

37/3-97V 7305 Willow Avenue
(Takoma Park Historic District)

12



VIEW FROM STREET OF FRONT & LEFT SIDE



VIEW OF REAR ELEVATION

Property owners names and mailing addresses of all properties adjacent to, across from 7305 Willow Avenue, Takoma Park, MD (Block 8, Lot 16):

Block 8, Lot 15

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

Block 8, Lot 17

Alfred E. Pinkney
Pamela H. Sommers
7307 Willow Ave.
Takoma Park, MD 20912

Block 9, Lot 12

Karen A. Orlansky
Ian D. Spatz
7304 Willow Ave.
Takoma Park, MD 20912

Block 9, Lot 13

Daniel E. Loeb et al
7306 Willow Ave.
Takoma Park, MD 20912

Block 9, Lot 14

Anthony S. Melak
7308 Willow Ave.
Takoma Park, MD 20912

Block 8, Lot 30

Petrina Huston
7224 Spruce Ave.
Takoma Park, MD 20912

Block 8, Lot 29

Curtus Tarnoff
7226 Spruce Ave.
Takoma Park, MD 20912

Block 8, Lot 28

Susan S. Stocker et al
7228 Spruce Ave.
Takoma Park, MD 20912



THOMAS
MANION
A. I. A.

FAX CORRESPONDENCE

To: HPC Your Fax No.: 301 495 1307

Date: July 2, 1997

Attn.: Perry Kephart

From: Ming Chen

Subject: Front Elevation at 4109 Cumberland

2 Pages Including Cover Sheet.

Message / Comments: _____

Lock 9 Architects P.C.
7307 MacArthur Blvd.
Suite Number 213
Bethesda, MD 20816
Telephone: 301/229-7000
Facsimile: 301/229-7171



RETURN TO: 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: TOM FLANAGAN
Daytime Phone No.: (301) 652-4811

Tax Account No.: 01074164
Name of Property Owner: JANICE CHRISTENSEN (IS BUYING HOUSE) Daytime Phone No.: (301) 352-3761
Address: 7305 WILLOW AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: TO BE DETERMINED Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: TOM FLANAGAN Daytime Phone No.: (301) 652-4811

LOCATION OF BUILDING/PREMISE

House Number: 7305 WILLOW AVE Street: WILLOW AVE
Town/City: TAKOMA PARK Nearest Cross Street: VALLEY VIEW AVE
Lot: 16 Block: 8 Subdivision: 25
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 40,000

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 _____ feet _____ 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 On public right of way/easement

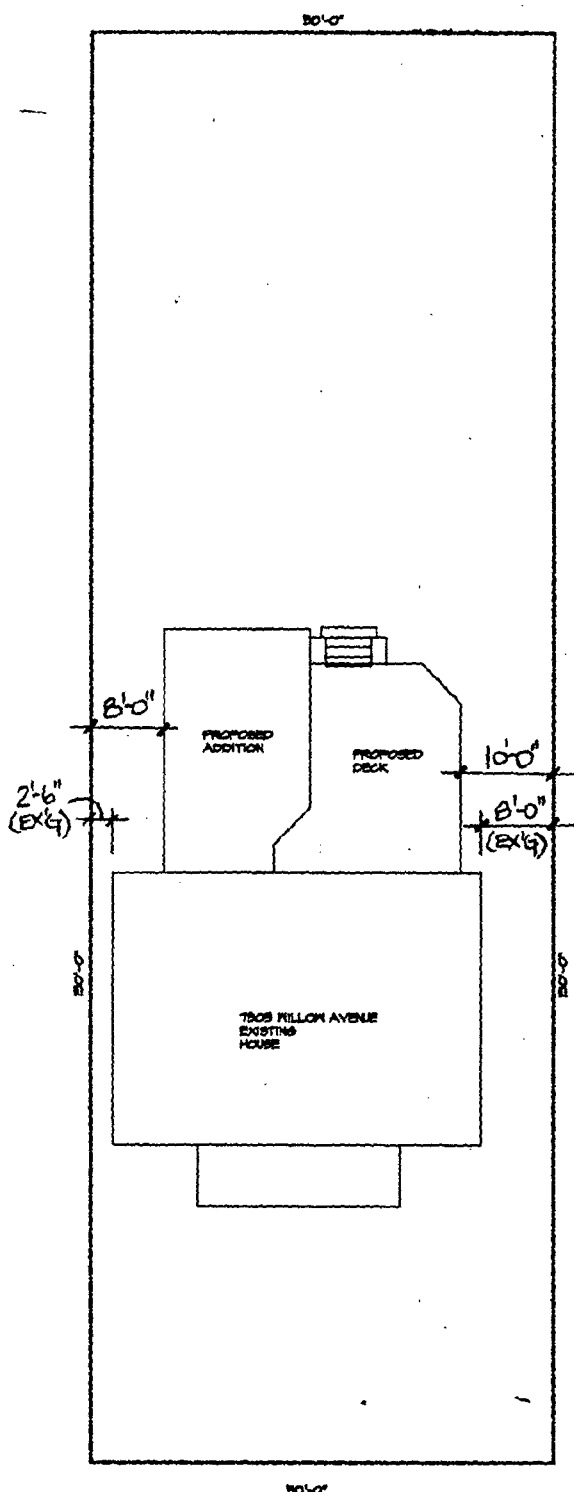
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: Thomas D. [Signature] Date: 6/18/97

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/9/97
Application/Permit No.: 9706180096 Date Filed: 6-18-97 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

276 270



WILLOW AVENUE

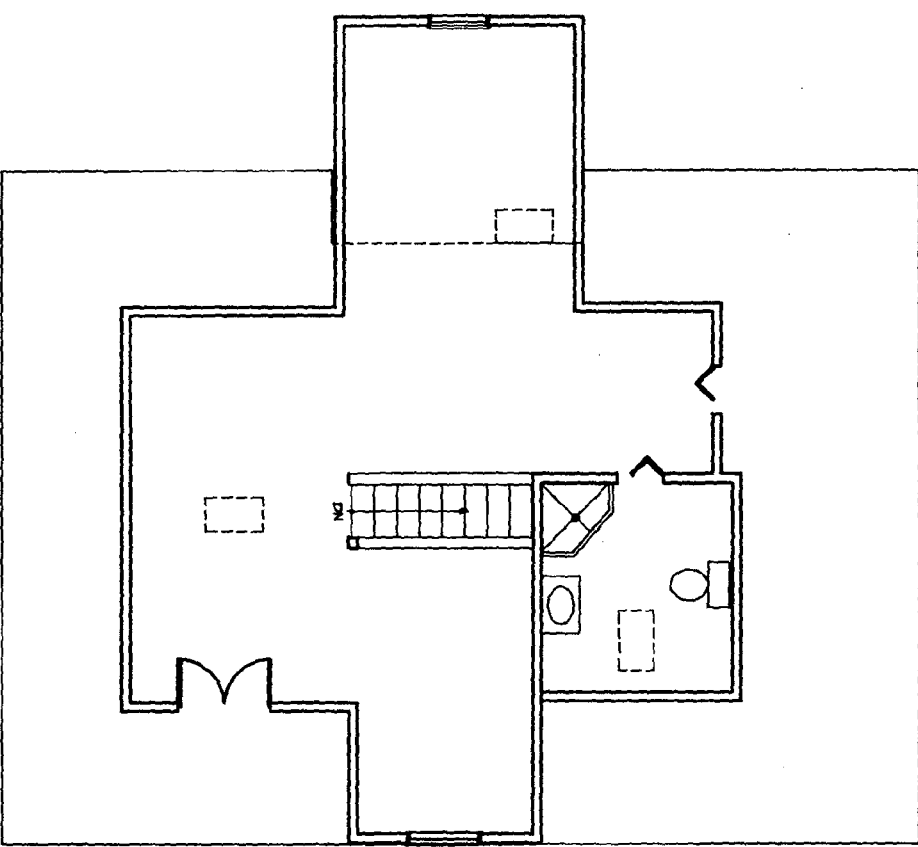
SITE PLAN SCALE: 1"=20'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/9/97

A-2

EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

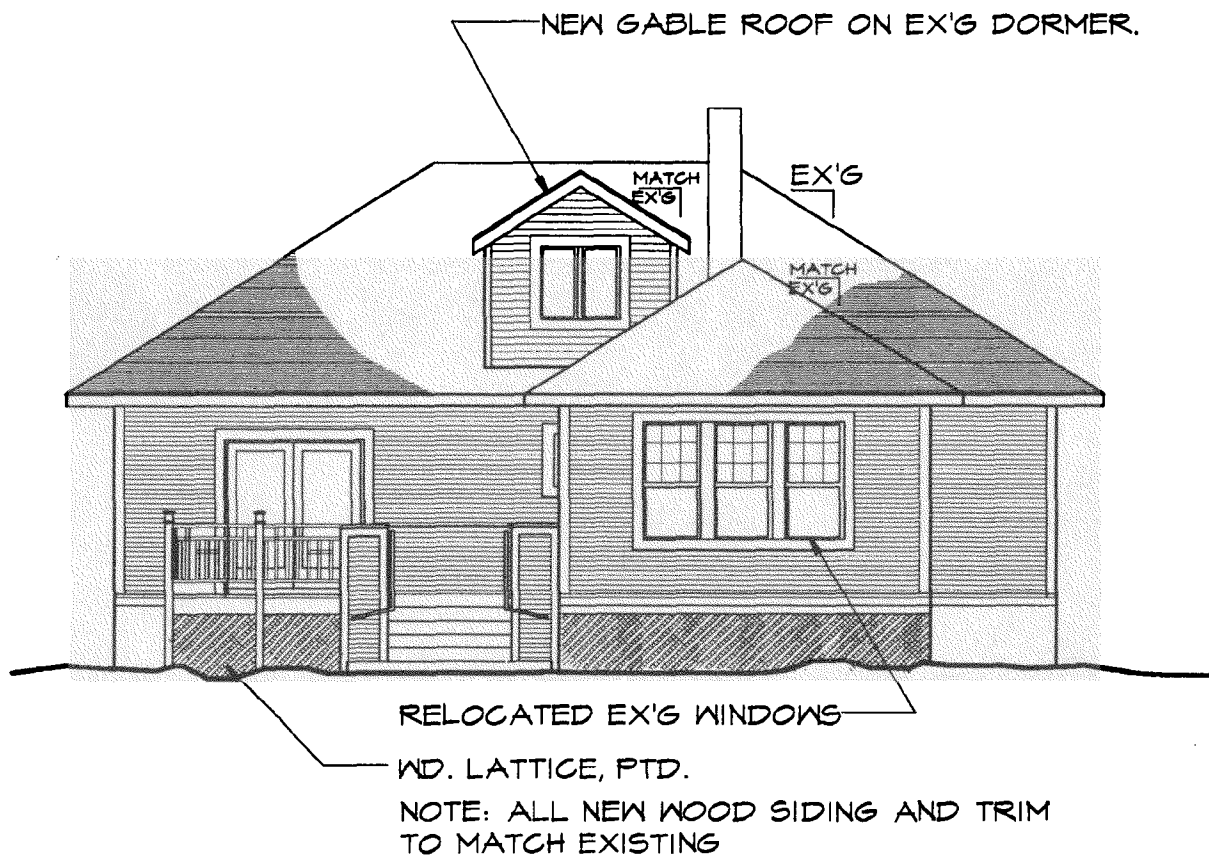
Keplaw 7/9/97

Planogram
ARCHITECTS P.A.
1000 Montgomery Ave., Suite 100
Bethesda, MD 20814
Tel: (301) 462-4400
Fax: (301) 462-4401

7305
WILLOW
AVERAGE
BETHESDA, MARYLAND

Sheet: 1728202
Date: 06/10/97
Drawn by: BPT/THV/GSL
In: 3/14/97

A-2



APPROVED
 Montgomery County
 Historic Preservation Commission
Robert 7/9/97



7305
 WILLOW
 AVENUE
 THUNDERBOLT

Drawn: ST2800
 Date: 08/10/97
 Project: 677 1207 02M
 Scale: 1/8" = 1'-0"

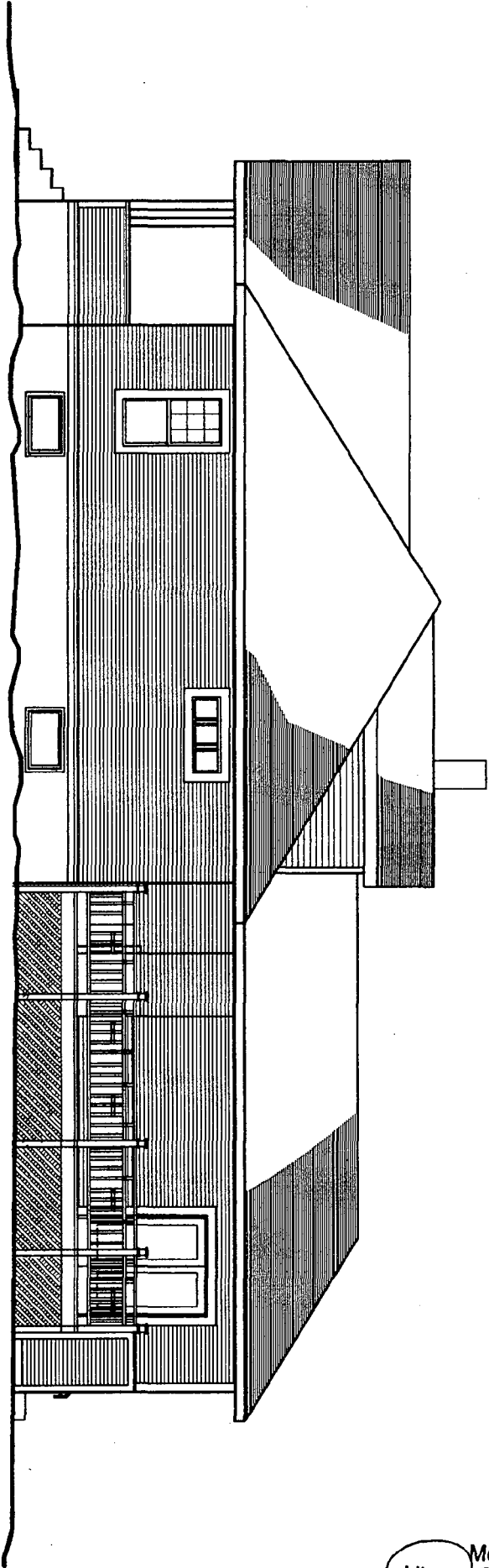
1
 A-8

PROPOSED REAR ELEVATION

NOTE: THERE IS NO CHANGE TO EX'G FRONT ELEVATION

1/8" = 1'-0"

A-8



A-10

PROPOSED RIGHT SIDE ELEVATION NOTE: THERE IS NO CHANGE TO EXIS FRONT ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 7/9/97

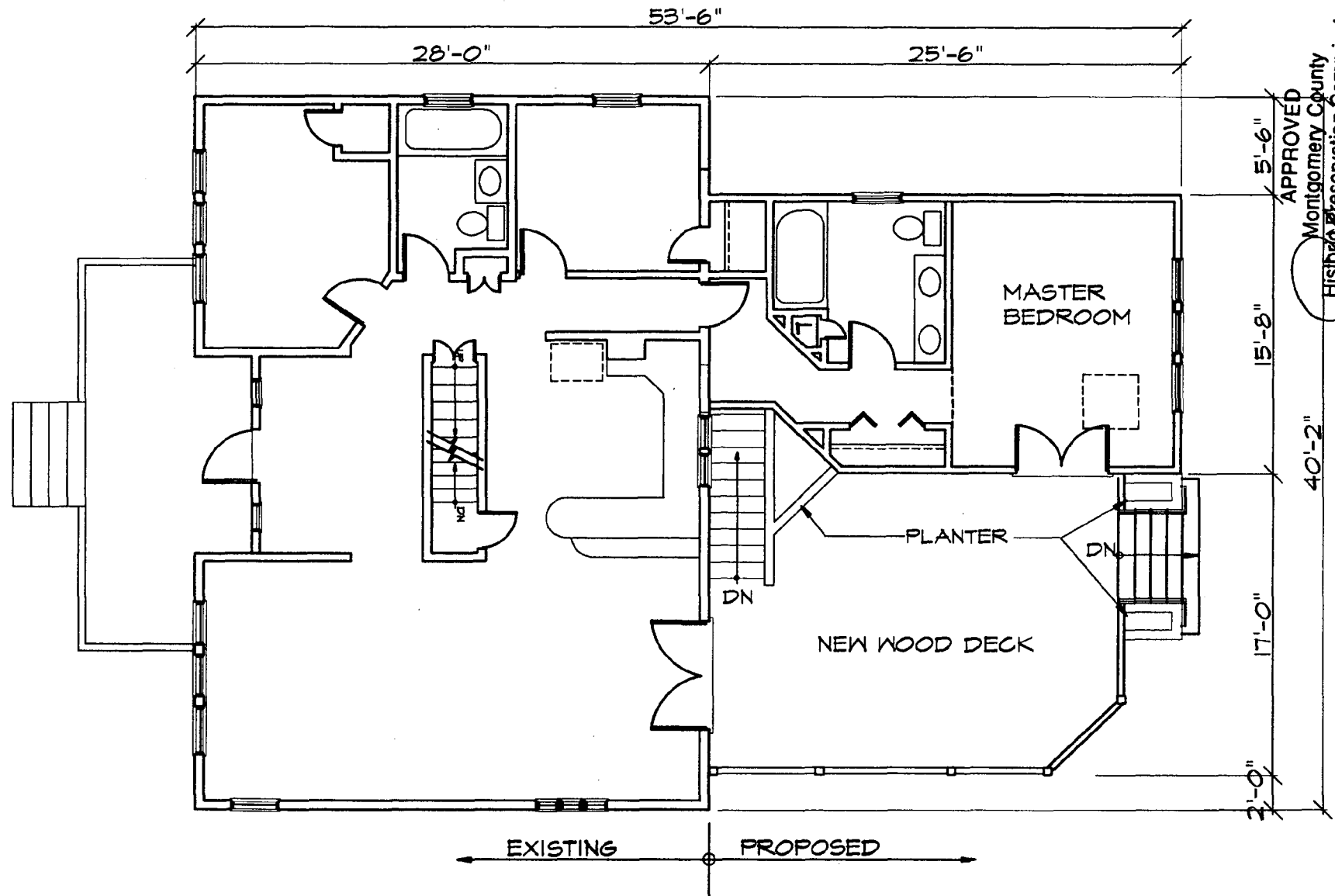
Flanagan
 ARCHITECT, P.A.
 1000 ...
 TEL: 301-584-4444
 FAX: 301-584-4444

7305
 WILLOW
 AVENUE
 BETHESDA, MARYLAND

A-10

Sheet 1 of 2
 Project: 7305 Willow Avenue
 Date: 7/9/97
 Scale: 1/8" = 1'-0"

Architect's Seal
 Professional Seal
 State of Maryland
 No. 12345
 Exp. 12/31/98



APPROVED
 Montgomery County
 Historic Preservation Commission

Ed Cash 7/9/17

Flanagan
 ARCHITECTS, A.I.A.

100 Westmore Ave. #200
 Bethesda, MD 20814
 TEL: 301 461-4444
 FAX: 301 461-4444

7306
 WILLOW
 AVENUE
 THURMAN PARK

Scale: 1/8" = 1'-0"

As Noted

Drawn by: B.J.F. / T.D.V. / G.M.

Date: 15 JUN 17

A-7

PROPOSED FIRST FLOOR PLAN

NOTE: THERE IS NO CHANGE TO EX'G SECOND FLOOR PLAN

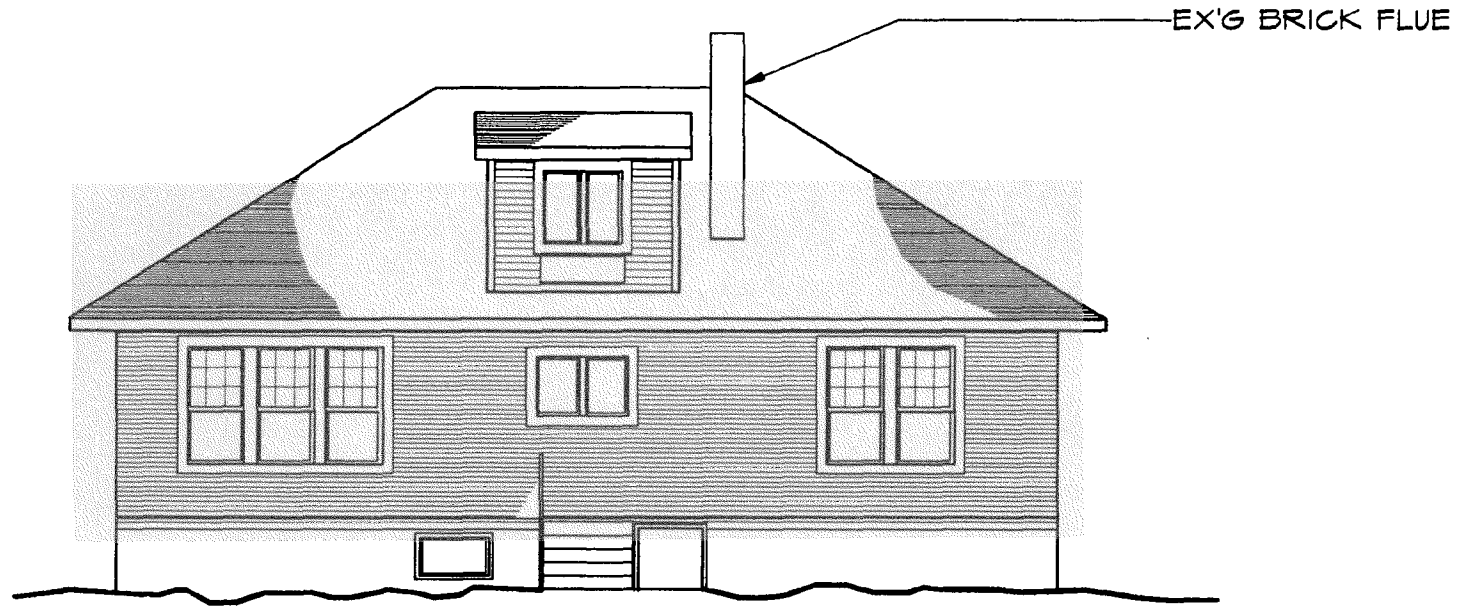
1/8" = 1'-0"

A-7

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/9/97



7305
WILLOW
AVENUE
TAYLOR PARK

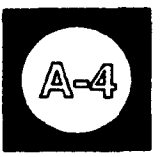


EXISTING REAR ELEVATION

1/8" = 1'-0"



Checked: STB/GO
Date: AS NOTED
Drawn by: BLP/TDP/GCH
Date: 18 JUN 97





APPROVED
Montgomery County
Historic Preservation Commission
Sequest 7/9/97

7305
WILLOW
AVENUE
TOWSON PARK



EX'G ASPHALT SHINGLES

EX'G WD. SIDING, PTD.

EX'G WD. SIDING, PTD.



EXISTING FRONT ELEVATION

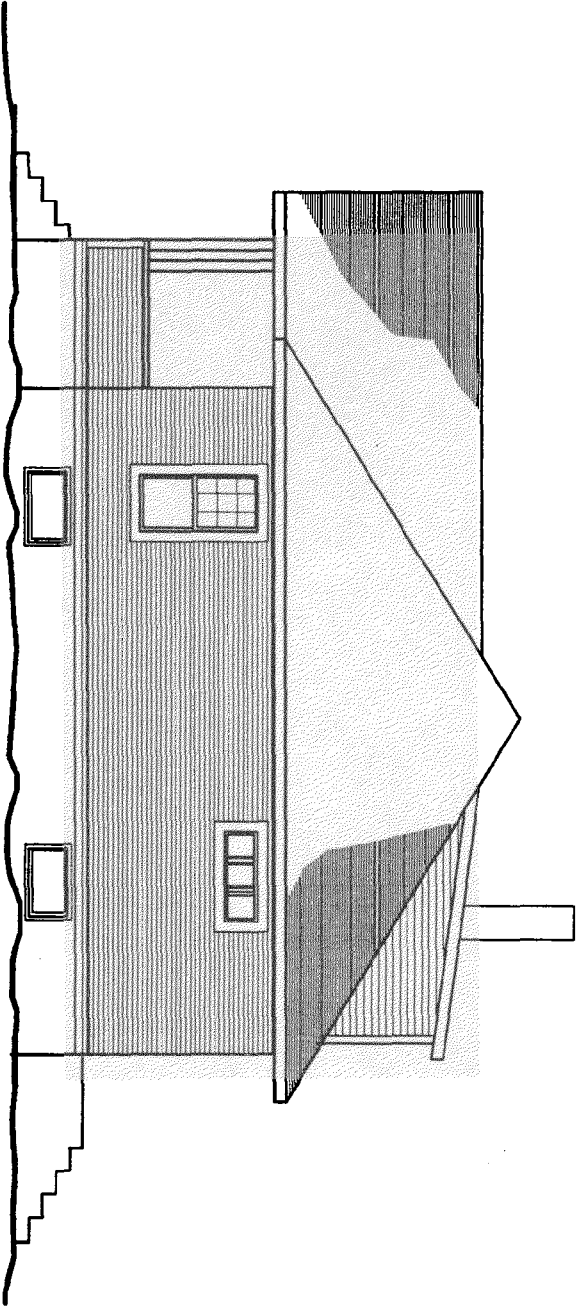
1/8" = 1'-0"

Project: 72800
Date: AS NOTED
Drawn: B/P/TDP/GSM
Date: 10 JAN 97



A-6

EXISTING RIGHT SIDE ELEVATION
1/8" = 1'-0"



APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 7/9/97

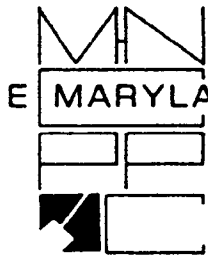
Flanagan
ARCHITECTS, A.I.A.
1000 ...
TEL: (301) 281-4141
FAX: (301) 281-4141

7305
WILLOW
AVENUE
BETHESDA, MARYLAND

A-6

DATE: 7/28/97
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 7/28/97

[Blank lines for notes or specifications]




MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 7-9-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, 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!

HJ-53-
06 7-0

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7305 Willow Avenue	Meeting Date: 07/09/97
Resource: Takoma Park Historic District	Review: HAWP
Case Number: 37/3-97V	Tax Credit: None
Public Notice: 06/25/97	Report Date: 07/02/97
Applicant: Janice Christensen	Staff: Perry Kephart
PROPOSAL: Rear Addition and Deck Installations	RECOMMEND: Approval

DATE OF CONSTRUCTION: ca. 1910

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District.

ARCHITECTURAL DESCRIPTION

One and a half story wood frame hipped roof Craftsman style Bungalow with a front gabled front porch and an asphalt shingle roof. There is an exterior rear entrance at grade to the basement and a small shed roof dormer at the center of the rear roof plane. Most of the windows are 9/1. The centrally placed three paneled wood front door has three light sidelights on each side. There is a 6/6 window in the porch pediment. The foundation walls are rusticated concrete block.

PROPOSAL

Applicant proposes to :

1. Build a hipped roof one story rear addition. The rear facade is to reuse three banked windows now on the right side of the existing rear facade. The addition is to be of painted wood lapped siding to match the existing house. The foundation is to be covered with painted wood lattice. The existing house is 28' deep; the proposed addition is to be 25'6" deep and 15'8" wide.

2. Build a painted wood deck next to the rear addition with stairs next to the house leading down to the basement entrance and wood steps leading from the deck to the backyard. The deck will be skirted below with painted wood lattice. The railing is to be inset wood pickets with simple capped posts and a top rail. Planters are proposed for either side of the stair to the yard with a third planter proposed in the rear corner near the basement steps. Paired one light french doors are proposed to lead into the existing house at the rear of the deck and into the new addition on the right side of the deck. The deck dimensions are 17' wide by about 23' deep.

①

3. Modify the existing rear shed roof dormer to have a new gable roof, but to use the existing casement windows.

STAFF DISCUSSION

The proposed enlargement of this intact Craftsman Bungalow is well within the Secretary of Interior's Guidelines for rehabilitation of historic resources and the Takoma Park Guidelines. The addition and the deck are inset on the sides from the existing structure. The style is simple and in keeping with the resource. The project uses materials that match those of the old house. The modification of the shed dormer at the rear and the use of details such as the lapped siding planters that evoke the design of the front porch siding, in staff's opinion, successfully complement the handsome front facade. Re-use of the original bank of 9/1 windows is to be commended. The size of both the rear addition and the deck are appropriate to the scale of the original house.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** 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's Standards for Rehabilitation #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,

and with the general condition applicable to all Historic Area Work Permits that the applicant 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TOM FLANAGAN

Daytime Phone No.: (301) 652-4811

Tax Account No.: 01074164

Name of Property Owner: JANICE CHRISTENSEN (IS BUYING HOUSE) Daytime Phone No.: (301) 352-3761

Address: 7305 WILLOW AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: TO BE DETERMINED Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: TOM FLANAGAN Daytime Phone No.: (301) 652-4811

LOCATION OF BUILDING/PREMISE

House Number: 7305 WILLOW AVE Street: WILLOW AVE

Town/City: TAKOMA PARK Nearest Cross Street: VALLEY VIEW AVE

Lot: 16 Block: B Subdivision: 25

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|---|--|--|------------------------------------|---|--|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 40,000

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 _____ feet _____ inches

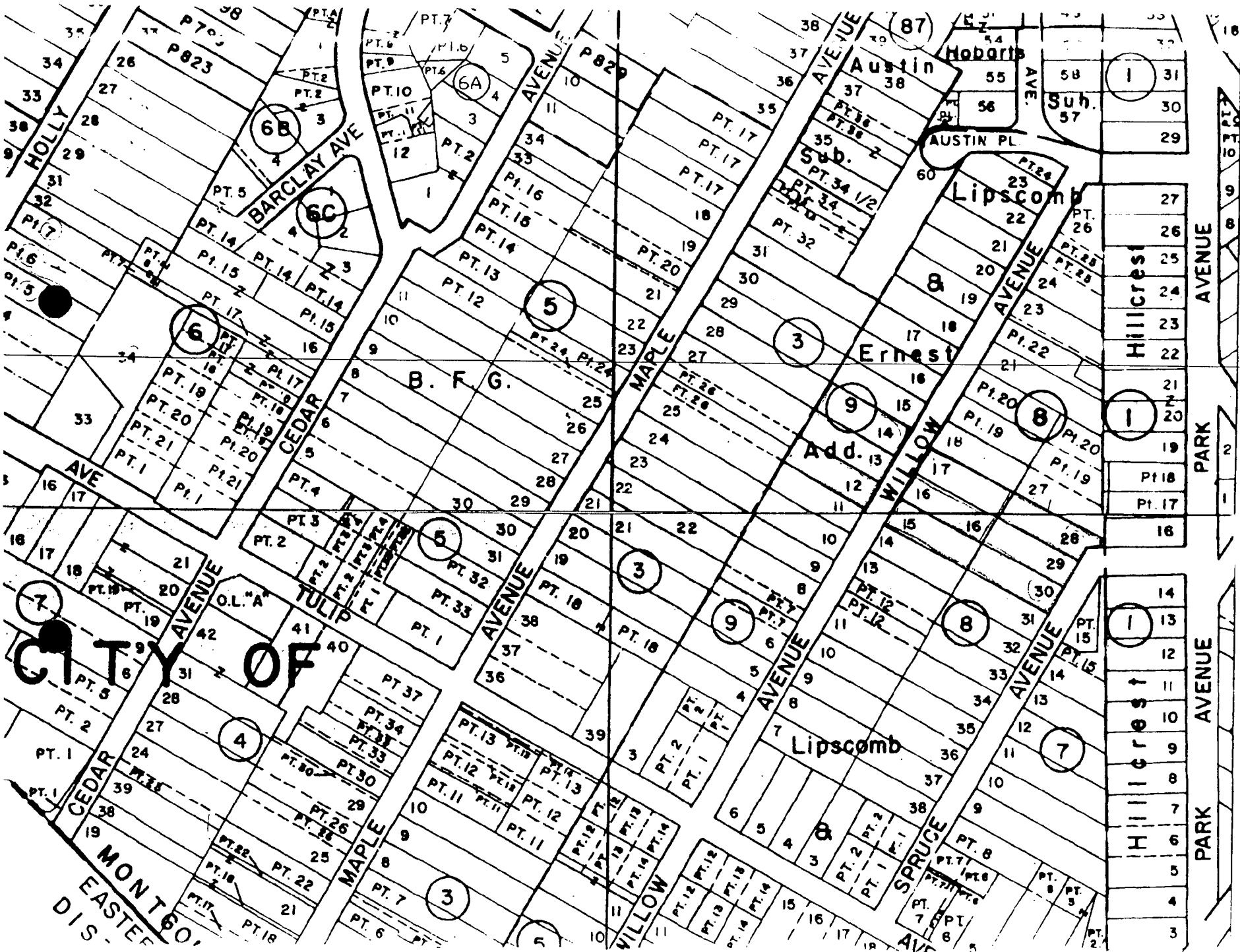
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

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.

Thomas D. Flanagan - AIA 6/18/97 (2)
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

3



CITY OF

MONTBO
EASTEE
D'S

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7303 Willow Ave.
Takoma Park, MD 20912

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7224 Spruce Ave.
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Block 8, Lot 29

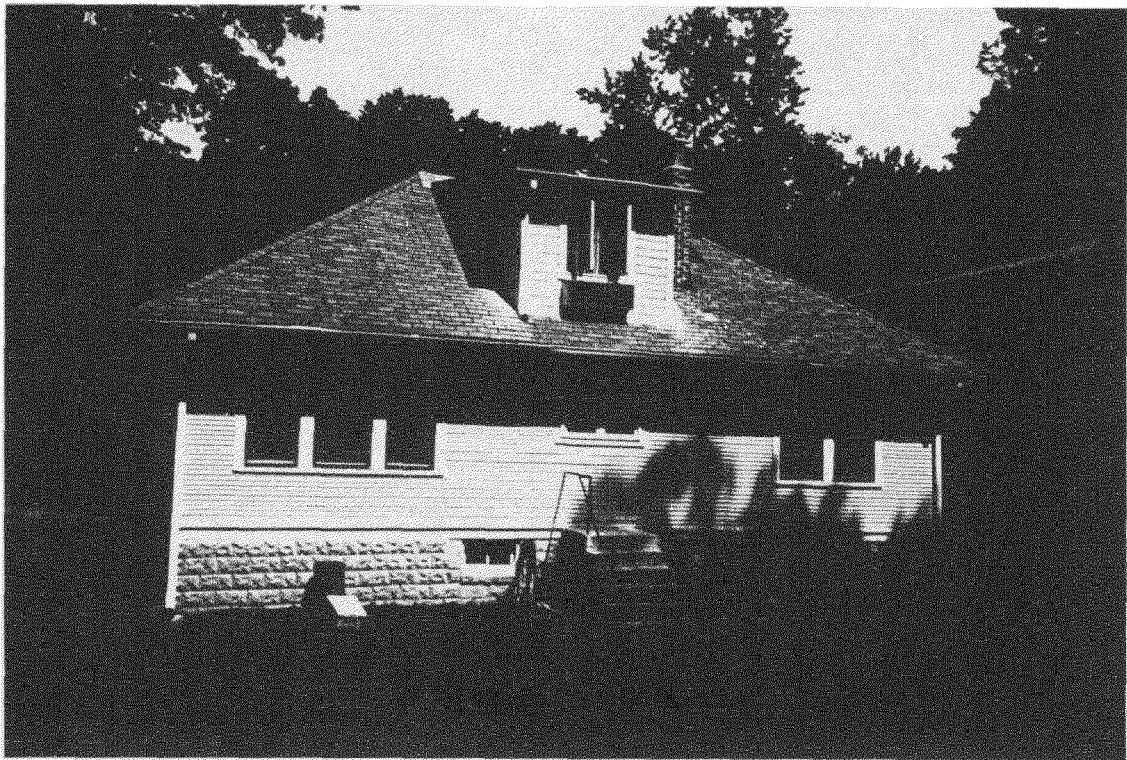
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Block 8, Lot 28

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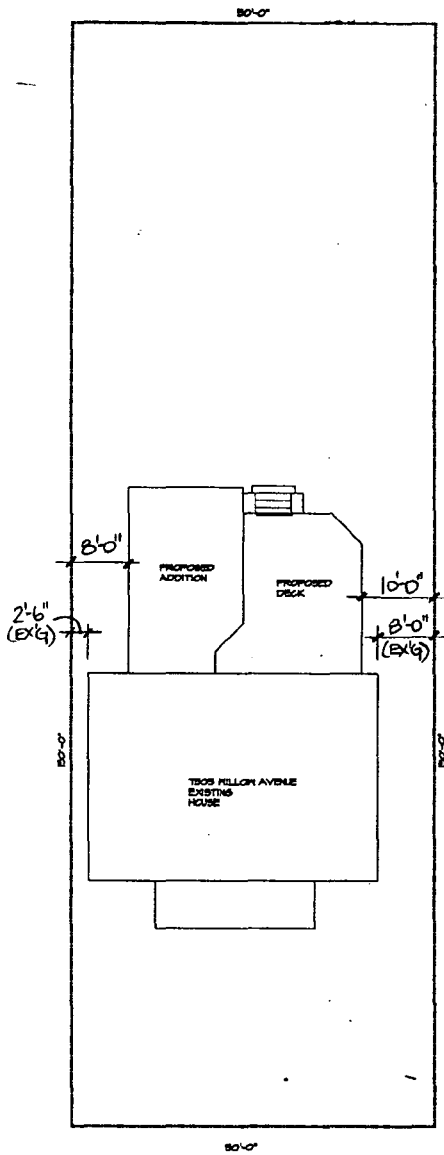


VIEW FROM STREET OF FRONT & LEFT SIDE



VIEW OF REAR ELEVATION

5



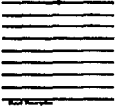
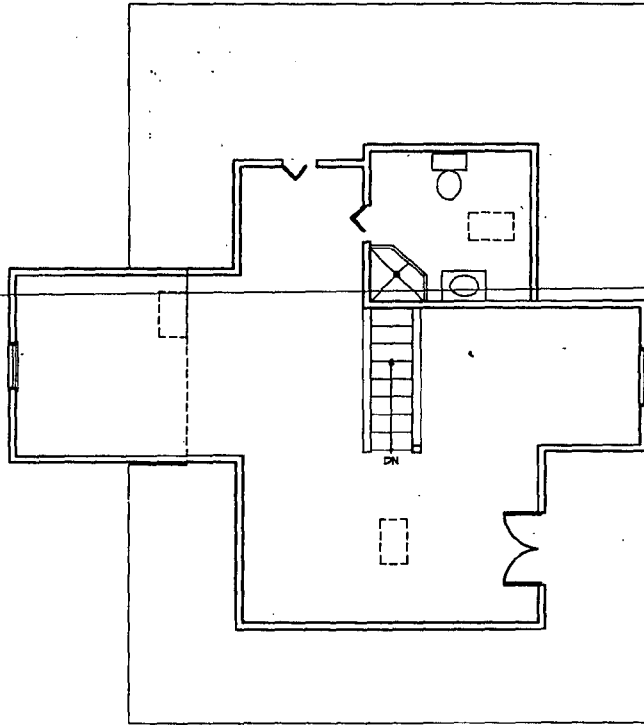
WILLOW AVENUE

SITE PLAN SCALE: 1" = 20'-0"

6



7305
WILLOW
AVENUE
ROSELAND, NJ



1
A-2
EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"





7305
WILLOW
AVENUE
DARCHESTER PARK



1 EXISTING FRONT ELEVATION
A-3 1/8" = 1'-0"

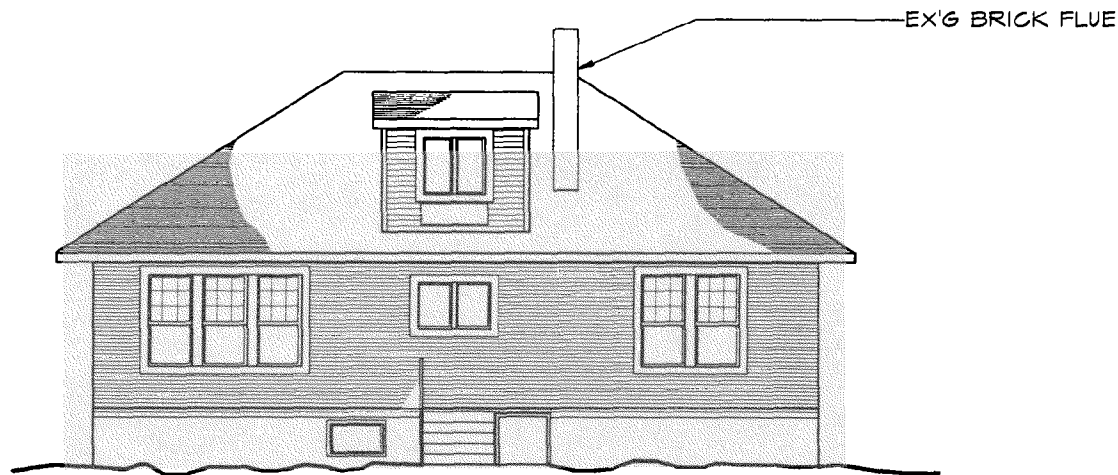
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Date: AS NOTED
Drawn: E.P. / T.P.S. / G.S.
Scale: 1/8" = 1'-0"
15 JAN 97

A-3





7305
WILLOW
AVENUE
CENTRA PARK



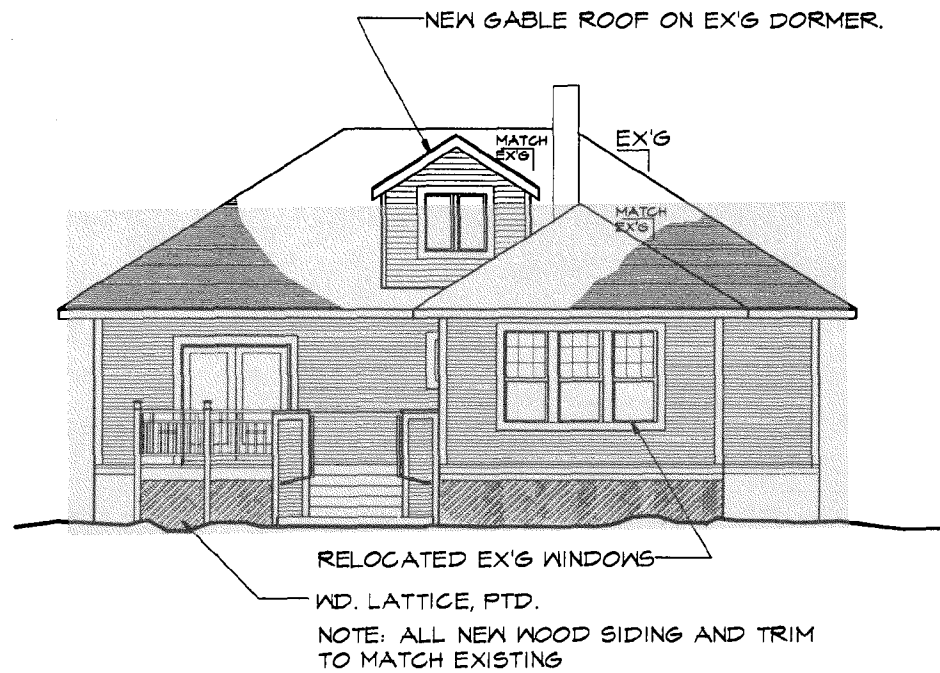
1 EXISTING REAR ELEVATION
A-4 1/8" = 1'-0"

6





7306
WILLOW
AVENUE
CROOKS FARM



PROPOSED REAR ELEVATION NOTE: THERE IS NO CHANGE TO EX'G FRONT ELEVATION
 1/A-8 1/8" = 1'-0"

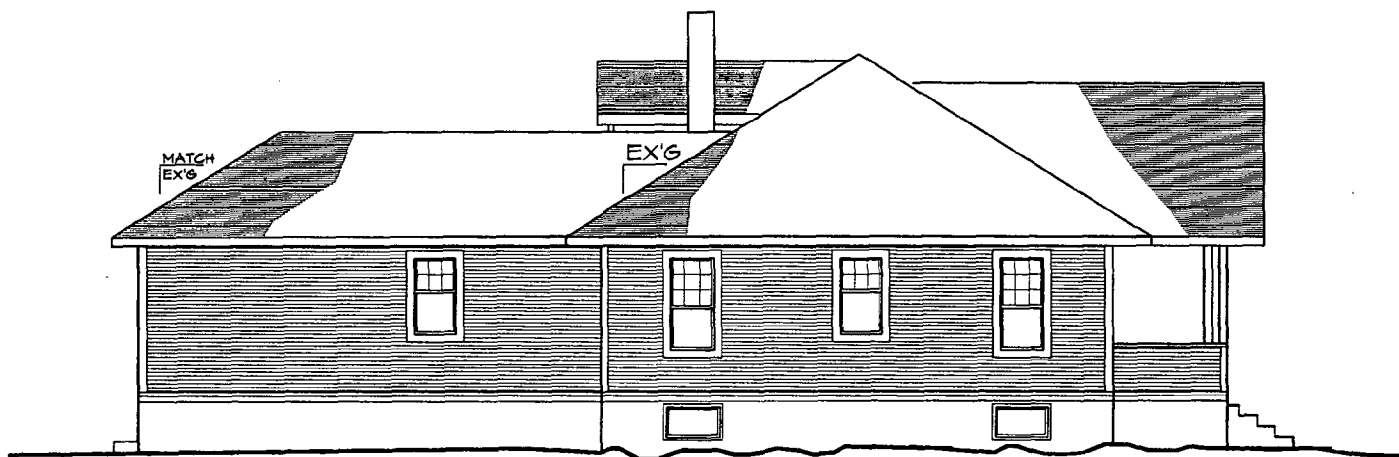
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 Date: AS NOTED
 Drawn by: D.P./J.C./C.R.L.
 15 JUN 97



19



7305
WILLOW
AVENUE
ST. LOUIS, MO



PROPOSED LEFT SIDE ELEVATION NOTE: THERE IS NO CHANGE TO EX'6 FRONT ELEVATION

1/8" = 1'-0"

DATE: 12/20/00
BY: J. W. H. / J. W. H.
12 JAN 01



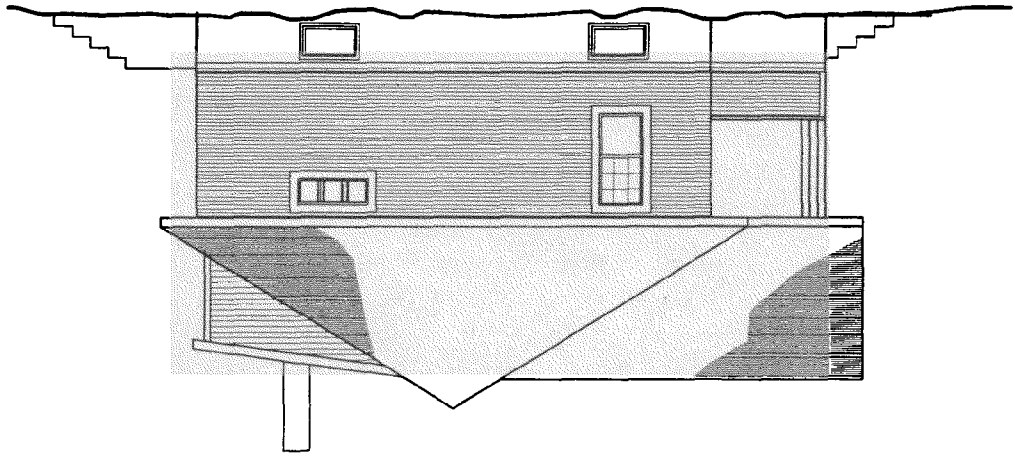
12

13

A-6
1

1/8" = 1'-0"

EXISTING RIGHT SIDE ELEVATION



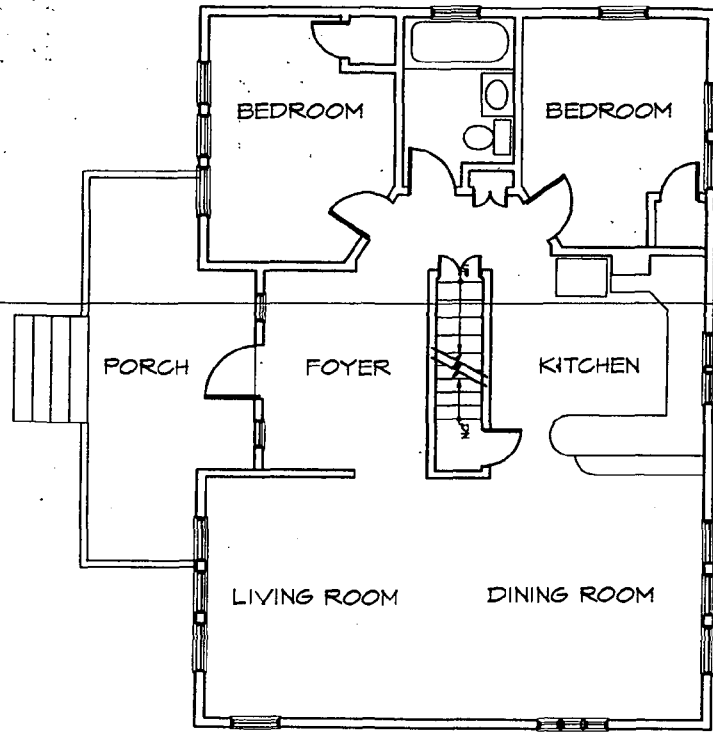
A-6

1. ALL WORK TO BE
 DONE IN ACCORDANCE WITH THE
 2008 IBC AND ALL APPLICABLE
 CODES AND REGULATIONS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND MANNER.
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7305
WILLOW
AVENUE
MILWAUKEE, WI 53214

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□ □ □
Flanagan
 ARCHITECTS, A.I.A.
 100 BROADWAY, 5TH FLOOR
 NEW YORK, NY 10004
 TEL: (212) 693-4600
 FAX: (212) 693-4601

7305
 WILLOW
 AVENUE
 TORONTO, ONT.

Project: 11-21800
 Date: 08-12-10
 Drawn by: R. J. J. / J. J. J.
 Scale: 1/8" = 1'-0"
 ID: JN-NT

1
 A-1
EXISTING FIRST FLOOR PLAN
 1/8" = 1'-0"

A-1

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