

37/03-05J 7127 Willow Ave
Takoma Park Historic District



Date: April 14, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation

SUBJECT: Historic Area Work Permit # 375312, for tree removal, sunroom demolition and new addition at 7127 Willow Avenue in the Takoma Park

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The Conditions of Approval are:

1. The HAWP application is approved with the submitted 3/16/05 tree identification plan.
2. The applicant works with the Takoma Park Arborist to develop and implement a tree protection plan prior to the commencement of the project.
3. The applicant will abide by Takoma Park's tree replacement requirements.

****Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. 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.****

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.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Nancy Flickenger and Jim Witkin

Address: 7127 Willow Avenue, Takoma Park Historic District

This HAWP approval is 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 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

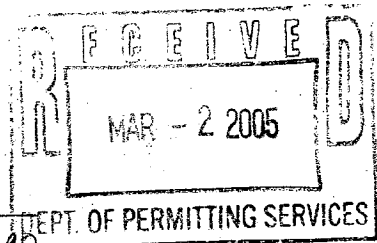


RETURN TO: DEPARTMENT OF PERMITTING SERVICES
235 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT



Contact Person: Joan Duncan
Daytime Phone No.: 301 270 0990

Tax Account No. _____
Name of Property Owner: Nancy Flickenger 'Jim Wilkin Daytime Phone No.: 301 270 9184
Address: 7127 Willow Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: not known at this time Phone No. _____
Contractor Registration No. _____
Agent for Owner: Joan Duncan Daytime Phone No.: 301 270 0990

LOCATION OF BUILDING/PREMISE

House Number: 7127 Street: Willow Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 12, 13, 14 Block: _____ Subdivision: Lipscomb: Ernest Trustee
Eber: _____ Folio: _____ Parcel: plat 46

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/Haze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ not known at this time
1C. If this is a revision of a previously approved active permit, see Permit # _____

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
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.

Joan Duncan AIA Date: 2-20-05
Signature of owner or authorized agent Date

Approved: X W/CONDITIONS [Signature] Date: 4/14/05
Disapproved: _____
Application/Permit No. 375312 Date Filed: 3/2/05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

APP# 372312

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

1. WRITTEN DESCRIPTION OF PROJECT

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

see attached

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

see attached

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

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.

- a. *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.
- b. 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

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

- a. 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.
- b. 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

If you are proposing construction adjacent to or within the decline 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

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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

February 28, 2005

HAWP application for Nancy Flickinger and Jim Witkin, 7127 Willow Ave. Takoma Park, Md.

Written Description of the Project.

a. Existing structure and environmental setting:

The house is a category 2, Bungalow-Spanish Colonial style, 2 1/2-story wood frame structure constructed c1910. Finishes are: stucco siding and asphalt shingle roofing. At the rear of the house there is deck addition.

b. General description of the project and its effect on the historic resources, environmental setting, and historic district.

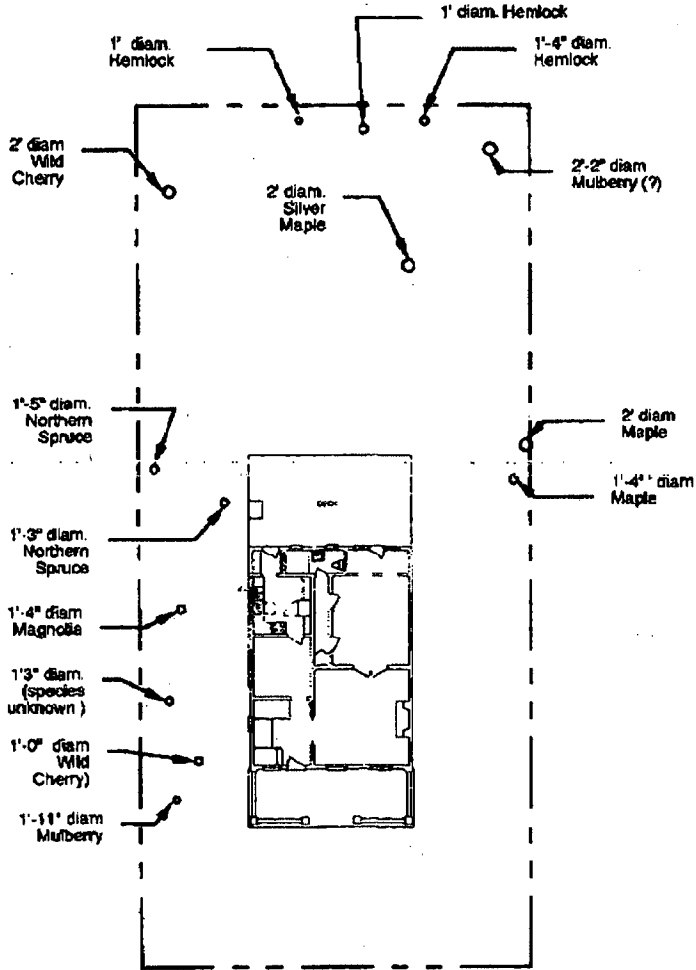
The proposal includes the demolition of one-story enclosed porch and deck at the rear of the house. The proposed new construction includes a two story addition (28' wide by 18' deep) with a hip roof. There is a one story screen porch (16'-8" wide by 14' deep) and new steps from a deck landing to the rear yard.

The siding for the addition will be stucco at the base and foundation with a 9 1/2" wood band board and 4" exposure wood clapboard siding above. The roof will be asphalt shingles to match the shingles of the existing house. The windows will be wood double hung and awning windows; and the French doors will be wood-framed full view. Trim will be wood and the screen porch will be wood framed with an asphalt shingle roof. The porch floor, deck landing and steps to the yard will be wood.

There will be no modifications to the front of the house and no modifications to the existing 2-story portion of the house.

The entire proposal is for work at the rear of the house. The addition is set in 2" from both sides of the existing house and the entire proposal will not be visible from the street when viewed straight on.

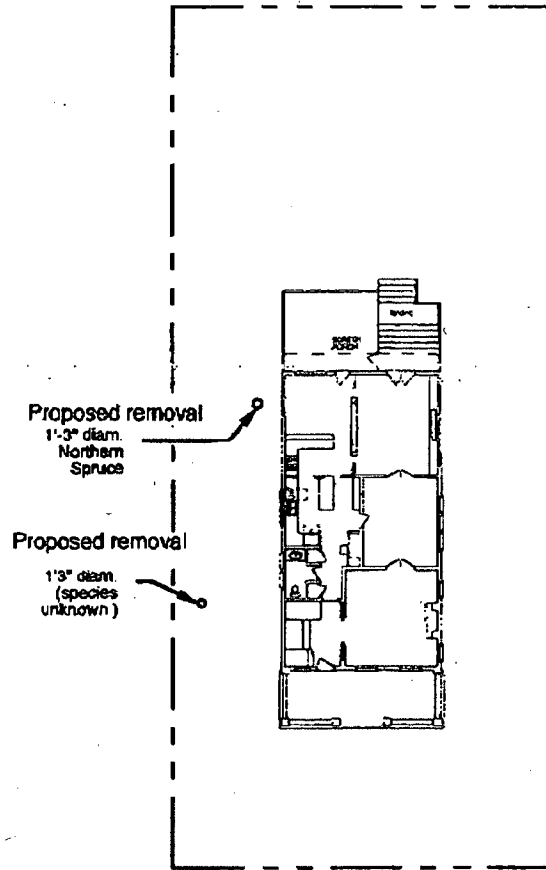
Post-it® Fax Note	7671	Date 3/16/05	# of pages 1
To: M. J. DUNCAN		From: J. DUNCAN	
Co./Dept: HPC		Co. SP Architects	
Phone #		Phone # 301 270 0940	
Fax # 301 563 3412		Fax # 301 270 0942	



SITE PLAN - Existing

1" = 30'-0"

7127 Willow Ave. Takoma Park, Md. 20912
3/16/05



SITE PLAN - Proposed (w/ proposed trees to be removed indicated)

1" = 30'-0"

7127 Willow Ave. Takoma Park, Md. 20912
3/16/05

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7127 Willow Avenue, Takoma Park

Meeting Date: 03/16/05

Resource: Contributing Resource
Takoma Park Historic District

Report Date: 03/09/05

Review: HAWP

Public Notice: 03/02/05

Case Number: 37/03-05J

Tax Credit: None

Applicant: Nancy Flickenger and Jim Witkin
(Joan Duncan Agent)

Staff: Michele Oaks

PROPOSAL: Sunroom Demolition, New Rear Addition

RECOMMEND: Continued

RECOMMENDATION:

Staff recommends that the Commission continue this HAWP application until the owners can generate a site plan identifying all the trees (species and size) on the property, and delineating which of those trees are being proposed for removal.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Mediterranean Bungalow
DATE: c1910

The house located at 7127 Willow Avenue is a contributing resource within the Takoma Park Historic District. The building is a 1-½ story, frame structure clad in stucco and sheathed in asphalt shingle roofing. The house is detailed with a projecting roofline, which extends to create the roof structure for the full-width front porch. The roofline is also detailed with a three-bay, shed roof dormer and a exterior-end brick chimney which punctures through the overhanging eaves.

PROPOSAL:

The applicant is proposing to:

1. Demolish the existing one-story enclosed porch and deck at the rear of the house.
2. Construct a new, two-story addition (28' wide by 18' deep) detailed with a hip

Handwritten notes:
 all plan review @ workshop
 3/16/05
 landscape plan
 general condition that the applicants get approval from T. P. H.P.
 recommendation

roof. Materials will be stucco foundation, 4" exposed wood clapboard siding and asphalt roofing shingles. The windows will be 1/1 double hung and awning wood, aluminum clad windows. The proposed French doors will be painted, wood framed full-view. All trim will be painted wood. This addition will be set-in 2" from the existing side elevations of the house.

3. Construct a one-story screen porch (16'-8" wide by 14' deep) protruding from the new, two-story addition. The porch will be wood framed with an asphalt shingle roof. The porch floor, deck landing and steps to the yard will also be wood.
4. Removal of trees for the subject proposal. These trees have not been identified at the point this staff report was prepared.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- 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; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping and patterns of open-space.

In general, staff believes that the proposed addition is in scale with the existing house. The proposed addition is sympathetic to the style, scale and massing of the historic resource and will be located at the rear – not visible for the public right-of-way. The proposal does, however, remove

an original rear, porch extension from the house yet, the Takoma Park Guidelines do allow for alterations to original features that are not visible from the public right-of-way. Staff feels that this proposal meets most of the above criteria outlined in the *Takoma Park Guidelines*. It is our understanding, based on the attached correspondence from the owners, they intend to work with Takoma Park's arborist, remove trees and develop a tree protection plan for the property. This current proposal does not identify the trees that will be affected or removed. Alterations to the landscape including tree removal of any tree 6" in diameter or larger does require review and approval by the Commission in conjunction with any new additions and alterations to a building within the Takoma Park Historic District, through the Historic Area Work Permit (HAWP) process, as outlined in Item #6 on the HAWP application. Therefore, staff is recommending that this HAWP application be continued until the owners can generate a site plan identifying all the trees (species and size) on the property, and delineating which of those trees are being proposed for removal.

STAFF RECOMMENDATION

Staff recommends that the Commission *continue* this HAWP application.

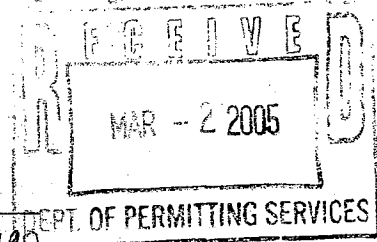


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DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT



Contact Person: Joan Duncan
 Daytime Phone No.: 301 270. 0990

Tax Account No.: _____
 Name of Property Owner: Nancy Flickenger Jim Withkin Daytime Phone No.: 301 270 9184
 Address: 7127 Willow Ave. Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: not known at this time Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Joan Duncan Daytime Phone No.: 301 270 0990

LOCATION OF BUILDING/PREMISE

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 Lot: 12, 13, 14 Block: _____ Subdivision: Lipscomb: Ernest Trustee
 Lot: _____ Folio: _____ Parcel: plat 40

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
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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.

Joan Duncan AIA 2-20-05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No. 375312 Date Filed: 3/2/05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

APP# 375312

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5

7127 Willow Avenue, Takoma Park, MD. 200912
Flickinger/Witkin HAWP Application
Adjacent and Confronting Owners (item 7)

Mike Tidwell
Catherine Varchaver
7125 Willow Avenue
Takoma Park, MD 200912

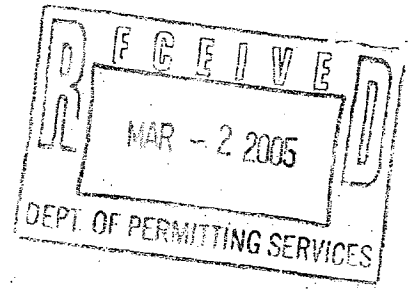
Lin and Lisetta Moyer
7129 Willow Avenue
Takoma Park, MD 20912

Dorothy Lee
David Zelinsky
7124 Willow Avenue
Takoma Park, MD 20912

Mary Jacksteit
Peter Noterman
7128 Willow Avenue
Takoma Park, MD. 20912

Tulip Avenue Condominiums
407 Tulip Avenue
Takoma Park, MD 20912

7127 Willow Avenue
Takoma Park, MD 20912
March 1, 2005



Historic Preservation Commission
Montgomery County
Department of Permitting Services
255 Rockville Pike, 2d Floor
Rockville, MD 20850

Dear Sir or Madam:

Enclosed please find an application for an Historic Area Work Permit for our house at 7127 Willow Avenue, Takoma Park, MD. The contact person for this application is Joan Duncan, AIA, at the number indicated in the application.

Please note that we will also be applying for a tree removal permit and tree protection plans with the City of Takoma Park.

Thank you.

Nancy Flickinger
Nancy Flickinger

Jim Witkin
Jim Witkin

Schematic of Trees
7127 Willow Avenue
Takoma Park, MD 20912
Witkin/Flickinger application.

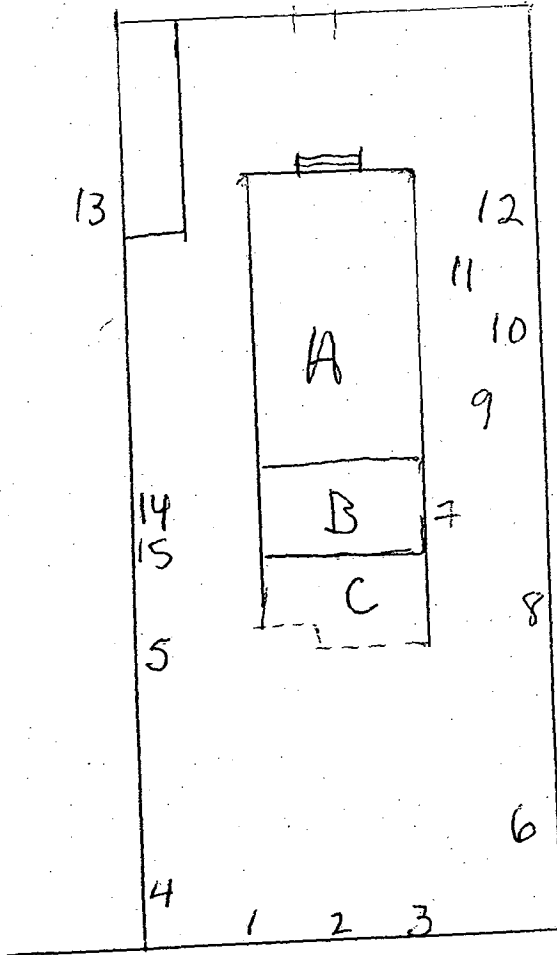
- A: Original house
- B: Existing deck/ proposed two-story addition
- C: Proposed deck/screen porch

Trees:

1. Hemlock
2. Hemlock
3. Hemlock
4. Species unknown
5. Silver maple
6. Wild cherry tree
7. Northern spruce
8. Northern spruce
9. Magnolia
10. Species unknown
11. Wild cherry tree
12. Mulberry
13. Species unknown
14. Maple
15. Maple

7127 WILLOW AVE.
TALZOMAH PARK, MD. 20912

WILLOW AVE



February 28, 2005

HAWP application for Nancy Flickinger and Jim Witkin, 7127 Willow Ave. Takoma Park, Md.

Written Description of the Project.

a. Existing structure and environmental setting:

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b. General description of the project and its effect on the historic resources, environmental setting, and historic district.

The proposal includes the demolition of one-story enclosed porch and deck at the rear of the house. The proposed new construction includes a two story addition (28' wide by 18' deep) with a hip roof. There is a one story screen porch (16'-8" wide by 14' deep) and new steps from a deck landing to the rear yard.

The siding for the addition will be stucco at the base and foundation with a 9 1/2" wood band board and 4" exposure wood clapboard siding above. The roof will be asphalt shingles to match the shingles of the existing house. The windows will be wood double hung and awning windows; and the French doors will be wood-framed full view. Trim will be wood and the screen porch will be wood framed with an asphalt shingle roof. The porch floor, deck landing and steps to the yard will be wood.

There will be no modifications to the front of the house and no modifications to the existing 2-story portion of the house.

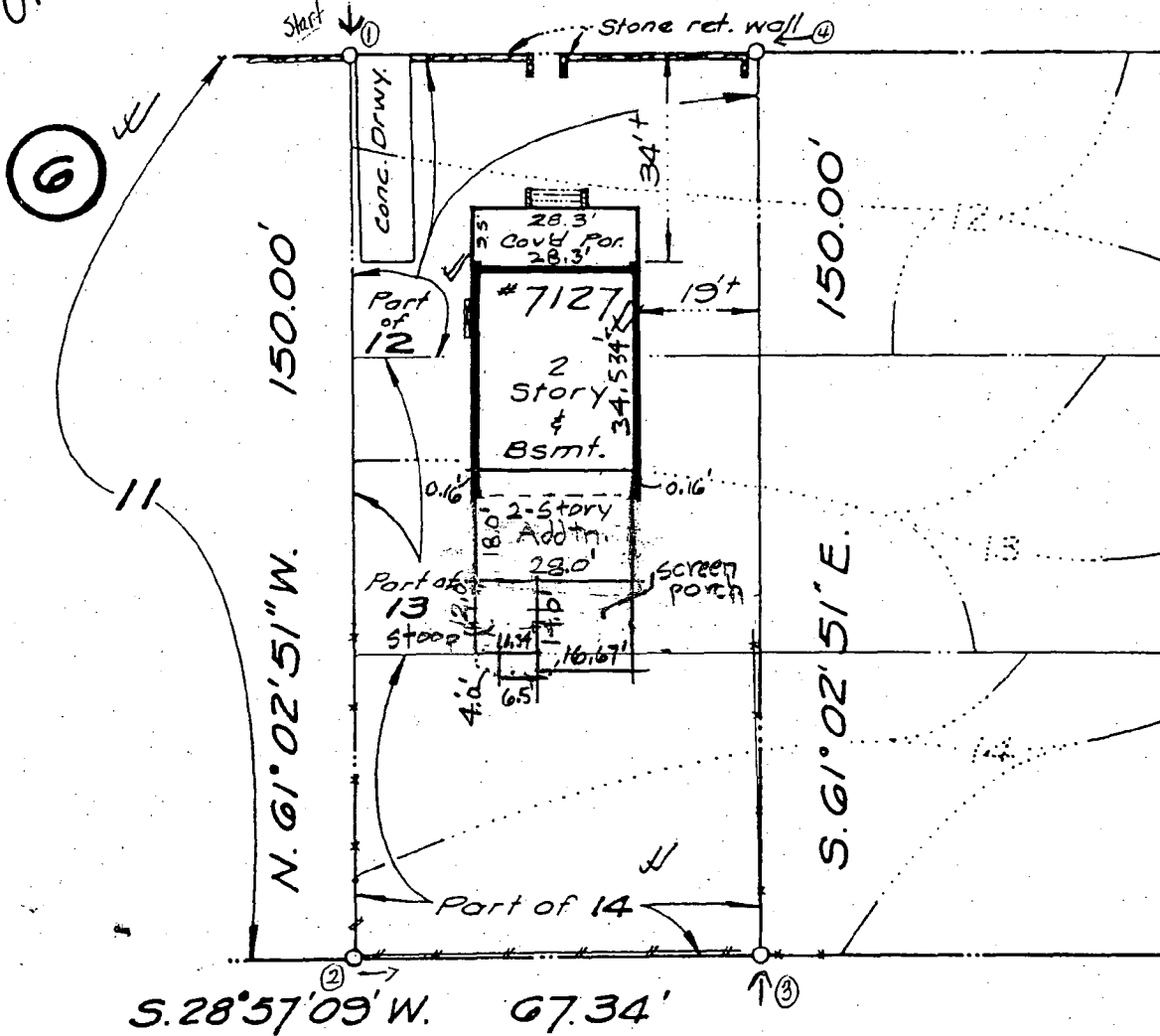
The entire proposal is for work at the rear of the house. The addition is set in 2" from both sides of the existing house and the entire proposal will not be visible from the street when viewed straight on.

INDTECH ASSOCIATES II
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

Rec'd
 2/20/90
 OK
 Okay

WILLOW AVENUE

N. 28° 57' 09" E. 67.34'



TULIP AVENUE

NOTE:

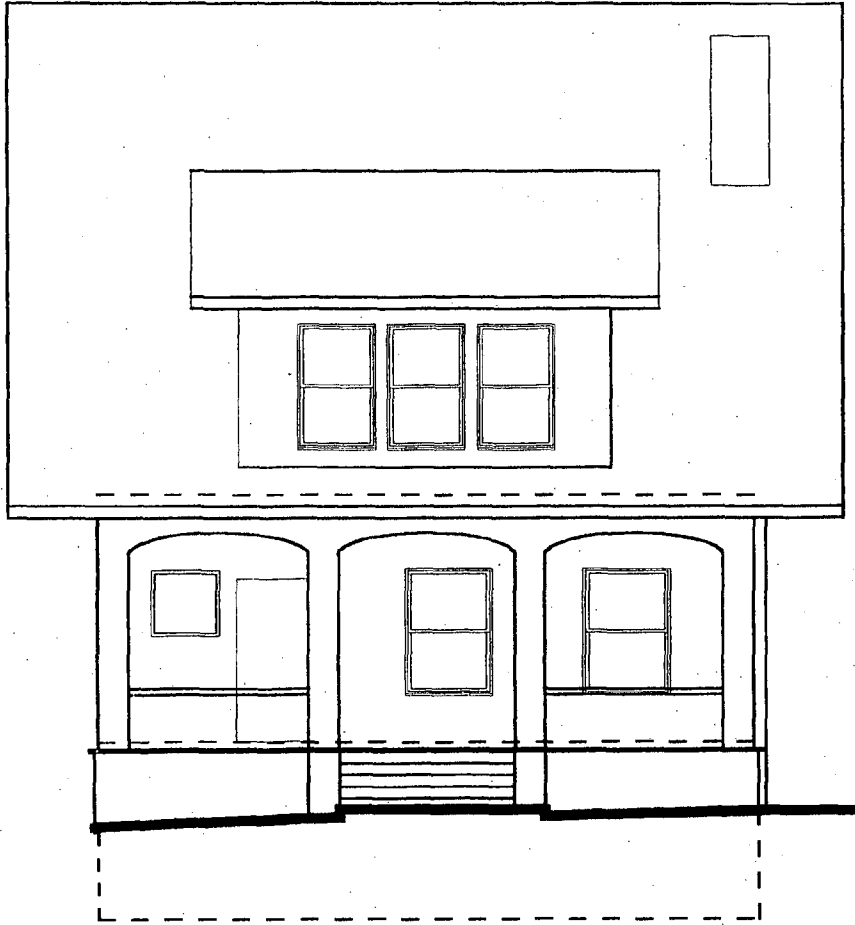
Original Lots 12, 13, 14
 recorded in Plat Book 1,
 Plat 46.

Parts of 12, 13, 14 Total Area = 10,100[±] - per Description.

15 NOTE: THIS PROPERTY DOES NOT LIE WITHIN THE LIMITS OF A FLOOD HAZARD AREA AS DELINEATED ON THE MAPS OF THE NATIONAL FLOOD INSURANCE PROGRAM

Survey ok
 WAT
 2-26-90





FRONT ELEVATION - Existing

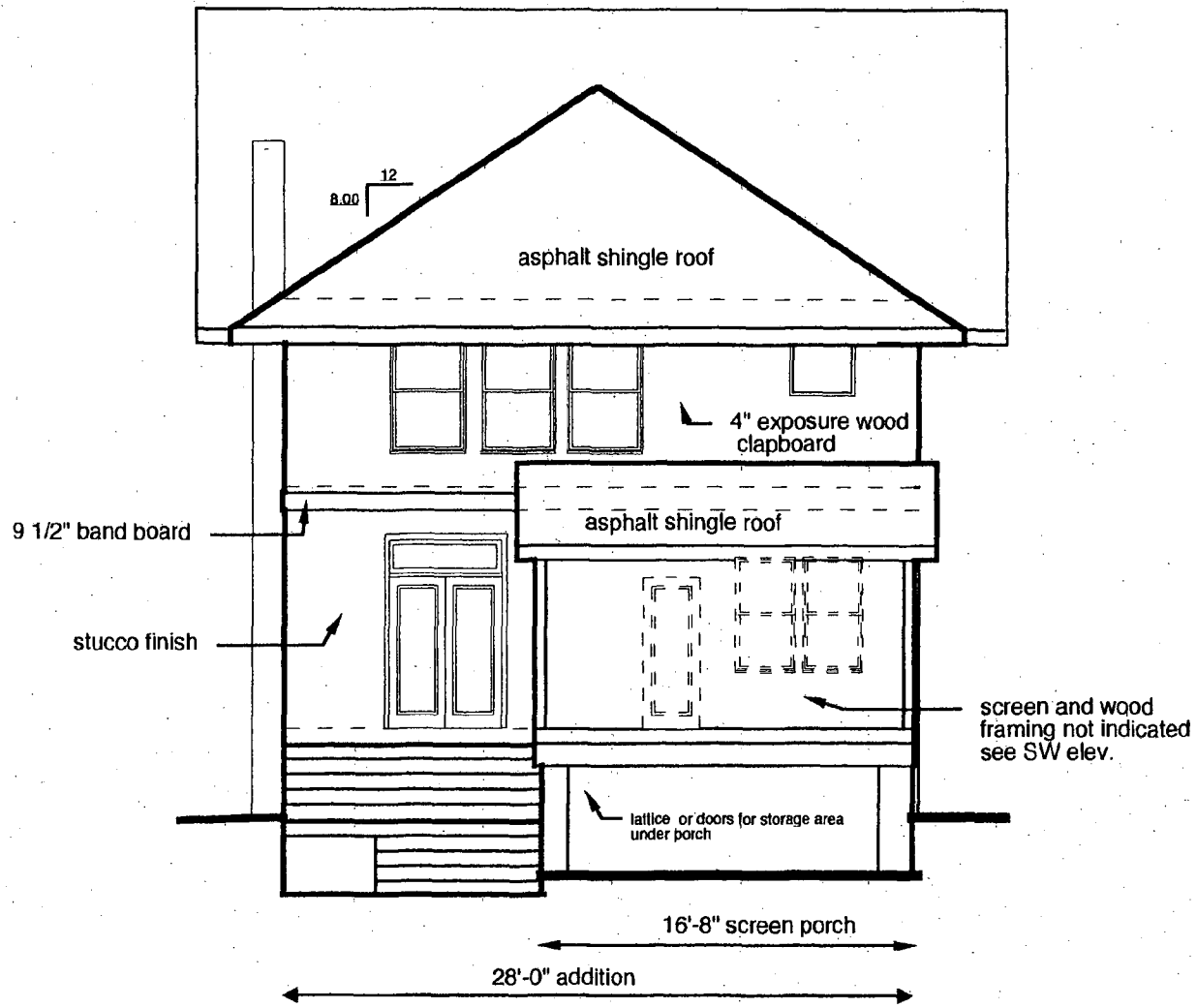
1/8" = 1'-0"



REAR ELEVATION - Existing

1/8" = 1'-0"

(2)



REAR ELEVATION - Proposed

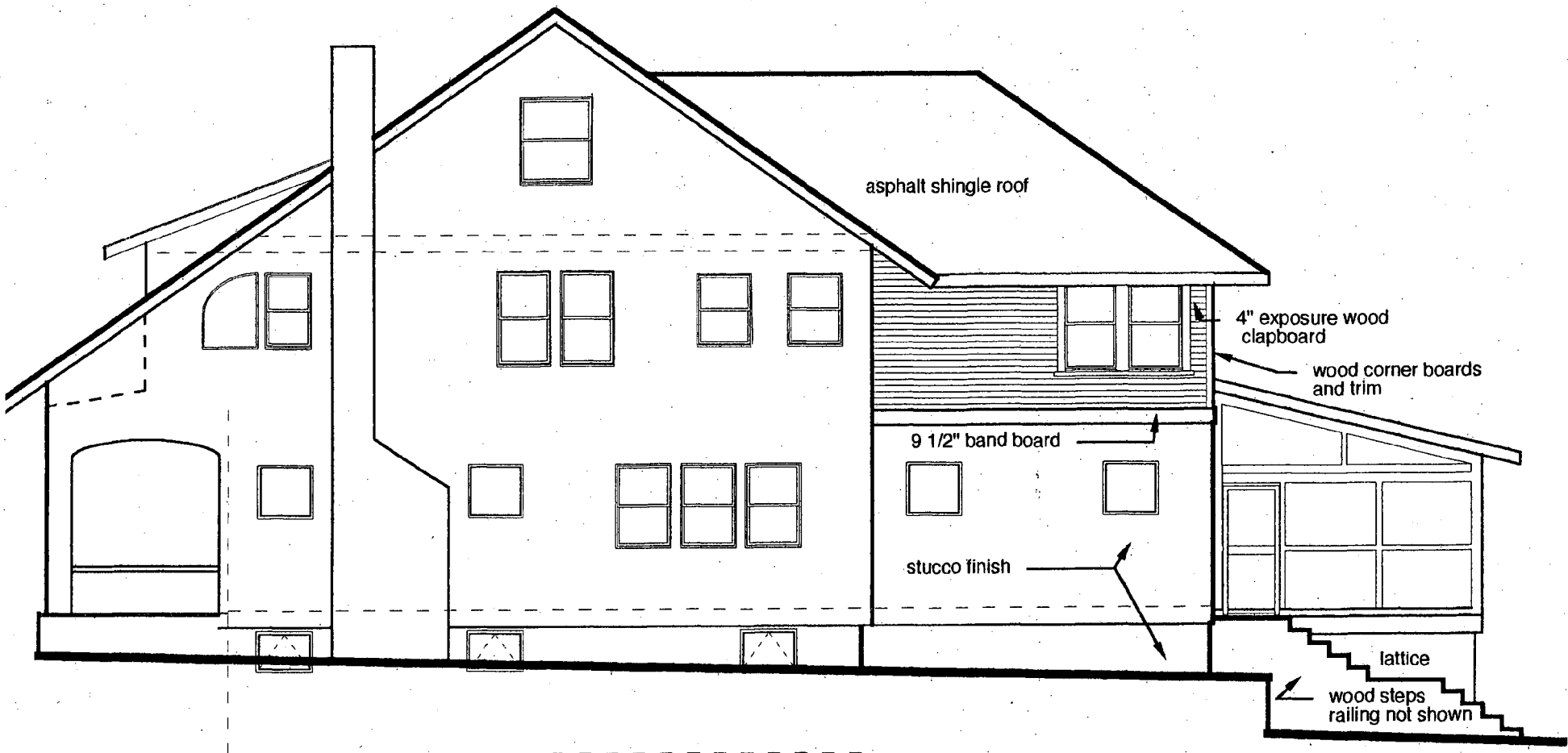
1/8" = 1'-0"

13



SOUTHWEST ELEVATION - Existing

1/8" = 1'-0"

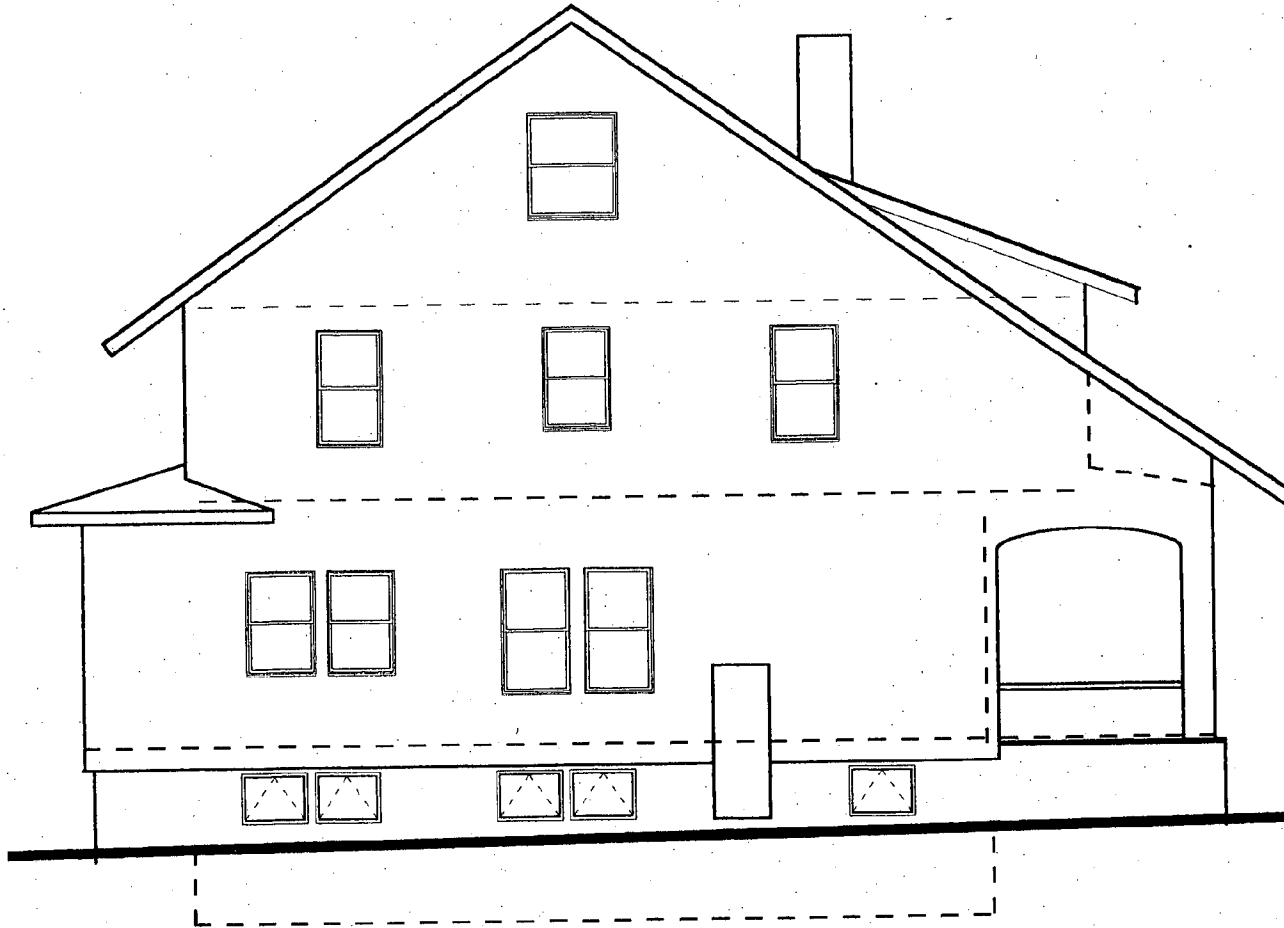


18'-0" addition 14'-0" screen porch

SOUTHWEST ELEVATION - Proposed

1/8" = 1'-0"

15



NORTHEAST ELEVATION - Existing

1/8" = 1'-0"

119



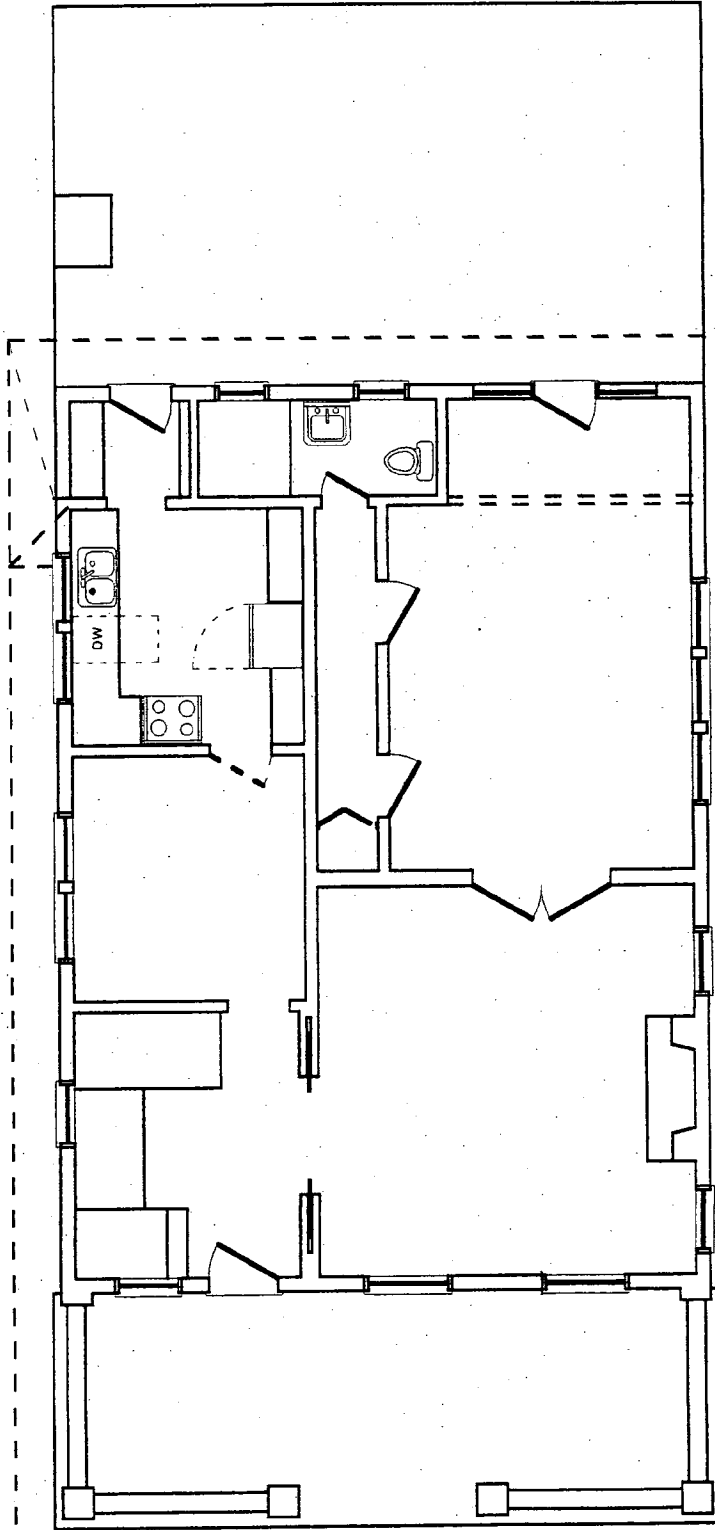
3 over 12

lattice/
storage
doors

NORTHEAST ELEVATION - Proposed

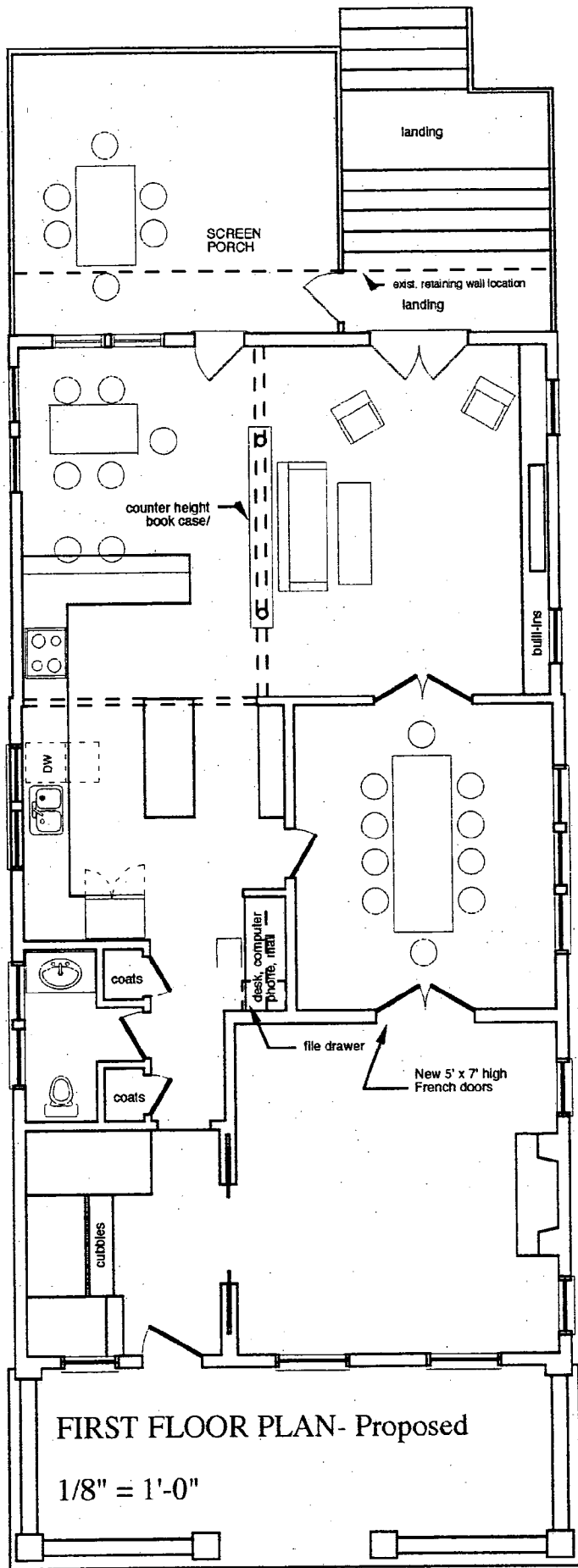
1/8" = 1'-0"

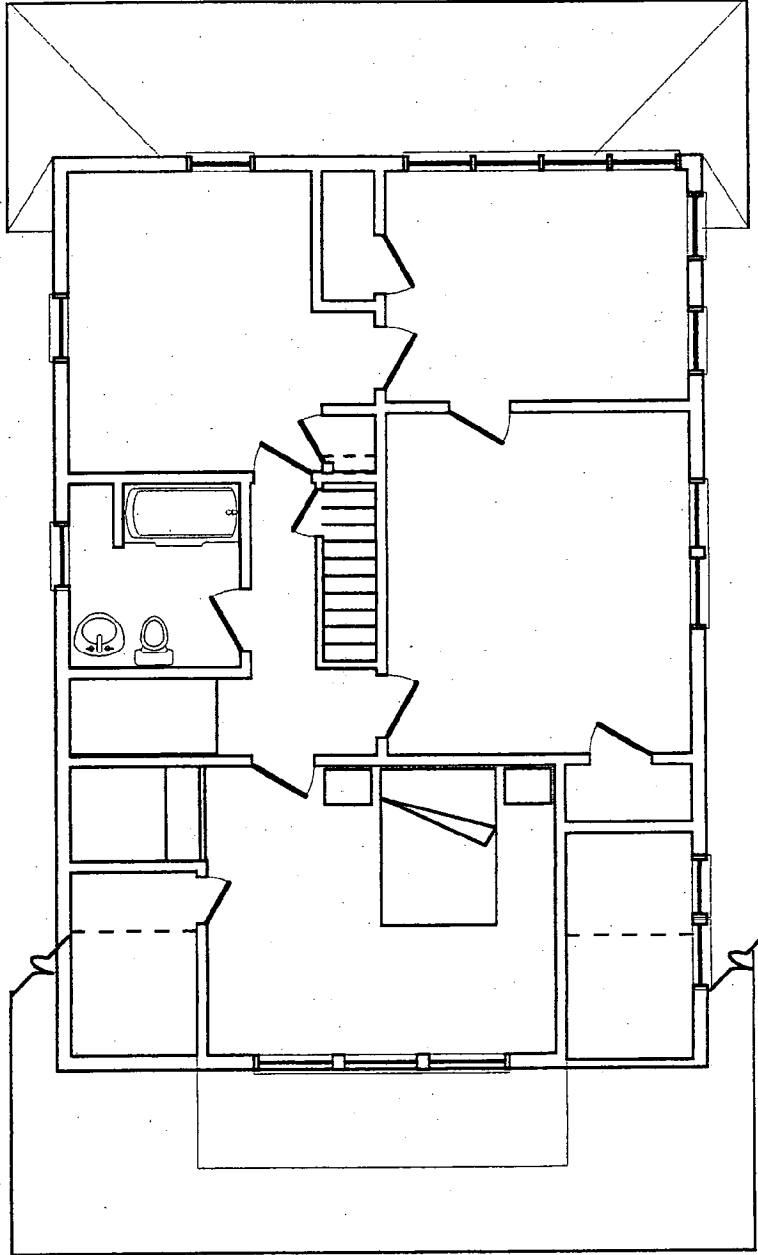
17



FIRST FLOOR PLAN- Existing

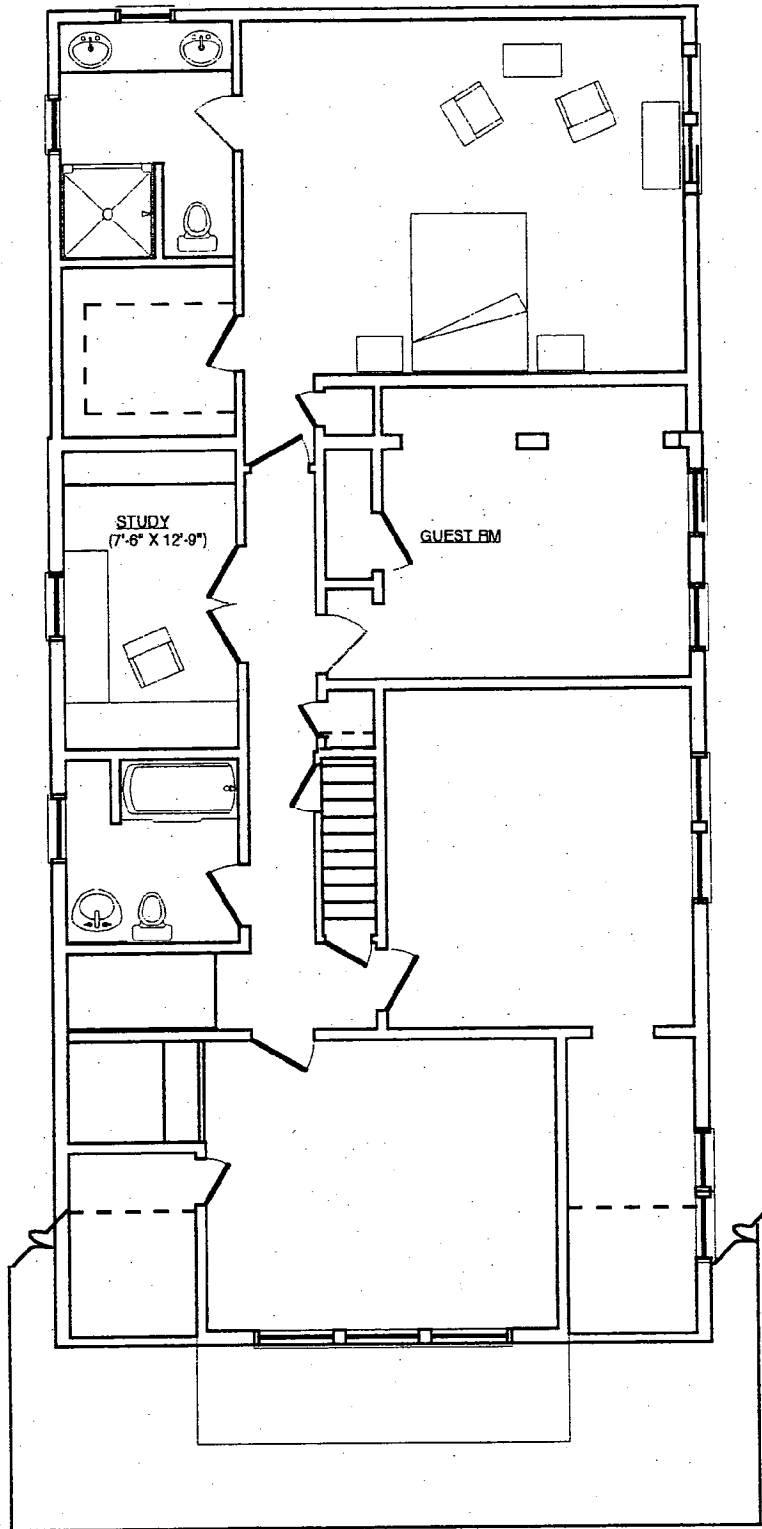
1/8" = 1'-0"





SECOND FLOOR PLAN- Existing

1/8" = 1'-0"



SECOND FLOOR PLAN- Proposed

1/8" = 1'-0"



SW SIDE/FRONT



FRONT

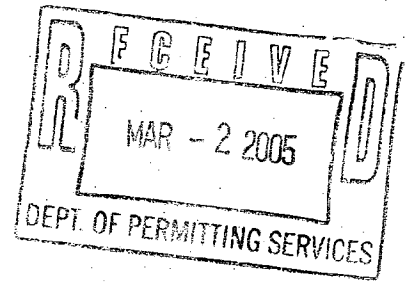


NE SIDE/FRONT



REAR

7127 Willow Avenue
Takoma Park, MD 20912
March 1, 2005



Historic Preservation Commission
Montgomery County
Department of Permitting Services
255 Rockville Pike, 2d Floor
Rockville, MD 20850

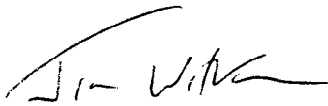
Dear Sir or Madam:

Enclosed please find an application for an Historic Area Work Permit for our house at 7127 Willow Avenue, Takoma Park, MD. The contact person for this application is Joan Duncan, AIA, at the number indicated in the application.

Please note that we will also be applying for a tree removal permit and tree protection plans with the City of Takoma Park.

Thank you.


Nancy Flickinger


Jim Witkin

February 28, 2005

HAWP application for Nancy Flickinger and Jim Witkin, 7127 Willow Ave. Takoma Park, Md.

Written Description of the Project.

a. Existing structure and environmental setting:

The house is a category 2, Bungalow-Spanish Colonial style, 2 1/2-story wood frame structure constructed c1910. Finishes are: stucco siding and asphalt shingle roofing. At the rear of the house there is deck addition.

b. General description of the project and its effect on the historic resources, environmental setting, and historic district.

The proposal includes the demolition of one-story enclosed porch and deck at the rear of the house. The proposed new construction includes a two story addition (28' wide by 18' deep) with a hip roof. There is a one story screen porch (16'-8" wide by 14' deep) and new steps from a deck landing to the rear yard.

The siding for the addition will be stucco at the base and foundation with a 9 1/2" wood band board and 4" exposure wood clapboard siding above. The roof will be asphalt shingles to match the shingles of the existing house. The windows will be wood double hung and awning windows; and the French doors will be wood-framed full view. Trim will be wood and the screen porch will be wood framed with an asphalt shingle roof. The porch floor, deck landing and steps to the yard will be wood.

There will be no modifications to the front of the house and no modifications to the existing 2-story portion of the house.

The entire proposal is for work at the rear of the house. The addition is set in 2" from both sides of the existing house and the entire proposal will not be visible from the street when viewed straight on.

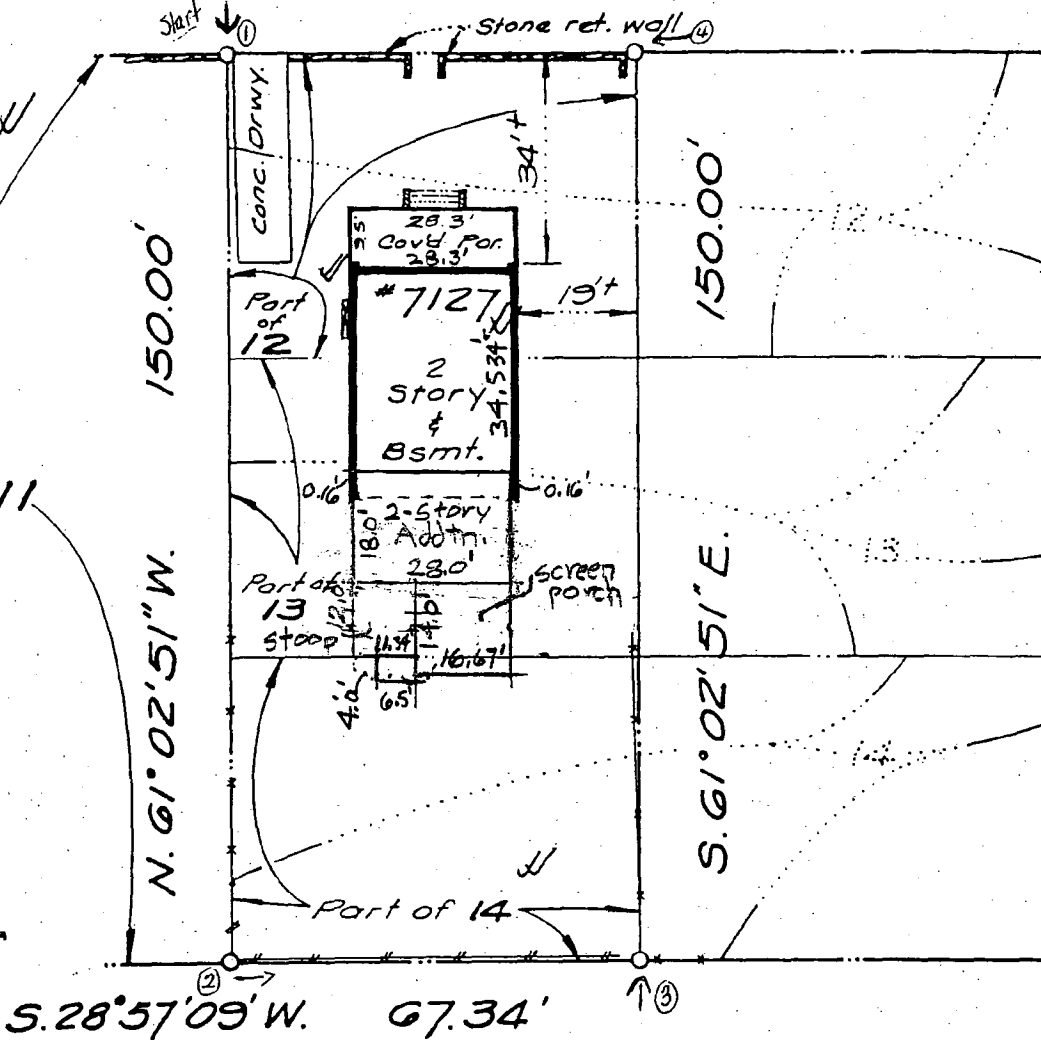
INDTECH ASSOCIATES II
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

Rec'd
 2/20/90
 OK

WILLOW AVENUE

N. 28° 57' 09" E. 67.34'

6



TULIP AVENUE

NOTE:

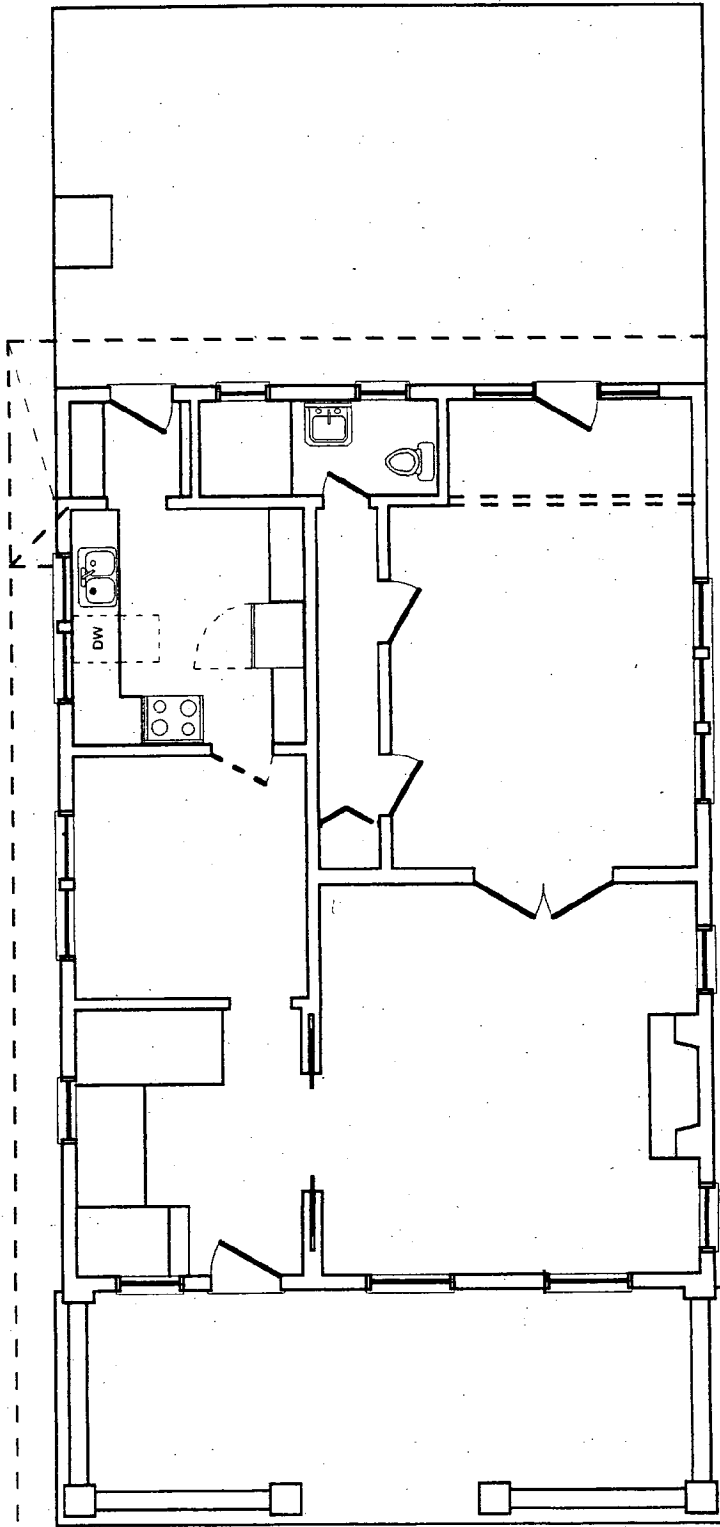
Original Lots 12, 13, 14
 recorded in Plat Book 1,
 Plat 46.

Parts of 12, 13, 14 Total Area = 10,100[±] - per Description.

15 NOTE: THIS PROPERTY DOES
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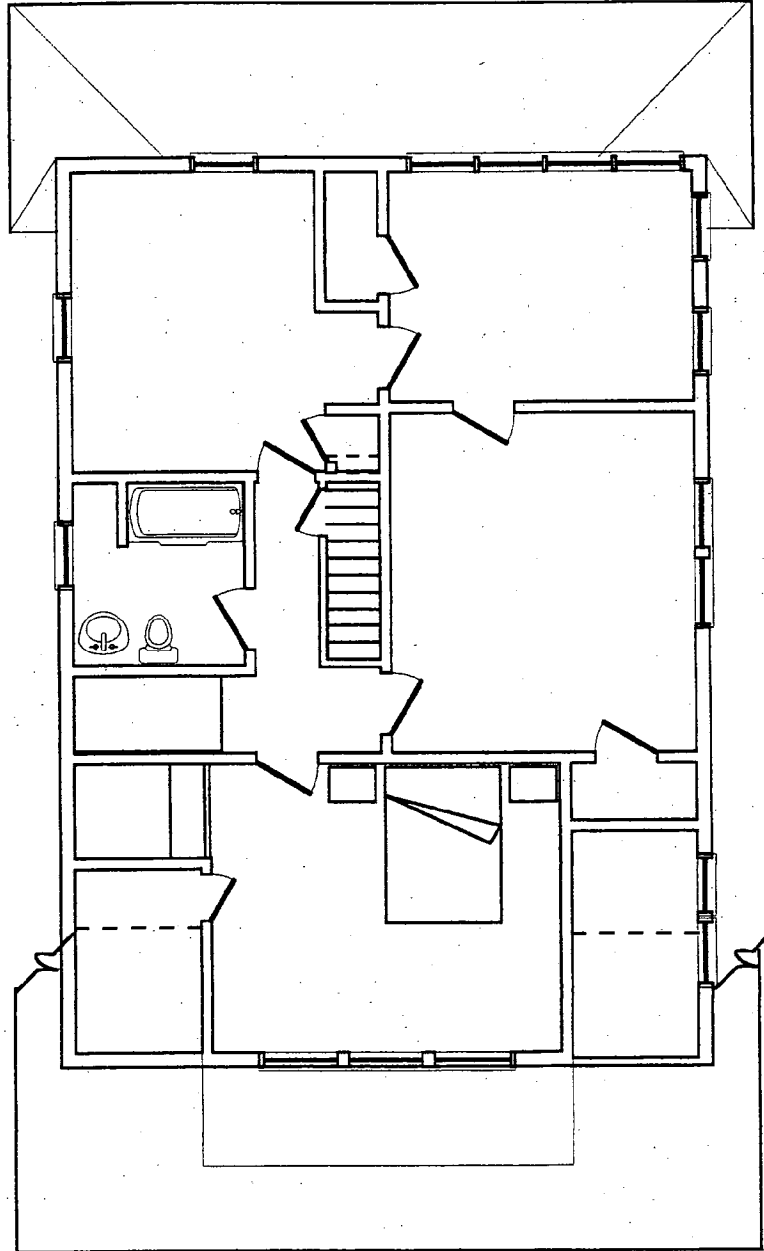
Survey by
 WPA
 2-26-90





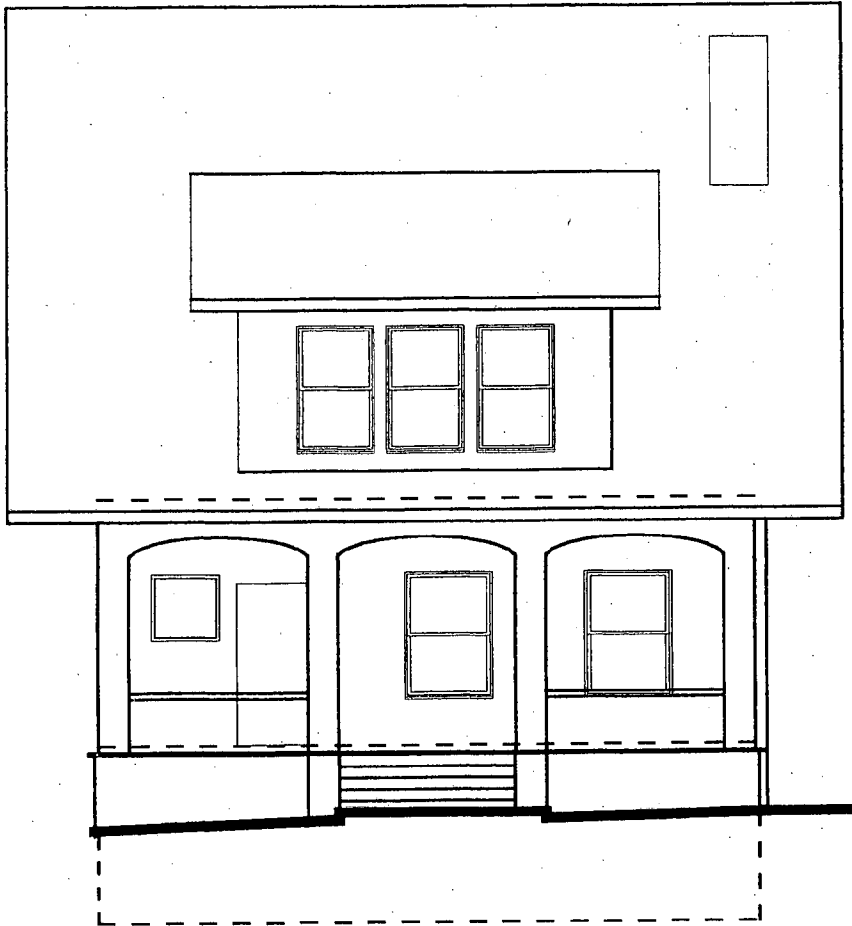
FIRST FLOOR PLAN- Existing

1/8" = 1'-0"



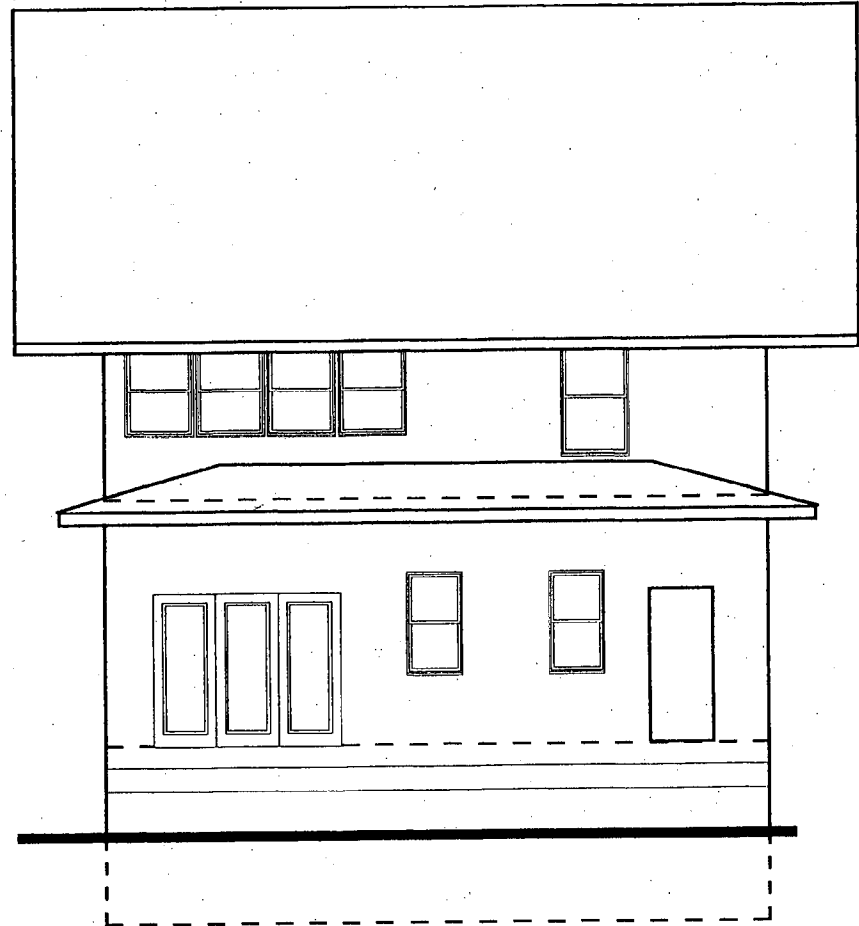
SECOND FLOOR PLAN- Existing

1/8" = 1'-0"



FRONT ELEVATION - Existing

1/8" = 1'-0"



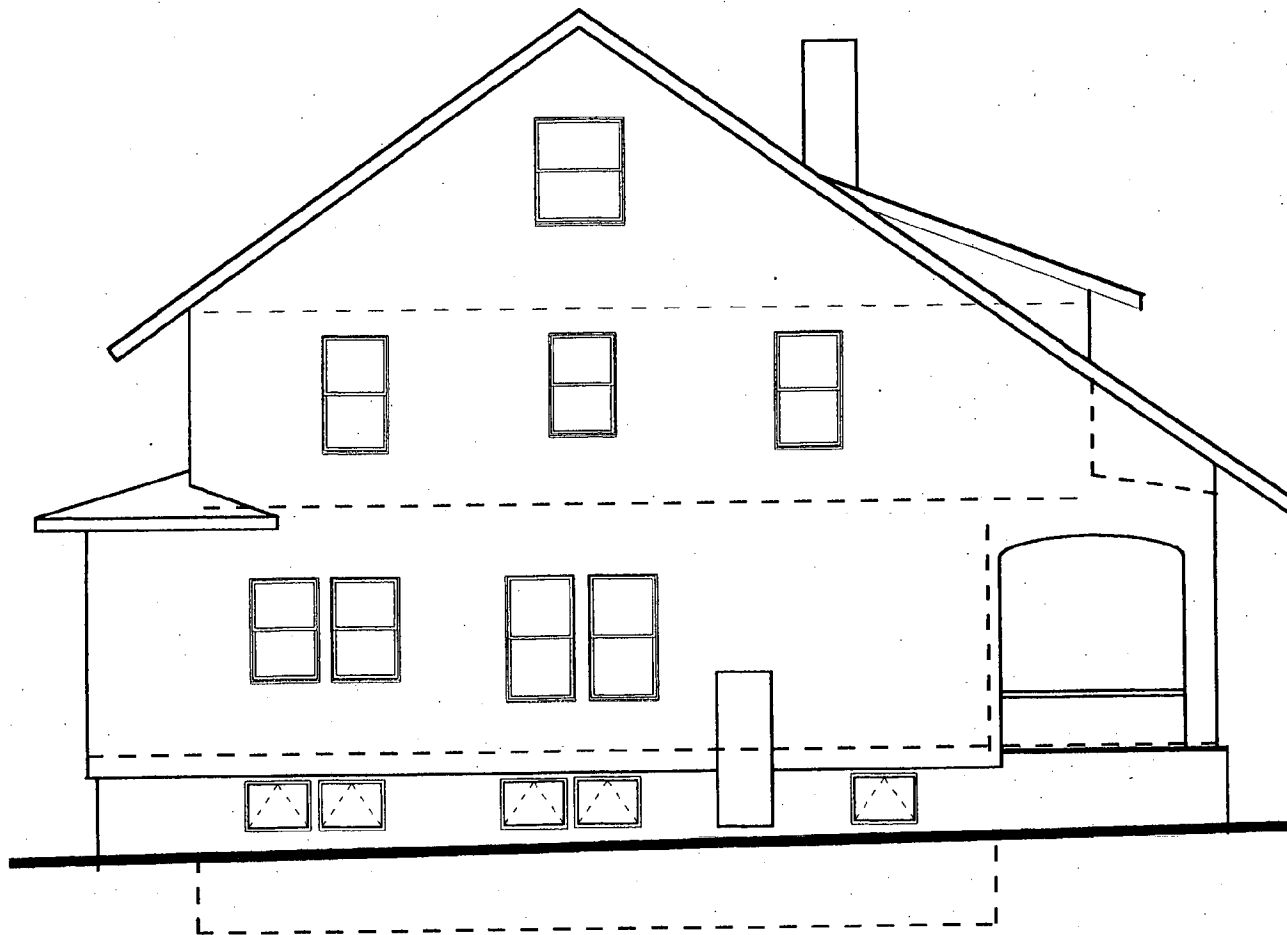
REAR ELEVATION - Existing

1/8" = 1'-0"



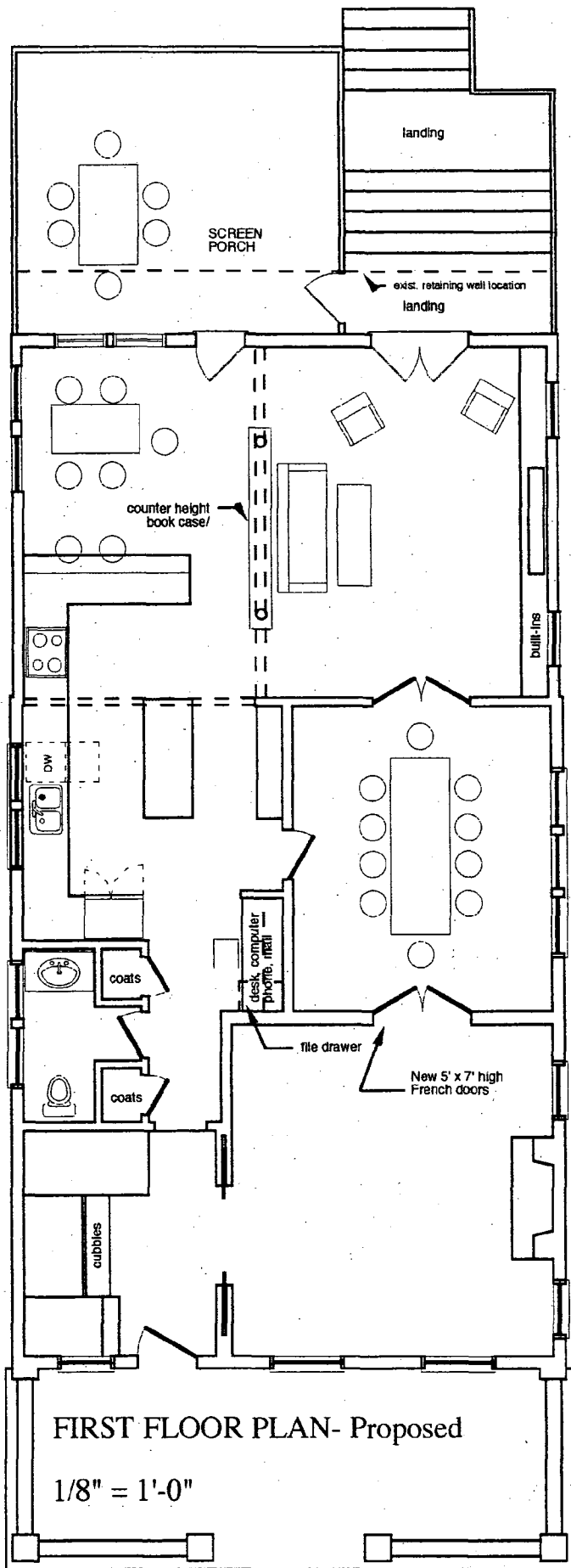
SOUTHWEST ELEVATION - Existing

1/8" = 1'-0"



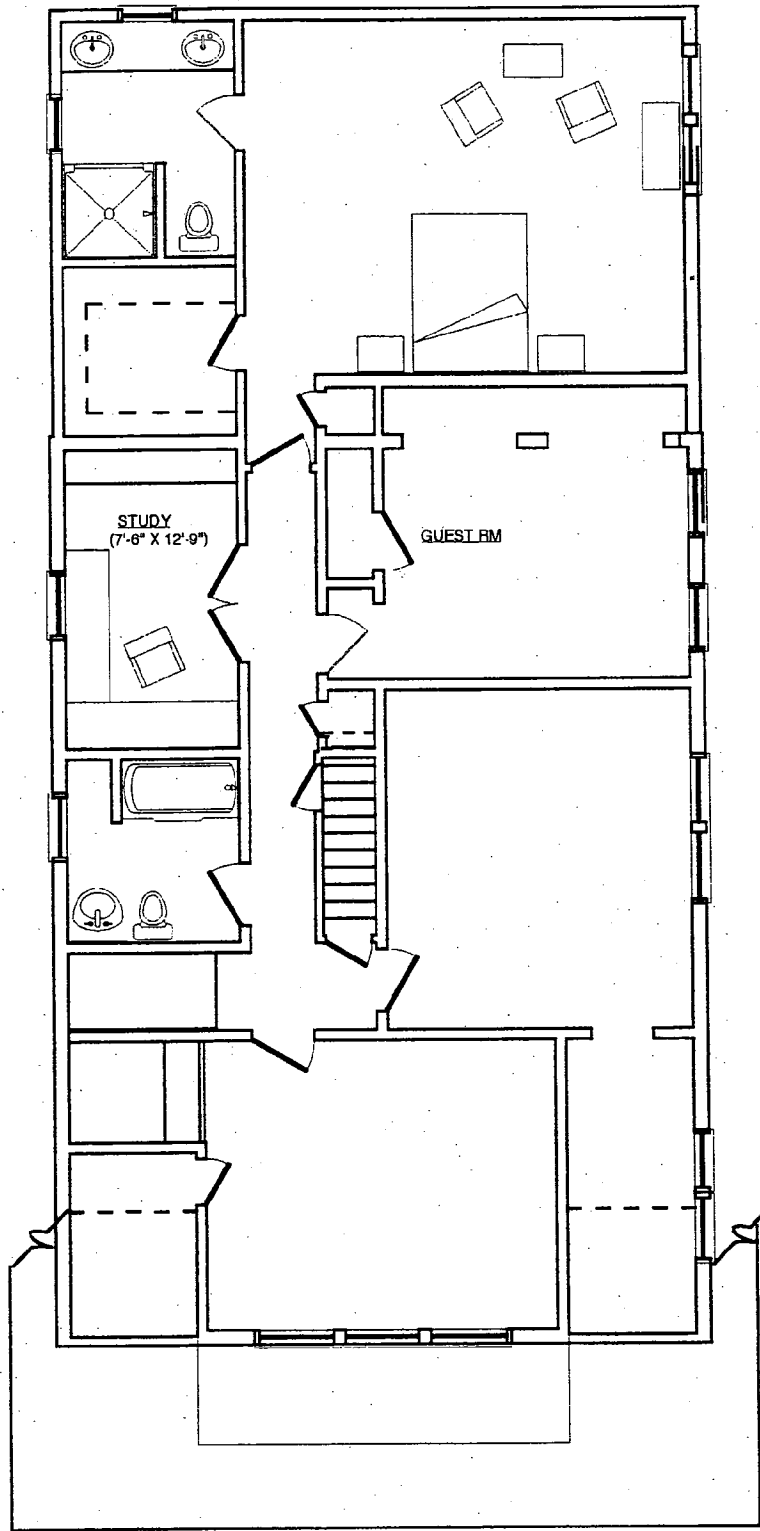
NORTHEAST ELEVATION - Existing

1/8" = 1'-0"



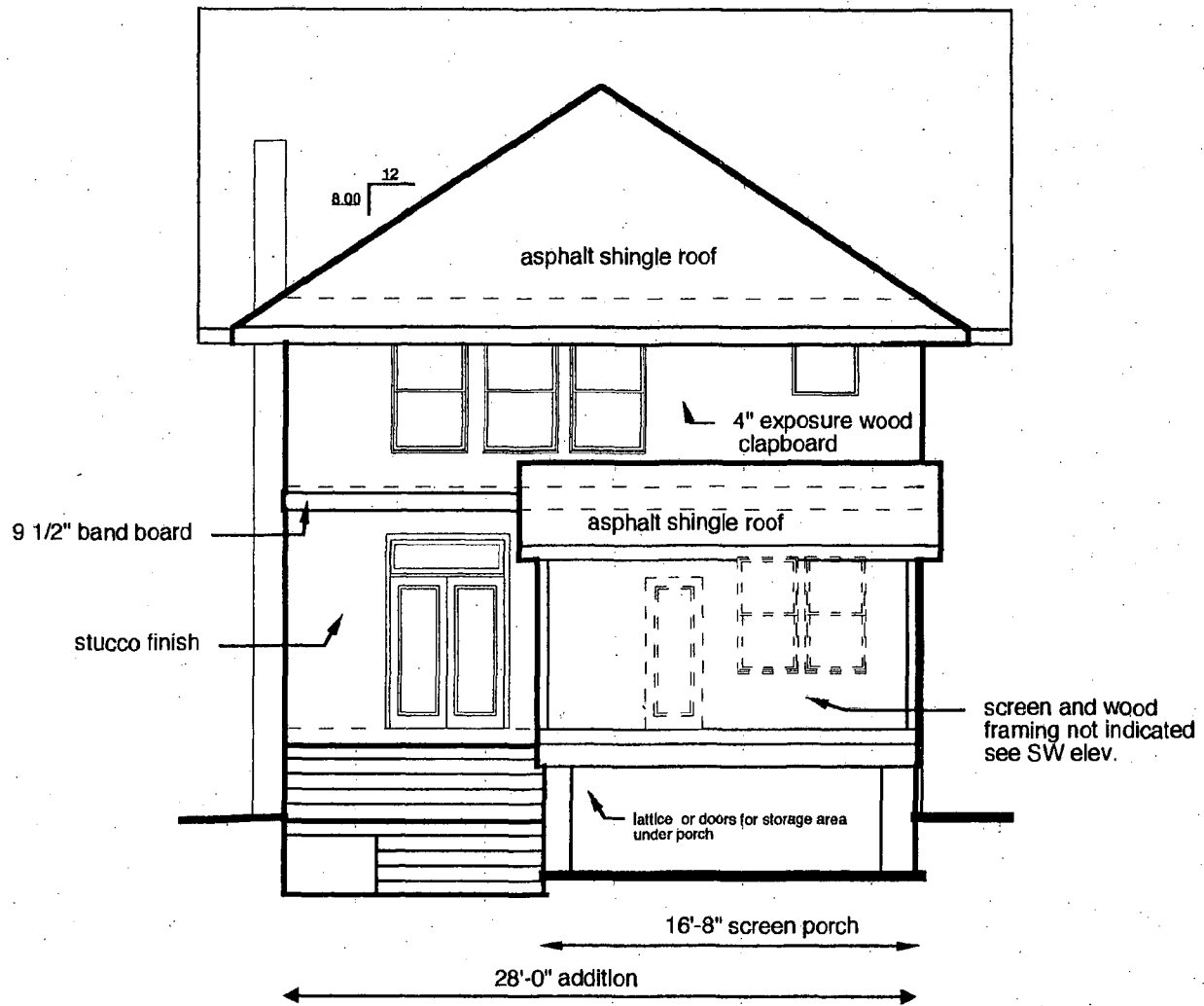
FIRST FLOOR PLAN- Proposed

1/8" = 1'-0"



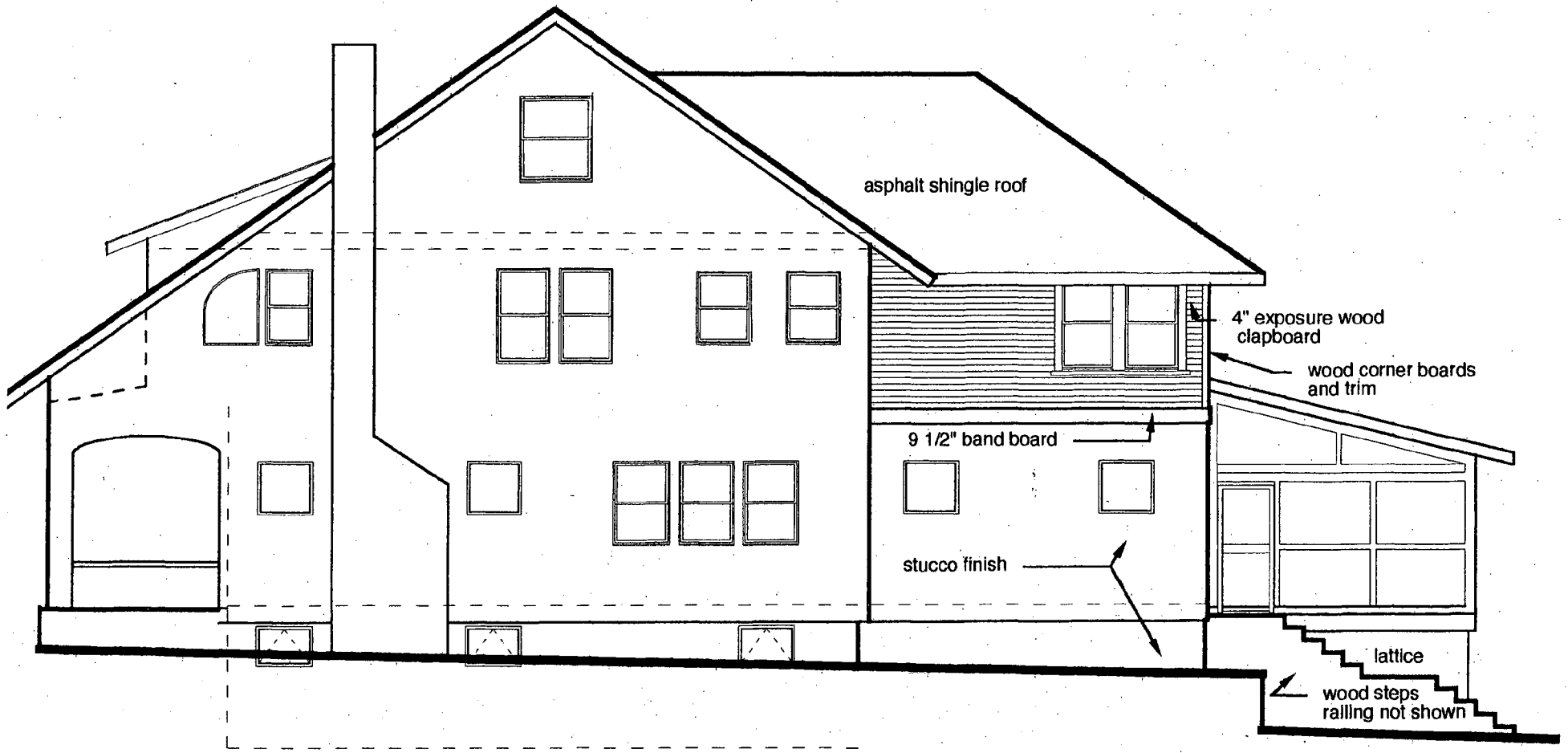
SECOND FLOOR PLAN- Proposed

1/8" = 1'-0"



REAR ELEVATION - Proposed

1/8" = 1'-0"



SOUTHWEST ELEVATION - Proposed

1/8" = 1'-0"



NORTHEAST ELEVATION - Proposed

1/8" = 1'-0"



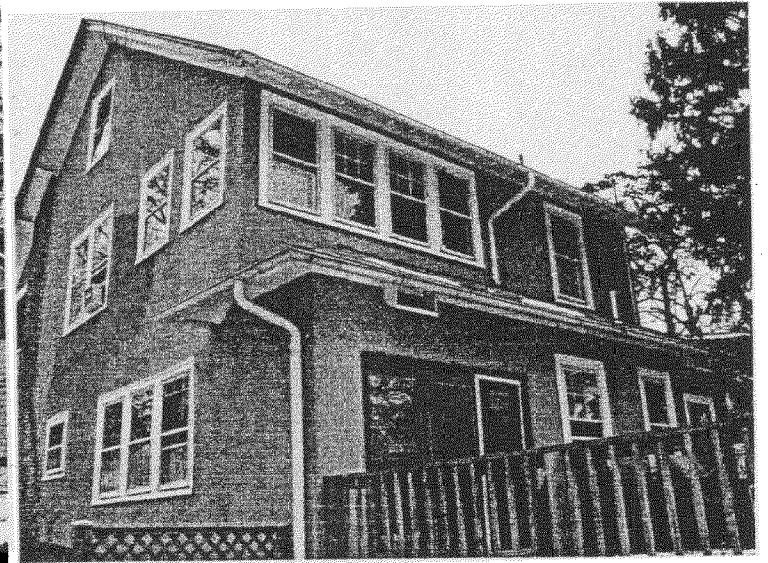
SW SIDE/FRONT



FRONT



NE SIDE/FRONT



REAR

II G

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7127 Willow Avenue, Takoma Park	Meeting Date:	03/16/05
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	03/09/05
Review:	HAWP	Public Notice:	03/02/05
Case Number:	37/03-05J	Tax Credit:	None
Applicant:	Nancy Flickenger and Jim Witkin (Joan Duncan Agent)	Staff:	Michele Oaks

PROPOSAL: Sunroom Demolition, New Rear Addition

RECOMMEND: ~~Continued~~ *approve*

RECOMMENDATION:

tree protection plan. Replant in accordance w/TP.

Staff recommends that the Commission continue this HAWP application until the ^{and} owners can generate a site plan identifying all the trees (species and size) on the property, and delineating which of those trees are being proposed for removal.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Mediterranean Bungalow
DATE: c1910

The house located at 7127 Willow Avenue is a contributing resource within the Takoma Park Historic District. The building is a 1-½ story, frame structure clad in stucco and sheathed in asphalt shingle roofing. The house is detailed with a projecting roofline, which extends to create the roof structure for the full-width front porch. The roofline is also detailed with a three-bay, shed roof dormer and a exterior-end brick chimney which punctures through the overhanging eaves.

PROPOSAL:

The applicant is proposing to:

1. Demolish the existing one-story enclosed porch and deck at the rear of the house.
2. Construct a new, two-story addition (28' wide by 18' deep) detailed with a hip

roof. Materials will be stucco foundation, 4" exposed wood clapboard siding and asphalt roofing shingles. The windows will be 1/1 double hung and awning wood, aluminum clad windows. The proposed French doors will be painted, wood framed full-view. All trim will be painted wood. This addition will be set-in 2" from the existing side elevations of the house.

3. Construct a one-story screen porch (16'-8" wide by 14' deep) protruding from the new, two-story addition. The porch will be wood framed with an asphalt shingle roof. The porch floor, deck landing and steps to the yard will also be wood.
4. Removal of trees for the subject proposal. These trees have not been identified at the point this staff report was prepared.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- 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; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping and patterns of open-space.

In general, staff believes that the proposed addition is in scale with the existing house. The proposed addition is sympathetic to the style, scale and massing of the historic resource and will be located at the rear – not visible for the public right-of-way. The proposal does, however, remove

an original rear, porch extension from the house yet, the Takoma Park Guidelines do allow for alterations to original features that are not visible from the public right-of-way. Staff feels that this proposal meets most of the above criteria outlined in the *Takoma Park Guidelines*. It is our understanding, based on the attached correspondence from the owners, they intend to work with Takoma Park's arborist, remove trees and develop a tree protection plan for the property. This current proposal does not identify the trees that will be affected or removed. Alterations to the landscape including tree removal of any tree 6" in diameter or larger does require review and approval by the Commission in conjunction with any new additions and alterations to a building within the Takoma Park Historic District, through the Historic Area Work Permit (HAWP) process, as outlined in Item #6 on the HAWP application. Therefore, staff is recommending that this HAWP application be continued until the owners can generate a site plan identifying all the trees (species and size) on the property, and delineating which of those trees are being proposed for removal.

STAFF RECOMMENDATION

Staff recommends that the Commission *continue* this HAWP application.



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

DPS - #8
11/22/04
Contributing

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED
MAR - 2 2005
DEPT. OF PERMITTING SERVICES

Contact Person: Joan Duncan
Daytime Phone No.: 301 270 0990

Tax Account No: _____
Name of Property Owner: Nancy Flickenger Jim Wilkin Daytime Phone No.: 301 270 9184
Address: 7127 Willow Ave. Takoma Park MD 20912
Street Number City State Zip Code
Contractor: not known at this time Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Joan Duncan Daytime Phone No.: 301 270 0990

LOCATION OF BUILDING/PREMISE

House Number: 7127 Street: Willow Ave
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 12, 13, 14 Block: _____ Subdivision: Lipscomb: Ernest Trustees
Liber: _____ Folio: _____ Parcel: plat 40

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: _____

1B. Construction cost estimate: \$ not known at this time

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

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
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.

Joan Duncan HAH 2-20-05
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No. 375312 Date Filed: 3/2/05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

APP# 372312

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

1. WRITTEN DESCRIPTION OF PROJECT

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

see attached

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

see attached

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

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.

- a. 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.
- b. 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

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

- a. 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.
- b. 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

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

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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

7127 Willow Avenue, Takoma Park, MD. 200912
Flickinger/Witkin HAWP Application
Adjacent and Confronting Owners (item 7)

Mike Tidwell
Catherine Varchaver
7125 Willow Avenue
Takoma Park, MD 200912

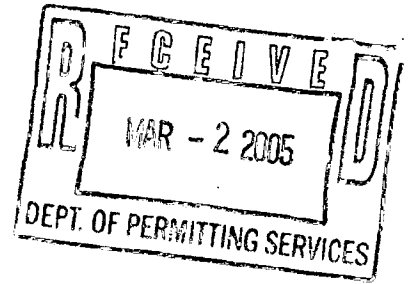
Lin and Lisetta Moyer
7129 Willow Avenue
Takoma Park, MD 20912

Dorothy Lee
David Zelinsky
7124 Willow Avenue
Takoma Park, MD 20912

Mary Jacksteit
Peter Noterman
7128 Willow Avenue
Takoma Park, MD. 20912

Tulip Avenue Condominiums
407 Tulip Avenue
Takoma Park, MD 20912

7127 Willow Avenue
Takoma Park, MD 20912
March 1, 2005



Historic Preservation Commission
Montgomery County
Department of Permitting Services
255 Rockville Pike, 2d Floor
Rockville, MD 20850

Dear Sir or Madam:

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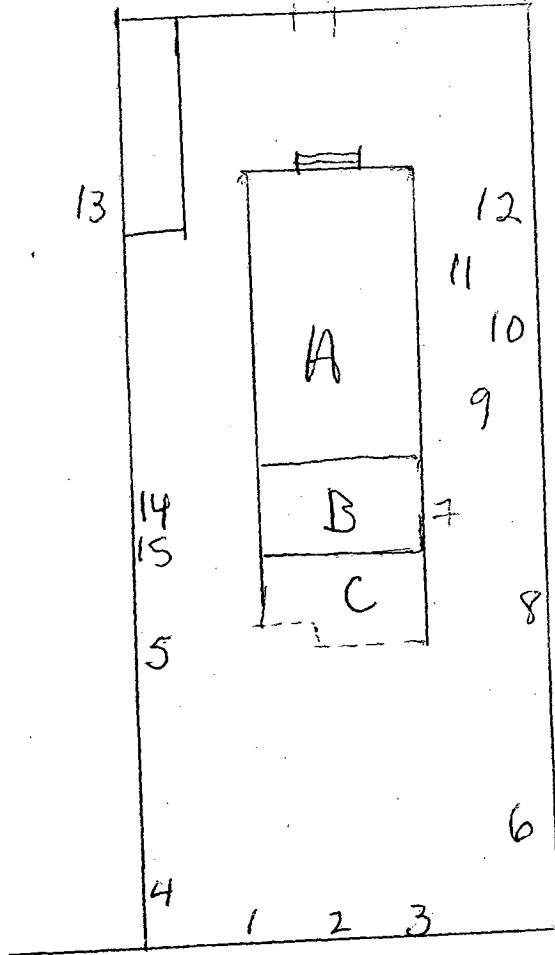
Thank you.

Nancy Flickinger
Nancy Flickinger

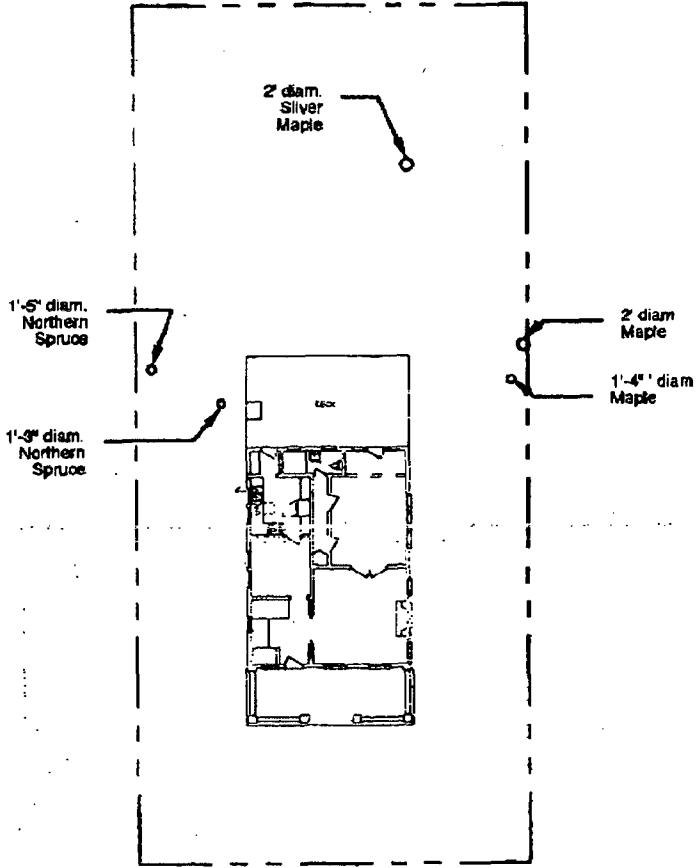
Jim Witkin
Jim Witkin

7127 WILLOW AVE.
TALZOMA PARK, MD. 20912

WILLOW AVE



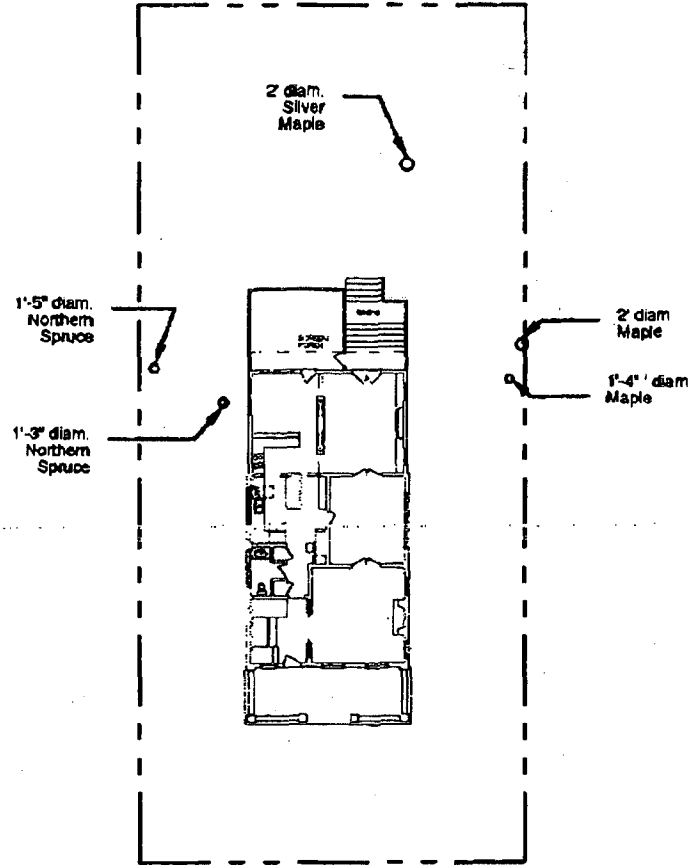
Post-it® Fax Note	7671	Date: 8-16-95	# of pages: 1
To: M. C. OAKS		From: J. DUNCAN	
Co./Dept: HPL		Co. SP Architect,	
Phone #		Phone # 301 270-0440	
Fax # 301-563-3412		Fax # 301 270-0092	



SITE PLAN - Existing

1" = 30'-0"

7127 Willow Ave. Takoma Park, Md. 20912



SITE PLAN - Proposed (w/ trees located in the vicinity of new construction)

1" = 30'-0"

7127 Willow Ave. Takoma Park, Md. 20912

Schematic of Trees
7127 Willow Avenue
Takoma Park, MD 20912
Witkin/Flickinger application

- A: Original house
- B: Existing deck/ proposed two-story addition
- C: Proposed deck/screen porch

Trees:

1. Hemlock
2. Hemlock
3. Hemlock
4. Species unknown
5. Silver maple
6. Wild cherry tree
7. Northern spruce
8. Northern spruce
9. Magnolia
10. Species unknown
11. Wild cherry tree
12. Mulberry
13. Species unknown
14. Maple
15. Maple

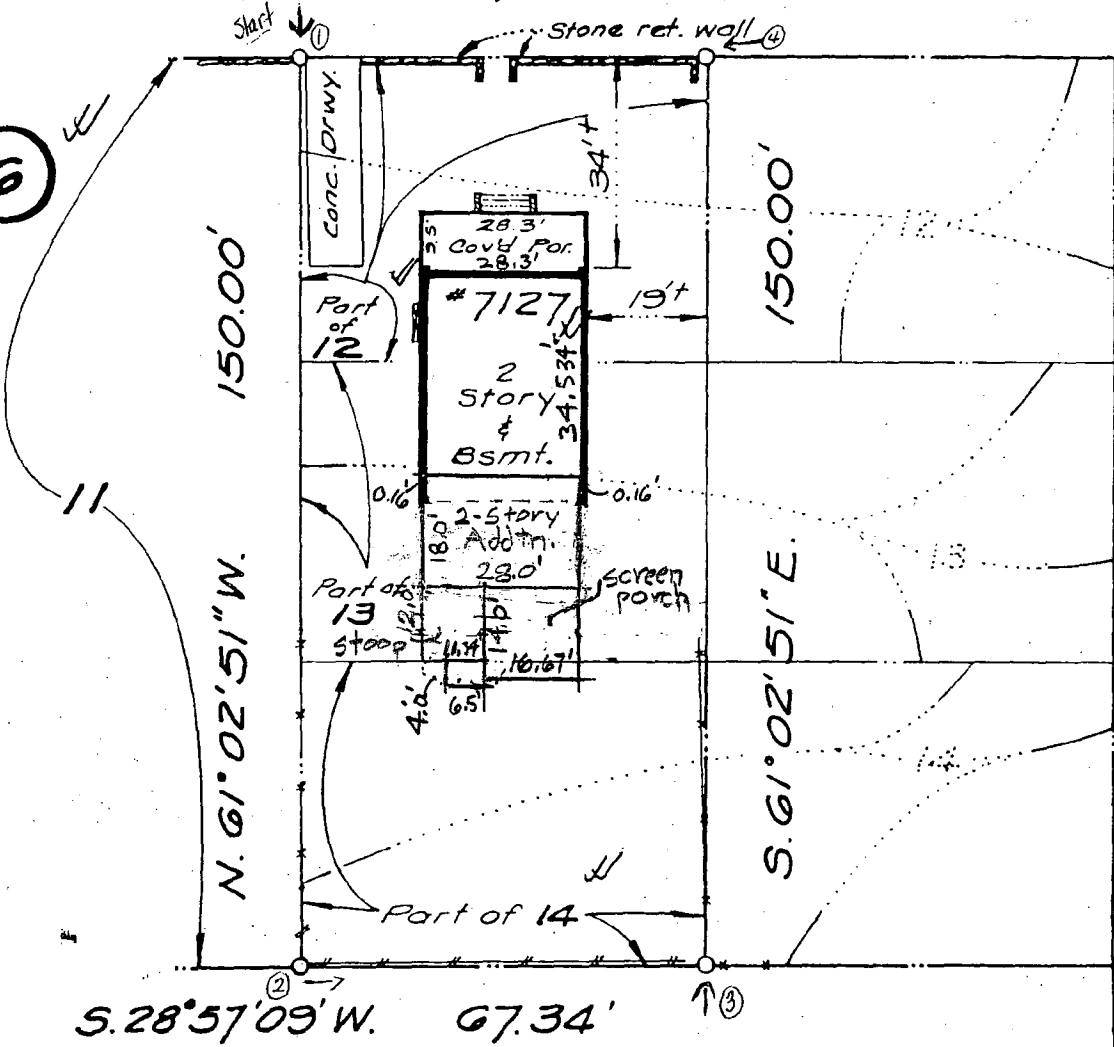
INDTECH ASSOCIATES II
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 OK

WILLOW AVENUE

N. 28° 57' 09" E. 67.34'

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TULIP AVENUE

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 Plat 46.

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Survey by
 WPH
 2-26-90





SW SIDE/FRONT



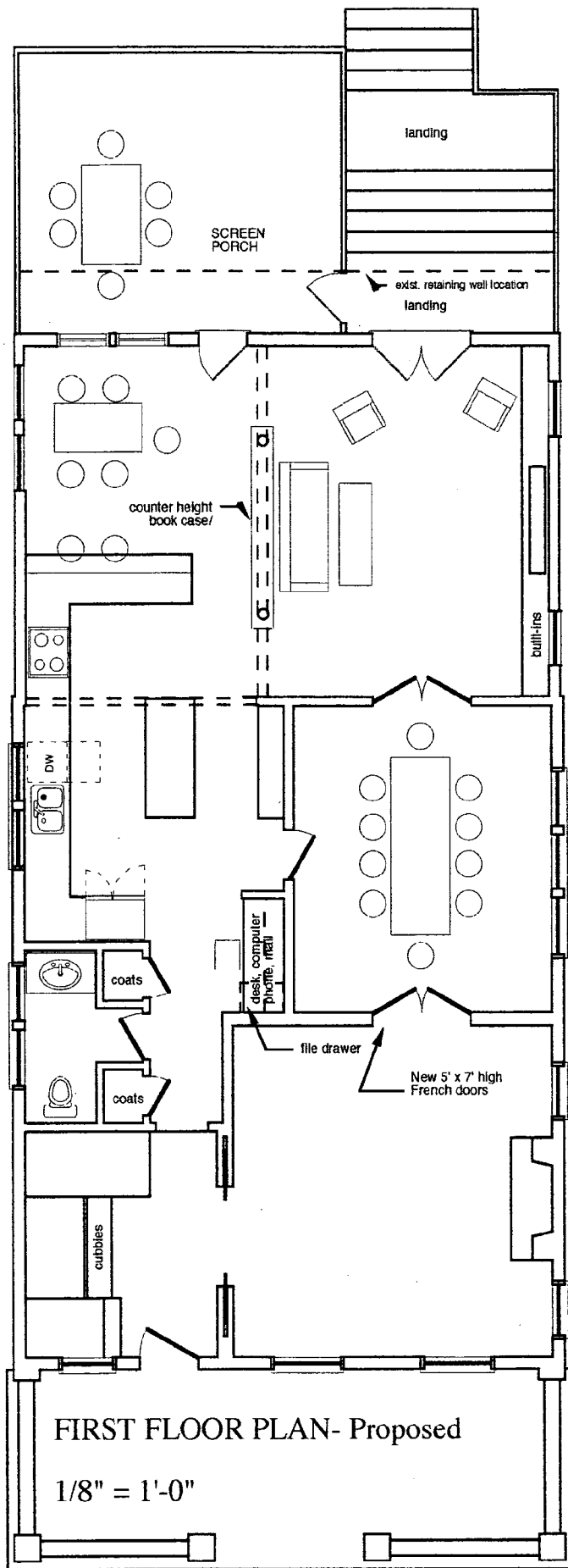
FRONT



NE SIDE/FRONT

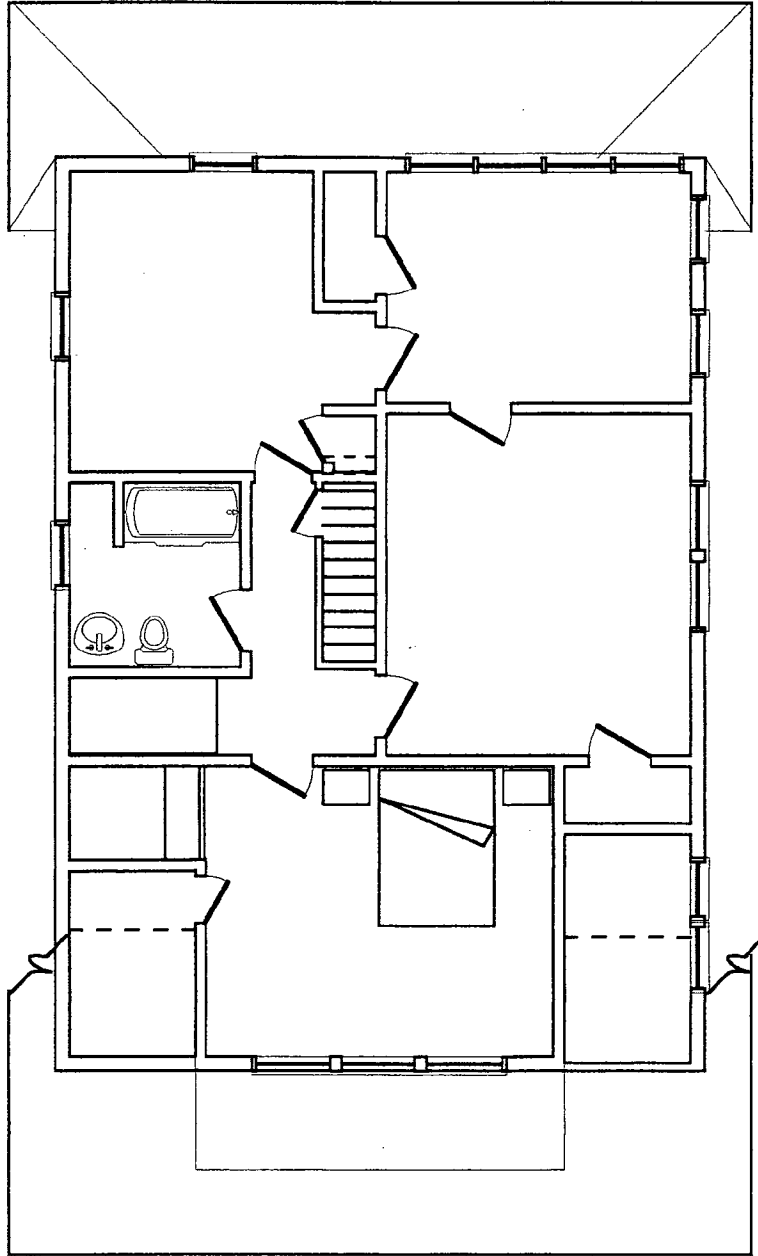


REAR



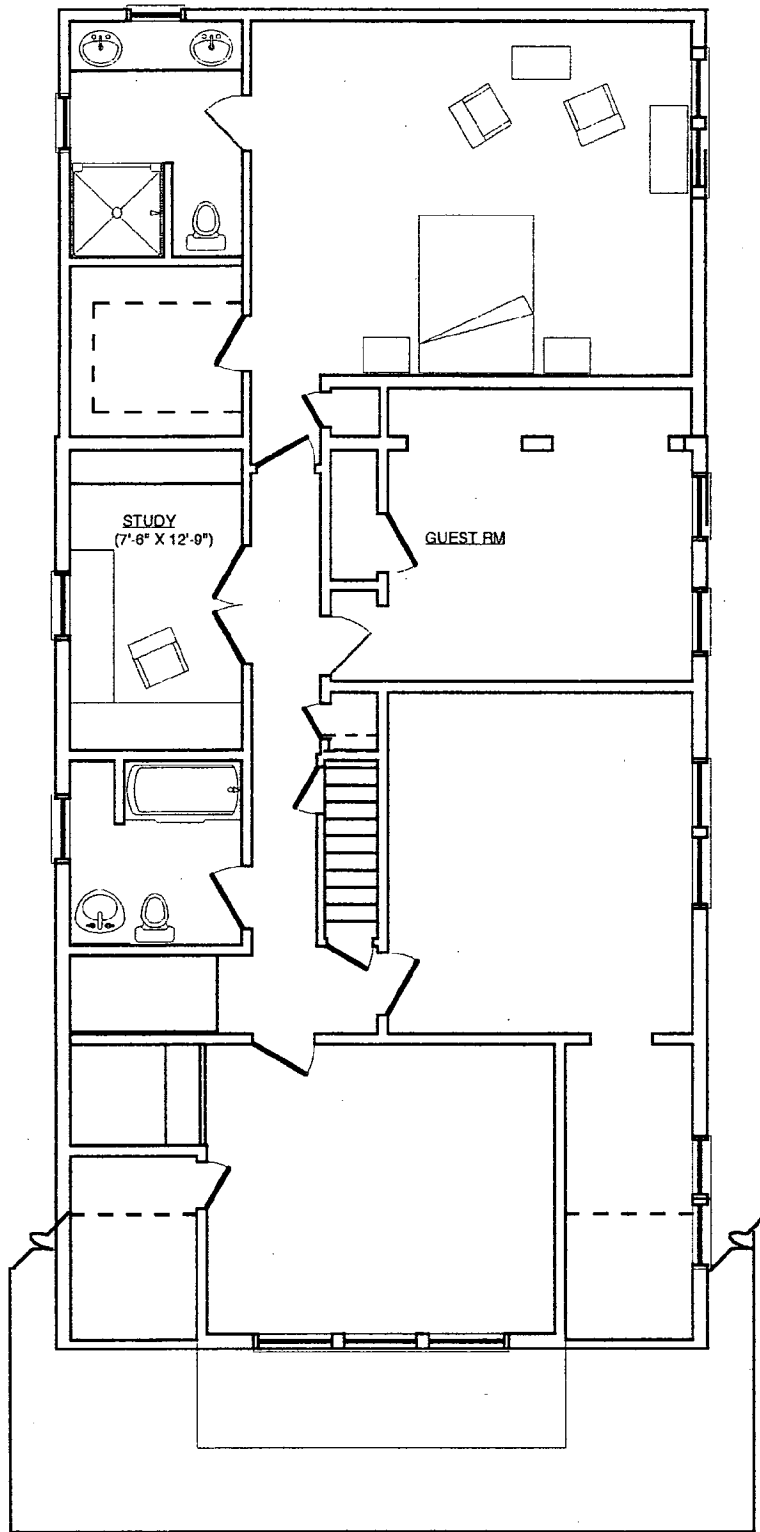
FIRST FLOOR PLAN- Proposed

1/8" = 1'-0"



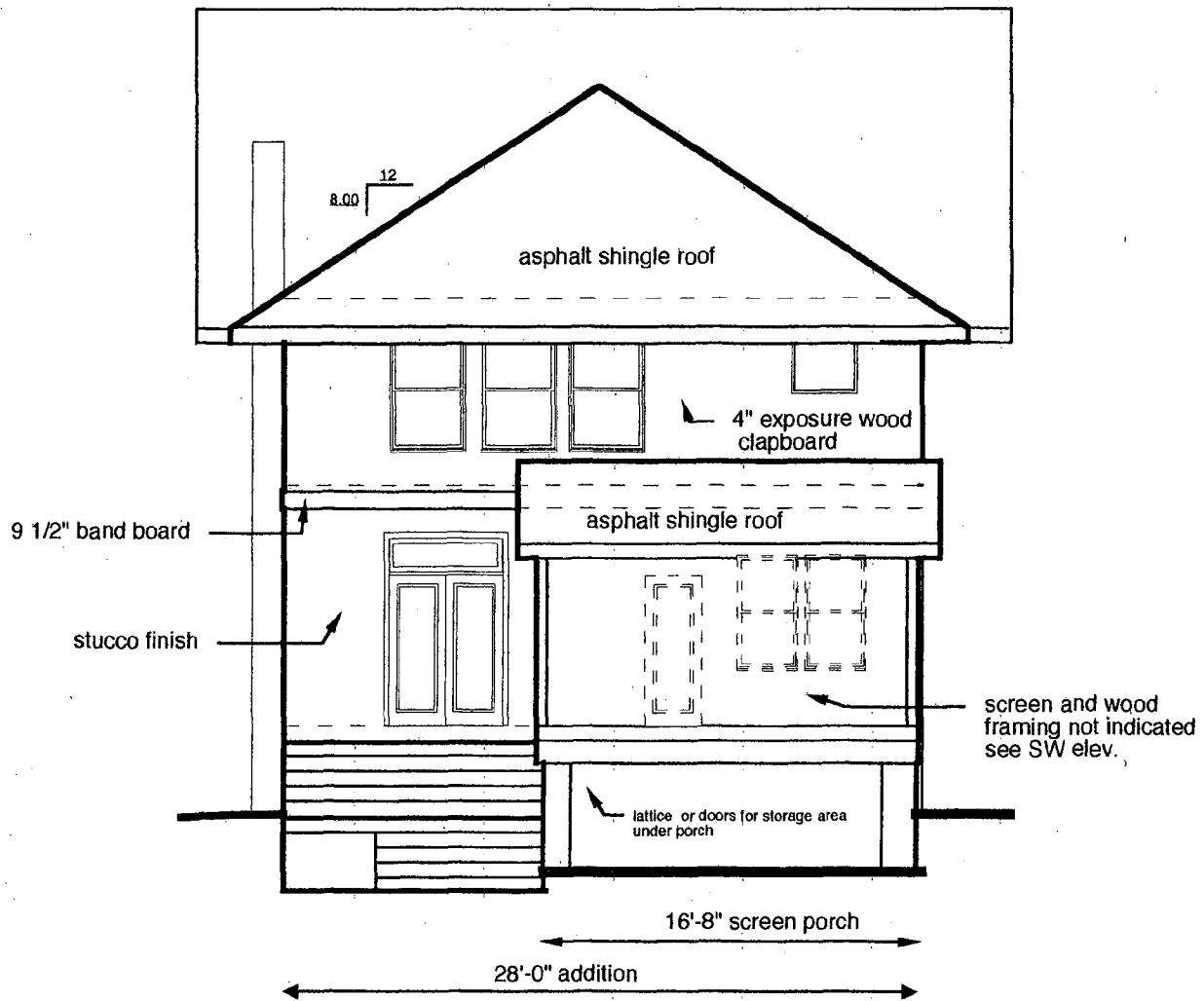
SECOND FLOOR PLAN- Existing

1/8" = 1'-0"



SECOND FLOOR PLAN- Proposed

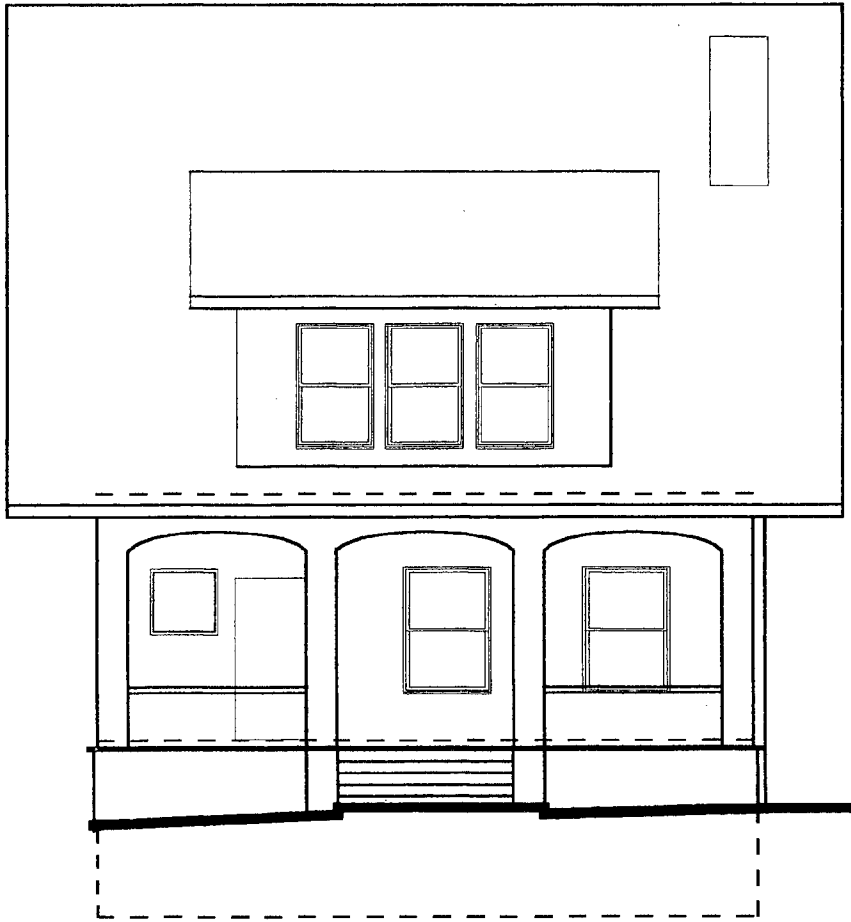
1/8" = 1'-0"



REAR ELEVATION - Proposed

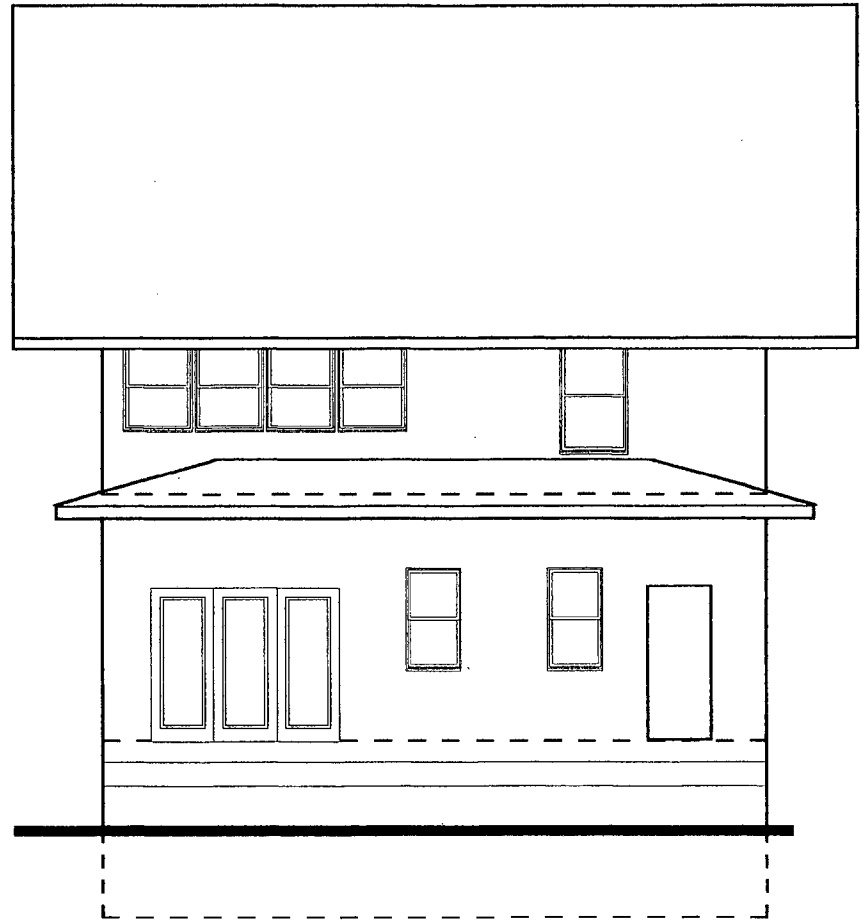
1/8" = 1'-0"

13



FRONT ELEVATION - Existing

1/8" = 1'-0"



REAR ELEVATION - Existing

1/8" = 1'-0"

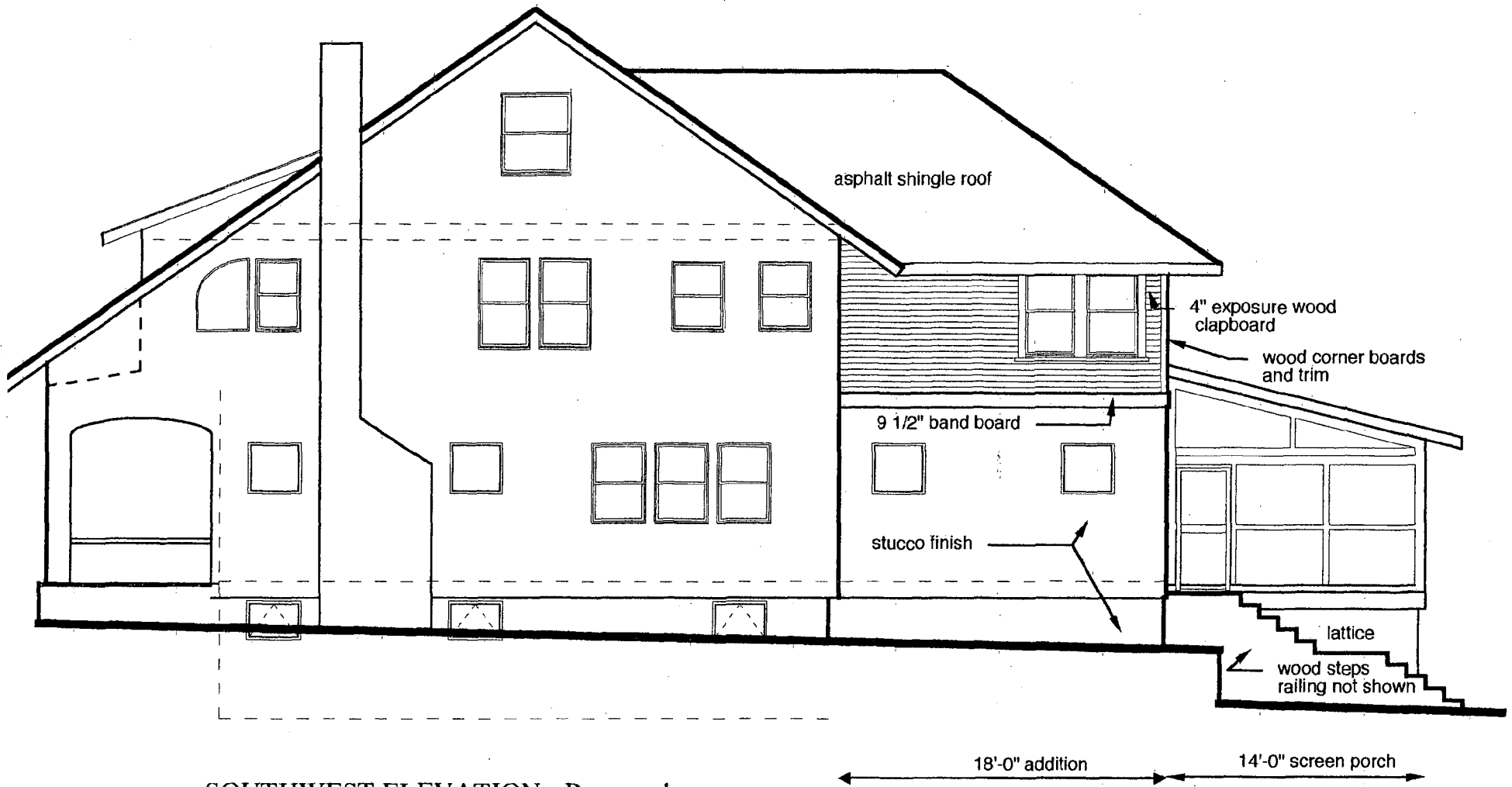
12



SOUTHWEST ELEVATION - Existing

1/8" = 1'-0"

14



SOUTHWEST ELEVATION - Proposed

1/8" = 1'-0"

15



NORTHEAST ELEVATION - Existing

1/8" = 1'-0"

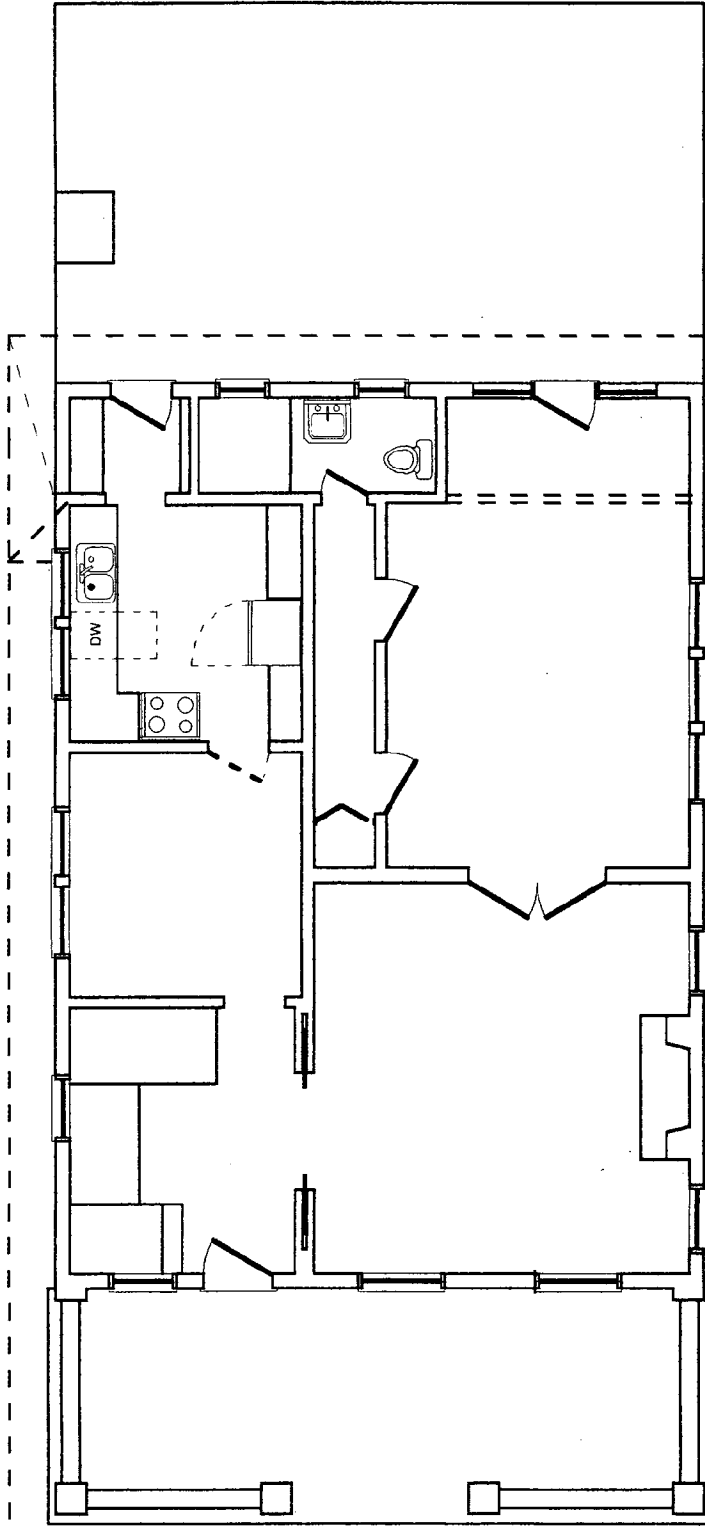
119



NORTHEAST ELEVATION - Proposed

1/8" = 1'-0"

17



FIRST FLOOR PLAN- Existing

1/8" = 1'-0"