

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7128 Willow Ave., Takoma Park	Meeting Date:	6/8/2022
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	6/1/2022
Applicant:	Michele Kurtz and Scott Greenberger Eric Saul, Architect	Public Notice:	5/25/2022
Review:	HAWP	Tax Credit:	n/a
Case Number:	993240	Staff:	Dan Bruechert
Proposal:	Building Addition, Screened-in Porch, and Rear Deck		

RECOMMENDATION

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application:

1. The decking for the proposed screened-in porch and rear deck needs to be wood. Final approval authority to verify this condition has been met is delegated to Staff.

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource to the Takoma Park Historic District
STYLE: Colonial Revival
DATE: 1913

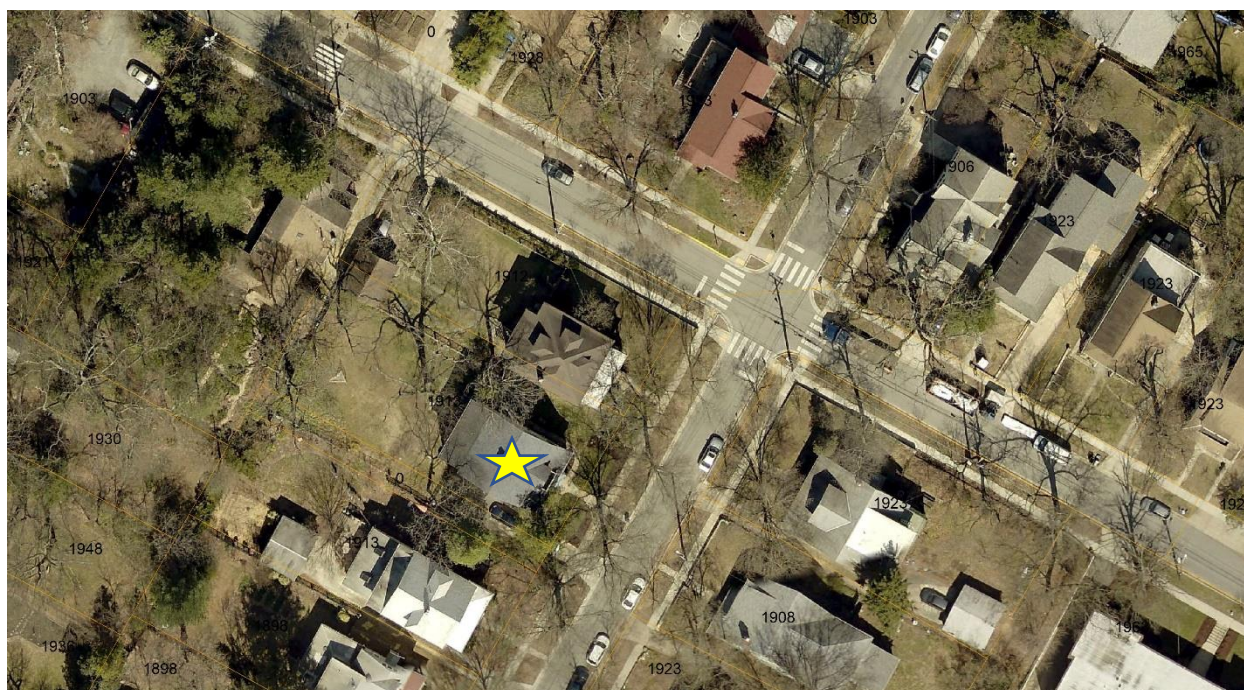


Figure 1: 7128 Willow Ave., Takoma Park.

PROPOSAL

The applicant proposes to construct a small rear addition with a screened-in porch and rear deck.

APPLICABLE GUIDELINES

When reviewing alterations and additions for new construction to Outstanding Resources within the Takoma Park Historic District, decisions are guided by the Takoma Park Historic District Design Guidelines (*Design Guidelines*) and Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*The Standards*).

Takoma Park Historic District Design 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 at 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 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

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

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 encourages

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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 insure 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

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.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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 subject property is a two-bay wide, side gambrel house with a large second-story dormer and balcony. At the rear, the sleeping porch has been converted into living space. The applicant proposes work in two areas: 1) a one-story addition; and, 2) a screened-in porch with an adjacent rear deck. Staff finds the proposed work at the rear will not have a significant impact on the character of the house or surrounding district and recommends the HPC approve the HAWP.



Figure 2: Front elevation of the subject property.

Rear Addition

At the rear of the property, the applicant proposes to construct a one-story addition, measuring between 6' - 8' (six to eight feet) across the full width of the house. The addition will be covered in fiber cement clapboards in a similar reveal to the existing asbestos shingle siding. The proposed windows for the addition will be wood one-over-one sash windows and there will be a pair of wood French doors at the rear. The roof will be covered in architectural shingles to match the existing roof.

Typically, the HPC requires additions to be inset at the corners to retain the original outline of the historic house and to show the addition is subservient to the historic. Staff's research shows the existing rear of the house is a non-historic addition, so an addition that extends the full width of the house will not impact the historic house form.

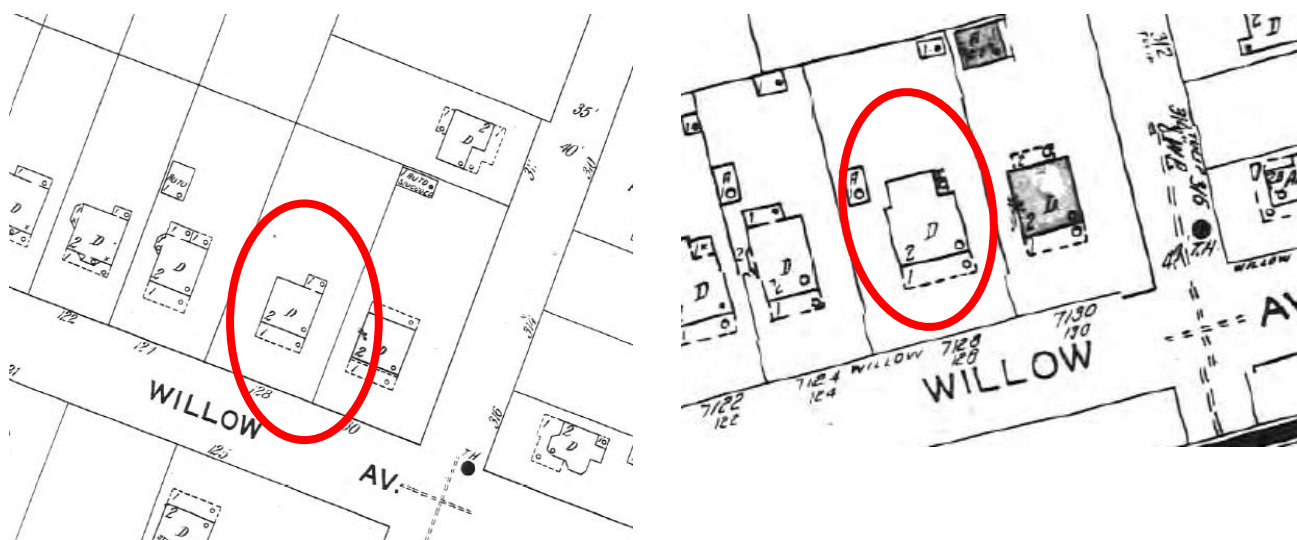


Figure 3: 1927 Sanborn Fire Insurance Map (left), showing the addition at the rear is non-historic construction compared to the 1959 map (right).

Staff finds, in this instance, that an inset should not be required for the rear addition, and the proposed location is acceptable. Additionally, Staff finds the proposed materials, i.e. wood windows and doors, fiber cement siding, and architectural shingles are all compatible with the character of the historic house. Staff finds the modest rear addition is compatibly designed and will not have a significant impact on the character of the house or the surrounding district and recommends the HPC approve the addition under 24A-8(b)(1) and (2) and the *Design Guidelines*.

Screened-in Porch and Rear Deck

Off the back of the proposed addition, the applicant proposes to construct a screened-in porch and deck. The screened-in porch measures 18' × 14' (eighteen feet wide by fourteen feet deep) and has wood framing and a rear-facing gable roof. The deck measures 12' × 14' (twelve feet wide by fourteen feet deep) and projects approximately 3' (three feet) beyond the historic wall plane. The screened-in porch and deck will have composite decking with a wood railing and steps.

Staff finds the size and placement of the proposed porch and deck is appropriate and, though the deck projects beyond the historic wall plane, Staff finds it will not be visible because of the rise in grade from the street. Staff additionally finds the proposed materials are acceptable with one exception: the decking. The HPC has consistently determined that composite decking is not appropriate for outstanding resources in the Takoma Park Historic District regardless of its visibility. Staff acknowledges that some composite materials are a closer match to wood than others, but the level of specificity included in the application does not identify the chosen product. Staff supports the composite siding on the building addition,

because the siding on the historic house is a substitute material. Staff recommends the HPC approve the screened-in porch and deck under the *Design Guidelines* and 24A-8(b)(2) and Standards 2, 9, and 10; with the added condition that the decking itself be constructed out of wood.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one condition** the HAWP application:

1. The decking for the proposed screened-in porch and rear deck needs to be wood. Final approval authority to verify this condition has been met is delegated to Staff; under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), 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, #5, #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# 993240
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Michele Kurtz and Scott Greenberger

E-mail: michelekurtz1@gmail.com

Address: 7128 Willow Avenue

City: Takoma Park, MD Zip: 20912

Daytime Phone: (617) 803-9293

Tax Account No.: 01074005

AGENT/CONTACT (if applicable):

Name: Eric Saul

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: 7128 Street: Willow Ave

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

Lot: P12 Block: 5 Subdivision: 0025 Parcel: 0000

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.

Eric C. Saul

5/11/22

Signature of owner or authorized agent

Date

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

Owner's mailing address 7128 Willow Avenue Takoma Park, MD 20912	Owner's Agent's mailing address 8114 Carroll Avenue Takoma Park, MD 20912
Adjacent and confronting Property Owners mailing addresses	
7130 Willow Avenue Takoma Park, MD 20912	7124 Willow Avenue Takoma Park, MD 20912
7129 Willow Avenue Takoma Park, MD 20912	7127 Willow Avenue Takoma Park, MD 20912
7135 Maple Avenue Takoma Park, MD 20912	311 Tulip Avenue 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 2-story house plus basement located in the Takoma Park Historic District. The rear of the house was remodeled in 2015.

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

Proposed is a rear addition, screened porch, and open deck on the first floor of the house. Attached are drawings describing the work to be taken place.

Work Item 1: Rear one story addition

Description of Current Condition:

Existing rear of the house was a converted porch into living space and is not considered protected under MHP regulations.

Proposed Work:

Addition to expand the existing family room and kitchen area

Work Item 2: New rear screened porch and deck

Description of Current Condition:

Currently a metal stoop exists at the rear door of the existing kitchen.

Proposed Work:

New 14'x18' screened porch with open deck for grilling.

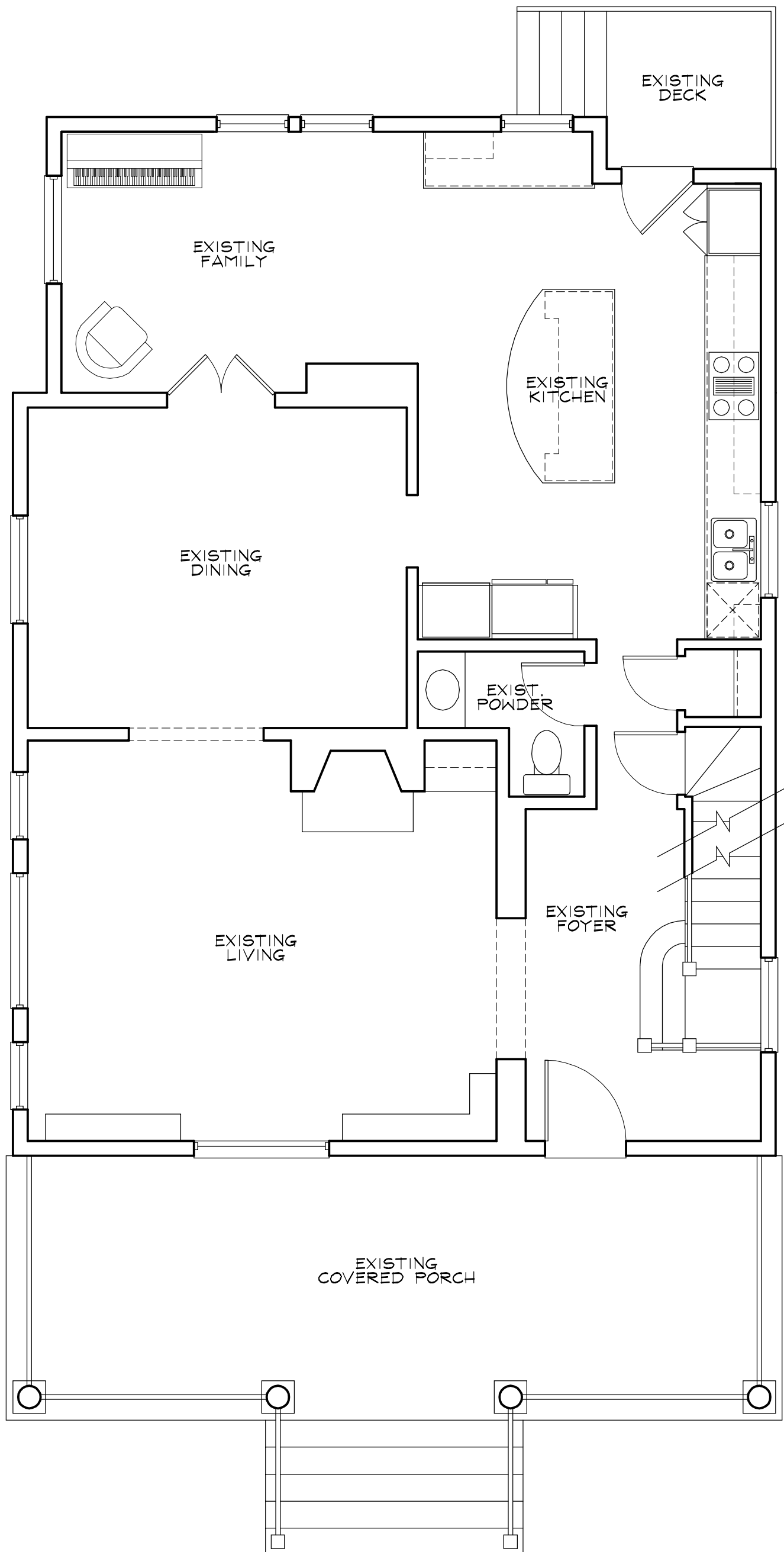
Work Item 3: _____

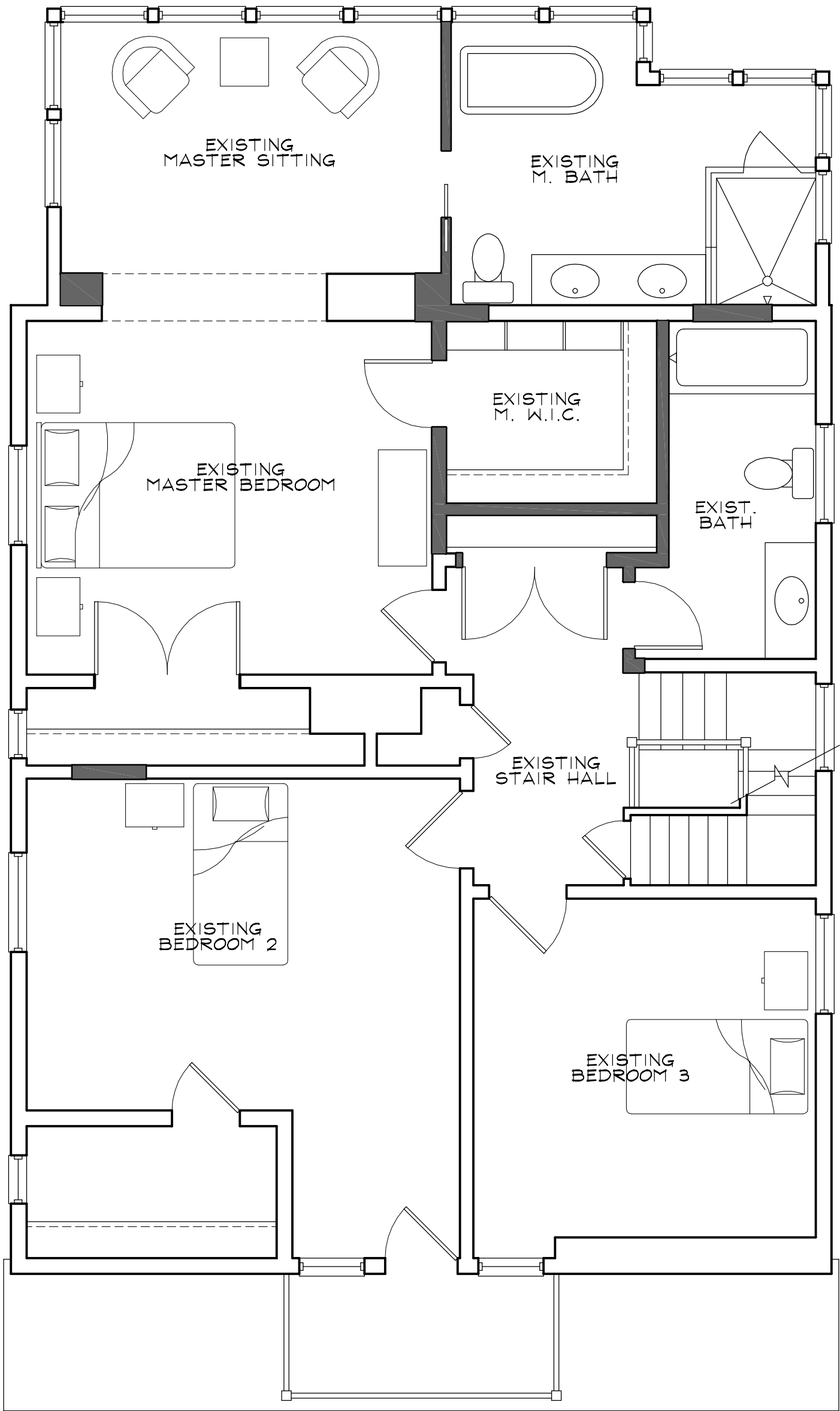
Description of Current Condition:

Proposed Work:

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





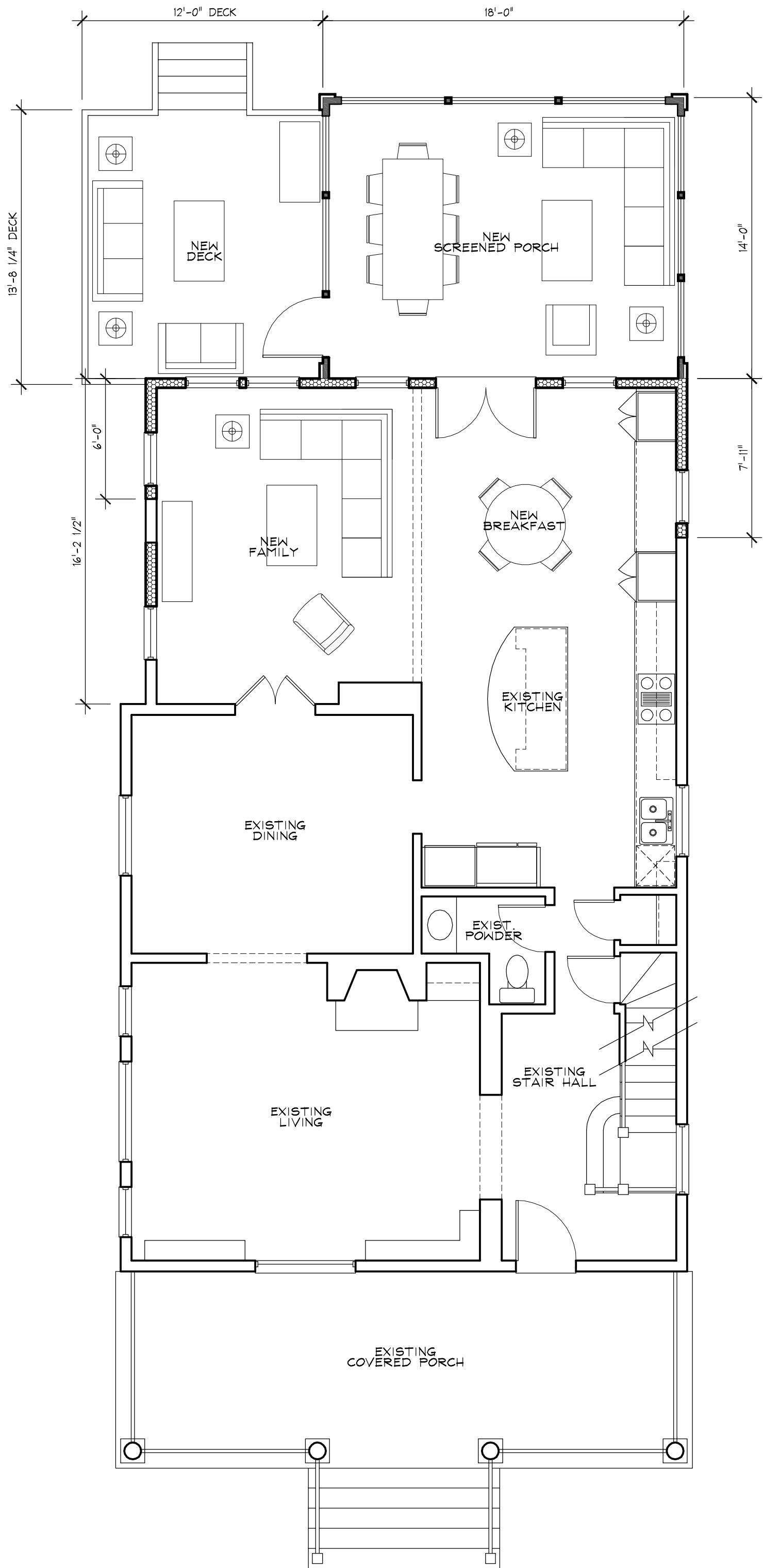
3 EXISTING SIDE (SOUTH) ELEVATION
 A2 1/4" = 1'-0"



7128



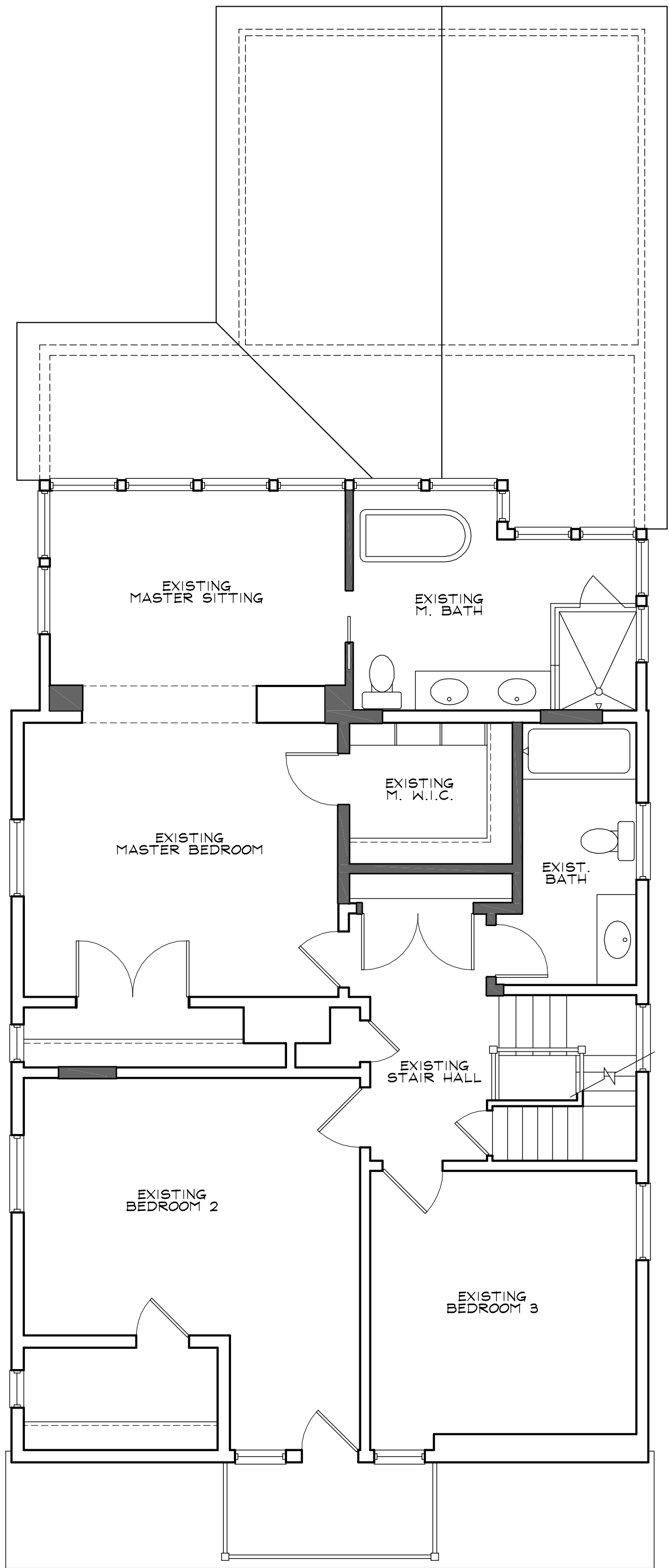


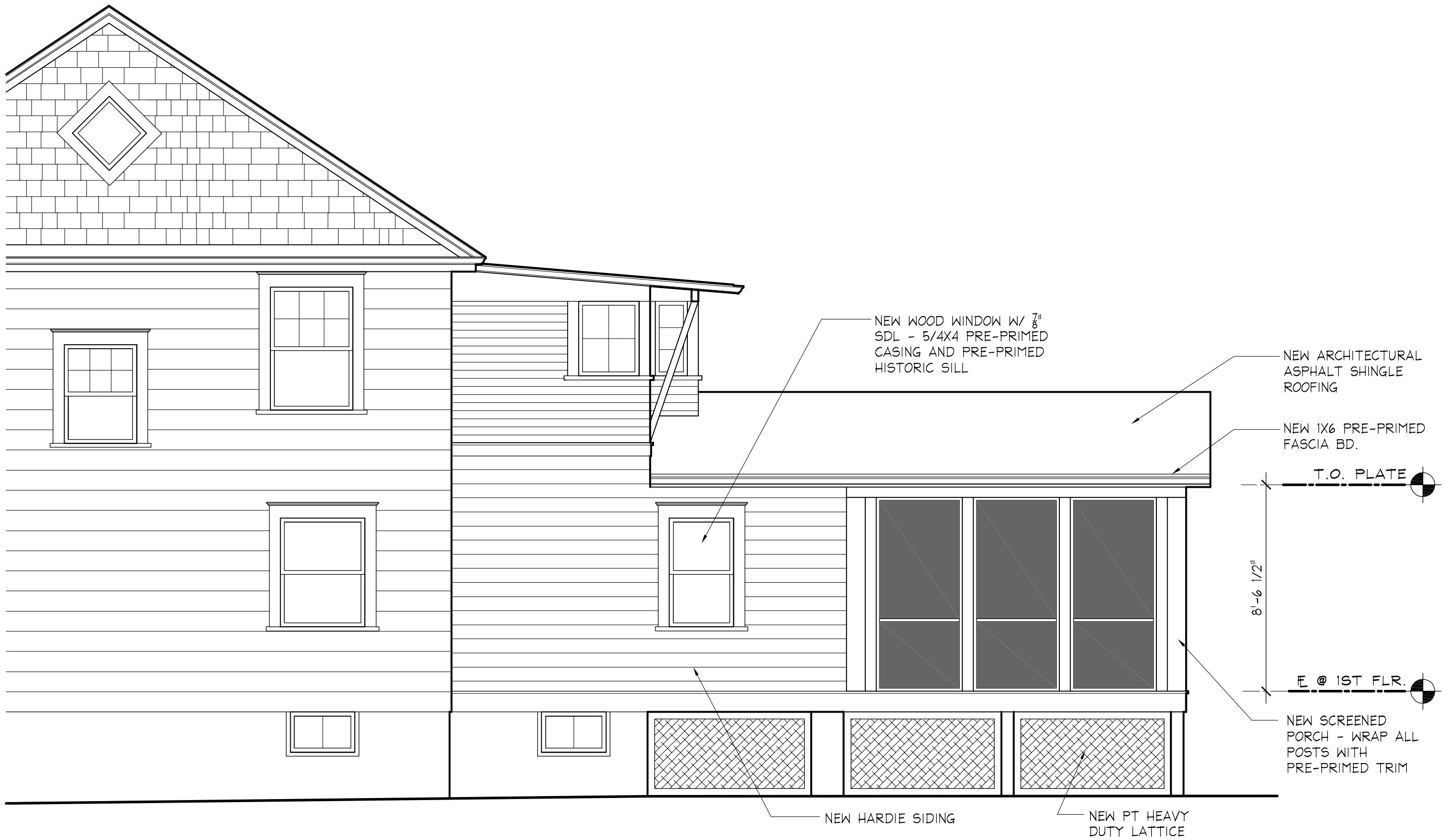


1
A1.1

PROPOSED FIRST FLOOR PLAN

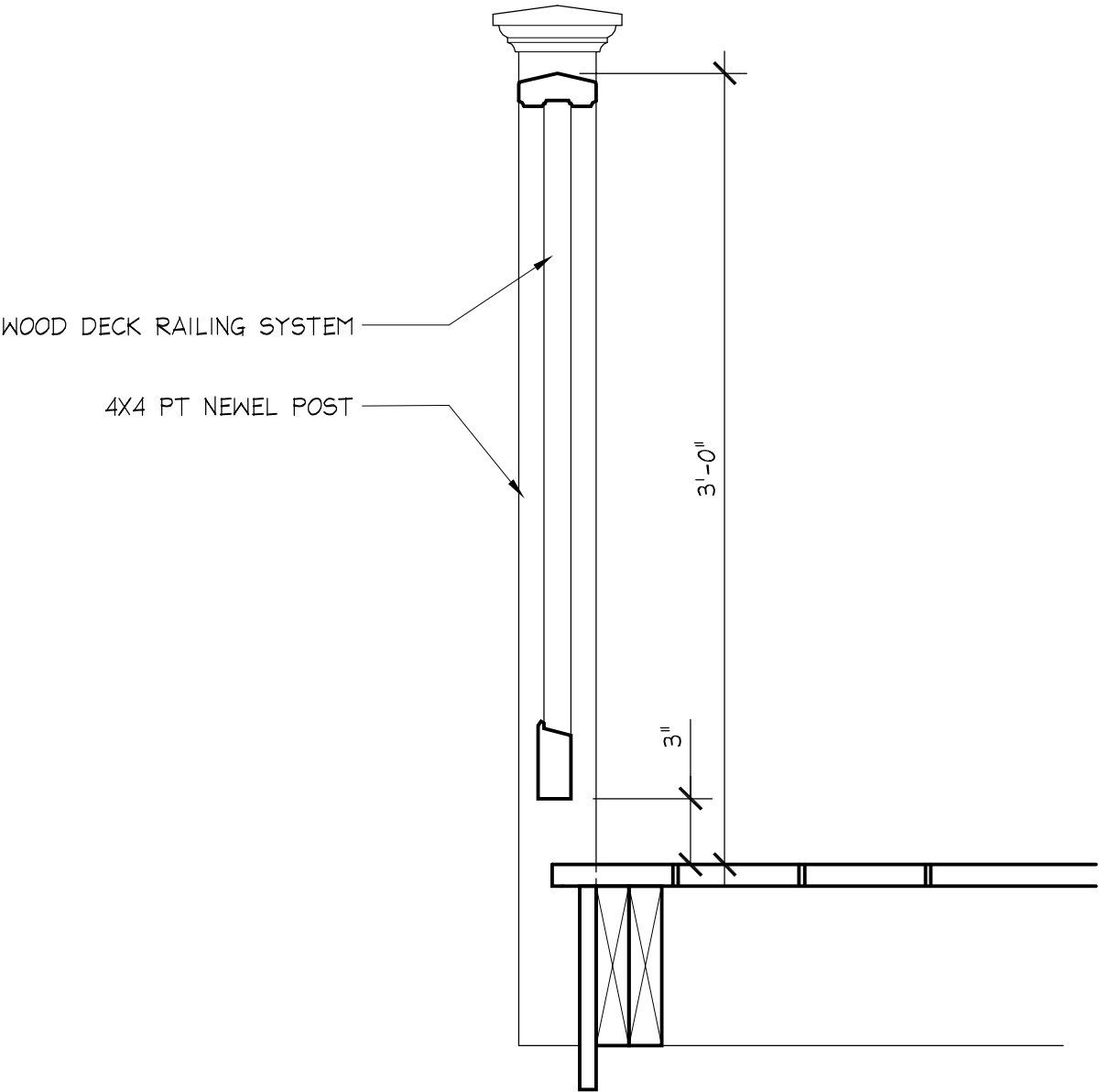
1/4" = 1'-0"





2
A2

 PROPOSED SIDE (NORTH) ELEVATION
 1/4" = 1'-0"



3 TYP. DECK RAILING DETAIL
A3.2 1 1/2" = 1'-0"



1
A2

PROPOSED REAR ELEVATION

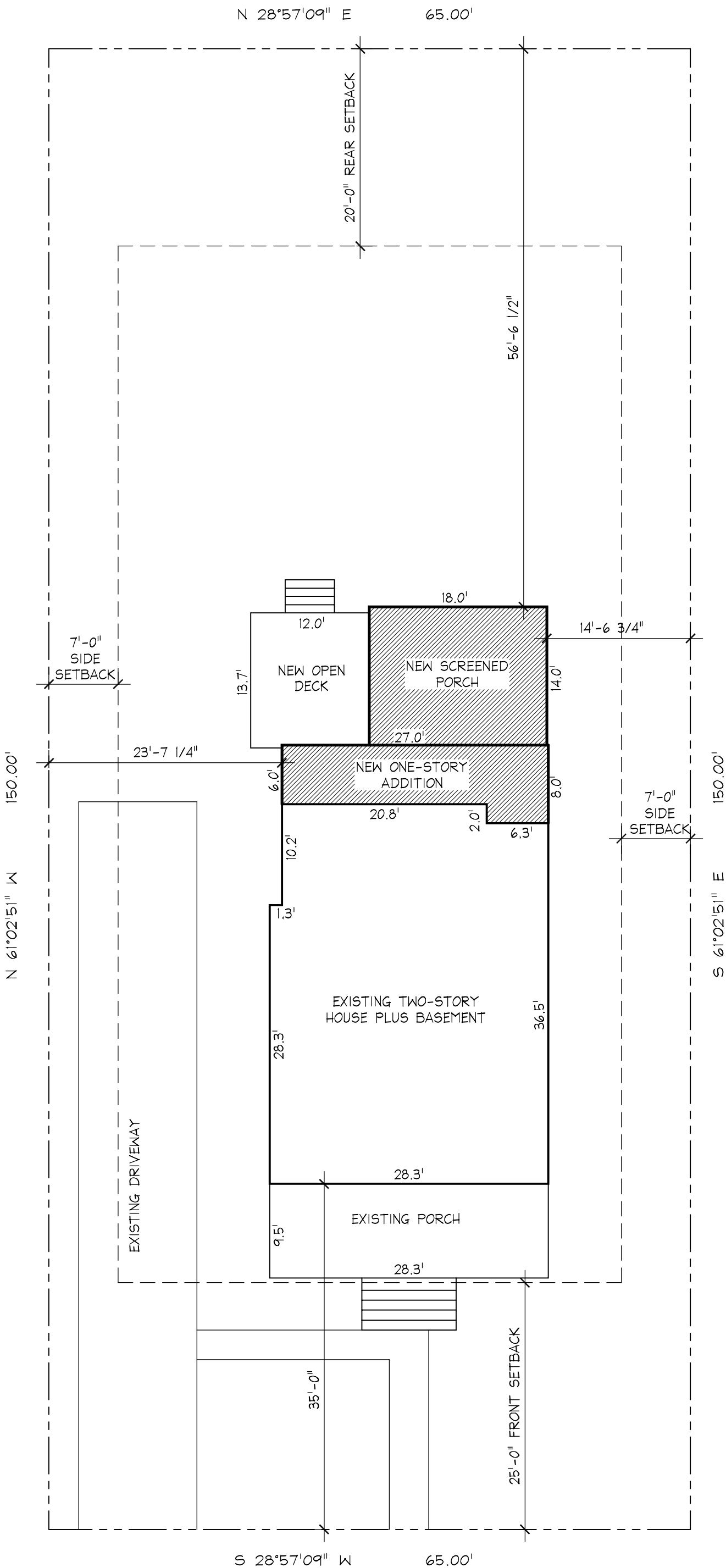
1/4" = 1'-0"



3
A2

 PROPOSED SIDE (SOUTH) ELEVATION
 1/4" = 1'-0"





1
CS

SITE PLAN

1" = 10'-0"









GRILLE OPTIONS

With Andersen, you'll find grille patterns, widths and configurations to fit any architectural style or the taste of any homeowner. If you're replacing windows and doors, we can match virtually any existing grille. We'll even work with you and your customers to create custom patterns.

Note: Some grille patterns not available in all configurations and products.



Colonial



Prairie



Diamond



Tall Fractional



Tall Fractional with 2 1/4" rail



Short Fractional



Short Fractional with 2 1/4" rail



Simulated Double-Hung

Our 2 1/4-inch-wide grille can make a casement window look like a double-hung.



Specified Equal Light* Fractional

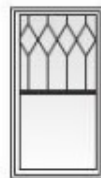


2 x 2



1 x 4

Specified Equal Light*



Custom Patterns

Contact your Andersen supplier for your custom needs.

OPTIONS & ACCESSORIES

To see all of the standard patterns available for a specific window or door, refer to the detailed sections in this book for each product or contact your Andersen supplier.

GRILLE CONFIGURATIONS

Full Divided Light

For an authentic look, full divided light grilles are permanently applied to the interior and exterior of the window with a spacer between the glass.



Permanent Exterior
Permanent Interior
with Spacer

Simulated Divided Light

Simulated divided light offers permanent grilles on the exterior and interior with no spacer between the glass. We also offer permanent exterior grilles with removable interior grilles in natural wood or prefinished white.



Permanent Exterior
Permanent Interior



Permanent Exterior
Removable Interior

Convenient Cleaning Options

Removable interior grilles come off for easy cleaning. Andersen® Finelight™ grilles are installed between the glass panes and feature a contoured 1" or 3/4" profile.



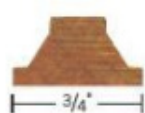
Removable
Interior Grille



Finelight™ Grilles-
Between-the-Glass

Grille Widths

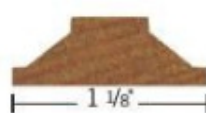
(actual size shown)



3/4"



7/8"



1 1/8"



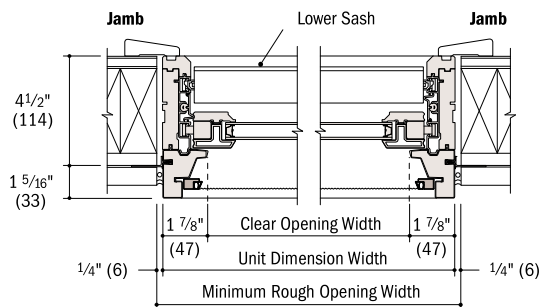
2 1/4"

*Specify number of same-size rectangles across or down.

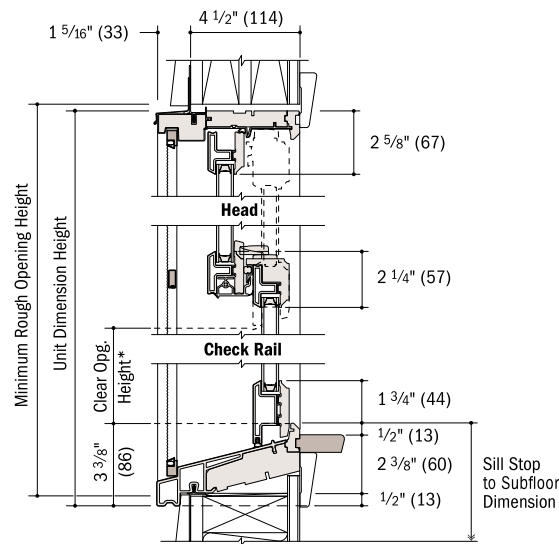
11

Woodwright® Double-Hung Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



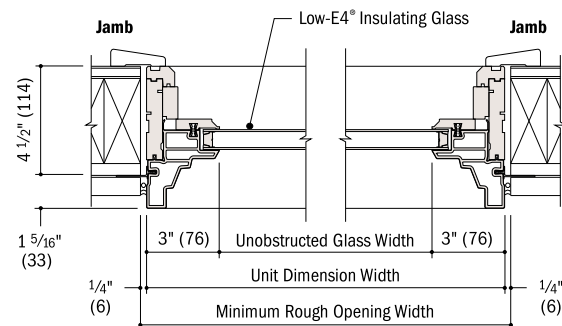
Horizontal Section



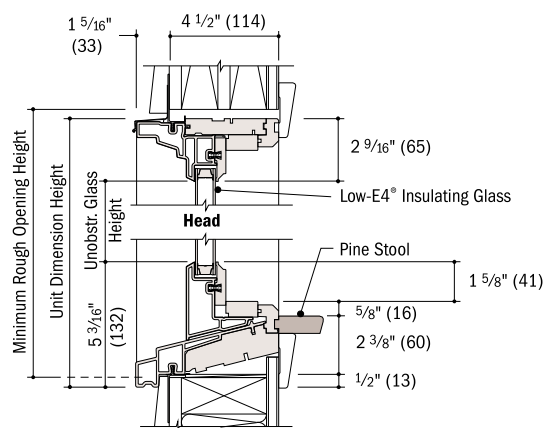
Vertical Section

Woodwright® Picture Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



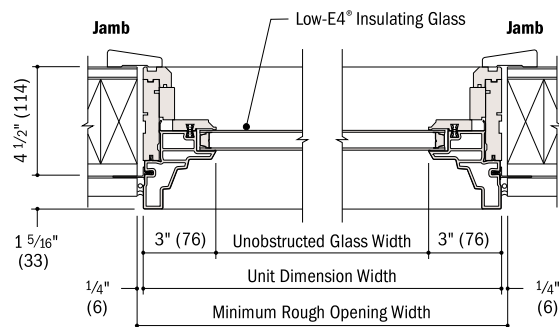
Horizontal Section



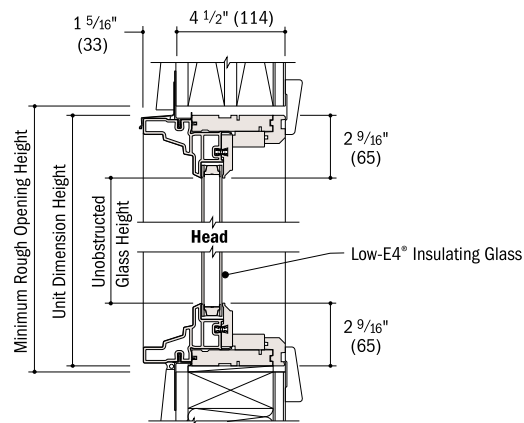
Vertical Section

Woodwright® Transom Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Clear opening height dimension is less on arch, unequal leg arch and Springline™ windows.