

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7316 Willow Ave., Takoma Park	Meeting Date:	4/14/2021
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	4/7/2021
Applicant:	Kathleen Milton Ben Norkin, Architect	Public Notice:	3/31/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	945164	Staff:	Dan Bruechert
Proposal:	Handrail and landing alteration		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Japanese Bungalow
DATE: c.1914



Figure 1: 7316 Willow Ave.

PROPOSAL

The applicant proposes to raise the existing concrete landing and install two handrails.

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.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes, and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged

Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

Preservation of original building materials and use of appropriate, compatible new materials is encouraged

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
 - (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
- (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

The applicant proposes to raise the height of the existing concrete landing and install a handrail on the left and right sides of the house. Staff finds that these changes will have a minimal visual impact on the historic house and recommend the HPC approve the HAWP.

The subject property is unique in the Takoma Park Historic District and the only representation of a Japanese-inspired Bungalow. The front gable house has a small concrete patio in front of the house with a set of concrete steps on the right side of the patio and wood stairs constructed out of railroad ties to the left. Neither of these sets of stairs has a railing. The existing stairs will be repaired in-kind; this work is not subject to HPC review.

First, the applicant proposes to raise the concrete landing in front of the front entrance door. This will make the landing even with the door, eliminating the immediate step-down at the front door threshold. The applicant proposes to pour additional concrete and form an additional step. This new step is compatible with the existing design and materials and will not impact the building's architecturally significant features (per the *Design Guidelines* and 24A-8(b)(1) and (2)).

Second, the applicant proposes to install railings on the two sets of stairs. There is no railing for either of the stairs. The applicant proposes having a wrought iron railing custom-fabricated, see below, installed at both sets of stairs. The proposed railing will have ¾" (three-quarters inch) balustrades with larger 1 ½" (one and one-half inch) posts. Staff finds that allowing a railing on the front of the house is an appropriate alteration that will bring the house up to compliance with the existing building code and will improve accessibility to the building's owners (see: 24A-8(b)(4) and (5)) and recommends the HPC

approve a railing in the proposed locations.

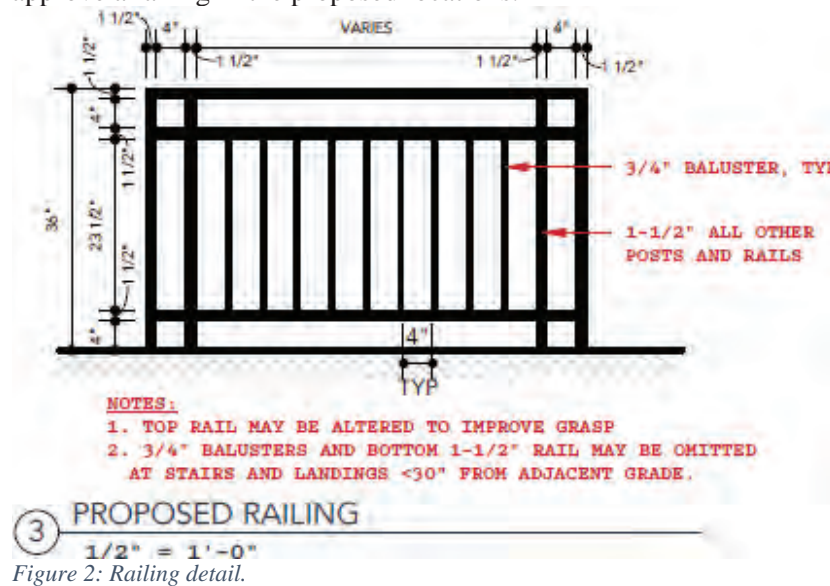


Figure 2: Railing detail.

Staff additionally considered the design and materials of the proposed railing. Staff finds that the proposed wrought iron is an appropriate material. There is one very small section of pipe metal railing next to the front door, however, the rest of the building is wood, stucco, and glass. In most cases, Staff would discourage introducing a new material to an existing house within the Takoma Park Historic District, finding that the new materials can create an appearance that detracts from the historic character of the resource and surrounding district. Staff finds there is actually a benefit to using a metal railing in this instance; namely that the railing members are much narrower than they would be if the railing were constructed out of wood. Staff finds that the railing design will respect the existing environmental setting, per the *Guidelines*, and not detract from the open character at the front of the house. Staff notes there are also several simply detailed railings on the subject block of Willow Ave.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (4), and (5) 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 shall present an electronic set 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

945164

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BEN@BENNORKINARCHITECTURE.COM Contact Person: BEN NORKIN
Daytime Phone No.: 202-578-7094
Tax Account No.: 01080974
Name of Property Owner: KATHLEEN MILTON Daytime Phone No.: _____
Address: 7316 WILLOW AVE TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: HERITAGE BUILDING AND RENOVATION Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: RICK LEONARD Daytime Phone No.: 301-270-4799

LOCATION OF BUILDING/PREMISE

House Number: 7316 Street: WILLOW AVE
Town/City: TAKOMA PARK Nearest Cross Street: VALLEY VIEW AVE
Lot: 18 Block: 9 Subdivision: 0025
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT 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: STAIR

1B. Construction cost estimate: \$ \$3000

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

03/23/2021

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 1 Outstanding Resource to the Takoma Park Historic District. There is no scope of work that alters any portion of the original house. A deteriorated railroad tie landscape stair will be demolished and replaced with a new wood stair.

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

No new work to the original house.

Homeowner requires new exterior stairs and handrails to improve accessibility. Existing but deteriorated railroad tie stairs and landing to be removed and replaced in same location with new wood stair and landing.

Existing concrete landing at entry door to be raised with an additional concrete pour. Existing concrete steps at this location to be repaired/replaced and have riser added to reach new landing height.

Custom fabricated handrails to be placed at all new stairs and landings, at existing concrete landscape steps and at single step onto walkway at front of property.

Intent of handrail design is to minimize visual weight. Thin railing and balusters are intended to allow the primary visual focus of the site to remain on the original architecture.

Pictures at:

https://drive.google.com/drive/folders/1xGoJRq1r5wQp7dFT3mMVXa_Uv2NmQy1S

MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION

OWNER'S MAILING ADDRESS

Kathleen Milton
7316 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

Kathleen Milton and Steven Fabry
7314 Willow Ave
Takoma Park, MD 20912
(they own both properties)

Gail Jensen
7315 Willow Ave
Takoma Park, MD 20912

Cary Burnell
7318 Willow Ave
Takoma Park, MD 20912

Joyce Schocppach
1 Austin Place
Takoma Park, MD 20912

LOCATION



SCOPE OF WORK

No new work to the original house.

Homeowner requires new exterior stairs and handrails to improve accessibility. Existing but deteriorated railroad tie stairs and landing to be removed and replaced in same location with new wood stair and landing.

Existing concrete landing at entry door to be raised with an additional concrete pour. Existing concrete steps at this location to be repaired/replaced and have riser added to reach new landing height.

Custom fabricated handrails to be placed at all new stairs and landings, at existing concrete landscape steps and at single step onto walkway at front of property.

ZONING

ADDRESS: 7316 WILLOW AVE
TAKOMA PARK, MD 20912

LOT: 18

BLOCK: 9

TAX ID: 01080974

ZONE: R-60

HISTORIC: YES

CATEGORY: 1 - OUTSTANDING RESOURCE

LOT AREA: 7,500 FT²

ALLOWABLE OCCUPANCY: 35% (2,625 FT²)

REQUIRED FRONT SETBACK: 25 FT (NO CHANGE)

REQUIRED SIDE SETBACK: 7FT EA. SIDE (NO CHANGE)

REQUIRED REAR SETBACK: 20 FT (NO CHANGE)

ALLOWABLE HEIGHT: 30 FT (NO CHANGE)

PROJECT TEAM

KATHLEEN MILTON AND STEVEN FABRY

7316 WILLOW AVE
TAKOMA PARK, MD 20912

OWNERS

BEN NORKIN ARCHITECTURE

ARCHITECT

7204 TRESCOTT AVE
TAKOMA PARK, MD 20912
(E) : BEN@BENNORKINARCHITECTURE.COM
(P) : 202-578-7094
CONTACT: BEN NORKIN

HERITAGE BUILDING AND RENOVATION

BUILDER

7334 CARROLL AVE
TAKOMA PARK, MD 20912
(E) : RICKHBR@GMAIL.COM
CONTACT: RICK LEONARD

WILLOW AVE STAIR

KATHLEEN MILTON

7316 WILLOW AVE
TAKOMA PARK, MD 20912

BEN NORKIN
- ARCHITECTURE -

7204 Trescott Ave
Takoma Park, MD 20912

202 - 578 - 7094

BenNorkinArchitecture.com

PROJECT: 21002

DRAWN BY BJJN

SHEET NO:

0

SHEET NAME:

PROJECT
INFO

SCALE:

8

[illegible]

BEN NORKIN
- ARCHITECTURE -

ARCHITECTURE

7204 Trescott Ave
Takoma Park, MD 20912
202 - 578 - 7094

7204 Trescott Ave
Takoma Park, MD 20912

202 - 578 - 7094

BenNorkinArchitecture.com

7316 WILLOW AVE
TAKOMA PARK, MD 20912

7316 WILLOW AVE
TAKOMA PARK, MD 20912

KATHLEEN MILTON

WILLOW AVE STAIR

PROJECT:	21002
----------	-------

DRAWN BY

SHEET NO:

SHEET NAME:

ELEVATIONS

SCALE:

$$110'' = 1' - 0$$

PROPOSED FRONT ELEVATION

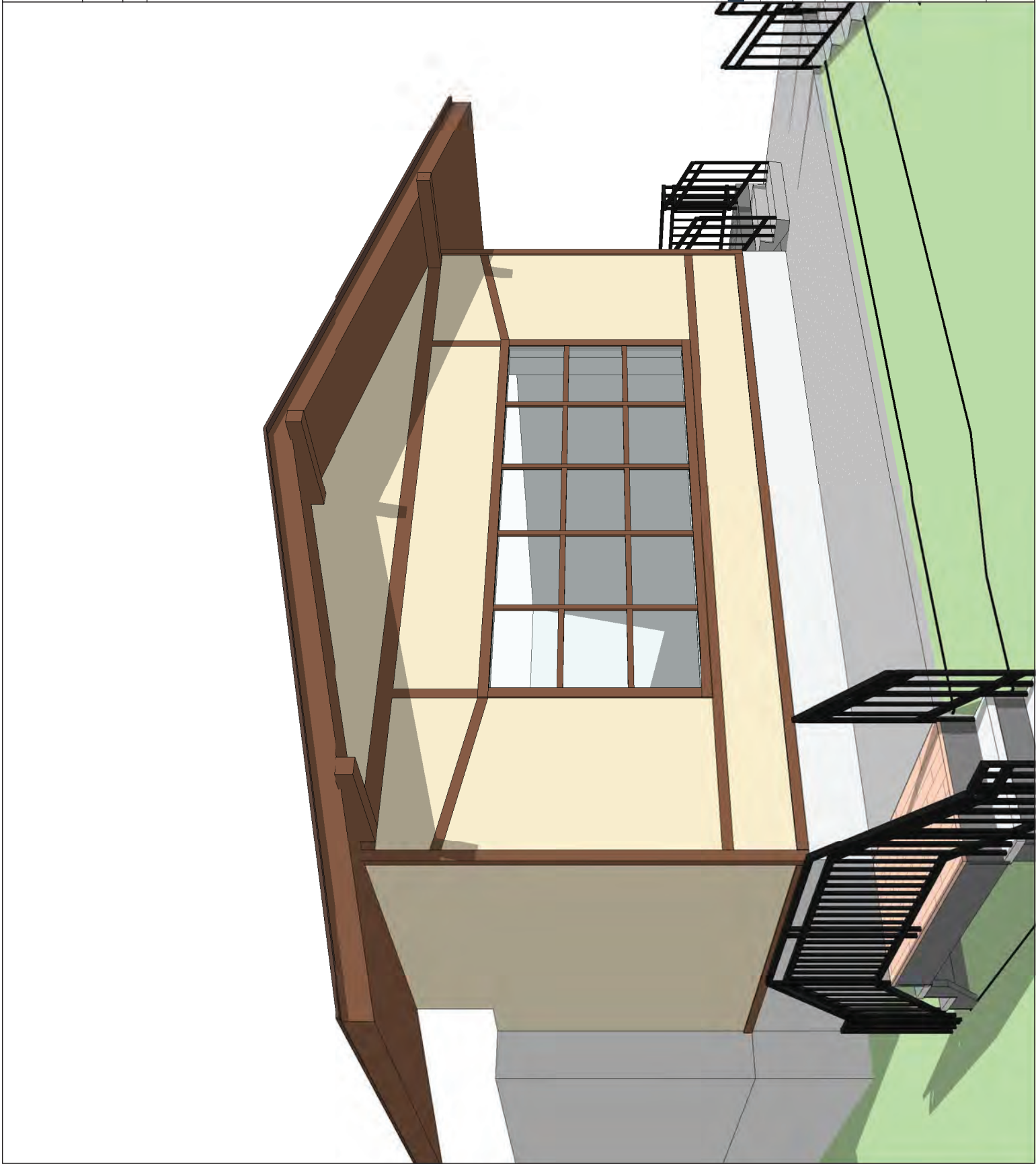
$$1/8" = 1' - 0"$$


PROPOSED LEFT ELEVATION

 $1/8" = 1'-0"$

PROPOSED RIGHT ELEVATION

 $1/8" = 1'-0"$



BEN NORKIN - ARCHITECTURE -		7204 Trescott Ave Takoma Park, MD 20912	202 - 578 - 7094
WILLOW AVE STAIR		BenNorkinArchitecture.com	
KATHLEEN MILTON		7316 WILLOW AVE TAKOMA PARK, MD 20912	
		PROJECT:	21002
		DRAWN BY	BJN
		SHEET NO:	3
		SHEET NAME:	3D VIEW
		SCALE:	11











Heritage
301-270-1799
KIM FOSTER



Heritage
301-270-1709
10/18/22





































THIS PORTLET IS
DESIGNED FOR USE
BY NO MORE THAN
10 PERSONS AT A
TIME. EXCEEDING THIS LIMIT
WILL RESULT IN A
HEALTHY ENVIRONMENT.
Sanijohn


SANIJOHN
SERVICES
301-937-4686
sanijohnservices.com





