

7207 Willow Ave.
Takama Park

HA-WP 37



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 07/28/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #489046 – Rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the July 23, 2008 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Diane Hedges
Address: 7207 Willow Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





204 23
RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 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: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Diane Hedges Daytime Phone No.: _____

Address: 7207 Willow Ave Takoma Park
Street Number City Street Zip Code

Contractor: K.L. Haxe Construction Phone No.: 301 440 5428

Contractor Registration No.: 024800

Agent for Owner: Ken Haxe Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7207 Street: Willow Ave

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: 5 Block: 3 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 7000.00

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.

[Signature] _____ 7/28/08 _____
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 7-28-08

Application/Permit No.: 489046 Date Filed: _____ Date Issued: _____

**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:

Existing home has a 6'x7' mud room on the rear that is deteriorated. K.L. House is proposing to remove the mud room and construct a new room 6'6" x 7'4" and make it a mud room and laundry area. The existing home is frame with vinyl siding. The new addition will match existing structure closer than the existing is now.

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

New mud room will fit in with the house better making a more consistent finish to the existing home

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 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.

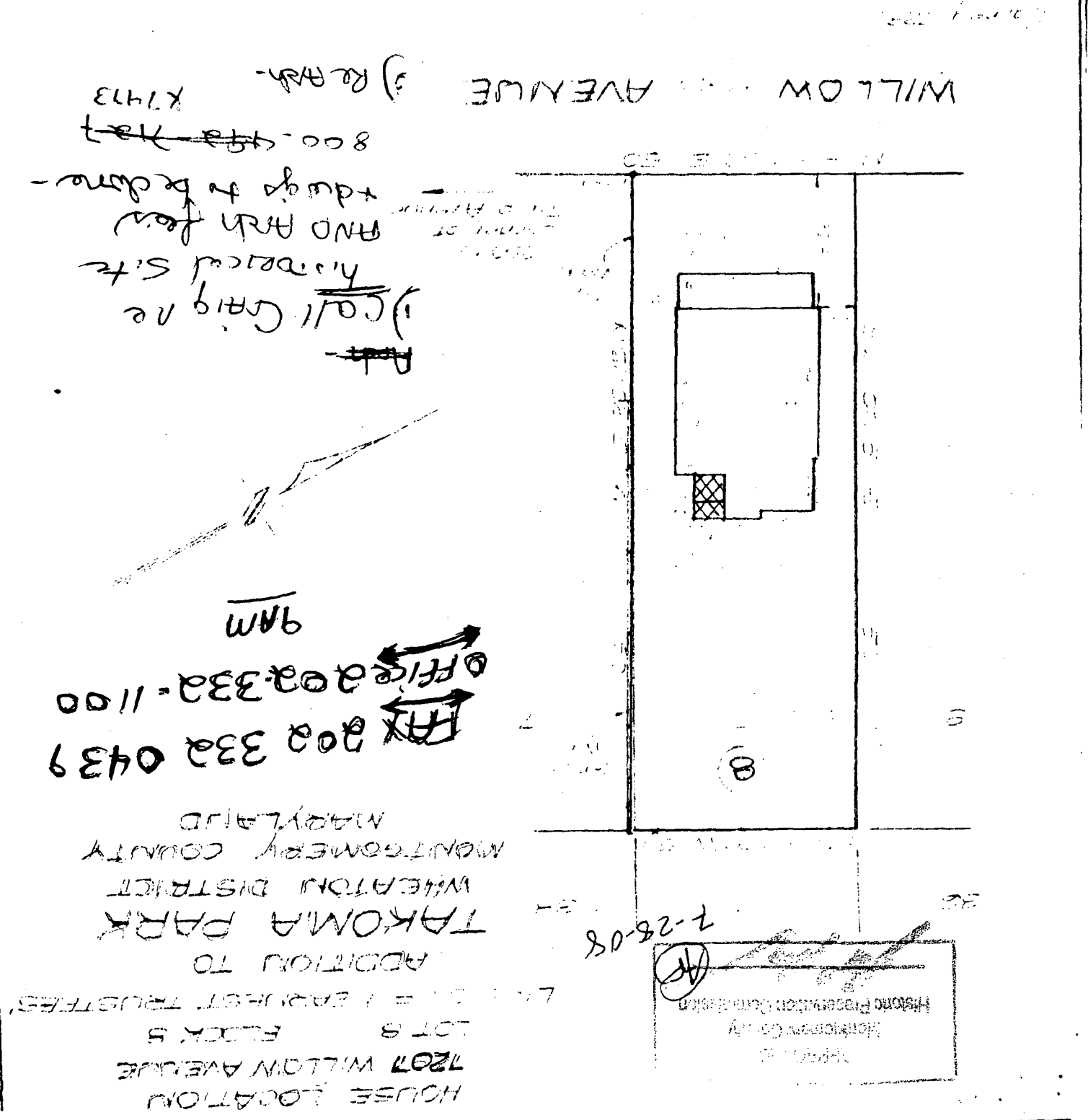
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

ENGINEER'S CERTIFICATE		PLAT BOOK 1	PLAT NO.	LIBER	Checked: _____ Record No. _____	
I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements thereon by a transit-tape, and that corners have been found or placed as shown, and that there are no encroachments either way across the property except as indicated.		PLAT NO.	LIBER	Checked: _____ Record No. _____	Date _____ Scale _____	

Note: Lot corners have not been set by this survey unless otherwise indicated.



WILLOW AVENUE

800-492-7272
X7473

Medical Site
J. G. Gray, Jr.
AND ARNOLD
+ design to be done -

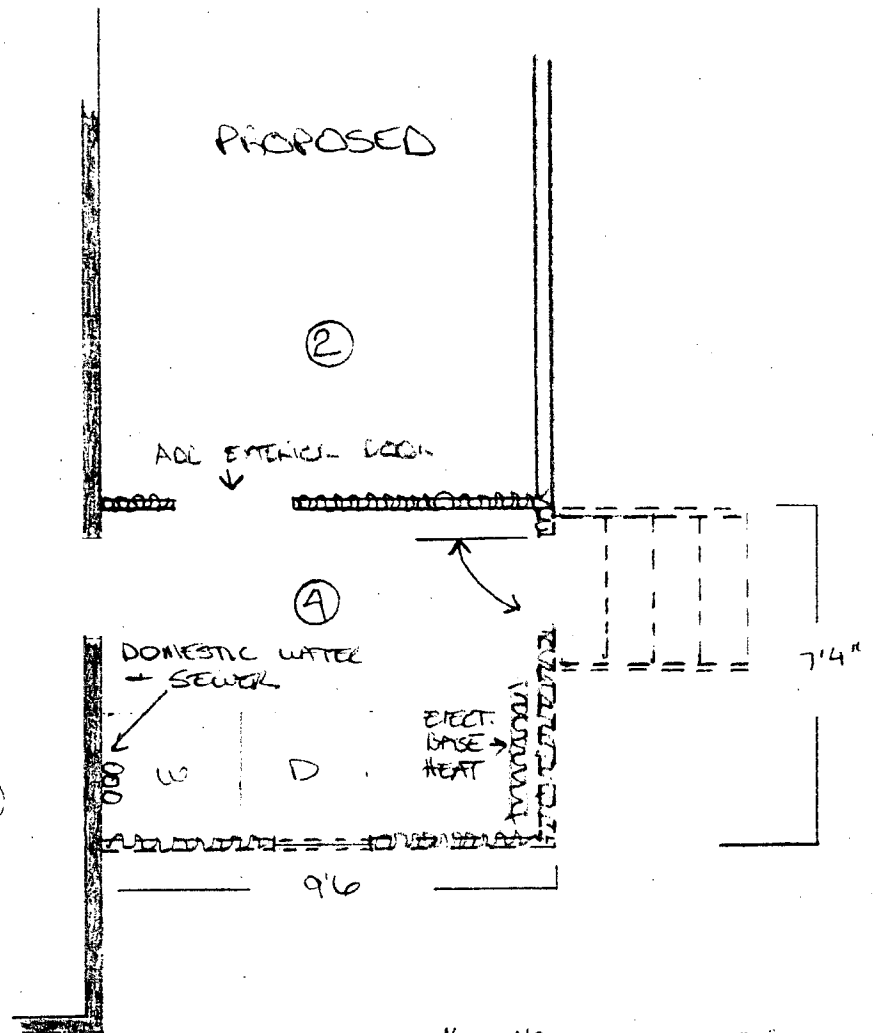
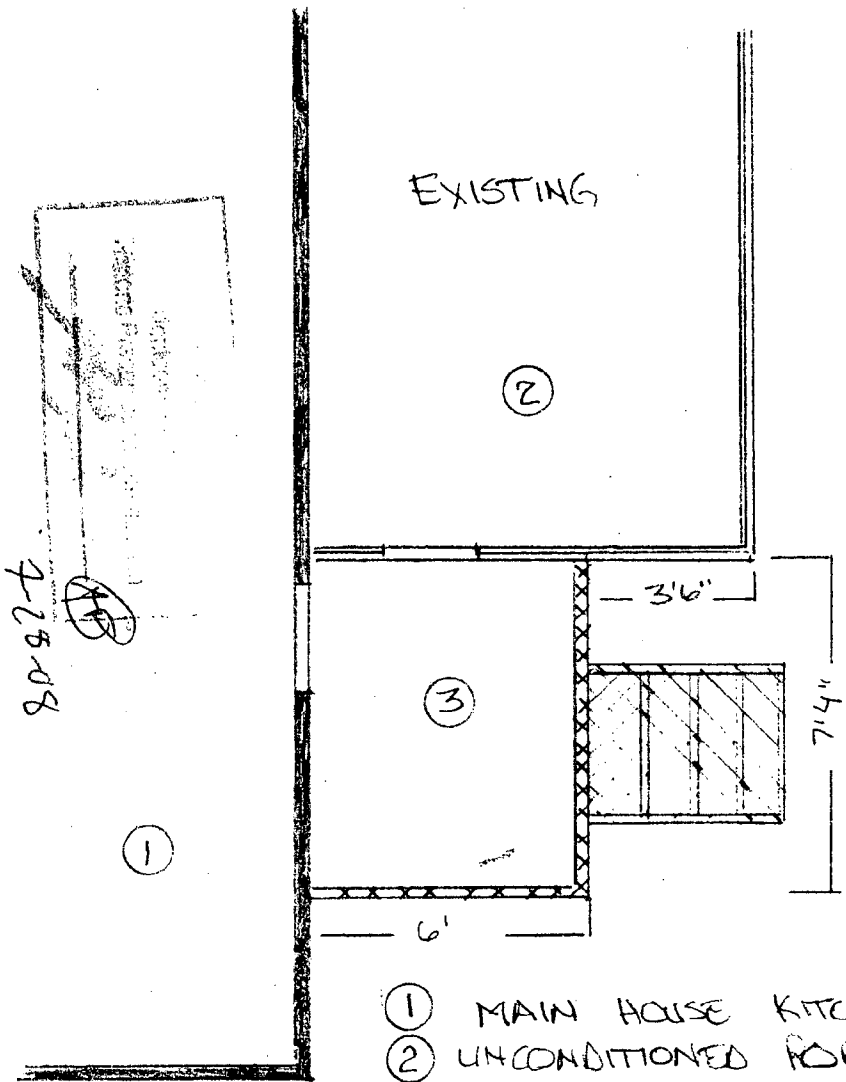
9AM

OFFICE 202-332-1100
202 332 0439

TAKOMA PARK
WHEATON DISTRICT
MONTGOMERY COUNTY
MARYLAND

ADDITION TO
TRUSTEES'
LOT 8
BLOCK 5
7207 WILLOW AVENUE
HOUSE LOCATION

2-28-08
Montgomery County
Historic Preservation Commission



- ① MAIN HOUSE KITCHEN
- ② UNCONDITIONED PORCH
- ③ DEMO MUD ROOM + STEPS
INCLUDE PIERS + FOOTINGS
- ④ NEW LAUNDRY ROOM / MUD ROOM

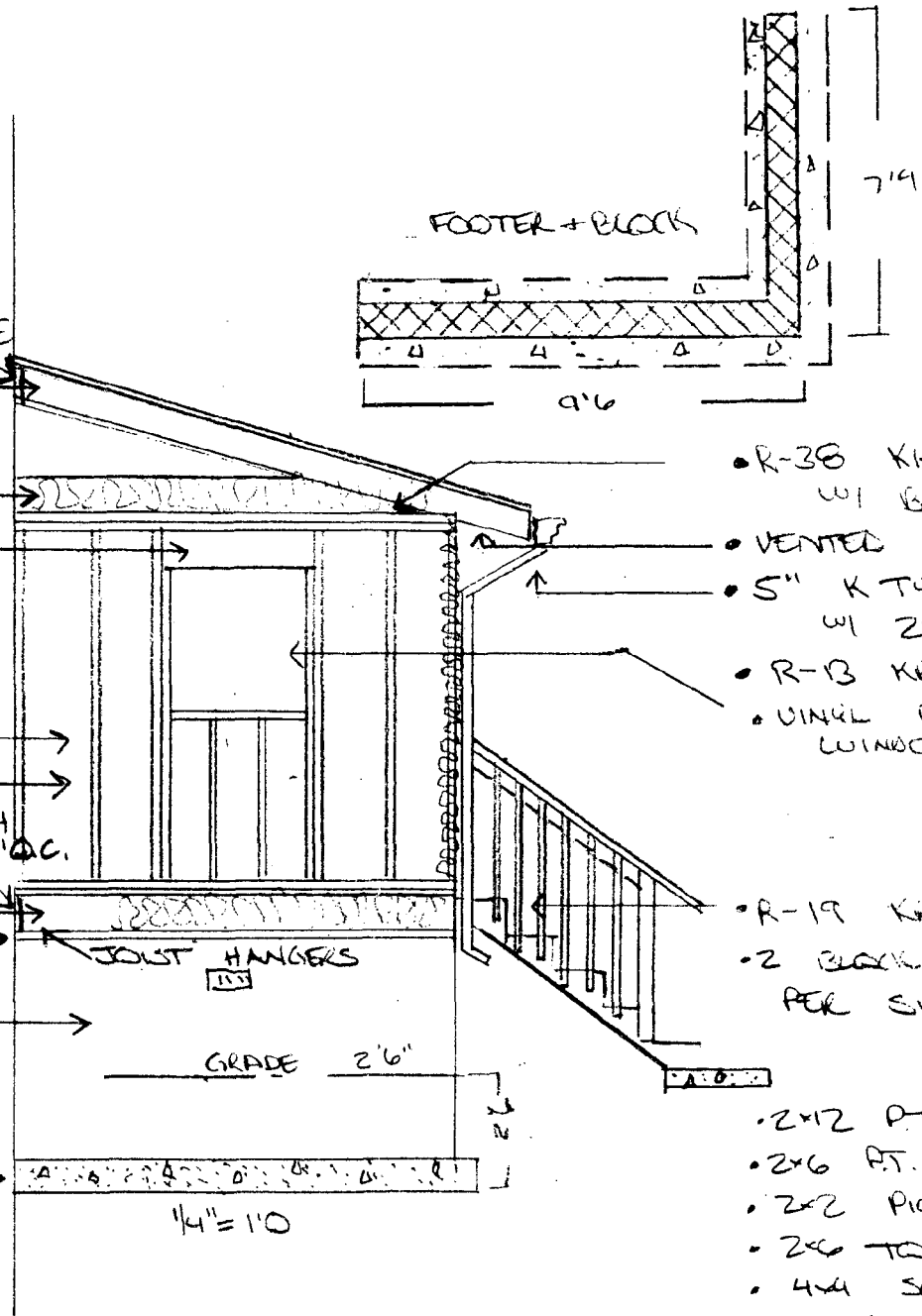
MRS. HELGEC
7307 WILLOW AVE

K.L. HOUSE CONSTRUCTION
1296 LAVALL OR
DAVIDSONVILLE ME
301 261 0138
SCALE 1/4" = 1'-0"

- 3 TAB SHINGLES TO MATCH ACAP
- 7/8 OSB ROOF SHEATH W/ FELT + GLUE
- 2x8 RAFTER NAILER LAGGED TO HOUSE
- 2x8 RAFTERS 1'4" O.C. MATCH PITCH OF ADJACENT SHED ROOF W/ HURRICANE CLIPS

- 2x8 CEILING JOIST 1'4" O.C.
- DOUBLE 2x10 HEADER @ WINDOW + DOOR

- EXTERIOR FINISH VINYL SIDING ACAP
- 2x4 WALL FRAMING 1'4" O.C. W/ DOUBLE TOP PLATE 7/16" SHEATH
- LAG JOIST NAILER TO MAIN HOUSE 2" O.C.
- 2x8 FLOOR JOIST 1'4" O.C.
- TREATED SOLE PLATE W/ ANCHOR STRAPS 2' FROM CORNER 15' SPAC.
- 8x8x11" HOLLOW BLOCK W/ LARGE CORE + REIN. LIKE
- 3/4" T+G OSB FLOOR SHEATH
- 8"x1'4" CONCRETE FOOTER W/ 2 3/8" REBAR 2'6" BELOW GRADE



- R-38 KRAFT INSULATION W/ BAFFLES
- VENTED VINYL SOFFIT
- 5" K TYPE ALUM GUTTER W/ 2x3 SPAC
- R-13 KRAFT INSULATION
- VINYL DOUBLE HUNG WINDOW

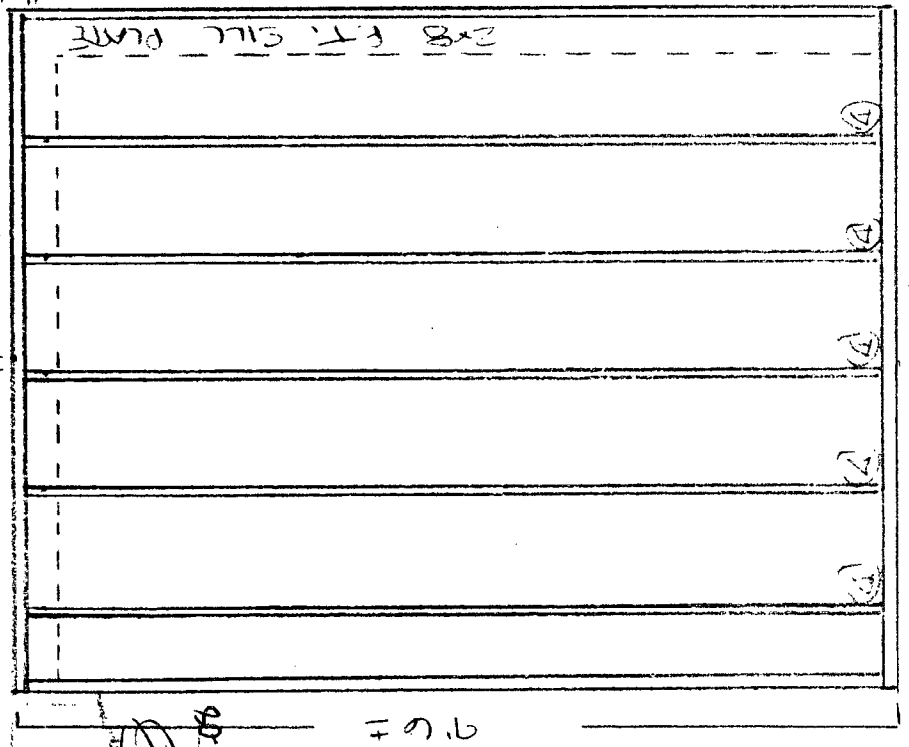
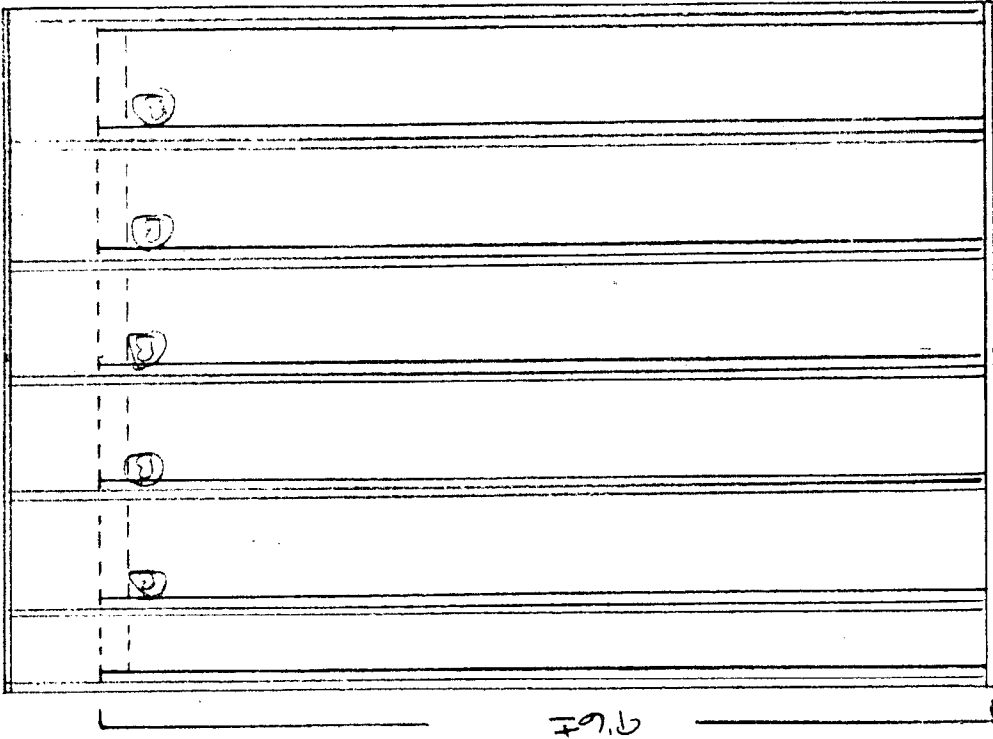
- R-19 KRAFT INSULATION
- 2 BLACK VENTS ONE PER SIDE

- 2x2 PT CARriage (2)
- 2x6 PT. TREASER (2 PR)
- 2x2 PICKETS P.T.
- 2x6 TOP CAP PT
- 4x4 SUPPORT POST CARriage BOLT TO STRINGER
- 4" CONCRETE SLAB FOR K STAIR W/L

APPROVED
 Jefferson County
 Historic Preservation Commission
 4-28-08

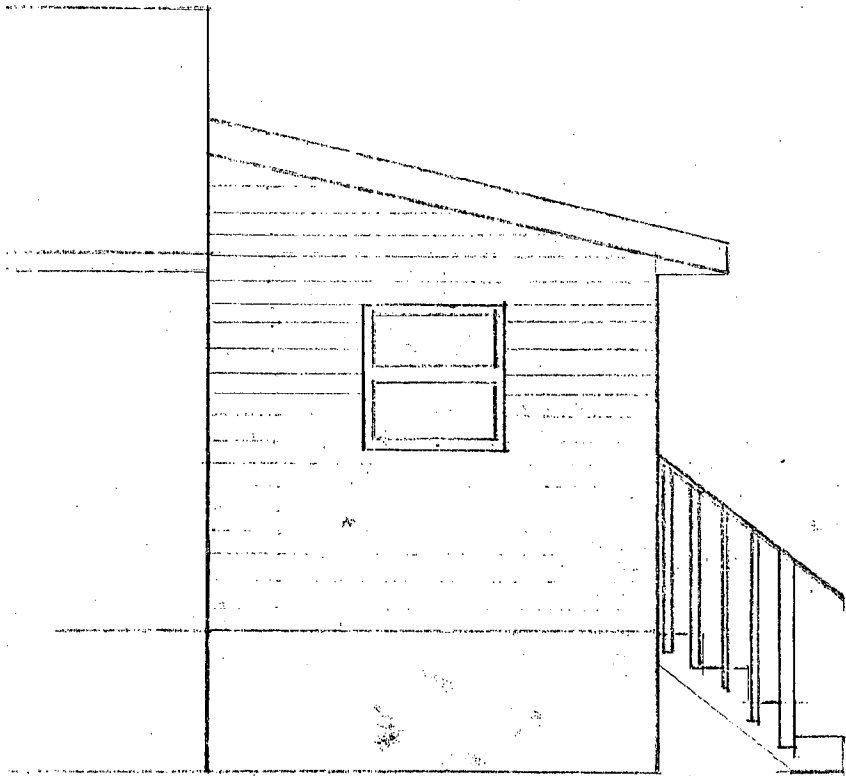
- 2x8 ROOF JOIST 14" w/ HANGERS @ 12" O.C.
- 2x8 NAILED LAGGED 14" O.C.
- 2x8 NAILED 14" O.C.
- 2x8 RAFTERS 14" O.C.
- 2x8 CEILING JOIST 14" O.C.
- HURRICANE CLIPS @ 12" O.C.
- 7/16 OSB SHEATHING w/ 15 lb felt + THREE TAB 20 YEAR SHINGLES
- WATCH OVERHANG OF EXISTING ROOF

- 2x8 FLOOR JOIST 14" w/ HANGERS @ 12" O.C.
- 3/4" T&G OSB SHEATH
- LDR JOIST NAILED TO MAIN HOUSE
- 2' O.C. 5" x 1 1/2"

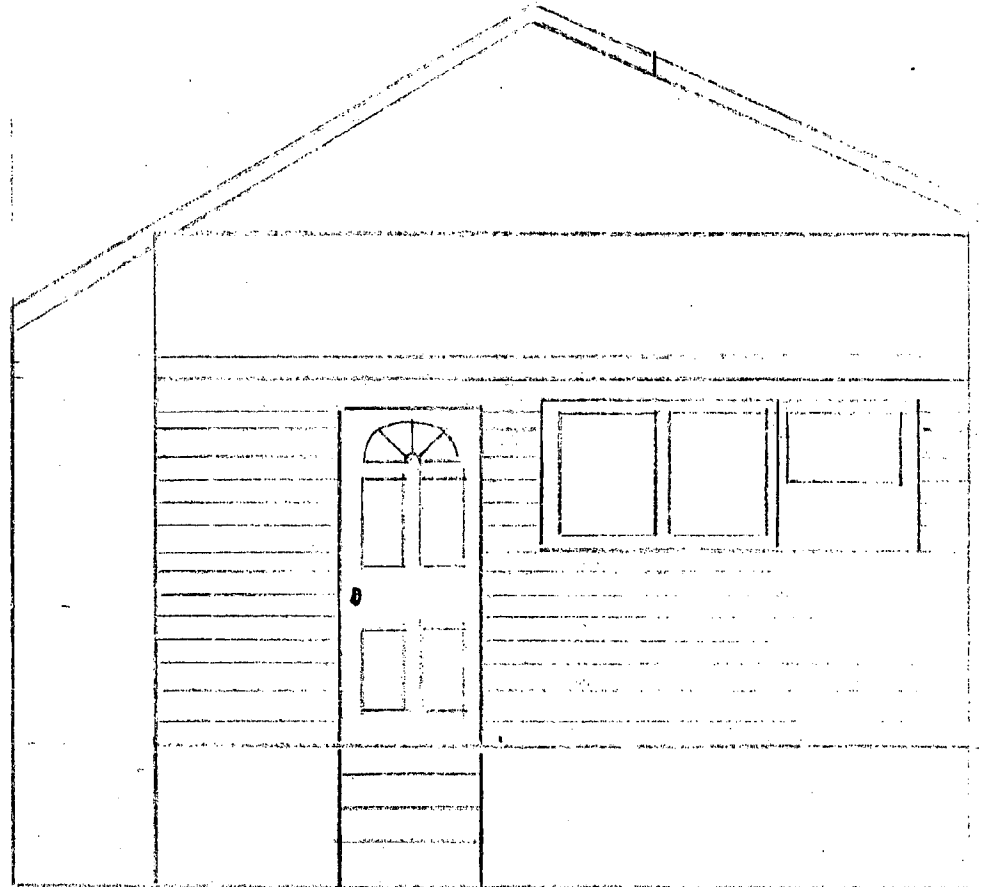


APR 27 2007

Montgomery County
District of Columbia

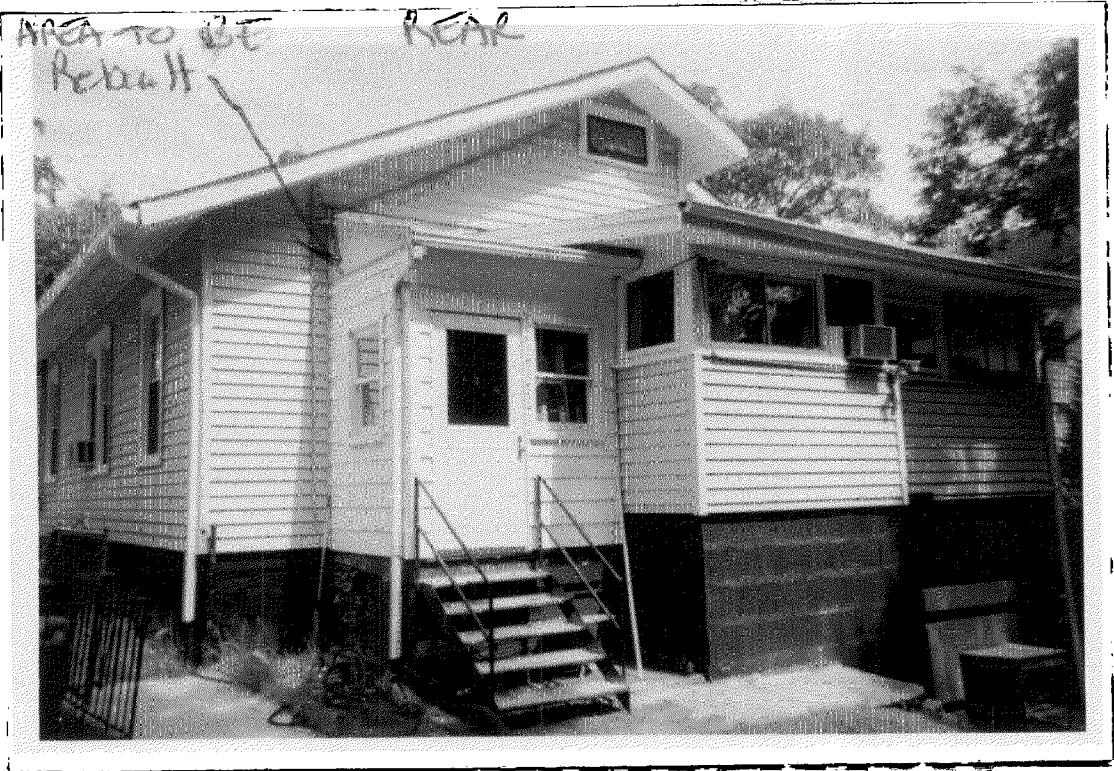


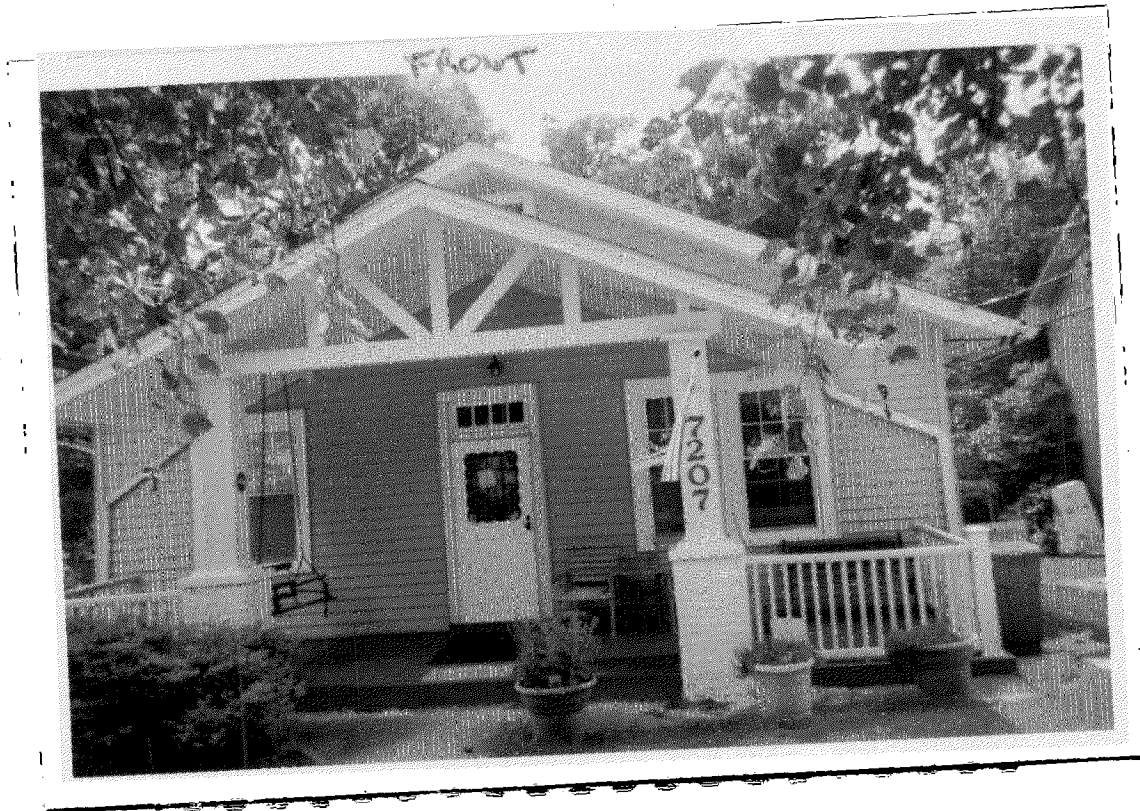
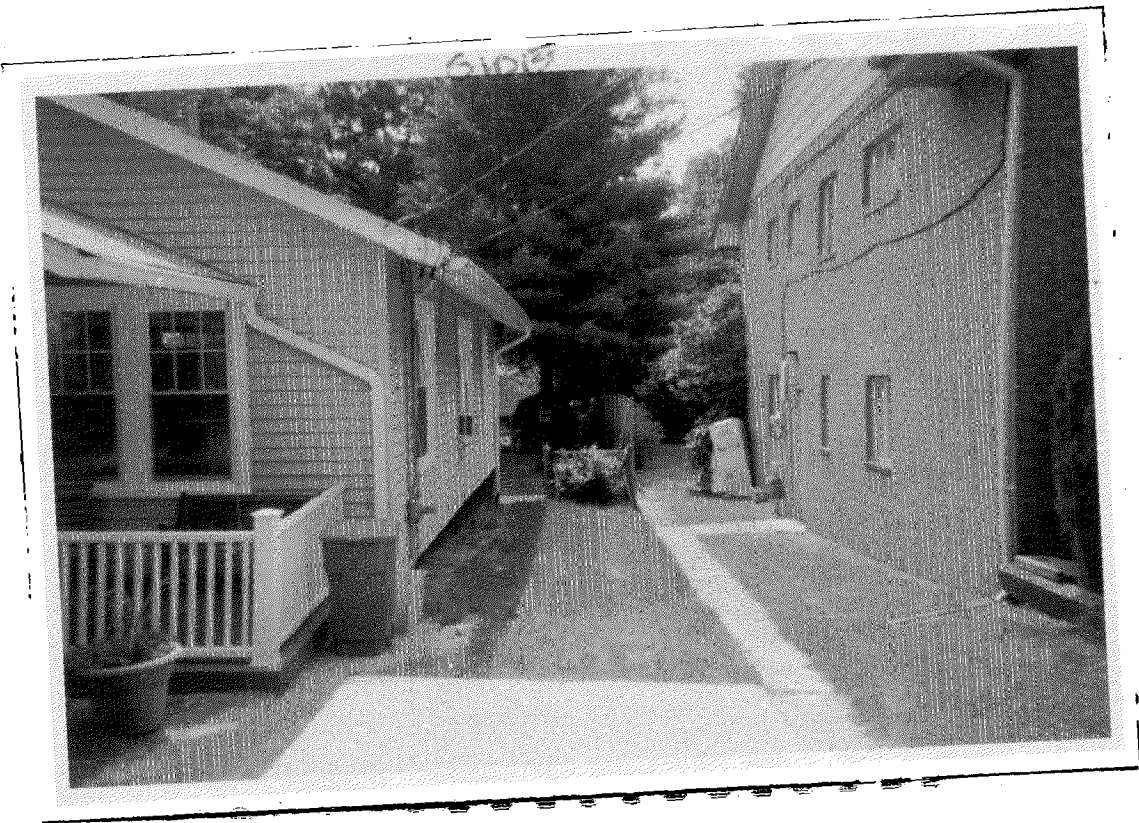
SIDE ELEVATION



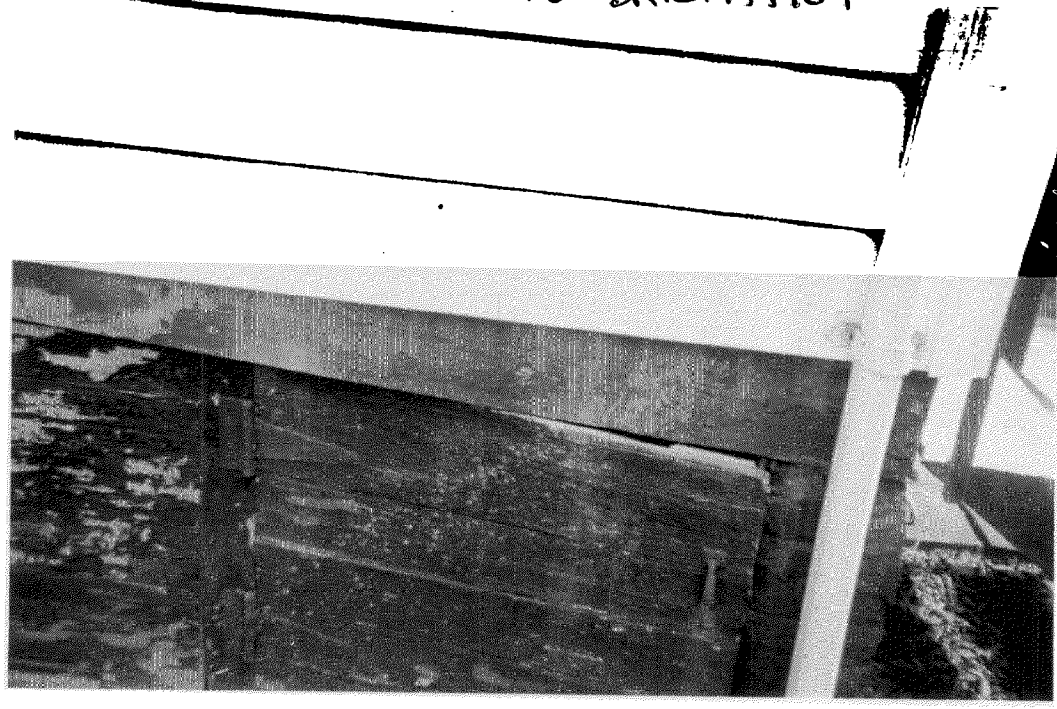
REAR ELEVATION

APPROVED
Mortgage Lender
Hispanic Preservation Commission
7-28-0





MUD ROOM. DETERIORATION



ROTTED WOOD @ SILL



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7207 Willow Avenue, Takoma Park	Meeting Date:	7/23/08
Applicant:	Diane Hedges	Report Date:	7/16/08
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	7/9/08
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08PP	Staff:	Anne Fothergill
PROPOSAL: Alterations to rear mudroom			

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: 1918

PROPOSAL

The applicants are proposing to demolish the existing mudroom and steps at the rear of the house and construct a new mudroom in the same location with slightly larger footprint (43 SF existing v. 69 SF proposed). The rear wall of the new mudroom will be flush with the back wall of the existing porch and will tie into the existing porch roof.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- 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 change and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The *Guidelines* state:

- 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

The proposed expanded mud room will be behind the house approximately 80' back from the street and will not be visible from the street. The mudroom materials and design are compatible with the existing house and will be an extension of an existing rear porch addition.

The proposed alterations will not have an adverse impact on this house or the historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

7207 Willow



7212 WILLOW AVE 710 2000



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 5, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, MNCPPC

SUBJECT: Historic Area Work Permit # 425976, for Alterations to Rear Addition

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on July 26, 2006. This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) APPROVAL AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Peter Aron and Helen Spencer

Address: 7212 Willow Avenue, Takoma Park Historic District

With the general condition that the applicant will submit the permit drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approve plans.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 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: ALAN ABRAMS
Daytime Phone No.: 202-726-5894

Tax Account No.: _____
Name of Property Owner: PETER ARON & HELEN SPENCER Daytime Phone No.: 301-270-7656
Address: 7212 WILLOW AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code
Contractor: ABRAMS DESIGN BUILD Phone No.: 202-726-5894
Contractor Registration No.: _____
Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202-726-5894

6/29/06

LOCATION OF BUILDING/PREMISE

House Number: 7212 Street: WILLOW AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE
Lot: 6 Block: 9 Subdivision: LIPSCOMB & ERNEST, TRUSTEES' ADDITION
Liber: _____ Folio: _____ Parcel: _____

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/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 50,000

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.

Alan Abrams Signature of owner or authorized agent 062906 Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia D. Halpin Date: 7/27/06
Application/Permit No.: 425976 Date Filed: 6/29/06 Date Issued: _____

Addendum to Historic Area Work Permit Application.

Peter Aron & Helen Spencer
Block 9, Lot 6
7212 Willow Avenue
Takoma Park, MD 20912

Site and Context

The subject house, a primary resource in Takoma Park, is a Craftsman two-story style home with a gable roof without modifications in the Lipscomb and Ernest, Trustees' Addition. The exterior of the original house is stucco, with an Oriel bay on the left front face. There is an addition with a shed roof on the rear which is not in character with the original structure. It is covered in horizontal siding which is a combination of masonite and fiber cement.

The original house has not been changed or updated. The larger windows are double hung with a mix of six-over-one and six-over-six configurations. The smaller windows are 12 square fixed windows. Prior to the current owners' purchase of the property, an addition was constructed on the rear of the house. It has not been changed or updated since that purchase. The fenestrations are a mix of various types of casement windows, which include glass block, vinyl single casements, and window box casements. A single French door with transom leads out from the left elevation of the addition.

The house is sited on a rectangular lot, on the front half of the lot. The main floor is elevated approximately 5' above ground level.

The house is surrounded by a variety of house styles, primarily Craftsman and Colonial Revival.

Tax records date the construction of the primary house to approximately 1906. The addition was constructed in the 1980's.

Proposal and Impact

The proposed work involves renovation of the rear addition & of the interior of the original house adjacent to the addition. The rooms involved include the existing kitchen, family room, & associated powder room. There will be no increase in habitable space. The wall between the existing family room & kitchen will be opened up & the kitchen will be moved to the area currently occupied by the family room. The existing kitchen will be remodeled into a breakfast room. The existing bath will be remodeled & the current door relocated.

There will be several changes to the exterior of the addition. At present, the addition's frame walls bear on a make-shift foundation, with the existing siding running down to the soil. The foundation will be replaced with an appropriate bearing foundation. This new foundation will have parged masonry up to approximately four feet, to minimize

destruction of the siding secondary to moisture and pest issues. Fiber cement lap siding will replace any of the existing part masonite/part fiber cement siding as necessary. On the right elevation, there will be no changes other than the new foundation. The rear elevation has an existing small casement "porthole" window which will be replaced with three casement windows over three fixed windows. On the left elevation, the existing single French door with transom and window box will be replaced with a set of sliding glass doors with a transom above. There is a window box above, on the second floor, which will remain.

We submit that the proposed changes will have no negative impact on the neighborhood and in fact will be more appropriate to the general style of the addition. As well the foundation changes will help maintain the integrity of the existing structure, both original & addition, by virtue of limiting damage secondary to moisture and infestation. These changes are not visible from the street, as they are limited to the rear elevation & the portion of the left elevation which set back from the left side of the house. There will be no changes in materials except as noted.

Adjoining and Confronting Property Owners

Janet L. Morgan
Block 9, Lot 5
7210 Willow Avenue
Takoma Park, MD 20912

M. Derian et al TR
Block 8, Lot 11
7213 Willow Avenue
Takoma Park, MD 20912

Lawrence Asbell & Christine Intagliata
Block 9, Lot 8 & Pt Lot 7
7216 Willow Avenue
Takoma Park, MD 20912

John H. & E. L. Bell
Block 3, Lot 19
7209 Maple
Takoma Park, Md 20912

Judith C. Appelbaum et al
Block 8, Lot 9
7209 Willow Avenue
Takoma Park, MD 20912

David A. Reisere & Irene E. Huntoon
Block 3, Lot 20
7211 Maple Avenue
Takoma Park, MD 20912

Vivian V. Fong et al
Block 8, Lot 10
7211 Willow Avenue
Takoma Park, MD 20912

Matthew W. Johnson & Susan J.
Bundock
Block 3, Lot 21
7213 Maple Avenue
Takoma Park, MD 20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7212 Willow Avenue, Takoma Park	Meeting Date:	07/26/06
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	07/19/06
Review:	HAWP	Public Notice:	07/12/06
Case Number:	37/03-06MM	Tax Credit:	None
Applicant:	Peter Aron and Helen Spencer (Alan Abrams, Architect)	Staff:	Michele Oaks

PROPOSAL: Alterations to Rear Addition

RECOMMEND: Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: c1906

The subject house is a frame, Craftsman, two-story, gable roof dwelling. The original house is clad in stucco detailed with large, projecting eaves supported by brackets, vertical siding in the gable and an oriel window on the second story.

A non-contributing, two-story shed roof addition projects from the rear elevation of the house. This addition was constructed in the 1980s.

PROPOSAL:

The applicant is proposing to renovate the existing, non-contributing, two-story rear addition by:

1. Constructing a new, weight bearing, parged masonry foundation, of the same footprint.
2. Remove an existing casement "porthole" window on the rear elevation and replace it with new, aluminum-clad, wood casement and fixed windows.
3. Remove the existing window and French door on the left elevation and replace it with a new aluminum clad, wood sliding glass door with transom.

APPLICABLE GUIDELINES:

When reviewing alterations within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.



Takoma Park Historic District

- 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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION:

The proposed changes do not impact the historic integrity of the resource, as they are completely contained on the non-contributing rear addition and not visible from the public right-of-way. Staff feels that this proposal meets the criteria outlined in the *Takoma Park Guidelines*.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the Takoma Park District Guidelines adopted in August, 1992.

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall notify the Historic Preservation Office if **any** alterations to the approve plans are made prior to the implementation of such changes to the project.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
265 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: ALAN ABRAMS

Daytime Phone No.: 202-726-5894

Tax Account No.: _____

Name of Property Owner: PETER ARON & HELEN SPENCER Daytime Phone No.: 301-270-7656

Address: 7212 WILLOW AVE. TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: ABRAMS DESIGN BUILD Phone No.: 202-726-5894

Contractor Registration No.: _____

Agent for Owner: ALAN ABRAMS Daytime Phone No.: 202-726-5894

6/29/06

LOCATION OF BUILDING/PREMISE

House Number: 7212 Street: WILLOW AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE

Lot: 6 Block: 9 Subdivision: LIPSCOMB & ERNEST, TRUSTEES' ADDITION

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Well (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 50,000

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.

Alan Abrams
Signature of owner or authorized agent

062906
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 425976 Date Filed: 6/29/06 Date Issued: _____

Addendum to Historic Area Work Permit Application.

Peter Aron & Helen Spencer
Block 9, Lot 6
7212 Willow Avenue
Takoma Park, MD 20912

Site and Context

The subject house, a primary resource in Takoma Park, is a Craftsman two-story style home with a gable roof without modifications in the Lipscomb and Ernest, Trustees' Addition. The exterior of the original house is stucco, with an Oriel bay on the left front face. There is an addition with a shed roof on the rear which is not in character with the original structure. It is covered in horizontal siding which is a combination of masonite and fiber cement.

The original house has not been changed or updated. The larger windows are double hung with a mix of six-over-one and six-over-six configurations. The smaller windows are 12 square fixed windows. Prior to the current owners' purchase of the property, an addition was constructed on the rear of the house. It has not been changed or updated since that purchase. The fenestrations are a mix of various types of casement windows, which include glass block, vinyl single casements, and window box casements. A single French door with transom leads out from the left elevation of the addition.

The house is sited on a rectangular lot, on the front half of the lot. The main floor is elevated approximately 5' above ground level.

The house is surrounded by a variety of house styles, primarily Craftsman and Colonial Revival.

Tax records date the construction of the primary house to approximately 1906. The addition was constructed in the 1980's.

Proposal and Impact

The proposed work involves renovation of the rear addition & of the interior of the original house adjacent to the addition. The rooms involved include the existing kitchen, family room, & associated powder room. There will be no increase in habitable space. The wall between the existing family room & kitchen will be opened up & the kitchen will be moved to the area currently occupied by the family room. The existing kitchen will be remodeled into a breakfast room. The existing bath will be remodeled & the current door relocated.

There will be several changes to the exterior of the addition. At present, the addition's frame walls bear on a make-shift foundation, with the existing siding running down to the soil. The foundation will be replaced with an appropriate bearing foundation. This new foundation will have parged masonry up to approximately four feet, to minimize

destruction of the siding secondary to moisture and pest issues. Fiber cement lap siding will replace any of the existing part masonite/part fiber cement siding as necessary. On the right elevation, there will be no changes other than the new foundation. The rear elevation has an existing small casement "porthole" window which will be replaced with three casement windows over three fixed windows. On the left elevation, the existing single French door with transom and window box will be replaced with a set of sliding glass doors with a transom above. There is a window box above, on the second floor, which will remain.

We submit that the proposed changes will have no negative impact on the neighborhood and in fact will be more appropriate to the general style of the addition. As well the foundation changes will help maintain the integrity of the existing structure, both original & addition, by virtue of limiting damage secondary to moisture and infestation. These changes are not visible from the street, as they are limited to the rear elevation & the portion of the left elevation which set back from the left side of the house. There will be no changes in materials except as noted.

Adjoining and Confronting Property Owners

Janet L. Morgan
Block 9, Lot 5
7210 Willow Avenue
Takoma Park, MD 20912

M. Derian et al TR
Block 8, Lot 11
7213 Willow Avenue
Takoma Park, MD 20912

Lawrence Asbell & Christine Intagliata
Block 9, Lot 8 & Pt Lot 7
7216 Willow Avenue
Takoma Park, MD 20912

John H. & E. L. Bell
Block 3, Lot 19
7209 Maple
Takoma Park, Md 20912

Judith C. Appelbaum et al
Block 8, Lot 9
7209 Willow Avenue
Takoma Park, MD 20912

David A. Reisere & Irene E. Huntoon
Block 3, Lot 20
7211 Maple Avenue
Takoma Park, MD 20912

Vivian V. Fong et al
Block 8, Lot 10
7211 Willow Avenue
Takoma Park, MD 20912

Matthew W. Johnson & Susan J.
Bundock
Block 3, Lot 21
7213 Maple Avenue
Takoma Park, MD 20912

BUILDING LOCATION PLAN
 Lot 6 & Part of Lot 7 Block 9
 LIPSCOMB AND EARNEST TRUSTEES
 ADDITION TO TAKOMA PARK
 Montgomery County, Maryland
 Scale: 1" = 30'

Surveyor's Certificate

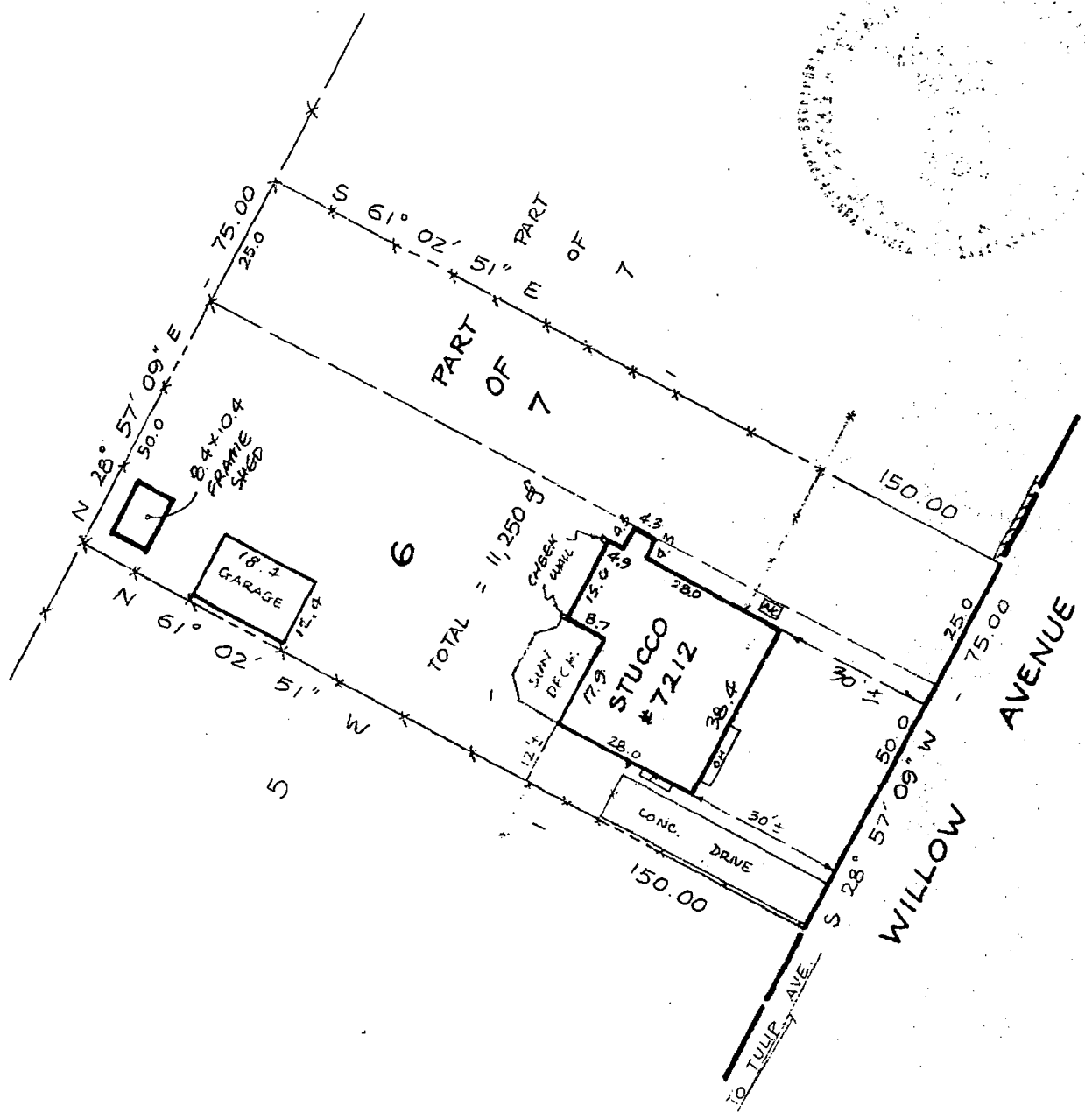
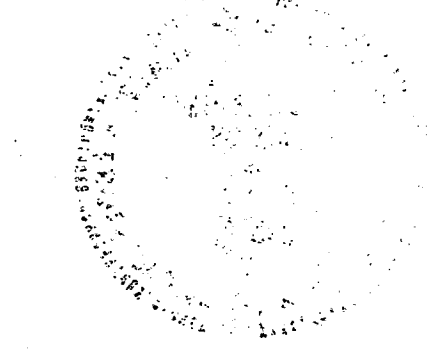
We hereby certify that we have carefully examined the property shown hereon in accordance with record description: that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown. This is not a ALTA/ACSM Survey:

Date: July 29, 1992

Plat Book 1
 Plat No 46

Frey, Sheehan, Stoker & Assoc., Inc.
 Land Planning Consultants
 Phone 588-3110

By: _____
 James F. Sheehan
 Professional Land Surveyor
 Md. No. 3984

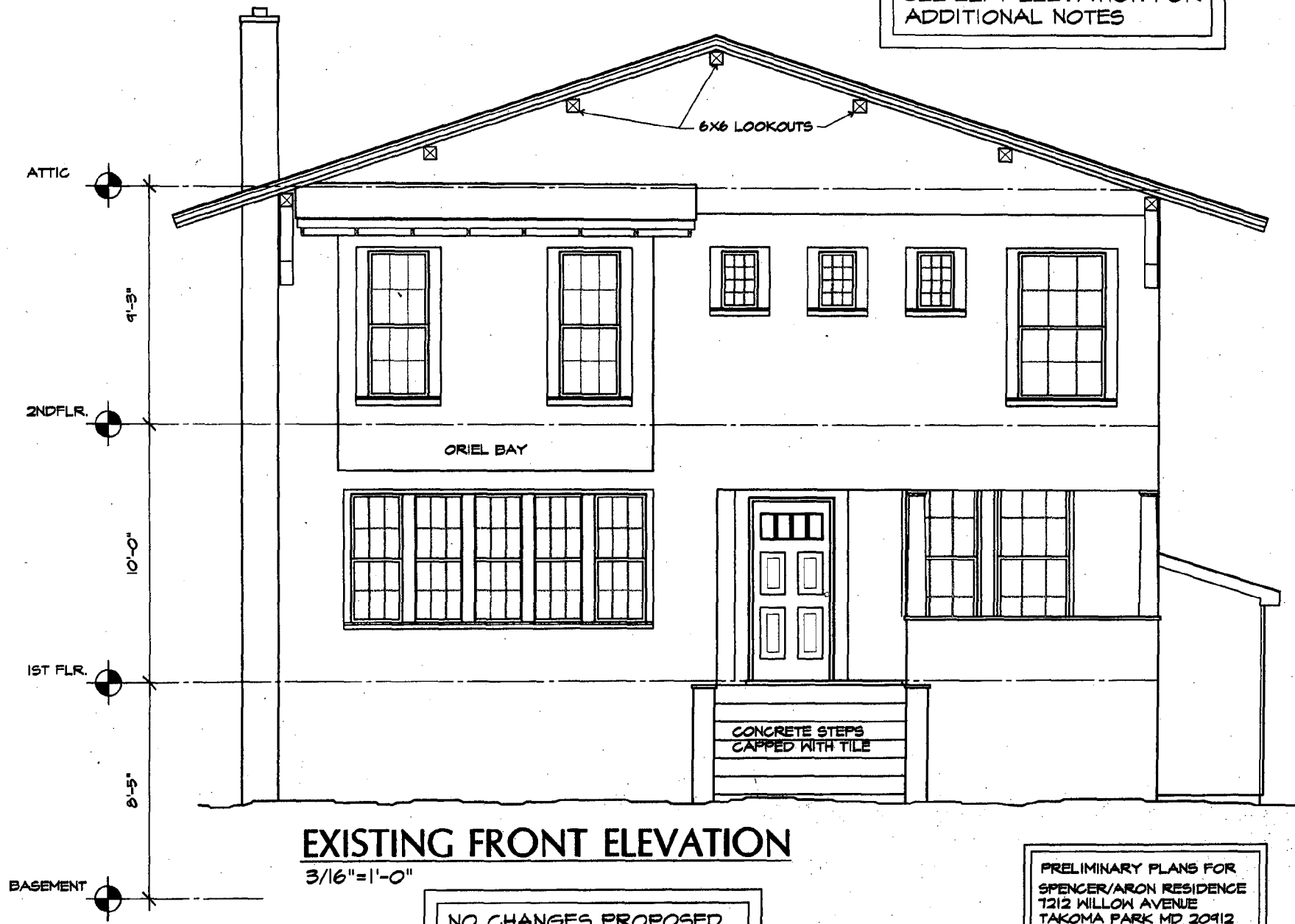


NORTH
92-1550

The building hereon does not lie within flood hazard Zone A or Zone B as determined by Department of Housing and Urban Development and Federal Insurance Administration

6

SEE LEFT ELEVATION FOR
ADDITIONAL NOTES



EXISTING FRONT ELEVATION

3/16" = 1'-0"

NO CHANGES PROPOSED

PRELIMINARY PLANS FOR
SPENCER/ARON RESIDENCE
7212 WILLOW AVENUE
TAKOMA PARK MD 20912
JUNE 20, 2006
SHEET ___ OF 8

7

SEE LEFT ELEVATION FOR
ADDITIONAL NOTES

1ST FLR.

EXISTING RIGHT ELEVATION

3/16"=1'-0"

BASEMENT
ENTRY

PRELIMINARY PLANS FOR
SPENCER/ARON RESIDENCE
1212 WILLOW AVENUE
TAKOMA PARK MD 20912
JUNE 20, 2006

SHEET ____ OF 8

8



1ST FLR.

PROPOSED RIGHT ELEVATION

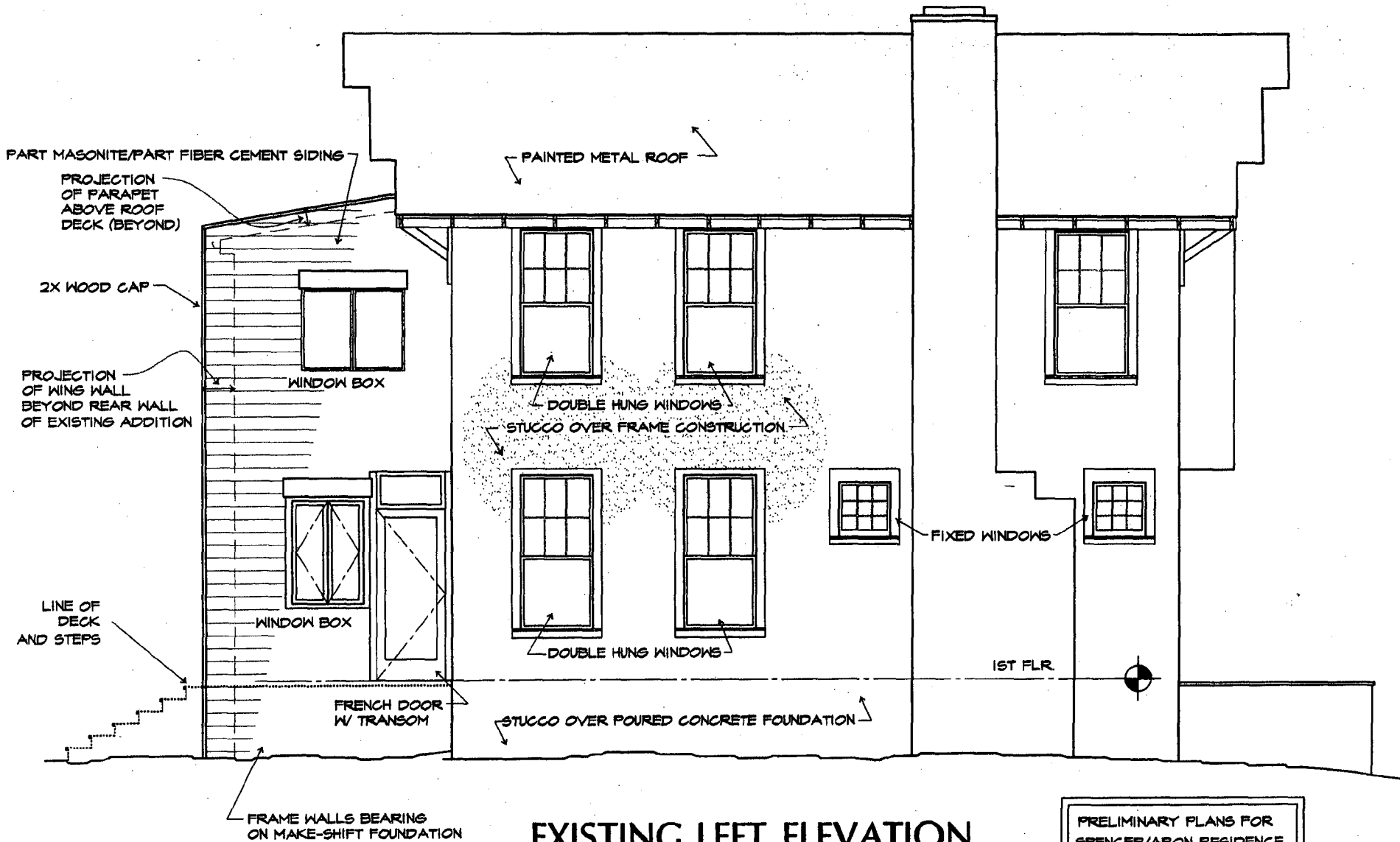
3/16"=1'-0"

PRELIMINARY PLANS FOR
SPENCER/ARON RESIDENCE
7212 WILLOW AVENUE
TAKOMA PARK MD 20912
JUNE 20, 2006
SHEET ____ OF 8

BASEMENT
ENTRY

NEW FARGED MASONRY
FOUNDATION

9



EXISTING LEFT ELEVATION

3/16" = 1'-0"

PRELIMINARY PLANS FOR
 SPENCER/ARON RESIDENCE
 7212 WILLOW AVENUE
 TAKOMA PARK MD 20912
 JUNE 20, 2006
 SHEET ___ OF 8

10



NEW ALUM. CLAD
WOOD SLIDING
GLASS DOOR
W/ TRANSOM

REPAIR-REPLACE
SIDING AS NEC.
W/ FIBER CEMENT
LAP SIDING @
+/- 6" TTX

OPEN
←

NEW PARSED MASONRY
FOUNDATION

1ST FLR.

LINE OF
DECK
AND STEPS (FOREGROUND)

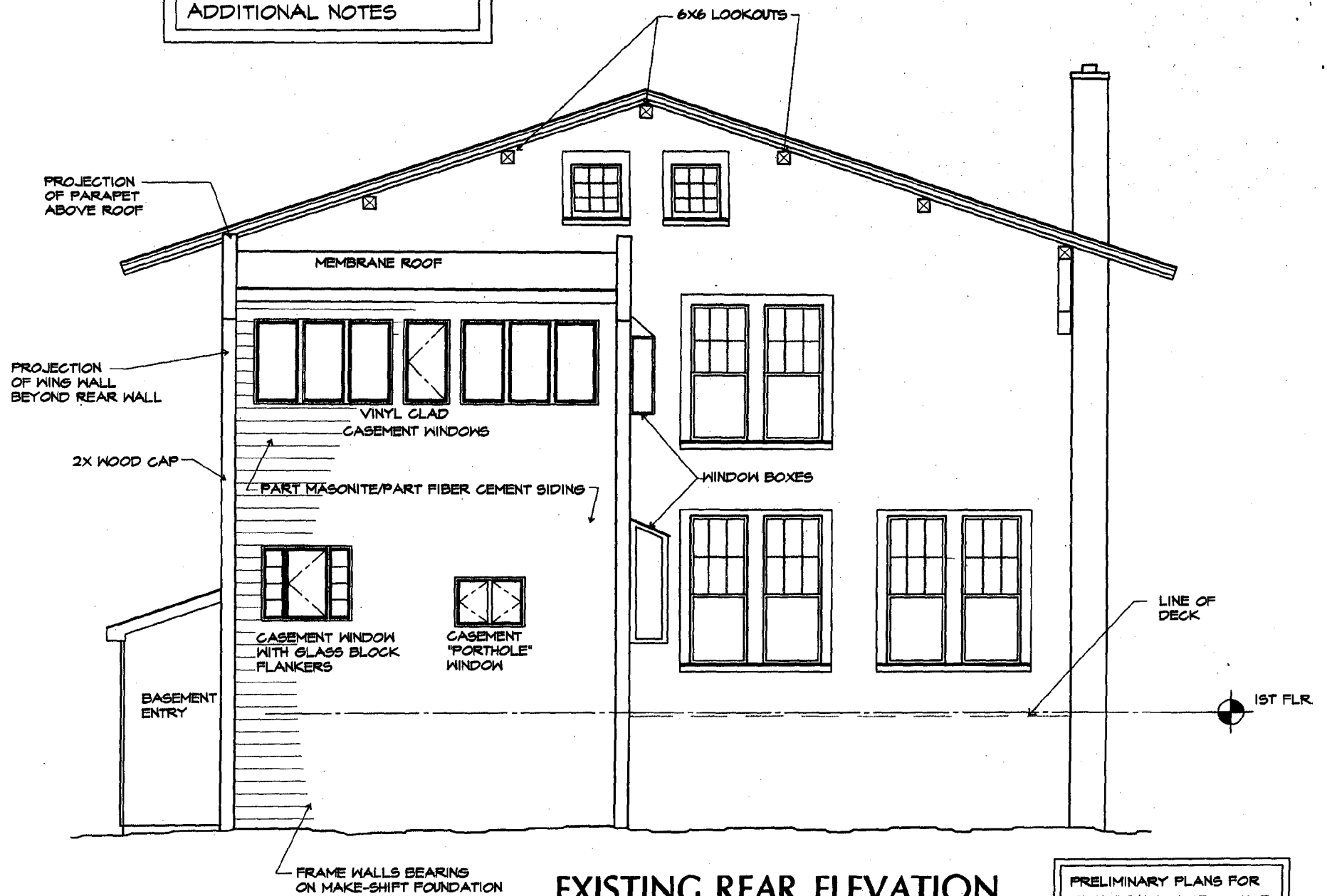
PROPOSED LEFT ELEVATION

3/16"=1'-0"

PRELIMINARY PLANS FOR
SPENCER/ARON RESIDENCE
7212 WILLOW AVENUE
TAKOMA PARK MD 20912
JUNE 20, 2006
SHEET ____ OF 8



SEE LEFT ELEVATION FOR
ADDITIONAL NOTES



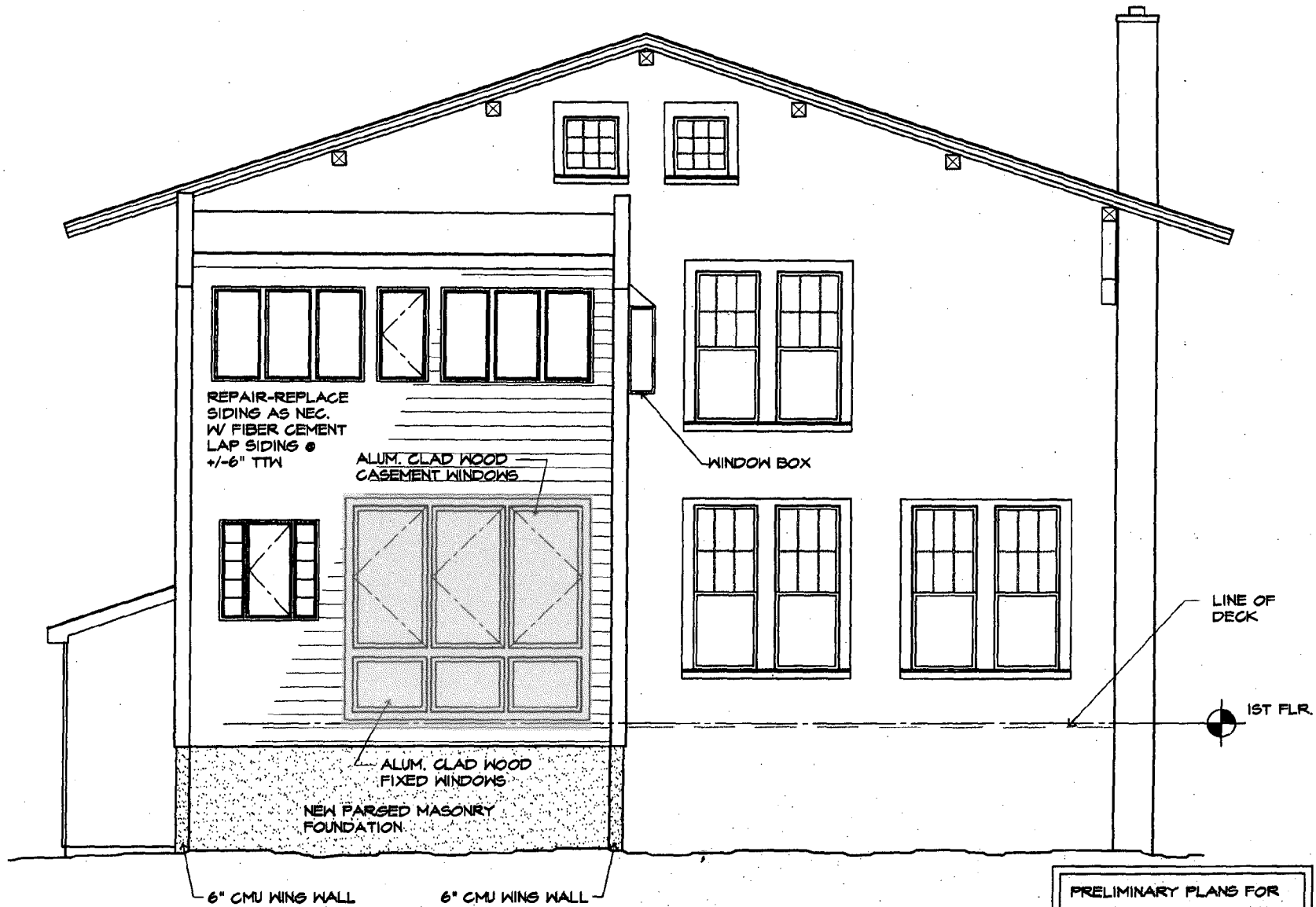
EXISTING REAR ELEVATION

3/16"=1'-0"

PRELIMINARY PLANS FOR
SPENCER/ARON RESIDENCE
1212 WILLOW AVENUE
TAKOMA PARK MD 20912
JUNE 20, 2006

SHEET ___ OF 8

21



PROPOSED REAR ELEVATION

3/16"=1'-0"

PRELIMINARY PLANS FOR
 SPENCER/ARON RESIDENCE
 7212 WILLOW AVENUE
 TAKOMA PARK MD 20912
 JUNE 20, 2006

SHEET ____ OF 8

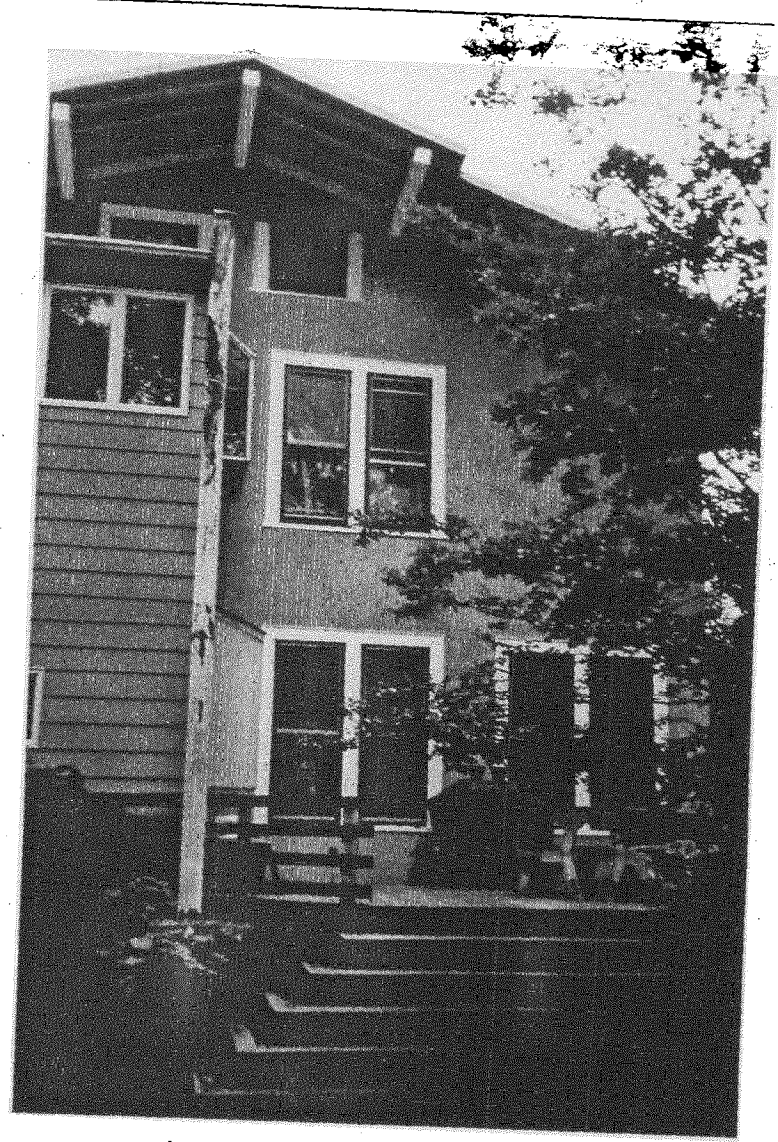
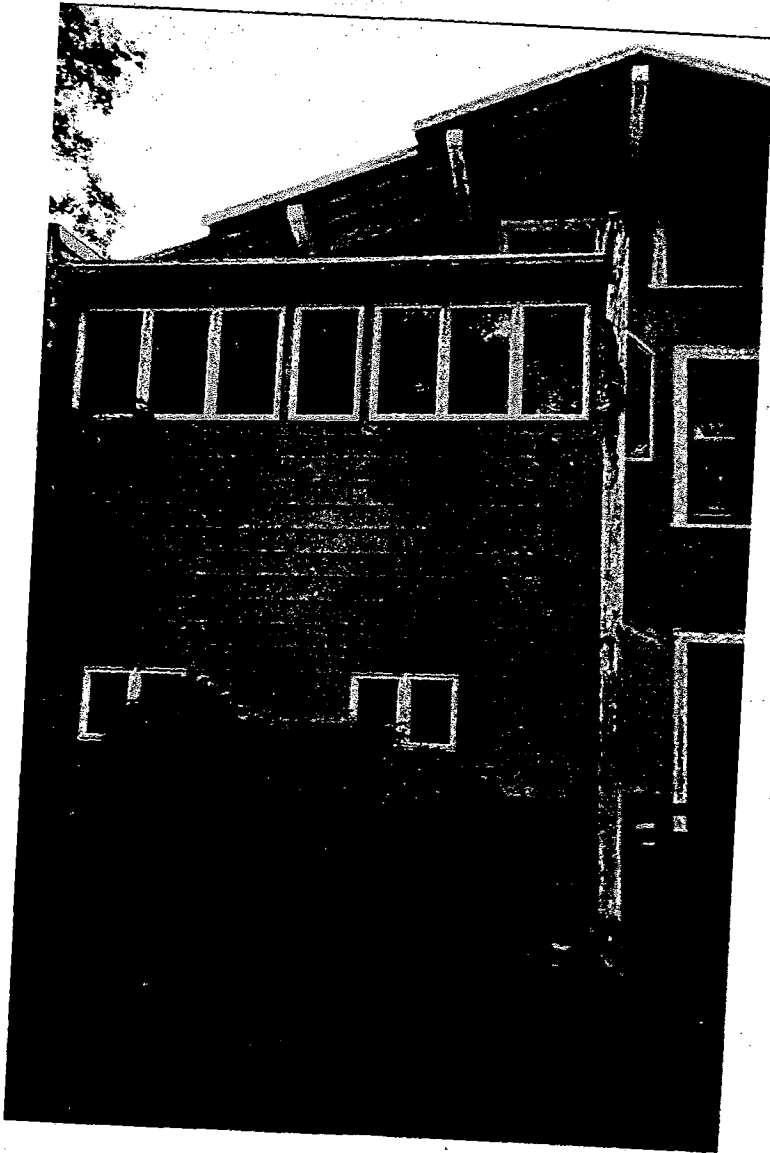
1/24

7212 WILLOW AVE
TAKOMAPARK, MD
20912
FRONT ELEVATION

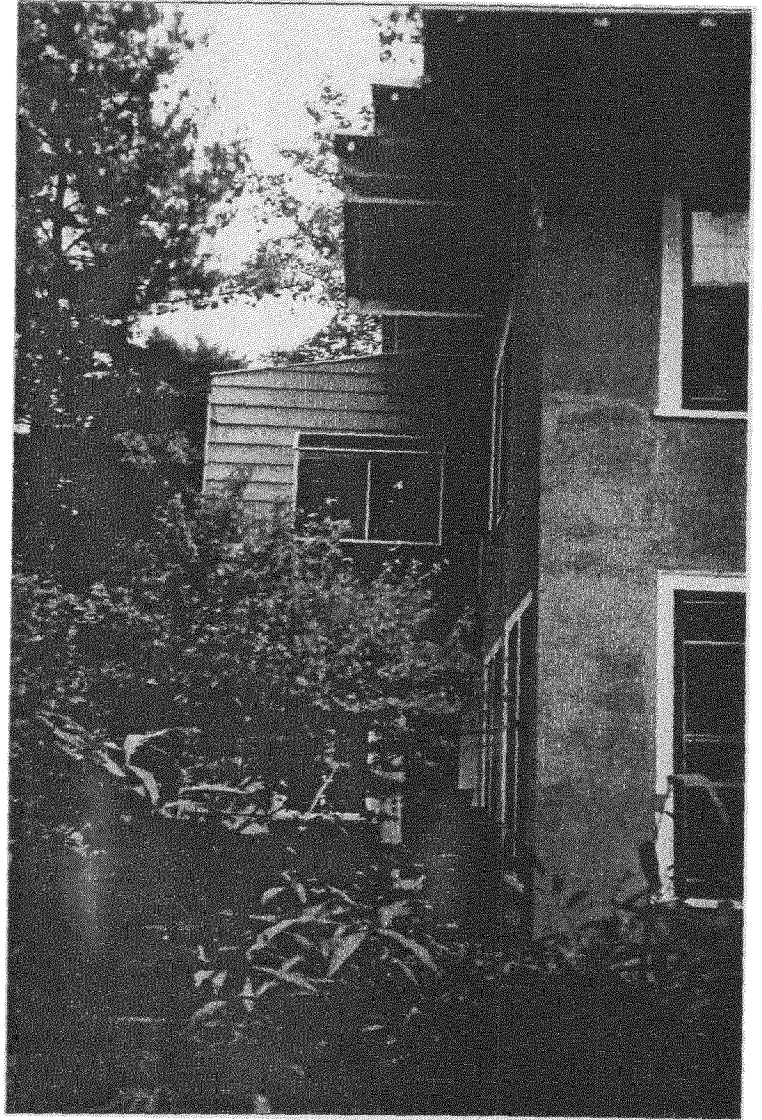


7212 WILLOWAVE
TAKOMAPARK, MD
20912
RIGHT ELEVATION



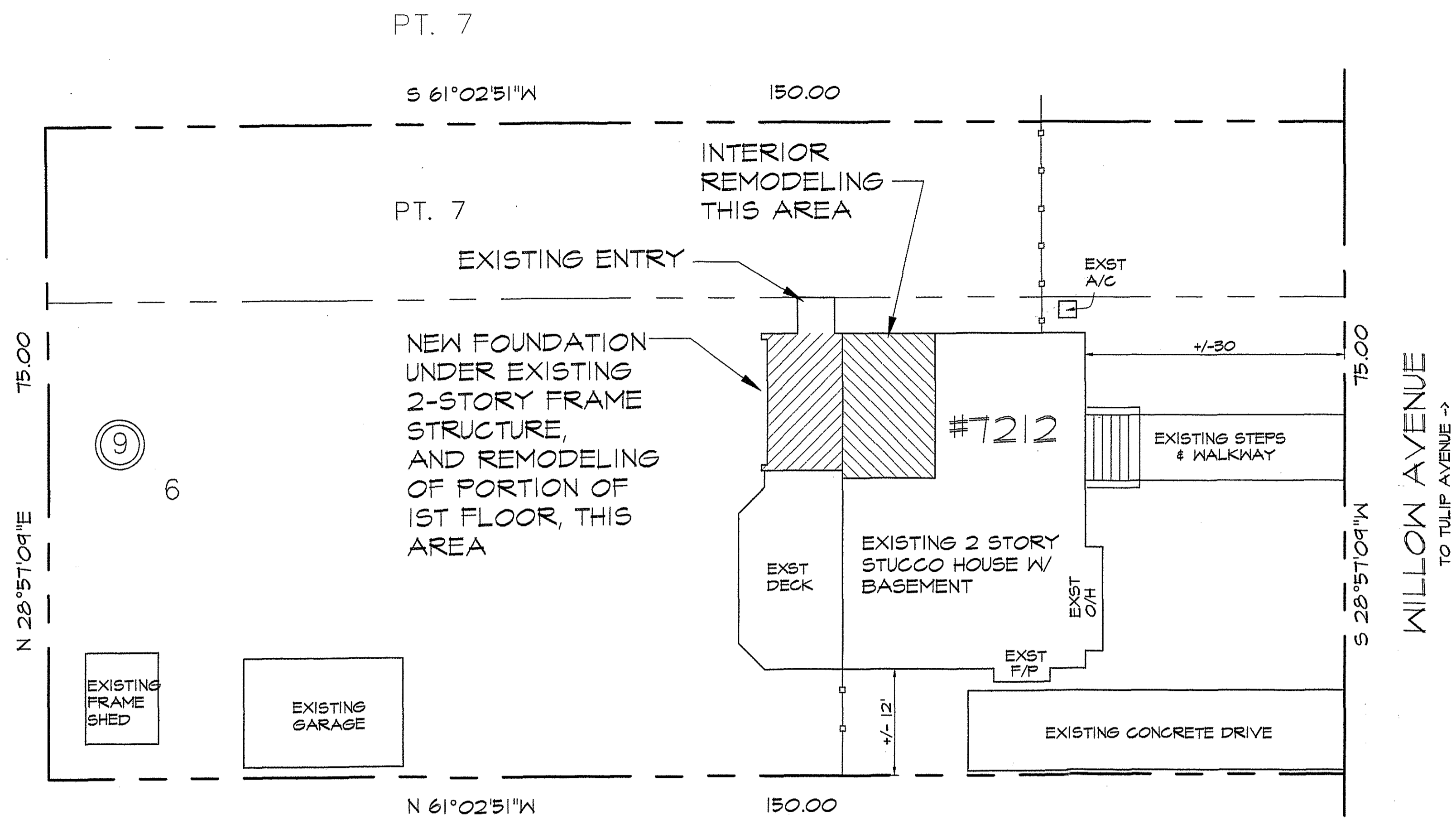


7212 WILLOW AVE
TAKOMA PARK, MD
20912
REAR ELEVATION



7212 WILLOW AVE.
TAKOMA PARK, MD
20912

LEFT ELEVATION



SITE PLAN
SCALE: 1" = 10'

PLAT BOOK 1 PLAT#46
LOT 6 & PART LOT 7 BLOCK 9
LIPSCOMB AND EARNEST TRUSTEES
ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SOURCE: FREY, SHEEHAN, STOKER & ASSOC., INC.
LAND PLANNING CONSULTANTS
JULY 29, 1992

DOOR SCHEDULE

MARK	QNTY	MODEL	DESCRIPTION	JAMB DEPTH	EXTERIOR FINISH	GLASS TYPE	SCREEN COLOR	INT FINISH	DOOR LOCK SET
1									
2	1								

WINDOW SCHEDULE

MARK	QNTY	MODEL	DESCRIPTION	HANDING	R.O.	JAMB DEPTH	EXTERIOR FINISH	GLASS TYPE	DIVISION	SCREEN COLOR	INT FINISH	WINDOW HARDWARE
A	2											
B	2											

ELECTRICAL SCHEDULE

MARK	QNTY	LOCATION	DESCRIPTION	MANFR	CATALOG #	FINISH	LAMP
1							
2							
3							
4							
5							
6							
7							
8							

RESIDENTIAL CODE NOTES
All construction shall be in conformance with the International Residential Code (IRC), 2003 edition, as amended by Montgomery County Executive Regulation No. 24-04.

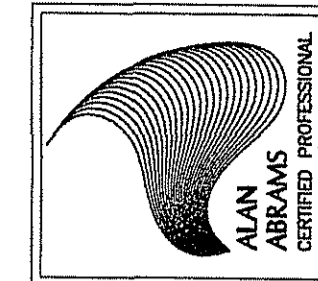
RESIDENTIAL CONSTRUCTION DESIGN PARAMETERS											
GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	ICE SHIELD UNDER-LAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP.
			WEATHERING	FROST LINE DEPTH	TERMITE	DECAY					
30PSF	90MPH	B	SEVERE	24IN	MOD-HEAVY	SLIGHT MOD	13° F	YES	JULY2, 1979	300	55° F

index of drawings

INDEX, CODE NOTES, SITE PLAN, & SCHEDULES	A1
PLANS & ELEVATIONS	A2
SECTION & DETAILS	A3

kitchen, family room & foundation renovation of the Peter Aron & Helen Spencer residence Takoma Park, MD

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/5/06



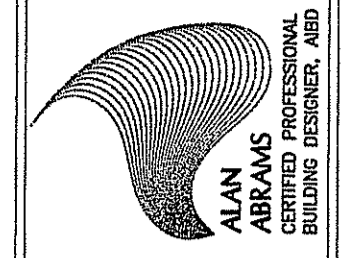
PROGRESS SET
COVER SHEET
INDEX, NOTES, SITE PLAN, & SCHEDULE
SCALE: 1" = 10"

ABRAMS DESIGN BUILD
409 BUTTERNUT ST NW WASHINGTON, DC 20012 202.726.5894
WWW.ABRAMSDSIGNBUILD.COM

RENOVATION OF THE
ARON/SPENCER RESIDENCE
7212 WILLOW AVENUE
TAKOMA PARK, MD 20912

SEP. 12, 2006

SHEET
1
OF
3



PROGRESS SET
PLANS AND ELEVATIONS
SCALE: 1/4" = 1'-0"

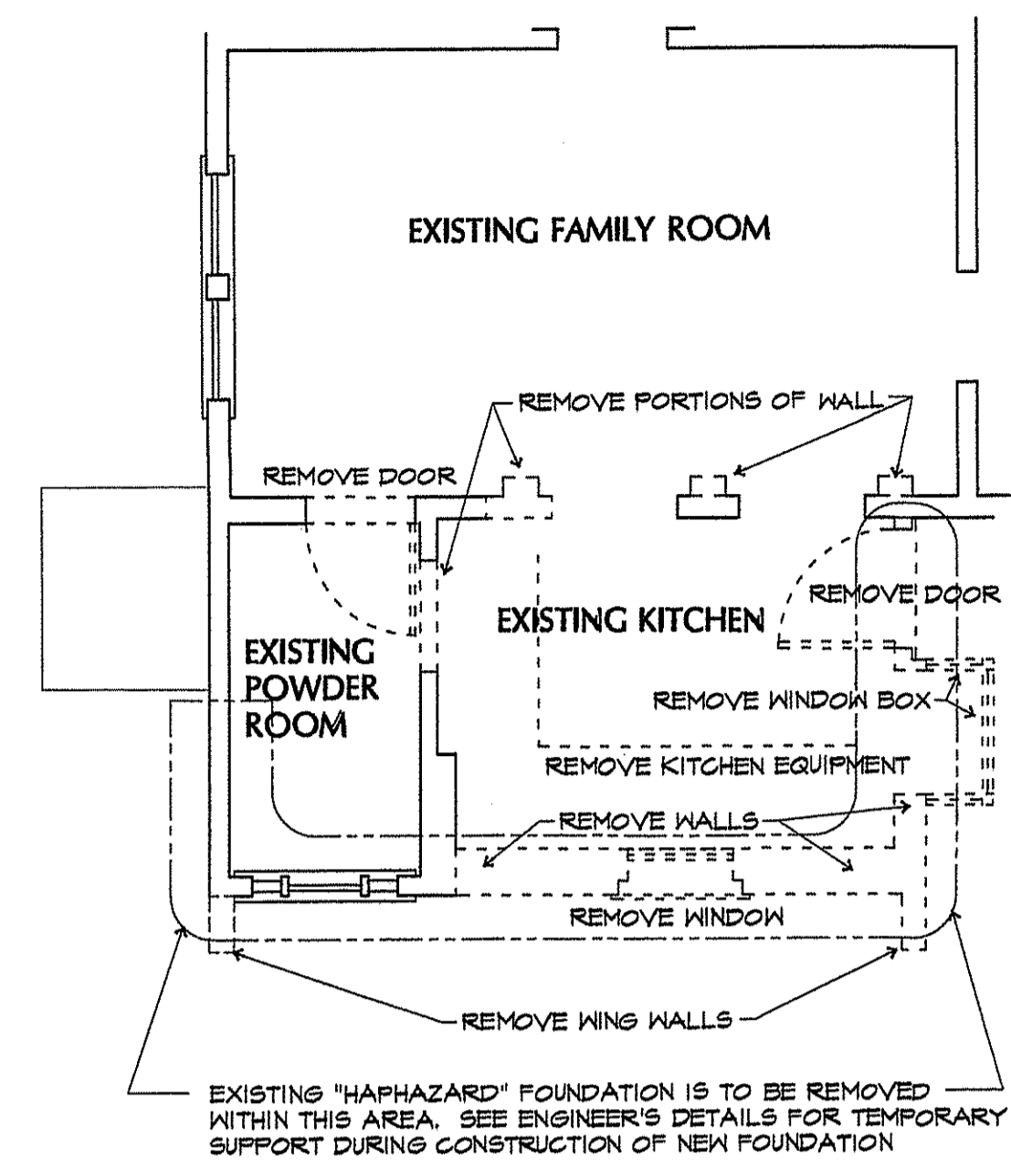
ABRAMS DESIGN BUILD
409 BUTTERNUT ST NW WASHINGTON, DC 20012 202.726.5894
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RENOVATION OF THE
ARON/SPENCER RESIDENCE
7212 WILLOW AVENUE
TAKOMA PARK, MD 20912

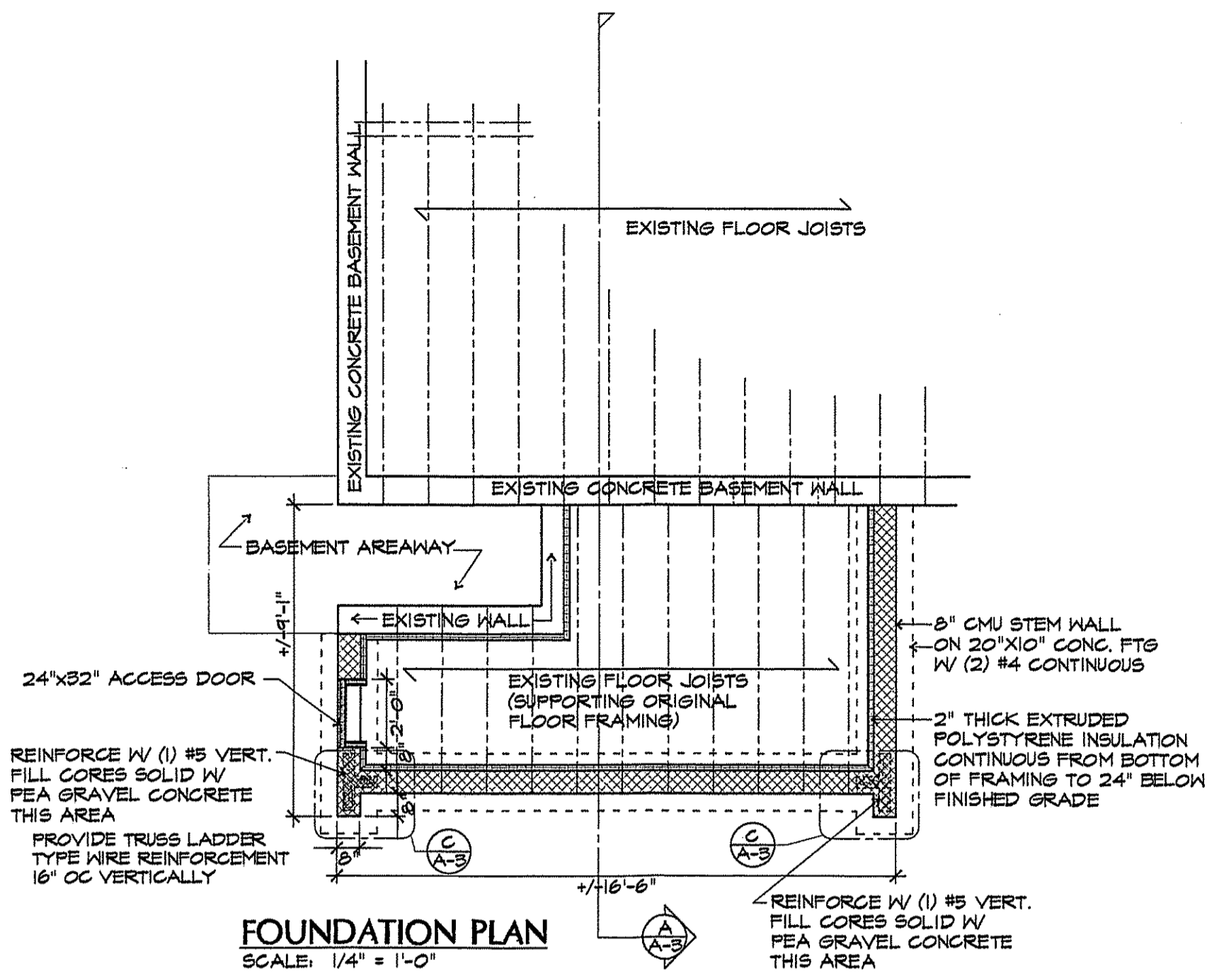
SEP. 12, 2006

SHEET
2
OF
3

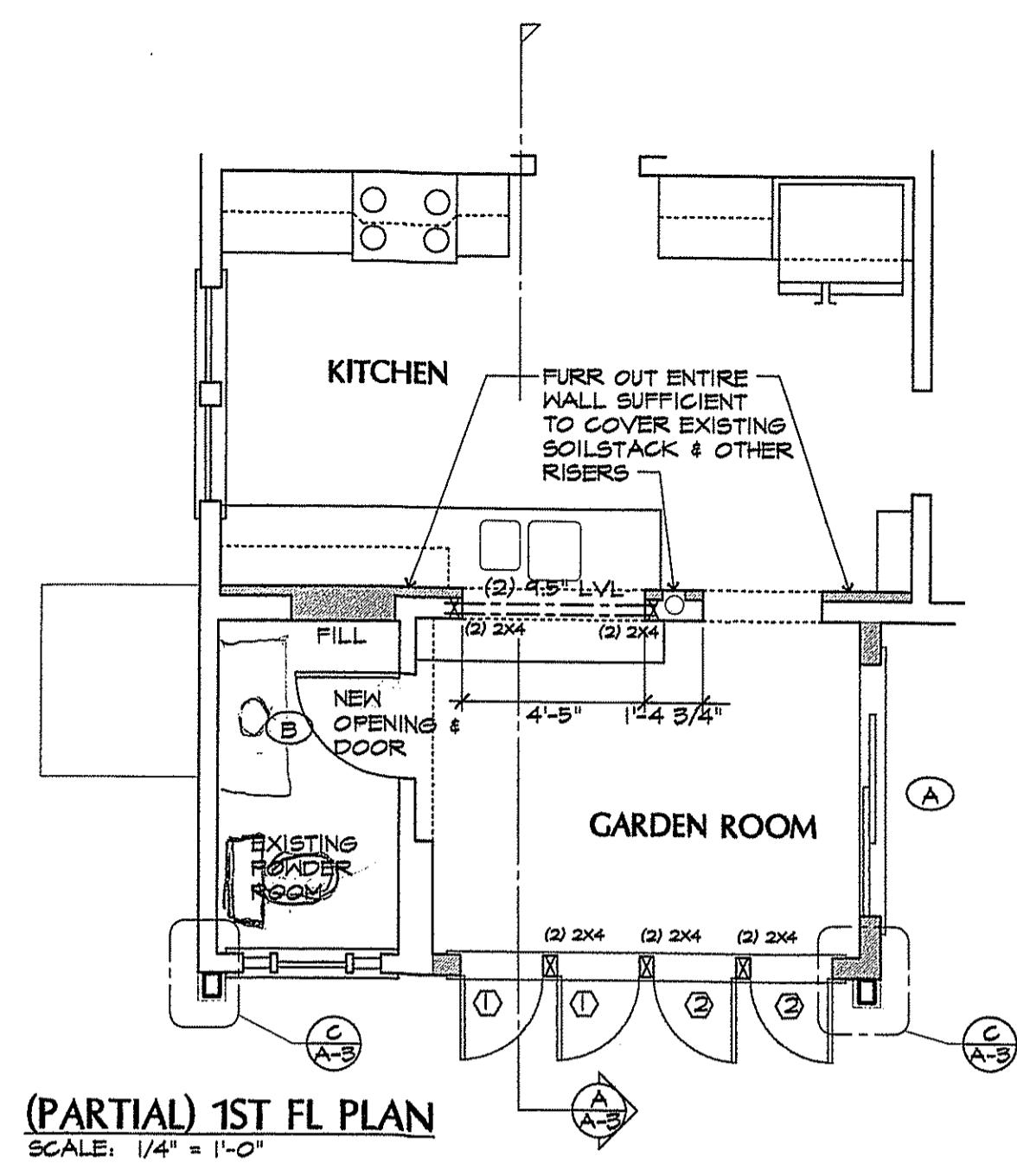
DEMO PLAN
SCALE: 1/4" = 1'-0"



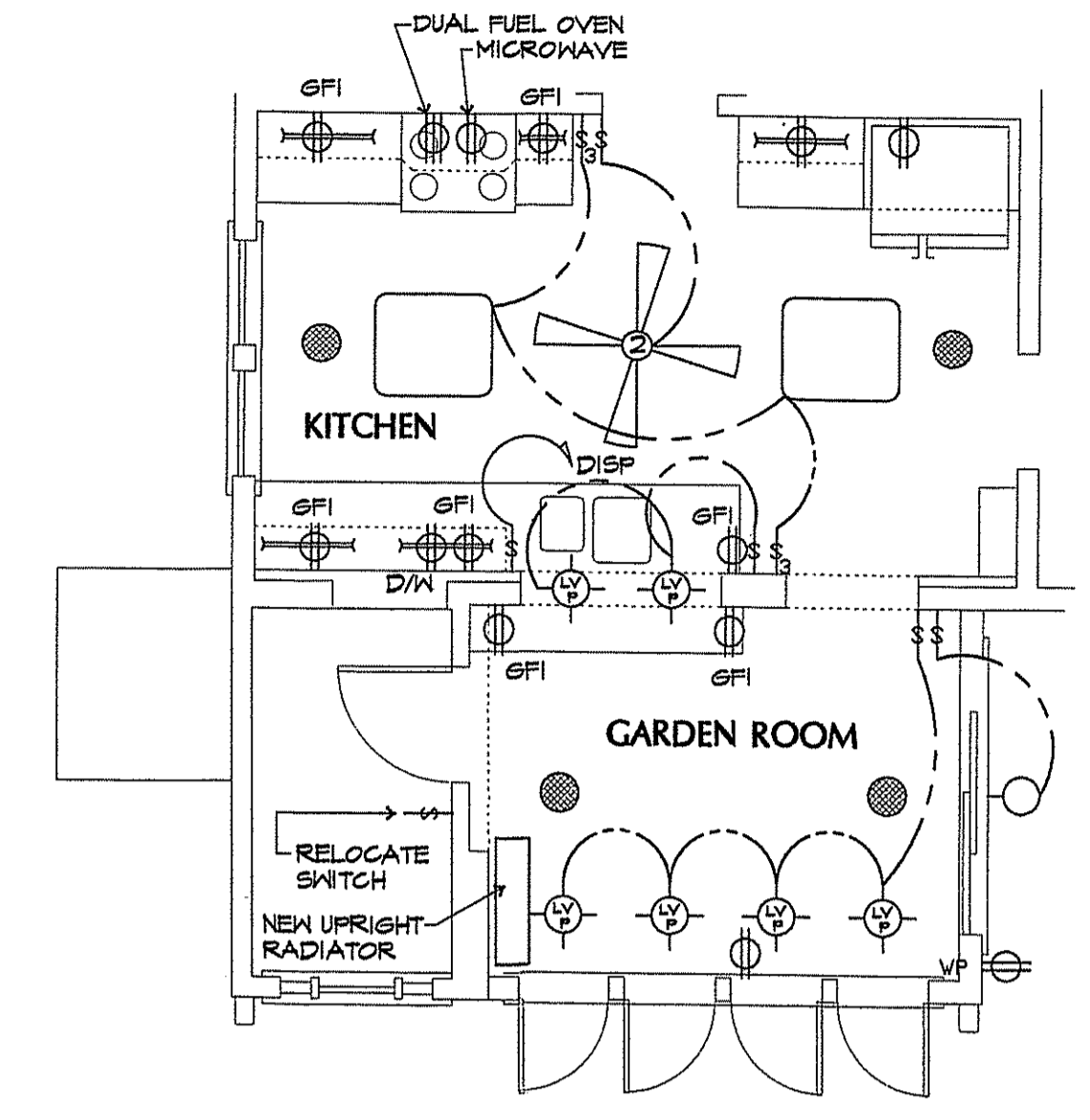
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



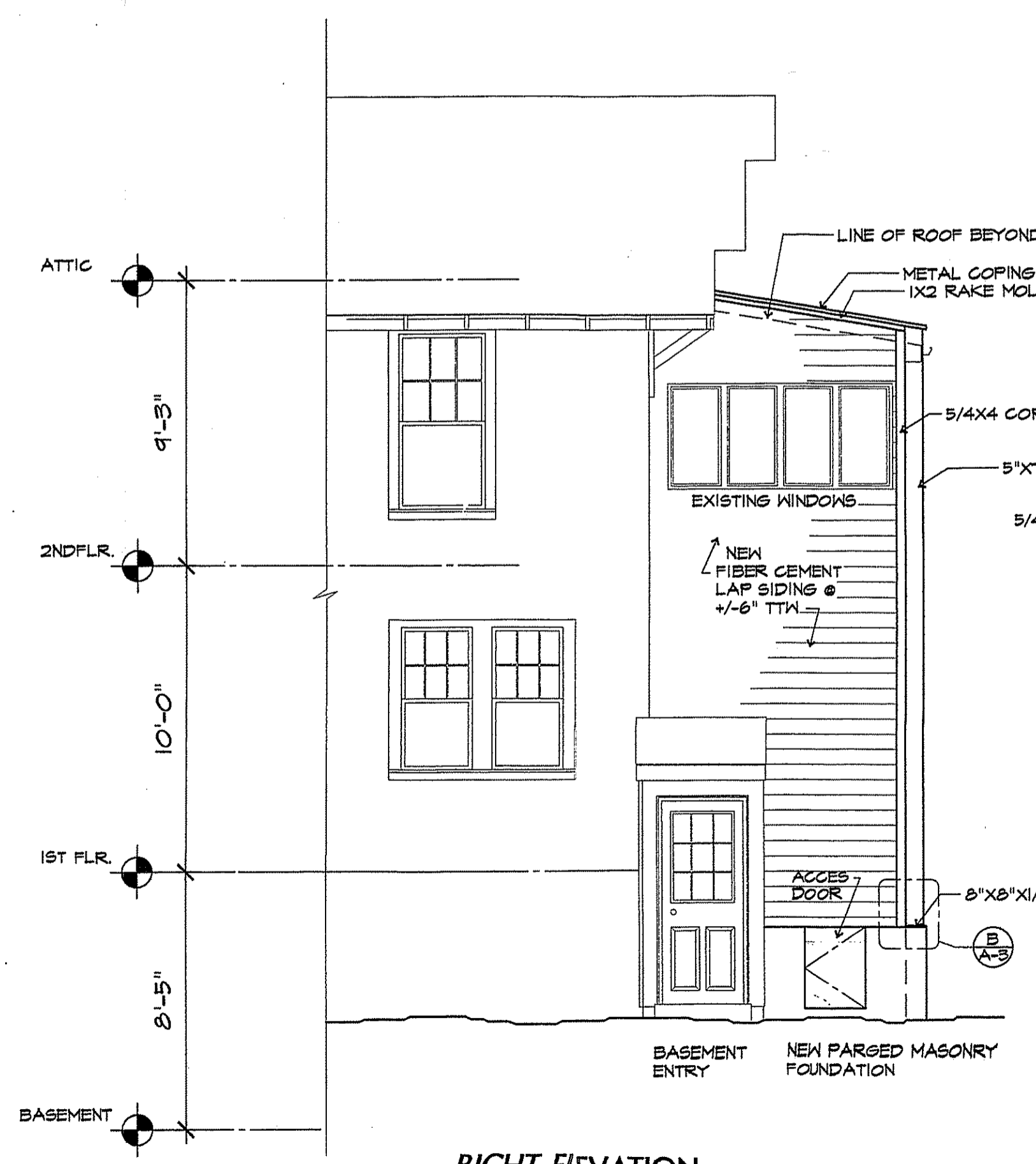
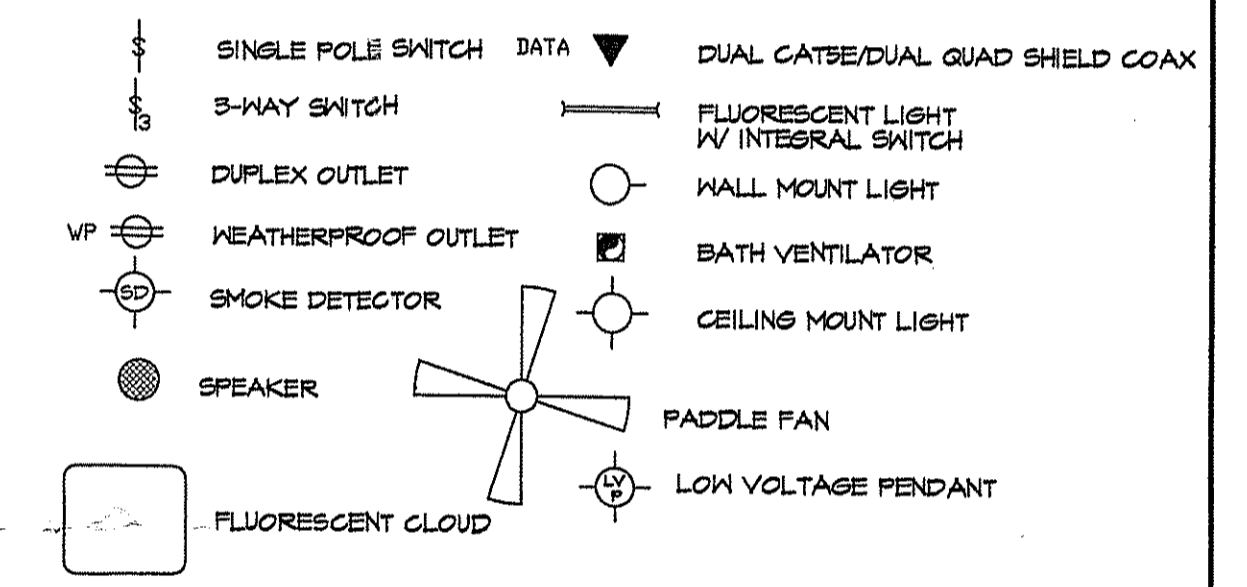
(PARTIAL) 1ST FL PLAN
SCALE: 1/4" = 1'-0"



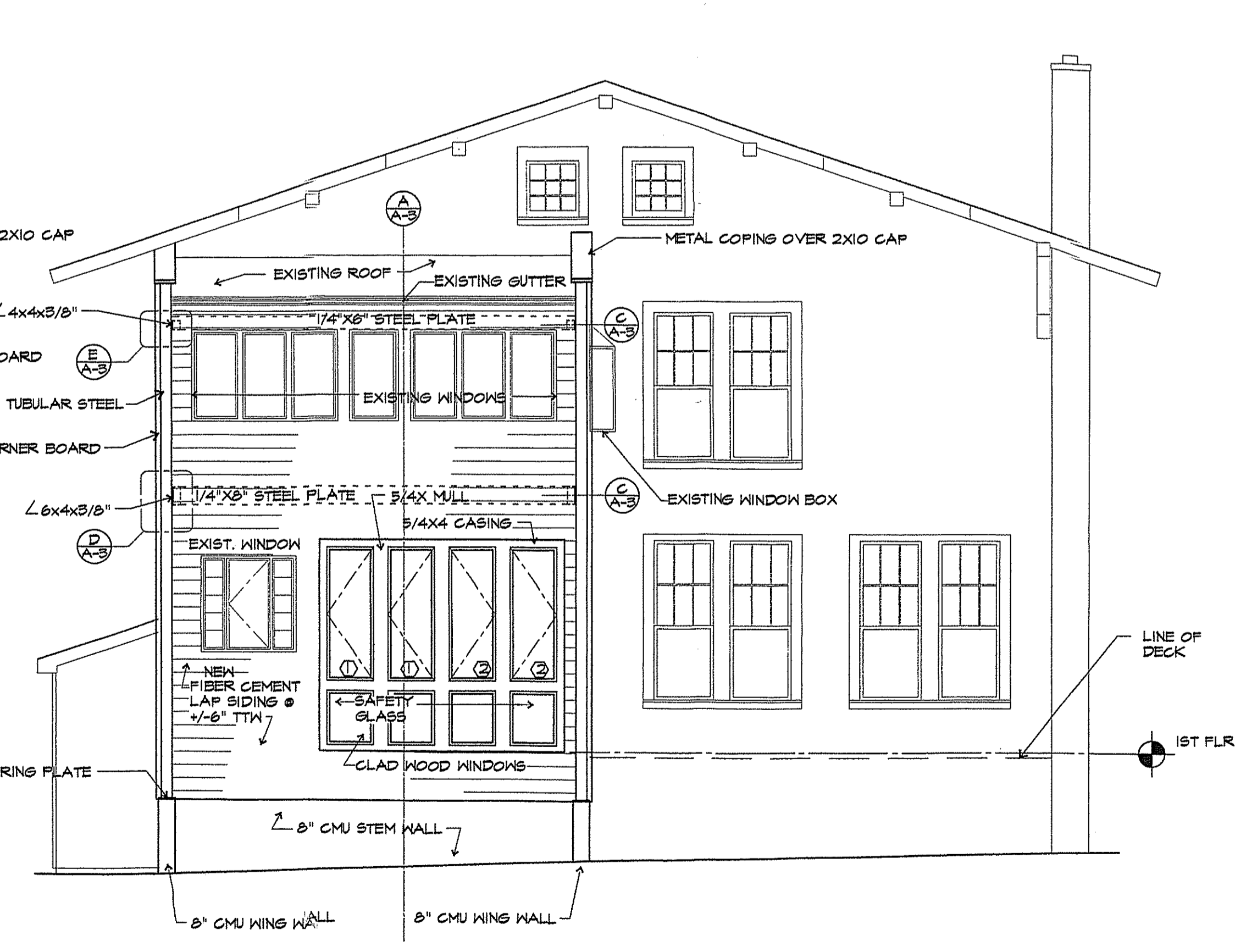
ELECT / MECH PLAN
SCALE: 1/4" = 1'-0"



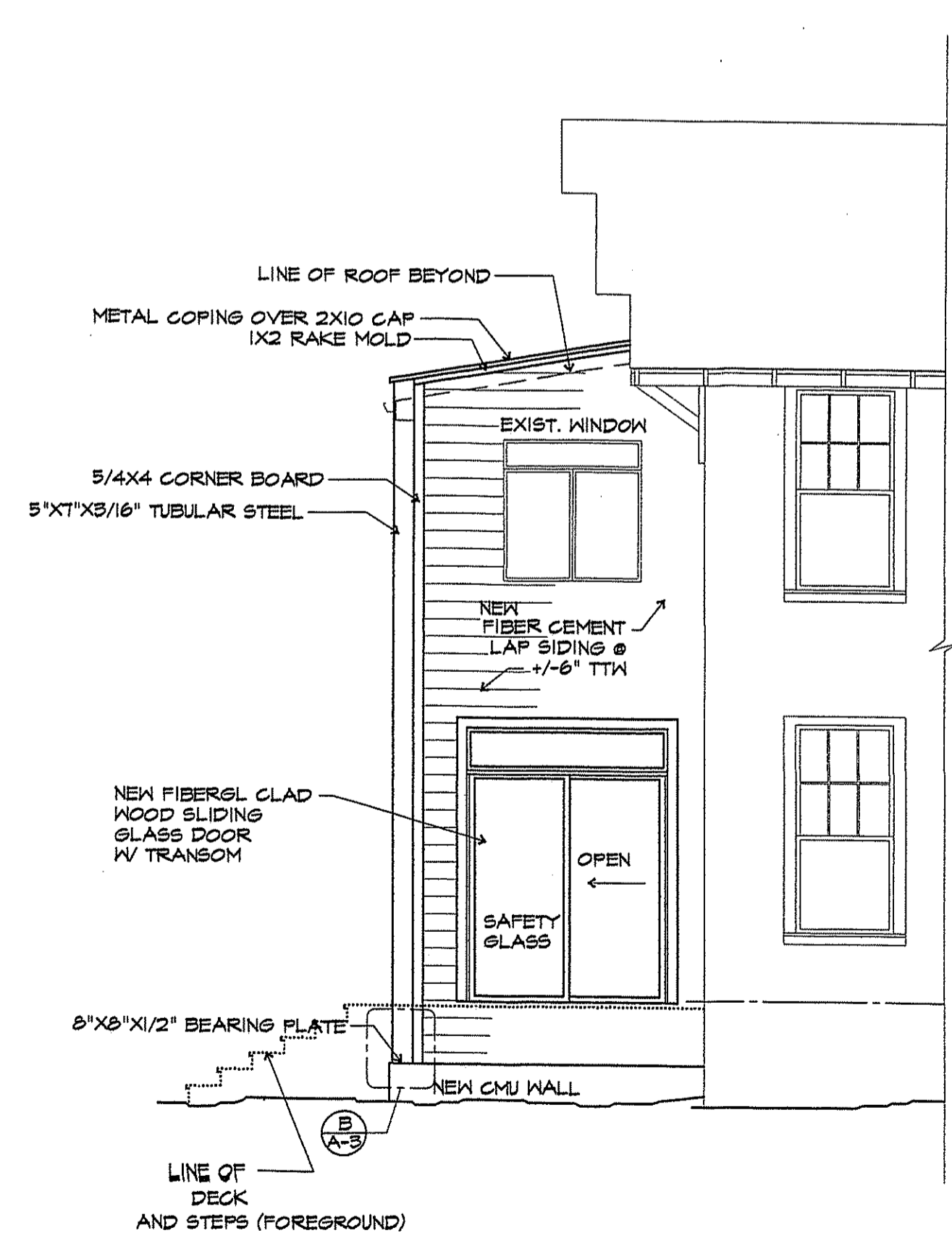
ELECTRICAL LEGEND



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

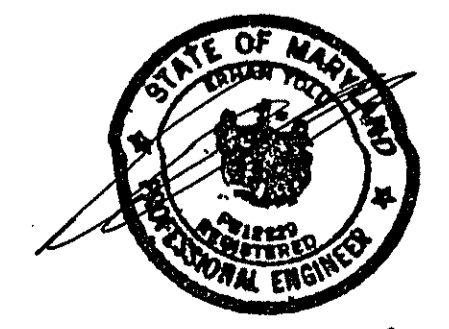


REAR ELEVATION
SCALE: 1/4" = 1'-0"

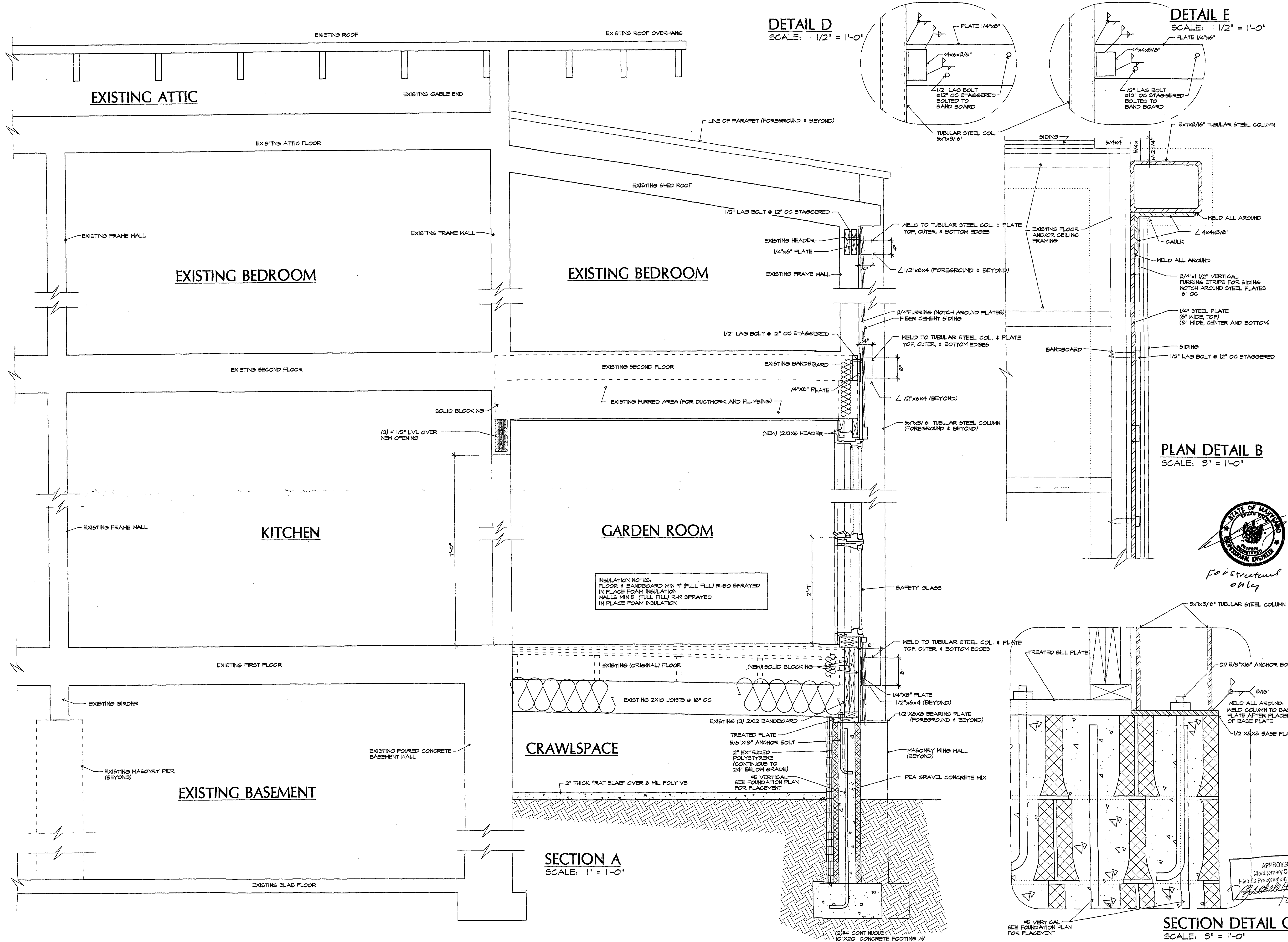


LEFT ELEVATION
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Michael Kelly
10/17



For structural
only



DETAIL D
SCALE: 1/2" = 1'-0"

DETAIL E
SCALE: 1/2" = 1'-0"

PLAN DETAIL B
SCALE: 3" = 1'-0"

SECTION A
SCALE: 1" = 1'-0"

SECTION DETAIL C
SCALE: 3" = 1'-0"

INSULATION NOTES:
FLOOR & BANDBOARD MIN 4" (FULL FILL) R-20 SPRAYED IN PLACE FOAM INSULATION
WALLS MIN 5" (FULL FILL) R-19 SPRAYED IN PLACE FOAM INSULATION



PROGRESS SET
SECTIONS AND DETAILS

ABRAMS DESIGN BUILD

409 BUTTERNUT ST NW WASHINGTON, DC 20012 202.726.5894
WWW.ABRAMSDSIGNBUILD.COM

RENOVATION OF THE
ARON/SPENCER RESIDENCE
7722 WILLOW AVENUE
TAKOMA PARK, MD 20912

SEP. 12, 2009

SHEET
3
OF
3

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/16/09