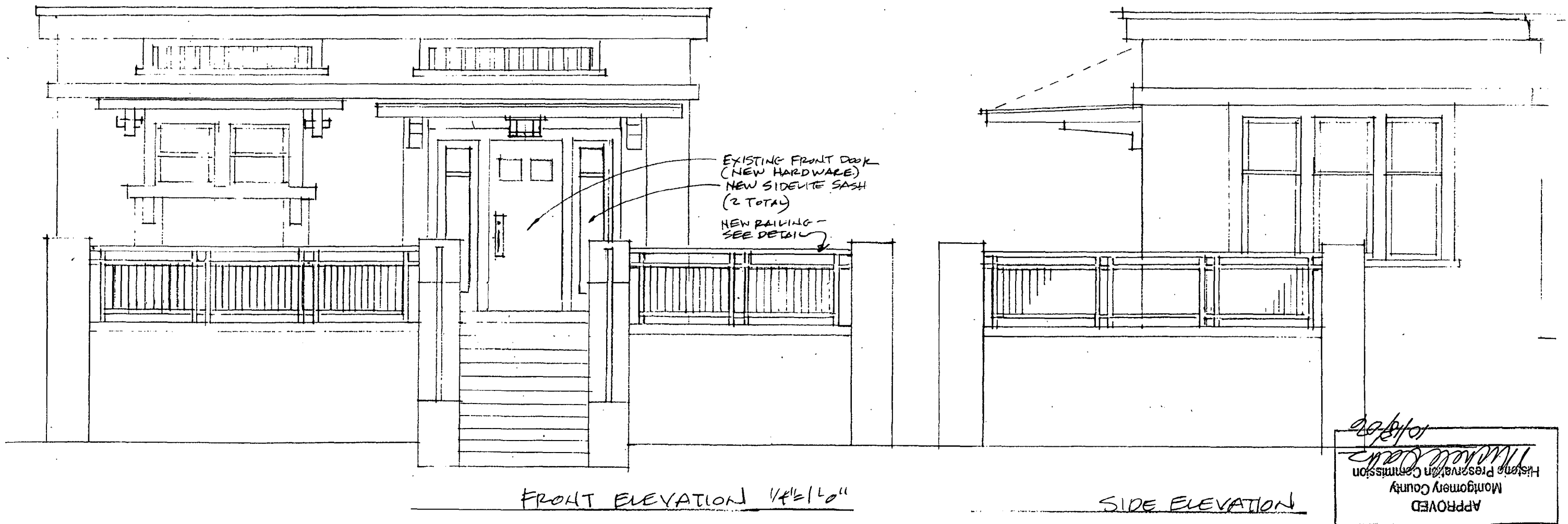


37/06-05III 7315 Willow Ave
Takoma Park Historic District

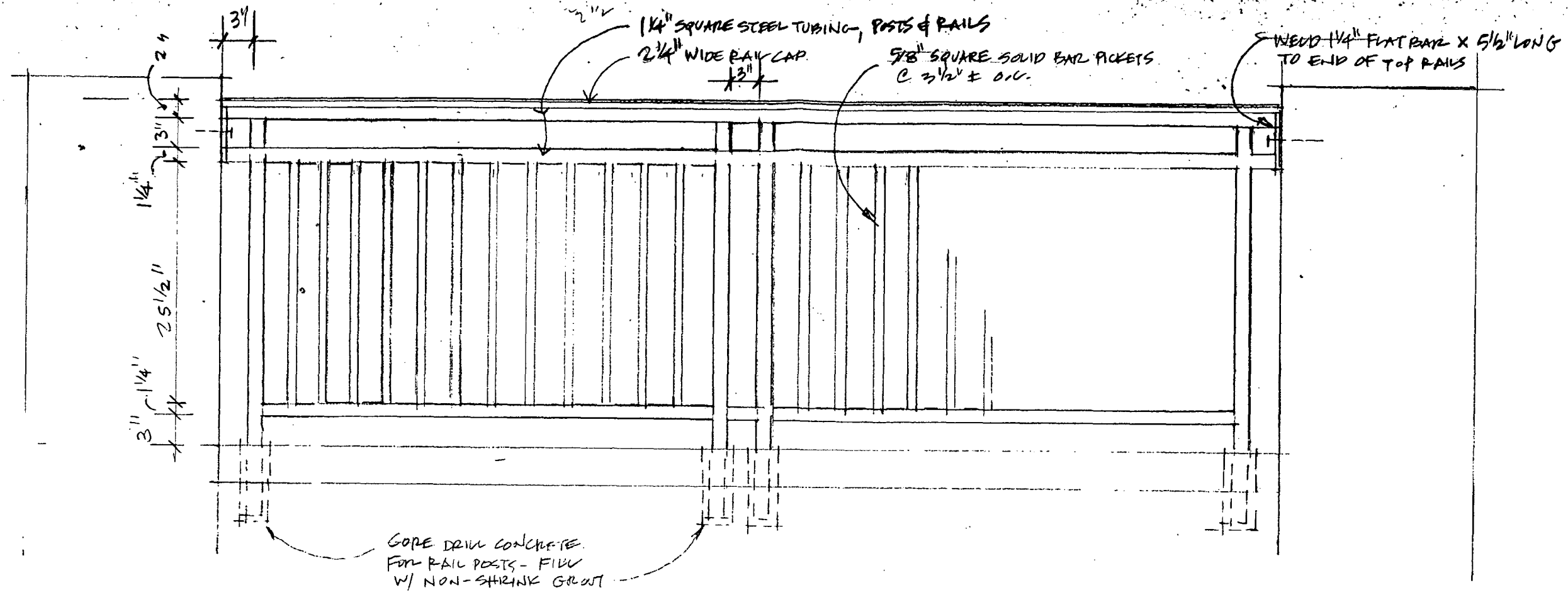
Stamped
duo of
in Michele's
office



FRONT ELEVATION 1/4" = 1'0"

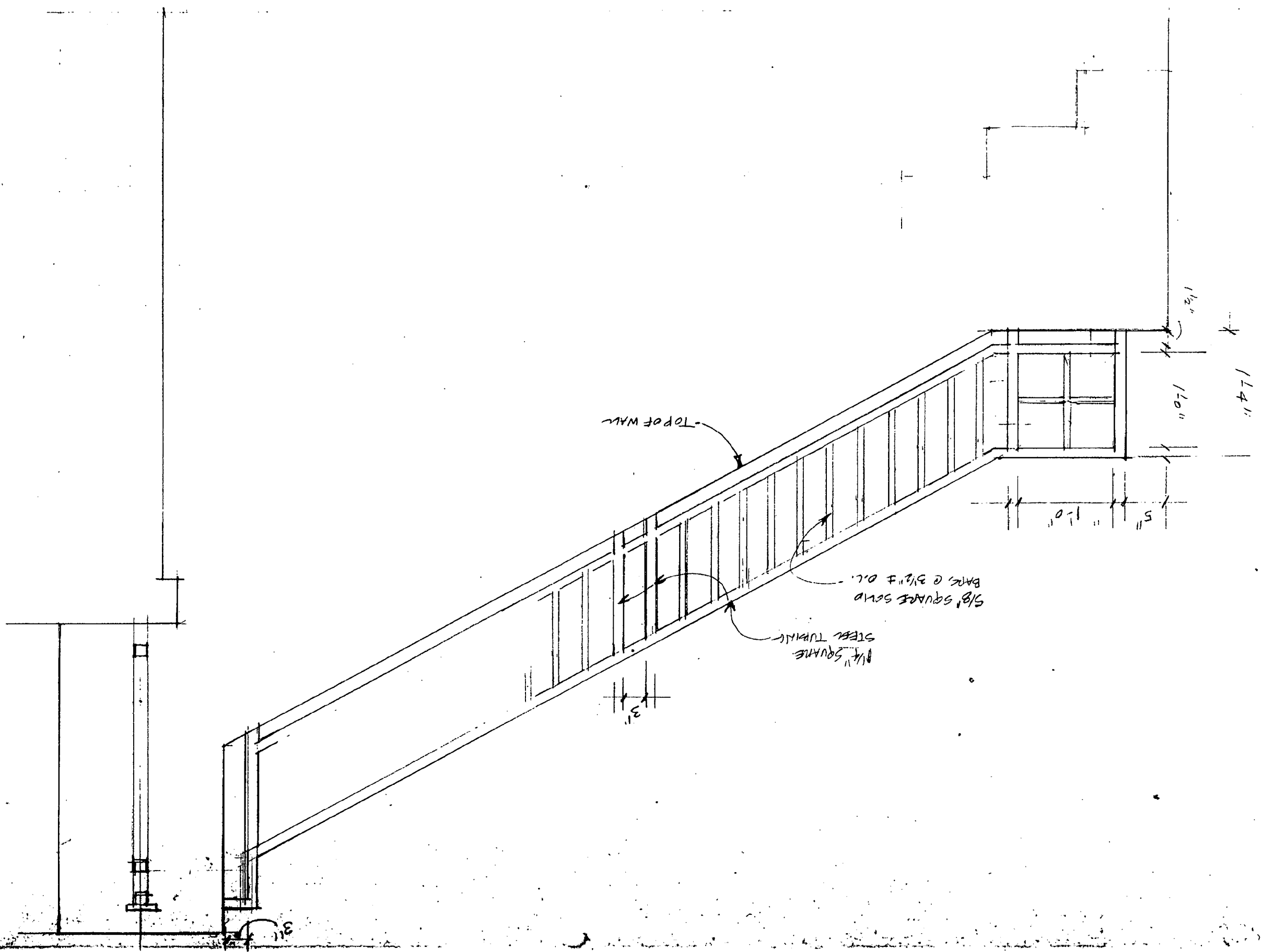
SIDE ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
Theresa M. ...
 10/18/09



RAIL DETAIL Scale: 1" = 1'-0"

PAIR & FRONT STEPS (2 TOTAL)

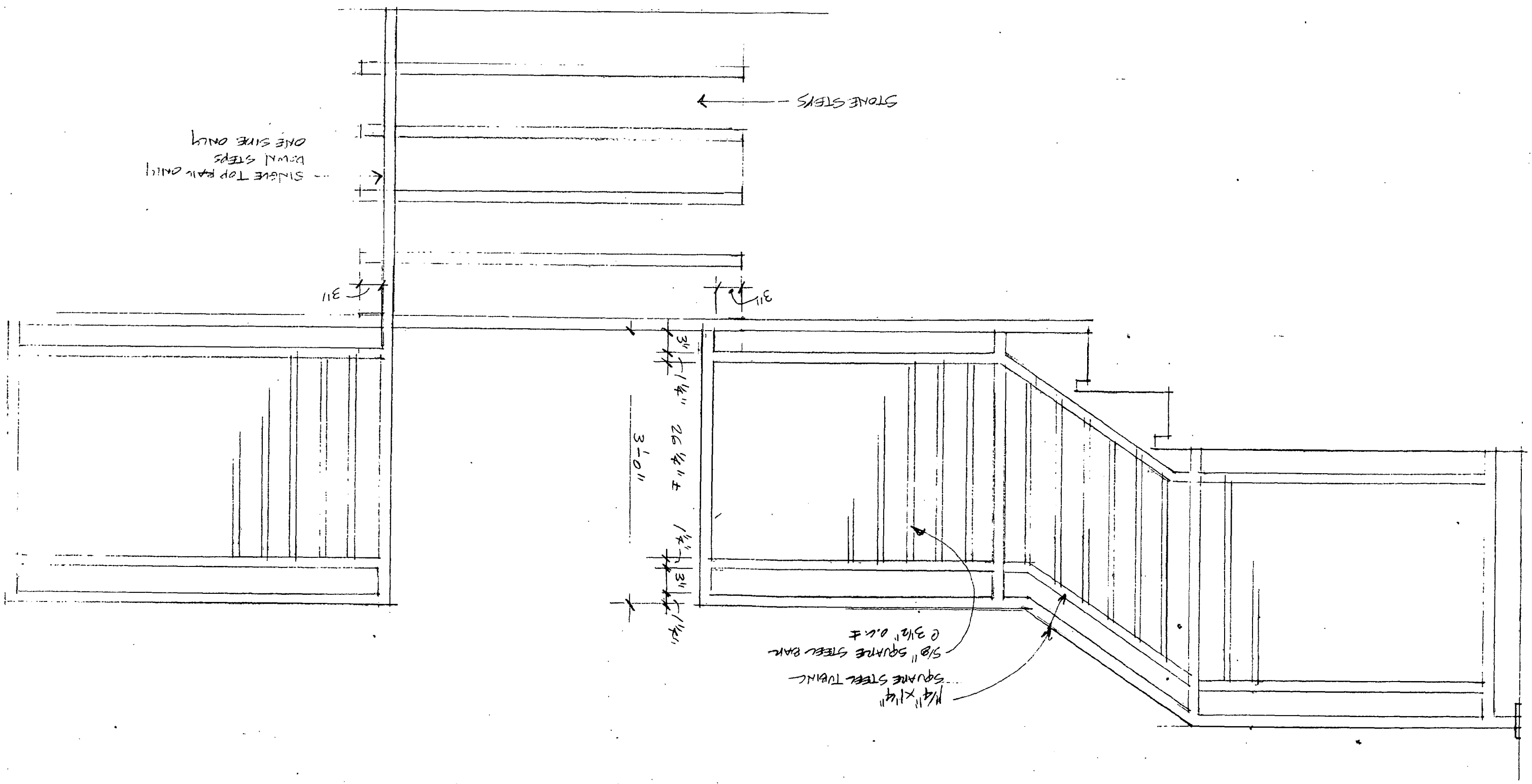


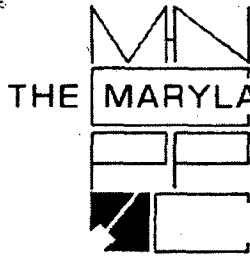


PAVING @ SIDE STOOP & STEPS
11/1/11

SINGLE TOP RAIL ONLY
DOWN STEPS
ONE SIDE ONLY

STONE STEPS





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

Date: March 2, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit # 399215 for one-story, rear addition with screen porch

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on October 26, 2005. This application was **APPROVED with conditions**. The conditions of approval were:

- The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
- The applicant will work with staff on researching a design for the front door that will be compatible with the architecture of the house and the selected door's cut sheet will be presented at drawing stamping for staff's review and approval.
- The applicant will assist staff in researching for historic photos of the house to hopefully reveal the original design for the balustrade.

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

Applicant: Gail Jensen (Paul Treseder, AIA)

Address: 7315 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 will contact the Historic Preservation Office if any alterations to the approve plans.



M

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: SAIL JENSEN
Daytime Phone No. (202) 452-3841

Tax Account No. 01058610
Name of Property Owner: SAIL JENSEN Daytime Phone No. (202) 452-3841
Address: 7315 Willow Ave, Takoma Park, MD 20912
Contractor: M/A Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7315 Street: WILLOW AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: VALLEY VIEW
Lot: 21 Block: 8 Subdivision: LIPS COMB AND EARNEST TRUSTEES,
Libre: _____ Folio: _____ ADDITION TO TAKOMA PARK

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Reuse Solar Fireplace Woodburning Stove Single Family
 Foundation Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ ± \$100,000
1C. If this is a revision of a previously approved active permit, see Permit # M/A

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: _____

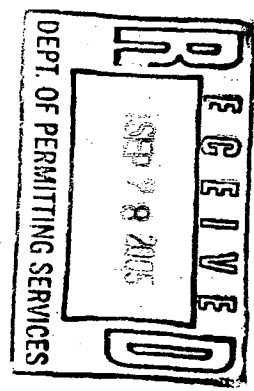
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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] Signature of owner or authorized agent Date: 9-27-2005

Approved: 399 XN/CONDITIONS Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 10/27/05
Application/Permit No. 390.215 Date Filed: _____ Date Issued: _____



SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP – G. Jensen, 7315 Willow Avenue, Takoma Park MD 20912

1, WRITTEN DESCRIPTION OF PROJECT

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

Art Moderne or Plains style house with matching garage built around 1913. Built of stucco, the house is characterized by smooth, rectilinear surfaces, with a streamlined appearance and horizontal emphasis.

At the rear of the house, there presently is a wooden deck set approximately one foot off of the ground. It abuts a room added to the house at an unknown time in the last 20 or 30 years. The added room is constructed of cement block (no stucco finish).

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

Single-story addition to rear of house. Owner proposes to add a new room to the rear of the house. The addition will encompass the footprint of the existing wooden deck (320 square feet). At the rear of the new addition, the owner also proposes to add a new screened porch (168 square feet). Consistent with the style of the house, the addition will have stucco cladding and will echo the design lines of the existing house. The new addition should improve the transition between the existing cement block addition and the rest of the house.

While the proposed changes at the rear of the house will be visible from one side and the rear of the property, they should have no impact on the streetscape of the historic district. They increase the volume of the house at the rear, but are below the roof ridgeline.

At the front of the house, owner proposes to replace the existing nonperiod Colonial style iron railing with pipe and wood railing. The existing iron railing is deteriorating and needs to be replaced. The owner also proposes to replace the existing front door and sidelites with materials in keeping with the style of the house.

Plans designed by architect Paul Treseder, Bethesda, Maryland.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7315 Willow Ave, Takoma Park	Meeting Date:	10/26/2005
Applicant:	Gail Jensen (Paul Treseder, Architect)	Report Date:	10/19/2005
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	10/12/2005
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/06-05III	Staff:	Michele Oaks
PROPOSAL:	Rear addition and front door and porch alterations	RECOMMENDATION:	Approve with conditions

STAFF RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

- The applicant will work with the Takoma Park arborist to determine if a tree protection plan is needed for this project. If required, the plan will be implemented prior to any work beginning on the property.
- The applicant will work with staff on researching a design for the front door that will be compatible with the architecture of the house and the selected door's cut sheet will be presented at drawing stamping for staff's review and approval.
- The applicant will assist staff in researching for historic photos of the house to hopefully reveal the original design for the balustrade.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in the Takoma Park Historic District
STYLE: Art Moderne/ Prairie Style
DATE: c1914

The subject house is built of stucco and characterized by its smooth, rectilinear surfaces, with a streamline appearance and a very horizontal emphasis. The entry is detailed with a large, flat roof, bracketed portico with a simple front door flanked by full-length, single pane sidelites. The only ornamentation on this simple house is the chunky window hood, supported by oversized brackets over the paired windows on the front façade, and the louvered vents in the cornice. The windows are 1/1 wood, double hung windows.

The house has a matching garage located at the rear of the subject lot. The property contains a several trees.

PROPOSAL:

The applicant is proposing to:

1. Construct a new family room addition. The addition will encompass the footprint of the existing wooden deck (320 sq. ft.).
2. Extending from the new family room addition into the rear yard, construct a new, screened porch (168 sq. ft.).
3. Replace the existing non-period Colonial style iron railing with a pipe and wood railing.
4. Replace the existing front door and sidelites with a new front door and sidelites.

APPLICABLE GUIDELINES:

Outstanding Resources within the Takoma Park Historic District have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alteration, changes and additions to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission utilizes the Secretary of the Interior's "Standards for Rehabilitation", in addition to the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Secretary of the Interior's Standards for Rehabilitation:

3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.
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.

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.

STAFF DISCUSSION

In general, staff believes that the proposed addition and sunroom are in scale with the existing house. The proposed additions are very sympathetic to the architectural style, scale and massing of the historic resource and will be located at the rear – not visible from the public right-of-way. The additions will be constructed so they attach onto a non-contributing rear-addition, the rear elevation of the existing historic structure and in the current location of a existing wooden deck, and therefore, will not further disturb any original fabric on prominent facades of this outstanding resource whereby preserving the existing historic integrity of the resource. Additionally, the new additions are separated from the original massing through the use of a small hyphen to further delineate the original massing from the new. Staff strongly supports this transition, since the architect has proposed the use of matching materials and finishes on the new additions.

Staff would like to do some further research to determine the original design for the balustrade and front door to be replaced on the front façade. We feel that this house is more Prairie Style and are concerned that the proposed design to install a wood and pipe metal balustrade, is a more appropriate specification for the Art Moderne stylistic characteristics. Staff does acknowledge that that this house does have some Art Moderne characteristics, however, we would like to have the opportunity to see if we can find any examples of what the balustrade design and front door design would have looked like, as our goal is always to replace missing features only where we can provide documentary evidence, and not to install any conjectural features.

This proposal meets the most of the above criteria outlined in the *Takoma Park Guidelines*. Staff recommends approval with the above stated conditions.

STAFF RECOMMENDATION:

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

with the Takoma Park Historic District Guidelines, adopted in 1992;

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 to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.



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: SAIL JENSEN
Daytime Phone No. (202) 452-3841

Tax Account No.: 01058610
Name of Property Owner: SAIL JENSEN Daytime Phone No.: (202) 452-3841
Address: 7315 Willow Ave, Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: n/a Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7315 Street: Willow Avenue
Town/City: Takoma Park Nearest Cross Street: Valley View
Lot: 21 Block: 8 Subdivision: LIPS COMB AND EARNEST TRUSTEES,
Liber: _____ Folio: _____ Permit: Addition to Takoma Park

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

1B. Construction cost estimate: \$ + \$100,000

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

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]
Signature of owner or authorized agent

9-27-2005
Date

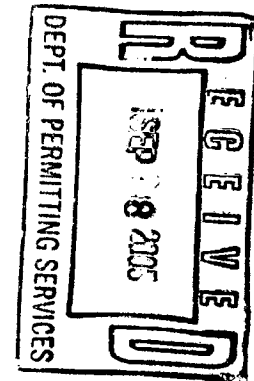
Approved: 399 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 399215 Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS



4

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

OWNER:

Gail Jensen
7315 Willow Avenue
Takoma Park, MD 20912

OWNER'S AGENT:

Paul Treseder
6320 Wiscasset Road
Bethesda, MD 20816

ADJACENT AND CONFRONTING PROPERTY OWNERS:

Larry Lempert & Pat Ricci
7313 Willow Avenue
Takoma Park, MD 20912

Kathleen Milton
7316 Willow Avenue
Takoma Park, MD 20912

Ellen McMurdie
12 Cleveland Avenue
Takoma Park, MD 20912

Ali Kahn & Michael Fincham
7317 Willow Avenue
Takoma Park, MD 20912

Dan Mullaney & J.C. Landman
232 Park Avenue
Takoma Park, MD 20912

Roger Naylor
7230 Spruce Avenue
Takoma Park, MD 20912

Pooja S. Parikh & Anand Parikh
234 Park Avenue
Takoma Park, MD 20912

HAWP – G. Jensen, 7315 Willow Avenue, Takoma Park MD 20912

1. WRITTEN DESCRIPTION OF PROJECT

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

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

Single-story addition to rear of house. Owner proposes to add a new room to the rear of the house. The addition will encompass the footprint of the existing wooden deck (320 square feet). At the rear of the new addition, the owner also proposes to add a new screened porch (168 square feet). Consistent with the style of the house, the addition will have stucco cladding and will echo the design lines of the existing house. The new addition should improve the transition between the existing cement block addition and the rest of the house.

While the proposed changes at the rear of the house will be visible from one side and the rear of the property, they should have no impact on the streetscape of the historic district. They increase the volume of the house at the rear, but are below the roof ridgeline.

At the front of the house, owner proposes to replace the existing nonperiod Colonial style iron railing with pipe and wood railing. The existing iron railing is deteriorating and needs to be replaced. The owner also proposes to replace the existing front door and sidelites with materials in keeping with the style of the house.

Plans designed by architect Paul Treseder, Bethesda, Maryland.

WILLOW AVENUE

N. 28° 57' 09" E. - 50'

0.25W(31) 0.25E(31)

N. 61° 03' W.

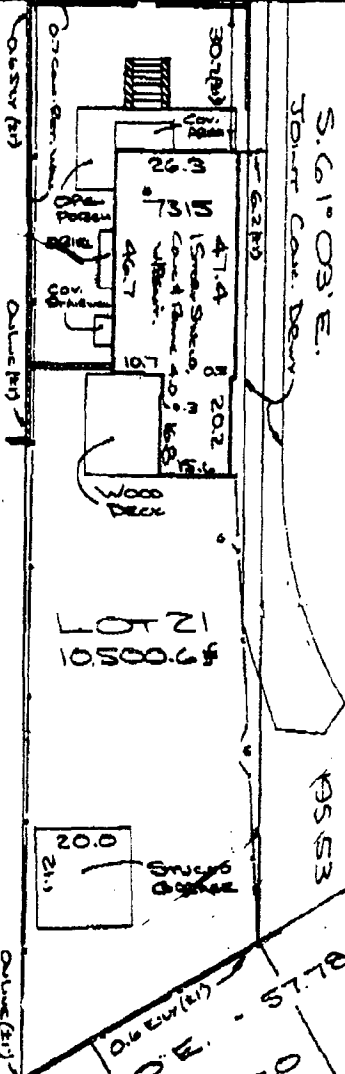
S. 61° 03' E.

LOT 22

LOT 21
10500.65

224.48

S. 10° 08' 40" E. - 57.78 (Curve)
LOT 20
"HILLCREST"
LOT 19



Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

This property lies within Zone C, (Areas of minimal flood hazard) as shown on the maps of the National Flood Insurance Program, unless otherwise shown.



LOCATION DRAWING
LOT 21 BLOCK B

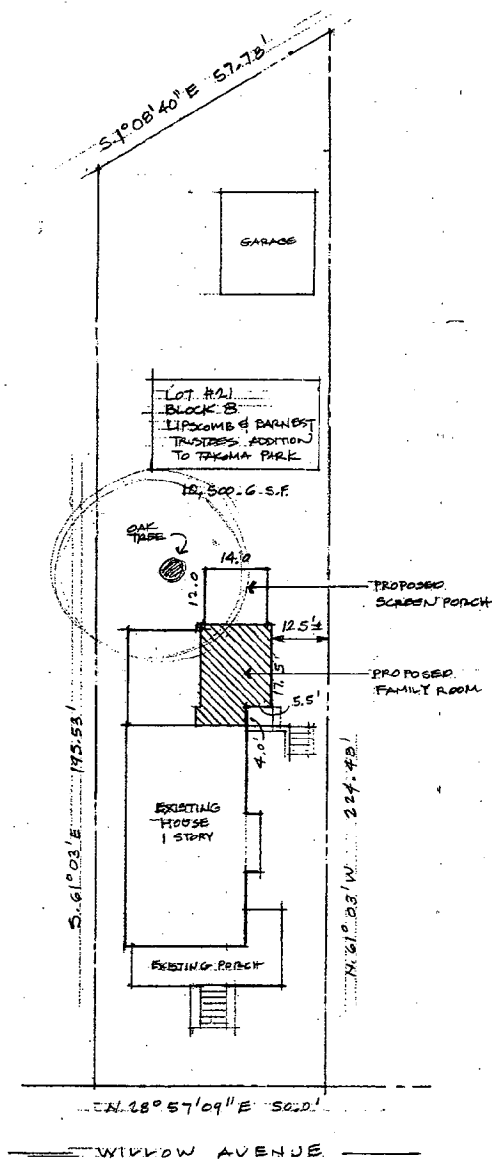
LIPSCOMB AND EARNEST TRUSTEES
ADDITION TO TABOMA PARK
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

Recorded in Plat Book _____ Plat 46 Scale 1" = 30'
CASE: 1063-97 FILE: 57030
DATE: July 29, 1987





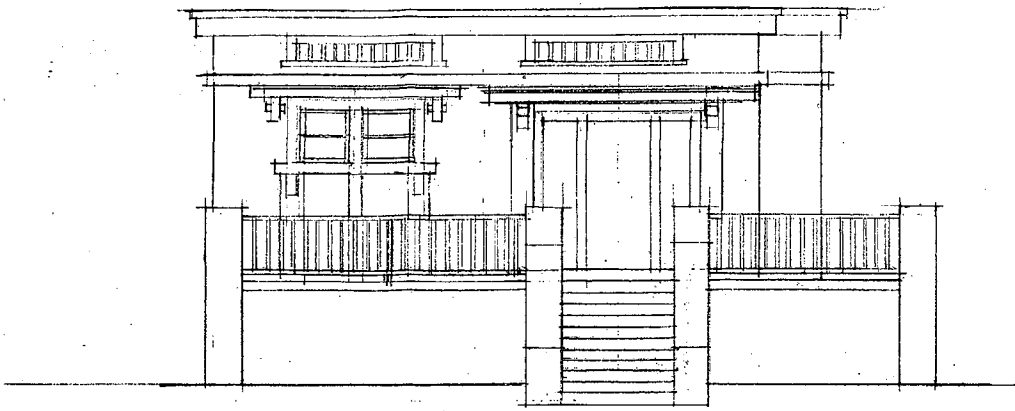
SITE PLAN

ADDITION TO
 7315 WILLOW AVENUE
 TAKOMA PARK, MARYLAND

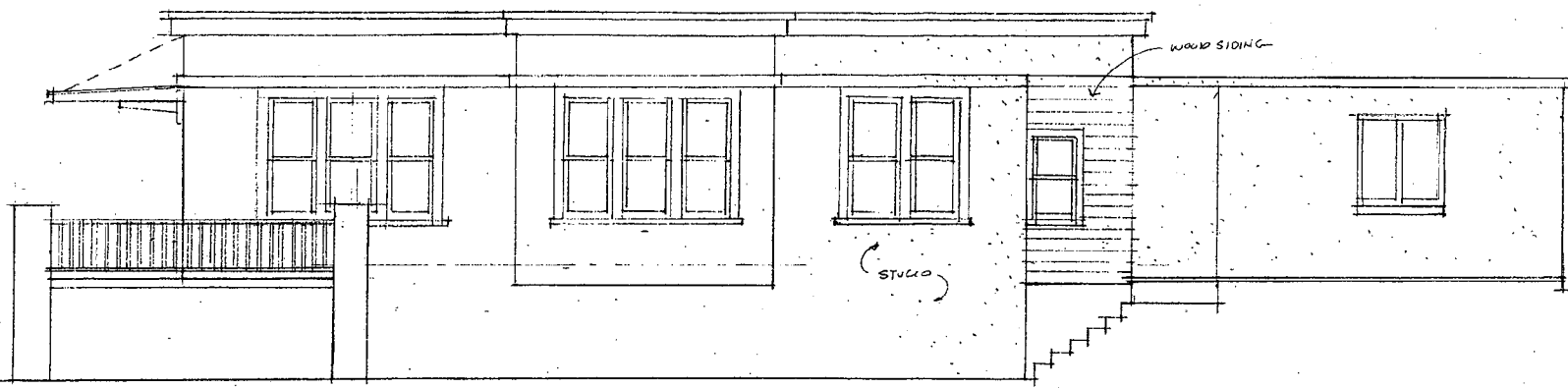
Paul Treseder
 ARCHITECT AIA
 6320 Wisconsin Road, Bethesda, MD, 20816
 (301) 320-1580

Date	
Scale	1" = 20'-0"
Drawn	PT
Job	JENSEN
Sheet	1
Of	6 Sheets





EXISTING FRONT ELEVATION

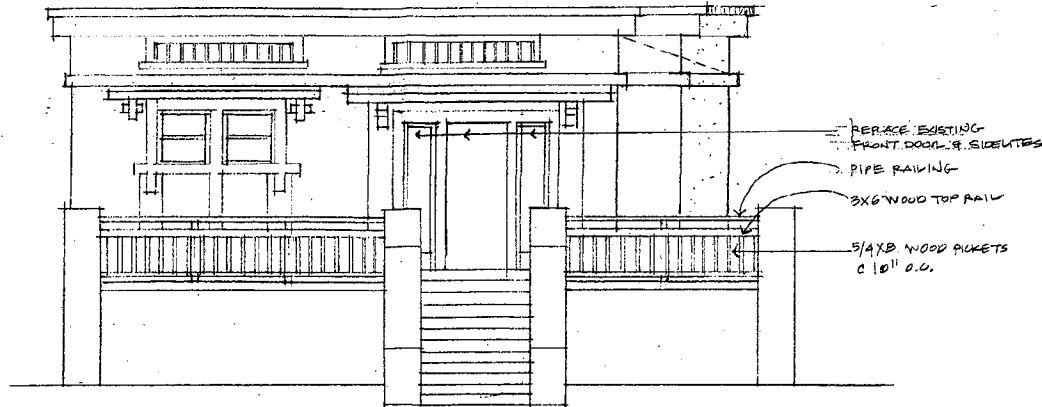


EXISTING RIGHT SIDE ELEVATION

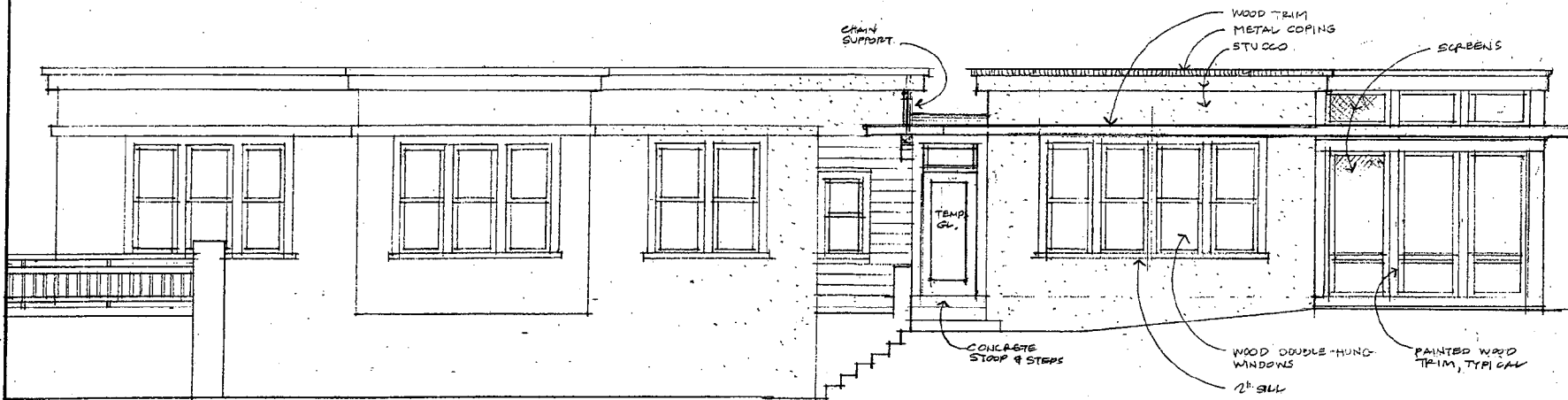
Paul Dresdler
 ARCHITECT AIA
 6320 Wicaccost Road, Beltsville, MD 20816
 (301) 370-1560

Date	8.26.05
Scale	1/4" = 1'-0"
Drawn	
Job	JENSEN
Sheet	3
Of 6 Sheets	

6



NEW FRONT ELEVATION



NEW RIGHT SIDE ELEVATION



Date 8.26.05

Scale 1/4" = 1'-0"

Drawn

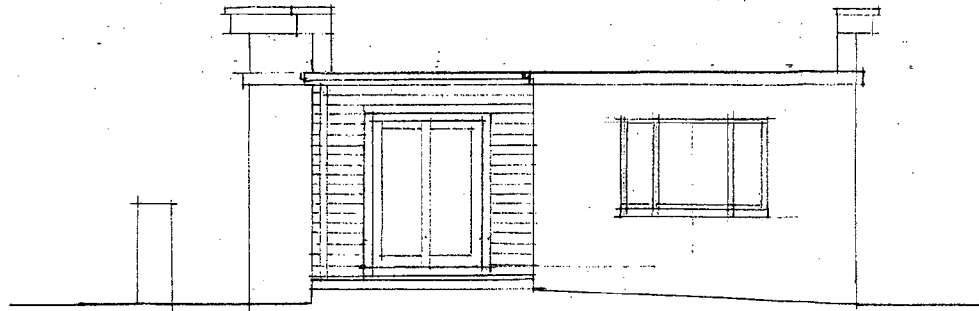
Job JENSEN

Sheet

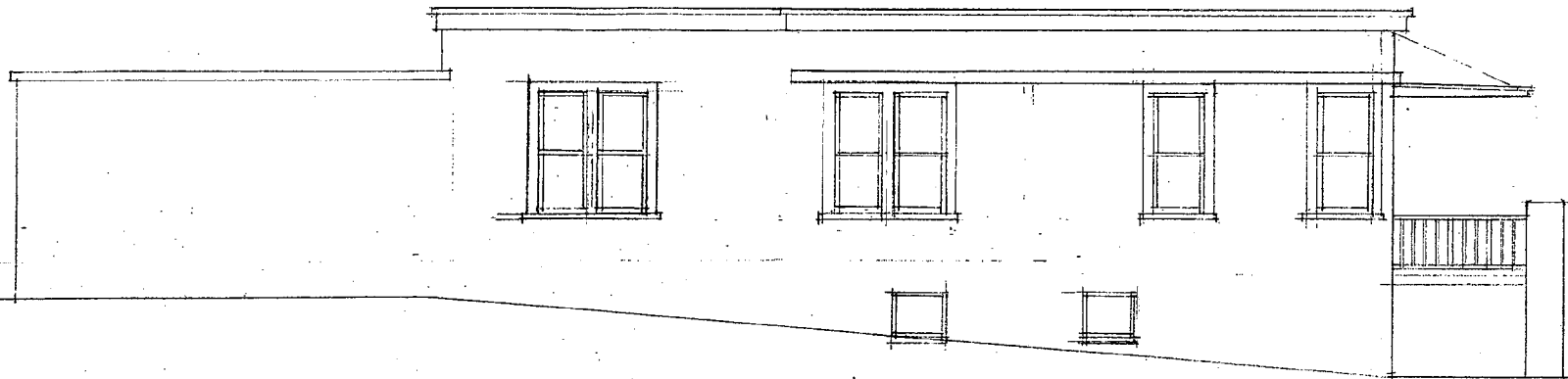


Of 6 Sheets

10



EXISTING REAR ELEVATION

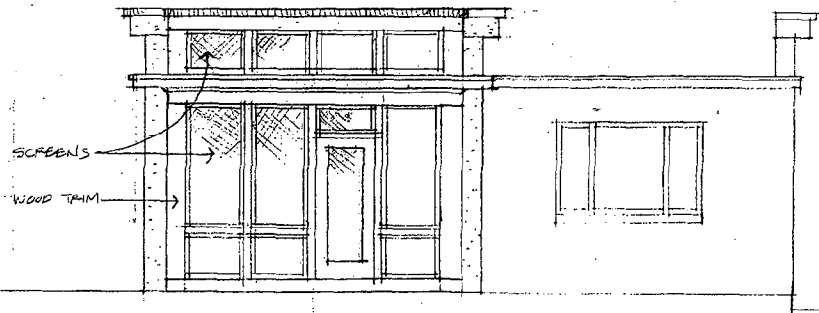


EXISTING LEFT SIDE ELEVATION

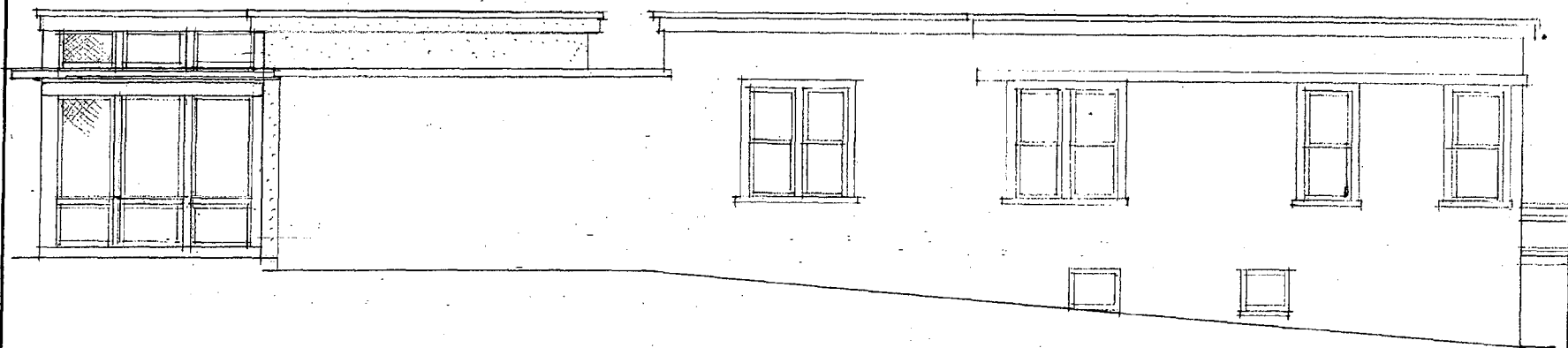
Paul Treseder
ARCHITECT AIA
4320 Wisconsin Road, Beltsville, MD, 20816
(301) 320-1580

Date	8-26-05
Scale	1/4" = 1'-0"
Drawn	
Job	JENSEN
Sheet	4
Of	6 Sheets

11



NEW REAR ELEVATION

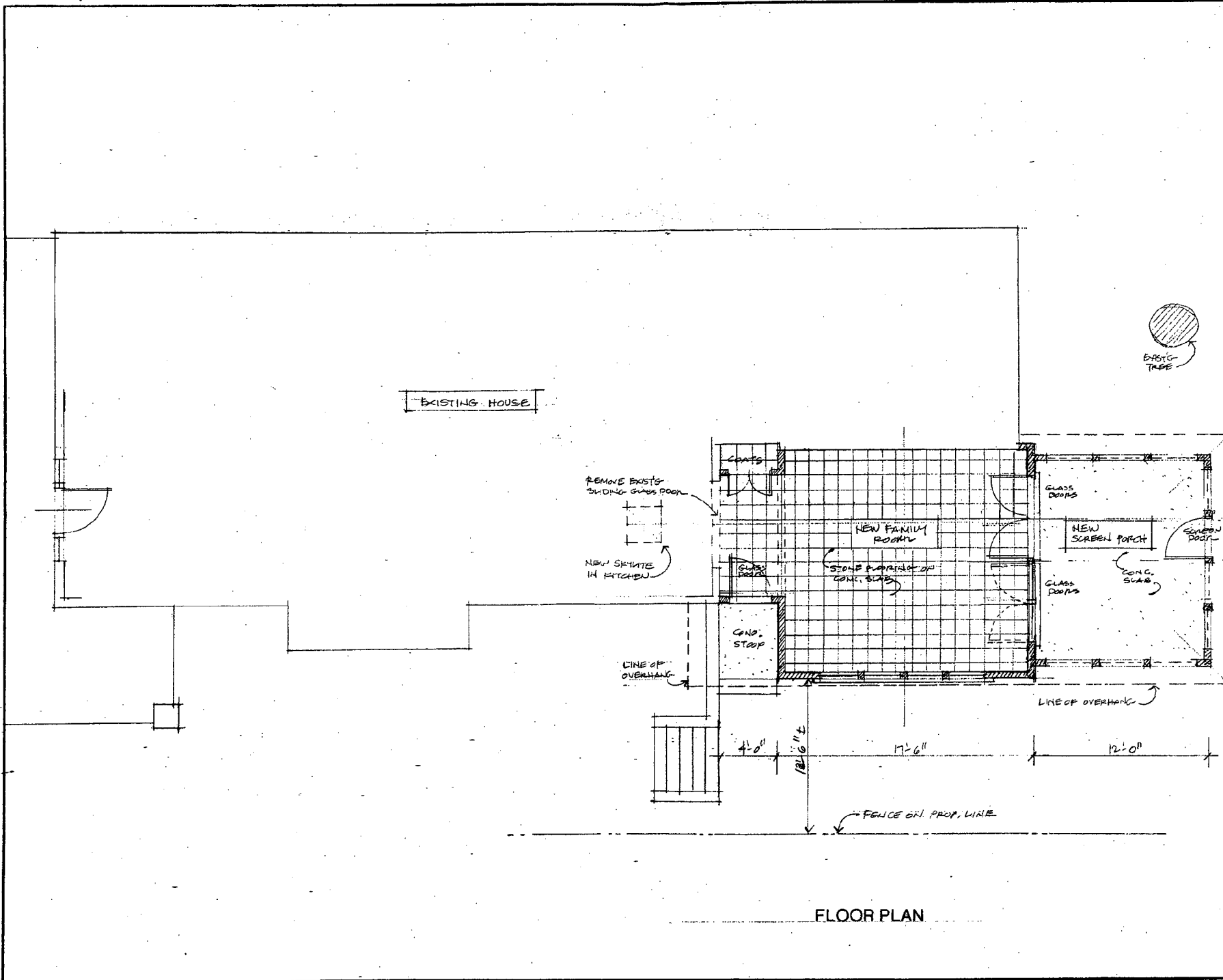


NEW LEFT SIDE ELEVATION



Date	8/26/05
Scale	1/4" = 1'-0"
Drawn	
Job	JENSEN
Sheet	6
Of	6 Sheets

12

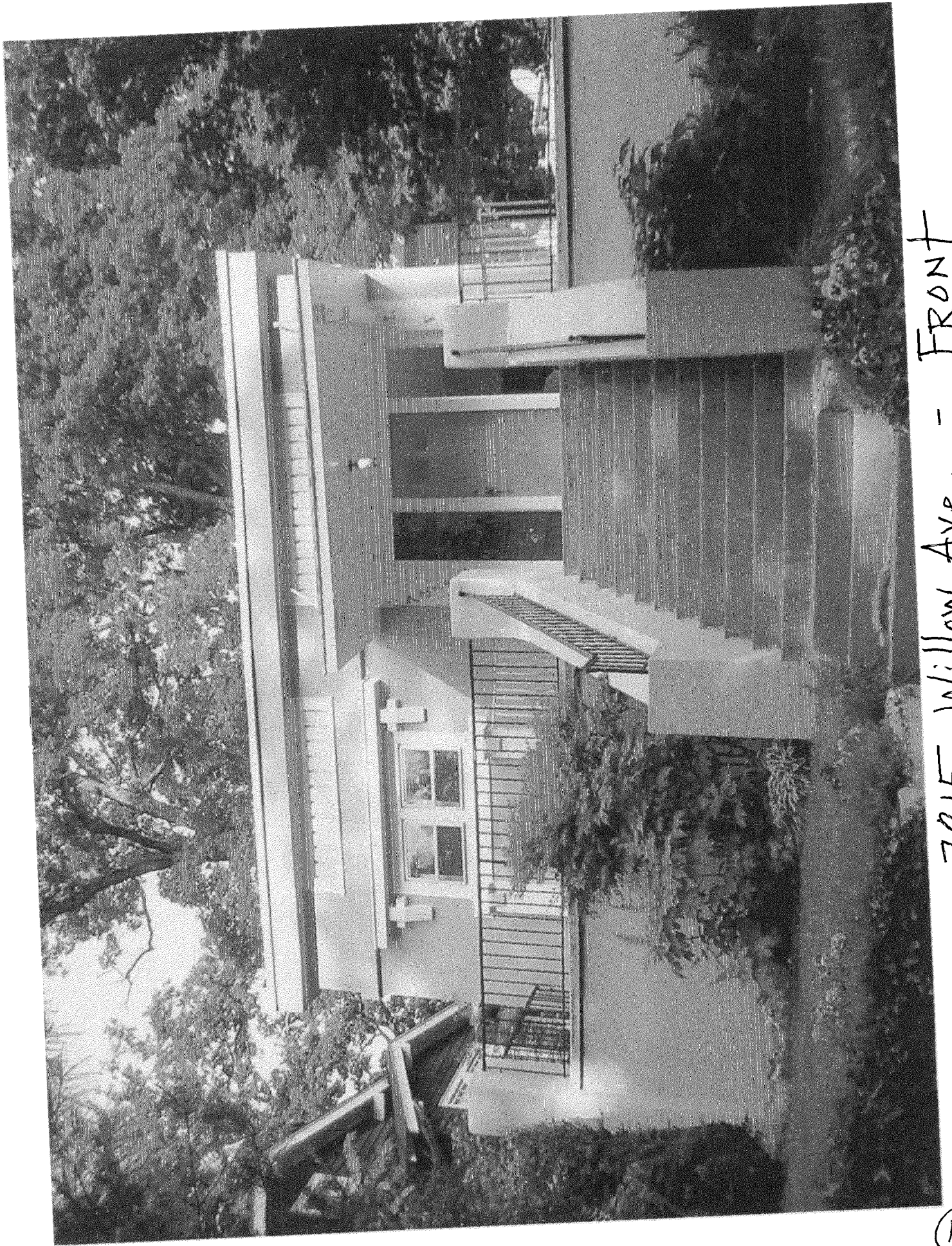


FLOOR PLAN

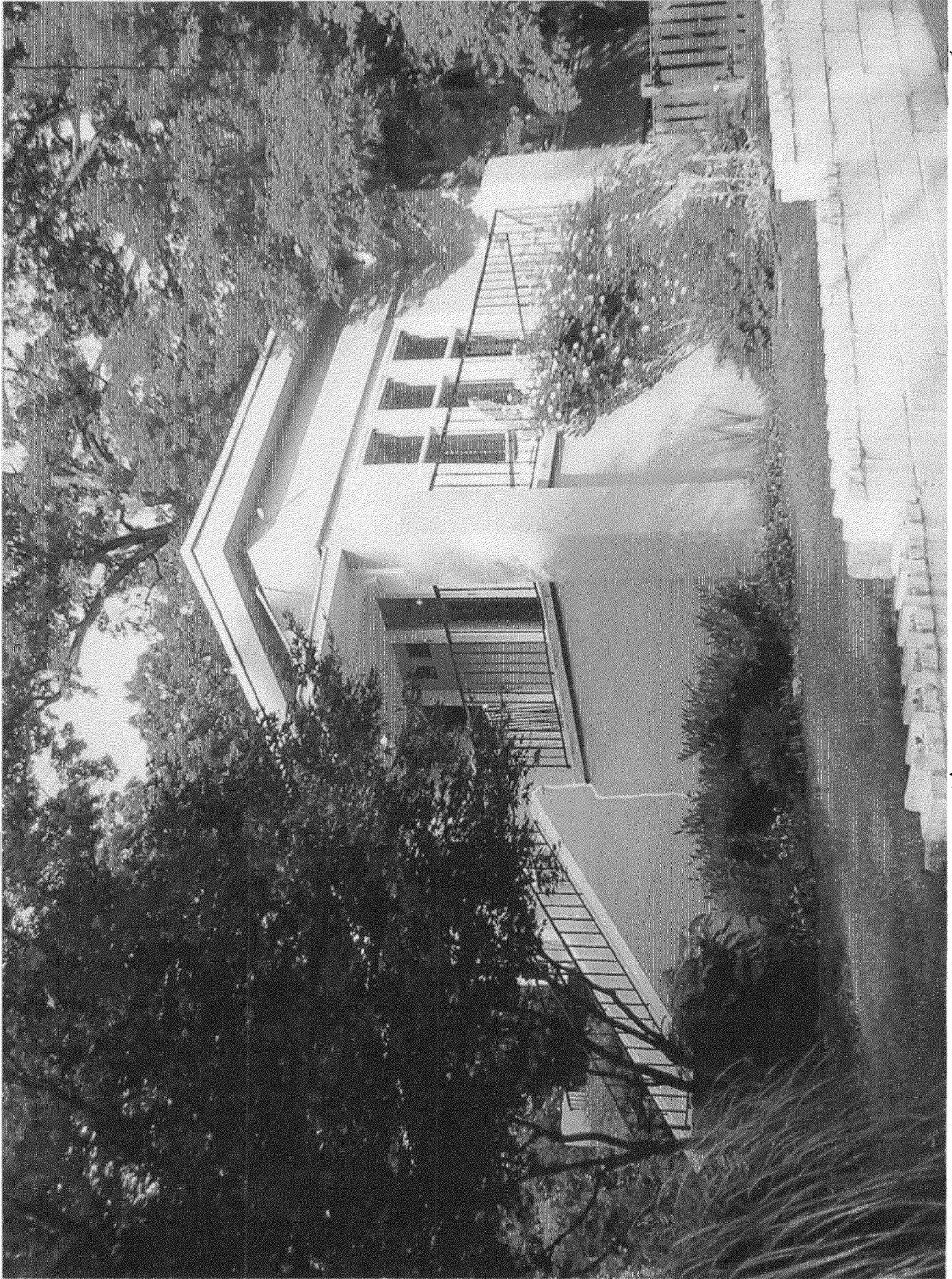
Paul Treseder
 ARCHITECT AIA
 6320 Wisconsin Road, Bethesda, MD, 20816
 (301) 520-1500

Date 8.26.05
 Scale 1/4" = 1'-0"
 Drawn
 Job JENSEN
 Sheet
 Of 1

W



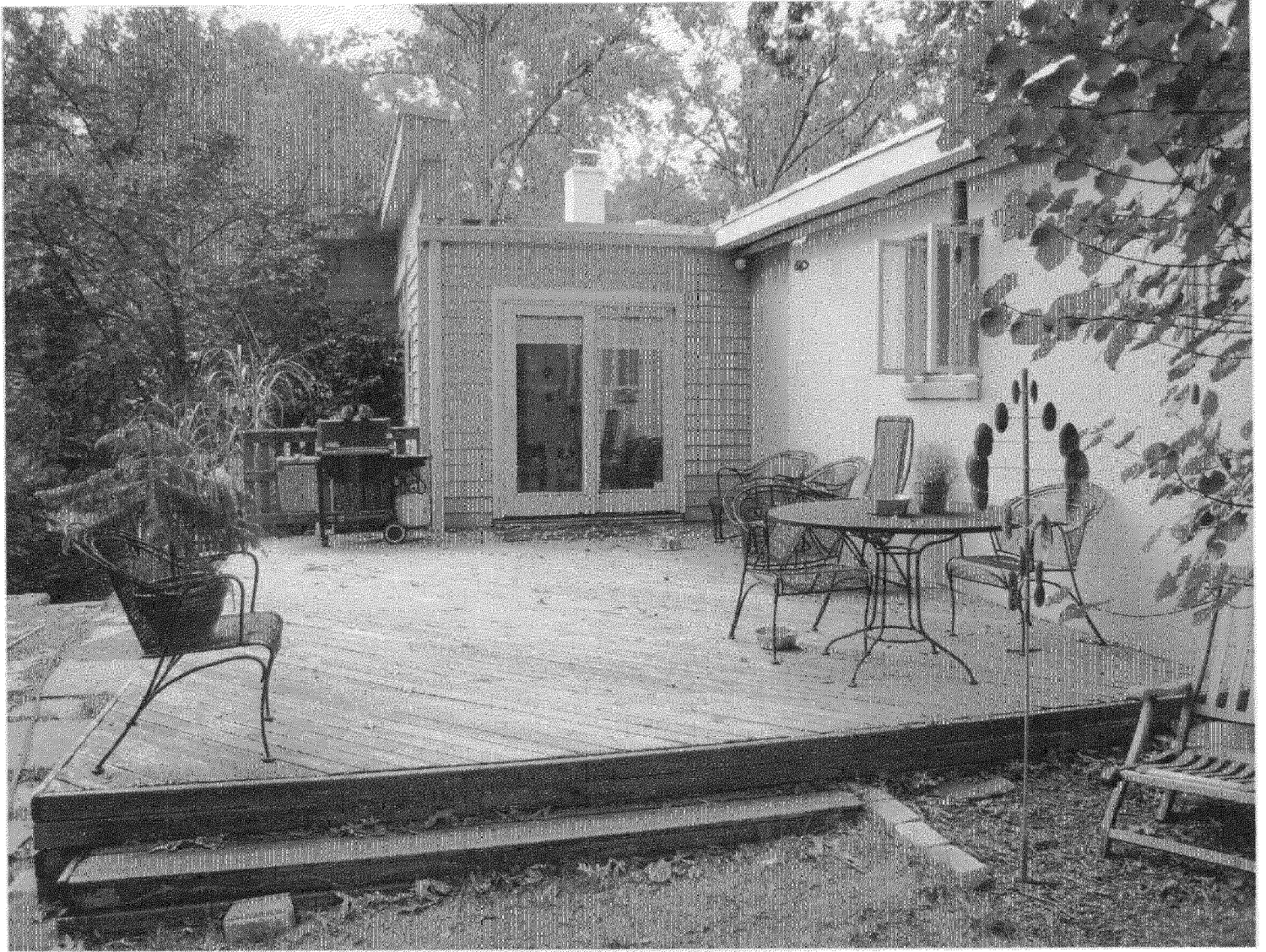
7315 Willow Ave - FRONT



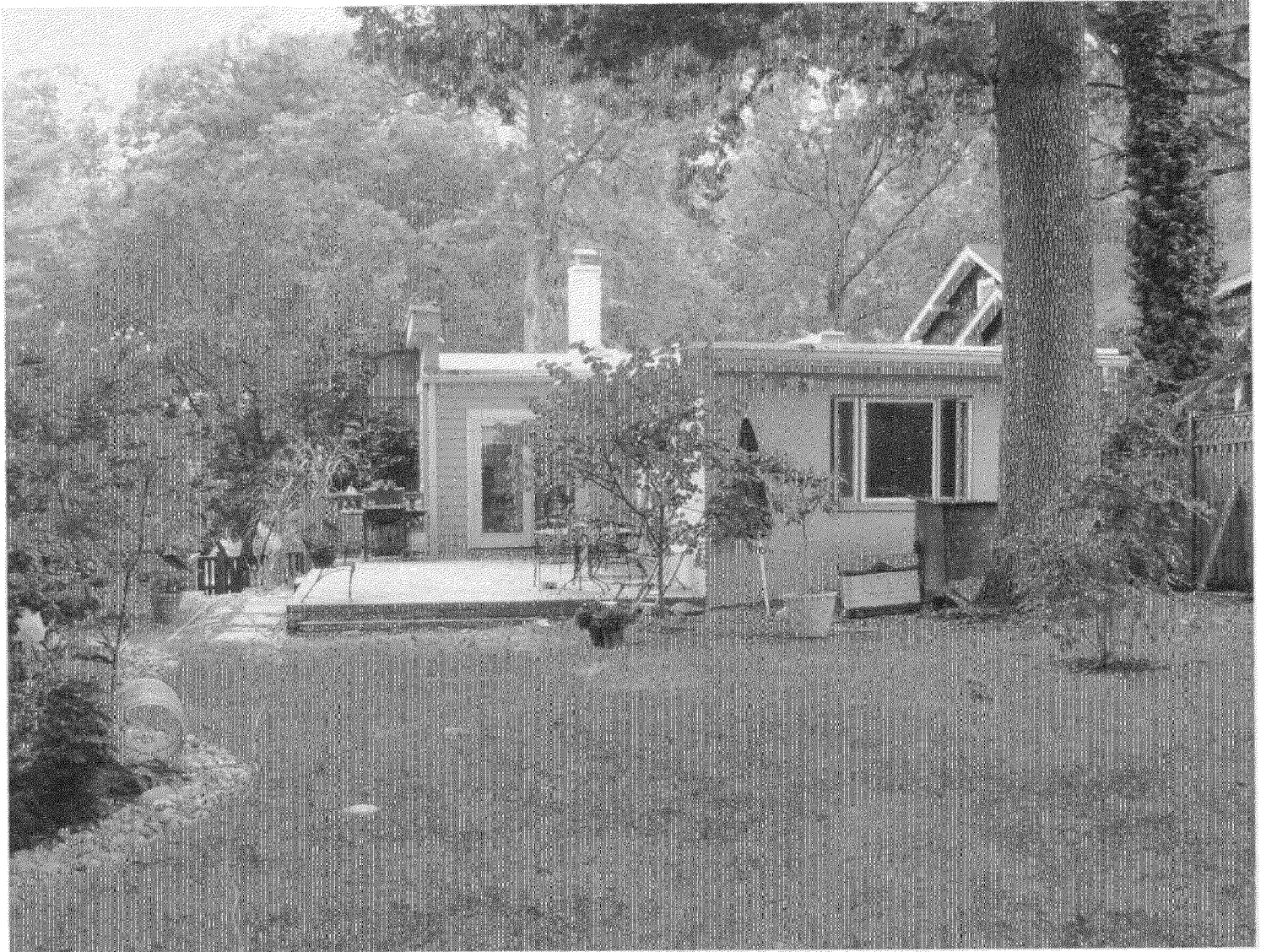
7315 Willow Ave - Front, from south



7315 Willow Ave - North side



7315 Willow Avenue
- Rear of property



7315 WILLOW AVENUE
- REAR of PROPERTY -