

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 13 Cleveland Avenue	Meeting Date: 11/18/92
Resource: Takoma Park Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 11/4/92	Report Date: 11/10/92
Applicant: William Dorman	Staff: Nancy Witherell
PROPOSAL: ADD SECOND STORY	RECOMMEND: FURTHER STUDY

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The applicant proposes raising the roof of a bungalow listed as a contributing resource in the Takoma Park Historic District to create a two-story house. The footprint of the house would not be changed. The house is a 1 1/2-story, hip-roofed bungalow, with a pebble dash stucco exterior.

The applicant proposes retaining most of the front porch, including the posts, but would add a new roof separate from that of the house. The applicant would add a second story clad with wooden clapboard, and a hipped roof. Essentially, the house would be changed from a Bungalow to a Four Square.

The applicant has submitted photographs of nearby houses that are historically two-story in height and similar in material, roof form, and scale to the proposal. His intention is to transform the house into another style used throughout the neighborhood (and in the near vicinity), as opposed to raising the roof in a manner that would create a hybrid style or form.

STAFF DISCUSSION

The staff is concerned with the loss of the bungalow character of the house. Bungalows are common throughout the Takoma Park Historic District, and are contributing structures because they exemplify the historic character and scale of the neighborhood.

The staff appreciates the approach taken by the applicant to design a house that is similar to other historic houses in the historic district. However, the proposed design is not consistent with the house itself, which is characterized by its low height and roof.

The overall character of the immediate neighborhood is low--bungalows and other 1 1/2-story houses--although the effect is not uniform and there is a two-story house across the street

and others within view of the applicant's house. Both an adjacent bungalow and one across the street have undergone alterations that have raised the roof ridge so that more living space in the second story could be obtained. While altered, both of these houses still read as bungalows.

The design guidelines in the Master Plan amendment for contributing (category 2) structures include the following statements:

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.

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.

The guidelines seem to indicate that although the Commission could find the expansion of one-story houses consistent with the ordinance, the expansion should result in a structure that is consistent with the style and character of the house before it was altered. The staff infers from this that a bungalow could be expanded by raising the roof ridge and adding dormers. Changing the house to a two-story, Four Square-style house would seem to be inconsistent with the Master Plan's goal of retaining the character of the resource.

The proposal must also be found to be consistent with the ordinance criteria. The pertinent criteria are 24A-8(b)1 and 24A-8(b)2:

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

#### STAFF RECOMMENDATION

While being generally compatible with the "character and nature" of the historic district as a whole, the proposed alteration would nevertheless "substantially alter the exterior features" of the historic resource.

The staff recommends that the Commission suggest further study,

and give the applicant direction on approaches that would be seen by the Commission as being consistent with the ordinance and design guidelines.

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

October 27, 1992

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

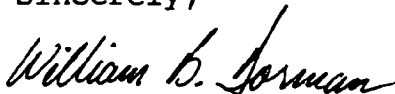
Dear Ms. Wetherill,

Enclosed please find four elevations of my property at 13 Cleveland Ave., Takoma Park, Md. and some photographs of other houses on the street and some of the other houses in the immediate neighborhood that are similar to what our house will look like after the work is completed. Also there are a few pictures of other two story houses within eyesight of our house. Please take note of the picture of #14 Cleveland Ave which is directly across the street from us. We are planning to apply for a permit to build a second story addition to the house as shown in the drawings. It is my understanding that you will present these materials at the Historic Commission meeting in November for a "preliminary consultation". I plan to attend the meeting and to respond to the board's reaction to my proposal.

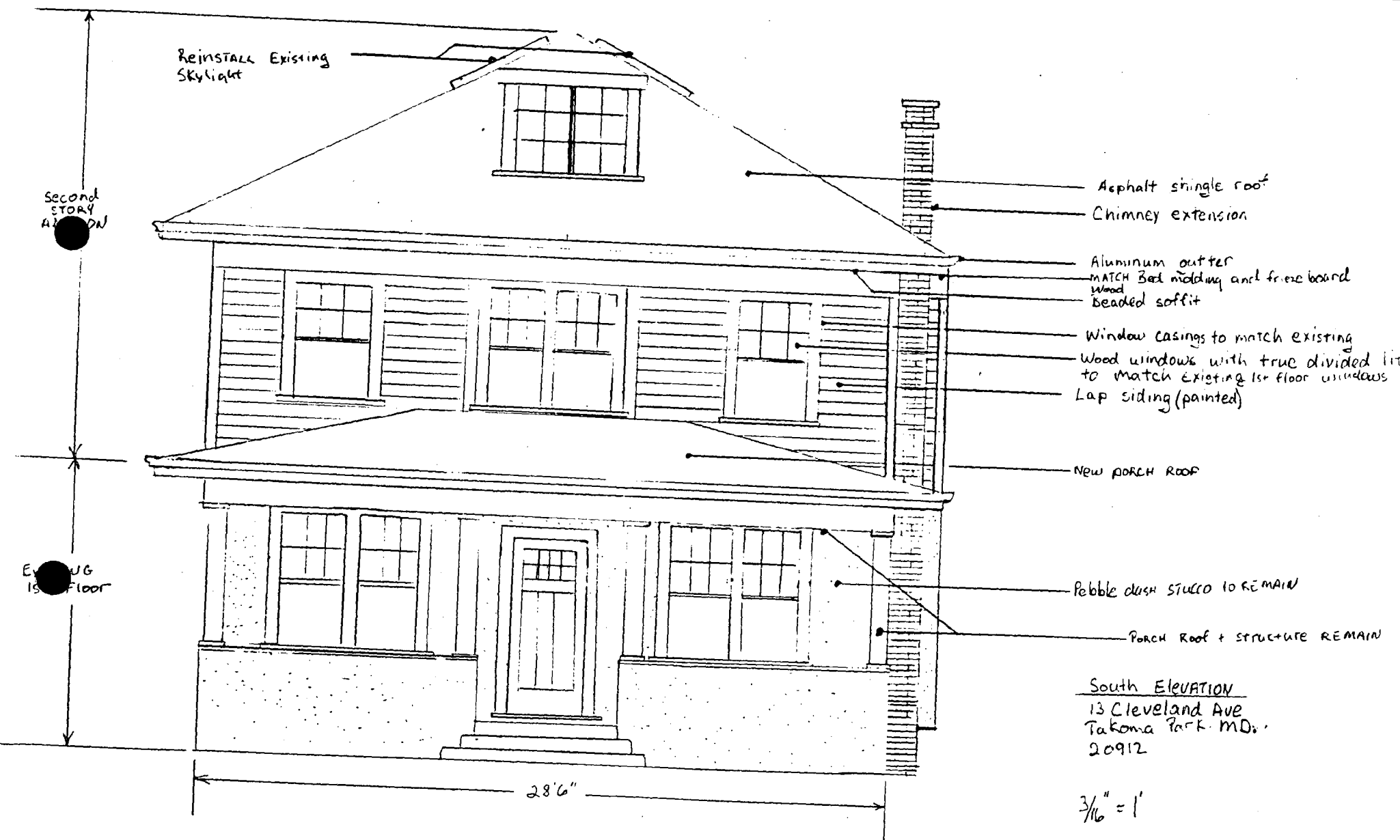
If there is more that I could do in any regard to more clearly present my plan could you please contact me? My home and work phone is 585-0453. I will be glad to schedule a time to look at the houses in our neighborhood with you at your convenience.

Thank you for your help in this matter.

Sincerely,



William B. Dorman



South ELEVATION  
 13 Cleveland Ave  
 Takoma Park, MD.  
 20912

$\frac{3}{16}'' = 1'$





NORTH ELEVATION

3/16" = 1'

NEW REAR DOOR  
TO FUTURE DECK



3/16 = 1'

5



front



front

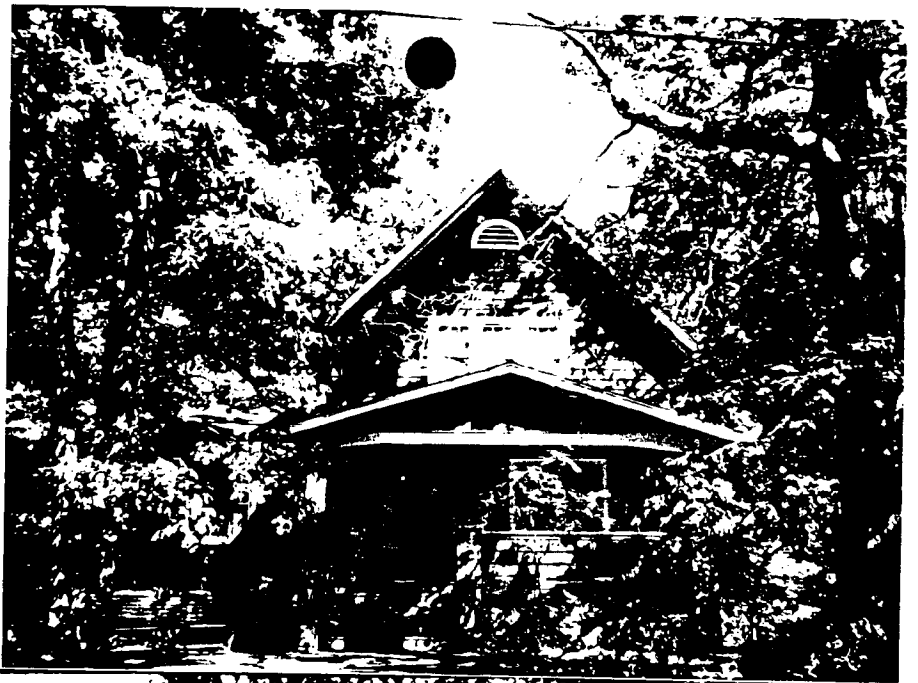
13 CLEVELAND AVENUE



across the street -

14 Cleveland Avenue

(corner of  
Baltimore +  
Cleveland)



[Neely 2-story  
houses on  
Baltimore Avenue]

→  
on Baltimore  
near Cleveland



an Albany Ave.



Albany Ave.



Baltimore Ave.

