

37/3 7304 Willow Ave.

37/3-89J

MEMORANDUM

DATE: 5/5/89

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

FROM: Jared Cooper, Historic Preservation Specialist  
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 5/4/89 reviewed the attached application by K. Orlansky and I. Spatz for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: \_\_\_\_\_

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Attachments:

1. HAWP Application
2. Plans (construction)
3. Site Plan
4. Photographs of Existing Structure
5. \_\_\_\_\_

JC:jcm  
1016E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 27, 1989

CASE NUMBER: #37/3 - 89J

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7304 Willow Ave.

DISCUSSION:

The applicant is proposing modifications to a first floor rear shed-roof addition to a c.1920 bungalow. The work will include raising the roof slightly and creating a gable; new lap siding; and changes to windows (see attached illustrations).

STAFF RECOMMENDATION:

Staff feels that the proposed work does not constitute substantial alteration in this atlas district. The work will serve, in some ways, to improve the appearance of the rear elevation; and will also negate earlier, inappropriate window changes. It appears that the changes would be minimally visible from the street.

ATTACHMENTS:

1. HAWP Application
2. LAC Review Form
3. Photographs
4. Drawings

COMMISSION ACTION:

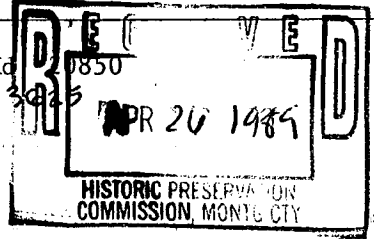
JBC:av  
1086E



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
~~270-1327~~

51 Monroe Street, Rockville, Md 20850  
~~279-8097 217-3025~~



## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Karen Orlansky and Ian Spitz TELEPHONE NO. 301-270-1091  
(Contract/Purchaser) (Include Area Code)

ADDRESS 7304 Willow Av. Takoma Park CITY MD STATE 20912 ZIP  
CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

PLANS PREPARED BY LIPMAN DAVIS CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

TELEPHONE NO. 202-723-1300  
(Include Area Code)

REGISTRATION NUMBER (MD) 7308

LOCATION OF BUILDING/PREMISE

House Number 7304 Street Willow Avenue

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Tulip Avenue

Lot 12 Block 9 Subdivision Lipscomb and Earnest Trustees Addition to Takoma Park

Liber \_\_\_\_\_ 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>X</u>	<u>ENCLOSE</u>	<u>EXISTG.</u>	

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000.00

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 NA.

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 NA.

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] Karen Orlansky April 4, 1989  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

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

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

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:)

ENCLOSURE OF EXISTING PORCH AREA + NEW ROOF OVER  
ENCLOSED, WINDOWS - WOOD, DOUBLE HUNG, ROOF ASPHALT  
SHINGLES TO MATCH EXISTING, WALLS EXTERIOR - CEDAR WOOD  
SIDING WITH OPPOUE STAIN TO MATCH EXISTING DORMER SIDING.

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

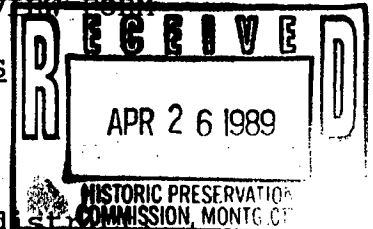
ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the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

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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

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:  
7304 Willow, Takoma Park, MD
- d. Property owner's name, address and phone number:  
x Karen Orlansky and Ian Spatz, 7304 Willow Ave., Takoma Park, MD 20912

(h) 270-1091

(w) (architect) 723-1300

- 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:

Rebuild existing altered rear porch (now enclosed) to be more inkeeping with original features of cottage bungalow. Shallow gable roof echoing pitch of rear dormer, wood double hung windows ~~xx~~ replacing c. 1960's louvered windows to conform to originals. Replace recently added bay window (side facade) with double hung to conform with adjacent, original windows.

b. Is this work on the front, rear, or side of the structure?

Side and rear

c. Is the work visible from the street?

slightly

d. What are the materials to be used?

Wood

e. Are these materials compatible with existing materials? How? If not, why?

Windows conform to originals. Rear cedar siding does not match adjacent stucco, but is a traditional bungalow cladding material acceptable for rear work.

\*Judging from the original, intact garage and gable dormer treatments on similar neighborhood bungalows, a stained <sup>square</sup> shingle would give a more authentic period appearance than clapboards. A light <sup>stain</sup> color is recommended because of the likelihood that the adjacent space will be kept a light color.

### 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 and 5
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window 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 X The side view of the new rear enclosure, though not visible from the street, is a little awkward in the degree to which the gable projects above the shed roof connecting it to the house. LAC recommends lowering gable ridge a little, if possible. Noting that new wall will be stained to match dormers, I don't recall that we discussed the fact that the existing dormer cladding is not original. It would be better, if possible, to remove a small, inconspicuous area of dormer siding to determine the original ~~xxx~~ cladding ~~material~~ material and color. \* Also, muntin pattern of new side window should

Date on which application received: match original 6/6 windows

Date of LAC meeting at which application was reviewed: 4/18/89

Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 4/25/89





• FRONT OF HOUSE FROM STREET.

VIEW DOWN SIDE OF HOUSE.  
BAY WINDOWS AT RIGHT TO BE  
REPLACED WITH (3) DOUBLE HUNG  
WOOD WINDOWS. SEE 3/1.



VIEW DOWN DRIVEWAY FROM  
STREET.



BAY TO BE REPLACED WITH  
(3) DOUBLE HUNG WINDOWS,  
PORCH WALL TO BE MODIFIED. SEE  
9/1.

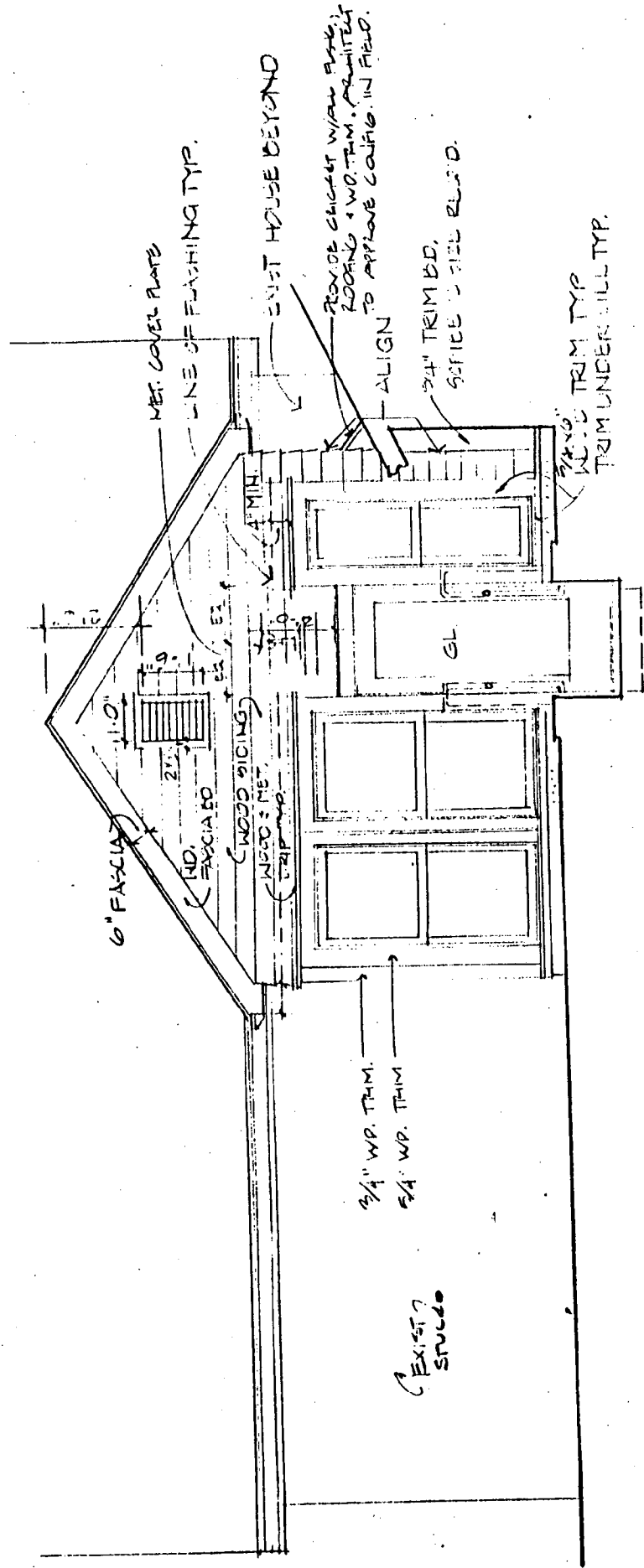


EXIST'G PORCH TO BE ENLARGED,  
MODIFIED.



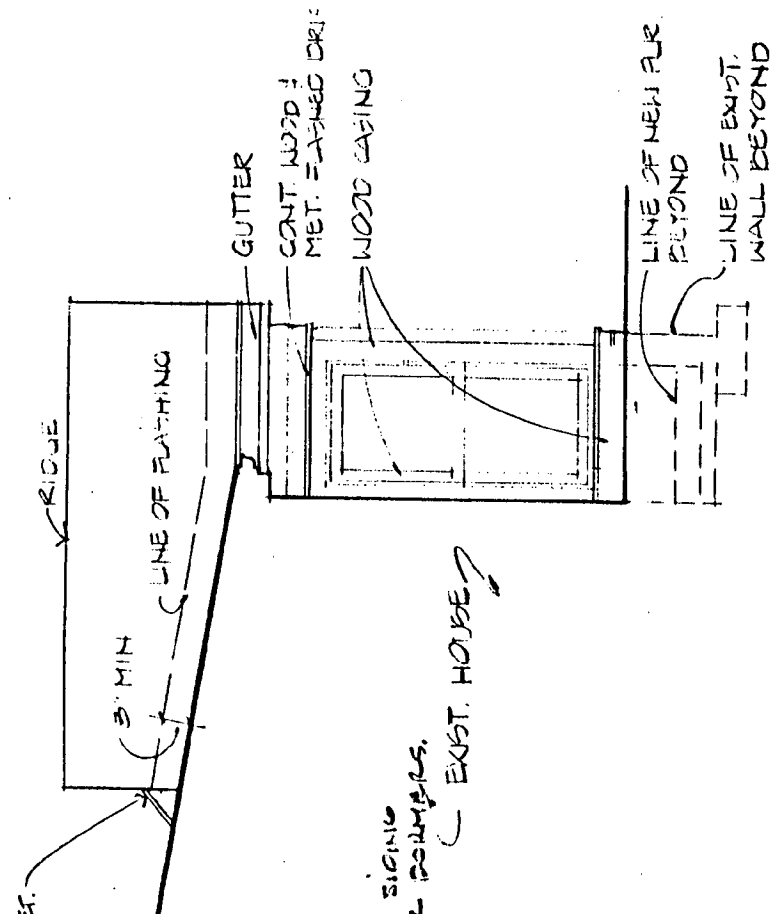
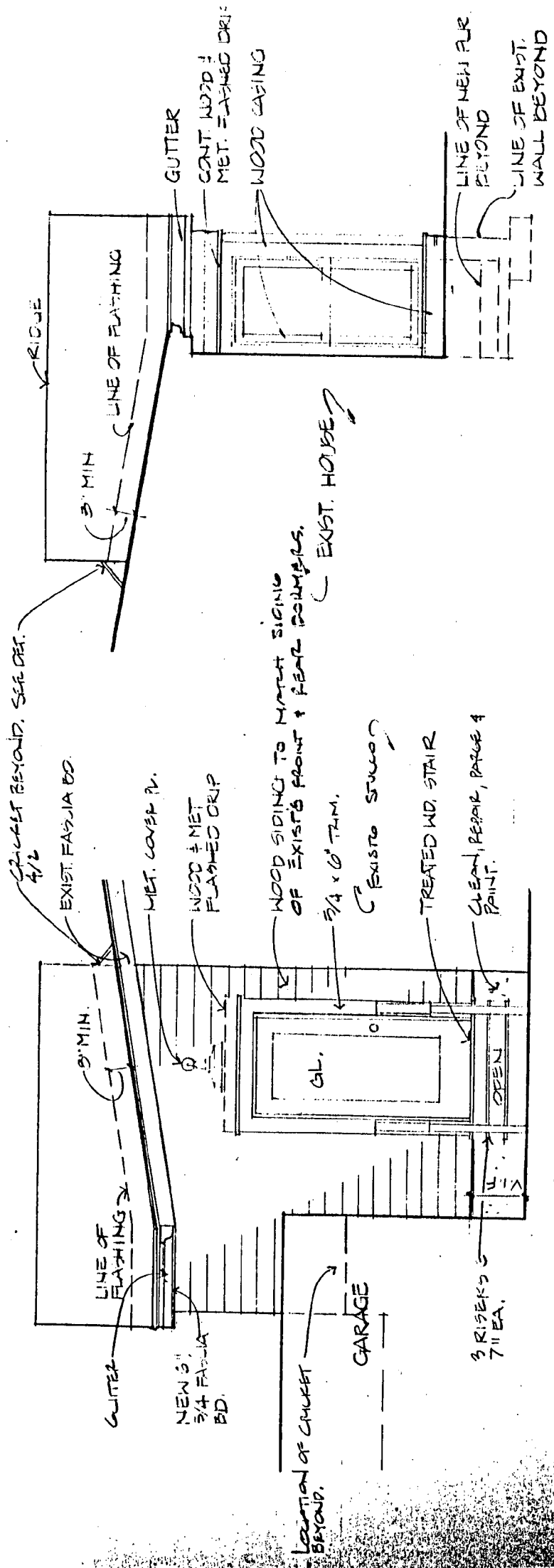
REAR PORCH. EXIST'G AREA TO  
BE MODIFIED. SEE DRG 10/1.





- NOTES: 1) PROVIDE 3 DISCRETE  
PINTS TO APPROVE LOCATIONS
- 2) PROVIDE 2 FINISHED, COLO.  
SPRINKLERS

10 REAR ELEVATION  
1/4" = 1'-0"



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

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 27, 1989

CASE NUMBER: #37/3 - 89J

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7304 Willow Ave.

DISCUSSION:

The applicant is proposing modifications to a first floor rear shed-roof addition to a c.1920 bungalow. The work will include raising the roof slightly and creating a gable; new lap siding; and changes to windows (see attached illustrations).

STAFF RECOMMENDATION:

Staff feels that the proposed work does not constitute substantial alteration in this atlas district. The work will serve, in some ways, to improve the appearance of the rear elevation; and will also negate earlier, inappropriate window changes. It appears that the changes would be minimally visible from the street.

ATTACHMENTS:

1. HAWP Application
2. LAC Review Form
3. Photographs
4. Drawings

COMMISSION ACTION:

JBC:av  
1086E



# Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850  
279-1327

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(Contract/Purchaser) (Include Area Code)

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CITY STATE ZIP

CONTRACTOR \_\_\_\_\_ TELEPHONE NO. \_\_\_\_\_

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(Include Area Code)

REGISTRATION NUMBER (MD) 7308

### LOCATION OF BUILDING/PREMISE

House Number 7304 Street Willow Avenue

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Tulip Avenue

Lot 12 Block 9 Subdivision Lipscomb and Earnest Trustes Addition to Takoma Park

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

1A. TYPE OF PERMIT ACTION: (circle one)  
Construct Extend/Add Alter/Renovate Repair  
Wreck/Raze Move Install Revocable Revision  
Circle One: A/C Slab Room Addition  
Porch Deck Fireplace Shed Solar Woodburning Stove  
Fence/Wall (complete Section 4) Other X ENCLOSE

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000.00

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 NA

2A. TYPE OF SEWAGE DISPOSAL  
01 ( ) WSSC 02 ( ) Septic  
03 ( ) Other \_\_\_\_\_  
2B. TYPE OF WATER SUPPLY  
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4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches \_\_\_\_\_

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

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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] Karen Orlansky April 9, 1989  
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 5/5/89

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

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

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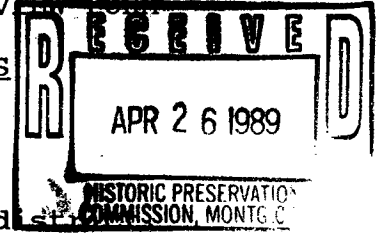
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

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(w) (architect) 723-1300

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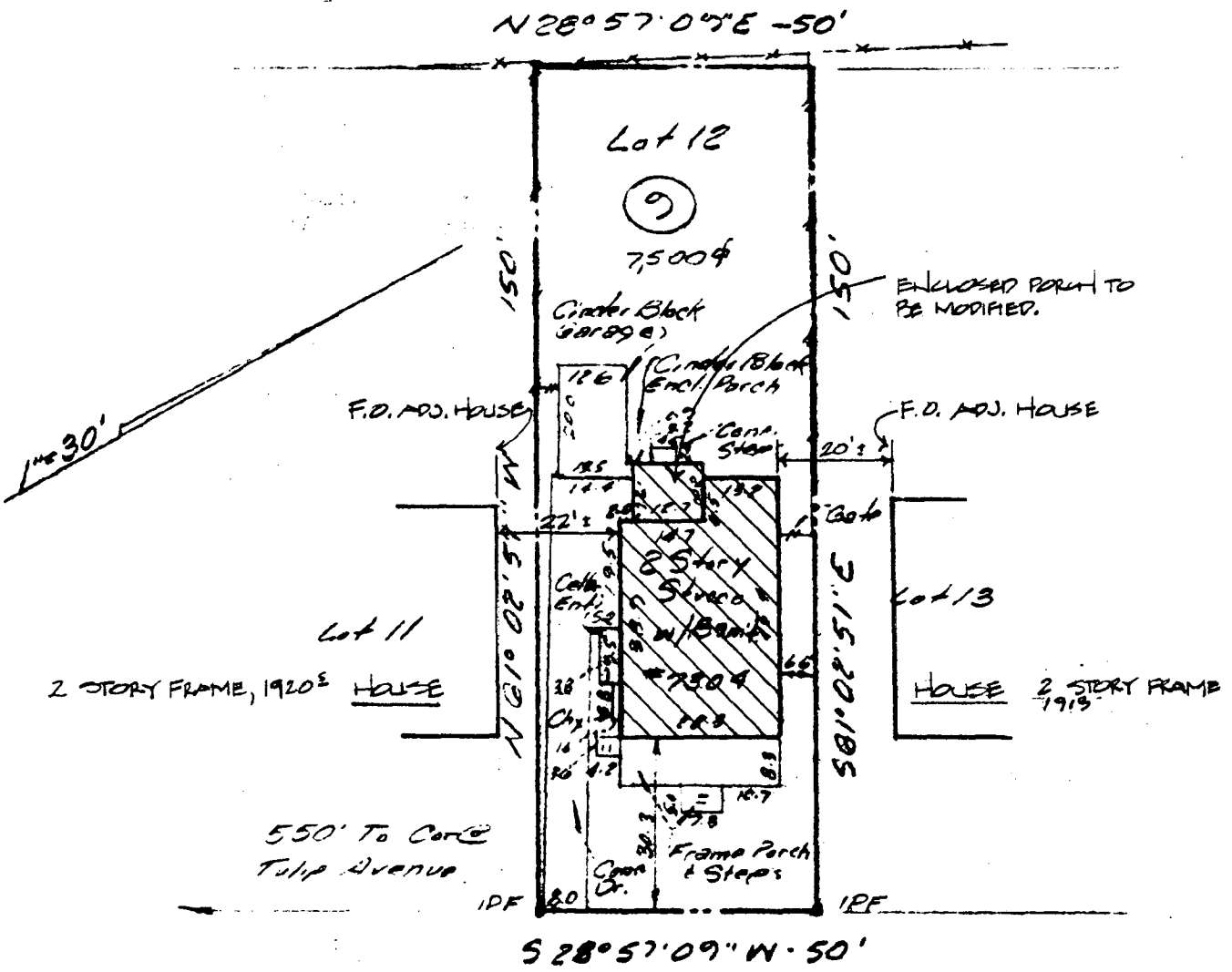
Date on which application received: match original 6/6 windows

Date of LAC meeting at which application was reviewed: 4/18/89

Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 4/25/89



7304 WILLOW AVENUE  
(50')

NOTES: Not in flood plain as per 240049 0200 B.  
 Not to be used for construction.  
 Lot corners have not been set by this survey unless otherwise indicated.



I hereby certify that I have carefully located the improvements as shown hereon in accordance with the property description, and that there are no encroachments except as indicated.

5-7-88  
 Date  
 Registered Professional Land Surveyor  
 MONTGOMERY 10144

**LIGHT, ELLIOTT & ASSOCIATES**  
 ENGINEERS, PLANNERS, SURVEYORS  
 8808 ADELPHI ROAD  
 ADELPHI, MARYLAND 20783  
 422-6080

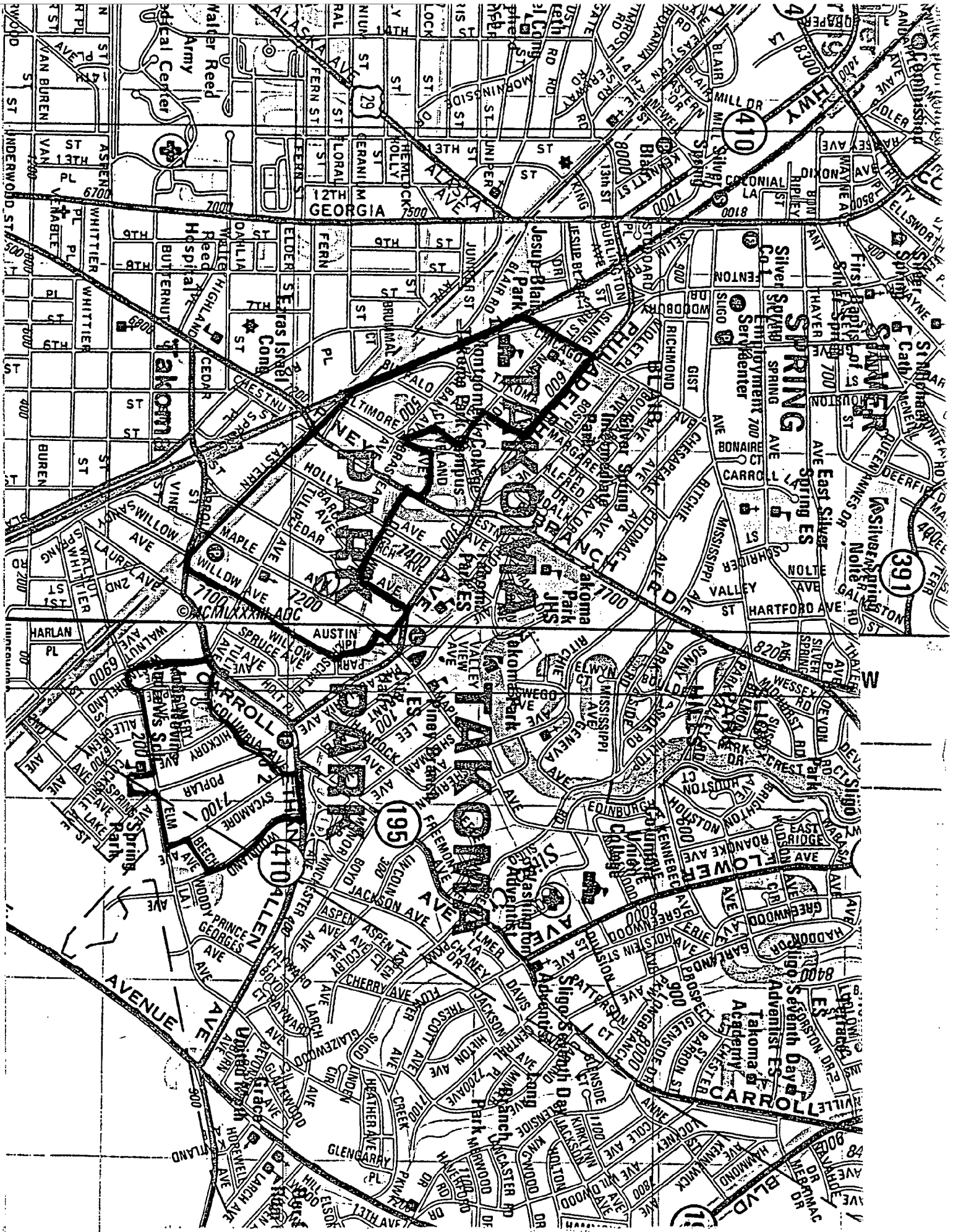
Book 2178-26  
 Job no. K5714  
 Dwg. by CEC

Ch. by  
 Case no. 50-1  
 S/S

**HOUSE LOCATION SURVEY**  
 7304 Willow Avenue  
 Lot 12 Block 9 Section  
 LIPSOMB and EARNEST  
 TRUSTEES' Addition to  
**TAKOMA PARK**  
 WHEATON Election District  
 MONTGOMERY County, Maryland

Plot Book 1  
 Plot 46

File no. SH05327



Waller Reed  
Army  
Medical Center

Stadium

Spring St

Carroll St

Waller Reed  
Army  
Medical Center

12TH  
GEORGIA

NEVADA

OKLAHOMA

WALLER REED

Waller Reed  
Army  
Medical Center

410

195

391

Silver Spring  
Employment  
Service Center

Spring St

Carroll St

Waller Reed  
Army  
Medical Center

Waller Reed  
Army  
Medical Center

Waller Reed  
Army  
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Waller Reed  
Army  
Medical Center

Tahoka  
Adventist  
Academy

Tahoka  
Seventh Day  
Adventist School

Tahoka  
Adventist  
Academy

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