

Prelim. Consult.

30 Columbia Ave. Takoma Park H.D.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 30 Columbia Avenue Meeting Date: 9/16/94
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: Not Applicable Tax Credit: No
Public Notice: 8/31/94 Report Date: 9/7/94
Applicant: Jack & Patricia Miller Staff: David Berg
PROPOSAL: Construct 2 story addition RECOMMEND: Proceed but
with changes
and conditions

BACKGROUND

The house is an American Four-Square ca. 1910 with white vinyl siding and is a contributing resource to the Takoma Park Historic District. It is surrounded on all sides by contributing resources of the same period.

The applicants propose to demolish a shed roofed addition located to the rear of the structure and to utilize the existing foundation to construct a two and one half story addition in its place. The addition would employ vinyl siding identical to that which exists on the rest of the house, and casement windows throughout. The proposal also includes changes to the fenestration on the rear facade.

STAFF DISCUSSION

Staff feels that the tower-like appearance of the proposed addition is out of character with the American Four-Square architecture of the resource. The proposed addition has a ridge line nearly equal in height to the existing ridge line of the house and due to the slope of the roof, the addition can be easily seen from the street.

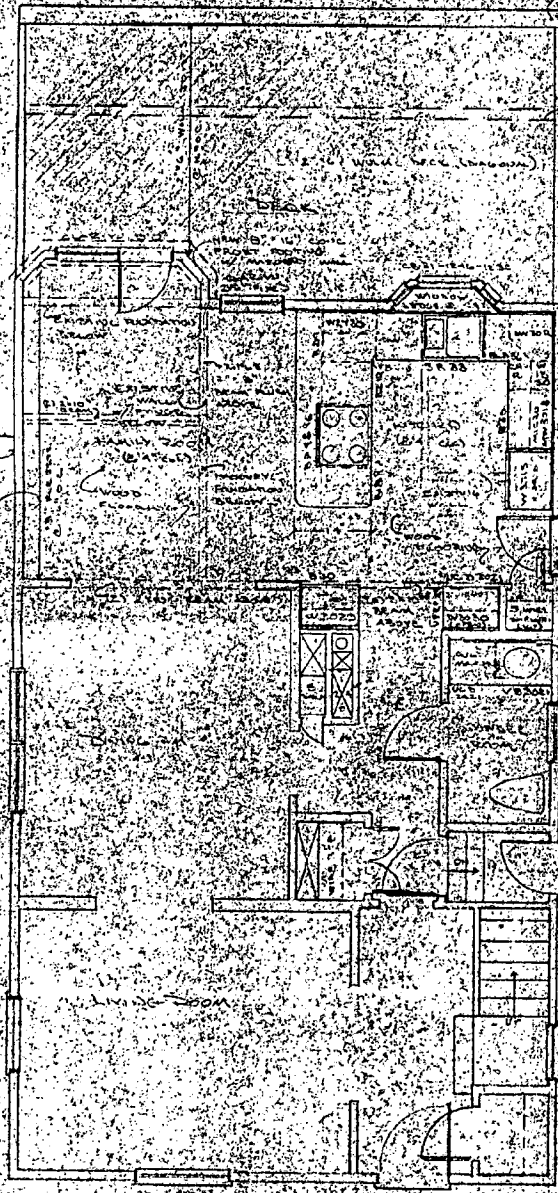
Staff is concerned with the fact that the new window on the left side elevation does not line up horizontally with the existing windows. Furthermore, the lack of an opening on the lower half of the addition is not in character with the historicity of the district.

Staff does not generally approve the use of vinyl siding, however, the existing historic structure is already sided with vinyl. Thus, staff finds the use of vinyl on this particular addition to be acceptable. The existing addition is recessed from the historic resource by about 8"; this setback should be retained in the new addition.

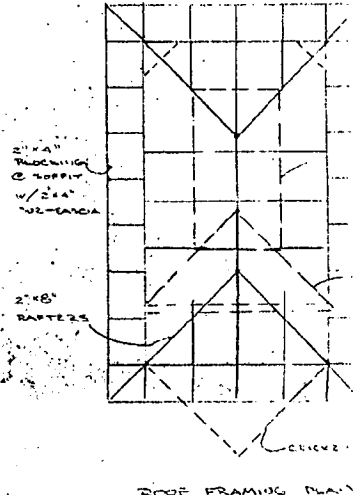
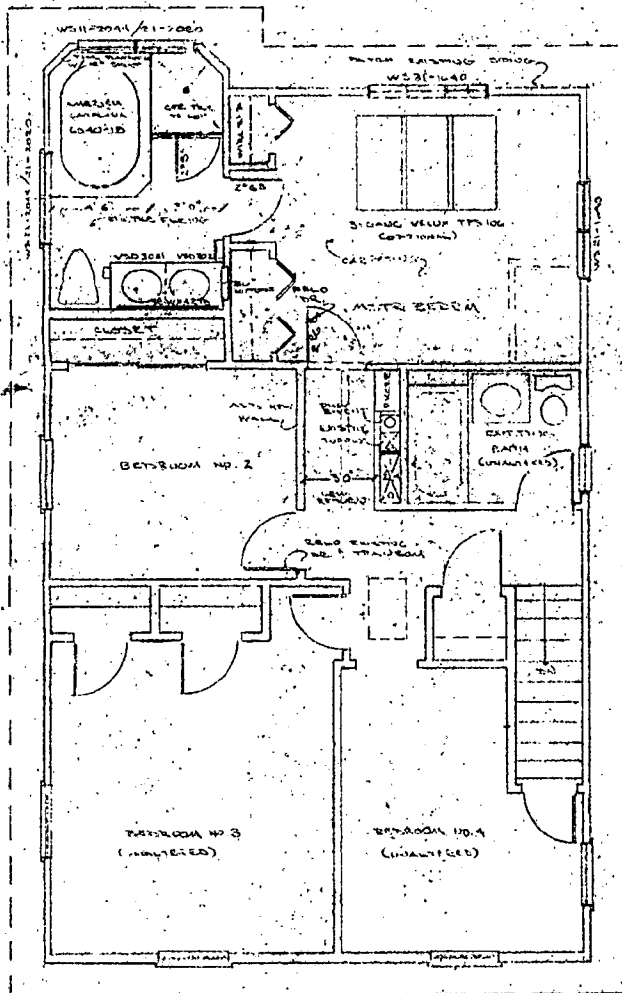
STAFF RECOMMENDATION

In summary, the staff finds some difficulties with the proposal and recommends that the following issues be addressed at this meeting or at the time the Historic Area Work Permit is sought:

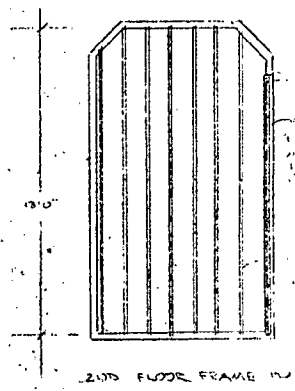
- 1) The addition should be re-designed to be compatible with the architectural style of the house and with the height and configuration of the existing rear facade.
- 2) The 8" recess of later additions should be maintained in order to differentiate between new construction and the historic fabric.
- 3) The applicant should consider the installation of a window on the first floor of the left side elevation of the addition to provide the sense of balanced openings characteristic of the Historic District. Windows should be horizontally aligned.
- 4) All new windows shall be trimmed with a minimum of a 4" wood surround.



FIRST FLOOR



ROOF FRAMING PLAN

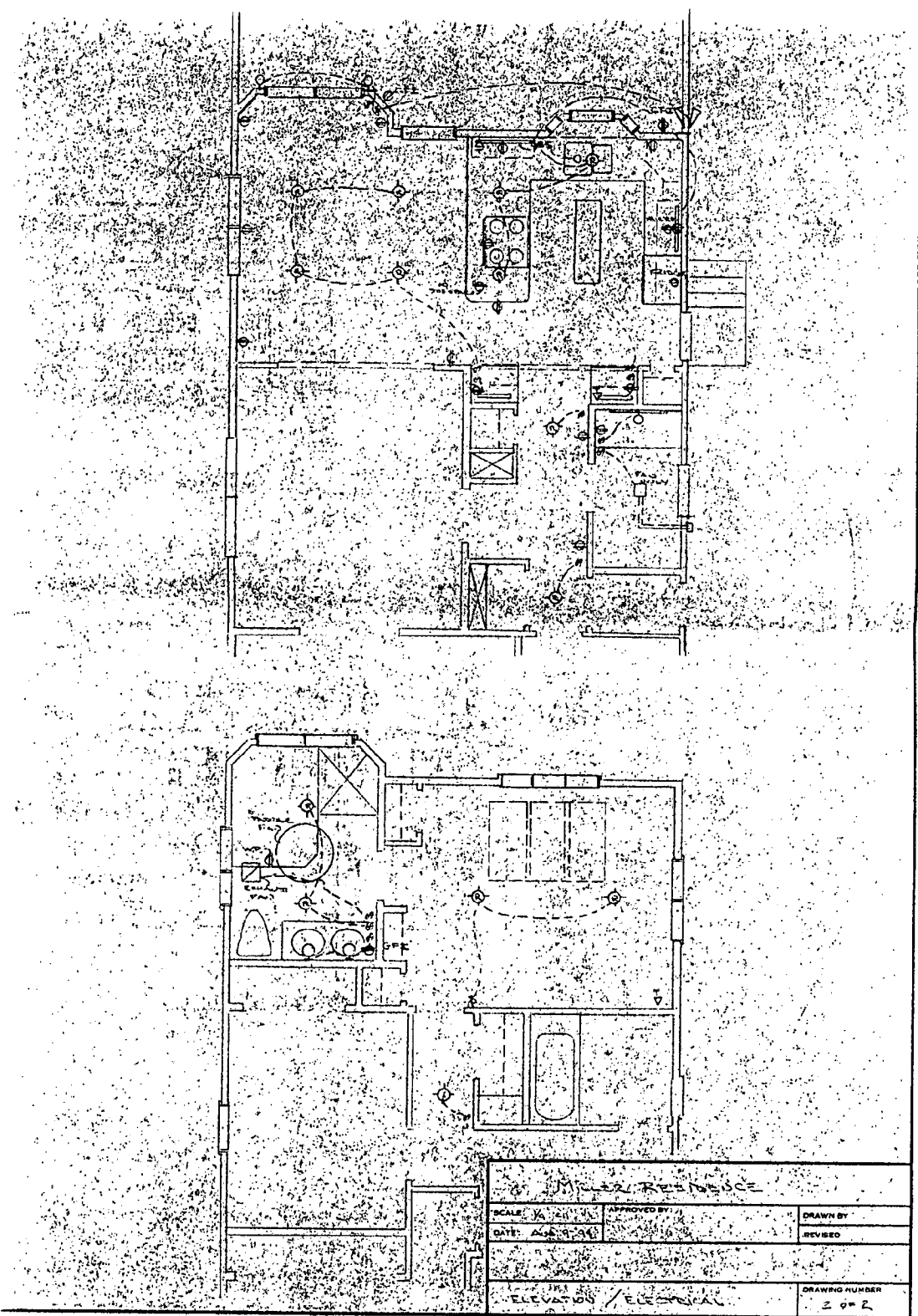


2005 FLOOR FRAME IN

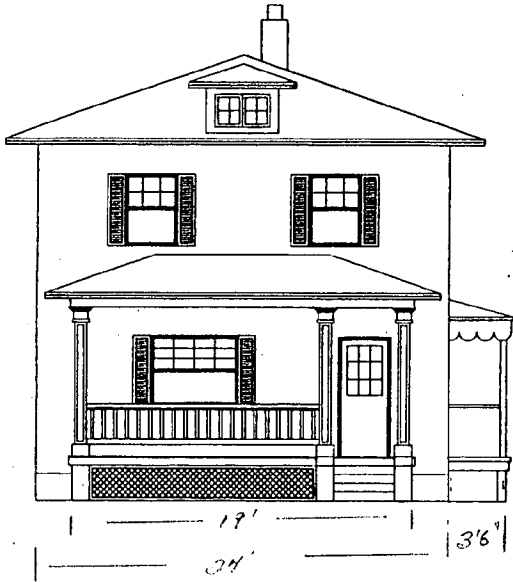
SECOND FLOOR

MILLER RESIDEN

SCALE: 1/4" = 1'	APPROVED BY:	DRAW:
DATE: Aug 2, 20		REV:



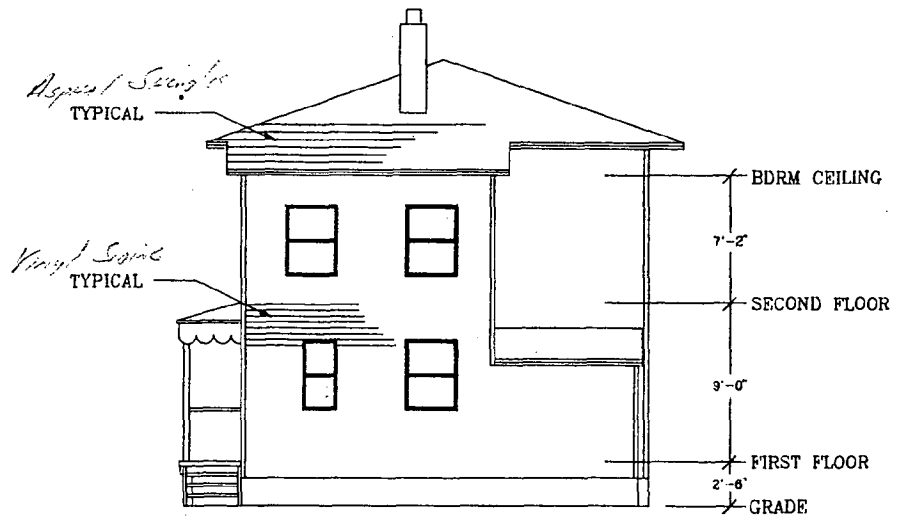
MILLER RESIDENCE		
SCALE: 1/8" = 1'-0"	APPROVED BY: [Signature]	DRAWN BY: [Signature]
DATE: AUG 19 1964		REVISED:
ELEVATION / ELECTRICAL		DRAWING NUMBER 202



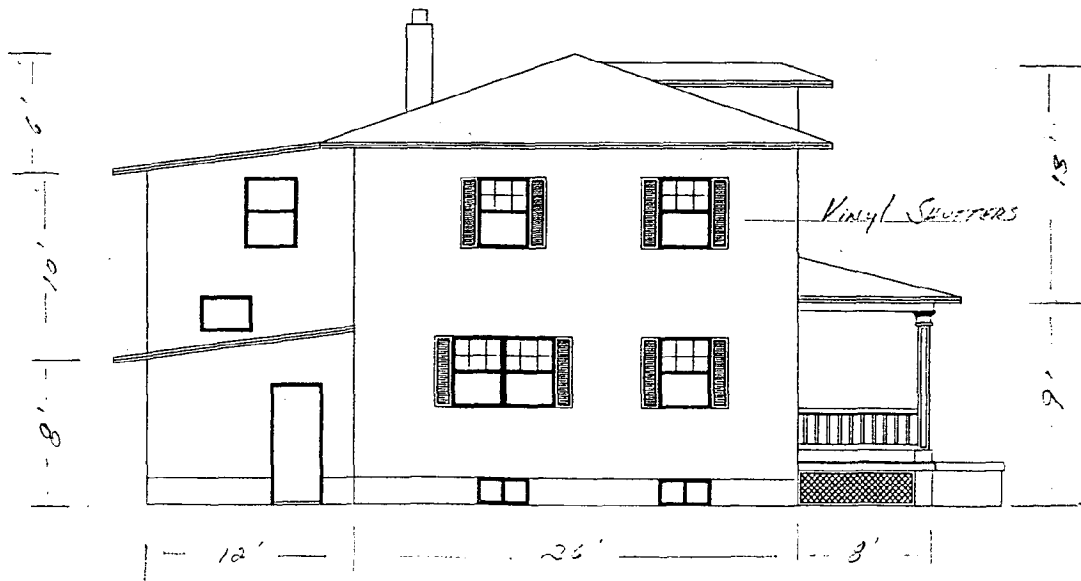
FRONT ELEVATION



RIGHT SIDE ELEVATION Existing

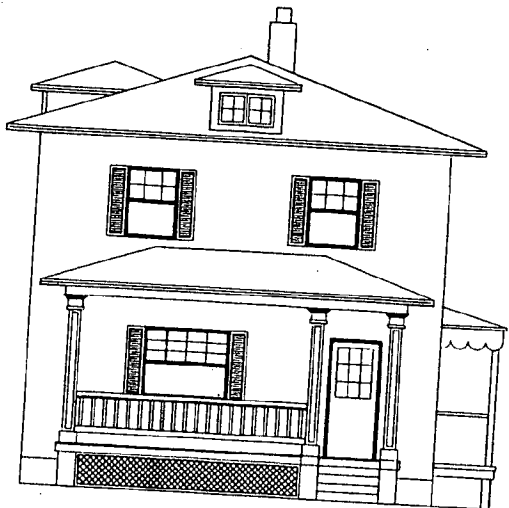


REAR ELEVATION



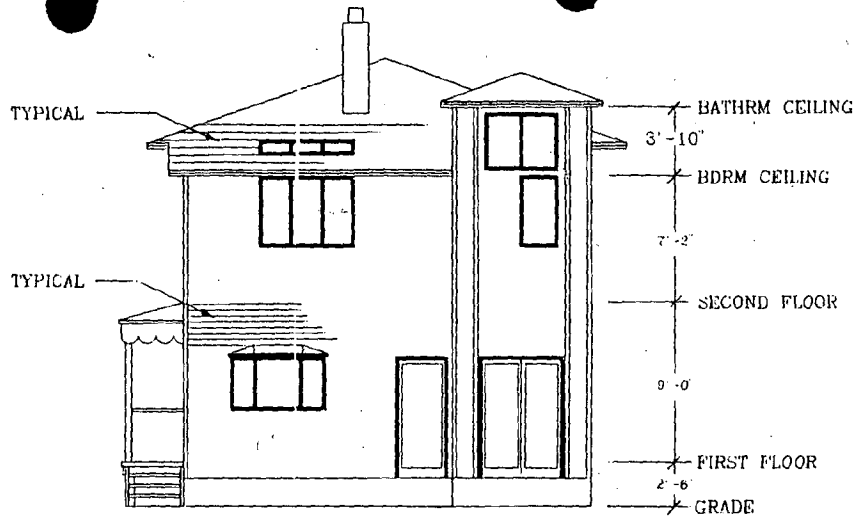
Existing

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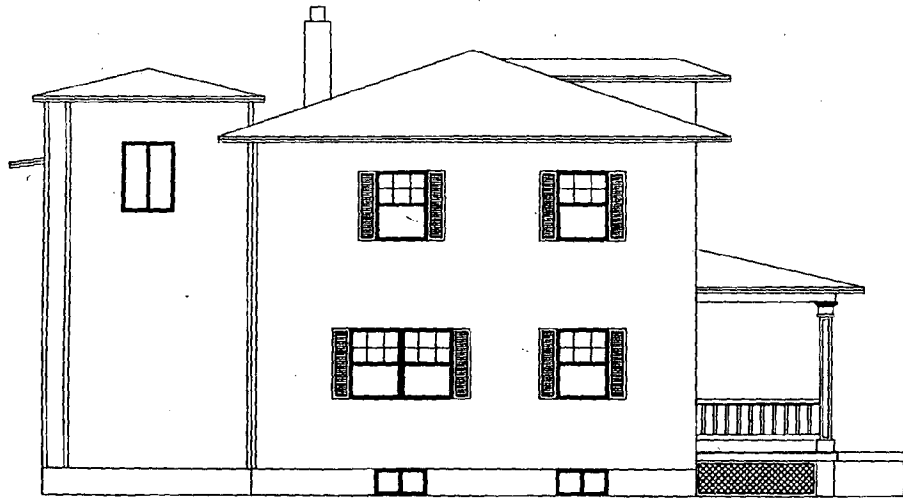


FRONT ELEVATION

Proposed



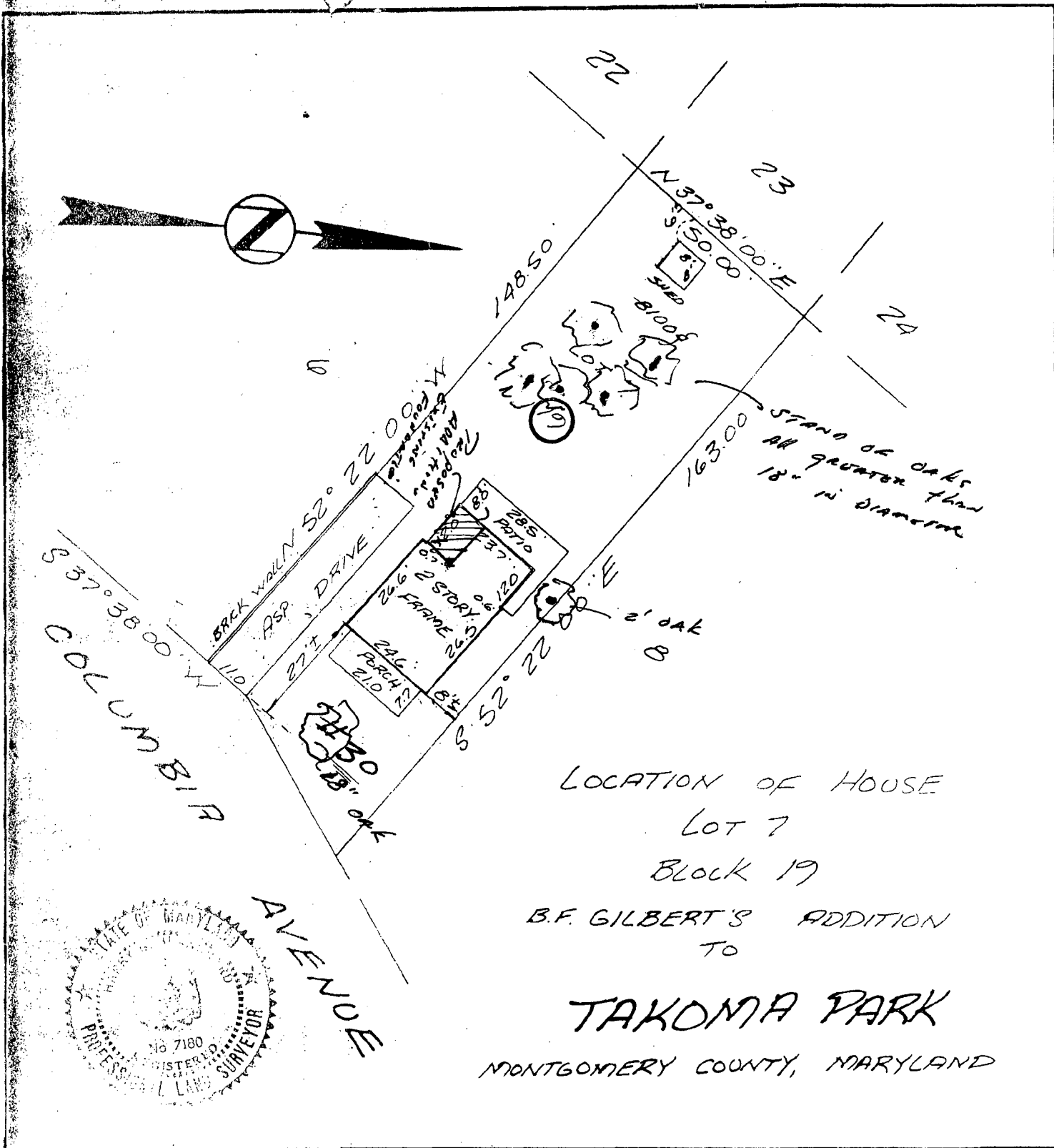
REAR ELEVATION



LEFT SIDE ELEVATION

Proposed

NOTE: This survey for title purposes only. It is not to be used for determining property lines. Proper markers are used. Markers Not guaranteed by this survey.



LOCATION OF HOUSE
 LOT 7
 BLOCK 19
 B.F. GILBERT'S ADDITION
 TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED. IN AS A PLAN AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND. <i>Harry S. Blanchard</i> REGISTERED LAND SURVEYOR MD. 7180	REFERENCES PLAT BK. A PLAT NO. 2	ELDON E. SNIDER & ASSOCIATES LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 216 GAITHERSBURG, MD. 948 5100
	LIBER FOLIO	