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.
I.D

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Ssweeneyq22@nmat.com
Contact Person: (301) 674-5010

Tax Account No.: 13-01063571

Name of Property Owner: Tom DeGee/Maric Krei
Daytime Phone No.: (202) 384-8983

Address: 7303 Willow Ave, Tacoma Park
City: 20912

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

Contractor Registration No.: MAIC # 123768
Agent for Owner: Steve Sweeney
Daytime Phone No.: (301) 674-5010

LOCATION OF BUILDING/PREMISE

House Number: 7303 Willow Ave
Street: Green Avenue

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

Lot: 15 Block: 8 Subdivision:

PAR OF 2: TYPE OF PERMIT, ACTIO AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Sub ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 1) ☐ Other:

1B. Construction estimate: $35,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/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/aisement

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.

X [Signature of owner or authorized agent] 10/15/2018 [Date]

Approved: [Signature] [Date]

Disapproved: [Signature] [Date]

Application/Permit No.: [Date Filed] [Date Issued]

SEE REVERSE SIDE FOR INSTRUCTIONS

Edit 6/21/99
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 resources(s), the environmental setting, and, where applicable, the historic district:

   Work to be located in backyard is needed to replace unsafe Porch & Deck (see picture)

2. **SITE PLAN**
   Site and environmental setting, drawn to scale. You may use your plot. 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 dumsters, 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 (façades), 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 proposed elevation drawing of each façade 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 façade 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 tree 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
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.

Page 1
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
Ssweeney922@hotmail.com
(301)674-50101
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7303 Willow Avenue</strong></td>
<td><strong>E.C Services</strong></td>
</tr>
<tr>
<td><strong>Takoma Park, MD</strong></td>
<td><strong>7331 Blanchard Drive</strong></td>
</tr>
<tr>
<td><strong>20912</strong></td>
<td><strong>Derwood, MD 20855</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Marcia Trust</strong></td>
</tr>
<tr>
<td><strong>7301 Willow Avenue</strong></td>
</tr>
<tr>
<td><strong>Takoma Park, MD</strong></td>
</tr>
<tr>
<td><strong>20912</strong></td>
</tr>
<tr>
<td><strong>Nicholas Hankes</strong></td>
</tr>
<tr>
<td><strong>7222 Spruce Avenue</strong></td>
</tr>
<tr>
<td><strong>Takoma Park, MD</strong></td>
</tr>
<tr>
<td><strong>20912</strong></td>
</tr>
<tr>
<td><strong>Curtis Tainoff</strong></td>
</tr>
<tr>
<td><strong>7226 Spruce Ave</strong></td>
</tr>
<tr>
<td><strong>Takoma Park, MD</strong></td>
</tr>
<tr>
<td><strong>20912</strong></td>
</tr>
</tbody>
</table>
NOTES: Plat is of benefit to a consumer only as far 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 re-financing.

I hereby certify the 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 accurately observed.

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

Existing 17'-8”
Ipe floor

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

11/26/2018

Code 2015 R507
Footings: see IRC. R403 and RSD7.8.1, 1,500 lb soil
Use 3,000 psi concrete

Mix concrete in clean receptacle then place in footing DO NOT MIX IN FOOTING
20"x20"x30"  
12"x12"x30"

Footings min 8" concrete below post

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 frame

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

2x8 Treated rafters 12" o.c.

4"x4" Treated rafters to top of house wall
Nailed to existing rafters
4 10d ring per

2x12" Treated sleepers

Rafters to top of house wall

2x8 Treated rafters 24" o.c.

Fiberglass shingles over 15lb felt over 5/8 T111

H3 All rafters

2x4" Treated support posts

2 - 2x8 Treated header

Match house overhang and align fascia

2x8 Treated headers

4"x4" Treated under ridge to top of house wall

Outriggers for overhang

4"x4" Treated under ridge to top of header
w/ solid support to footing below

17'-8"
13'-8"

Roof see irc 802 30 lb snow 115 mph wind

20'-0"

4'-0"
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.

Existing floor frame

Side view
Align new overhang and fascia with existing overhang and fascia.
Existing porch, deck, and steps

17'-8"
Project: Kreiser Roof Valley
Span 10' Tributary 7'
Live load 30 lbs sq ft. Dead load 10 lbs sq ft.

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

Conditions  NDS 2012
Min Bearing Area  
R1 = 1.9 in²  
R2 = 1.9 in²  
(3.5) 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 #
Max Moment 3531 Max V 1433 #
Max Moment 3531 Max V (Reduced) 1539 #
TL Max Defl L / 240 LL Max Defl L / 360
TL Actual Defl L / 347 LL Actual Defl L / 537
Attributes  
Section (in³)  
Shear (in²)  
TL Defl (in)  
LL Defl
Actual  
30.66 25.38 0.35 0.22
Critical  
15.44 6.63 0.30 0.33
Status  
OK OK OK OK
Ratio  
50% 26% 69% 67%
Fb (psi) 2600
Fv (psi) 285
E (psi x mil) 1.9
Fc (psi) 750
Vales Reference Values 2600 285 1.9 750
Adjusted Values 2734 285 1.9 750
Adjustments CF Size Factor 1.071
CI Duration1.00 1.00
Cr Repetitive 1.00
Ch Shear Stress N/A
Cm Wet Use 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

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Project: Kreiser Roof Ridge Beam
Span 14' Tributary 7'
Live load 30 lbs sq ft. Dead load 10 lbs sq ft.

Selection (2) 1-3/4 x 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  
(3.5) 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 #
Max Moment 7108 Max 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 (in³)  
Shear (in²)  
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) 2600
Fv (psi) 285
E (psi x mil) 1.9
Fc (psi) 750
Values Reference Values 2600 285 1.9 750
Adjusted Values 2623 285 1.9 750
Adjustments CF Size Factor 1.004
CI Duration1.00 1.00
Cr Repetitive 1.00
Ch Shear Stress N/A
Cm Wet Use 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