

3/13 92D 7200 Holly Avenue  
Takoua Park Historic District

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20907**

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7200 Holly Avenue Meeting Date: 10/14/92  
Resource: Takoma Park Hist. Dist. Review: HAWP/Alt.  
Case Number: 37/3-92D Tax Credit: No  
Public Notice: 9/30/92 Report Date: 10/7/92  
Applicants: A. Kelleher/R. Boedecker Staff: Nancy Witherell

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The applicants propose the construction of a one-story-with-clerestory addition at the rear of a bungalow-style house listed as a category 2 resource in the Takoma Park Historic District.

The proposed addition would measure 18'6" x 18'6" and would be clad with wood siding to match the existing siding. The addition would be located directly behind the house. A proposed wooden deck would lead to the rear door in the addition. Andersen (vinyl-clad wood) sash windows would be used in the addition, which is designed to fit under the existing overhanging eave at the rear.

An existing mud room porch would be removed in order to construct the addition.

STAFF RECOMMENDATION

The staff recommends that the Commission find the addition consistent with the design guidelines included in the Master Plan designation of the historic district.

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

In addition, the staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 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 Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



# Historic Preservation Commission

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

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 01064303

NAME OF PROPERTY OWNER ANNE KELLEHER RAY

TELEPHONE NO. 301-585-8386

(Contract/Purchaser) BOEDECKER

(Include Area Code)

ADDRESS 7200 HOLLY AVE TAKOMA PARK, MD 20912

CONTRACTOR BERRY CONSTRUCTION

STATE \_\_\_\_\_ TELEPHONE NO. 301-330-9362

CONTRACTOR REGISTRATION NUMBER 18509

PLANS PREPARED BY JEFF LUKER

TELEPHONE NO. 202-882-9237

(Include Area Code)

REGISTRATION NUMBER 9100

### LOCATION OF BUILDING/PREMISE

House Number 7200 Street HOLLY AVENUE

Town/City TAKOMA PARK, MD Election District 13-04

Nearest Cross Street TULIP AVENUE

Lot 8/9 Block 12 Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |                   |                |           |                                 |      |                      |                   |
|------------|-------------------|----------------|-----------|---------------------------------|------|----------------------|-------------------|
| Construct  | <u>Extend/Add</u> | Alter/Renovate | Repair    | Circle One: A/C                 | Slab | <u>Room Addition</u> |                   |
| Wreck/Raze | Move              | Install        | Revocable | Porch                           | Deck | Fireplace            |                   |
|            |                   |                | Revision  | Fence/Wall (complete Section 4) | Shed | Solar                | Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000
- 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? NO

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- |   |   |
|---|---|
| 2A. TYPE OF SEWAGE DISPOSAL                 | 2B. TYPE OF WATER SUPPLY                    |
| 01 <input checked="" type="checkbox"/> WSSC | 01 <input checked="" type="checkbox"/> WSSC |
| 02 ( ) Septic                               | 02 ( ) Well                                 |
| 03 ( ) Other _____                          | 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:
- On party line/Property line \_\_\_\_\_
  - Entirely on land of owner \_\_\_\_\_
  - 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.

Anne Kelleher  
Signature of \_\_\_\_\_

9/21/92

(3)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT  
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

2-story, frame house circa 1929 on residential street where homes are mostly of same or earlier period.

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

Family room addition to rear of home, not visible from the street; rectilinear shape, siding, trim + color designed to match existing structure

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

18'6" x 18'6" room addition to rear of house, wood siding to match existing, window style and grouping consistent with existing

- b. the relationship of this design to the existing resource(s):

attached to rear of house at kitchen wall - not visible from the street

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

design of new addition is compatible in size, scale and detail with the existing structure

3. Project Plan: N/A

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

N/A

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name PETER HARDIN & KAREN MACPHERSON ✓  
 Address 7202 HOLLY AVE  
 City/Zip TACOMA PARK, MD 20912
2. Name Peter Kovar + PAULA KOWALCZUK  
 Address 7112 HOLLY AVE  
 City/Zip TACOMA PARK, MD 20912



3.

Name

ELIZABETH CURTZ

Address

7309 PINEY BRANCH RD

City/zip

TAKOMA PARK, MD 20912

4.

Name

LOUISE JUNG & Lewis MORRIS

Address

7201 HOLLY AVE

City/zip

TAKOMA PARK, MD 20912

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

Address

City/Zip

1757E

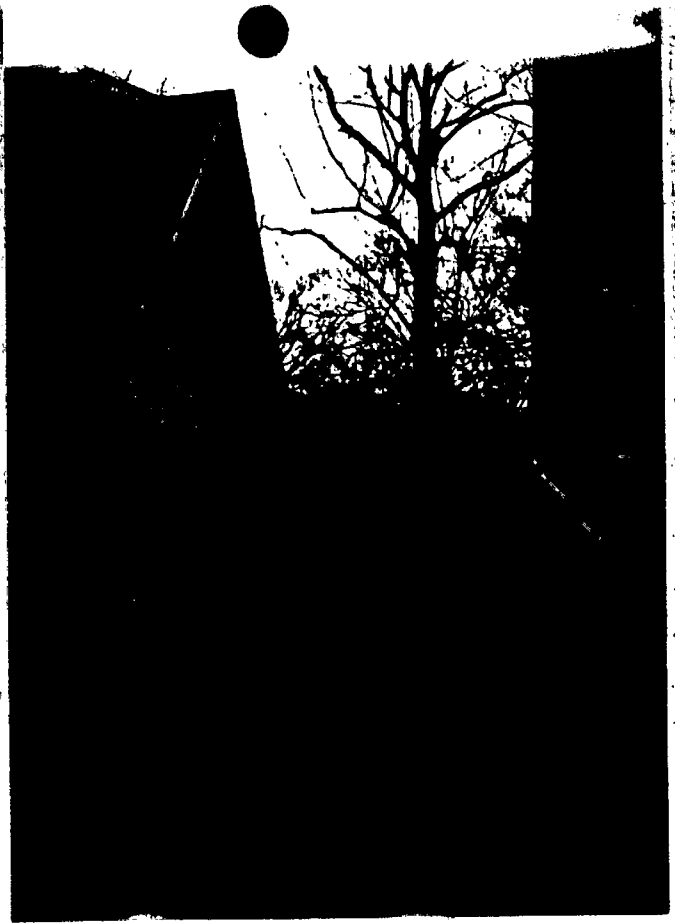


CLIN 20258  
SERIAL 200-113

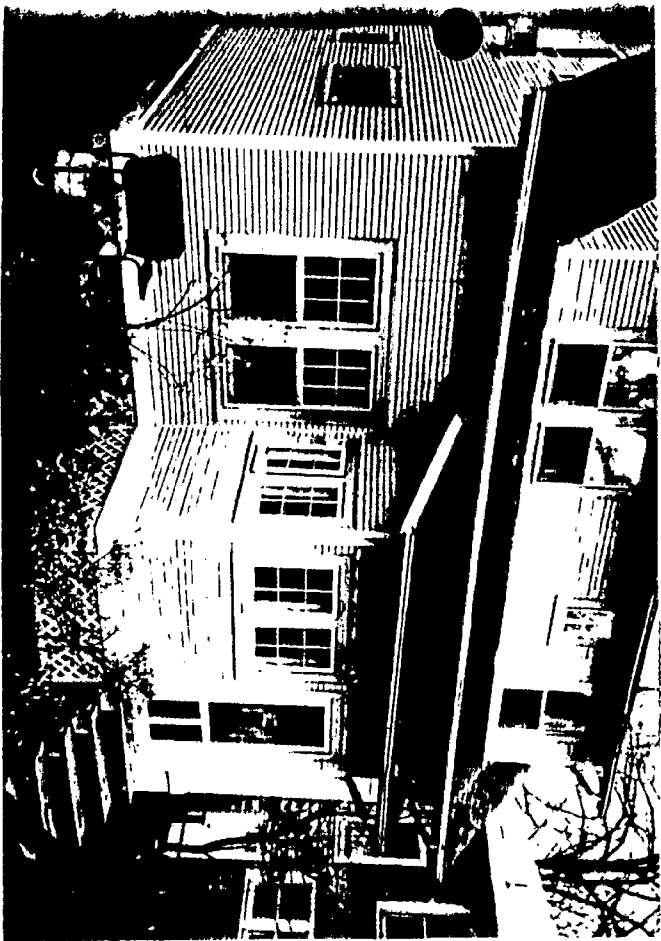


FRONT





PHOTOGRAPH BY  
L. J. HARRIS

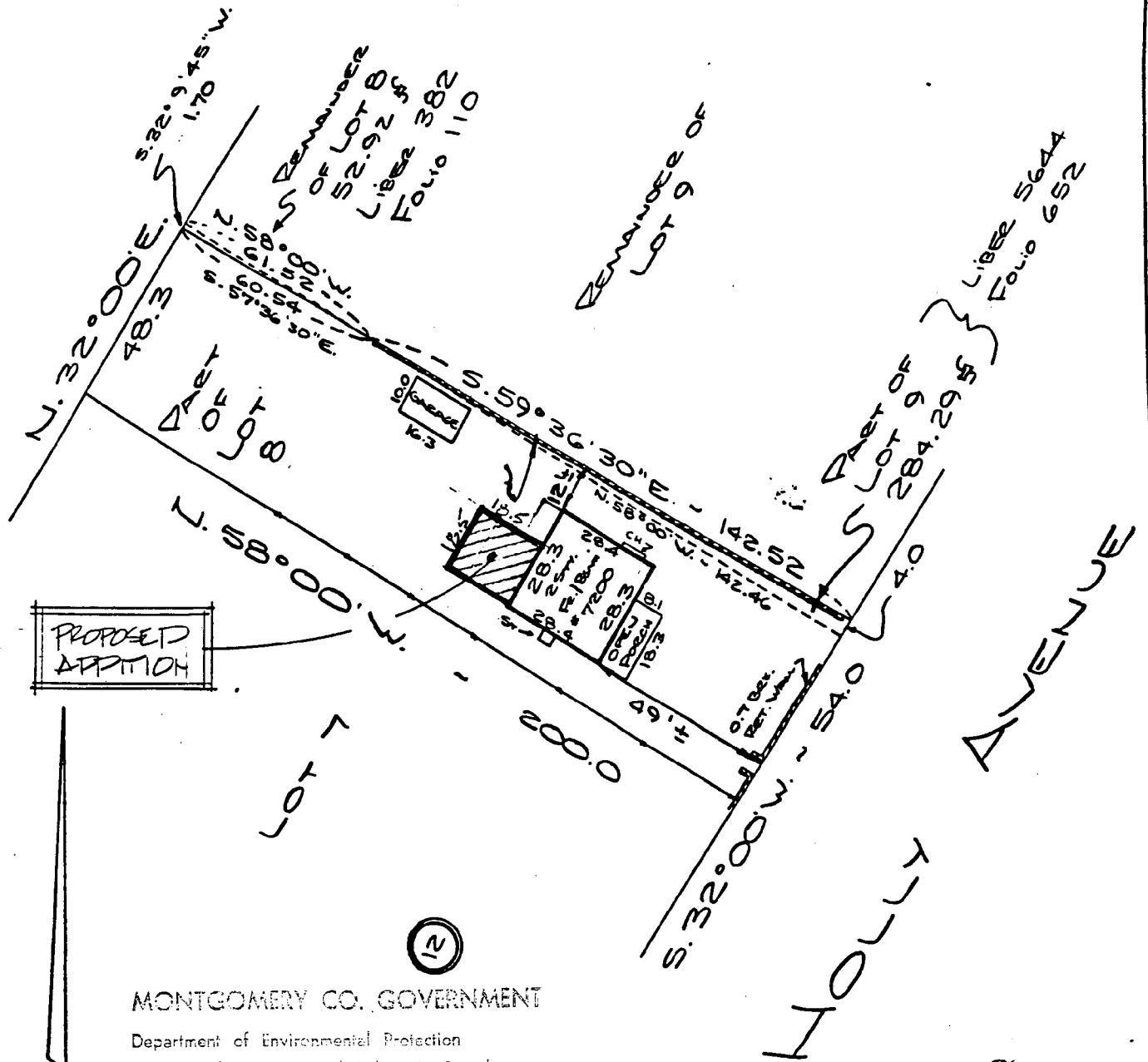


PAIR ELEVATION



IC LINE 80-230  
SERIAL 14510

(5)



PROPOSED  
ADDITION

**MONTGOMERY CO. GOVERNMENT**

Department of Environmental Protection  
Division of Environmental Policy & Compliance

Approved C. McLean Date 9.9.82

Zoning Class R-60 Page 209NW1

Board of Appeals Case 1 STM ADDN

**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  
PART OF LOTS 8 & 9 BLOCK 12  
**B.F. GILBERT'S**  
ADDITION TO TAKOMA PARK  
MONTGOMERY COUNTY, MARYLAND  
Recorded in Plat Book **A** Plat **3** Scale 1" = 40'

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.

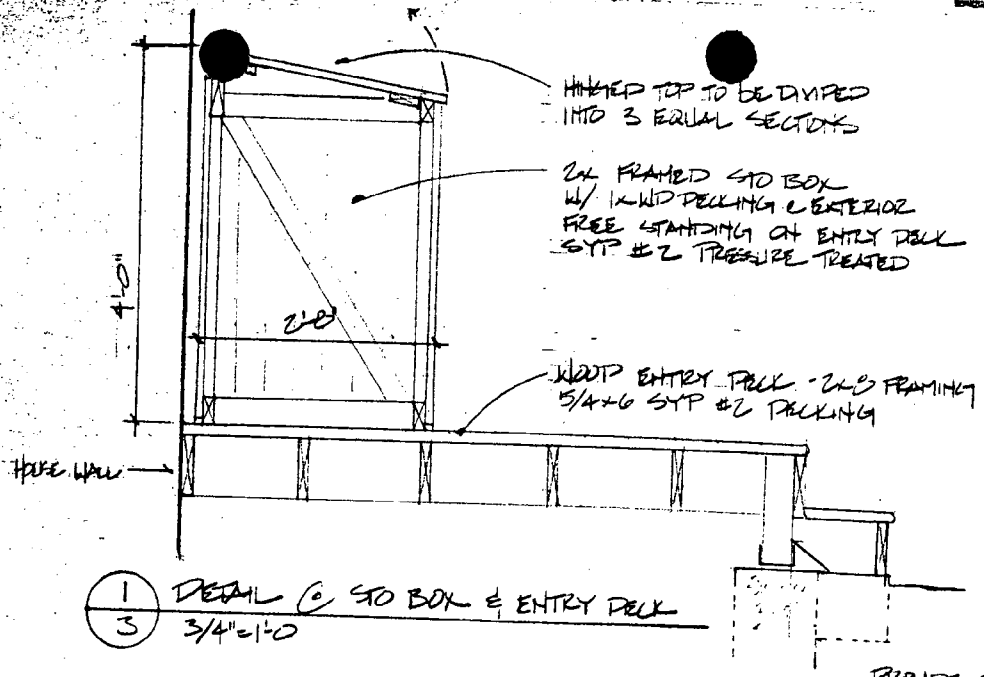
Louis Cohen  
**LOUIS COHEN**  
Registered Land Surveyor  
Maryland No. 1961

DATE: **FEB. 9, 1983**

CASE: **11W-1020**

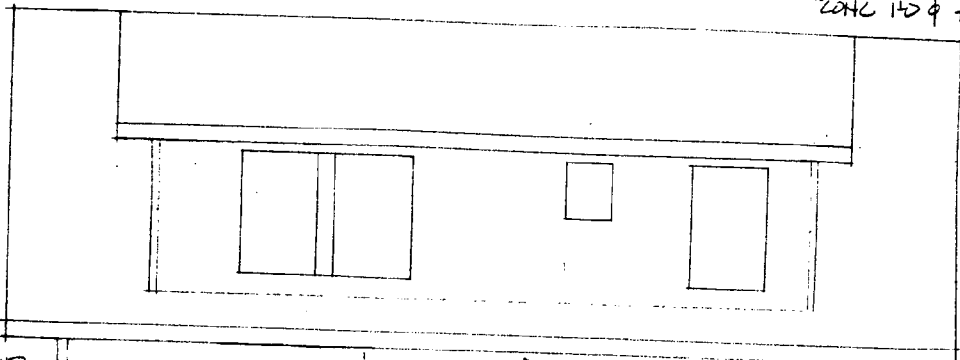
FILE: **13522**

11

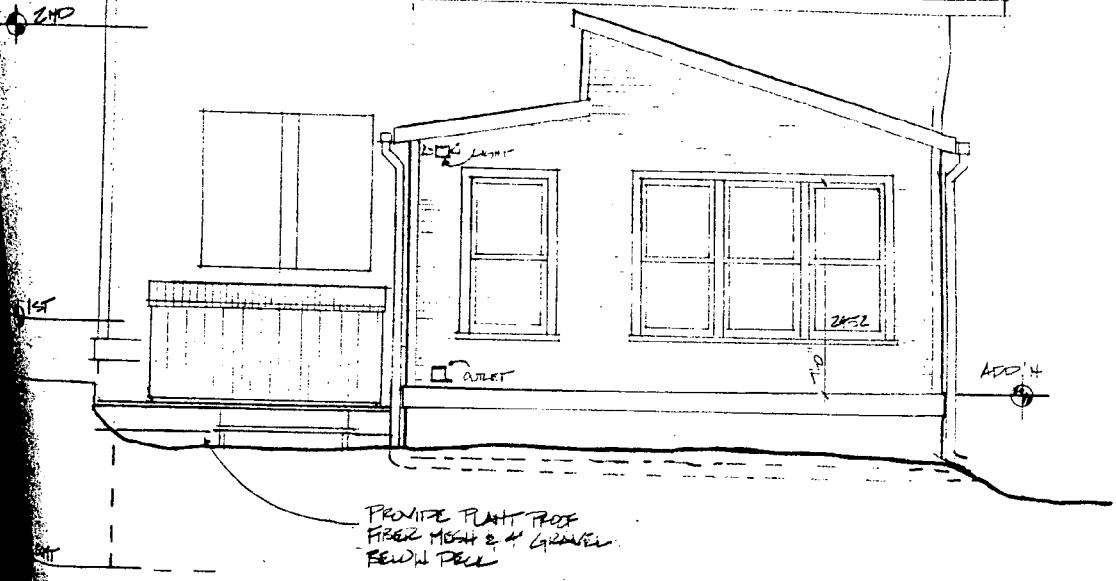


1  
3  
DETAIL C STD BOX & ENTRY DECK  
3/4" = 1'-0"

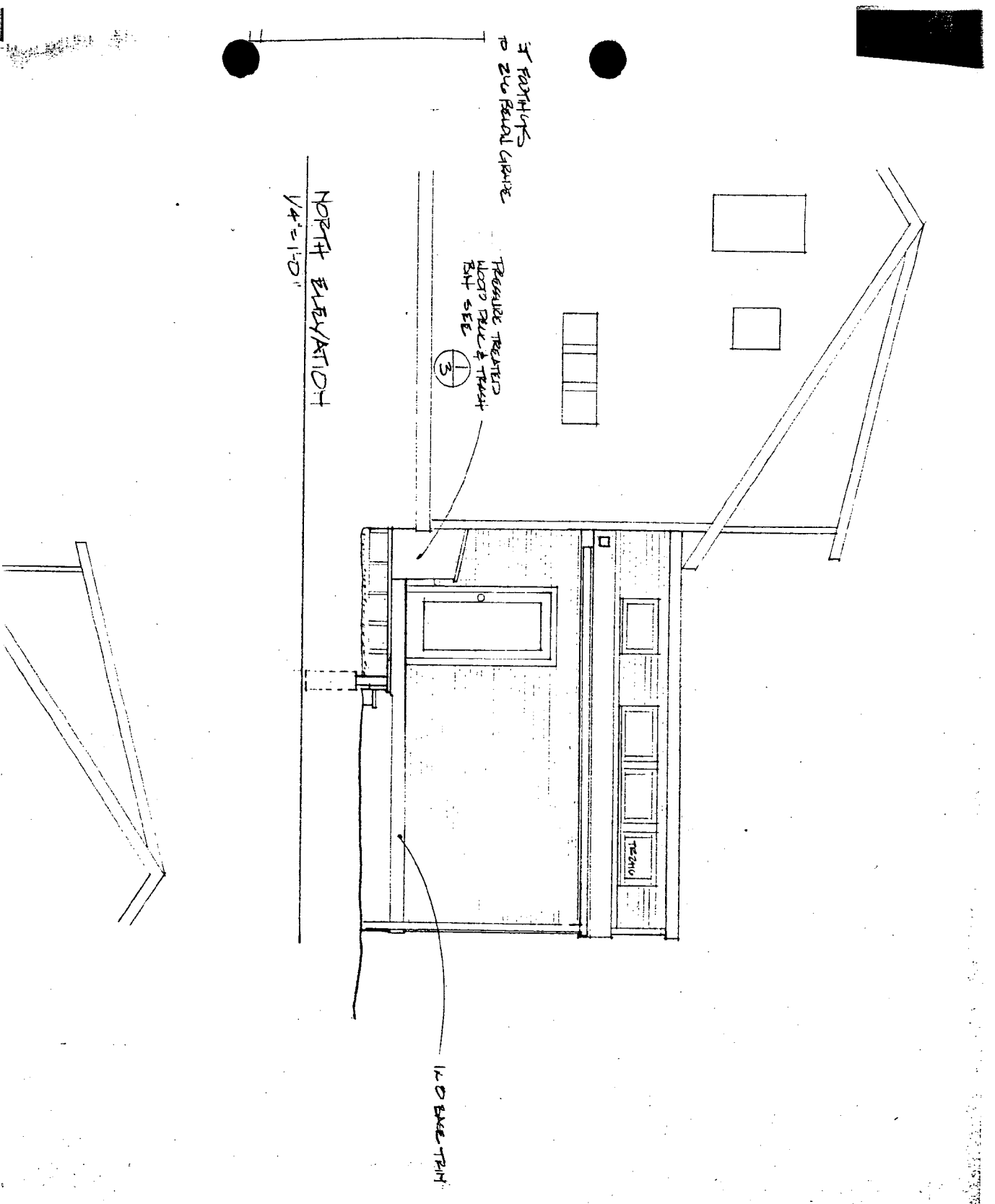
PROVIDE POST FOOTINGS  
CONC 14" Ø TO 2x6 BELOW GRADE



NOT  
1/4"



WEST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

1/2" EXPOSED FINISH

13

OKS  
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You must arrange for  
se call 738-3040  
f you have any

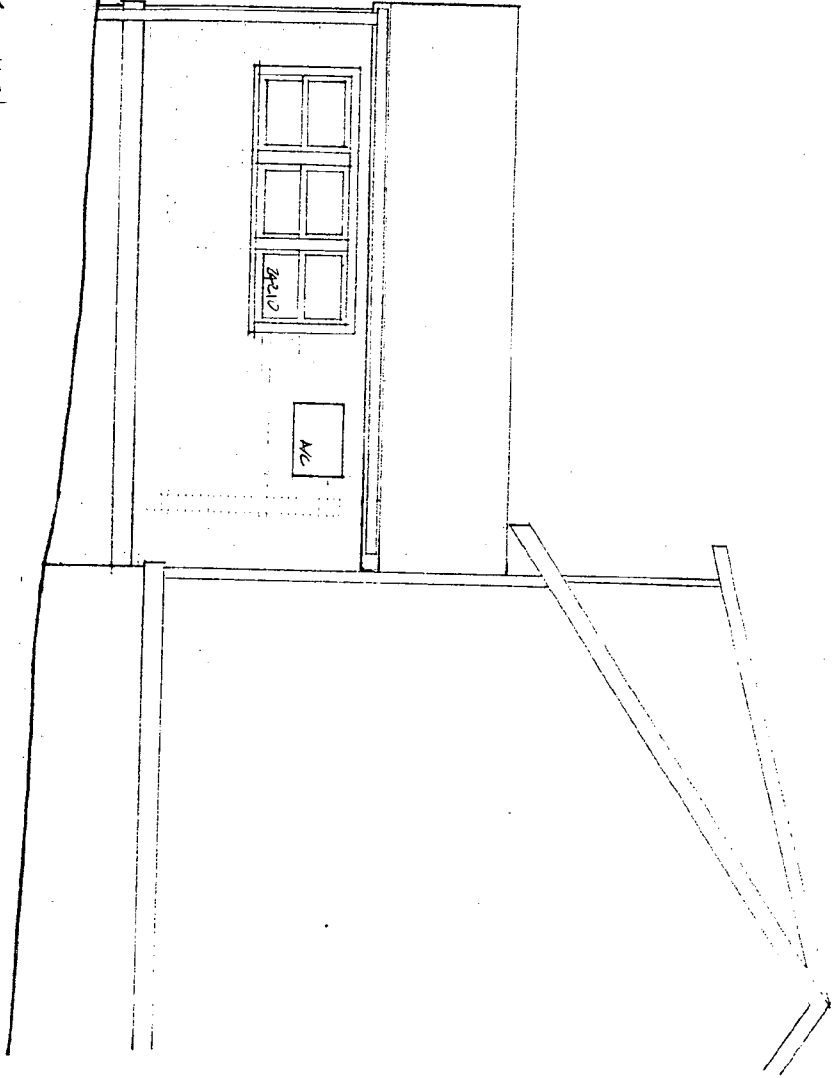
That the inspection  
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cheduled within 48  
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Is have been  
for drain tiles  
be installed. A  
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ed by a permit

1/4" = 1'-0"

SOUTH ELEVATION  
1/4" = 1'-0"



MONTGOMERY COUNTY  
APPROVED  
AS NOTED  
PLAN REVIEW SECTION

PROJECT  
*BOBBY/KEVIN/KEVIN*  
ADP/T/D/H  
TAKOMA TRAIL, HPD  
TITLES)  
ELEVATIONS  
*01/22/20*

SHEET # 3 OF 4  
Jeffrey C. Luker - Architect  
6713 3rd Street NW, Washington, DC, 20012  
(202) 882-9237

Windows  
Air Conditioning Unit  
Micro-Lam Beams

4. Drawings ( 4 sheets 18" x 24")

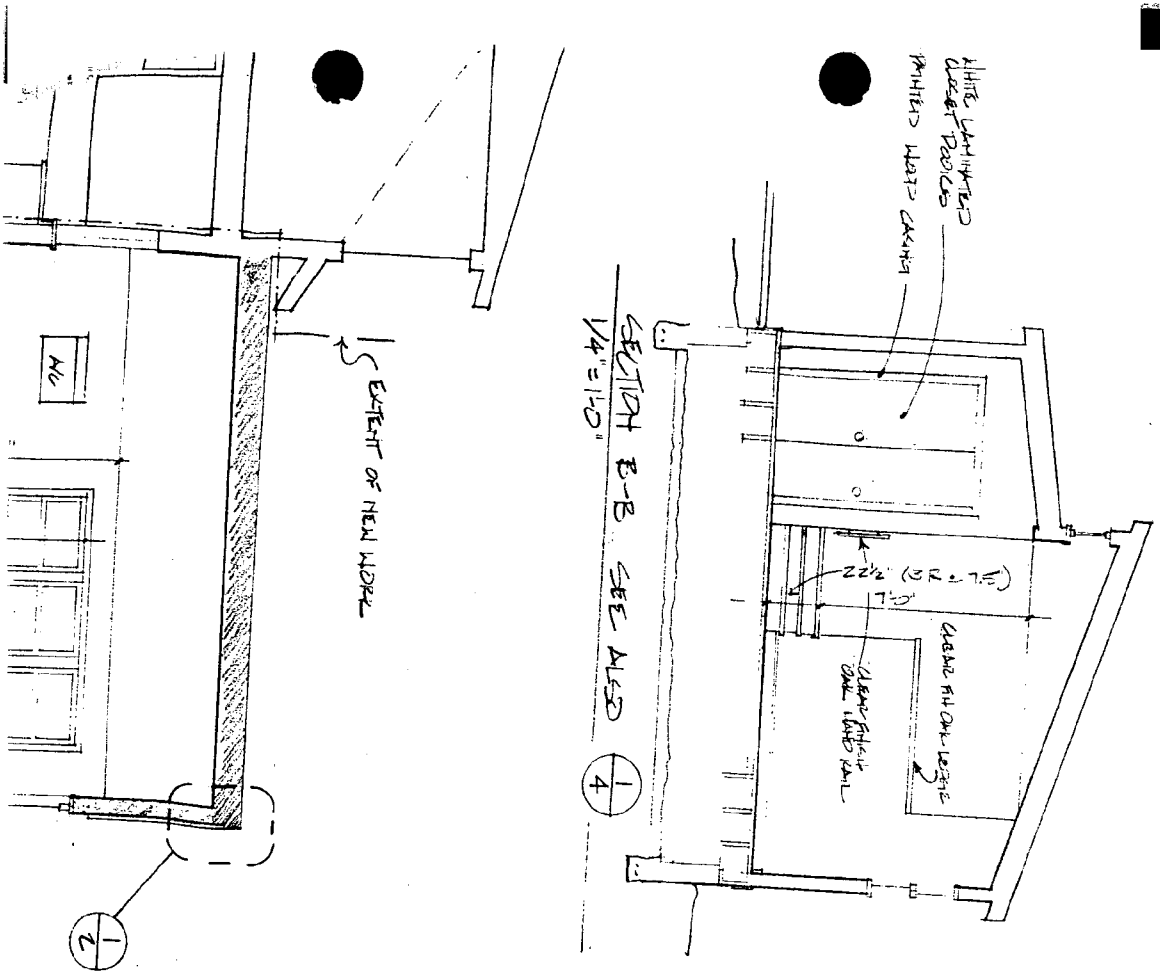
- 1 - PLANS
- 2 - SECTIONS/DETAILS
- 3 - ELEVATIONS/DETAILS
- 4 - DETAIL SECTION

mem

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14



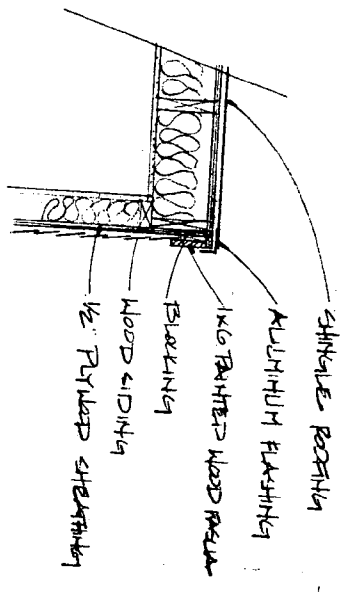


SECTION E-B SEE ALSO 1/4" = 1'-0" (1/4)

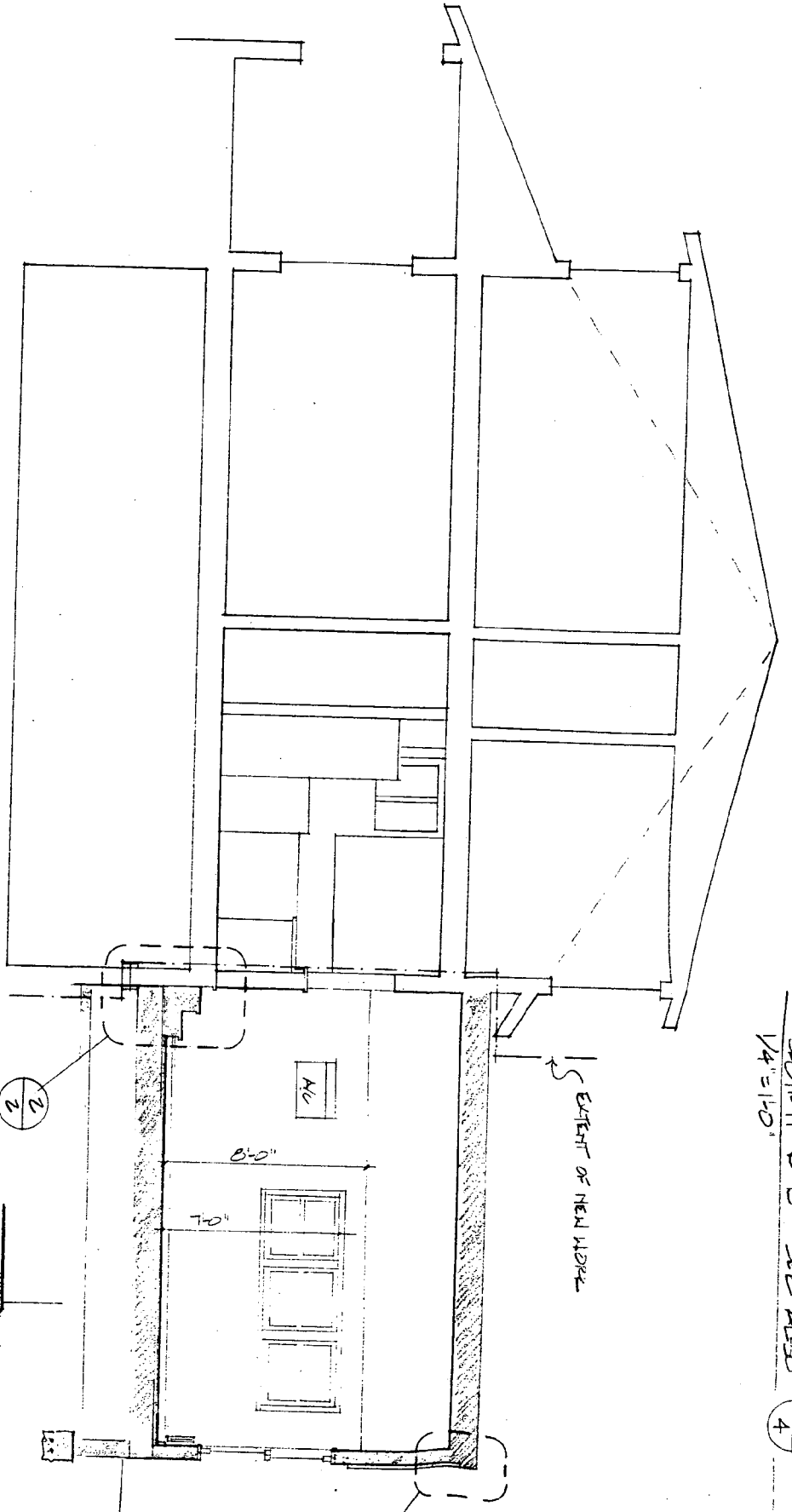
EXTENT OF NEW WORK

(1/2)

(1/2) DETAIL @ RAUCE 3/4" = 1'-0"



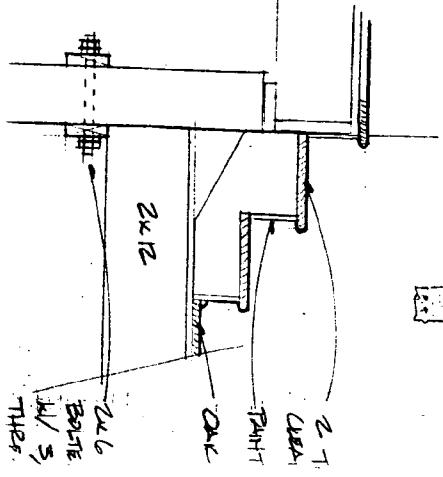
SECTION A-A  
1/4" = 1'-0"



SECTION B-B SEE ALSO  
1/4" = 1'-0"



(2)



EXTENT OF NEW WORK

8'-0"

7'-0"

A/C

(2)

(1)

2x12

2x6  
POST  
1 1/2\"/>

2x4  
PAINT  
DARK