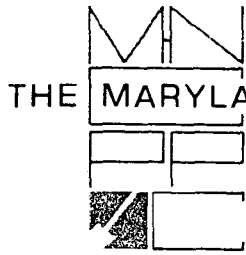


37/3-00LL 7301 Holly Avenue 48  
(Takoma Park Historic District)



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

November 7, 2000

**Mr. Steven Smith and Mrs. Jacqueline Newell**  
7301 Holly Avenue  
Takoma Park, MD 20912

Dear Mr. Smith and Mrs. Newell:

This letter is in response to our phone conversation and subsequent fax from Mr. Klockner. During our conversation you have requested a modification to the approved HAWP you received on September 29, 2000. The following changes to the HAWP were requested:

1. Replace the two basement windows on the north elevation with 3' x 3' wood, casement windows with a single vertical muntin.

The above revisions to the approved HAWP are **approved** at staff level. Any additional revisions to this HAWP would need to be reviewed by the Historic Preservation Commission prior to the project's commencement.

If you have any additional questions, please do not hesitate to contact me at 301-563-3404.

Sincerely,

Michele Naru  
Historic Preservation Planner

Cc: Toodles Shipley, Department of Permitting Services

ID: 301 4

J. CO, INC.

Post-it® Fax Note	7671	Date	11/7/00	# of pages	1
To	Michele Narca	From	Joseph		
Co/Dept	Mont. Co Historic	Co.	Klockner + Co		
Phone #	301-563-3404	Phone #	301-270-3033		
Fax #	563-3412	Fax #	270-1441		



Item# 170  
 Location: Basement  
 R.O: 2' 10" X 2' 11-3/8"  
 Jamb Depth: 4 9/16"  
 WallCond: 4-9/16"

Qty: 1

Right Hinge Casement, Frame:33-1/4 X 33-1/2: Architect Series, Wood,  
 Model 2, Primed Wood, 5/8" Clear IG Glazing, White Screen, White  
 Hardware, 7/8" ILT Trad Special (muntin pattern: 2Wx1H)

Notes:



Item# 180  
 Location: Basement  
 R.O: 2' 10" X 2' 11-3/8"  
 Jamb Depth: 4 9/16"  
 WallCond: 4-9/16"

Qty: 1

Left Hinge Casement, Frame:33-1/4 X 33-1/2: Architect Series, Wood,  
 Model 2, Primed Wood, 5/8" Clear IG Glazing, White Screen, White  
 Hardware, 7/8" ILT Trad Special (muntin pattern: 2Wx1H)

Notes:



Item# 190



ARCHITECT SERIES

Scale 6" = 1' 0"

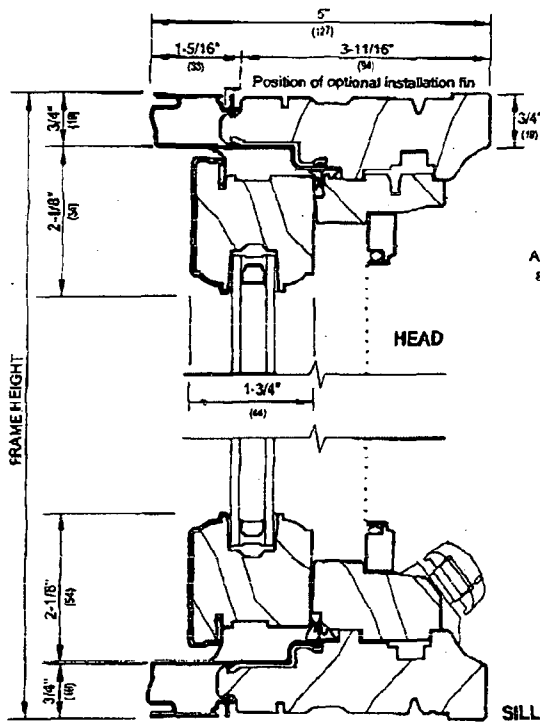
# Wood Casement Windows



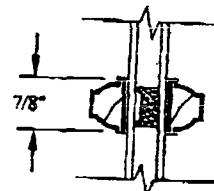
Architectural Series

## Unit Sections (Rectangular)

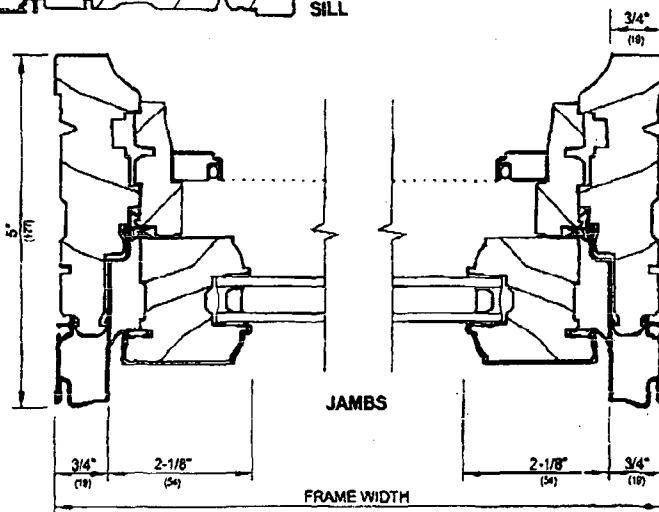
AST-9



All unit dimensions are approximate.



7/8" Wood



REV 12/99

asking for sketch of  
WINDOW -                       
left msg 11/07/00



**DATE:** November 3, 2000

**FAX TO THE ATTENTION OF:** Michele Naru  
**COMPANY OR ORG:** Montgomery County Historic Commission

**FAX #:** 301-563-3412

**PHONE #:**

**# of Sheets:** (including cover) two

**FROM:** Joseph Klockner

**Notes:**

Michele, Jacqueline Newell asked me to fax you the cut sheets for the basement windows for their house at 7301 Holly Ave., Takoma Park, Md.

The muntin patern matches the existing adjoining basement window.

If you have any questions, please call.

Please send staff report to: 7213 Holly Ave. Takoma Park MD 20912



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

20912  
DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Jacqueline L. Newell  
Daytime Phone No.: 301 588 5632

Tax Account No.: N/A  
Name of Property Owner: Stephen L. Smith + Jacqueline L. Newell Daytime Phone No.: 301 588 5632  
Address: 7301 Holly Avenue Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: Joseph Klockner Phone No.: 301 270 3033  
Contractor Registration No.: 32483  
Agent for Owner: N/A Daytime Phone No.: N/A

**LOCATION OF BUILDING/PREMISE**

House Number: 7301 Street: Holly Avenue  
Town/City: Takoma Park Nearest Cross Street: Dogwood Avenue  
Lot: 27 Block: 6 Subdivision: B.F. Gilbert's Resubdivision of Takoma Park  
Liber: 7621 Folio: 3+8 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: Rebuild sleeping porch remove trees near foundation  
1B. Construction cost estimate: \$ Unknown  
1C. If this is a revision of a previously approved active permit, see Permit # New app.

**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 App. to remove chain-linked fence around property.  
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.

Jacqueline L. Newell Sept 4, 2000  
Signature of owner or authorized agent Date  
Stephen L. Smith Sept 4, 2000

Approved: X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 9/29/00  
Application/Permit No.: 22499.3 Date filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Commission for Historic Preservation  
Edit 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**



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

Takoma Park MD 20912 DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400 APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jacqueline L. Newell Daytime Phone No.: 301 588 5632 Tax Account No.: N/A Name of Property Owner: Stephen L. Smith + Jacqueline Newell Daytime Phone No.: 301 588 5632 Address: 7301 Holly Avenue Takoma Park MD 20912 Contractor: Joseph Klockner Phone No.: 301 270 3033 Contractor Registration No.: 32483 Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 7301 Street: Holly Avenue Town/City: Takoma Park Nearest Cross Street: Dogwood Avenue Lot: 27 Block: 6 Subdivision: BF Gilbert's Re-subdivision of Takoma Park Liber: 7621 Folio: 318 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct [ ] Extend [x] Alter/Renovate [x] Move [ ] Install [ ] Wreck/Raze [ ] Revision [ ] Repair [ ] Revocable [ ] CHECK ALL APPLICABLE: A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [x] Shed [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [ ] Fence/Wall (complete Section 4) [x] Other: Rebuild sleeping porch remove trees near foundation 1B. Construction cost estimate: \$ Unknown 1C. If this is a revision of a previously approved active permit, see Permit # New app.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [x] WSSC 02 [ ] Septic 03 [ ] Other: 2B. Type of water supply: 01 [x] WSSC 02 [ ] Well 03 [ ] Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches App. to remove chain linked fence around property. 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: [ ] On party line/property line [x] 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 Applicant or authorized agent: Jacqueline L. Newell Date: Sept 4, 2000

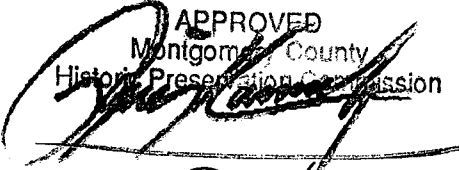
Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SCOPE OF WORK FOR 7301 HOLLY AVENUE, TAKOMA PARK, MARYLAND  
NEWELL/SMITH PROPERTY - Please mail staff report to our office at 7213 Holly Avenue,  
Takoma Park, MD 20912

②

1. Rebuilding of existing sleeping porch on the north and east elevations at the back of the house matching existing materials - 4" bead board siding, wood, painted to match rest of house, asphalt shingles on roof to match rest of roof, and new Pella architectural series custom casement windows, material - wood. Currently water has destroyed the roof, walls, and some of the joists. These will be rebuilt with wood, insulated and new windows to make the space usable all year round. Cut sheets for windows are included.
2. Rebuild (not increasing) deck on east elevation, 10' deep by 16' wide. New wood deck and rail to replace the existing one; custom spiral stair with wood tread and steel floral railing will be 4' in diameter; new parged and painted cms columns to match basement walls. Deck with painted and/or stained. Current lot size is 15,000 square feet. House, porches and garage are 2267 square feet. The new deck and staircase bring us to 15.1% of lot coverage, same as current coverage.
3. Replacing 2 basement windows in the north elevation with larger, double-pane glass, Pella architectural series custom awning windows, wood. These windows have significant water and termite damage and are above grade. New windows will not be below grade. Shape will be the same as existing. New windows will measure 3' x 3' and 3' x 2.5'. (larger)
4. Removal of chain-linked fence around property. Originally installed in late 1980s.
5. Removal of 4 trees and 1 azeala. Photos attached. Tree 1 - Southern magnolia on south elevation, near front porch, 11" diameter, flush with foundation. Tree 2 - Black walnut on north elevation near back of house, 5" diameter, 19" from foundation. Tree 3 - azeala on north elevation, middle of house, 5" in diameter, 46" from foundation. Tree 4 - maple north elevation, 5" diameter, 36" from foundation. Tree 5 - mulberry on north elevation, near front porch, 7" diameter, 22" from foundation..

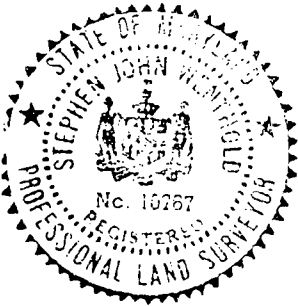
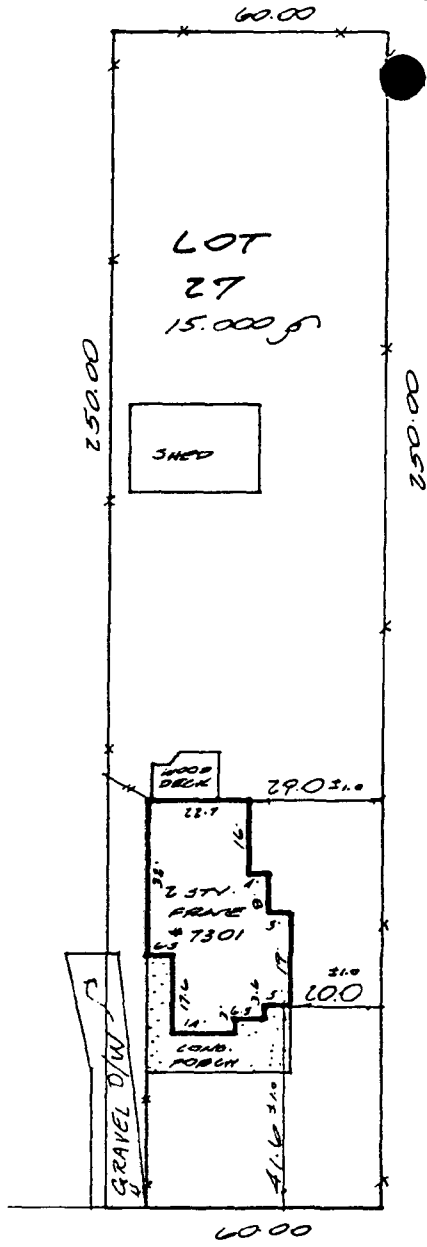
revision to  
existing  
Hamp

APPROVED  
Montgomery County  
Historic Preservation Commission  
  
① 9/29/00

9-4-2000



3



PROPERTY PREDATES MODERN DAY ZONING.

Unable to verify location of fences due to vegetation.

No evidence of property corners was found. Apparent occupation is shown.

HOLLY AVENUE

Date: 06-30-00 Scale: 1"=10' Drn: B.D.  
 Plat Book: B  
 Plat No.: 24 NO TITLE REPORT FURNISHED  
 Work Order: 00-2890  
 Address: 7301 HOLLY AVENUE  
 District: 13  
 Jurisdiction: MONTGOMERY COUNTY, MD

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 utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

*Stephen J. Wentzold*

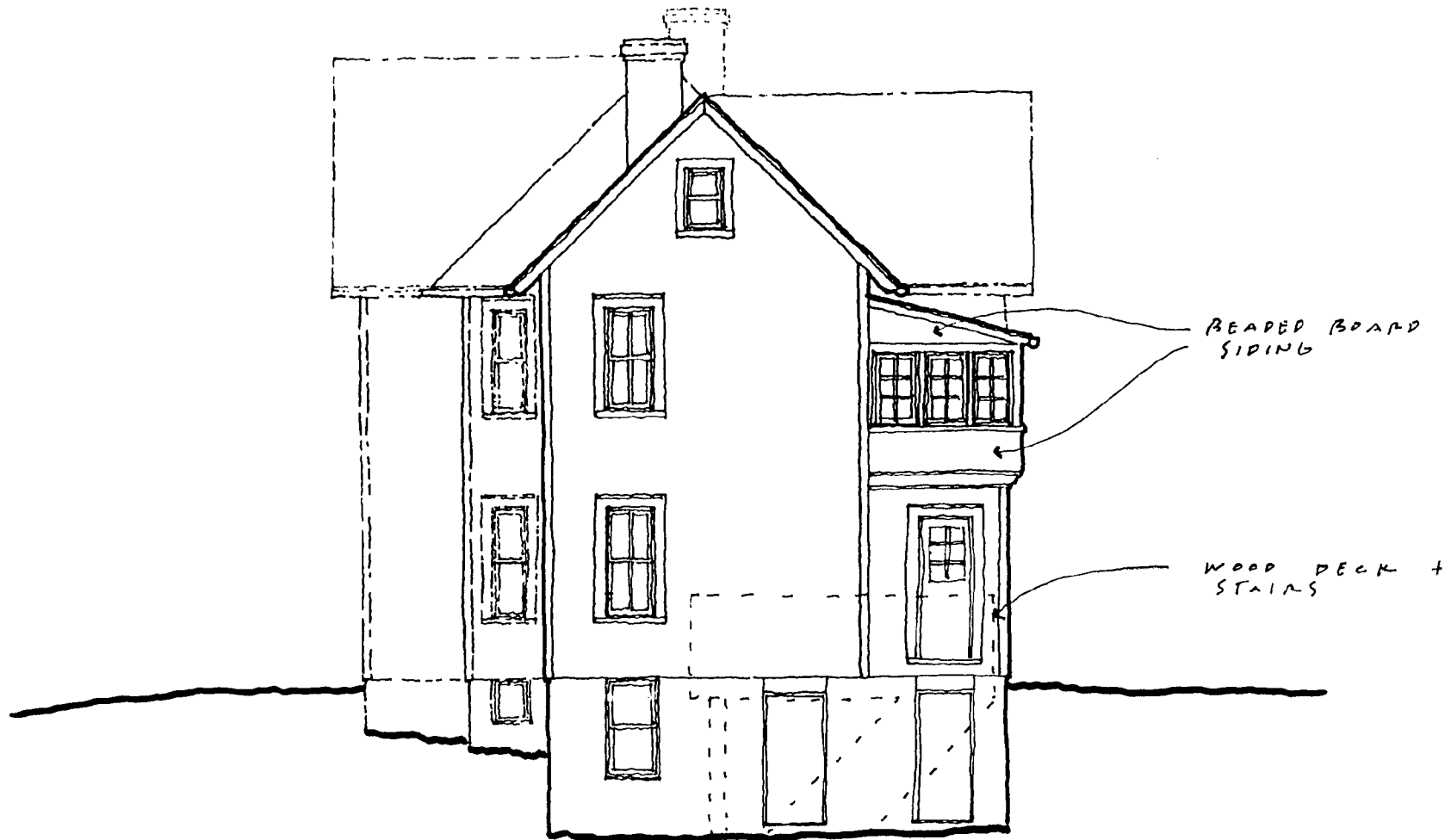
LOCATION DRAWING  
 LOT 27 BLOCK 6  
 TAKOMA PARK

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.



Meridian Surveys, Inc.  
 811 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20879  
 (301) 721-9400

27



**East Elevation - Existing**  
1/8" = 1'-0"

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
-7213 Holly Avenue  
Takoma Park, MD  
7301 Holly  
**Hellcon Works**  
Making Home : Ecology  
Architecture Education

5



NEW DORMERS w/  
WD. TRIM + SHINGLES  
TO MATCH EXIST.

2 - NEW WINDOWS  
FLANKING EXIST.

NEW PORCH TO MATCH  
EXIST. -  
BEADED BOARD  
SIDING  
CASEMENT WINDOWS

DOUBLE-HUNG WINDOW  
TO REPLACE EXIST. DOOR

NEW  
WOOD DECK +  
RAIL TO REPLACE  
EXIST.

CUSTOM STL. SPIRAL  
STAIR w/ WD. TREADS  
+ FLORAL RAILING

NEW FRENCH DOORS

NEW CARVED + PAINTED  
CMU COLUMNS -  
THE BASEMENT WALLS

**East Elevation - Renovated**

1/8" = 1'-0"

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home: Ecology  
Architecture Education

NEW DORMER w/  
WD. TRIM +  
SHINGLES TO  
MATCH EXIST.

EXIST.  
WOOD  
SHINGLES

BUILD  
FITTING PORCH-  
MATCH EXIST

BEADED  
BOARD  
SIDING, T&E  
NEW  
WOOD  
DECK +  
RAIL

EXIST.  
BEADED  
BOARD  
SIDING

ENLARGE EXIST.  
WINDOWS - T&E  
LOWER EXIST. GRADE

NEW PARAPET  
+ PAINTED CMU  
COLS + PILASTERS -  
T&E BASEMENT  
WALLS



### North Elevation - Renovated

1/8" = 1'-0"

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home: Ecology  
Architecture Education

# Tree Survey

7



BEADED BOARD SIDING

WOOD DECK

WOOD SHINGLES

BEADED BOARD SIDING

(Photo 2)  
Hickory Walnut  
5" diameter  
19" from foundation

(Photo 3) *A. Zelera*  
Several  
small trunks  
each ~5"  
46" from foundation

(Photo 4)  
Maple  
36" from  
foundation  
~5" diameter

Mulberry  
22"  
from  
foundation  
7" diameter  
Photo 5

## North Elevation - Existing

1/8" = 1'-0"

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD  
7301 HOLLIF  
**Helicon Works**  
Making Home : Ecology  
Architecture Education

tree canopy

ASPHALT SHINGLES, TYP.

BRICK CHIMNEY, TYP.

WOOD SHINGLES  
WOOD TRIM, TYP.

6" WOOD SIDING, TYP.

WOOD DOUBLE-HUNG WINDOWS, TYP.

PAVED CONCRETE BLOCK



Photo 1  
Magnolia  
flush at base  
11" diameter

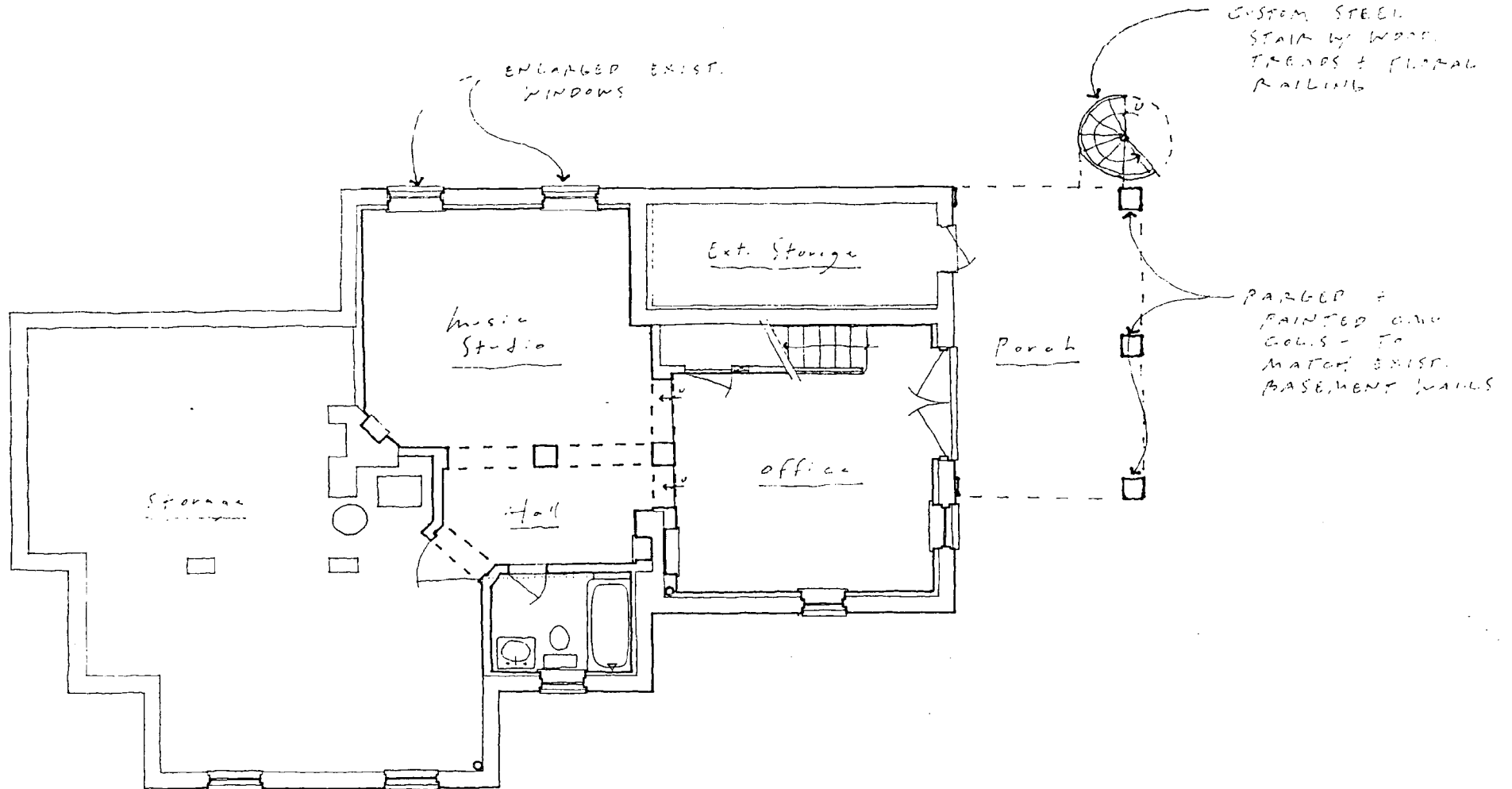
**South Elevation - Existing**

1/8" = 1'-0"

W/ TYPICAL NOTES.

**Renovations & Additions to the HOME**  
of  
Steve & J-Lee Newell  
7243 Holly Avenue  
Takoma Park, MD  
7301 Holly  
**Hellcon Works**  
Making Home : Ecology  
Architecture Education

9



**Renovated Basement Floor Plan**

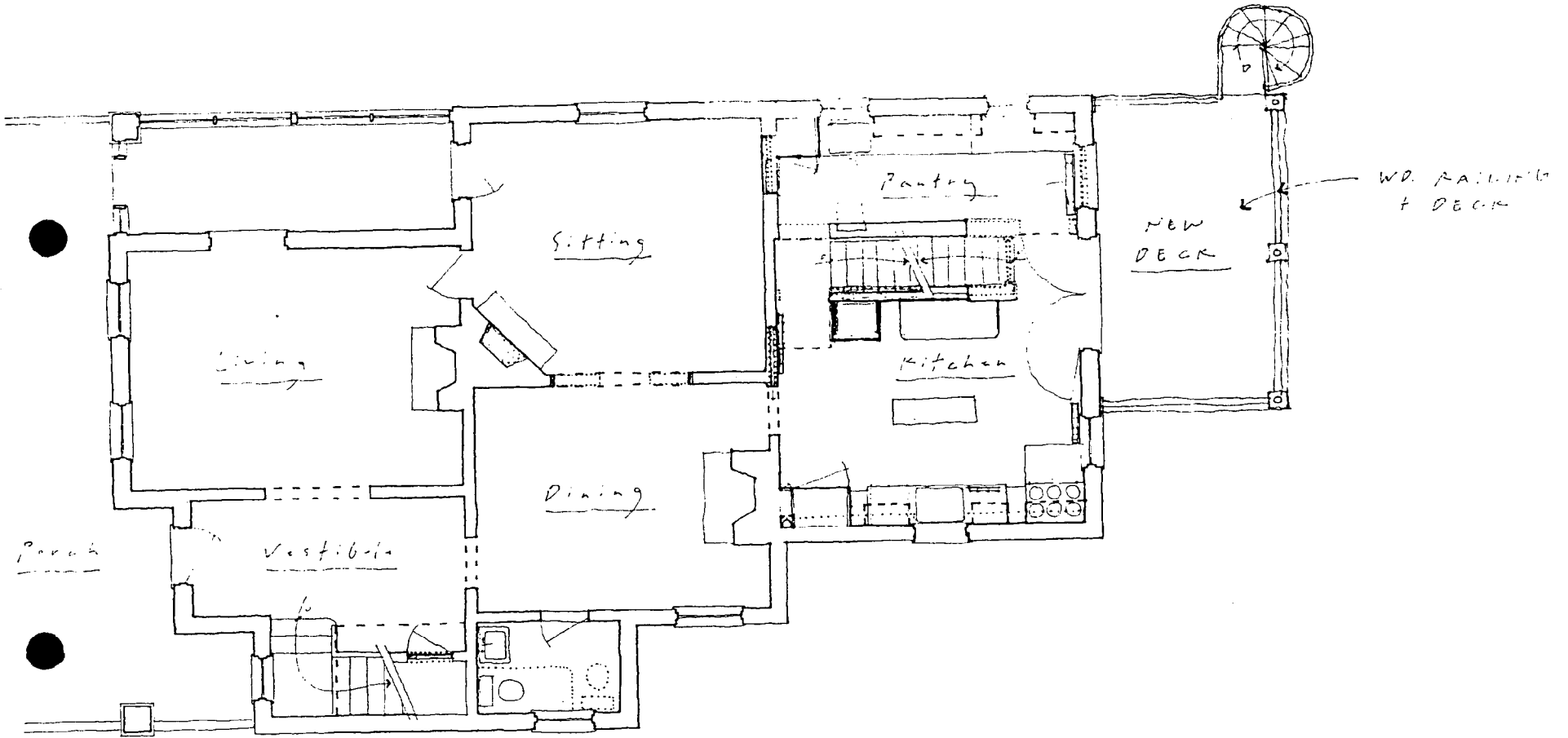
1/8" = 1'-0"

**Renovations & Additions to the HOME**

of  
**Steve & J-Lee Newell**  
 7213 Holly Avenue  
 Takoma Park, MD

**Helicon Works**  
*Making Home: Ecology*  
**Architecture Education**

101



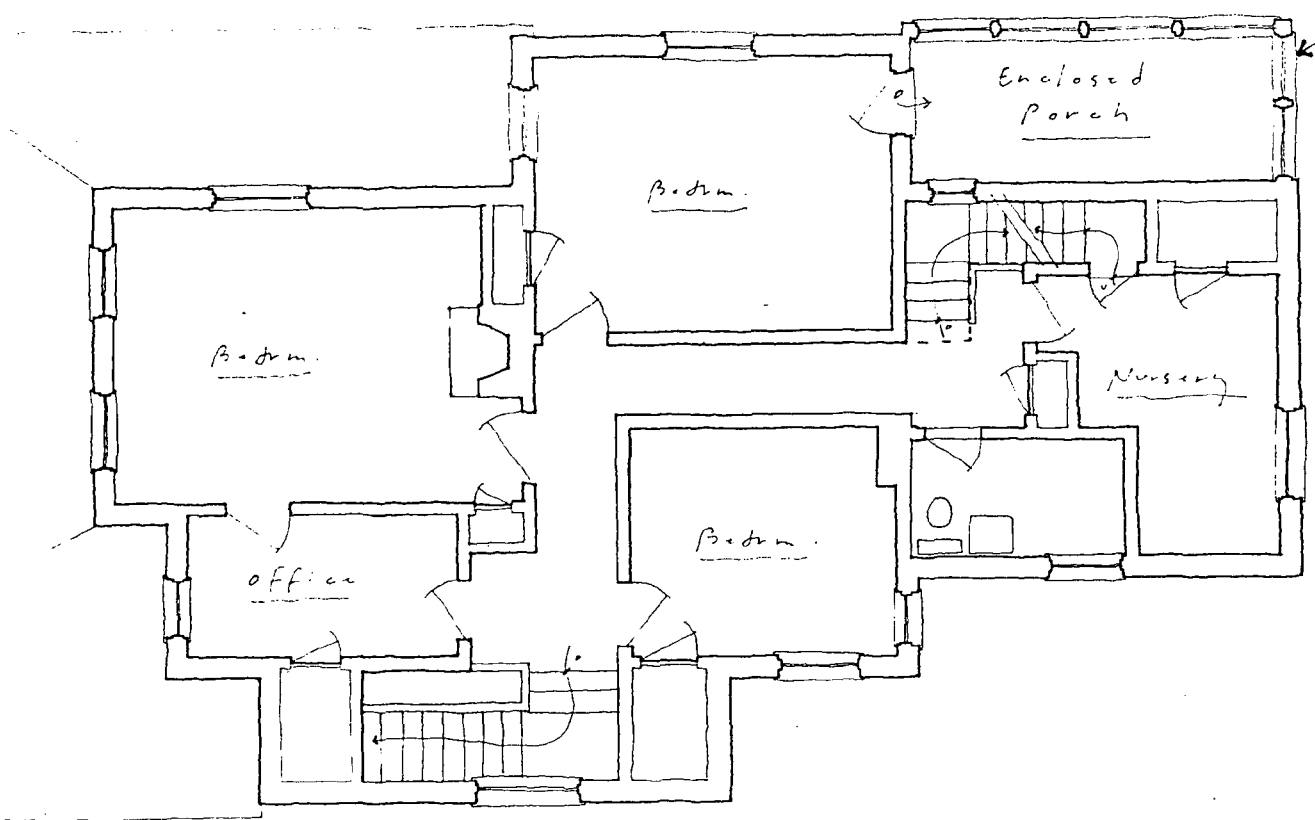
**Renovated 1<sup>st</sup> Floor Plan**  
1/8" = 1'-0"

Renovations & Additions to the  
H O M E  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home : Ecology  
Architecture Education



11



REPLACE EXIST.  
PORCH -  
TO MATCH EXIST.  
MAINTAIN AS MUCH  
FRAMING AS POSSIBLE

**Renovated 2<sup>nd</sup> Floor Plan**  
1/8" = 1'-0"

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Hellcon Works**  
Making Home : Ecology  
Architecture Education



Sleeping porch, north elevation  
see description scope of work item # 1



existing deck, east elevation  
to be rebuilt per scope of work  
item # 2



existing deck, from south  
to be rebuilt per scope of  
work item # 2



basement windows to be replaced  
at north elevation per scope of  
work item 3

Tree Survey

16



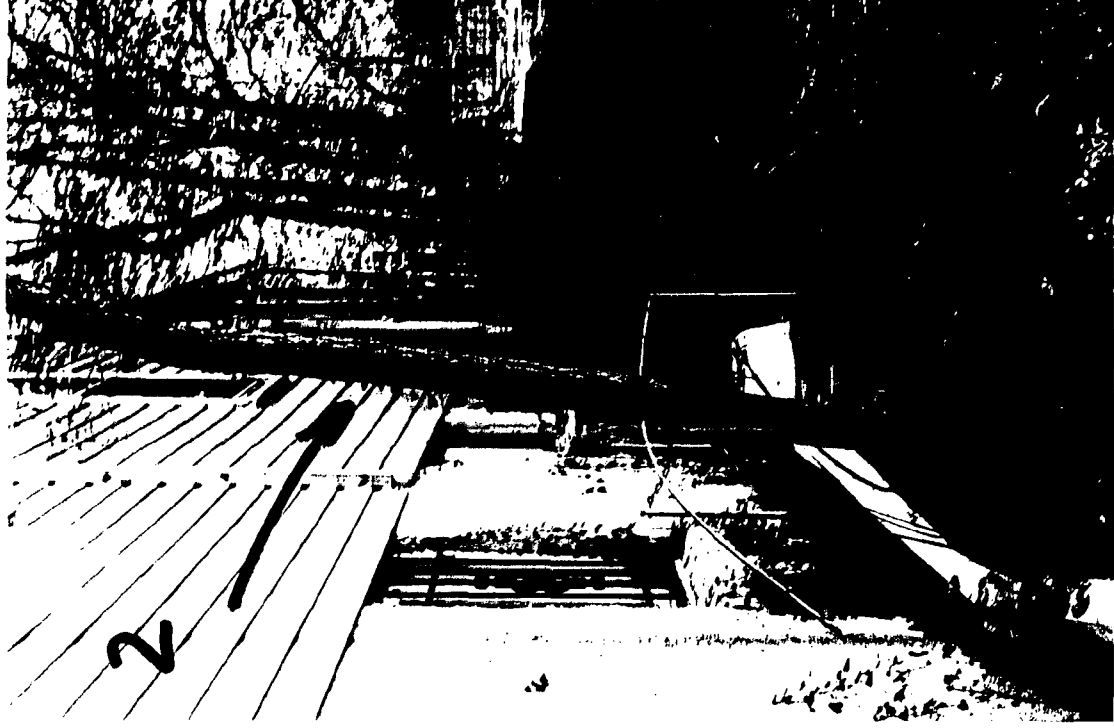
11" Magnolia, flush to foundation

2/

Tree Survey



II



5" Black walnut  
19" from foundation

3/

# Tree Survey

18



Cluster of Azelas  
Various diameters, up to 5"  
46" from foundation



4

# Tree Survey

19

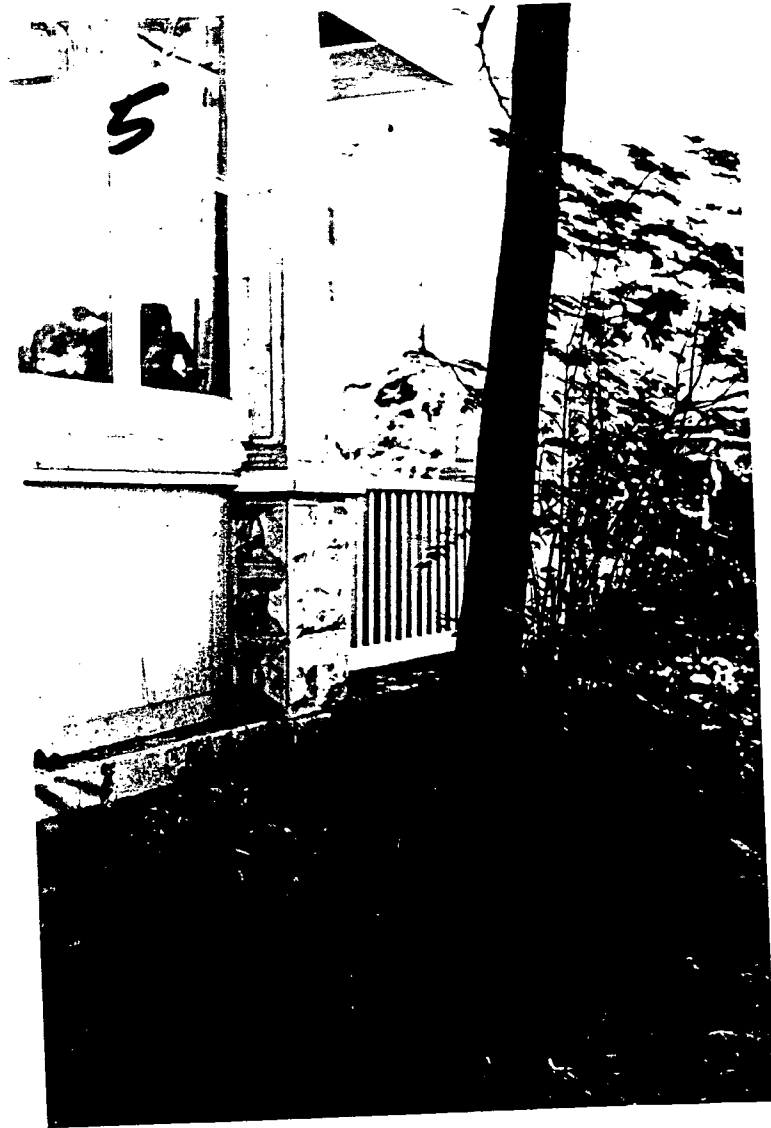


5" Maple  
36" from foundation

Tree Survey

20

5/



7" Mulberry  
22" from foundation

**7301 Holly Avenue  
Takoma Park, MD 20912**

**Adjacent Properties**

Next door

Gary Norvell and Colleen Boothby  
7219 Holly Avenue  
Takoma Park, MD 20912

Allen and Carolyn Bassing  
7303 Holly Avenue  
Takoma Park, MD 20912

Across street

Felice Busto  
7300 Holly Avenue  
Takoma Park, MD 20912

Property in back

James Epstein  
4 Barclay Avenue  
Takoma Park, MD 20912  
Mailing address:  
EFO  
21 Dupont Circle #330  
Washington, DC 20036

file

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 8-17-00

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS# 224993

HPC# 37/3-00LL

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

         Approved

X Approved with Conditions ① THE APPLICANT DOES NOT  
INSTALL THE CASEMENT WINDOWS IN  
THE GABLE-END OF THE SOUTH ELEVATION.

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: STEVEN SMITH & JACQUELINE NEWELL

Address: 7301 HOLLY AVE 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.

OUTSTANDING RESOURCE



RETURN TO: DEPARTMENT OF PERMITTING SERVICE  
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: Stephen L. Smith and Jacqueline L. Newell  
Daytime Phone No.: 301 588 5632

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Stephen L. Smith and Jacqueline L. Newell Daytime Phone No.: 301-588-5632  
Address: 7213 Holly Avenue, Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: We are interviewing contractors now Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7301 ~~Holly Avenue~~ Street: Holly Avenue  
Town/City: Takoma Park Nearest Cross Street: Dogwood Avenue  
Lot: 27 Block: 6 Subdivision: B.F. Gilberts Resubdivision of Takoma Park  
Liber: 7621 Folio: 378 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: 2 dormers, 2 glass doors, ornate windows

1B. Construction cost estimate: \$ unknown, gathering estimates now

1C. If this is a revision of a previously approved active permit, see Permit # N/A

### 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 N/A  
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.

Stephen L. Smith  
Jacqueline Newell  
Signature of owner or authorized agent

July 26, 2000  
Date

Approved: X W/CONDITION For Chairperson Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 8/17/00  
Application/Permit No.: 224993 Date Filed: 7/27/00 Date Issued: \_\_\_\_\_

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

**WRITTEN DESCRIPTION OF PROJECT**

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

1897, Queen-Ann Style, wooden single-family home. With a shared gravel driveway. Basement opens to back garden; garage/shed in garden - also wooden. Existing back doors are refitted, new doors. Windows appear to be original. Wooded lot.

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

Adding 2 dormers to third floor, matching exterior wooden shingles, windows. Adding double doors to existing deck and converting old back door to window. Adding double doors to basement to open to back garden. Also 3rd floor windows on east and south existing walls, adding 2 flanking windows, same material.

**SITE PLAN** See attached

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** See attached

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.
- 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** See attached; noted on plans

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** See attached

- 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.

6. **TREE SURVEY** N/A

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS** See attached

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 8-17-00

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

DPS# 224093  
HPC# 37/3-00LL

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.

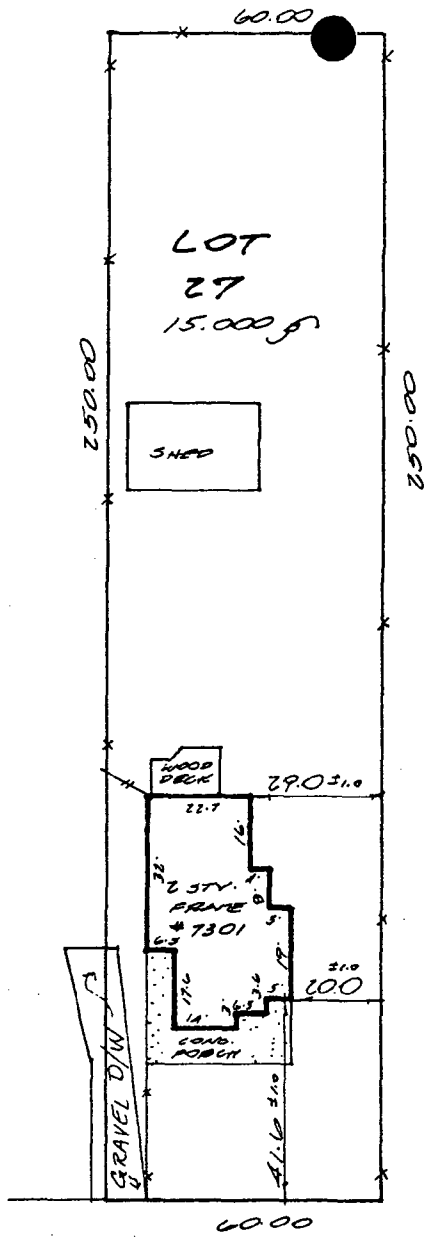
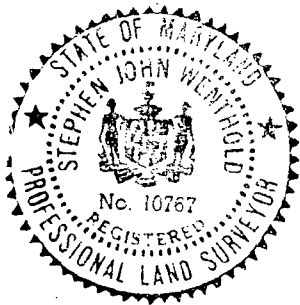
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

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 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 also 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!



PROPERTY PREDATES MODERN DAY ZONING.

Unable to verify location of fences due to vegetation.

No evidence of property corners was found. Apparent occupation is shown.

HOLLY AVENUE

Date: 06-30-00 Scale: 1"=40' Drn: B.D.  
 Plat Book: B  
 Plat No.: 24 NO TITLE REPORT FURNISHED  
 Work Order: 00-2890  
 Address: 7301 HOLLY AVENUE  
 District: 13  
 Jurisdiction: MONTGOMERY COUNTY, MD

**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 utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

*Stephen J. Wenthold*

**LOCATION DRAWING  
 LOT 27 BLOCK 6  
 TAKOMA PARK**

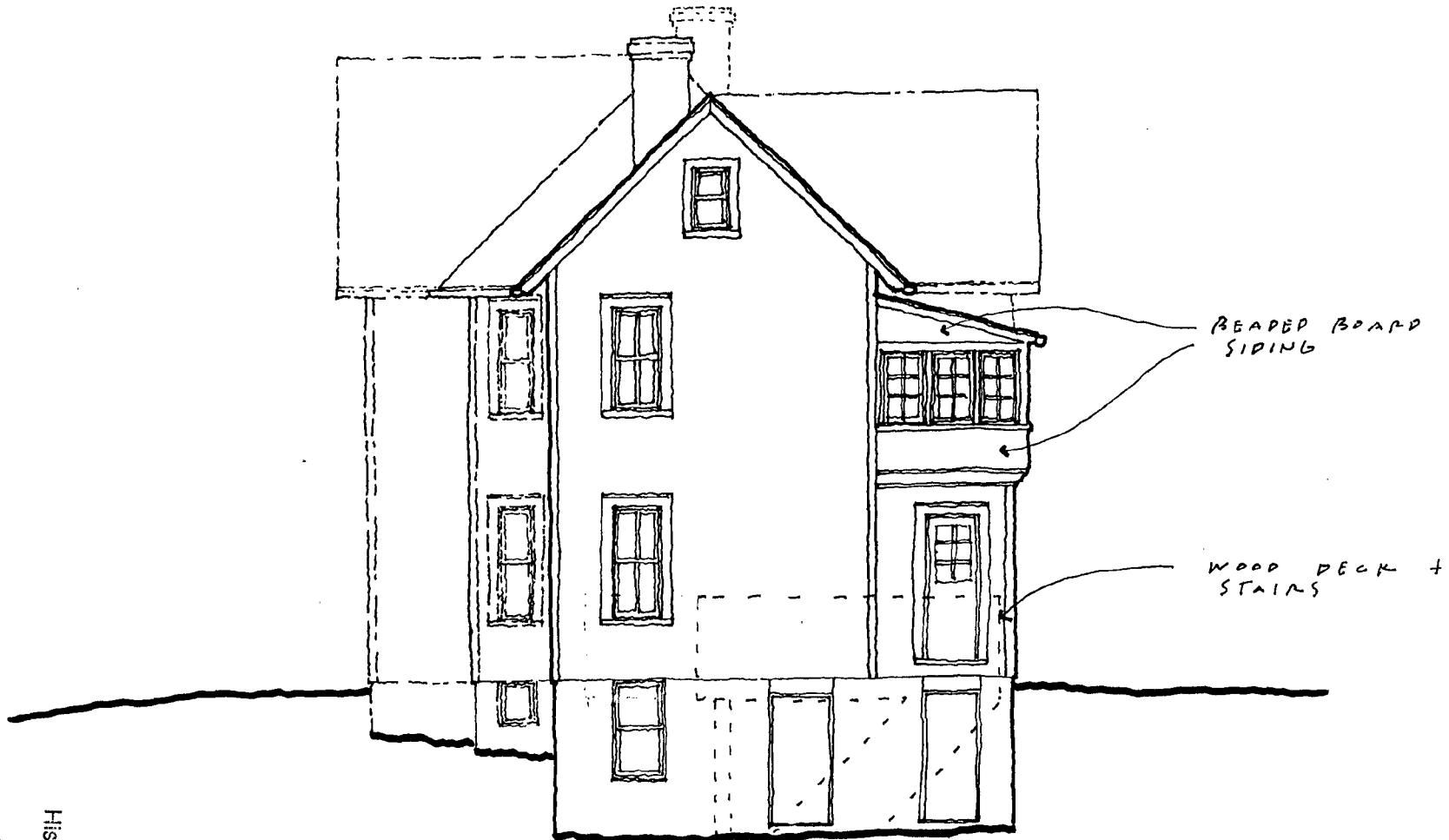
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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.



**Meridian Surveys, Inc.**  
 811 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20879  
 (301) 721-9400



*Handwritten signature*



*Handwritten signature*  
APPROVED  
Montgomery County  
Historic Preservation Commission

**East Elevation - Existing**

1/8" = 1'-0"

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD  
  
**Hellcon Works**  
Making Home : Ecology  
Architecture Education



NEW DORMERS w/  
WD. TRIM + SHINGLES  
TO MATCH EXIST.

2 - NEW WINDOWS  
FLANKING EXIST.

EXIST.  
BEADED BOARD  
SIDING

DOUBLE-HUNG WINDOW  
TO REPLACE EXIST. DOOR

EXIST.  
WOOD DECK +  
STAIRS

NEW FRENCH DOORS

**East Elevation – Renovated**

1/8" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

Renovations & Additions to the  
HOME

of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home: Ecology  
Architecture Education

ASPHALT  
SHINGLES,  
TYP.

BRICK  
CHIMNEY,  
TYP.

WOOD  
SHINGLES  
WOOD TRIM,  
TYP.

6" WOOD  
SIDING, TYP.

WOOD  
DOUBLE-HUNG  
WINDOWS,  
TYP.

PAVED  
CONCRETE  
BLOCK



APPROVED  
 Montgomery County  
 Historic Preservation Commission

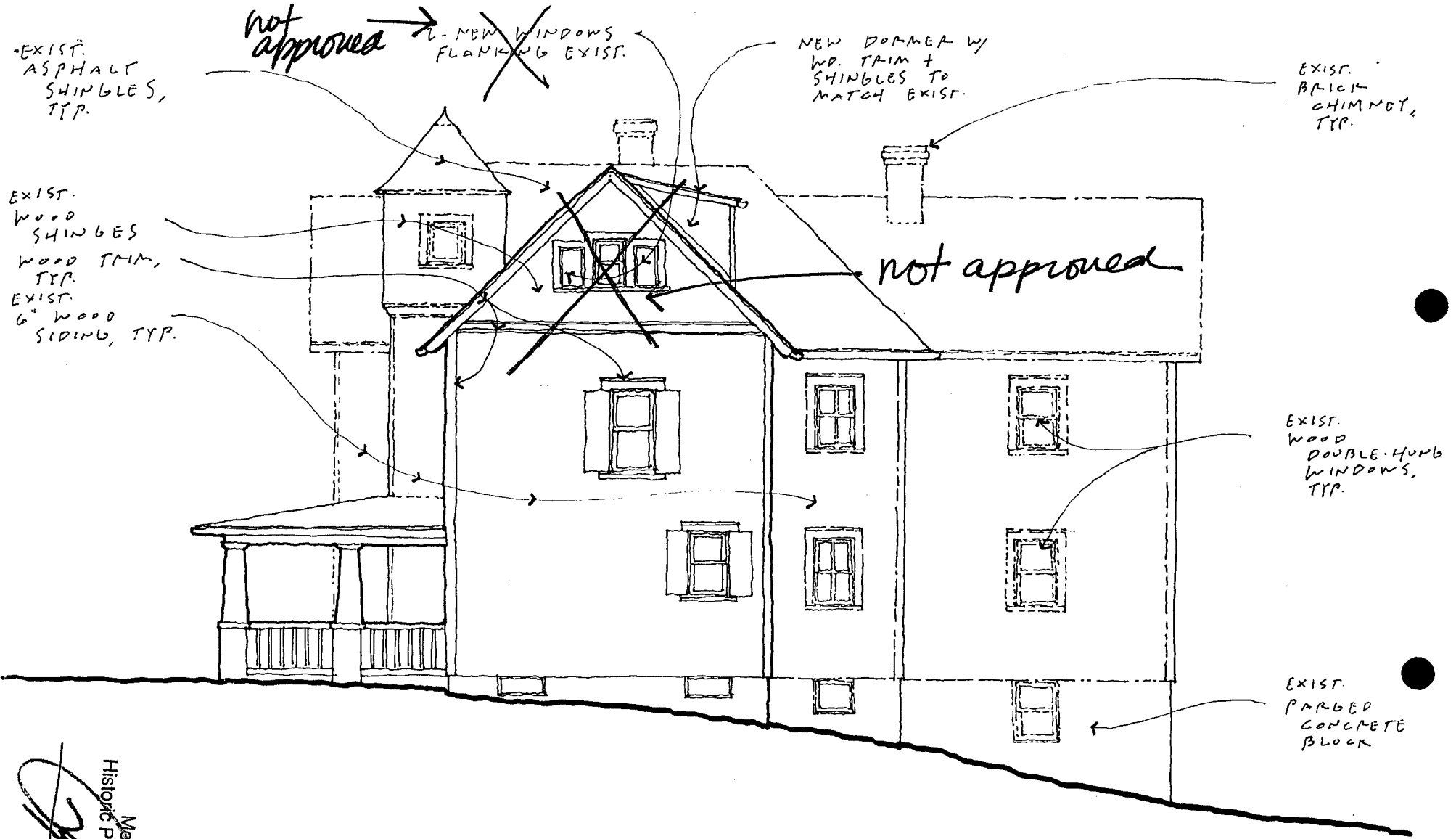
**South Elevation - Existing**

1/8" = 1'-0"

W/ TYPICAL NOTES.

**Renovations & Additions to the  
 HOME**  
 of  
**Steve & J-Lee Newell**  
 7213 Holly Avenue  
 Takoma Park, MD

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 Architecture Education



not approved → 2-NEW WINDOWS FLANKING EXIST.

NEW DORMER w/ WP. TRIM + SHINGLES TO MATCH EXIST.

EXIST. BRICK CHIMNEY, TYP.

EXIST. WOOD SHINGLES WOOD TRIM, TYP. EXIST. 6" WOOD SIDING, TYP.

not approved

EXIST. WOOD DOUBLE-HUNG WINDOWS, TYP.

EXIST. PARBED CONCRETE BLOCK

**South Elevation – Renovated**  
1/8" = 1'-0"

ALL NEW WORK TO MATCH EXIST. MATERIALS + DETAILS

**Renovations & Additions to the HOME**  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home: Ecology  
Architecture Education

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*



APPROVED  
 Montgomery County  
 Historic Preservation Commission

**North Elevation - Existing**

1/8" = 1'-0"

Renovations & Additions to the  
 HOME

of  
 Steve & J-Lee Newell  
 7213 Holly Avenue  
 Takoma Park, MD

**Helicon Works**  
*Making Home: Ecology*  
 Architecture Education

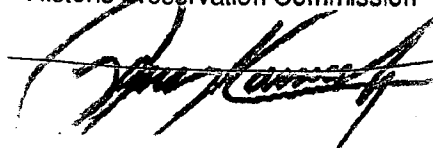
NEW DORMER w/  
WD. TRIM +  
SHINGLES TO  
MATCH EXIST.

EXIST.  
WOOD  
SHINGLES

EXIST.  
BEADED  
BOARD  
SIDING  
EXIST.  
WOOD  
DECK

EXIST.  
BEADED  
BOARD  
SIDING

APPROVED  
Montgomery County  
Historic Preservation Commission



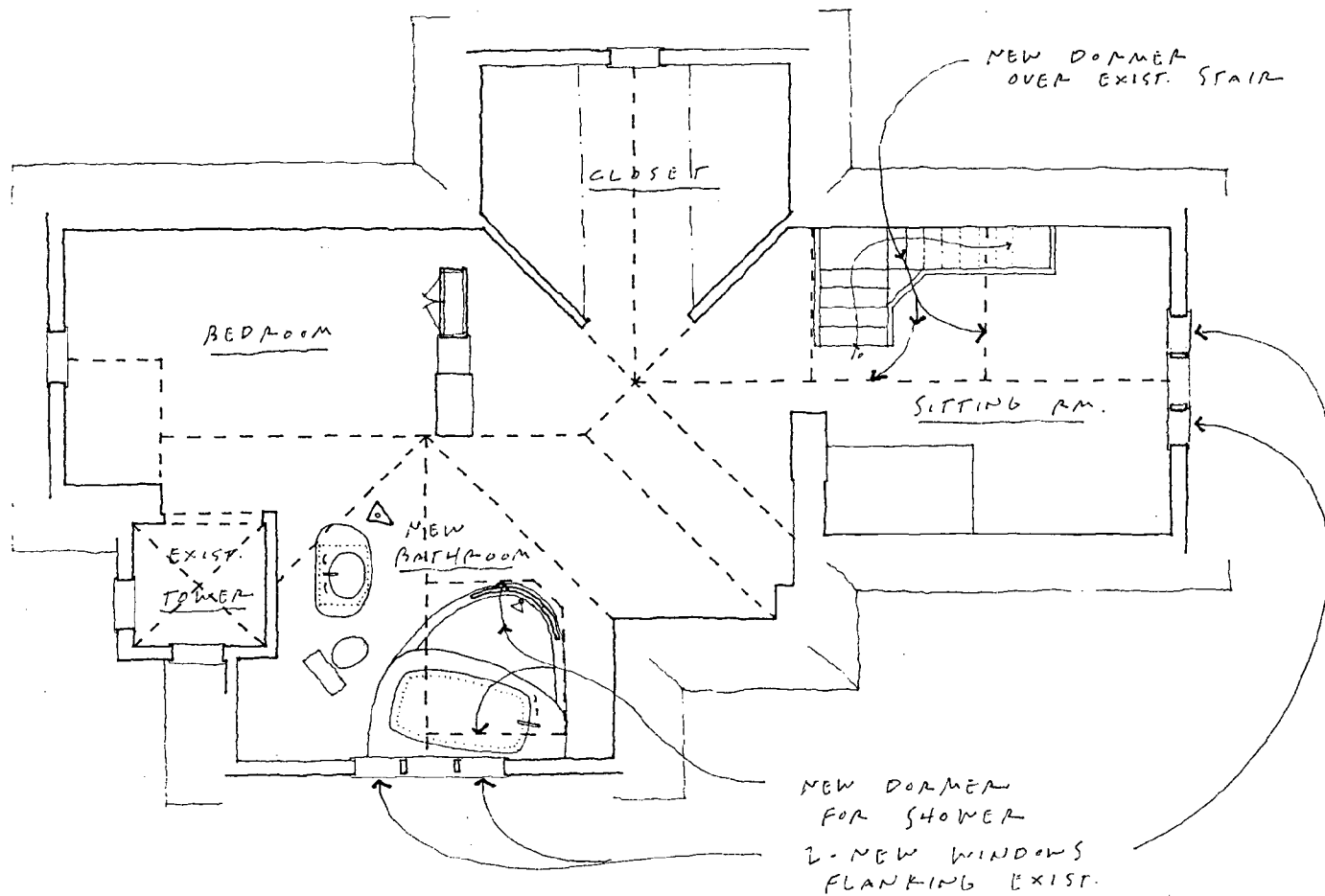
**North Elevation – Renovated**

1/8" = 1'-0"

Renovations & Additions to the  
HOME

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Steve & J-Lee Newell  
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**Helicon Works**  
Making Home : Ecology  
Architecture. Education



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]*

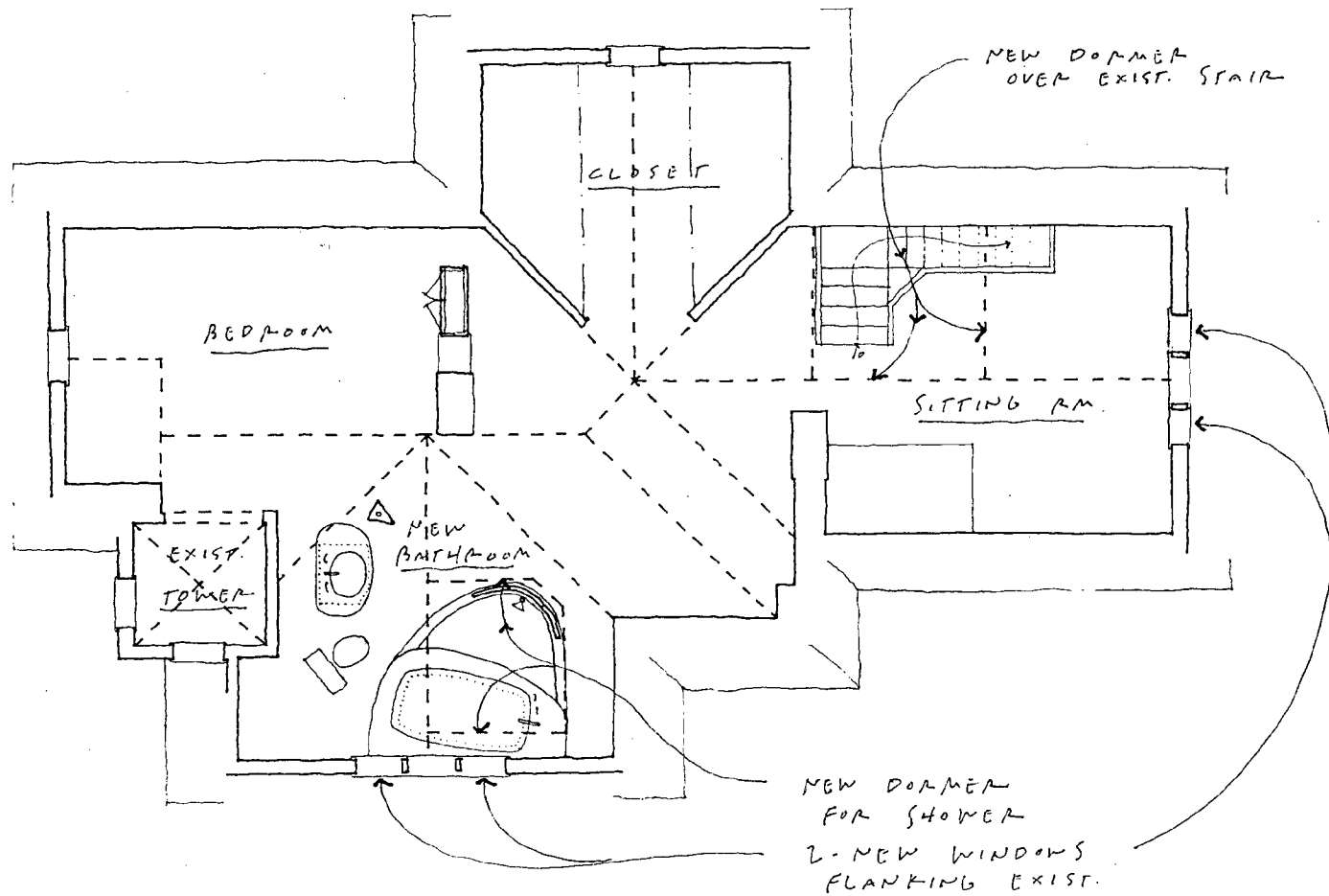
**Renovated Attic Plan**  
 1/8" = 1'-0"

EXIST. ATTIC A SHELL.  
 ALL INTERIOR WORK +  
 TWO DORMERS NEW.



Renovations & Additions to the  
 HOME  
 of  
 Steve & J-Lee Newell  
 7213 Holly Avenue  
 Takoma Park, MD

**Helicon Works**  
 Making Home: Ecology  
 Architecture Education



APPROVED  
Montgomery County  
Historic Preservation Commission

**Renovated Attic Plan**

1/8" = 1'-0"

EXIST. ATTIC A SHELL.  
ALL INTERIOR WORK +  
TWO DORMERS NEW.



Renovations & Additions to the  
HOME

of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

7301 Holly  
**Helicon Works**  
Making Home: Ecology  
Architecture Education



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 7301 Holly Avenue, Takoma Park      **Meeting Date:** 08/16/00  
**Resource:** Outstanding Resource      **Report Date:** 08/09/00  
                  **Takoma Park Historic District**  
**Review:** HAWP      **Public Notice:** 08/02/00  
**Case Number:** 37/03-00LL      **Tax Credit:** None  
**Applicant:** Steven Smith and Jaqueline Newell      **Staff:** Michele Naru  
**PROPOSAL:** Dormer, Door and Window Installation      **RECOMMEND:** Approval w/ cond.

---

**CONDITION:**

1. The applicant does not install the casement windows in the gable-end of the south elevation.

**PROJECT DESCRIPTION:**

**SIGNIFICANCE:** Outstanding Resource in Takoma Park Historic District.  
**STYLE:** Queen Anne  
**DATE:** 1880s

This Queen Anne dwelling is located in the Takoma Park Historic District. A full-width porch detailed with rusticated piers and battered wood columns ornaments the principal façade. The house is clad with wood siding. The complex, cross gable roofline with tower is sheathed in asphalt shingles and detailed with two brick chimneys.

**PROPOSAL:**

The proposal is to:

**East Elevation (Rear)**

1. Enlarge existing single-door opening on basement level and install a set of wood, French doors.
2. Remove existing door on first floor level and install a wood, 1/1 double-hung window.
3. Install a set of wood, French doors on the first floor level.

4. Flank the existing window on the third level with a pair of wood, casement windows.
5. Install a single-bay dormer on the rear roof slope of the principal massing. The dormer will contain a set of six-light wood, casement windows and will be clad in true-fishscale shingles.

#### **South Elevation (Side)**

1. Flank the existing window on the third level with a pair of wood, casement windows.

#### **North Elevation (Side)**

1. Install a two-bay dormer on the roof slope of the rear historic addition. The dormer will contain two sets of six-light wood, casement windows and will be clad in true-fishscale shingles.

#### **STAFF DISCUSSION**

Staff notes that this proposal for alterations to an Outstanding Resource should “receive the most detailed level of design review.”

In considering the current proposal, staff turned to the *Takoma Park Historic Preservation Review Guidelines*, which was prepared in 1993 to provide guidance to the Historic Preservation Commission in their consideration of new proposals within the historic district. The following guidelines pertain to this proposal.

1. **Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.**
2. **Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged.**
3. **Preservation of original building materials and use of appropriate, compatible new material is encouraged.**

#### **East Elevation**

Proposal Items #1 through #5:

Staff recommends approval for the proposed alterations to the rear elevation of the historic addition and the construction of a dormer on the rear roof slope. These alterations would not negatively impact the integrity of this outstanding resource and would not be visible from the public right-of-way.

## South Elevation

### Proposal Item #1:

The proposed flanking of the existing window in the gable-end on the south elevation is problematic. Historically, the Queen Anne style did contain Palladian windows. Yet, staff feels the addition of the casement windows to the gable-end would create a false architectural detail on the principal massing. The simplicity of the fenestrations in the gable ends gives the house its uniqueness.

The principal massing is partially visible from the public right-of-way. Presently, the house is surrounded by vegetation, yet staff notes that vegetation is not to be used as a factor in review of HAWPS in Takoma Park.

The HPC generally discourages alterations to Outstanding Resources that are visible from the right-of-way.

Staff has made attempts to contact the applicant expressing concern with the installation of these windows. At the time this report was prepared, staff has not received a response from the owner.

Staff does not recommend approval.

## North Elevation

### Proposal Item #1:

Staff recommends approval for the proposed installation of the two-bay dormer on the roof slope of the rear addition. These alterations would not be visible from the public right-of-way. Staff recommends approval.

Staff applauds the applicants desire to use appropriate, compatible new materials. The applicants will be using wood, windows and doors and wood, painted true-fishscale shingles (the existing shingles in the gable ends are clipped fishscale) to clad the proposed dormers. Staff recommends approval.

## 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 Guideline #9:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial 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.

and with the conditions:

1. The applicant does not install the casement windows in the gable-end of the south elevation.

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 (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



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: Stephen L. Smith and Jacqueline L. Newell  
Daytime Phone No.: 301 588 5632

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Stephen L. Smith and Jacqueline L. Newell Daytime Phone No.: 301-588-5632  
Address: 7213 Holly Avenue, Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: We are interviewing contractors now Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 7301 ~~4444~~ Street: Holly Avenue  
Town/City: Takoma Park Nearest Cross Street: Dogwood Avenue  
Lot: 27 Block: 6 Subdivision: B.F. Gilberts Resubdivision of Takoma Park  
Liber: 7621 Folio: 378 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: 2 dormers  
1B. Construction cost estimate: \$ unknown, gathering estimates 2 glass doors, adding windows  
1C. If this is a revision of a previously approved active permit, see Permit # N/A

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 N/A  
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.

Stephen L. Smith  
Jacqueline L. Newell  
Signature of owner or authorized agent

July 26, 2000  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 224993 Date Filed: 7/27/00 Date Issued: \_\_\_\_\_

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

**WRITTEN DESCRIPTION OF PROJECT**

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

1897, Queen-Ann Style, wooden single-family home with a shared gravel driveway. Basement opens to back garden; garage, shed in garden - also wooden. Existing back doors are retrofitted, new doors. Windows appear to be original. Wooded lot.

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

Adding 2 dormers to third floor, matching exterior wooden shingles, windows. Adding double doors to existing deck and converting old back door to window. Adding double doors to basement to open to back garden. Also 3rd floor windows on East and South existing walls, adding 2 flanking windows, same material.

**SITE PLAN** See attached

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** See attached

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.

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6

7301 Holly Avenue  
Takoma Park, MD 20912

**Adjacent Properties**

Next door

Gary Norvell and Colleen Boothby  
7219 Holly Avenue  
Takoma Park, MD 20912

Allen and Carolyn Bassing  
7303 Holly Avenue  
Takoma Park, MD 20912

Across street

Felice Busto  
7300 Holly Avenue  
Takoma Park, MD 20912

Property in back

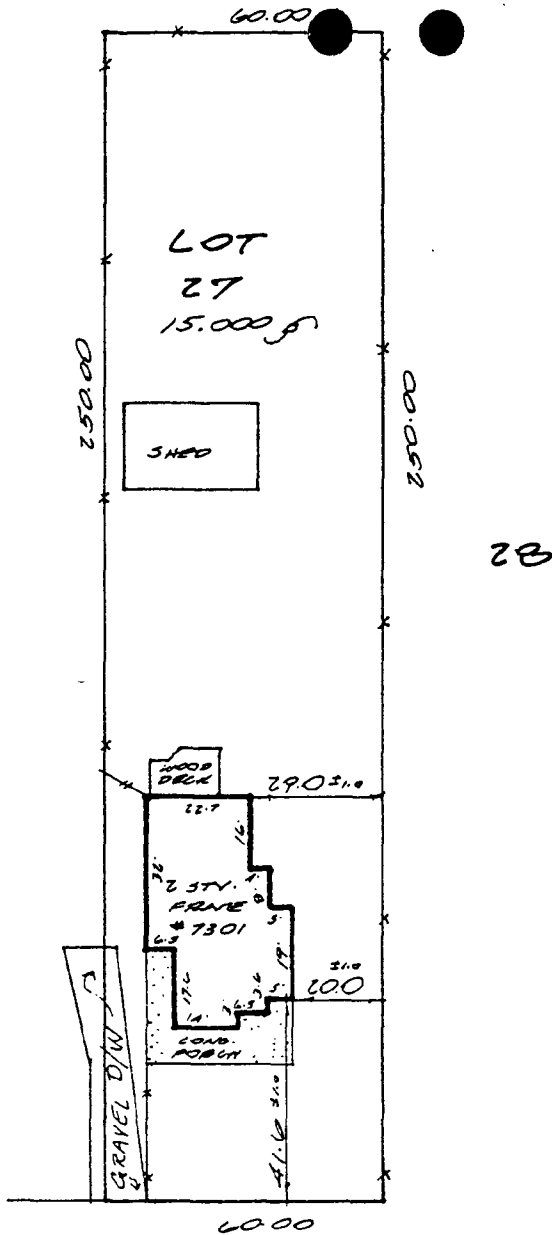
James Epstein  
4 Barclay Avenue  
Takoma Park, MD 20912  
Mailing address:  
EFO  
21 Dupont Circle #330  
Washington, DC 20036



PROPERTY PREDATES MODERN DAY ZONING.

Unable to verify location of fences due to vegetation.

No evidence of property corners was found. Apparent occupation is shown.



HOLLY AVENUE

Date: 06-30-00 Scale: 1"=10' Dwn: B.D.  
 Plat Book: B  
 Plat No.: 24 NO TITLE REPORT FURNISHED  
 Work Order: 00-2890  
 Address: 7301 HOLLY AVENUE  
 District: 13  
 Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING  
 LOT 27 BLOCK 6  
 TAKOMA PARK

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 utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

*Stephen J. Wentzold*

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.

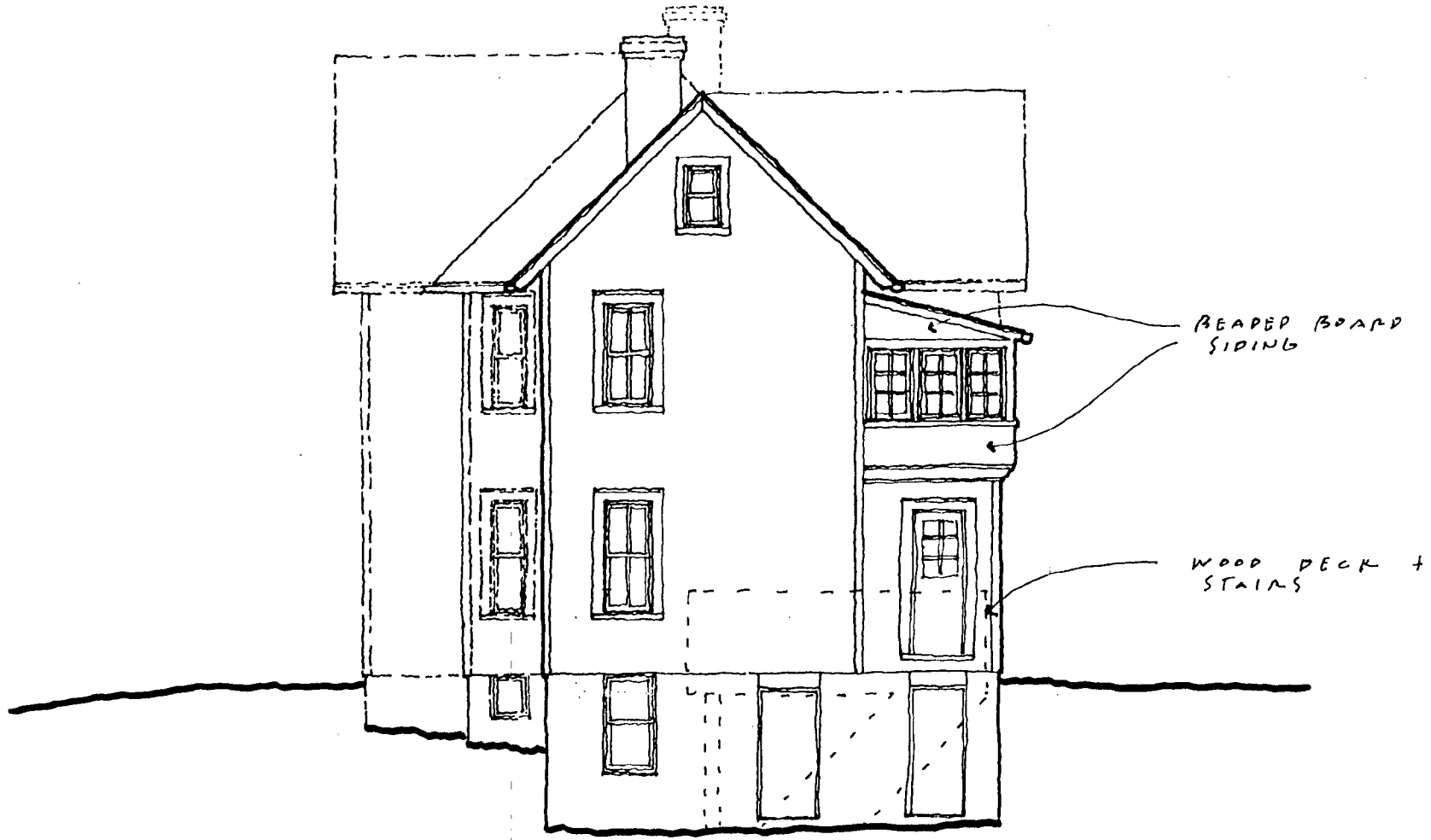


Meridian Surveys, Inc.  
 811 Russell Avenue  
 Suite #303  
 Gaithersburg, MD 20878  
 (301) 721-9400

8



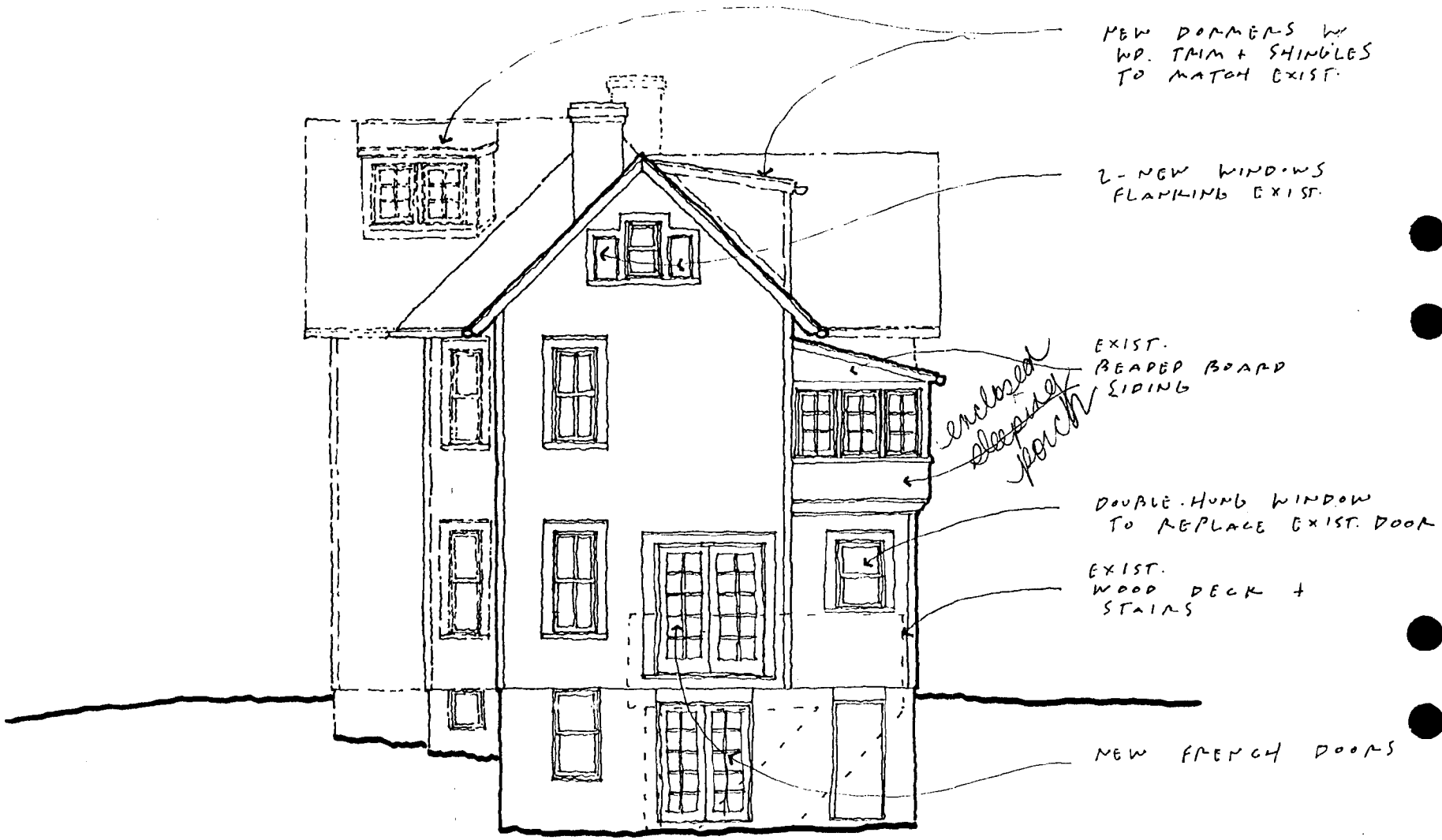
*Handwritten signature*



**East Elevation - Existing**  
1/8" = 1'-0"

6

Renovations & Additions to the  
H O M E  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD  
**Helicon Works**  
Making Home : Ecology



NEW DORMERS W/  
WP. TRIM + SHINGLES  
TO MATCH EXIST.

2 - NEW WINDOWS  
FLANKING EXIST.

EXIST.  
BEADED BOARD  
SIDING

DOUBLE-HUNG WINDOW  
TO REPLACE EXIST. DOOR

EXIST.  
WOOD DECK +  
STAIRS

NEW FRENCH DOORS

*enclosed  
sleeping  
porch*

**East Elevation – Renovated**

1/8" = 1'-0"

10

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Architectural & Construction



**South Elevation - Existing**

1/8" = 1'-0"

W/ TYPICAL NOTES.



Renovations & Additions to the  
HOME  
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Steve & J-Lee Newell  
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Making Home: Ecology



**South Elevation – Renovated**

1/8" = 1'-0"

ALL NEW WORK  
TO MATCH EXIST.  
MATERIALS + DETAILS

Renovations & Additions to the  
HOME  
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Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home : Ecology





13

**North Elevation - Existing**  
1/8" = 1'-0"

Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home : Ecology

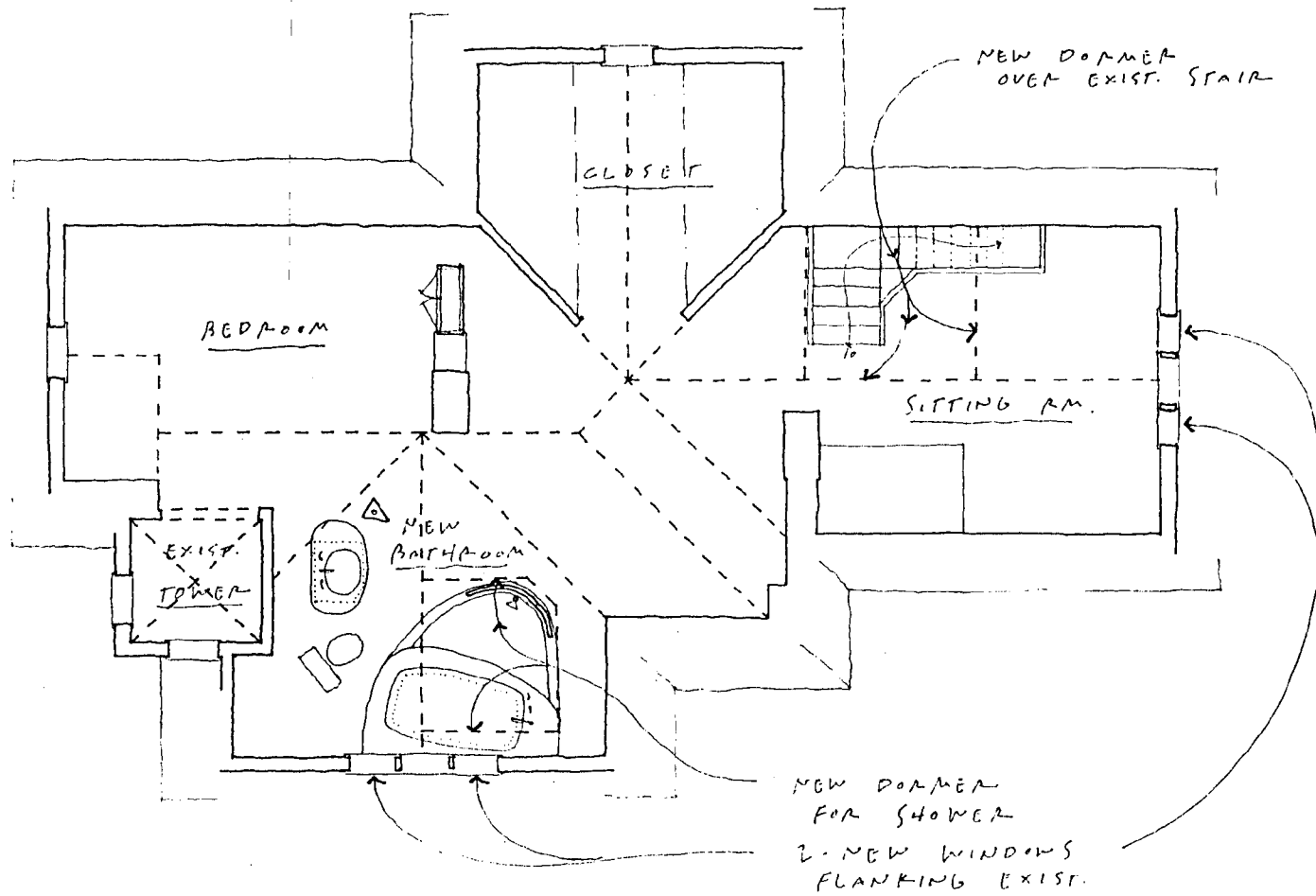


(A)

**North Elevation – Renovated**  
1/8" = 1'-0"

**Renovations & Additions to the HOME**  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Architectural Firm



15

### Renovated Attic Plan

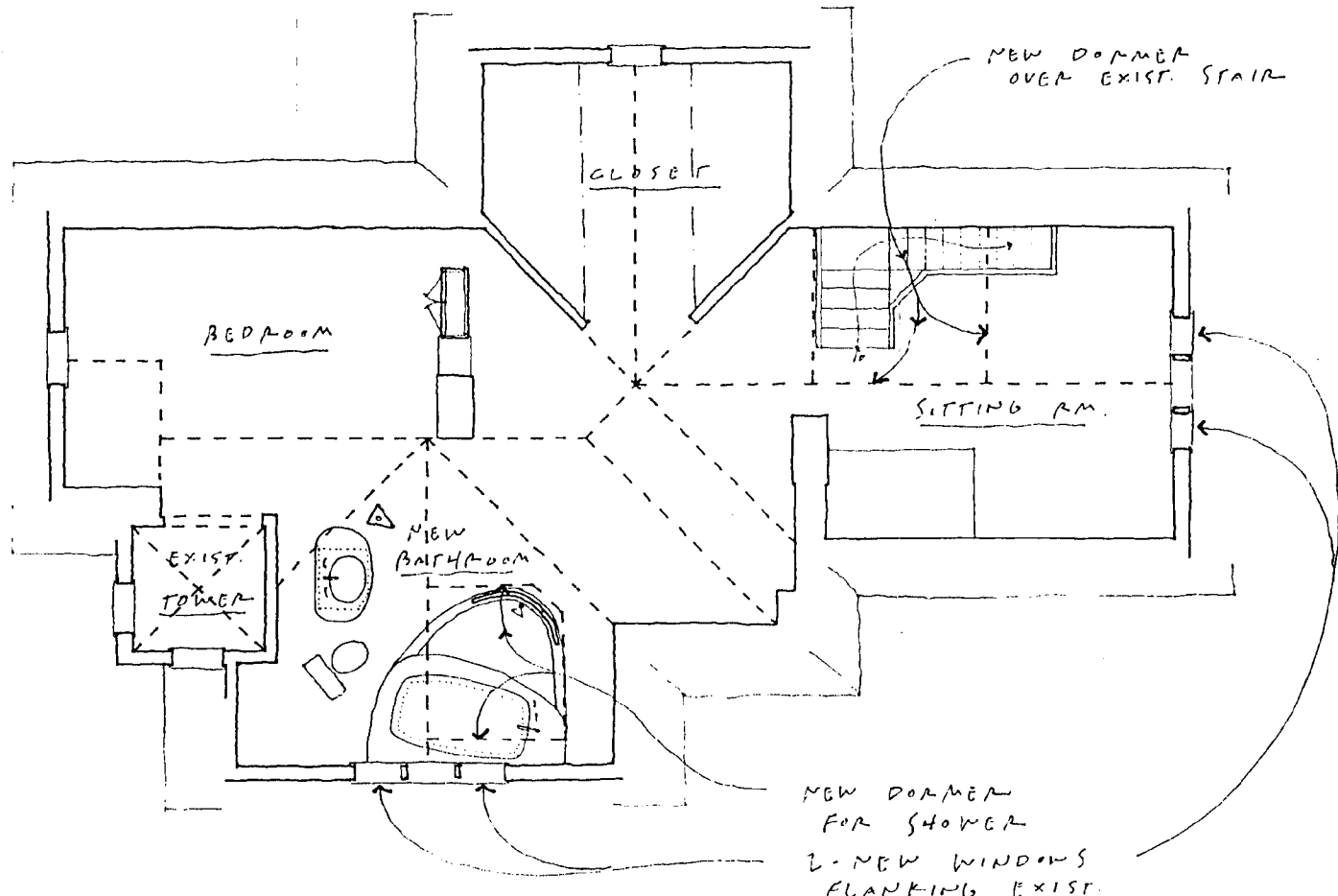
1/8" = 1'-0"

EXIST. ATTIC A SHELL.  
ALL INTERIOR WORK +  
TWO DORMERS NEW



Renovations & Additions to the  
HOME  
of  
Steve & J-Lee Newell  
7213 Holly Avenue  
Takoma Park, MD

**Helicon Works**  
Making Home : Ecology



110

**Renovated Attic Plan**

1/8" = 1'-0"

EXIST. ATTIC A SHELL.  
ALL INTERIOR WORK +  
TWO DORMERS NEW

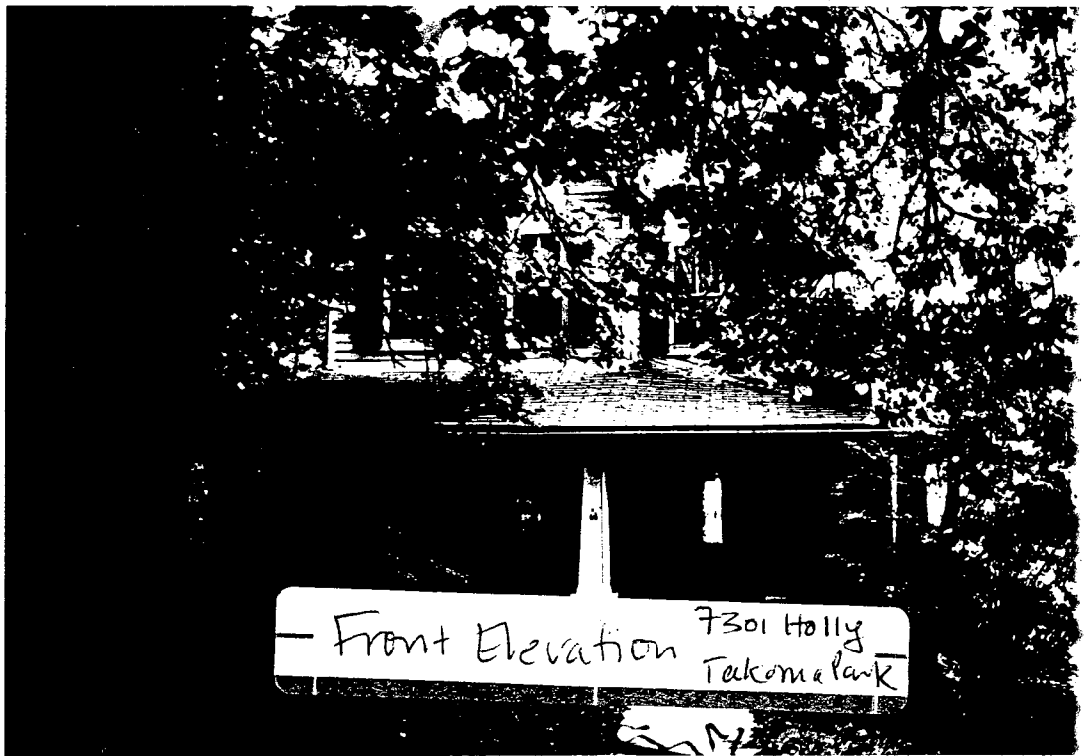


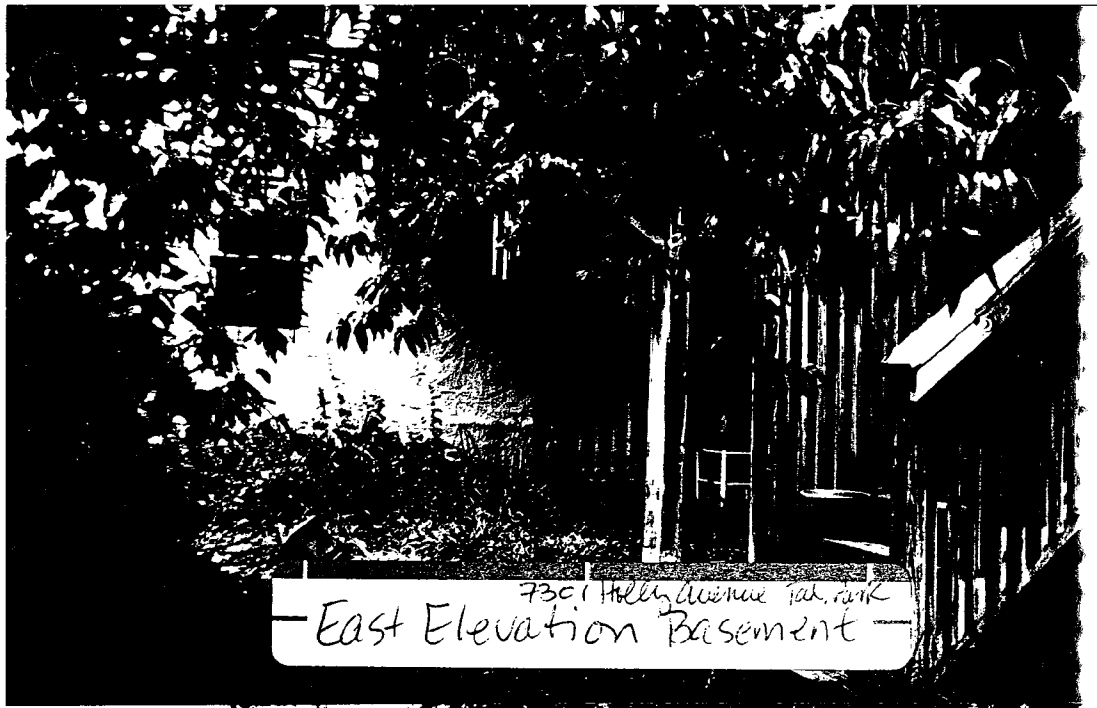
Renovations & Additions to the  
HOME

of  
Steve & J-Lee Newell  
7213 Holly Avenue -  
Takoma Park, MD

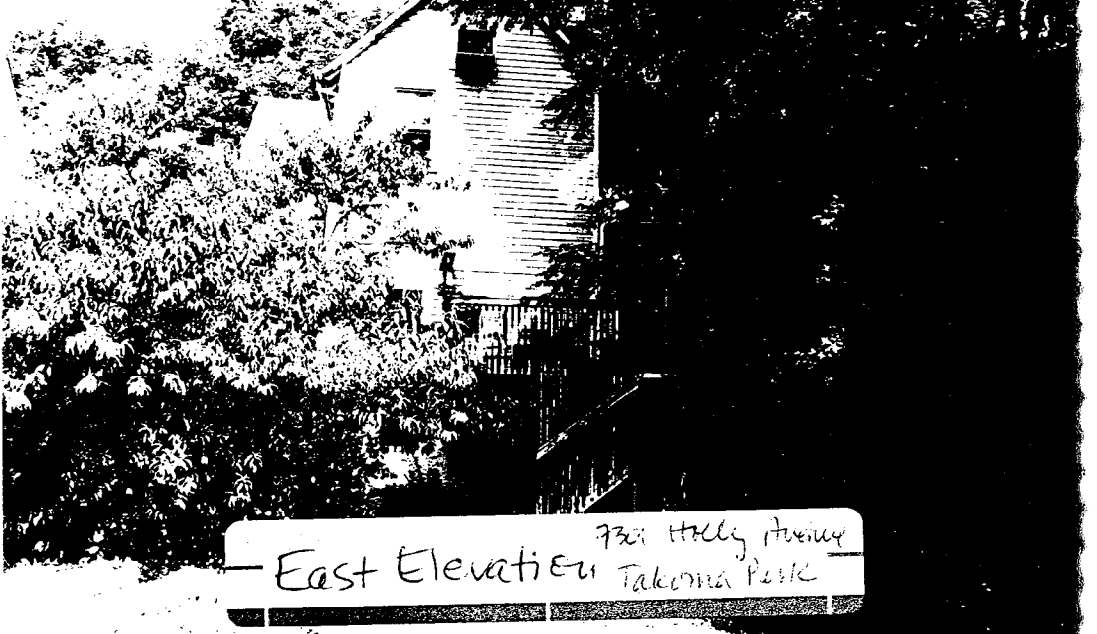
7301 Holly  
**Helicon Works**  
Making Home: Ecology



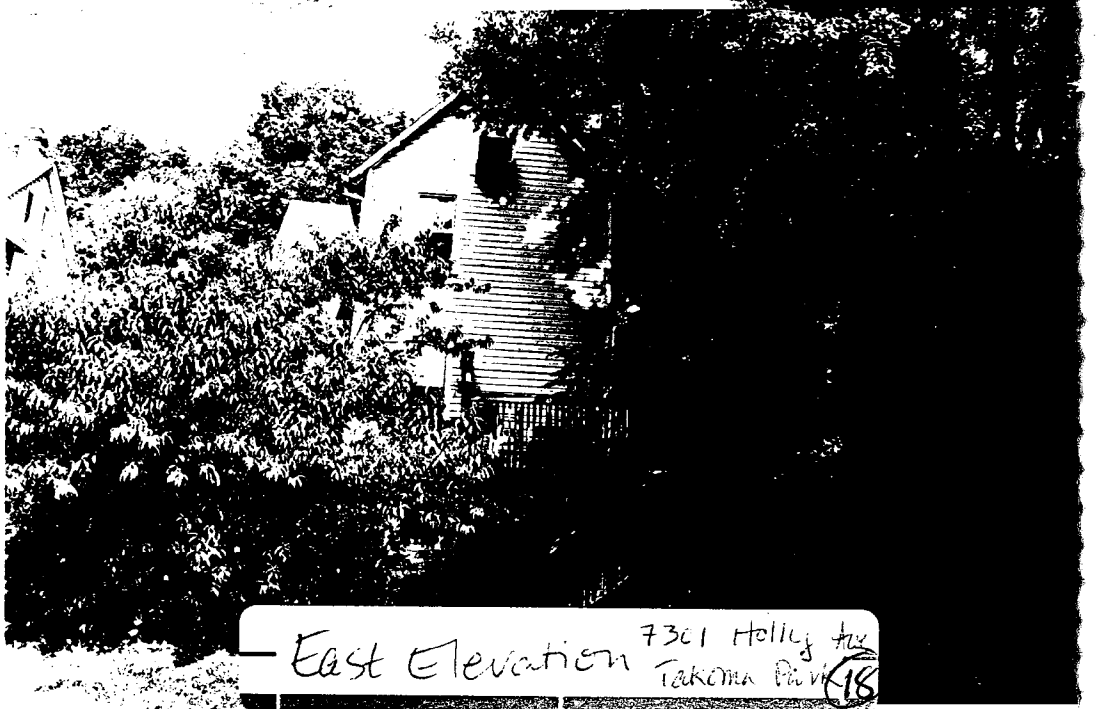




7301 Holly Avenue Takoma Park  
— East Elevation Basement —



7301 Holly Avenue  
— East Elevation Takoma Park —



7301 Holly Ave  
— East Elevation Takoma Park 48 —



— South Elevation  
7301 Holly Avenue, Takoma Park

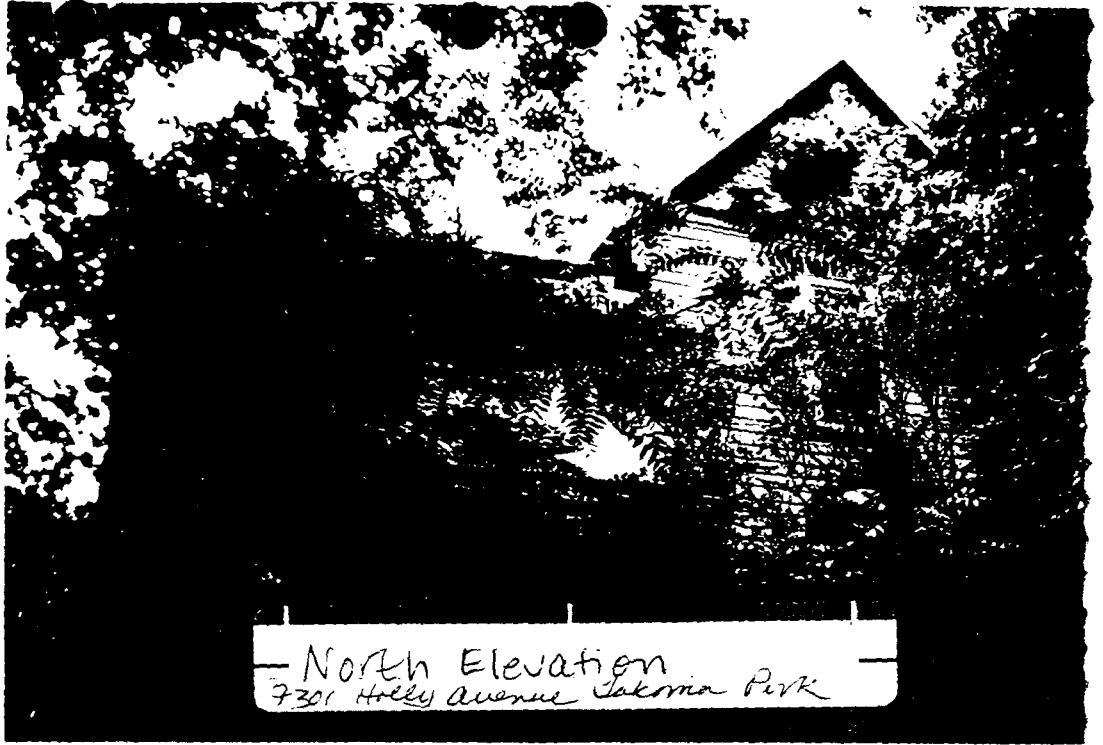


— South Elevation  
7301 Holly Avenue, Takoma Park MD

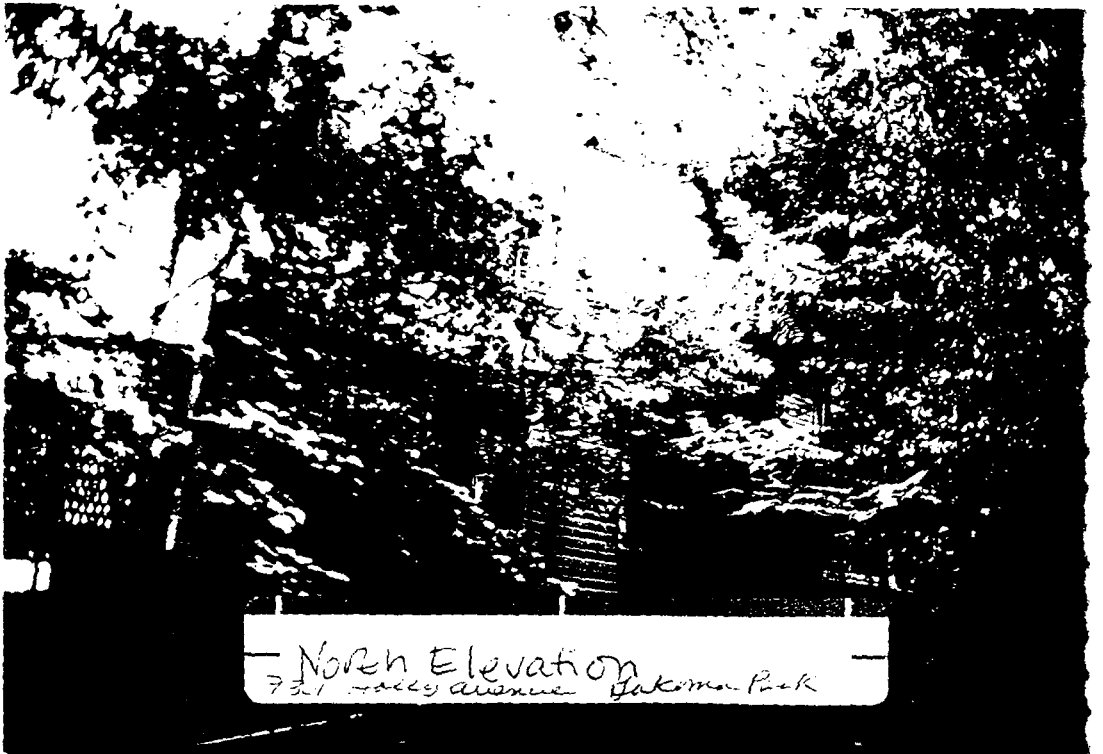


— South Elevation  
7301 Holly Avenue, Takoma Park

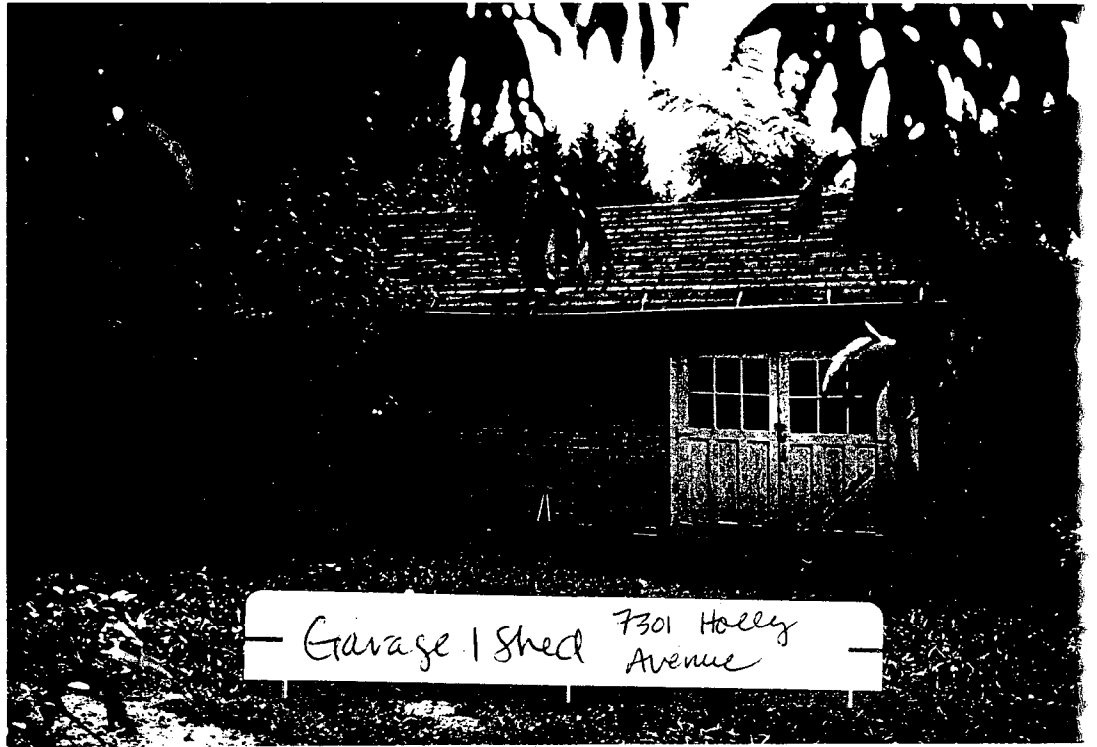




— North Elevation —  
7301 Holly Avenue Takoma Park



— North Elevation —  
7301 Holly Avenue Takoma Park



Garage / Shed 7301 Holly Avenue