

37/03-04C 7312 Willow Ave
Takoma Park Historic District

A DL



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 12, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator *RF*
Historic Preservation

SUBJECT: Historic Area Work Permit # 330444

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Nancy Hughes and Tim Rahn

Address: 7312 Willow Avenue, Takoma Park, MD 20912

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
255 ROCKLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

UPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

JAN 21 2004

Dept. of Permitting Services
Division of Construction Management

Contact Person: Tim Rahn
Daytime Phone No.: 717-765-5333

Tax Account No.: _____
Name of Property Owner: Nancy Hughes & Tim Rahn Daytime Phone No.: 717-765-5333
Address: 7312 Willow Ave Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: Kingston Construction Phone No.: 703-323-6527
Contractor Registration No.: _____
Agent for Owner: Brian Hunt (Architect for Construction) Daytime Phone No.: 202-232-4980

LOCATION OF BUILDING/PREMISE

House Number: 7312 Street: Willow Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue
Lot: 16 Block: 9 Subdivision: Takoma Park
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: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # 9906240084

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 2 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.

Timothy W. Rahn Signature of owner or authorized agent
January 19, 2004 Date

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: Feb. 12, 2004
Application/Permit No.: 330444 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

This application includes two projects.

*#1 For Project 1 Request for Revision ~~of~~ to Replace
Master Bedroom Windows, see "1.a. Description of
Existing Master Bedroom Windows."*

*#2 For Project 2 Request to Improve Backyard Land-
scaping, see ~~Project~~ "1.a. Description of Existing
Environmental Setting."*

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

This application includes two projects.

*#1 For Project 1, see "1.b. Description of Replacements
Window Plan."*

*#2 For Project 2, see "1.b. Description of Planned Environ-
mental Setting."*

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

AND TRIM
(PAINTED P.)

REVISION TO ELEVATION

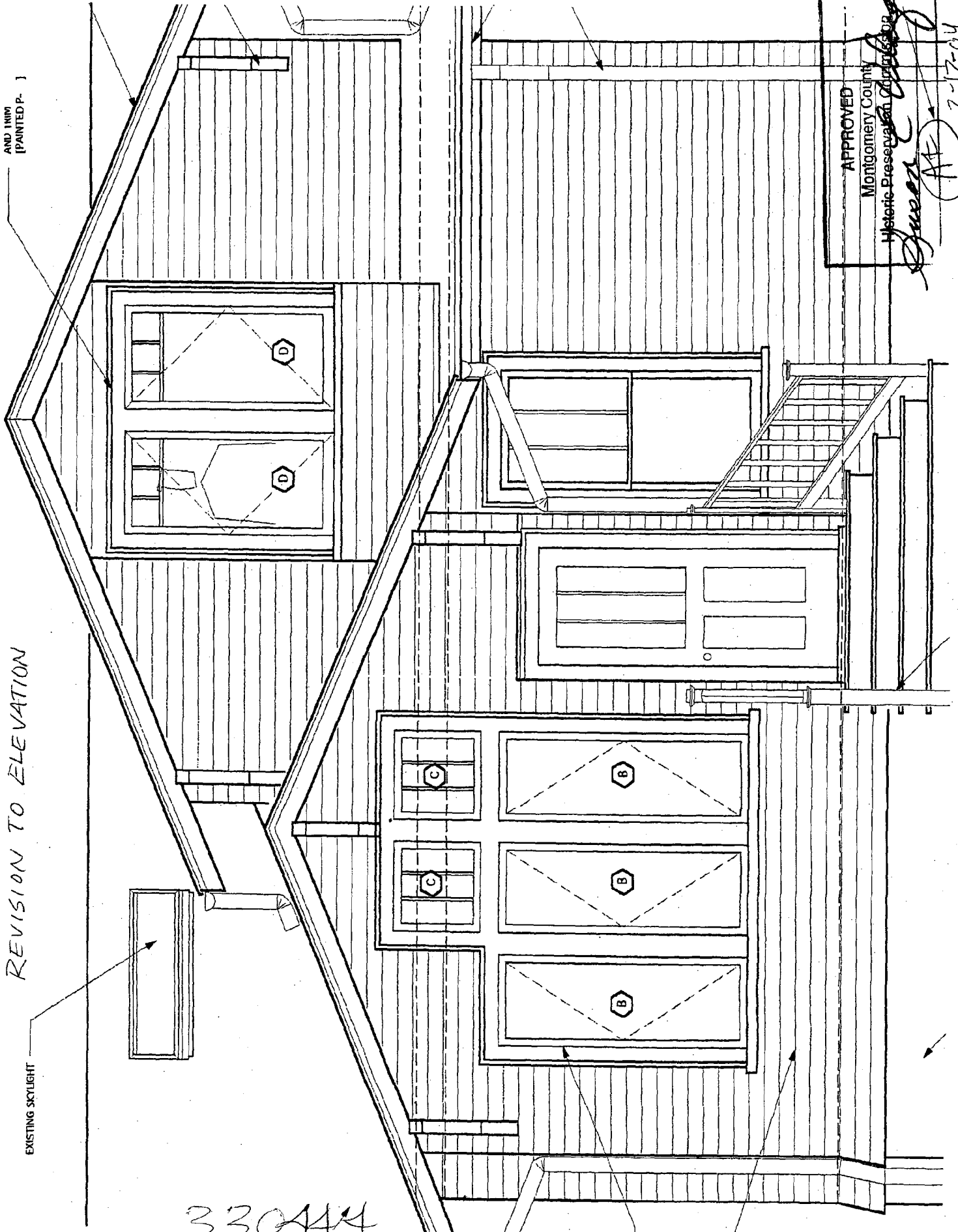
EXISTING SKYLIGHT

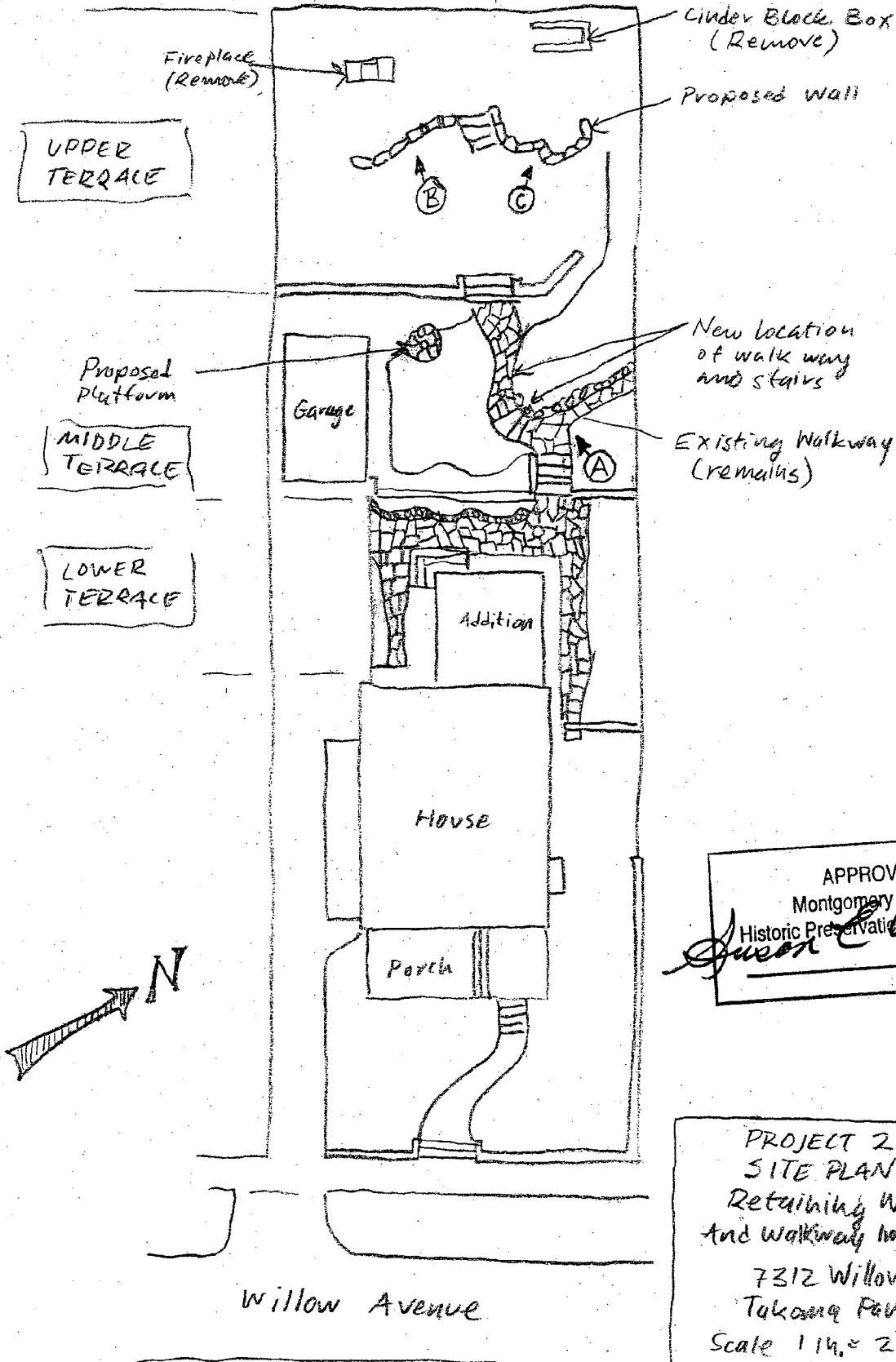
33044

APPROVED

Montgomery County
Historic Preservation Commission

James A. [Signature]
7-12-04





APPROVED
 Montgomery County
 Historic Preservation Commission
Queen E. Williams
 2-18-04

PROJECT 2
 SITE PLAN
 Retaining Wall
 and walkway improvements
 7312 Willow Ave
 Takoma Park
 Scale 1/4" = 20 ft
 TWR/ahm/1/19/04

330444

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7312 Willow Avenue, Takoma Park **Meeting Date:** 2/11/04
Applicant: Nancy Hughes and Tim Rahn **Report Date:** 2/4/04
Resource: Contributing Resource **Public Notice:** 1/28/04
 Takoma Park Historic District
Review: HAWP **Tax Credit:** None
Case Number: 37/03-04C **Staff:** Anne Fothergill

PROPOSAL: Landscape alterations and non-original window replcaement

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Cottage/bungalow
DATE: c. 1910s

PROJECT BACKGROUND

The applicants came before the HPC in July 1999 and in December 2000 and their plans for a rear addition and a new dormer were approved. Recently the Department of Permitting Services notified them they must replace their new windows to meet safety regulations. (See Circle 7)

PROPOSAL

The applicants are proposing replacement of the new windows in the new rear dormer that they installed as part of their 2000 HPC-approved addition and alterations so they can be in compliance with County code. The new windows will be wood casement windows with 3-lites at the top of the sash.

They also are proposing to make the following landscape improvements at the rear of the house (see "Project 2 Site Plan" in Circle 15):

- Remove the non-original fireplace and cinder block box
- Replace the loose rock wall with a 24" tall, 40' long dry stack Carderock stone retaining wall

- Relocate the flagstone walkway
- Install a 3-4' diameter round flagstone platform

For clarification, although the "Project 1 Site Plan" in Circle 8 shows a proposed wood fence and A/C unit in the back of the house, this was the site plan from the original 1999 application and those features were already approved by the HPC as part of the previous HAWP and are not a part of this HAWP application.

STAFF DISCUSSION

According to the *Takoma Park* Guidelines, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as "they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features." The Guidelines also state that "alterations to features that are not at all visible from the public-right-of-way should be allowed as a matter of course."

The landscape improvements would not be visible from a public right-of-way and would not adversely impact the character of the house, district, or streetscape. The proposed materials are compatible with the house and setting and staff recommends approval of these alterations.

In terms of the window replacement, replacement of non-original windows with new windows is approvable. These windows are at the rear of the house and would not be visible from a public right-of-way.

The applicants' proposal does not compromise the integrity of this resource and the design and materials are appropriate for the house and the district. These changes comply with the District's guidelines and the Secretary of Interior's *Standards for Rehabilitation* and will not adversely impact the house, streetscape, landscape or historic district. Staff recommends approval.

STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

MARCY CAMPOS
7309 MAPLE AVE.
TAKOMA PARK, MD 20912

NANCY C. SCHALLHORN
7311 MAPLE AVE.
TAKOMA PARK, MD 20912-4317

DORIS G. DOVE
7313 MAPLE AVE.
TAKOMA PARK, MD 20912

MICHAEL RICHMAN
7310 WILLOW AVE.
TAKOMA PARK, MD 20912

NANCY M. MOORE
7314 WILLOW AVE.
TAKOMA PARK, MD 20912

ROBERT E. GULDIN/
SUSAN STRASSER
7309 WILLOW AVE.
TAKOMA PARK, MD 20912

NANCY BOOCKER
7311 WILLOW AVE.
TAKOMA PARK, MD 20912

LAWRENCE S. LEMPert/
PATRIZIA RICCI
7313 WILLOW AVE.
TAKOMA PARK, MD 20912

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**Description for Project 1
Request for Revision to 9906240084:**

**7312 Willow Avenue
Takoma Park**

Replace Master Bedroom Windows

1. a. Description of Existing Master Bedroom Windows

As part of our original permit application, the plans included a window seat with side-by-side double-hung windows in the second floor master bedroom. (See attached rear elevation drawing and photo from A on Site Plan.) These windows were installed as part of the remodel project described in the initial application. The windows mirror the design of other double-hung windows found on the original house. These windows feature an upper sash with three vertical lites. (See photo from B on Site Plan.) The exterior dimensions of the window seat vestibule are approximately 86 in. wide by 96 in. high.

1. b. Description of Replacement Window Plan

During the final construction inspection by Montgomery County Department of Permitting Services, we were given "an inspection disapproval" for the existing windows. (See attached copy of Inspection Disapproval.) The disapproval was based on the fact that the windows did not meet the code for emergency escape and rescue openings.

In consultation with our contractor and architect, we have determined that it will not be possible to use double-hung windows to meet the code. Instead, we have identified a casement window in nearly identical in size that will enable us to replace the windows with little or no modification of the original opening. According to the manufacturer's specifications, this window is designed to meet the code for emergency escape and rescue openings.

As for the design of the replacement windows, we plan to specify a custom designed sash with three-lites at the top of the sash. (See Revision to Elevation.) While the new design will not feature the verticality of the lites in the original design, the use of three-lites is in the spirit of the original window design.

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DEPARTMENT OF PERMITTING SERVICES

255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4153

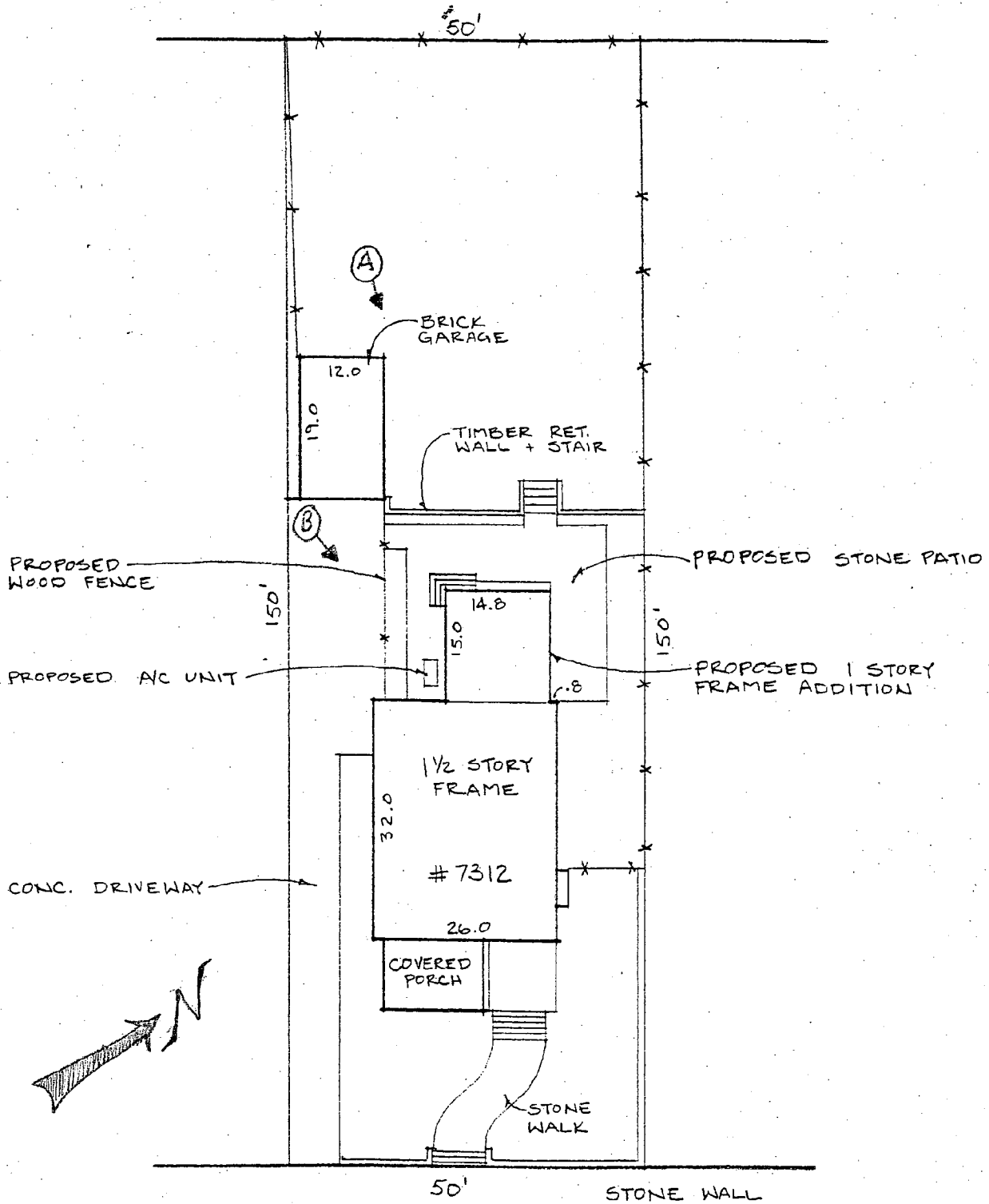
INSPECTION DISAPPROVAL

Type of Inspection Final		Permit Number
Name of Inspector Mauman	Telephone Number 3703674	Date 12-8-03
Reason for Disapproval	Code	
<input type="checkbox"/> Incomplete Installation	Section(s)	All glazing within 34" Arc of operable door and within 60" of floor must be safety glazed.
<input type="checkbox"/> Code Violation		

Deficiencies
 ② Bedroom must have at least one egress window that is at least 5.7 sq-ft clear opening. Min. clear height 24" min. clear width 20". Must be normal operation of window (tilt sash does not give any bonus)
 Must complete within 30 days. No later than Jan 10, 2004

IMPORTANT NOTICE DO NOT REMOVE

After corrections have been made, call to schedule a reinspection. Work must not be concealed until approved. If you wish to contest or dispute this disapproval, contact the inspector above to obtain procedure for appeal.



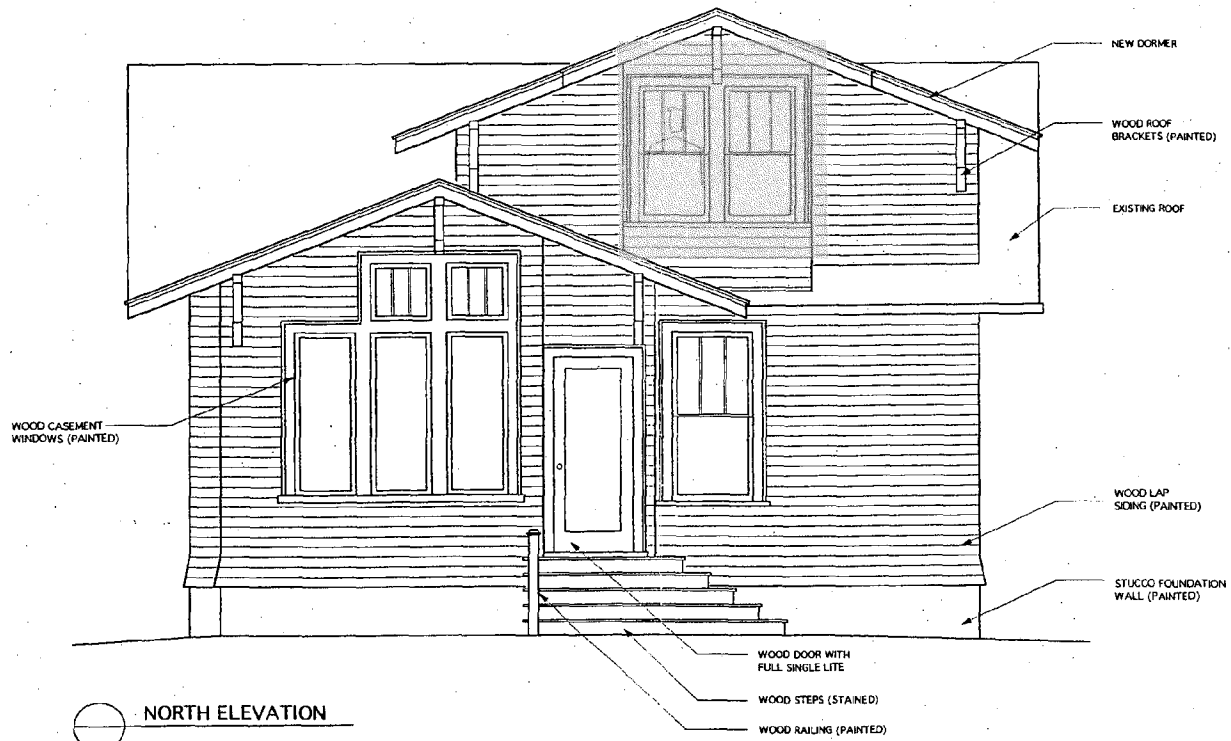
WILLOW AVENUE

PROJECT 1
 7312 WILLOW AVENUE - SITE PLAN
 SCALE: 1" = 20'

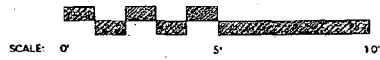
6.23.99
 REV 1.19.04

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○ NORTH ELEVATION



HUNT ARCHITECTS
 1663 U STREET, NW
 SUITE 2
 WASHINGTON, DC 20009
 202-232-4980

7312 WILLOW AVENUE
 HUGHES/RAHN RESIDENCE
 ELEVATIONS
 14 JUNE 1999

~~BRIAN ROGERS HUNT, RA~~
ARCHITECTURE

2647 CONNECTICUT AVENUE, N. W. SUITE 200
 WASHINGTON, DISTRICT OF COLUMBIA 20008
 202-996-2809 FAX 202-996-2729

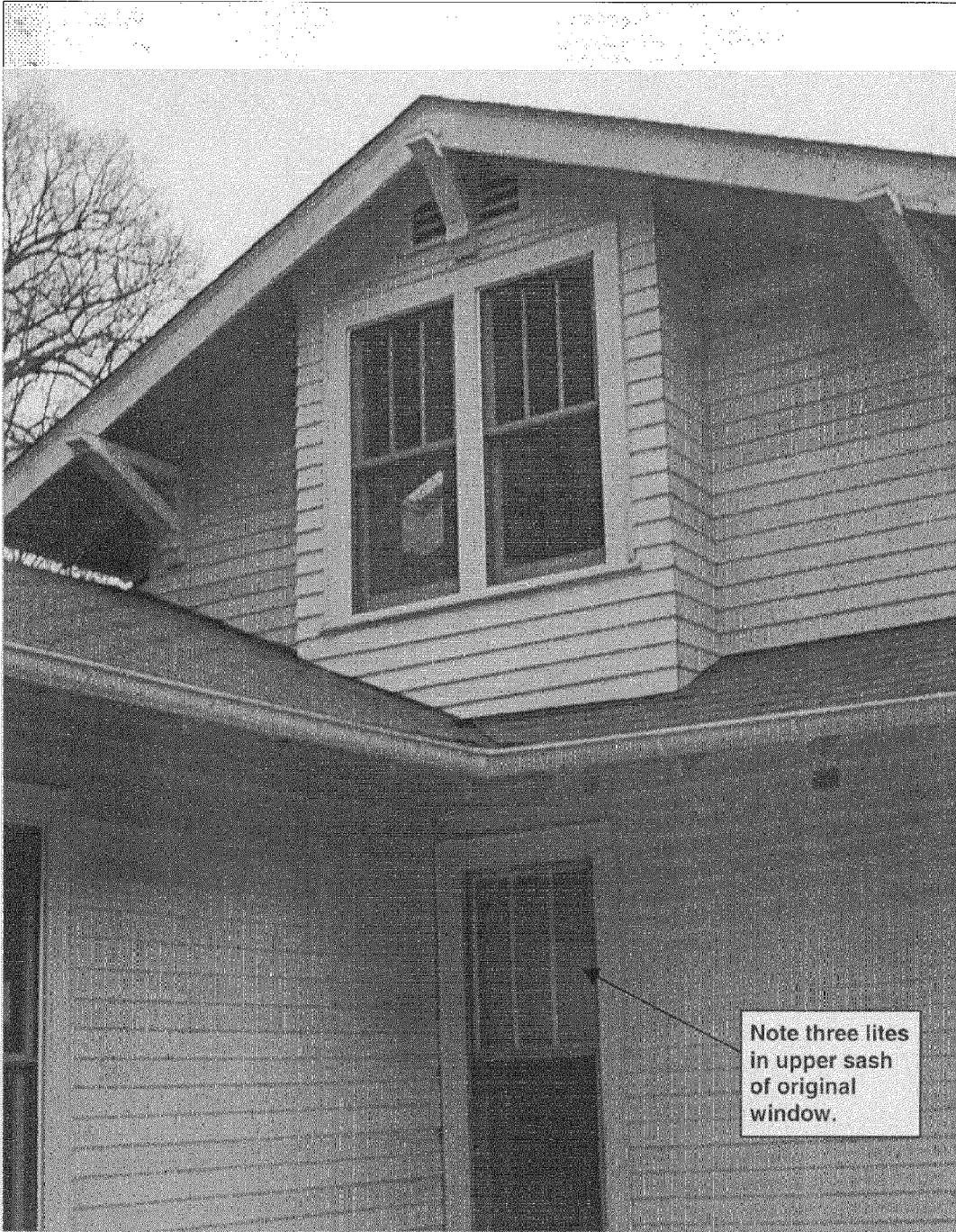
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Rear Elevation View
7312 Willow Avenue
Takoma Park
View from A on Project 1 Site Plan

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Master Bedroom Window Detail
7312 Willow Avenue
Takoma Park
View from B on Project 1 Site Plan

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**Description for Project 2
Request for Revision to 9906240084**

**7312 Willow Avenue
Takoma Park**

Retaining Wall and Walkway Improvements

1. a. Description of Existing Environmental Setting

The lot for 7312 Willow Avenue is typical in size and in plantings of many of the lots found in this section of Takoma Park. Native trees found on the lot include a tulip poplar, wild black cherry, two black walnuts, and several older specimens of flowering dogwood. The lot also contains a large camellia and numerous flowering azaleas.

The house sits closer to the front or east property line. This gives the lot a relatively large backyard. A unique feature of the lot is the significant direct sunlight it receives.

Previous owners terraced the sloped backyard into three sections. During our remodeling project, we modified the flagstone patio that occupies the lowest of these sections.

The middle section contains borders with a variety of plantings. A flagstone walkway crosses the middle terrace.

The top section contains the remnants of three beds used for culinary herbs and vegetables. These beds were formed by low (12 in.) loose rock retaining walls. The top section also includes two old "structures." The first is a red-brick fireplace. (Photo taken from B on the Site Plan.) The second is a three-sided cinder block box. (Photo taken from C on the Site Plan.)

1. b. Description of Planned Environmental Setting

We plan to modify the existing environmental setting as follows:

- Demolish the fireplace and cinder block box.
- Replace the loose rock walls with a higher retaining wall.
- Move the flagstone walk.
- Install a small flagstone platform.

The demolition of the fireplace and cinder block box should not seriously impact the historic district. These "structures" perform no function, and their removal will enable us to continue with our plan of returning that section of the yard to a more natural appearance using native plants and shrubs.

Our plans to replace the loose rock walls with a higher retaining wall dovetail with our plan to put native plants and shrubs in the rear section of the yard. The higher retaining wall will be constructed using dry-wall techniques. We plan to use Carderock stone. The shape of the wall will follow a more natural line creat-

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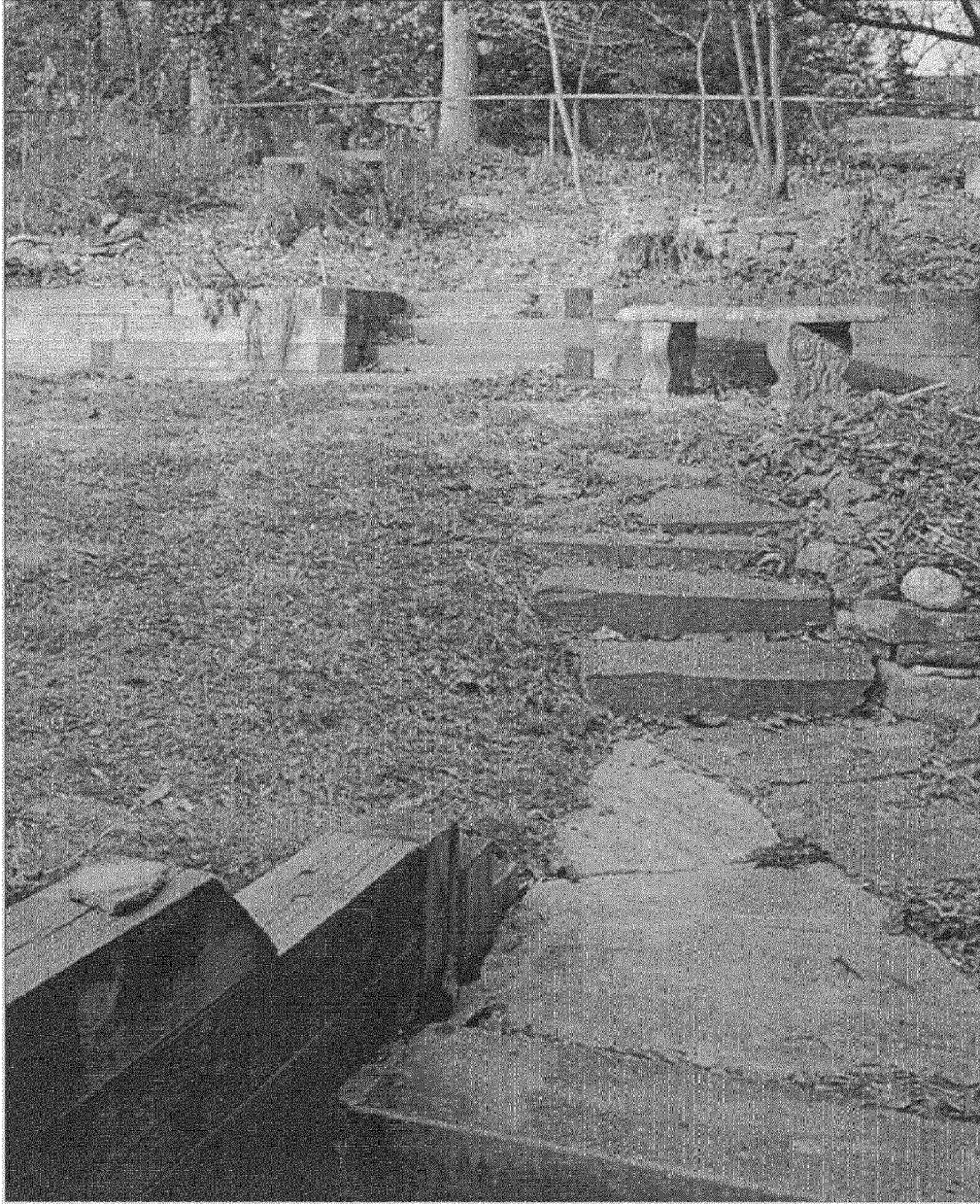
ing a focal point in that section of the yard. The wall will create a bed for the planting of an American hornbeam. The total length of the wall will be approximately 40 ft.

The existing flagstone walkway has sunk. In addition, the stair portion of the walkway includes the use of bricks. We would like to route the walkway away from the bed at the base of the tulip poplar. The new path would still cross the middle terrace and connect the stairs. Flagstone from the existing walkway and stairs would be used to make the proposed walkway. The walkway will be outside of the drip line of tulip poplar.

Finally, we plan to put a small flagstone platform on the middle terrace to showcase either a bird bath or a gazing ball. This terrace would be approximately 3 to 4 ft diameter and placed as shown in the site plan.

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Photographs for Project 2
Retaining Wall and Walkway Improvements
Revision to Permit 9906240084



Middle Terrace Stairs and Walkway
7312 Willow Avenue
Takoma Park

View from A on Project 2 Site Plan

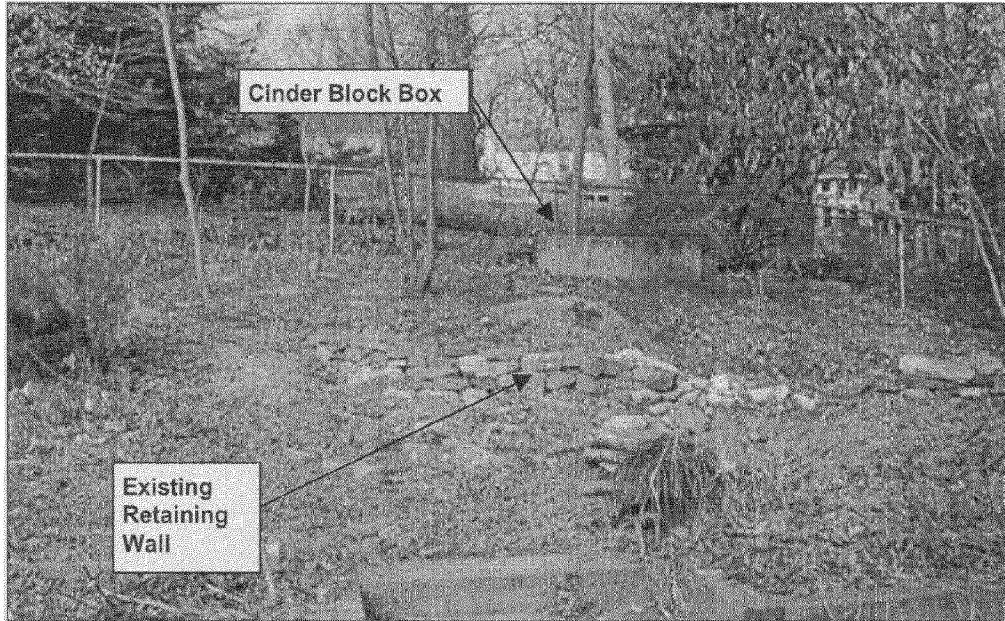
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Photographs for Project 2
Retaining Wall and Walkway Improvements
Revision to Permit 9906240084



Fireplace
7312 Willow Avenue
Takoma Park
View from B on Project 2 Site Plan

**Photographs for Project 2
Retaining Wall and Walkway Improvements
Revision to Permit 9906240084**



**Cinder Block Box and Existing Retaining Wall
7312 Willow Avenue
Takoma Park
View from C on Project 2 Site Plan**

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