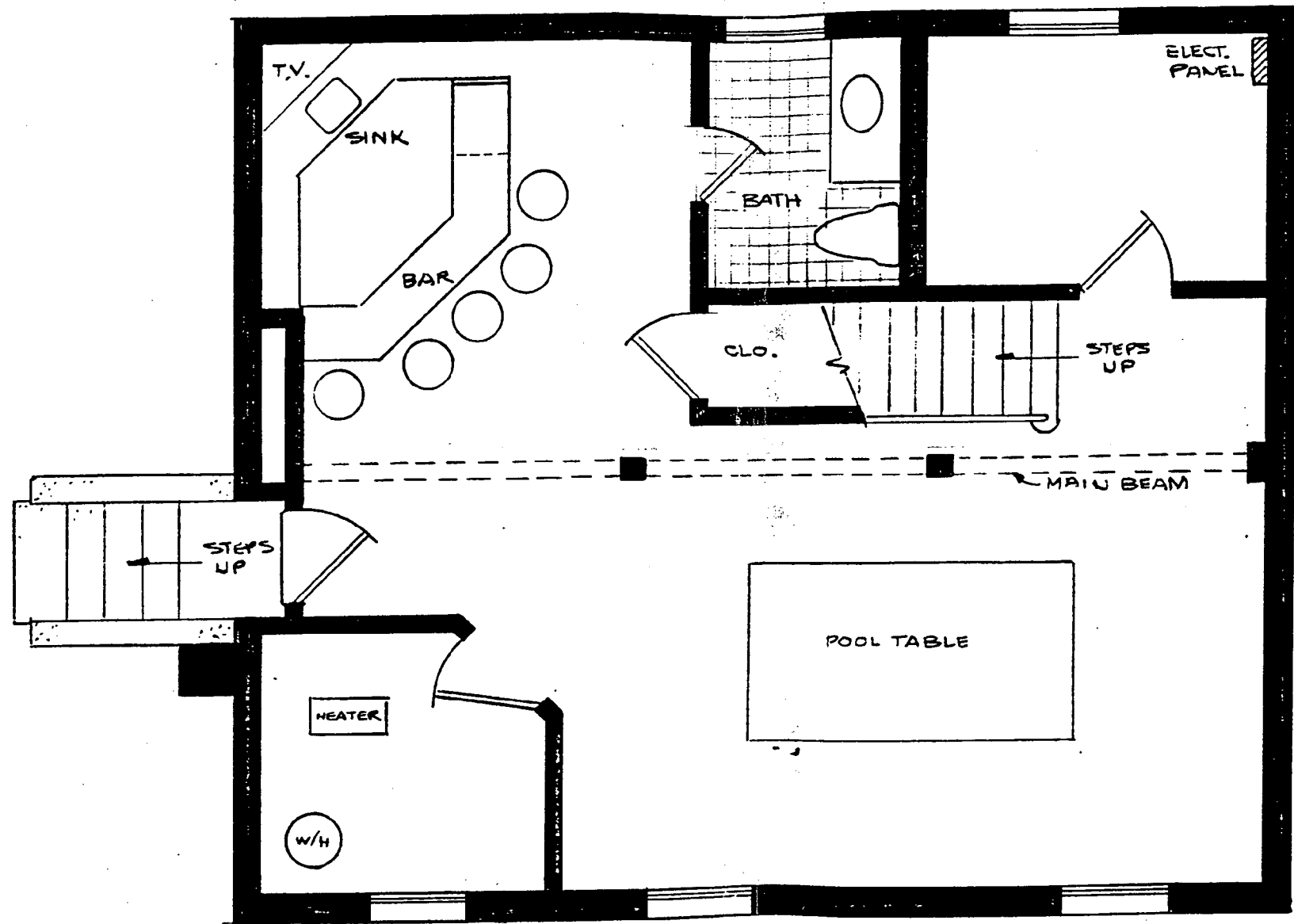
EXISTING BASEMENT FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

DATE  
 DEC. 17, 1993  
 DWG  
 W.G

**3**  
 SHT. 3 OF 9



PRELIMINARY 1ST FLOOR PLAN  
 SCALE: 1/4" (A & B)

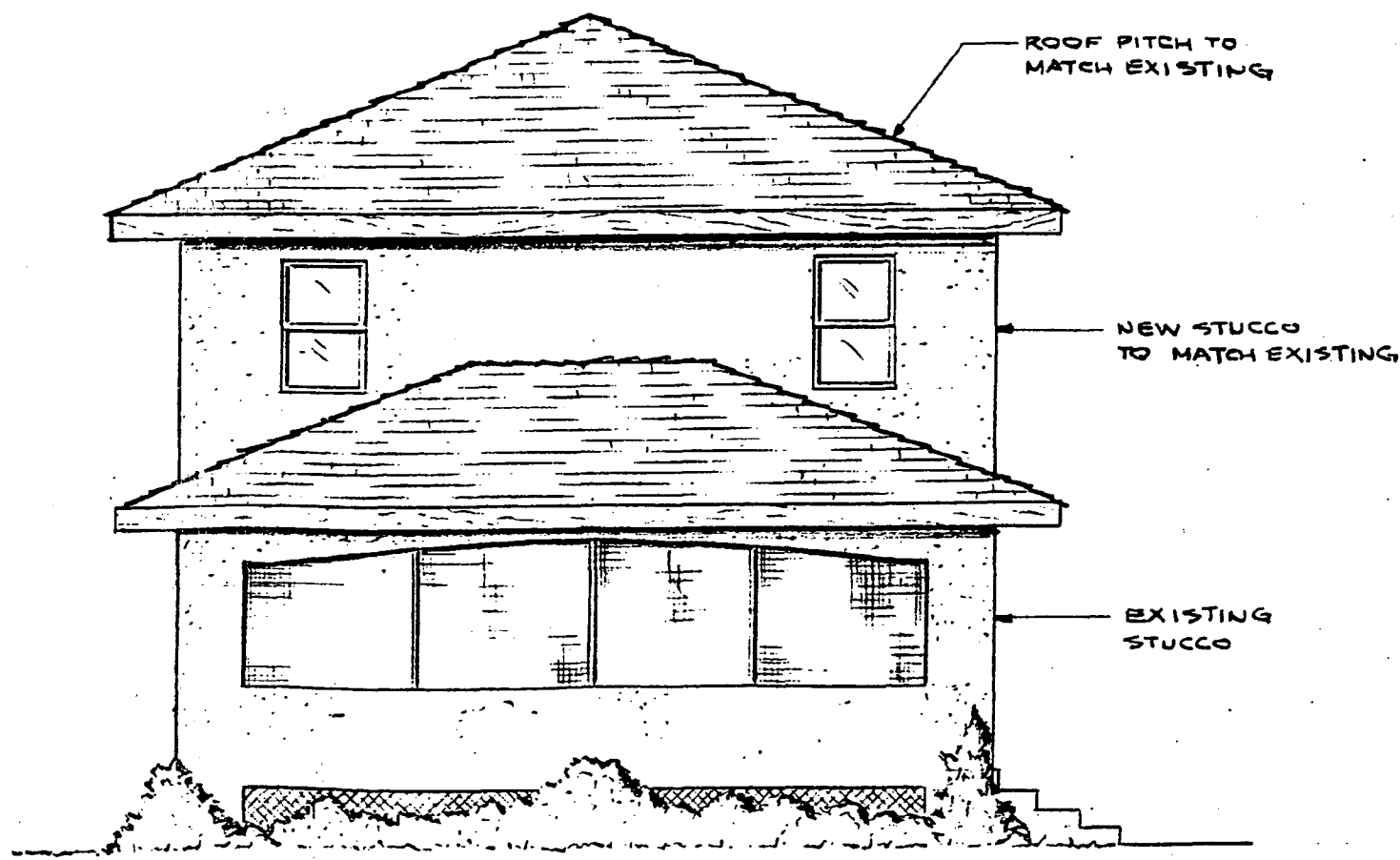


PRELIMINARY BASEMENT FLOOR PLAN  
 SCALE: 1/4" = 1'-0" (A & B)

5

SHT. B 889  
 11/6.

DEC. 19, 1993

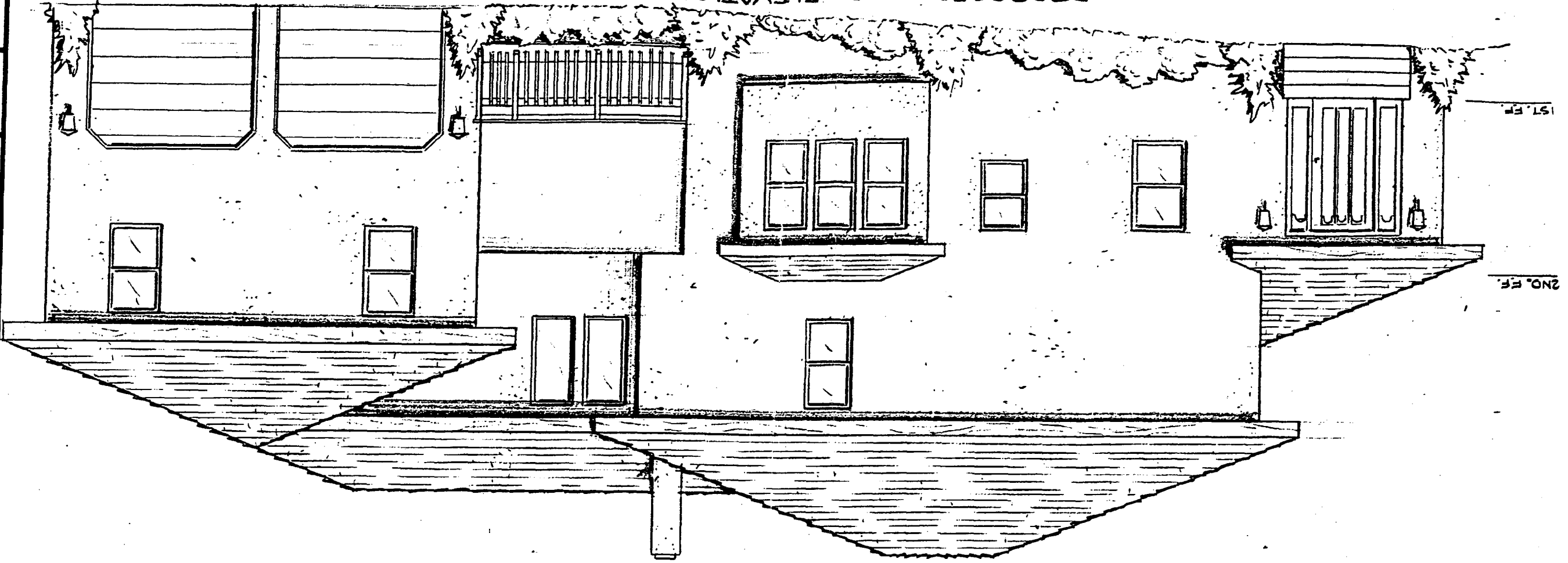


**PROPOSED FRONT ELEVATION**  
SCALE: 3/16" = 1'-0" 7417 BALTIMORE AVE

DATE  
DEC. 25, 1993  
DWG  
W.G.

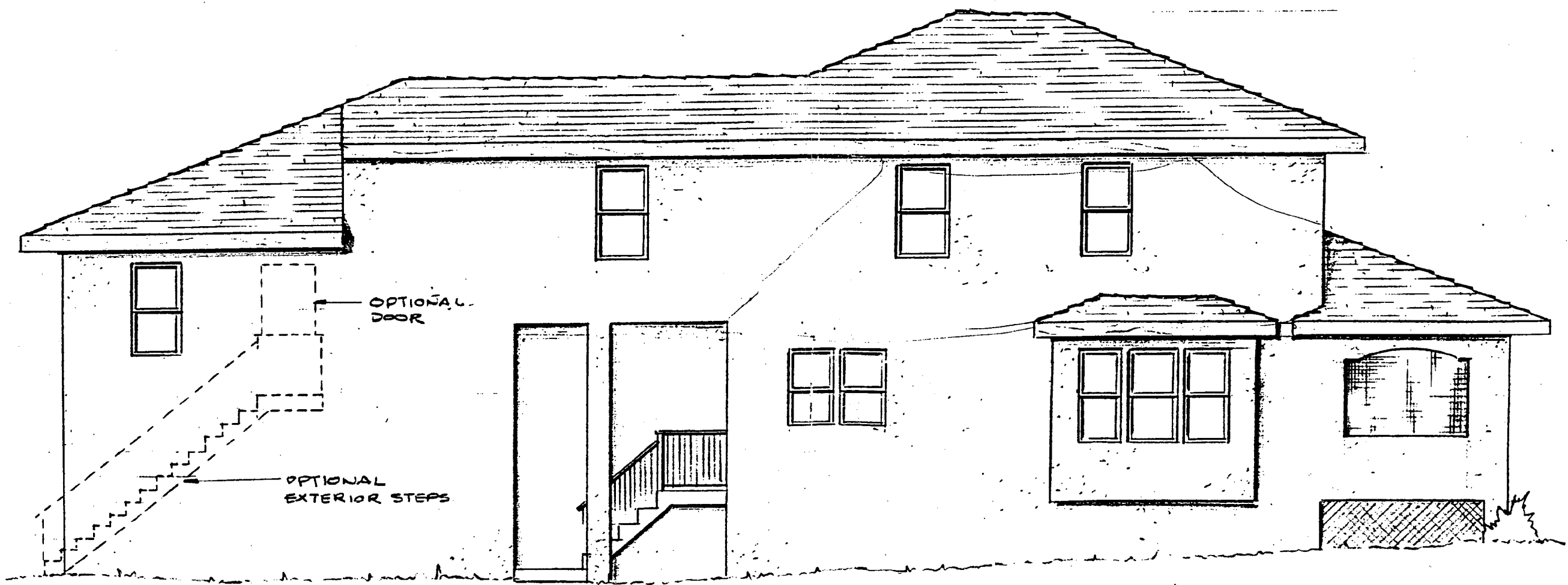
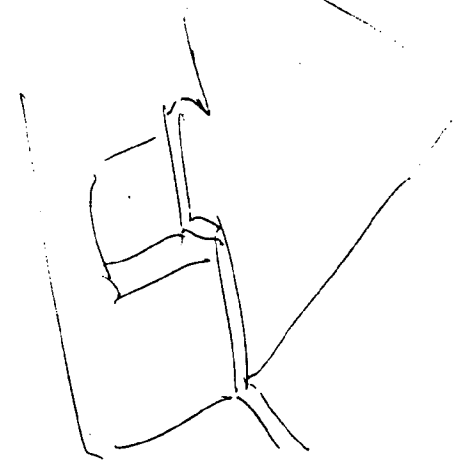
**7**  
SHT 7 OF 9

PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"  
(CLEVELAND AVE)



1ST. FF.

2ND. FF.



OPTIONAL DOOR

OPTIONAL EXTERIOR STEPS

PROPOSED NORTH ELEVATION

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

DATE  
DEC. 25, 1992

9

SHT 9 OF 9

# FAX TRANSMISSION SHEET

DATE : 11/3/94

TO : David Berg

DEPT : Hic Pres.

FAX # : 495-1307

\*\*\*\*\*

FROM : TED KOWALUK

DEPT : DHCD

FAX # : (301) 270-8794

This transmission is 5 pages including the cover page. If you do not receive the complete transmission or have any questions please call:

NAME: TED

PHONE: (301) 270-5900 Ext. 231



FROM: CITY OF TAKOMA PARK

TO:

4951307

NOV 3, 1994

12:22PM

P.01

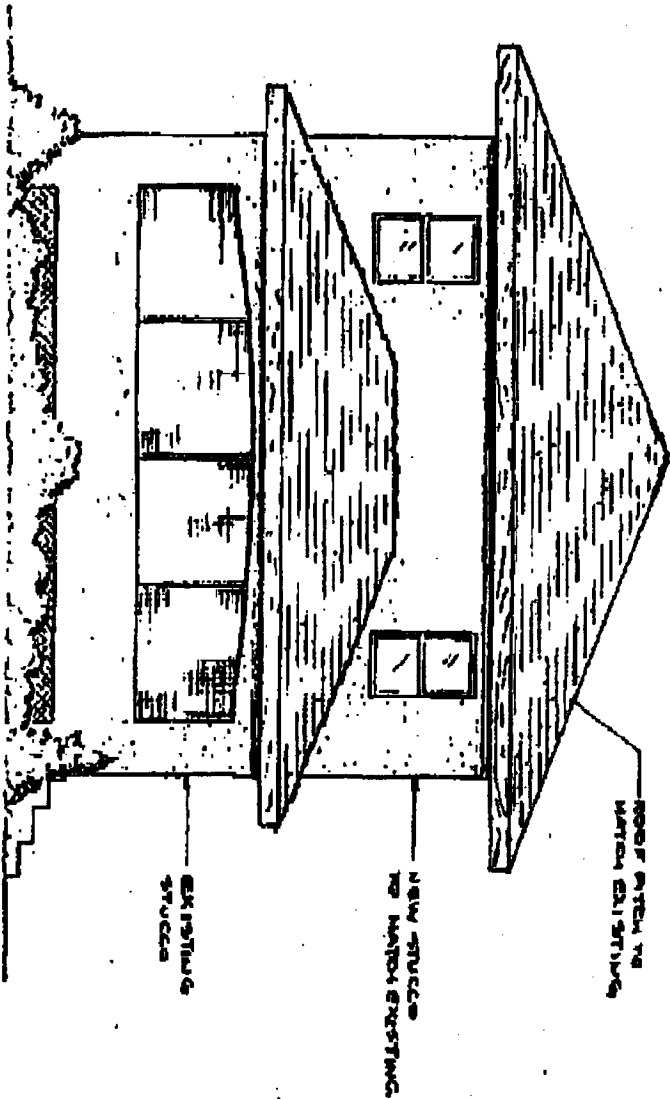
DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT  
TELEPHONE 301-270-5900



7500 MAPLE AVENUE  
TAKOMA PARK, MD. 20912



A



WEST

PROPOSED ELEVATION

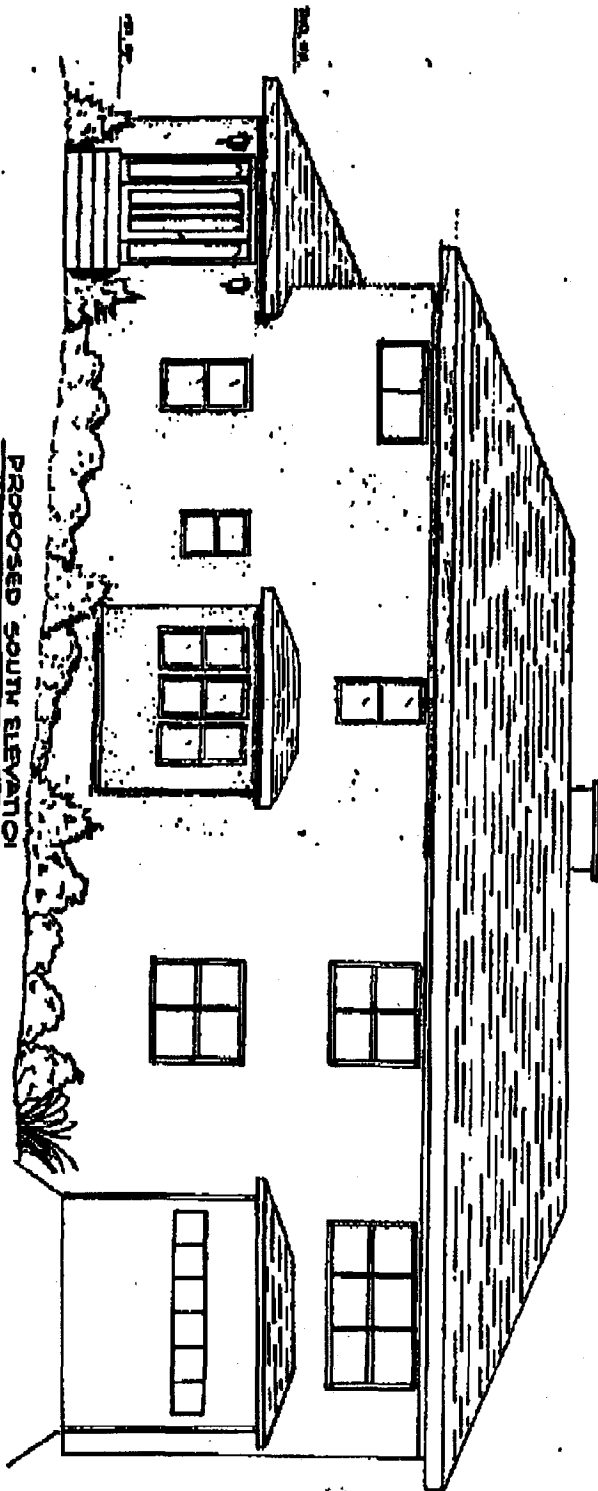
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WEST Elevation

DATE	DKL 24/1993
DWG	
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<b>7</b>	

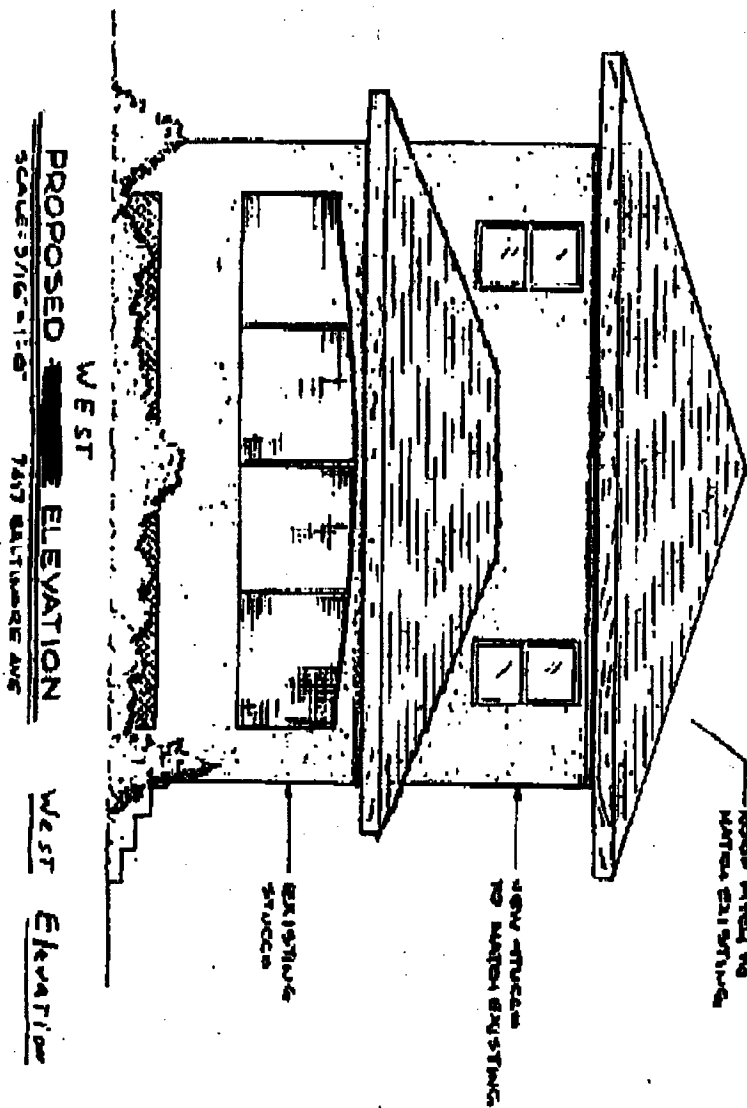
5  
A

PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

**F**  
B



PROPOSED WEST ELEVATION

WEST ELEVATION

SCALE: 3/16" = 1'-0" 7457 BALTIMORE AVE

EXISTING STUCCO

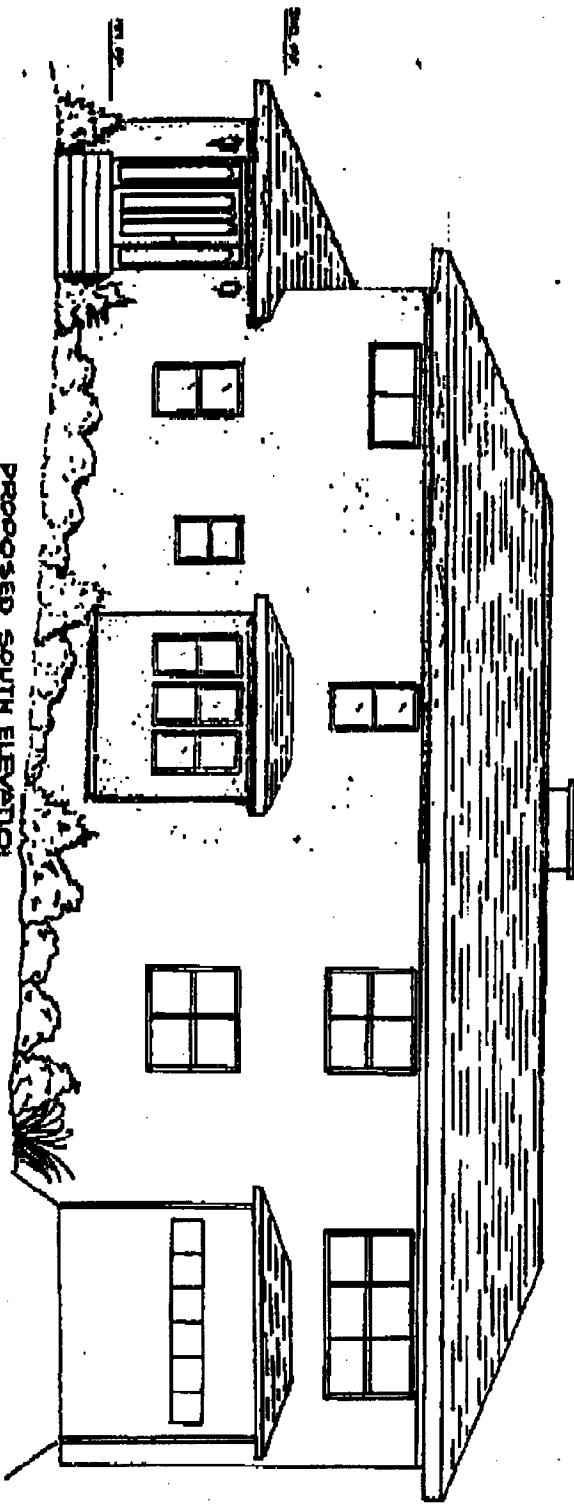
NEW STUCCO TO MATCH EXISTING

ROOF ATTACHED TO MATCH EXISTING

DATE	DEC. 21, 1993
DRG. NO.	7
W.S.	

(S)  
B

PROPOSED SOUTH ELEVATION  
ARCHITECTURAL DESIGN, INC.



PROPOSED SOUTH ELEVATION