

37/3-94F 14 Cleveland Avenue
Takoma Park Historic District

REQUEST FOR PRELIMINARY CONSULTATION

**WITH THE MONTGOMERY COUNTY HISTORIC PRESERVATION
COMMISSION**

FOR ALTERATIONS TO

14 CLEVELAND AVENUE, TAKOMA PARK, MARYLAND

Submitted By:

William G. MacRostie
14 Cleveland Avenue
Takoma Park, MD 20912
(301) 589-9107
(202) 828-9605

THE ROSSVILLE



In the Rossville we have a neat-appearing cottage at a low cost compared with the average house of this size. It is so arranged that the ventilation is perfect throughout, and yet so compact that it may be heated at a very low cost.

Details and features: Six rooms and no bath. Wrap-around front porch supported by wood columns; glazed front door. Semiopen stairs.

Years and catalog numbers: 1911 (171); 1912 (171); 1913 (171); 1916 (264P171); 1917 (C171); 1918 (171)

Price: \$452 to \$1,096

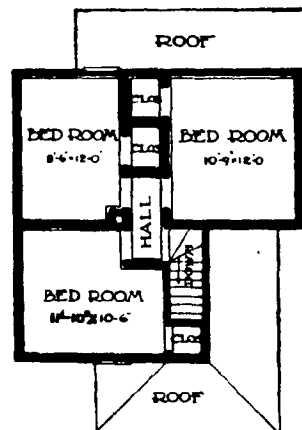
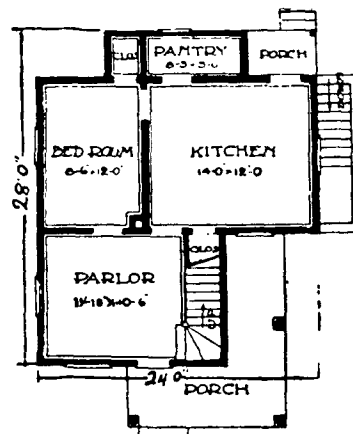
Locations: Windsor, Conn.; Freeport and Lansing, Ill.; LaPorte, Ind.; Sanborn, Iowa; Louisville, Ky.; Wrentham, Mass.; Virginia, Minn.; Sterling, Neb.; Franklin and Long Branch, N.J.; Poughkeepsie, N.Y.; Middlefield and Painesville, Ohio

Similar to: The Greenview

Difference: Turned porch columns; slightly different plan for second floor

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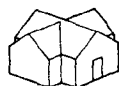
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Location: Springfie dock, Pa.



THE HOPELAND



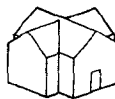
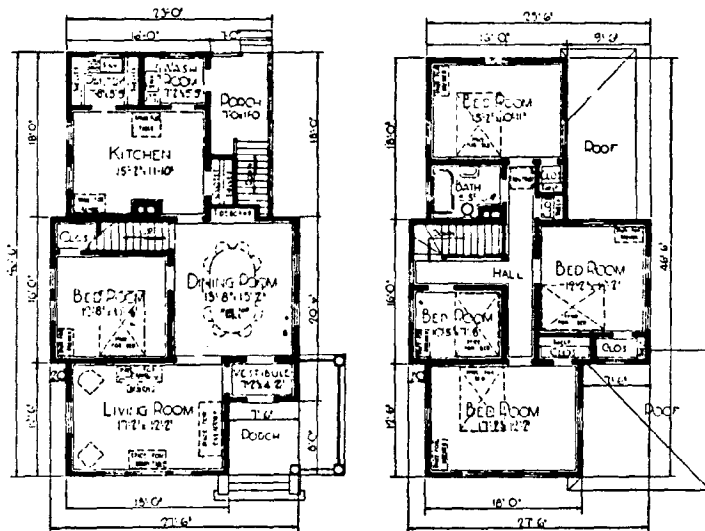
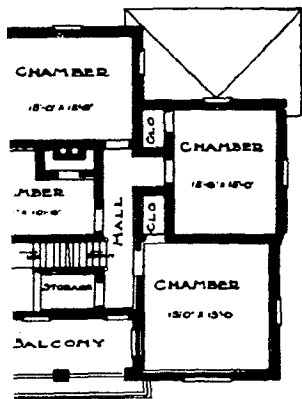
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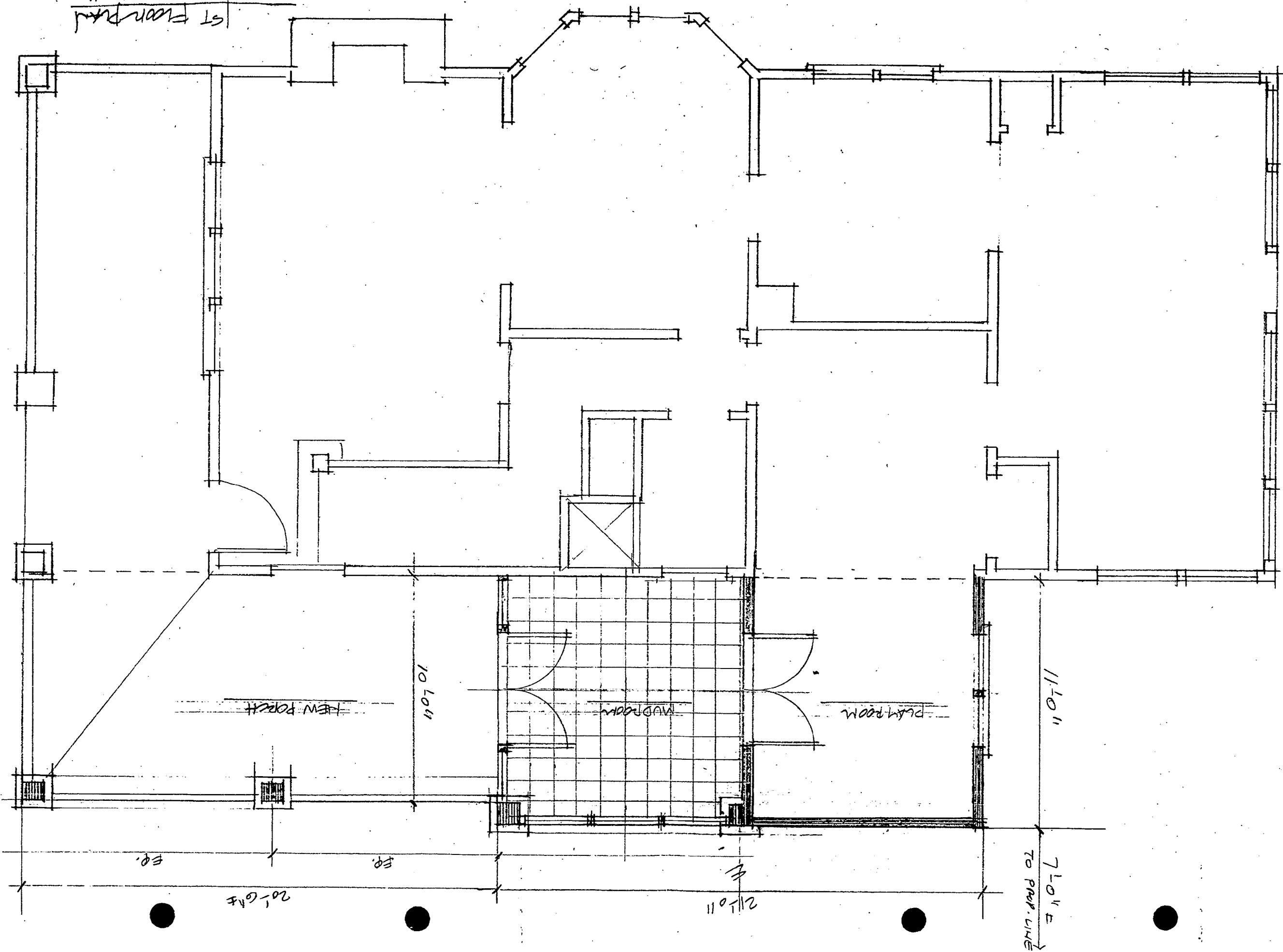
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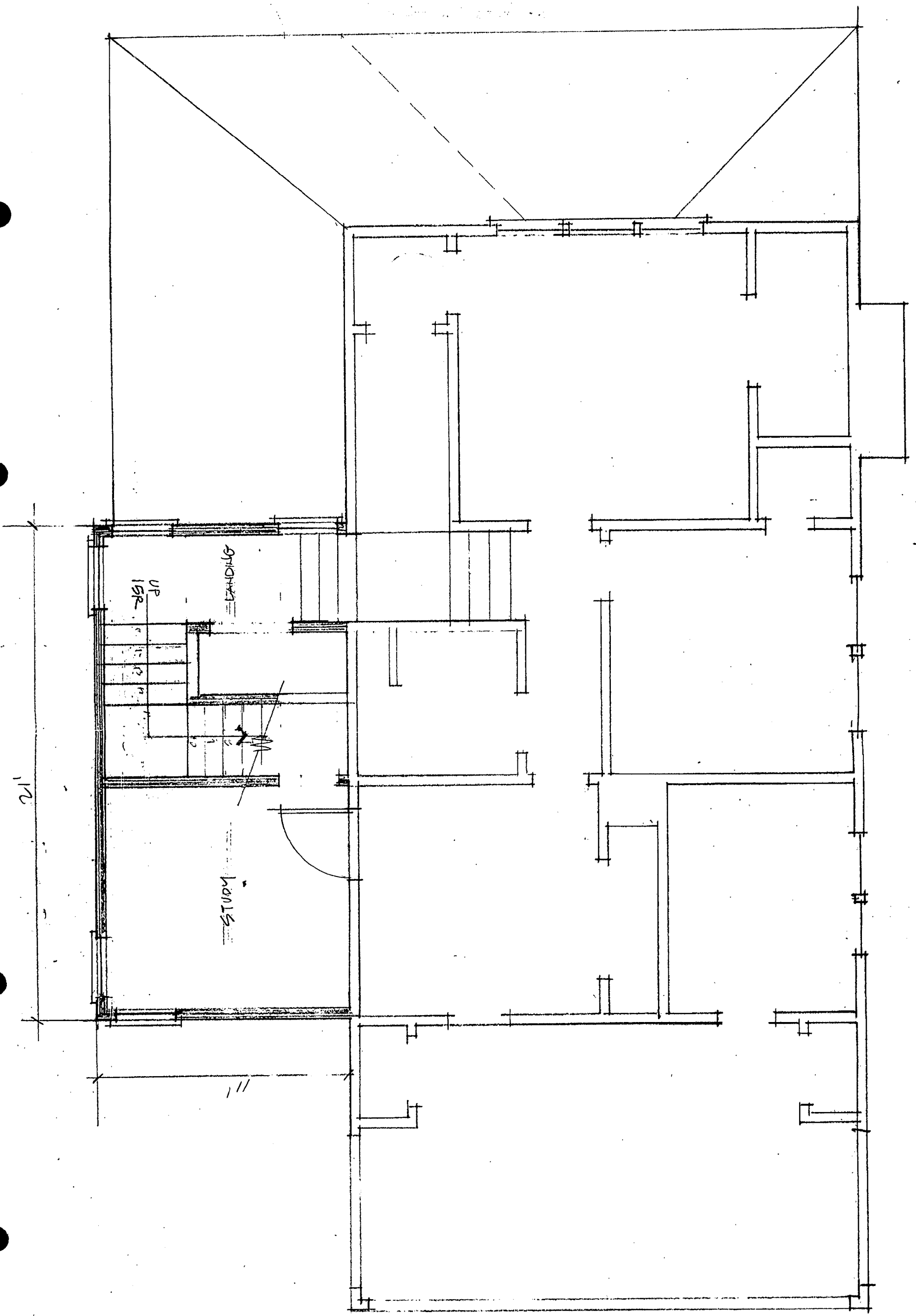
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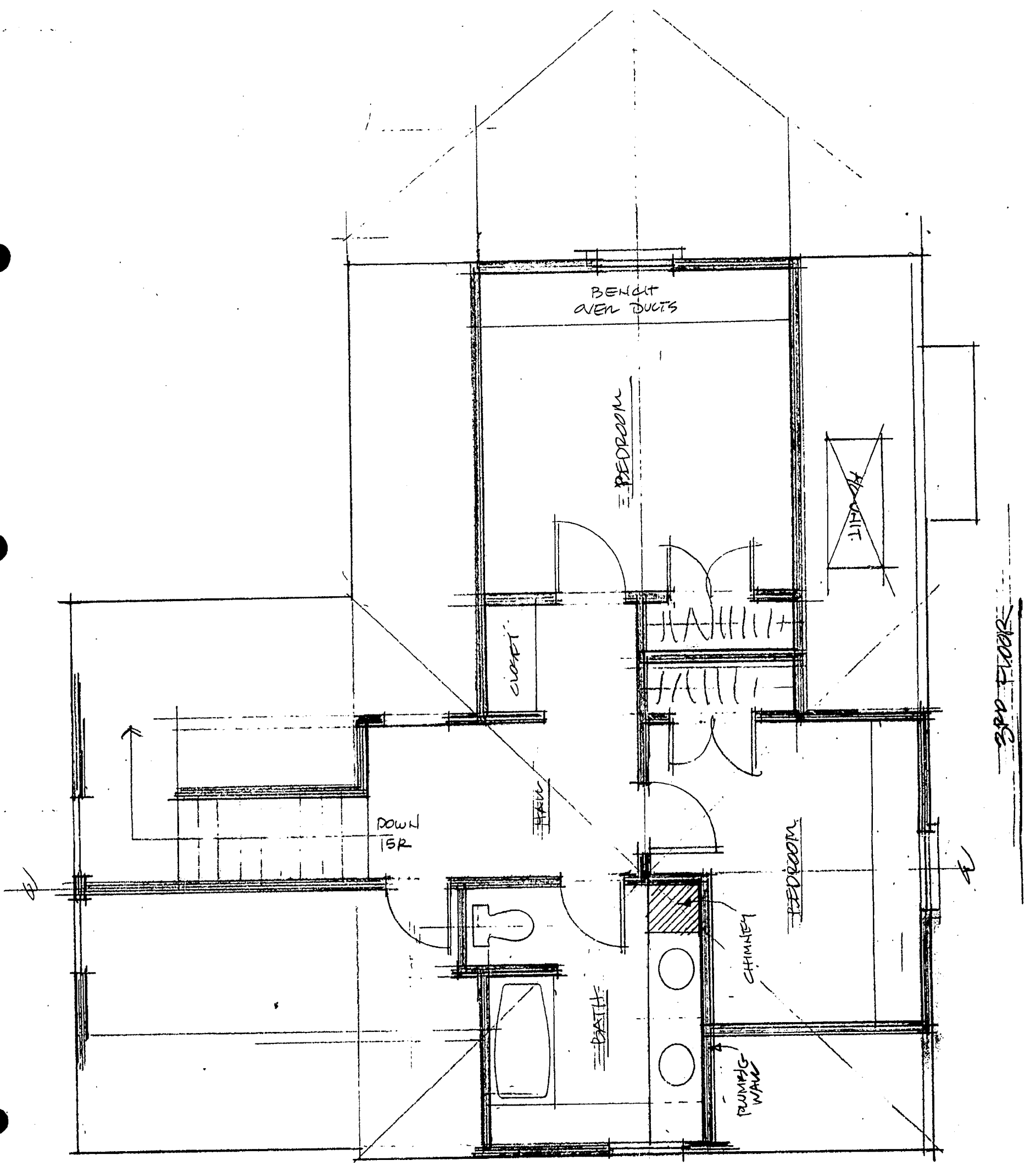


ST Floor Plan
1/4" = 1' 0"





2nd Floor Plan



BENCH
OVER DUCTS

BEDROOM

~~HALLIT~~

CLOSET

DOWN
15R

BEDROOM

CHIMNEY

BATH

PUMPING
WARE

3RD FLOOR

KATHERINE COLE STEVENSON AND H. WARD JANDL

HOUSES BY MAIL



*A Guide to Houses
from Sears, Roebuck
— and Company —*

NATIONAL TRUST FOR HISTORIC PRESERVATION

WILLIAM G. MacROSTIE
14 Cleveland Avenue
Takoma Park, Maryland 20912
(301) 589-9107

February 15, 1994

Mr. Albert B. Randall, Chair
Montgomery County Historic
Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**RE: 14 Cleveland Avenue, Takoma Park, Maryland
Proposed Alterations**

Dear Mr. Randall:

I am submitting with this letter our plans for alterations to our home at 14 Cleveland Avenue, Takoma Park, and am requesting a preliminary consultation with the Commission at its March 9, 1994 meeting in advance of applying for a Historic Area Work Permit for the project. The alterations we are proposing are principally in the form of an addition to the west side of the house. And, although visible from the street, I believe our proposal is very compatible with both the house and the Takoma Park Historic District in terms of scale, massing and architectural character. This letter will attempt to explain our program, the alternatives we have considered, and the historic preservation rationale for the approach we are proposing.

THE PROGRAM

With a growing family, our primary program goals are twofold: 1) To add two bedrooms to the house for a total of four bedrooms after the renovation; and, 2) To add slightly more living area on the first floor of the house to accommodate the growing size of our family.

THE ALTERNATIVES AND SOLUTIONS

An unfinished attic is the most obvious place to acquire some additional liveable floor area for the bedrooms, so our plans call for finishing this space. There are two major factors, however, that complicate our ability to use the attic. First, the only existing stairway to the attic is at the northwest corner of the house, and is accessed from a large and very functional front bedroom. In order to use this stairway, we would lose the use of this bedroom and would have to convert it a sitting room or childrens' playroom. We cannot afford to lose this bedroom. Second, while code requires an

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To address these two problems, we worked hard at finding a set of solutions that respect the character of the house, the streetscape, and the historic district. The first of these solutions is to raise the ridge-line of the roof by two feet and adding a dormer on the east slope of the roof, giving us the necessary additional ceiling height to meet code. We believe this change leaves the basic steeply-pitched gable end roof in place and retains this element of the house's character virtually intact.

The second challenge was to find an alternative location for the stairs to the attic. There is no easy way to solve this problem. We considered two locations for stairs on the second floor, one in the small bedroom at the top of the existing stairs and another in a small dressing room/study off the master bedroom at the back of the house. Both of these alternatives would require the loss of valuable and quite special floor space on the second floor. We therefore abandoned them. We next turned to the concept of a stairtower on the west elevation of the house. Mr. Treseder labored at designing a structure dedicated solely to stair use, but was unable to achieve an elegant solution that looked like anything more than an awkwardly-scaled afterthought. In addition, a stairtower alone did not address first floor living space requirement in our program.

We feel that Mr. Treseder's solution addressing the combined goals of access to the attic and additional first floor space is truly elegant and is very sympathetic to the character of the house. The proposed addition to the west elevation of the house forms an "ell" and contains the stairway to the attic and an extension to a study on the first floor to provide additional floor area in that portion of the house. As a result, the two major goals of our program are addressed.

HISTORIC PRESERVATION CONSIDERATIONS

The house does not have a readily identifiable style. It can best be described, perhaps, as a gable end farmhouse form with craftsman influences. In our opinion, unlike a bungalow or foursquare, the volumetric form of the house is very accepting of an ell addition similar to what we are proposing. In fact, this main block plus ell (often with a wrap-around porch as in our proposal) is a very common house form from well before the turn of the 20th-century through the 1920s, and is well-represented in other houses from

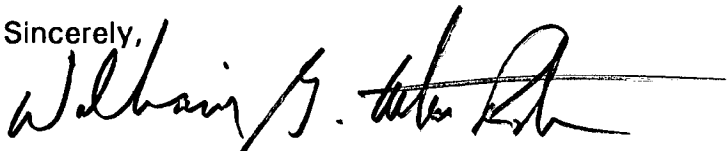
Mr. Albert B. Randall
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Page 3

the early 20th-century in Takoma Park (see accompanying photographs and Sears Catalogue cutsheets).

We have made an effort to place the addition toward the rear of the west elevation of the house, though utilizing the existing stairway landing on west side of the house dictates the location of the front edge of the addition closer to the street than we would have liked. All told, however, we believe that both the raised roofline of the house and the ell addition are very responsive to the Historic Preservation Review Guidelines contained in the Amendment to the Master Plan. As we stated above, we believe the alterations are quite compatible and responsive to the "overall character of the district and the streetscape due to their size, scale, and architectural character." Further, we believe they "respect the predominant architectural style of the resource."

I appreciate the opportunity to consult with the Commission before a formal HAWP application is submitted. I plan to attend the March 9th meeting and would like to make a brief presentation and will be available to answer any questions the Commission may have.

Sincerely,

A handwritten signature in black ink, appearing to read "William G. MacRostie", with a long horizontal flourish extending to the right.

William G. MacRostie

Attachments

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 14 Cleveland Avenue	Meeting Date: 3/9/94
Resource: Takoma Park Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 2/24/94	Report Date: 3/2/94
Applicant: William G. MacRostie	Staff: Nancy Witherell
PROPOSAL: Side addition/alterations	RECOMMEND: Further study

This preliminary consultation concerns roof and porch alterations and a side addition to a two-story, gable-front house designated a contributing resource in the Takoma Park Historic District. The house is listed in the amendment as dating to circa 1922. It has a front porch with Craftsman influences and an emphatic cornice with gable returns, a Colonial Revival feature. The project involves adding a cross gable to the house, ending in a gabled dormer on one side and a two-story gabled ell addition on the other. The front porch would be continued around the side of the house to join the door of the ell addition. In addition, the roof ridge would be raised two feet in order to allow for additional code-required head room, resulting in a slightly steeper roof pitch.

As the applicant explains in his accompanying letter, his family would like to use the attic for living space. Two problems are the insufficient head room and the need to construct a staircase to the attic story. After eliminating options for an interior staircase, he and his architect decided to build a new staircase outside the original plan of the house. They studied options for a minimal stairtower and also for a larger ell addition that would add living space as well as the staircase in the addition itself.

The ell would extend approximately 11 feet from the side of the house (the maximum allowed under the sideyard setback regulation). This is half again the width of the existing house (22 1/2 feet). The front face of the ell is 13 feet behind the front face of the house (excluding the porch projection) and has a depth of 21 1/2 feet. The ell's roof ridge is as high as the primary gable roof ridge; the ell is two bays wide and includes French doors and sidelights on its front facade.

The ell extends the maximum length allowed by the sideyard setback requirement of seven feet.

STAFF DISCUSSION

The staff appreciates the effort taken by the applicant and his architect to study various options and to document the reasons for their approach. In general, the staff finds the proposal has merit. The staff is concerned with several features of the proposal, however, specifically the length of the ell projection in relation to the size of the house, and the alteration of the front porch by extending it around the side of the house.

The ell is a full 11', and would be added to a house that historically is a gable-front rectilinear house in both form and plan. Further, the ell is two bays wide--it has two windows on its front face--which makes it wider than any of the Takoma Park examples submitted by the applicant in support of the application. In fact, the ell is one foot wider than the porch extension, which is 10 feet in width. The staff further notes that the width of the existing front porch is two feet narrower, at eight feet, than the proposed new porch section.

The applicant has submitted photographs of other historic houses in Takoma Park that have an L-plan or cross-gable plan with a connecting wrap-around porch (pages 7-8 of the packet). The staff notes that these houses are all earlier in date and style and are typical of Queen Anne-style houses in both form and plan. Again, the ell forms are much smaller and less significant in these examples, and are only one bay wide, in fact.

The applicant has also submitted copies of Sears catalog houses that are closer in date to his house (pages 9-11). One, the Rossville, designed for sale starting in 1911, has a wrap-around porch similar to that proposed by the applicant. The other, the Hopeland, first designed for sale in 1921, has strong gable returns like the applicant's house, but the front door is on the ell and the porch encloses the area in front of the ell. Both of these ell forms are longer in relation to the main body of the house (refer to the plans) than the Queen Anne-style examples, and it is clear that these two Sears models are related to the applicant's attempt to integrate the proposed new work with the existing house.

The point of reviewing the dimensions is not to make a one-for-one comparison, but to underscore the size of the proposed addition in relation to the house and porch. Although the applicant states that a smaller stairtower was rejected in part for design reasons and in part for desired first floor living space, the staff would have preferred a scheme where the staircase was partially incorporated within the walls of the house, thereby reducing the size of the ell addition.

As for the alteration of the porch, which not only changes a front porch to a two-sided corner porch, but alters the relationship of the porch's roofline to the front facade and second story windows, the staff has consistently recommended against the

extension of front porches around the house's corner. As a contributing structure, this case can be reviewed with more latitude than other recent cases for primary resources in other historic districts. The staff does agree with the applicant that the porch assists in the transition to the proposed ell. The staff would note that a smaller ell might make the transition more compatible, as well. At the very least, if the porch extension is approved by the HPC, the side porch should not be wider than the front porch.

In the staff's judgement, the gable on the left gable face of the roof, and the proposed alteration to the pitch and height of the roof itself, are consistent with the ordinance criteria and the Takoma Park amendment's guidelines for alterations to contributing structures

STAFF RECOMMENDATION

The staff recommends that the HPC give a generally favorable review to the proposal and urge the applicant to restudy the size of the ell extension so that it is a less significant alteration to the house. The guidelines for contributing structures state:

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.

Since the guidelines also state that "major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way", the proposed addition and alterations--on the front and side of the house--should be as minimal as possible in scale, in actual dimension, and in effect. Since the more lenient review of contributing structures focuses on the effect of the alteration on the streetscape, the staff notes that the applicant's house, at two stories plus an attic, is one of the tallest on the street. Since other nearby houses, many of them bungalows, are oriented with their roof ridges parallel to the street, they are probably wider, although smaller overall in dimension and scale. Since this house is larger to start with because of its style, it should be allowed to expand in proportion to its greater size. Nevertheless, the staff is concerned with the extra massing to be added to this house in relation to others in the streetscape.

The ell itself alters the plan and form of the house, in the staff's judgment, but in no less a way than have other HPC-approved alterations to contributing houses in the Takoma Park Historic District. Again, the staff welcomes new approaches for adding liveable space to the upper story of contributing houses in Takoma Park.

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STATE OF MARYLAND
Notary Public
John G. [unclear]

We hereby certify that we have carefully examined the property shown hereon in accordance with record description that all of the existing buildings have been located by a transit tape survey that lot corners have not been set by this survey unless otherwise shown.

Date: November 28, 1989

James F. Sheehan, Stoker & Assoc. Inc.
Land Planning Consultants

Plat Book 2
Plat No 142

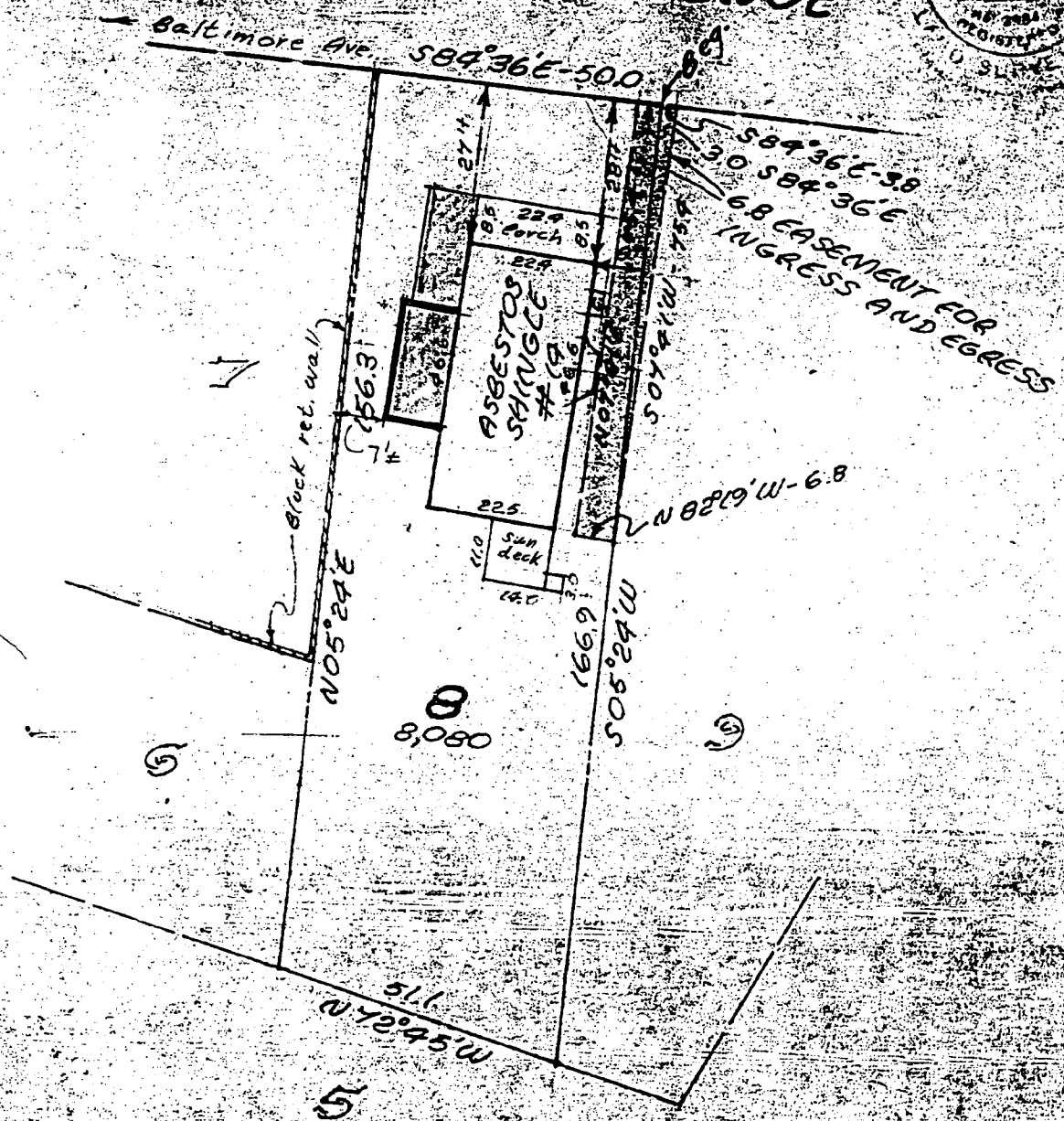
Phone 588-3110

By *James F. Sheehan*

James F. Sheehan
Professional Land Surveyor
Md No 3984



CLEVELAND AVENUE



20197-8
16102

Subject House

14 Cleveland Avenue

Front (north) Elevation

(5)



Subject House

14 Cleveland Avenue

East Elevation (Left)

West Elevation (Right)

6



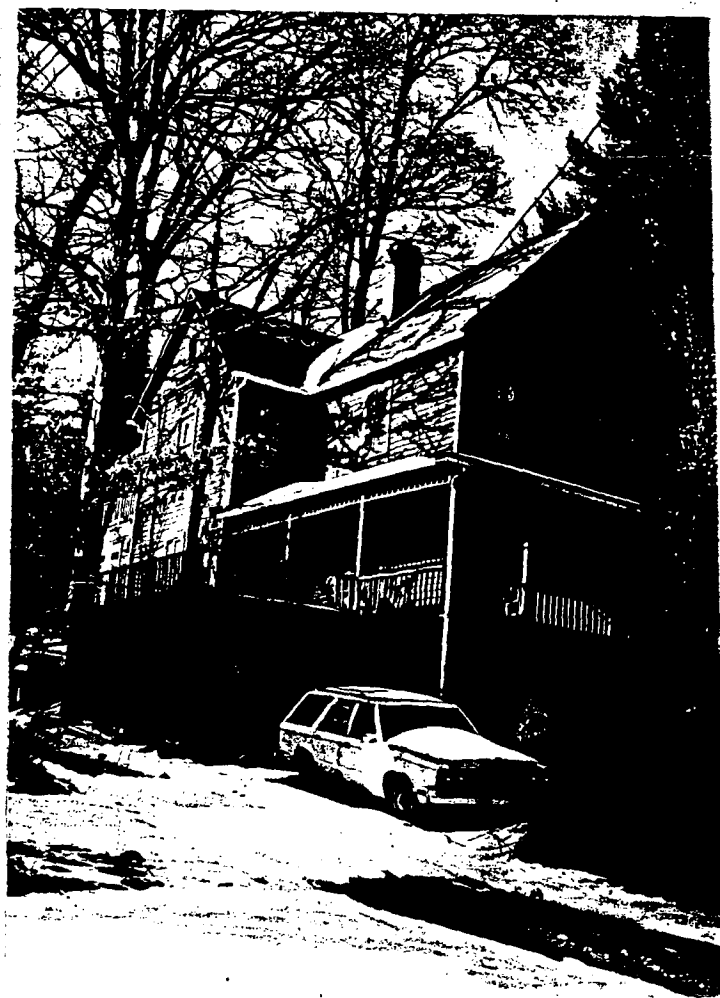
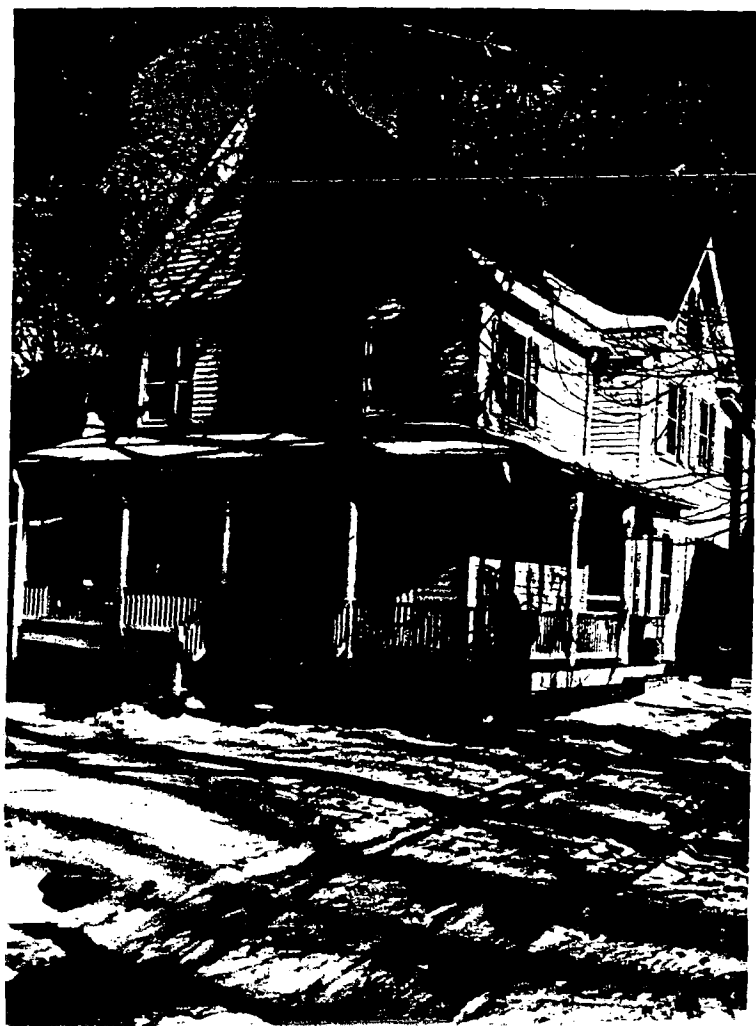
Other Main Block Plus Ell Houses

In Takoma Park

Baltimore Avenue (Left)

Holly Avenue (Right)

7

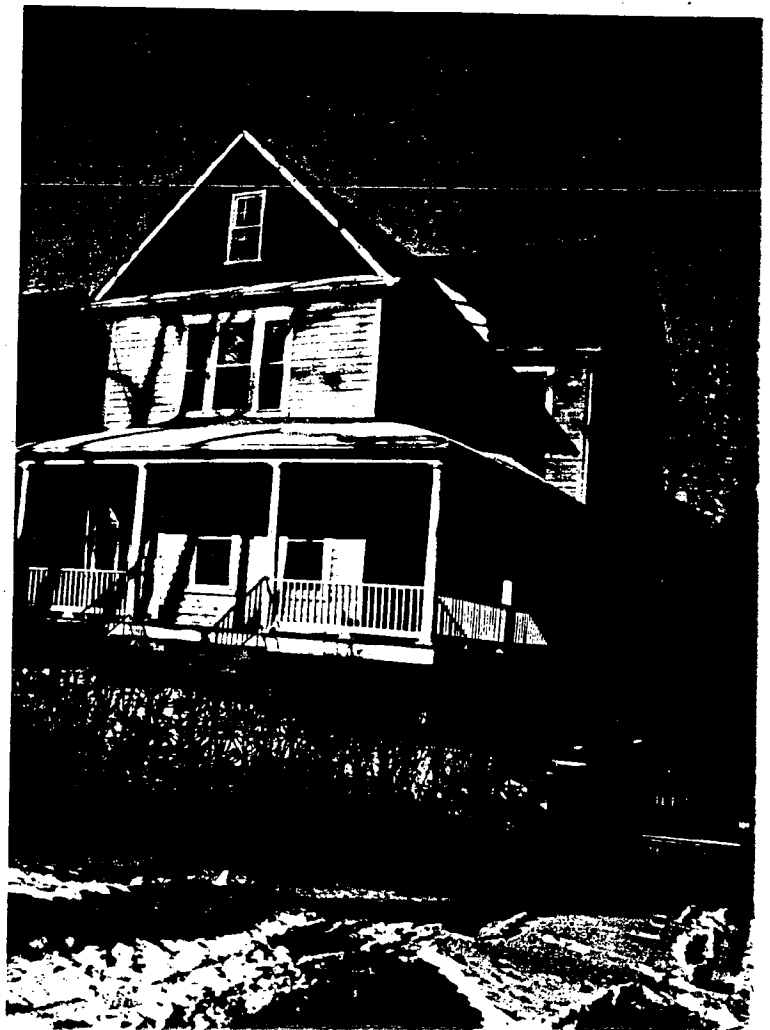


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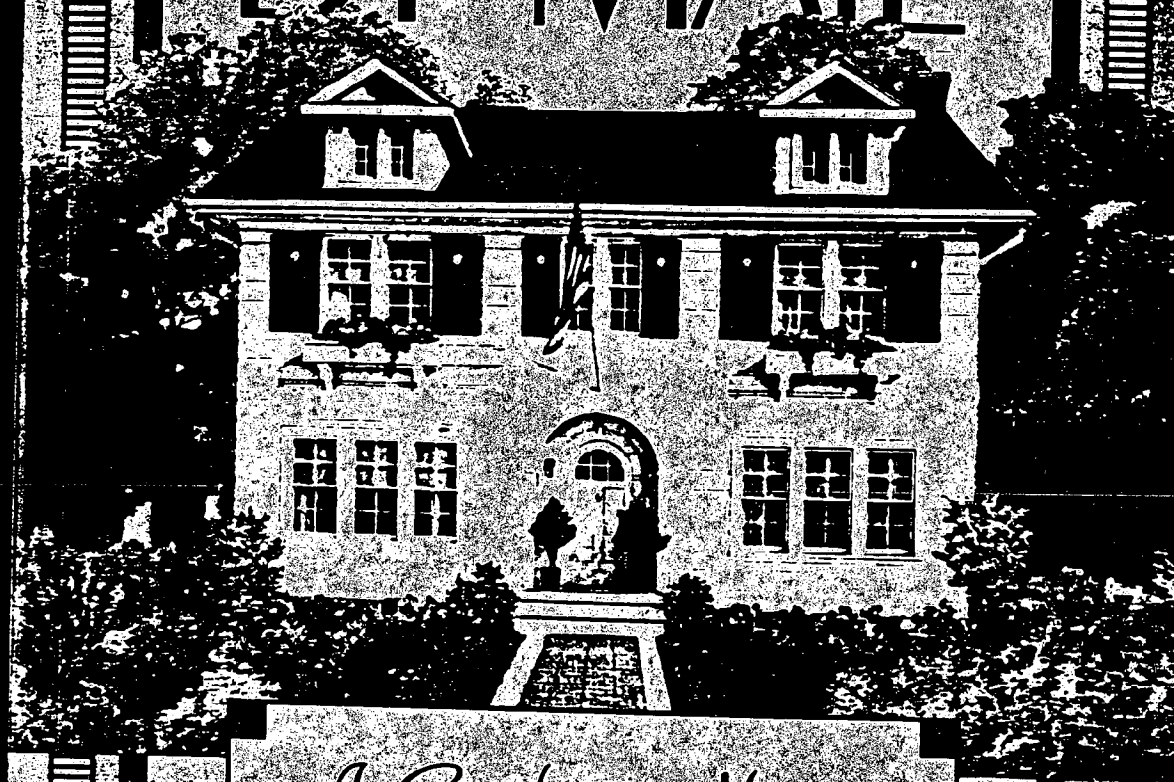
Tulip Avenue

6



KATHERINE COLE STEVENSON AND H. WARD JANDL

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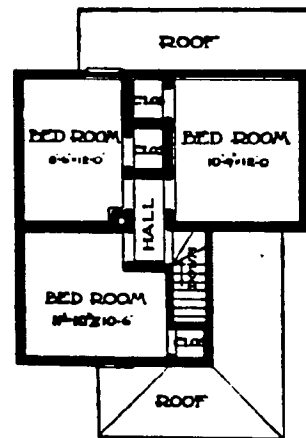
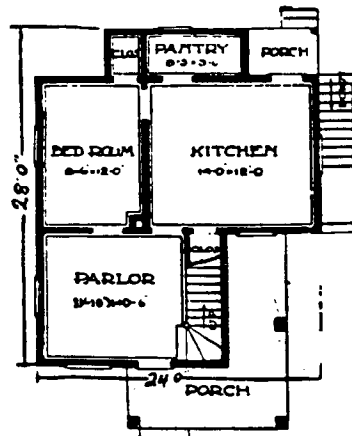
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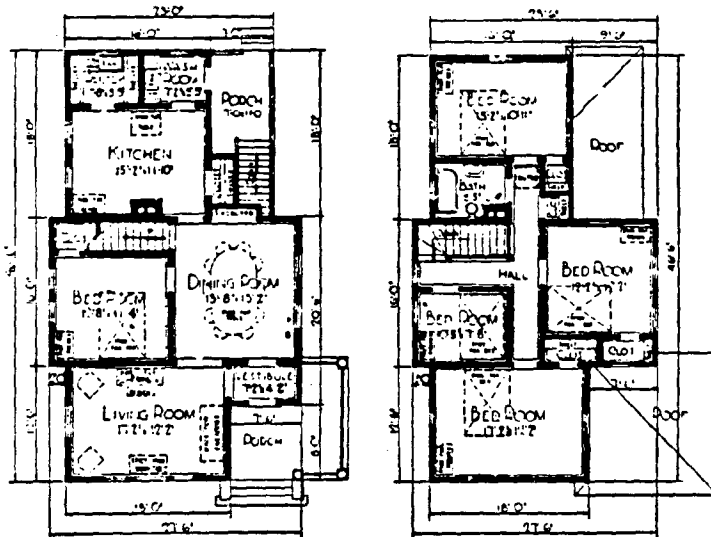
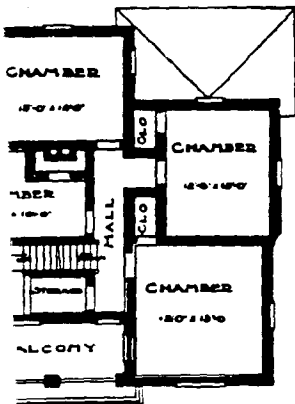
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curved wraparound porch as window. Sliding doors



Building location Pl.

PLANNING, LOAN AND TRUST COMPANY SUBDIVISION
Montgomery County, Maryland

Scale 1" = 30'
Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description, that all of the existing buildings have been located by a transit-tape survey, that lot corners have not been set by this survey unless otherwise shown.

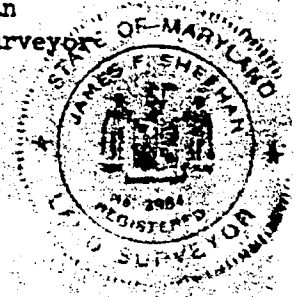
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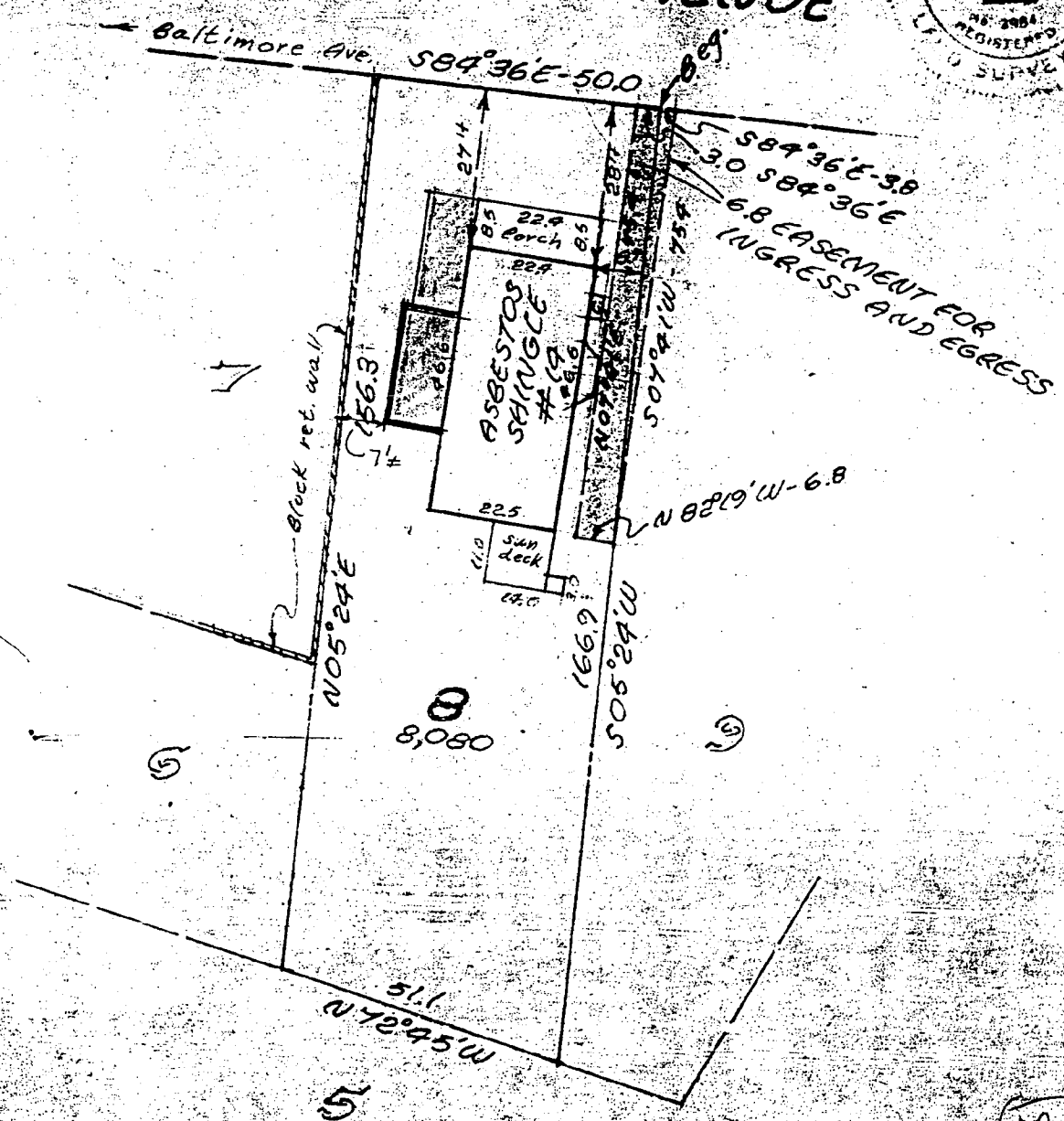
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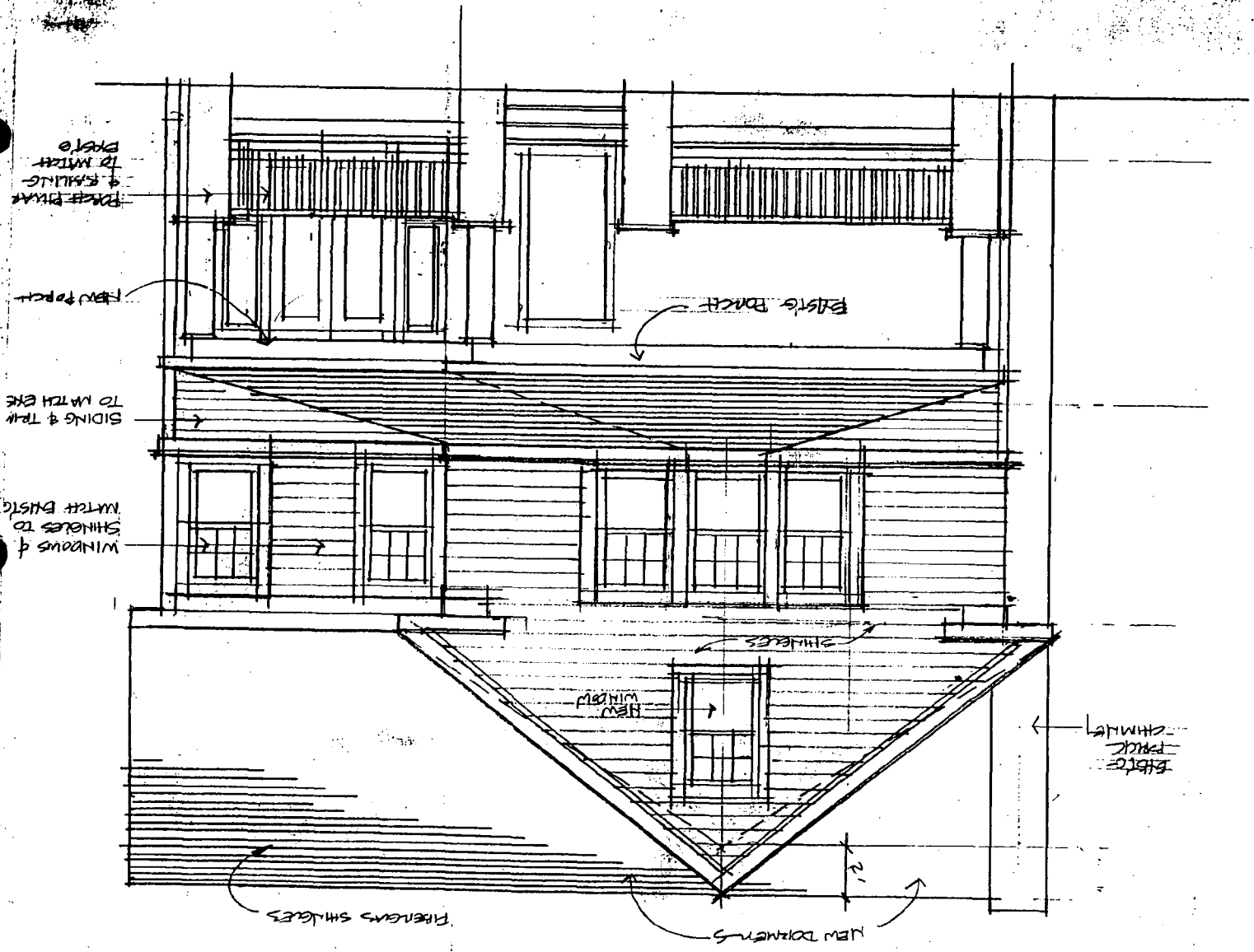
CLEVELAND AVENUE



2
1610

12

~~FRONT ELEVATION~~
FRONT ELEVATION



EXISTING PORCH
NEW PORCH

SIDING & TRIM
TO MATCH EXIST

WINDOWS &
SHINGLES TO
MATCH EXIST

EXISTING PORCH

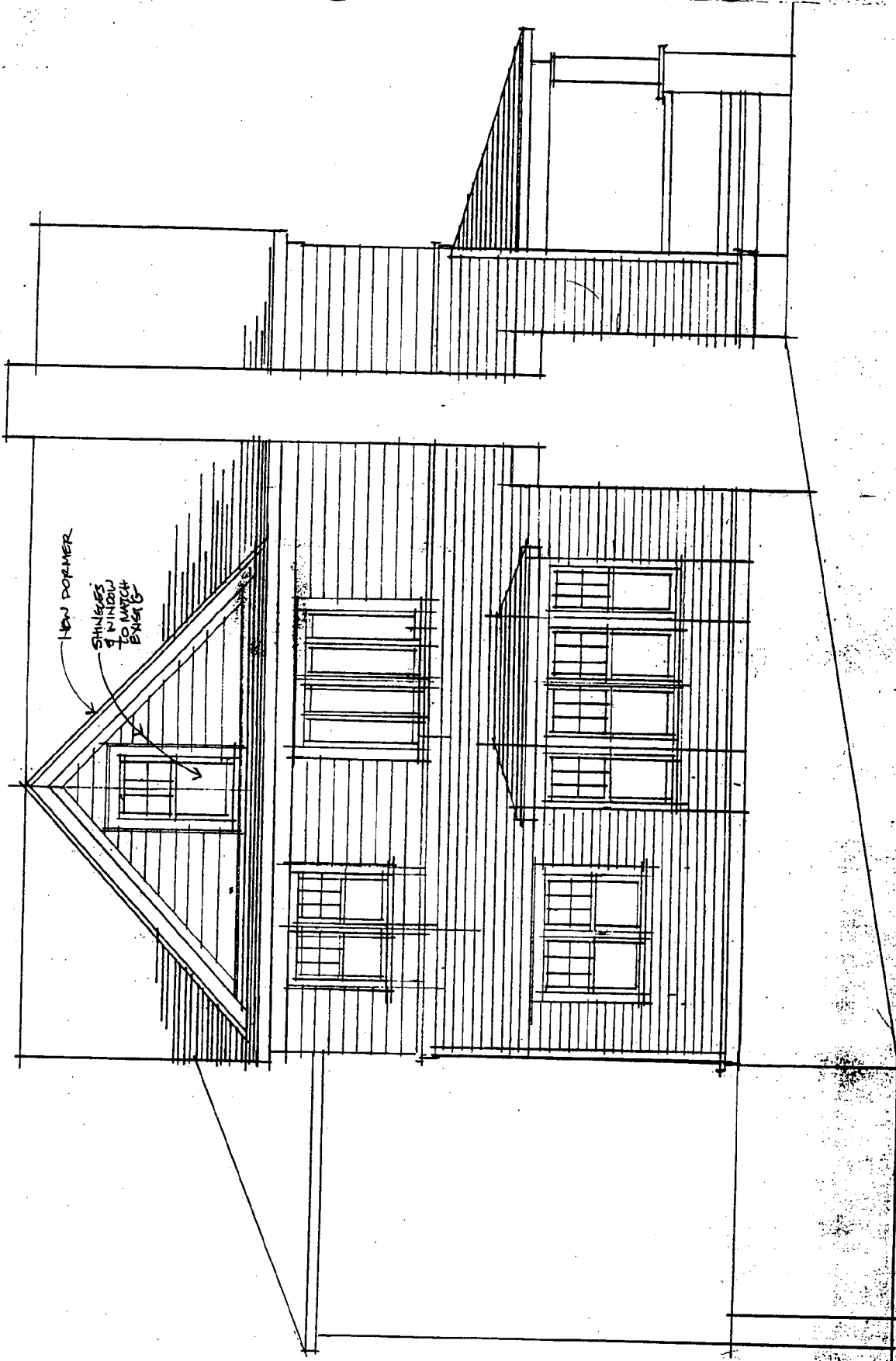
NEW SHINGLES

NEW WINDOW

CHIMNEY

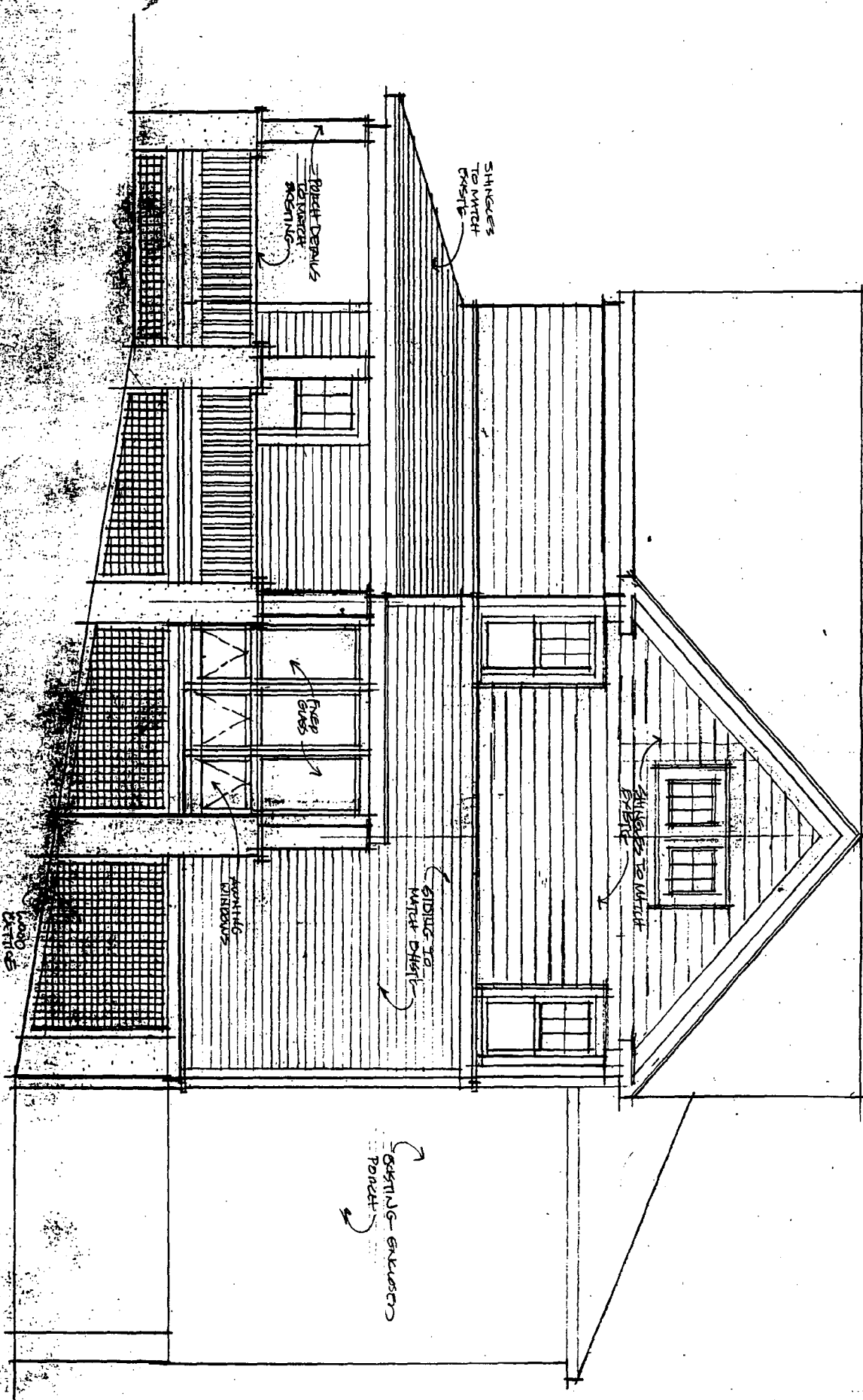
NEW DORMERS

EXISTING SHINGLES

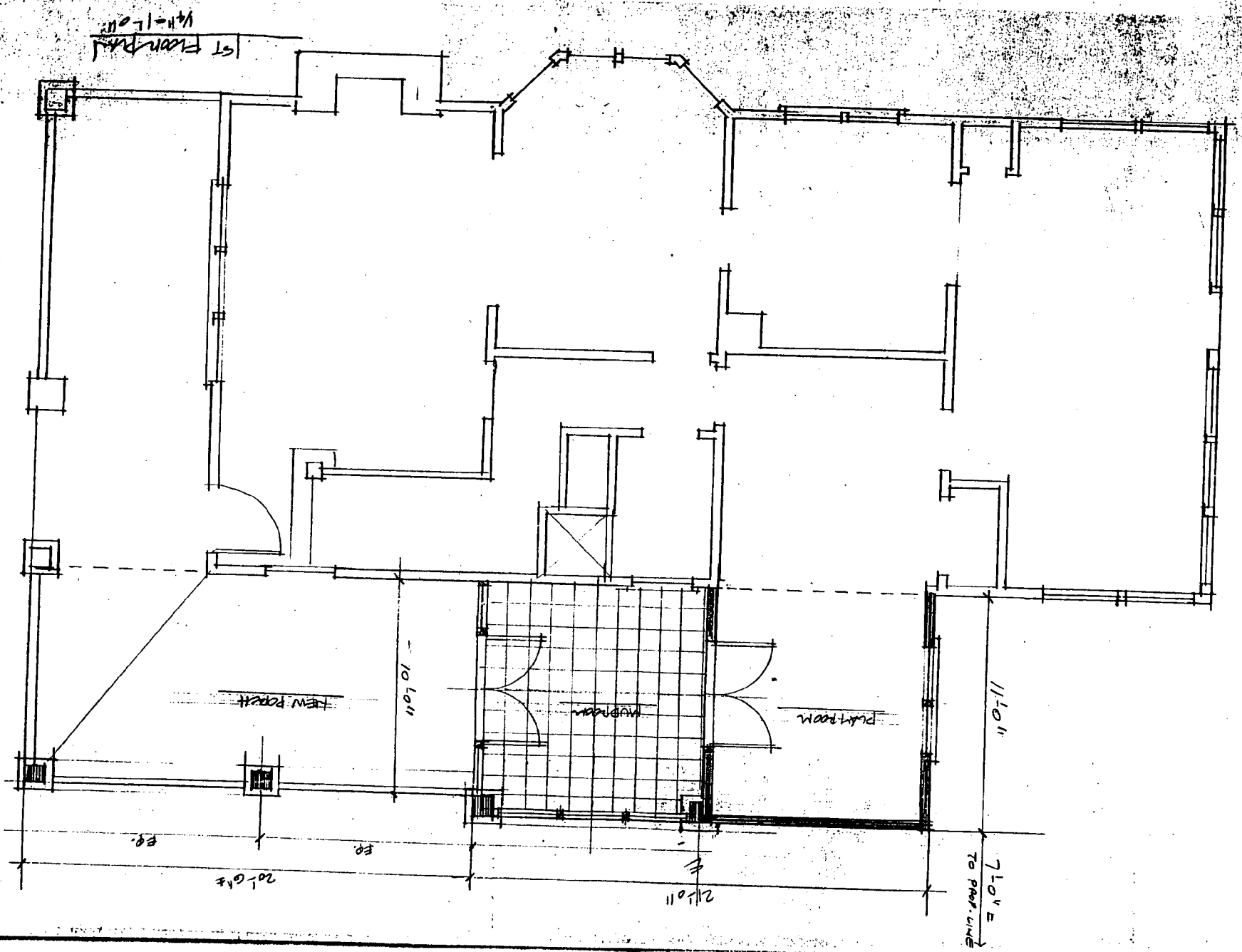


~~EXISTING ELEVATION~~
EAST

WEST ELEVATION



2



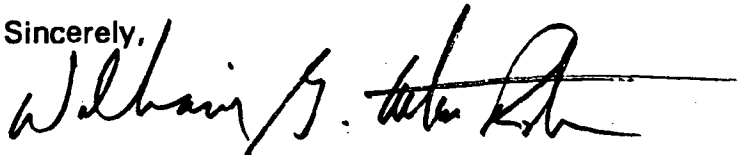
Mr. Albert B. Randall
February 15, 1994
Page 3

the early 20th-century in Takoma Park (see accompanying photographs and Sears Catalogue cutsheets).

We have made an effort to place the addition toward the rear of the west elevation of the house, though utilizing the existing stairway landing on west side of the house dictates the location of the front edge of the addition closer to the street than we would have liked. All told, however, we believe that both the raised roofline of the house and the ell addition are very responsive to the Historic Preservation Review Guidelines contained in the Amendment to the Master Plan. As we stated above, we believe the alterations are quite-compatible and responsive to the "overall character of the district and the streetscape due to their size, scale, and architectural character." Further, we believe they "respect the predominant architectural style of the resource."

I appreciate the opportunity to consult with the Commission before a formal HAWP application is submitted. I plan to attend the March 9th meeting and would like to make a brief presentation and will be available to answer any questions the Commission may have.

Sincerely,

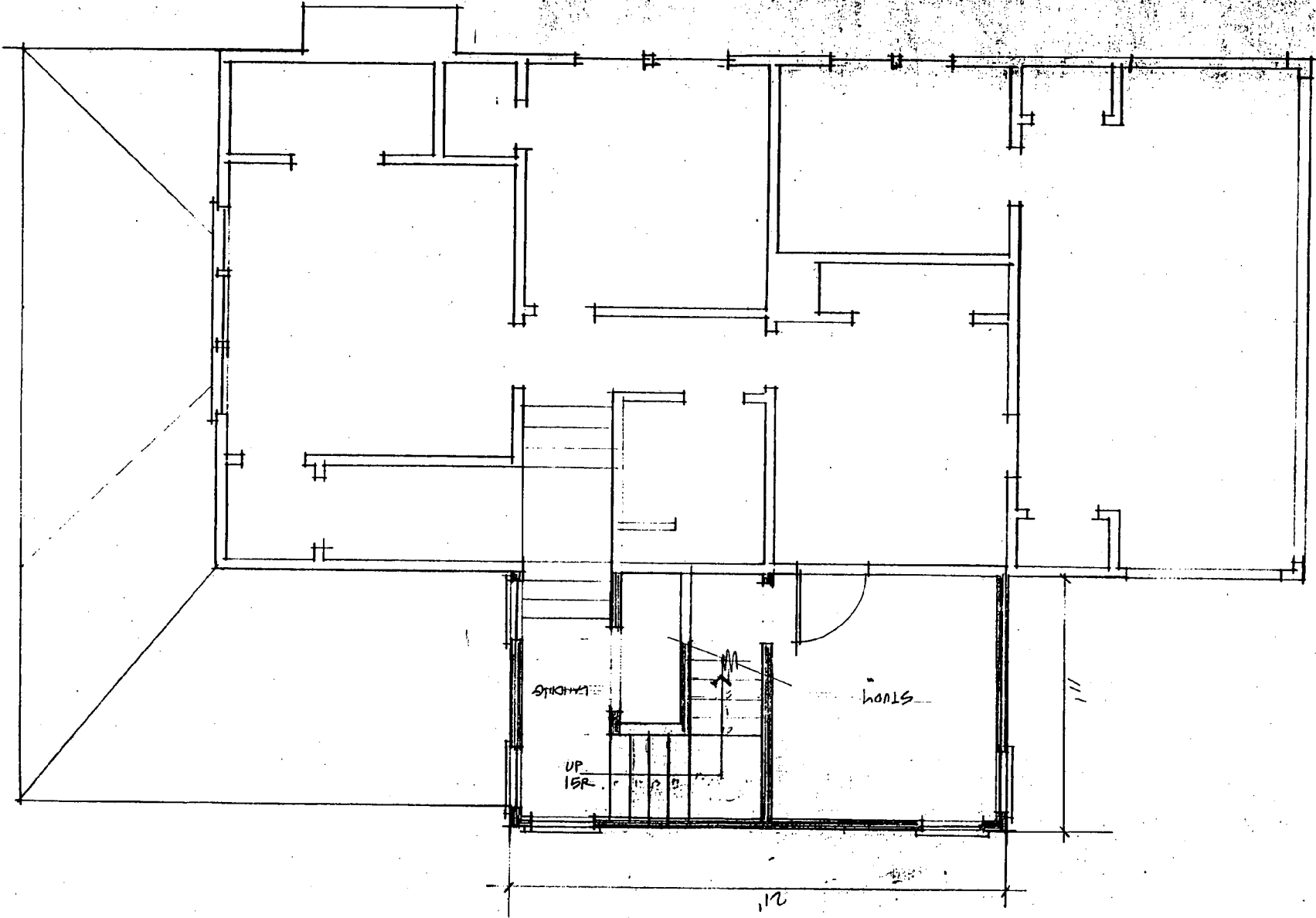
A handwritten signature in black ink, appearing to read "William G. MacRostie". The signature is written in a cursive style with a long horizontal stroke at the end.

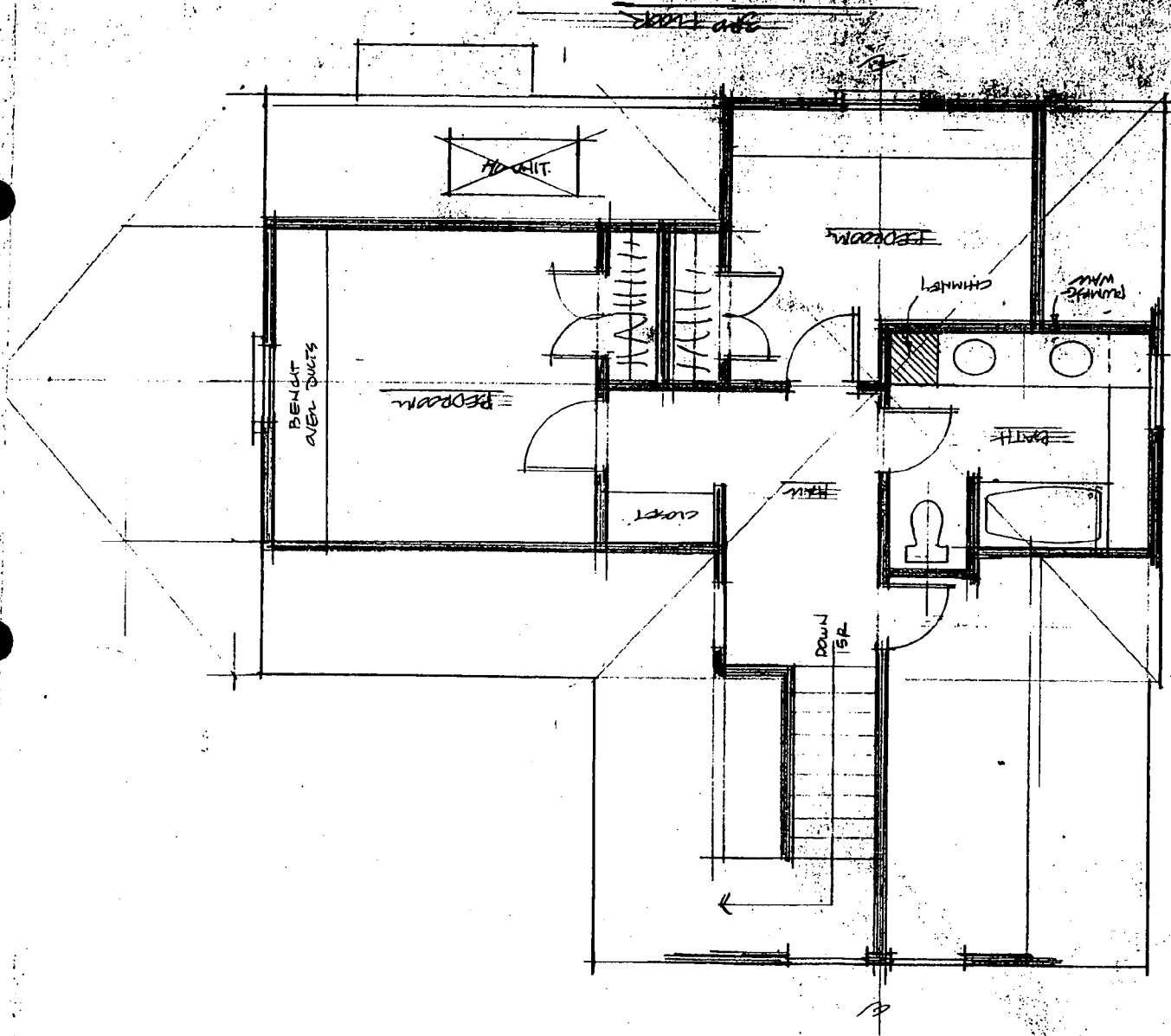
William G. MacRostie

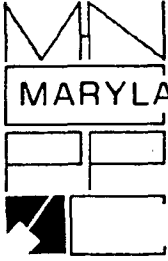
Attachments

5

~~Front view of~~







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

DATE: 12/22/94

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: _____

The Applicant shall use single pane casement windows with no dividers (muntins) or 1/2 double hung ~~casement~~ windows instead of ^{the proposed} a 9 pane divided light ~~casement~~ windows on the front and right side elevations.

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

Applicant: William MacRostie

Address: 14 Cleveland Avenue, Takoma Park, MD 20912

***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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1078710
 NAME OF PROPERTY OWNER WILLIAM E. MACROSTIE TELEPHONE NO. 301/589-9107
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 14 CLEVELAND AVE, TAKOMA PARK, MD 20912
 CITY STATE ZIP
 CONTRACTOR _____ TELEPHONE NO. _____
 PLANS PREPARED BY PAUL TRESENER AIA CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301/891-2911
 (Include Area Code)
 REGISTRATION NUMBER 0283-R

LOCATION OF BUILDING/PREMISE

House Number 14 Street CLEVELAND AVE
 Town/City TAKOMA PARK Election District _____
 Nearest Cross Street BALTIMORE AVE
 Lot 8 Block 79 Subdivision TAKOMA LOAN & TRUST CO.
 Liber 9480 Folio 874 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 70,000, LVI
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? IN TAKOMA PARK HISTORIC DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
 01 WSSC 02 Septic CLEVELAND 01 WSSC 02 Well
 03 Other _____ 03 Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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 A. [Signature] 4/6/94
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED W.T. [Signature] For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 12/22/94

APPLICATION/PERMIT NO: 9404060064 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 14 Cleveland Avenue Meeting Date: 12/21/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94F CONTINUED Tax Credit: No
Public Notice: 12/7/94 Report Date: 12/14/94
Applicant: William G. MacRostie Staff: David Berg
PROPOSAL: Construct ell addition, RECOMMEND: **APPROVE**
add side porch **with conditions**

BACKGROUND

RESOURCE: Takoma Park Historic District

DATE: ca. 1922

SIGNIFICANCE: Contributing Resource

DESCRIPTION: Colonial Revival/Vernacular

PREVIOUS PROPOSAL:

This is a continuation of a partially approved HAWP of March 27, 1994. The original proposal was for the construction of a two story ell addition to the right side of the house and the extension of the front porch to wrap around the right side of the house terminating at the new ell addition.

Staff's objection to the design presented at the hearing on March 27 focused on the wrap around porch design, the incompatible fenestration of the addition, and the complex front entrance door on the proposed porch. The Commission approved the plans for the ell addition but objected to the porch design. The applicant agreed to a continuance in order to modify the proposal.

CURRENT PROPOSAL:

The current proposal eliminates the wrap-around porch design, keeping the original front porch intact. The drawings presented at the March 27 HPC meeting were unclear concerning the windows proposed for the second story of the addition. The windows could have been interpreted either as 6/6 fixed pane, double hung, or casement windows. The ambiguously drawn windows have been changed to 9 pane casement windows. The front porch door of the proposed addition has not been modified.

The only other alteration from the plan approved at the March 27 HPC meeting is the addition of a bay window to the rear first story of the proposed ell addition. This window is a minor change on the rear of the house and will not be at all visible from the streetscape.

STAFF DISCUSSION

ISSUES:

1) Elimination of wrap-around porch:

Staff feels that the applicant has adequately addressed the concerns of the Commission regarding the wrap-around porch design.

2) Addition of bay window:

Staff also considers the addition of the bay window at the rear of the addition a minor change and compatible with the Takoma Park Guidelines and Secretary's Standards.

3) Fenestration of the proposed addition:

Staff considers the fenestration on the rear of the addition acceptable as it will not be at all visible from the streetscape. The rest of Staff's concerns focus on the windows and doors on the addition's front elevation, and all the windows of the right side elevation.

Front elevation fenestration:

The current proposal calls for 9 pane true divided light casement windows on the second story of the addition's front elevation. The first story of this addition will have a set of single pane glass doors with sidelights. Staff feels that the use of 9 pane casement windows is not only inconsistent with the fenestration of the historic resource, but is also inconsistent with the proposed front elevation single pane doors. Staff recommends that the applicant revise the proposal to reflect one of the following:

A) Use 6/1 double hung windows on the proposed front elevation to be consistent with the historic resource or,

B) Use single pane casement windows (or 1/1 double hung) on the front elevation addition in order to have consistent fenestration (no muntins) within the front facade of the addition. This would serve to differentiate the new construction from the historic fabric.

Right side elevation fenestration:

The proposal's right side elevation calls for a 6/1 double hung window at the center of the second story flanked on either side by a 9 pane casement window. The first story of this addition has a

tripartite set of fixed single pane windows. Again, in order to be consistent within the addition, Staff recommends that the applicant revise these openings to conform to the fenestration ultimately chosen for the proposal's front facade. The applicant should either:

- A) Revise the proposal and use all double hung 6/1 windows on the first and second story of the right side, or
- B) Use single pane casements (or 1/1 double hung) for these openings.

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 9:

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.

Subject to the following condition:

- 1) The fenestration of the addition shall be revised to conform to the options outlined in the Staff report.

and provided 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1078710
 NAME OF PROPERTY OWNER WILLIAM E. MACROSTIE TELEPHONE NO. 301/589-9107
 (Contract/Purchaser) ADDRESS 14 CLEVELAND AVE, TAKOMA PARK, MD (Include Area Code) 20912
 CITY STATE ZIP
 CONTRACTOR _____ TELEPHONE NO. _____
 PLANS PREPARED BY PAUL TRESEDER AIA CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301/891-2911 (Include Area Code)
 REGISTRATION NUMBER 6283-R

LOCATION OF BUILDING/PREMISE

House Number 14 Street CLEVELAND AVE
 Town/City TAKOMA PARK Election District _____
 Nearest Cross Street BALTIMORE AVE
 Lot 8 Block 79 Subdivision TAKOMA LOAN & TRUST CO.
 Liber 9484 Folio 874 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 70,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? IN TAKOMA PARK HISTORIC DISTRICT

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

- 4A. HEIGHT _____ feet _____ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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 A. [Signature] _____ Date 4/6/94
 Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9404060064 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

2 STORY HOUSE, 1920s, GABLE ENDS TO STREET ON BLOCK OF PRIMARILY BUNGALOW HOUSES. THIS HOUSE IS A CONTRIBUTING RESOURCE IN THE TAKOMA PARK HISTORIC DISTRICT.

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

PROJECT INVOLVES ADDING A TWO STORY ELL TO THE WEST SIDE ELEVATION OF THE HOUSE, SET BACK FROM FRONT FACADE. ADDITION IS SCALED BACK FROM DESIGN SUBMITTED TO THE HISTORIC PRESERVATION COMMISSION FOR PRELIMINARY CONSULTATION AND CONSIDERED AT ITS 3/9/94 MEETING. THE ADDITION, INCLUDING AN EXTENSION OF THE ~~EXISTING~~ EXISTING PORCH, IS COMPATIBLE WITH THE SCALE, MASSING & CHARACTER OF THE EXISTING HOUSE AND THE DISTRICT.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE DESIGN OF THE NEW ADDITION HAS A LOWER ROOF RIDGE THAN EXISTING HOUSE AND GENERALLY IS COMPATIBLE W/ THE SCALE, MASSING, MATERIALS AND DETAILS OF EXISTING HOUSE.

- b. the relationship of this design to the existing resource(s):

THE DESIGN IS VERY SYMPATHETIC TO AND COMPATIBLE WITH THE EXISTING HOUSE.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE PROPOSED WORK DOES NOT SUBSTANTIALLY ALTER EXTERIOR FEATURE OF THE HOUSE AND IS COMPATIBLE IN CHARACTER AND NATURE TO THE RESOURCE & DISTRICT IN WHICH IT IS LOCATED.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name W.B. DORMAN
 Address 13 CLEVELAND AVE
 City/Zip TAKOMA PARK, MD 20912

2. Name ARTHER Mc MURDIE
 Address 12 CLEVELAND AVE
 City/Zip TAROMA PARK, MD 20912

3.

Name

MERIAM E. HANSEN

Address

14 CLEVELAND AVE

City/Zip

TAKOMA PARK, MD 20912

4.

Name

Address

City/Zip

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

1757E

Building Location Plat

Lot 8 Block 79
TAKOMA LOAN AND TRUST COMPANY SUBDIVISION
Montgomery County, Maryland

Scale: 1"=30'

Surveyor's Certificate

We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: November 28, 1989

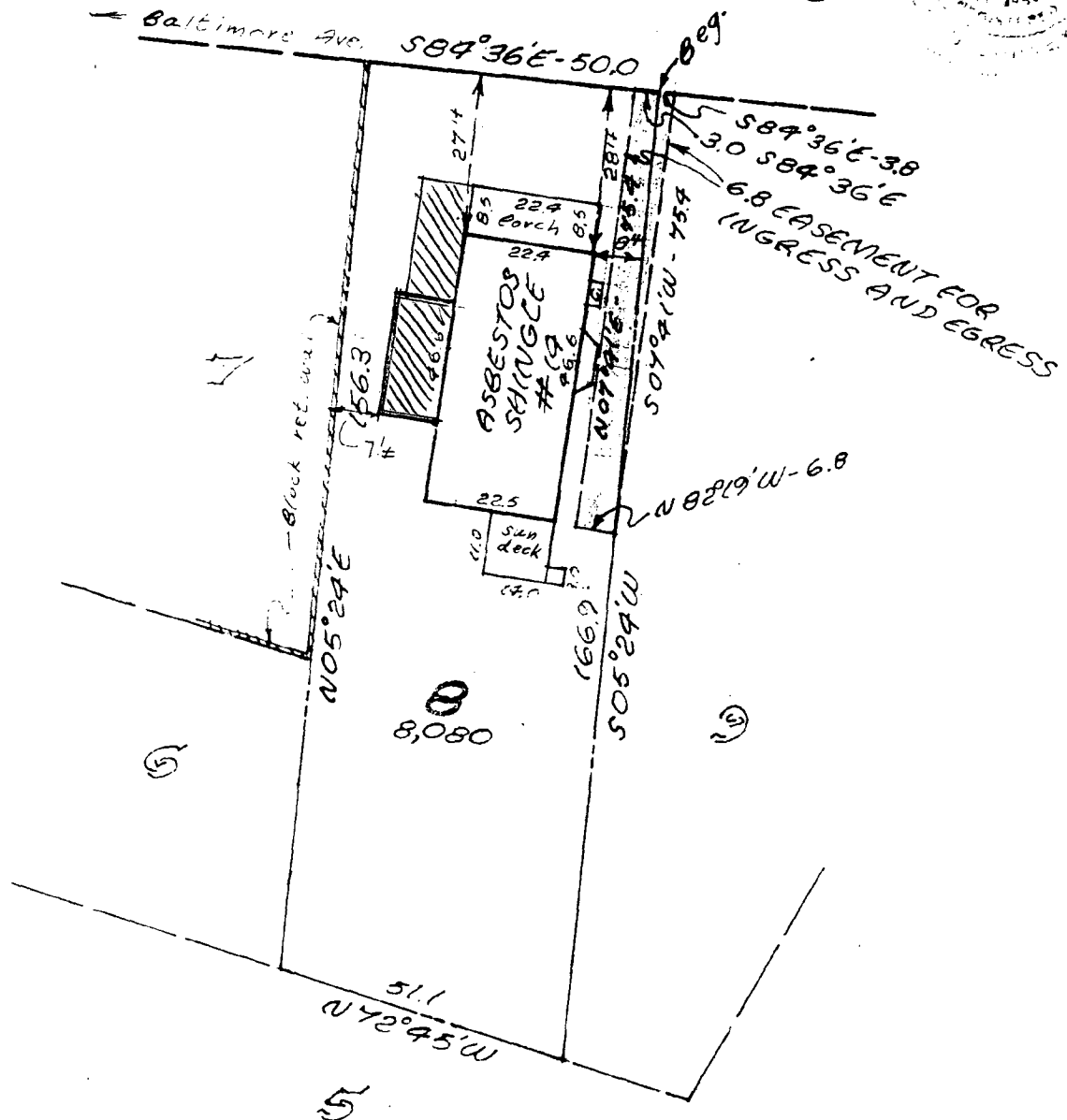
Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 2
Plat No 142

By: James F. Sheehan
James F. Sheehan
Professional Land Surveyor
Md. No. 3984

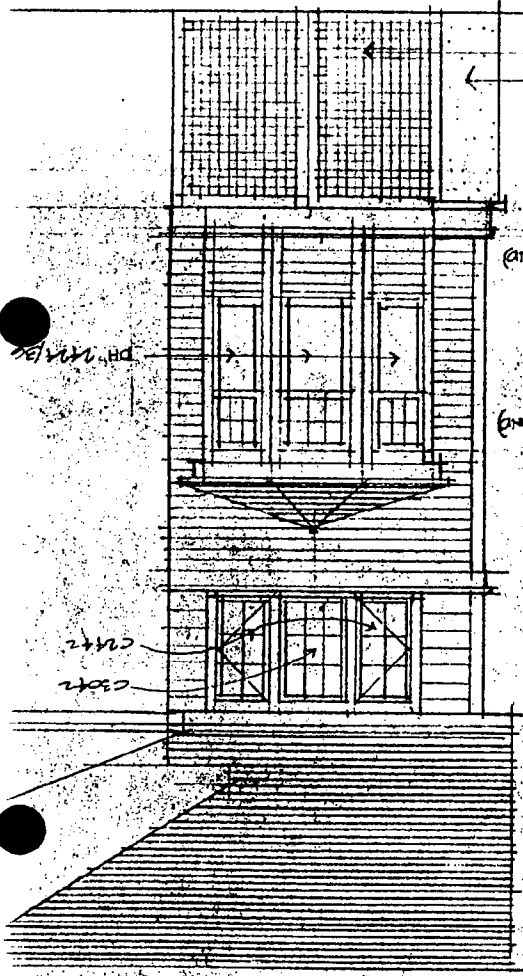


CLEVELAND AVENUE



2011-1-10

PEAR ELEVATION



Masonry pier
w/ stone finish

Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

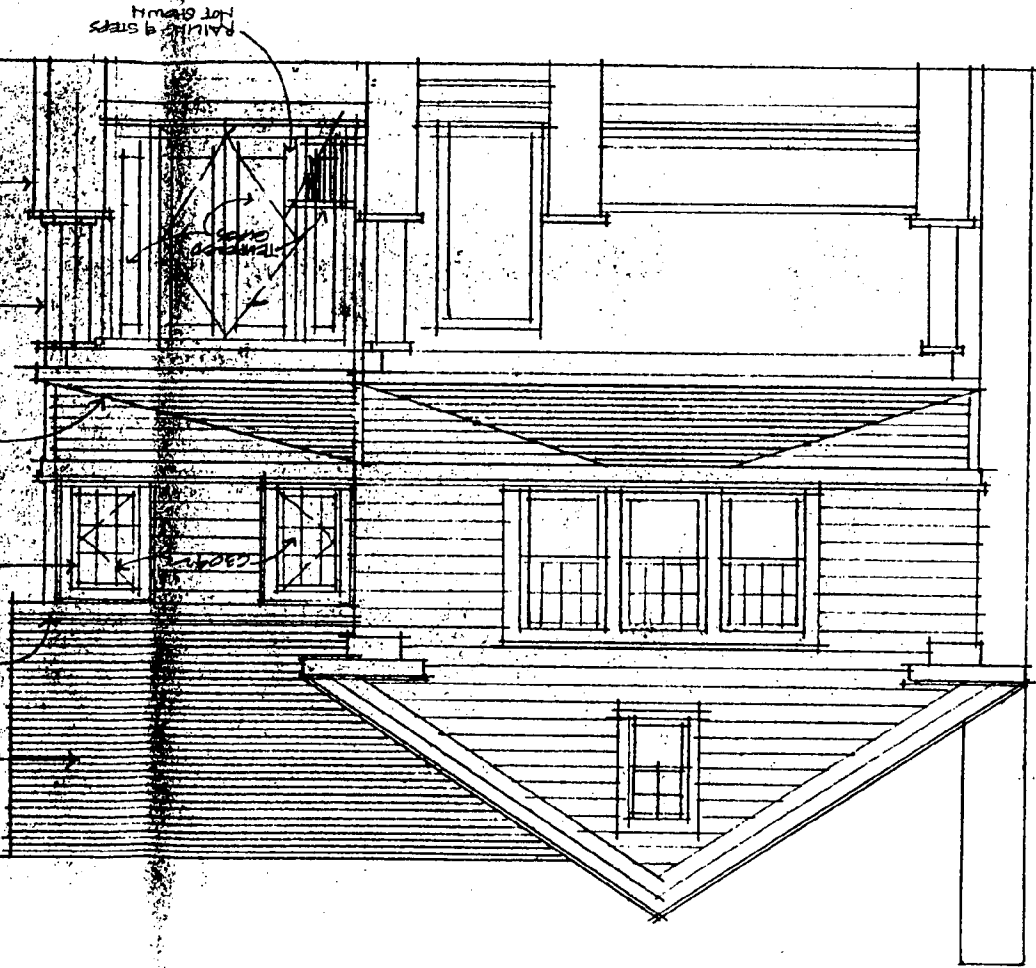
Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

FRONT ELEVATION



Railings & steps
not shown

Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

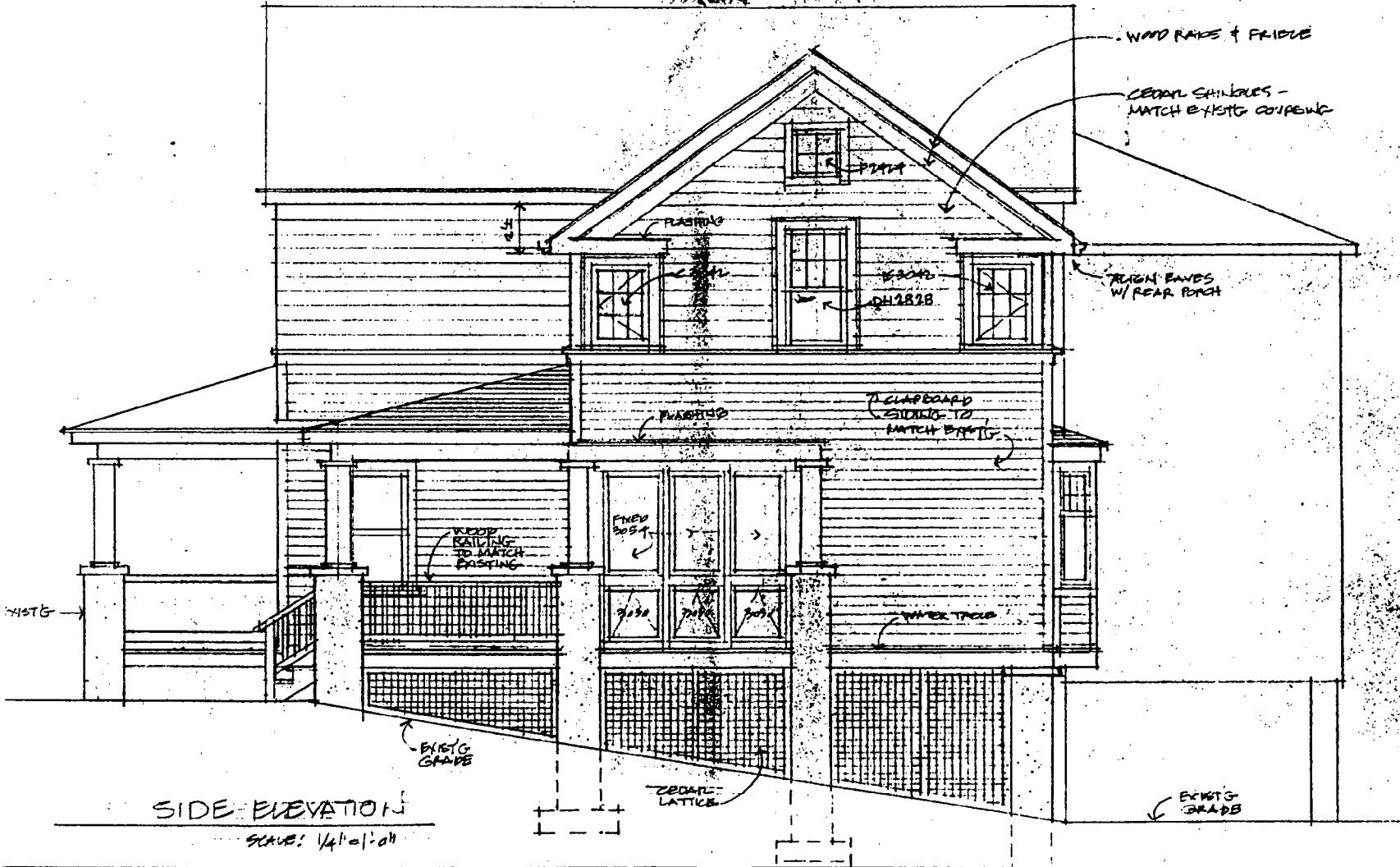
Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

Masonry pier
stone finish (existing)

FRONT ELEVATION

REAR ELEVATION



SIDE ELEVATION

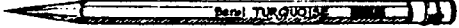
SCALE: 1/4" = 1'-0"

Paul Treseder

ARCHITECT AIA

Montgomery Avenue, Takoma Park, MD 20912

(301) 891-2911

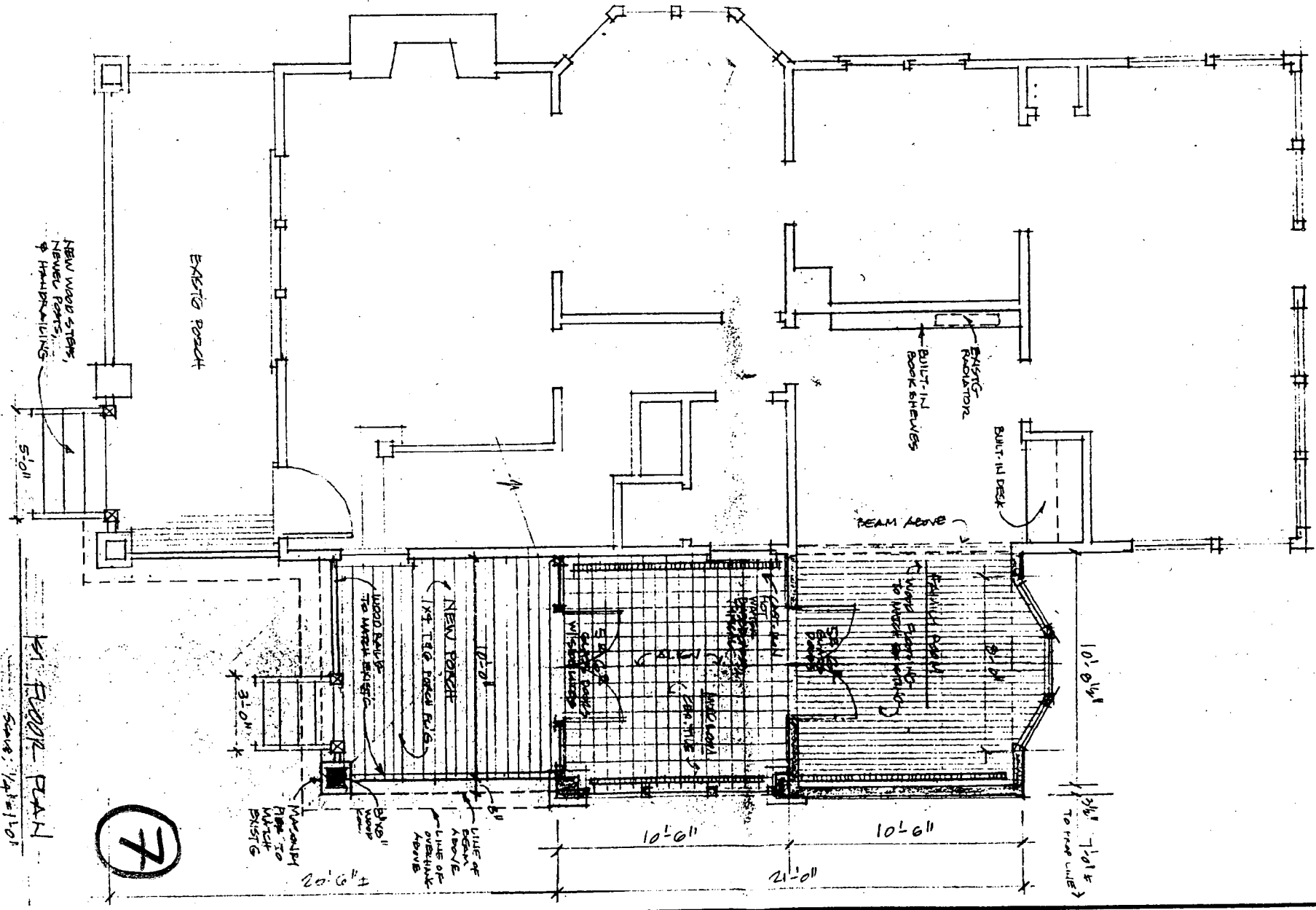


sht.

2

of





1st FLOOR PLAN
Scale: 1/4" = 1'-0"

(7)

Paul Treseder

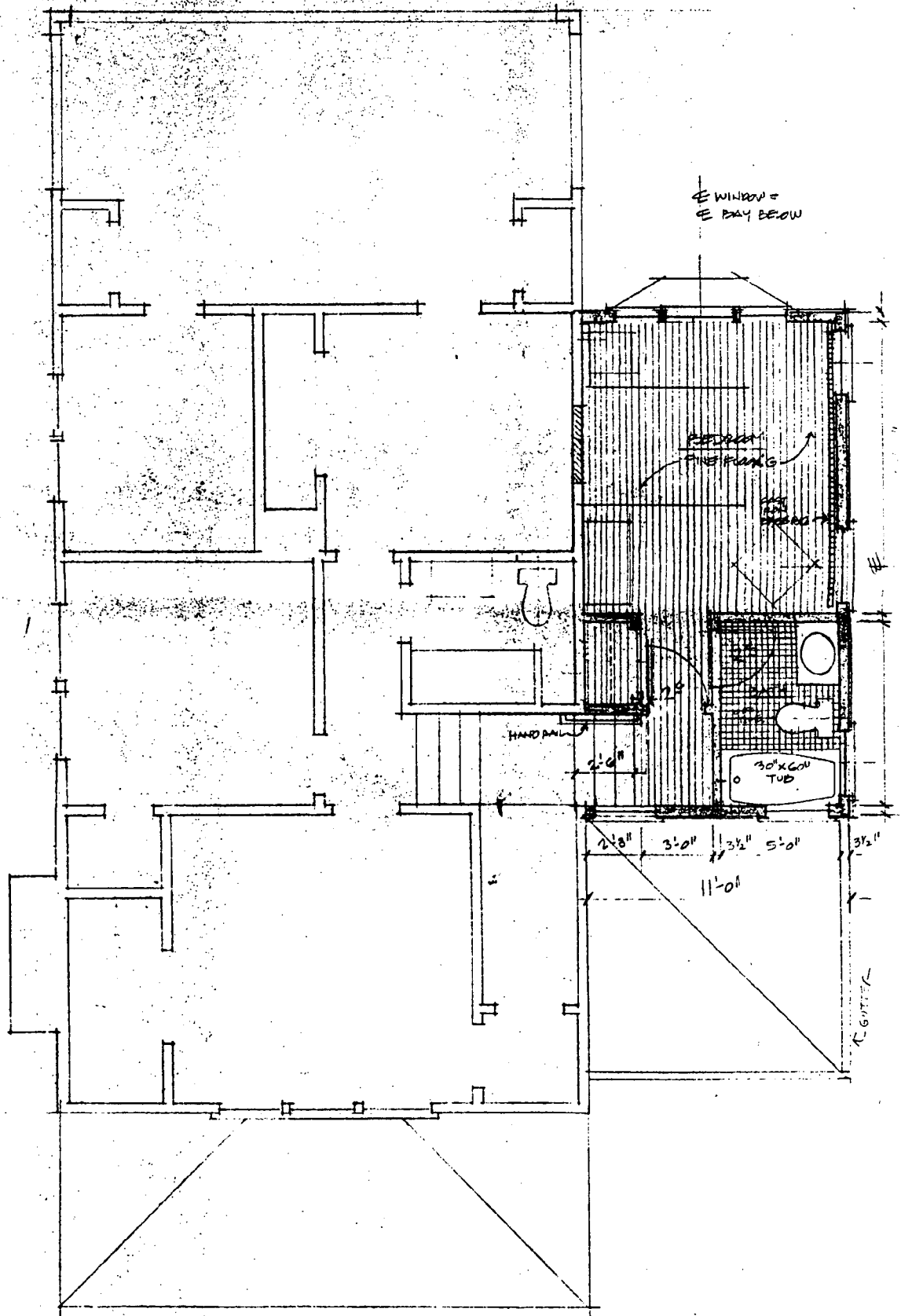
ARCHITECT AIA
6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911

ADDITION TO THE McCROSTIE HOUSE
#14 CLEVELAND AVENUE, TAKOMA PARK, MD.

sht.
of



E WINDOW =
E BAY BELOW

REPAIR
PIPE WORK

HANDRAIL

30" X 60"
TUB

2'-8" 3'-0" 3'-2" 5'-0" 3'-2"
11'-0"

GUTTER

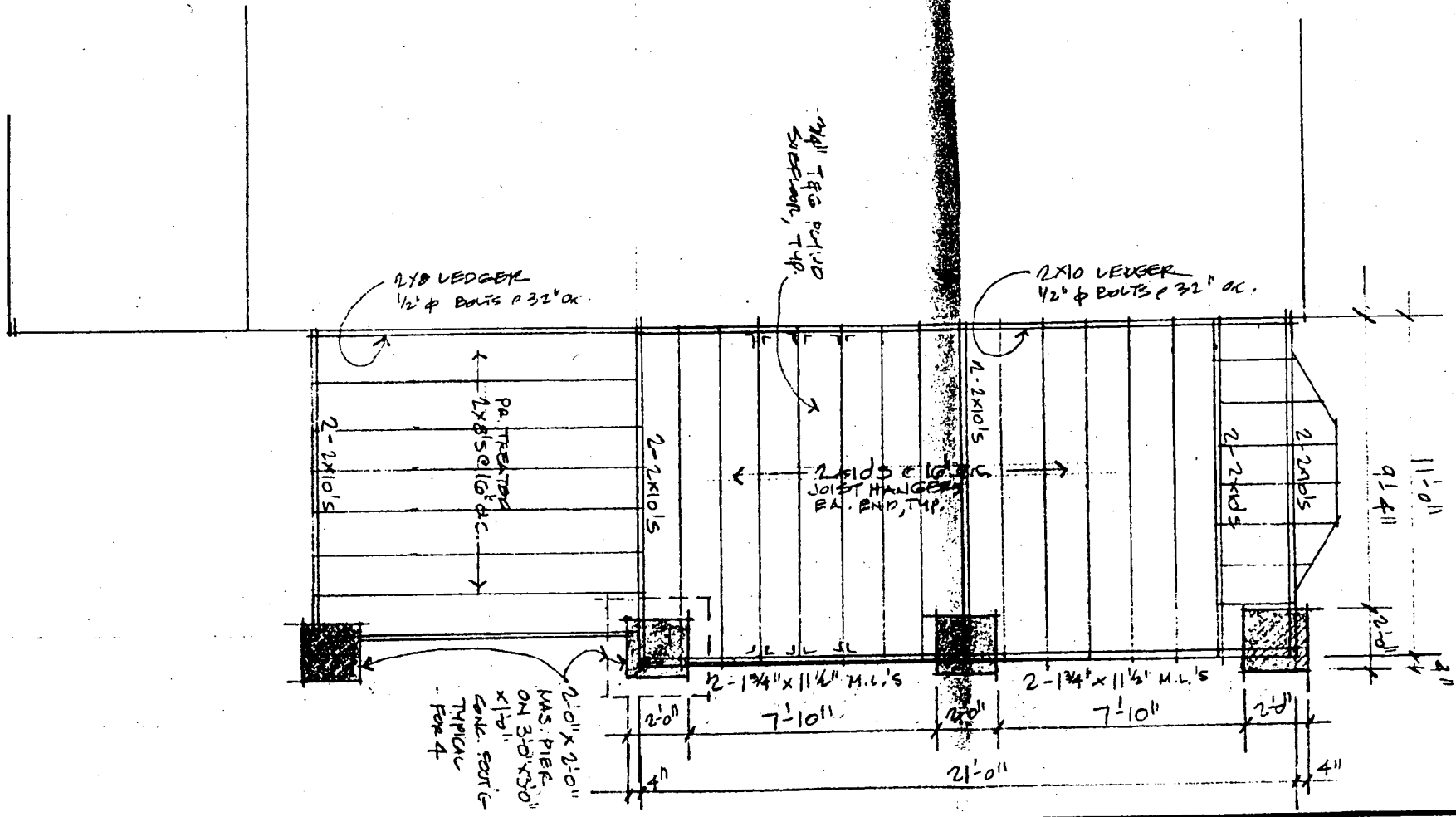
2ND FLOOR PLAN

CAD FILE: 201405-2140

160774

8

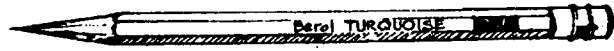
FOUNDATION & FIRST FLOOR FRAMING PLAN



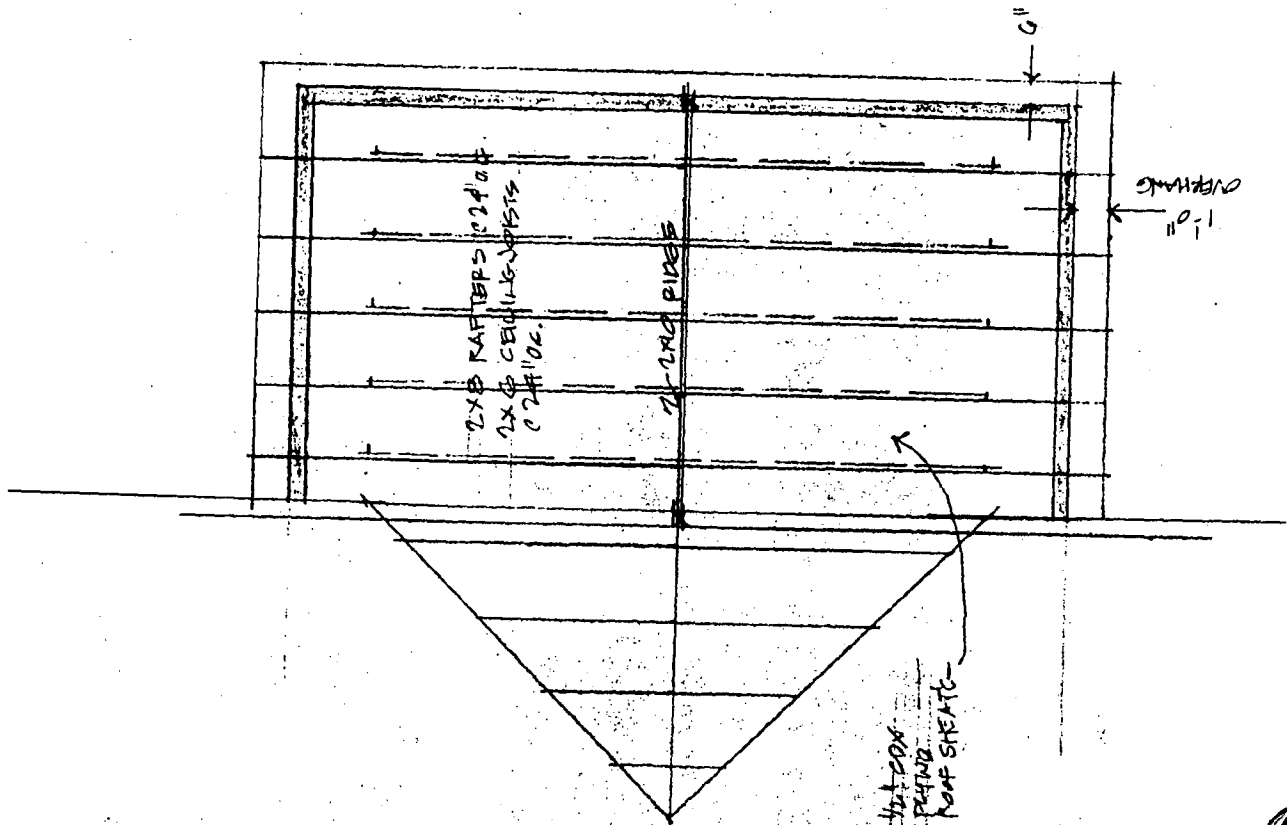
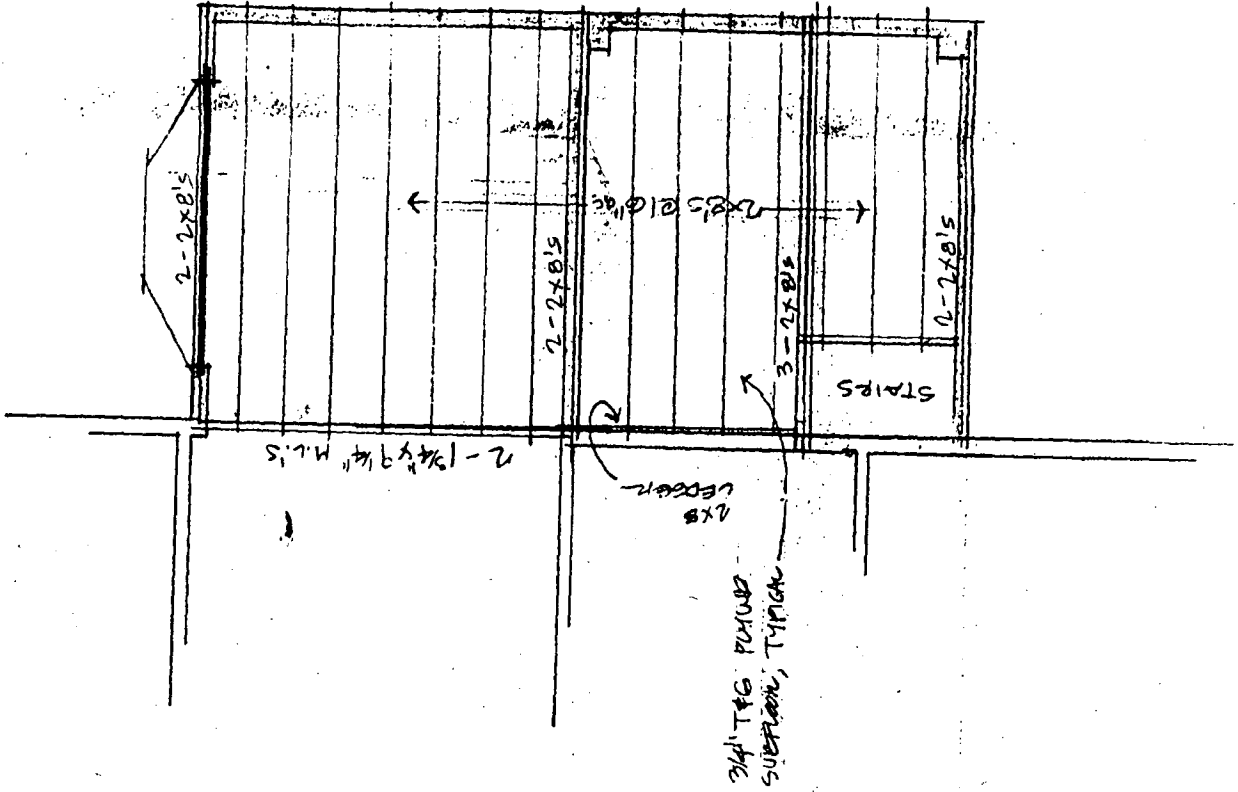
Paul Tresseder

ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911



10

Subject House

14 Cleveland Avenue

Front (north) Elevation



Subject House

14 Cleveland Avenue

East Elevation (Left)

West Elevation (Right)

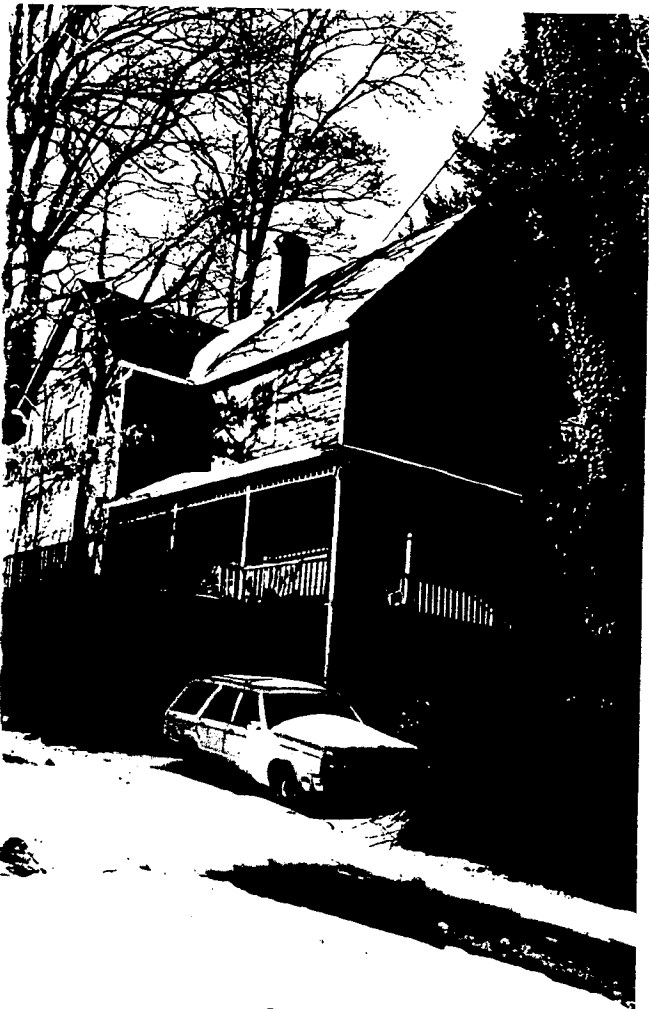


Other Main Block Plus Ell Houses

In Takoma Park

Baltimore Avenue (Left)

Holly Avenue (Right)



Other Main Block Plus Ell Houses

In Takoma Park

Tulip Avenue



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 14 Cleveland Avenue Meeting Date: 4/27/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94F Tax Credit: No
Public Notice: 4/13/94 Report Date: 4/20/94
Applicant: William G. MacRostie Staff: Nancy Witherell
PROPOSAL: Construct addition, RECOMMEND: Approve with
Extend porch condition

The Commission reviewed a proposal by the applicant at a preliminary consultation on March 9, 1993. The plans and staff report for that meeting are attached to this packet. The discussion focused on the appropriateness of a side addition, its size, the proposed dormer on the left side of the house, the change in roof height and pitch, and the extension of the front porch around the right side of the house to meet the proposed ell.

The house is a gable-front, Colonial Revival/Craftsman-style house built in the early 1920s. The house is strongly rectilinear, with a rectangular footprint, a centered front porch, and a prominent cornice and gable returns.

The applicant proposes constructing an ell on the right side of the house and extending the porch, as proposed in the preliminary consultation. The overall size of the project has been noticeably reduced by the elimination of the proposed left dormer and the retention of the existing roof height and pitch without change. The applicant's letter describes the interior changes that result.

STAFF DISCUSSION

The staff considers the reduction of massing at the roof level and the resulting reduction in the height of the ell roof by 2' to be significant changes. A comparison of the two elevations on pages 13 (old) and J (new) of the packet is useful.

The staff remains concerned with the addition of the ell to the side of the house and its projection of 11 feet. In the earlier staff report, the staff urged a reduction in the 11 foot dimension. The staff still finds the size problematic, but since the roof is lowered relative to the main roof ridge, the massing of the ell recedes in its effect. The ell is set back 13 feet

behind the front face (excluding the porch) of the house.

The addition does not interfere with significant historic fabric or require extensive removal of historic fabric. This virtue of the proposal is weakened by the proposed porch extension. The staff continues to recommend that the porch not be extended around the side of the house, an approach that is consistent with the Secretary of the Interior's Standards, the ordinance criteria as interpreted by the HPC in similar cases, and with the guidelines for contributing resources in the Takoma Park amendment, particularly:

Major additions should, where feasible, be placed to the rear of existing structure so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

The porch should be retained not only to preserve original fabric but to keep the porch's hip roof centered on the front facade as designed and built.

The staff suggests that the applicant devise an alternative to the wrap-around porch that provides access to the side addition. A small stoop might be appropriate; if so, the door should probably be simpler and more compatible with the front facade since it would be more visible. Otherwise, the fenestration on the proposed ell is compatible with the house. The applicant could use 6/1, 6/6, or 1/1 sash windows; the use of 6/1 sash to match the house's windows would not be inappropriate, in the staff's judgment.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, provided the porch is not extended and the door to the ell is modified accordingly, and with the Takoma Park guidelines, and with the Secretary's Standards. The staff cites:

24-8(b)1:

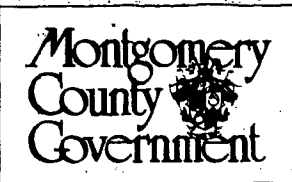
The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and Standard #2:

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.

16





Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1078710
 NAME OF PROPERTY OWNER WILLIAM G. MACROSTIE TELEPHONE NO. 301/589-9107
(Contract/Purchaser) (Include Area Code)
 ADDRESS 14 CLEVELAND AVE, TAKOMA PARK, MD 20912
CITY STATE ZIP
 CONTRACTOR _____ TELEPHONE NO. _____
 PLANS PREPARED BY PAUL TRESSEDER AIA CONTRACTOR REGISTRATION NUMBER _____
(Include Area Code) TELEPHONE NO. 301/891-2911
 REGISTRATION NUMBER 0283-R

LOCATION OF BUILDING/PREMISE
 House Number 14 Street CLEVELAND AVE
 Town/City TAKOMA PARK Election District _____
 Nearest Cross Street BALTIMORE AVE
 Lot 8 Block 79 Subdivision TAKOMA LOAN & TRUST CO.
 Liber 9486 Folio 874 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 70,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? IN TAKOMA PARK HISTORIC DISTRICT

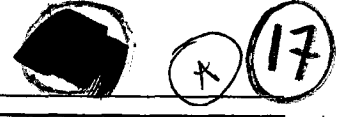
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
 2A. TYPE OF SEWAGE DISPOSAL
 01 WSSC 02 () Septic
 03 Other _____
 2B. TYPE OF WATER SUPPLY
 01 WSSC 02 () Well
 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
 4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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 G. Macrostie 4/6/94
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

APPLICATION/PERMIT NO: 9404060064 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

2 STORY HOUSE, 1920s, GABLE ENDS TO STREET ON BLOCK OF PRIMARILY BUNGALOW HOUSES. THIS HOUSE IS A CONTRIBUTING RESOURCE IN THE TAKOMA PARK HISTORIC DISTRICT.

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

PROJECT INVOLVES ADDING A TWO STORY ELL TO THE WEST SIDE ELEVATION OF THE HOUSE, SET BACK FROM FRONT FACADE. ADDITION IS SCALED BACK FROM DESIGN SUBMITTED TO THE HISTORIC PRESERVATION COMMISSION FOR PRELIMINARY CONSULTATION AND CONSIDERED AT ITS 3/9/94 MEETING. THE ADDITION, INCLUDING AN EXTENSION OF THE ~~EXISTING~~ EXISTING PERCH, IS COMPATIBLE WITH THE SCALE MASSING & CHARACTER OF THE EXISTING HOUSE AND THE DISTRICT.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE DESIGN OF THE NEW ADDITION HAS A LOWER ROOF RIDGE THAN EXISTING HOUSE AND GENERAL-PRAYLY IS COMPATIBLE W/ THE SCALE, MASSING, MATERIALS AND DETAILS OF EXISTING HOUSE.

- b. the relationship of this design to the existing resource(s):

THE DESIGN IS VERY SYMPATHETIC TO AND COMPATIBLE WITH THE EXISTING HOUSE

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE PROPOSED WORK DOES NOT SUBSTANTIALLY ALTER EXTERIOR FEATURE OF THE HOUSE AND IS COMPATIBLE IN CHARACTER AND NATURE TO THE RESOURCE & DISTRICT IN WHICH IT IS LOCATED.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

(C)

2. Statement of Project Intent:

Short, written statement that describes:

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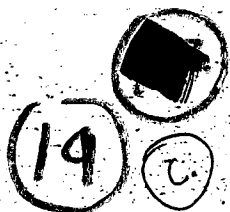
- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

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5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. **Facades:** Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

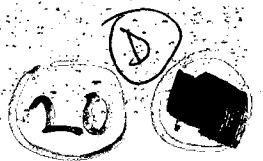
Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent Property Owners.** For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name W.B. DORMAN
 Address 13 CLEVELAND AVE
 City/Zip TAKOMA PARK, MD 20912

2. Name ARTHER Mc MURDIE
 Address 12 CLEVELAND AVE
 City/Zip TAKOMA PARK, MD 20912



3. Name MERIAM E. HANSEN
Address 100 CLEVELAND AVE
City/Zip TAKOMA PARK, MD 20912

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

(9)

3. Name MERIAM E. HANSEN
Address 100 CLEVELAND AVE
City/Zip TAKOMA PARK MD 20912

4. Name _____
Address _____
City/Zip _____

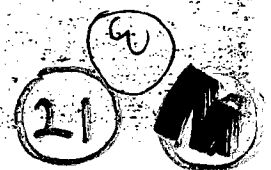
5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

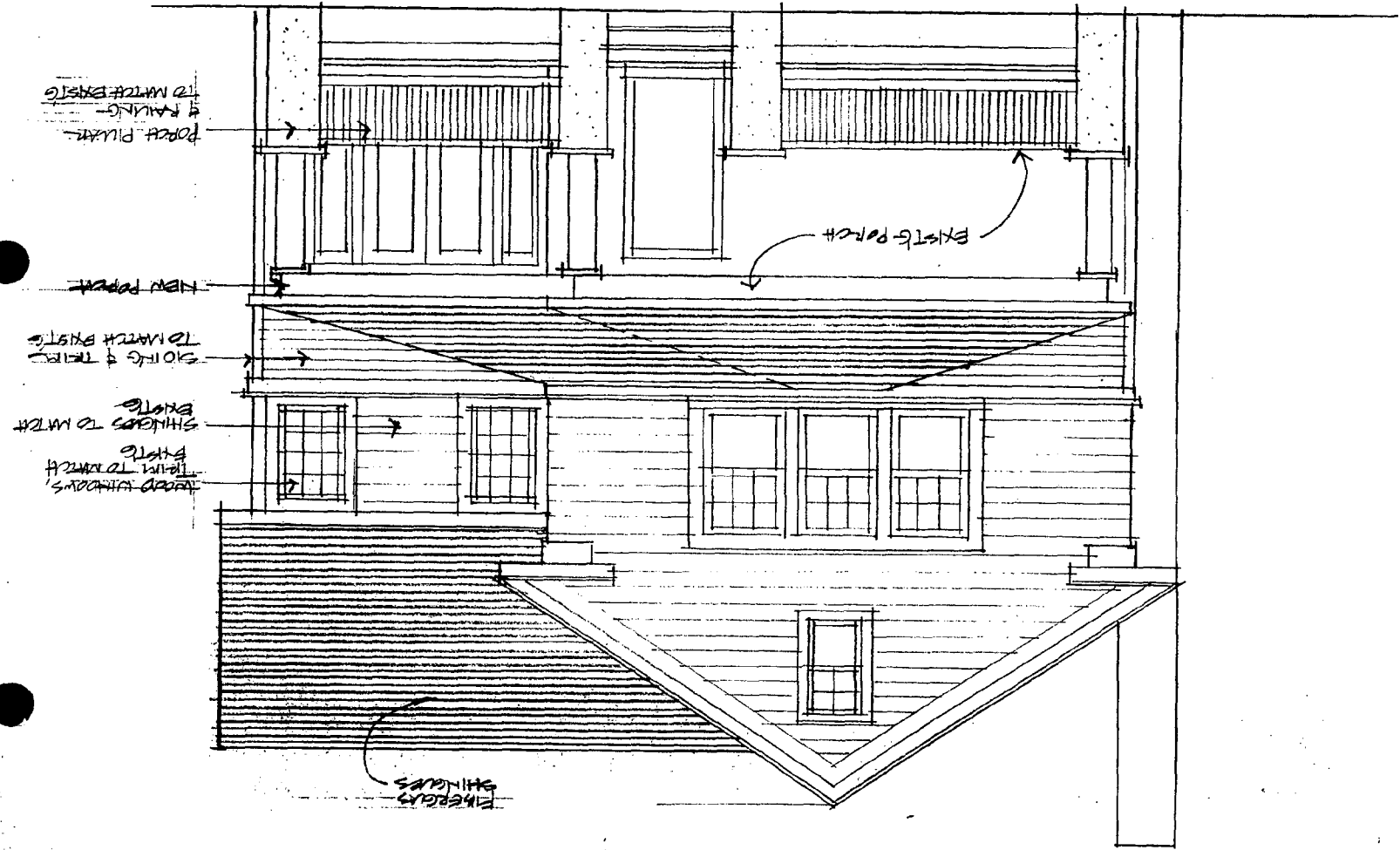
8. Name _____
Address _____
City/Zip _____

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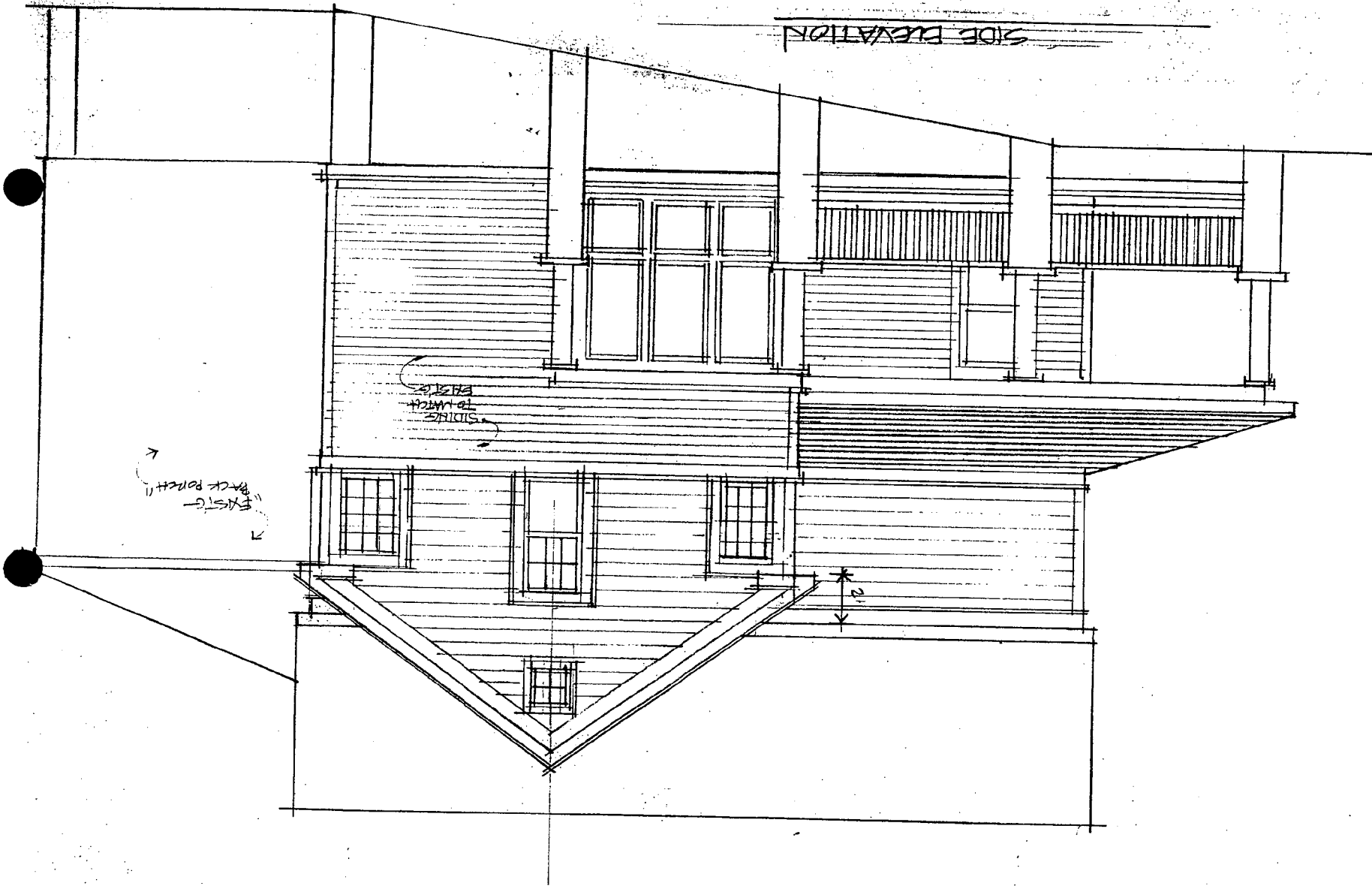
FRONT ELEVATION

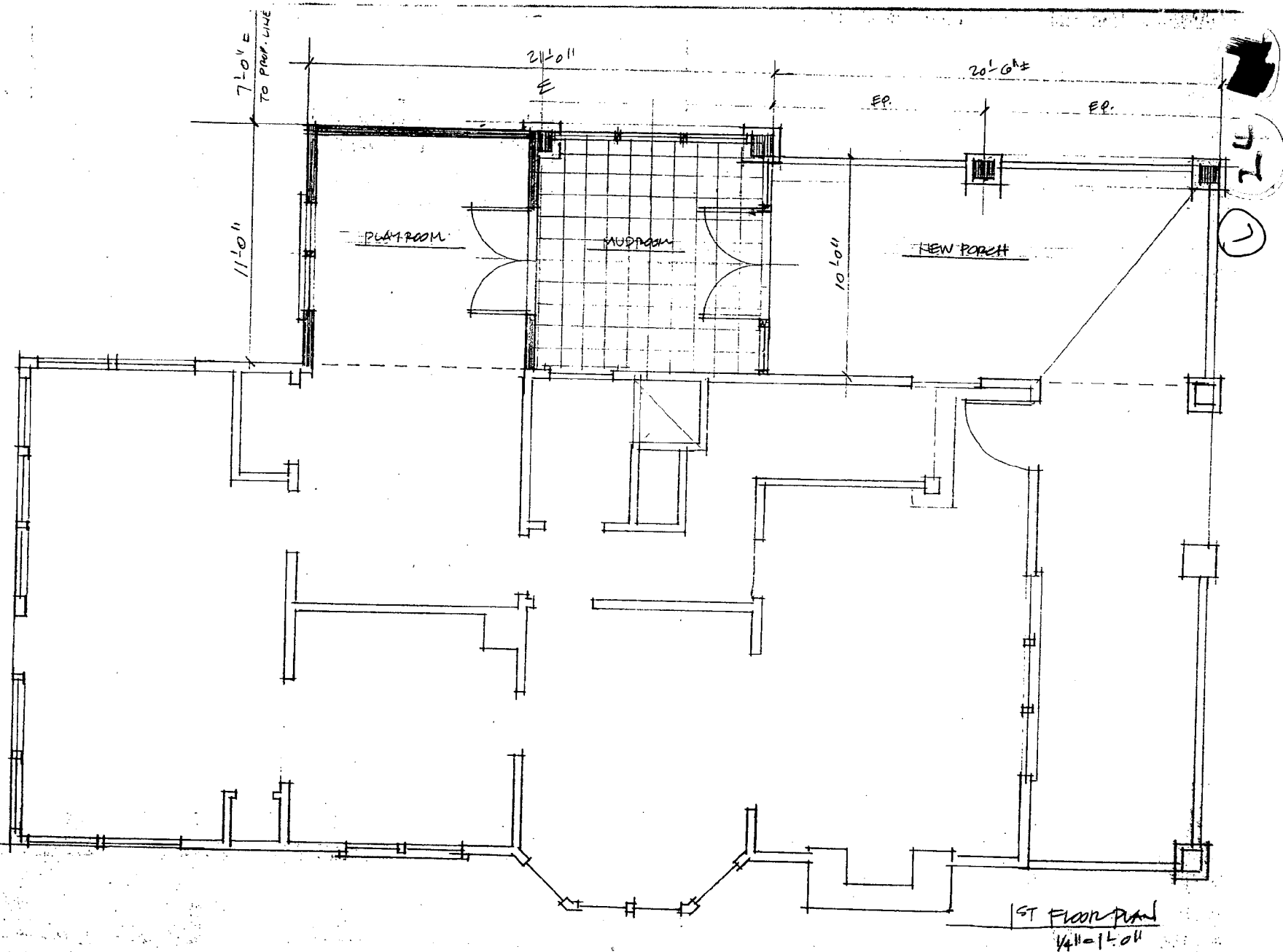
7
22



Y
23

SIDE ELEVATION





7'-0" E
TO PROP. LINE

21'-0" E

20'-0"±

EP.

EP.

PLAY ROOM

MUSIC ROOM

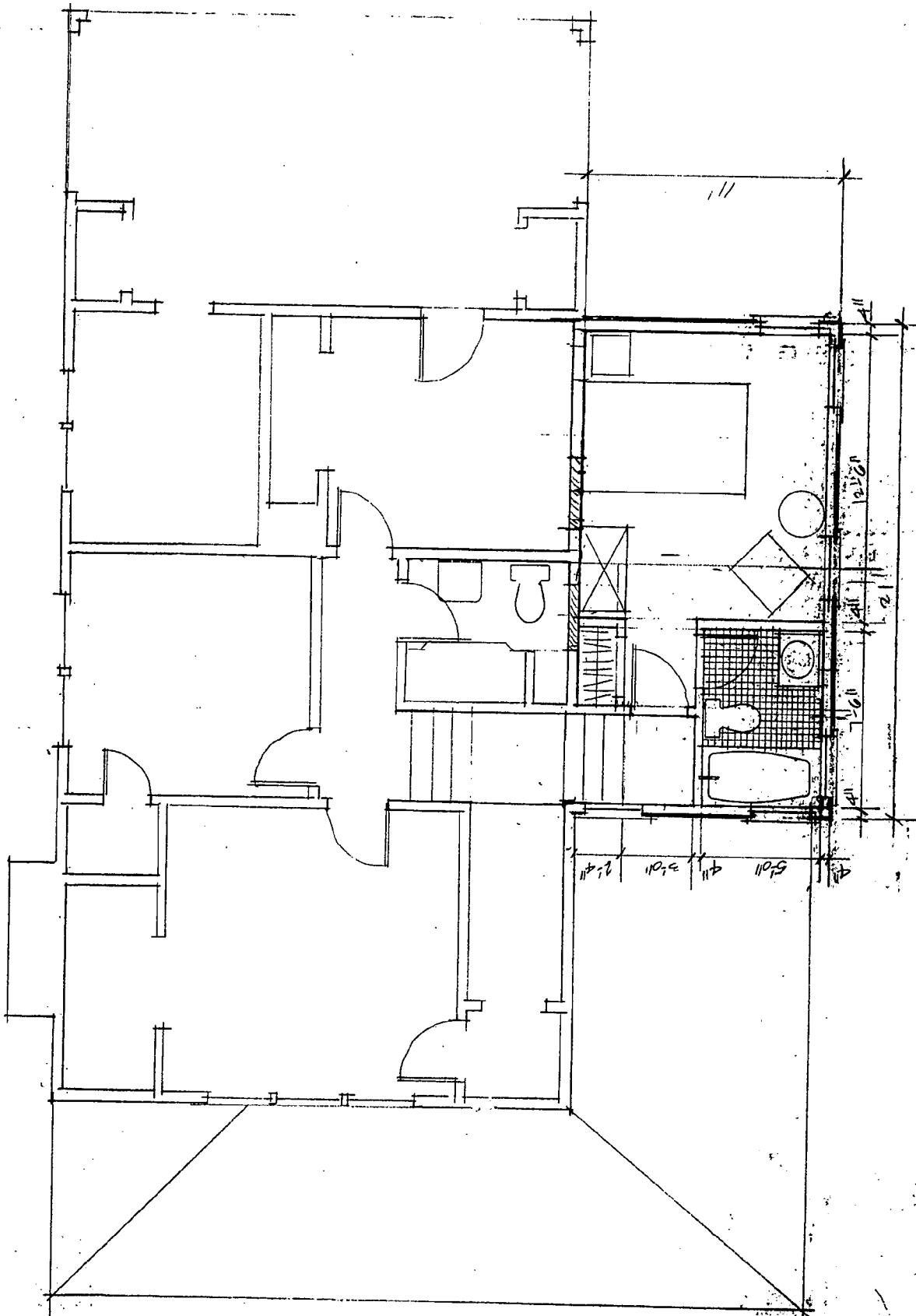
NEW PORCH

10'-0"

11'-0"

1ST FLOOR PLAN
4/11/04

Handwritten notes and symbols on the right side of the plan, including a circled '1' and some illegible markings.



A

25





C

26
F

WILLIAM G. MacROSTIE
14 Cleveland Avenue
Takoma Park, Maryland 20912
(301) 589-9107

April 7, 1994

Mr. Albert B. Randall, Chair
Montgomery County Historic
Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**RE: 14 Cleveland Avenue, Takoma Park, Maryland
Proposed Alterations**

Dear Mr. Randall:

I want to thank you and the Commission for the opportunity to consult with you at your March 9, 1994 meeting regarding our plans for alterations to our home at 14 Cleveland Avenue in Takoma Park. We have taken the Commissioners' various comments under consideration and have incorporated a number of them into a revised plan which is reflected in the attached Historic Area Work Permit application.

I came away from the March 9th meeting with feedback from individual Commissioners voicing concerns about various elements of our plan, but with no feeling of consensus on the part of the Commission as a whole as to what would constitute an acceptable overall project. What I tried to do in directing our architect, Paul Treseder, to revise the plan was to respond to the general sense I got from the Commission that cumulative effect of the alterations we had proposed were too overpowering to the existing house. The result of our efforts to address the Commissioners' concerns has led us to a dramatically scaled-back program and a reduction of both the number and scale of alterations to the house.

In order to address the concerns voiced about the dormer on the west slope of the existing roof, we have eliminated all proposed work in the attic. This change has the added effect of removing the element of raising the roof on the existing house. Elimination of attic work also allowed us to lower the ridge line and eave line of the addition on the west side of the house. We have changed the use of the second floor room in the addition from a study to a bedroom and bath, so have partially made up for the uses that had been planned for the attic.

By lowering the height of the addition and eliminating the raised roof and east dormer, we believe we have significantly reduced the impact of the alterations to the house. We also strongly believe that the proposed addition, including the

27



9

Mr. Albert B. Randall
April 7, 1994
Page 2

porch extension, is well-designed and quite sympathetic to the existing house. It uses the same materials, sympathetic design details, and is well-proportioned in relation to the existing house. Both by floor plan and by volume, it is only about 20% the size of the existing structure.

I want to address two issues raised in the staff report to our original submission for preliminary consultation: the length of the ell addition and the proposed porch extension. As stated above, we believe that the proposed ell is well-proportioned both in terms of the streetscape and the existing house, and that its length at 11 feet will not overpower the existing structure. In addition, a careful look at the plan for the bedroom proposed for the second floor of the addition demonstrates our need for every foot of length we are requesting in the ell. Since we are giving up so much floor area in the attic, we are requesting some latitude in what the Commission might consider an acceptably-scaled addition.

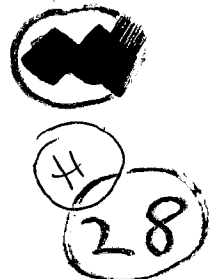
On the subject of the porch, we feel that the extension helps in a critical manner the transition to the ell addition. We also strongly believe that the ten foot width of the porch extension is the minimum needed to make a comfortable, usable porch.

In closing, I want to state our firm belief that our proposed addition is responsive to the Takoma Park Amendment to the Master Plan for Historic Preservation. It respects the architectural style of the existing house and is appropriate to the existing house and the surrounding streetscape in terms of scale and massing. I would concede that the proposed changes will alter the appearance of the house to some extent, *but the overall character of the house and the streetscape will remain intact*. We believe this factor is consistent both with the Secretary of the Interior's Standards for Rehabilitation and Chapter 24A of the Montgomery County Code.

We look forward to meeting with the Commission at your April 27th meeting.

Sincerely,


William G. MacRostie



BY THE STATE OF MARYLAND
 COMMISSIONER OF GENERAL LANDS AND SURVEYS
 BALTIMORE, MARYLAND

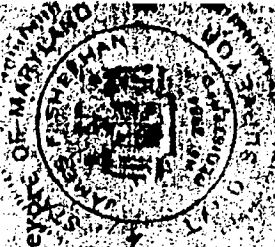
Whereby, certain lots, blocks and parcels, shown on the plat hereto annexed, have been examined and surveyed, and the proper lines, shown thereon, in accordance with record and plan, and that all of the existing buildings have been located by a transit and measured, that lot corners have not been set by this survey unless otherwise shown.

Date: November 26, 1989

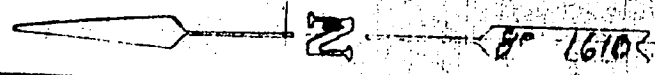
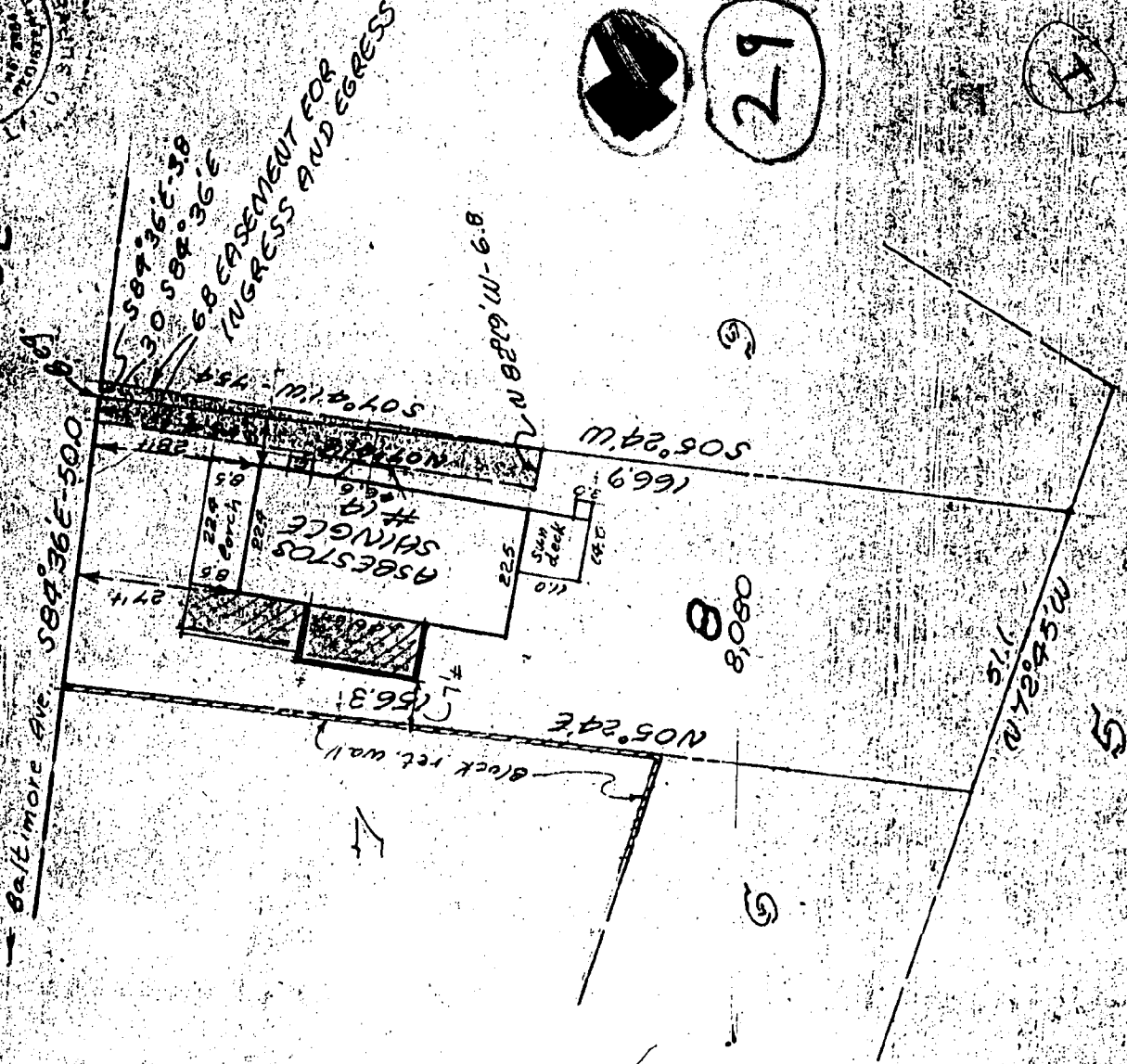
Plat Book 2
 Plat No 142

By: *James P. Sheehan*

James P. Sheehan
 Professional Land Surveyor
 Md. No. 5984



CLEVELAND AVENUE



271

14

14

whereby certain that a careful examination of the property shown hereon in accordance with record description that all of the existing buildings have been located by a transit tape survey that lot corners have not been set by this survey unless otherwise shown

Date: November 28, 1989

Plat Book 2
Plat No 142

Grey Sheehan, Stoker & Assoc. Inc.
Land Planning Consultants
Phone 588-3110

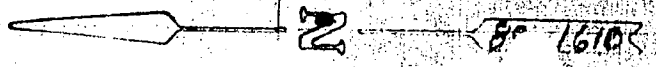
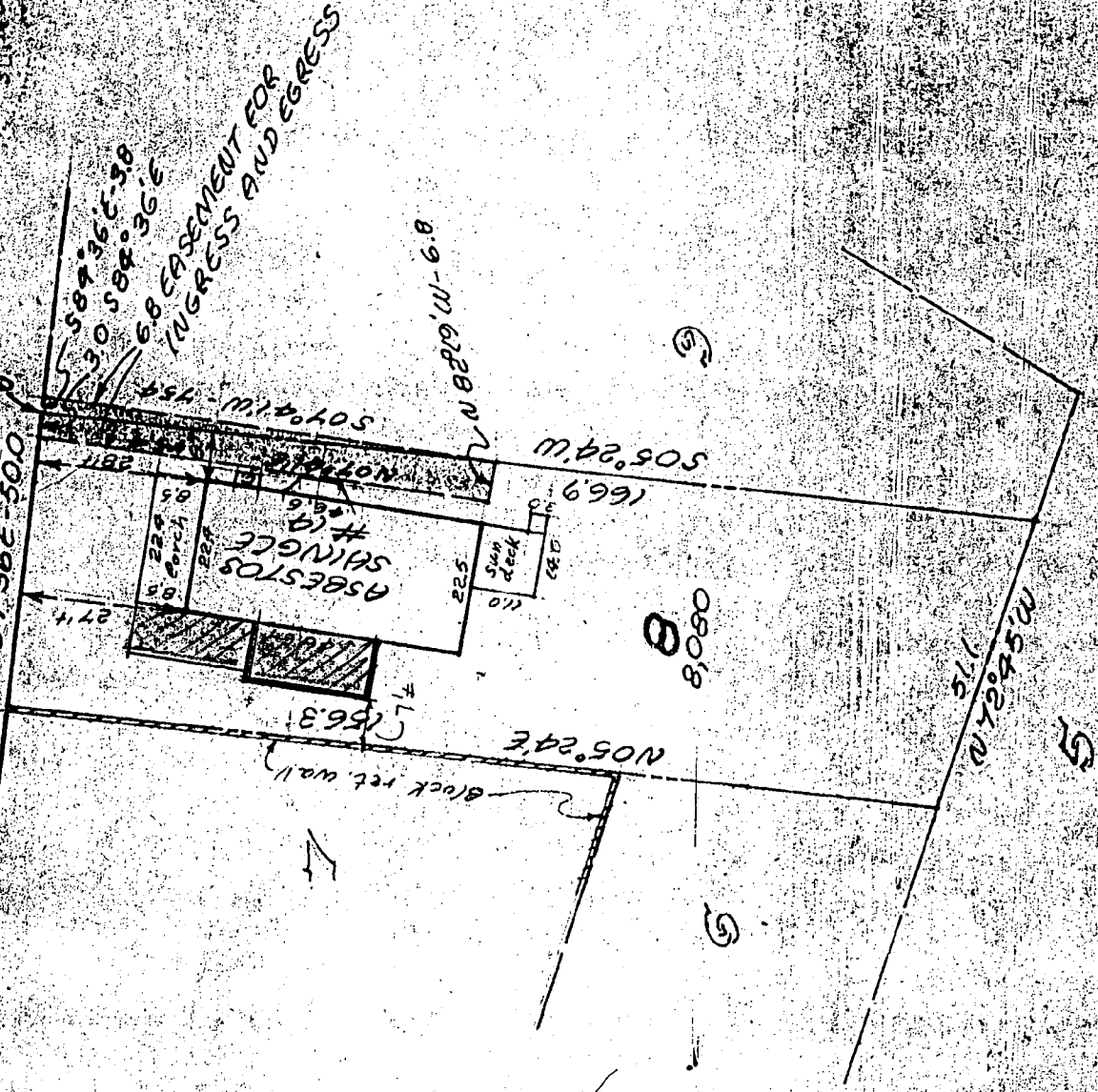
By: *James F. Sheehan*

James F. Sheehan
Professional Land Surveyor
Md. No. 3984



CLEVELAND AVENUE

← Baltimore Ave. 589'36"E-500'



(17)



C

F

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 14 Cleveland Avenue	Meeting Date: 4/27/94
Resource: Takoma Park Historic District	Review: HAWP/Alteration
Case Number: 37/3-94F	Tax Credit: No
Public Notice: 4/13/94	Report Date: 4/20/94
Applicant: William G. MacRostie	Staff: Nancy Witherell
PROPOSAL: Construct addition, Extend porch	RECOMMEND: Approve with condition

The Commission reviewed a proposal by the applicant at a preliminary consultation on March 9, 1993. The plans and staff report for that meeting are attached to this packet. The discussion focused on the appropriateness of a side addition, its size, the proposed dormer on the left side of the house, the change in roof height and pitch, and the extension of the front porch around the right side of the house to meet the proposed ell.

The house is a gable-front, Colonial Revival/Craftsman-style house built in the early 1920s. The house is strongly rectilinear, with a rectangular footprint, a centered front porch, and a prominent cornice and gable returns.

The applicant proposes constructing an ell on the right side of the house and extending the porch, as proposed in the preliminary consultation. The overall size of the project has been noticeably reduced by the elimination of the proposed left dormer and the retention of the existing roof height and pitch without change. The applicant's letter describes the interior changes that result.

STAFF DISCUSSION

The staff considers the reduction of massing at the roof level and the resulting reduction in the height of the ell roof by 2' to be significant changes. A comparison of the two elevations on pages 13 (old) and J (new) of the packet is useful.

The staff remains concerned with the addition of the ell to the side of the house and its projection of 11 feet. In the earlier staff report, the staff urged a reduction in the 11 foot dimension. The staff still finds the size problematic, but since the roof is lowered relative to the main roof ridge, the massing of the ell recedes in its effect. The ell is set back 13 feet

behind the front face (excluding the porch) of the house.

The addition does not interfere with significant historic fabric or require extensive removal of historic fabric. This virtue of the proposal is weakened by the proposed porch extension. The staff continues to recommend that the porch not be extended around the side of the house, an approach that is consistent with the Secretary of the Interior's Standards, the ordinance criteria as interpreted by the HPC in similar cases, and with the guidelines for contributing resources in the Takoma Park amendment, particularly:

Major additions should, where feasible, be placed to the rear of existing structure so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

The porch should be retained not only to preserve original fabric but to keep the porch's hip roof centered on the front facade as designed and built.

The staff suggests that the applicant devise an alternative to the wrap-around porch that provides access to the side addition. A small stoop might be appropriate; if so, the door should probably be simpler and more compatible with the front facade since it would be more visible. Otherwise, the fenestration on the proposed ell is compatible with the house. The applicant could use 6/1, 6/6, or 1/1 sash windows; the use of 6/1 sash to match the house's windows would not be inappropriate, in the staff's judgment.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, provided the porch is not extended and the door to the ell is modified accordingly, and with the Takoma Park guidelines, and with the Secretary's Standards. The staff cites:

24-8(b)1:

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

and Standard #2:

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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1078710
 NAME OF PROPERTY OWNER WILLIAM E. MACROSTIE TELEPHONE NO. 301/589-9107
(Contract/Purchaser) (Include Area Code)
 ADDRESS 14 CLEVELAND AVE, TAKOMA PARK, MD 20912
CITY STATE ZIP
 CONTRACTOR _____ TELEPHONE NO. _____
 PLANS PREPARED BY PAUL TRESEDER AIA CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301/891-2911
(Include Area Code)
 REGISTRATION NUMBER 6283-R

LOCATION OF BUILDING/PREMISE

House Number 14 Street CLEVELAND AVE
 Town/City TAKOMA PARK Election District _____
 Nearest Cross Street BALTIMORE AVE
 Lot 8 Block 79 Subdivision TAKOMA LOAN & TRUST CO.
 Liber 9486 Folio 874 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
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 1B. CONSTRUCTION COSTS ESTIMATE \$ 70,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? IN TAKOMA PARK HISTORIC DISTRICT

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
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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 1. On party line/Property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

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 E. Macrostie 4/6/94
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9404060064 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

2 STORY HOUSE, 1920S, GABLE ENDS TO STREET ON BLOCK OF PRIMARILY BUNGALOW HOUSES. THIS HOUSE IS A CONTRIBUTING RESOURCE IN THE TAKOMA PARK HISTORIC DISTRICT.

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

PROJECT INVOLVES ADDING A TWO STORY ELL TO THE WEST SIDE ELEVATION OF THE HOUSE, SET BACK FROM FRONT FACADE. ADDITION IS SCALED BACK FROM DESIGN SUBMITTED TO THE HISTORIC PRESERVATION COMMISSION FOR PRELIMINARY CONSULTATION AND CONSIDERED AT ITS 3/5/94 MEETING. THE ADDITION, INCLUDING AN EXTENSION OF THE ~~EXISTING~~ EXISTING PERCH, IS COMPATIBLE WITH THE SCALE MASSING & CHARACTER OF THE EXISTING HOUSE AND THE DISTRICT.

(5)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

THE DESIGN OF THE NEW ADDITION HAS A LOWER ROOF RIDGE THAN EXISTING HOUSE AND MASSING IS COMPATIBLE W/ THE SCALE, MASSING, MATERIALS AND DETAILS OF EXISTING HOUSE

- b. the relationship of this design to the existing resource(s):

THE DESIGN IS VERY SYMPATHETIC TO AND COMPATIBLE WITH THE EXISTING HOUSE

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

THE PROPOSED WORK DOES NOT SUBSTANTIALLY ALTER EXTERIOR FEATURES OF THE HOUSE AND IS COMPATIBLE IN CHARACTER AND NATURE TO THE RESOURCE & DISTRICT IN WHICH IT IS LOCATED.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
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- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
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- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. **Design Features:** Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
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7. **Materials Specifications:** General description of materials and manufactured items proposed for incorporation in the work of the project.
8. **Photos of Resources:** Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. **Photos of Context:** Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. **Addresses of Adjacent Property Owners.** For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name W.B. DORLAN
 Address 13 CLEVELAND AVE
 City/Zip TAKOMA PARK, MD 20912

2. Name ARTHER Mc MURDIE
 Address 12 CLEVELAND AVE
 City/Zip TAKOMA PARK MD 20912

(D)

3. Name MERIAM E. HANSEN
Address 14 CLEVELAND AVE
City/Zip TAKOMA PARK MD 20912

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

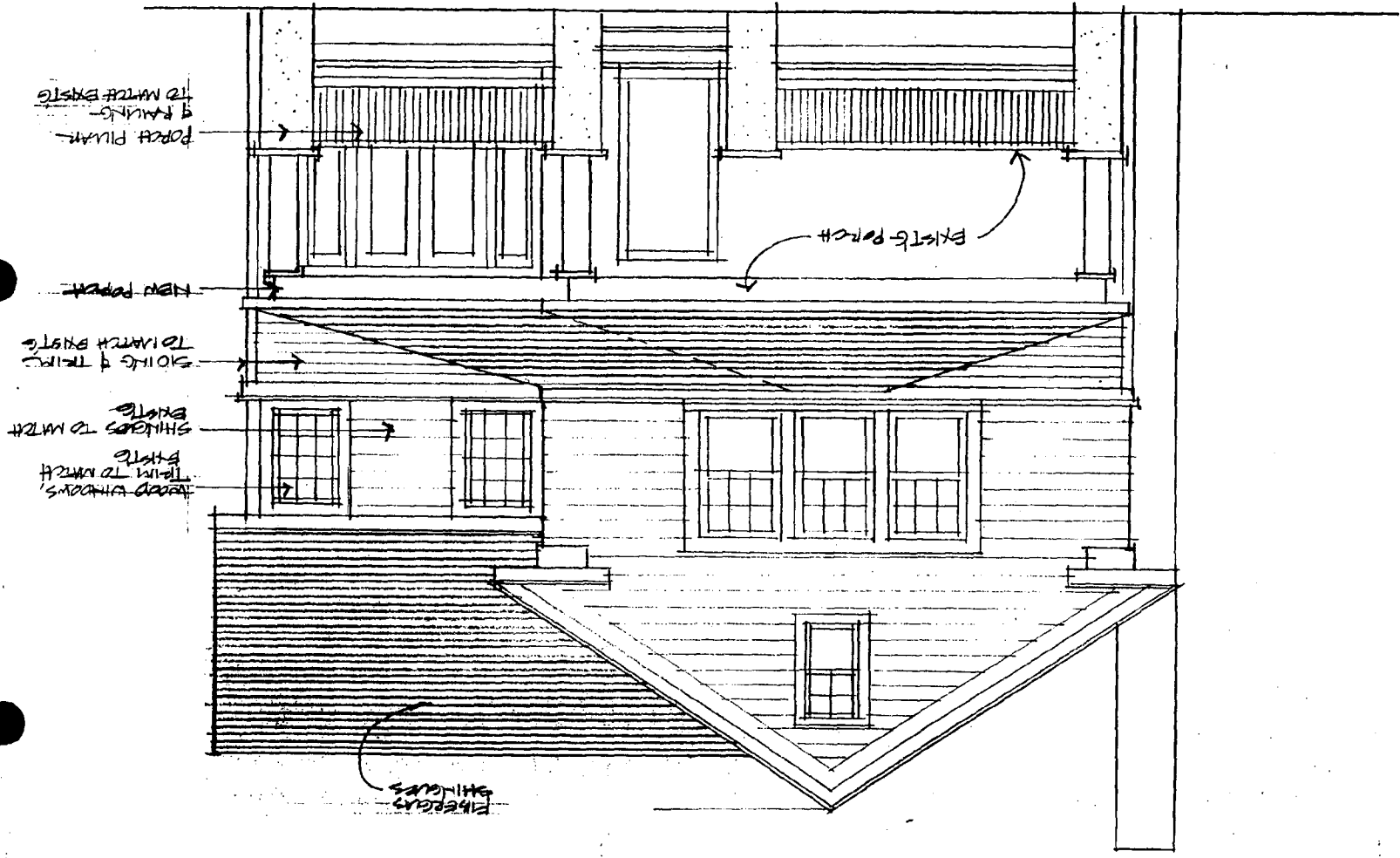
8. Name _____
Address _____
City/Zip _____

1757E

50

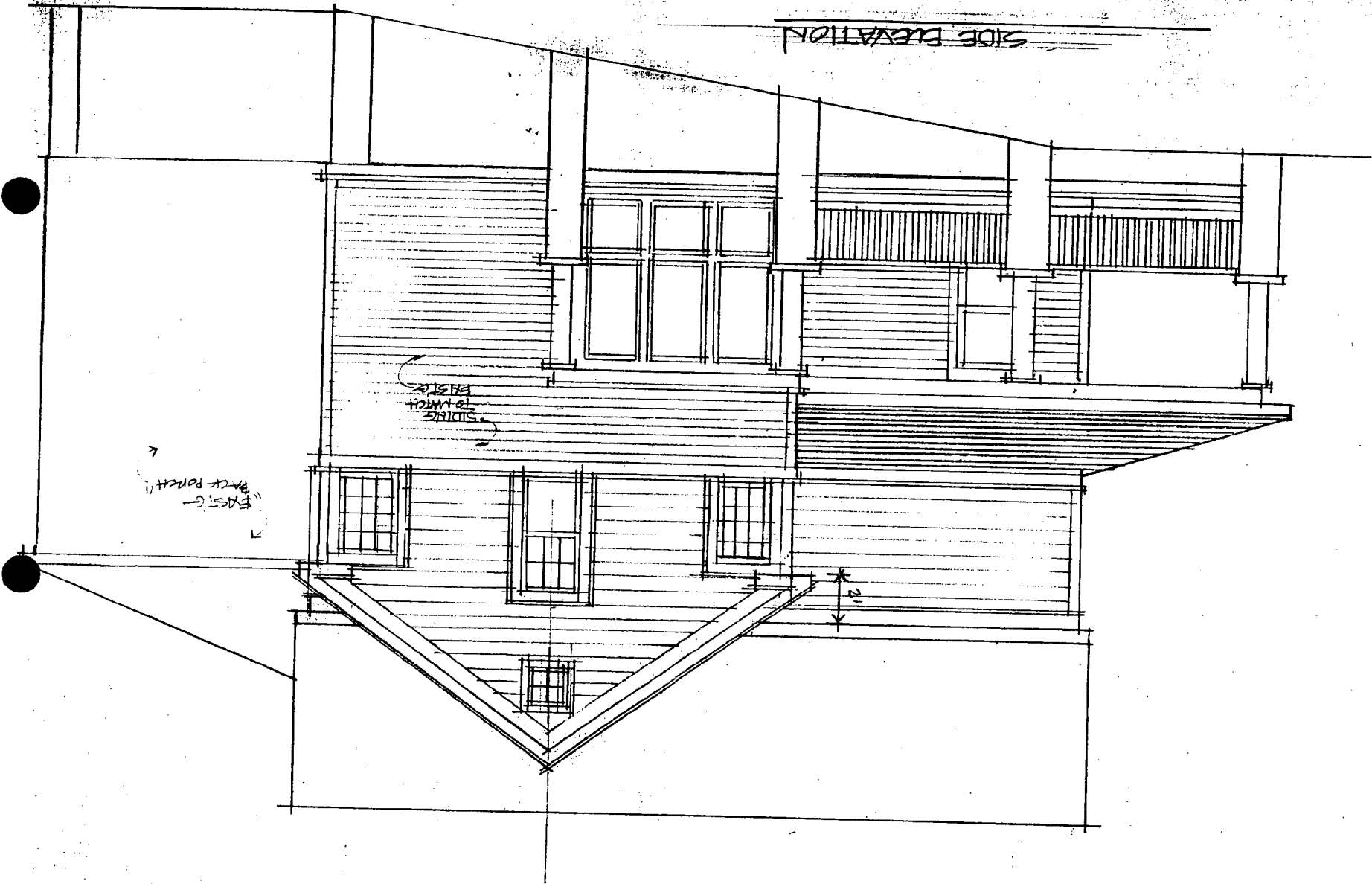
FRONT ELEVATION
1/2" = 1'-0"

5



4

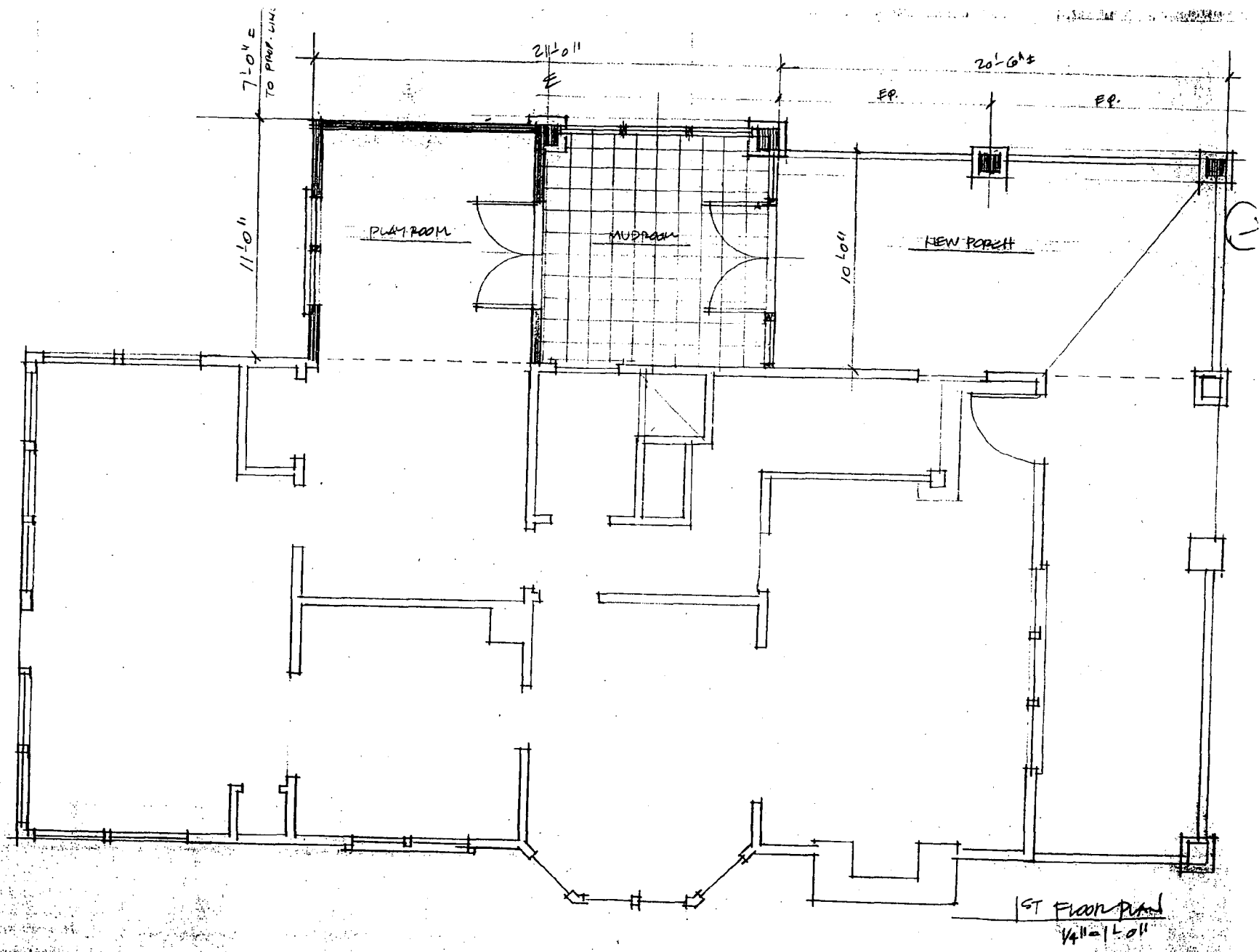
SIDE ELEVATION



EXISTING
BACK PORCH

SLOPE
DOWN AT
PORCH

12



7'-0" TO PUMP LINE

21'-0"

20'-0"±

11'-0"

PLAY ROOM

MUD ROOM

NEW PORCH

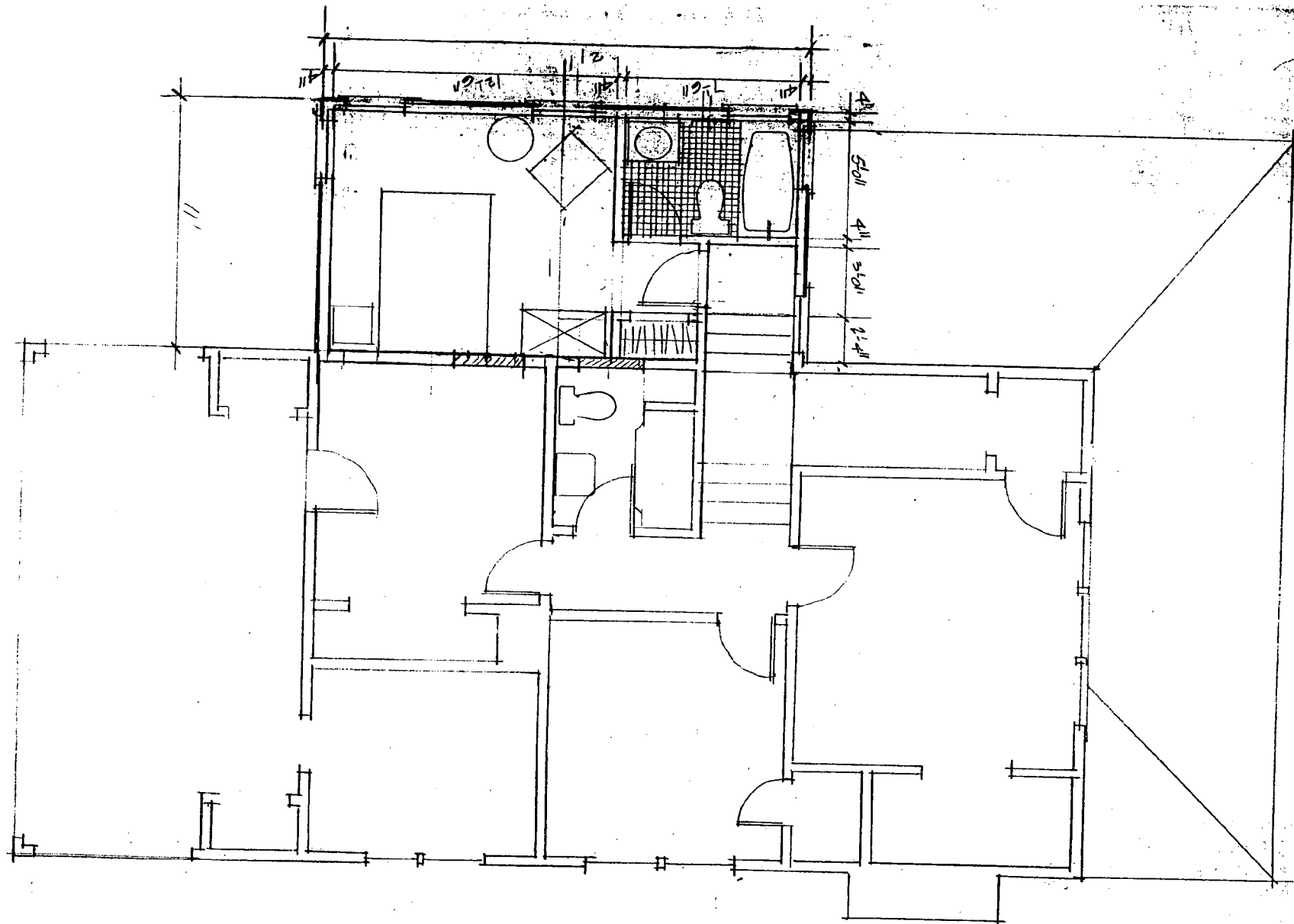
10'-0"

EP.

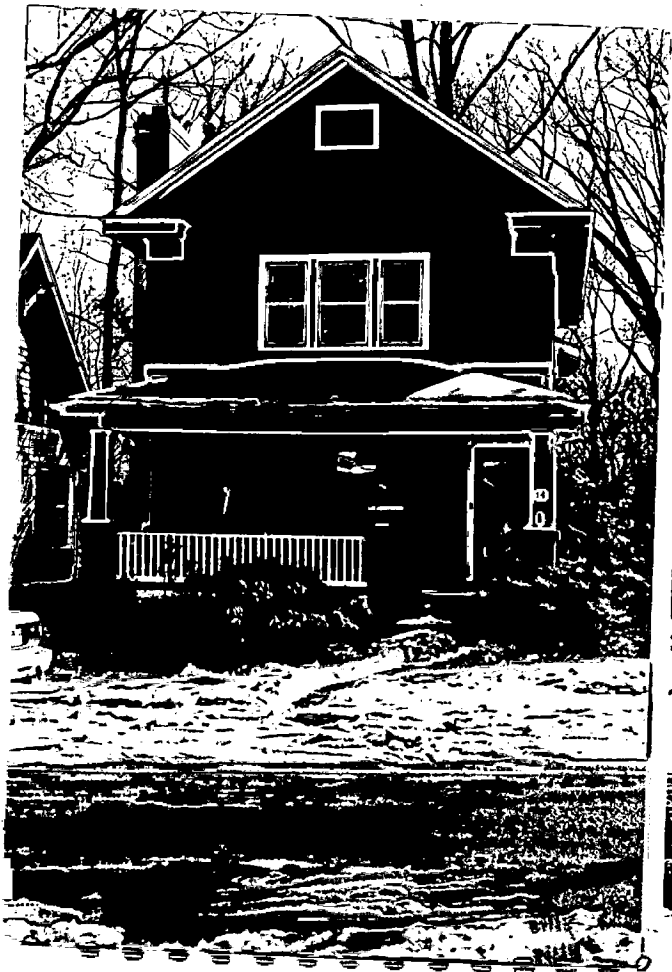
EP.

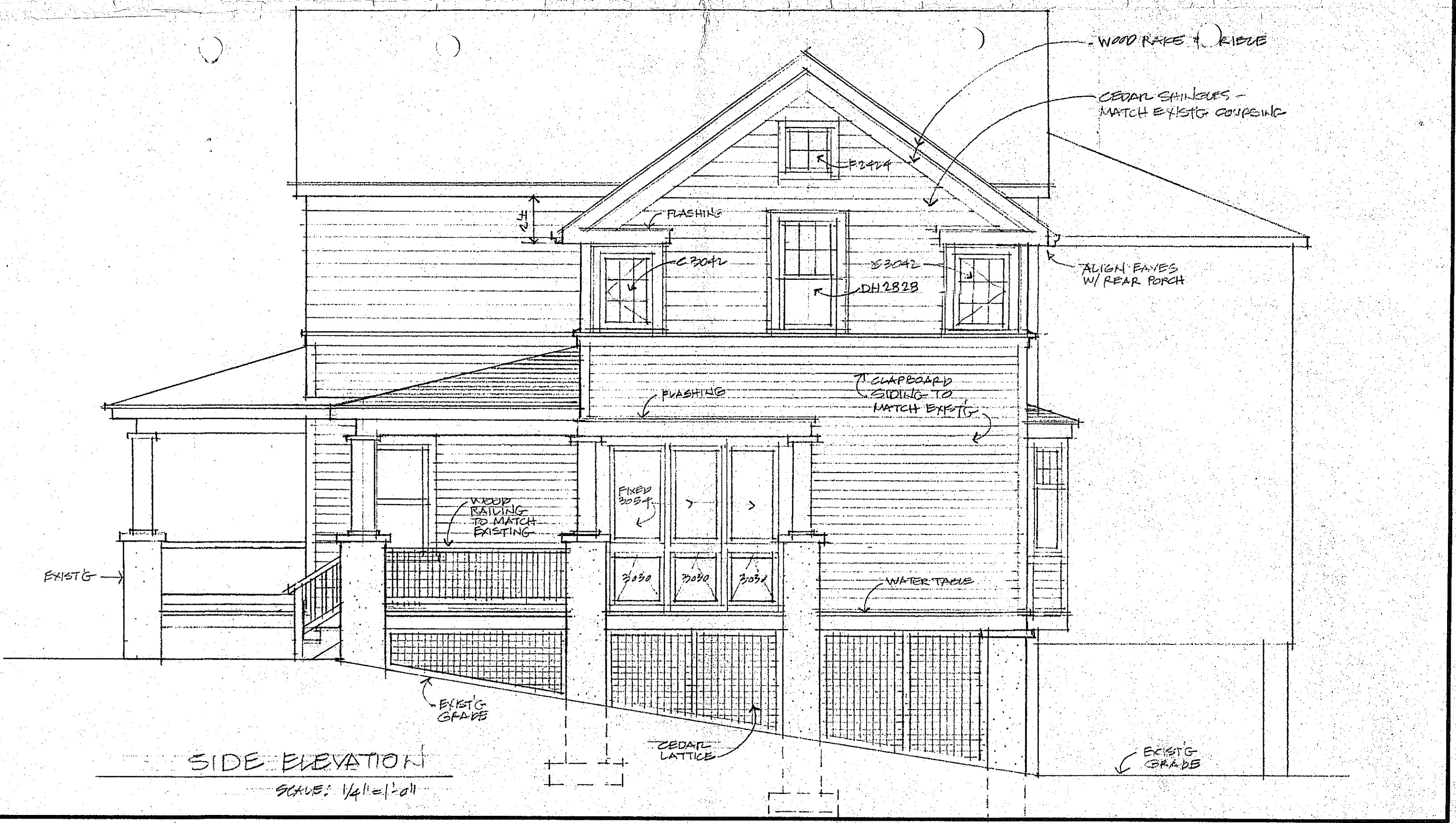
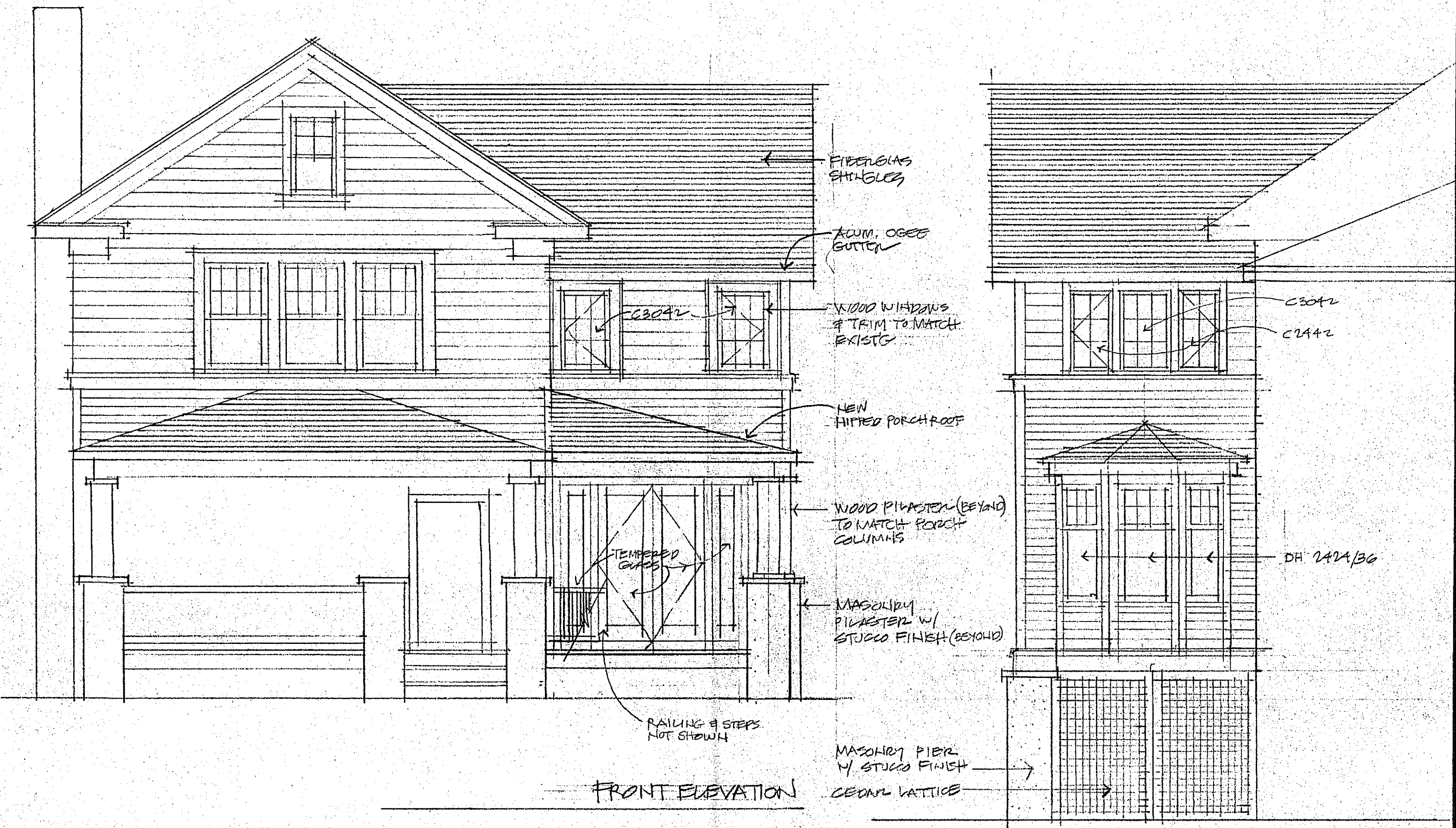
1ST Floor Plan

41'-0" x 15'-0"

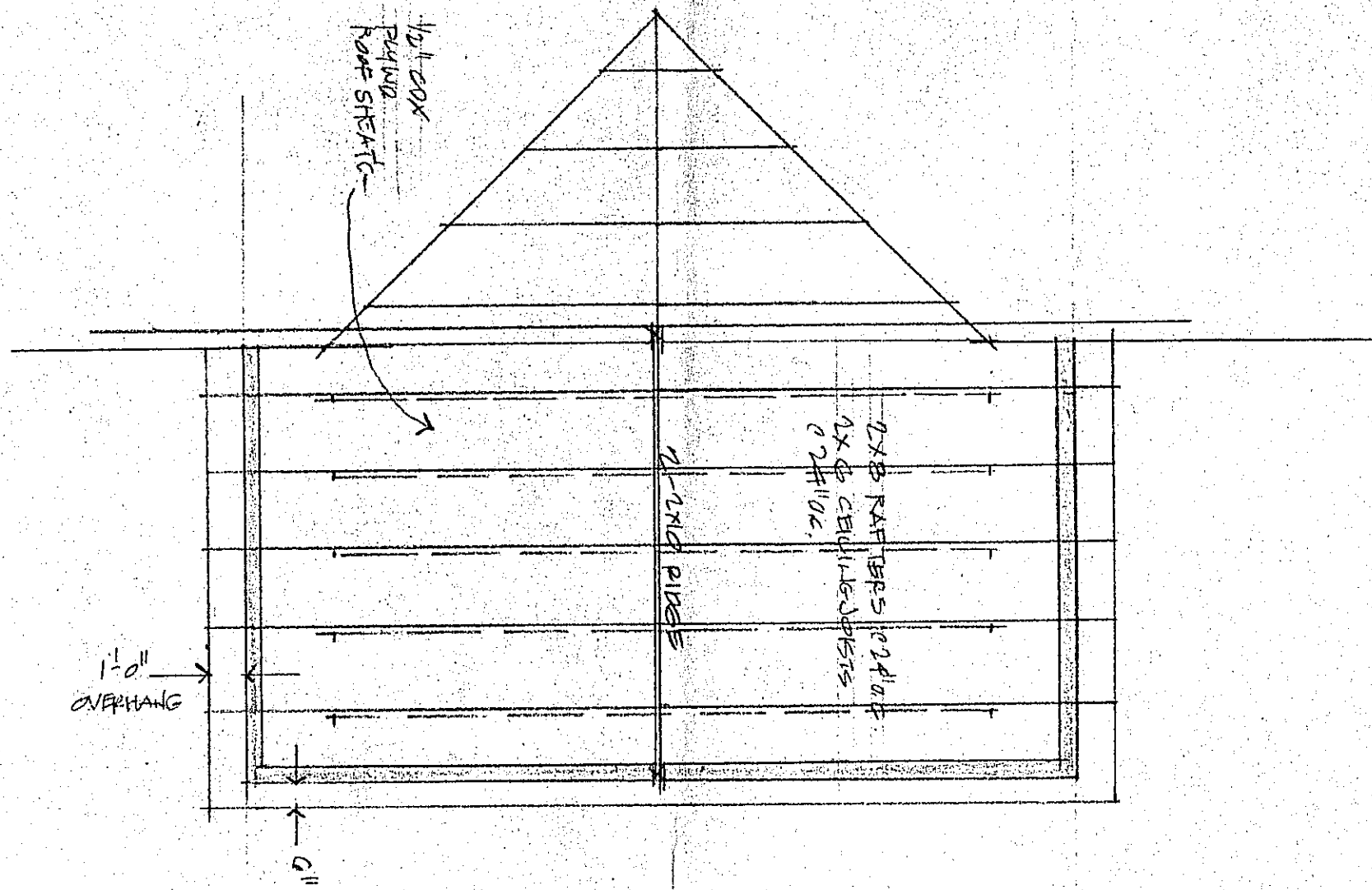


2

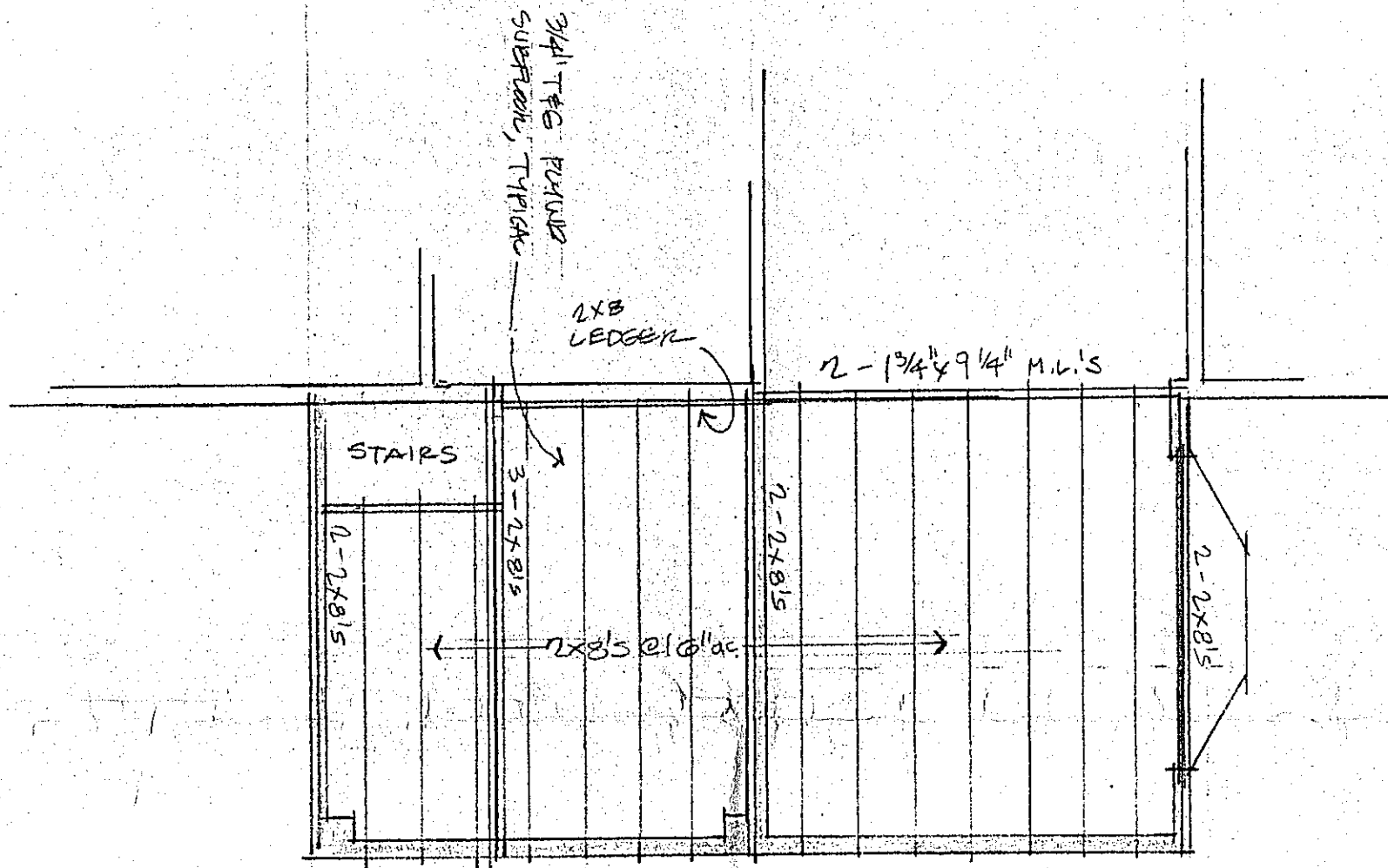




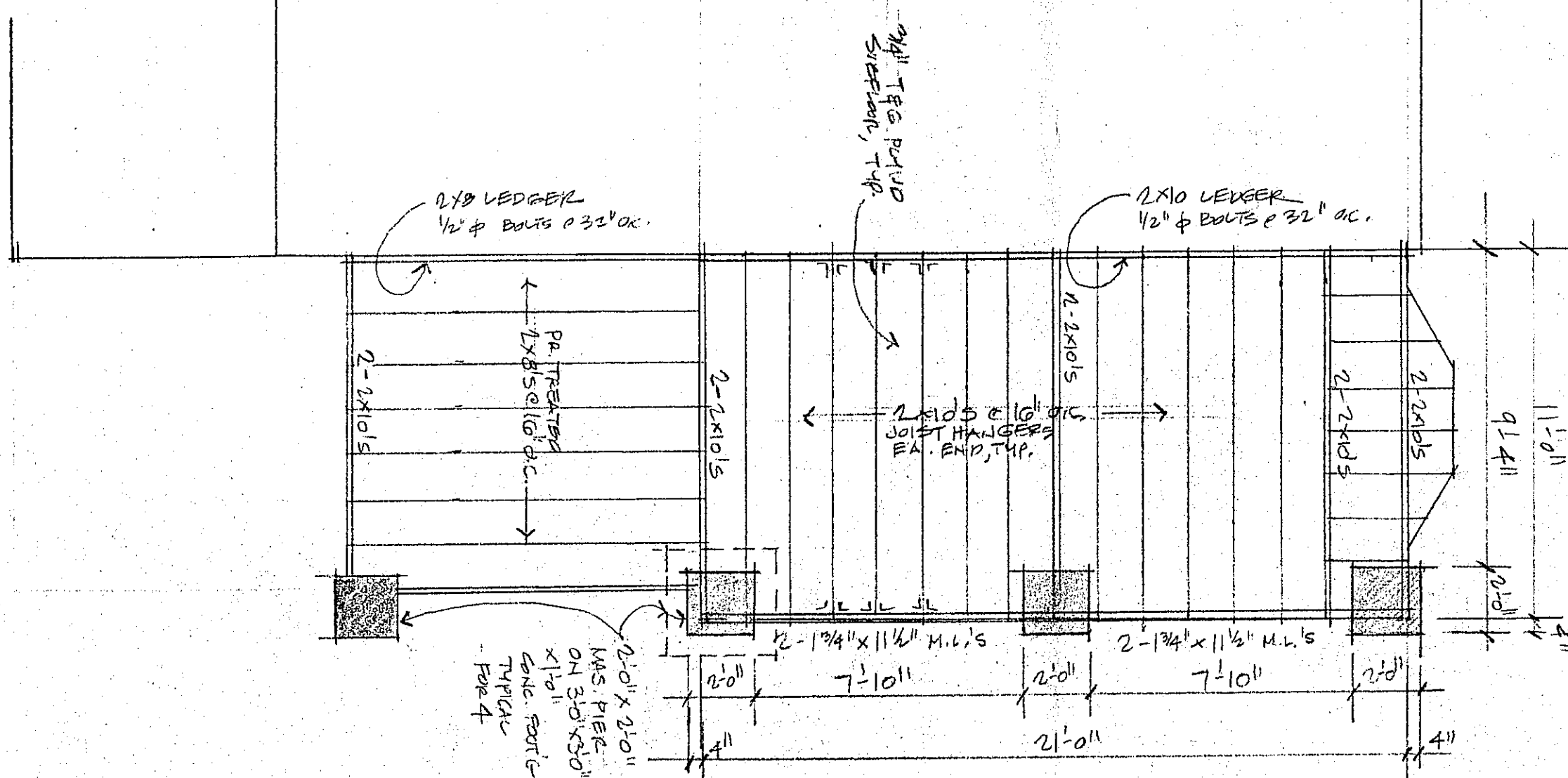
ROOF FRAMING PLAN



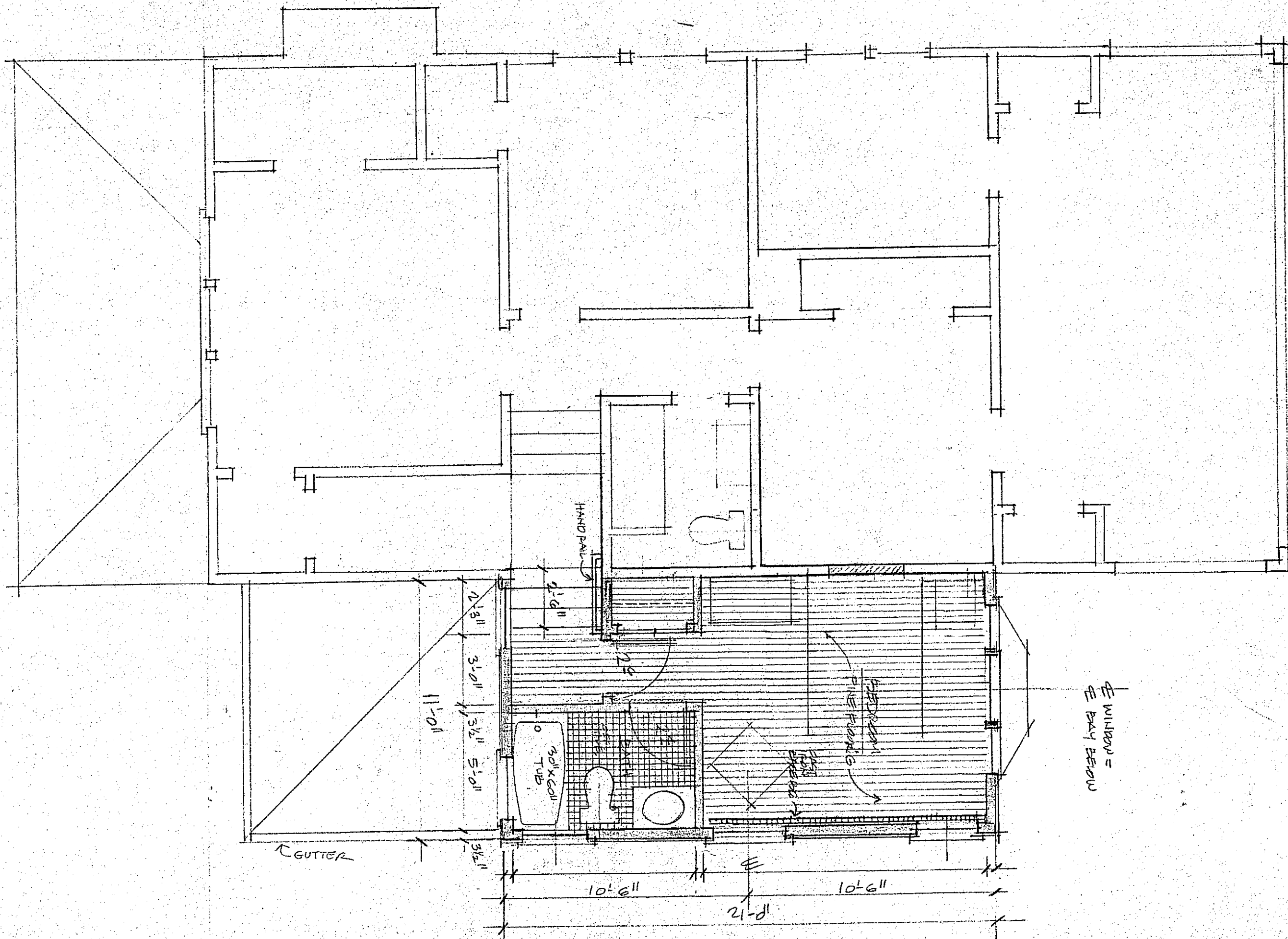
SECOND FLOOR FRAMING PLAN



FOUNDATION & FIRST FLOOR FRAMING PLAN



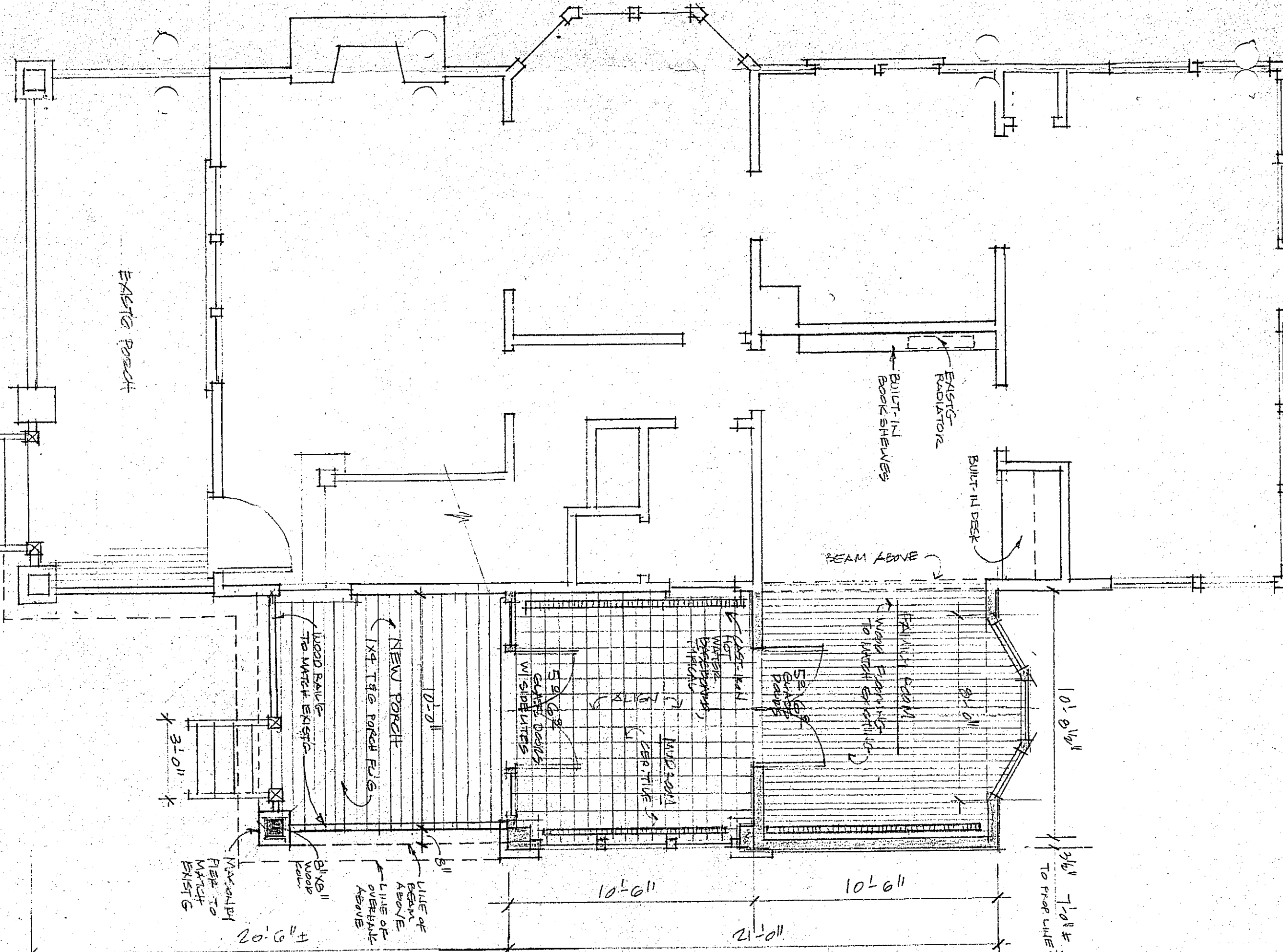
2ND FLOOR PLAN



NEW WOOD STAIRS, NEWEL POSTS, & HANDRAILINGS

EXISTING PORCH

1ST FLOOR PLAN



5'-0" SWALE: 1/4" = 1'-0"

Paul Treseder
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 891-2911

ADDITION to the McCROSTIE HOUSE
 #14 CLEVELAND AVENUE, TAKOMA PARK, MD.

WILLIAM G. MacROSTIE
14 Cleveland Avenue
Takoma Park, Maryland 20912
(301) 589-9107

April 7, 1994

Mr. Albert B. Randall, Chair
Montgomery County Historic
Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

**RE: 14 Cleveland Avenue, Takoma Park, Maryland
Proposed Alterations**

Dear Mr. Randall:

I want to thank you and the Commission for the opportunity to consult with you at your March 9, 1994 meeting regarding our plans for alterations to our home at 14 Cleveland Avenue in Takoma Park. We have taken the Commissioners' various comments under consideration and have incorporated a number of them into a revised plan which is reflected in the attached Historic Area Work Permit application.

I came away from the March 9th meeting with feedback from individual Commissioners voicing concerns about various elements of our plan, but with no feeling of consensus on the part of the Commission as a whole as to what would constitute an acceptable overall project. What I tried to do in directing our architect, Paul Treseder, to revise the plan was to respond to the general sense I got from the Commission that cumulative effect of the alterations we had proposed were too overpowering to the existing house. The result of our efforts to address the Commissioners' concerns has led us to a dramatically scaled-back program and a reduction of both the number and scale of alterations to the house.

In order to address the concerns voiced about the dormer on the west slope of the existing roof, we have eliminated all proposed work in the attic. This change has the added effect of removing the element of raising the roof on the existing house. Elimination of attic work also allowed us to lower the ridge line and eave line of the addition on the west side of the house. We have changed the use of the second floor room in the addition from a study to a bedroom and bath, so have partially made up for the uses that had been planned for the attic.

By lowering the height of the addition and eliminating the raised roof and east dormer, we believe we have significantly reduced the impact of the alterations to the house. We also strongly believe that the proposed addition, including the

(4)

Mr. Albert B. Randall
April 7, 1994
Page 2

porch extension, is well-designed and quite sympathetic to the existing house. It uses the same materials, sympathetic design details, and is well-proportioned in relation to the existing house. Both by floor plan and by volume, it is only about 20% the size of the existing structure.

I want to address two issues raised in the staff report to our original submission for preliminary consultation: the length of the ell addition and the proposed porch extension. As stated above, we believe that the proposed ell is well-proportioned both in terms of the streetscape and the existing house, and that its length at 11 feet will not overpower the existing structure. In addition, a careful look at the plan for the bedroom proposed for the second floor of the addition demonstrates our need for every foot of length we are requesting in the ell. Since we are giving up so much floor area in the attic, we are requesting some latitude in what the Commission might consider an acceptably-scaled addition.

On the subject of the porch, we feel that the extension helps in a critical manner the transition to the ell addition. We also strongly believe that the ten foot width of the porch extension is the minimum needed to make a comfortable, usable porch.

In closing, I want to state our firm belief that our proposed addition is responsive to the Takoma Park Amendment to the Master Plan for Historic Preservation. It respects the architectural style of the existing house and is appropriate to the existing house and the surrounding streetscape in terms of scale and massing. I would concede that the proposed changes will alter the appearance of the house to some extent, *but the overall character of the house and the streetscape will remain intact*. We believe this factor is consistent both with the Secretary of the Interior's Standards for Rehabilitation and Chapter 24A of the Montgomery County Code.

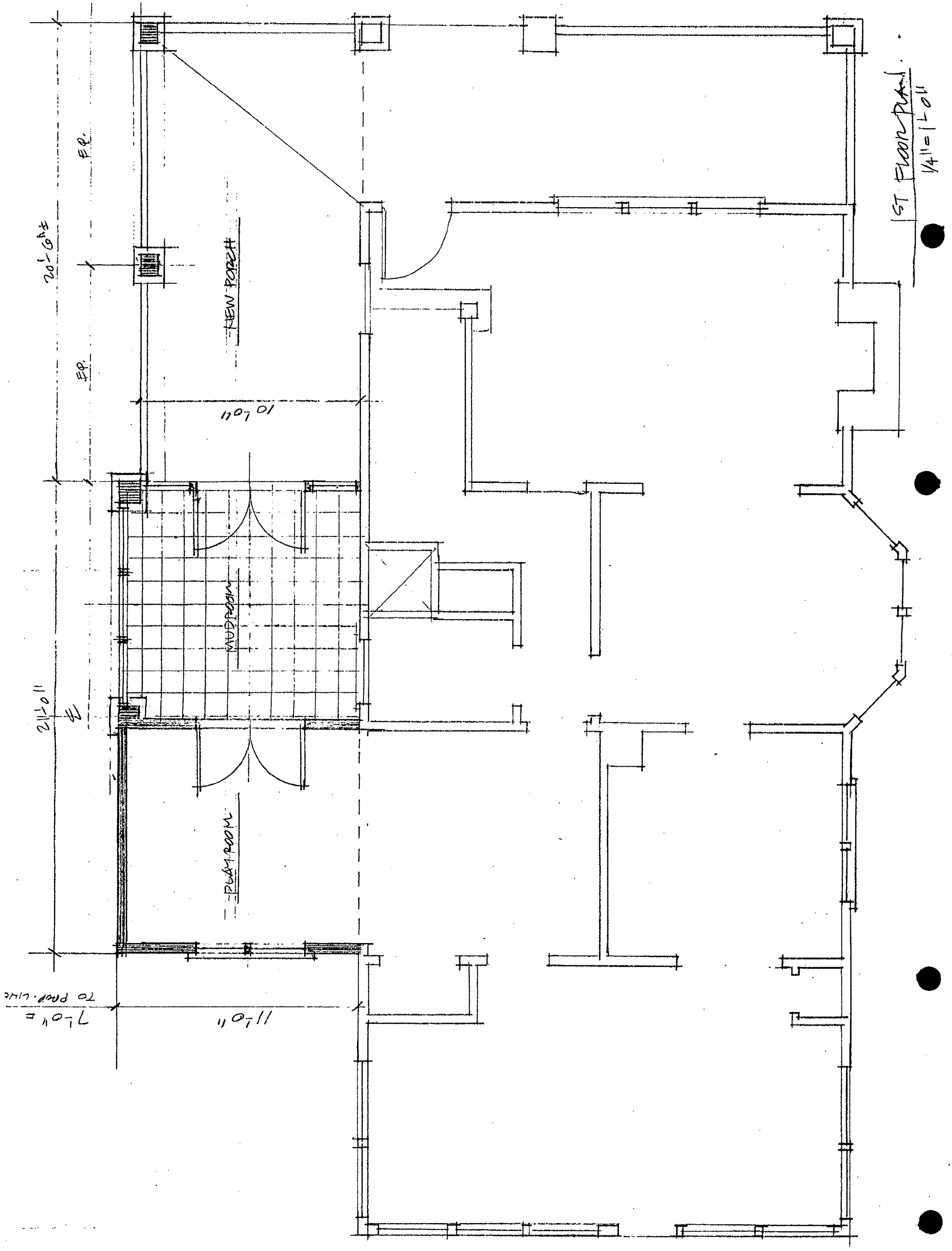
We look forward to meeting with the Commission at your April 27th meeting.

Sincerely,



William G. MacRostie

(H)



20'-0"±

FR.

FR.

NEW PORCH

10'-0"

MUSIC ROOM

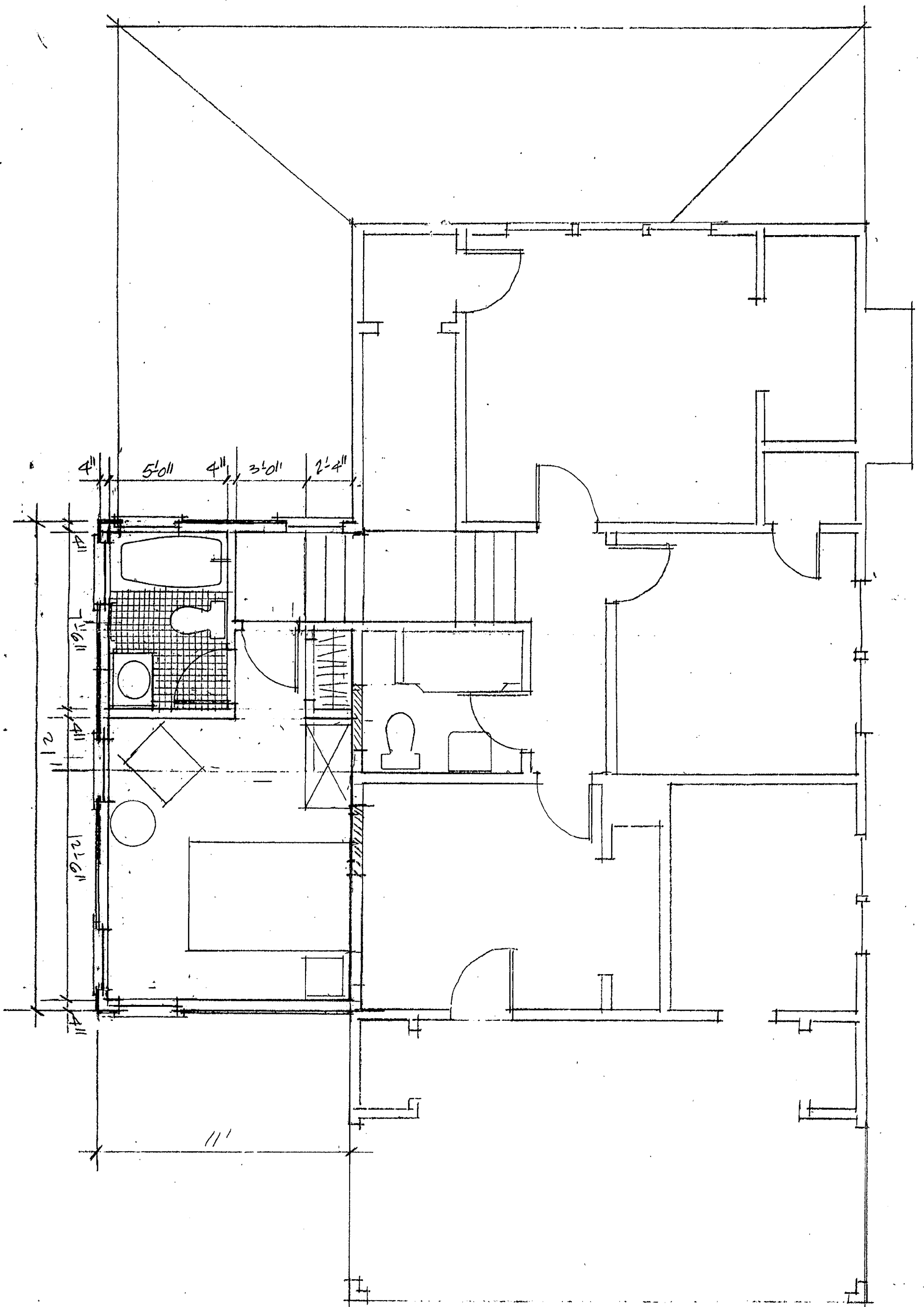
PLAY ROOM

21'-0"

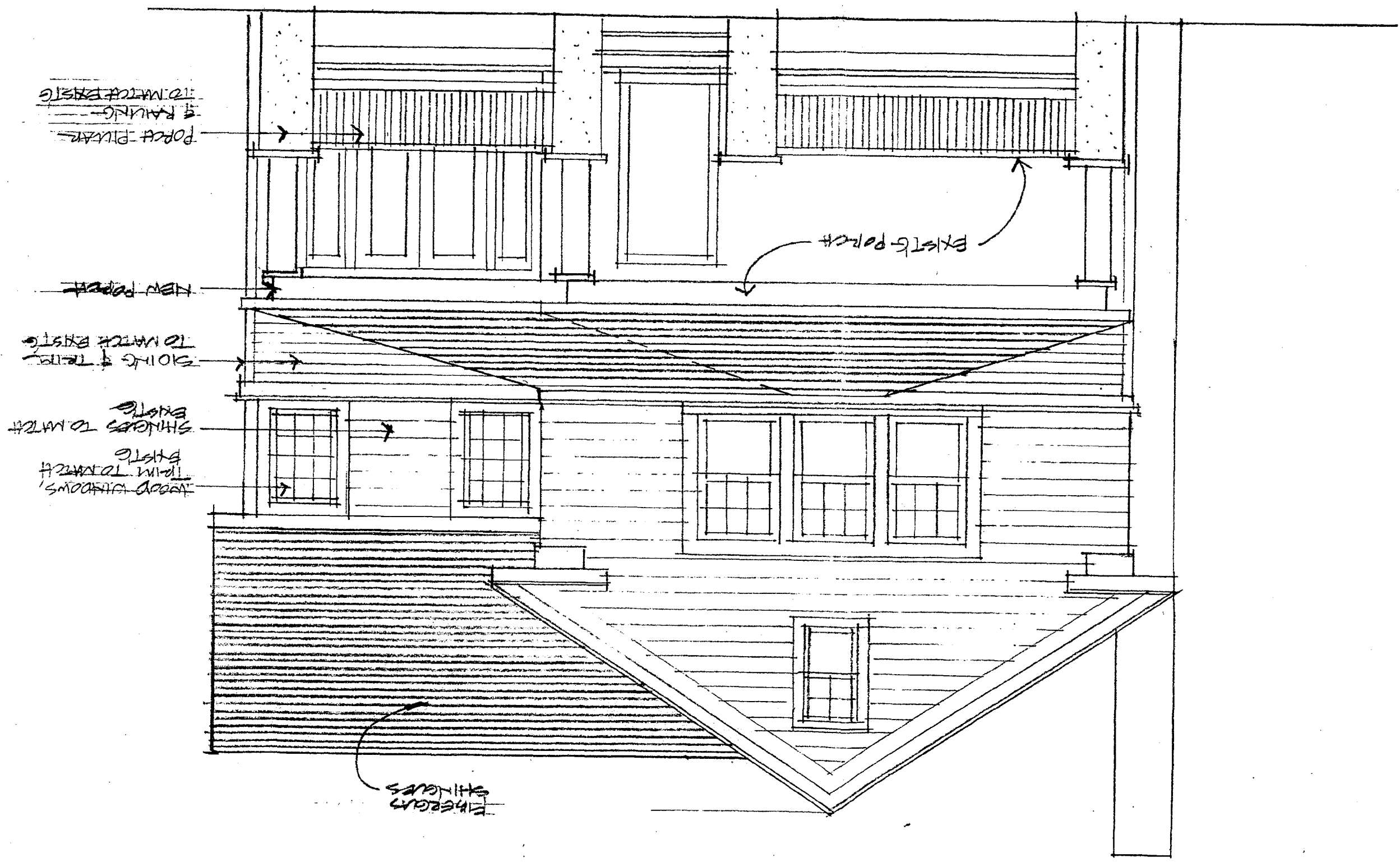
7'-0"±
TO PRP. LINC

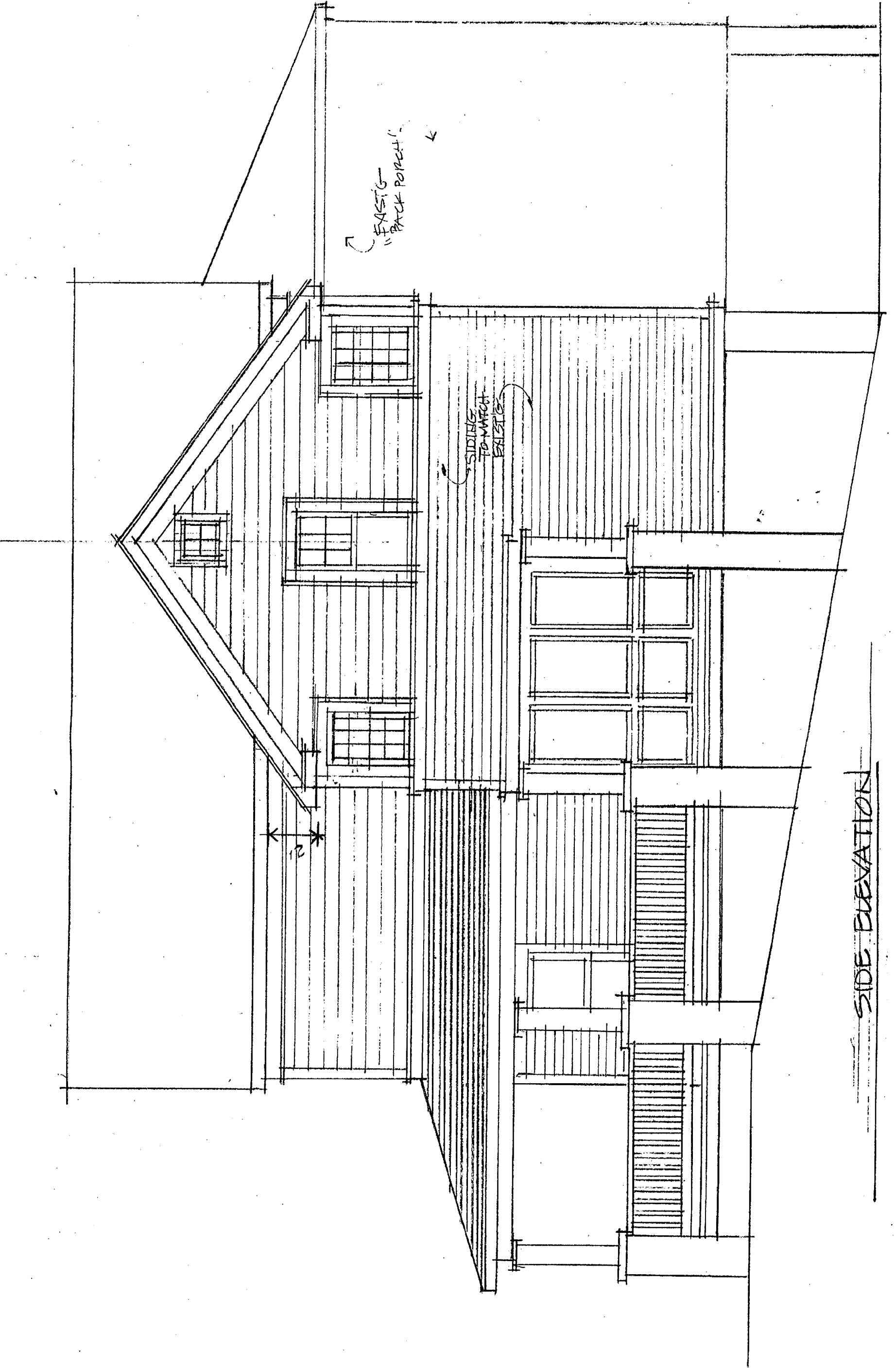
11'-0"

ST. FLOOR PLAN
1/4" = 1'-0"



FRONT ELEVATION
4/10/2011



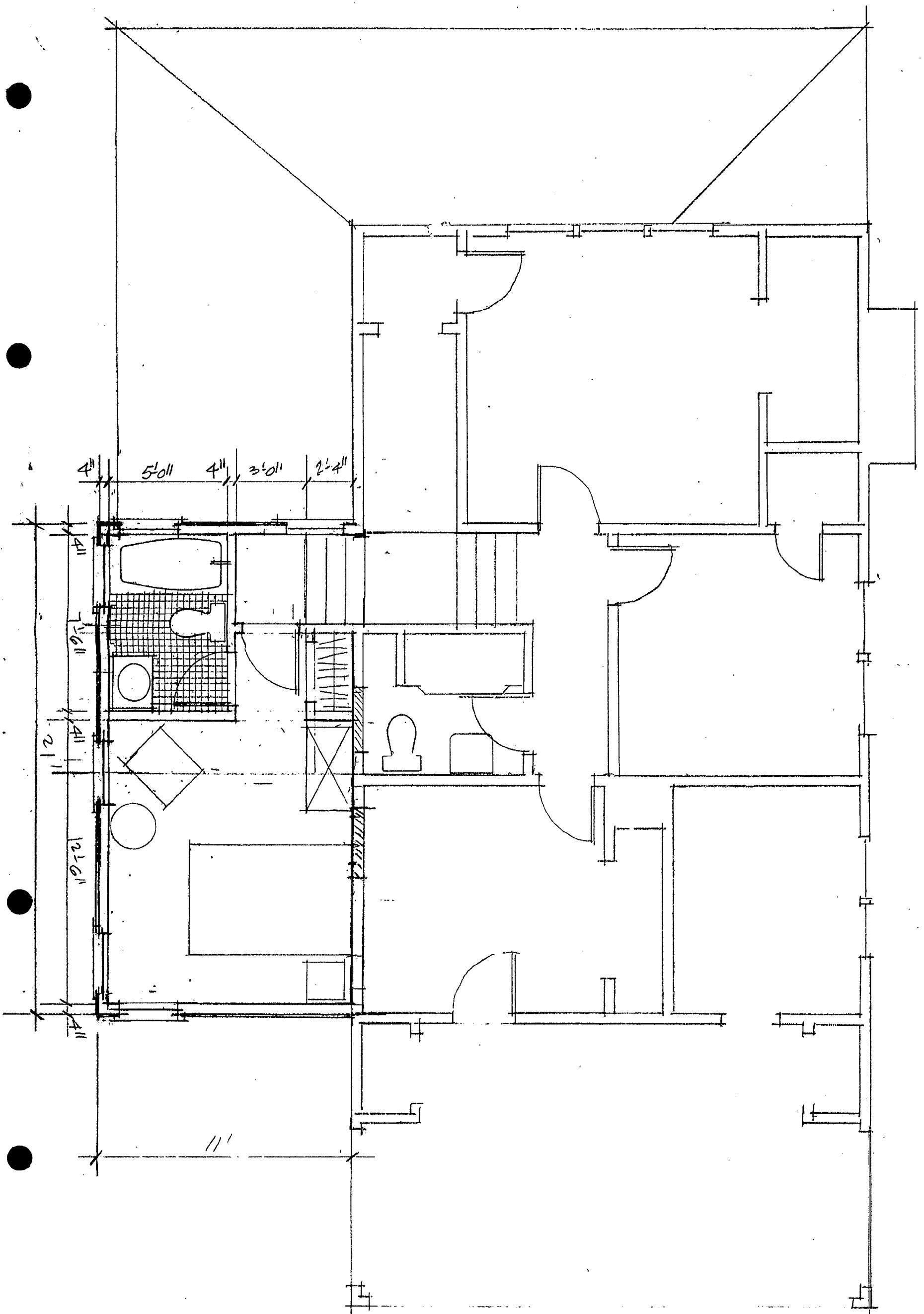


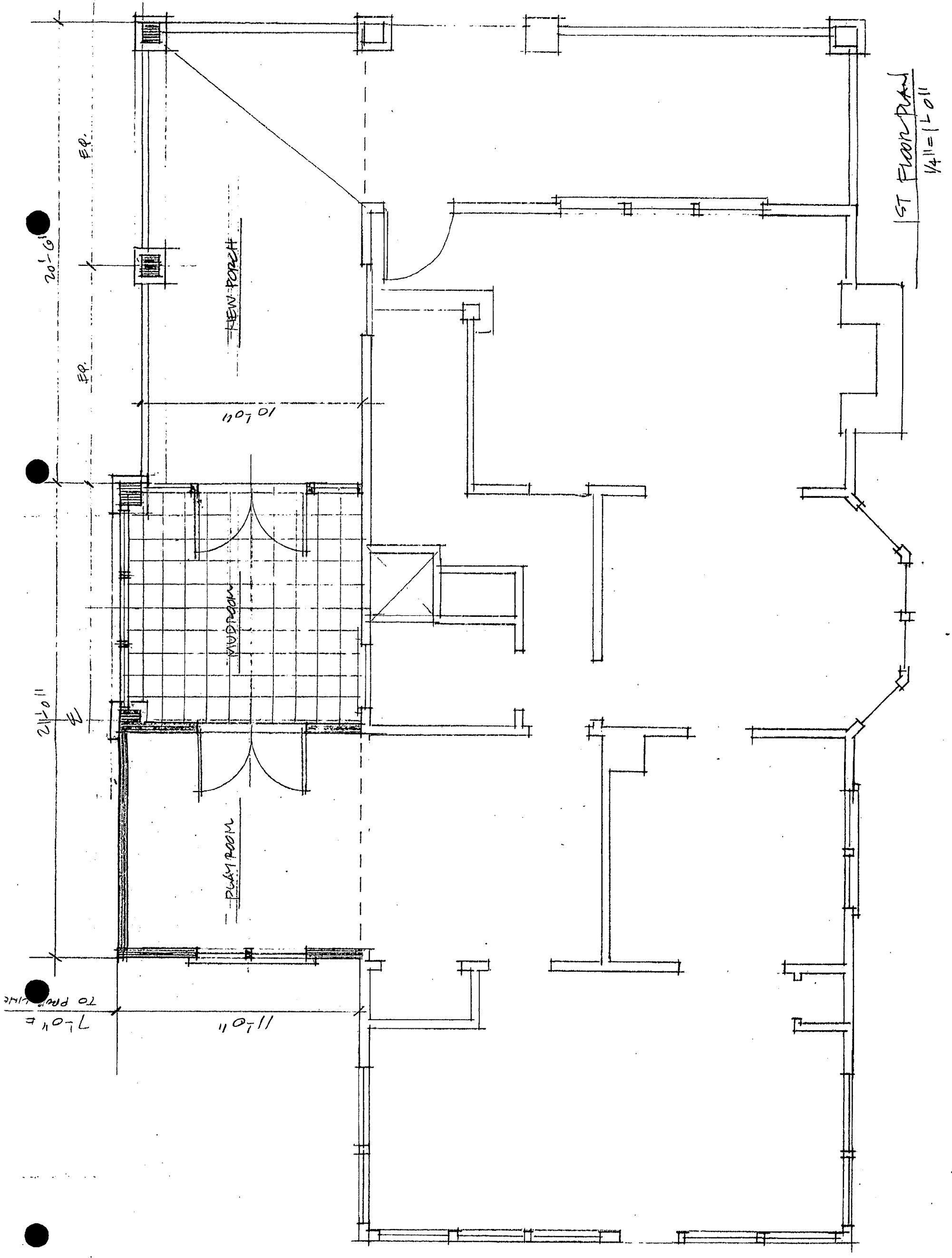
FASTING
"BACK PORCH"

SIDING
TO MATCH
EXISTING

12'

SIDE ELEVATION

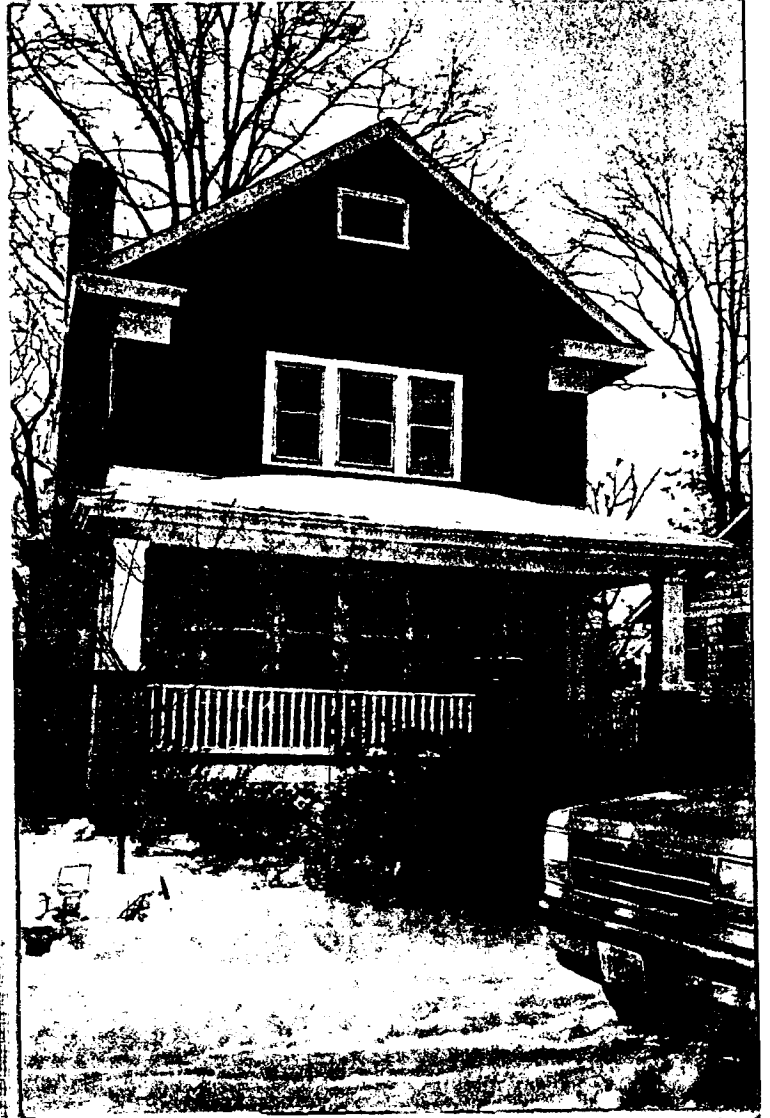




Subject House

14 Cleveland Avenue

Front (north) Elevation

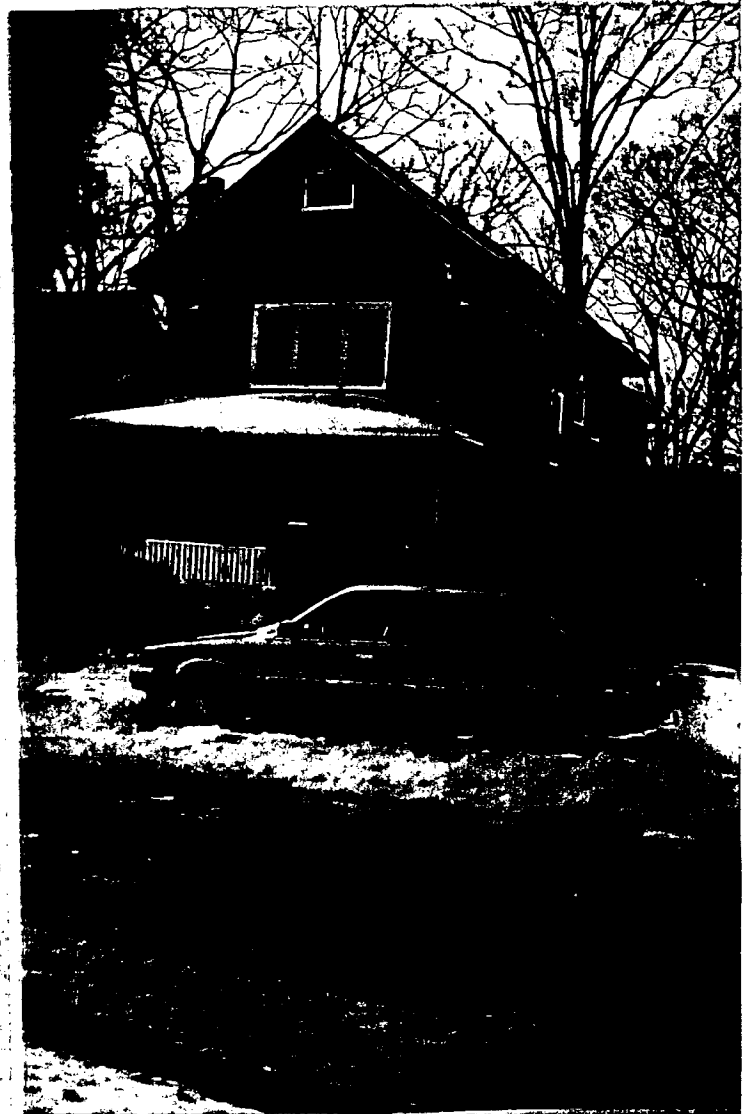
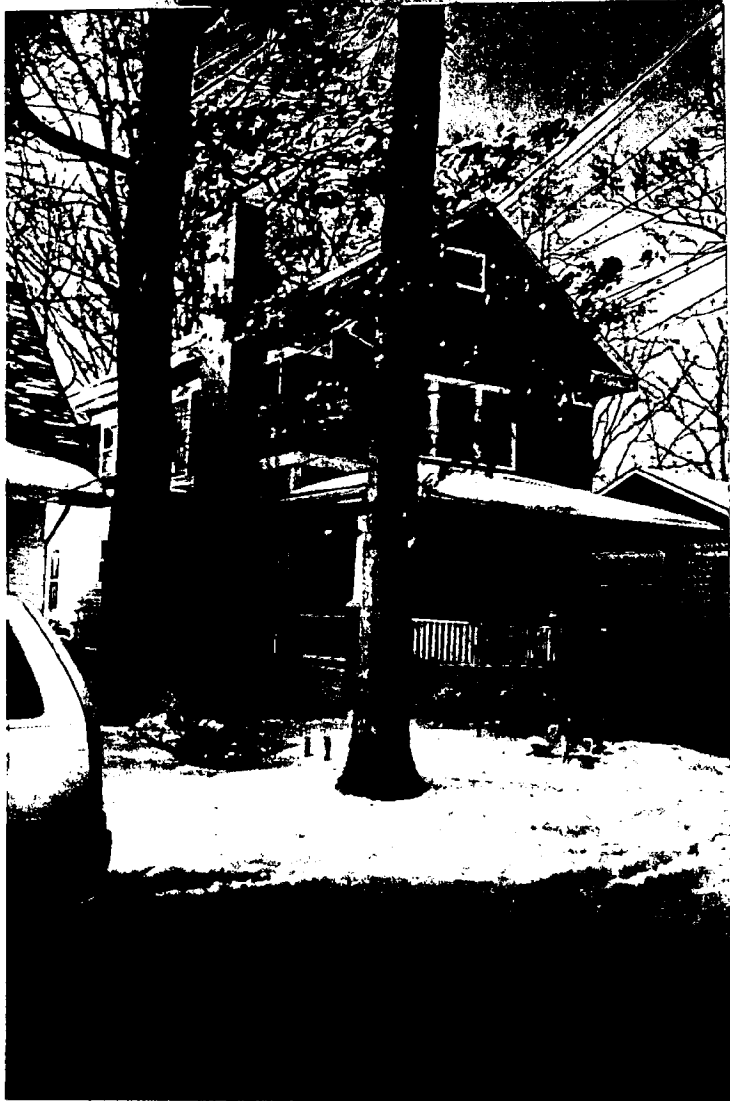


Subject House

14 Cleveland Avenue

East Elevation (Left)

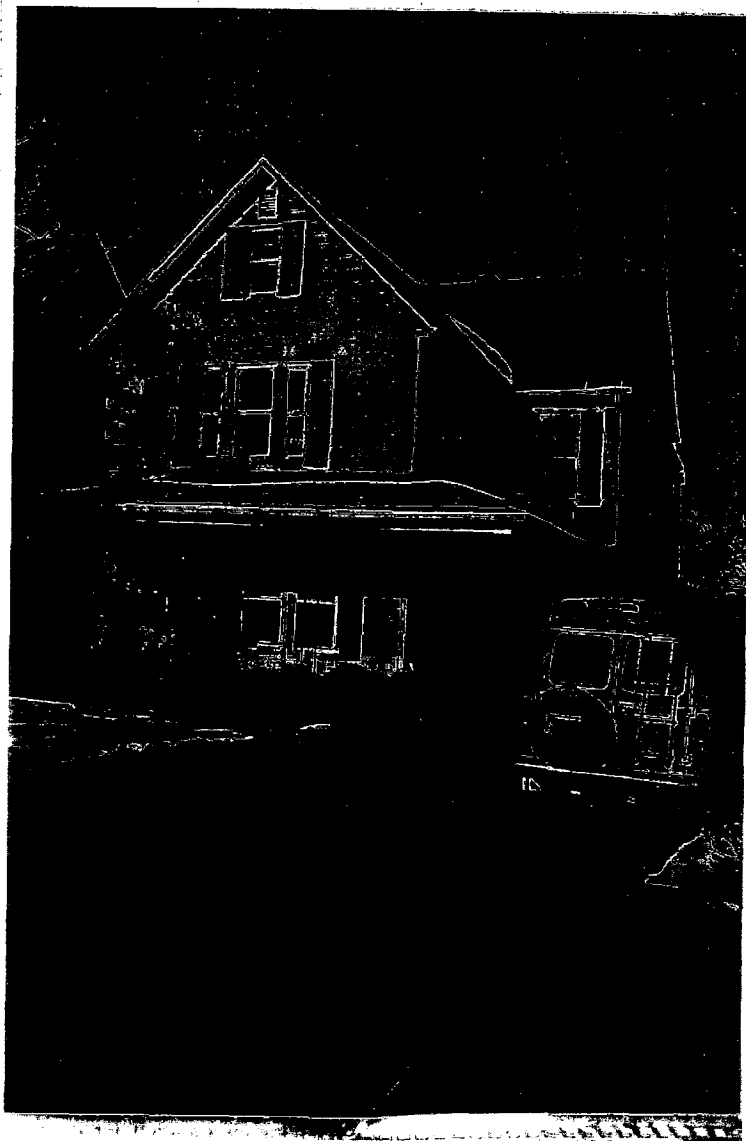
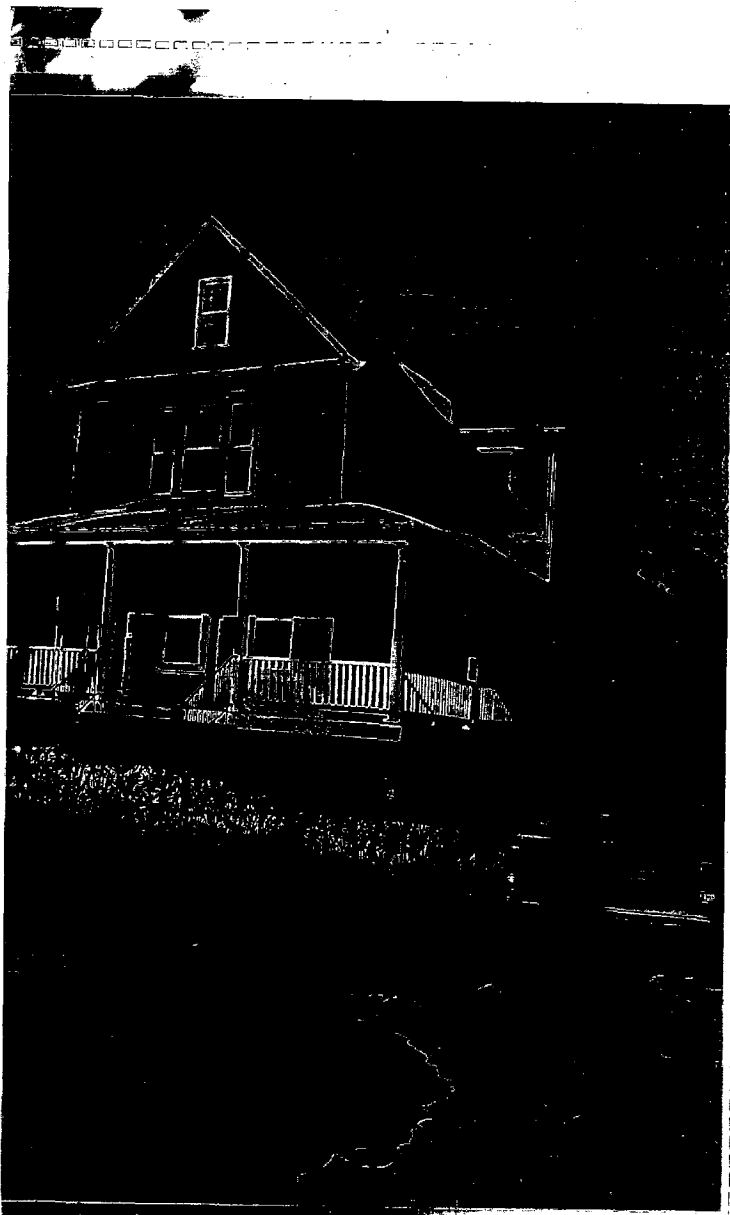
West Elevation (Right)



Other Main Block Plus Ell Houses

In Takoma Park

Tulip Avenue



14 Cleveland Avenue
Takoma Park H.D