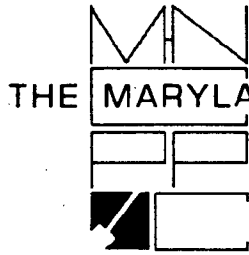


37/3-00KK 7130 Willow Avenue
(Takoma Park Historic District)




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 16, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit.

HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.

This application was:

_____ APPROVED xx APPROVED WITH CONDITIONS:

1. The front steps from street level are to be replaced in kind.
2. Concrete walkways are to be retained and parged or replaced in kind.
3. Existing grading is to be retained.
4. The 9" American Elm in the front yard is to be retained.
5. The rear steps (and railing if used) are to be of painted wood to conform with the existing railing design on the rear porch.

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: Liz Cook

Address: 7130 Willow Avenue, Takoma Park

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER LIZ COOK DAYTIME TELEPHONE NO. (202) 729-7743
 ADDRESS 7130 WILLOW AVENUE TAKOMA PARK 20912
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7130 STREET WILLOW AVENUE
 TOWN/CITY TAKOMA PARK 20912 NEAREST CROSS STREET TULIP
 LOT 12, 13, 14 BLOCK 5 SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other ARBOR/GATE
- 1B. CONSTRUCTION COST ESTIMATE \$ _____
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. HEIGHT 4 feet 0 inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner X On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

[Signature] Signature of owner or authorized agent 7/24/00 Date

APPROVED [Signature] for Chairman, Historic Preservation Commission 8/16/00 Date

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 224979 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3.00KK

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS
MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED LETTER

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

SEE ATTACHED LETTER

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

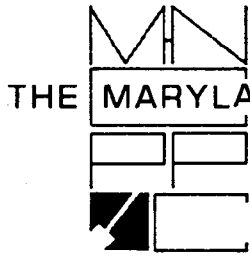
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Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

August 16, 2000

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application

Approval of Application /Release of Other Required Permits.

HPC Case No. 37/3-00KK

DPS # 224979

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!

July 24, 2000

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

Re:

Cook / Welch Residence
7130 Willow Ave.
Takoma Park, MD 20912

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Dear Commissioners & Staff:

Below is the project description for the Cook / Welch Residence in Takoma Park Historic District. It is as follows:

Front yard

1. ~~Remove and replace existing concrete steps (from sidewalk to lawn) and walkway. Install new stone steps and walkway. Add new granite plinth and check wall to match existing granite stone wall.~~
2. Lay stone stepping stones
3. Plant new plantings.
4. ~~Remove 9" American Elm tree to allow more light and not to compete with the adjacent Black Walnut and the Honeylocust street tree.~~

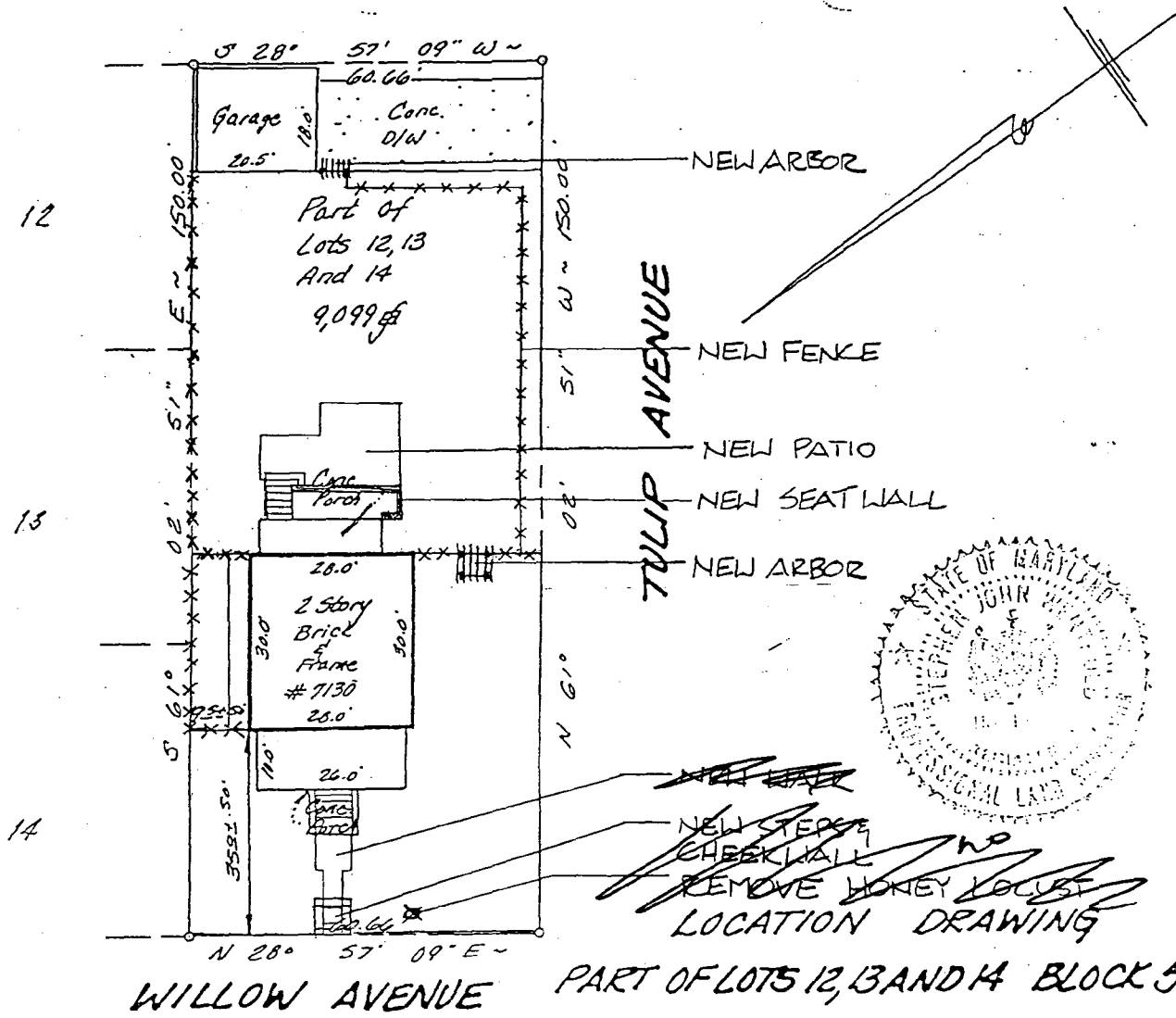
Side yard and Back garden

1. Install new 4' height vinyl coated metal grid fence with wood framing and a 9' Arbor with 3' wide gate.
2. Install new 4' height vinyl coated metal grid fence with wood framing. New fence is 7'-6" back from face of existing stone wall to minimize dog contact with the pedestrians.
3. New arbor and gate adjacent to the rear garage. Gate and arbor will be similar to the Side arbor but will have only 2 posts not 4.
4. Plant new plantings
5. Remove existing concrete steps and replace with new stone or wood steps. We are proposing to shift the steps south 4'-5' to align within the porch column and to improve circulation and provide a more usable porch space. An area of the existing steps have been removed and are unsightly. The existing rail will be re used and or replace in kind.
6. Install new stone patio and stepping stones

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
8/16/00

9



~~NEW ARBOR~~
 NEW STEPS
 CHEEK WALL
 REMOVE HONEY LOCUST
 LOCATION DRAWING

WILLOW AVENUE
 TULIP AVENUE
 PART OF LOTS 12, 13 AND 14 BLOCK 5
 LIPSCOMB AND EARNEST, TRUSTEES
 ADDITION TO TAKOMA PARK

Note: Property predates Modern day zoning.

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared from a true and correct description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor warranted. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown are for available information.

Stephen J. Wenthold
 Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] 6/16/00

Date: 8-24-95
 Scale: 1"=30'
 Plat Book: 1
 Plat No.: 46
 Work Order: 75-2056



Meridian Surveys, Inc.
 2401 Research Boulevard
 Ruckville, MD 20850
 (301) 840-0025

Address: 7130 Willow Avenue
 District: 1B
 Jurisdiction: Montgomery County, Maryland

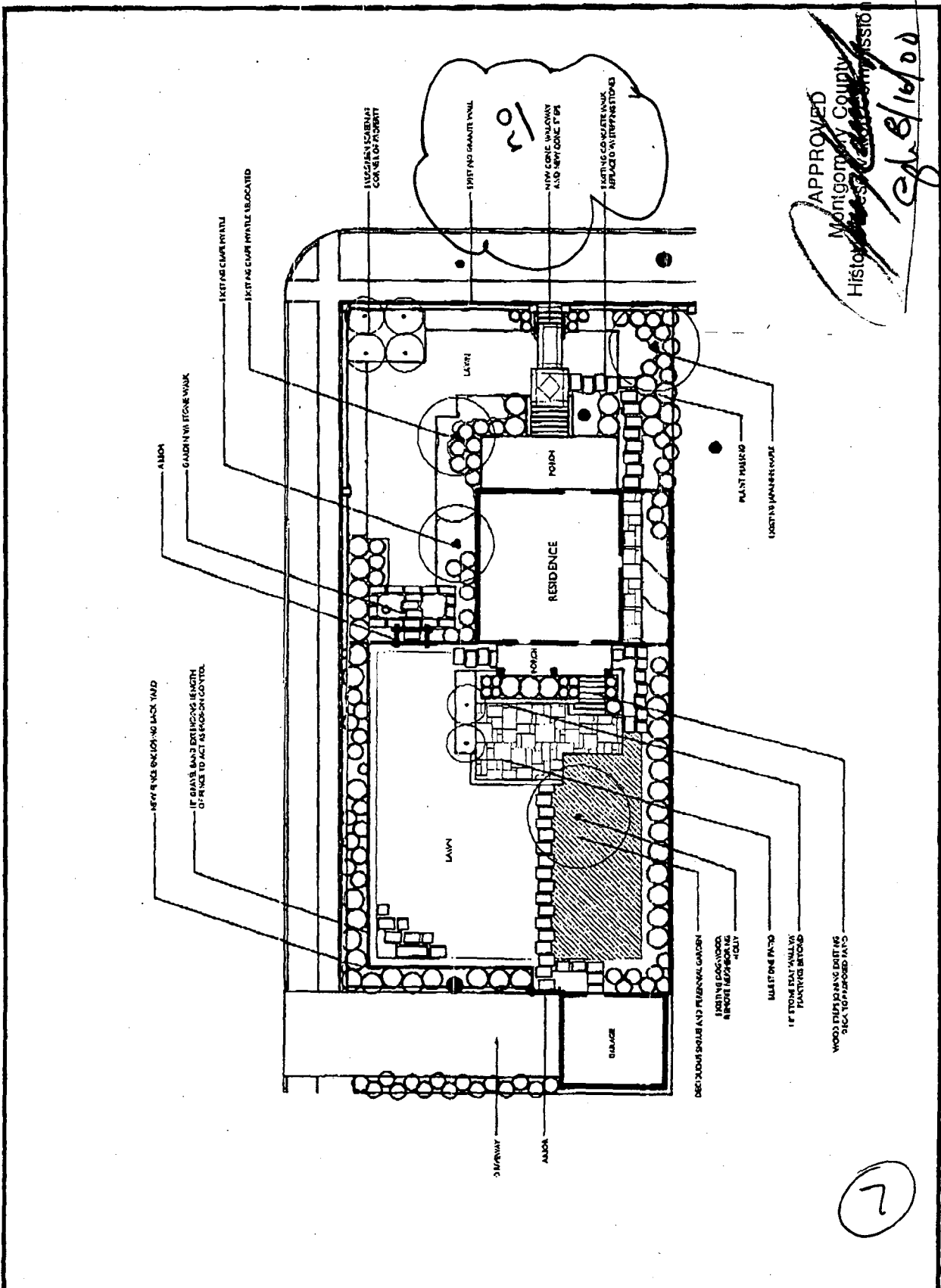
NO TITLE REPORT FURNISHED

6

Cook-Welch Residence
7130 Willow Avenue
Takoma Park, MD

Master Plan

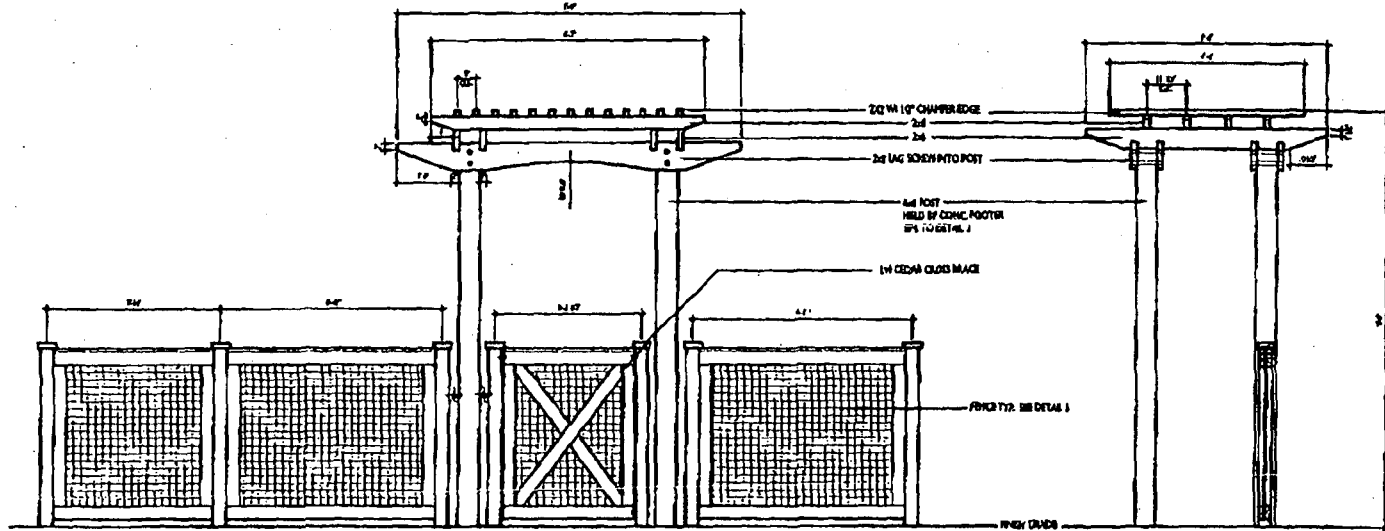
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APPROVED
Montgomery County
Historic Preservation Commission

8/16/00

2



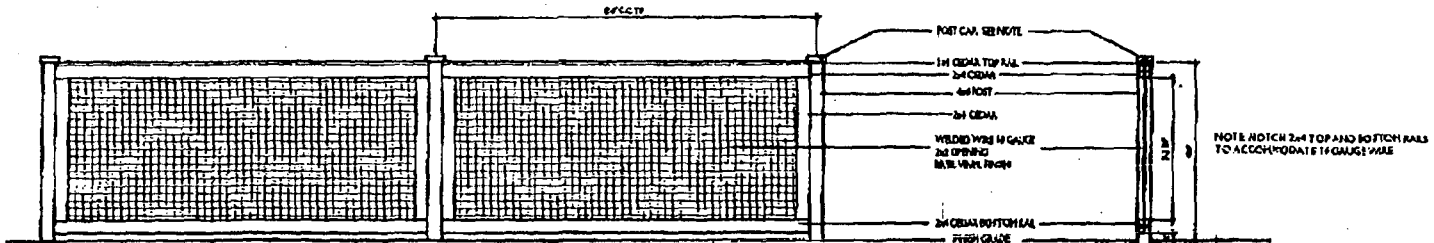
1 ARBOR, GATE, AND FRONT FENCE
ELEVATION

SCALE: 3/4"=1'-0"

2 ARBOR
SECTION ELEVATION

SCALE: 1/2"=1'-0"

NOTE: ALL STRUCTURAL MEMBERS TO BE PRESSURE TREATED SOUTHWEST PINE
 ALL EXTERIOR MEMBERS TO BE GRADE SET OR BETTER CEDAR
 ALL HANDRAILS TO BE GALVANIZED & BLANKETED TO LA. APPROX
 CONSTRUCTION:
 1. POST CAP BY HAINES ORNAMENTAL WOOD WORKS, INC. BLDG.
 MANSF. STL (NC). WWW.POTCAR.COM



3 SIDE FENCE
ELEVATION AND SECTION

SCALE: 3/4"=1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 8/16/00

00

Historic Preservation Commission
Montgomery County, MD
Cook / Welch Residence
July 24, 2000

LIST OF PHOTOGRAPHS

1. Perspective front image of 7130 Willow Avenue.
2. Front photo of house. (note the elm to the right of the walk)
3. Image of north side along Tulip Ave.
4. Perspective rear image of 7130 Willow Avenue.
5. Photo of rear steps to be removed and replaced 4'-5' to the south of its present location.
6. Garage

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Jill Feasley & Kurt Lawson
316 Tulip Avenue
Takoma Park, MD 20912

Mary Jacksteit & Peter Noterman
7128 Willow Ave
Takoma Park, MD 20912

Len & Lezetta Moyer
7129 Willow Ave.
Takoma Park, MD 20912

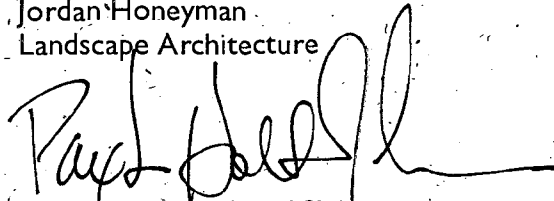
Lynn & John Scheider
311 Tulip Avenue
Takoma Park, MD 20912

11

Historic Preservation Commission
Montgomery County, MD
Cook / Welch Residence
July 24, 2000
Page 2 of 2

Thank you for your consideration. Please call if you have any questions and I look forward to seeing you August 16th.

Sincerely,
Jordan Honeyman
Landscape Architecture

A handwritten signature in black ink, appearing to read "Paxton Holt Jordan", written in a cursive style.

Paxton Holt Jordan, ASLA
Partner

enclosure:

10

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|-------------------------------|-----------------------|-------------------------|
| Address: | 7130 Willow Avenue | Meeting Date: | 08/16/00 |
| Applicant: | Liz Cook | Report Date: | 08/09/00 |
| Resource: | Takoma Park Historic District | Public Notice: | 08/02/00 |
| Review: | HAWP | Tax Credit: | None Partial |
| Case Number: | 37/3-00KK | Staff: | Perry Kephart |

PROPOSAL: Replace steps, landscaping, tree removal.

RECOMMEND: Approve w/conditions..

CONDITIONS:

1. The front steps from street level are to be replaced in kind (omitting the out-of-period cheek pieces). Concrete to be used.
2. Concrete walkways to be retained and parged with colored concrete or replaced in kind.
3. Existing grading to be retained.
4. The 9" American Elm in the front yard is to be retained.
5. The rear steps (and railings if used) are to be of painted wood to conform with the existing railing design on the rear porch.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Four Square with Italianate details.
DATE: 1920-1925

Two-bay, two-story brick residence with a full-width two-story front porch and one-story rear porch. All the porches have painted inset wood picket railings set between brick columns. The porch floors are concrete with brick piers. The resource has a hipped asphalt roof with hipped roof dormers on all four sides. The first floor is set well above grade such that the basement level is substantially above ground. There are sets of seven concrete steps leading up to both the front and rear porches. The house is sited on an elevated corner lot with a rusticated stone retaining wall along the front and side perimeters of the property. A concrete walk leads from six porch steps forward to five steps that descend from the front yard down to street level. A second concrete walk leads from the front steps around to the left side of the house. At the rear of the lot (along Tulip Avenue) are a concrete retaining wall and a driveway leading to a rusticated stone and lapped wood shingle garage. There is a dilapidated chain link fence around the rear yard.

①

PROPOSAL

The applicant proposes to:

1. Remove the concrete walk from the front to the left side of the house
2. Lay stone stepping stones from the front walk around to the left (north) side of the house.
3. Remove a 9" American Elm in the front yard.
4. Remove the non-original concrete rear porch steps.
5. Install wood or stone steps on the right side of the porch.
6. Install a bluestone patio with stepping stones leading to a bluestone area along the left (north) side of the house, and stepping stones from the patio back to the garage.
7. Remove the chain link and other wire fencing in the rear and enclose the rear yard with a wood-framed coated woven wire fence with gates of the same material.
8. Construct arbors at the rear of the property next to the garage and on the right rear corner of the house where the rear fence joins the house.
9. Install a bench and stone paved area in the right rear corner of the garden.

STAFF DISCUSSION

The property is an outstanding resource in the Takoma Park Historic District, and as such is subject to the most detailed level of review. Changes to the front of the house or those areas visible from the public right-of-way are also subject to careful review. In this case, the house is set on a street corner where three sides of the house are clearly seen from Tulip Avenue or Willow Avenue.

The changes proposed are, for the most part, compatible with the historic design and original materials of the resource. The innovative design for the rear fence provides animal control using materials that fit in with the simple, strong style of the structure. The patio and porch stairway modifications are at the rear of the property, and although somewhat visible from the street, will not affect the existing streetscape, landscape, or building patterns in the district.

The removal of a 9" American Elm for aesthetic reasons is not in keeping with the guidelines for the historic district. Staff has suggested to the applicant that the tree be retained and pruned as needed to accommodate the nearby trees.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #2 and #10:

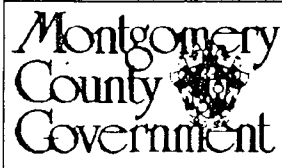
The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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.

And with the conditions:

1. The existing grade at the front of the property is to be retained.
2. The 9" American Elm in the front yard is to be retained.
3. The rear steps (and railings if used) are to be of painted wood to conform with the existing railing design on the rear porch.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



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CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

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 ADDRESS 7130 WILLOW AVENUE TAKOMA PARK 20912
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
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 LOT 12, 13, 14 BLOCK 5 SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

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[Signature] Signature of owner or authorized agent 7/24/00 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 326/1177 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(4)

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

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5

July 24, 2000

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Re: Cook / Welch Residence
7130 Willow Ave.
Takoma Park, MD 20912

Dear Commissioners & Staff:

Below is the project description for the Cook / Welch Residence in Takoma Park Historic District. It is as follows:

Front yard

1. ~~Remove and replace existing concrete steps (from sidewalk to lawn) and walkway. Install new stone steps and walkway. Add new granite plinth and cheek wall to match existing granite stone wall.~~
2. ~~Lay stone stepping stones.~~
3. Plant new plantings.
4. ~~Remove 9" American Elm tree to allow more light and not to compete with the adjacent Black Walnut and the Honeylocust street tree.~~

Side yard and Back garden

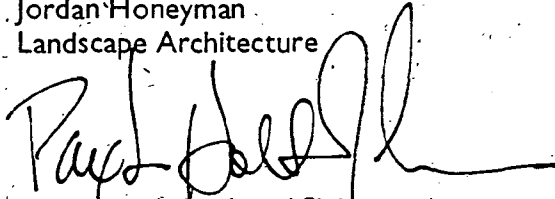
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9

Historic Preservation Commission
Montgomery County, MD
Cook / Welch Residence
July 24, 2000
Page 2 of 2

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Sincerely,
Jordan Honeyman
Landscape Architecture

A handwritten signature in black ink, appearing to read "Paxton Holt Jordan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Paxton Holt Jordan, ASLA
Partner

enclosure:

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Historic Preservation Commission
Montgomery County, MD
Cook / Welch Residence
July 24, 2000

LIST OF PHOTOGRAPHS

1. Perspective front image of 7130 Willow Avenue.
2. Front photo of house. (note the elm to the right of the walk)
3. Image of north side along Tulip Ave.
4. Perspective rear image of 7130 Willow Avenue.
5. Photo of rear steps to be removed and replaced 4'-5' to the south of its present location.
6. Garage

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

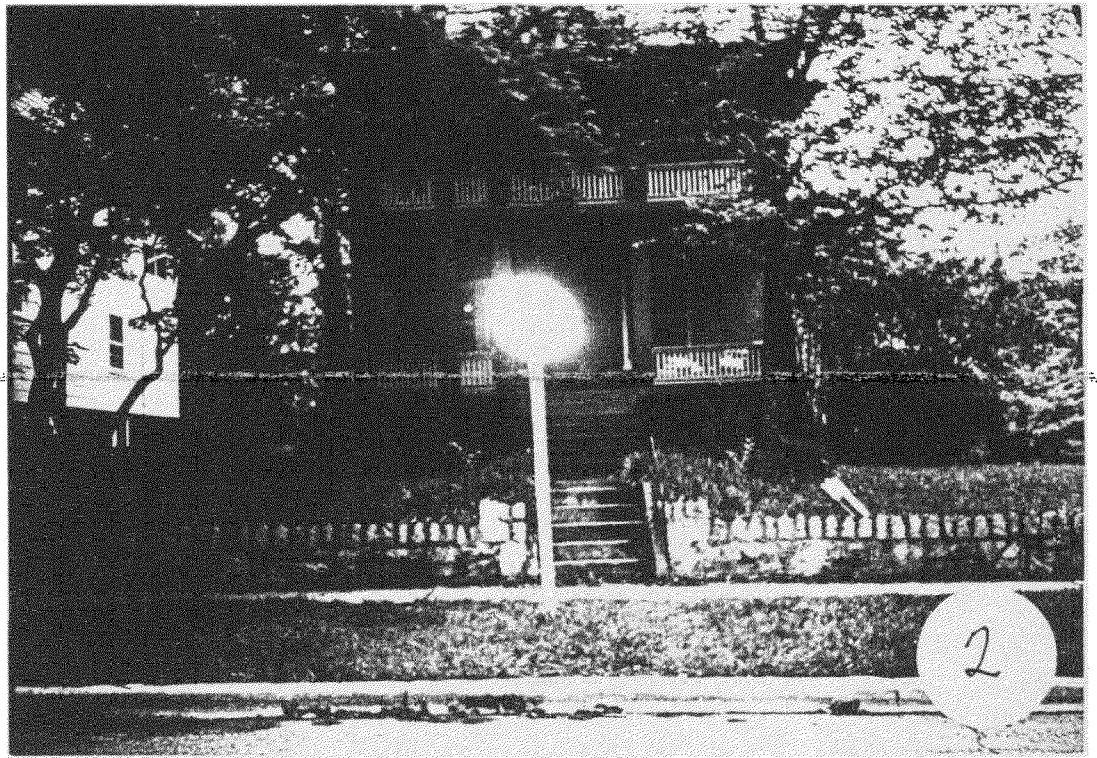
Jill Feasley & Kurt Lawson
316 Tulip Avenue
Takoma Park, MD 20912

Mary Jacksteit & Peter Noterman
7128 Willow Ave
Takoma Park, MD 20912

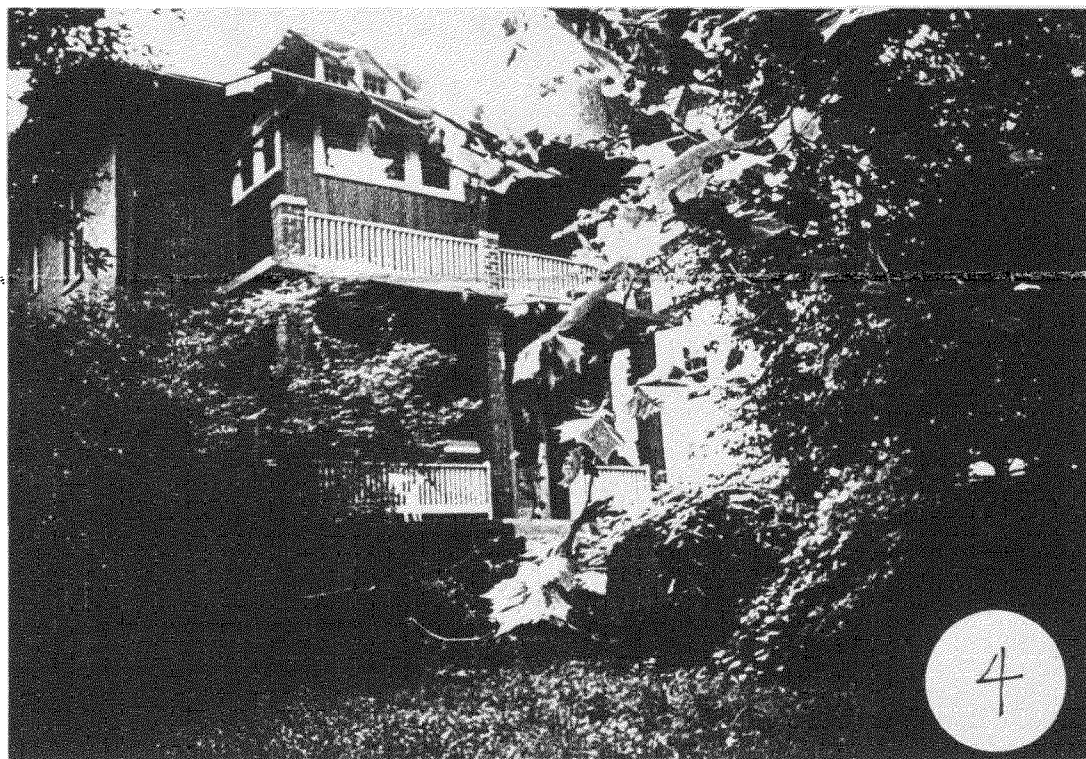
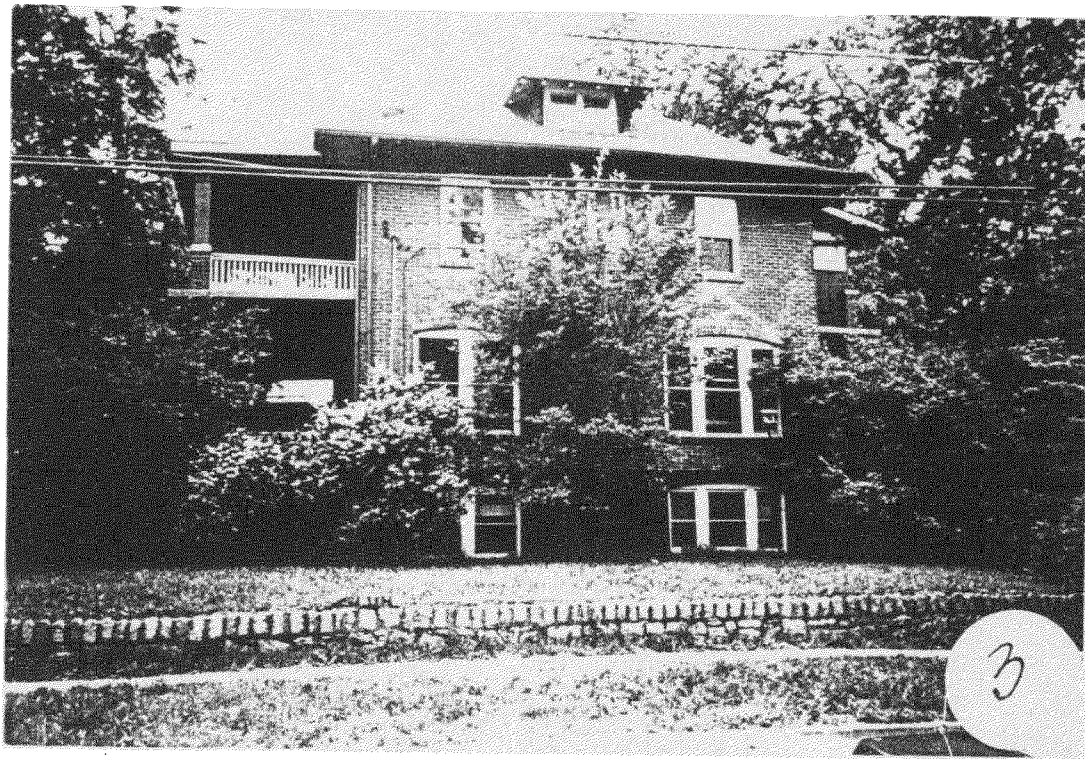
Len & Lezetta Moyer
7129 Willow Ave.
Takoma Park, MD 20912

Lynn & John Scheider
311 Tulip Avenue
Takoma Park, MD 20912

VI



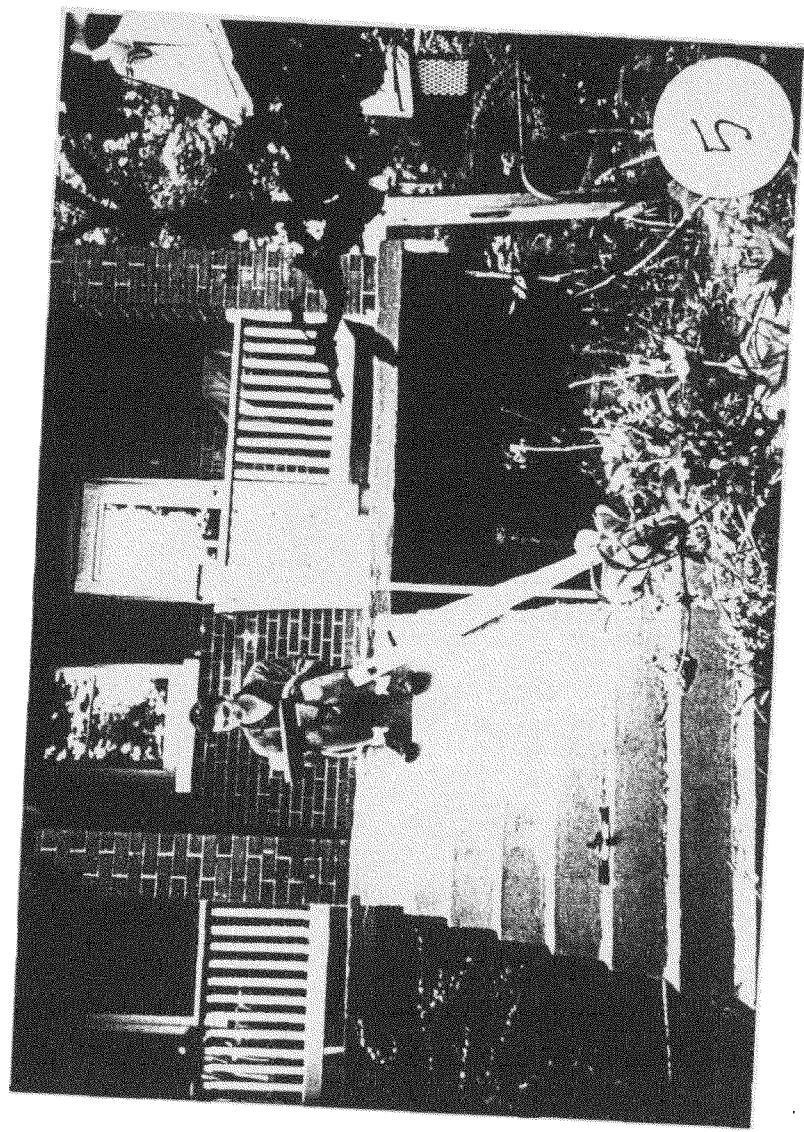
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FAX



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Number: 301 563-3412
Number of Pages 2
Project: COOK / WELCH

Message HERE IS THE ABOVE DETAIL
FOR YOUR USE. IT'S GOING TO
TAKE ~~AN~~ HOUR OR SO TILL
I GET YOU THE MASTER PLAN
BUT I'LL SEND IT ASAP.

From: ALAN