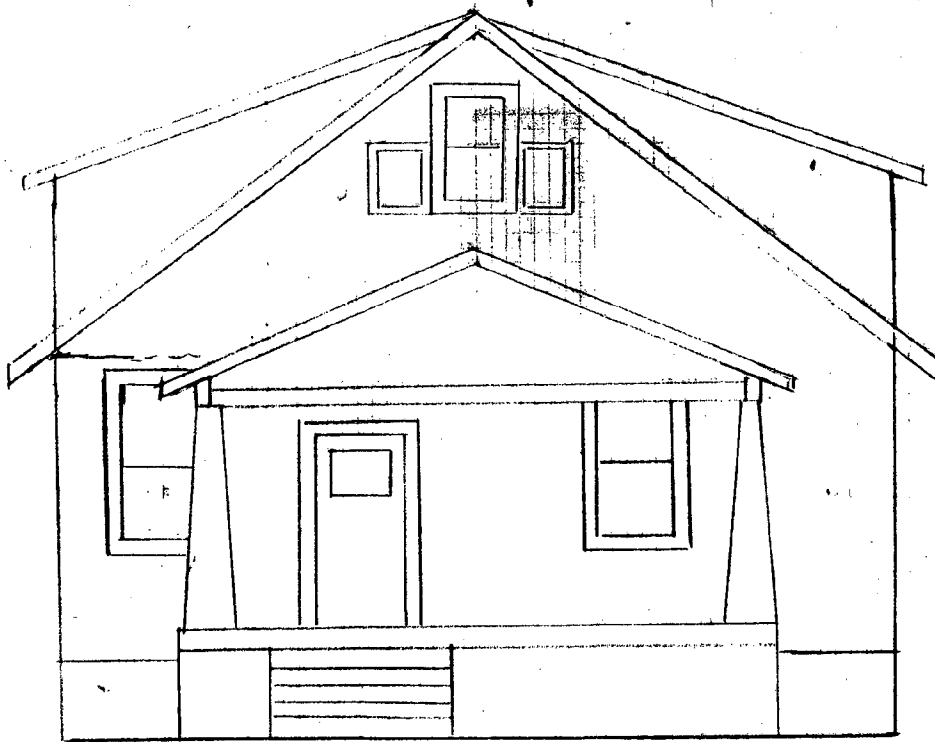


37/3-prelim 60 Walnut Avenue
Takoma Park Historic District

Modities Scheme 1134

1. Steeper roof ($\approx 8.5/12$)
2. Steeper porch + dormer ($\approx 4.2/1$)
3. NO knee walls - maintain roof eave around sides of house - retains character
4. Roof pitch typical for house type in neighborhood but reduced per staff recommendation



Scheme "D"
60 Walnut Ave

(presented at 4-28-93
meeting for preliminary
consultation)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 60 Walnut Avenue Meeting Date: 4/28/93
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: n/a Tax Credit: No
Public Notice: 4/14/93 Report Date: 4/21/93
Applicant: Thomas Forhan Staff: Nancy Witherell
PROPOSAL: Raise roof/add living space RECOMMEND: Further study

The applicant is interested in discussing with the Commission ways in which he and his family might add bedroom space on the second story of a 1 1/2-story, front-gable Craftsman-style cottage. A contributing structure in the Takoma Park Historic District, the house is part of a row of 1 1/2-story cottages on the north side of Walnut Avenue. (The houses on either side of 60 Walnut Avenue are taller and have more complicated roof forms.) Across Walnut Avenue, there is greater variety in the streetscape, including a substantial stuccoed bungalow and a two-story house.

The upper story of the house has headroom of 6'8" at the peak. The county's code requires headroom of 7'6" for at least 50% of the space.

The applicant has provided three schemes, ranked by his preferences, for the purposes of this preliminary consultation.

Scheme A would transform the house from a 1 1/2-story house to a 2-story house by extending the exterior walls higher and replacing the roof with another of the same pitch. A scissors truss would be used to minimize the increased height of the second story. The knee wall would extend about 6' above the plate, with a height at the peak of about 13'.

Scheme B would involve construction of a new roof, changing the pitch from approximately 6 in 12 to 10 in 12. The porch roof would also be rebuilt to make it more compatible with the altered roof pitch. Dormers would be constructed on both gable faces, and the applicant would like to install skylights. The dormers would be approximately 3 1/2-feet in height; the height at the

peak would be about 11'. The roof eave around the sides of the house would be maintained.

Scheme C would add knee walls approximately 4 1/2-feet in height, for a peak height of about 10 1/2 feet. The side walls would rise directly from the existing side walls. This scheme, like Scheme A, maintains the existing roof pitch of about 6/12.

STAFF DISCUSSION

The section of the Takoma Park guidelines most relevant to this discussion is:

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 two threshold issues of this guideline are:

- 1) general consistency with the style of the house
- 2) compatibility with the streetscape's scale and massing

Of the three schemes, Scheme A is the least consistent with these guidelines, in the staff's judgment, as the low scale of the surrounding streetscape would be altered by creating a two-story Craftsman-style house. However, the pitch of the roof is maintained without the addition of dormers.

Scheme B would change the pitch of the roof, an alteration generally to be avoided, since the modest character of the house is partially conveyed by its roof pitch, which is typical for craftsman-style cottages of its type in the neighborhood. However, Scheme B does retain the character and height of the existing side walls by not extending them upwards into the roof; the eave edge (of a new, steeper roof) would continue.

Scheme C retains the existing pitch of the roof and increases the height of the roof the least. From the front, this scheme would be the closest to the existing house. From the side, however, the extended side wall would convey the sense of a taller house. And the simple roof form would also be altered, as it would in Scheme B. The large dormers would read as a more substantial change to this modest roof than they would in Scheme B.

The applicant, in presenting three schemes, has illustrated the difficulty in adding headroom to a house form that is traditionally only 1 1/2-stories in height. The best solution, if the house were to be altered at all, would be to add dormers, but the inside ridge height is well short of the necessary minimum.

In a previous case on Cleveland Avenue, the Commisison considered

and approved the construction of dormers on a bungalow. In that case, the existing roof provided a legal interior height. The purpose of the dormers was to provide increased liveable floor area. In this instance, the roof would have to be raised in order to provide the applicant with liveable bedroom space.

This preliminary consultation, therefore, allows the Commission an opportunity to define some of the parameters of the guideline quoted above. This proposal will undoubtedly be followed by others that will also seek an interpretation of this guideline.

STAFF RECOMMENDATION

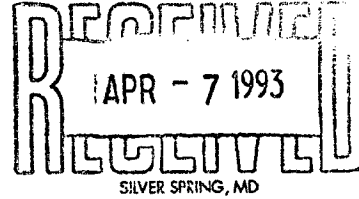
In the staff's judgment, Scheme A is least in keeping with the intent of the guideline because of the resulting height. Scheme B could be considered as an approach for this house or others if the pitch of the roof were more similar to the existing pitch. Scheme C is most compatible with the guidelines, in that it retains the pitch of the roof and raises the ridge the least.

The staff suggests that a modified Scheme C would be more consistent still: a slight raise in the ridge height, maintenance of the roof pitch, and the construction of dormers to add as much space and light as possible. In this option, it probably would not be possible to add three bedrooms, as well as a bathroom and storage, as the applicant desires. The house is small, and the more space requirements placed upon it, the more difficult the solution.

Constructing an additional 6' at the rear of the house and a deck at the rear, as described in the applicant's letter, does not, in the staff's judgment, conflict with the purposes of the ordinance or the Takoma Park guidelines.

60 Walnut Avenue
Takoma Park MD 20912
April 7, 1993

NEIGHBORHOOD DESIGN & ZONING
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



Nancy Witherall
Montgomery County
Historic Preservation Commission
87878 Georgia Ave.
Silver Spring MD 20910-3760

RE: 60 Walnut Ave.

Dear Ms. Witherall,

Enclosed you will find the materials we discussed for preliminary review by the Historic Preservation Commission: front and side elevations for three possible schemes for enlarging our home, a copy of the house location survey for the property, and six photographs of the house and streetscape.

60 Walnut Avenue is a small story and a half house built in 1922. In the database of Takoma Park District Resources it is listed as Craftsman style, Category 2 (Contributing) with no comments or notes of significance. Two small bedrooms, one bath, kitchen, and a living room/dining room comprise the first floor, the former sleeping porch is enclosed and used as a kids' playroom. The second floor has a maximum headroom at the peak of about 6'8", which is neither practical or legal for livable space.

I purchased this house in 1987, before meeting my wife, and it served well as a home for a single man, and later a couple. However, as we began to raise children, it is clear that it is too small to meet the needs of a growing family. We are involved in our neighborhood, through the Westmoreland Area Community Organization, a cooperative nursery school, a women's reading group, and a babysitting co-op. Among the fifteen homes on our block, there are twenty-three children, ten of them pre-schoolers, which makes it a wonderful place for kids. We do not want to leave Walnut Avenue.

As you see from the location survey, our options for additions are limited by set-backs and a WSSC easement. We considered finishing the basement to get some additional room, but as headroom is low, it is not workable. With these factors in mind, I have drawn three different schemes to enlarge the house. Each involves removing the existing roof and back porch, and building on the existing footprint.

I should comment that I am a rank amateur in this arena, and some details may be amiss. We will hire a professional architect for this project, who can attend to details, window placement, scale and the like. My purpose in presenting these drawings is simply to get a preliminary reading from the HPC about the alternatives.

Scheme "A" is our preferred alternative. It converts the house from one and a half to a two stories, maintaining the existing Craftsman style. There are several Craftsman homes like this in the immediate area, most notably 6909 Westmoreland Ave. To reduce the scale of the addition, I have drawn the second floor walls only six feet high, (legal headroom would be achieved by using scissors trusses for the roof), and windows

would be scaled down from what is used on the first floor. Roof pitch is the same as the original house, about six in twelve. This scheme is preferred because the construction is simple and economical, and much could be prefabricated and erected quickly, reducing the risk to the interior when the old roof is removed and minimizing the time our family will have to be out of the house. We feel it is an attractive Craftsman style alternative, and fits into the streetscape while maximizing space and minimizing our costs.

Scheme "B" is also attractive. It increases the pitch of the main roof to about 10 in 12. Pitch of the porch roof is also increased to 6 in 12, and the dormer pitch mimics the porch. There is one very similar Craftsman house nearby, 6805 Westmoreland. Costs would be higher than Scheme "A", as the roof/dormer structure is more complex to build, and the front porch roof would have to be replaced, the higher pitches are more costly to roof, and skylights would be required to improve air circulation impeded by the gable and dormer ends. Some usable space would also be lost beneath the eaves at the two gable ends.

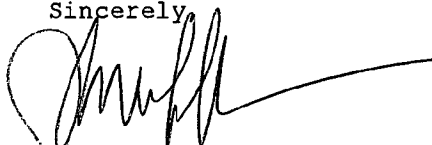
Scheme "C" is our least desirable alternative. It is based on building short knee walls around the perimeter which would allow constructing a roof with the original pitch but legal headroom, supplemented with dormers which match the pitch of the front porch. The result would be very much like 68 Walnut Avenue. Costs would be similar to Scheme "B", savings due to a lower pitch and leaving the porch roof unchanged being offset by the increased cost of constructing knee walls. Over 100 square feet of usable space would be lost under the eaves. Cross ventilation would require skylights. Aesthetically, we find the flatter roof effect unappealing, as do neighbors who have seen the drawings.

An additional element is indicated on the survey sheet: we may be able to buy about 1000 square feet of abutting land. We have been negotiating with the owners of this property for over nine months, and it is clear that they are very reluctant to sell. They have indicated, however, that should they decide to sell, it would only be to provide additional yard space, and that they would insist on an easement preventing any construction on that parcel: house addition, garages, decks, gazebos, etc. as well as restrict parking of automobiles. Acquisition of that land, would however, alleviate the setback problem somewhat. If we were successful, I would expect we would then add an additional six feet of depth to the structure. We could then plan to place a deck behind the house.

I appreciate your suggestion for requesting a preliminary review. If you have any questions, please feel free to contact me at my office, (202) 357-7817, or at home (301) 270-8073.

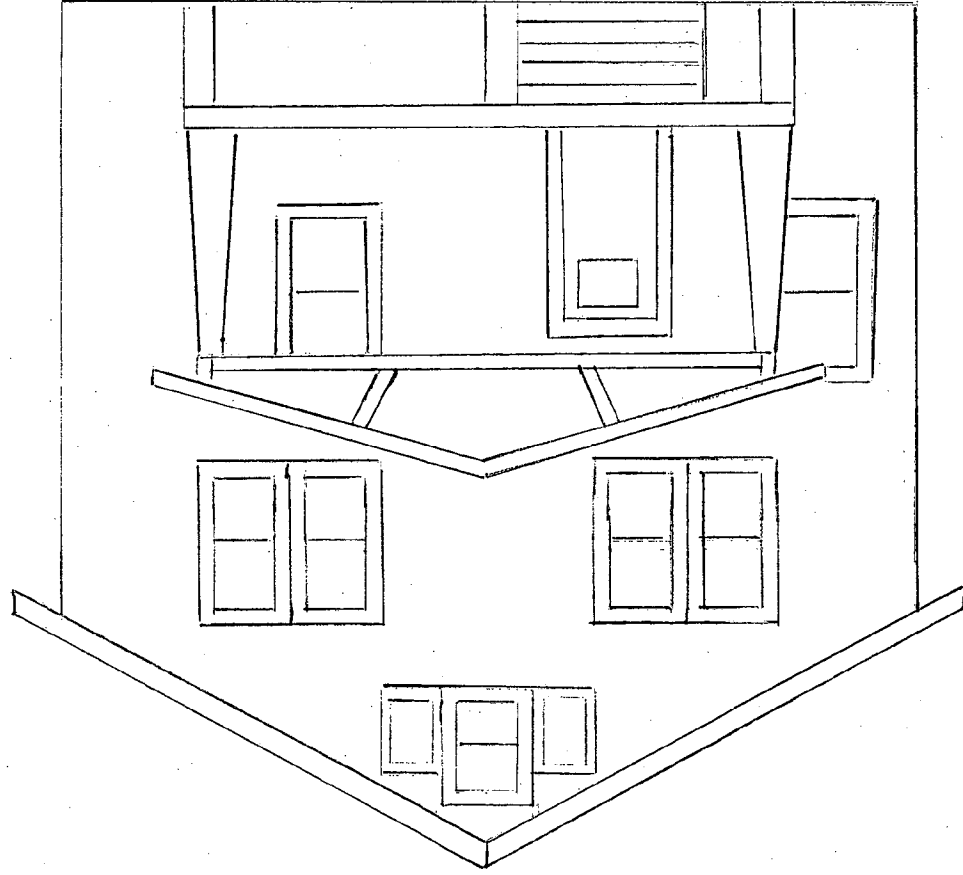
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Sincerely,



Thomas B. Forhan

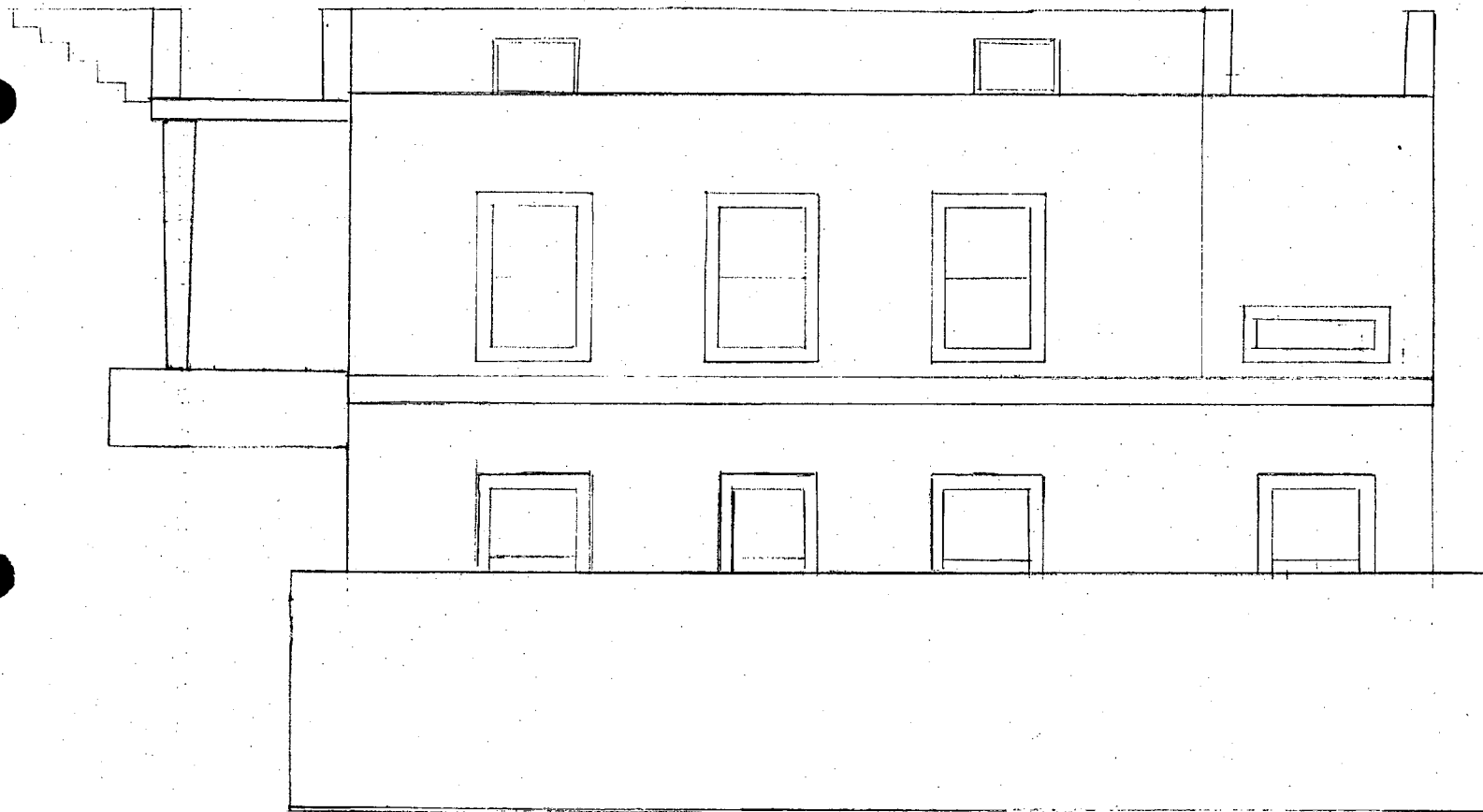
Scheme "A"
60 WATKINS AVE
South Elevation



2

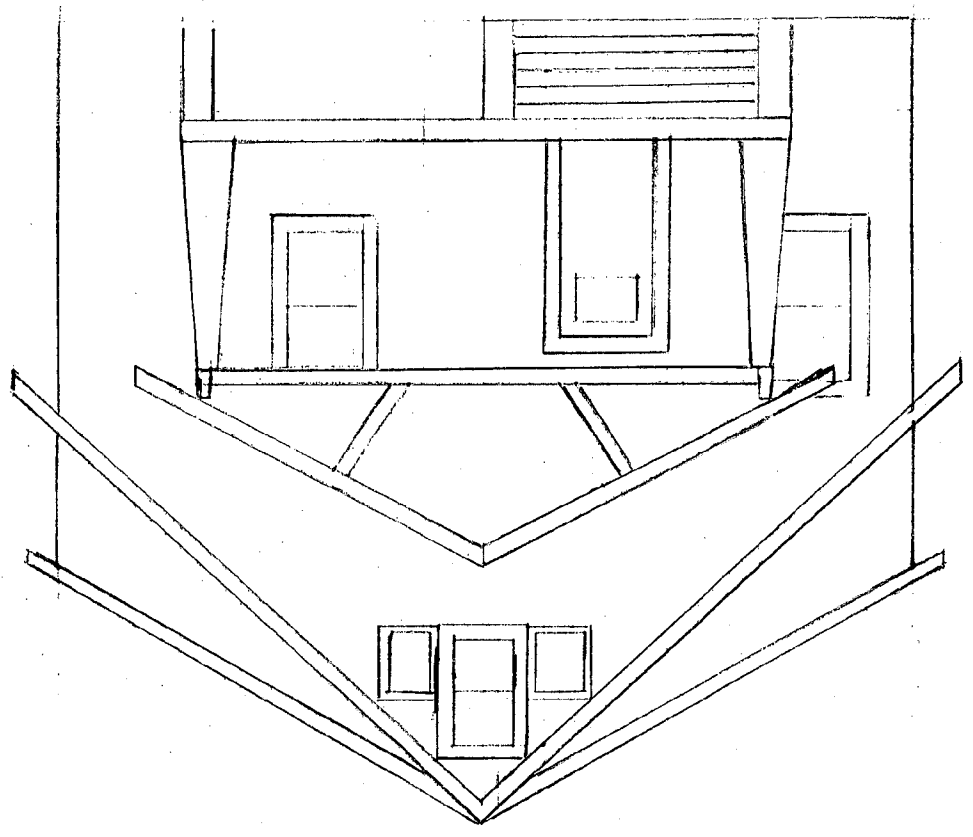
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Scheme "A"
60 WAINUT AVE
EAST ELKHART

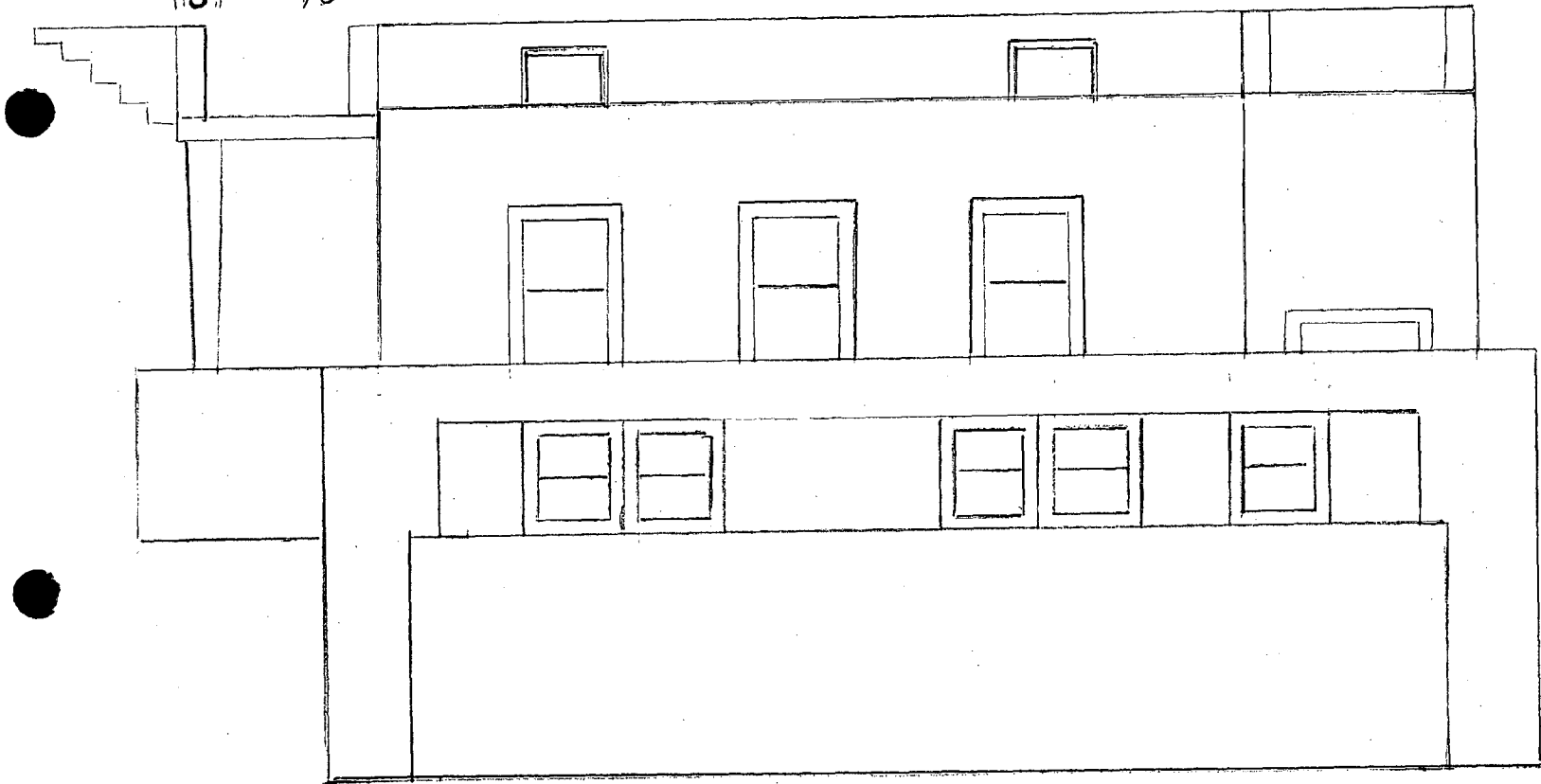


Schematic "B"
60 Walnut Ave
South Elevation

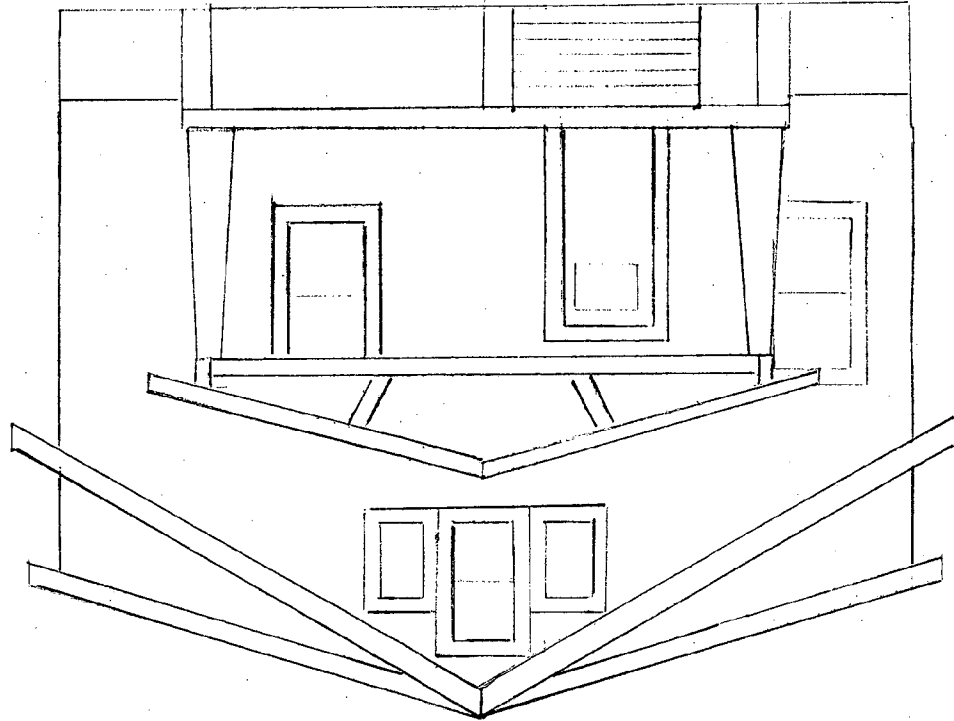
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Scheme "B"
60 WALNUT AVE
EAST ELEVATION



Scheme "C"
60 WALKER AVE
South Elevation

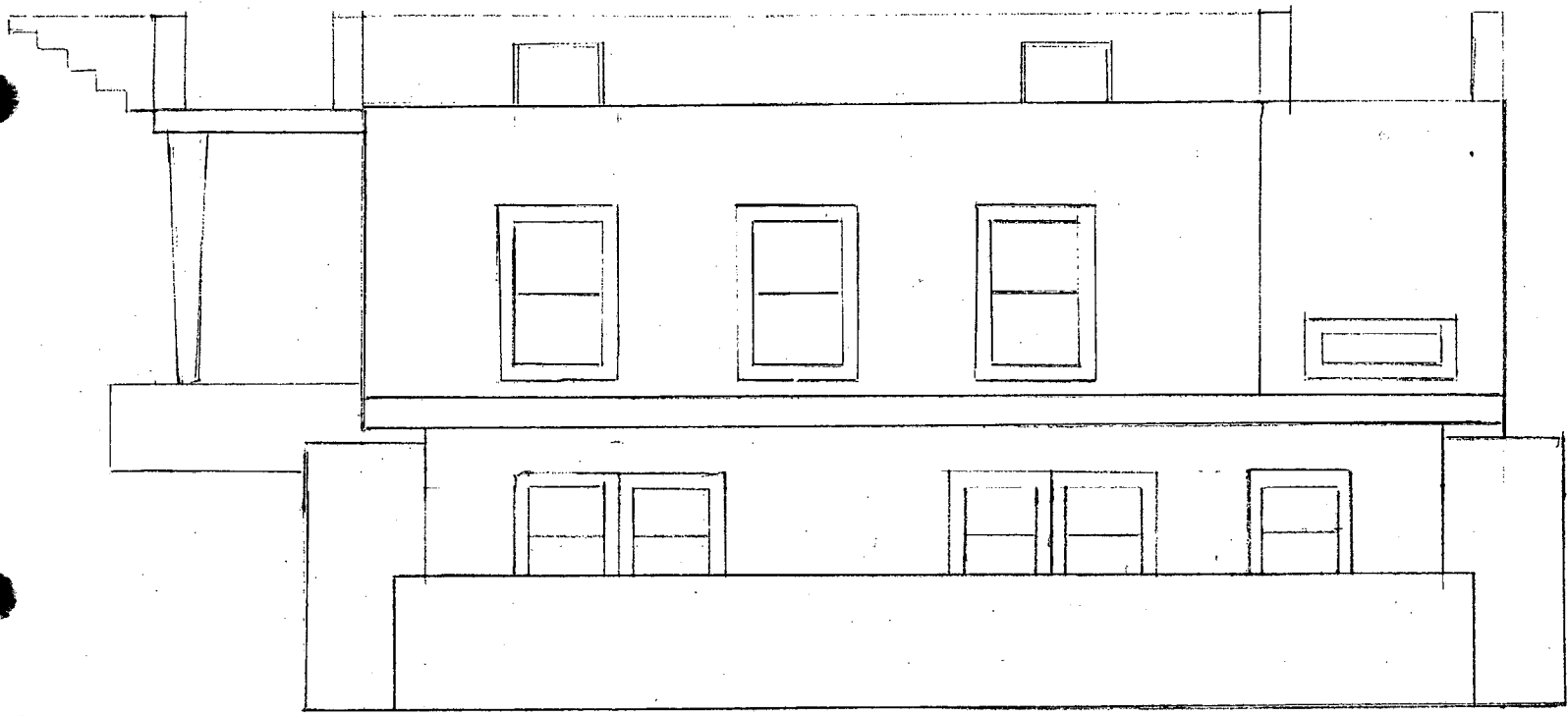


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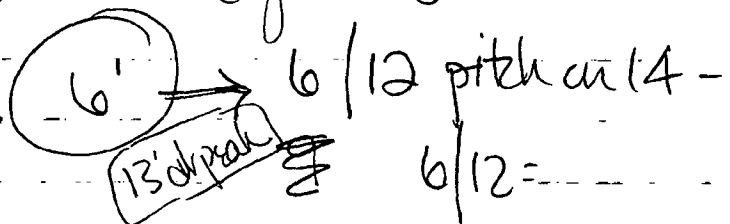
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Scheme "C"
60 WALNUT AVE
EAST Elevation



6'8" - fur door

Scheme A: 6' knee wall - fur plate
~~6'8"~~ 6'8"



B: ~~10'8"~~ 3 1/2' max
11' over 5' on first floor
expanding plate -

~~10'8"~~ C: 4 1/2' - knee walls 10 1/2"

11/19 - Elmer Sch

at Easton,
n. of Walnut -
"empty house" -
cave ---

7'6" are 50%
of the area -
for living space
on 2nd fl -
1) pitch = 2 1/2' high
2) knee wall -
3) dormers - same pitch
of porch

Fisher -

Ellen = 2" clayboard underneath asbestos shingles
might be good to detail 2nd floor (and have
different material) differently -
use wood shingles above -

A+B cut - not accessible
= (D) - the best - good trimboard, keep panel,
Δ wall material

C could be successful - new trim board
where spung line (board) is new -
and Δ material about

George - " ————— just windows ^{for physical} ^{engels} ^{retorate}
new down windows too should match spec.

existing wall line should not be altered if at
all possible - but in this case,
need to bring up to code -

for order, lower corner boards - but continue
if narrow siding

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



60 Walnut Ave, T.P.

Rear, taken from
extreme back of lot.



60 Walnut Ave
from house directly across
street.



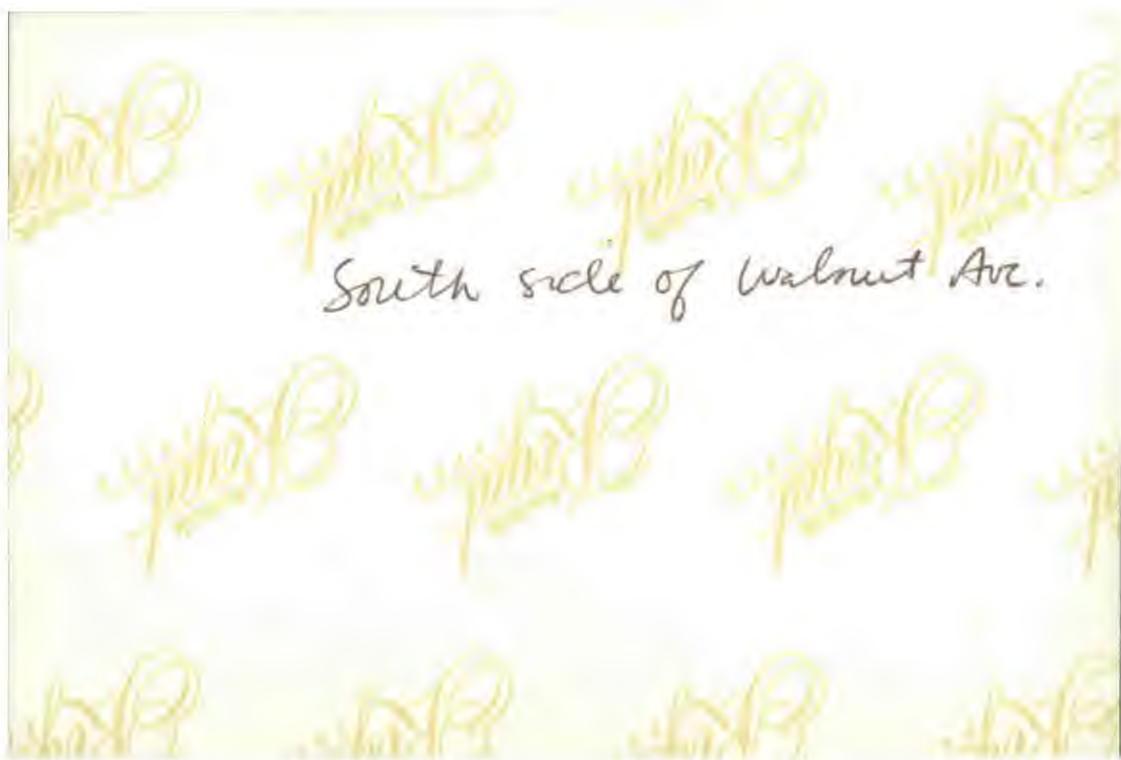


60 WALNUT AVE, T.P.



North side of Walnut Ave., T.P.
60 Walnut is directly behind
Stop sign.





South side of Walnut Ave.

