STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District

**STYLE:** Dutch Colonial

**DATE:** c. 1920s-30s

![Fig. 1: Subject property.](image-url)
PROPOSAL

The applicants propose the following work items at the subject property:

- Removal of the non-original windows from the previously enclosed porch at the south side of the property.
- Restoration of the porch openings to their original size.
- Enclosure of the restored porch openings with black PVC screening.
- Replacement of the porch flooring with ipe decking.

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 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 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 historic district.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The Guidelines that pertain to this project are as follows:

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

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

**Montgomery County Code; Chapter 24A-8**

(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 ensure 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

3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

6. In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**Secretary of the Interior’s Standards for Rehabilitation:**

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The Standards are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION

The subject property is a c. 1920s-30s Dutch Colonial-style Contributing Resource within the Takoma Park Historic District. There is a one-story enclosed porch at the south side of the property. The applicants’ architect has provided a written statement with evidence to suggest that the porch enclosure is a previous alteration (see Page 9). Staff’s research supports this statement, as the 1927 Sanborn Fire Insurance Map depicts the structure as a one-story open porch (Fig. 2).

![Fig.2: 1927 Sanborn Fire Insurance Map, with the subject property outlined in blue and the porch to be altered circled in red.](image)

The applicants propose the following work items at the subject property:

- Removal of the non-original windows from the previously enclosed porch at the south side of the property.
- Restoration of the porch openings to their original size.
- Enclosure of the restored porch openings with black PVC screening.
- Replacement of the porch flooring with ipe decking.

Staff supports the applicant’s proposal. The proposed alterations are generally consistent with the predominant architectural style and period of the resource and preserve the predominant architectural features of the resource, as stipulated by the Guidelines. In accordance with Standards #2 and #9, the proposal will not remove or alter character-defining features of the subject property or surrounding streetscape.
After full and fair consideration of the applicant’s submission staff finds the proposal, as modified by the conditions, as being consistent with the Criteria for Issuance in Chapter 24A-(b) (1) and (2), and (d), having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation and Takoma Park Historic District Guidelines outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior’s Standards for Rehabilitation #2 and #9;

and with the general condition that the applicant shall present the 3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff’s discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: RNW@VITULLOSTUDIO.COM
Contact Person: RICK VITULLO MA
Daytime Phone No.: 301-806-6777

Tax Account No. 010736152

Name of Property Owner: CHRIS MERCHANT
Daytime Phone No.: 

Address: 7320 WILLOW AVE, TAKOMA PARK MD 20912
Street Number:

City:

State:

Zip Code:

Contractor:

Contractor Registration No.: 

Agent for Owner: RICK VITULLO
Daytime Phone No.: 301-806-6777

LOCATION OF BUILDING PREMISES

House Number: 7320
Street: WILLOW AVE.

Town/City: TAKOMA PARK

Nearest Cross Street: VALLEY VIEW AVE.

Lot: 20
Block: 9

Subdivision: UPSOMT EARNEST

LOT SIZE:

팩스:

PART ONE: TYPE OF PROPOSED ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Convert
☐ Move ☐ Install ☐ Week/Rise
☐ Repair ☐ Add ☐ Add

1B. Construction cost estimate:

$ 20,000.00

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: ☑ WSSC ☐ Septic ☐ Other:

2B. Type of water supply: ☑ WSSC ☐ Well ☐ Other:

PART THREE: COMPLETE FOR FENCES, RETAINING WALL

3A. Height feet inches

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

☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/assess

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 that I hereby acknowledge and accept that to be a condition for the issuance of this permit.

[Rick Vitullo]
Signature of owner or authorized agent

2/18/20
Date

Approved:

for Chairperson, Historic Preservation Commission

Disapproved:

Signature:

Date:

Application/Permit No.:

Date Filed:

Date Issued:

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:

      SEE ATTACHED

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may see 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 3 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 plan, with marked dimensions, indicating location, size and general type of walls, windows 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 finishes 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 or within the drip line 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 CONFLICTING PROPERTY OWNERS
   For all projects, provide an accurate list of adjacent and conflicting 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:
Chris Merchant
7320 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

Dennis May
Elizabeth Taylor
7322 Willow Ave.
Takoma Park, MD 20912

Cary Burnell
7318 Willow Ave.
Takoma Park, MD 20912

Bruce Kozarsky
Megan Scribner
7321 Willow Ave.
Takoma Park, MD 20912

Richard Smith
Anastasia Smith
7319 Willow Ave.
Takoma Park, MD 20912
DESCRIPTION OF EXISTING STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:
7320 Willow Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Dutch Colonial-style house, built in 1928, and it is located in the Takoma Park Historic District. It is a 2-story house, rectangular in shape (755 S.F. footprint), with a full walk-out basement at the rear of the sloping site.

There is a side porch built on the south side that had been converted into a walk-in closet, located off of the living room. From the exterior, the windows are exposed. There is evidence, after some demolition, that this side porch was originally an exterior porch and needs to be restored/repaired:

1. After removing the drywall from all of the entire interior walls, the now-enclosed windows were found to be non-original since they were numbered (as in each were part of an antique store lot of windows), and they did not fit the openings. Also, the interior of the room was found to have beadboard on the walls and the ceiling, a typical exterior porch finishing material.

2. The glazing in the windows was opaque art glass, so restoring them to regular clear glazing in place would be prohibitively expensive. As it is, a lot of the window jambs and frames are rotted.

3. The floor is sloped, indicating a porch function.
DESCRIPTION OF PROPOSED STRUCTURE, ENVIRONMENTAL SETTING AND HISTORICAL FEATURES AT:
7320 Willow Ave., Takoma Park, MD 20912

The side porch will be restored to its original function as an exterior (screened) porch, and located off of the living room. The following will be done to accomplish this restoration/repair:

1. Since the non-orginal inserted windows did not fit the larger openings, the wall surfaces were increased in size to accommodate the smaller 3'-9" high windows. So, the original opening heights of 4'-3" will be restored, with an original 3'-0" section of wall below.

2. The existing exterior 5" exposure yellow pine, and the wood trim on exterior of porch and on interior of porch at the house wall will be restored/repaired.

3. The floor structure will be opened up and restored/repaired; the new flooring will be 1 x 6 ipe decking.

4. The openings will be enclosed with black PVC screening with a ¾" x ¾" screen framing system (ScreenTight MiniTrack).
PROPOSED FRONT ELEVATION

\[ \frac{3}{8}'' = 1'' \]
PROPOSED SIDE ELEVATION

3/8" = 1'-0"