PROPOSAL: Window Installation and Retaining Wall Construction

RECOMMENDATION
Staff recommends the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION
SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow/Cottage
DATE: c1910s

Figure 1: 7314 Willow Ave.
PROPOSAL
The applicant is proposing to install casement windows in the rear shed dormer; and re-locate a stone dry-laid retaining wall in the rear of the property.

The window wells have been removed from the scope of work for this HAWP.

The applicant indicated two additional areas of work; a new ridge beam and foundation repairs. These two elements do not require HPC review and approval, though they are eligible for the County Historic Preservation Tax Credit.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Contributing Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior’s Standards for Rehabilitation (the Standards).

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.

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.

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovetops, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis.
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.

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

The work proposed in this HAWP will largely not be visible from the public right-of-way and will not alter the historic character of the house and surrounding district and Staff recommends
approval of this HAWP.

**Window Installation**
In 2007 dormers were added to the house after a tree fell on it and damaged the roof. The applicant proposes to install two pairs of six-lite, wood casement windows to the rear of this non-historic dormer.

These windows will not be visible from the public right of way and are proposed for a non-historic element. Staff finds the material of the proposed windows and configuration to be compatible and recommends approval under the *Guidelines* and 24A-8(b)(2).

**Retaining Wall Construction**
The last alteration proposed is to re-locate a dry-laid stone retaining wall in the rear of the property. The purpose of this change is to improve drainage on the site. The wall will be 20“ (twenty inches) high and is placed behind the house. Its height is low enough that it will not be visible from the right-of-way and is a compatible design with the surrounding district. Staff supports approval under the *Design Guidelines* and Chapter 24A-8(b)(1) and (2).

**STAFF RECOMMENDATION**
Staff recommends that the Commission approve the HAWP application; 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: RUV@VITULLO-STUDIO.com
Contact Person: RICHARD VITULLO
Daytime Phone No: 301-806-6447

Tax Account No: 01072198

Name of Property Owner: KATHY MILTON
Daytime Phone No: (240) 274-9966

Address: 7314 WILLOW AVE, TAKOMA PARK MD 20912

Contractor:
Contractor Registration No:
Agent for Owner: RICHARD VITULLO AIA
Daytime Phone No: 301-806-6447

LOCATION OF BUILDING PREMISES

House Number: 7314
Street: WILLOW AVE
Town/City: TAKOMA PARK
Nearest Cross Street: TULIP AVE
Lot: 17 Block: 9 Subdivision: B.F. GILBERT'S ADDN TO T.F.

PART ONE: TYPE OF PERMIT ACTION AND USE

10. Checking all applicable:
   □ A1 Construct □ Extend □ Alter/Remodel
   □ Move □ Install □ Wood/Rails
   □ Revision □ Repair □ Revascular
   □ Sheet Metal □ Structural
   □ Single Family □ Other:
   Construction cost estimate: $10,000.00

11. If this is a revision of a previously approved action permit, see Permit #:

PART TWO: COMPLIANCE WITH CONSTRUCTION AND EXISTING CONDITIONS

2A. Type of sewage disposal:
   X 1 Public Sewer
   □ 2 Septic
   □ 3 Other:

2B. Type of water supply:
   □ 1 Public Water Supply
   □ 2 Well
   □ 3 Other:

PART THREE: COMPLIANCE WITH EASEMENTS AND RETAINING WALLS

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/espacement

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

[Date] 3-19-19

Approved: 
For Chairman, Historic Preservation Commission

Disapproved: 
Signature: 
Date:

Applications/Permit No: 
Date Filed: 
Date Issued:

Eds 6/21/99
SEE REVERSE SIDE FOR INSTRUCTIONS
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.

1923 BUNGALOW W/ WOOD SIDING SINGLE SIDING

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

1. ADDING 4 PAINTED WOOD WINDOWS (BASEMENT) TO REAR OF REAR CORNER.
2. ADDING RIDGE BEAM TO ATTIC TO REPLACE "SKEWBACK".
3. REPAIR CRAWL SPACE FOUNDATION.
4. BUILD NEW 15'-1 DEEP WINDOW WELLS ON SOUTH SIDE.
5. TO SOLVE DRAINAGE ISSUES, MAKE RETAINING WALL TOWARDS S.
   WALL TO BE 20'-1 HIGH MADE OF STACKED STONE.

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 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 resources and the proposed work.

b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contact. 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. PHOTOGRAPIHS

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 tree 5" 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 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.
OWNERS:
Kathleen Milton
Steven Fabry
7314 Willow Ave.
Takoma Park, MD 20912

AGENT FOR OWNER:
Richard J. Vitullo AIA
Vitullo Architecture Studio, PC
7016 Woodland Ave.
Takoma Park, MD 20912

Adjoining Property Owners

Kathleen Milton
Steven Fabry
7316 Willow Ave.
Takoma Park, MD 20912

Cary Burnell
7318 Willow Ave.
Takoma Park, MD 20912

Nancy Hughes
Timothy Rahn
7312 Willow Ave.
Takoma Park, MD 20912

Gail Jensen
7315 Willow Ave.
Takoma Park, MD 20912

Patrizia Ricci
Lawrence Lempert
7313 Willow Ave.
Takoma Park, MD 20912
LOT 17
BLK 9
NEW DRY CLOSET
RECLAIMING WALL
10' x 8' DOOR

LOT 16
INTERIOR FOULDATION + CEILING SPACE WORK
10' x 9' DOOR

LOT 18
ADD NEW WINDOWS TO EXIST. DORMER
INSTALL NEW RIDGE BEAM

WILLOW AVENUE
(50' R/W)