

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7317 Willow Ave., Takoma Park	Meeting Date:	7/13/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	7/6/2022
Applicant:	Ali Kahn Richard Vitullo, Architect	Public Notice:	6/29/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	997512	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Building addition, and Deck Construction		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application:

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923



Figure 1: 7317 Willow Ave.

BACKGROUND

The HPC approved, by consent, a HAWP for a larger rear addition, screened-in porch, and rear deck at the March 23, 2022 HPC meeting.¹ The applicant has reduced the scale of the project and returns for a new HAWP.

PROPOSAL

The applicant proposes to construct a one-story rear addition and rear deck.

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 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.

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

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

¹ The Staff Report for the March 23, 2022 HAWP is available here: <https://montgomeryplanning.org/wp-content/uploads/2022/03/I.I-7317-Willow-Avenue-Takoma-Park-984301.pdf>.

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

Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

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.
- 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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 one-and-a-half-story Craftsman bungalow with a concrete foundation, and shingle siding.

The applicant proposes work in three areas for this HAWP: first, the applicant will demolish a non-historic rear porch; second, construct a new rear addition; and third, build a new wood deck at the rear. Due to the distance from the street and the rise in grade, the proposed changes will not be visible from the public right-of-way and Staff recommends the HPC approve the HAWP application.

Porch Demolition

At the rear of the house, there is an enclosed porch. Based on the detailing and material conditions, this does not appear to be an original building feature. As a non-original feature, Staff finds its demolition

should be approved as a matter of course.

Rear Addition

At the rear of the house, the applicant proposes to construct a one-story addition for an expanded kitchen. The addition measures 12' × 11'-6" (twelve feet by eleven feet, six inches wide). The addition has a rear-facing gable roof, covered in asphalt shingles, with brackets. The exterior of the proposed addition will be covered in Nichiha fiber cement shakes, which are thicker than Hardie fiber cement shakes. Windows and doors will be painted wood casement with trim to match the existing window and door trim. The rear doors will be painted wood with eight glass lites. The addition will be inset by 6" on the right side of the house.

Staff finds the addition will only be slightly visible, if at all, from the public right of way due to the change in grade and setback from the street. Staff finds the size of the proposed addition is appropriate for the modest-sized Craftsman bungalow. Staff finds the asphalt shingles and wood windows and doors are an appropriate match for the existing, historic doors and windows. Generally, Staff does not support fiber cement shakes, because the individual shakes have too thin of a profile to be an acceptable substitute for wood shakes resulting in a very flat wall appearance. Staff finds, in this instance, the ½" (one-half inch) Nichiha fiber cement shakes will provide acceptable shadow lines and will create an acceptable wall texture. Staff recommends the HPC approve the kitchen addition under the *Design Guidelines* and 24A-8(b)(2) and (d).

Rear Deck

Adjacent to the proposed addition, the applicant proposes to construct a rear deck, measuring 6' × 12' (six feet by twelve feet). The deck will be constructed out of wood and will have wood decking. Because of the low height above grade, no railing is required for the proposed deck. The deck will have two small steps that provide access to the deck from the rear and right sides.

Staff finds this deck will not be visible from the public right-of-way and the *Design Guidelines* state the proposal for the deck should be approved as a matter of course. Staff finds the size of the deck is appropriate for the house and that wood decks should be approved to Contributing resources in the Takoma Park Historic District.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2) and (d), 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.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? ☐ Yes/District Name _____

☐ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 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 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

Date

Adjacent and Confronting Properties:

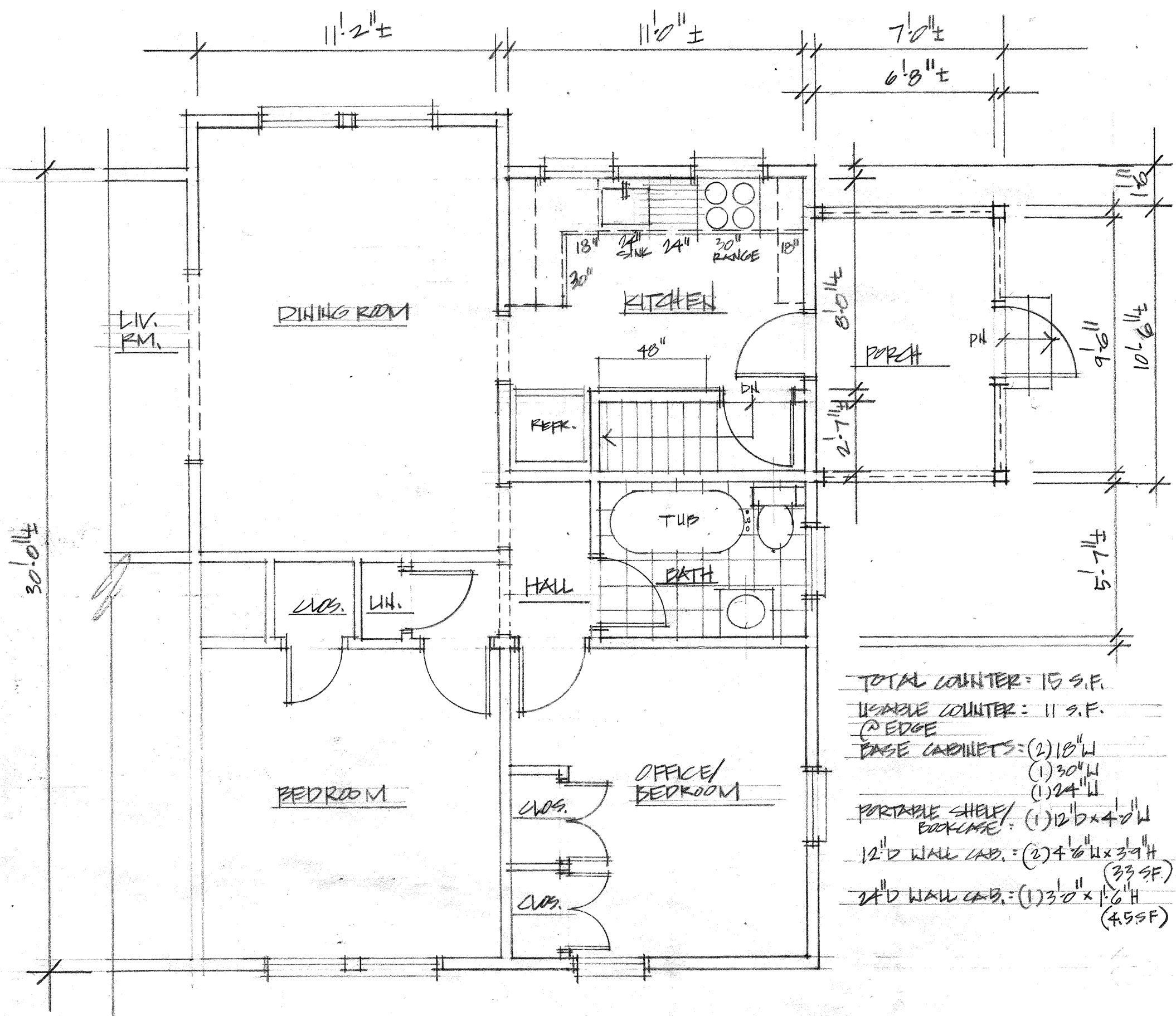
Takoma Park, MD 20912

7315 Willow Avenue

7319 Willow Avenue

7318 Willow Avenue

236 Park Avenue



EXISTING FIRST FLOOR

1/4" = 1'-0"

Vitullo Architecture Studio, PC
 7016 Woodland Ave.
 Takoma Park, MD 20912
 (301) 806-6447 cell

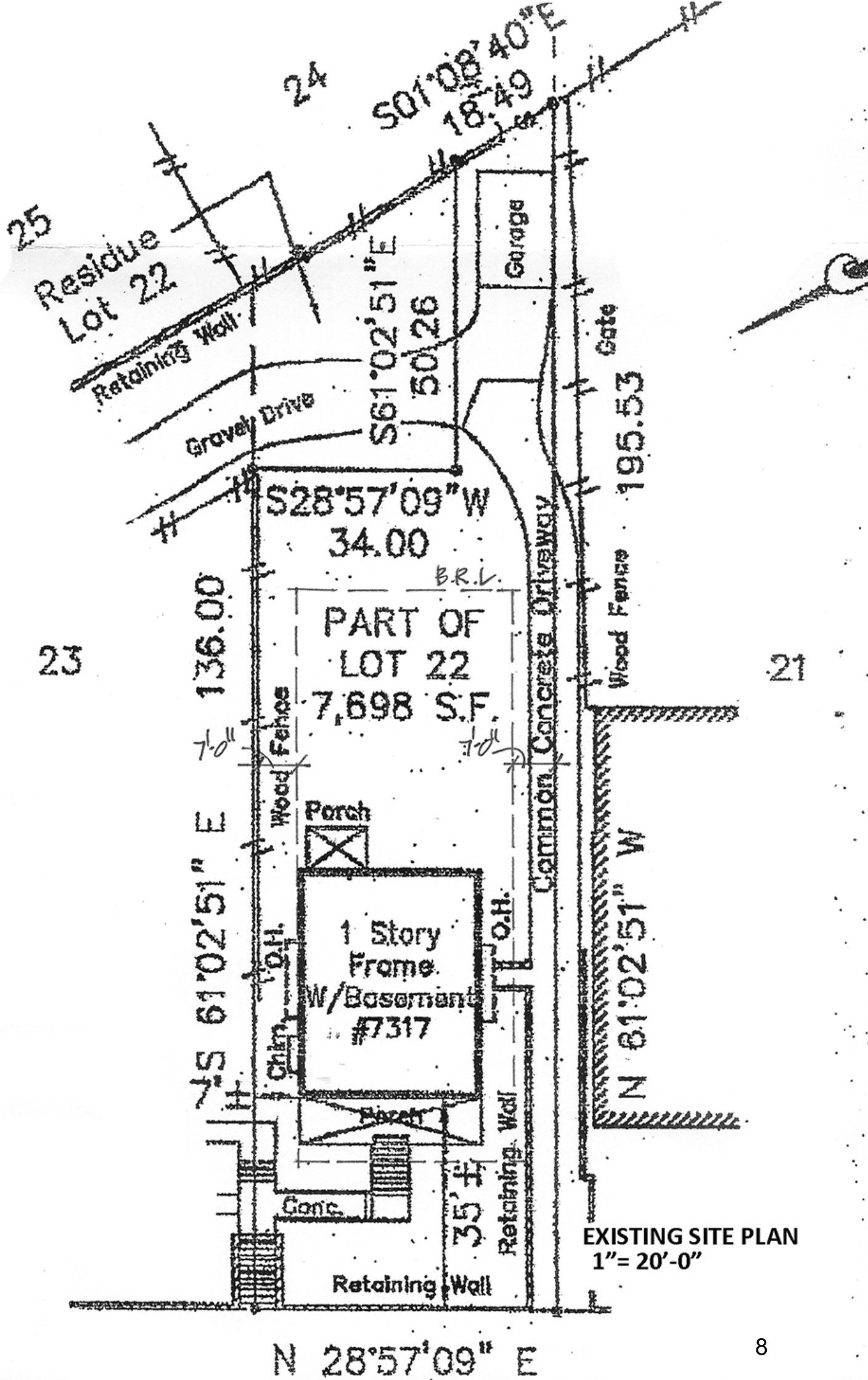
KAHN/FINCHAM

7317 WILLOW AVE.

TAKOMA PARK, MD 20912

5.5.22

6



EXISTING SITE PLAN
1"= 20'-0"



DESCRIPTION OF ***EXISTING*** STRUCTURE,
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES
AT:

7317 Willow Ave., Takoma Park, MD 20912

This is an "Contributing Resource" Bungalow house built in 1923, and it is located in the Takoma Park Historic District. It is a 2 -story house, rectangular in shape, approx. 30' x 38', with a full-width front porch and a 7' x 10'-6" 1-story rear screen porch addition. It has a 872 S.F. footprint, with a full basement. There is a detached garage on the property, 13' x 20'.

- a. Original House Structure:** *The main house structure is wood framed and is gabled (5:12 slope); there is a large gabled portion in the rear perpendicular to the main gble roof. The rear addition is a shed roof.*
- b. Rear Porch:** *The foundation is CMU, with 3'-0" high wood frame walls and a 4'-0" high screening section above.*
- c. Exterior Finish:** *The exterior finish is 6" exposure cedar shake shingles. Roofing is asphalt shingles.*
- d. Foundation:** *Parged and painted CMU.*

DESCRIPTION OF THE ***PROPOSED*** PROJECT AND ITS
EFFECT ON THE HISTORIC RESOURCE:
7317 Willow Ave., Takoma Park, MD 20912

Alteration to existing House:

- a. Demolition of the rear screen porch addition.

Rear Addition:

- a. **Interior Addition:** A new 12'-0" x 11'-6" (103 sf footprint) 1-story addition (Kitchen) will be constructed at the rear of the house. This addition will be set in from the existing house by 6" on the right side (facing the rear).
- b. **Wood deck:** A new 6'-0" x 10'-0" wood deck will be constructed at the rear with 3 wood steps to grade.

This will be built using the following materials/details:

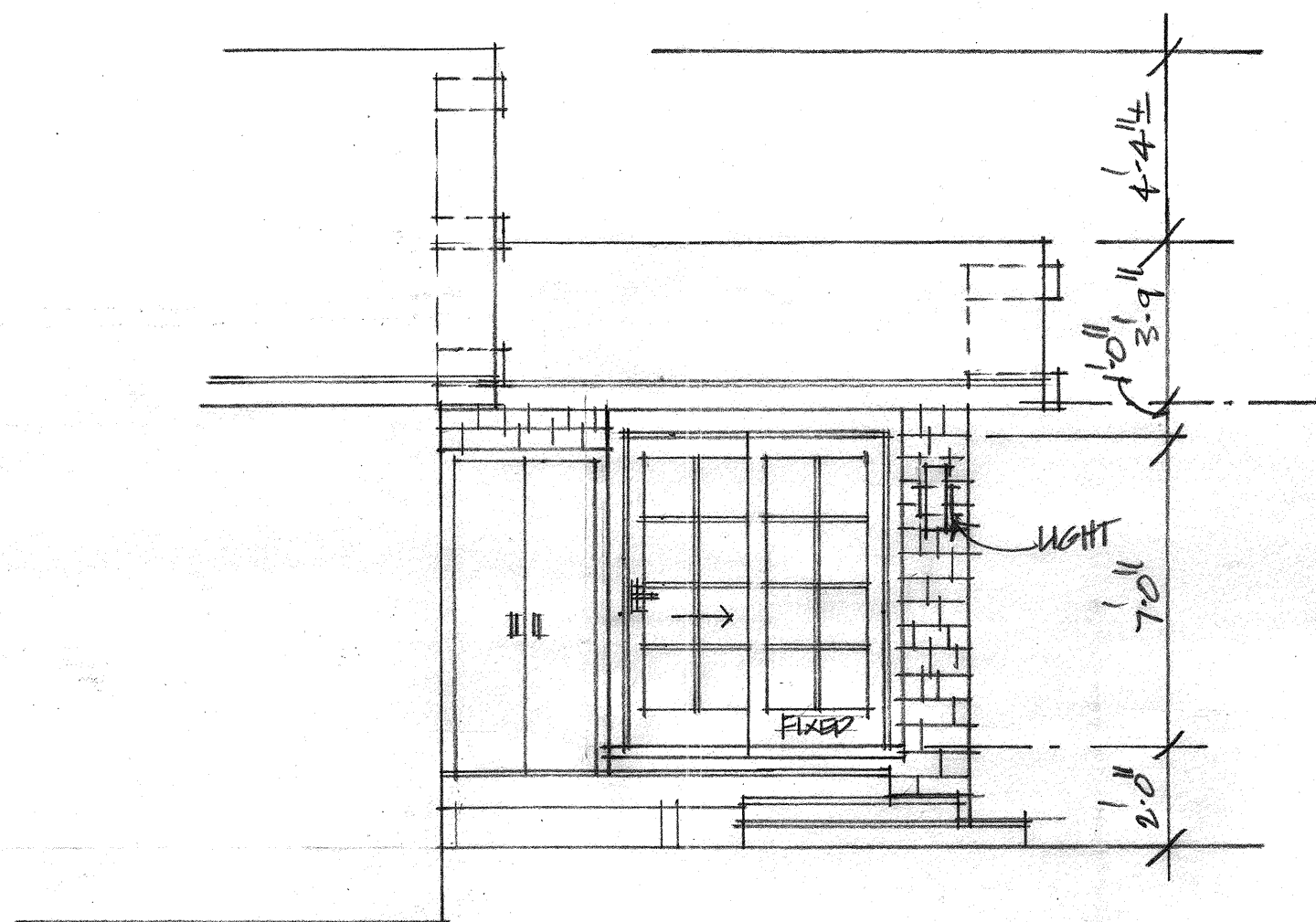
1) **Siding:** Painted 6" exposure fiber cement "shake" siding (1/2" thick, by Nichiha or equivalent). There will be no trim on the corners..

2) **Roofing:** Asphalt shingles.

3) **Windows and Doors:** The new rear addition windows will be a painted wood casement with 6-over-1 muntins (at side of kitchen) and a double casement with 8 lites each at the rear. The doors will be painted wood with 8 large glass lites. There will be painted 1 x 4 fiber cement trim at all windows and door openings, with a SM-10 wood backband on outside edges to resemble original trim profiles.

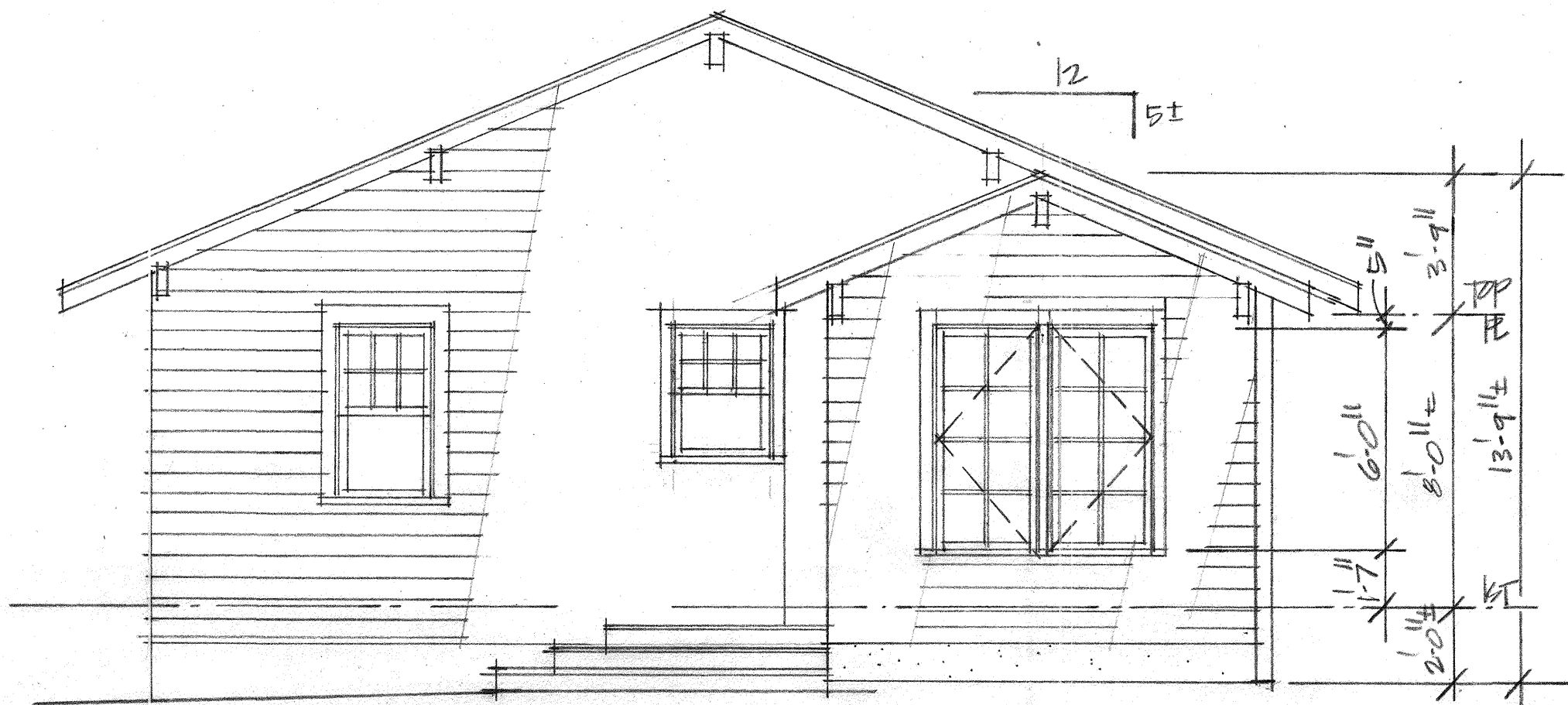
4) **Rear Deck & Side Porch Railing w/ Stairs:** These will be constructed of PT wood with wood decking. There will be 3 wood steps to grade.





PROPOSED
LEFT SIDE ELEVATION
1/4" = 1'-0"

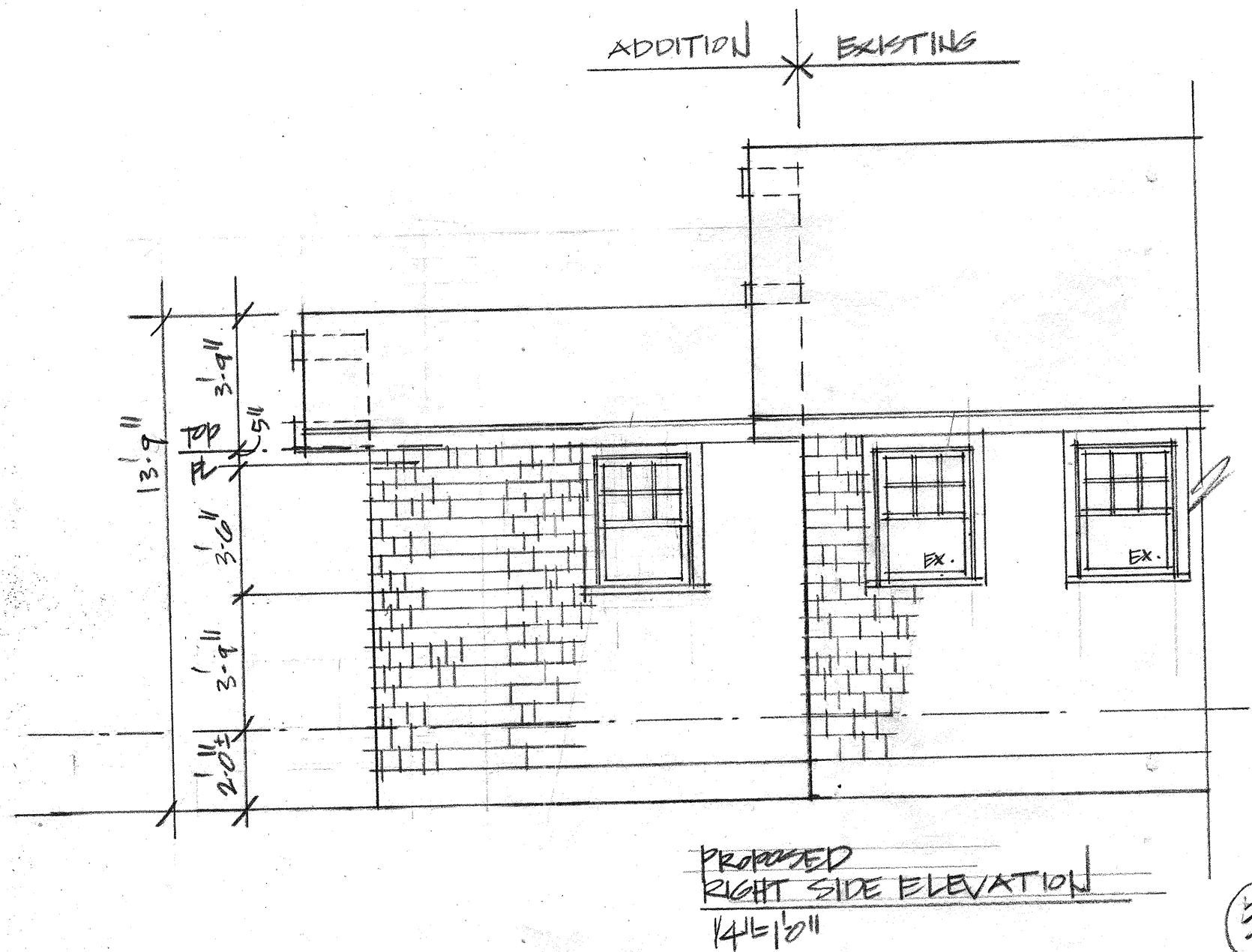
4



PROPOSED REAR ELEVATION

1/4" = 1'-0"

②



3

25
Residue
Lot 22

24

S01°08'40"E
18.49

Retaining Wall

Gravel Drive

Garage

S61°02'51"E
50.26

Gate

195.53

23

136.00

S28°57'09"W
34.00

B.R.L.

PART OF
LOT 22
7,698 S.F.

21

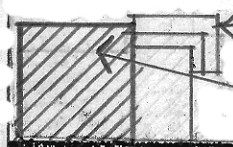
7'-0 1/4"

7'-0"

12'-0" E

S61°02'51"E

Wood Fence



1 Story
Frame
W/Basement
#7317

Chimney

Conc.

35'±

Retaining Wall

Retaining Wall

Common Concrete Driveway

Wood Fence

N 61°02'51" W

PROPOSED
WOOD DECK

PROPOSED
REAR ADDITION

PROPOSED SITE PLAN

1" = 20'-0"

N 28°57'09" E







