

37/3-prelim 7216 Willow Avenue
Takoma Park Historic District

Nancy-

This case is going to be an interesting one - as a Commissioner, it will raise all the common questions that the HPC doesn't respond to consistently - . . . to muntin or not to muntin? . . . if so are snap-in grills ok? . . . to match materials, or not to match materials? . . . how do we really feel about vinyl siding, even if it is done without standard detailing? . . .

As an architect, I have explained past decisions regarding such topics and preservation philosophy regarding "contemporary, yet compatible" and the owners have listened very closely. They have decided that they like additions that don't blend in too much with the original structure and like being able to discern the new and the old. The central issue of cost, as usual is also important.

I look forward to your staff report with anticipation . . . have fun.

In the meantime I am searching for an existing stucco house with a frame addition & can't find one. Do you know of any?

Ellen

Intelligista

windows in new —
deck — attach —
materials — new walls —

Joe — opposed to vinyl — wants shuco
Marta — plan windows rather than snap-in markers
her problem w/ this type of vinyl
deck connected — OK

Ken — vinyl OK — would prefer shuco to avoid
w/ windows unsequence, as is deck
hard lines

George — deck OK
vinyl — no — use shuco; dn-usb
no snap-ins

Greg — against vinyl
panel OK

w/ windows — —

Walter — deck OK
windows — carbon \diamond pattern —
vinyl = no perhaps shuco — synthetic
wood deckboard OK shuco

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | |
|---|--------------------------|
| Address: 7216 Willow Avenue | Meeting Date: 5/12/93 |
| Resource: Takoma Park Historic District | Preliminary Consultation |
| Case Number: n/a | Tax Credit: No |
| Public Notice: 4/28/93 | Report Date: 5/5/93 |
| Applicant: L. Asbell/C. Intagliata | Staff: Nancy Witherell |
| PROPOSAL: Rear addition | RECOMMEND: Proceed |

The application concerns the construction of a two-story addition at the rear of a Four Square house with Prairie-style details listed as an outstanding resource in the historic district. The Takoma Park amendment notes the architectural features of the house, including the large diamond-shaped panes in the upper sashes of the double-hung windows. The property is further distinguished by a large side yard that provides a full view of the left (south) side of the house.

The house's walls are pebble-dashed stucco. The hipped roof is clad with metal shingles, although the porch roof has asphalt shingles. A small rear addition and deck are not original and would be removed to make room for the new addition.

The proposal would add a rear addition to the existing rear wall of the house; one rear second floor window would be moved. The applicant proposes a high-quality vinyl siding for the rear addition and asphalt shingles for its roof. Windows and all trim would be wood. Snap-in muntin grills are proposed for the new windows.

STAFF DISCUSSION

In scale and style, the staff judges the addition to be appropriately designed for the house. A family room and mud room are being added to the first floor, a master bedroom suite to the second. The roof ridge of the addition's hip roof is kept below the main hip ridge, and the side walls are continued in a different plane. One window opening would be moved, as indicated on the rear elevation drawing. The staff finds the projection of the one-story mud room on the first floor acceptable, given its location at the rear of the house, and also consistent with the

Takoma Park guidelines.

The guidelines for outstanding resources (attached at the end of this report) focus not only on compatibility of the new with the old, but also retention of original fabric, openings, and architectural details. New materials should be "appropriate" and "compatible."

The use of vinyl siding as a material for the rear addition could be supportable because it would differentiate the new construction from the old, and further, would be an addition to the original stucco, rather than to the material vinyl siding most emulates--wood clapboard. In thinking about alternatives to the vinyl, the staff would consider wood clapboard or stucco. Wood clapboard might be preferable to the vinyl, since it is a material in use at the time of the house's construction and since the windows, porch, and trim are wood. Stucco, perhaps in a smoother finish, would also be a better choice in the staff's judgment. The guidelines for outstanding resources are not specific on the use of vinyl siding, but the staff would rank the choices in order of compatibility with the existing pebble dash stucco as: stucco, wood clapboard, vinyl siding.

The staff raises two additional issues: the use of snap-in muntins, and the attachment of the new deck to the original wrap-around porch. The staff would suggest that if muntins be used, they be wood muntins applied to the exterior of the outer glazing layer. As an alternative to true-divided-lights, the staff would also suggest 1/1 sash, although it seems desirable to acknowledge the unusual upper sashes of the original house in some fashion.

The staff would prefer the front and side porch--a significant feature of the house--to remain detached from new construction. Although the connecting deck between the original porch and the new rear deck is a step lower than the porch floor and no railing is used on this portion of the deck, the connection would still be visible because of the generous open side yard. The staff would recommend that the deck and the porch be left unconnected. The steps leading from the rear of the porch are a compatible alteration, in the staff's judgment, and the new deck's railing is properly distinguished from what would have been the original porch railing's style. (The staff understands that no work is contemplated for the house at this time, but encourages the applicants to restore the porch railing in the future.)

STAFF RECOMMENDATION

The staff finds the concept generally consistent with the Takoma Park guidelines for outstanding resources and with the ordinance and Standards. The staff urges the applicants to consider alternatives to the proposed use of vinyl siding and to explore alternatives to the use of interior snap-in muntins.

- o preservation of original building materials and use of appropriate, compatible new materials is encouraged
- o all changes and additions should respect existing environmental settings, landscaping, and patterns of open space

Contributing Resources - Residential

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. 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 (it is expected that the majority of new additions will be reviewed for their impact on the overall district).

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- o 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
- o 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 right-of-way which involve the replacement of or damage to original ornamental or architectural features are discouraged but may be considered and approved on a case-by-case basis
- o 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

"Non-Contributing/Out-of-Period" is to provide the Historic Preservation Commission with guidance as to the architectural and historical significance of various resources. Structures with the highest degree of importance should receive the most detailed level of design review for HAWPS, structures of little significance should receive the most lenient level of design review for HAWPS, etc.

There are two very general, broad planning and design concepts which apply to all categories. These are:

- o 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,
- o 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.

Outstanding Resources - Residential

These 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 to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation". Specifically, some of the factors to be considered in reviewing HAWPS on Outstanding Resources:

- o 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, setbacks, and materials
- o emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way
- o while additions should be compatible, they are not required to be replicative of earlier architectural styles
- o preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged
- o preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged

(continued)

**PRELIMINARY CONSULTATION
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

Owners: Lawrence Asbell and Christine Intagliata
7216 Willow Avenue
Takoma Park, Maryland 20912

Architect: Ellen Pratt Harris AIA
Harris Associates
301-587-6503

The owners of this property are proposing a rear two story addition to this Prairie style four square. No repairs to the existing house are anticipated at this time. The following is a summary of the proposed work, with a materials list.

Demolition: Remove an existing small rear two story addition and an existing deck.

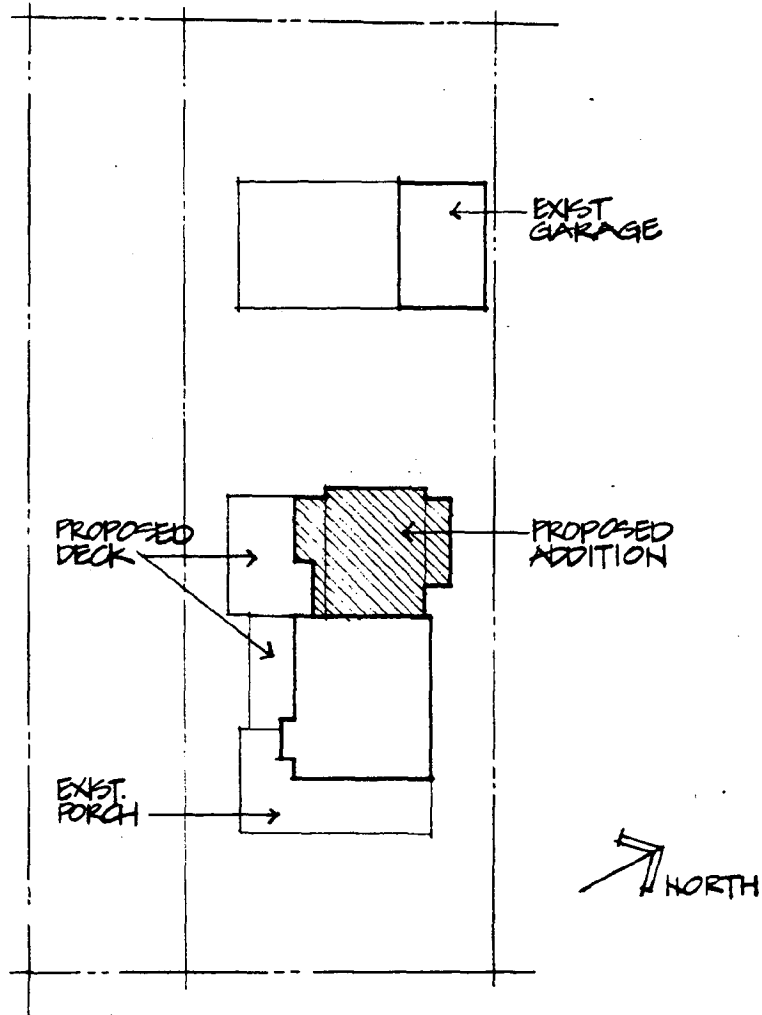
Alterations to the existing house: Covering of the existing rear wall with the addition and moving one rear second floor window.

Materials list - existing house: Pebble dash stucco walls with wood trim and windows. The windows are double hung with true divided lights in a diamond pattern in the upper sash. The existing roof over the main house is painted metal shingles, asphalt shingles cover the front porch.

Materials list - addition: 3 or 4 inch exposure high quality vinyl siding cladding the walls with painted wood trim. Standard vinyl siding details will not be used. Windows will be wood double-hung with insulated glass and snap-in grills to match the pattern of the existing windows. Window trim (surrounds) will be wood and will match the existing trim. Eave profile and details shall match existing. The roof will be asphalt shingles to match the existing roof as much as possible. The deck will be pressure treated lumber, stained.

Enclosed are the following:

Site plan
Photographs
Existing Plans and Elevations
Proposed Plans and Elevations



WILLOW AVENUE

SITE PLAN
 1" = 30'-0"

ASBELL/INTAGLIATA RESIDENCE
 7216 WILLOW AVENUE
 TAKOMA PARK, MD



EAST (FRONT) AND NORTH (RIGHT) FACADES

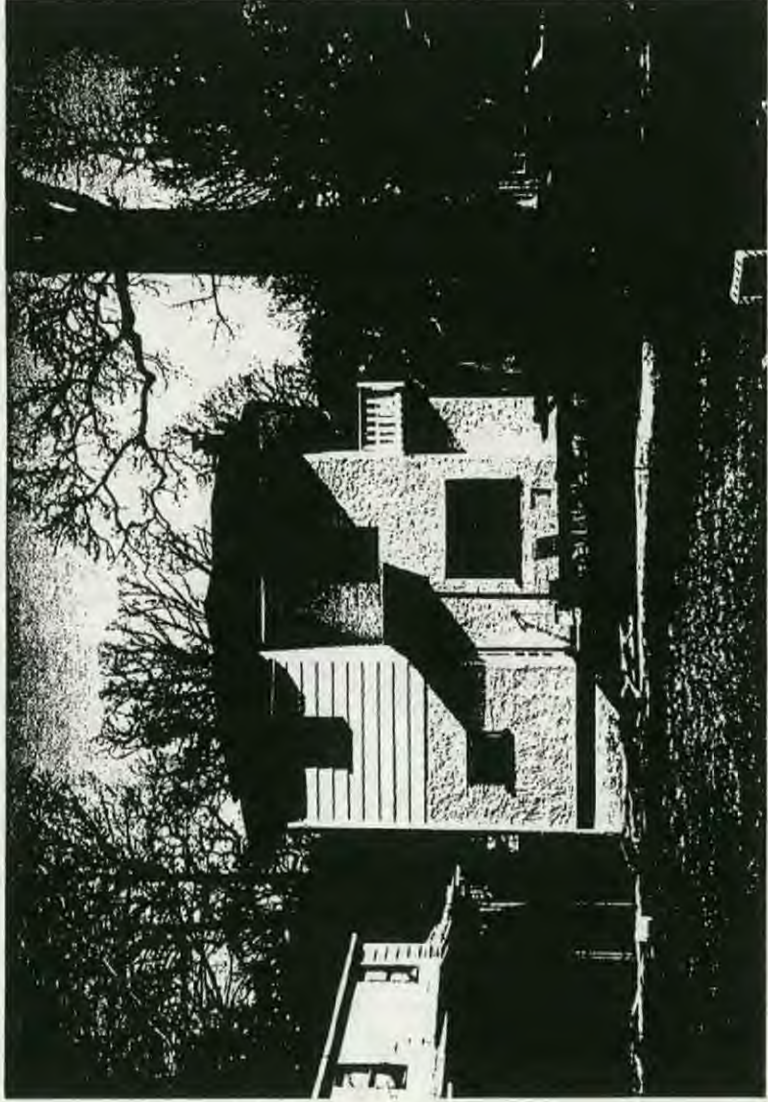


EAST (FRONT) AND SOUTH (LEFT) FACADES

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



WEST (REAR) ELEVATION

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



SOUTH (LEFT) NEIGHBOR

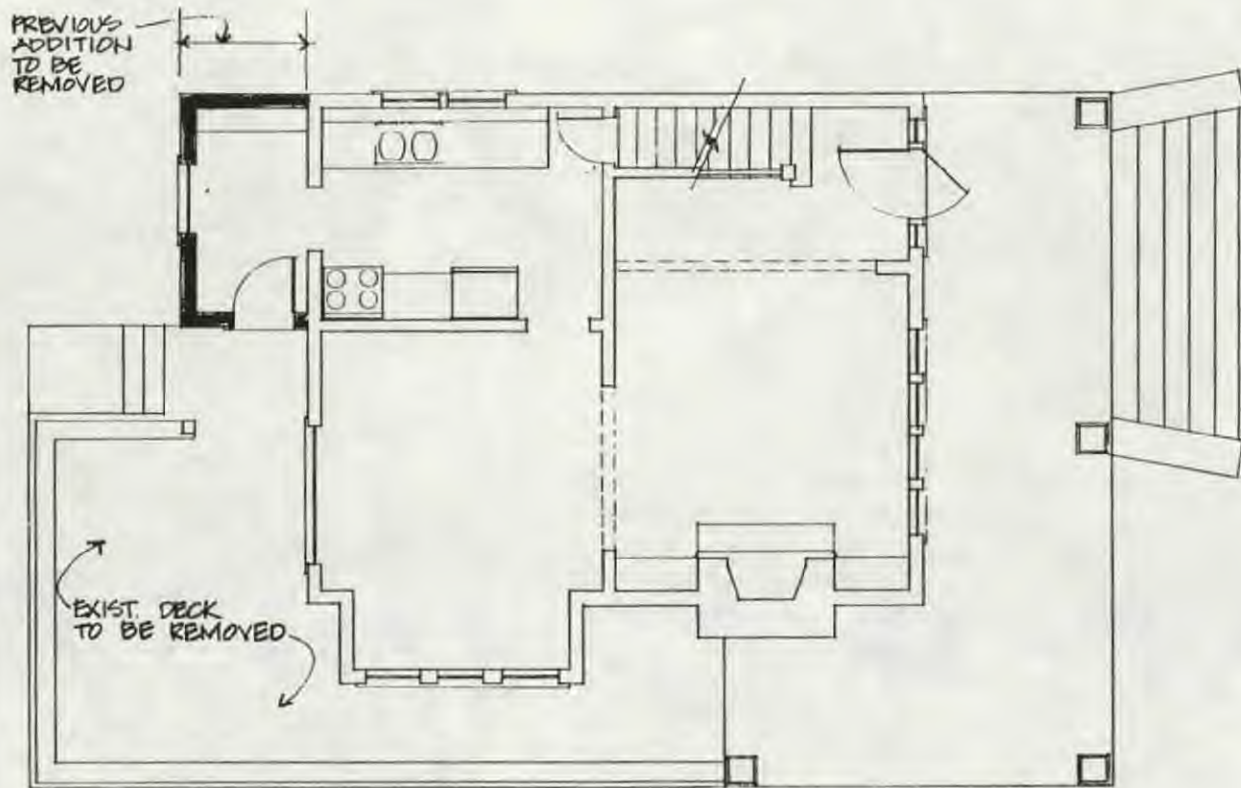


NORTH (RIGHT) NEIGHBOR

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS

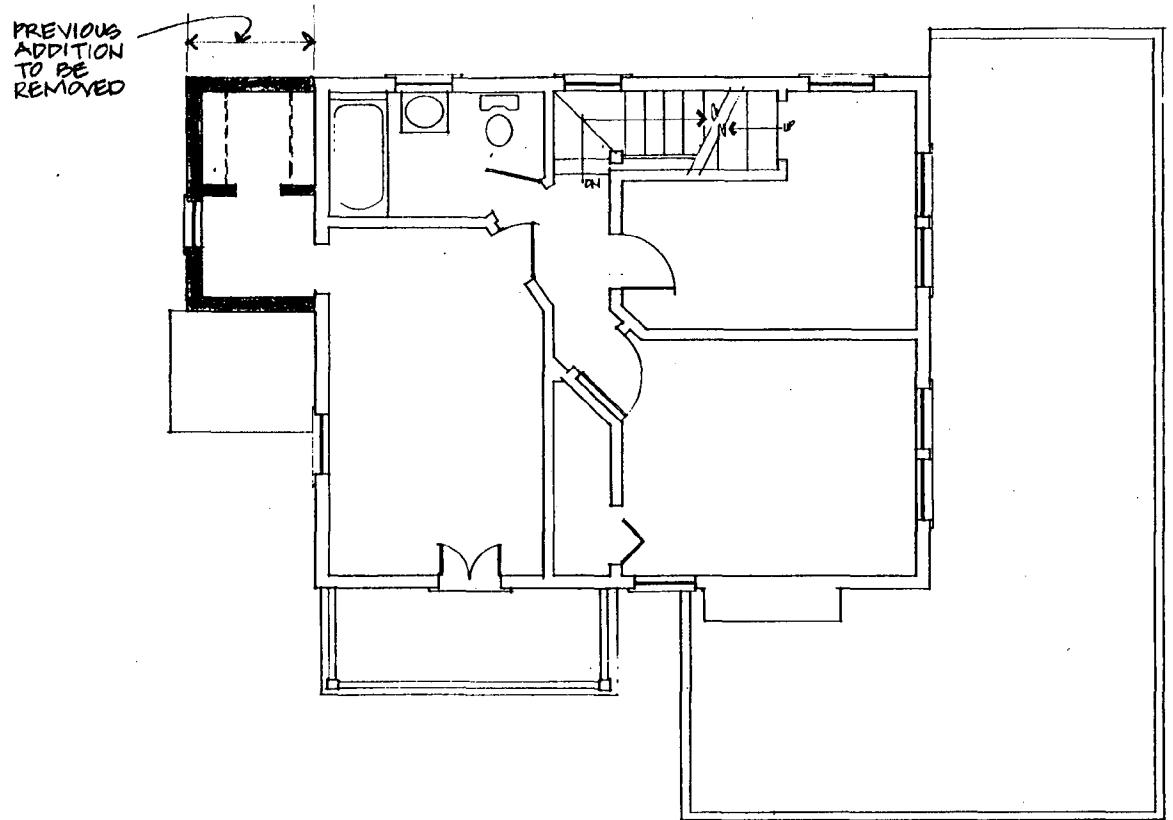


EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE
7216 Willow Avenue
Takoma Park, Maryland 20912
HARRIS ASSOCIATES ARCHITECTS

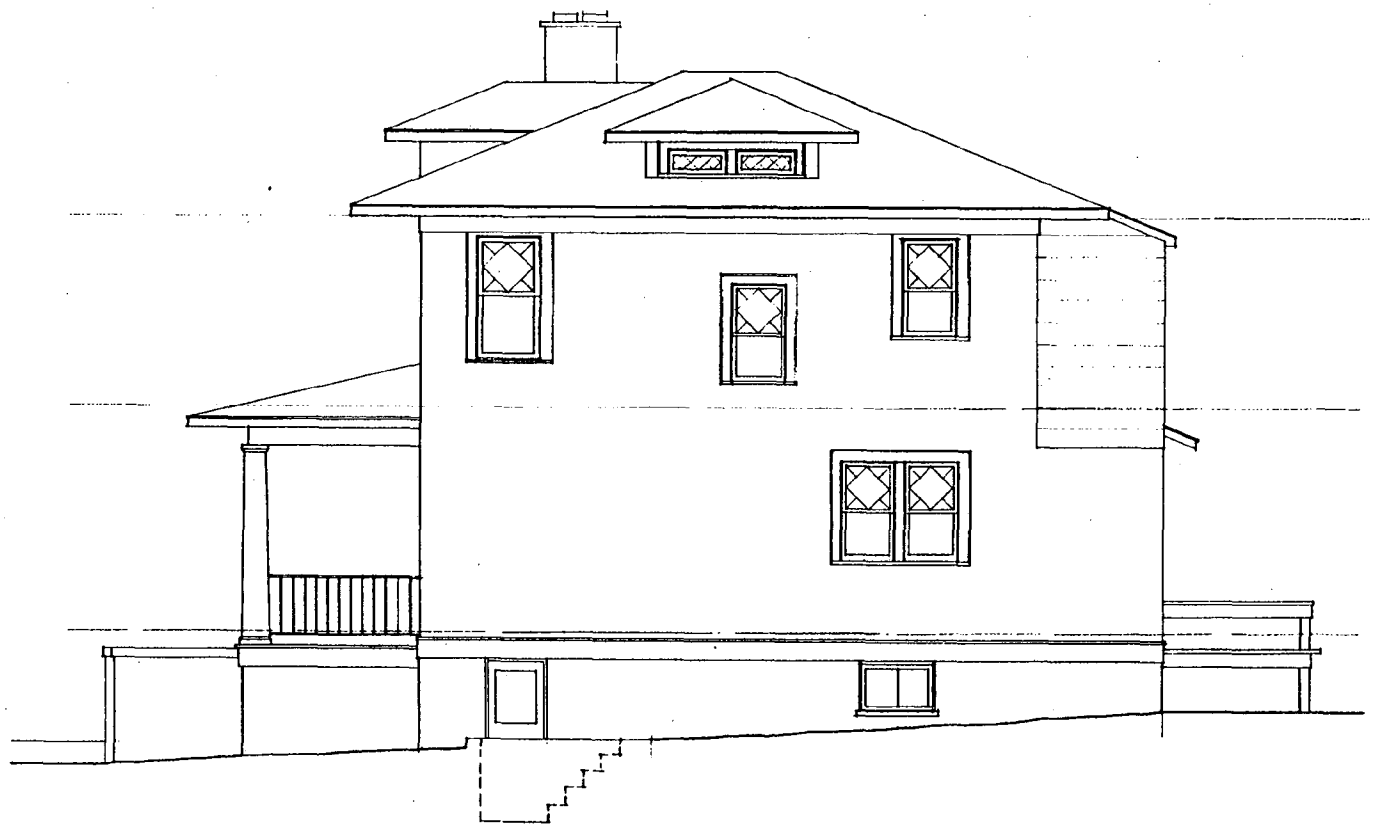


EXISTING EAST ELEVATION
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



EXISTING NORTH ELEVATION
4-1-0

ASBELL/INTAGLIATA RESIDENCE

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Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



EXISTING WEST ELEVATION
1/4" = 1'-0"

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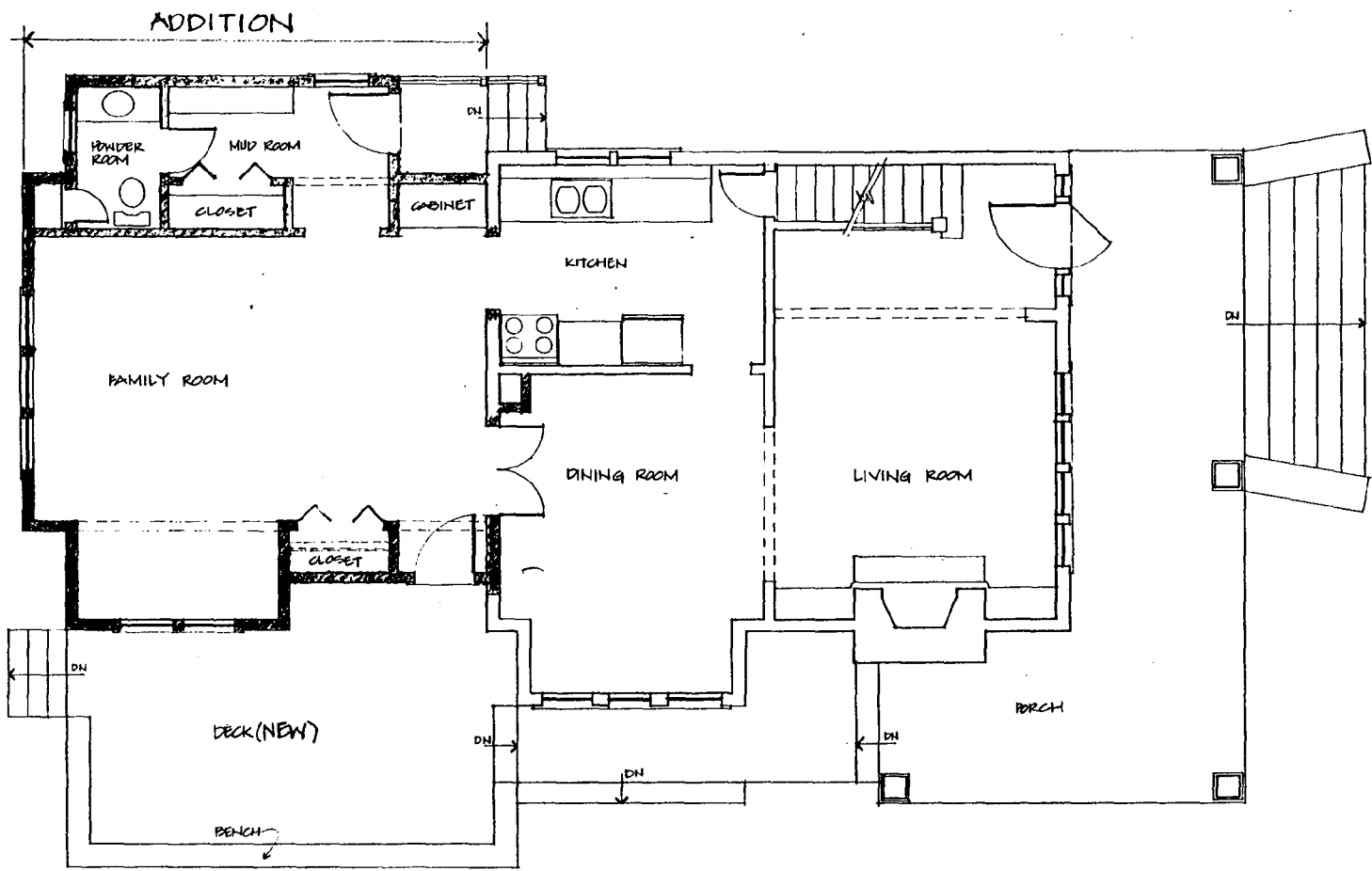


EXISTING SOUTH ELEVATION
W=1'-0"

ASBELL/INTAGLIATA RESIDENCE

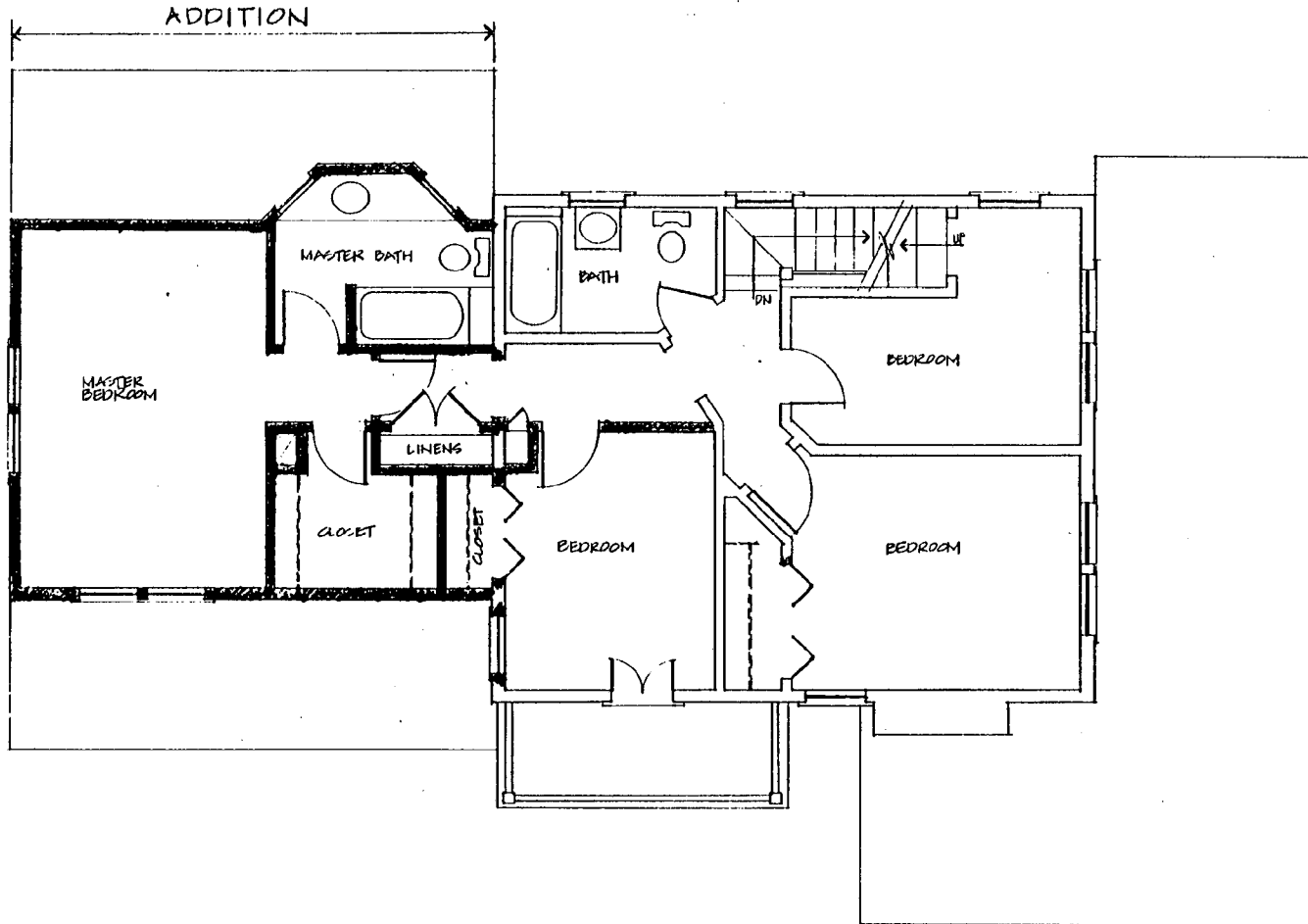
7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



FIRST FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE
7216 Willow Avenue
Takoma Park, Maryland 20912
HARRIS ASSOCIATES ARCHITECTS



SECOND FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



ADDITION - K & J

PROPOSED EAST (FRONT) ELEVATION

1/8" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue

Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



PROPOSED NORTH (RIGHT) ELEVATION
1/8" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE
7216 Willow Avenue
Takoma Park, Maryland 20912
HARRIS ASSOCIATES ARCHITECTS



← ADDITION →

PROPOSED WEST (REAR) ELEVATION

1/8" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



← ADDITION →

PROPOSED SOUTH (LEFT) ELEVATION
 $\frac{1}{8}'' = 1'-0''$

ASBELL/INTAGLIATA RESIDENCE

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Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS

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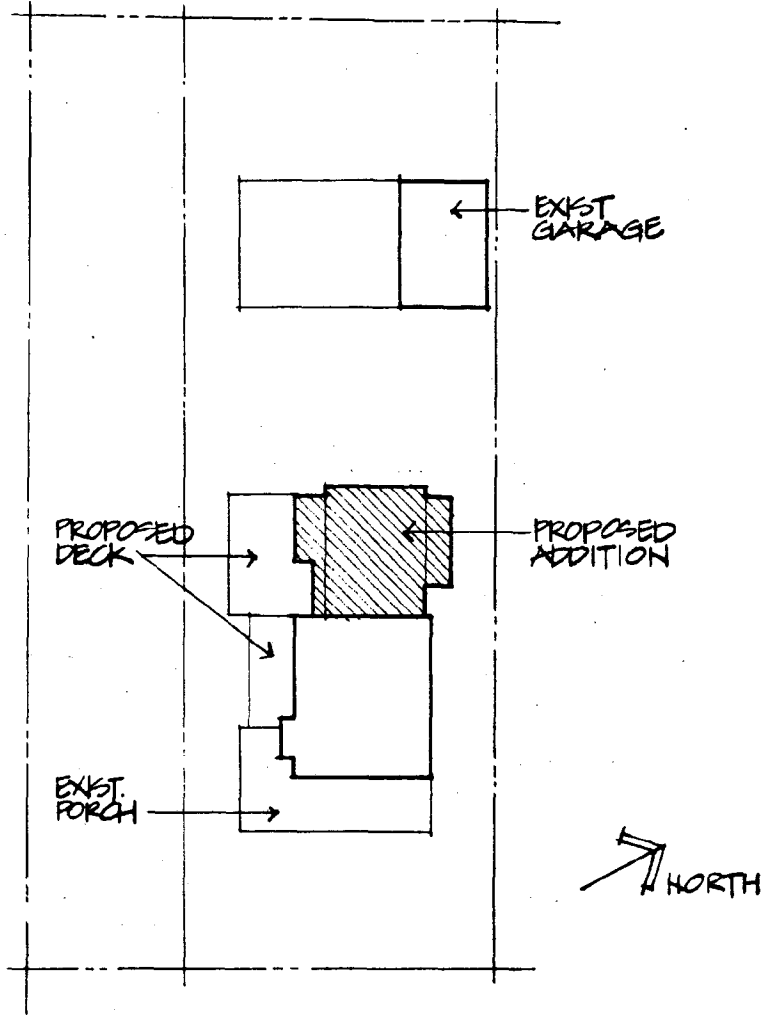
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Existing Plans and Elevations
Proposed Plans and Elevations



WILLOW AVENUE

SITE PLAN
1" = 30'-0"

ASBELL/INTAGLIATA RESIDENCE
7216 WILLOW AVENUE
TAKOMA PARK, MD



EAST (FRONT) AND NORTH (RIGHT) FACADES



EAST (FRONT) AND SOUTH (LEFT) FACADES

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



WEST (REAR) ELEVATION

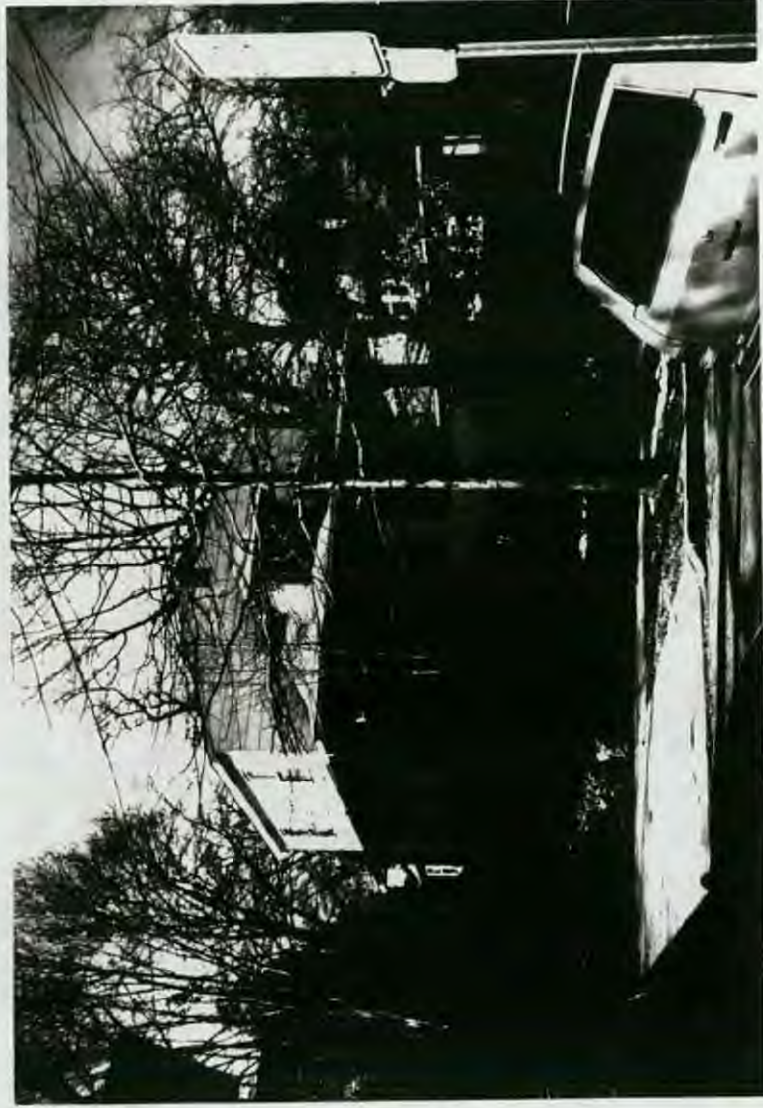
ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



SOUTH (LEFT) NEIGHBOR

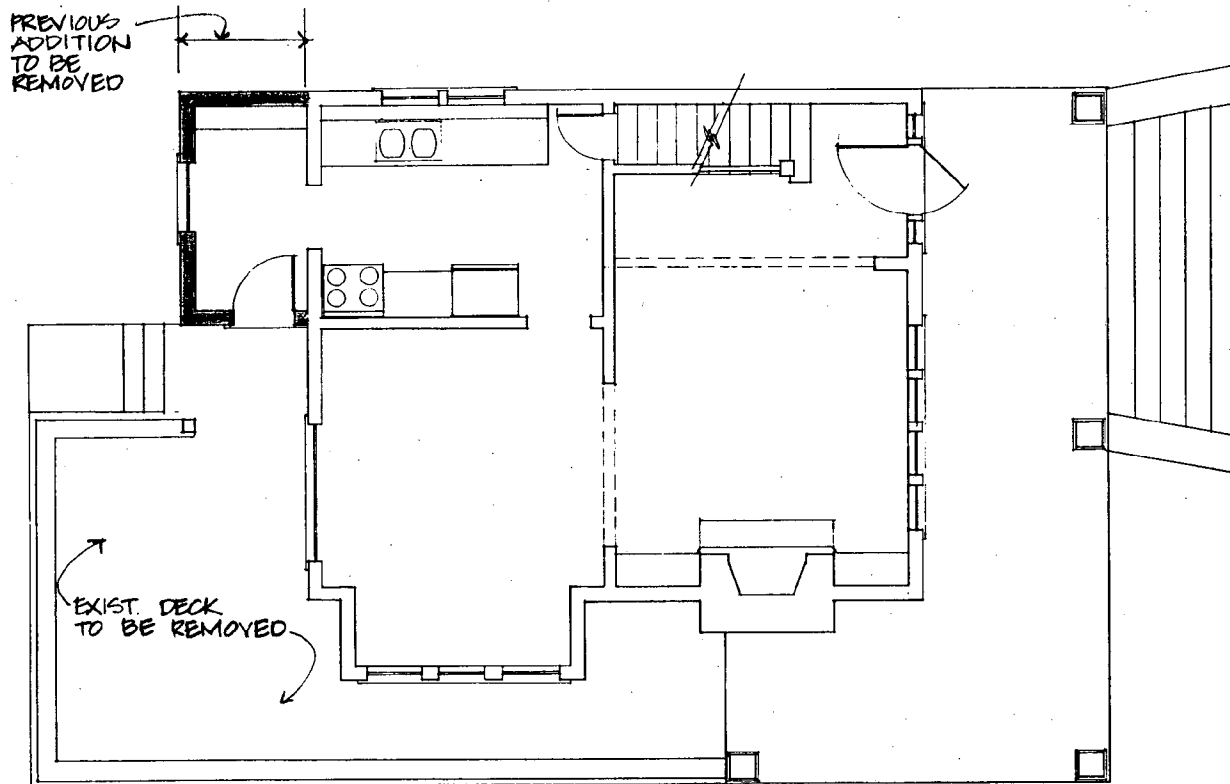


NORTH (RIGHT) NEIGHBOR

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS

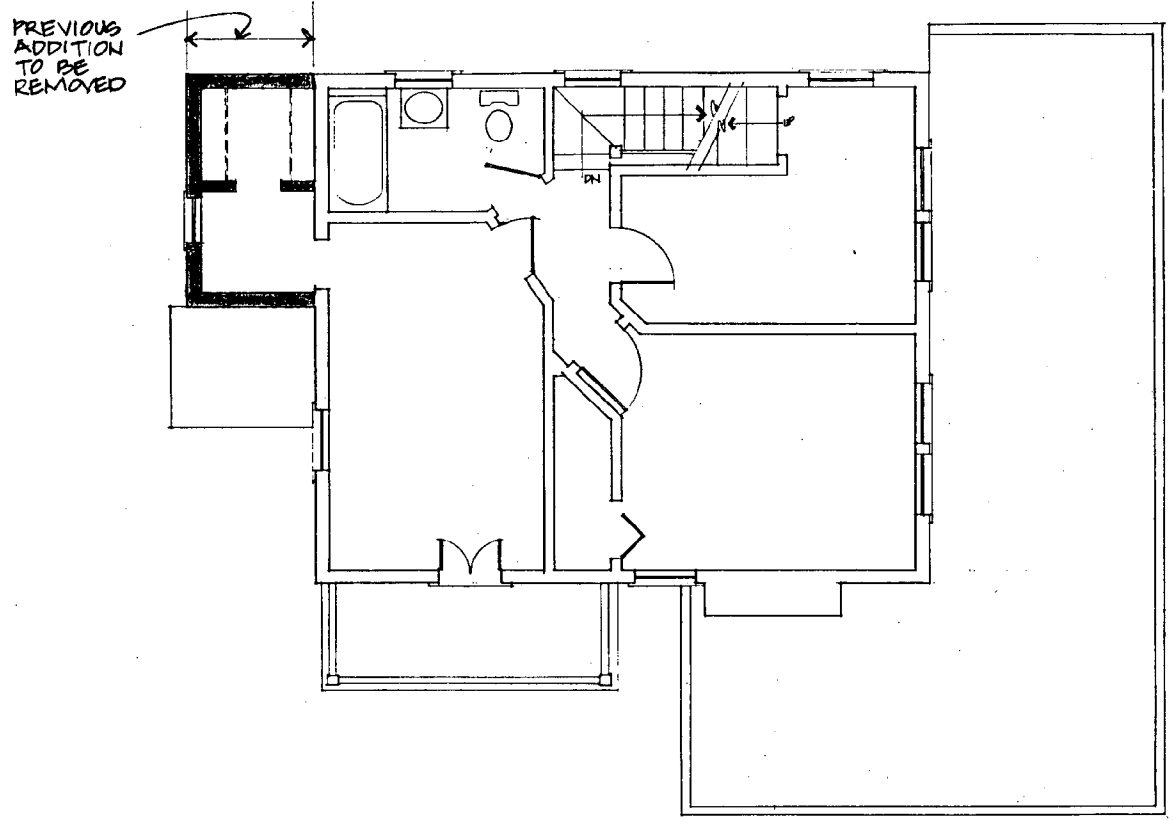


EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE
7216 Willow Avenue
Takoma Park, Maryland 20912
HARRIS ASSOCIATES ARCHITECTS



EXISTING EAST ELEVATION
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



EXISTING NORTH ELEVATION
1/4" = 1' - 0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



EXISTING WEST ELEVATION
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS

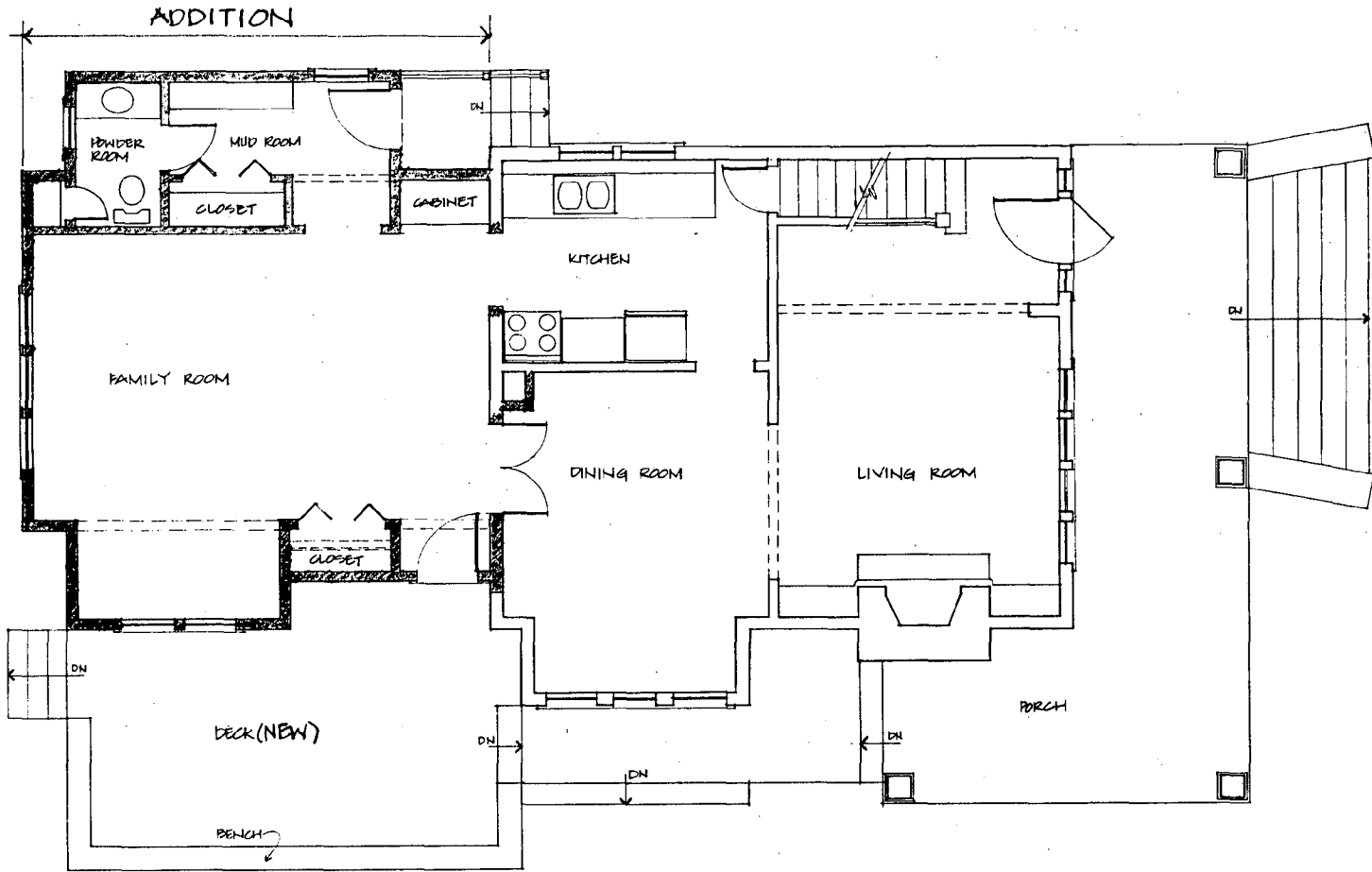


EXISTING SOUTH ELEVATION
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

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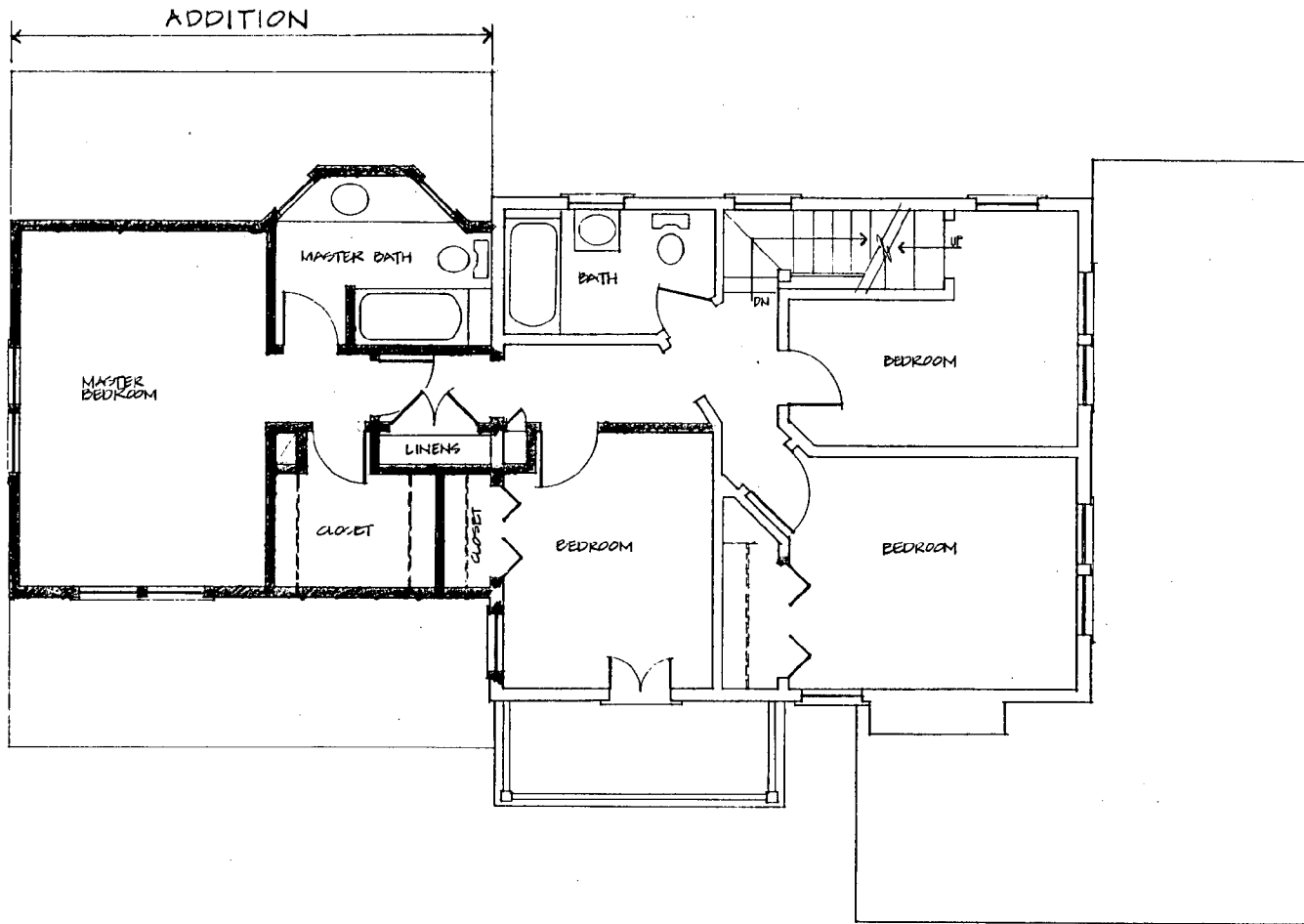


FIRST FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



SECOND FLOOR PLAN
1/4" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



ADDITION - $\left\{ \begin{array}{l} \downarrow \\ \downarrow \end{array} \right.$

PROPOSED EAST (FRONT) ELEVATION

$\frac{1}{16}'' = 1'-0''$

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



PROPOSED NORTH (RIGHT) ELEVATION
1/8" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE
7216 Willow Avenue
Takoma Park, Maryland 20912
HARRIS ASSOCIATES ARCHITECTS



PROPOSED WEST (REAR) ELEVATION
1/8" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE
7216 Willow Avenue
Takoma Park, Maryland 20912
HARRIS ASSOCIATES ARCHITECTS



← ADDITION →

PROPOSED SOUTH (LEFT) ELEVATION

1/8" = 1'-0"

ASBELL/INTAGLIATA RESIDENCE

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Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



EAST (FRONT) AND NORTH (RIGHT) FACADES



EAST (FRONT) AND SOUTH (LEFT) FACADES

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



WEST (REAR) ELEVATION

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS



SOUTH (LEFT) NEIGHBOR



NORTH (RIGHT) NEIGHBOR

ASBELL/INTAGLIATA RESIDENCE

7216 Willow Avenue
Takoma Park, Maryland 20912

HARRIS ASSOCIATES ARCHITECTS

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**