

37/3-99BB 7120 Willow Avenue ¹⁰¹⁸
(Takoma Park Historic District)

7120 Willow Ave.



7120 Willow
East side

804 #114 40CT99 CUS ONE HOUR PHOTO



7120 Willow
Rear

004 # 19 4OCT99 CMS ONE HOUR PHOTO



004 #14A 4OCT99 CUS ONE HOUR PHOTO

7120 Willow
West side



004 # 2A 4OCT99 CUS ONE HOUR PHOTO

7120 Willow
Rear



7120 Willow
East Side

004 #10R 40CT99 CVS ONE HOUR PHOTO





004 # 4A 4OCT89 CVS ONE HOUR PHOTO

7120 Willow Keas



7120 Willow
West Side

004 #15A 4OCT89 C15 ONE HOUR PHOTO



004 #12A 4OCT99 CUS ONE HOUR PHOTO

7120 Willow
Rex/North east corner



004 #12A 4OCT99 CVS ONE HOUR PHOTO

7120 Willow
Rear



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-28-99

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 an Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: MICHAEL D. MATER

Address: 7120 WILLOW AVE, TAROMA 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 DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

C:\preserve\hawp\dpas.ltr
PERMIT # 202503 HPC# 37/3-99BB



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Michael Mayer
Daytime Phone No.: 202/347-3926
Fax 202/347-3929
Tax Account No.: 01057648
Name of Property Owner: Michael D. Mayer Daytime Phone No.: 202/347-3926
Address: 7120 Willow Avenue Takoma Park MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: Willow Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip
Lot: 9 Block: 5 Subdivision: 025 Lipscomb & 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 A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
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 _____ 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.

Michael Mayer _____ 10/1/99
Signature of owner or authorized agent Date

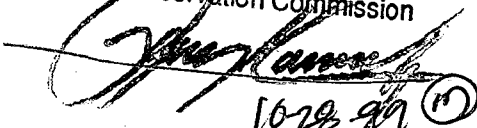
Approved: X _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 10-28-99
Application/Permit No.: 202563 Date Filed: 10/1/99 Date Issued: _____

1. DESCRIPTION OF PROJECT

a. The existing structure is a Colonial Revival wood frame house built in 1905, the middle of three houses of similar design built next to one another at approximately the same time by the same developer in the middle of the 7100 block of Willow Avenue. Each has a front porch running the full width of the first floor, framed by a wood rail, ballusters and columns at the corners and on either side of the stairway to ground level. The porch roof serves as a floor for a full-length, uncovered second story porch, behind which a high gable is centered over a door flanked by two windows. Each structure has nice period wood detailing and clapboard siding, with this house the only one of the three partially covered on each side and the back by asbestos tile, portions of which are broken or fallen away. Broken and non-existent guttering has caused significant leaks and deterioration to the rear of the house, the siding and front porch. Repair of the water line to the street some years ago caused a resettling of the front porch and dislocation of one column from the porch ceiling. Mature willow, oak and fir trees are in the front and rear of the property.

b. The project is a 12' by 14' screen porch addition to the rear with a 12' by 13' second story bedroom above. The difference in width dimension is a slight return on the east wall, necessary to preserve existing bathroom window configurations on each floor. Remove asbestos tile, paint and repair clapboard underneath on the first floor. Convert current second story exterior to interior wall with door and drywall surface. Porch will have screen panels on three sides, with a screen door leading down steps to the back yard. Bedroom will have wood frame 1/1 windows on each of the three sides. Existing second floor two-window configuration will be removed and re-installed on one of the new side walls, matched by an identical two-window set on the other side wall. Matching three-window set will be installed on the rear wall facing the back yard. Hip roof will be tied into the existing roof, matching the existing hip roof structure over the single story kitchen extension east of the basement stairwell. Proposed windows, roofline, construction and materials match closely the first and second story build-outs on the neighboring 'sister' homes to each side. Installation of non-existent clapboard and guttering and repair of existing trim and siding will prevent current leakage, heat loss, and ongoing deterioration of the structure.

APPROVED
Montgomery County
Historic Preservation Commission


10-28-97 (11)

4. MATERIALS SPECIFICATIONS

Porch

Wood frame, painted, with screen panels

Screen door: 3-panel wood frame

Floor: Exterior grade wood or 12" x 12" ceramic tile

Second Floor

Windows: double-glazed wood frame, 1/1

Siding: wood clapboard, painted

Roof

Asphalt shingle to match existing

Foundation

Brick-faced concrete piers

ADJACENT LANDOWNERS

Nick & Kathleen Boutis
7119 Willow Avenue

Takoma Park, MD 20912

Kathie & Laird Hart
7122 Willow Avenue

" " " "

Rohini Pande & Michael Gordy
7118 Willow Avenue

" " " "

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
10-28-19



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 10-28-99

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!

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

October 29, 1999

Mr. Michael Mayer
7120 Willow Avenue
Takoma Park, MD 20912

Dear Michael:

As per our phone conversation, I am forwarding to you the information I obtained from my conversation with the Maryland Department of the Environment on the removal of the asbestos siding on your house. The following is a summary of the state guidelines:

1. Obtain a Hazardous Waste Hauler.
2. Before work begins you must send a letter to the Maryland Department of the Environment stating when you will be beginning the work, the expected length of the project and the name of the company that will be hauling your hazardous waste. Send the letter to:
Maryland Department of the Environment
Asbestos Division
2500 Broening Hwy
Baltimore, MD 21224
1-800-633-6101 x3200
3. During removal:
 - a. Begin at the highest point and work your way down.
 - b. Use a dust mask.
 - c. Wet material down before removing.
 - d. Cover ground thoroughly with plastic to collect stray debris.

Remember that before you begin this work you must obtain a Historic Area Work Permit. Good luck and please do not hesitate to call me if I can be of further assistance.

Sincerely,

A handwritten signature in cursive script that reads "Michele Naru".

Michele Naru
Historic Preservation Planner

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7120 Willow Avenue, Takoma Park **Meeting Date:** 10/27/99
Resource: Contributing Resource **Report Date:** 10/20/99
 Takoma Park Historic District
Review: HAWP **Public Notice:** 10/13/99
Case Number: 37/03-99BB **Tax Credit:** Partial
Applicant: Michael D. Mayer **Staff:** Michele Naru

PROPOSAL: Construct a new rear addition

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Bungalow/Colonial Revival (Sears House-The Delmar)
DATE: 1924-1929

This two story, three-bay frame dwelling is located in the Takoma Park Historic District. The house is covered with a side gabled roof ornamented with a large gabled roof dormer and a brick central. The walls are clapboard covered with asbestos siding and the roof is sheathed with asphalt shingles. A one-story flat-roof porch extends across the front elevation of the house.

PROPOSAL

The applicant proposes to:

1. Construct a 12' by 16' painted wood frame screen porch addition with brick faced concrete piers to the rear with a 12' by 13' second story bedroom above.
2. Remove asbestos siding on rear and expose clapboard siding. Paint, repair and replace missing clapboard siding.
3. Remove and replace in-kind rear existing gutter system. Install a similar style and size to new addition.
4. Remove existing second floor two-window configuration and re-install on one of the new side walls, matched by an identical two-window set on the other side wall. Install a matching three window set on the rear wall facing the backyard.
5. Repair existing trim (No HAWP Required).

STAFF DISCUSSION

1. The applicant proposes to construct a 12' by 16' painted wood frame screen porch addition with brick faced concrete piers to the rear with a 12' by 13' second story bedroom above. The porch will have screen panels on three sides, with a screen door leading down steps into the backyard. The bedroom addition will utilize the second story exterior wall by converting it into interior wall surface. The applicant proposes to install wood frame 1/1 windows on each of the three sides of the bedroom addition. The second story will be covered with a hip roof which will be tied into the existing roof. The hip roof will match the existing hip roof structure over the single story kitchen extension. The proposed rear addition is compatible with the original structure in size, scale, and massing and is an appropriate treatment for this architectural style. The proposed rear addition is located at the rear of the property and not in view from the public right-of-way. Staff recommends approval.
2. The applicant proposes to remove the asbestos siding on rear and expose clapboard siding. The clapboard siding will be repaired, and where necessary, replaced in-kind, and painted. Clapboard siding is the house's original cladding and staff encourages the applicant's desire to preserve this historic fabric. Staff recommends approval.
3. The applicant proposes to remove and replace in-kind the rear existing gutter system. The new gutter system will be the same style and size as the original. Staff recommends approval.
4. The applicant proposes to remove existing second floor two-window configuration and re-install it on one of the new side walls. An identical two-window set will be installed on the other side wall. A matching three window set is proposed to be installed on the on the rear wall facing the backyard. The installation of these windows are compatible with the historic site in terms of materials and design. Staff recommends approval.
5. The replacement in-kind of the existing trim does not require a HAWP if the replacement trim is of the exact style and size of the original.

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 Guidelines #5, #6, #9 and #10:

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design,

color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

New additions and adjacent or related new construction will be undertaken in a such manner that , if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will 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.

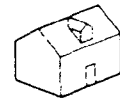
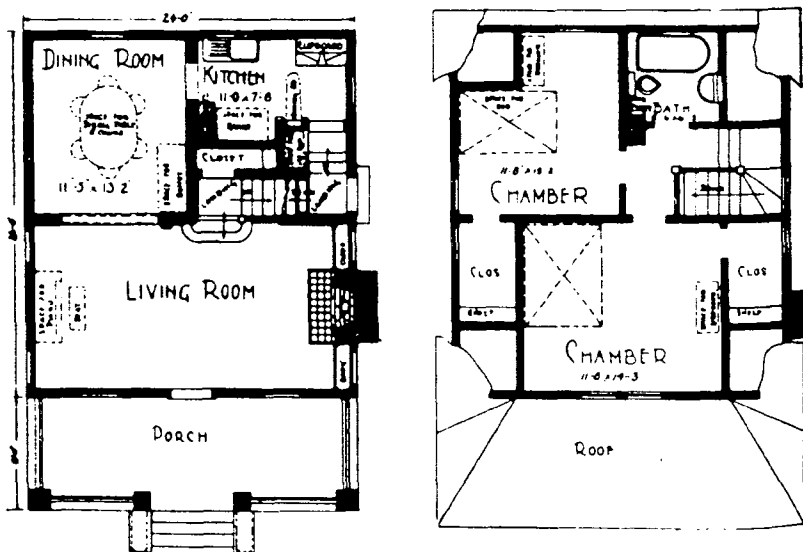
THE DELMAR



The Delmar is one of our most popular designs. One looking at the exterior of this house is impressed with its stability. A study of its floor plan reveals the unusual care taken by the architect to give the largest rooms possible. Special attention is drawn to the large living room and large bedroom on the second floor and the well-arranged stairway.

Details and features: Five rooms and one bath. Full-width front porch with gabled dormer above; glazed front door. Fireplace and built-in bookcases in living room; semiopen stairs.

Year and catalog number: 1924 (3210) Price: \$2,220





HISTORIC PRESERVATION COMMISSION

301/563-3400

DATE: 10/1/99

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Michael Mayer

Daytime Phone No.: 202/347-3926

Tax Account No.: 01057648

Name of Property Owner: Michael D. Mayer Daytime Phone No.: 202/347-3926

Address: 7120 Willow Avenue Takoma Park MD 20912

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: 9 Block: 5 Subdivision: 025 Lipscomb & 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, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

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 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

10/1/99 Date

5

4. MATERIALS SPECIFICATIONS

Porch

Wood frame, painted, with screen panels

Screen door: 3-panel wood frame

Floor: Exterior grade wood or 12" x 12" ceramic tile

Second Floor

Windows: double-glazed wood frame, 1/1

Siding: wood clapboard, painted

Roof

Asphalt shingle to match existing

Foundation

Brick-faced concrete piers

ADJACENT LANDOWNERS

Nick & Kathleen Boutis
7119 Willow Avenue

Takoma Park, MD 20912

Kathie & Laird Hart
7122 Willow Avenue

" " " "

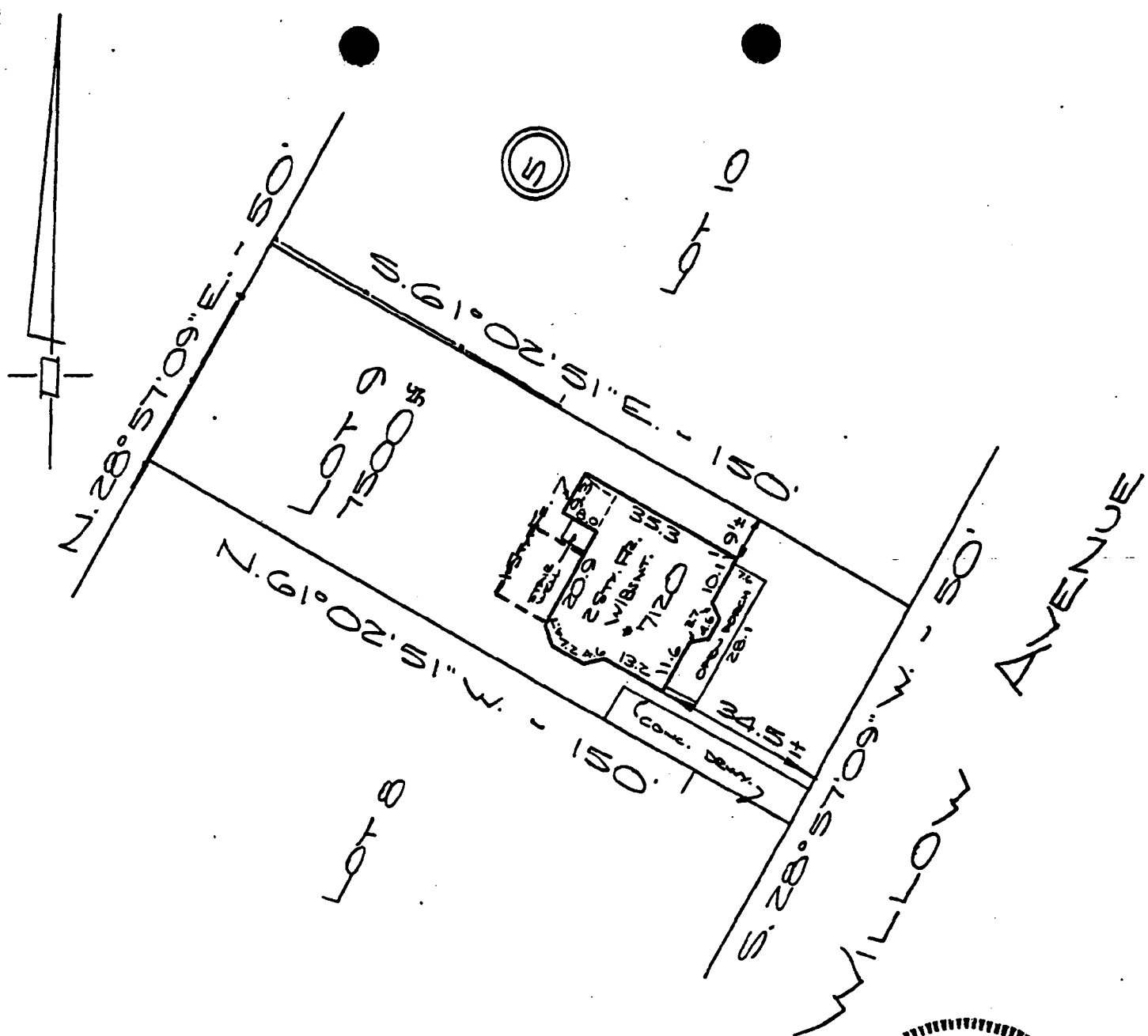
Rohini Pande & Michael Gordy
7118 Willow Avenue

" " " "

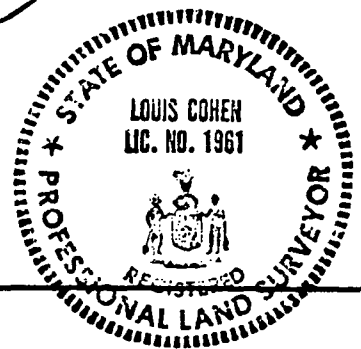
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Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
LOT 9 BLOCK 5
LIPSCOMB AND EARNEST TRUSTEES ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book 1 Plat 46 Scale 1" = 30'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

[Signature]
LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

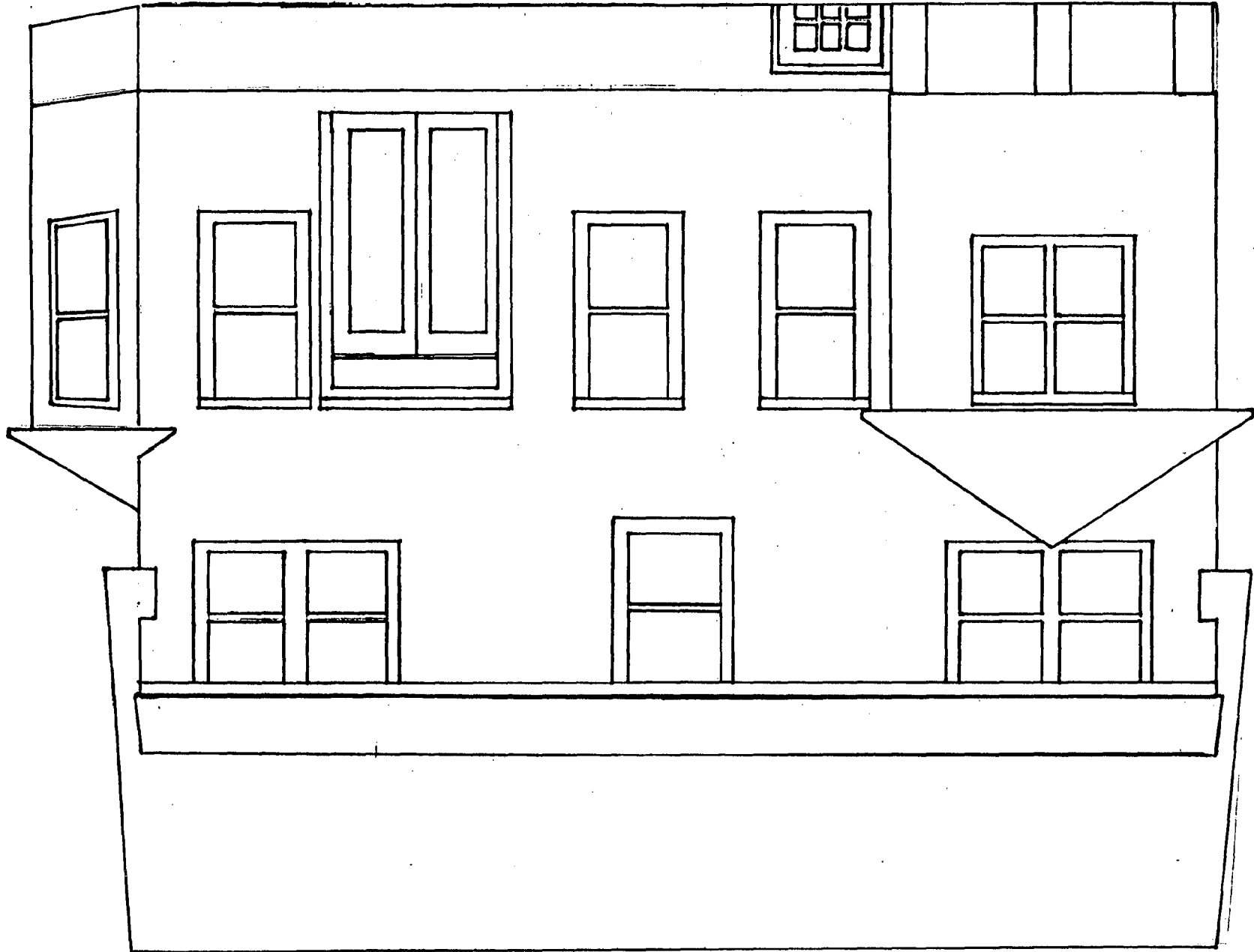
DATE: **SEPT. 22, 1987**

CASE: **1156-87**

FILE: **28407**

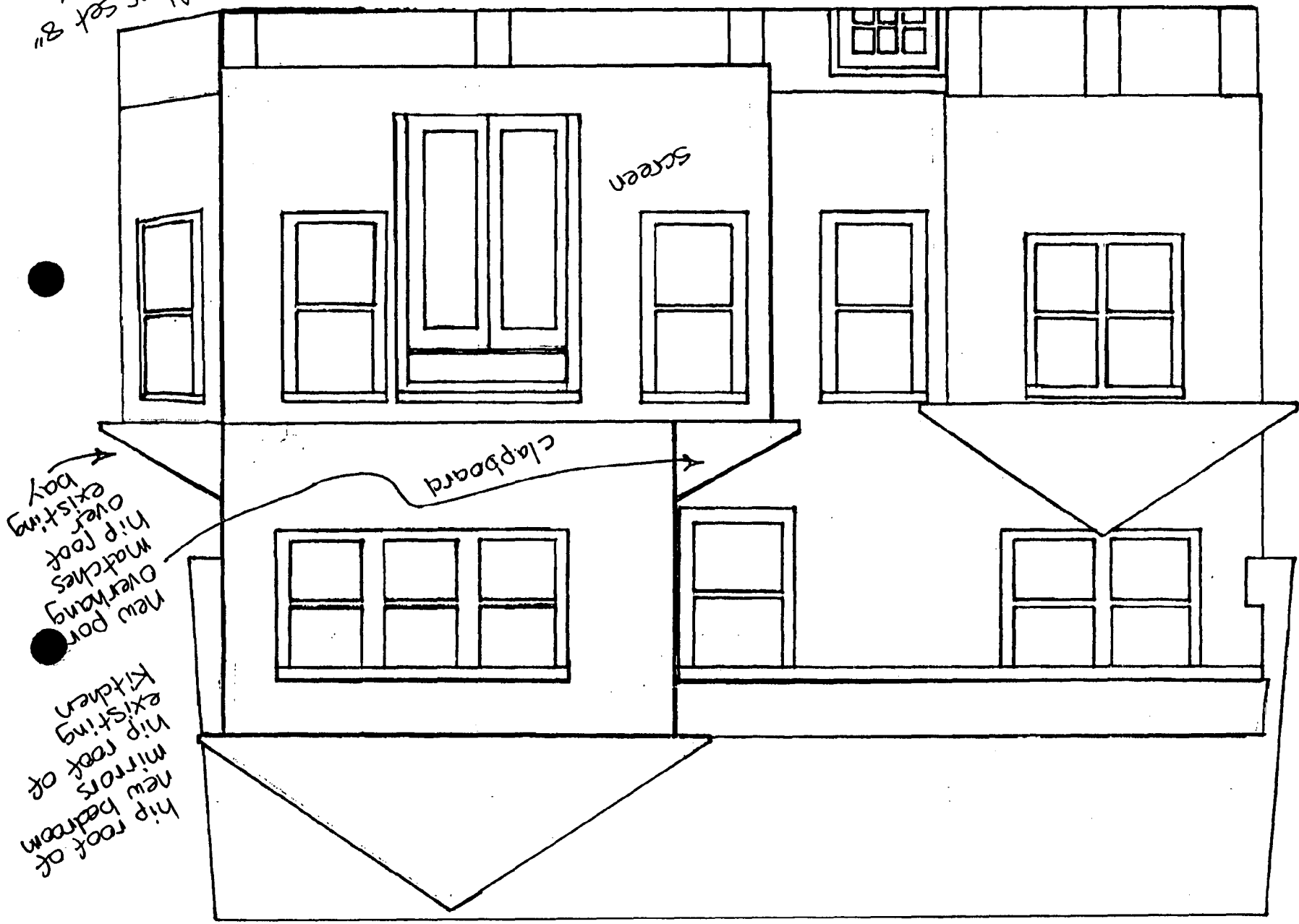
Existing Rear Elevation

10

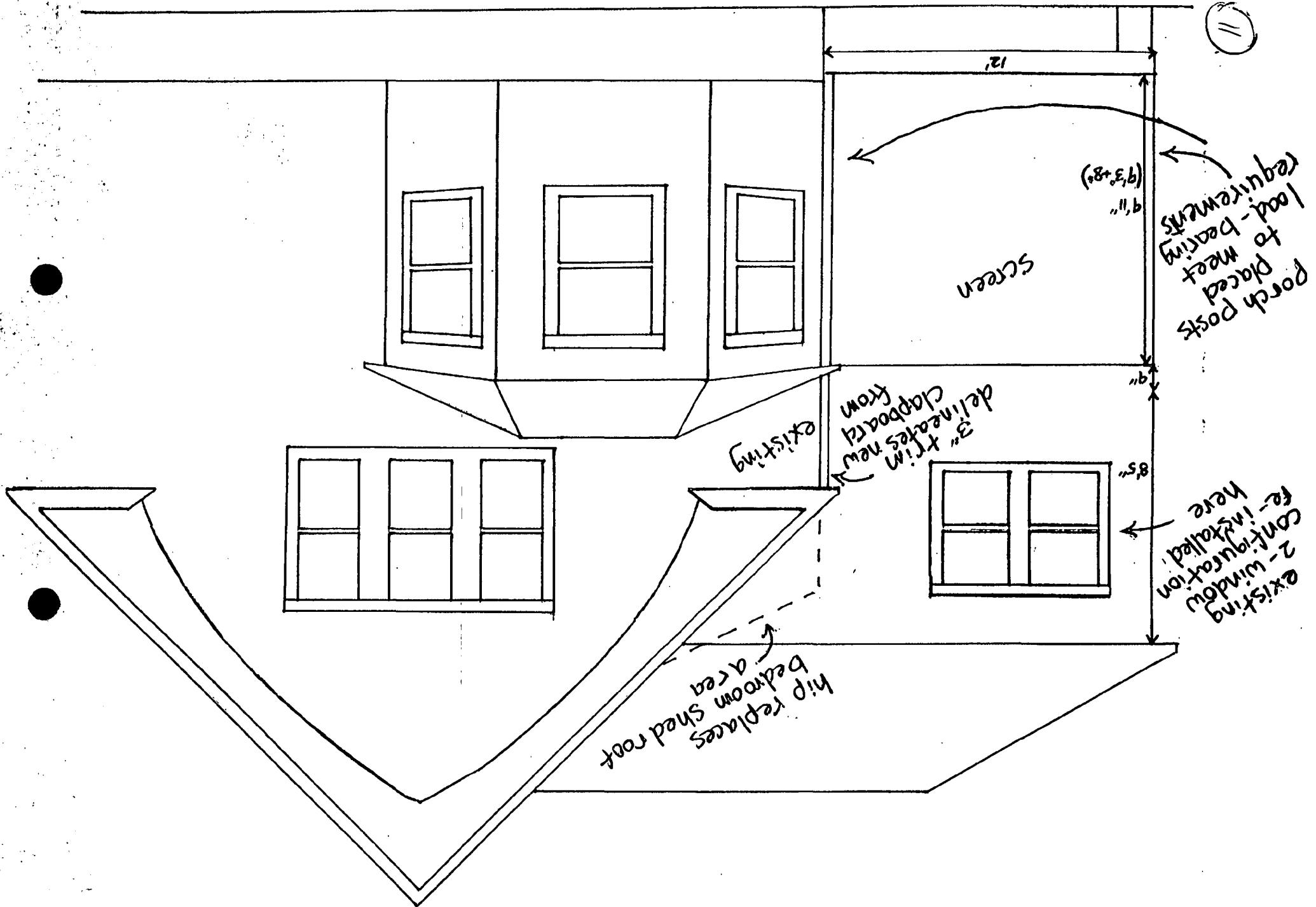


Proposed Rear Elevation

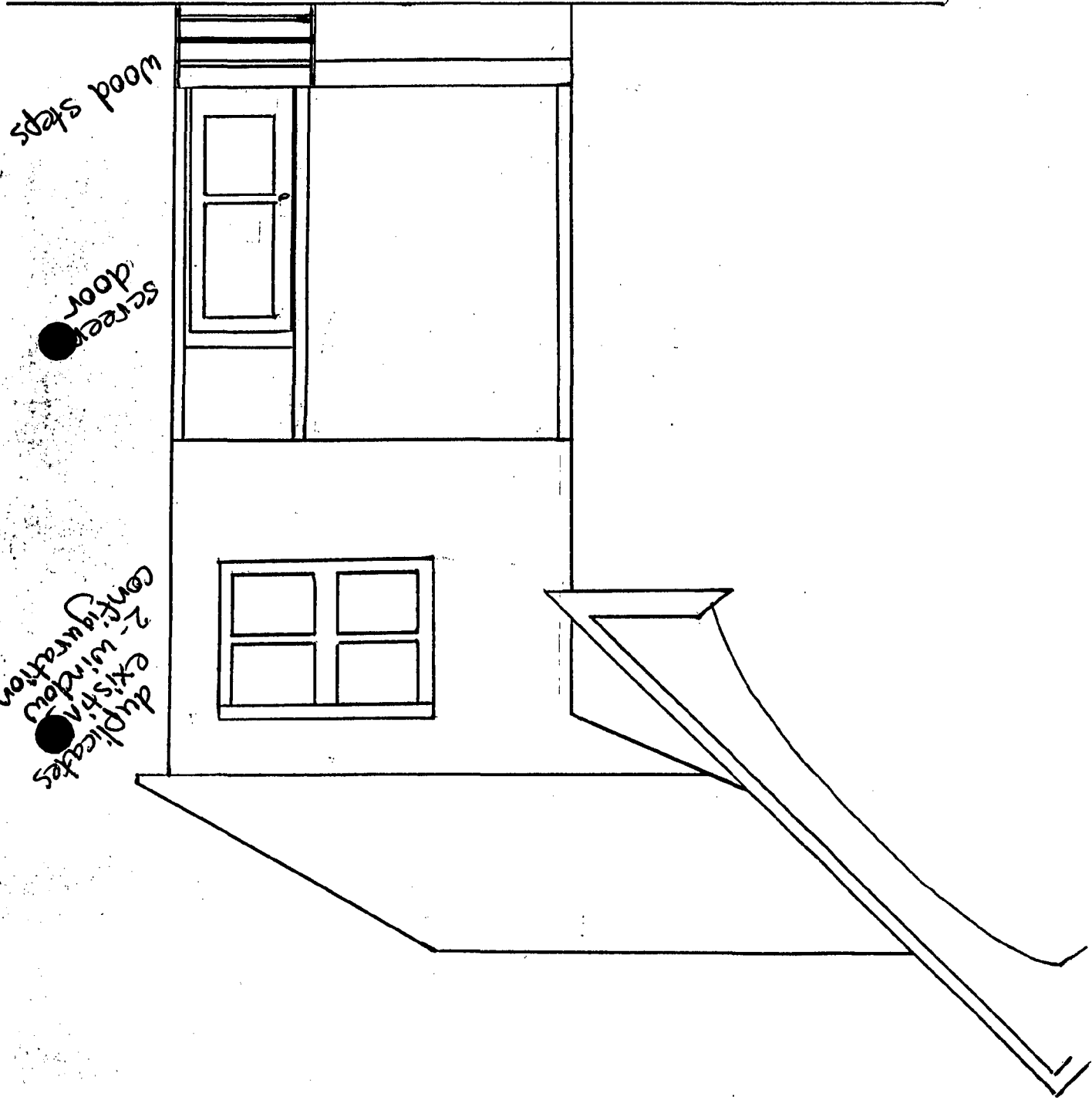
porch floor set 8" below 1st story



West Elevation



Proposed East Elevation



wood steps

screen door

duplicate existing 2- window configuration



LONG & FOSTER[®]
REALTORS[®]

7120 WILLOW AVENUE
TAKOMA PARK, MD



Built in the early 1900s this charming home brings the purchaser to another time and era. Imagine sitting on the front porch swing or walking one half block to the shops and restaurants of old town Takoma Park. Note the original woodwork, light fixtures, and hardwood floors as you tour the home. The fireplace and double doored vestibule are truly unique. Set on a quiet tree-lined street, this home is also within walking distance to Metro. The ride to Metro Center is a brief fifteen minutes! Even though the city of Takoma Park is five miles to Washington, DC there is a small town feel and many of its residents participate in community and environmental issues. The city of Takoma Park was the first planned commuter suburb in Montgomery County, founded in 1883 by Benjamin Franklin Gilbert. Its name reflects its hilly character, Takoma, an Indian name, means "high up...near heaven."

Thank you for visiting

BETTY COCHRAN CRS, GRI

RITA MUMAW GRI

VOICE MAIL/PAGER 301-406-4304

VOICE MAIL/PAGER 301-990-5326

Shady Grove Office / 15200 Shady Grove Road, Rockville, Maryland 20850 (13)
Local: (301) 869-4100 / Metro: (301) 670-9707



Front /
Southwest Corner





Front ✓
Porch Roof Detail



East Side

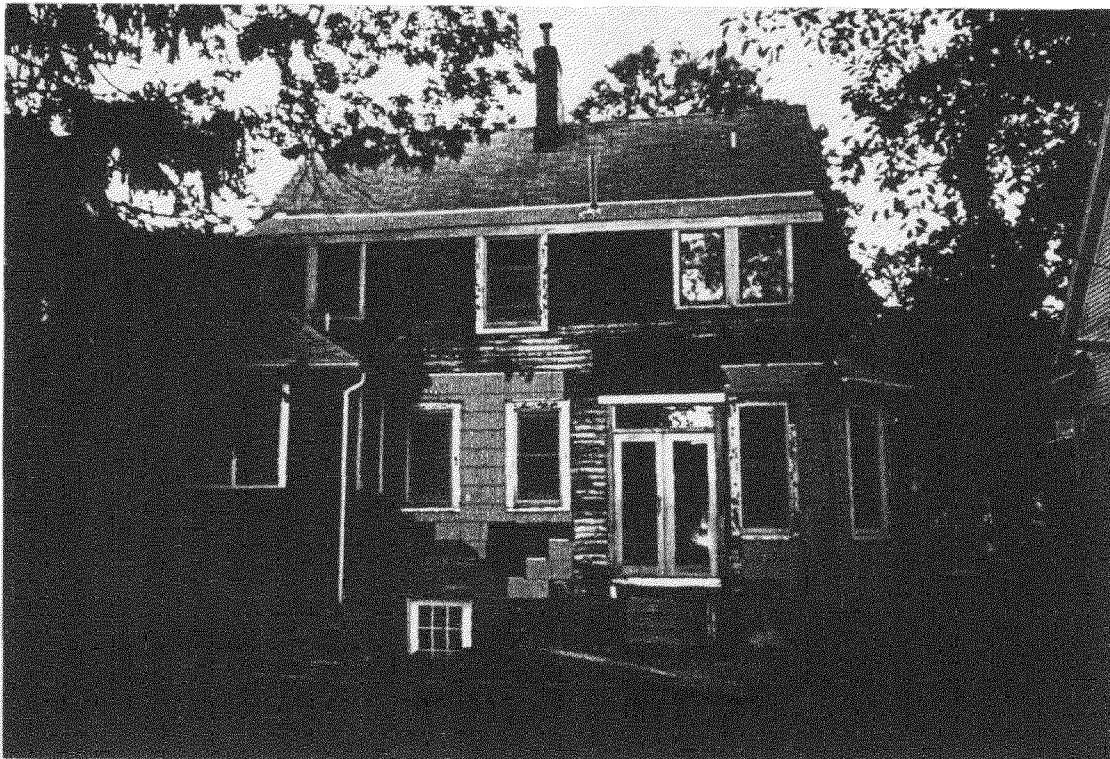


West Side



(17)

Rear





LONG & FOSTER[®]
REALTORS[®]

7120 WILLOW AVENUE
TAKOMA PARK, MD



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RITA MUMAW GRI

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Shady Grove Office / 15200 Shady Grove Road, Rockville, Maryland 20850
Local: (301) 869-4100 / Metro: (301) 670-9707



Front /
Southwest Corner





Front ✓
Porch Roof Detail



East Side

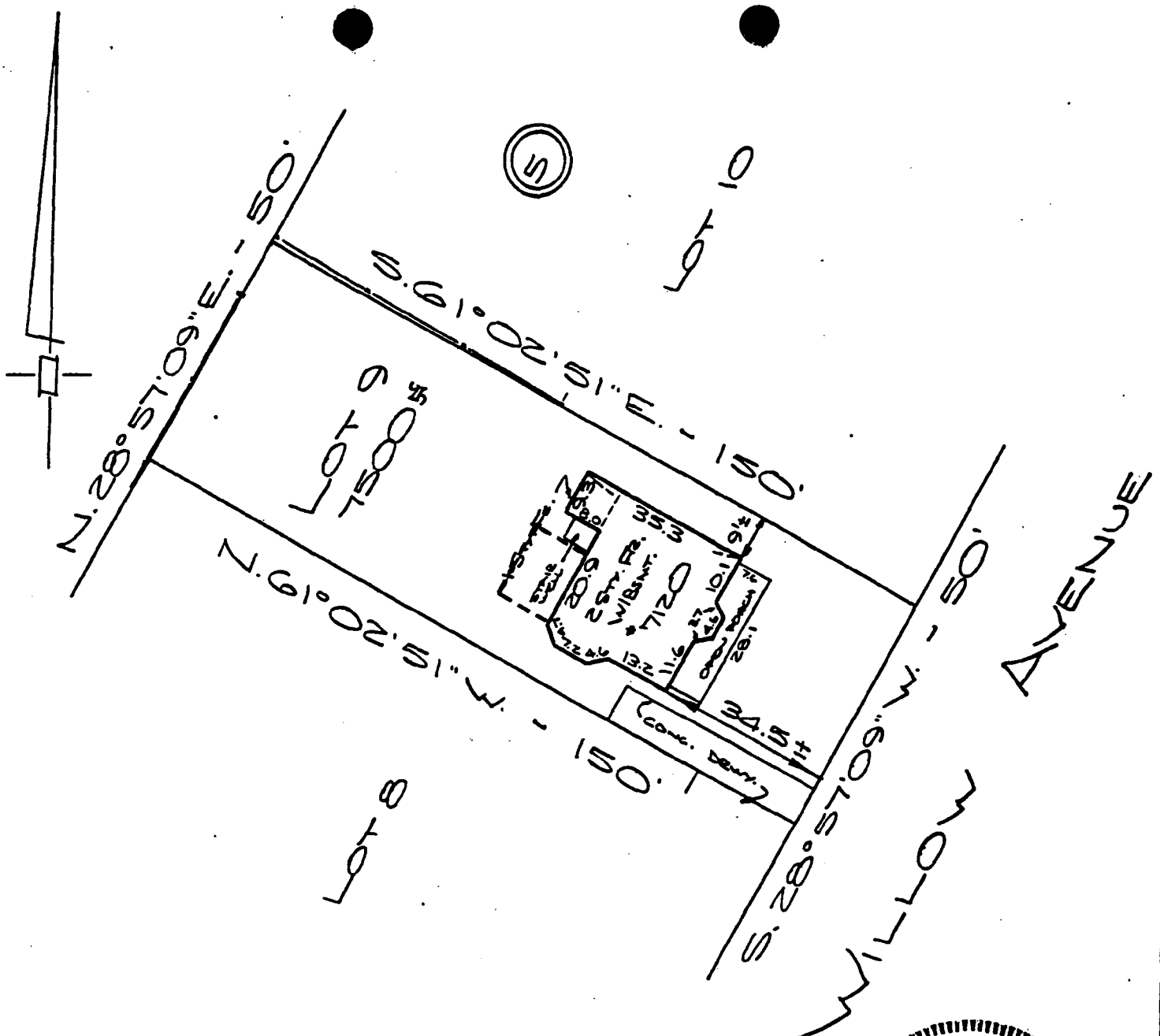


West Side

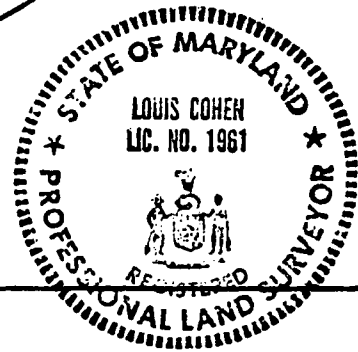


Rear





Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
LOT 9 BLOCK 5
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 TRUSTEES ADDITION TO
 TAKOMA PARK
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[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: **SEPT. 22, 1987**

CASE: **1156-87**

FILE: **28407**