

**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		

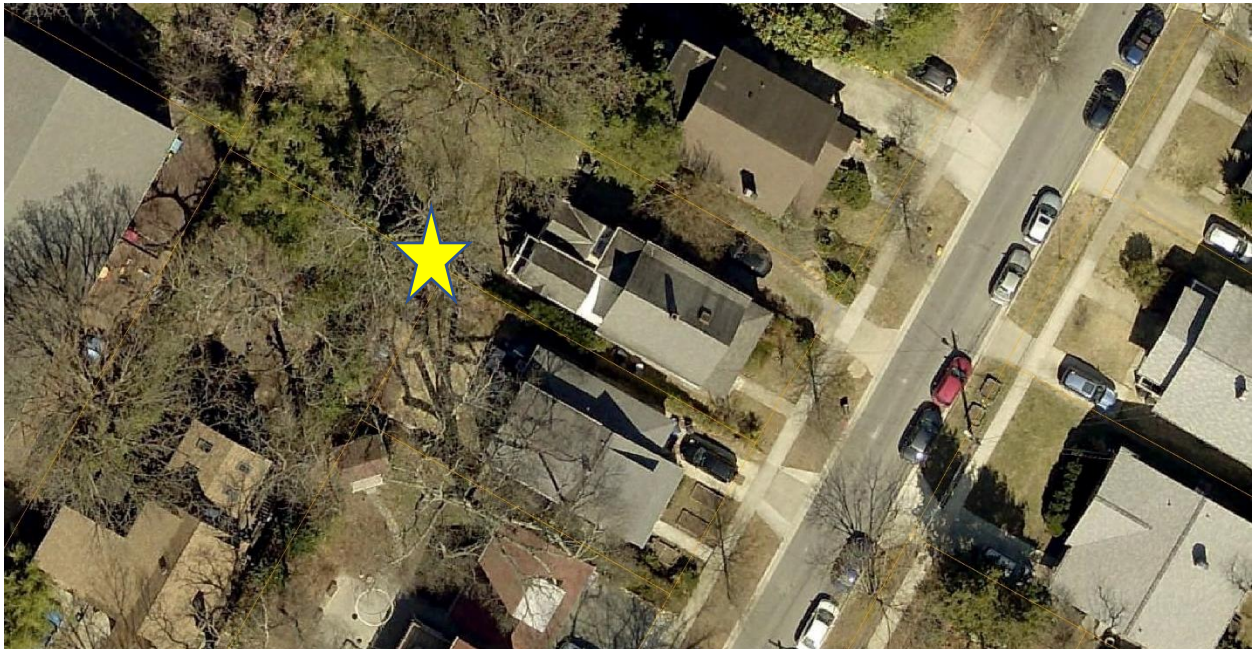
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**STAFF RECOMMENDATION**

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.















**BEN NORKIN**

**- ARCHITECTURE -**

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**WILLOW AVE SCREEN PORCH**

**7208 WILLOW AVE  
TAKOMA PARK MD 20912**

**LORI AND MATTHEW  
STEENHOEK**

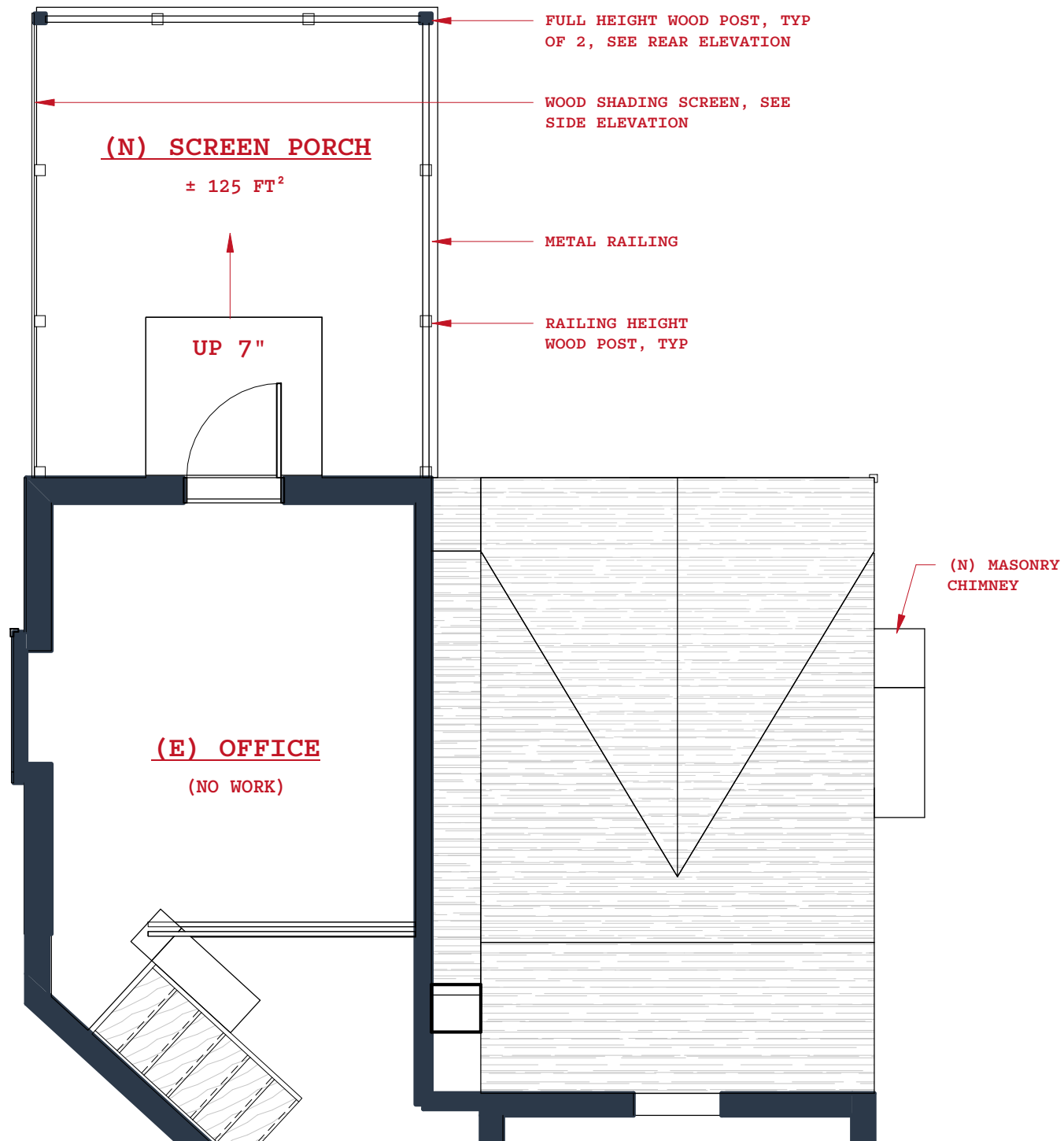
PROJECT: 20011

DRAWN BY BJB

SHEET NO:  
**4**

SHEET NAME:  
**PROPOSED  
FLOOR PLAN**

SCALE:  
1/4" = 1'-0"



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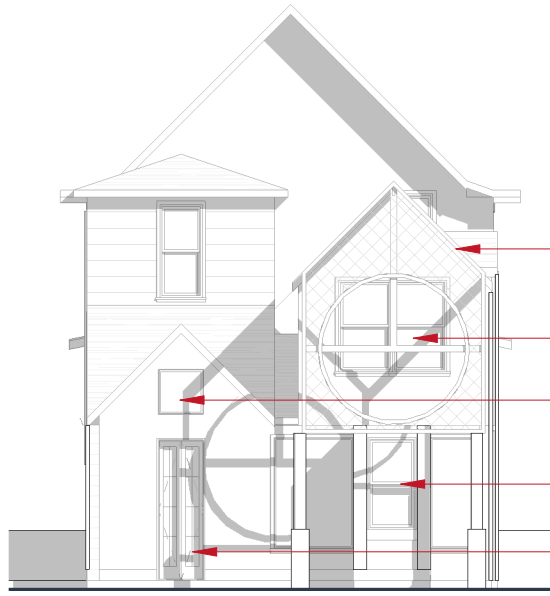
**5**

SHEET NAME:

**PROPOSED  
REAR ELEV**

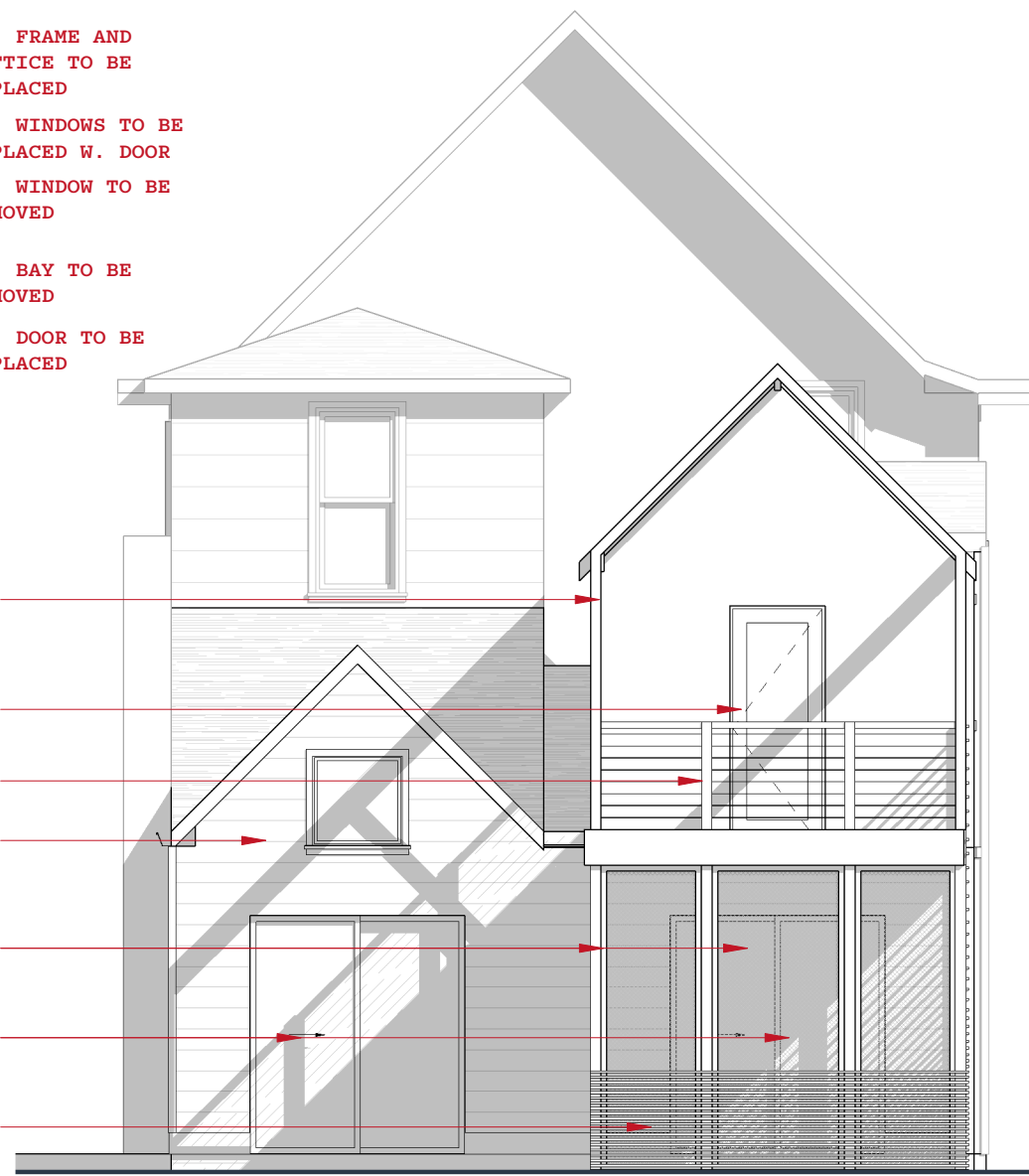
SCALE:

As indicated



- (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

**(EXISTING REAR ELEVATION)**



- (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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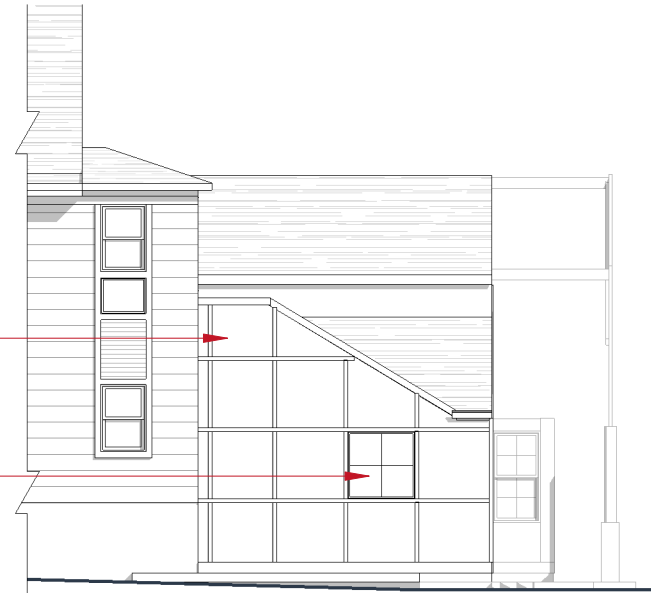
PROJECT: 20011

DRAWN BY BJB

SHEET NO:  
**6**

SHEET NAME:  
**PROPOSED  
SIDE ELEV**

SCALE:  
As indicated

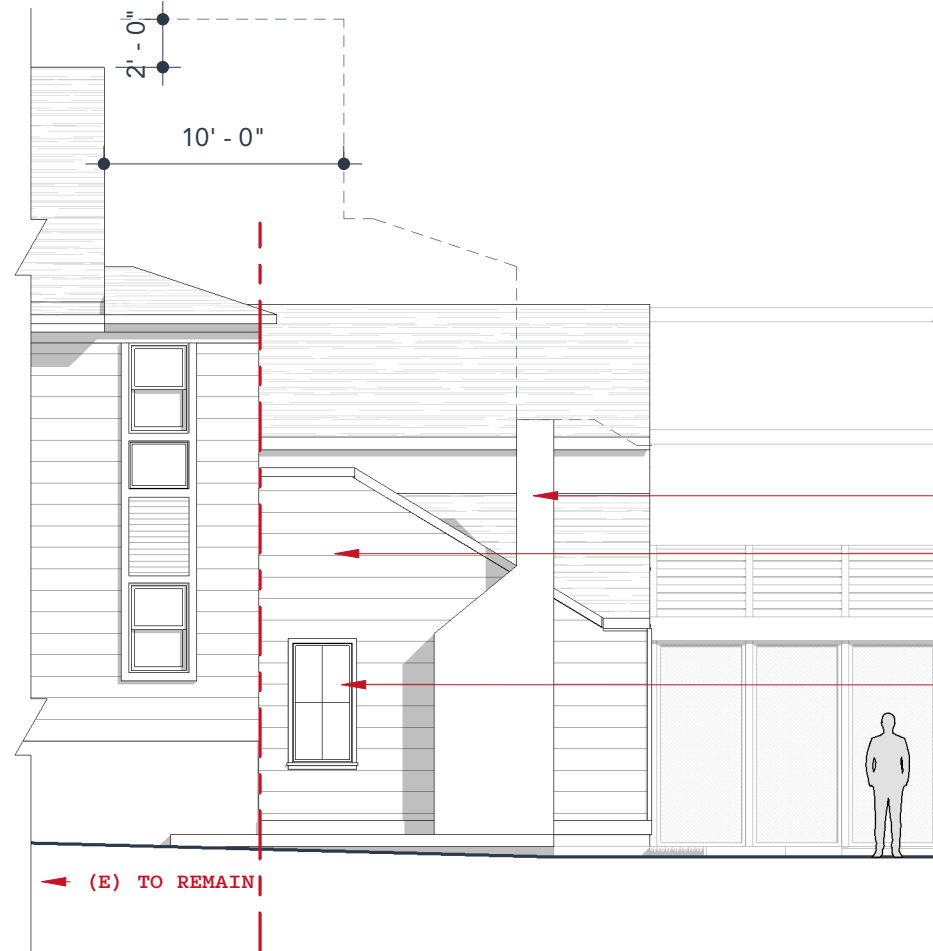


**(EXISTING SIDE ELEVATION)**

**(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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**WILLOW AVE SCREEN PORCH**

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**LORI AND MATTHEW  
STEENHOEK**

PROJECT: 20011

DRAWN BY BJN

SHEET NO:  
**7**

SHEET NAME:  
**PROPOSED  
SIDE ELEV**

SCALE:  
As indicated

DECORATIVE FRAME,  
LATTICE AND ASSOCIATE  
STRUCTURAL SUPPORTS  
TO BE REMOVED

(E) BAY AND WINDOWS  
TO BE REMOVED

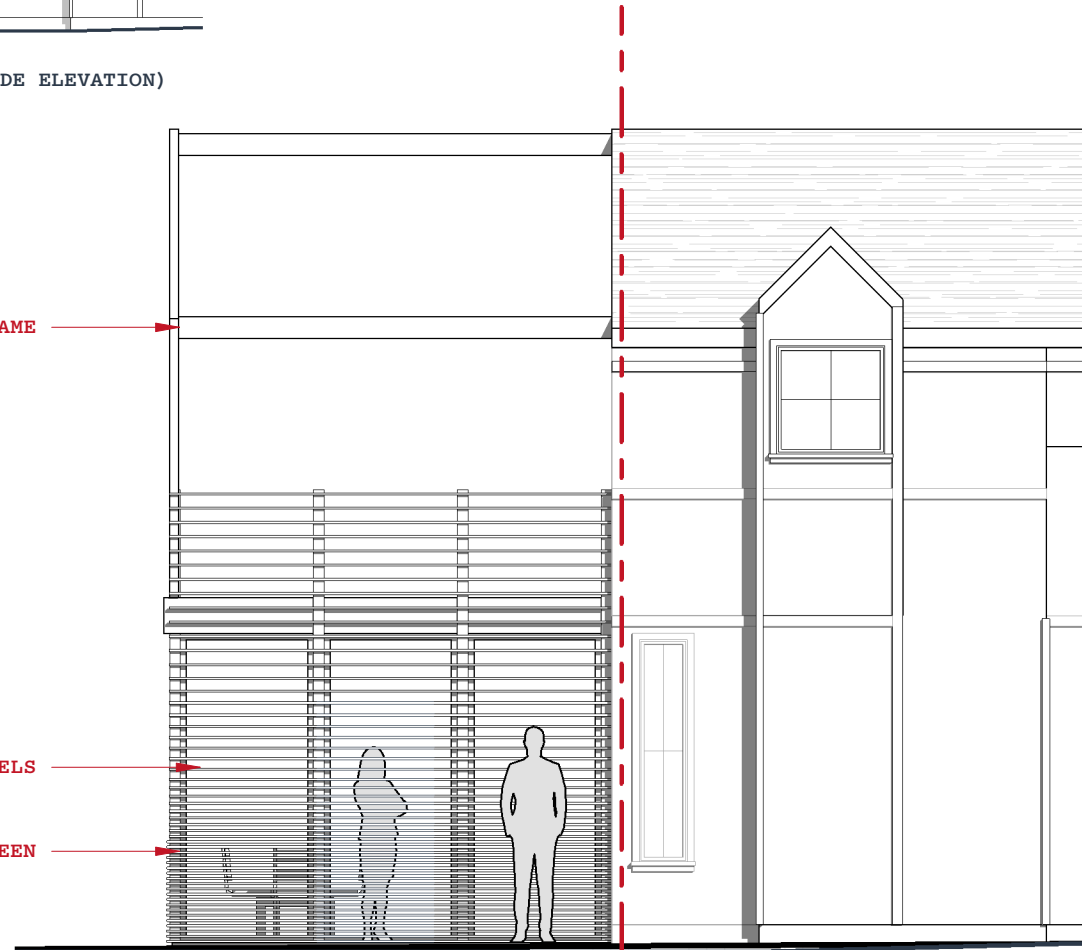


(EXISTING SIDE ELEVATION)

(N) WOOD FRAME

(N) WOOD POSTS W. SCREEN PANELS

(N) WOOD SHADE SCREEN



(E) TO REMAIN