

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7118 Cedar Ave., Takoma Park	Meeting Date:	5/12/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	5/5/2021
Applicant:	Laura Welch Ben Norkin, Architect	Public Notice:	4/28/2021
Review:	HAWP	Tax Credit:	n/a
Permit No.:	949652	Staff:	Dan Bruechert
Proposal:	New Screened Porch, Other Minor Alterations, Rear Addition		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Victorian Vernacular
DATE: c.1895



Figure 1: 7118 Cedar Ave. is at the southwest corner of Cedar and Tulip Aves.

PROPOSAL

The applicant proposes to demolish the existing rear screened-in porch and construct a new, larger porch in the same location. Additionally, the applicant proposes to construct a small addition on the first floor and a small deck to the rear on the second floor.

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

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

Second story additions or expansions should be generally consistent with the predominant

architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing

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, there is a rectangular screened-in porch, with a flat roof that measures approximately 20' × 8' (twenty feet by eight feet). The basement level of the porch is parged concrete, and the remainder of the porch is wood framed. The applicant proposes to demolish the existing porch, while retaining the existing basement projection. Staff finds the existing rear porch is not historic and does not add to the historic character of the house or surrounding district and recommends the HPC approve the porch demolition.

In place of the existing porch, the applicant proposes to construct a larger porch, measuring 15' 7" × 20' 4" (fifteen feet, seven inches by twenty feet, four inches) with a rear-facing gable roof. The porch will be supported by square wood posts. The porch structure will be wood and the roof will be asphalt to match the existing house. There are no exterior stairs included in the proposal. In the southwest corner of the porch, the applicant proposes to install a fiber cement wall panel, which due to its location, will not be seen from the public right-of-way. Staff finds the design and materials for the proposed porch are compatible with the house and surrounding district. Staff additionally finds that the enlarged size of the porch will not have a significant impact on the character of the house and is not out of scale with the surrounding district.

At the rear of the house, the applicant proposes to construct a new half-bathroom, accessed from the interior of the house. The bathroom measures approximately 5' × 5' (five feet square). There are no exterior windows proposed for the bathroom. Exterior material specifications for the bathroom addition are not shown on the application, but the architect has informed Staff that the proposal is to install smooth fiber cement panels. Staff finds the size and scale of the proposed bathroom are so small that it likely will not have a visual impact from the public right-of-way. Additionally, this room will be inside the screened-in porch, so its visibility will be further reduced. Staff finds that smooth fiber cement, like on the panel discussed above is an appropriate material.

On the second floor, above the screened-in porch, the applicant proposes constructing a small "widow's peak" (Staff has also heard this called a widow's watch) wood deck and railing. This feature will not be visible from the public right-of-way and should be approved as a matter of course, per the *Design Guidelines*.

The last proposed change is the installation of a new aluminum-clad wood, slider window in the basement level on the west elevation. Aluminum-clad wood windows are generally acceptable on Contributing Resources in new construction in the Takoma Park Historic District. Additionally, this window is not visible from the public right-of-way and should be approved as a matter of course.

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 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.



FOR STAFF ONLY:
HAWP# 949652
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: LAURA WELCH

E-mail: laurawelch123@gmail.com

Address: 7118 CEDAR AVE

City: TAKOMA PARK Zip: 20912

Daytime Phone: 301-928-1624

Tax Account No.: 01069511

AGENT/CONTACT (if applicable):

Name: BEN NORKIN

E-mail: BEN@BENNORKINARCHITECTURE.COM

Address: 7204 TRESMOTT AVE

City: TAKOMA PARK Zip: 20912

Daytime Phone: 202-578-7094

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property N/A

Is the Property Located within an Historic District? ☒ Yes/District Name TAKOMA PARK
☐ 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: 7118 Street: CEDAR

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

Lot: 21 & P19 Block: 7 Subdivision: Q025 Parcel: N/A

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 checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" 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

4/21/2021

Date

Description of Property: Please describe the building and surrounding environment. Include information on

House is considered an outstanding resource in the TP Historic District. Style is victorian vernacular, built in 1915 according to county records. It is 2 and 1/2 stories on a double lot, facade faces Cedar. Has slate roof, detached garage of the same age as the house.

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

Existing screen porch to be removed, with new larger screen porch constructed in same location plus additional footprint. New bathroom to be constructed within the footprint of the existing screen porch. Existing window between kitchen and screen porch to be replaced with door from kitchen to new bathroom.

Small “widow’s peak” style roof deck to be constructed over portion of new roof to provide 1-person exterior

Work Item 1: EXISTING SCREEN PORCH

Description of Current Condition:

EXISTING SCREEN PORCH BELIEVED TO BE NON-ORIGINAL. CONSTRUCTED OF WOOD AND SCREEN PANELS.

Proposed Work:

DEMOLISH EXISTING SCREEN PORCH. PROVIDE NEW WOOD SCREEN PORCH IN SAME LOCATION WITH EXPANDED FOOTPRINT TO REAR ONLY.

Work Item 2: NEW BATHROOM

Description of Current Condition:

DOES NOT EXIST - PORTION OF (E) SCREEN PORCH

Proposed Work:

CREATE NEW BATHROOM IN AREA OF PROPOSED WORK THAT IS CURRENTLY WITHIN THE FOOTPRINT OF THE EXISTING SCREEN PORCH TO BE REMOVED. NEW BATHROOM TO BE ACCESS FROM NEW DOOR AT LOCATION OF EXISTING WINDOW BETWEEN (E) KITCHEN AND (E) SCREEN PORCH

Work Item 3: WIDOW'S PEAK

Description of Current Condition:

DOES NOT EXIST

Proposed Work:

CREATE NEW WOOD DECK ABOVE PORTION OF NEW ROOF OVER EXPANDED SCREEN PORCH. WOOD DECK SIZED FOR APPROXIMATELY 1-2 PEOPLE, PROVIDING OUTDOOR AREA TO (E) 2ND FLOOR OFFICE SPACE

MAILING ADDRESSES FOR HAWP APPLICATION NOTIFICATION

OWNER'S MAILING ADDRESS

Laura Welch
7118 Cedar 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

Richard Mellman
7116 Cedar Ave
Takoma Park, MD 20912

Laura Leigh Dicurcio
Richard W Houston
7115 Cedar Ave
Takoma Park, MD 20912

Andrew Crossland
Bethanne Stish
109 Tulip Ave
Takoma Park, MD 20912

Steven Badt
Alice Weiss
7201 Cedar Ave
Takoma Park, MD 20912

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

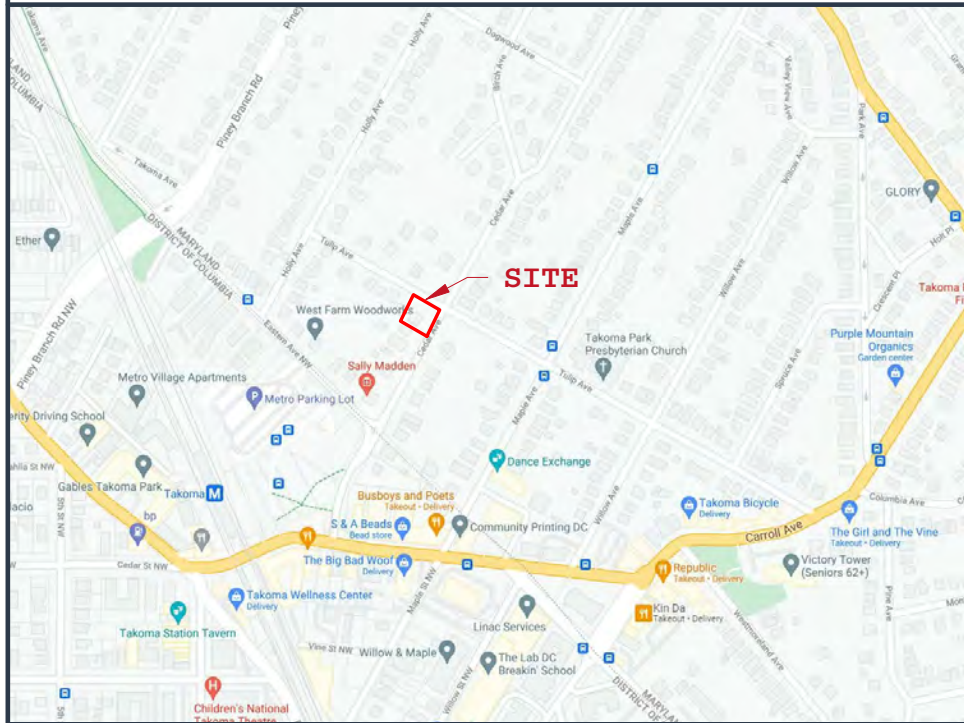








LOCATION



ZONING

ADDRESS: 7118 CEDAR AVE
TAKOMA PARK, MD 20912
LOT: 20, 21 AND PART 19
SUBDIVISION: 25
BLOCK: 7
TAX ID: 01069511
ZONE: R-60
HISTORIC: YES
CATEGORY: 1 - OUTSTANDING RESOURCE

LOT AREA: 16,350 FT²
ALLOWABLE OCCUPANCY: 35% (5,722 FT²)
EXISTING LOT OCCUPANCY: 7.5% (1,233 FT²)
PROPOSED LOT OCCUPANCY: 8.4% (1,380 FT²)

REQUIRED FRONT SETBACK: 25 FT (NO CHANGE)

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

REQUIRED REAR SETBACK: 20 FT
EXISTING REAR SETBACK: 62 FT
PROPOSED REAR SETBACK: 54 FT 9 IN

ALLOWABLE HEIGHT: 30 FT (NO CHANGE)

BEN NORKIN
- ARCHITECTURE -

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Takoma Park, MD 20912 202 - 578 - 7094

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CEDAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

SCOPE OF WORK

Existing screen porch to be removed, with new larger screen porch constructed in same location plus additional footprint. New bathroom to be constructed within the footprint of the existing screen porch. Existing window between kitchen and screen porch to be replaced with door from kitchen to new bathroom.

Small "widow's peak" style roof deck to be constructed over portion of new roof to provide 1-person exterior space adjacent to 2nd floor office.

PROJECT TEAM

LAURA WELCH

7118 CEDAR AVE
TAKOMA PARK, MD 20912

OWNER

BEN NORKIN ARCHITECTURE

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

ARCHITECT

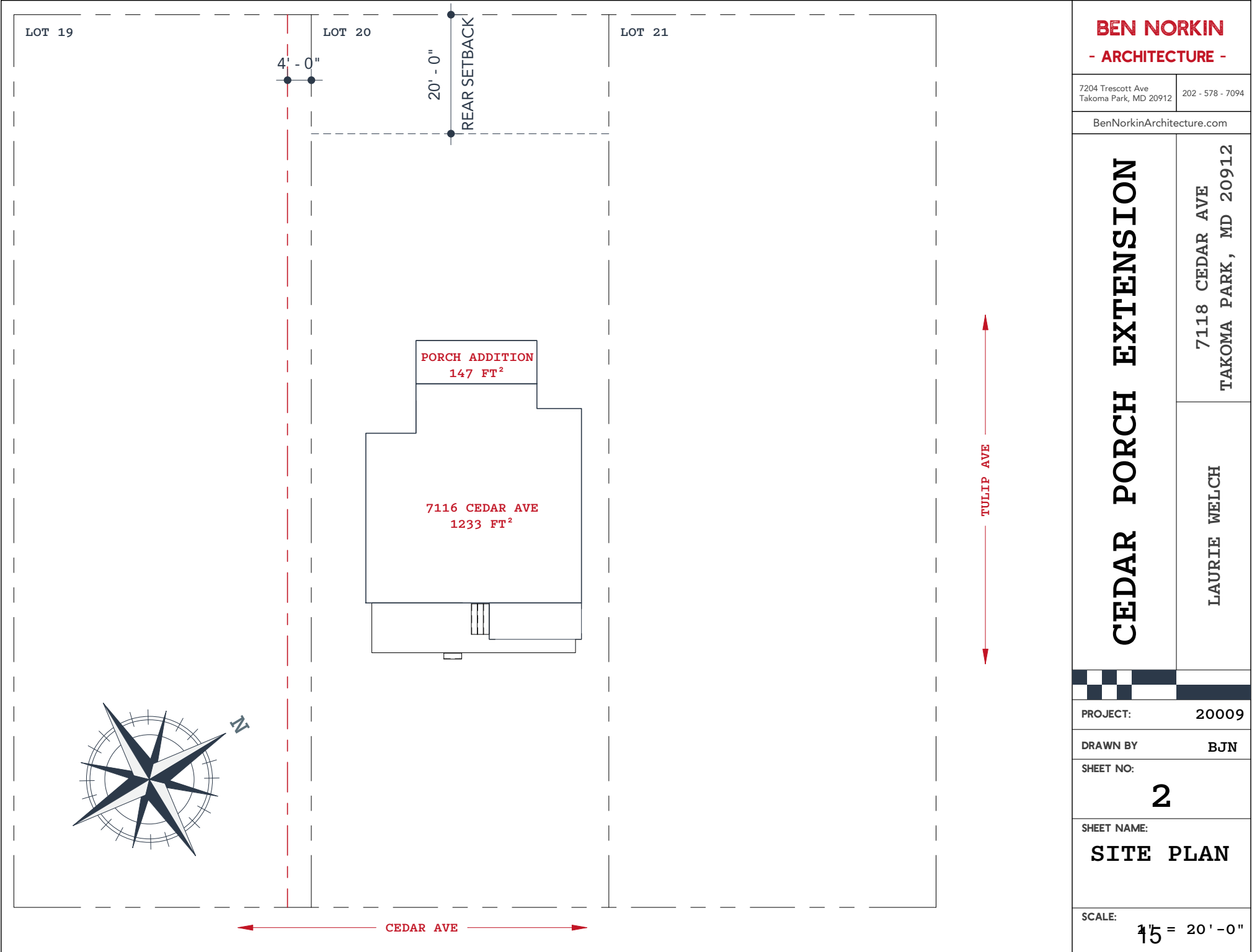
PROJECT: 20009

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SHEET NO:
1

SHEET NAME:
**PROJECT
INFO**

SCALE:
14



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CEDAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

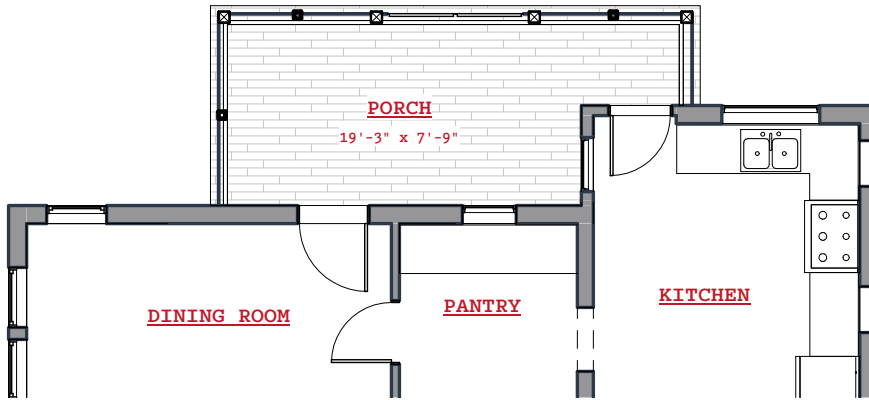
PROJECT: 20009

DRAWN BY: BJN

SHEET NO:
2

SHEET NAME:
SITE PLAN

SCALE:
1/5" = 20' - 0"



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CEDAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

PROJECT: 20009

DRAWN BY BJN

SHEET NO:
3

SHEET NAME:
**EXISTING
CONDITIONS**

SCALE:
1/8" = 1'-0"

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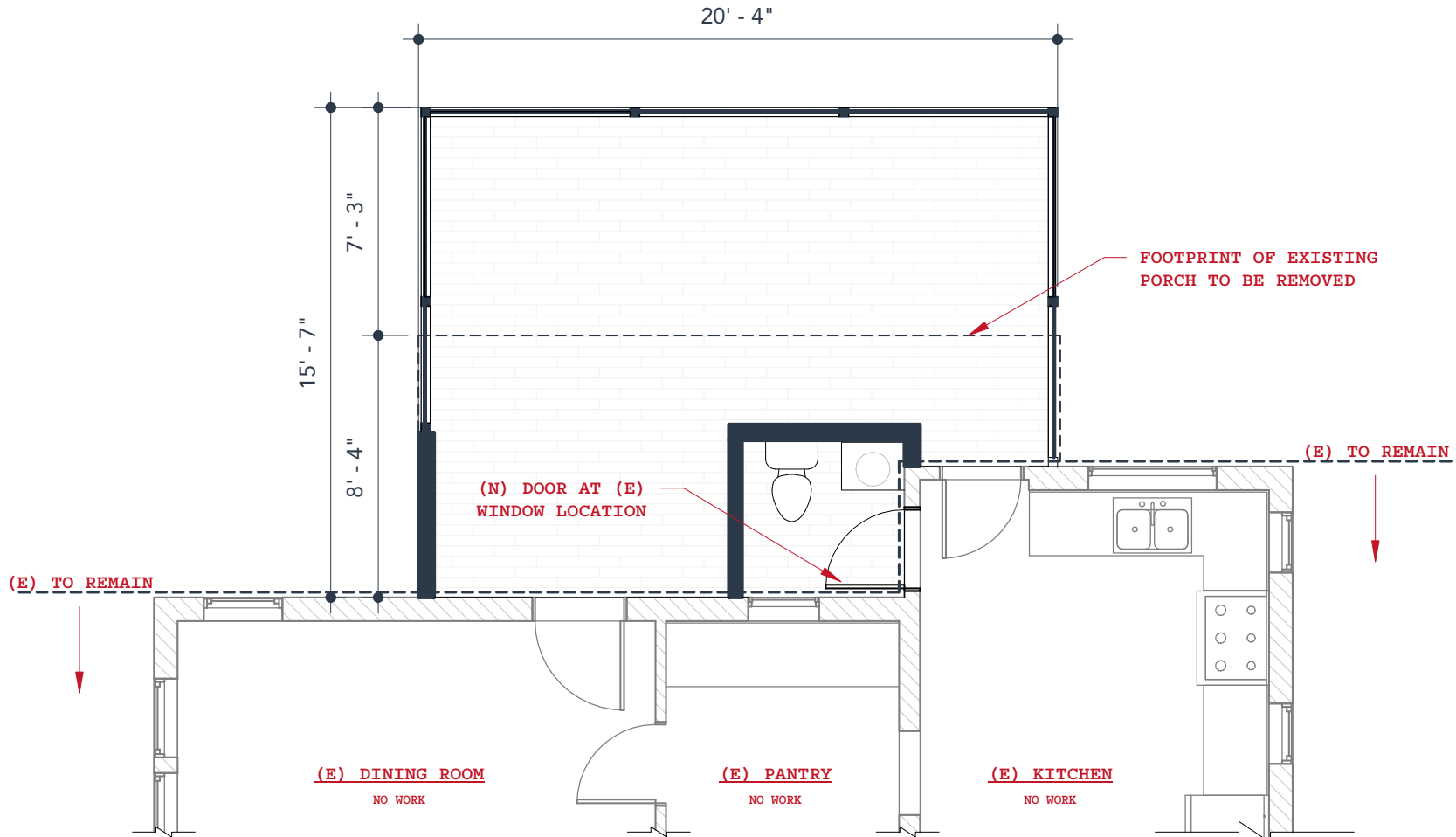
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CEDAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH



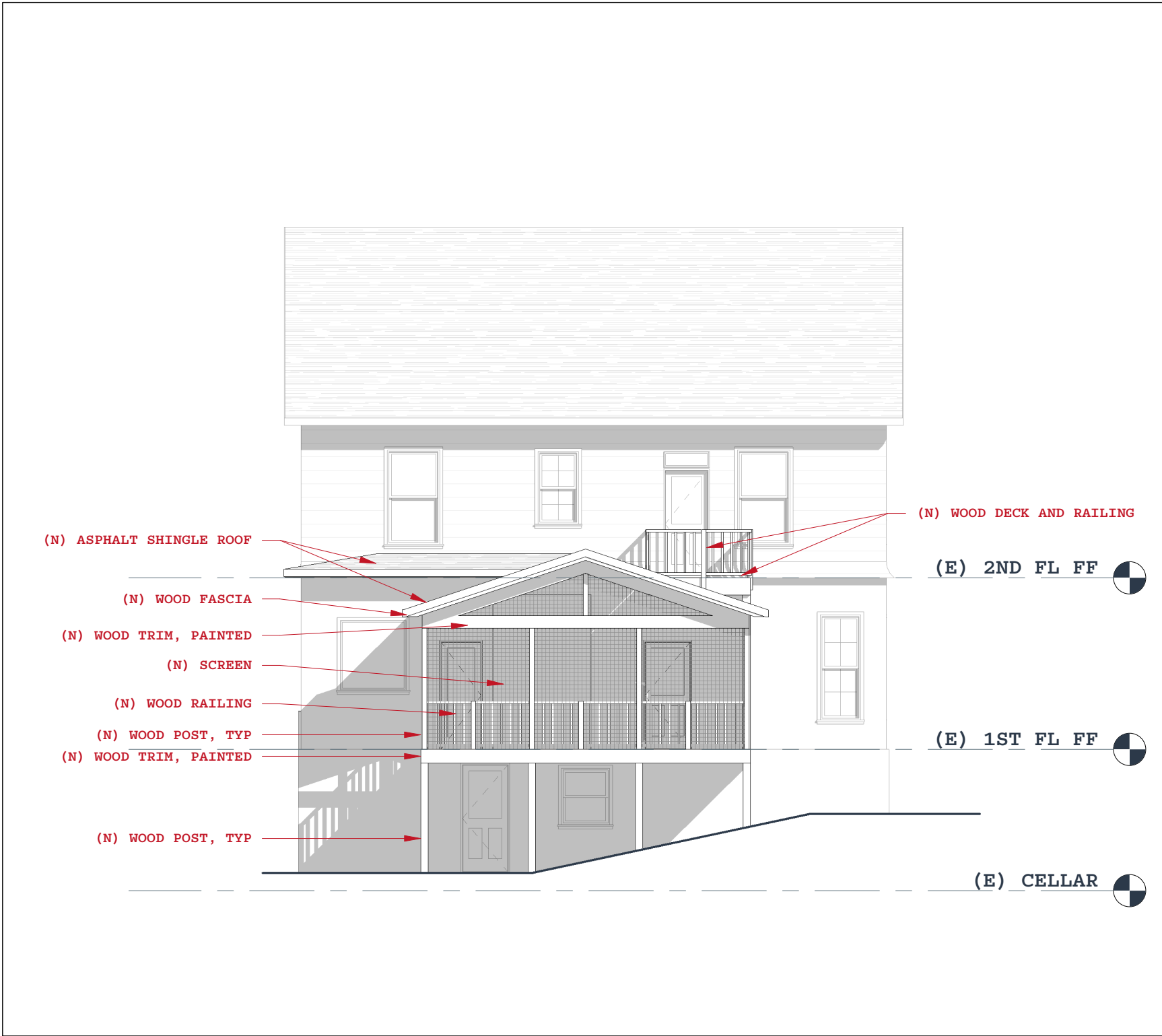
PROJECT: 20009

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SHEET NO:
4

SHEET NAME:
FLOOR PLAN

SCALE:
3/16" = 1' - 0"



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CEDAR PORCH EXTENSION

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TAKOMA PARK, MD 20912

LAURIE WELCH

PROJECT: 20009

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SHEET NO:

5

SHEET NAME:

**PROPOSED
ELEVATION**

SCALE: 1/8" = 1'-0"

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CEDAR PORCH EXTENSION

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TAKOMA PARK, MD 20912

LAURIE WELCH

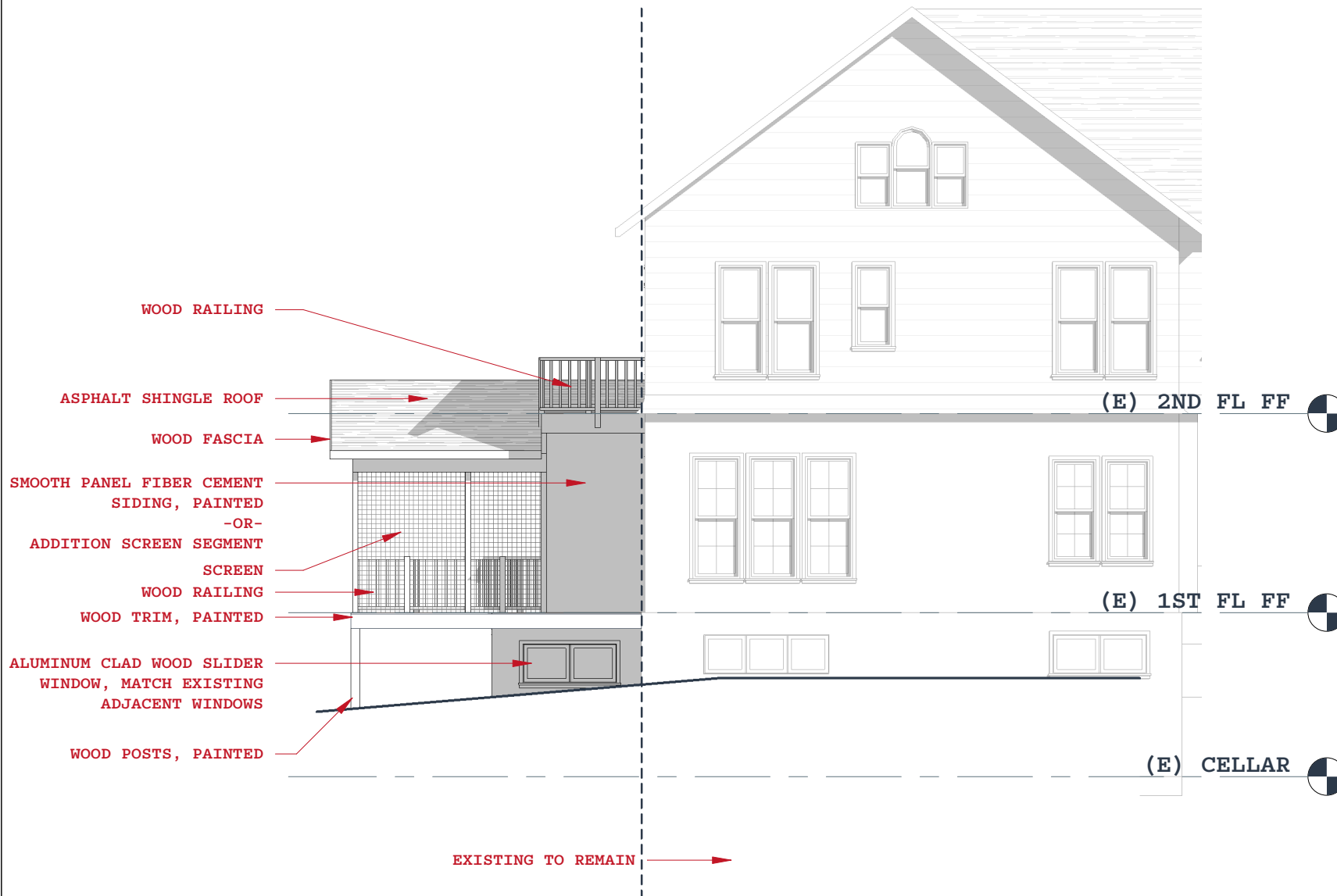
PROJECT: 20009

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SHEET NO:
6

SHEET NAME:
**PROPOSED
ELEVATION**

SCALE:
1/8" = 1'-0"





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CEDAR PORCH EXTENSION

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TAKOMA PARK, MD 20912

LAURIE WELCH

PROJECT: 20009

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SHEET NO:
7

SHEET NAME:
3D VIEWS

SCALE:
20

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CEDAR PORCH EXTENSION

7118 CEDAR AVE
TAKOMA PARK, MD 20912

LAURIE WELCH

PROJECT: 20009

DRAWN BY BJN

SHEET NO:
8

SHEET NAME:
3D VIEWS

SCALE:
21

PLOT DATE: 4/21/2021 1:27:35 PM