

37/3 prelim 7305 Willow Avenue
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7305 Willow Avenue Meeting Date: 2/23/94
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: n/a Tax Credit: No
Public Notice: 2/9/94 Report Date: 2/16/94
Applicant: Stacy Canan/Jonathan Zucker Staff: Nancy Witherell
PROPOSAL: Addition of second story RECOMMEND: Further study

The applicants would like to purchase a one-story, hip-roofed bungalow in Takoma Park designated a contributing resource, and replace the hip roof with a dormered gable roof, thereby allowing bedrooms and a bath to be built on the second story under the new roof. Currently there is only attic story. An addition at the rear of the house is also proposed.

The staff is pleased that the architects have been studying roof-raising additions, on paper and by attending HPC meetings and visiting Takoma Park houses where HPC-approved projects have been completed. The Commission knows how difficult some of these cases have been to review and that the results are often a compromise. Now that sufficient time has passed, several of the cases approved by the HPC have been completed and the staff will present slides of them at the upcoming meeting. As the body of built projects increases, the HPC and staff will be able to judge the best solutions for specific building types.

The problem is two-fold: a desire on the part of homeowners for additional bedroom/bathroom space on the second story; and the fact that the head height in existing second stories is usually lower than code requirements. Thus, the issues have usually been more than just how to add dormers, but how to raise the roof ridge, as well.

The results have been mixed, according to the architects. As an experiment in a different direction, they suggest in this proposal that the roof form be changed to a gable from a hip, giving more head height and living space, especially in conjunction with dormers. As the HPC learned in the Dorman case on Cleveland Avenue, it is difficult to add sufficiently-spacious dormers to a hip roof without dramatically changing the character of the roof. The architects instead contend that a well-designed new roof in a bungalow style is preferable to a substantially-altered original roof.

PROJECT DESCRIPTION

The architects have designed a good rear addition, in the staff's judgment (shown in plan). One-story at the sides and two-story in the center, the addition's side walls are inset about 2 feet. The roof form of the addition is designed for the proposed gable roof, as described in the letter. The loss of the casement windows on the right side of the house is regrettable but an acceptable alteration. It would be best if they could be used elsewhere on the house. An exterior chimney would be added to the right side elevation.

As for the proposed main roof, the new ridge would be 4' higher than the existing ridge (from 23' to 27'). The front porch would be retained in its present condition and the new shed dormers on the front gable face would avoid the sloping gable faces of the front porch roof. Window sizes in the second story are appropriate.

STAFF DISCUSSION

11 The staff concurs with the architects' assessment of the altered 8 Cleveland Avenue and believes that sometimes it is difficult to achieve both good design and good historic preservation, particularly with a provision in the Takoma Park amendment that allows for the second story expansion of one-story houses. The architects have taken the statement that "second story additions . . . should be generally consistent with the predominant architectural style and period of the resources" to mean that a different roof form, also typical of bungalows, could be used.

While supporting the philosophy and analysis behind this proposal, the staff is troubled by the dramatic alteration of this house. The house, now a one-story, hipped-roof small house, is in near original condition. The proposed alterations would create a very different looking house, even if both are variants of the bungalow style.

As much as it supports the goal of well-designed roof additions in Takoma Park and the necessity of forging an understanding among all parties of how to interpret the guideline quoted above from the amendment, the staff reluctantly concludes that this alteration is not right for this house, in large part because of the unaltered nature of the house and also because of the great change in the character of the house that would result. The staff's conclusion in this case should not be interpreted as resistance to design proposals of this type, and the staff hopes that a good discussion will ensue at the meeting.

Date: February 7, 1994
To: Nancy Witherell, Montgomery County Historic Preservation
Commission Staff
From: Joan Duncan AIA and Chas Poor AIA, Studio Partnership
Architects
Ref.: Preliminary Review
Address: 7305 Willow Avenue
Applicant: Stacy Canan and Jonathan Zucker
Proposal: Second floor addition and rear addition

The house at 7305 Willow Avenue is classified as a secondary resource in the Takoma Park Historic District. It is a one story bungalow c1910s, symmetrical in plan and elevation, with a prominent gable-roofed front porch. The foot print of the house is approximately 28' by 40' with the longer dimension parallel to the street. The roof shape is hipped at each end with a significant length of ridge in between. Most of the windows are double-hung nine over one; the siding is 2 1/2" exposure clapboard; and the base is rusticated concrete masonry units.

The proposal calls for: minor modifications at the first floor; a rear addition; and a second story addition at the existing house. (The rear addition is indicated on attached plans, not on attached elevations.)

At the existing first floor, a fire place would be added to the exterior wall of the living room. Three small casement windows would be removed and a window matching the existing living room window would be added at the other side of the fireplace.

The central area of the rear addition would be two stories with a gable roof. The ridge of the addition would be lower than the proposed new roof ridge over the existing house. The additions flanking the central addition would be one story with shed roofs. The addition would be set in approximately 2 feet from the existing house at both sides. At the existing house in the rear there would also be shed dormers at the second floor similar, but smaller than the proposed dormers at the front elevation.

The proposed second story addition would follow the guidelines for second story additions or expansions as stated in the guidelines for contributing residential resources: *"second story additions or expansions should be generally consistent with the predominant architectural style and period of the resources (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing."*

The second story addition at the existing house would have a ridge which is approximately four feet higher than the original ridge and four foot high knee walls. In order to accommodate the functional requirements and provide light from the front of the house, the new roof would be side-gabled with two appropriately-scaled shed dormers at the front the house. The windows would be a combination of casement windows and double hung windows. At the floor line of the second floor addition there would be a trim band differentiating the existing from the new work. The siding at the new work would be wood shingles or stucco.

With the new second floor addition, the house will appear as a one and one-half story bungalow. The new side-gable roof is a style typical of bungalows and the overall effect is more consistent with the bungalow style than that of a previously-approved addition to a hipped roof bungalow in the Takoma Park Historic District at 9 Cleveland Avenue. Here, the hipped roof was maintained and a series of large flat-roofed dormers were added (most likely to meet the code requirement for headroom in habitable areas). The original roof is almost obscured by the dormers so that the roof appears to be flat. The example of 9 Cleveland Avenue illustrates the difficulty of successfully adding second story space under a hipped roof. This proposal allows the second story to be expanded, as permissible in the guidelines, in a manner which is consistent with the scale, massing and appearance of other bungalows in the historic district.

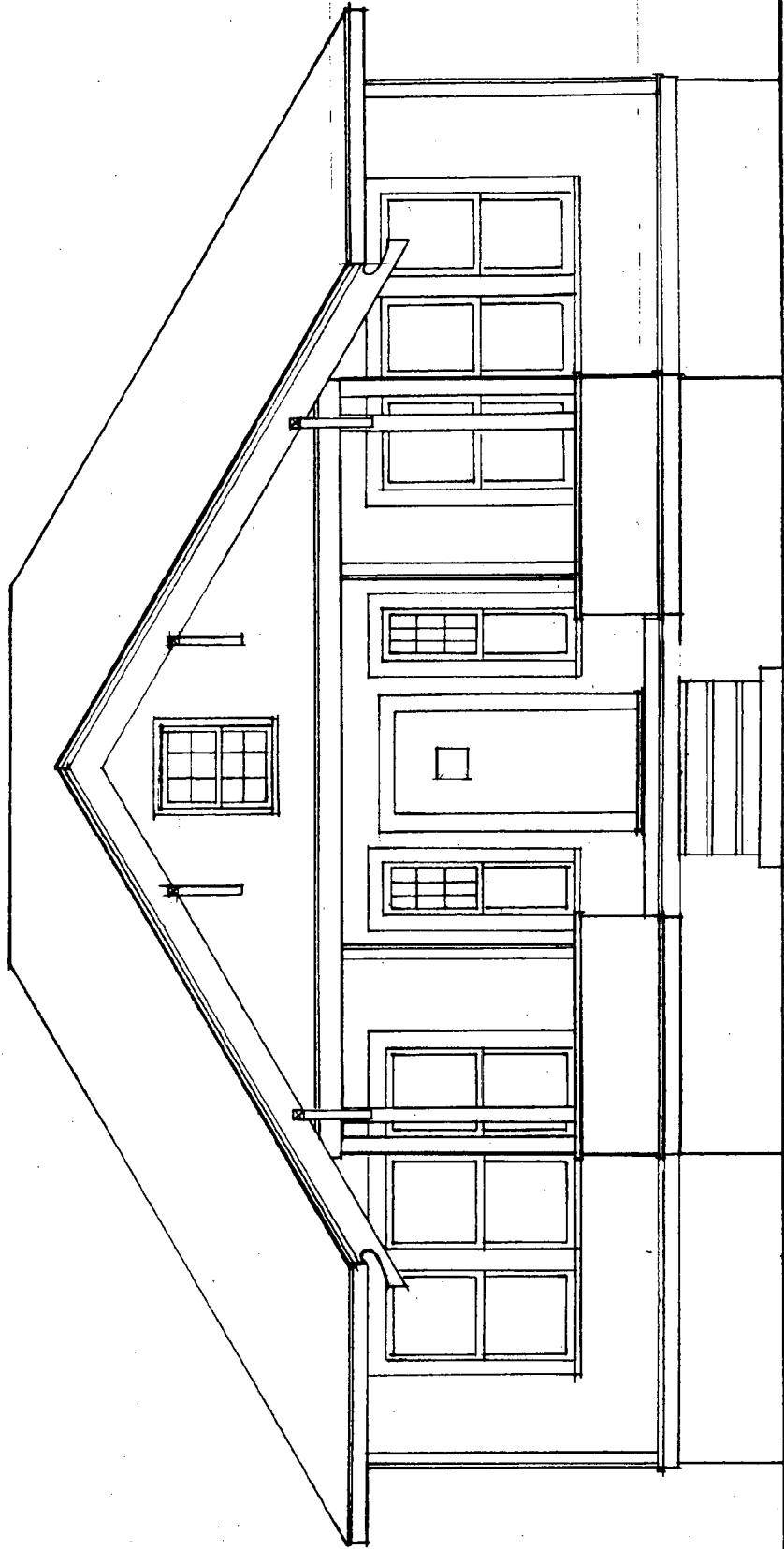


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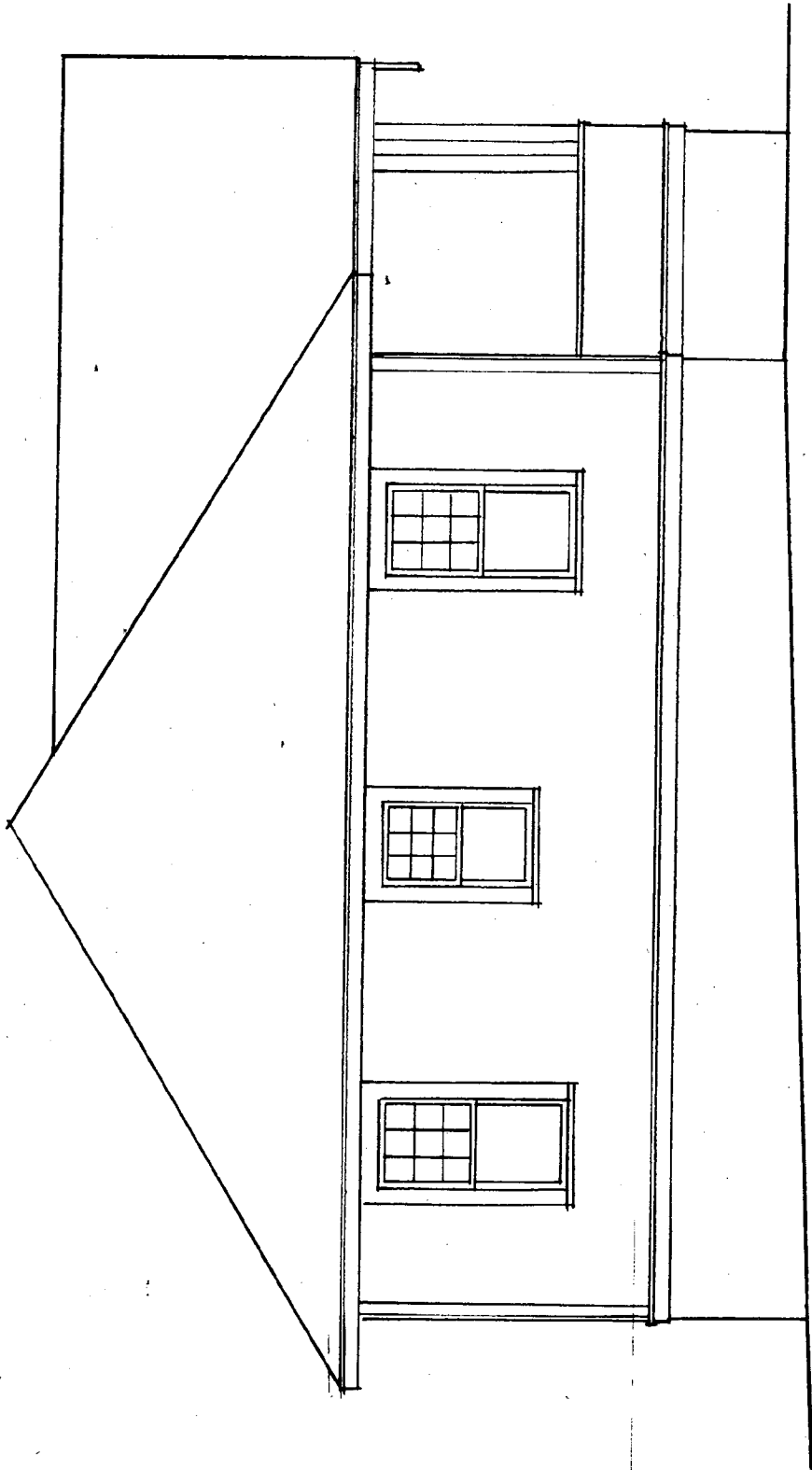




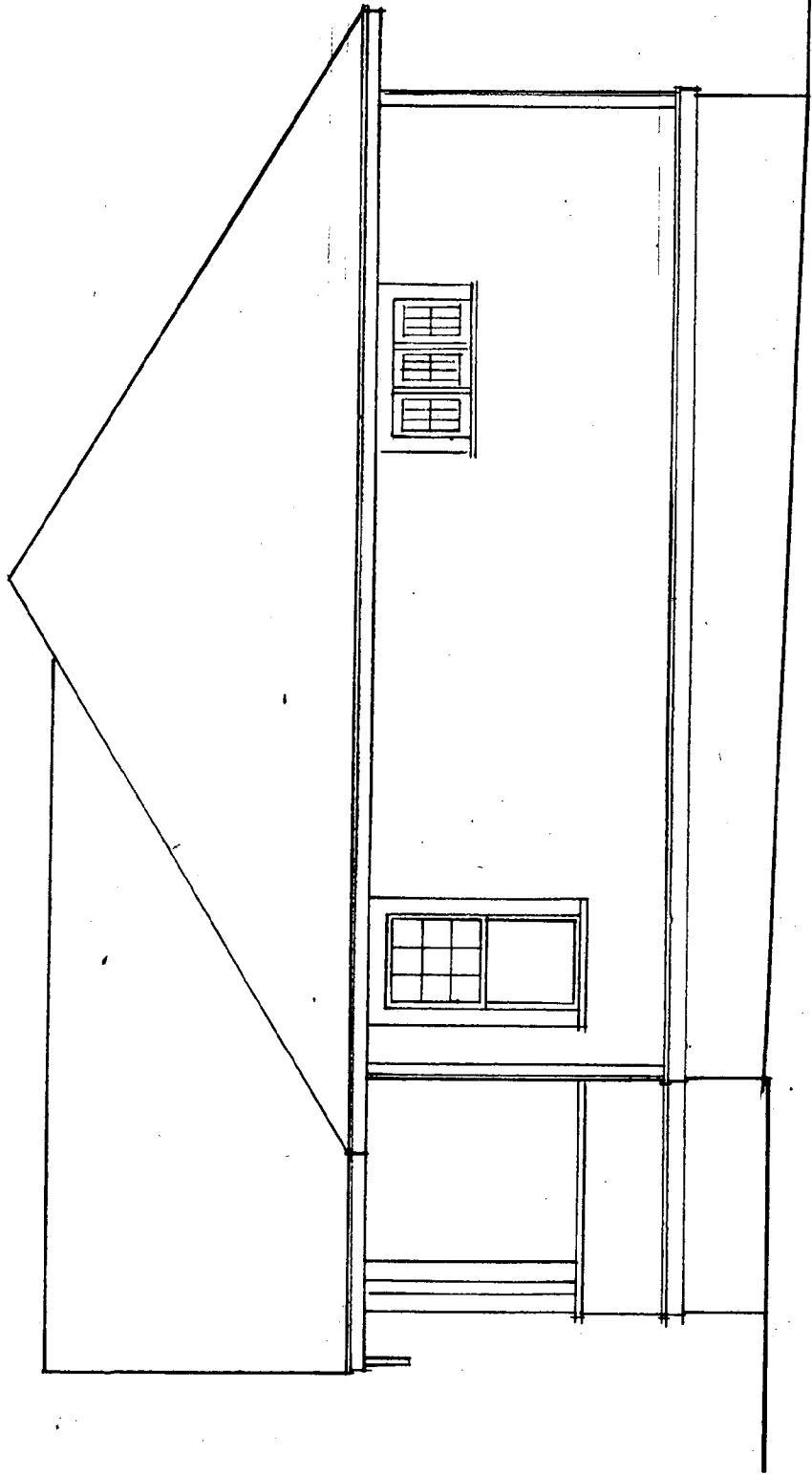
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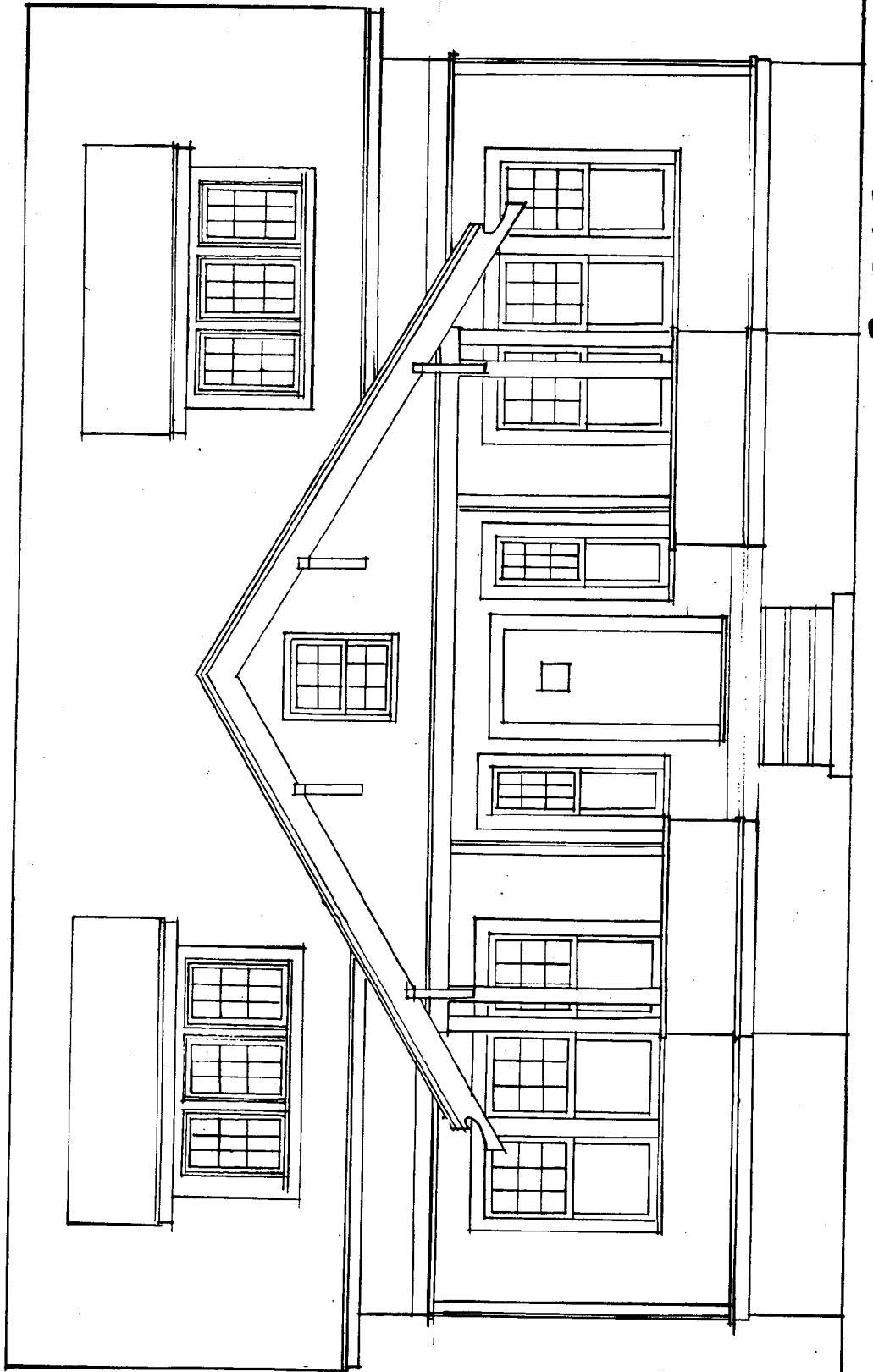
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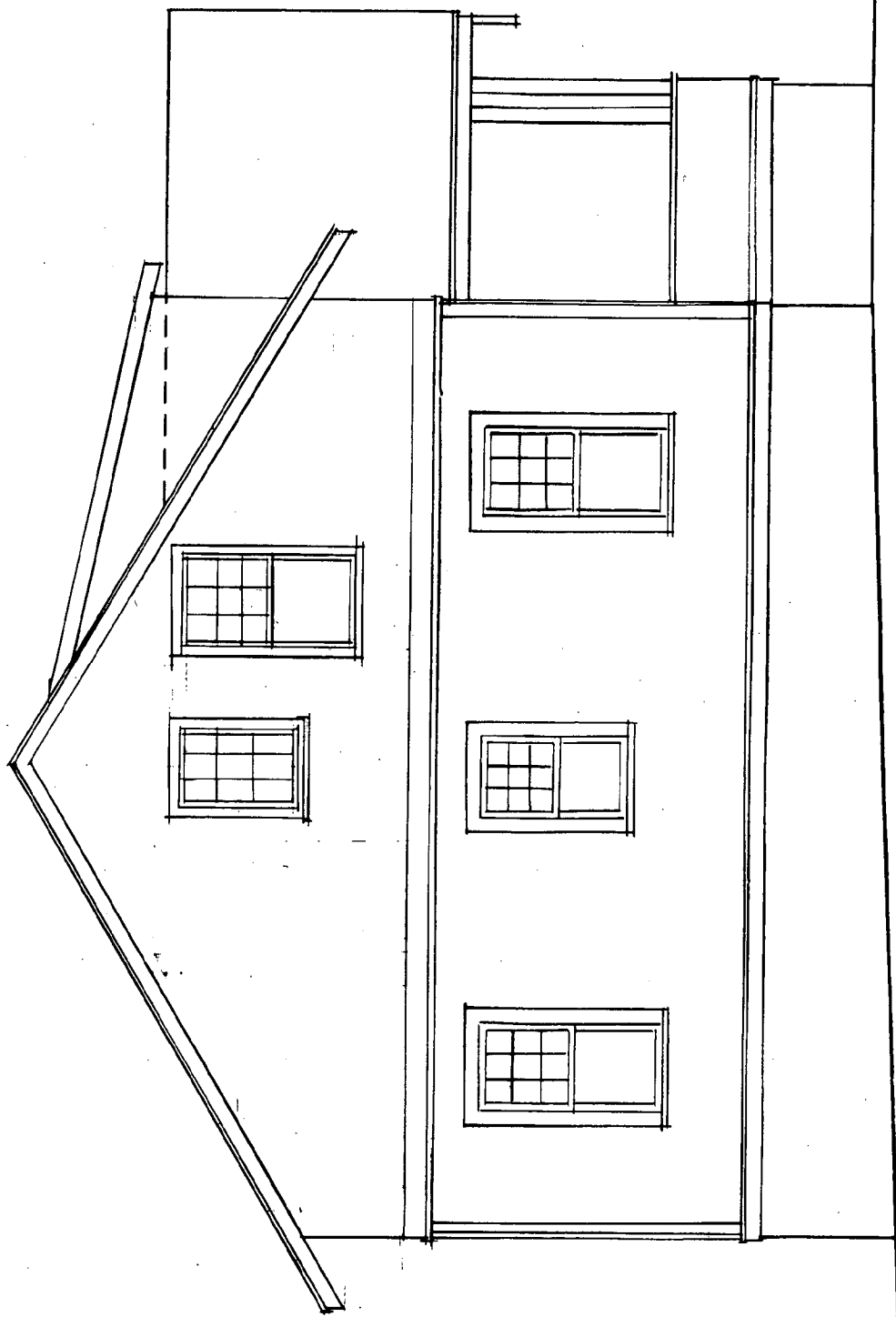
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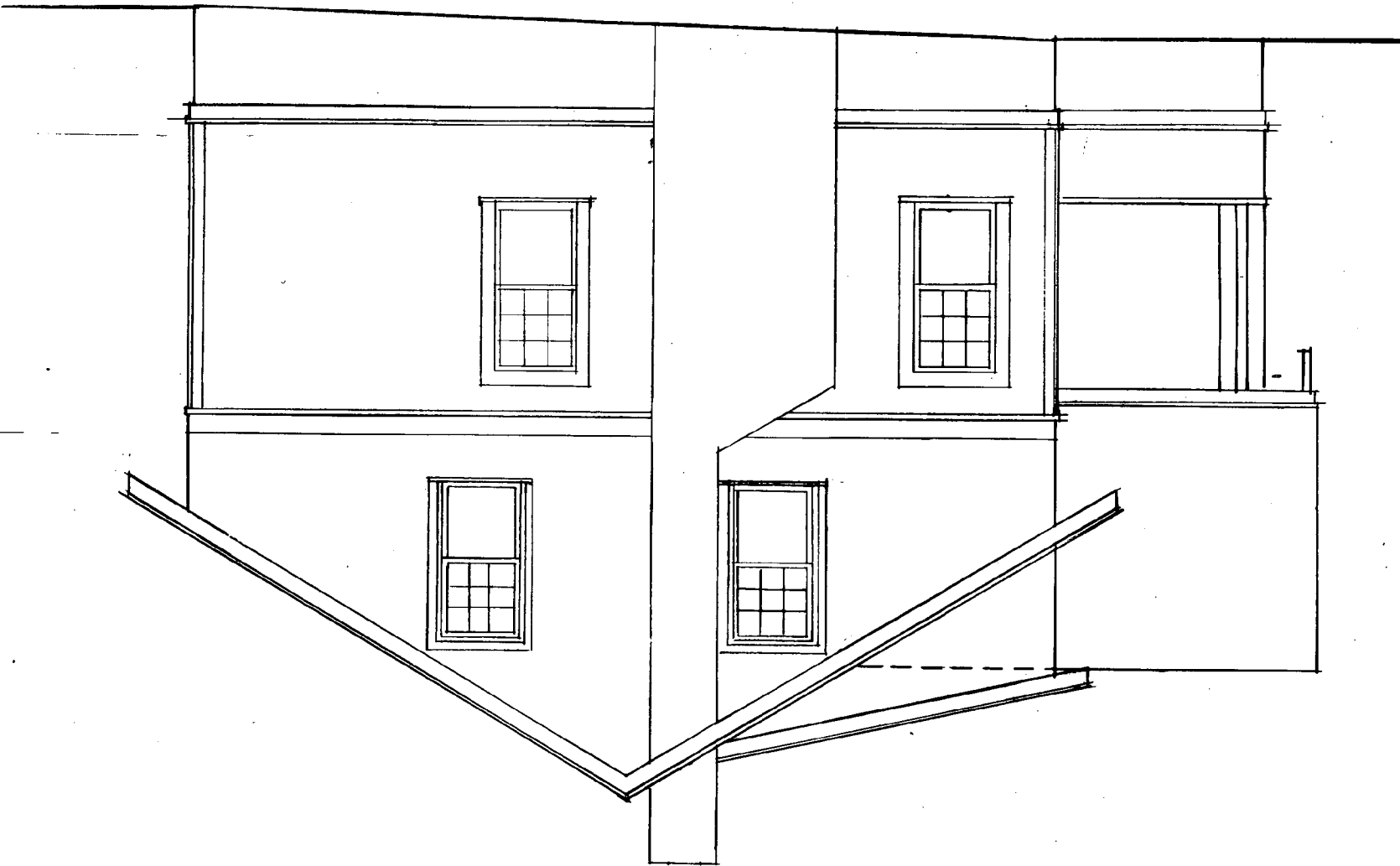
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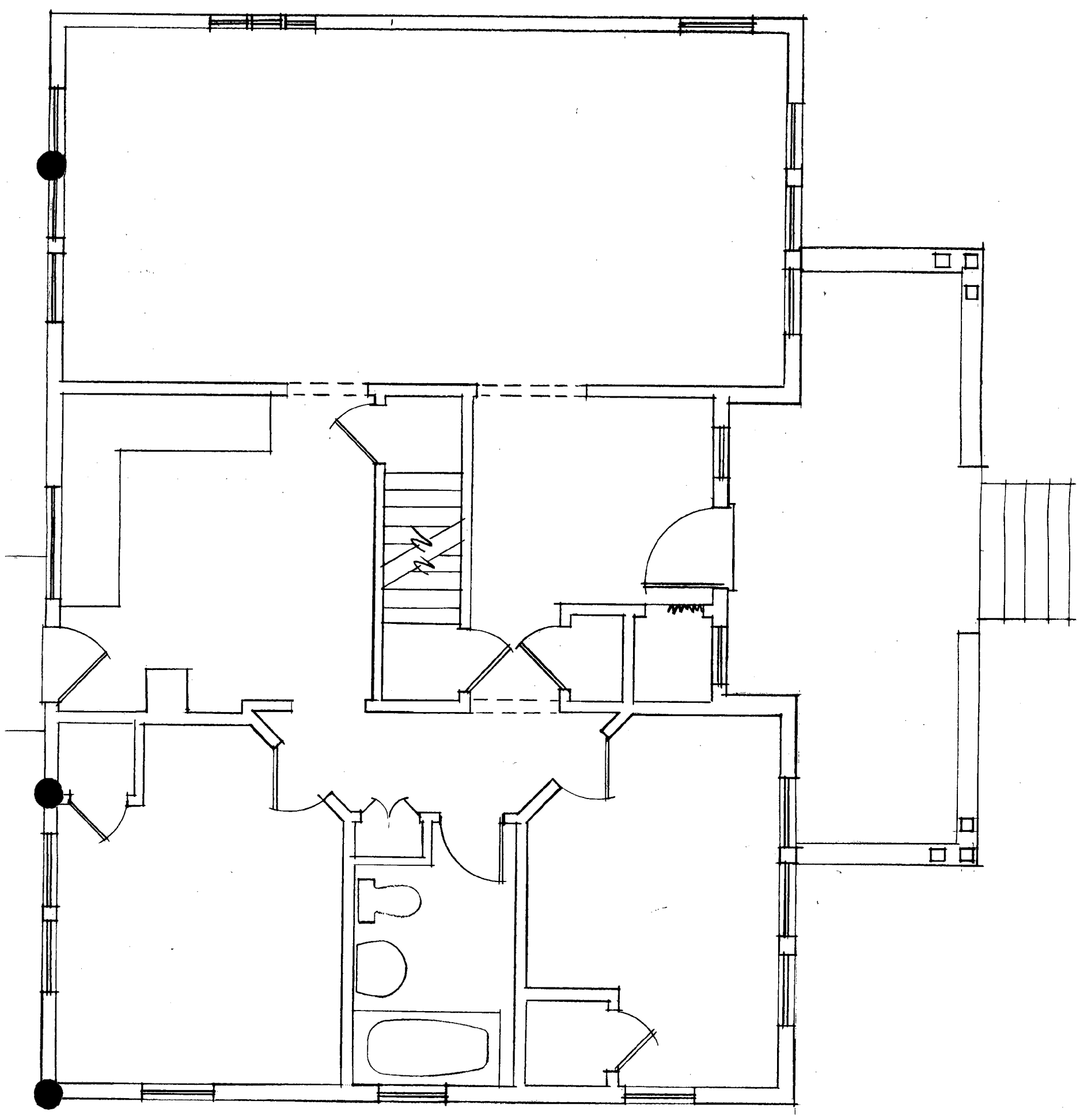
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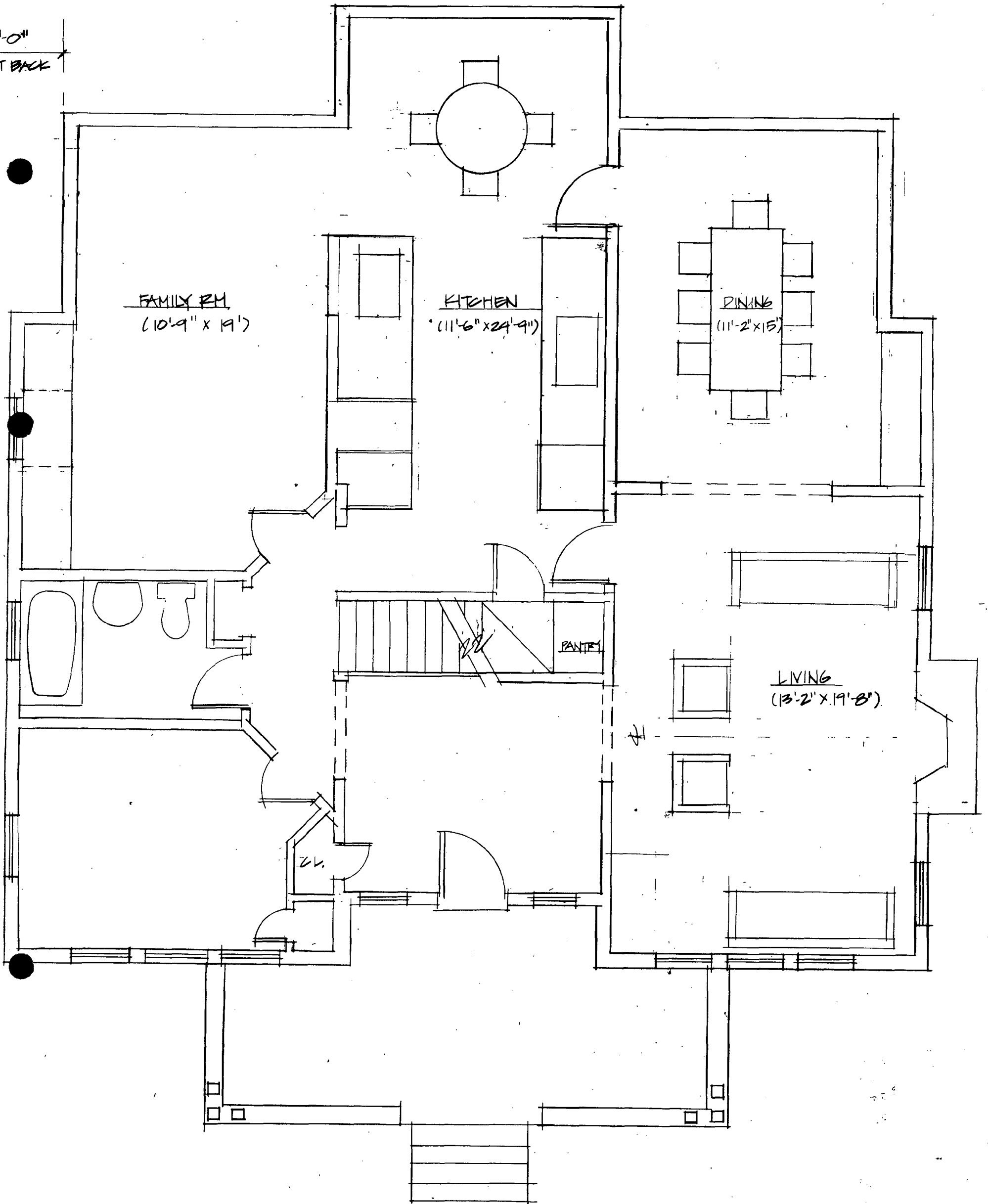


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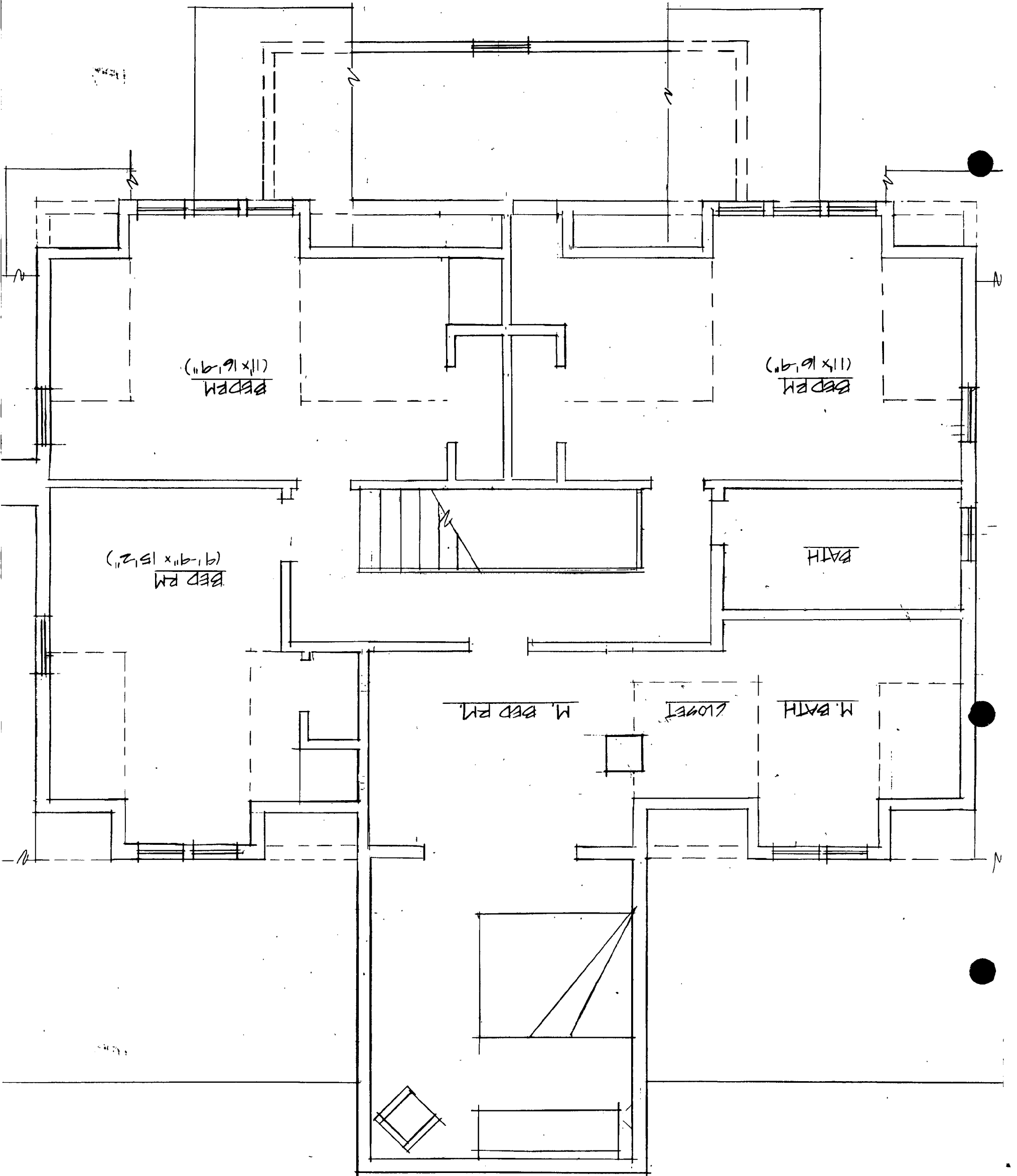
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