

3773 7201 Holly Ave.
SA 28-88

MEMORANDUM

DATE: 4/17/89

TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement

FROM: Jared Cooper, Historic Preservation Specialist *JSC*
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 3/16/89 reviewed the attached application by L. Turner and L. Morris for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: _____

Attachments:

1. HAWP Application
2. Photographs
3. _____
4. _____
5. _____



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Louise Jung/Lewis Morris TELEPHONE NO. 301-589-0374
(Contract/Purchaser) (Include Area Code)

ADDRESS 7201 Holly Avenue; Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Keith James Hunter CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 202-543-6738
(Include Area Code)
REGISTRATION NUMBER R-7776

LOCATION OF BUILDING/PREMISE

House Number 7201 Street Holly Avenue

Town/City Takoma Park Election District 8th Cong./20th Legis.

Nearest Cross Street Tulip Avenue

Lot 2 Block 6 Subdivision B.F. Gilbert's Addition to Takoma Park

Plat Book plat

Liber B Folio 24 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | |
|------------|------------|-----------------------|-----------|---------------------------------|-----------|--------------------|-------|-------------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition | | |
| Wreck/Raze | Move | Install | Revocable | Porch <u>Deck</u> | Fireplace | Shed | Solar | Woodburning Stove |
| | | | Revision | Fence/Wall (complete Section 4) | Other | <u>Rear Facade</u> | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ \$60,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Washington Power
- 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 () WSSC | 01 () 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.

Louise Jung

4/8/89

Signature of owner or authorized agent (agent must have signature notarized on back)

Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature]

Date 4/17/89

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK (including composition, color and texture of materials to be used)

See attachment

HISTORIC AREA WORK PERMIT APPLICATION FOR

Form fields including: TAX ACCOUNT NO., NAME OF PROPERTY OWNER, ADDRESS, CONTRACTOR, CLERK OF RECORDS REGISTRATION NUMBER, PLANS PREPARED BY, TELEPHONE NO., REGISTRATION NUMBER, LOCATION OF BUILDING PERMITS.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.) PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE HISTORIC PRESERVATION COMMISSION 100 MARYLAND AVENUE ROCKVILLE, MARYLAND 20850

Form fields for construction details: PART TWO: TYPE OF PERMIT ACTION, TYPE OF PERMIT, TYPE OF PERMIT, TYPE OF PERMIT, TYPE OF PERMIT.

Form fields for permit details: PART THREE: COMPLETE ONLY FOR PERMITTING AGENCY, HEIGHT, PERMITTING AGENCY, PERMITTING AGENCY.

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 the requirements of the Historic Preservation Act and the regulations thereunder.

Form fields for signatures and fees: APPROVED, DISAPPROVED, SIGNATURE OF APPLICANT, SIGNATURE OF COMMISSIONER, APPLICATION FEE, PERMIT FEE, BALANCE, RECEIPT NO.

Description and extent of work to 7201 Holly Avenue, Takoma Park, MD

Remove asbestos shingles from exterior wall surface to reveal original clapboard. Clapboard is to be repaired as necessary and painted.

Remove existing non-original sheet metal awnings from front of home.

Replace asbestos shingles on existing porch/kitchen addition at rear of home with clapboard to match original existing clapboard.

and doors

Replace windows on outside of existing porch/kitchen addition with doors and windows as shown on drawings. These include doors and windows on second and third levels as seen from rear of home.

Replace portion of shed roof on rear of house with gabled roof as shown on drawings. New roof to be flat seam tin to match existing roof.

Add a deck as shown on drawings. All trim and deck railings to complement existing railings and trim details. All new materials to be finished with paint.

Interior of home to be remodeled as shown on drawings.

#3713



Historic Preservation Commission

51 Monroe St., Suite 1001
100 Maryland Avenue, Rockville, Maryland 20850
~~279-1327~~
279-8087

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER LOUISE JUNG / LEWIS MORRIS TELEPHONE NO. (301) 589-0374
(Contract/Purchaser) (Include Area Code)

ADDRESS 7201 HOLLY AVENUE TAKOMA PARK, MARYLAND 20912
CITY STATE ZIP

CONTRACTOR unknown TELEPHONE NO. _____

PLANS PREPARED BY KEITH JAMES HUNTER TELEPHONE NO. 202.543.6738
(Include Area Code)

REGISTRATION NUMBER R-7776

LOCATION OF BUILDING/PREMISE

House Number 7201 Street HOLLY AVENUE.

Town/City TAKOMA PARK Election District 8th CONGRESSIONAL / 20th LEGIS.

Nearest Cross Street TULIP AVENUE

Lot 2 Block 6 Subdivision B.F. GILBERT'S ADDITION TO TAKOMA PARK
PLAT Book Liber PLAT Folio Parcel _____

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

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4)	Other	<u>INTERIOR + REAR FACADE + DECK</u>			

1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other		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:

- 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.

Signature of owner or authorized agent (agent must have signature notarized on back) [Signature] Date 10/11/88

APPROVED _____ For Chairperson, Historic Preservation Commission

*Condition - Approved (See below for conditions)

DISAPPROVED _____ Signature [Signature] Date 12-5-88

APPLICATION/PERMIT NO: SA-28-88 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

Conditions: Approval excludes gable with screen porch enclosures, ornamental treatment of porch roof, and deck, lattice work.

Description and extent of work to 7201 Holly Avenue, Takoma Park, MD.

- ✓ Remove ^{asphalt} asphalt shingles from exterior wall surface to reveal original clapboard. ✓ Clapboard is to be repaired as necessary and painted.
- ✓ Remove existing non-original sheet metal awnings.
- ✓ Replace asphalt shingles on existing back porch/kitchen addition with clapboard to match original existing clapboard in material and dimension.
- ✓ Replace windows on rear facade of existing porch/kitchen addition with wood sash to match original existing windows as shown on drawings.

Remodel interior of house as shown on drawings.

Continue gabled roof to rear facade as shown on drawings.

New roof to be flat seam tin to match existing.

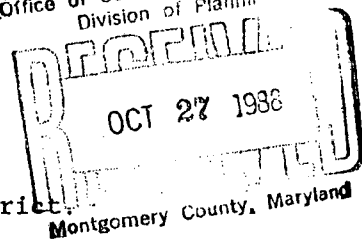
Add a deck as shown on drawings. All trim and deck railings to match or enhance existing railings and trim details. All new materials to be wood finished with paint, colors to be selected by owner and architect.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

Office of Community Development
Division of Planning

EXTERIOR ALTERATIONS



I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: 7201 Holly Avenue, Takoma Park, MD 20912
- d. Property owner's name, address and phone number:
Louis Jung ~~LEWIS MORRIS~~
7201 Holly Avenue, Takoma Park, MD 20912

(h) 589-0374 (w)

- e. Is this property a contributing resource within the historic district? Yes X No _____.
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No _____.

II. Description of work proposed.

- a. Briefly describe proposed work:
~~Remodel~~ Remodel rear facade of 1948 addition to 1902 two story house.
 1. Remove asbestos siding from entire house; expose and paint original clapboard. Reside rear in clapboard matching dimension and detailing of original
 2. Replace odd sized, non-original rear sash windows with double hung, 1/1 sash to match originals on front
 3. Construct rear gable to echo front and side original gables-tin roof to match original existing
 4. Construct rear wood deck, detailing similar to original, paint to match other trim
- b. Is this work on the front, rear, or side of the structure?
Rear
(Asbestos siding removal - all sides)
- c. Is the work visible from the street?
Yes. Rear yard is visible from Tulip Avenue (corner lot)
- d. What are the materials to be used?
Wood
- e. Are these materials compatible with existing materials? How? If not, why?
Match original materials and detailing

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

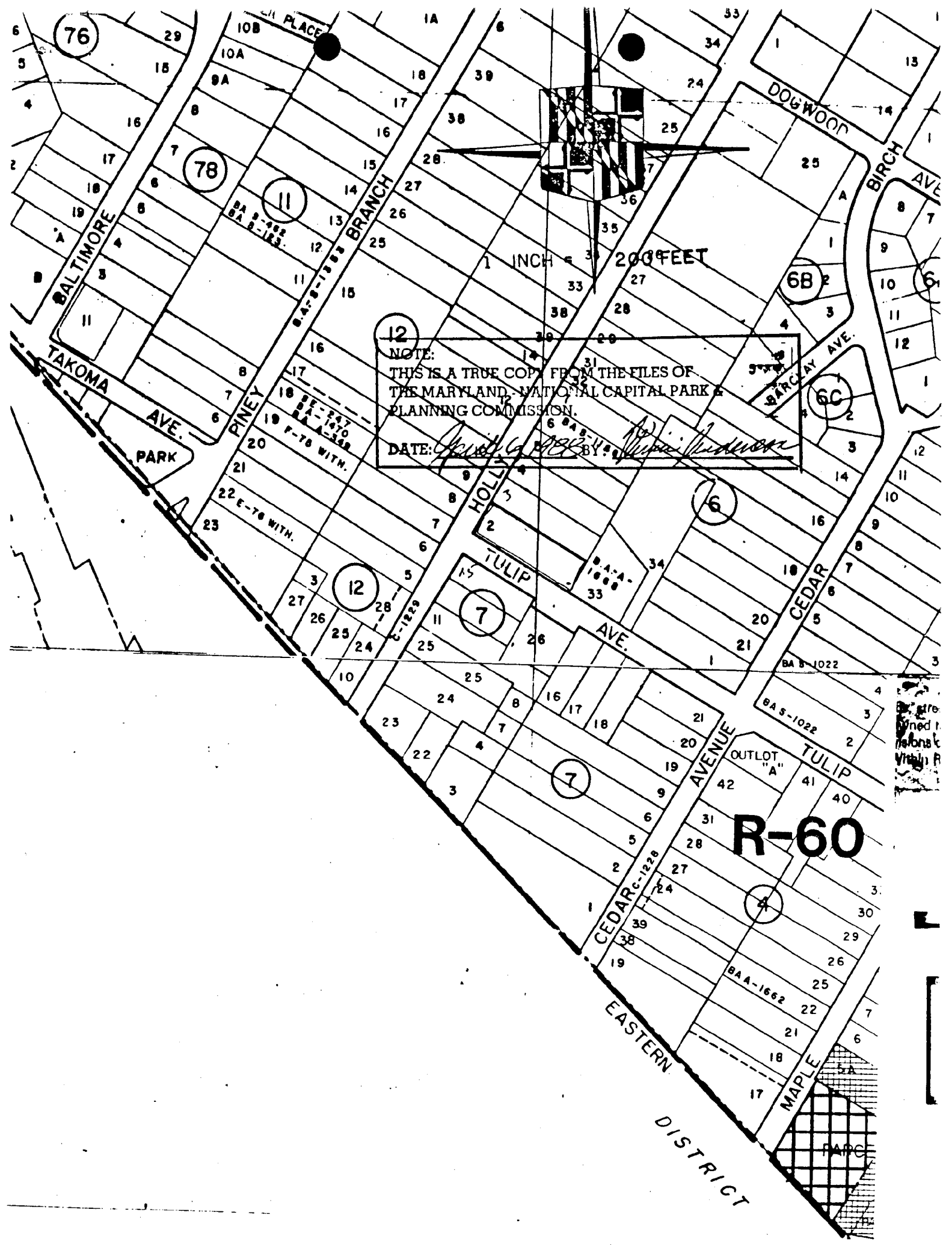
1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

The proposed project will do much to restore the integrity of this turn of the century house. All new work follows the massing, material, and detailing of the original structure.

Date on which application received: 10/11/88 Complete application received 10/22/88
Date of LAC meeting at which application was reviewed: 10/11/88 / 10/22
Form completed by: *Caroline B. Alderson* Title: Chairman
Caroline Alderson
Member of:
Takoma Park LAC
Date: 10/16/88 10/25/88 CFA



12
NOTE:
THIS IS A TRUE COPY FROM THE FILES OF
THE MARYLAND-NATIONAL CAPITAL PARK &
PLANNING COMMISSION.
DATE: *April 6, 1983* BY: *[Signature]*

R-60

are
ined
nsak
With P



Building Location Plat
Lot 2 Block 6
B.F. Gilbert's Add. to

TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

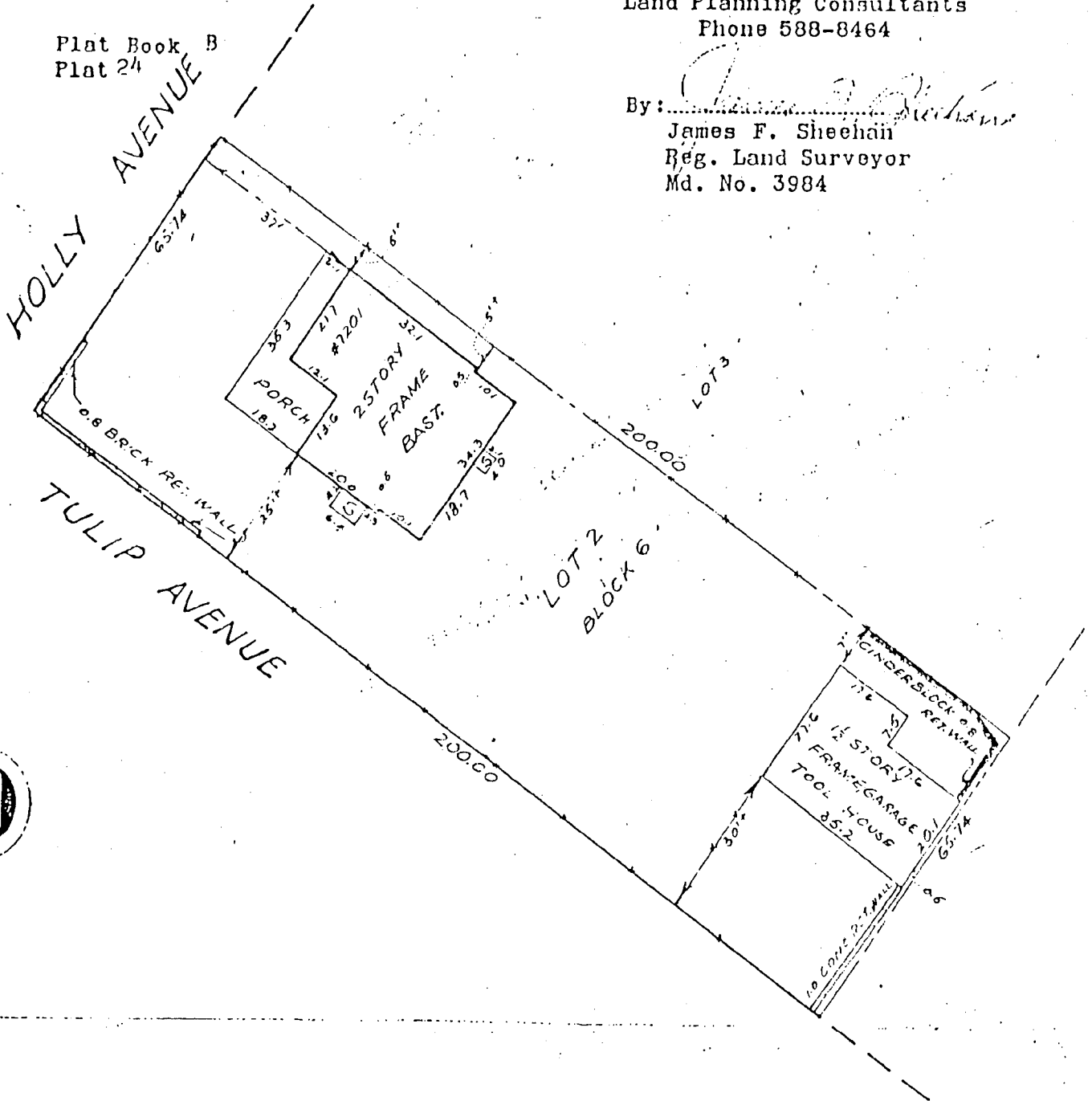
We hereby certify that we have carefully surveyed the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: April 28, 1966

Frey, Sheehan, Stoker, & Assoc.
Land Planning Consultants
Phone 588-8464

Plat Book B
Plat 24

By: *James F. Sheehan*
James F. Sheehan
Reg. Land Surveyor
Md. No. 3984



Building Location Plat
Lot 2 Block 6
B.F. Gilbert's Add. to

TAKOMA PARK

Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

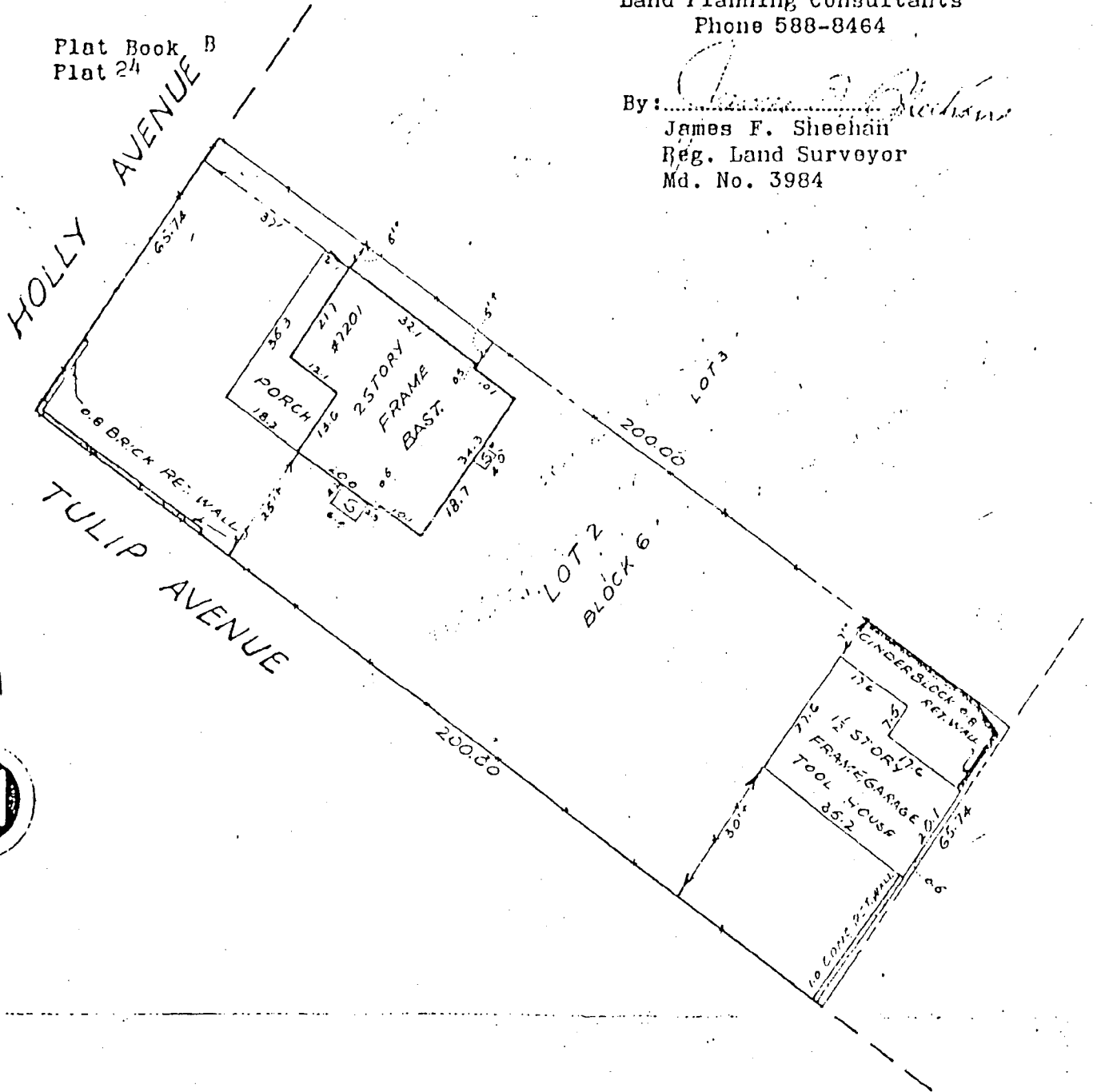
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Plat Book B
Plat 24

By: *James F. Sheehan*
James F. Sheehan
Reg. Land Surveyor
Md. No. 3984



HISTORIC PRESERVATION COMMISSION

Staff Review Form

Applicant: Louise Ung/Lewis Moris

Applicant's Address: 7201 Holly Avenue, Takoma Park

Type of Review:

HAWP _____	Substantial Alteration <u>X</u>
ORD.Maintenance _____	Demolition _____
Subdivision _____	Other _____

Site No. (Atlas): #37/3 Takoma Park Historic District

Site Address: _____
(If different from applicant)

Advertised: Yes _____ No X

Proposed: (describe action to be taken)

Remove asphalt shingles from exterior, repair exiting clapboard siding, replace windows rear, redo roof to include gable - add deck and new openings first and second floors.

Staff recommendations and comments:

Based on information provided (note no photos) the proposed major work is the roof changes and changes to the right half of the rear facade. Base on drawings provided, the existing house appears rather plain. The planned changes are rather ornate in character, however, the LAC has approved these changes. However, I believe these changes as proposed do constitute substantial alteration and since the rear is visible from Tulip Avenue, the applicant should either produce photographs to show the front of the house (to indicate that rear changes are similar to massing in front) or simplify design to match existing house. Recommend approval of removal of

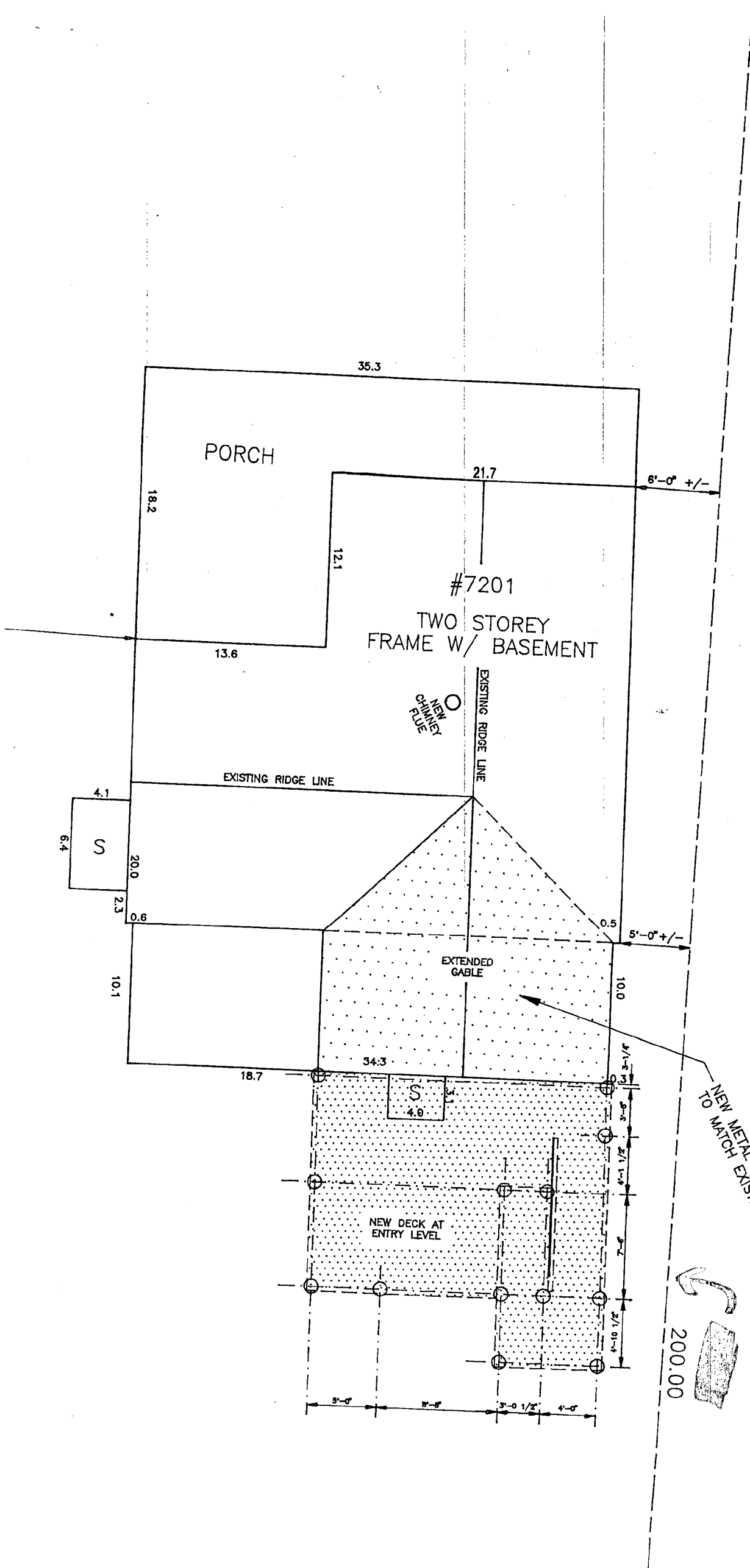
(OVER) Date: _____ Staff: _____

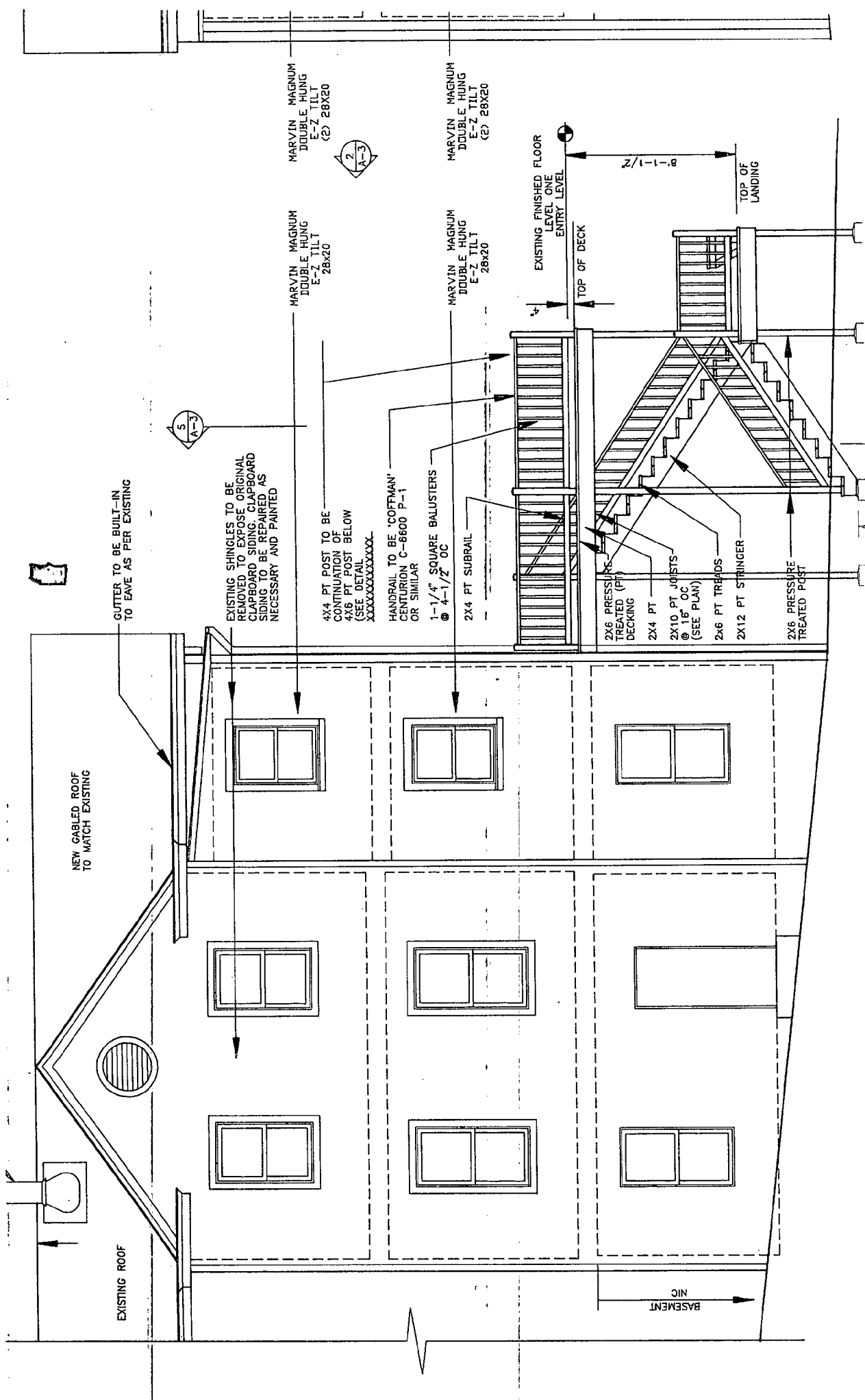
Signature: _____

HPC Action: *deferred until complete application received (need photos)*

Date: _____







CUTTER TO BE BUILT-IN TO EAVE AS PER EXISTING

EXISTING SHINGLES TO BE REMOVED TO EXPOSE ORIGINAL CLAPBOARD SIDING. CLAPBOARD SIDING TO BE REPAIRED AS NECESSARY AND PAINTED

4x4 PT POST TO BE CONTINUATION OF 4x6 PT POST BELOW (SEE DETAIL XXXXXXXXXXXXXXXX)

HANDRAIL TO BE 'COFFMAN' CENTURION C-6600 P-1 OR SIMILAR

1-1/4" SQUARE BALUSTERS @ 4-1/2" OC

2x4 PT SUBRAIL

2x6 PRESSURE TREATED (PT) DECKING

2x4 PT

2x10 PT JOISTS @ 16" OC (SEE PLAN)

2x6 PT TREADS

2x12 PT STRINGER

2x6 PRESSURE TREATED POST

MARVIN MAGNUM DOUBLE HUNG E-Z TILT 28x20 (2)

MARVIN MAGNUM DOUBLE HUNG E-Z TILT 28x20 (2)

MARVIN MAGNUM DOUBLE HUNG E-Z TILT 28x20

MARVIN MAGNUM DOUBLE HUNG E-Z TILT 28x20

EXISTING FINISHED FLOOR LEVEL ONE ENTRY LEVEL

TOP OF DECK

TOP OF LANDING

NEW GABLED ROOF TO MATCH EXISTING

EXISTING ROOF

BASEMENT NIC



629 CONSTITUTION A
SUITE 104
WASHINGTON, DC 21
202.543.8738

VEBB MFG. INC.
P.O. BOX 707
CONNEAUT, OHIO 44030
(216) 593-1151
RV/BA 8-0-9
(GRILLE TO BE REMOVED)

REMOVABLE SCREEN AND
WINDOW PANELS

1-1/4"
BALUSTERS

SCREENED
PORCH

STAINED GLASS
WINDOW TO BE
PROVIDED BY OWNER

EXISTING METAL
ROOF

GUTTER CONCEALED IN EAVE
AS PER EXISTING

DOWNSPOUT TO BE 4" ROUND
TYP. OF BOTH EAVES

MARVIN MAGNUM
DOUBLE HUNG
E-Z TILT
(2) 28x20



MARVIN MAGNUM
DOUBLE HUNG
E-Z TILT
(2) 28x20

MARVIN MAGNUM
DOUBLE HUNG
E-Z TILT
28x20

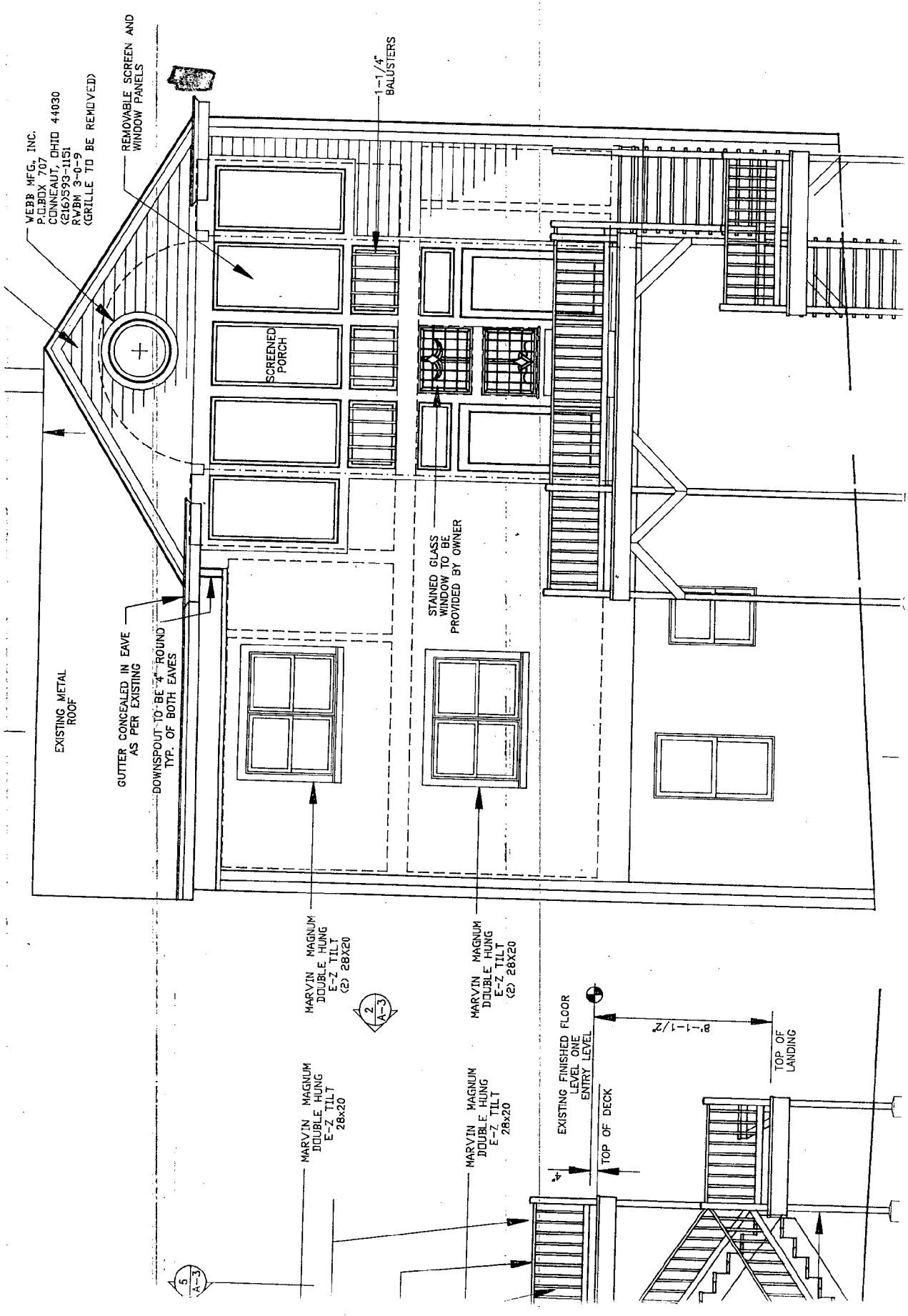
MARVIN MAGNUM
DOUBLE HUNG
E-Z TILT
28x20

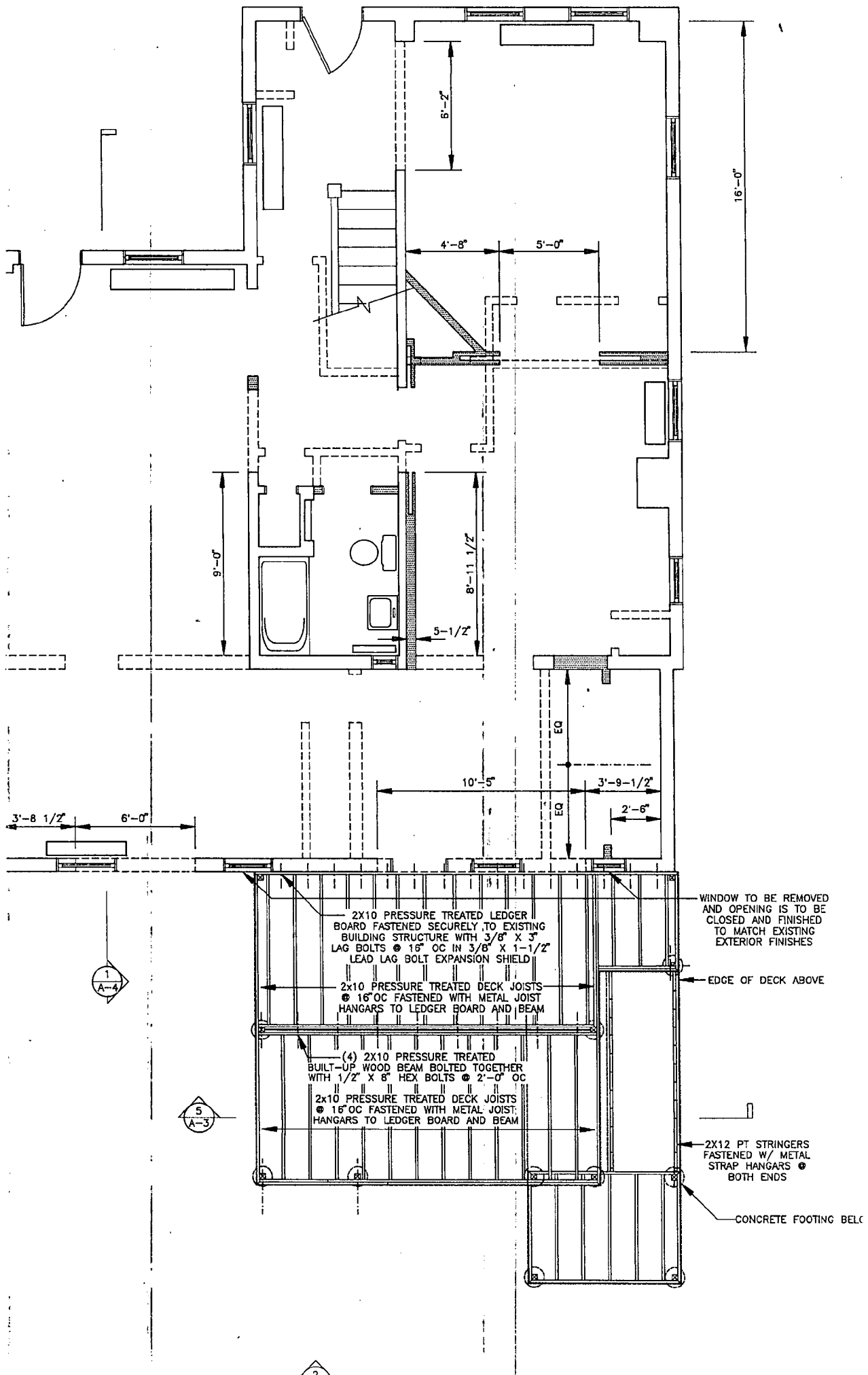
EXISTING FINISHED FLOOR
LEVEL ONE
ENTRY LEVEL

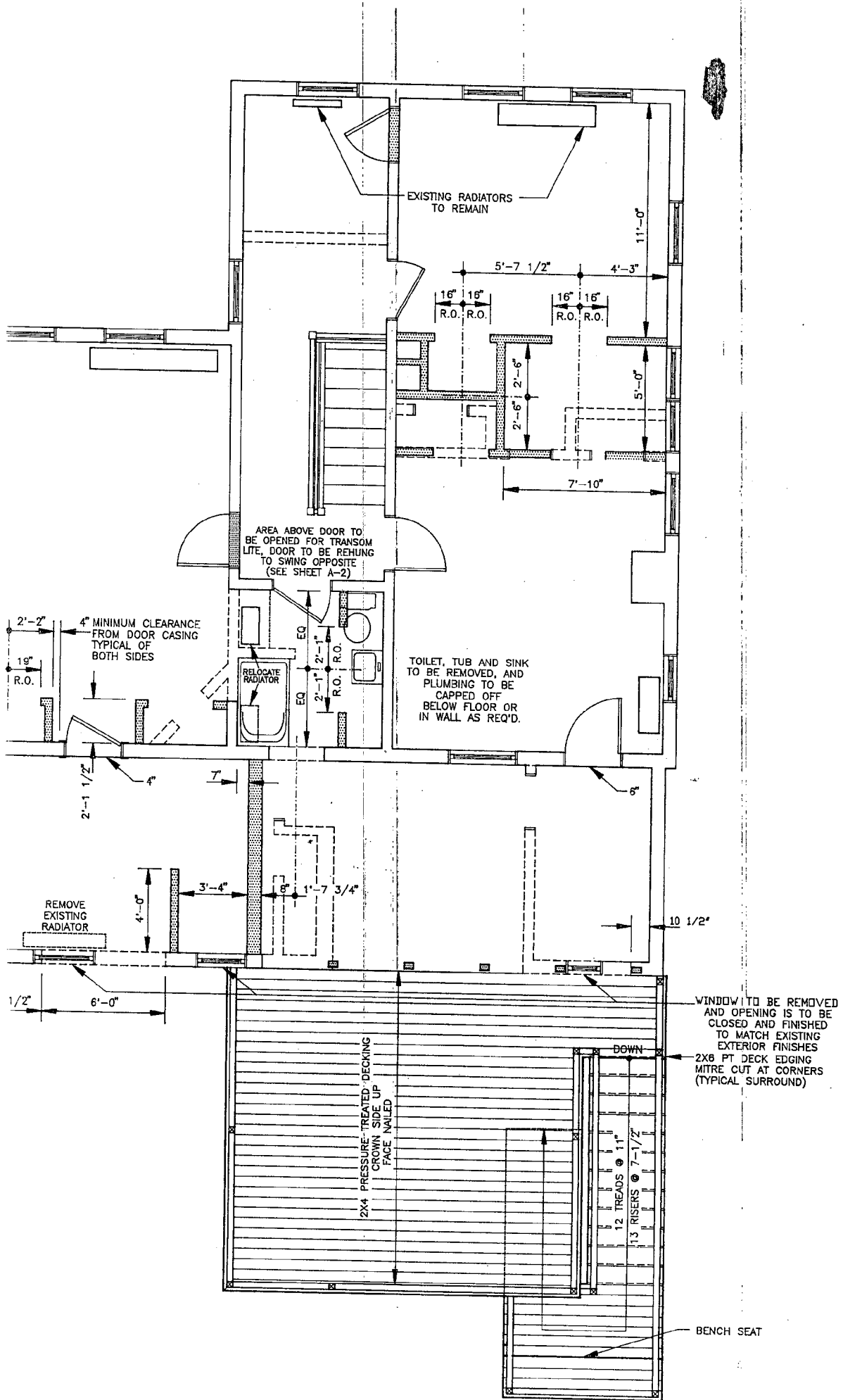
TOP OF DECK

B'-1-1/2'

TOP OF
LANDING









LOCAL ADVISORY COMMITTEE REVIEW

MODIFICATION OF PREVIOUSLY APPROVED PERMIT APPLICATION



Location: Takoma Park Historic District

Atlas district

Property Address: 7201 Holly Avenue, Takoma Park, MD 20912
(Holly & Tulip Avenues)

Owner: Louise Jung & Lewis Morris (same address as above)
Phone (Mrs. Jung): 589-0374 (h); 326-2989 (w)

Description: Rear addition to two story, frame, early 20th century house

Previously approved application called for frame addition, matching original clapboard, windows (except for continuous windows on deck), and roof pitch. Rear detailing was a post-modern treatment with an arch in the gable; rear is highly visible from Tulip Avenue. MCHPC suggested simplification of proposed rear facade to be more in keeping with the historic facade; less of a deliberate design statement.

New proposal simplifies gable, balustrade, trim, and columns as advised by HPC. Design modifications include substitution of gable arch (no historic basis) with round window similar to that in original front gable; modest shortening of 2 new rear double hung windows to accommodate interior cabinets; reorienting deck stairway, removal of 1 story of trellis covering space below deck,

Recommendation:

Approve proposed changes. The proposed, modified design is more in keeping with the style and period of the original facade and is sympathetic with the larger historic district in massing, materials, fenestration, and detail.

Approval based on criteria 2 (compatible alteration).

Additional comments:

We feel this is an exemplary proposal. The owners' sincere interest in developing a design appropriate to the historic character of the house and neighborhood is commendable.

Application received: 2/21/89

Review 2/22/89

A handwritten signature in cursive script that reads "Caroline Alderson".

Caroline Alderson, LAC Chairman

M E M O R A N D U M

March 9, 1989

TO: Historic Preservation Commissioners

FROM: Jared Cooper, Historic Preservation Specialist
Division of Community Planning and Development

SUBJECT: 7201 Holly Avenue, Takoma Park (Determination of Substantial
Alteration)

Plans for an addition to this property were originally submitted to the Commission in the Fall of 1988. The applicant has now submitted revised plans, based on Commission concerns. Please find these revised plans attached for your review. Since the Commission did approve the plans with stipulations, staff can review the revisions and make an administrative determination, if that should be your wish. Staff will locate and provide the original plans for comparative review at the meeting.

1034E
JC:jcm

H-589,0374
W 326-2989

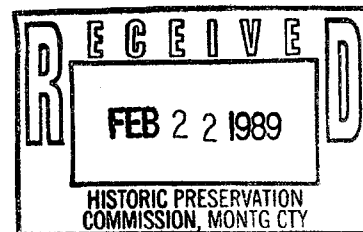
To whom it may concern:

With regard to the proposed renovations of the propoerty located at 7201 Holly Avenue, Takoma Park, MD 20912, the following changes have been made in the plans that were submitted in the Fall of 1988:

The deck has been shortened from 18 feet to 16 feet and the placement and orientation of the stairs have been revised. In addition, the trellis work has been removed from the base of the deck and the ballusters and newel posts have been simplified.

In the proposed gable to be added to the rear of the house, the previously expressed arch has been deleted and a circular window has been inserted to mimic the gables existing on the front and side of the house. In addition, the exterior moldings have been simplified and the columns have been simplified.

The double-hung windows to be added to the side and rear of the house will be slightly shorter than shown in the original plans but will continue to match the existing windows in style.



Mr. Cooper - This is the conditional permit that we received.

Louise Jung

MONTGOMERY COUNTY, MARYLAND

Department of Environmental Protection

Rockville Metro Center

BUILDING PERMIT

PERMIT NO 8812070080

DECEMBER 07, 1988

EXPIRES: 06/07/89

THIS IS TO CERTIFY THAT:

LOUISE JUNG/LEWIS NORRIS
7201 HOLLY AVE
TAKOMA PARK MD 20912
(301)587-0374

HAS PERMISSION TO ALTER 0000 HISTORIC SITE

CONDITIONS

APPROVALS EXCLUDES GABLE WITH SCREEN PORCH ENCLOSURES, ORNAMENTAL TREATMENT OF PORCH ROOF, AND DECK, LATTICE WORK.

SEE ATTACHED SHEET

REGARDLESS OF SET BACK SHOWN, THIS BUILDING MUST NOT EXTEND BEYOND ESTABLISHED BUILDING LINE.

CONDITIONAL

PREMISE ADDRESS 07201		HOLLY		AVE		TAKOMA PARK	
LOT 2	BLOCK 6	ZONE	SUBDIVISION	B F GILBERT'S ADD			
LIBER	FOLIO	PARCEL	PLATE	GRID			
ELECTION DISTRICT 08			TAX ACCOUNT NO		00000000		
PERMIT FEE: \$00,000.01			ESTIMATED COST: \$00,060,000				
IMPACT FEE: \$0,000,000							
