

37/3-00J 7216 Willow Avenue  
(Takoma Park Historic District)

**HISTORIC PRESERVATION COMMISSION**

**of**

**MONTGOMERY COUNTY**

**8787 Georgia Avenue  
Silver Spring, Maryland 20910**

**301-563-3400**

Case No. 37/3-00J      Received February 13, 2000

Public Appearance March 8, 2000

Before the Montgomery County Historic Preservation Commission

Application of Larry Asbell & Chris Intagliata  
7216 Willow Avenue, Takoma Park

**DECISION AND OPINION OF THE COMMISSION**

**Decision of the Commission:** DENY the Applicant's proposal to replace the patterned metal shingle roof with an asphalt composite shingle roof and to install a metal soffit vent.

**Commission Motion:** At the March 8, 2000 meeting of the Historic Preservation Commission, Commissioner Spurlock presented a motion to deny the application to remove the existing patterned metal shingle roof and beaded board soffit and replace them with an asphalt shingle roof and a wood soffit with a 2" metal soffit vent.. Commissioner Velasquez seconded the motion. Commissioners Spurlock, Velasquez, Watkins, DeReggi, Harbit, Lesser, and Kousoulas voted in favor of the motion. Commissioners Eig and Breslin were absent. The motion passed 7-0.

**BACKGROUND:**

The following terms are defined in Section 24A-2 of the Code:

**Commission:** The historic preservation commission of Montgomery County, Maryland.

**Director:** The director of the department of permitting services of Montgomery County, Maryland or his designee.

**Exterior features:** The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type and style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

**Historic District:** A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

**Historic resource:** A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archeology or culture.

On February 13, 2000, Larry Asbell and Chris Intagliata completed an application for a Historic Area Work Permit (HAWP) to remove the existing patterned metal shingle roof and replace it with an asphalt composite shingle roof and install a 2" metal vent in the soffit.

7216 Willow Avenue is designated an outstanding resource in the Takoma Park Historic District which was added to the Master Plan For Historic Preservation In Montgomery County in 1992. This amendment includes historic preservation review guidelines which are intended to guide the HPC's decisions in specific HAWP cases.

The designation lists the residence as:

- Circa 1910-1920 Four Square-Prairie Style.
- Noted for its architectural details.
- An Outstanding Resource.

Along Willow Avenue there are a number of houses, in addition to 7216 Willow Avenue, all from the same period of significance and with a strong continuity of architecture. These houses have patterned metal shingle roofs similar in appearance and construction to that of 7216 Willow Avenue. These include:

- 7117 (Four Square-Craftsman circa 1910, Contributing),
- 7119 (Four Square-Colonial Revival circa 1910, Contributing),
- 7121 (Colonial Revival circa 1890-1900, Outstanding),
- 7124 (Colonial Revival circa 1910-15, Outstanding).

The roofs of all the houses, including 7216 Willow Avenue, are clearly visible from the street.

**EVIDENCE IN THE RECORD:**

A written staff recommendation on this case was prepared and sent to the Commission on March 1, 2000. At the March 8, 2000 HPC meeting, staff person Perry Kephart showed 35MM slides of the site and presented an oral report on the staff recommendation. Staff recommended denial of the proposed roof and soffit replacement, as they were not consistent with the historic character of the Takoma Park Historic District, or the historic preservation review guidelines included in the Takoma Park designation amendment.

Staff's specific concerns about the proposed replacement of patterned metal shingles with asphalt shingles, and the soffit vent installation that constituted reasons for the denial recommendation were:

1. The basic principle for design review listed in the Takoma Park Guidelines states that for Outstanding Resources, the HPC will utilize the Secretary of the Interior's "Standards for Rehabilitation" which state that the historic character of a property will be retained and preserved, and that removal of distinctive materials that characterize a property will be avoided.
2. The residence is a substantially intact example of the early 20<sup>th</sup> century Four-Square Style that is predominantly identified with this historic district. The rear addition to the structure is a notable change, but is reversible. Replacement of a historic building material with a different material would substantially affect the integrity of the historic resource.
3. The two concepts that apply throughout the historic district state that "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", 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 historic district".
4. The replacement of historic metal shingle roofing material violates both these concepts as the patterned metal shingle roof is clearly visible from the street and is part of a pattern of historic roofing along Willow Avenue.
5. The patterned metal roof shingles could be replaced in-kind and would qualify for both county and state tax (or mortgage) credits.
6. Replacement in-kind or repair of the soffit would also qualify for tax credits. Installation of a soffit vent appears to be to alleviate moisture problems caused by the leaking roof, which if repaired or replaced in-kind, would not require a ventilation system.
7. The removal of historic roofing material that has lasted nearly 100 years with a different material that is expected to last 20 to 30 years is to be avoided. Whenever possible, original materials should be retained or, if deteriorated, should be replaced in kind. The use of asphalt shingles in order to unify the appearance of

the historic structure with the 1995 rear addition is not in keeping with the guidelines for the historic district.

8. The rear addition to the structure did not compromise the architectural integrity of the historic resource.
9. The subject property and the neighboring houses of similar age and design along Willow Avenue form an important architectural pattern in the Takoma Park Historic District. The houses should be recognized as serving an important function due to both their individual significance and their proximity.

Staff also pointed out that the applicants are to be commended for their concern that the roof of the historic building not leak and that the soffits not be damaged by water, but removal of historic materials cannot be considered a satisfactory solution.

The applicant, Larry Asbell, attended the meeting.

Larry Asbell told the HPC that he had appeared before the Commission at an earlier date when he applied for the rear addition. He indicated that the architect for the new addition (Ellen Harris, a former HPC commissioner) said it was not apparent that the roof was metal. Mr. Asbell also related that the roofing contractor said he found it difficult to tell from street level that the roof was sheathed in patterned metal shingles. Mr. Asbell pointed out that the other metal shingle roofs were painted red or silver and the pattern was easily seen. The roof of his house was painted black and the pattern could not be discerned. It was his contention that the roof was not one of the important architectural details of the resource. He explained that he had been told that a patterned metal shingle replacement roof would cost four times more than an asphalt shingle roof. He stated that the roof on the historic resource, if made of asphalt shingle, would be more appropriate as it would match that of the 1995 rear addition. He asked that the significant expense of the replacement metal shingle roof be weighed against the extent of the roof's value to the neighborhood. He noted that his neighbor, Ian Spatz, also indicated that he could not tell that the roof was metal. Mr. Asbell noted that no one examining the roof had actually been up on the roof.

A message from the applicant, Chris Intagliata, was included in the record. The letter was written to the neighbors and indicated that the applicants have gone to trouble and expense to keep their house including the new addition in compliance with the commission guidelines. She indicated that the 95-year-old metal roof needs replacing, that a new metal roof could cost upwards of \$20,000, and that they would like to use a regular fiberglass shingle roof as the replacement roof. She said that she understood that a metal roof is an historic architectural feature. She indicated that although the roof is visible from the street, the fact that it is a metal shingle roof has absolutely no impact on the look of the house or the neighborhood. She re-iterated that the architect for the new addition, who specialized in preservation, could not tell from ground level that it was a metal shingle roof. She asked that someone justify the replacement in-kind of a metal roof if it costs \$20,000.

A message from a neighbor, Ian Spatz, said that the interpretation from HPC staff that a metal roof should be replaced with a metal roof is consistent with good historic preservation but not

consistent with the way the HPC is supposed to evaluate changes within the Takoma Park Historic District. Mr. Spatz said that he was one of several neighbors serving on the committee that worked out a community consensus for designation. He felt that the community agreed to protect the overall look and feel of the neighborhood and avoid major changes that would impact the character of the streets and open spaces, but that this project should not be treated as if the house was a National Historic Landmark. He also stated that the house was one of the treasures of the block and of the community, but that does not mean that the applicant should be made to follow the staff recommendation, no matter how correct or well meaning.

Commissioner Kousoulas stated that the HPC does not figure cost into its decisions, unless the applicant is making a specific case for economic hardship which requires detailed documentation.

Commissioner DeReggi suggested that the applicant check with Michael Dwyer, County Historian, as to the replacement of the metal shingles as the county parks department had replaced a similar roof at the Oliver Watkins House in Ovid Hazen Wells Park. She felt that the applicant needed to provide more information on the project.

Commissioner Kousoulas agreed that the HPC would be willing to continue the application if the applicant wanted to investigate the project further.

Commissioner Harbit said that it was better to repair the roof or replace it in-kind and then take the available tax credits. He indicated that he was aware of the controversy when the historic district was designated, but that as Mr. Spatz said, there was a clear consensus as to the guidelines that were adopted as part of the amendment.

HPC Coordinator Gwen Wright stated that when the guidelines were created, the agreement was that the Secretary of the Interior Standards were to be applied for outstanding resources. She indicated that the Board of Appeals had upheld this interpretation for another roof replacement application by the owner of an outstanding resource in the Takoma Park Historic District. She stated that a key factor in the guidelines is that the integrity of outstanding resources be maintained.

Commissioner Spurlock suggested that the applicant may want to take more time to investigate the situation further.

The applicant asked that a ruling be made.

#### **CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:**

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for

which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the guidelines for the historic district that are included as part of the Master Plan for Historic Preservation In Montgomery County, Maryland - Takoma Park. In particular the following concepts, guidelines and factors are applicable in this case:

Broad Planning and Design Concepts which apply to all categories:

- Concept 1: 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, and ,
- Concept 2: 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 historic district.

And the Guideline for Outstanding Resources - Residential:

As a set of guiding principles for design review of Outstanding Resources, the historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation",

And the factors to be considered in reviewing HAWPS on Outstanding Resources:

- Factor 4: Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Factor 6: Preservation of original building materials and use of appropriate, compatible new material is encouraged.

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted in the HPC Executive Regulations in November 1997, to the extent that such Standards are consistent with the Takoma Park Guidelines. In particular Standards #2, #5, #9 and #10 are applicable in this case:

- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained and preserved.

Standard 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.

Standard 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.

Based on this, the Commission finds that:

1. 7216 Willow Avenue is an outstanding resource in the Takoma Park Historic District. For this reason it is essential to preserve the historic character, including the original material, of this resource and maintain its integrity.
2. The Takoma Park Guidelines state that preservation of original and distinctive architectural features is encouraged.
3. The house is a substantially intact example of the early 20<sup>th</sup> century Four-Square Style that is identified with the historic district and removal of the historic building material would negatively impact the integrity of the historic resource and the historic district..
4. The house is one of five historic resources with historic metal shingle roofing that can be seen from the street and is part of a pattern of historic roofing along Willow Avenue.

#### **CONCLUSION:**

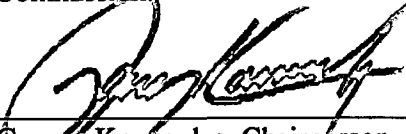
The Commission was guided in its decision by Chapter 24A, by Historic Preservation Review Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Takoma Park Historic District, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Larry Asbell and Chris Intagliata for a Historic Area Work Permit (HAWP) to remove the patterned metal shingle roof and install an asphalt composite shingle roof and a 2" metal soffit vent at 7216 Willow Avenue in the Takoma Park Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission.



The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



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George Kousoulas, Chairperson  
Montgomery County  
Historic Preservation Commission

3.23.00

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Date



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
 250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850  
 301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Contact Person: Larry Asbell  
 Daytime Phone No.: 202-333-3903

Tax Account No.: 1065581  
 Name of Property Owner: Larry Asbell & Chris Intagliata Daytime Phone No.: 202-333-3903  
301-270-8290  
 Address: 7216 Willow Ave. Takoma Park MD 20912  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7216 Street: Willow Avenue  
 Town/City: Takoma Park Nearest Cross Street: Tulip Avenue  
 Lot: 8, part of 7 Block: 9 Subdivision: Lipscomb and Earnest  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>roof, soffit</u>				

1B. Construction cost estimate: \$ 8,000.

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.

Christine Intagliata Larry Asbell  
Signature of owner or authorized agent Date 2/13/00

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved:  Signature: [Signature] Date: 3-8-00  
 Application/Permit No.: 211781 Date Filed: 2/18/2000 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:

*See attached*

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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:

*See attached*

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**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

**HISTORIC PRESERVATION COMMISSION**

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Commissioner DeReggi suggested that the applicant check with Michael Dwyer, County Historian, as to the replacement of the metal shingles as the county parks department had replaced a similar roof at the Oliver Watkins House in Ovid Hazen Wells Park. She felt that the applicant needed to provide more information on the project.

Commissioner Kousoulas agreed that the HPC would be willing to continue the application if the applicant wanted to investigate the project further.

Commissioner Harbit said that it was better to repair the roof or replace it in-kind and then take the available tax credits. He indicated that he was aware of the controversy when the historic district was designated, but that as Mr. Spatz said, there was a clear consensus as to the guidelines that were adopted as part of the amendment.

HPC Coordinator Gwen Wright stated that when the guidelines were created, the agreement was that the Secretary of the Interior Standards were to be applied for outstanding resources. She indicated that the Board of Appeals had upheld this interpretation for another roof replacement application by the owner of an outstanding resource in the Takoma Park Historic District. She stated that a key factor in the guidelines is that the integrity of outstanding resources be maintained.

Commissioner Spurlock suggested that the applicant may want to take more time to investigate the situation further.

The applicant asked that a ruling be made.

#### **CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION:**

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for



which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of the guidelines for the historic district that are included as part of the Master Plan for Historic Preservation In Montgomery County, Maryland - Takoma Park. In particular the following concepts, guidelines and factors are applicable in this case:

**Broad Planning and Design Concepts which apply to all categories:**

- Concept 1:** 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, and ,
- Concept 2:** 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 historic district.

**And the Guideline for Outstanding Resources - Residential:**

As a set of guiding principles for design review of Outstanding Resources, the historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation",

**And the factors to be considered in reviewing HAWPS on Outstanding Resources:**

- Factor 4:** Preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged.
- Factor 6:** Preservation of original building materials and use of appropriate, compatible new material is encouraged.

The Commission also evaluates the evidence in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines, adopted in the HPC Executive Regulations in November 1997, to the extent that such Standards are consistent with the Takoma Park Guidelines. In particular Standards #2, #5, #9 and #10 are applicable in this case:

- Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.
- Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be retained and preserved.

**Standard 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.

**Standard 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.

Based on this, the Commission finds that:

1. 7216 Willow Avenue is an outstanding resource in the Takoma Park Historic District. For this reason it is essential to preserve the historic character, including the original material, of this resource and maintain its integrity.
2. The Takoma Park Guidelines state that preservation of original and distinctive architectural features is encouraged.
3. The house is a substantially intact example of the early 20<sup>th</sup> century Four-Square Style that is identified with the historic district and removal of the historic building material would negatively impact the integrity of the historic resource and the historic district..
4. The house is one of five historic resources with historic metal shingle roofing that can be seen from the street and is part of a pattern of historic roofing along Willow Avenue.


## **CONCLUSION:**

The Commission was guided in its decision by Chapter 24A, by Historic Preservation Review Guidelines in the Amendment to the Approved and Adopted Master Plan for Historic Preservation in Montgomery County, Maryland, Takoma Park Historic District, and by the Secretary of the Interior's Standards for Rehabilitation.

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must **deny** the application of Larry Asbell and Chris Intagliata for a Historic Area Work Permit (HAWP) to remove the patterned metal shingle roof and install an asphalt composite shingle roof and a 2" metal soffit vent at 7216 Willow Avenue in the Takoma Park Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-70(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from the decision of the Commission.

The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



George Kousoulas, Chairperson  
Montgomery County  
Historic Preservation Commission

3.23.00

Date

Perry

MD  
SSP  
GK  
SV  
DIT  
LW  
NL

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

301-563-3400

**WEDNESDAY**

**March 8, 2000**

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

**PLEASE NOTE:** The HPC agenda is subject to change anytime after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative are expected to attend.

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room.
- II. HISTORIC PRESERVATION MASTER PLAN EVALUATION - 7:30 p.m. in MRO Auditorium

HPC worksession and vote on recommendations regarding a group of potential historic resources in the Olney/Sandy Spring/Goshen area. Public hearing on this issue was held on February 9, 2000. **No additional public testimony will be taken at this meeting.**

- III. HISTORIC AREA WORK PERMITS - 9:00 p.m. in MRO Auditorium.

*have to appeal. I want to see else.*

- SV - nos. A. Joseph and Anne Yap, for rear addition at 4805 Cumberland Avenue, Chevy Chase (HPC Case No. 35/36-00A) (Somerset Historic District). ~~original version~~
- DIT - MDR - 7-0 B. Francis X. Asbeck (John DeReggi, Agent), for new construction at 26101 Frederick Road, Hyattstown (HPC Case No. 10/59-00C) (Hyattstown Historic District). *w/condition*

*SV DIT*

(Postponed) C. Renee Yates (Yvette Cashwell, Agent), for new sign at 7320 Carroll Avenue, Takoma Park (HPC Case No. 37/3-00G) (Takoma Park Historic District).

DH E D. Vivian Fong and Wendy Bell, for side porch enclosure at 7211 Willow Avenue, Takoma Park (HPC Case No. 37/3-00H) (Takoma Park Historic District).

SV E E. Scott Hardy, for rear addition at 117 Park Avenue, Takoma Park (HPC Case No. 37/3-00I) (Takoma Park Historic District).

(OVER)

April 8, 10-3.  
Davis Warner lun

F. Larry Asbell & Chris Intagliata, for roof and soffit replacement at 7216 Willow Avenue, Takoma Park (HPC Case No. 37/3-00J) (Takoma Park Historic District).

E G. David Bergman & Robert Nowak, for siding replacement and landscaping at 10112 Day Avenue, Silver Spring (HPC Case No. 31/7-00B) (Capitol View Park Historic District).

IV SUBDIVISION REVIEW - 9:45 p.m.

A. Bette Buffington (Stan Benning, Agent), for subdivision and redevelopment of Olney House, *Master Plan* Site #23/98.

V. MINUTES

A. February 9, 1999

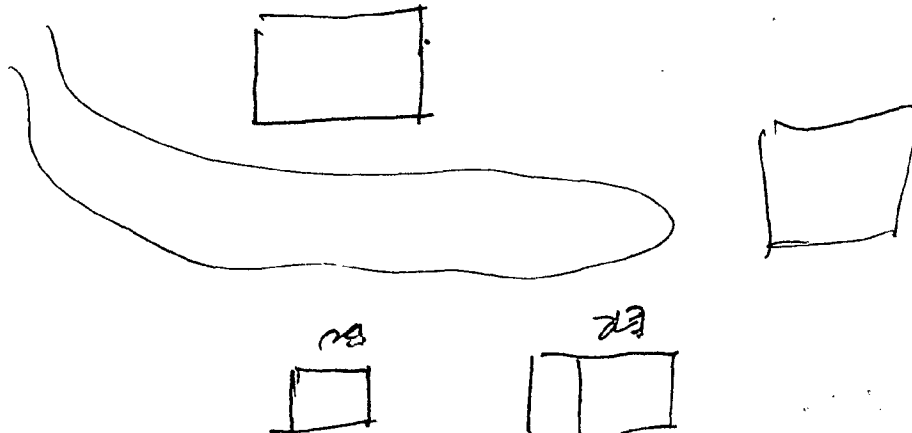
VI. OTHER BUSINESS

A. Commission Items

B. Staff Items

VII. ADJOURNMENT

G:\03-08agn.wpd



**Subject: Re: historic commission**

**Date:** Tue, 7 Mar 2000 21:28:44 -0500

**From:** "Spatz-Orlansky Family" <kois@erols.com>

**Reply-To:** [pen@list.us.net](mailto:pen@list.us.net)

**To:** <[pen@list.us.net](mailto:pen@list.us.net)>

**References:** 1

Chris .. the interpretation you got from the staff -- that you must replace a metal roof with a metal roof -- is consistent with "good" historic preservation but not consistent with the way that the HPC is supposed to evaluate changes within the Takoma Park Historic District.

As one of several neighbors involved in a City-sponsored committee that hammered out a compromise under which we were able to build a community consensus around designation, I am concerned that our agreements are not being honored. As a community we agreed that we wanted designation to protect the overall look and feel of our neighborhood and avoid major changes that would impact the character of the streets and open spaces. I continue to think we made a good decision. However, stories like your give me pause and reinforce our need to remind the HPC that we would not have a district at all if people thought that they would regulate each change as if each home in our neighborhood were a National Historic Landmark.

Your home is one of the treasures of our block and community. That does not mean you should be made to follow this advice no matter how "correct" or well meaning. Let me know if I can weigh in usefully. We should not allow the agreements of the past to be ignored by the HPC.

Ian on Willow

----- Original Message -----

From: Chris Intagliata <[cintagliata@erols.com](mailto:cintagliata@erols.com)>

To: Pen List <[pen@list.us.net](mailto:pen@list.us.net)>

Sent: Monday, March 06, 2000 5:15 AM

Subject: historic commission

> Does anyone know how likely it is for the historic commission to make a  
> ruling that differs from the recommendation of the staff report? Has  
> anyone had that experience? Also, does anyone know if the commissioners  
> themselves will take cost of preservation into consideration even though  
> the staff claims cost is not to be considered?

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> -- and have gone to trouble and expense to keep our house and its  
> addition "in compliance." BUT we're inclined to fight them on our recent  
> application. The 95-year-old metal shingle roof over our second floor  
> and attic needs replacing. A new metal roof could cost upwards of  
> \$30,000. We would like to replace it with a regular fiberglass shingle  
> roof. The historic commission staff report recommended denying our  
> request.

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> of our addition (who specialized in preservation) couldn't tell from  
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> free to come by and stare up.

Harry Asbell

- been here before w/ additions
- fact that it was metal could not be seen from street.
- diff to impact - is it distinguishable
- others are red or silver - theirs is black can't be discerned not the resource
- cooler couldn't see from the street
- lawn spades couldn't see
- Ellen Harris arch (on HPC) - was not apparent it was metal
- significant expense v. value to neighborhood

GA. can't figure cost.

MD check w/ Mike Dwyer re replacement

@ O Wallen - need more info - 2/18 - 45 → Apr 3.

GA. Jimmy - need more info

DH - could request of to condemn - could better to repair & take to e.



HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	7216 Willow Avenue	<b>Meeting Date:</b>	03/08/00
<b>Applicant:</b>	Larry Asbell & Chris Intagliata	<b>Report Date:</b>	03/01/00
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	02/23/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/3-00J	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	Roof and Soffit Replacement	<b>RECOMMEND:</b>	Deny

1. SR  
 2. Prel cons  
 & HAWP  
 for add. to on  
 3. neighbor  
 IAN SPATES  
 4. guidelines

PROJECT DESCRIPTION

**SIGNIFICANCE:** Outstanding Resource  
**STYLE:** Colonial Revival - Four Square Prairie  
**DATE:** 1905

The 2 1/2 story, two-bay residence consists of a historical Prairie Style, pebble-dash stucco-clad main block with a 2-story out-of-period rear addition. The main section has double and ribbon windows, hipped roof dormers and a full-width front porch that wraps around to the left side of the house. The windows have a diamond-patterned sash over a one-light sash. The roofing on the historic resource is metal shingles and the front porch is roofed with asphalt shingles. At the rear is an 2-story addition constructed in 1995. The addition has lapped wood siding, windows with interior snap-in muntins to simulate the historic windows, and an asphalt-shingle hipped roof.

PROPOSAL

The applicant proposes to:

1. Replace the metal shingle roof with an asphalt fiberglass shingle roof.
2. Replace the beaded wood soffit in kind and add a 2" metal vent around the house perimeter.

STAFF DISCUSSION

The Takoma Park Historic District amendment notes "architectural details" as the reason for the significance of the subject property. In addition, the property is one of five houses - three outstanding and two contributing resources - in this section of Willow Avenue that have patterned

metal shingle roofs. (The other four are 7117, 7119, 7121, and 7124). All were constructed between 1900 and 1910. Staff is concerned that the removal or modification of architectural features on an outstanding resource will destroy the integrity of the resource, and in a historic district, the removal or modification would seriously impair the character of the district.

The proposal to remove a historic roof material that has lasted nearly 100 years with an out-of-period material that is expected to last 20 to 30 years is problematic. The suggestion by the applicant that the use of asphalt shingles would unify the appearance of the historic resource with the 1995 addition is not in keeping with either the Secretary of the Interior's guidelines for rehabilitation or the guidelines for the historic district. The district guidelines state that for outstanding residential resources "preservation of original building materials and use of appropriate, compatible new materials is encouraged." It further states that "preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged." If the historic roofing material is at the end of its useful life - it is leaking and cannot be repaired - its replacement in kind would be an appropriate solution. Metal roofing tiles are available, including those with bonded coatings that do not require painting.

The two concepts that apply throughout the historic district state that:

- 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, 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 historic district.

The replacement of historic metal shingle roofing material with another material violates both these concepts. The roof is clearly visible from the street and is part of a pattern of historic roofing along Willow Avenue.

The repair or replacement of the metal shingle roofing material with the same exact material would not require a Historic Area Work Permit and would qualify for both county and state tax (or mortgage) credits which together amount to 35% of the cost of the project. The applicant has not provided specific information on the cost of replacement in kind, but staff would suggest that the cost of metal shingle replacement be investigated further. A partial list of product manufacturers and installers is attached to this report.

The replacement in kind or repair of soffits on the historic resource also does not require a Historic Area Work Permit and would also qualify for tax credits. The applicant has indicated that the 2" ventilation system is required due to moisture accumulation resulting from the roof leaking. Staff would concur with the probable cause of the moisture as the soffits would probably not have lasted for so long if the problems were due to a design flaw. Staff would recommend that the vent installation be denied as the roof repair or replacement would evidently alleviate the moisture problems and obviate the need for changes to the historic soffit design.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission deny the HAWP application to replace the metal

shingle roof with fiberglass shingles and to install a metal soffit vent system. Staff's recommendation is consistent with Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and with the Secretary of the Interior Guidelines #2, #9 and #10:

- #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #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.

ROOFERS

METAL:

Jack's Roofers 301-585-4985  
Silver Spring

Joseph Clagett & Sons 301-762-3769  
Silver Spring

Historic Roofing Inc. 301-805-1724  
Cliff Layman  
Bowie

Copper Tin Sheet Metal 301-670-0366  
Roofing Company  
Gaithersburg

Windproof Company 301-831-3970  
Mt. Airy

~~ResCom 301-953-1083~~  
~~Laurel~~

Gene Hudlow 301-831-3970  
(also repairs, evaluation)

## Product Manufacturers:

### **Michigan Ornament Stamping**

P.O. Box 764  
Hackettstown, NJ 07840  
908-852-9773  
or 908-362-9344

They specialize in made-to order pressed tin ceilings.

### **AA Abbington Affiliates, Inc.**

2149 Utica Ave  
Brooklyn, NY 11234  
718-258-8333

They sell by mail order and through retail outlets

### **Chelsea Decorative Metal Co.**

9603 Moonlight Dr.  
Houston, TX 77096  
713-721-9200

They sell by mail order and through retail outlets.

### **Classic Ceilings**

902 E. Commonwealth Ave.  
Fullerton, CA 92831  
800-922-8700

They sell by mail order, through retail outlets and through distributors

### **Entol Industries**

8180 NW 36<sup>th</sup> Ave.  
Miami, FL 33147  
305-696-0900

They sell through retail outlets, through distributors, and through interior designers and architects

### **W.F. Norman Corp.**

P.O. Box 323  
214 N. Cedar Street  
Nevada, MO 64772  
800-641-4038

By mail order only

### **Brian Greer's Tin Ceilings, Walls & Unique Metal Work**

Rural Route #2  
Petersburg, Ontario, Canada  
NOB 2H0  
519-743-9710

This man specializes in custom and ready-made designs

### **Chicago Metallic (Interfinish Metal Ceilings)**

4849 South Austin Ave  
Chicago, IL 60638  
800-560-5758

This manufacturer specializes in ready-made products

Contractors to install product:

**Can-Am Contractors**  
7000 Virginia Manor Rd  
Beltsville, MD 20705  
301-419-3630  
Contact: Mark England

**Varco Metal Fabricators**  
800 South Pickett Street  
Alexandria, Virginia 22304  
703-751-8585

(6)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGFORD DRIVE 2nd FLOOR ROCKVILLE, MD 20850  
301-217-6374

DPS -#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Larry Asbell

Daytime Phone No.: 202-333-3903

Tax Account No.: 1065581

Name of Property Owner: Larry Asbell & Chris Intagliata Daytime Phone No.: 202-333-3903  
301-270-8290

Address: 7216 Willow Ave. Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 7216 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 8, part of 7 Block: 9 Subdivision: Lipscomb and Earnest

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: roof, soffit

1B. Construction cost estimate: \$ 8,000.

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.

Christine Intagliata Larry Asbell  
Signature of owner or authorized agent

2/13/00  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 211781 Date Filed: 2/18/2000 Date Issued: \_\_\_\_\_

7

37/3-00J

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

*See attached*

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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:

*See attached*

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**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 8" 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.

(8)



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

A. Joseph & Carol Ossi  
7215 Maple Avenue  
Takoma Park, MD 20912

Bob & Ann Denbow  
7218 Willow Avenue  
Takoma Park, MD 20912

Peter Aron & Helen Spencer  
7212 Willow Avenue  
Takoma Park, MD 20912

Reint & Aymii Gropp  
c/o Noah's Preferred Properties  
205 N. Frederick Ave., #200  
Gaithersburg, MD 20877

Attachment for Application for Historic Area Work Permit  
Larry Asbell & Chris Intagliata  
2/13/00

Written description of project

A. Existing structures and setting

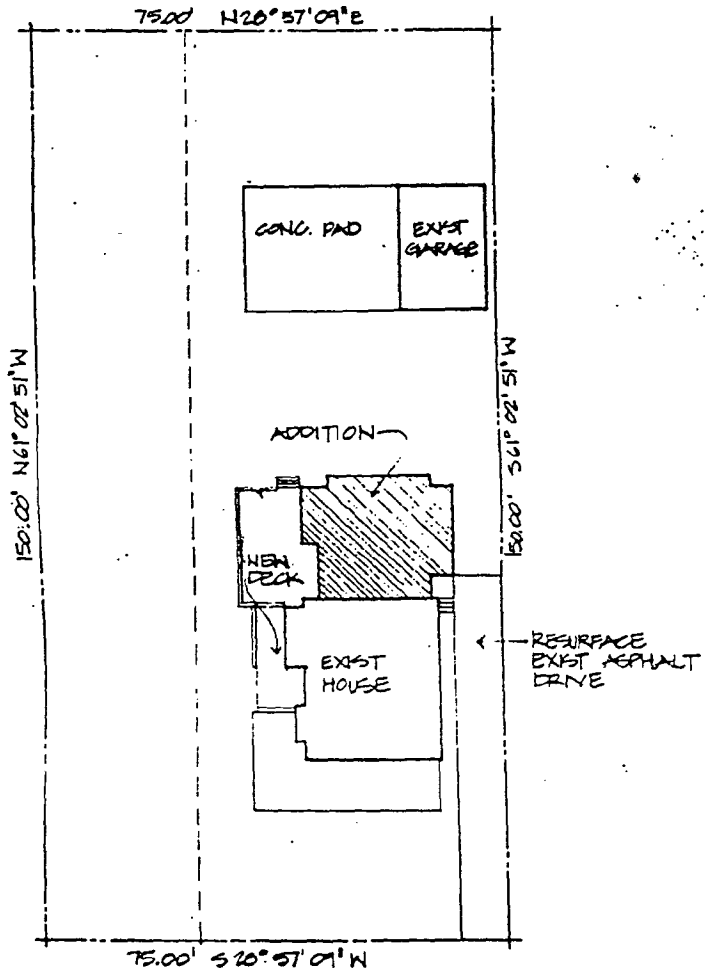
Four square prairie-style house built in 1905, with a two-story rear addition added in 1995. The house is listed as an Outstanding Resource in the Takoma Park Historic District. The original house and the addition are characterized by 3' wide roof overhang with soffets of wood bead-board. The roof above the original second story is tin shingle, painted black, and the roof over the original large wraparound porch is black asphalt fiberglass shingle. The addition's roof is also asphalt fiberglass shingle, closely matching the porch roof. Currently there is considerable moisture damage to the wood surfaces under the original soffets, due to deterioration of the metal shingles at the perimeter of the original roof.

B. General description of project

To replace the second-story tin roof with asphalt fiberglass shingles and replace the soffet wood surfaces. The purpose of the project is to improve the appearance of the soffets and to protect the house and soffets from further water damage. The layers of black paint on the old roof give it a weatherbeaten and somewhat rippled appearance but it is not apparent even to roofers at street level that it is a metal, not an asphalt, roof. Asphalt fiberglass shingles are available at a reasonable cost and will unify the appearance of all the roof surfaces of the house. Quotes from contractors indicate that the cost of replacing the roof with tin shingles would be five times the cost of asphalt shingles.

Materials Specifications

Asphalt fiberglass shingles. color to match existing porch roof as much as possible.  
Bead-board soffet material to match existing as much as possible. and to include 2" metal continuous vent.



LOT 6 & PART OF LOT 7  
 BLOCK 9  
 UPSHOMB & EARNEST, TRUSTEES  
 TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

**SITE PLAN**  
 1/2" = 1'-0"



<p><b>HARRIS ASSOCIATES</b>  <small>1300 FLORENCE AVE        BETHESDA PARK, MD 20814        TEL: 410-271-8500</small></p>	<p>ADDITION TO  <b>ASBELL / INTAGLIATA RESIDENCE</b>        7206 WILLOW AVENUE        TAKOMA PARK, MARYLAND 20912</p>	<p><b>FOUNDATION PLAN &amp; SITE PLAN</b>        DATE: JULY, 1979</p>	<p>DATE: <b>(H)</b>  <b>A</b></p>
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SEE SHEET A-7 FOR  
RM NOTES

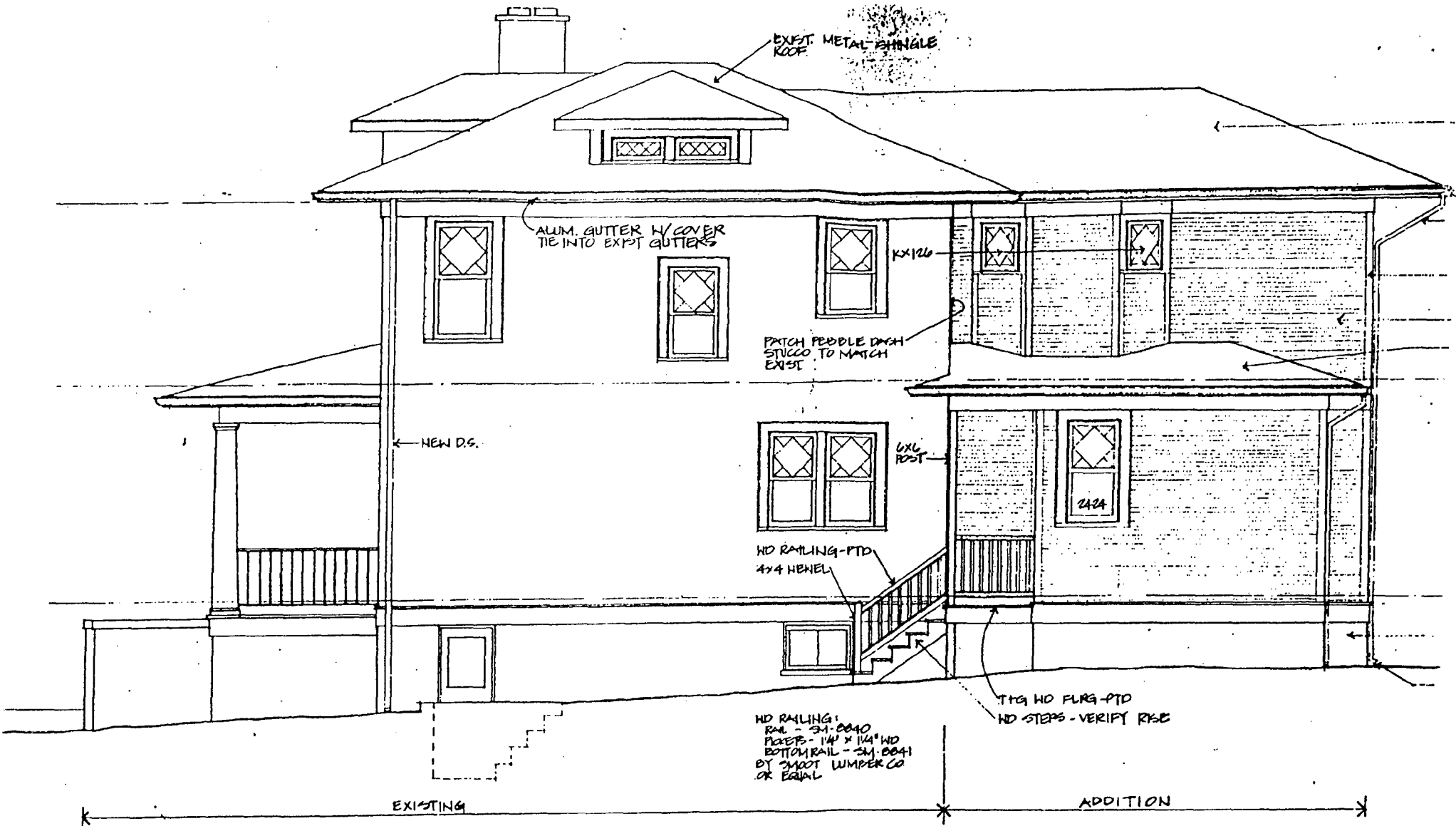
EXISTING

ADDITION

EAST ELEVATION  
4'-10"

(5)

HARRIS	ADDITION TO AGRELL / INTAGLIATA	EAST ELEVATION	DATE
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EXIST. METAL SHINGLE ROOF

ALUM. GUTTER W/ COVER TIE INTO EXIST GUTTERS

PATCH PEBBLE DASH STUCCO TO MATCH EXIST

NEW D.S.

NO RAILING - PTD 4x4 NEWEL

TIG NO FLRG - PTD NO STEPS - VERIFY RISE

NO RAILING:  
RAIL - 3M-0040  
POSTS - 1 1/4" x 1 1/4" NO  
BOTTOM RAIL - 3M-0041  
BY SMOOT LUMBER CO  
OR EQUAL

EXISTING

ADDITION

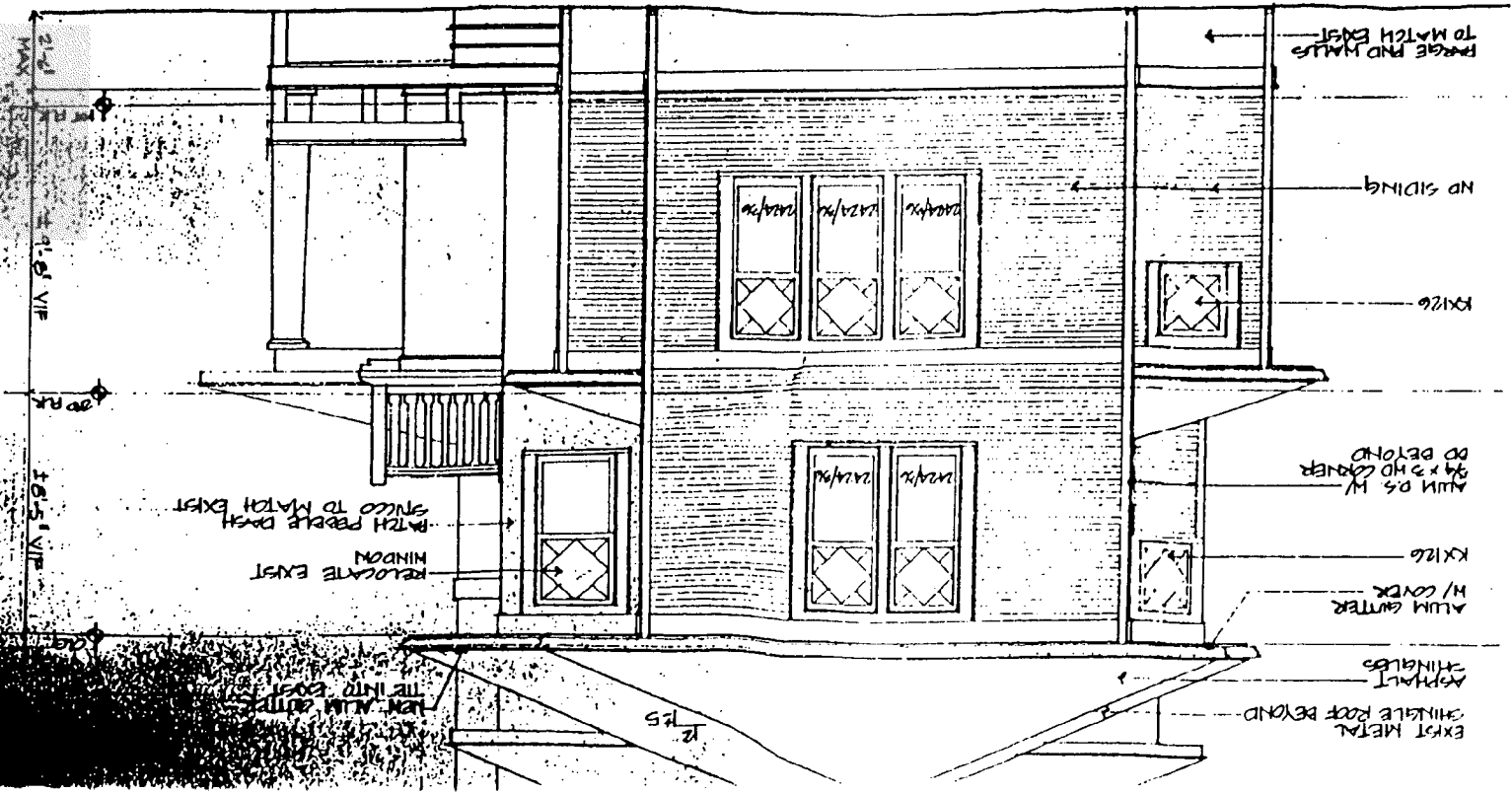
NORTH ELEVATION

1/4" = 1'-0"

13



WEST ELEVATION  
1/4" = 1'-0"



ASPHALT SHINGLES

ALUM GUTTERS  
+ DS. (TYP.)

3/4" x 4" NO CORNER BO

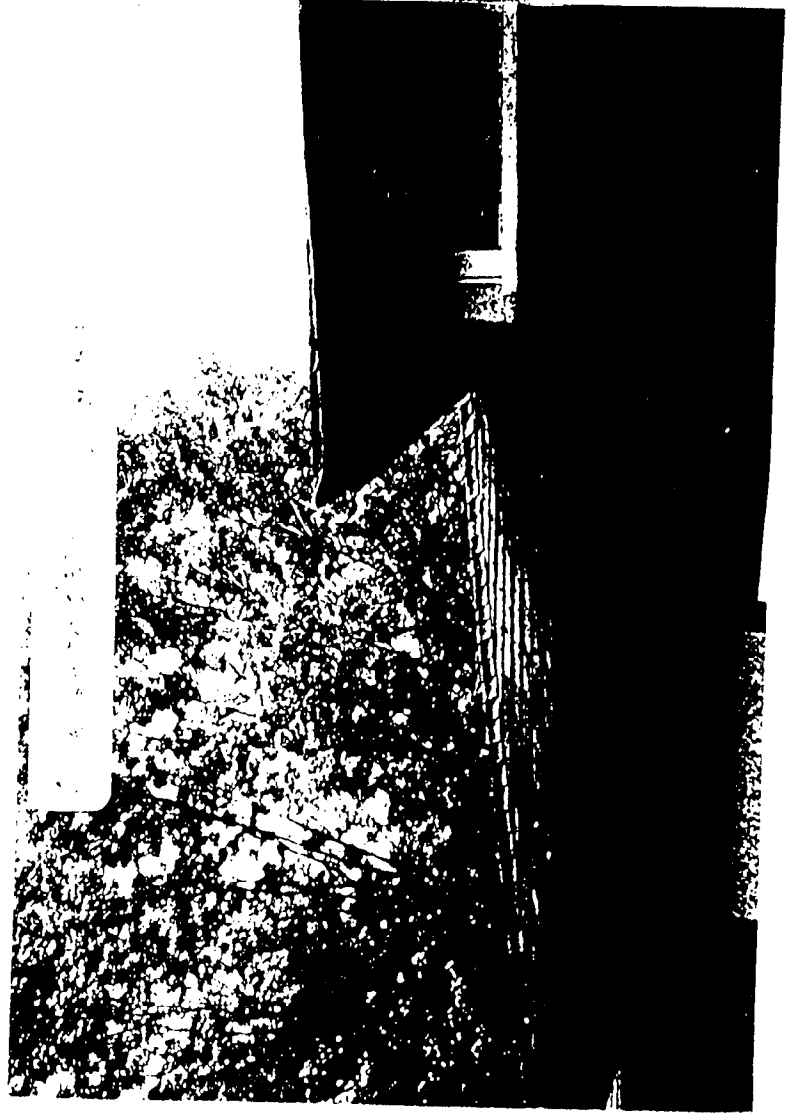
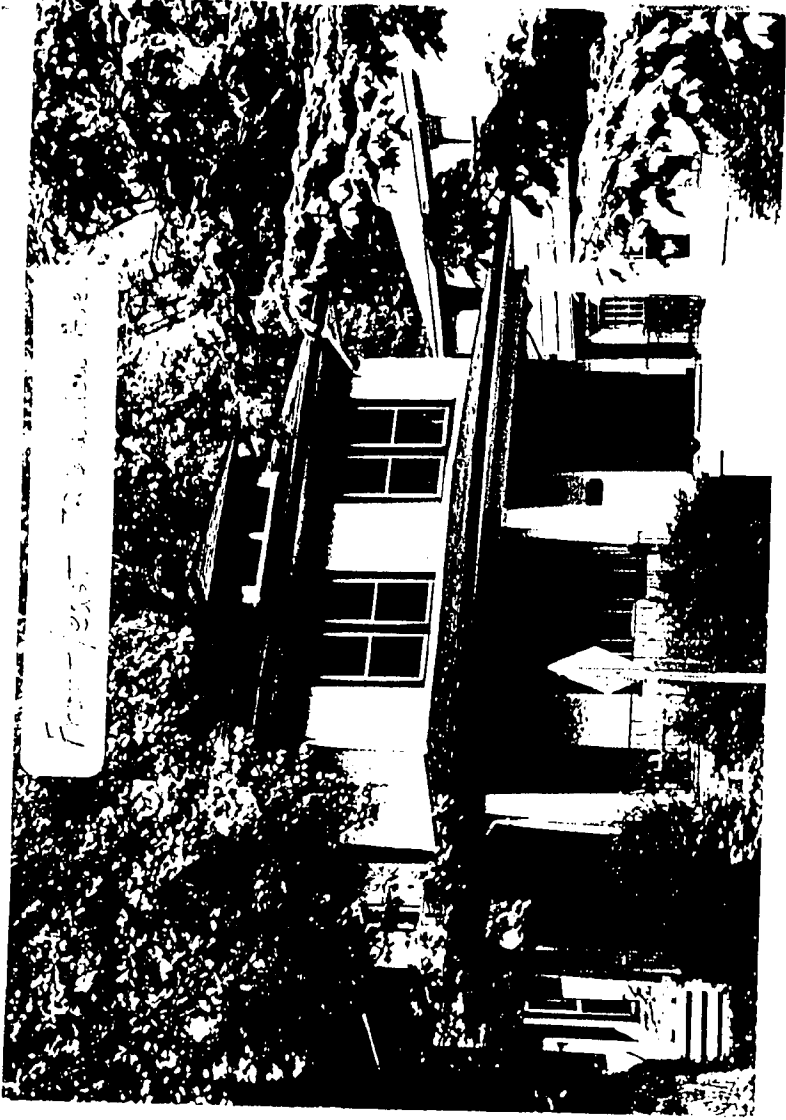
NO SIDING  
ASPHALT SHINGLES



SOUTH ELEVATION

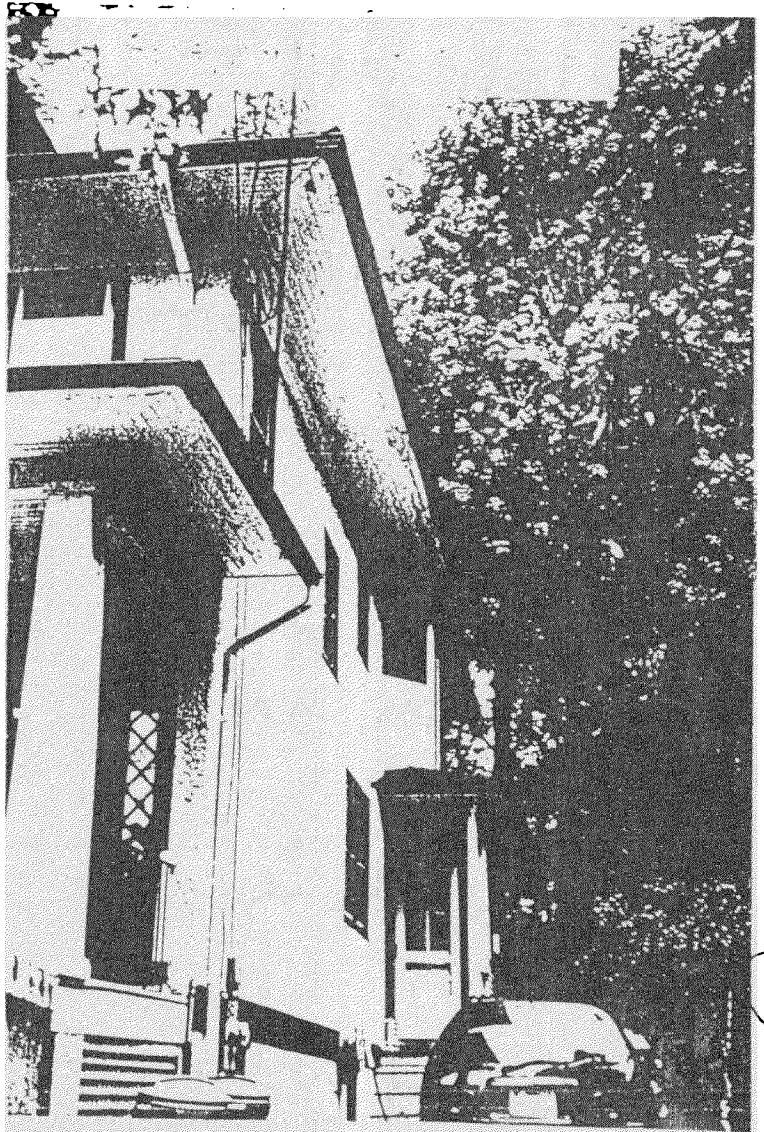
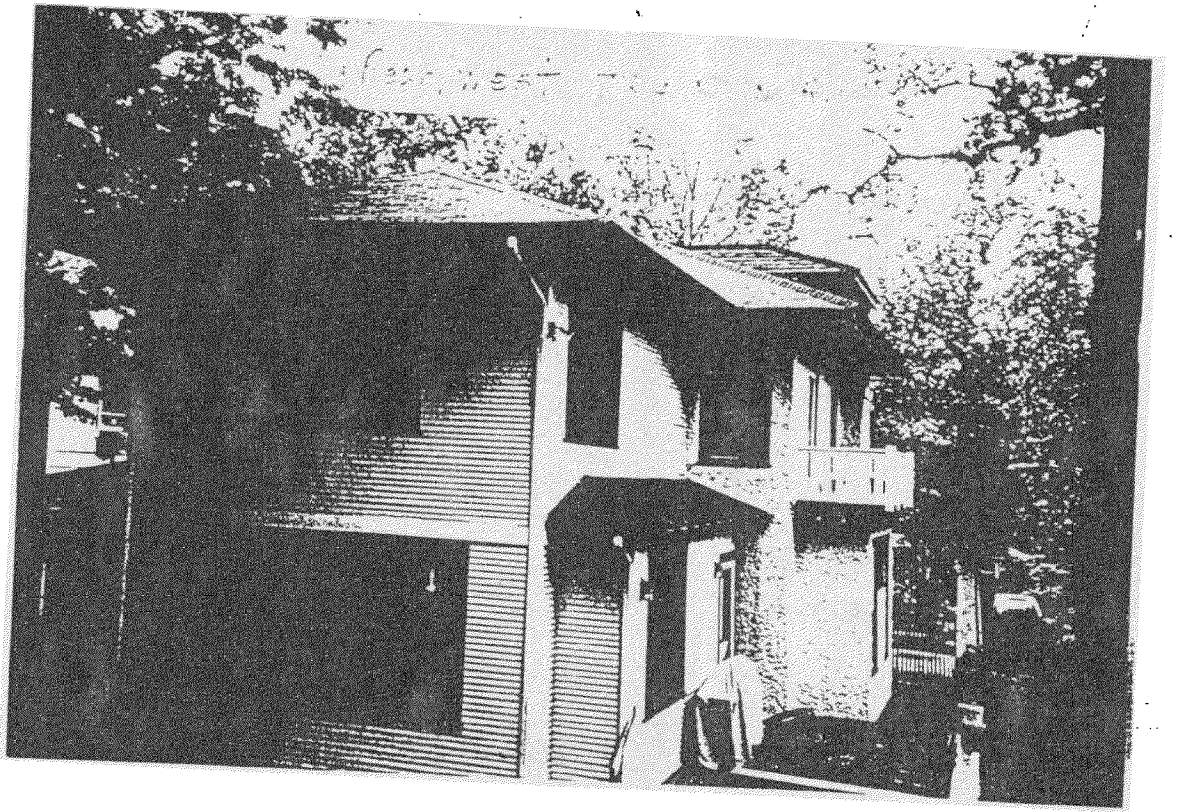
1/4" = 1'-0"





91





14

LA - what about HS - that house be given that much SCC.

DH - haven't spoken to him in years was a lot of controversy but there was a clear consensus

GW - intent that <sup>out</sup> ones be treated dif than contin or non-c.

agreement of that group was that 501 standards be applied for out - that was the compromise

eg. slate roof on Willow w/o HAWP - did not HAWP - was denied & went to BOA & they upheld the HPC - because it was an out resource

(only about 90 out of 900 are out. w/nd) & is a key factor that the integrity be maintained

LA - assume IA is aware I is

SS - do you go  
ask for ruling

SS - SV. 7-0

GW. 30 days & 30 days fogged

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7216 Willow Avenue	<b>Meeting Date:</b>	03/08/00
<b>Applicant:</b>	Larry Asbell & Chris Intagliata	<b>Report Date:</b>	03/01/00
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	02/23/00
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/3-00J	<b>Staff:</b>	Perry Kephart
<b>PROPOSAL:</b>	Roof and Soffit Replacement	<b>RECOMMEND:</b>	Deny

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource  
**STYLE:** Colonial Revival - Four Square Prairie  
**DATE:** 1905

The 2 ½ story, two-bay residence consists of a historical Prairie Style, pebble-dash stucco-clad main block with a 2-story out-of-period rear addition. The main section has double and ribbon windows, hipped roof dormers and a full-width front porch that wraps around to the left side of the house. The windows have a diamond-patterned sash over a one-light sash. The roofing on the historic resource is metal shingles and the front porch is roofed with asphalt shingles. At the rear is an 2-story addition constructed in 1995. The addition has lapped wood siding, windows with interior snap-in muntins to simulate the historic windows, and an asphalt-shingle hipped roof.

**PROPOSAL**

The applicant proposes to:

1. Replace the metal shingle roof with an asphalt fiberglass shingle roof.
2. Replace the beaded wood soffit in kind and add a 2" metal vent around the house perimeter.

**STAFF DISCUSSION**

The Takoma Park Historic District amendment notes "architectural details" as the reason for the significance of the subject property. In addition, the property is one of five houses - three outstanding and two contributing resources - in this section of Willow Avenue that have patterned

metal shingle roofs. (The other four are 7117, 7119, 7121, and 7124). All were constructed between 1900 and 1910. Staff is concerned that the removal or modification of architectural features on an outstanding resource will destroy the integrity of the resource, and in a historic district, the removal or modification would seriously impair the character of the district.

The proposal to remove a historic roof material that has lasted nearly 100 years with an out-of-period material that is expected to last 20 to 30 years is problematic. The suggestion by the applicant that the use of asphalt shingles would unify the appearance of the historic resource with the 1995 addition is not in keeping with either the Secretary of the Interior's guidelines for rehabilitation or the guidelines for the historic district. The district guidelines state that for outstanding residential resources "preservation of original building materials and use of appropriate, compatible new materials is encouraged." It further states that "preservation of original and distinctive architectural features, such as porches, dormers, decorative details, shutters, etc. is encouraged." If the historic roofing material is at the end of its useful life - it is leaking and cannot be repaired - its replacement in kind would be an appropriate solution. Metal roofing tiles are available, including those with bonded coatings that do not require painting.

The two concepts that apply throughout the historic district state that:

- 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, 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 historic district.

The replacement of historic metal shingle roofing material with another material violates both these concepts. The roof is clearly visible from the street and is part of a pattern of historic roofing along Willow Avenue.

The repair or replacement of the metal shingle roofing material with the same exact material would not require a Historic Area Work Permit and would qualify for both county and state tax (or mortgage) credits which together amount to 35% of the cost of the project. The applicant has not provided specific information on the cost of replacement in kind, but staff would suggest that the cost of metal shingle replacement be investigated further. A partial list of product manufacturers and installers is attached to this report.

The replacement in kind or repair of soffits on the historic resource also does not require a Historic Area Work Permit and would also qualify for tax credits. The applicant has indicated that the 2" ventilation system is required due to moisture accumulation resulting from the roof leaking. Staff would concur with the probable cause of the moisture as the soffits would probably not have lasted for so long if the problems were due to a design flaw. Staff would recommend that the vent installation be denied as the roof repair or replacement would evidently alleviate the moisture problems and obviate the need for changes to the historic soffit design.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission deny the HAWP application to replace the metal

shingle roof with fiberglass shingles and to install a metal soffit vent system. Staff's recommendation is consistent with Chapter 24A-8(a):

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

and with the Secretary of the Interior Guidelines #2, #9 and #10:

- #2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #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.

## ROOFERS

### METAL:

Jack's Roofers 301-585-4985  
Silver Spring

Joseph Clagett & Sons 301-762-3769  
Silver Spring

Historic Roofing Inc. 301-805-1724  
Cliff Layman  
Bowie

Copper Tin Sheet Metal 301-670-0366  
Roofing Company  
Gaithersburg

Windproof Company 301-831-3970  
Mt. Airy

ResCom 301-953-1083  
Laurel

Gene Hudlow 301-831-3970  
(also repairs, evaluation)

## Product Manufacturers:

### **Michigan Ornament Stamping**

P.O. Box 764  
Hackettstown, NJ 07840  
908-852-9773  
or 908-362-9344

They specialize in **made-to order** pressed tin ceilings.

### **AA Abbington Affiliates, Inc.**

2149 Utica Ave  
Brooklyn, NY 11234  
718-258-8333

They sell by mail order and through retail outlets

### **Chelsea Decorative Metal Co.**

9603 Moonlight Dr.  
Houston, TX 77096  
713-721-9200

They sell by mail order and through retail outlets.

### **Classic Ceilings**

902 E. Commonwealth Ave.  
Fullerton, CA 92831  
800-922-8700

They sell by mail order, through retail outlets and through distributors

### **Entol Industries**

8180 NW 36<sup>th</sup> Ave.  
Miami, FL 33147  
305-696-0900

They sell through retail outlets, through distributors, and through interior designers and architects

### **W.F. Norman Corp.**

P.O. Box 323  
214 N. Cedar Street  
Nevada, MO 64772  
800-641-4038

By mail order only

### **Brian Greer's Tin Ceilings, Walls & Unique Metal Work**

Rural Route #2  
Petersburg, Ontario, Canada  
NOB 2H0  
519-743-9710

This man specializes in custom and ready-made designs

### **Chicago Metallic (Interfinish Metal Ceilings)**

4849 South Austin Ave  
Chicago, IL 60638  
800-560-5758

This manufacturer specializes in ready-made products

Contractors to install product:

**Can-Am Contractors**  
7000 Virginia Manor Rd  
Beltsville, MD 20705  
301-419-3630  
Contact: Mark England

**Varco Metal Fabricators**  
800 South Pickett Street  
Alexandria, Virginia 22304  
703-751-8585

(6)





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Larry Asbell

Daytime Phone No.: 202-333-3903

Tax Account No.: 1065581

Name of Property Owner: Larry Asbell & Chris Tatugliata Daytime Phone No.: 202-333-3903 / 301-270-8290

Address: 7216 Willow Ave. Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7216 Street: Willow Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 8, part of Block: 9 Subdivision: Lipscomb and Earnest

Liber: Folio: Parcel:

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/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall, Other: roof, soffit

1B. Construction cost estimate: \$ 8,000.

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.

Signature of owner or authorized agent: Christine Tatugliata

Date: 2/13/00

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 211781 Date Filed: 2/18/2000 Date Issued:

7

37/3-00J

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

*See attached*

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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:

*See attached*

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**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 8" 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.

8

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

A. Joseph & Carol Ossi  
7215 Maple Avenue  
Takoma Park, MD 20912

Bob & Ann Denbow  
7218 Willow Avenue  
Takoma Park, MD 20912

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Reint & Aymii Gropp  
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205 N. Frederick Ave., #200  
Gaithersburg, MD 20877

Attachment for Application for Historic Area Work Permit  
Larry Asbell & Chris Intagliata  
2/13/00

Written description of project

A. Existing structures and setting

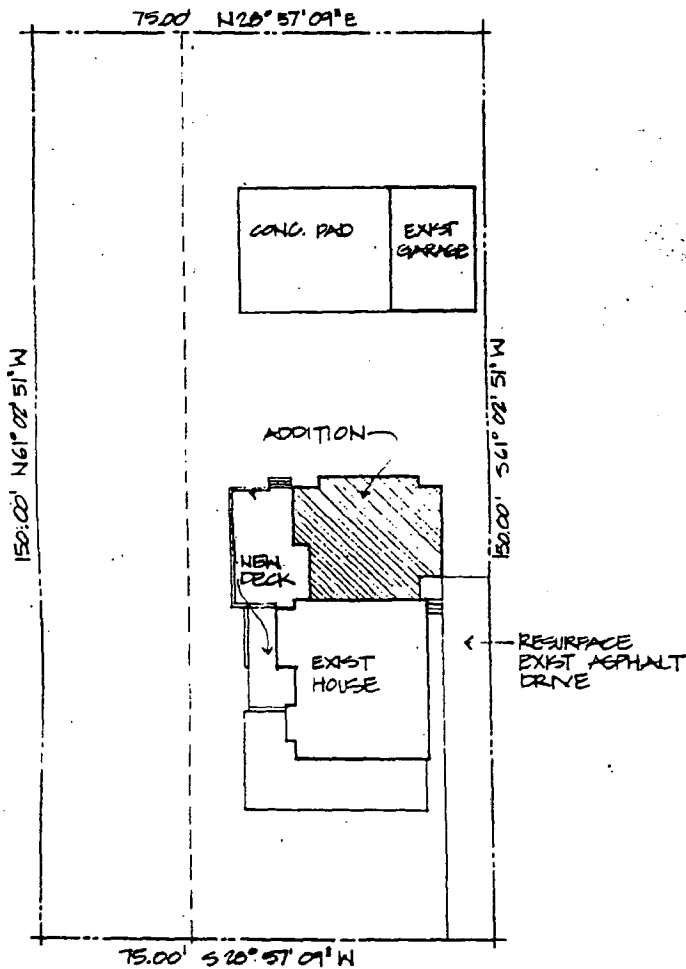
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B. General description of project

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Materials Specifications

Asphalt fiberglass shingles, color to match existing porch roof as much as possible.  
Bead-board soffet material to match existing as much as possible, and to include 2" metal continuous vent.



LOT 8 & PART OF LOT 7  
 BLOCK 9  
 LIPSCOMB & EARNEST, TRUSTEES  
 TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

SITE PLAN  
 1/2" = 1'-0"



<p><b>HARRIS</b> ASSOCIATES</p> <p>1100 FLOWER AVE        BETHESDA PARK, MD 20812        TEL. 607-8808</p>	<p>ADDITION TO  <b>ASBELL / INTAGLIATA</b>  <b>RESIDENCE</b></p> <p>7216 WILLOW AVENUE        TAKOMA PARK, MARYLAND 20912</p>	<p><b>FOUNDATION PLAN</b>  <b>&amp; SITE PLAN</b></p> <p>DRAWN JULY 1, 1978</p>	<p>DATE:</p> <p style="text-align: center;">(4)</p> <p style="text-align: center;">A-</p>
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SEE SHEET A-7 FOR  
SM NOTES

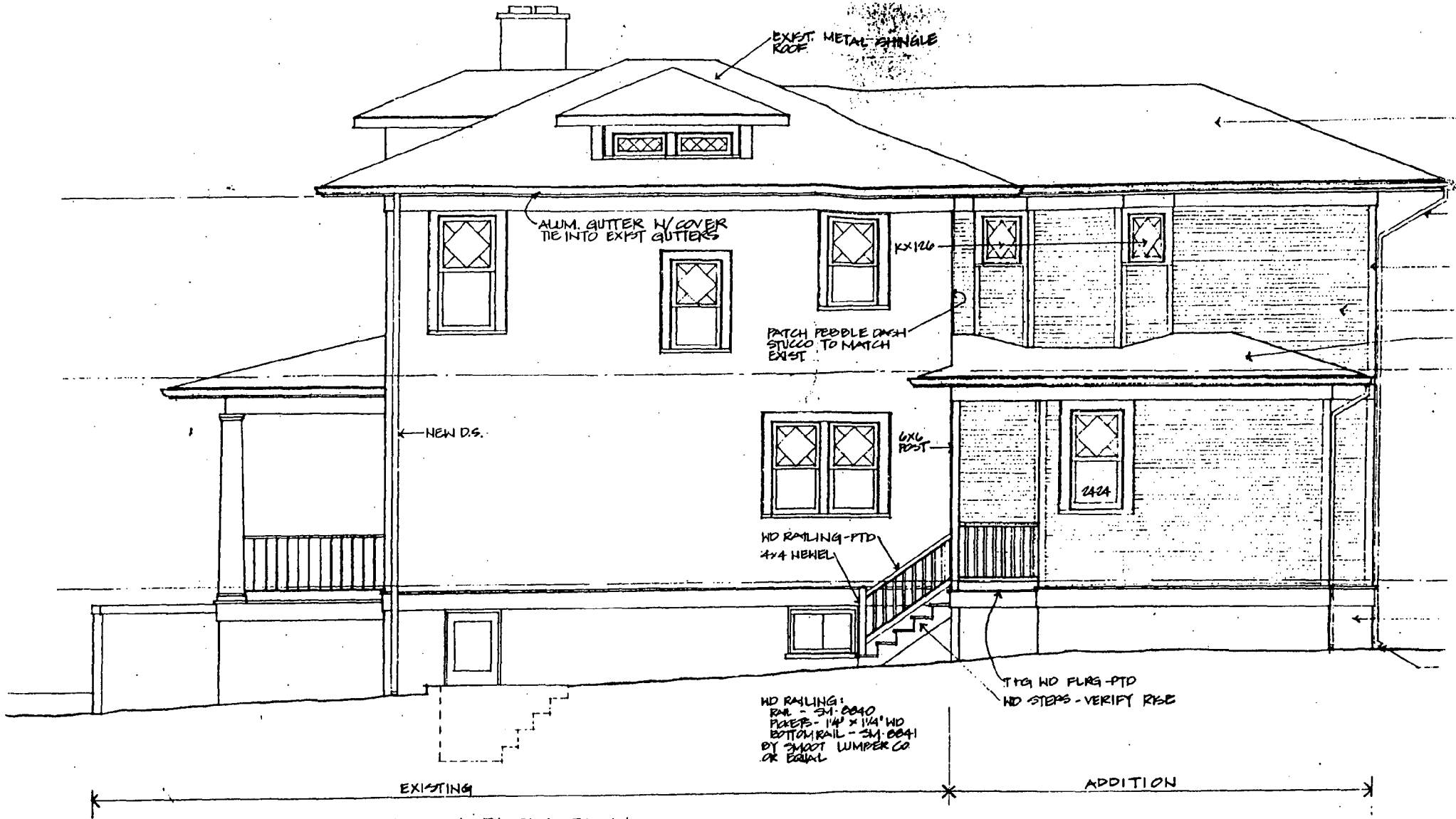
EXISTING

ADDITION

EAST ELEVATION  
4'-11-0"

SD

HARRIS	ADDITION TO AGRELL / INTAGLIATA	EAST ELEVATION	DATE:
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**NORTH ELEVATION**  
 1/4" = 1'-0"

13



WEST ELEVATION  
 1/4" = 1'-0"

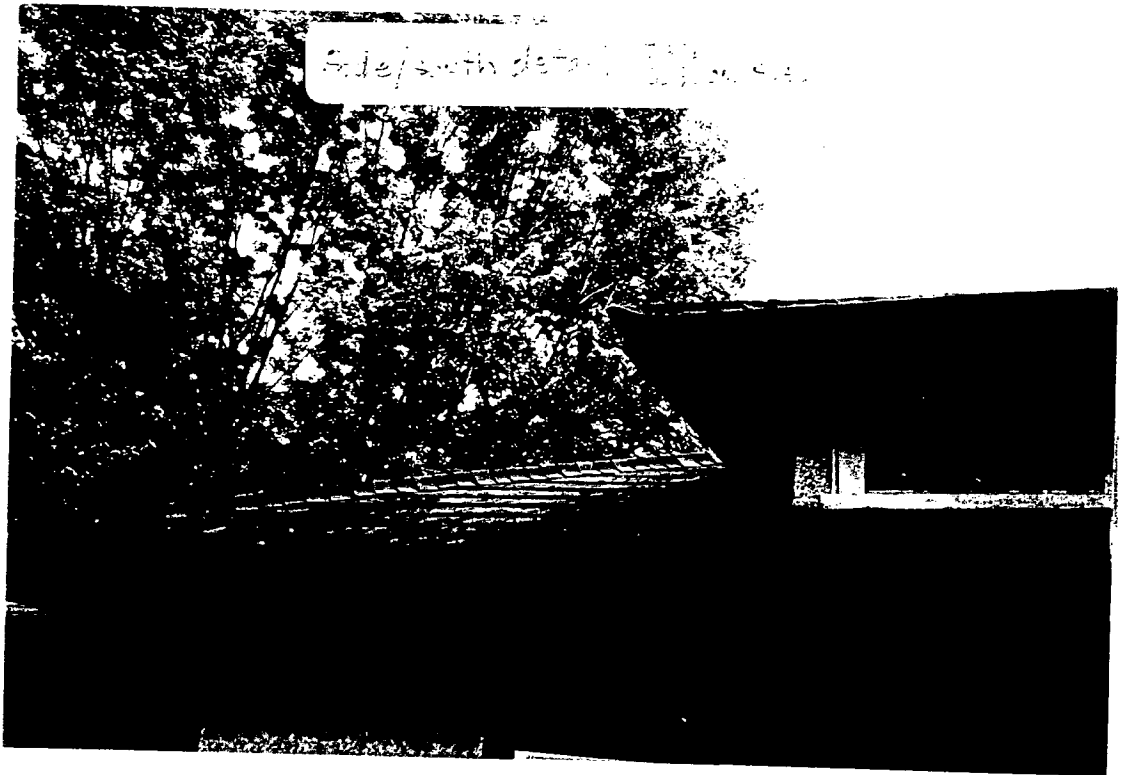
11

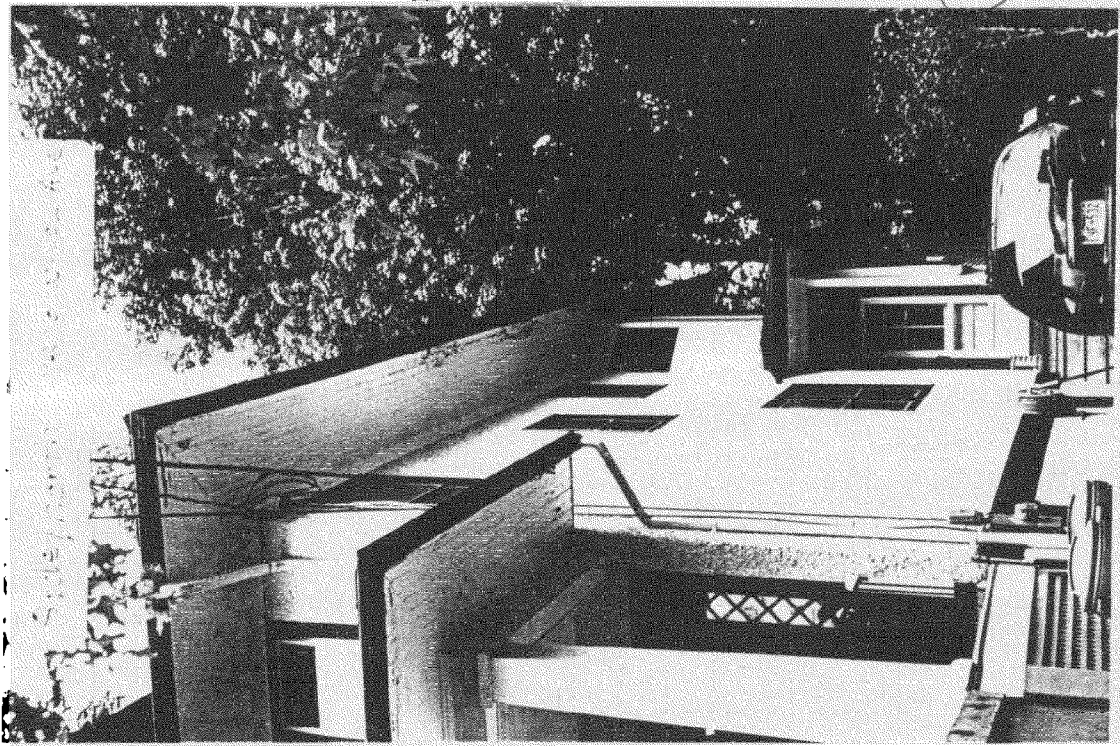
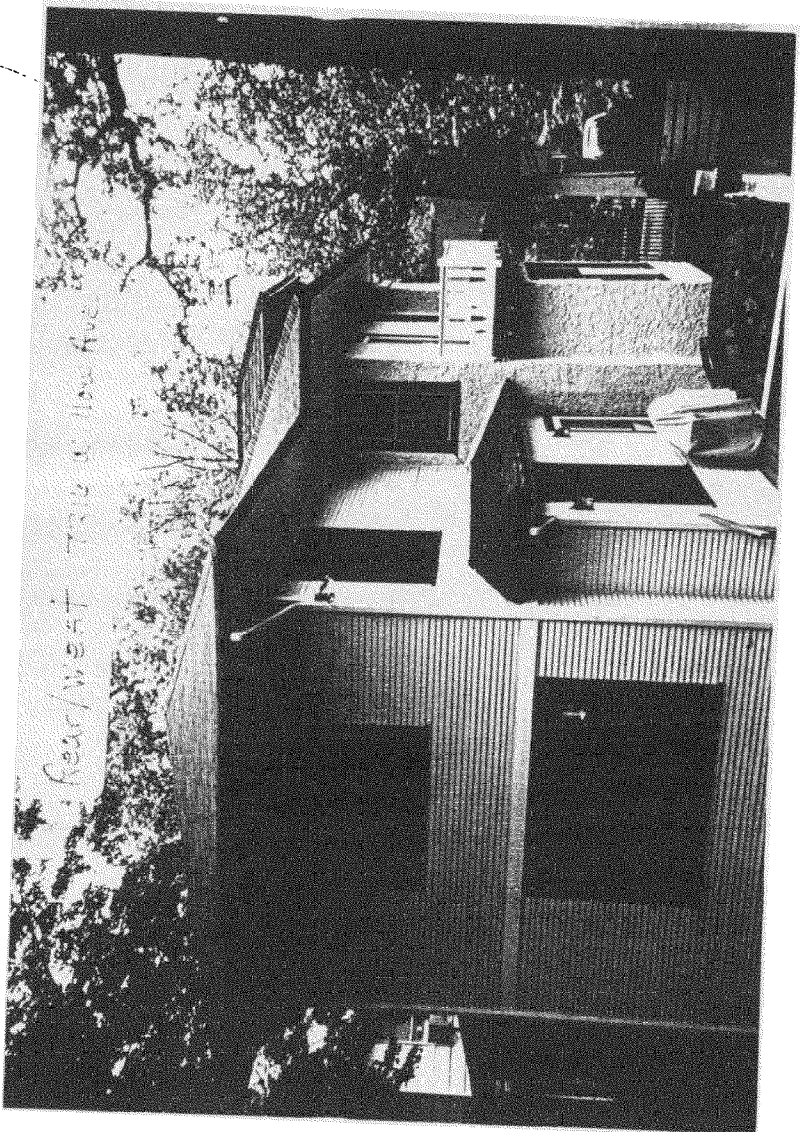




SOUTH ELEVATION  
1/4" = 1'-0"







7117 }  
7119 } 459  
7121 }  
7124 }



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGFORD DRIVE, 2ND FLOOR, ROCKVILLE, MD 20850  
301/217-6276

7218. bad 2nd story  
72 - fine

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

plans

Contact Person: Larry Asbell

Daytime Phone No.: 202-333-3903

Tax Account No.: 1065581

Name of Property Owner: Larry Asbell & Chris Intagliata Daytime Phone No.: 202-333-3903  
301-270-8290

Address: 7216 Willow Ave. Takoma Park MD 20912  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 7216 Street: Willow Avenue  
Town/City: Takoma Park Nearest Cross Street: Tulip Avenue  
Lot: 8, part of 7 Block: 9 Subdivision: Lipscomb and Earnest  
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: roof, soffit

1B. Construction cost estimate: \$ 8,000

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.

Christine Intagliata Larry Asbell  
Signature of owner or authorized agent

2/13/00  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 211781 Date Filed: 2/18/2000 Date Issued: \_\_\_\_\_

III F

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

*See attached*

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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:

*See attached*

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2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

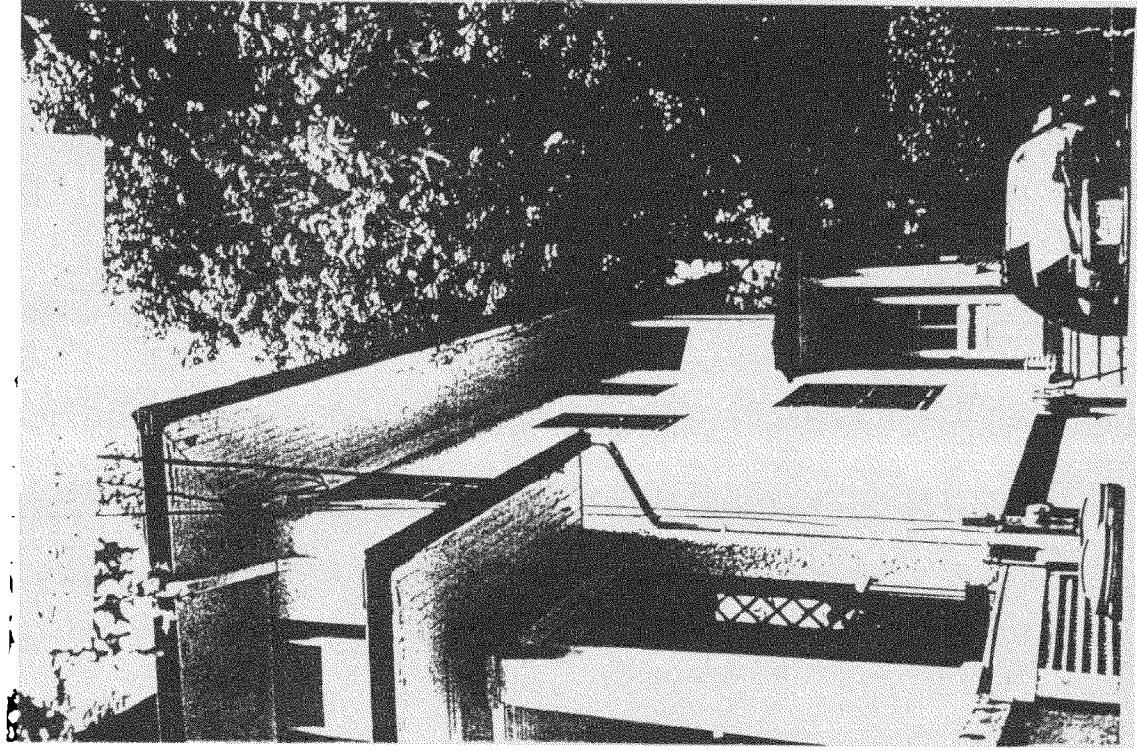
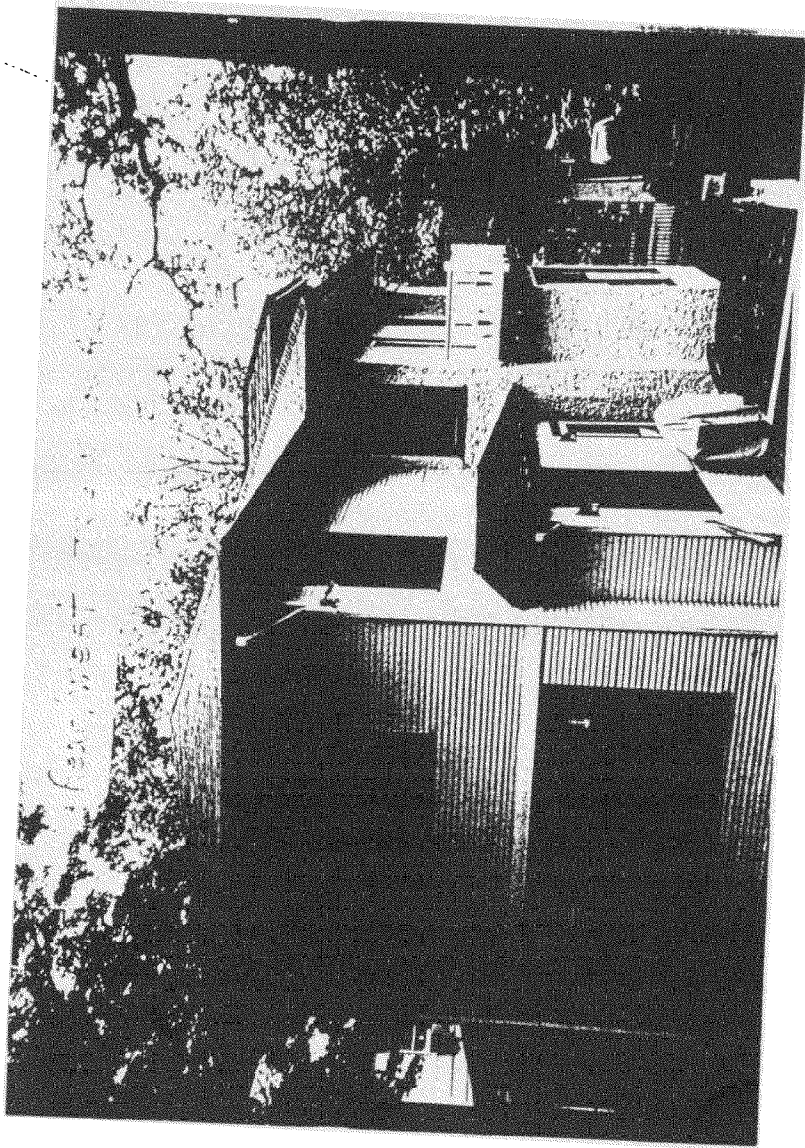
6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 8" 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.





WEST ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

13

ASPHALT SHINGLES

ALUM GUTTERS  
+ DS. (TYP)

3/4" x 4" NO CORNER BO

NO SIDING  
ASPHALT SHINGLES



SOUTH ELEVATION

1/4" = 1'-0"





HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

A. Joseph & Carol Ossi  
7215 Maple Avenue  
Takoma Park, MD 20912

Bob & Ann Denbow  
7218 Willow Avenue  
Takoma Park, MD 20912

Peter Aron & Helen Spencer  
7212 Willow Avenue  
Takoma Park, MD 20912

Reint & Aymii Gropp  
c/o Noah's Preferred Properties  
205 N. Frederick Ave., #200  
Gaithersburg, MD 20877

Attachment for Application for Historic Area Work Permit  
Larry Asbell & Chris Intagliata  
2/13/00

### Written description of project

#### A. Existing structures and setting

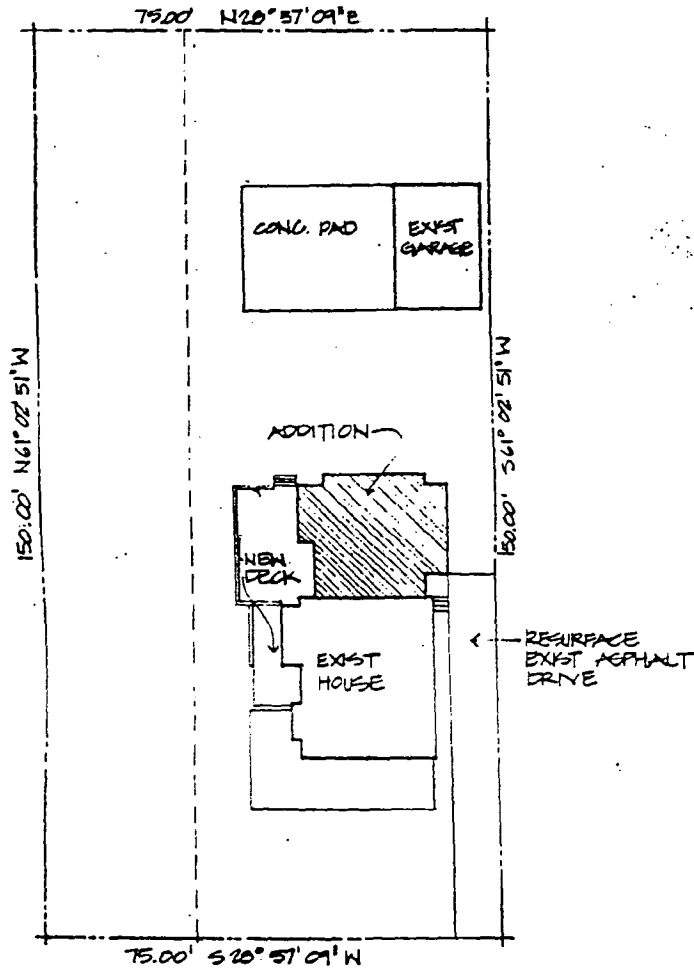
Four square prairie-style house built in 1905, with a two-story rear addition added in 1995. The house is listed as an Outstanding Resource in the Takoma Park Historic District. The original house and the addition are characterized by 3' wide roof overhang with soffets of wood bead-board. The roof above the original second story is tin shingle, painted black, and the roof over the original large wraparound porch is black asphalt fiberglass shingle. The addition's roof is also asphalt fiberglass shingle, closely matching the porch roof. Currently there is considerable moisture damage to the wood surfaces under the original soffets, due to deterioration of the metal shingles at the perimeter of the original roof.

#### B. General description of project

To replace the second-story tin roof with asphalt fiberglass shingles and replace the soffit wood surfaces. The purpose of the project is to improve the appearance of the soffets and to protect the house and soffets from further water damage. The layers of black paint on the old roof give it a weatherbeaten and somewhat rippled appearance but it is not apparent even to roofers at street level that it is a metal, not an asphalt, roof. Asphalt fiberglass shingles are available at a reasonable cost and will unify the appearance of all the roof surfaces of the house. Quotes from contractors indicate that the cost of replacing the roof with tin shingles would be five times the cost of asphalt shingles.

### Materials Specifications

Asphalt fiberglass shingles, color to match existing porch roof as much as possible.  
Bead-board soffit material to match existing as much as possible, and to include 2" metal continuous vent.



LOT 6 & PART OF LOT 7  
 BLOCK 9  
 HIPSOMID & EARNEST, TRUSTEES  
 TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

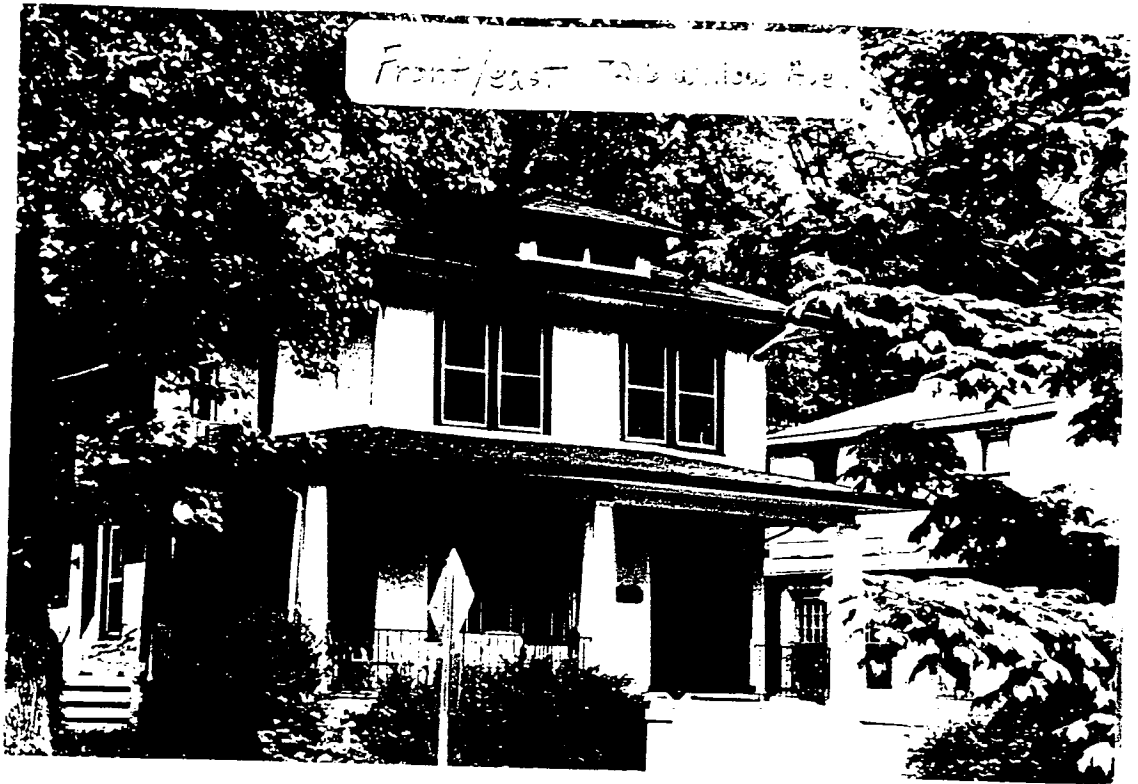
SITE PLAN  
 1/2" = 1'-0"



<b>HARRIS</b> ASSOCIATES <small>1000 FLORENCE AVE          TAKOMA PARK, MD 20912          TEL: 410-271-4400</small>	ADDITION TO <b>ASBELL / INTAGLIATA</b> <b>RESIDENCE</b> 7216 WILLOW AVENUE TAKOMA PARK, MARYLAND 20912	<b>FOUNDATION PLAN</b> <b>&amp; SITE PLAN</b> PREPARED JULY 1, 1979	DATE A
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6

Front/ east. 210 Wilson Ave.



Side view of house



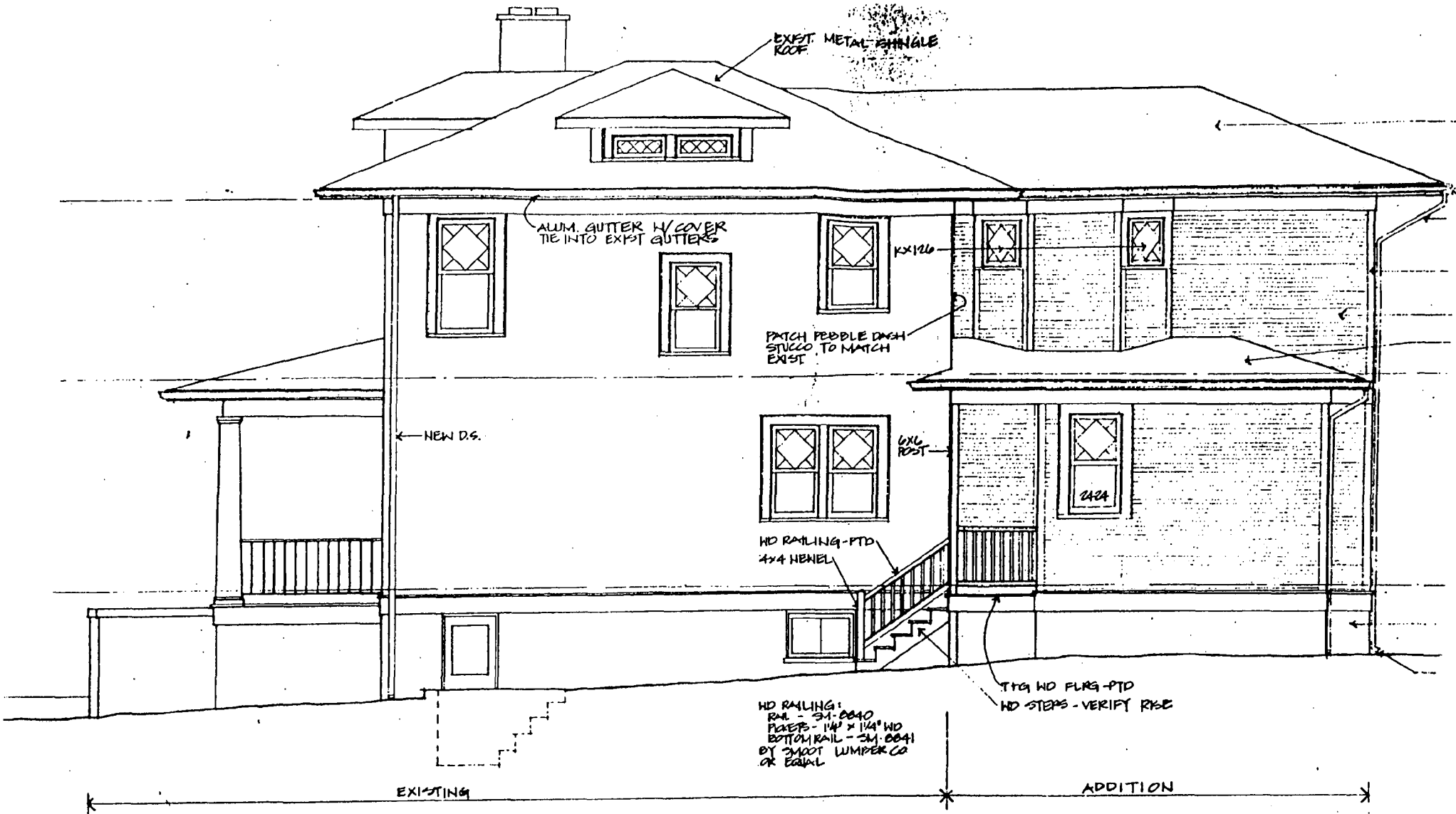


SEE SHEET A-7 FOR  
SM NOTES

EAST ELEVATION  
1/4" = 1'-0"

(=)

HARRIS	ADDITION TO AGRELL / INTAGLIATA	EAST ELEVATION	DATE
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**NORTH ELEVATION**  
 1/4" = 1'-0"

12

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

A. Joseph & Carol Ossi  
7215 Maple Avenue  
Takoma Park, MD 20912

Bob & Ann Denbow  
7218 Willow Avenue  
Takoma Park, MD 20912

Peter Aron & Helen Spencer  
7212 Willow Avenue  
Takoma Park, MD 20912

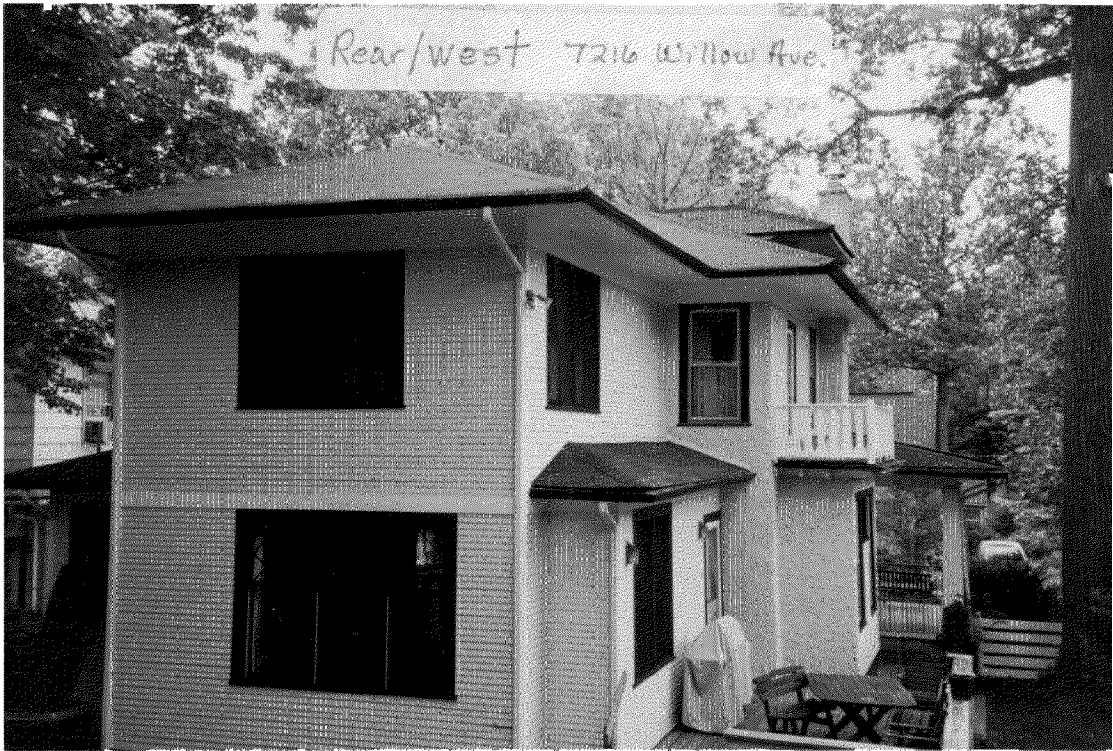
Reint & Aymii Gropp  
c/o Noah's Preferred Properties  
205 N. Frederick Ave., #200  
Gaithersburg, MD 20877

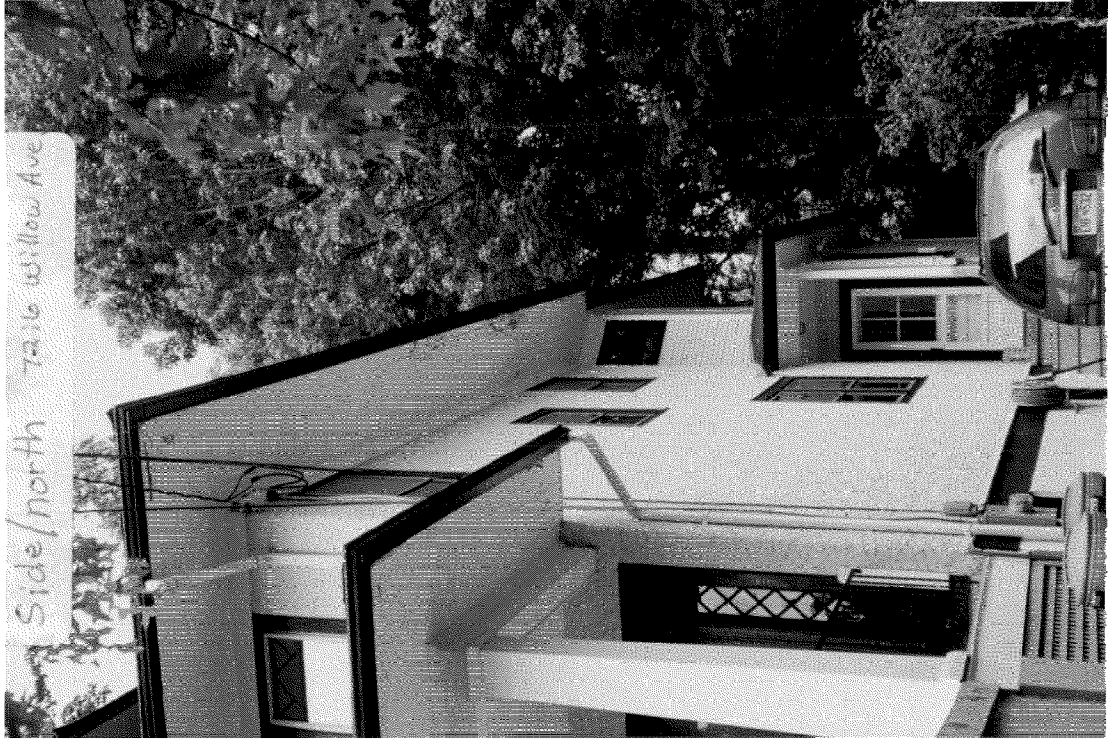
Front/east 7216 Willow Ave.



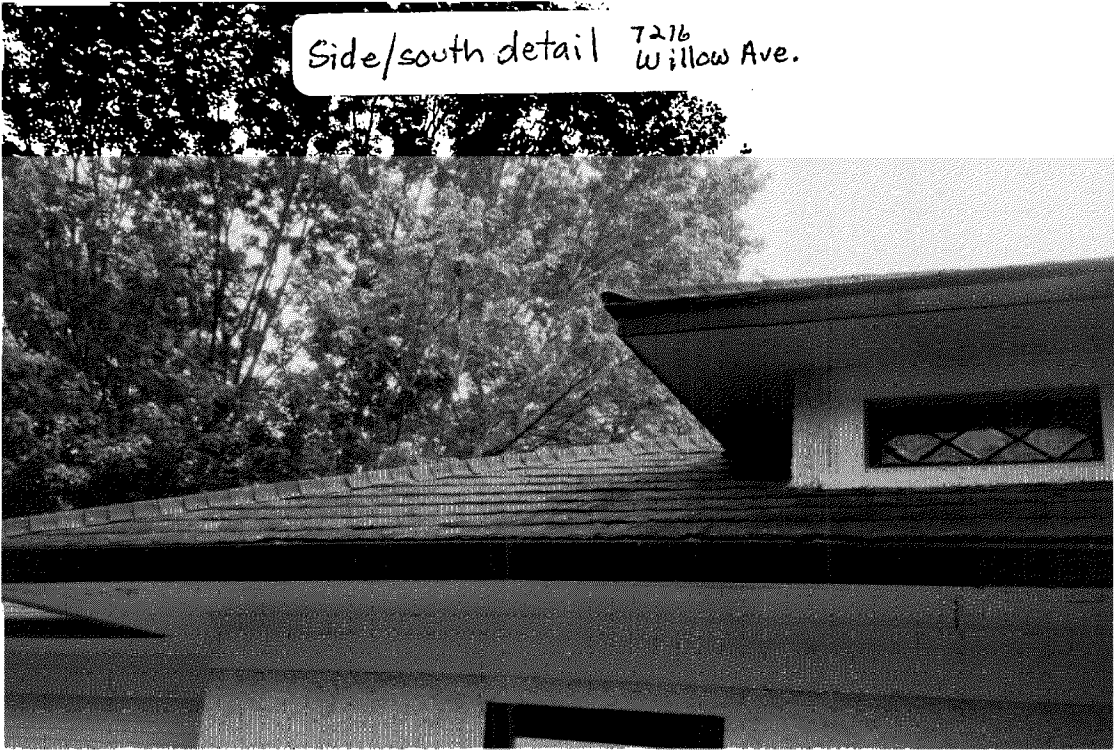


Rear/West 7216 Willow Ave.





Side/south detail 7216  
Willow Ave.



Attachment for Application for Historic Area Work Permit  
Larry Asbell & Chris Intagliata  
2/13/00

Written description of project

A. Existing structures and setting

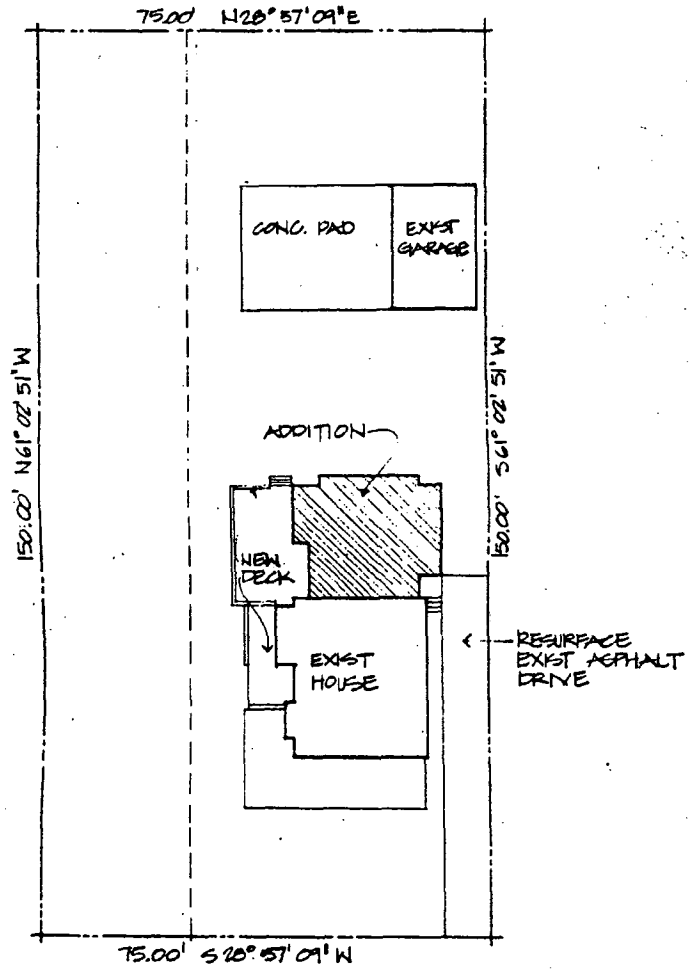
Four square prairie-style house built in 1905, with a two-story rear addition added in 1995. The house is listed as an Outstanding Resource in the Takoma Park Historic District. The original house and the addition are characterized by 3' wide roof overhang with soffets of wood bead-board. The roof above the original second story is tin shingle, painted black, and the roof over the original large wraparound porch is black asphalt fiberglass shingle. The addition's roof is also asphalt fiberglass shingle, closely matching the porch roof. Currently there is considerable moisture damage to the wood surfaces under the original soffets, due to deterioration of the metal shingles at the perimeter of the original roof.

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LOT 6 & PART OF LOT 7  
 BLOCK 9  
 LIPSCOMB & EARNEST, TRUSTEES  
 TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

**SITE PLAN**  
 1/2" = 1'-0"



<b>HARRIS ASSOCIATES</b> <small>7808 FLOWER AVE        TAKOMA PARK, MD 20912        TEL: 443-8800</small>	ADDITION TO <b>ASBELL / INTAGLIATA RESIDENCE</b> <small>7216 WILLOW AVENUE        TAKOMA PARK, MARYLAND 20912</small>	<b>FOUNDATION PLAN &amp; SITE PLAN</b> <small>DRAWN JULY 1, 1992</small>	DATE: _____ 6 <b>A-</b>
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SEE SHEET A-7 FOR  
DIM. NOTES

EAST ELEVATION  
4'-0"

EXISTING

ADDITION

①

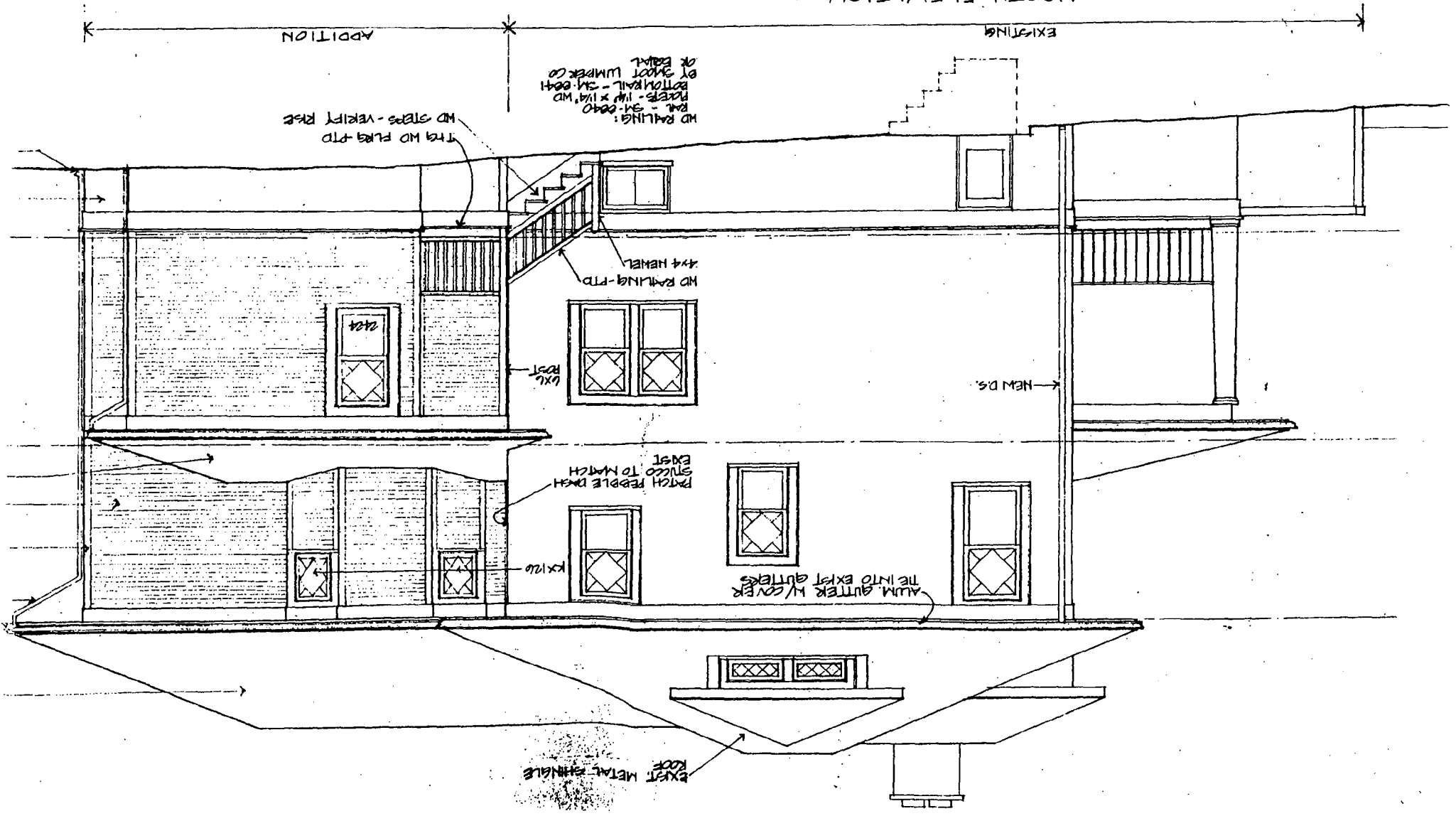
HARRIS

ADDITION TO  
AGRELL ANTICHIATA

EAST ELEVATION

DATE:

NORTH ELEVATION  
1/4" = 1'-0"





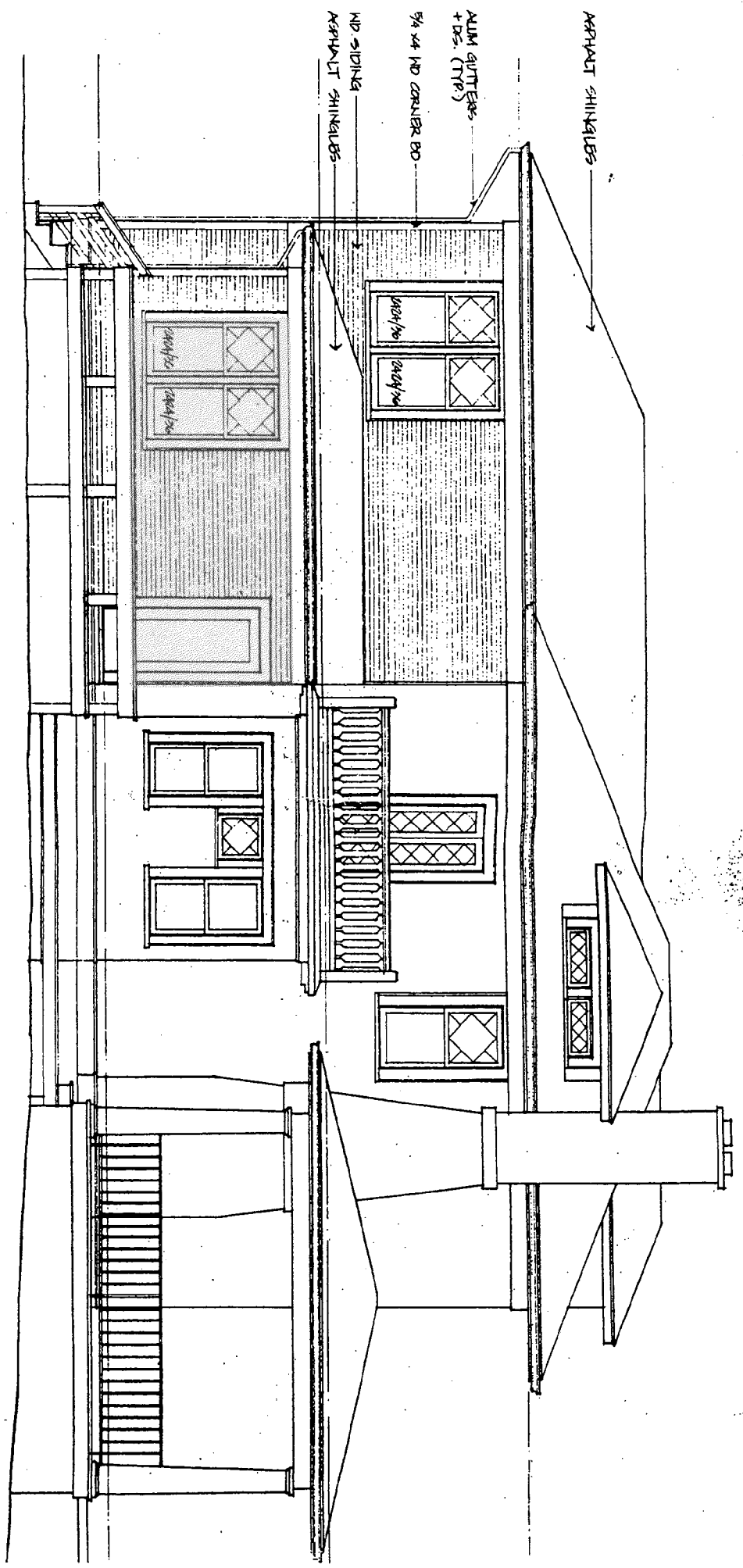
WEST ELEVATION  
 $\frac{1}{4}'' = 1'-0''$

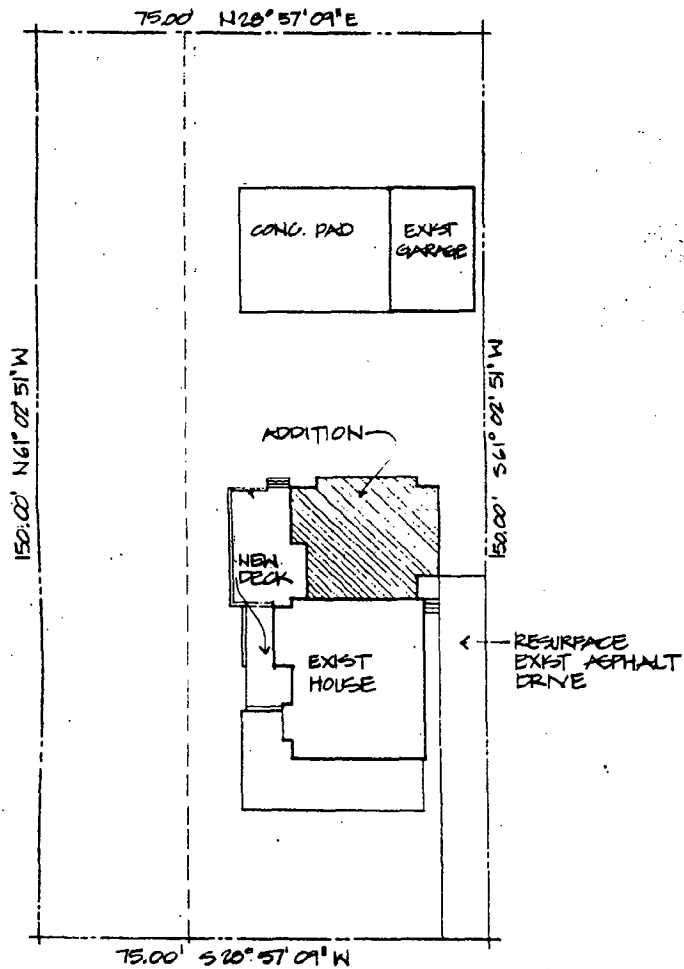
13



14

SOUTH ELEVATION  
1/4" = 1'-0"





LOT 6 & PART OF LOT 7  
 BLOCK 9  
 LIFSCOMB & EARNEST, TRUSTEES  
 TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

**SITE PLAN**  
 1/2" = 1'-0"



<p><b>HARRIS ASSOCIATES</b>          2800 FLOWER AVE          BETHESDA PARK, MD 20812          301-687-8503</p>	<p>ADDITION TO  <b>ASBELL / INTAGLIATA RESIDENCE</b>          7216 WILLOW AVENUE          TAKOMA PARK, MARYLAND 20912</p>	<p><b>FOUNDATION PLAN &amp; SITE PLAN</b>          DATE: JULY, 1989</p>	<p>DATE: 1989          6  <b>A</b></p>
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SEE SHEET A-7 FOR  
3M. NOTES

EAST ELEVATION  
1/4" = 1'-0"

(=)

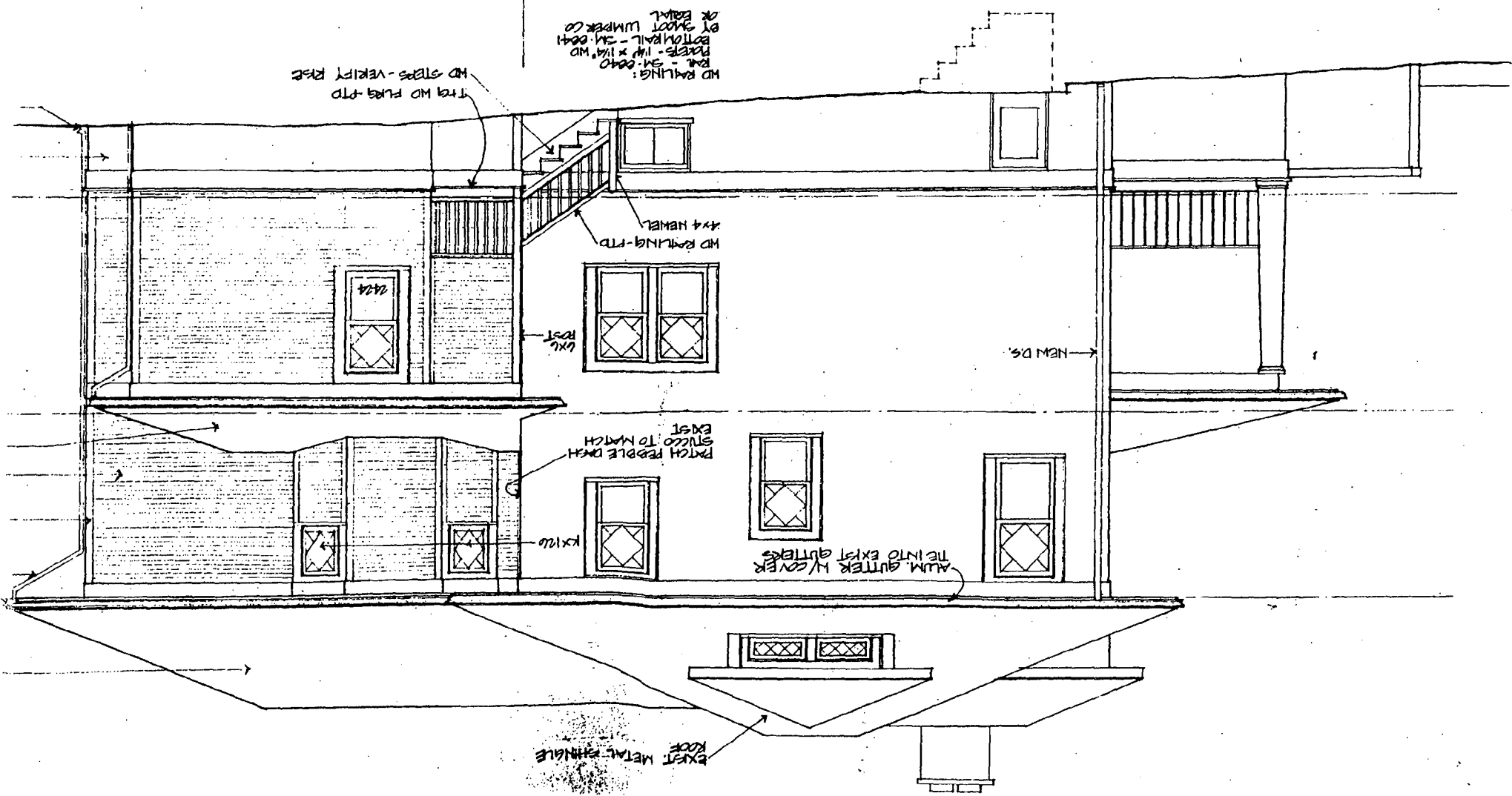
HARRIS	ADDITION TO AGRELL / INTAGLIATA	EAST ELEVATION	DATE
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NORTH ELEVATION

1/2" = 1'-0"

ADDITION

EXISTING



MD RAILING:  
RAIL - 2x4, 1x4 x 1/4"  
POSTS - 1 1/2" x 1 1/4"  
BOTTOM RAIL - 2x4, 1x4  
BY QUOT LUMBER CO  
OR BALAIL

TRG MD FURA PTD  
MD STAIRS - VEKIPY RRAE

MD RAILING - PTD  
4x4 NEWEL

6x6  
POST

NEW DS.

PATCH PEBBLE DASH  
STUCCO TO MATCH  
EXIST

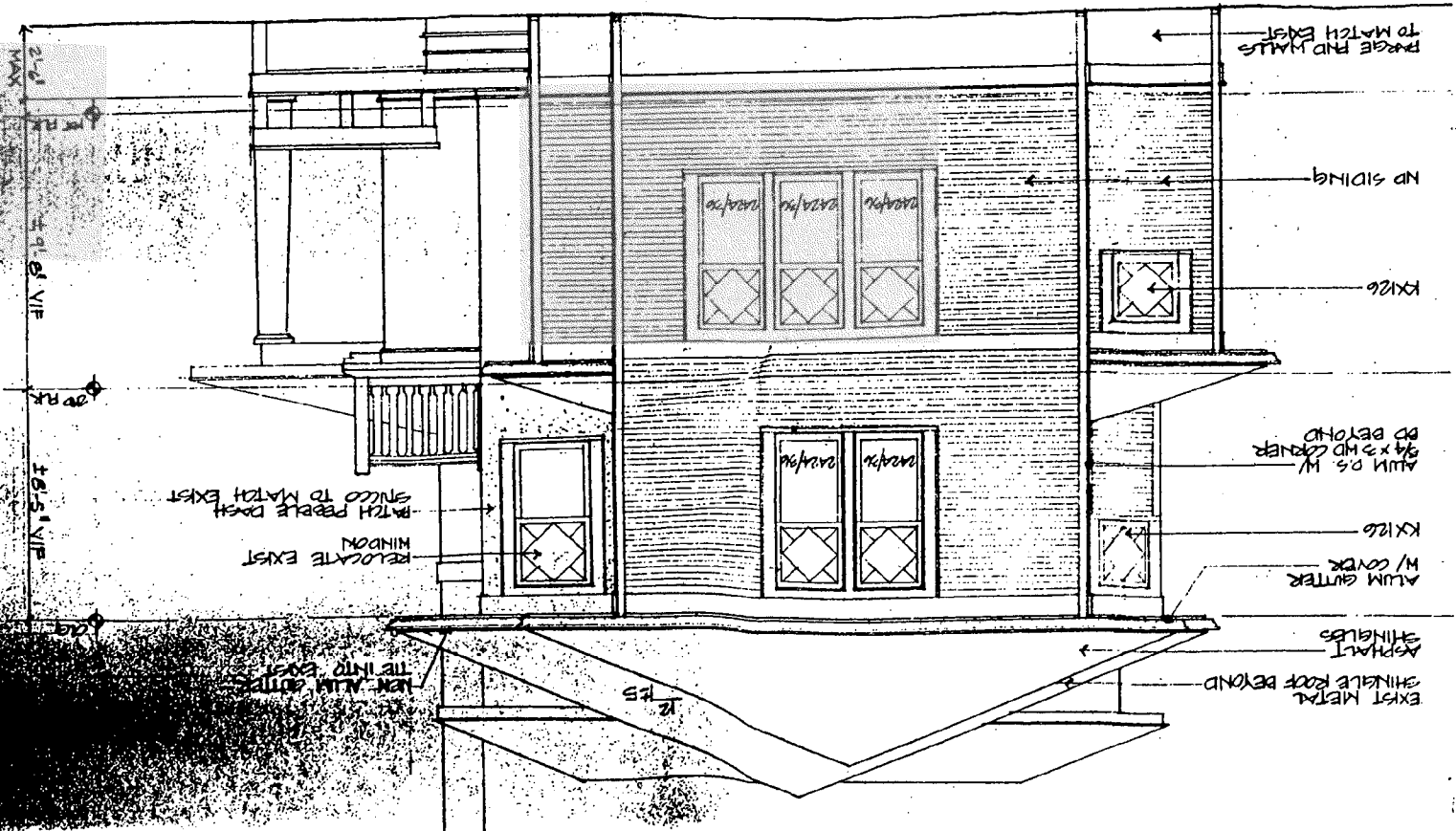
6x12

ALUM. GUTTER W/ COVER  
TIE INTO EXIST GUTTERS

EXIST METAL FINISH  
ROOF

13.

WEST ELEVATION  
1/8" = 1'-0"





SOUTH ELEVATION  
1/4" = 1'-0"

