

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7303 Willow Ave., Takoma Park	Meeting Date:	12/5/18
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/28/18
Applicant:	Tom Defea and Maria Kreiser	Public Notice:	11/21/18
Review:	HAWP	Tax Credit:	n/a
Case Number:	37/03-18XXX	Staff:	Dan Bruechert
PROPOSAL:	Rear Porch and Deck Replacement		

STAFF RECOMMENDATION:

Staff recommends the HPC **approve with one (1) condition** the HAWP application:

1. The proposed handrail for the rear deck needs to be wood, inset between the top and bottom rail. Drawings showing this condition need to be submitted to Staff for review and approval prior to issuing the approval memo for this Historic Area Work Permit.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District

STYLE: Craftsman

DATE: c.1910s

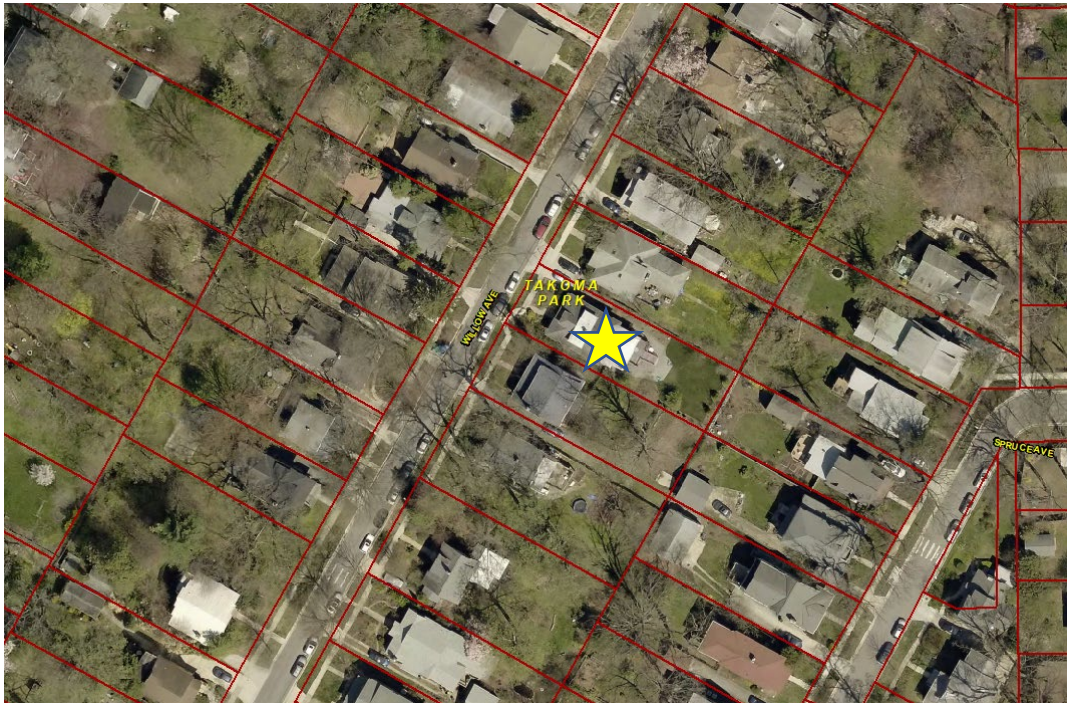


Figure 1: The subject property is located mid-block on Willow Ave.

PROPOSAL

The applicant proposes to demolish the existing non-historic screened-in porch and deck and to construct a new screened in porch and deck in larger dimensions.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Takoma Park Historic District (*Guidelines*), Montgomery County Code Chapter 24A (*Chapter 24A*), and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

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), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient 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.

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

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

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

While additions should be compatible, they are not required to be replicative of earlier architectural styles

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

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) 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; or

Secretary of the Interior's Standards for Rehabilitation

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

At the rear of the property there is a non-historic screened-in porch and deck with wooden stairs.

These elements are listing slightly and do not meet current building codes. The porch and deck structure (inclusive of the back steps) is 17' 8" × 23' 9" (seventeen feet, eight inches wide by twenty-three feet, nine inches deep) – without the steps, the structure is 16' (sixteen feet) deep.

The applicant proposes to demolish this existing structure and construct a new rear screened-in porch and deck area. Staff finds that the existing structure is not historic and does not add to the character of the surrounding district and supports its demolition.

The proposed new porch will be placed in the same location as the existing, but will be slightly larger. The proposed new construction will be a 14' (fourteen feet) deep screened-in porch with an 8' (eight feet) deep deck with a shorter run of stairs. The total depth of the new construction will be 28' (twenty-eight feet) deep with the rear wooden stairs. The applicant proposes to inset the deck by a foot from the screened-in porch. The screened-in porch will be level with the first floor of the house; while the deck level will step down by approximately 3' (three feet). The north wall of the new construction will be co-planer with the rear, non-historic addition, which is inset from the historic wall plane. This elevation will be visible from the public right-of-way along the double-width driveway. The proposed construction is larger than the existing, however, Staff does not find this to be out of proportion with the house or surrounding district and the step down from the porch to the deck and the inset from the porch to the deck will help to break up the massing of the new construction. Staff finds that the size of the proposed construction is appropriate.

The applicant proposes to construct the new porch and deck on 6" × 6" (six inch by six inch) wood piers, which will be open below. The decking will be wood, specifically ipe, and the applicant proposes to install a pre-fabricated pine with black aluminum balusters railing. The framing of the screened-in porch will be 4" × 4" (four inch by four inch) post with 3-tab asphalt shingles to match the existing roof. Staff finds that the materials proposed are acceptable with the exception of the railing. Because of the high visibility of the left (north) side of the house, Staff finds that an all-wood railing would be an appropriate material (per the *Design Guidelines*) and recommends the HPC condition approval of this HAWP on the railing being all-wood with the balusters inset between the top and bottom rail. If this condition is acceptable to the HPC, Staff recommends that the HPC delegate final review authority to Staff to confirm that this condition has been met prior to issuing the approval memo.

Staff finds that the proposed construction will not impact the historic features or historic character of the subject property or surrounding historic district (per 24A-8(b)(1) & (2)) and supports approval of this HAWP with the identified condition.

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP application;

1. The proposed handrail for the rear deck needs to be wood, inset between the top and bottom rail. Drawings showing this condition need to be submitted to Staff for review and approval prior to issuing the approval memo for this Historic Area Work Permit; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting

Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: jsweeney922@hotmail.com Contact Person: (301) 674-5010
Daytime Phone No.: _____

Tax Account No.: 13-01063571

Name of Property Owner: Tom DeFee / Maria Kreisler Daytime Phone No.: (202) 384-8983

Address: 7303 Willow Ave, Tacoma Park 20912
Street Number City State Zip Code

Contractor: E.C. Services Phone No.: (301) 674-5010

Contractor Registration No.: MHC # 122702

Agent for Owner: Steve Sweeney Daytime Phone No.: (301) 674-5010

LOCATION OF BUILDING/PREMISE

House Number: 7303 Willow Ave Street _____

Town/City: Tacoma Park Nearest Cross Street: Spruce Avenue

Lot: 15 Block: 8 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 35,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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.

[Signature]
Signature of owner or authorized agent

X 10/15/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

857-423
857-432

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Demo existing Deck & Porch and Install new
Porch & Deck
See full description on attachment

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

Work to be located in back yard & is needed
to replace unsafe Porch & Deck (See pictures)

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. *Elevations (facades)*, with marked dimensions; clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any trees 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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.

***Economy Craftsmen (EC-Services)
7331 Blanchard Drive
Derwood, Maryland 20855
(301)905-2365***

11/03/2018

**Historic Area Work Permit
Department of Permitting Services
255 Rockville Pike
Rockville, Maryland
(240)777-0311**

Dear HAWP and DPS,

Please find below the detail description required for a Historical Area Work Permit for 7303 Willow Avenue in Takoma Park Maryland. I have included a list of materials as well as pictures. The Site Plan, building plan (with elevations) and adjoining property owners and addresses are on separate sheet. Please call or email me if you require anything additional. Thank you for your time and consideration.

Intent and Purpose for Building Permit

- The existing screened porch and deck is unsafe and not built to current code.
- We intend to maintain the historical value of the new porch and deck by constructing the project in wood.

Location/ Size

- The location of the new deck and porch will be in the backyard. No part of the deck and porch will extend past the corner of the home.
- The existing structure (with steps) is 17' 8" wide by 23' 9" deep. The new structure will be 20' at the widest point and 26' at the deepest point.
- The surface area of the existing porch and deck is 325 square feet. The proposed structure surface area is 428 square feet.

Materials

- The framing for the deck will be pressure treated Southern yellow Pine.
- The floor surface will be samrt harvested lpe (see sample pictures).
- The railing will be pressure treated southern yellow pine with black aluminum balusters.
- All fascia on the deck and porch will be treated Southern Yellow Pine
- The roof shingles and gutters will match the existing home.



Existing porch and deck is unsafe and not to present building code.



Sample: Smart Harvested Ipe (Similar to teak)



Sample Railing: #1 grade Pressure Treated Pine with Black Aluminum Balusters and Ipe Cap.

Thank You

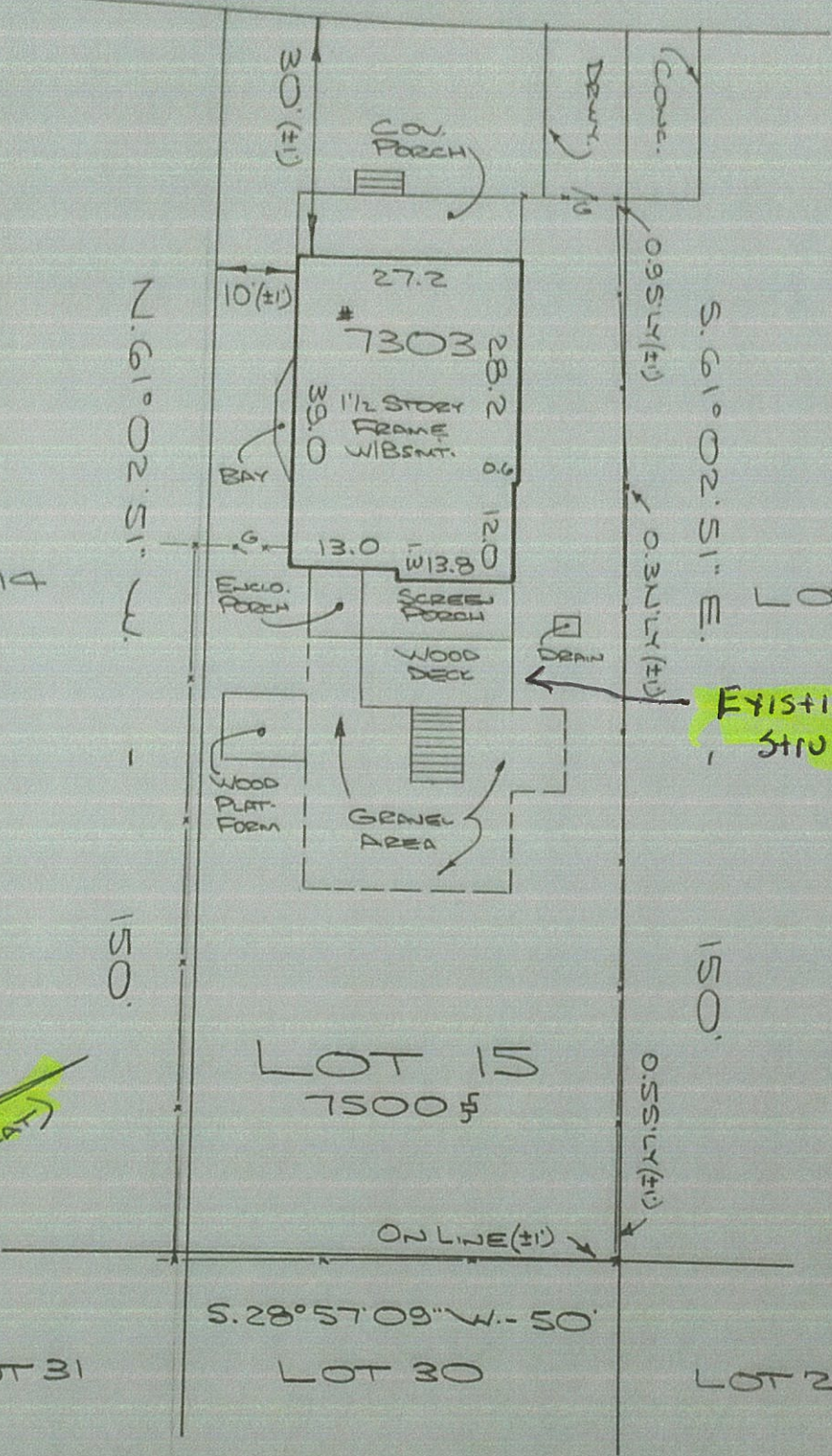
Steve Sweeney
E.C. Services
MHIC # 122702
Sweeney922@hotmail.com
(301)674-50101

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>7303 Willow Avenue Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p> <p>E.C Services 7331 Blanchard Drive Derwood, MD 20855</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Marcia Trust 7301 Willow Avenue Takoma Park, MD 20912</p>	<p>Federico Azcarate 7305 Willow Avenue Takoma Park, MD 20912</p>
<p>Nicholas Hanks 7222 Spruce Avenue Takoma Park, MD 20912</p>	<p>Eric Wills 7224 Spruce Ave Takoma Park, MD 20912</p>
<p>Curtis Tarnoff 7226 Spruce Ave Takoma Park, MD 20912</p>	



N. 28° 57' 09" E. - 50'



LOT 14

LOT 16

LOT 15
7500 SF

LOT 31

LOT 30

LOT 29

Existing Structure

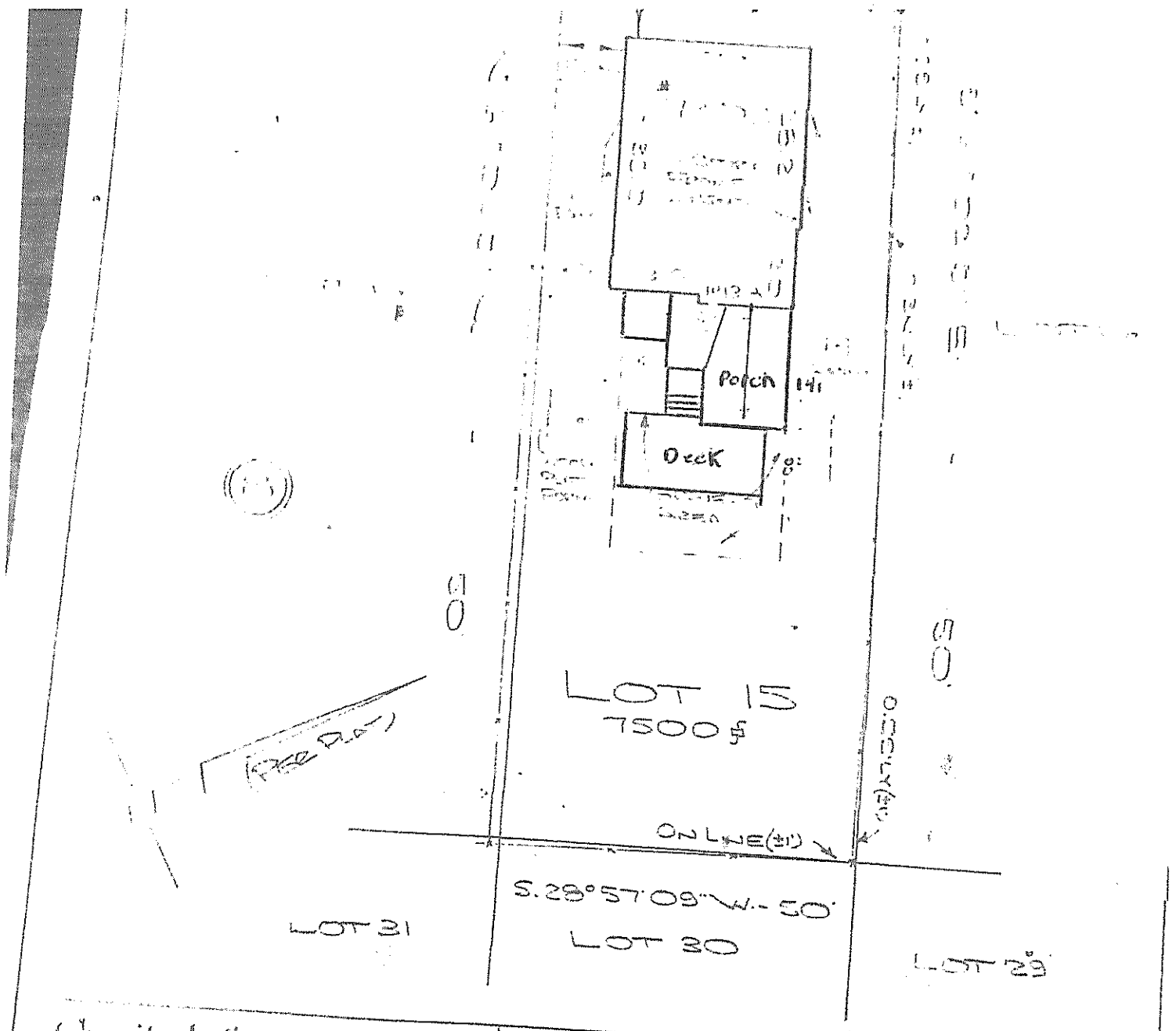
Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
 LOT 15 BLOCK B
 LIPSCOMB AND EARNEST TRUSTEES

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly.

Proposed
Porch & Deck



Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltville, Maryland 20705

Phone 301-931-1350

Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

LOCATION DRAWING
LOT 15 BLOCK B

LIPSCOMB AND EARNEST TRUSTEES'

ADDITION TO TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

Plot recorded in Plat Book: 1 Plot 46 Scale 1" = 20'

CASE 257-11 FILE 93367

DATE MARCH 22, 2011

Page 2 Footing

Page 3 floor Frame

Page 4 Roof frame

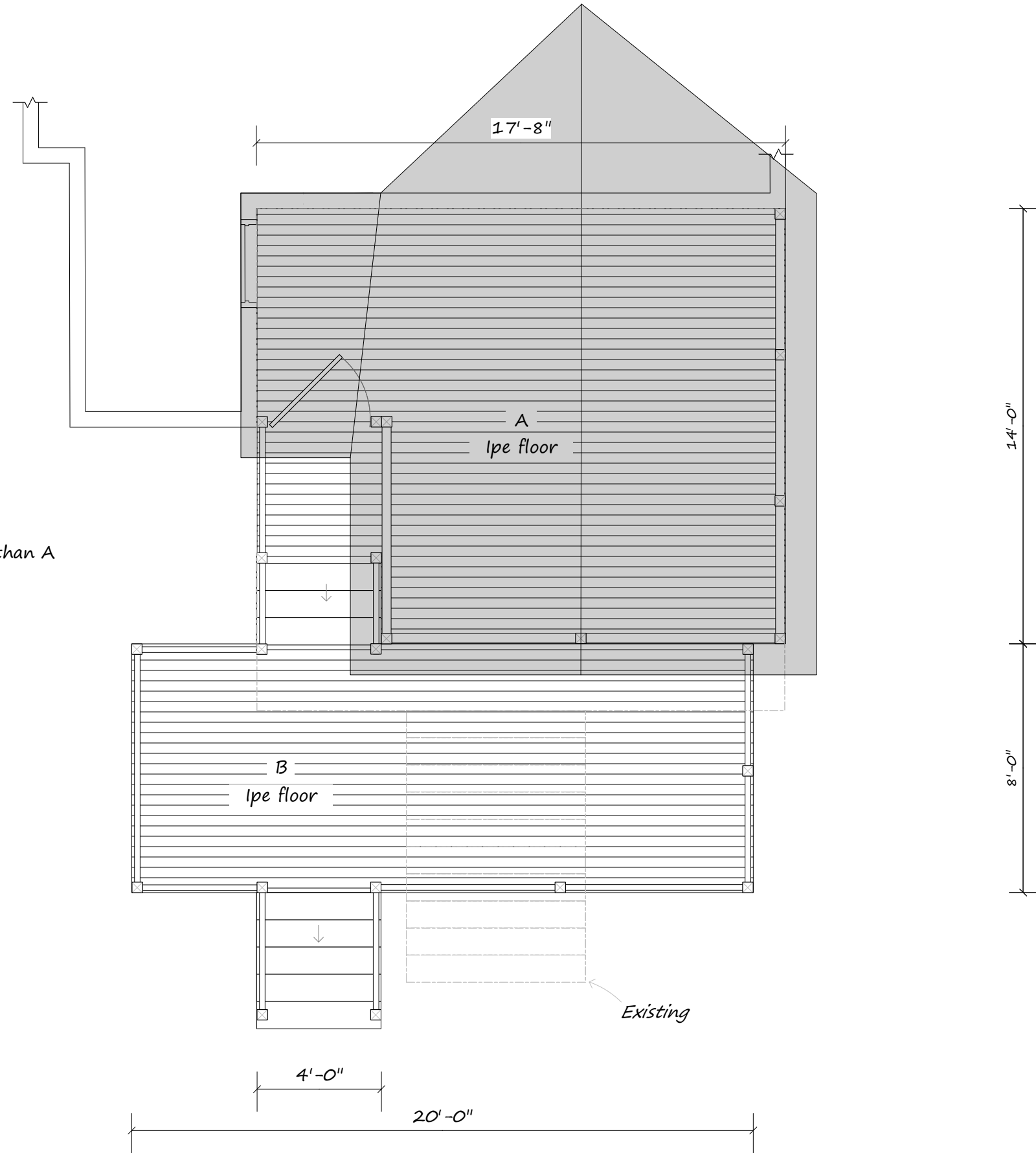
Page 5 Side view framing

Page 6 Side view elevation

Page 7 Existing deck and porch

Page 8 Beam calcs

Scope
Remove existing deck, porch, and steps .Install new porch and deck with Ipe hardwood flooring and treated rail with aluminum balusters and Ipe cap



A - 4" below foyer

B - Approx 28" lower than A



**ECONOMY
CRAFTSMEN
SERVICES**

7331 Blanchard Drive
Derwood, MD 20855

301-905-2365

Kreiser / Defe

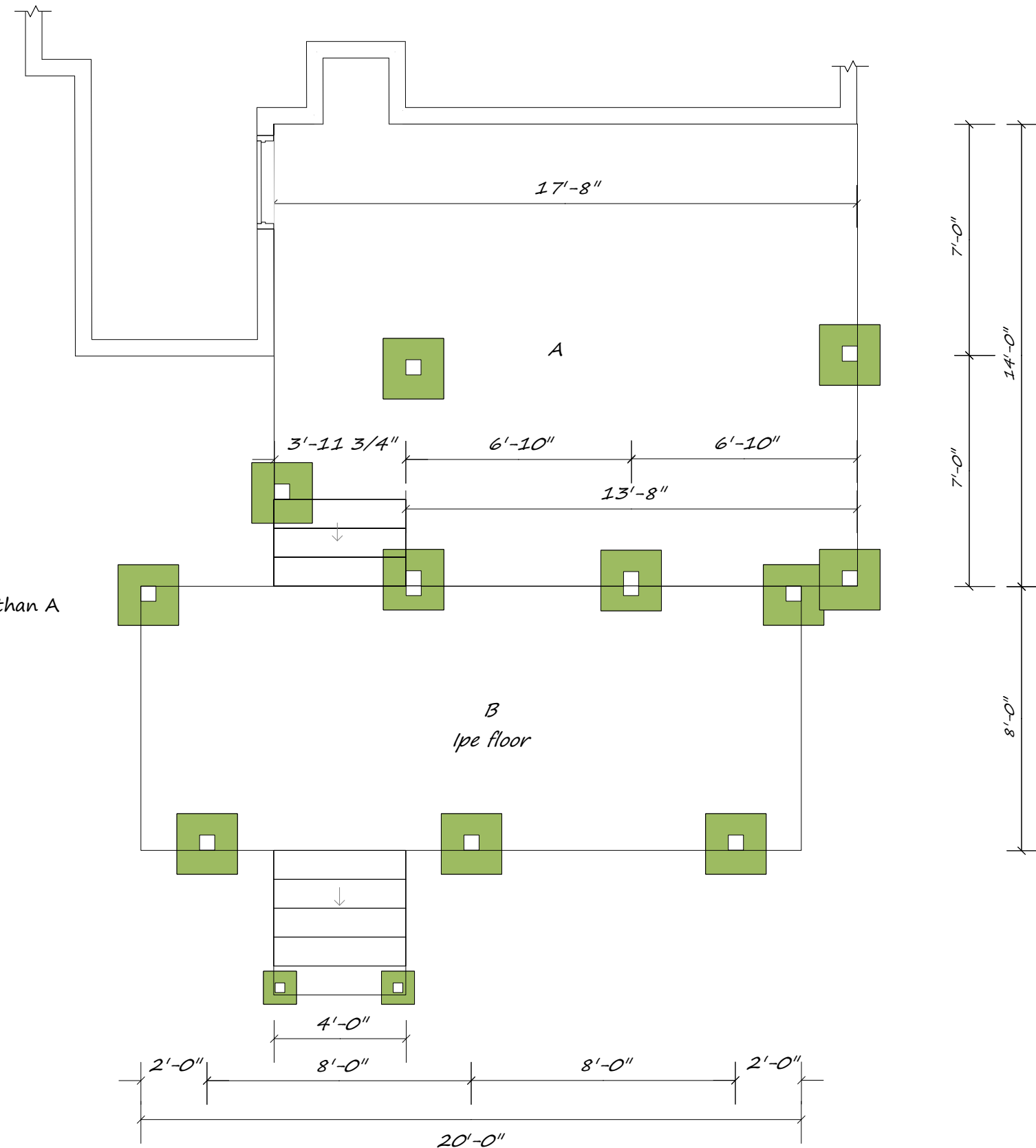
Code 2015 R507

11/26/2018

Kreiser / Defe
7303 Willow Ave.
Tacoma Park, MD 20912

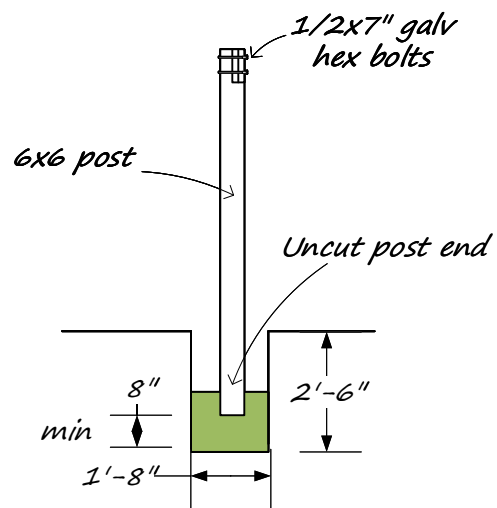
Scale 1/4"=1'
15

Footings see IRC. R403 and
R507.8.1, 1,500 lb soil
Use 3,000 psi concrete





A - 4" below foyer

B - Approx 28" lower than A

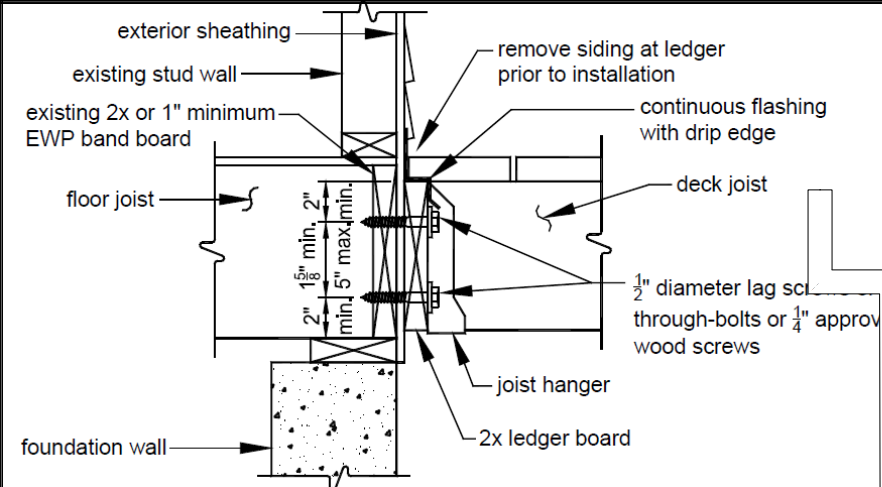


Footings
see IRC. R403
R507.8.1
1,500 lb soil
Use 3,000 psi concrete

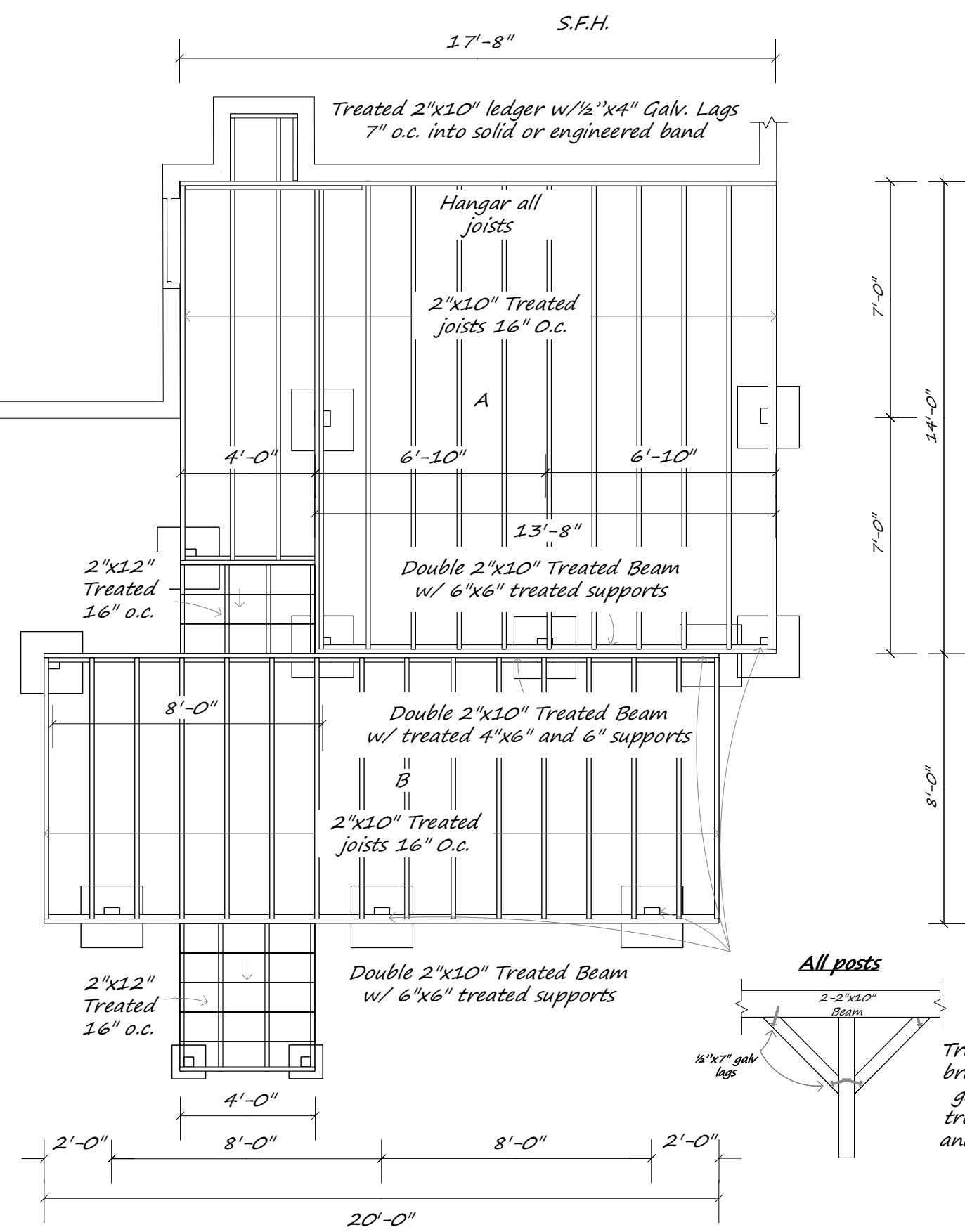
Footings min 8"
concrete below post

-  20"x20"x30"
-  12"x12"x30"

Mix concrete in clean receptacle then place in footing DO NOT
MIX IN FOOTING



Deck frame see IRC
R507
S.F.H.



A - 4" below foyer
B - Approx 28" lower than A

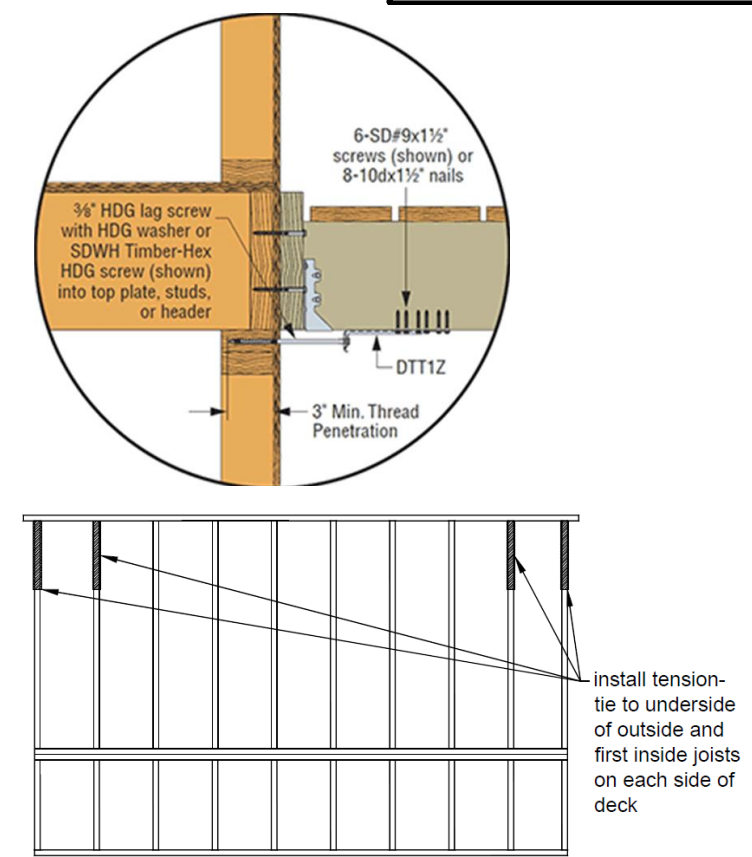


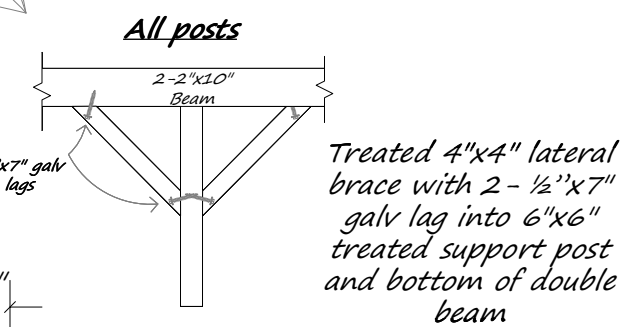
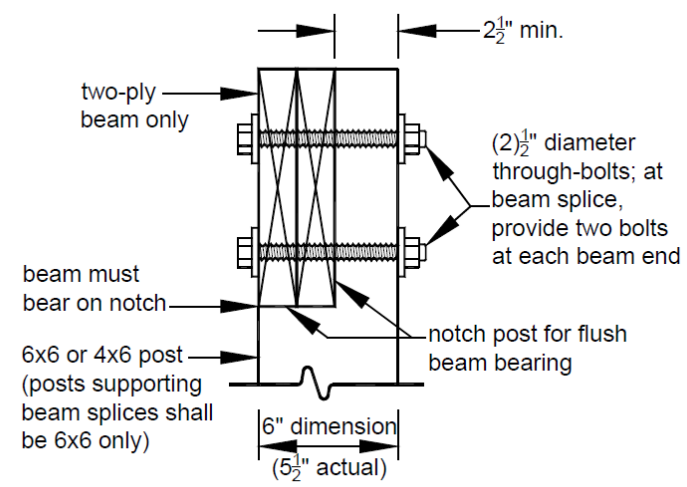


FIGURE 22: TENSION TIE LOCATIONS ON UNDERSIDE OF DECK JOISTS

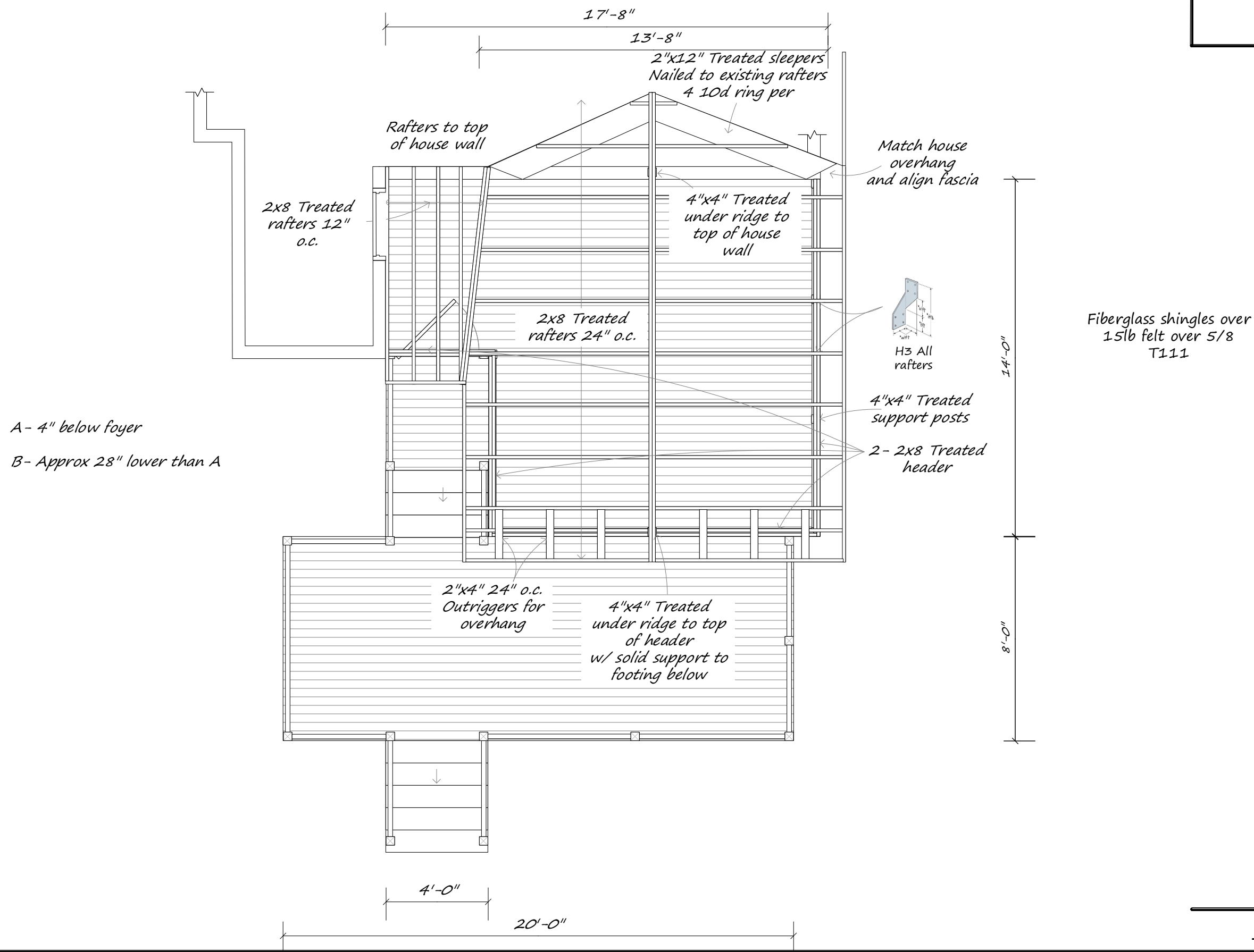
Footings min 8" concrete below post

-  20"x20"x30"
-  12"x12"x30"



Contractor shall supervise and direct work and be solely responsible for the coordination quality and safety of this project
The conditions and assumptions stated in these drawings shall be field verified by the contractor.
Construction is to be in compliance with I.R.C. One and two family dwelling code 2015

Roof see irc 802 30 lb snow 115 mph wind



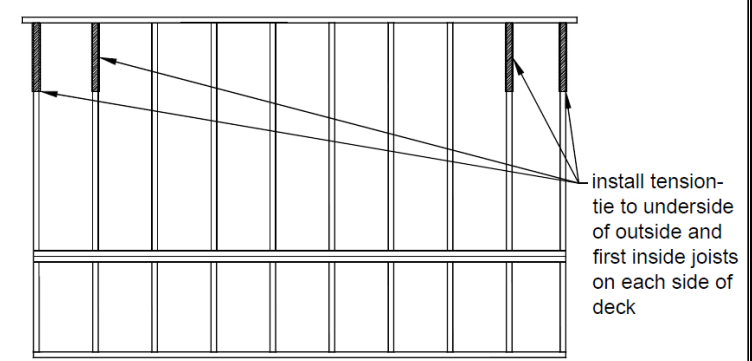
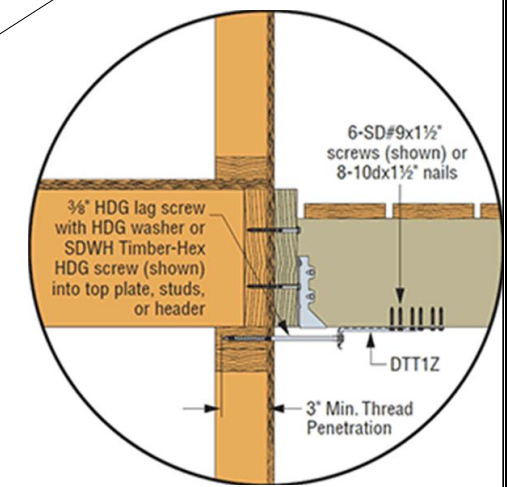
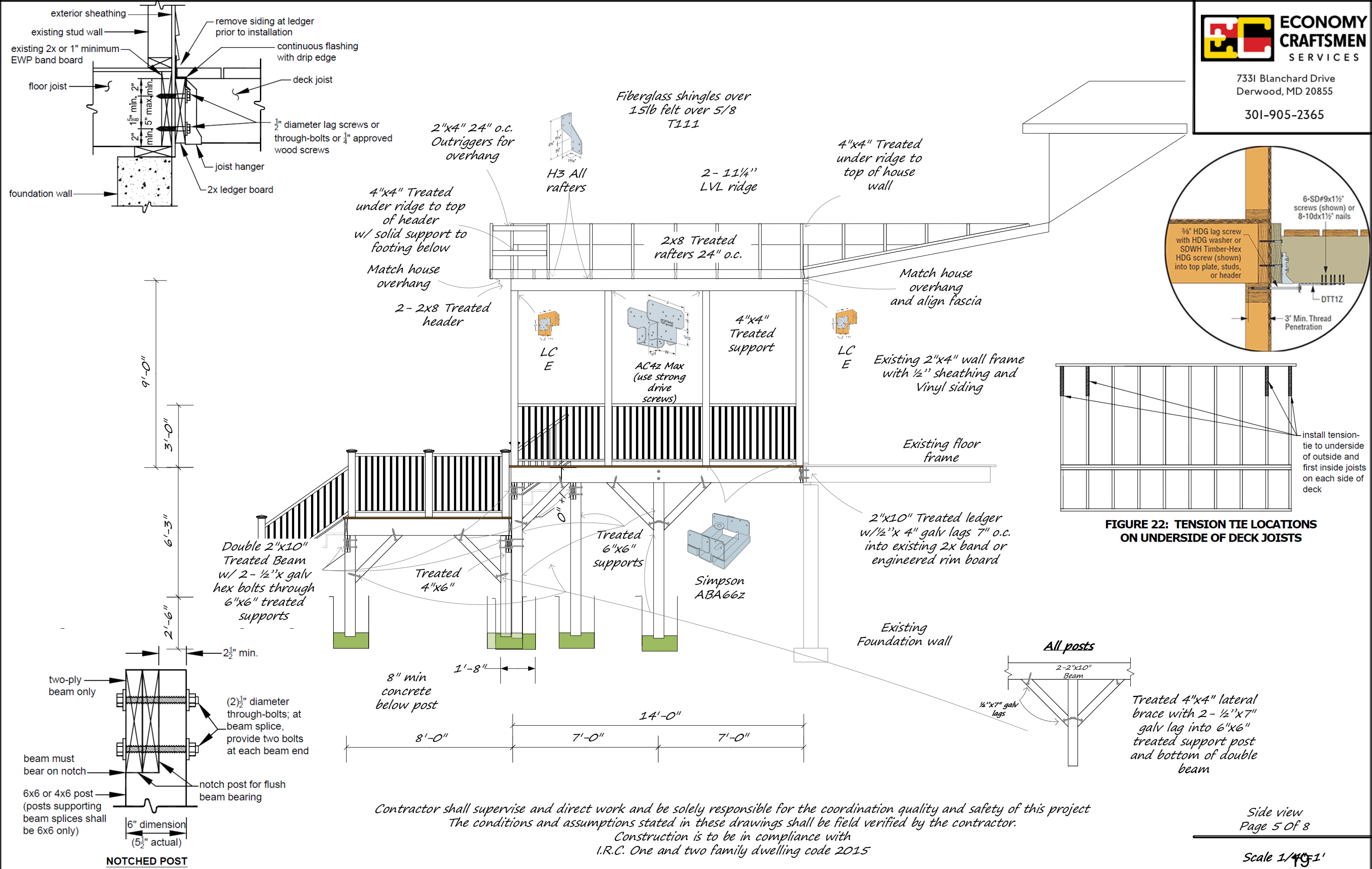
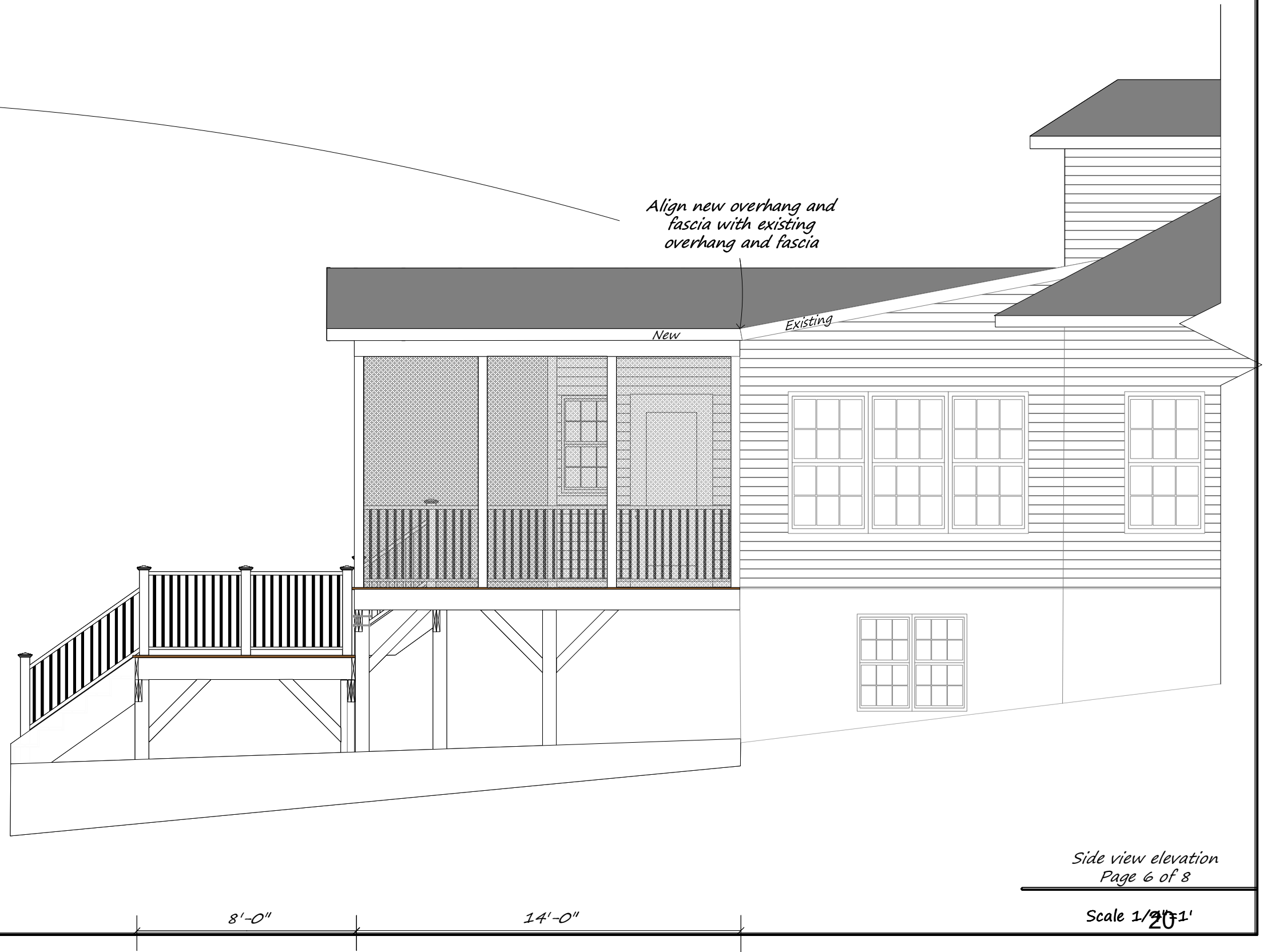


FIGURE 22: TENSION TIE LOCATIONS ON UNDERSIDE OF DECK JOISTS

*Contractor shall supervise and direct work and be solely responsible for the coordination quality and safety of this project
The conditions and assumptions stated in these drawings shall be field verified by the contractor.
Construction is to be in compliance with
I.R.C. One and two family dwelling code 2015*



9'-0"
3'-0"
6'-3"
2'-6"

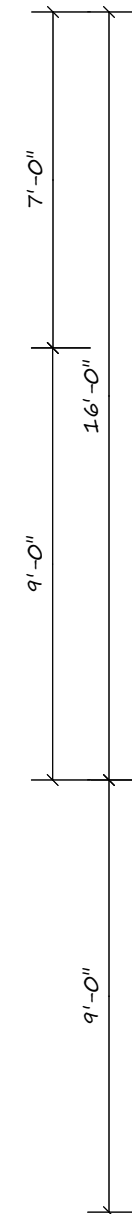
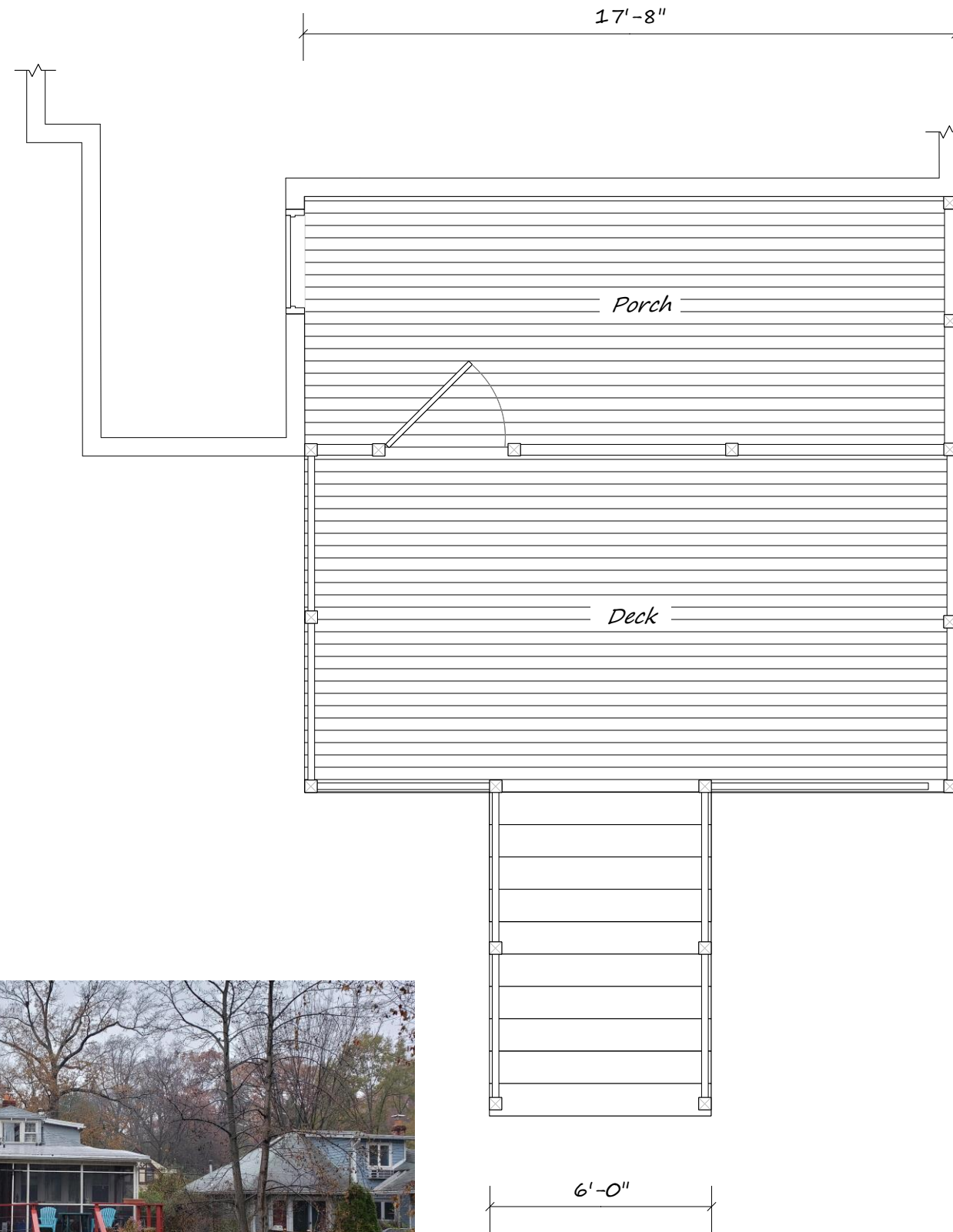


Align new overhang and fascia with existing overhang and fascia

New

Existing

*Existing porch, deck
and steps*



Project: kreiser roof valley
 Span 10' Tributary 7'
 Live load 30 lbs sqft. Dead load 10 lbs sqft.

Selection (2) 1-3/4x 7-1/4 1.9E TJ Microllam LVL Lu = 0.0 Ft

Conditions NDS 2012
 Min Bearing Area R1= 1.9 in² R2= 1.9 in² (1.5) DL Defl= 0.12 in

Data Beam Span 10.0 Reaction 1 LL1050 # Reaction 2 LL1050 #
 Beam Wt per ft 6.52 Reaction 1 TL1433 # Reaction 2 TL1433 #
 Bm Wt Included 65 Maximum V 1433 #
 Max Moment 3581 Max V (Reduced) 1259 #
 TL Max Defl L / 240 LL Max Defl L / 360
 TL Actual Defl L / 347 LL Actual Defl L / 537

Attributes	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	30.66	25.38	0.35	0.22
Critical	15.44	6.63	0.50	0.33
Status	OK	OK	OK	OK
Ratio	50%	26%	69%	67%

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc (psi)
Values Reference Values	2600	285	1.9	750
Adjusted Values	2784	285	1.9	750

Adjustments CF Size Factor 1.071
 Cd Duration 1.00 1.00
 Cr Repetitive 1.00
 Ch Shear Stress N/A
 Cm Wet Use 1.00 1.00 1.00 1.00
 Cl Stability 1.0000 Rb = 0.00 Le = 0.00 Ft

Loads Uniform TL: 280 = A Uniform LL: 210

Project: kreiser roof ridge beam
 Span 14' Tributary 7'
 Live load 30 lbs sq ft. Dead load 10 lbs sqft.

Selection (2) 1-3/4x 11-1/4 1.9E TJ Microllam LVL Lu = 0.0 Ft

Conditions NDS 2012
 Min Bearing Area R1= 2.7 in² R2= 2.7 in² (1.5) DL Defl= 0.13 in

Data Beam Span 14.0 Reaction 1 LL1470 # Reaction 2 LL1470 #
 Beam Wt per ft 10.12 Reaction 1 TL2031 # Reaction 2 TL2031 #
 Bm Wt Included 142 Maximum V 2031 #
 Max Moment 7108 Max V (Reduced) 1759 #
 TL Max Defl L / 240 LL Max Defl L / 360
 TL Actual Defl L / 465 LL Actual Defl L / 731

Attributes	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl
Actual	73.83	39.38	0.36	0.23
Critical	32.52	9.26	0.70	0.47
Status	OK	OK	OK	OK
Ratio	44%	24%	52%	49%

	Fb (psi)	Fv (psi)	E (psi x mil)	Fc (psi)
Values Reference Values	2600	285	1.9	750
Adjusted Values	2623	285	1.9	750

Adjustments CF Size Factor 1.009
 Cd Duration 1.00 1.00
 Cr Repetitive 1.00
 Ch Shear Stress N/A
 Cm Wet Use 1.00 1.00 1.00 1.00
 Cl Stability 1.0000 Rb = 0.00 Le = 0.00 Ft

Loads Uniform TL: 280 = A Uniform LL: 210