

37/3-98T 7119 Willow Avenue
(Takoma Park Historic District)



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4/28/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

- Approved Denied
- Approved with Conditions: _____
- (1) The front doors will remain in place; no front door will be deleted.
- (2) The new porch windows on the 2nd level will be wood, and the same height as the existing windows. They will be either sliding, casements or D.H. or awning at owner's discretion. No snap-in grills will be used.

(3) HPC staff will stamp permit set drawings prior to filing for building permit. THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Nick & Kathleen Brattis

Address: 7119 Willow Avenue, Takoma Park MD 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DPS/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-25-1077817

NAME OF PROPERTY OWNER KATHLEEN & NECK BOUTAS TELEPHONE NO. 301/587-8381
(Contract/Purchaser) (Include Area Code)

ADDRESS 406 DOMER AVE, TAKOMA PARK, MD 20912
CITY STATE ZIP

CONTRACTOR NOT YET DECIDED TELEPHONE NO. 301/587-8381
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY OWNER TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7119 Street WILLOW AVE
(Indicate the side of the street by circling the appropriate letter)

Town/City TAKOMA PARK Election District _____

Nearest Cross Street Carroll Avenue

Lot 8 Block 6 Subdivision LIPSCOMB & EARNEST TRUSTEES ADDITION TO TAKOMA PARK

Liber 3042 Folio 279 Parcel PLAT BOOK 1, PLAT 46

1A. TYPE OF PERMIT ACTION: (circle one)

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

Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 1,600.00, SIXTEEN HUNDRED DOLLARS

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required).

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 (agent must have signature notarized on back)

APR 3, 1998 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature, Historic Preservation Commission Date 4/28/98

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

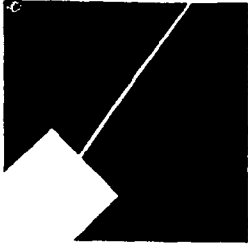
DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION


8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date:

4/28/98

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

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly 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 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7119 Willow Avenue Meeting Date: 4/22/98
 Resource: Takoma Park Historic District Review: HAWP
 Case Number: 37/3-98T Tax Credit: No
 Public Notice: 4/8/98 Report Date: 4/15/98
 Applicant: Kathleen & Nick Boutis Staff: Robin D. Ziek
 PROPOSAL: Remove 2nd front door; screen back porch, replace rear porch windows RECOMMENDATIONS: APPROVAL w/CONDITIONS

PROJECT DESCRIPTION

4/22/98 Delete Front door
 RESOURCE: Contributing Resource in the Takoma Park Historic District Removal,
 STYLE: Four Square/Colonial Revival as per telephone conversation
 DATE: C1910s w/ Kathleen B.

The subject property is a 2-story frame structure with a prominent central dormer. It has a 2-story full-width front porch, and a smaller 2-story rear porch. The house has been altered in the past to accommodate two separate apartments. This was probably done in the mid 20th-century when many homes in Takoma Park were broken into apartments to accommodate the expansion of the metropolitan population in support of the war efforts.

Alterations include the addition of a front door entrance at the left corner of the front porch leading directly to the interior stairs; the enclosing of those stairs to prevent access from the first floor; additional closet construction in the dining room; closet alterations on the second floor; and alterations to the rear porch at the second story. The rear porch at the second story has been enclosed with vertical board, with a series of small windows at eye level.

PROPOSAL

Delete
 The applicant has recently purchased the property, and proposes to restore it back to a single-family dwelling. To that end, they would open up the stairs to the first floor level, and propose to remove the additional doorway entrance on the front porch. They propose to patch in the siding with new wood siding to match the existing siding.

They also propose to screen in the rear porch at the first floor level, with a screening system attached to the inside edge of the existing porch structure. The existing columns and railing

Appr: (1) No front door deletion at this time.
 (2) Rear windows - will be at the discretion of the applicant
 as to function - sliding, casement, d.h. ; wood ; no snap-in sills. (1)

system would remain intact. A small section of additional railing would be added on either side of the screen door to suit the opening between the columns.

Finally, the applicant would like to **replace the existing non-original porch windows on the second-story rear porch** with windows of the same proportion. The existing windows are awning windows which are hinged at the top and there are no means of keeping the windows open due to the height of the windows and the height of the ceiling. The new windows would operate in a different manner, perhaps with sliding or casement windows.

or double for sliders.

STAFF DISCUSSION

The proposed alterations are all consistent with the resource - both the dwelling and the historic district. The removal of the non-original front entrance can be considered a restoration effort and would qualify for tax credits. While there are homes in Takoma Park which were designed as multiple family dwellings in the general guise of a single-family home, the subject property was originally built as a single-family home.

The rear porch alterations are modest, and would not be visible from the public right-of-way. The proposed new screening system would be in addition to, rather than a replacement of, the existing porch rail and column system and could easily be removed at some future date.

The second-story windows are non-original. They are in poor condition and are not workable if the interior space is utilized on a regular basis. This second-story porch was probably originally designed either as an open structure similar to the front porch or as a screened sleeping porch. At this point, the proposed work to replace the non-original windows with new windows will have no effect on the historic qualities of the dwelling or the district.

The Takoma Park Guidelines for Contributing Resources note that the design review emphasis will be restricted to changes that are at all visible from the public right-of-way. This rear porch is not readily visible from the street as it is inset from the main block of the house.

STAFF RECOMMENDATION

Staff recommends that, **with the following conditions**, the Commission find this proposal consistent with the purposes of 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 Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

CONDITIONS:

1. The replacement windows will be wood. They will be the same size as the existing windows, and will either be full-light windows, or true-divided light (TDL), or simulated TDL windows. Snap-in grills will not be utilized.
2. The applicant will provide the permit set of drawings to HPC staff for review and stamping prior to applying for the building permit with DPS.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-25-1077817

NAME OF PROPERTY OWNER KATHLEEN NICK BOUTS TELEPHONE NO. 301/587-8381
 (Contract/Purchaser) (Include Area Code)

ADDRESS 406 DOMER AVE, TAKOMA PARK, MD STATE MD ZIP 20912

CONTRACTOR HOMEOWNER NOT YET DECIDED TELEPHONE NO. 301/587-8381

PLANS PREPARED BY OWNER CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7119 Street WILLOW AVE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street Carroll Avenue

Lot 8 Block 6 Subdivision LIPSCOMB EARNEST TRUSTEES ADDITION TO TAKOMA PARK

Liber 3042 Folio 279 Parcel PLAT BOOK 1, PLAT 46

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|---|-------------------------------------|--|------------------------------------|--|-------------------------------|--|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend/Add | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Repair | Circle One: <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition |
| <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Fireplace |
| | | | <input type="checkbox"/> Revision | <input type="checkbox"/> Shed | | |
| | | | | <input type="checkbox"/> Solar | | |
| | | | | <input type="checkbox"/> Woodburning Stove | | |
| | | | | <input type="checkbox"/> Fence/Wall (complete Section 4) | | |
| | | | | <input type="checkbox"/> Other _____ | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ \$ 1,600.00, SIXTEEN HUNDRED DOLLARS
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
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- On public right of way/easement _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) APR 3, 1998 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

4

Next-door neighbors:

R. Elsner
7117 Willow Ave
301-270-4775

Pierre Perrolle
7121 Willow Ave
301-891-1291

Across street:

A.B. Larson
7116 Willow Ave
301-270 9258

James Mahoney
7118 Willow Ave
301-891-2983

Michael Mayer
7120 Willow Ave
301-270-6083

Abutting backyard:

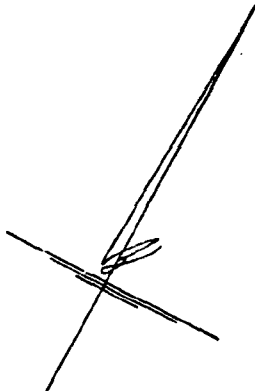
Brian Caudill
7014 Carroll Ave
301-270-6146

Thomas Everly
7018 Carroll Ave
301-270-2202

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CONSUMER INFORMATION NOTES.

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

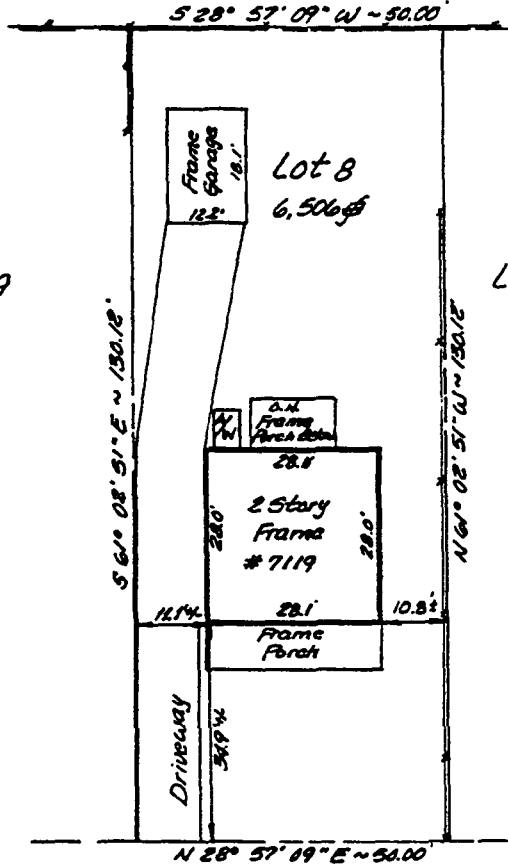


Notes

1. Flood zone "C" per H.U.D. panel No. 12000
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 foot.



Lot 9



Lot 7

LOCATION DRAWING

LOT 8 BLOCK 6


LIPSCOMB AND EARNEST TRUSTEES

ADDITION TO TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

WILLOW AVENUE

50' R/W

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100. Fax 301/948-1286	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. 1	PLAT NO. 46		DATE OF LOCATIONS	SCALE: 1"=80'
LIBER FOLIO				WALL CHECK:	DRAWN BY: POB	
Jeffrey A. Foster MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587				HSE. LOC.: 3-27-98	JOB NO.: 98-980	

6

FOR
PROPERTY
AT :

KATHLEEN BOUTIS
19 WILLOW AVE
TAKOMA PARK, MD 20912

Written Description and Materials

The purpose of the proposed alterations is three-fold: to eliminate the left front door, screen in the back porch, and replace the sleeping porch windows so that they may be opened.

To close up the extra front door we propose the following: remove the front door, jamb and trim. Frame up the opening using 2x4 wood studs and insulate as needed. Sheath the exterior with 3/4" plywood. Finish the exterior with wood lapped siding (joints staggered) showing 3" to the weather, to match existing. Entire exterior of the house will then be painted. Interior to be finished with 1/2" drywall.

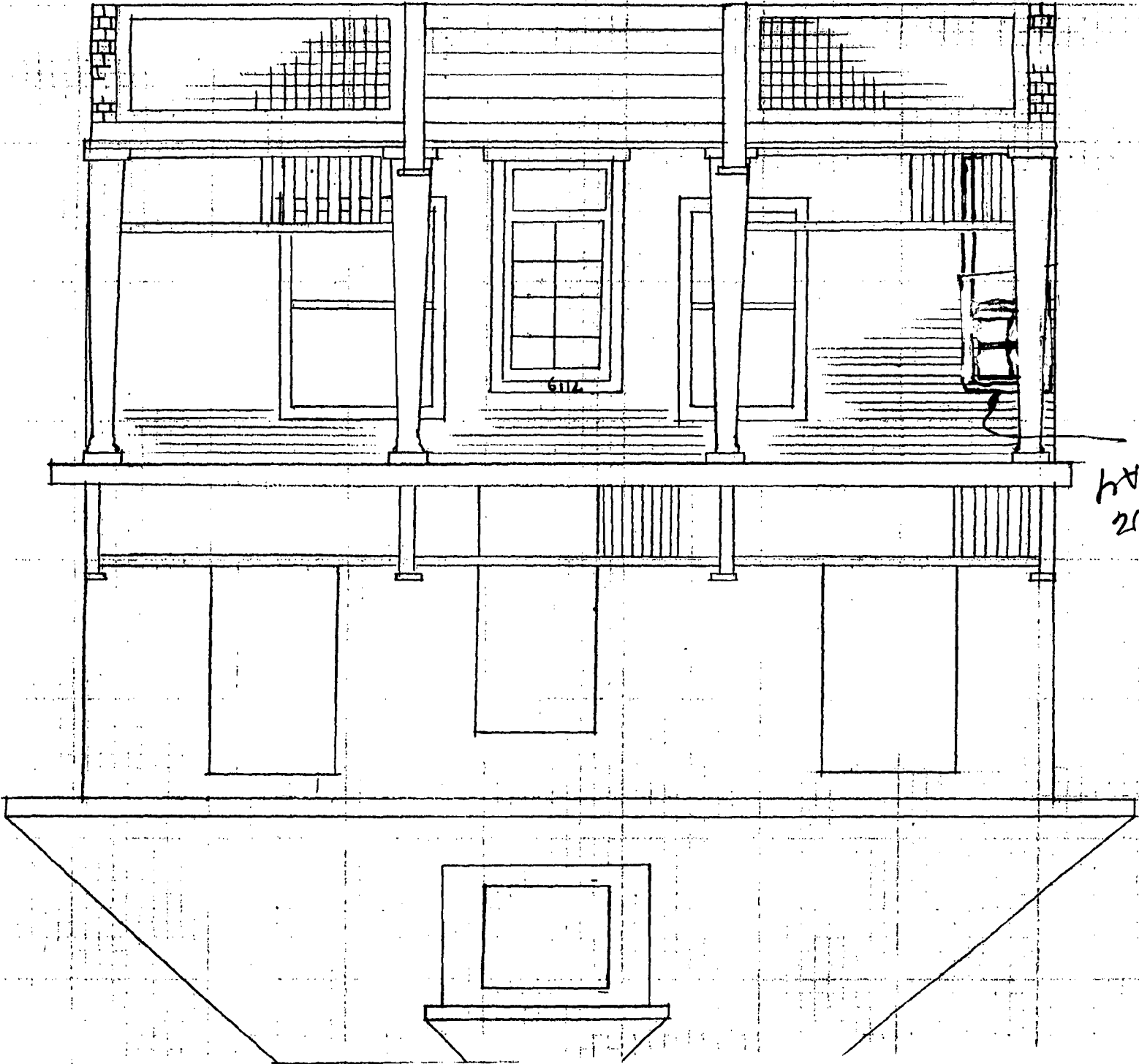
To screen the rear porch we propose the following: install new 2x3 wood framing on porch floor and on wood beams above. Partition each end into two sections by installing 2x3s vertically at house end, center of porch and at front post. Partition the length of the porch into three sections using the same materials and method. Carpenter will fabricate wood framed panels using fiberglass screening and wood bead. Door will also be wood framed with screening to match. All wood will be painted to match the rest of the house. **Please note that screens will be placed inside existing railings and posts so the change to the overall appearance will be minimal.*

To replace the sleeping porch windows we propose the following: purchase new windows that may be kept open and remove the existing unusable windows. All trim will be painted to match the rest of the house.

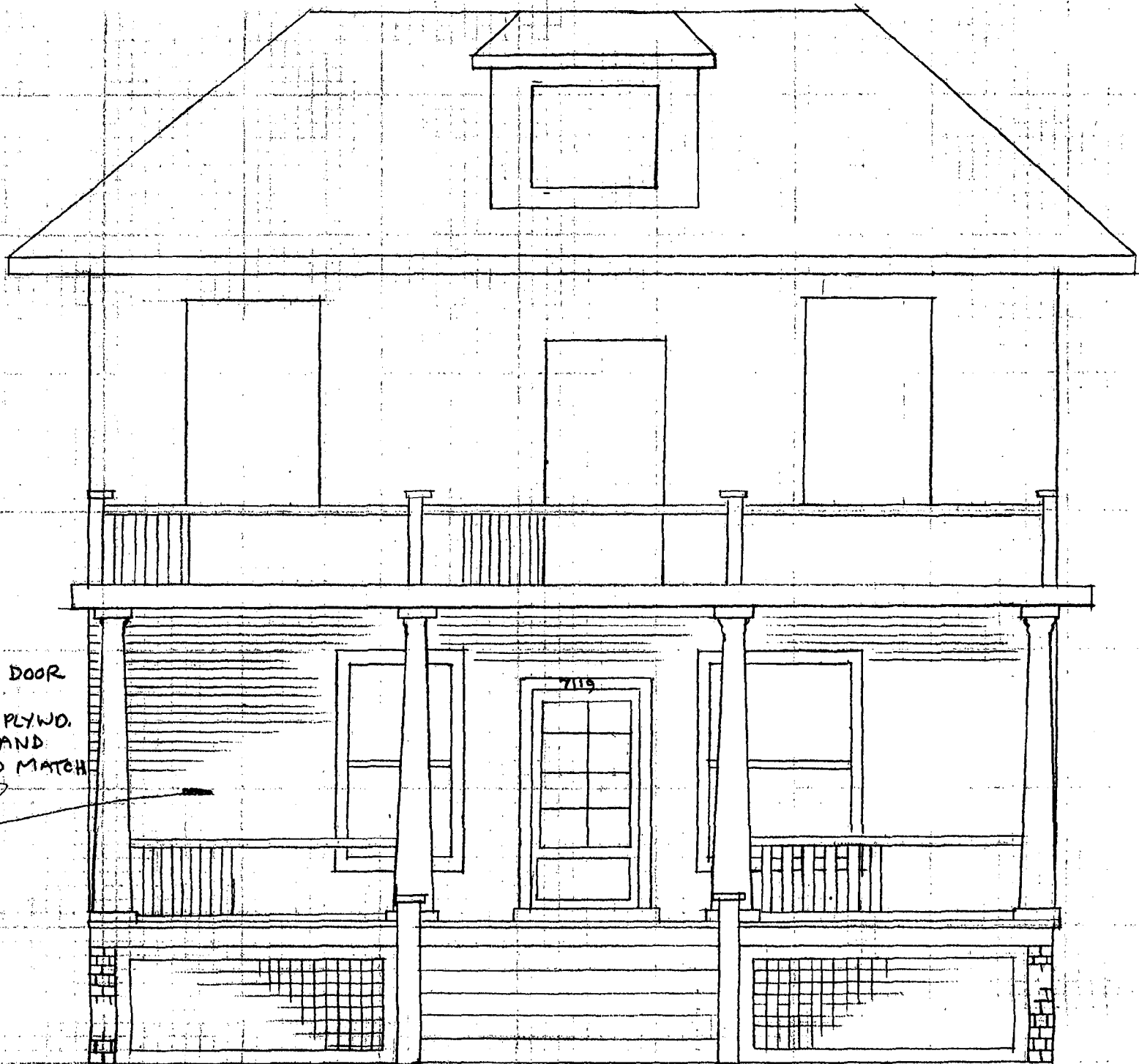
BOUTIS - FRONT ELEV

EXISTING

8



EXISTING DOORWAY



+ FRAME UP DOOR
OPENING
- COVER W/ PLYWD.
SHEATH. AND
SIDING TO MATCH
EXIST.

PROPOSED

BOUTIS - FRONT ELEV.

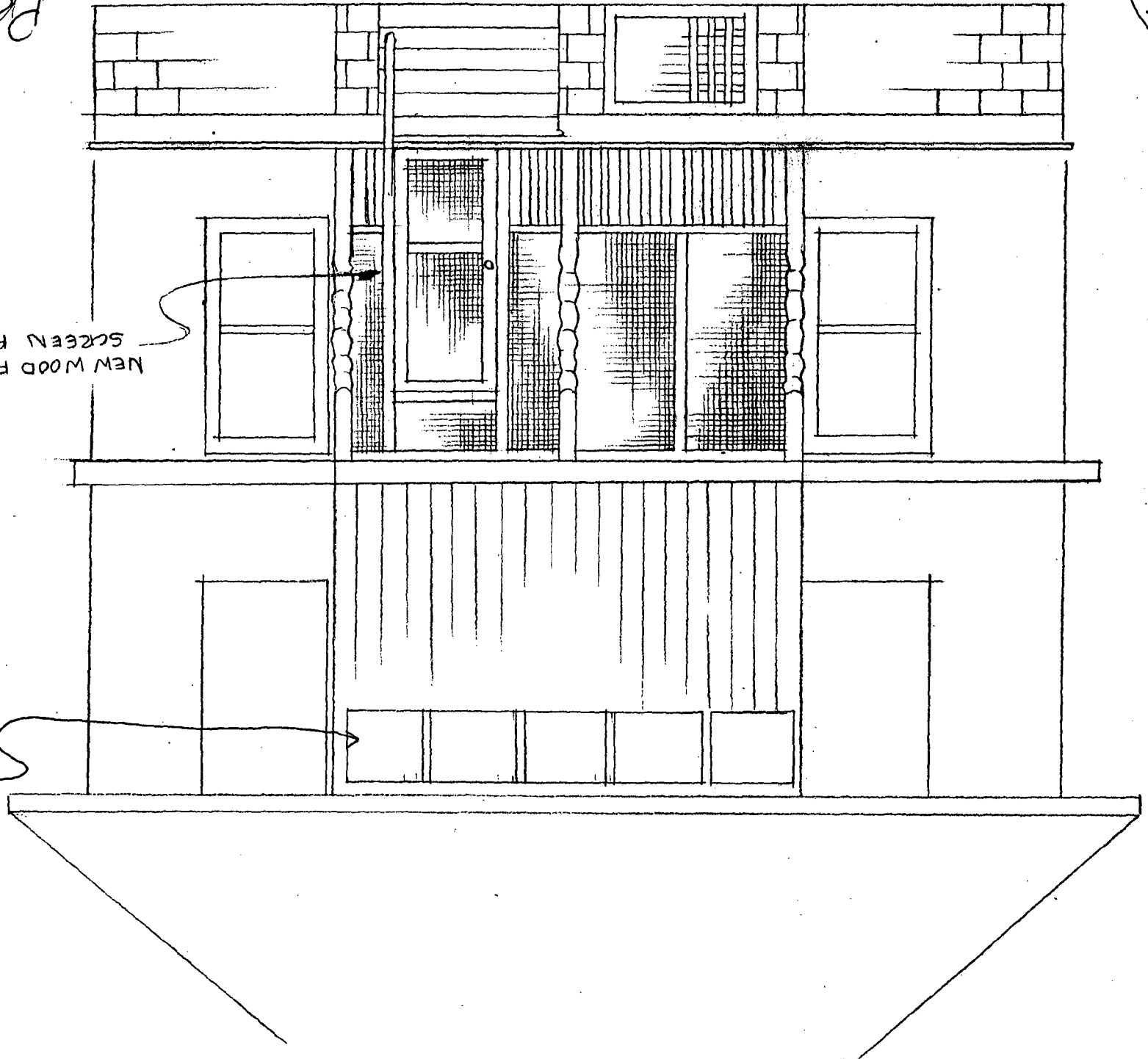
BOUTIS - PROPOSED SCREENING FOR REAR PORCH

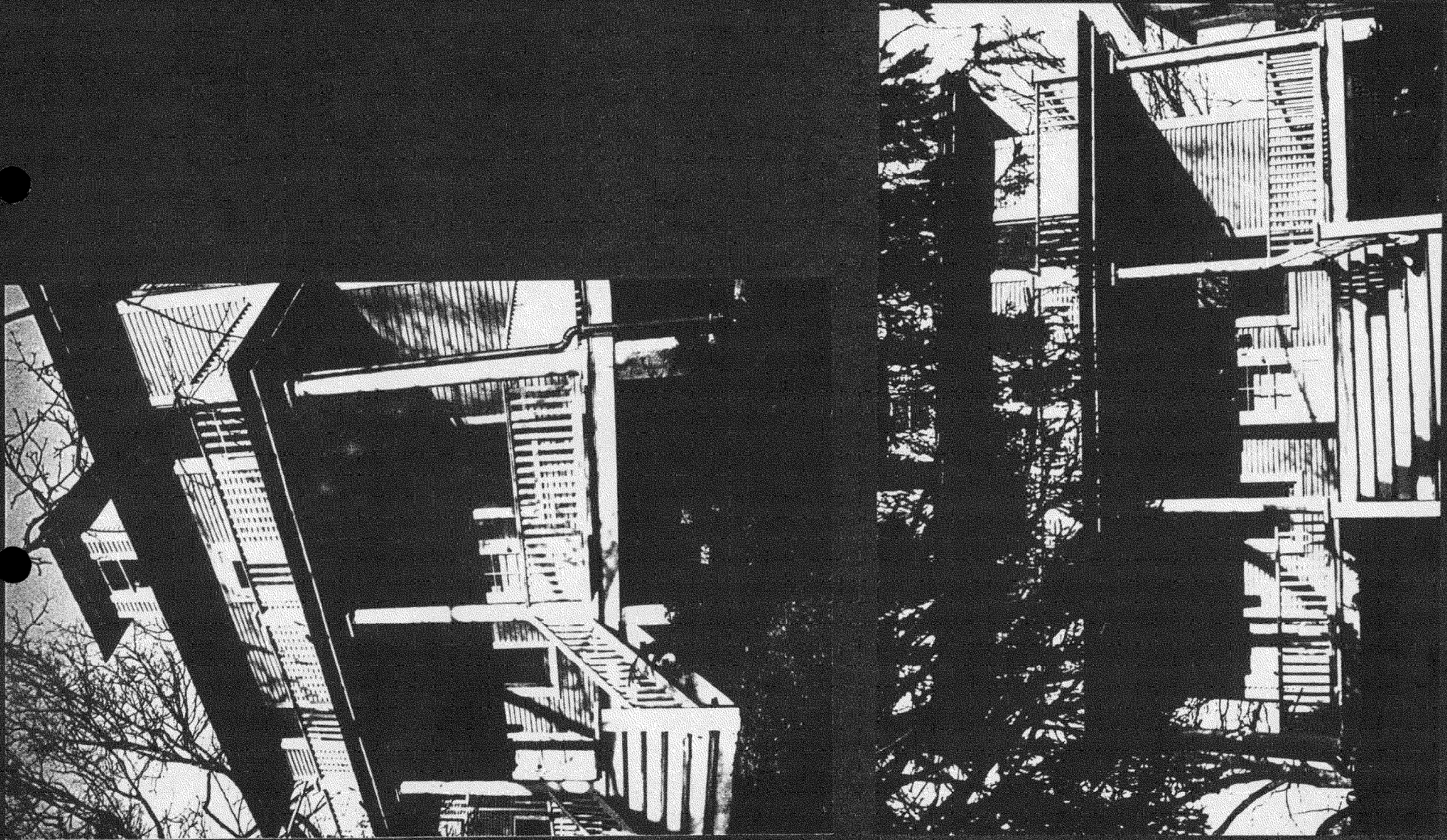
PROPOSED

01

NEW WOOD FRAMED
SCREEN PANELS

REPLACE
NONWORKING
WINDOWS









REAR VIEW: SCREEN IN PORCH
REPAIRS SAHIBOON KANGSUNG
(KANGSUNG
PORCH)





BOUTES
7119 WILLOW AVE.
TAKOMA PARK, MD 20912
301/577-8381

FRONT VIEW:

CLOSE UP DOOR TO LEFT:
LEAVE CENTRAL DOOR

