

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7217 Willow Avenue, Takoma Park	Meeting Date:	9/1/2021
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/25/2021
Applicant:	Deirdre Schifeling and Peter Colavito (Eric Saul, Architect)	Public Notice:	8/18/2021
Review:	HAWP	Tax Credit:	N/A
		Staff:	Michael Kyne

Permit Number: 962725

PROPOSAL: Rear addition, fenestration alterations, and new awning addition

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c. 1895-1905

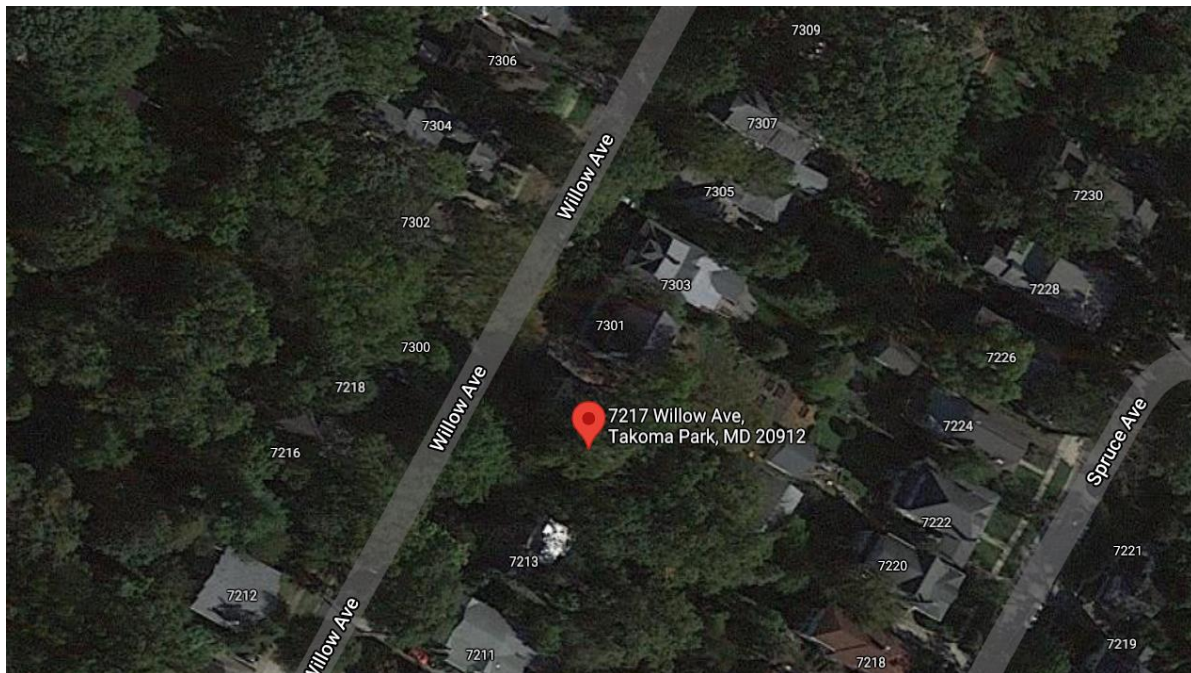


Fig. 1: Subject property.

PROPOSAL

The applicants propose a rear addition, fenestration alterations, and new awning addition at the subject property.

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.

A majority of structures in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these structures may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. However, they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design 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.

The *Guidelines* that pertain to this project are as follows:

- 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.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from 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 at all 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

- (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 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
 - (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; 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
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 subject property is a c. 1895-1905 Colonial Revival-style Contributing Resource within the Takoma Park Historic District. There is an existing addition/enclosed porch and deck at the southeast side (rear) of the historic house.

The applicant proposes the following work items at the subject property:

New Screened Porch/Rear Addition

- The existing deck at the southeast side (rear) of the house is proposed to be removed, with a new screened porch/rear addition constructed in its place.
 - The proposed new screened porch will be one-story and constructed with the following materials:
 - Wood framing and trim.
 - Insect screening.
 - Architectural asphalt shingle roofing.
 - Wood stairs to grade with wood railing and handrail.

Fenestration Alterations

- The windows in the existing southeast (rear) addition/enclosed porch are proposed to be replaced with new wood windows, with the following specifications:
 - The existing 1-over-1 double-hung window on the first-floor of the southeast (rear) elevation will be lowered 6” to match the height of the adjacent windows and replaced with a new 1-over-1 double-hung wood window.
 - The existing single-lite narrow window on the second-floor of the southeast (rear) elevation will be relocated accommodate to interior remodelling and replaced with a new 6-over-1 double-hung wood window.
 - The existing 6-over-1 window on the second-floor of the south (right, as viewed from the public right-of-way of Willow Avenue) elevation will be relocated to accommodate interior remodelling and replaced with a new 6-over-1 wood window.
 - The existing door on the first-floor of the south (right) elevation will be replaced with a new 1-over-1 double-hung wood window, and the existing steps to grade will be

- removed.
- A new bay window with 8-lite wood casement windows is proposed on the second-floor of the southeast (rear) elevation to expand a second-floor bedroom.
- All proposed new multi-lite windows to be simulated divided lite (SDL) with permanently-affixed interior and exterior muntins and internal spacer bars.

Awning Addition

- A new awning supported by wood brackets is proposed over the existing basement-level door on the south (right) elevation.

Staff supports the applicant's proposal. In accordance with the *Guidelines*, the proposed new screened porch/rear addition is generally consistent with the predominant architectural style and period of the historic house and preserves the predominant architectural features of the resource. Additionally, the proposed new screened porch/rear addition is in the appropriate location at the rear of the historic house. Staff also finds the proposed materials for the new addition appropriate, and consistent with the *Guidelines*.

Staff also supports the proposed fenestration alterations and awning addition. The windows to be altered are non-original/non-historic, and the design and materials of the proposed new windows are generally consistent with the historic house. The Commission typically exercises greater leniency when reviewing basement-level alterations, and staff finds the proposed new basement door awning to be a minor alteration, which will be constructed from appropriate materials and will not detract from character-defining features of the subject property and/or surrounding streetscape.

In accordance with *Standards #2* and *#9*, the applicants' proposal will not remove or alter character-defining feature of subject property and/or surrounding streetscape. Per *Standard #10*, the proposed alterations can be removed in the future, leaving the essential form and integrity of the historic property and its environment unimpaired.

After full and fair consideration of the applicant's submission, staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-8(b), (1), (2), and (d), having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2, #9 and #10*, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines*, and therefore 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 the 3 electronic 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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 962725
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Deirdre Schifeling and Peter Colavito

E-mail: deirdre.schifeling@gmail.com

Address: 7217 Willow Ave

City: Takoma Park, MD Zip: 20912

Daytime Phone: 202-525-0454

Tax Account No.: 01062587

AGENT/CONTACT (if applicable):

Name: Eric Saul - Architect

E-mail: eric@saularchitects.com

Address: 8114 Carroll Avenue

City: Takoma Park, MD Zip: 20912

Daytime Phone: 301-270-0395

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? x 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: 7217 Street: Willow Ave

Town/City: Takoma Park, MD Nearest Cross Street: Tulip Ave

Lot: P12 Block: 8 Subdivision: 0025 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 checked="" 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 checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Awning</u> |

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.

Eric C. Saul

08/06/21

Signature of owner or authorized agent

Date

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address 7217 Willow Ave, Takoma Park, MD 20912	Owner's Agent's mailing address 8114 Carroll Avenue, Takoma Park 20912
Adjacent and confronting Property Owners mailing addresses	
7213 Willow Ave, Takoma Park, MD 20912	7301 Willow Ave, Takoma Park, MD 20912
7300 Willow Ave, Takoma Park, MD 20912	7220 Spruce Ave, Takoma Park, MD 20912
7222 Spruce Ave, Takoma Park, MD 20912	7218 Spruce Ave, Takoma Park, MD 20912

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

Existing house is located in the Takoma Park Historic District. The house has an existing rear addiitooon that was likely modified from an old sleeping porch.

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

Proposed is a new screened porch and steps to replace the existing rear deck. Also, windows on the non-historic portion of the house will be replaced to accommodate the new interior floor plan design, including bathroom/ kitchen and Master bedroom remodels. A new rear bay window is also proposed to expand the small Master bedroom.

Also, a new awning on brackets is proposed over the basement door on the right side of the house.

Work Item 1: Screened Porch

Description of Current Condition:

Existing deck

Proposed Work:

New rear screened porch and stairs.

Work Item 2: New windows

Description of Current Condition:

Existing windows on non-historic portion of house do not match and have varying heights. Existing side door into kitchen to be removed

Proposed Work:

New wood windows as shown on the drawings that will align and also replace the existing side door

Work Item 3: Rear Bay Window and side awning

Description of Current Condition:

Existing bedroom windows in Master bedroom are not egress compliant and must be changed per code

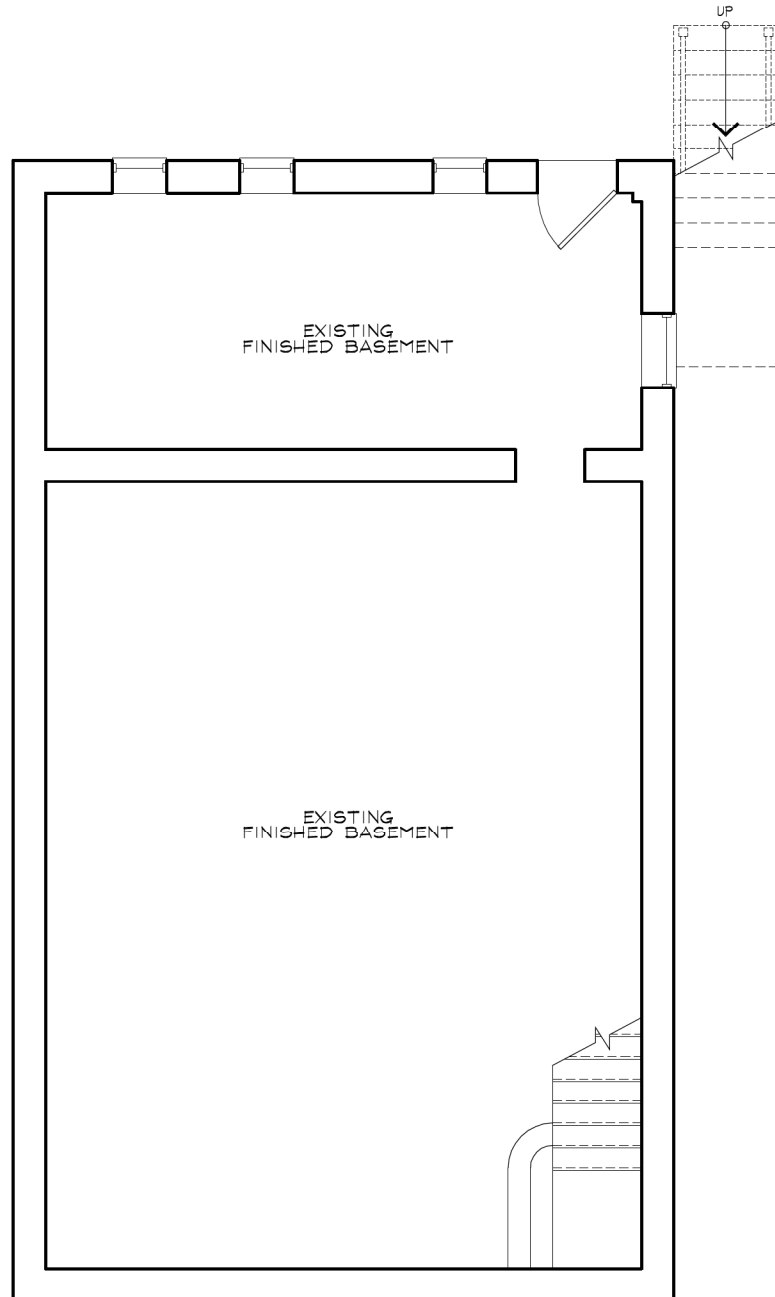
Proposed Work:

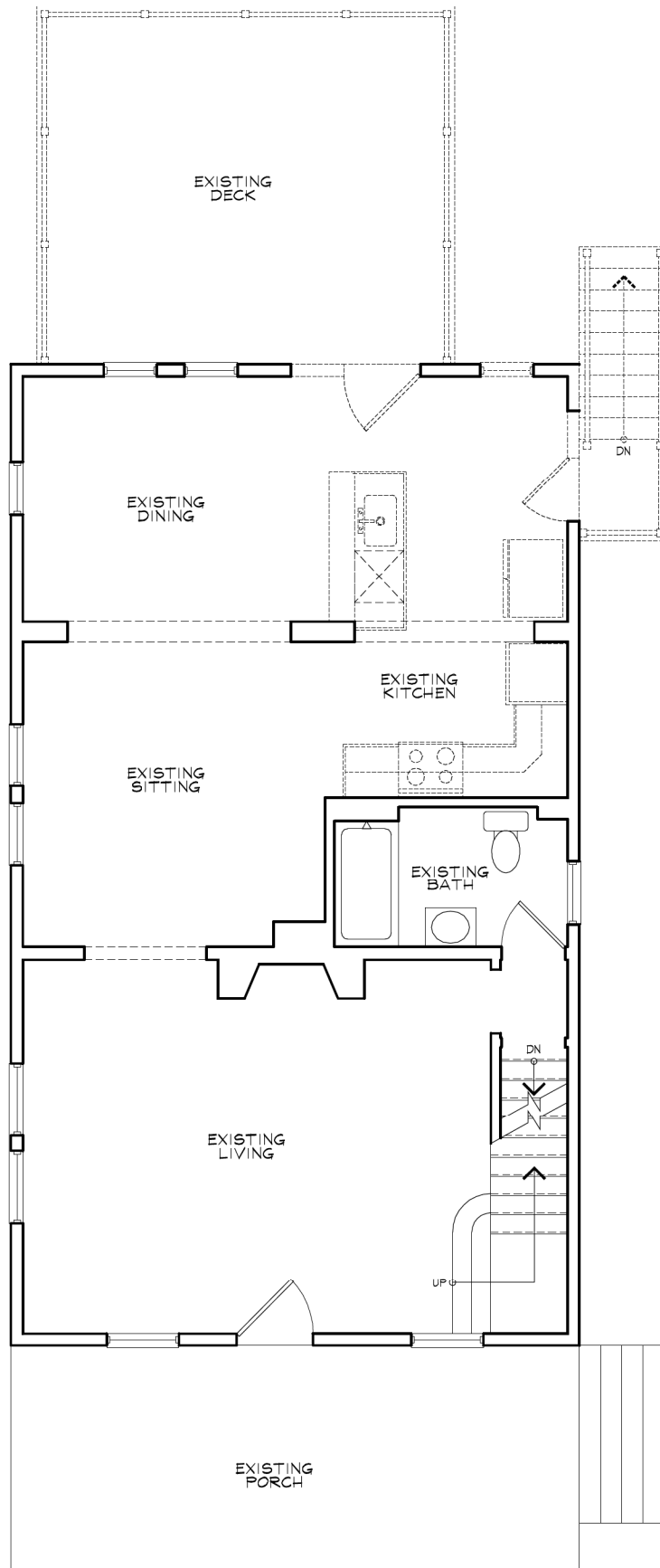
New bay window to expand smallish bedroom and provide egress windows per code

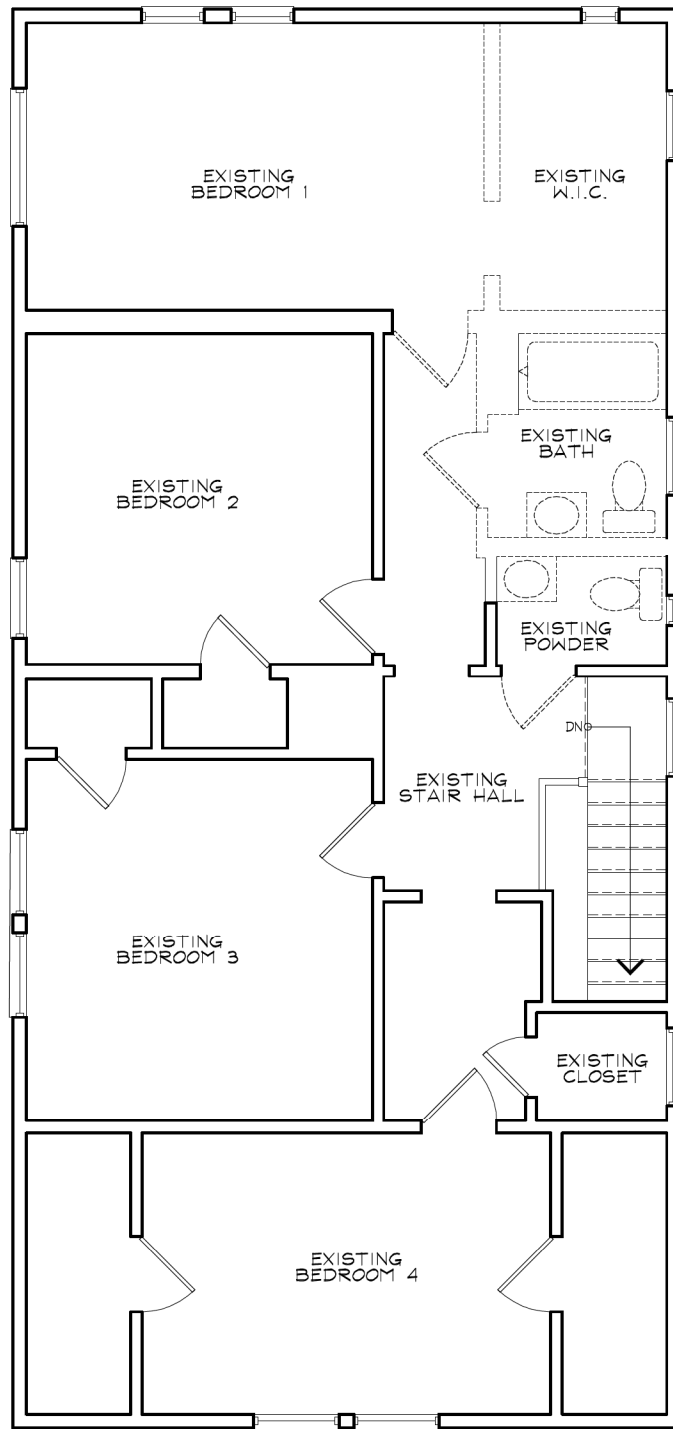
A new side awning will be added over the existing basement door

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	*	*	*	*	*		*









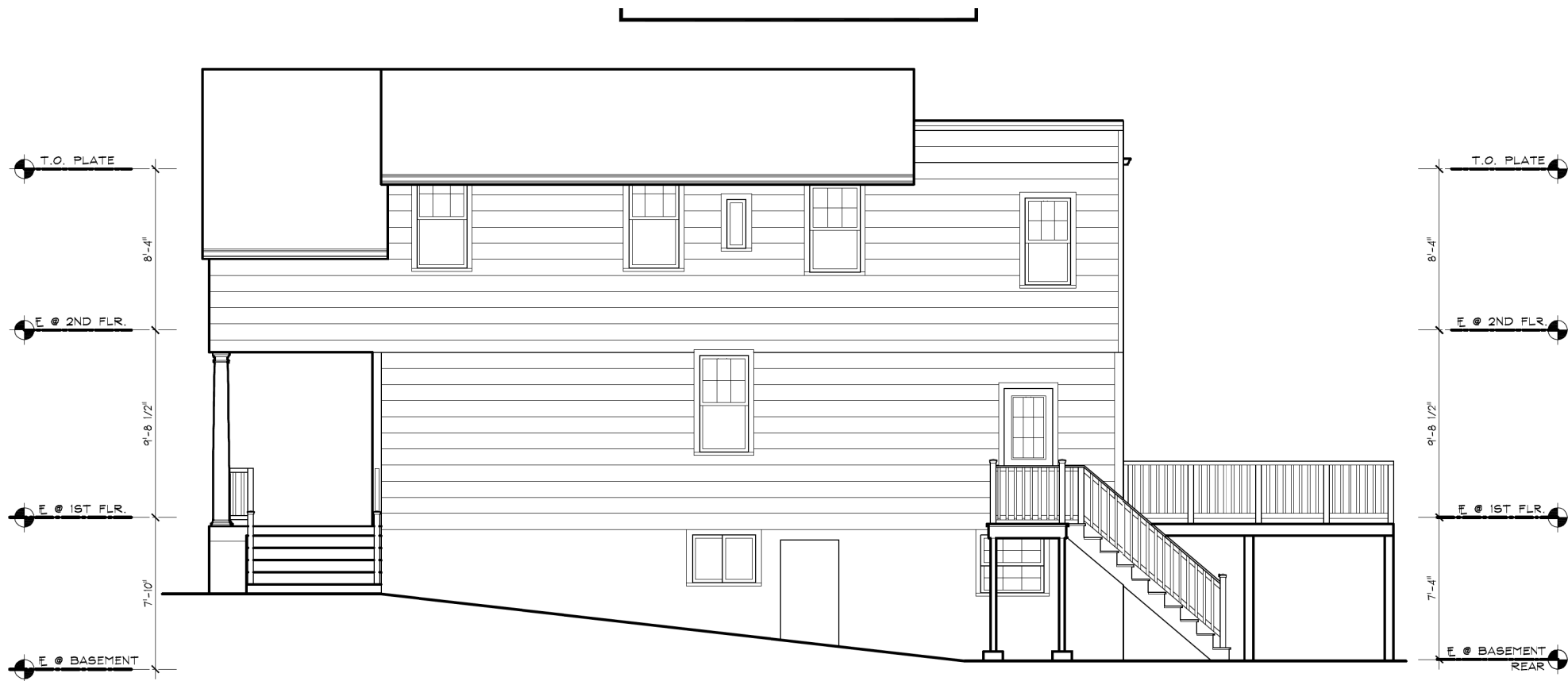
2 EXISTING NORTH SIDE ELEVATION
A2 1/4" = 1'-0"



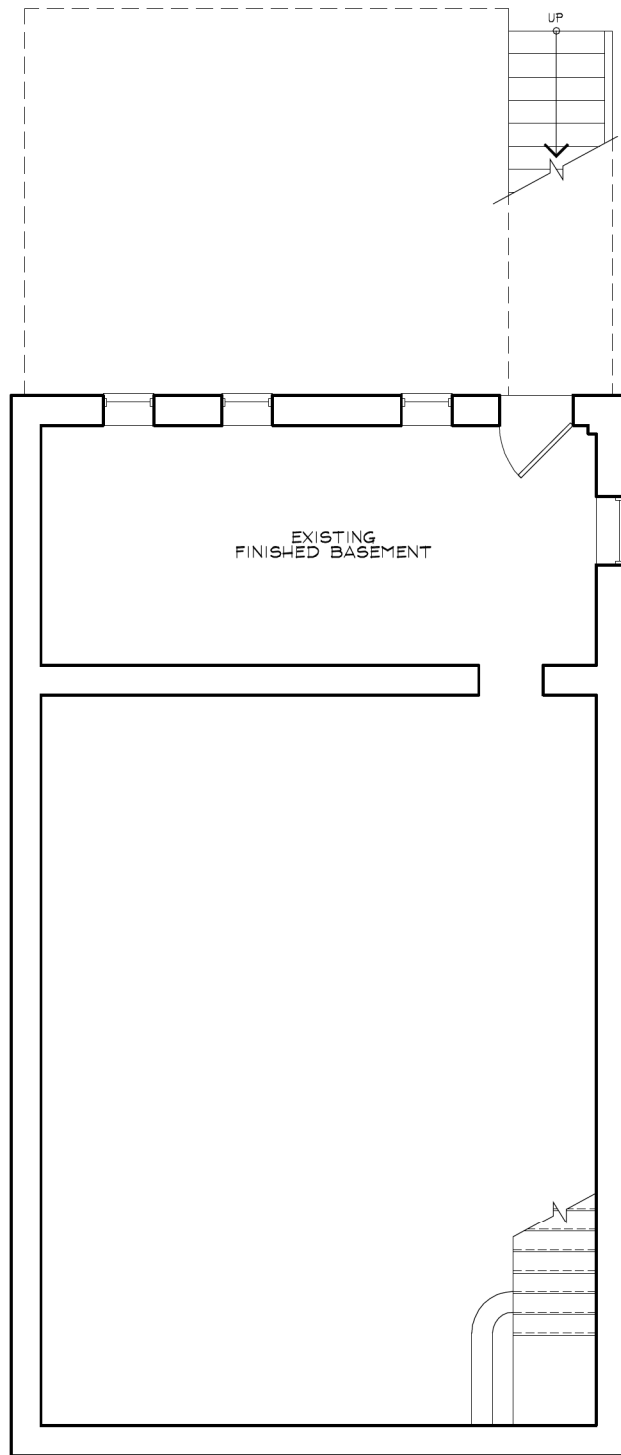
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A2

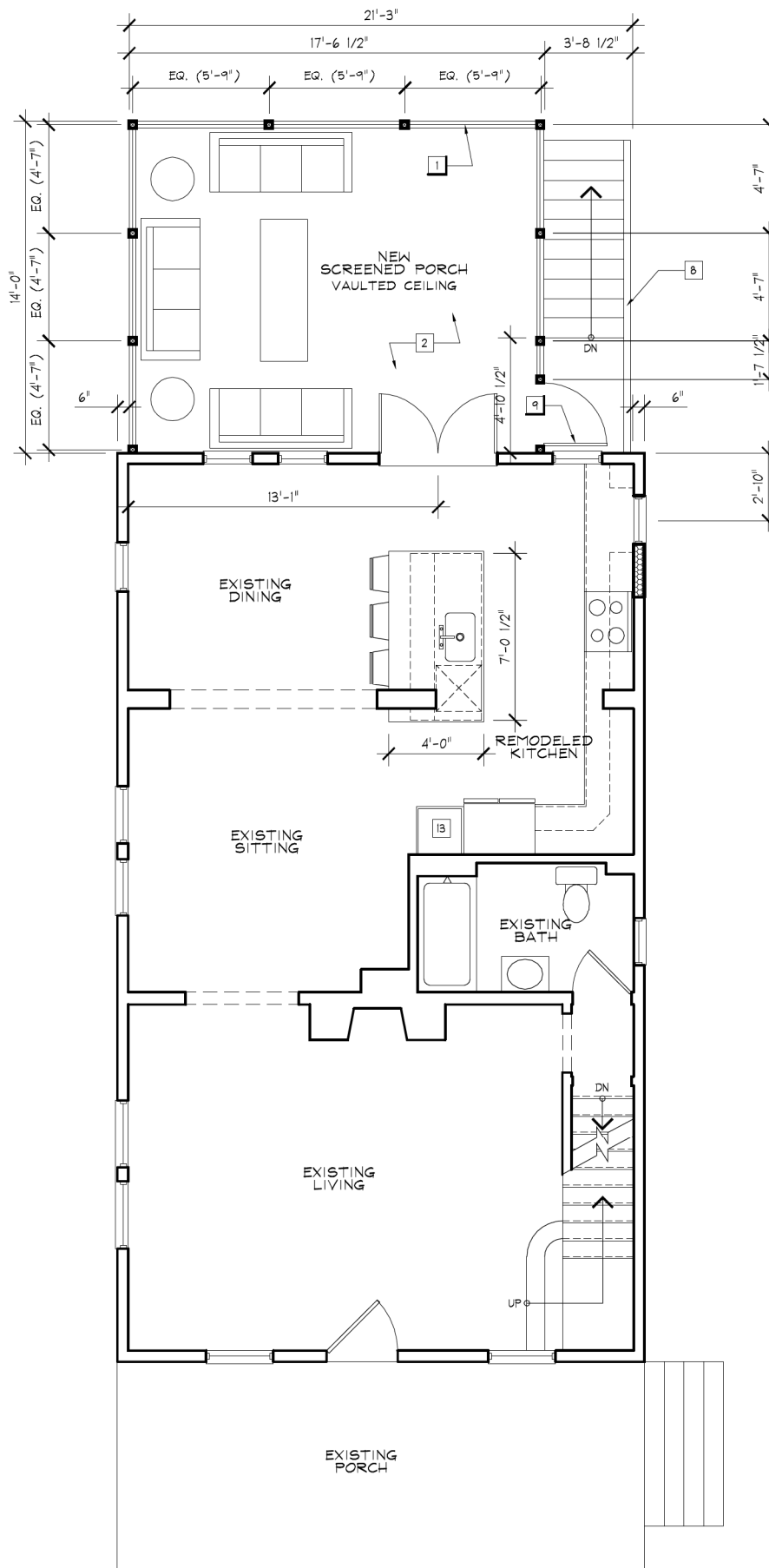
EXISTING REAR ELEVATION

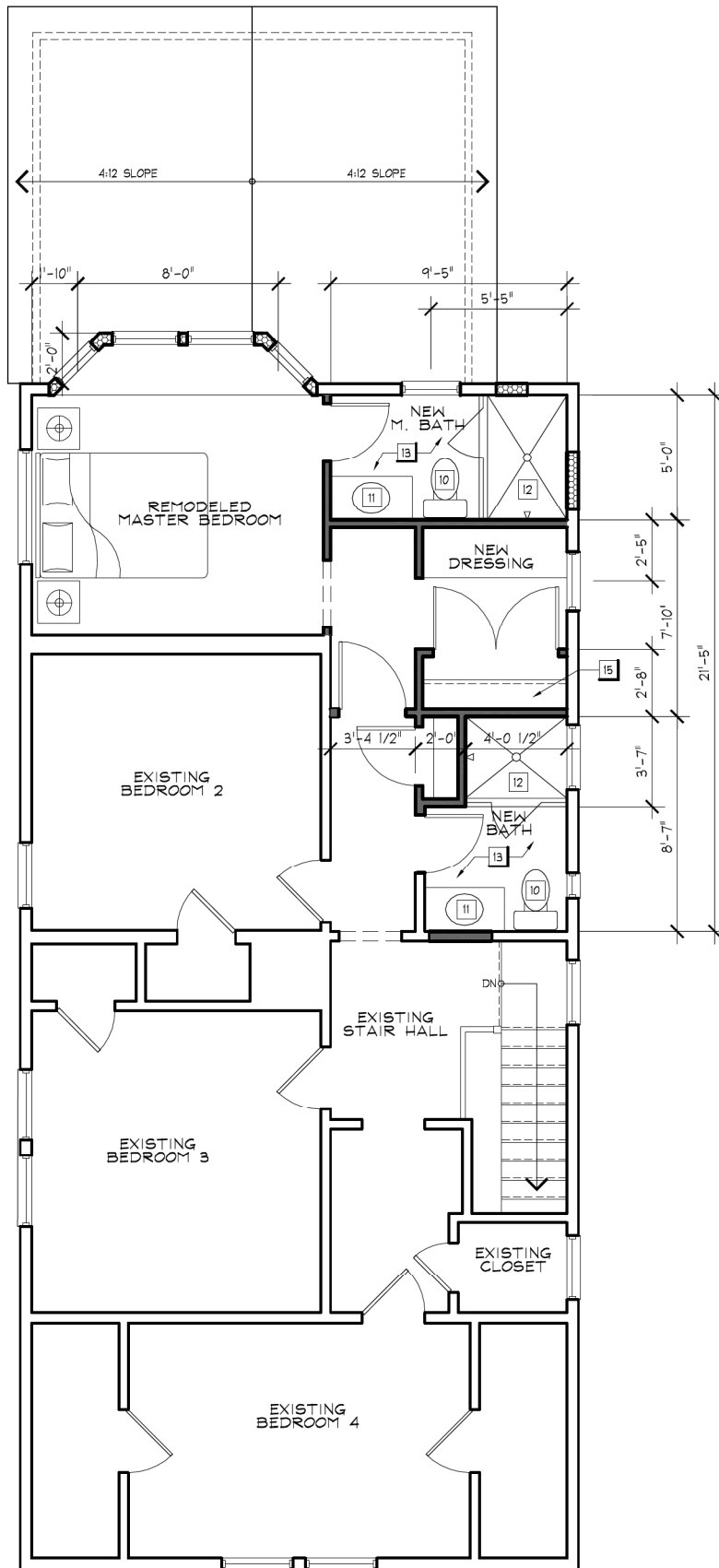
1/4" = 1'-0"



3 EXISTING SOUTH SIDE ELEVATION
A2 1/4" = 1'-0"

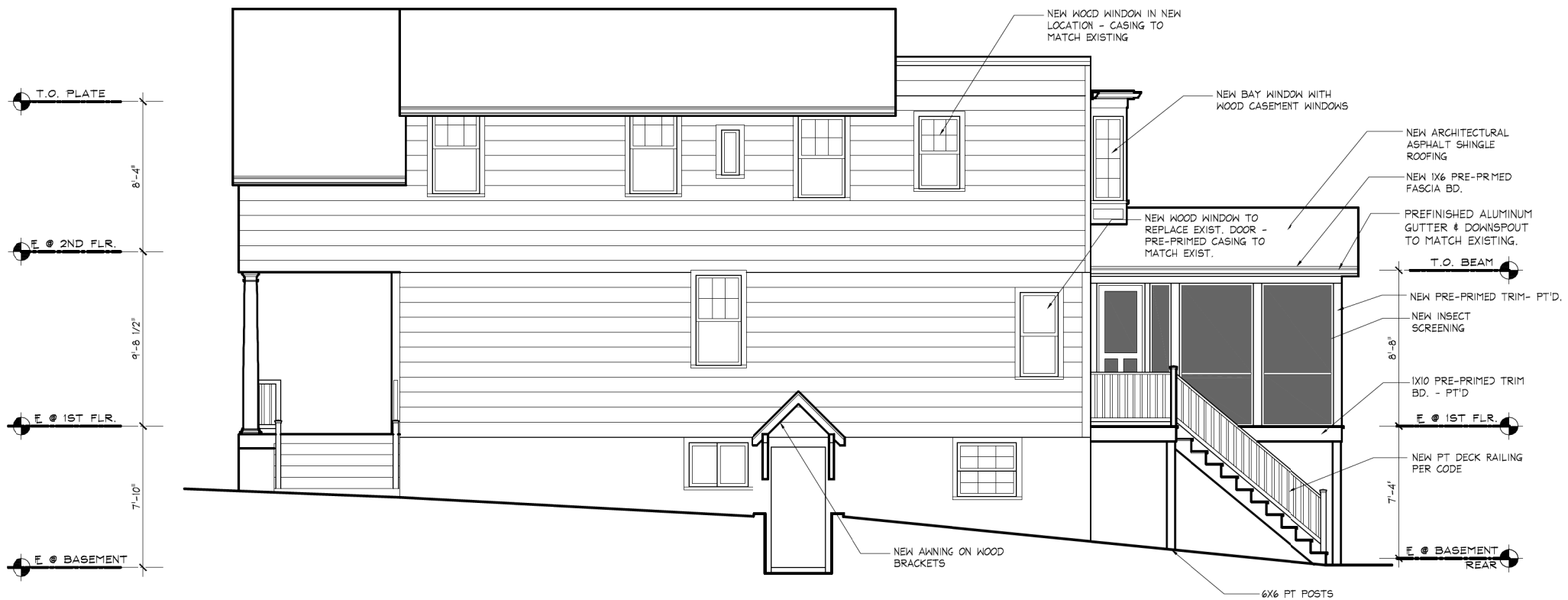








2 PROPOSED NORTH SIDE ELEVATION
A2 1/4" = 1'-0"

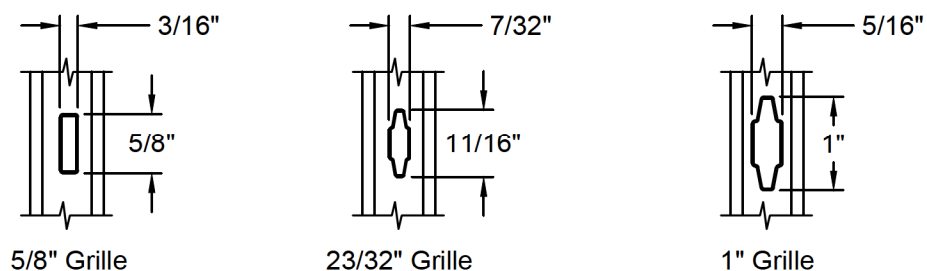
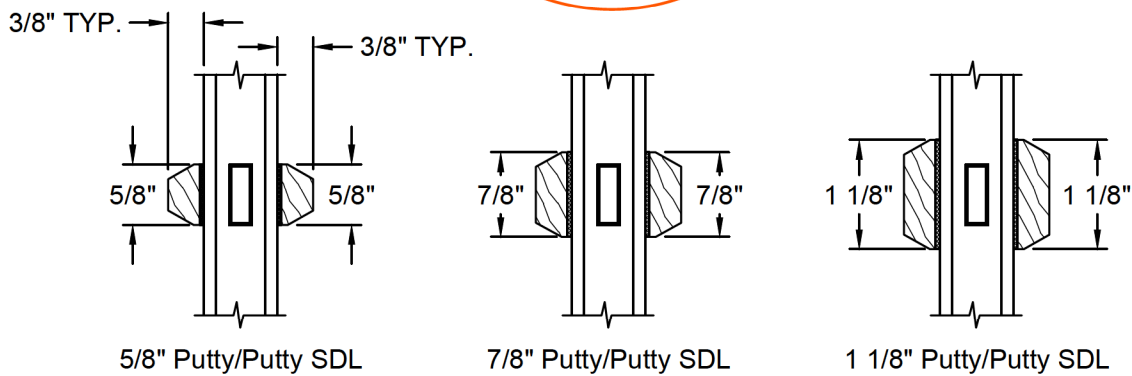
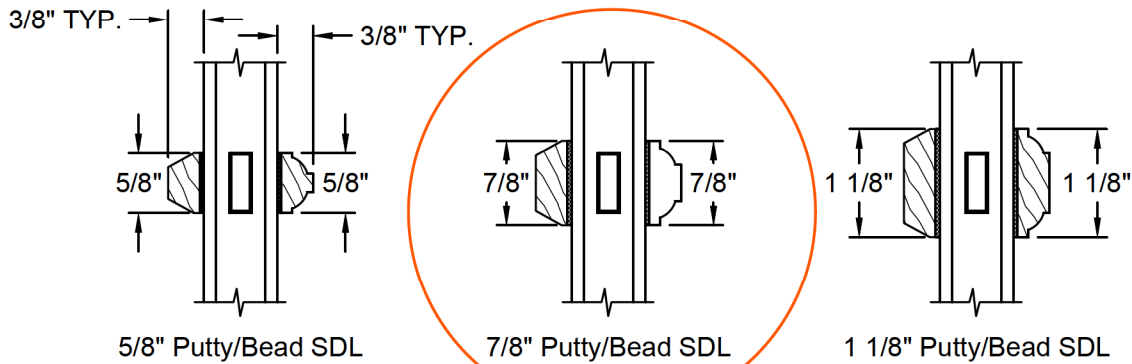
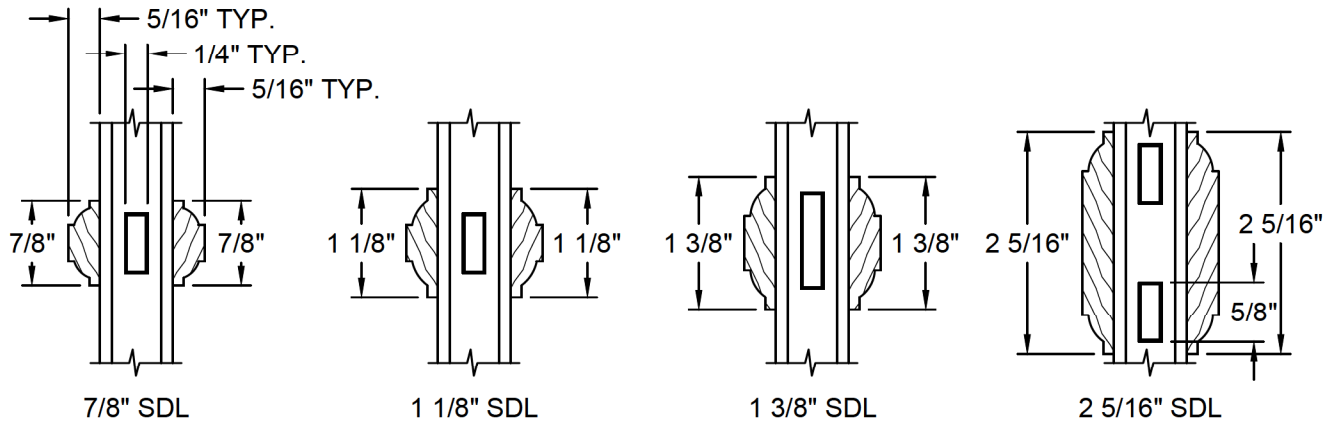


3
A2
1/4" = 1'-0"

PROPOSED SOUTH SIDE ELEVATION



DIVIDED LITE OPTIONS





DP35 OPERATOR - VERTICAL SECTION

