

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7208 Willow Ave., Takoma Park	<b>Meeting Date:</b>	3/10/2021
<b>Resource:</b>	Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	3/3/2021
<b>Applicant:</b>	Matthew & Lori Steenhoek Ben Norkin, Architect	<b>Public Notice:</b>	2/24/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit No.:</b>	942402	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Rear Porch Enclosure		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1920



*Figure 1: 7208 Willow Ave. Note: the two non-historic rear additions (approved by the HPC in 2006).*

## **PROPOSAL**

The applicant proposes to construct a screened-in porch at the rear of the house and to make alterations to the rear of a non-historic 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)*. 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.

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

Original size and shape of window and door openings should be maintained, where feasible

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-8***

- (a) 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
- (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:***

- 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.

**STAFF DISCUSSION**

At the rear of the subject property, is a large addition with two rear-facing gables covered in stucco with wood battens. On the first floor, there is a projecting bay with a decorative lattice above. The applicant proposes to remove the first-floor bay, a door, and several non-historic windows from the rear addition. In place of these features, the applicant proposes installing a new aluminum sliding glass door, new wood casement windows, and a new screened-in porch with a deck above. The applicant additionally proposes to remove the wood battens and install new fiber cement clapboards on the rear addition. On the right (north) elevation, the applicant proposes a new masonry chimney. The proposed work will not be at all visible from the public right-of-way.



Staff finds the alterations to the rear addition will not impact the appearance or character of the historic house or surrounding district. Staff additionally finds that the proposed wood casement windows are appropriate for the house. The proposed doors will have a minimal impact on the resource and surrounding district because they are to the rear of the house and should be approved as a matter of course.



Figure 2: Existing rear elevation.

The largest proposed change is the demolition of the existing bay and decorative lattice structure and the construction of the screened-in porch with the deck above. The proposed screened-in porch measures 12' 2 3/4" x 10' 4 3/4" (twelve feet two and three-quarter inches by ten feet four and three-quarter inches). Above the proposed porch, the applicant proposes to construct a deck with a wood frame that continues the outline of the rear gable. The proposed porch and deck will be constructed out of wood with a screen between the posts. On the south elevation, the applicant proposes to construct a wood shade screen constructed out of horizontal wood slats that continue up to the railing of the second-floor deck.

Staff finds the proposed porch will not be visible from the public right-of-way, and the *Design Guidelines* state the proposal should be approved as a matter of course. Additionally, Staff finds the location and materials of the proposed porch and deck to be consistent with the character of the house and surrounding district. While the *Design Guidelines* encourage construction that is consistent with the predominant style

of the resource, the *Design Guidelines* also place design review emphasis to changes that are at all visible from the right-of-way. As a feature that is not visible from the right-of-way, with a lenient level of review (per 24A-8(d)), Staff finds this is an appropriate design and recommends the HPC approve the HAWP.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1) ,(2), and (d), and the *Takoma Park Historic District Guidelines*, having found that the proposal 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, 9, and 10;

and with the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made;

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BEN@BENNORKINARCHITECTURE.COM Contact Person: BEN NORKIN

Daytime Phone No.: 202-578-7094

Tax Account No.: 01061138

Name of Property Owner: MATTHEW AND LORI STEENHOEK Daytime Phone No.: 202-997-1489

Address: 7208 WILLOW AVE TAKOMA PARK, MD 20912  
Street Number City State Zip Code

Contractor: TBD Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 7208 Street: WILLOW AVE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE

Lot: 4 Block: 9 Subdivision: 0025

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

## PART ONE: TYPE OF WORK/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: \$ \$150,000

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.

*Benjamin J. Norkin*  
 Signature of owner or authorized agent

01/21/2021

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

# **1. WRITTEN DESCRIPTION OF THE PROJECT**

## **a. Description of existing structure and environmental setting, including historical features and significance**

The existing house is a Category 2 Contributing Resource to the Takoma Park Historic District. There is no scope of work that alters any portion of the original house.

## **b. General description of project and its effect on the historic resource, the environmental setting, and, where applicable, the historic district.**

Existing single family residence to add new masonry chimney on southeast side and a rear-facing screened porch with roof deck. All proposed work will be alterations/additions to a non-original, historically insignificant addition in constructed approximately 1988.

Screened porch will be constructed of wood, but will be detailed with contemporary styling, per owners' request. Screen porch will replace non-original, non-historic ornamental lattice.

Non-original textured fiber cement and batten siding will be replaced with smooth finish fiber cement lap siding.

One non-original window will be removed in order to construct chimney with a new window installed in a new adjacent location. One non-original window will be removed and replaced with new doors. One non-original door will be replaced with a new door. Existing non-original bay with windows will be removed.

## **MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION**

### **OWNER'S MAILING ADDRESS**

Matthew and Lori Steenhoek  
7208 Willow Ave  
Takoma Park, MD 20912

### **OWNER'S AGENT'S MAILING ADDRESS**

Ben Norkin  
Ben Norkin Architecture  
7204 Trescott Ave  
Takoma Park, MD 20912

### **ADJACENT AND CONFRONTING PROPERTY OWNERS MAILING ADDRESSES**

Abraham Dunn and Martha Martinez-Licetti  
7204 Willow Ave  
Takoma Park, MD 20912

Janet Morgan  
7210 Willow Ave  
Takoma Park, MD 20912

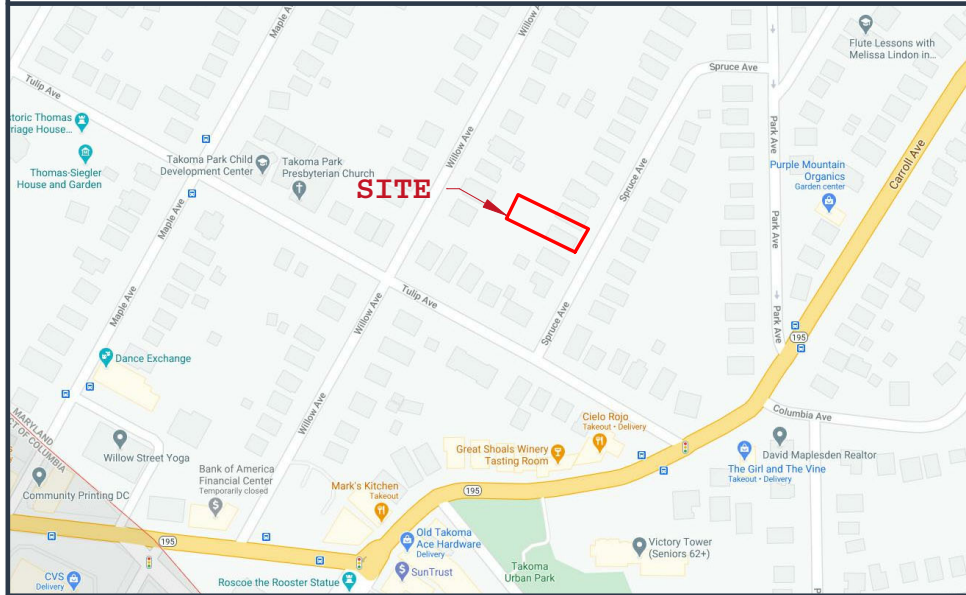
Scott Smallwood and Amanda Lenhart  
7205 Willow Ave  
Takoma Park, MD 20912

Thomas and Mary Hanisco  
7207 Maple Ave  
Takoma Park, MD 20912

David Aaronson  
312 Tulip Ave  
Takoma Park, MD 20912



# LOCATION



# ZONING

ADDRESS: 7208 WILLOW AVE  
TAKOMA PARK, MD 20912

LOT: 4  
BLOCK: 9  
TAX ID: 01061138  
ZONE: R-60  
HISTORIC: YES  
CATEGORY: 2 - CONTRIBUTING RESOURCE

LOT AREA: 7,500 FT<sup>2</sup>  
ALLOWABLE LOT OCCUPANCY: 35% (2,625 FT<sup>2</sup>)  
EXISTING LOT OCCUPANCY: 15.6% (±1,166 FT<sup>2</sup>)  
PROPOSED LOT OCCUPANCY: 17.1% (±1,281 FT<sup>2</sup>) (+115FT<sup>2</sup>)

REQUIRED FRONT SETBACK: 25 FT  
EXISTING FRONT SETBACK: (NO CHANGE)  
REQUIRED SIDE SETBACK: 7FT EA. SIDE  
EXISTING SIDE SETBACK: (NO CHANGE)  
REQUIRED REAR SETBACK: 20 FT  
EXISTING REAR SETBACK: 70 FT 6 IN  
PROPOSED REAR SETBACK: ±61 FT 9 IN

ALLOWABLE HEIGHT: 30 FT  
EXISTING HEIGHT: ±24 FT 4 IN (NO CHANGE)  
EXISTING STORIES: 2.5 PLUS CELLAR (NO CHANGE)

**BEN NORKIN**  
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WILLOW AVE SCREEN PORCH

7208 WILLOW AVE  
TAKOMA PARK MD 20912  
LORI AND MATTHEW  
STEENHOEK

# SCOPE OF WORK

Existing single family residence to add new masonry chimney and screened porch. House is a Category 2 Contributing Resource, though all proposed work will be alterations/additions to a non-original addition constructed approximately 1988.

Screened porch will be constructed of wood, but will be detailed with contemporary styling, per owners' request. Screen porch will replace non-original, non-historic ornamental lattice.

Non-original textured fiber cement and batten siding will be replaced with smooth finish fiber cement lap siding.

One non-original window will be removed in order to construct chimney with a new window installed in a new location. One non-original window will be removed and replaced with new doors. One non-original door will be replaced with a new door. Existing non-original bay with windows will be removed.

PROJECT: 20011

DRAWN BY BJN

SHEET NO: 0

SHEET NAME: PROJECT INFO

SCALE: 9



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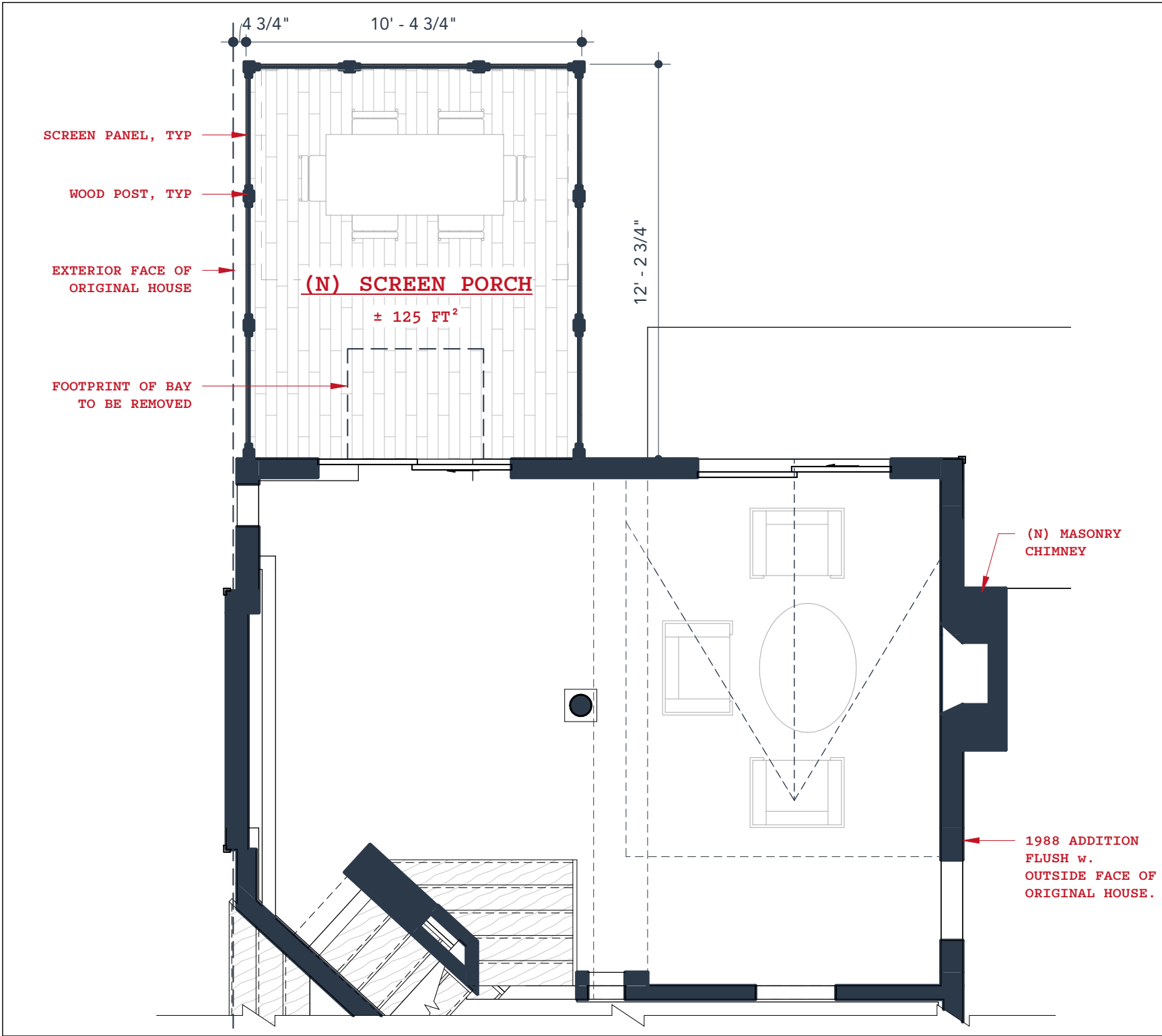
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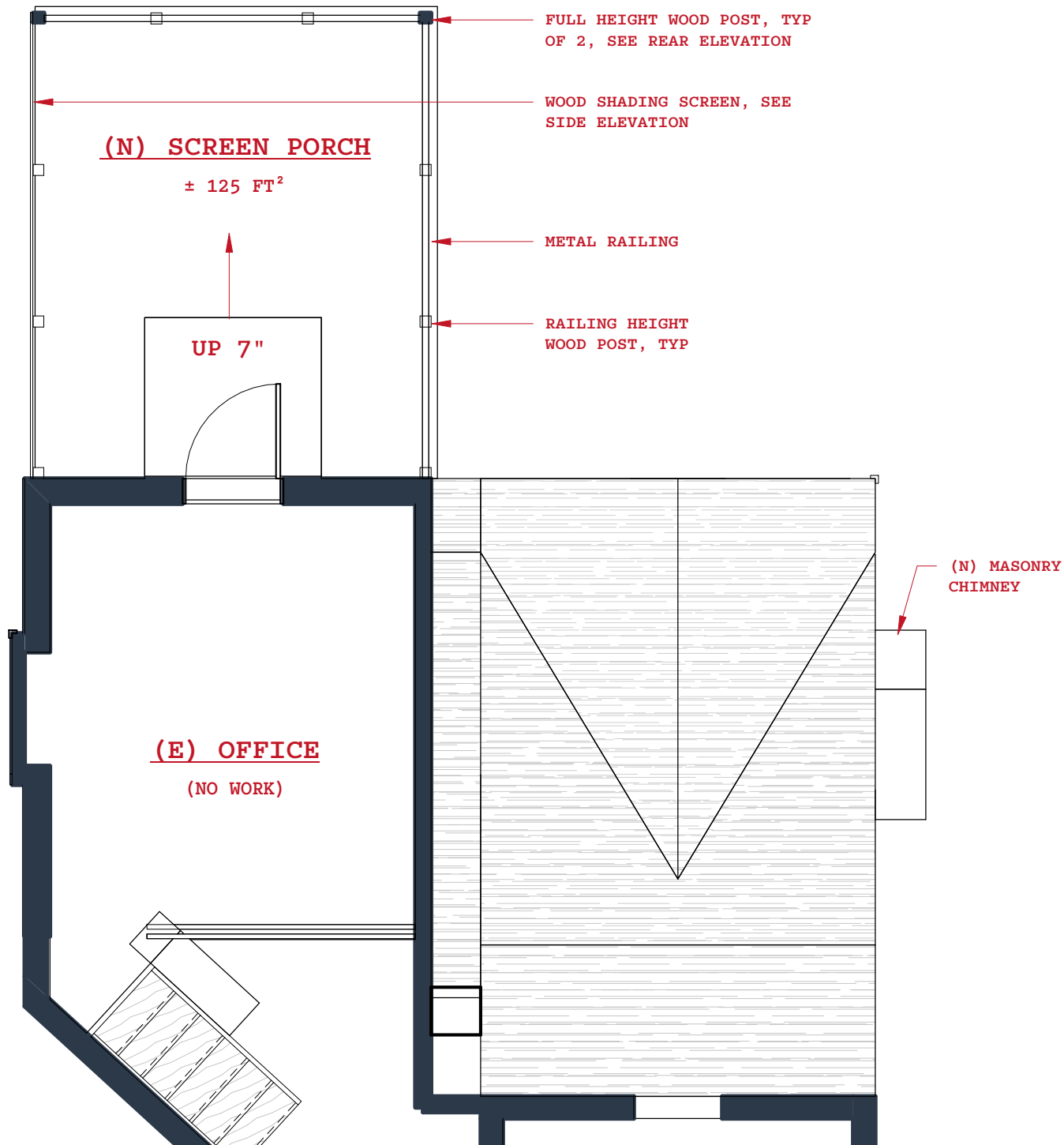
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**1**

**SHEET NAME:**  
**PROPOSED  
DESIGN**

**SCALE:**  
**10**



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<b>WILLOW AVE SCREEN PORCH</b>	<b>7208 WILLOW AVE TAKOMA PARK MD 20912</b>
<b>LORI AND MATTHEW STEENHOEK</b>	
	
PROJECT:	20011
DRAWN BY	BJN
SHEET NO:	<b>2</b>
SHEET NAME:	<b>PROPOSED FLOOR PLAN</b>
SCALE:	1 1/4" = 1'-0"



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**WILLOW AVE SCREEN PORCH**

**7208 WILLOW AVE  
TAKOMA PARK MD 20912**

**LORI AND MATTHEW  
STEENHOEK**

**PROJECT: 20011**

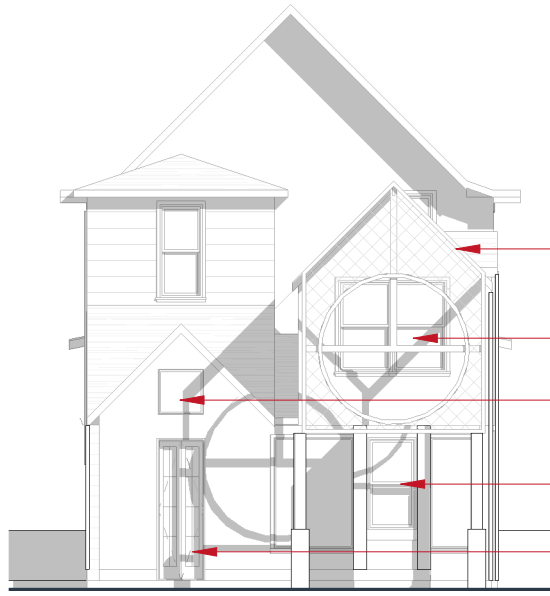
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**SHEET NO: 4**

**SHEET NAME:  
PROPOSED  
FLOOR PLAN**

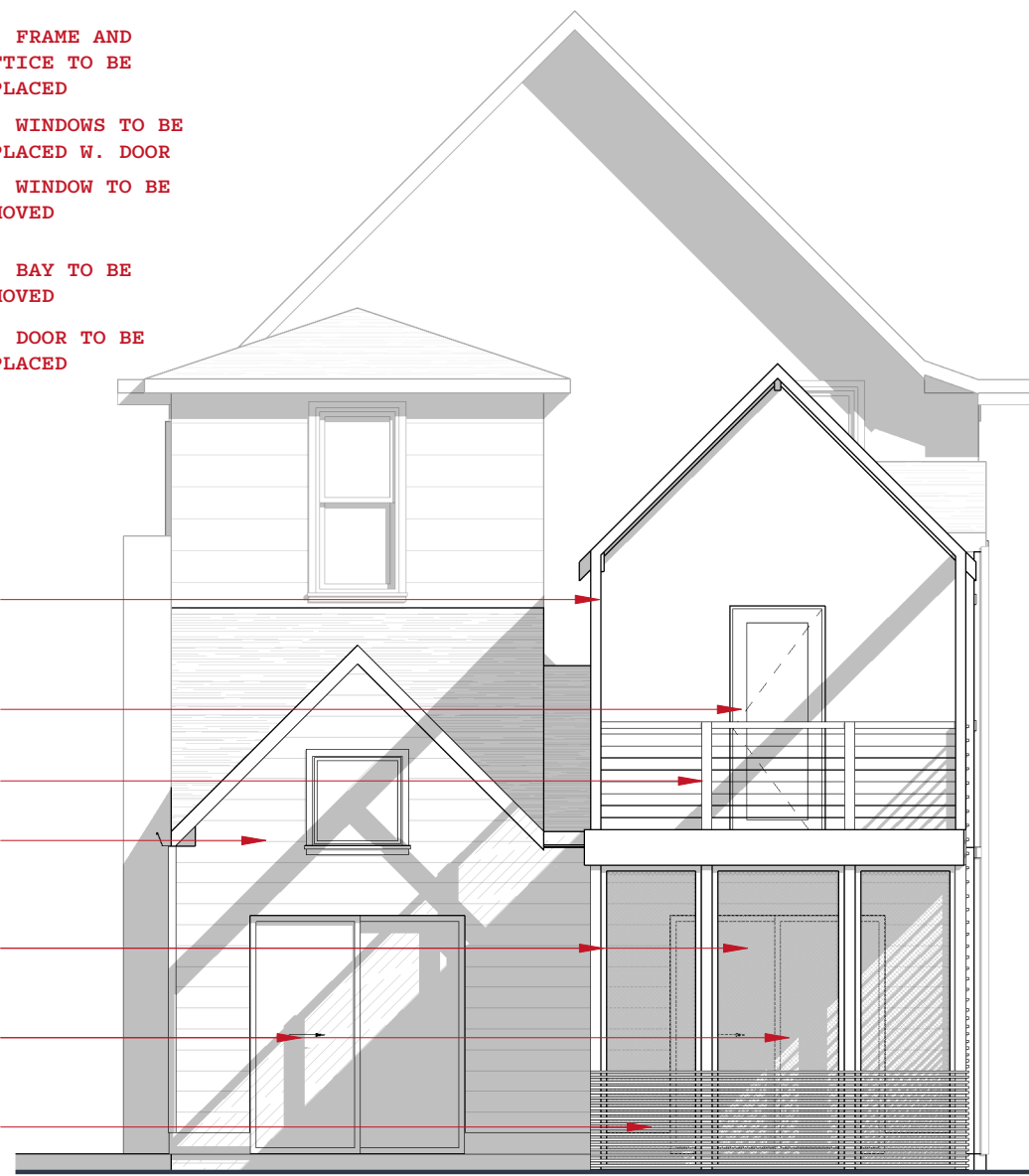
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(EXISTING REAR ELEVATION)

- (E) FRAME AND LATTICE TO BE REPLACED
- (E) WINDOWS TO BE REPLACED W. DOOR
- (E) WINDOW TO BE REMOVED
- (E) BAY TO BE REMOVED
- (E) DOOR TO BE REPLACED



- (N) WOOD FRAME TO REPLACE (E) WOOD FRAME AND LATTICE
- (N) WOOD DOOR
- (N) WOOD AND WIRE RAILING
- (N) FIBER CEMENT LAP SIDING (SMOOTH FINISH) TO REPLACE (E) FIBER CEMENT STUCCO FINISH AND WOOD BATTENS
- (N) WOOD POSTS w. SCREEN PANELS
- (N) ALUMINUM AND GLASS DOOR
- (N) WOOD SLAT SHADING DEVICE

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TAKOMA PARK MD 20912**

**LORI AND MATTHEW  
STEENHOEK**

PROJECT: 20011

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SHEET NO:

**5**

SHEET NAME:

**PROPOSED  
REAR ELEV**

SCALE: As indicated

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PROJECT: 20011

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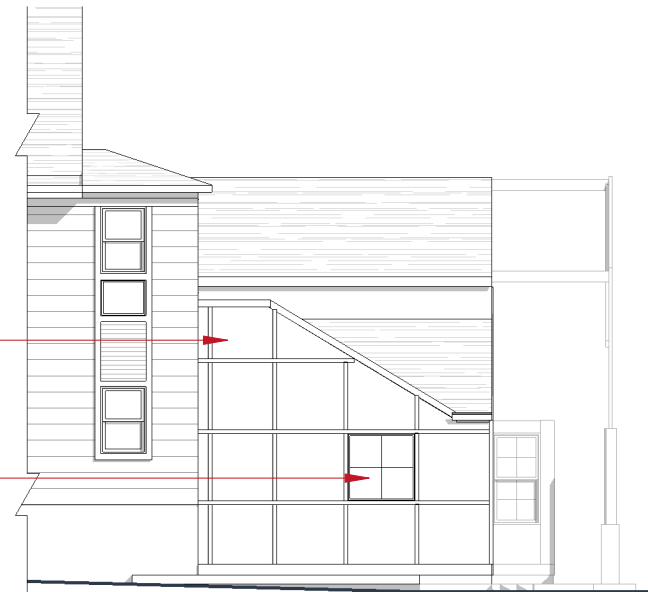
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**6**

SHEET NAME:

**PROPOSED  
SIDE ELEV**

SCALE: As indicated

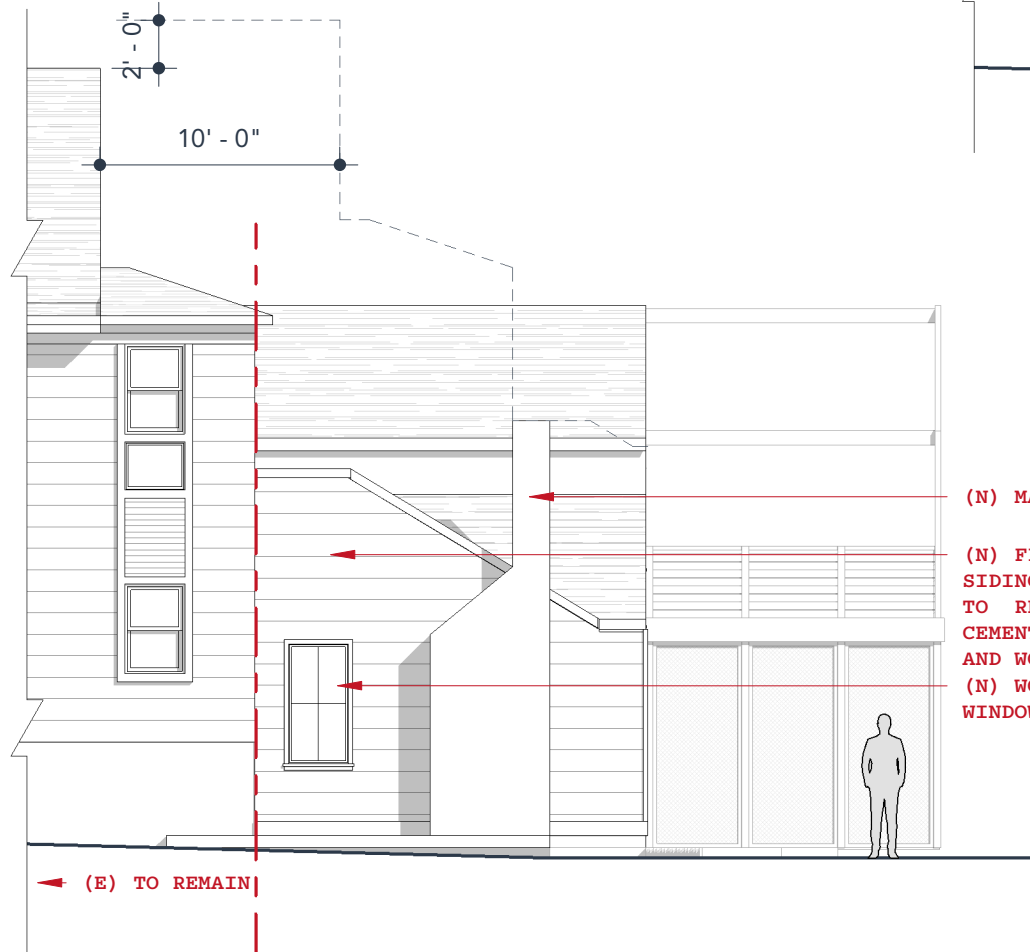


**(EXISTING SIDE ELEVATION)**

**(E) STUCCO FINISH FIBER CEMENT  
AND WOOD BATTENS TO BE REMOVED**

**(E) WINDOW TO BE REMOVED**

**MINIMUM CHIMNEY HEIGHT**



**(N) MASONRY CHIMNEY**

**(N) FIBER CEMENT LAP  
SIDING (SMOOTH FINISH)  
TO REPLACE (E) FIBER  
CEMENT STUCCO FINISH  
AND WOOD BATTENS**

**(N) WOOD CASEMENT  
WINDOW w. WOOD TRIM**

**← (E) TO REMAIN**

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DECORATIVE FRAME,  
LATTICE AND ASSOCIATE  
STRUCTURAL SUPPORTS  
TO BE REMOVED

(E) BAY AND WINDOWS  
TO BE REMOVED

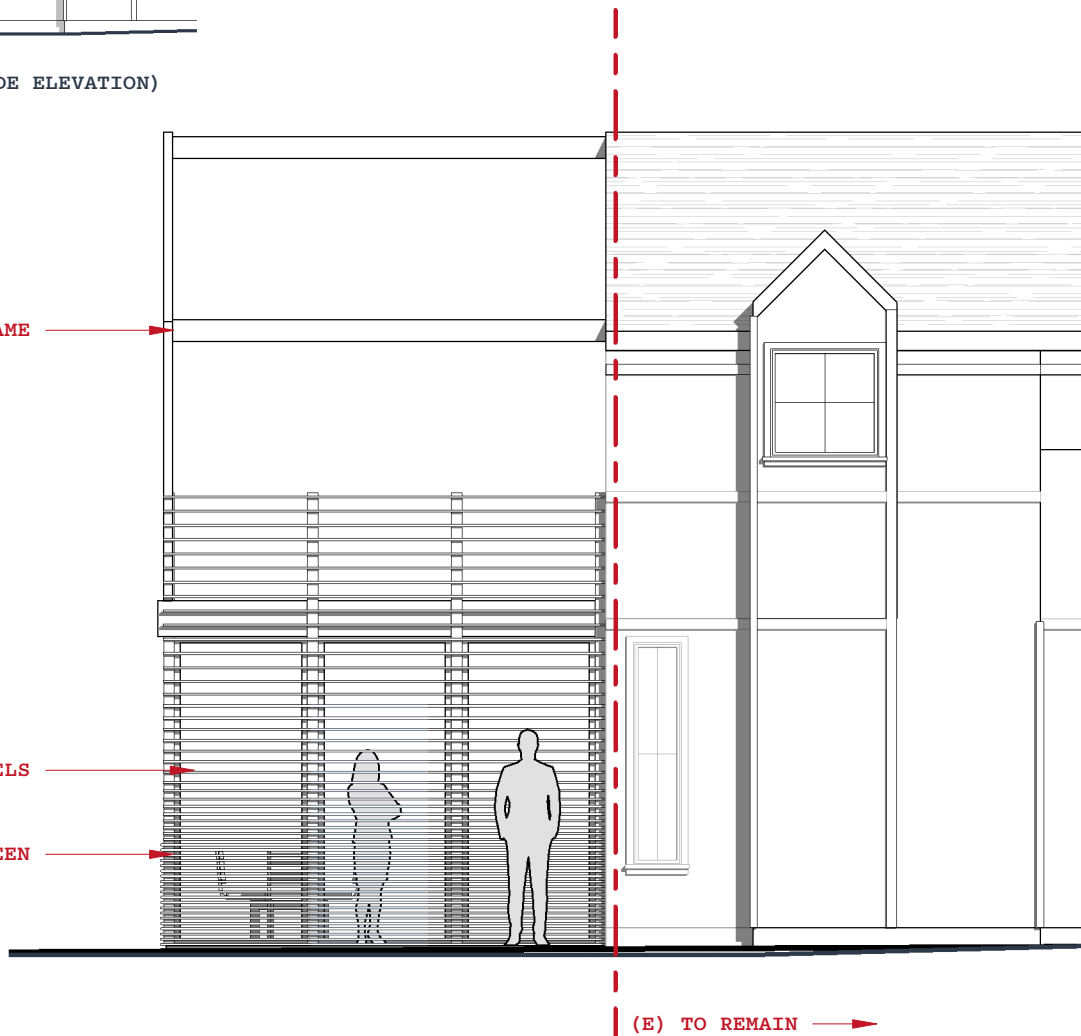


(EXISTING SIDE ELEVATION)

(N) WOOD FRAME

(N) WOOD POSTS W. SCREEN PANELS

(N) WOOD SHADE SCREEN



(E) TO REMAIN

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PROJECT: 20011

DRAWN BY BJN

SHEET NO:

7

SHEET NAME:

PROPOSED  
SIDE ELEV

SCALE: As indicated