

37/3-prelim 13 Cleveland Avenue
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 13 Cleveland Avenue Meeting Date: 3/24/93
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: n/a Tax Credit: No
Public Notice: 3/10/93 Report Date: 3/17/93
Applicant: William B. Dorman Staff: Nancy Witherell
PROPOSAL: Construct two hipped dormers RECOMMEND: Proceed

The applicant appeared before the Commission on November 18, 1992, for a preliminary consultation on the proposed addition of a second story to a one-story bungalow-style house. The Commission recommended that the applicant restudy the proposal so that the addition would more closely reflect the elements of the bungalow style.

A house in the bungalow style or form is generally described as relatively horizontal in nature, with a prominent, sheltering roof and porch, and wide eaves and extended rafter tails. Dormers are frequently employed to provide living space in the second story. Dormers are usually subsidiary to the size and height of the roof, but there are many examples, including some in Takoma Park, of tall, prominent dormers. These large dormers are a significant design feature, but they usually appear on the front facade.

For the applicant's second preliminary consultation, large hip-roofed dormers are proposed for the two side elevations. These dormers would extend the length of the major hip ridge and the full width of the house; the dormer walls would sit on the side walls of the house. The front and rear elevations would remain unaltered.

STAFF DISCUSSION

There are several issues to explore in the review of this proposal. Please refer to the attached excerpt from the Takoma Park amendment guidelines. First, the applicant has responded to the HPC's previous recommendation to propose an addition that employs features typical to a bungalow. Second, although relatively large in scale, the dormers do not rise above the roof ridge, and, as seen in the side elevations, are contained within the hip ridges. Third, the proposed dormers will appear less intrusive

if constructed than they appear on paper in elevation, since they will be set back approximately 11' from the front facade. Fourth, the immediate context for the house is a cul-de-sac which contains two other bungalows that have had their roof ridges raised to accommodate second story additions.

On the other hand, the appearance of the house will be changed by the addition of second-story living space on the sides and a major architectural element of the house, the low hipped roof, will be changed. The Takoma Park guidelines recommend that major additions be added at the rear if feasible. The applicant has stated, and the staff concurs, that a rear addition is less feasible than side additions in this instance, because of the plan and massing of the house, the proposed use of the additional space, and the size of the rear yard.

The addition of two side dormers that extend to the side walls would make the appearance of the existing front dormer more diminutive. The rear dormer extends to the rear wall, but the front dormer is meant to be ancillary to the front hipped roof. Although the front dormer would not be altered, its relationship to the roof would be changed by the construction of larger flanking dormers.

STAFF RECOMMENDATION

In balance, the staff finds that the applicant has met the terms of the Takoma Park guidelines, which included a concern for the ability of owners of bungalows to expand their houses. Since the ridge of the house is not being raised, the front facade is not being physically altered, and since dormers are a typical features of hip-roofed bungalow houses in Takoma Park and elsewhere, the staff finds that the HPC should advise the applicant to proceed with the project.

W.B. Dorman
13 Cleveland Ave.
Takoma Park, Md. 20912

March 1, 1993

Ms. Nancy Witherell
Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, Md. 20910

Dear Ms. Witherell,

Enclosed please find four elevations of my proposed alterations to my property at 13 Cleveland Ave., Takoma Park, Md. I am submitting them so that they can be placed on the agenda of the March 24th Historic Commission meeting for a "preliminary consultation".

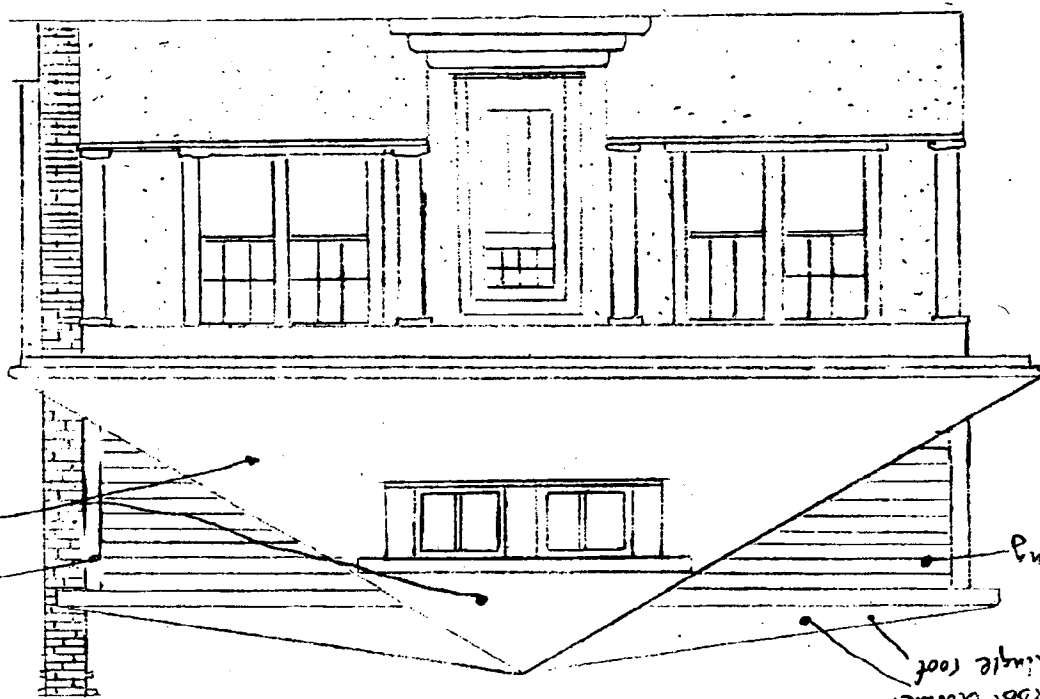
If it is necessary to supply any more information or materials please let me know.

Sincerely,

William B. Dorman

William B. Dorman

1 = 1/2"

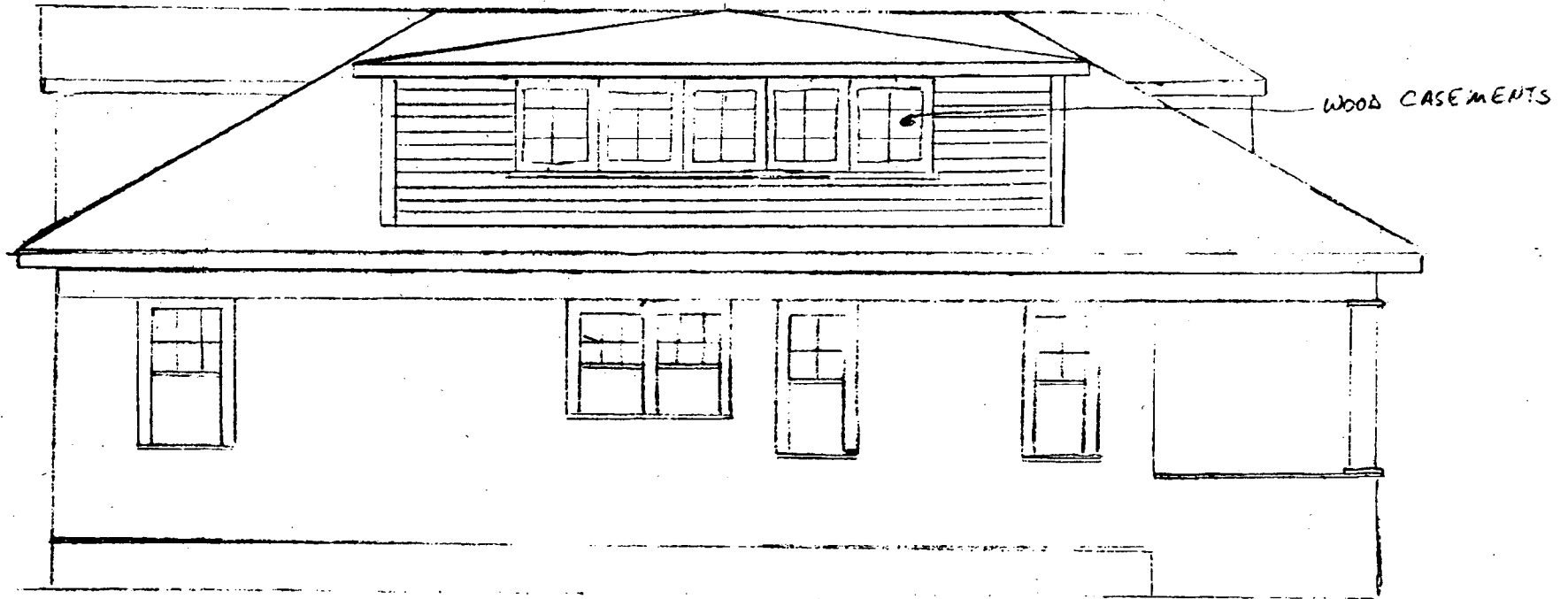


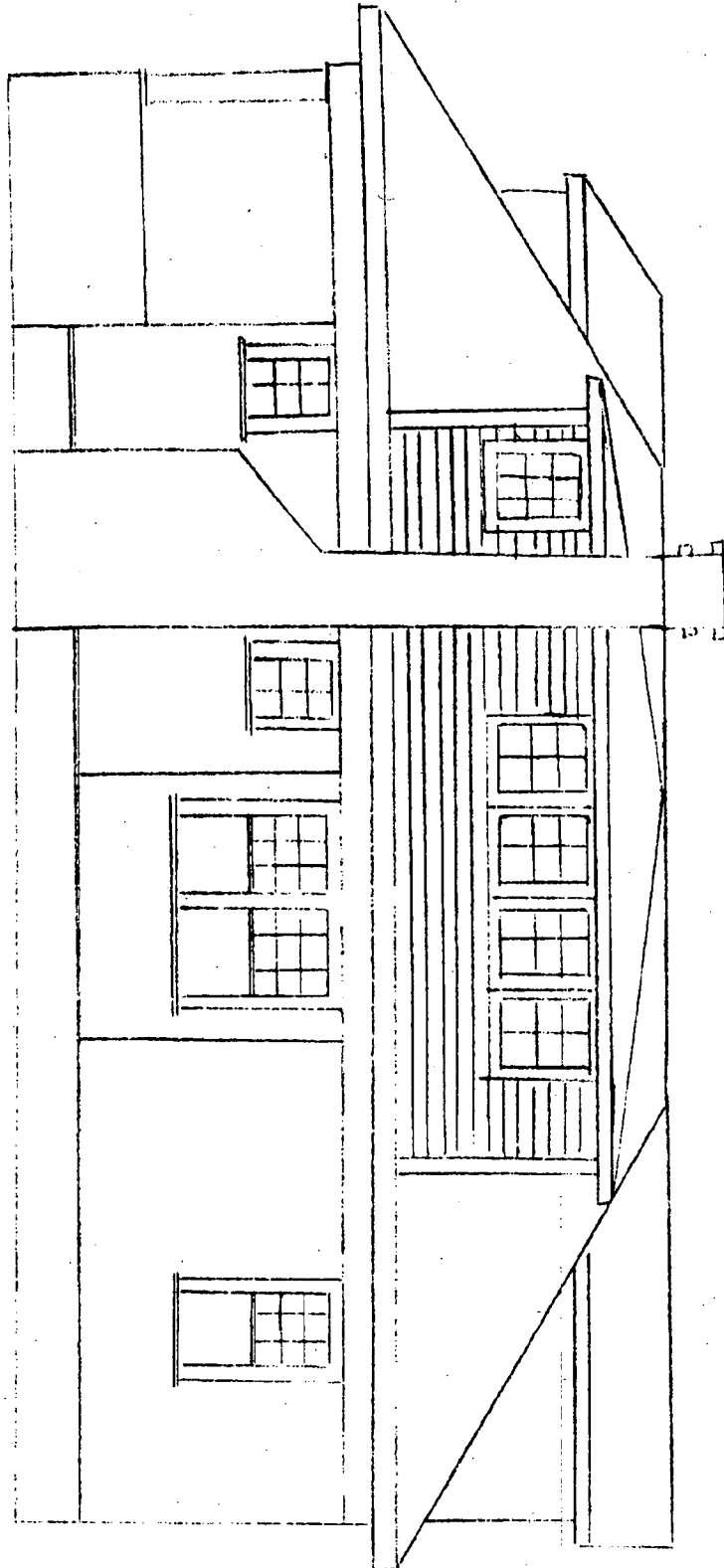
South Elevation
New hip roof
Existing structure unchanged

Wood siding
New hip roof
Composition shingle roof

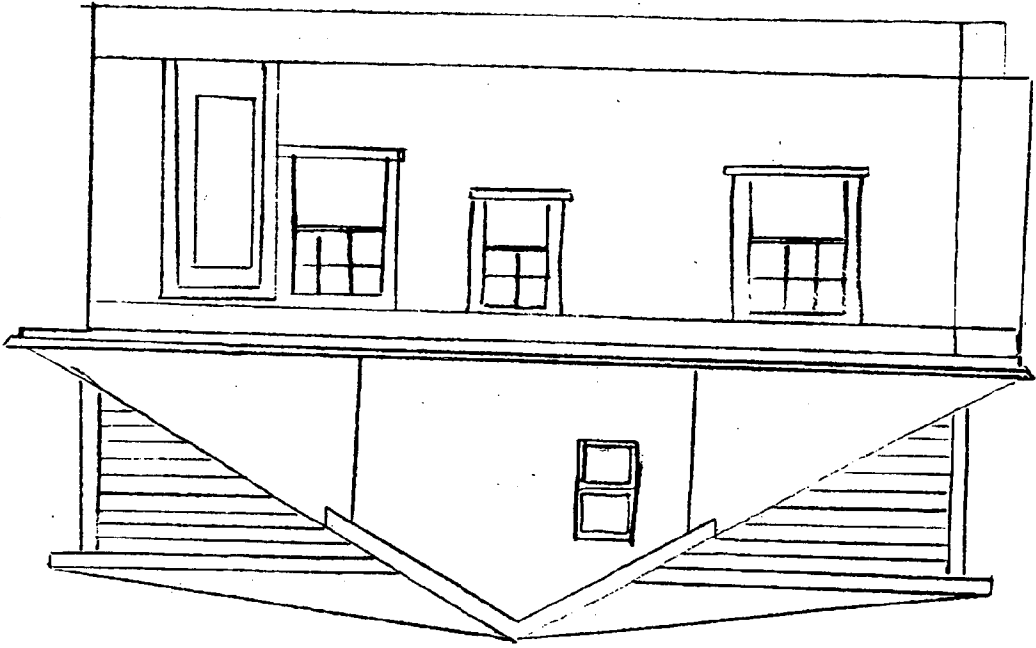
(2)

West Elevation





EAST ELEVATION



North Elevation

- o preservation of original building materials and use of appropriate, compatible new materials is encouraged
- o 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).

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- o all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required
- o minor alterations to areas that do not directly front on a public right-of-way - such as vents, metal stovepipes, air conditioners, fences, skylights, etc. - should be allowed as a matter of course; alterations to areas that do not directly front on a public right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis
- o 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; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited

- o while additions should be compatible, they are not required to be replicative of earlier architectural styles
- o second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing
- o original size and shape of window and door openings should be maintained, where feasible
- o some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- o alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- o all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Non-Contributing/Out-of-Period Resources - Residential

Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.

Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of Non-Contributing/Out-of-Period Resources should be permitted. However, any new building constructed in the place of a demolished building should be reviewed under the guidelines for new construction that follow.

Commercial Areas: Takoma Old Town and Takoma Junction

The intent of including the Takoma Old Town and Takoma Junction areas within the Takoma Park Historic District is to recognize the historic importance of these commercial nodes in the development and growth of the City of Takoma Park. It is not the intent of historic designation to stop or limit new



WEST ELEV.



FRONT



FRONT

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



13 Cleveland Ave.



#14 Cleveland Ave

0605 344 14

0605 344 14



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Albany

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526 + 525 Albany

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Baltimore Ave

SEP 1 1948

SEP 1 1948



v3 Cleveland

