

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	7301 Willow Avenue, Takoma Park	Meeting Date:	12/2/2020
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/25/2020
Applicant:	Virginie Ladisch and Pablo Wolfe Wakako Tokunaga, Architect	Public Notice:	11/18/2020
Review:	HAWP	Tax Credit:	n/a
Case No.:	37/03-20TTTT	Staff:	Dan Bruechert
Proposal:	New Front Door, New Rear Addition		

RECOMMENDATION

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

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
 STYLE: Craftsman
 DATE: 1923



Figure 1: 7301 Willow Ave.

PROPOSAL

The applicant proposes to replace the front door and construct a rear addition.

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)*.

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 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
- Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, 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
- 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.

Secretary of the Interior's Standards for Rehabilitation:

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 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.

Chapter 24A

(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
- (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.

(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.)

STAFF DISCUSSION

The applicant proposes to replace the existing front door and construct a one-story rear addition.

Door Replacement

The existing front door is a composite (vinyl) door with a half-round lite. This door is not historic and detracts from the historic character of the Craftsman house. In place of the existing door, the applicant proposes to install a new wood, two-panel, Craftsman style door. Staff finds the proposed door is compatible with materials and character of the historic house and recommends the HPC approve the door replacement under the *Design Guidelines*, 24A-8(b)(2) and (d), and Standards 2, 9, and 10.

Rear Addition

At the rear of the house, the applicant proposes to construct a one-story addition with a wood landing and stair. The rear addition will measure 9' 9" × 23' (nine feet, nine inches deep by twenty-three feet wide), with a 4' 2" × 11" (four foot two-inch deep by eleven foot wide) rear porch and stairs. The addition has a contemporary character with large picture windows, lack of trim, and metal porch railing. Both the roof and siding of the proposed addition will be covered in cedar shingles that match the walls of the historic building and the addition's foundation will be parged concrete. The addition is inset from the historic wall plan by approximately 12" (twelve inches), which creates an additional visual separation between the

historic and proposed construction. No trees will be impacted by the proposed work.

The proposed addition will remove the existing kitchen bump out, one ground floor window, and a basement window and door.

Staff finds that the proposed addition will have a minimal impact on the building. The size, scale, and massing of the addition are small enough to be subservient to the historic building. By inseting the wall planes of the addition, very little – perhaps only the right rear corner of the addition – will be visible from the public right of way. Staff finds that the materials proposed are consistent with those on the historic construction, though the cedar shingle siding on the wall and roof is not an application that would typically be seen in a Craftsman house.

Staff finds the *Design Guidelines* appear to conflict on how best to evaluate the proposed rear addition. One guideline states that new work should generally match the architectural style of the resource, while another says that work on the rear that is not visible from the right-of-way should be approved as a matter of course. In this instance, Staff finds that the HPC should apply a more lenient application of the guidance because the proposed alterations will not impact the character of the surrounding district, and instead rely more on the general concept in the *Guidelines*, the Standards, and Chapter 24A. One of the two overarching design concepts outlined in the *Guidelines* is that alterations reinforce the building patterns and streetscapes. Staff finds the proposed addition will have no impact on the visible building patterns or the streetscape of the surrounding district. Additionally, Staff finds that the proposal is compatible with the existing house and that the proposed changes will not negatively impact the district as a whole, per 24A-8(b)(2) and (d). Finally, Staff finds that the proposed addition will not impact the character of the building and that the new construction will be sufficiently differentiated from the historic, per Standards 2 and 9.

Building Repairs

The applicant additionally proposes to repair several windows, replace rotted or damaged siding, and replace damaged trim. All of this work will be in-kind repairs and does not require a HAWP. Staff mentions this work because it is eligible for the County Historic Preservation Tax Credit and is a preservation best practice.

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(2), (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Takoma Park Historic District Design Guidelines;

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

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# 932813

DATE ASSIGNED

APPLICANT:

Virginie Ladisch & Pablo Wolfe

vladisch@gmail.com, pwolfe1@gmail.com

Name: _____

E-mail: _____

7301 Willow Avenue

Takoma Park

20912

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Wakako Tokunaga

wakako@wak-tok.com

Name: _____

E-mail: _____

509 Albany Avenue

Takoma Park

20912

Address: _____

City: _____ Zip: _____

202-320-3867

Daytime Phone: _____

Contractor Registration No.: _____

Takoma Park, Maryland

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Takoma Park

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

7301

Willow Avenue

Building Number: _____

Street: _____

Takoma Park

Tulip Avenue

Town/City: _____ Nearest Cross Street: _____

14

8

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not

be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☒ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

11/9/2020

Signature of owner or authorized agent

Date



FOR STAFF ONLY:
HAWP# 932813
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

11/9/2020

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The existing structure is a 2-story frame Craftsman style bungalow with wood siding built in 1922, and is classified as a contributing resource in the Takoma Park Historic district. It sits on a residential street, with 8'~10' side yards and deep (97') rear yard.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Repair work to the existing structure: all existing windows to be replaced (match existing style), repaint all exterior walls, repair trims/siding, replace front door.

Rear addition construction: to construct a one-story rear room addition (9'-9" deep, 23' wide) invisible from the street.

Work Item 1: <u>Window Replacement</u>	
Description of Current Condition: windows painted shut, operation mechanism not working, glass shattered	Proposed Work: Installation of new replacement windows to match existing.
Work Item 2: <u>front door replacement</u>	
Description of Current Condition: Composite material with plastic mimicking glass	Proposed Work: Natural wood Craftsman style door, painted
Work Item 3: <u>Existing structure repair</u>	
Description of Current Condition: Some siding pieces are rotten. Some exterior paint peeling. Some exterior trims are rotten.	Proposed Work: Siding to be repaired as needed. Repaint exterior walls. Trims to be repaired as needed.



FRONT (WEST) FACADE



SIDE(SOUTH) FACADE



REAR (EAST) FACADE



SIDE(NORTH) FACADE



FRONT DOOR TO BE REPLACED



WINDOW IN NEED OF REPAIR



REPAINT AS NEEDED

7301 WILLOW AVE TAKOMA PARK MD
EXISTING PHOTOS -2

11/9/2020



7301 WILLOW AVENUE
TAKOMA PARK, MD
REAR ADDITION PROPOSAL
HAWP APPLICATION
WAK TOK ARCHITECTS
11/1/2020

FIELD WORK DATE: 3/3/2020

REVISION HISTORY: (REV.0 3/5/2020)

2002.6587

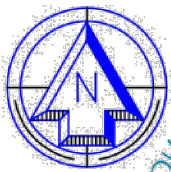
LOCATION DRAWING

LOT 14, BLOCK 8

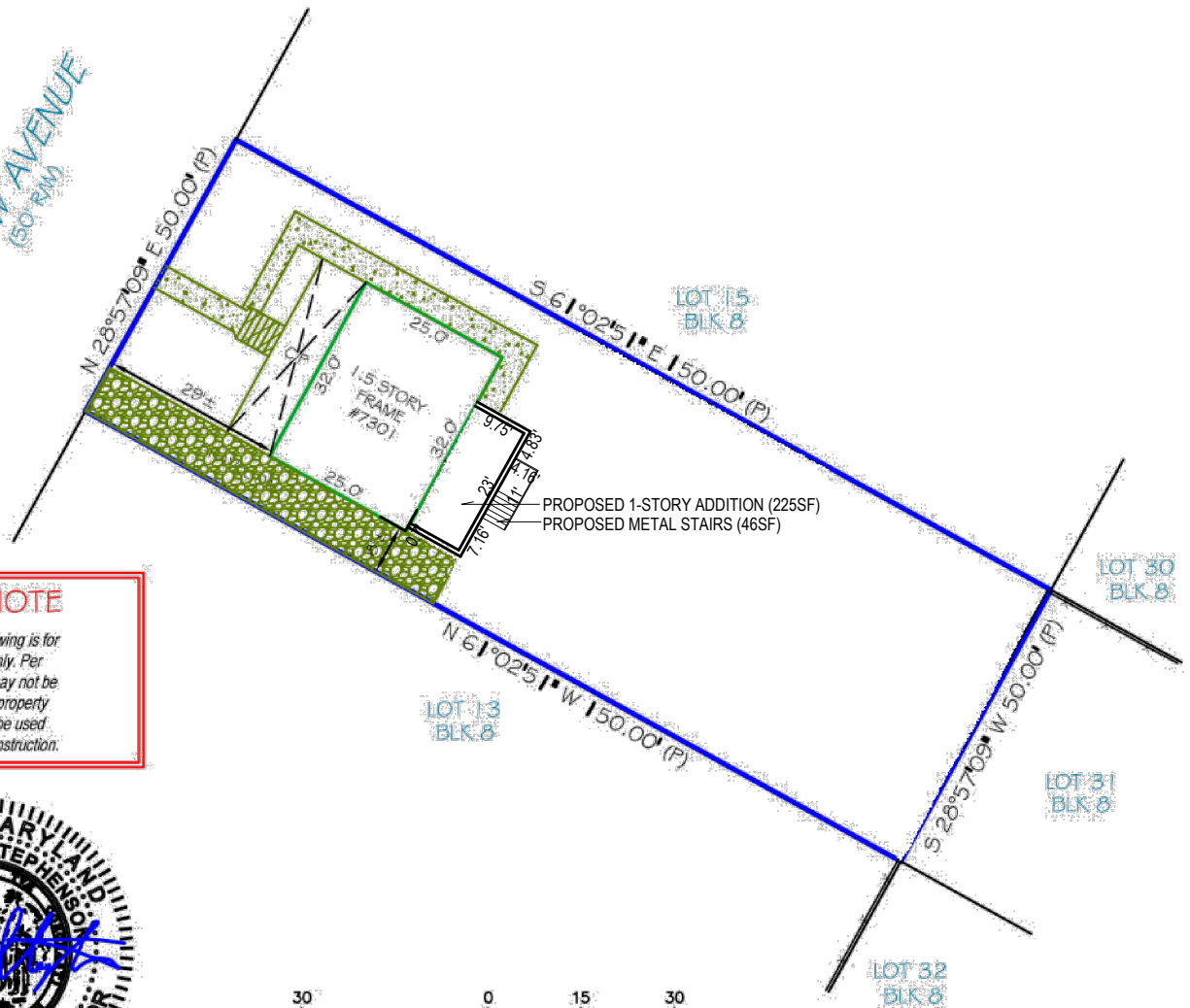
LIPSCOMB AND EARNEST TRUSTEES ADDITION TO TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

03-04-2020 SCALE 1"=30'



WILLOW AVENUE
(30' R/W)



PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



EXPIRES 10-26-20

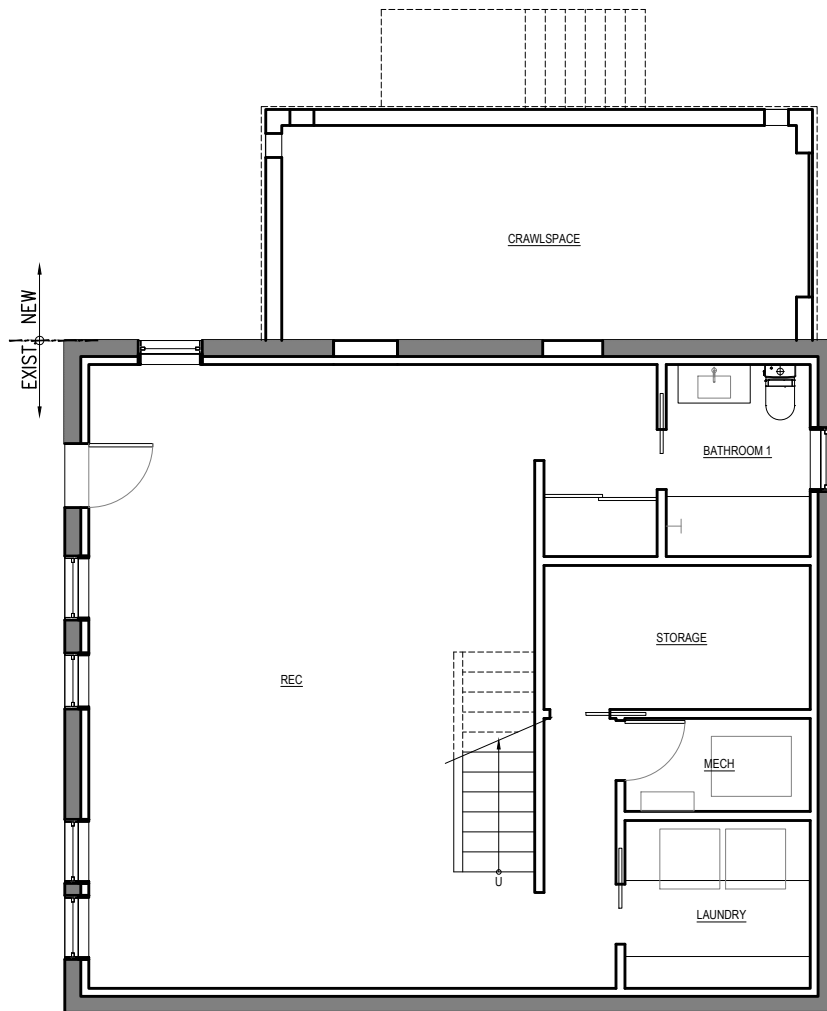


GRAPHIC SCALE (In Feet)

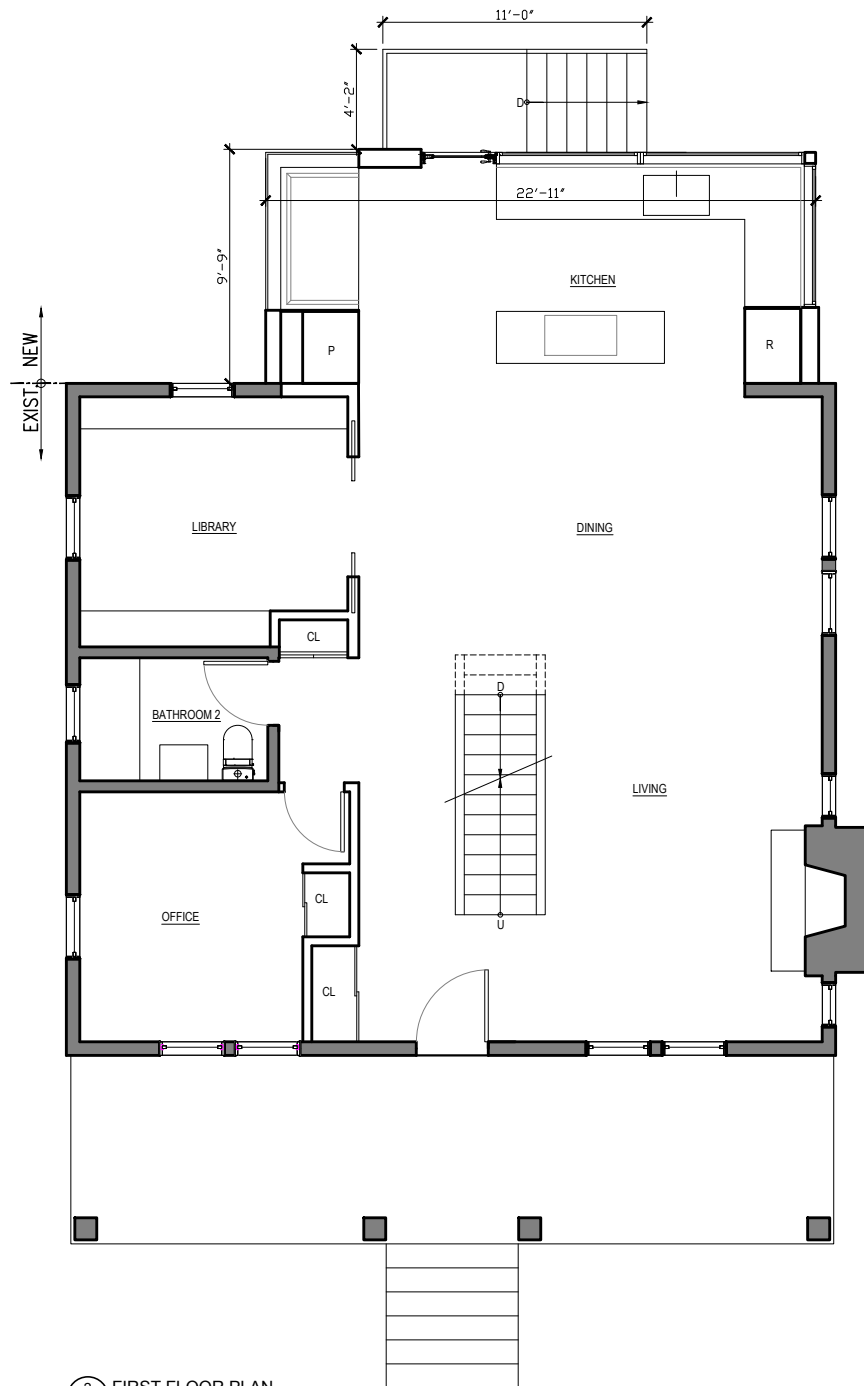
1 inch = 30' ft.

ACCURACY=1±

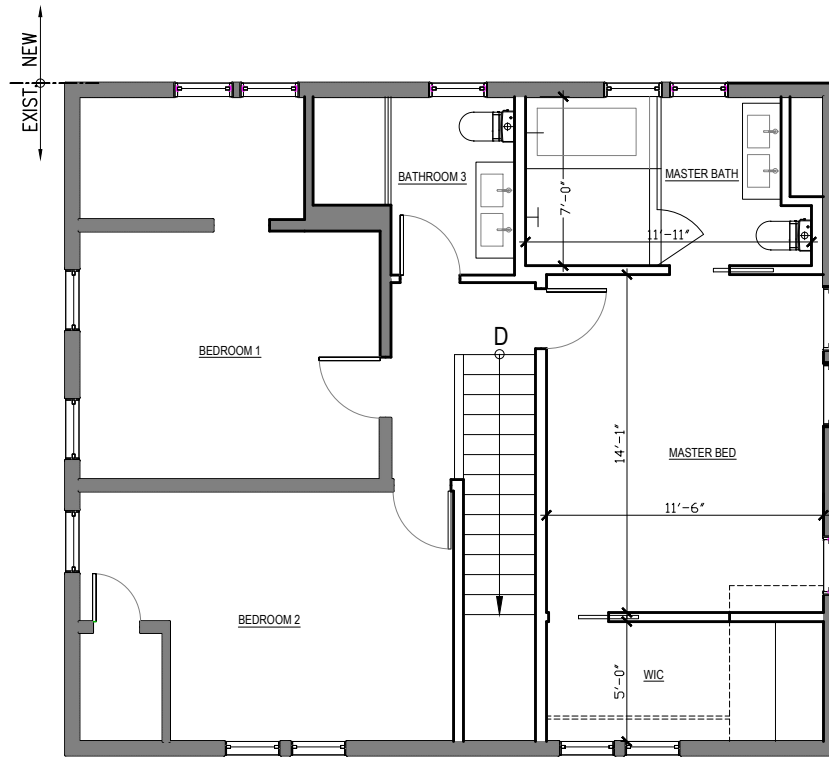
SITE PLAN



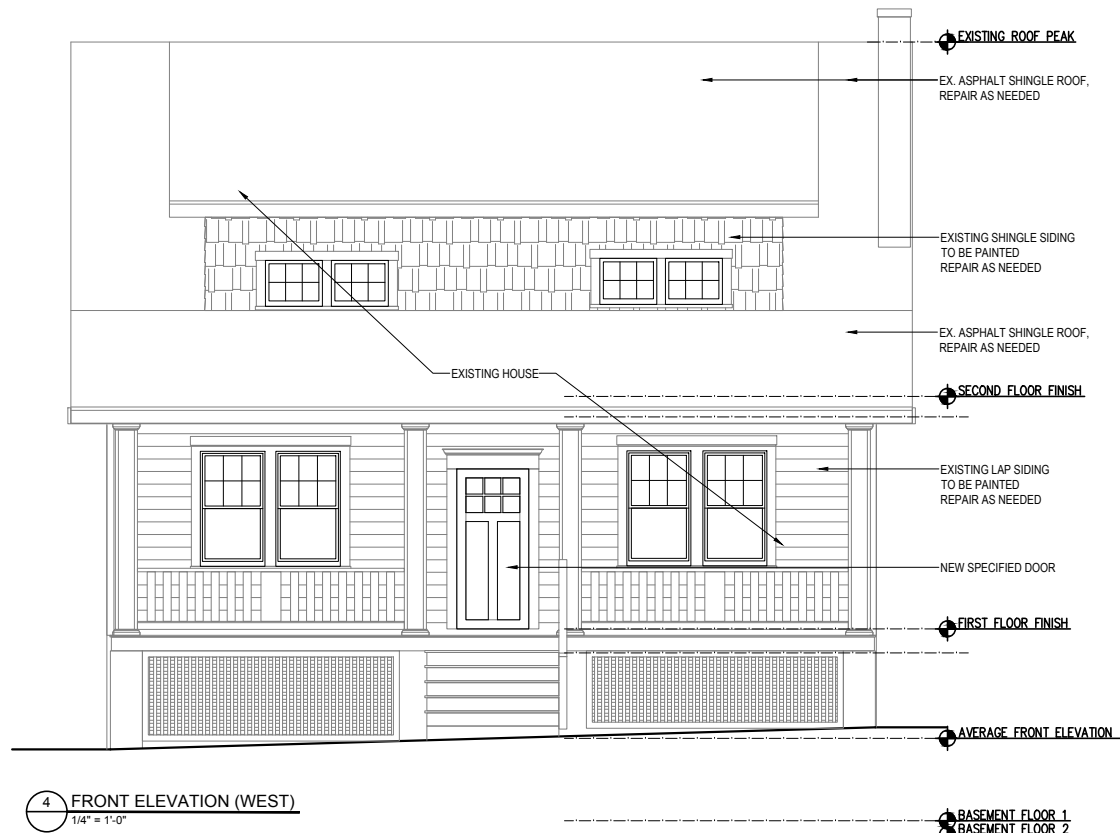
1 BASEMENT PLAN
1/4" = 1'-0"



2 FIRST FLOOR PLAN
1/4" = 1'-0"



3 SECOND FLOOR PLAN
1/4" = 1'-0"



*ALL EXISTING WINDOWS TO BE REPLACED WITH NEW SPECIFIED WINDOWS.
*ALL TRIMS, CASING, BOARDS AND OTHER EXTERIOR CARPENTRY FINISH TO BE REPAINTED. REPAIR AS NEEDED.





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 *ALL TRIMS, CASING, BOARDS AND OTHER EXTEIOR CARPENTRY FINISH TO BE REPAINTED. REPAIR AS NEEDED.

