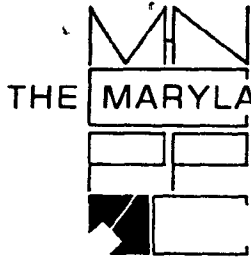


37/3-97LL 7304 Willow Avenue
Takoma Park Historic District



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

DATE: 9/10/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: ^{RDZ} Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Karen Orlansky + Jan Spatz

Address: 7304 Willow Ave., Takoma Park, MD 20912

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Ian Spatz

Daytime Phone No.: 202-638-4170

Tax Account No.: 01069420

Name of Property Owner: Karen A. Orlansky and Ian D. Spatz Daytime Phone No.: 202-638-4170

Address: 7304 Willow Ave. Takoma Park Maryland 20912
Street Number City State Zip Code

Contractor: RIC DEN RESTORATIONS Phone No.: 301-261-6208

Contractor Registration No.: MHIC# 18909

Agent for Owner: None Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 7304 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Ave.

Lot: 12 Block: 9 Subdivision: Lipscomb and Earnest Trustees' Addition to Takoma Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Wood Patio

1B. Construction cost estimate: \$ 8,000

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 5 feet _____ inches (approx.)

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
- 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

8/6/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/10/97

Application/Permit No.: 9708070052 Date Filed: 8-7-97 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

PLANS AND

Lot 12

9

7,500 sq

150'

150'

Lot 11

N 61° 02' 51" W

Gate

3.15.20.185

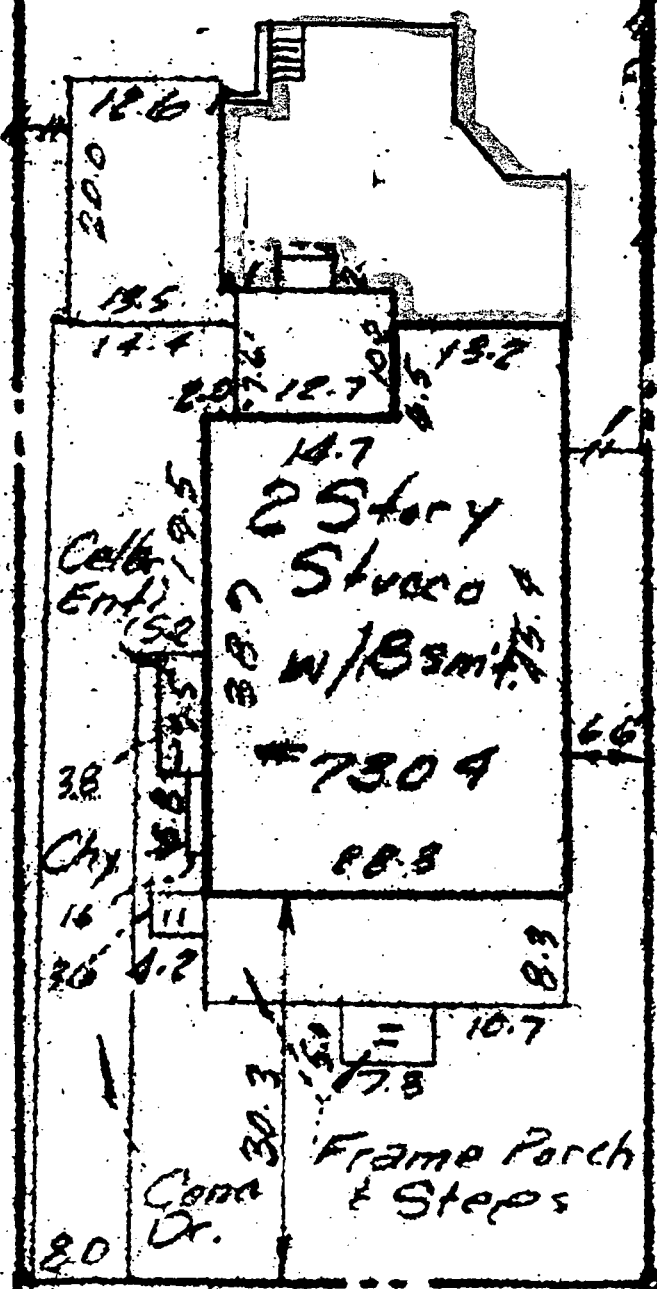
60

APPROVED
Montgomery County
Historic Preservation Commission

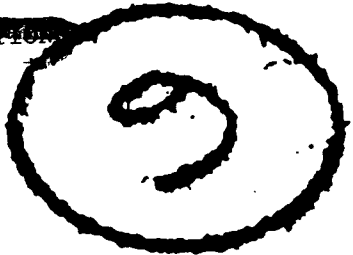
[Signature] 9/10/97

550' To Core
Tulip Avenue

IPF



S 28° 57' 09" W - 50'

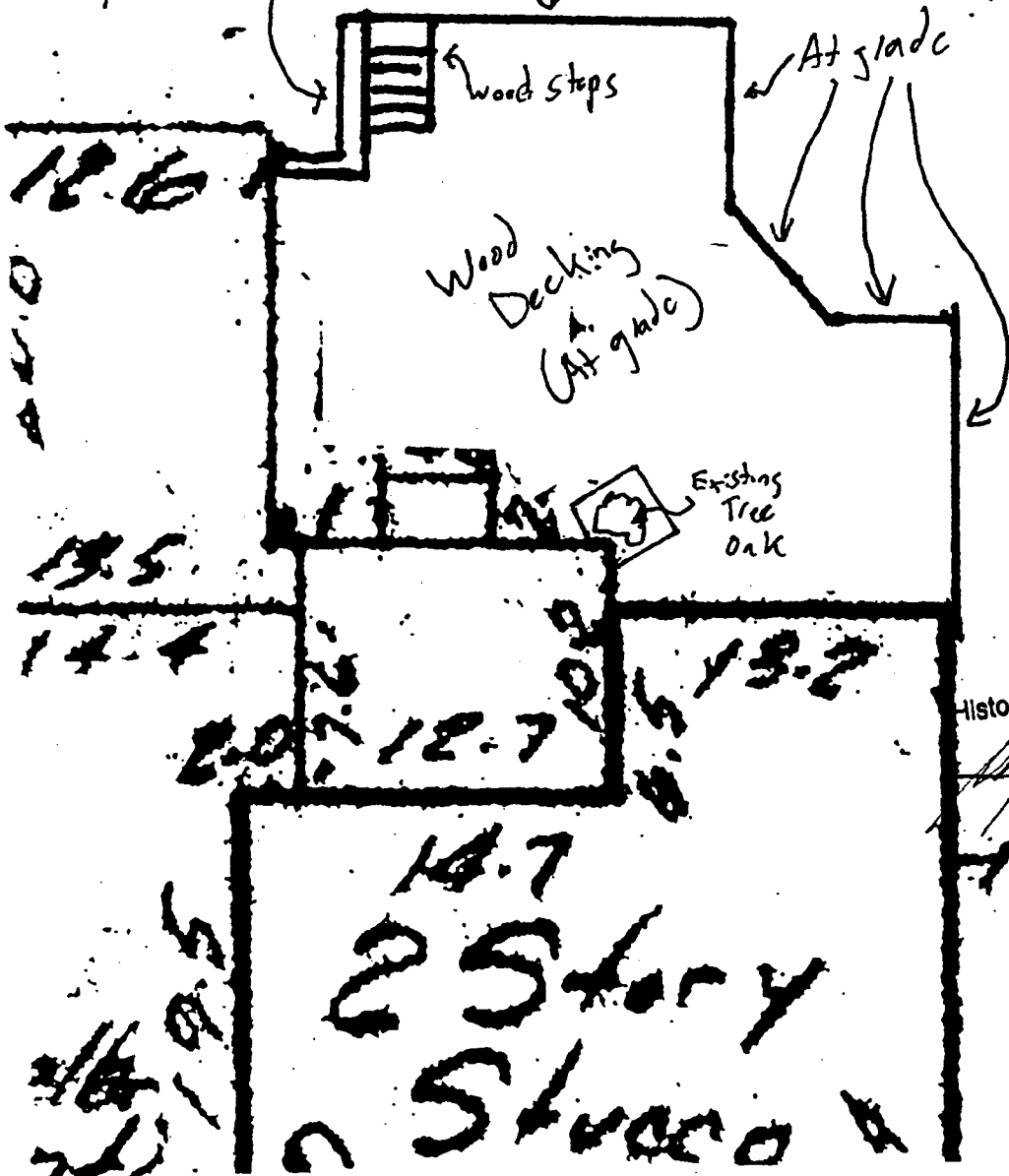


75009

1501

Existing
Masonry Wall

Retaining Wall (New)



APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 9/10/17

6

PROPOSAL

RIC-DEN RESTORATIONS, INC.

1744 Underwood Road
GAMBRILLS, MARYLAND 21054
MHIC #18909

(301) 261-6208

TO:

*Ian Spatz & Karen Orlansky
7304 Tulip Ave.
Takoma Park, MD 20910*

PHONE <i>301 270-1091</i>	DATE <i>7/23/97</i>
JOB NAME / LOCATION	

JOB NUMBER	JOB PHONE
------------	-----------

We hereby submit specifications and estimates for:

ESTIMATE FOR DECK, RETAINING WALL AND STEPS

*Excavate dirt and patio to level deck.
Fabricate 6x6 retaining wall to plan specs and flower bed boxing. (Estimate 41 linear feet).
Fabricate tie steps to grade.
Put excavated dirt in beds and behind retaining wall.
Install filter cloth over area to be decked.
Lay 2x4 sleepers on level ground 16" on center and parallel with house.
Install 5/4 x 6 #2 decking to plan specs attached to sleepers with 8d galvanized ring nails. (Estimate 556 sq. ft.)*

*Install three sided steps to grade at lower end of deck at gate
Remove all work related debris.*

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 9/10/97

WE PROPOSE hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:
Seven thousand eight hundred ninety one and _____ *dollars (\$ 7,891.00)*

Payment to be made as follows:

One third down to start, one third at mid-point, balance upon completion.

Material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized Signature

[Signature: Richard J. Collins, Pres.]

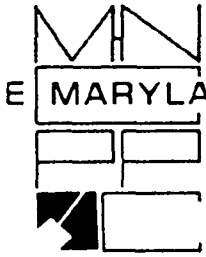
Note: This proposal may be withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9/10/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{PDZ} Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

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) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7304 Willow Avenue

Meeting Date: 9/10/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97LL

Tax Credit: No

Public Notice: 8/27/97

Report Date: 9/3/97

Applicant: Karen Orlansky & Ian Spatz

Staff: Robin D. Ziek

PROPOSAL: Install rear patio

RECOMMENDATIONS: APPROVAL

Approved

DATE OF CONSTRUCTION: 1910s

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: 1-1/2 story Bungalow with detached garage, and steeply sloping rear yard that is essentially terraced in three steps. The lowest level, by the house, is currently a grassy yard.

PROPOSAL: Install wood patio on grade in yard area adjacent to the house. A retaining wall will be necessary along the rear side because of the steep slope of the yard. The existing oak tree will be incorporated into the patio area.

RECOMMENDATION: Approval
 Approval with conditions:

- 1. _____
- 2. _____
- 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): 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 insure 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

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ian Spatz

Daytime Phone No.: 202-638-4170

Tax Account No.: 01069420

Name of Property Owner: Karen A. Orlansky and Ian D. Spatz Daytime Phone No.: 202-638-4170

Address: 7304 Willow Ave. Takoma Park Maryland 20912
Street Number City State Zip Code

Contractor: RIC DEN RESTORATIONS Phone No.: 301-261-6208

Contractor Registration No.: MHIC# 18909

Agent for Owner: None Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 7304 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Ave.

Lot: 12 Block: 9 Subdivision: Lipscomb and Earnest Trustees' Addition to Takoma Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: Wood Patio

1B. Construction cost estimate: \$ 8,000

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: _____

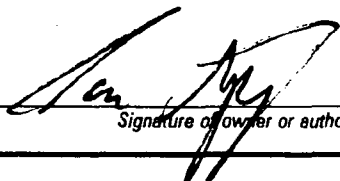
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 5 feet _____ inches (approx.)

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 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 of owner or authorized agent

8/6/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

2

**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 Attachment A

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

See Attachment A

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. *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.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

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

- a. 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.
- b. 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.

Question 1a.

The setting is the rear yard of an early 20th Century bungalow in the Takoma Park Historic District. The affected area is a dirt and paving stone covered flat area of the rear yard, directly adjacent to the rear of the house. The rear area of the house is made up of two distinct portions of the home. The first is the rear wall of a 1970s compatible one-story addition. The second is a 1980s, Takoma Park LAC-approved enclosure of a pre-existing rear porch area. The topography of the rear yard is a three-level slope upward to connect with approximately the level of the back of the rear yards on Maple Ave. The three levels of the yard -- each approximately one-third of the yard depth -- are joined by steeply sloped hills. The rear yard is bounded on one side by a 6 ft. wooden fence, on the other side by a portion of the attached garage and a 6 ft. wooden fence, and at the rear by a chain link fence. The project would nearly cover the lowest level of the rear yard, adjacent to the rear of the home. *(As shown on drawings, we will build the wooden patio around the old oak tree.)*

Question 1b.

The project is a ground-level, wooden patio bound on one side by the rear of the house, on the opposite side by an approximately 4 or 5 foot wooden retaining wall, on one side by a portion of the garage and on the other side by an approximately 5 ft. dirt path adjacent to a fence. The project will be built mostly at the existing grade although there will be some excavation to ensure a level wooden surface. The excavation will remove several inches of dirt in some areas. The patio will be constructed of wood and will require the removal of a small area of concrete paving blocks that appear to have been installed in the 1970s. The project will have no impact on the house itself. Since none of the project is visible from the public way, the project will have no impact on the streetscape of Willow Ave.. The project may be visible from some of the back of the rear yards of abutting properties on Maple Ave. It's only potential impact from those locations would be to change the view from the view of a dirt and paving stone area to a view of a wood-covered area.

MAP PLAN

Lot 12

9

7,500 sq

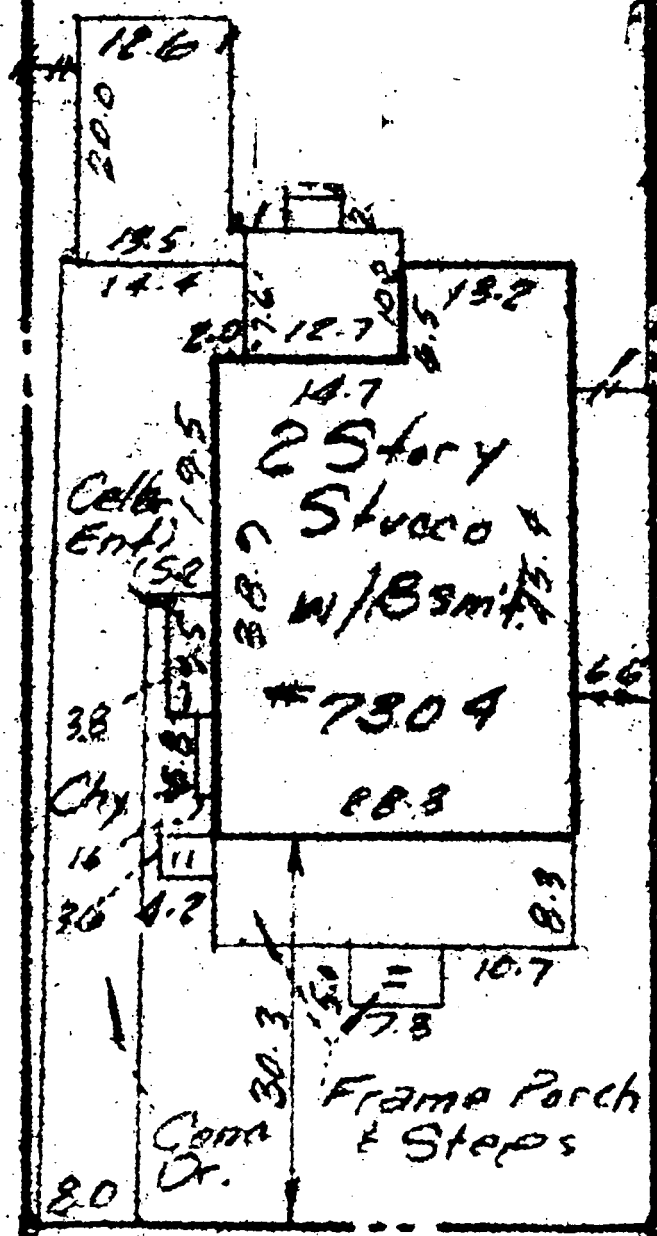
1051

1051

N 15.20° 18.5'

Gate
3.15.20° 18.5'

Lot 11



550' To Corner
Tulip Avenue

IPF

IPF

S 28° 57' 09" W. 50'

5

PLANS AND ELEVATION (1)

Lot 12

9

7,5004

150'

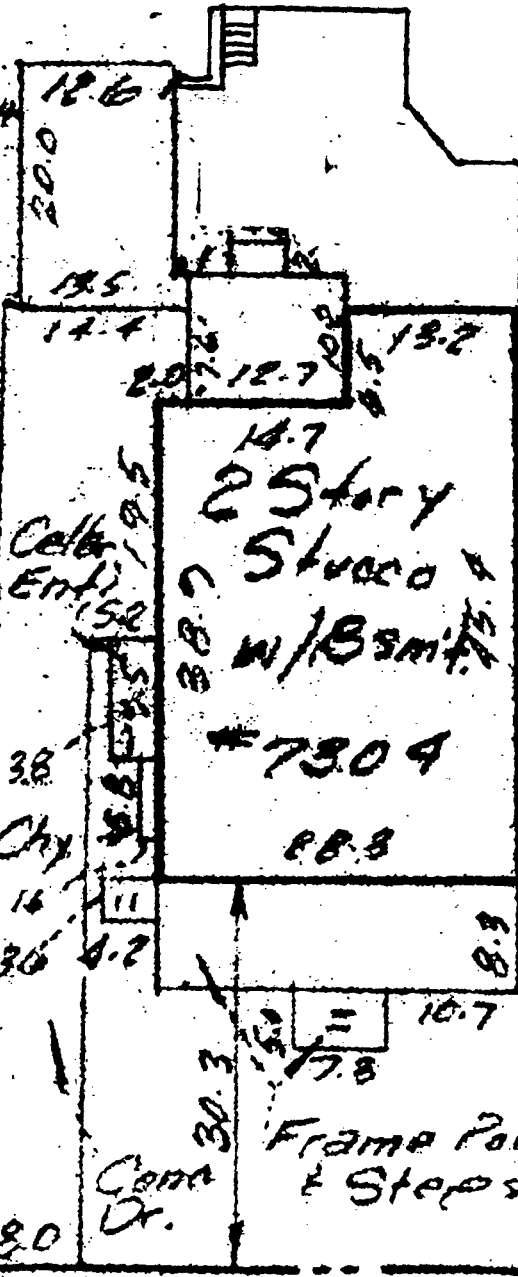
150'

N 81° 02' 51" W

Gate

3.15.20.185

Lot 11



550' To Corner
Tulip Avenue

IPF

IPF

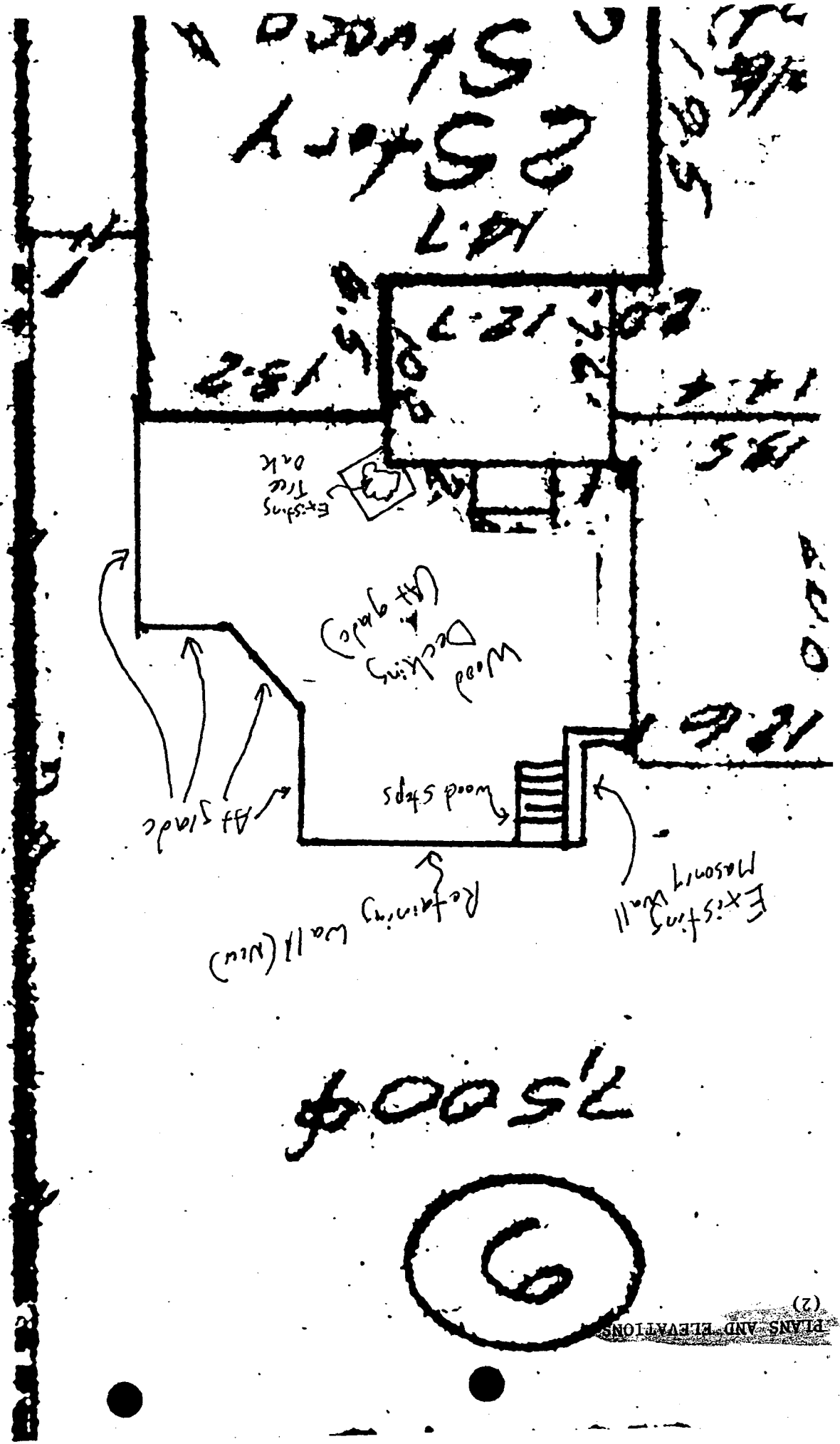
S 28° 57' 09" W - 50'

6

7

150'

Garage



RIC-DEN RESTORATIONS, INC.
1744 Underwood Road
GAMBRILLS, MARYLAND 21054
MHIC #18909

(301) 261-6208

TO:

*Ian Spatz & Karen Orlansky
7304 Tulip Ave.
Takoma Park, MD 20910*

PHONE	DATE
301 270-1091	7/23/97
JOB NAME / LOCATION	

JOB NUMBER	JOB PHONE

We hereby submit specifications and estimates for:

ESTIMATE FOR DECK, RETAINING WALL AND STEPS

Excavate dirt and patio to level deck.
 Fabricate 6x6 retaining wall to plan specs and flower bed boxing. (Estimate 41 linear feet).
 Fabricate tie steps to grade.
 Put excavated dirt in beds and behind retaining wall.
 Install filter cloth over area to be decked.
 Lay 2x4 sleepers on level ground 16" on center and parallel with house.
 Install 5/4 x 6 #2 decking to plan specs attached to sleepers with 8d galvanized ring nails. (Estimate 556 sq. ft.)

Install three sided steps to grade at lower end of deck at gate
 Remove all work related debris.

WE PROPOSE hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:
Seven thousand eight hundred ninety one and ----- dollars (\$ 7,891.00).

Payment to be made as follows:

One third down to start, one third at mid-point, balance upon completion.

Material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation insurance.

Authorized Signature *Richard J. Collins, Pres.*
 Note: This proposal may be withdrawn by us if not accepted within **30** days.

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____
 Signature _____

Date of Acceptance: _____

8

Photo: [unclear]

Lot 12

9

7,5004

150'

150'

N 61° 02' 51" W 151.20' 18.5"

Gate

Co.

Lot 11

2 Story
Stucco
w/Bsmi

7304

88.8

Frame Porch
& Steps

550' To Corner
Tulip Avenue

IDF

IDF

6

5

8

9

10

4

12.6
30.0

14.4
19.5

20.7
12.7

13.2
8.5

14.7

Cellar
Ent

15.2

38

Chy

16
36

4.2

8.0

Coma
Dr.

30.3

17.8

10.7

2

1

3

9

Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

①



②



⑩

Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

3



4



11

Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

5



6



12

Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

7



8



13

Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

9



10



14

TREE SURVEY

Lot 12

9

7,500¢

150'

150'

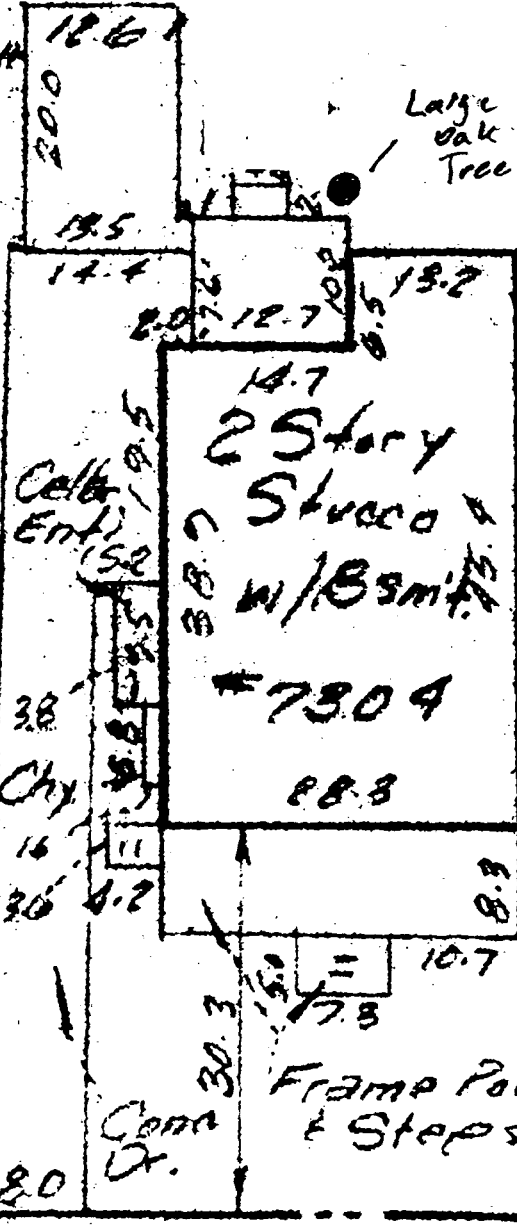
N 61° 02' 51" W 151.20 ± 19 N

Gate

S 15.20 ± 18 S

60

Lot 11



Cell Entry

2 Story Stucco w/Bsmnt

7304

28.3

Frame Porch & Steps

550' To Corner
Tulip Avenue

IPF

IPF

S 28° 57' 09" W 50' ± 15

**Names/Addresses of Property Owners next to, behind, and across the street from
7304 Willow Avenue**

Winnie Neunzig/Dan Loeb
7306 Willow Ave.
Takoma Park, MD 20912

Richard Morgan
7302 Willow Ave.
Takoma Park, MD 20912

Marcy Rinker
7301 Willow Ave.
Takoma Park, MD 20912

Evelyn Intondi/Michael Powell
7303 Willow Ave.
Takoma Park, MD 20912

Pam Myette (note: she just moved out and we don't know who is moving in)
7305 Willow Ave.
Takoma Park, MD 20912

Rumbaugh
7301 Maple Ave.
Takoma Park, MD 20912

Bradley/Hemphill
7305 Maple Ave.
Takoma Park, MD 20912

Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

①



②



Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

③



④



Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

⑤



⑥



Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

7



8



Photographs

Karen A. Orlansky and Ian D. Spatz, 7304 Willow Ave.

9



10



FREE SURVEY

Lot 12

9

7,500⁺

150'

150'

N 61° 02' 11" W

Gate

3.15.20.185

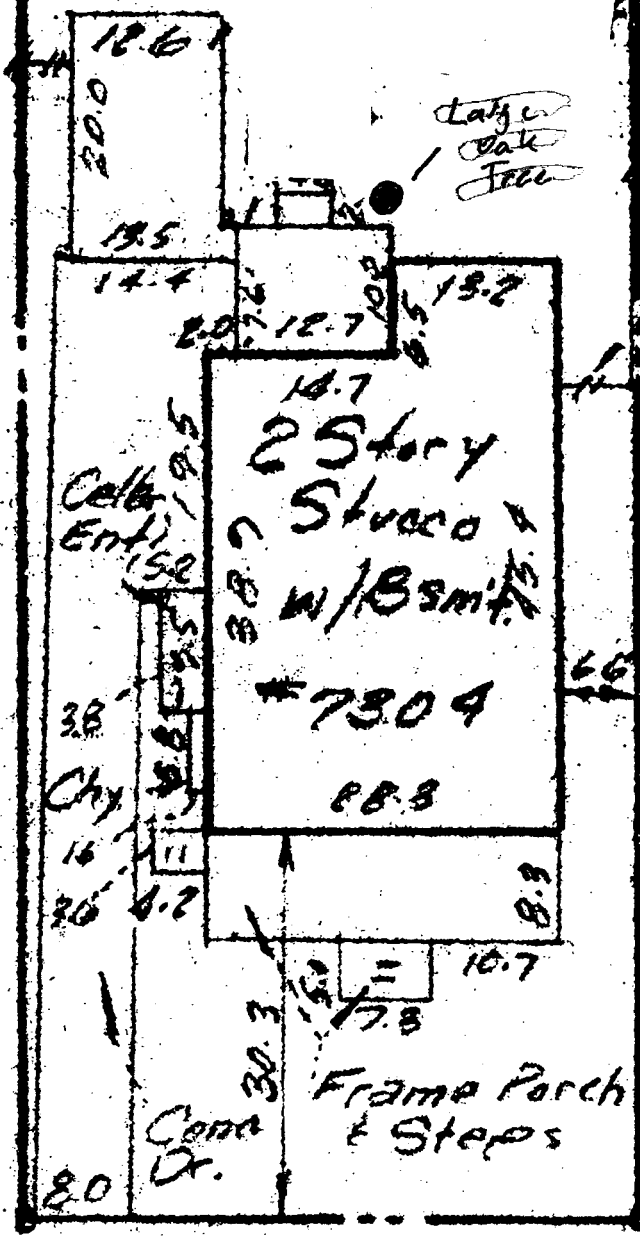
Lot 11

550' To Cor^o
Tulip Avenue

IPF

IPF

S 28° 57' 09" W . 50'



**Names/Addresses of Property Owners next to, behind, and across the street from
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