

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7120 Willow Avenue., Takoma Park	Meeting Date:	12/07/2022
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/23/2022
Applicant:	Thomas Ahmann	Public Notice:	11/23/2022
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1017013	Staff:	Winnie Cargill
Proposal:	Kitchen Renovation		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Takoma Park Historic District
STYLE: Bungalow- Colonial Revival
DATE: 1924-1929

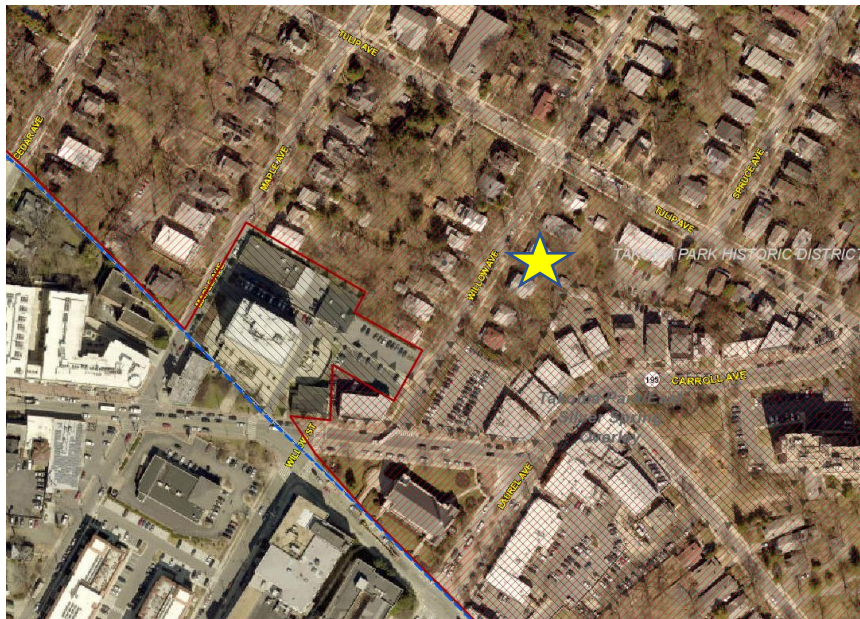


Figure 1: The subject property is located on Willow Ave. inside the Takoma Park Historic District

PROPOSAL

The applicant proposes to change the expand the kitchen to cover the existing basement areaway, add windows and roofing material to the addition, and move the entryway stairs to the basement to the east side of the house rather than the current rear elevation of the house.

APPLICABLE GUIDELINES

When reviewing applications 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.

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

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

Montgomery County Code; Chapter 24A-8

- (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.
- (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 one and a half Craftsman bungalow/ Colonial Revival with wood lap siding, oriented towards Willow Ave. On the rear (Tulip Ave. elevation), there is an areaway to the basement level.

The applicant proposes to enlarge the kitchen to cover the existing basement areaway , replace the basement areaway and stairs to the side of the house, and re-grade the rear drive. Staff recommends the HPC approve the HAWP with the condition identified below.

Kitchen Addition

The current kitchen is in the one story addition at the back of the house.

The applicant would like to enlarge the kitchen by building above the existing basement areaway and will abutted the kitchen to the screened porch.

The 1927 map shows a rear addition behind the structure. Having determined that the expansion will not be visible from the public right of way, Staff recommends the HPC approve the kitchen expansion under 24A-8(b)(1) and Standard 2. Additionally, the proposal does not run afoul of the *Guideline* that encourages the retention of the original window and door size and shape.

Staff additionally finds the proposed stuccoed CMU wall is in keeping with the style and materials of the house and recommends the HPC approve basement areaway removal and wall replacement. Discussion of the proposed window continues below.

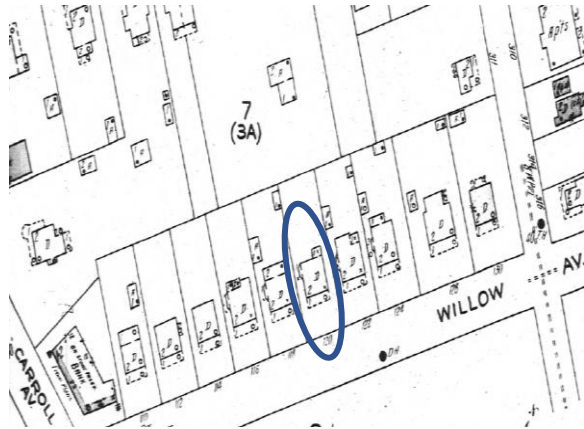


Figure 2: 1927 Sanborn Fire Insurance Map showing rear addition



Figure 3: 1959 Sanborn Fire Insurance Map, showing rear addition

Basement Areaway

Currently, the existing areaway allows the applicants to use the basement as needed. On the front and rear elevations, the applicant proposes to fill in the existing rear basement areaway and place a new basement areaway to the east side of the house. This new basement areaway will have traditional “iron” look steel guard and handrails.

The proposed windows are double hung, wooden, and one over one. They will be painted to match the existing windows. The proposed roofing of the expansion will also match the current roof.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP delegated to Staff; 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 winnie.cargill@montgomeryplanning.org to schedule a follow-up site visit.