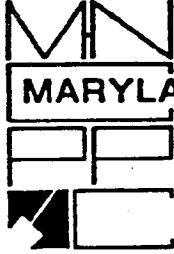


37/3-94M 7306 Willow Avenue
Takoma Park Historic District



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

DATE: May 12, 1994

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

Approved Denied

Approved with Conditions: _____

General Condition: The applicant shall notify DEP 5 days prior to commencement of work & within 2 weeks after completion of work.

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Daniel Lueb / w. Neunzig

Address: 7306 Willow Avenue
Takoma Park, Md. 20912



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

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

DATE: May 12, 1994

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Thank you very much for your patience and good luck with your project!



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1056520

NAME OF PROPERTY OWNER Daniel Loeb/W. Neunzig TELEPHONE NO. 301-891-2192
(Contract/Purchaser) (Include Area Code)

ADDRESS 7306 Willow Avenue Takoma Park, Maryland 20912
CITY STATE ZIP

CONTRACTOR Not selected TELEPHONE NO. _____

PLANS PREPARED BY Stuart Billings CONTRACTOR REGISTRATION NUMBER _____
101 N. Columbus St TELEPHONE NO. 703-739-3837
Alexandria, Virginia 22314 (Include Area Code)
REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7306 Street Willow Avenue

Town/City Takoma Park Election District 13-06

Nearest Cross Street Tulip Ave.

Lot 13 Block 9 Subdivision Liscomb & Ernest

Liber. _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000

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; However is in Takoma Park Historic District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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.

Daniel Loeb _____ April 20, 1994
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date May 12, 1994

APPLICATION/PERMIT NO: 9404200069 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7306 Willow Avenue Meeting Date: 5/11/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94M Tax Credit: No
Public Notice: 4/27/94 Report Date: 5/4/94
Applicant: Daniel Loeb and W. Neunzig Staff: Nancy Witherell
PROPOSAL: Construct addition RECOMMEND: Approve

The proposal concerns an addition at the rear of a stucco and half-timber Tudor Revival-style house designated an outstanding resource in the Takoma Park Historic District. From the street, the house appears to be in near original form, except for the flight of deck stairs projecting from the left side of the house at the rear and an oblique view of the clapboarded rear addition on the right side. Once in the rear yard, however, the viewer sees a one-story frame addition with a flat roof and deck that dominates the rear elevation of the house in a style and form that is not compatible with the house.

The applicants' proposal would remove the existing one-story addition and replace it with a two-story addition that would add approximately 8'6" to the current length of the house. (The length of the new section would be approximately 18'6".) The rear addition is recessed on the second story of the right elevation and a standing seam copper shed roof would be used above the first story section.

The rear addition would have painted stucco walls with wood trim and windows to match or complement the historic features. Casements similar to those elsewhere on the house and in similar groupings would be used on the side elevations. At the rear, the use of casements would be more contemporary and open in feeling, with a large expanse of multi-paned glass on the first floor and a second story set of French doors set off by a copper roof and pipe rails.

STAFF DISCUSSION

The proposal would add to the length and massing of the house, which would become more rectangular in footprint and form as a result of the second story addition and overall extension. However, the proposed addition would correct an unsympathetic

flat-roofed addition that detracts from the style and character of the house. Further, the alterations are at the rear and would not be visible in any significant manner from the public way. The applicants are to be commended for utilizing materials and elements from the house, which is a distinguished Tudor Revival-style house unusual in the neighborhood. Nevertheless, the use of newer materials and elements and a larger expanse of glass at the rear indicates the current date of construction, a practice recommended for additions to historic buildings.

The staff finds the proposal to be consistent with the Takoma Park guidelines for outstanding resources, which recommend that new additions be constructed at the rear of the house, that compatible materials and sympathetic scale be utilized, and that the view from the public way be preserved as much as possible.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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 # 1056520

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CONTRACTOR Not selected TELEPHONE NO. _____

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House Number 7306 Street Willow Avenue

Town/City Takoma Park Election District 13-06

Nearest Cross Street Tulip Ave.

Lot 13 Block 9 Subdivision Liscomb & Ernest

Liber _____ Folio _____ Parcel _____

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 100,000

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~~ Is in Takoma Park Historic District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
01 WSSC 02 () Septic 01 WSSC 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:

1. On party line/Property line _____
2. Entirely on land of owner _____
3. 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.

1

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:**

The existing structure is an example of early "Tudor Revival" constructed around 1920. It has been classified as an "Outstanding Resource" under the Takoma Park Historic District Master Plan. Some of the historic features are elements based on English cottage structures, including stucco half-timbering and highly articulated brackets and accessory roofs. The Historic American Building Survey (HABS) would more properly classify this house as a "Period House", meaning a house with the decorative vocabulary of an earlier period.

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

The proposed project is a two story family room/master bedroom addition to the rear of the house not visible from Willow Ave. The proposed project should have little impact on the historic resource, the environmental setting, or the historic district. The proposed addition is compatible and sympathetic to the character and vocabulary of the existing structure. The addition will be an extension of the existing volume of the residence matching its height, roof slope, setbacks, and massing. Furthermore, the addition will use the same exterior materials as the existing structure. The existing landscape will not be altered except as required to accommodate the new work. No trees will be removed.

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:

A 2 story painted stucco addition that extends the roof ridge and massing of the original structure approx. 8-1/2 feet from the rear of the house. An existing, unsympathetic, 1 story rear addition will be removed to accommodate the new work. Fenestration will be painted wood casements similar to the existing units.

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

A rear addition that extends the existing simple gable form of the original residence. The new addition will extend an additional 8-1/2' beyond the existing rear addition.

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

*The proposed addition is sympathetic to the original design in massing, scale, articulation of elements, use of materials, and fenestration.

* The proposed addition is on the rear of the house and is not visible from the public right of way.

3. Project Plan:

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).

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 Tony Melak
 Address 7308 Willow Ave.
 City/Zip Takoma Park, MD 20912

2. Name Karen Ozlansky & Ian Spatz
 Address 7304 Willow Ave.
 City/Zip Takoma Park, MD 20912

(K)

3. **Name** Pam Somners & Fred Pinkney
 Address 7307 Willow Ave.
 City/Zip Takoma Park, MD 20912
4. **Name** Linda Kabefield & Norm Schneider
 Address 7303 Willow Ave.
 City/Zip Takoma Park, MD 20912
5. **Name** Charles Potter
 Address 7305 Willow Ave.
 City/Zip Takoma Park, MD 20912
6. **Name** Charles Potter
 Address 10207 Calumet Dr.
 City/Zip Silver Spring, MD 20901
7. **Name** Tracy W. Porter
 Address 7305 Maple Ave.
 City/Zip Takoma Park, MD 20912
8. **Name** _____
 Address _____
 City/Zip _____

1757E

(5)



FRONT & SIDE (NORTH)
ELEVATIONS



VIEW FROM WILSON AVE.
FRONT ELEVATION



REAR ELEVATION; VIEW
FROM BACK YARD

4



REAR FACADE



SIDE (NORTH) ELEVATION. VIEW FROM NORTH PROPERTY LINE

8



VIEW OF FRONT & SIDE (SOUTH) FACADES FROM SOUTH PROPERTY LINE



VIEW OF EXISTING NORTH WEST CORNER (REAR)



VIEW OF REAR & SOUTH FACADES FROM SOUTH PROPERTY LINE



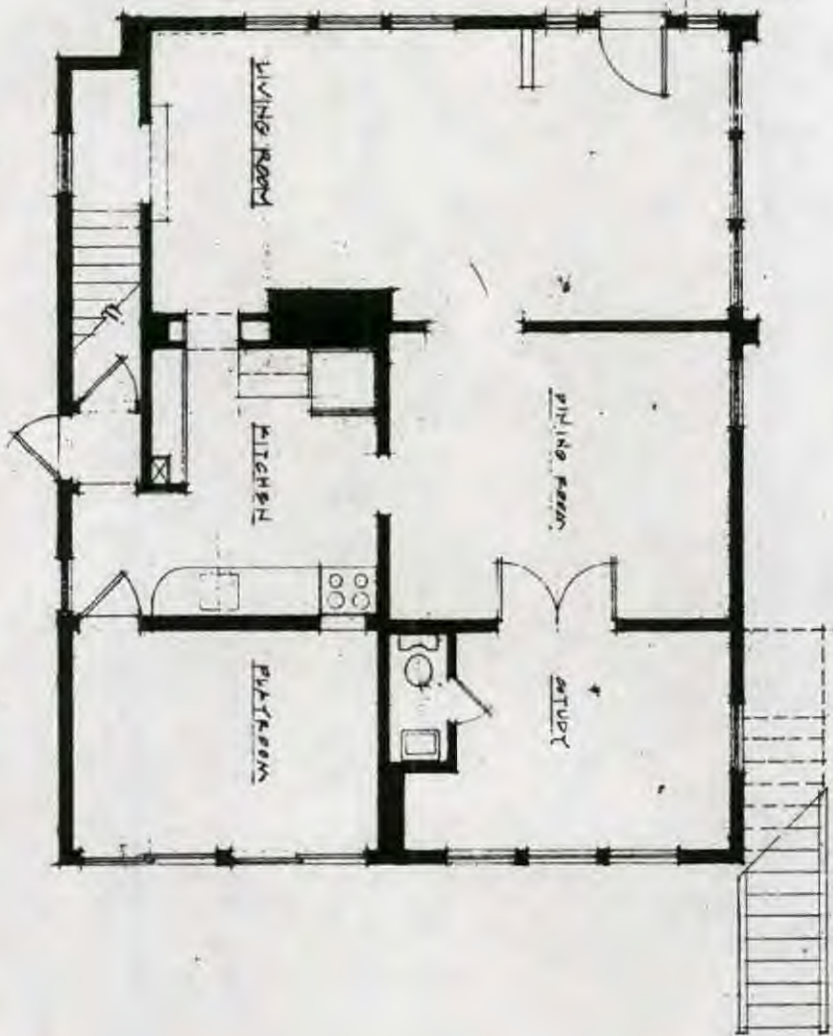
VIEW FROM NORTH PROPERTY LINE REAR ELEV.

(a)

(D)

EXISTING
1st FLOOR
SCALE 1/4" = 1'-0"

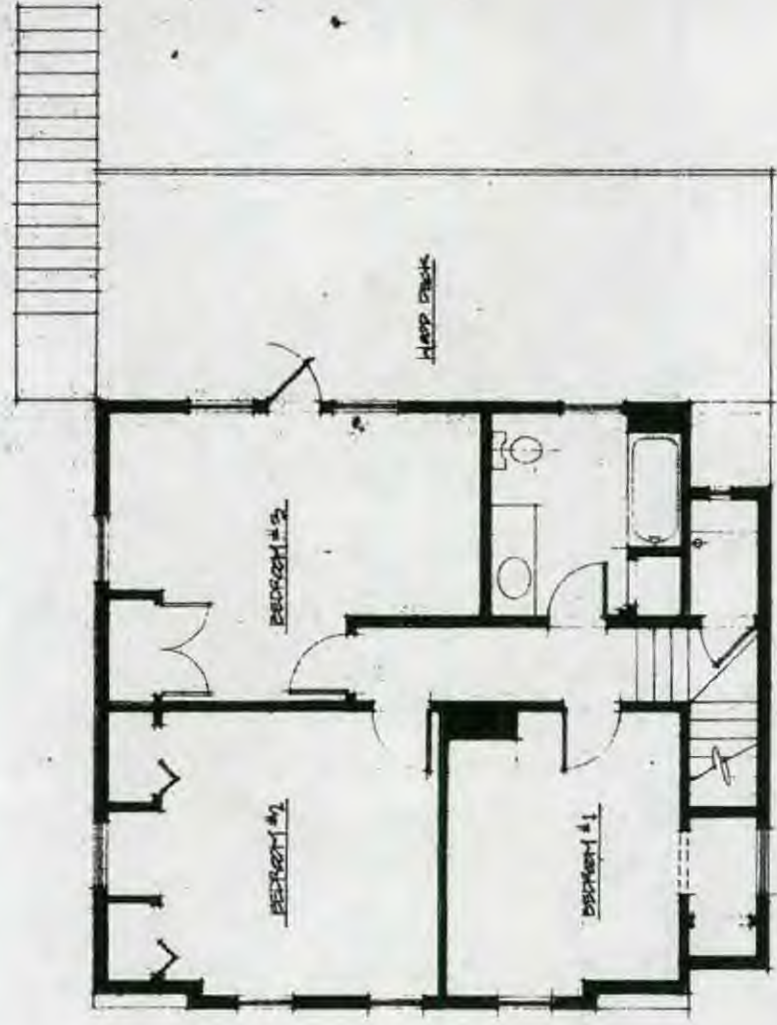
LOEB - NEUNZIG
1 AUGUST 1941



■ Additions & Renovations to the
Loeb/Neunzig Residence
7306 Willow Ave
■ Takoma Park, MD 20912 ■



ADDITONS & RENOVATIONS TO THE
Loeb/Neunzig Residence
7306 WILLOW
TAKOMA PARK, M.D. 20912

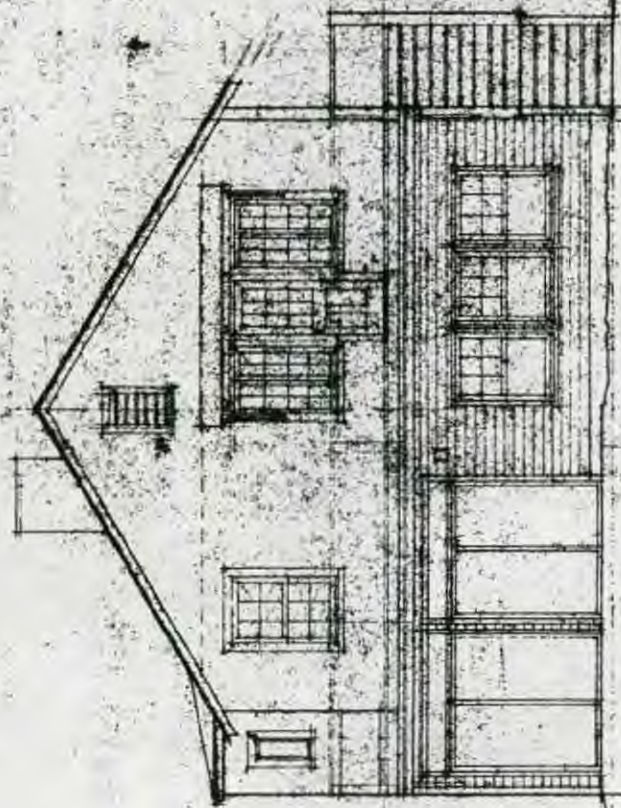


EXISTING
1st FLOOR
SCALE 1/4" = 1'-0"

LOEB-NEUNZIG
REV 1 AUGUST 1991
REV 1 FEBRUARY 1994

(11)

ADDISON & ASSOCIATES IN ARCHITECTURE
1000 WILSON AVENUE
LOS ANGELES, CALIF. 90017
Loeb/Neunzig Residence

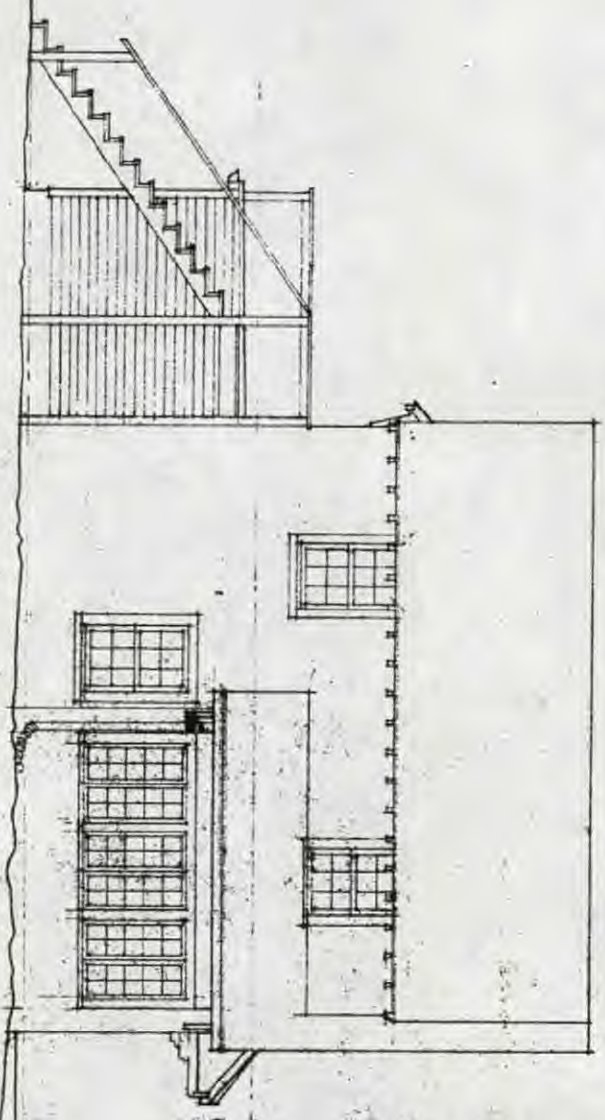


WEST ELEVATION

EXISTING - LOEB-NEUNZIG

12

13



SOUTH ELEVATION

EXISTING
SCALE 1/8" = 1'-0"

LOEB - NEUNZIG
1 AUGUST 1991

■ Additions & Renovations to the
Loeb/Neunzig Residence

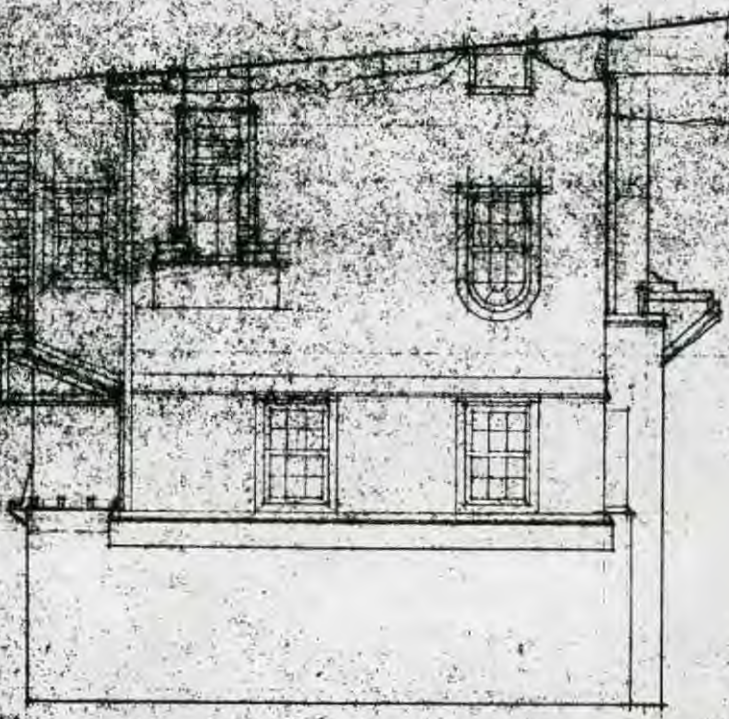
1305 Willow Ave
ATLANTA, GA 30318

EXISTING

NORTH ELEVATION

(1)

STAIRS



Analysis and conceptual plan for the
 Loeb/Neuhzig Residence
 1234 5678 9012 3456
 7890 1234 5678 9012 3456

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION**

**8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**









VIEW OF EXIST'G NORTH WEST
CORNER (Rear)







SIDE (NORTH) ELEVATION. VIEW FROM
NORTH PROPERTY LINE



REAR ELEVATION; VIEW
FROM BACK YARD

