

7113 HOWY AVENUE, TAILOMA PARK

[HPC CASE # 87/03-1311]

TAILOMA PARK HISTORIC DISTRICT



HISTORIC PRESERVATION COMMISSION

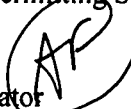
Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: 3/28/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #627851

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on March 27, 2013.

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

Applicant: Gregory Bordynowski
Address: 7113 Holly Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: _____ Contact Person: GREG BORDYNOWSKI
 Daytime Phone No.: 301-385-2860
 Tax Account No.: _____
 Name of Property Owner: Gregory M. BORDYNOWSKI et al. Daytime Phone No.: _____
 Address: 7113 HOLLY AVENUE TAKOMA PARK, MD 20912
Street Number City State Zip Code
 Contractor: STATEWIDE BUILDERS Phone No.: 301-922-1424
 Contractor Registration No.: 24250
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7113 Street: HOLLY AVENUE
 Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE
 Lot: p1016 Block: 7 Subdivision: BF GILBERT'S addition to Takoma Park
 Liber: 18868 Folio: 379 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 Stab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 10,000

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.

Gregory M. Bordynowski 3/4/2013
 Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 4/11/13
 Application/Permit No.: 627851 Date filed: 3/11/13 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:

REPAIR REAR PORCH (EXISTING), CONSTRUCT SCREEN INFILL
PANELS & SCREEN DOOR. REMOVE EXISTING DOOR. INSTALL
NEW FRENCH DOOR IN NEW MASONRY OPENING. INSTALL
GARAGE DOOR IN EXISTING OPENING.

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

THE NEW WORK WILL MATCH EXISTING MATERIALS & FINISHES
EXCEPT NEW STONE PAVING TO MATCH FRONT OF HOUSE. All work
other than stone is easily reversible.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

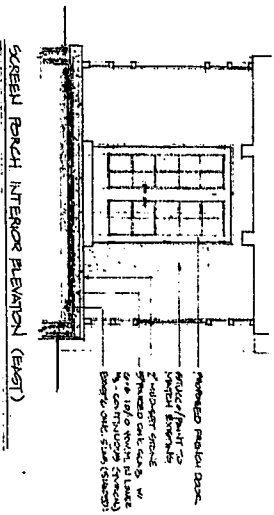
6. TREE SURVEY

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

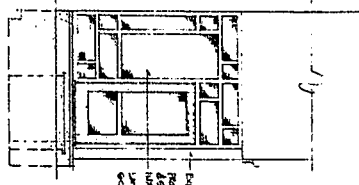
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

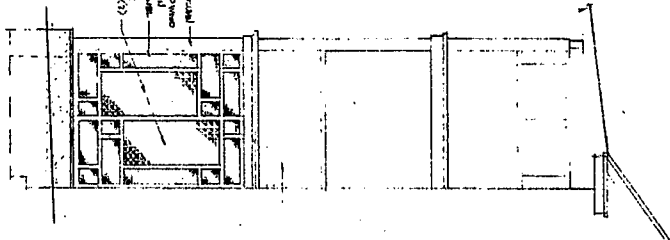
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



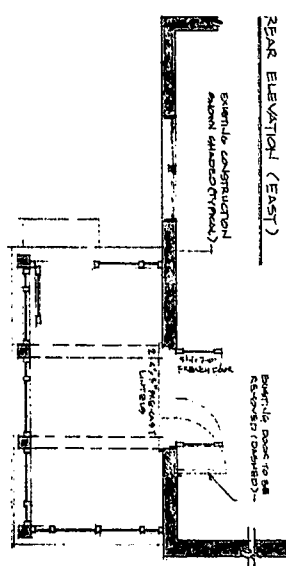
SIDE ELEVATION (EAST)



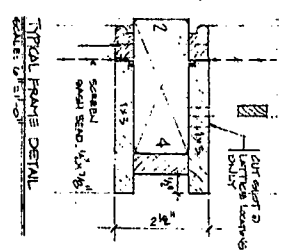
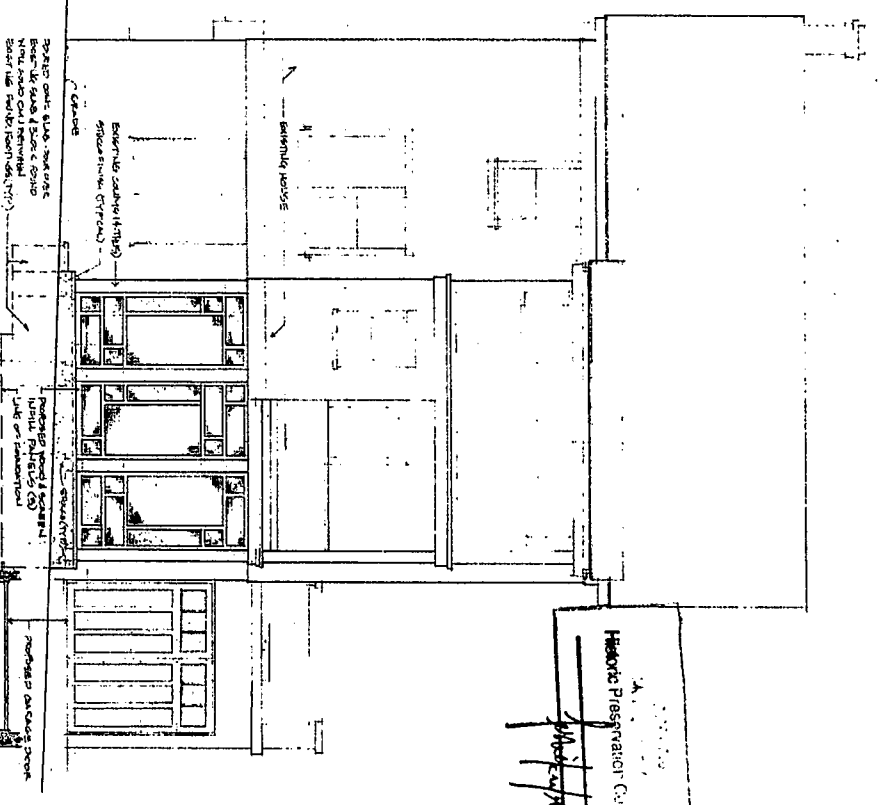
SIDE ELEVATION (WEST)



SCREEN PORCH PLAN (EAST)



REAR ELEVATION (EAST)



Historic Preservation Commission
 [Signature]

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7113 Holly Avenue Takoma Park	Meeting Date:	3/27/2013
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/20/2013
Applicant:	Gregory Bordynowski	Public Notice:	3/13/2013
Review:	HAWP	Tax Credit:	No
Case Number:	37/03-131	Staff:	Karen Theimer Brown
PROPOSAL:	Alterations to rear porch and garage		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HWAP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Colonial Revival
DATE: c 1910-20s

PROPOSAL:

The applicant is proposing the following:

- Repair lower floor porch on the rear (north) elevation. Repair work includes painting and repair of existing support columns, installation of wood/lattice and screen infill panels, and replacing screen door on the south elevation (elevation facing away from the street).
- Install new wood semi-custom overhead garage door in existing opening on rear of property (see garage door specification sheet).

APPLICABLE GUIDELINES:**Montgomery County Code; 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, 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.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Takoma Park Historic District Guidelines, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: _____ Contact Person: GREG BORDYNOWSKI
Daytime Phone No.: 301-385-2860
Tax Account No.: _____
Name of Property Owner: Gregory M. BORDYNOWSKI et al. Daytime Phone No.: _____
Address: 713 HOLLY AVENUE TAKOMA PARK, MD 20912
Street Number City Street Zip Code
Contractor: STATEWIDE BUILDERS Phone No.: 301-922-1424
Contractor Registration No.: 24250
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 713 Street: HOLLY AVENUE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE
Lot: p1615 Block: 7 Subdivision: B = GILBERT'S addition to TAKOMA PARK
Liber: 18868 Folio: 379 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 V/reck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 10,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

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3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Gregory M. Bordynowski Signature of owner or authorized agent 3/4/2013 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 627851 Date Filed: 3/7/13 Date Issued: _____

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7113 HOLLY AVENUE

Adjoining and confronting property and owners

PEGUES, JUTTA C
7108 HOLLY AVE
TAKOMA PARK MD 20912-4226

DAMICO, DONNA
7110 HOLLY AVE
TAKOMA PARK MD 20912-4226

KOVAR, PETER A &
PAULA M KOWALCZUK
7112 HOLLY AVE
TAKOMA PARK MD 20912

MORRIS, LEWIS & LOUISE R JUNG
7201 HOLLY AVE
TAKOMA PARK MD 20912

GUARD, KEVIN & L
7111 HOLLY AVENUE
TAKOMA PARK MD 20912

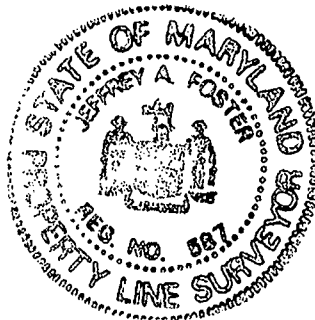
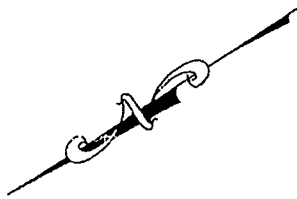
BOEDECKER, RAY &
ANNE KELLEHER
7200 HOLLY AVE
TAKOMA PARK MD 20912

RICE, RICHARD E &
MARGO L KABEL
103 TULIP AVE
TAKOMA PARK MD 20912

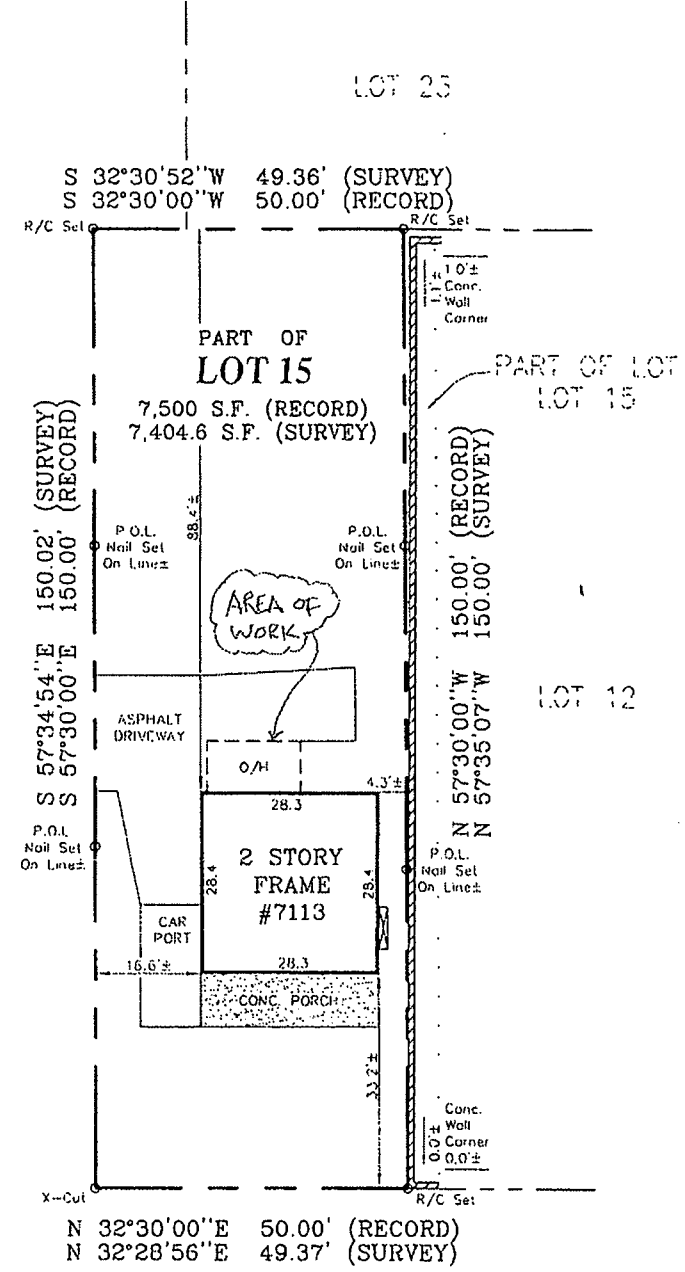
The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: May 23, 2006.
- 3) R/C Set indicates rebar & cap set.
X-Cut indicates X-Cut set.
P.O.L. indicates hub or nail set along property line.




PLAT OF SURVEY
PART of LOT 15, BLOCK 7
B. F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND



N 32°30'00"E 50.00' (RECORD)
 N 32°28'56"E 49.37' (SURVEY)

HOLLY AVENUE
 (40' WIDE R/W PER PLAT)

All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN". <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587		PLAT EK.	A	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 5-15-06 PROP. CORS.: 5-23-06	
		PLAT NO.	3		
LIBER	10868	DRAWN BY: A.L.W. JOB NO.: 01-0398			
FOLIO	379				

City of Takoma Park



Housing & Community
Development

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park MD 20912

March 5, 2013

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166
Fax 240-777-6262

Property Owner Name: Greg Bordynowski
Email: greg.bordynowski@verizon.net
greg.bordynowski@aeccm.com

Location of Requested Permit: 7113 Holly Avenue
Takoma Park, MD 20912

Proposed Scope of Work: Screening in covered rear porch, replacing existing
concrete slab, installing door on garage.

To the Department of Permitting Services:

The above property owner or owner's representative has notified the City of Takoma Park of plans to apply for building permit(s) for the above summarized construction project. The property owner or representative has been informed that the City of Takoma Park has regulations and city permit requirements that may apply to their project. The applicant has been advised that failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law

Sincerely,

Erkin Ozberk
Planner

City Of Takoma Park



The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan:

Construction activities that occur within 50 feet of a tree, located on the property or on adjacent property, may require a Tree Impact Assessment. The City Arborist should be contacted to discuss whether a site visit and a Tree Impact Assessment are required. The tree ordinance is detailed in the City Code, section 12.12. The City Arborist can be reached at 301-891-7612.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management Permit if they add less than 400 square feet to the building footprint and do not disturb more than 5,000 square feet of land area.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way, (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to apply for a Fence Permit. If your application is successful, you will also need to sign a Fence Agreement that will be recorded in the Land Records of Montgomery County.

Failure to comply with the City's permitting requirements could result in the issuance of a Municipal Infraction Citation and other administrative actions within the provisions of the law.

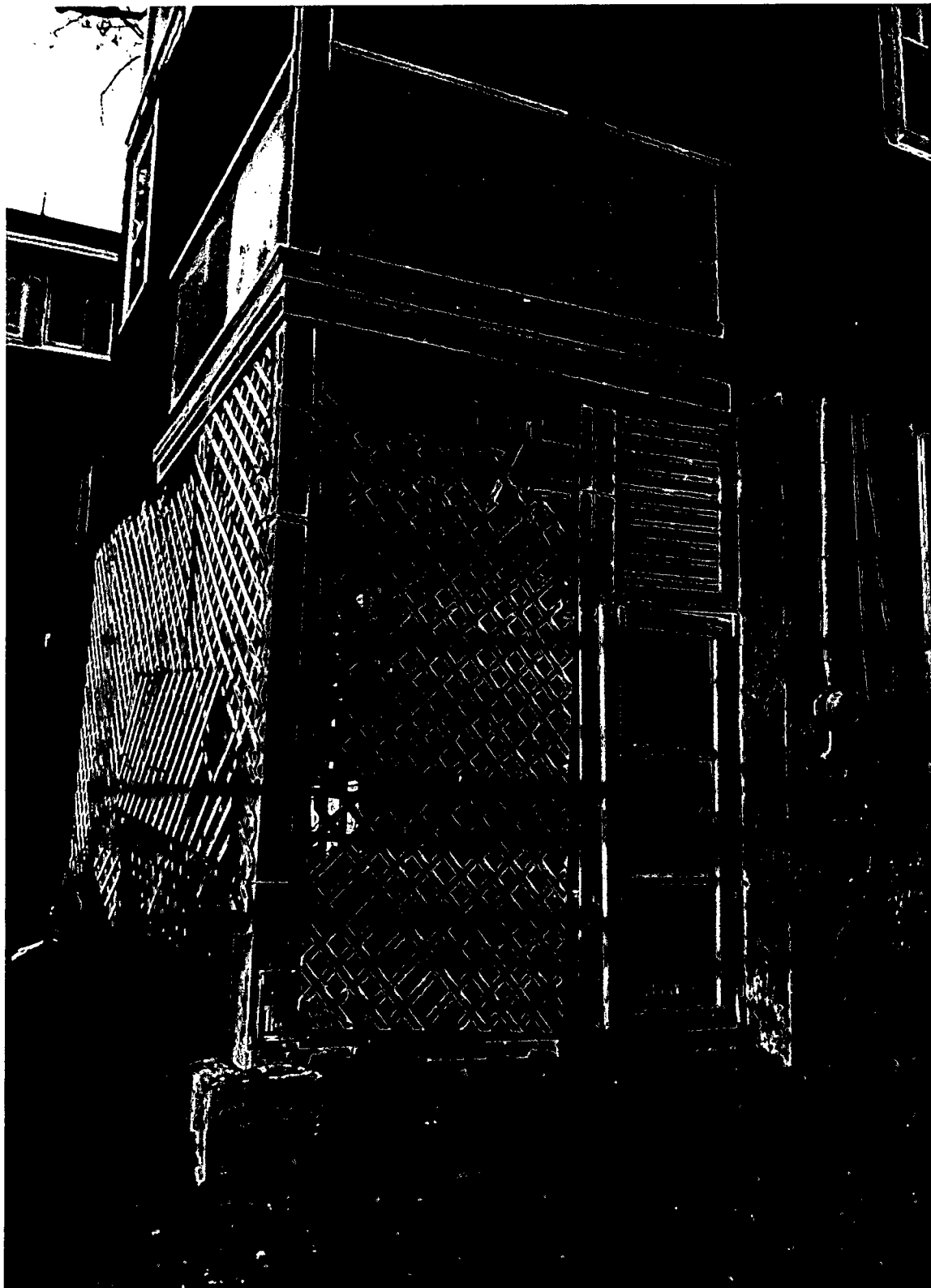
For more information on the above permits, see www.takomaparkmd.gov or contact the Takoma Park Department of Public Works at 301-891-7633.

7113 Holly Avenue
Takoma Park, MD 20912



Existing View of Back-Covered Porch from East (Rear)

7113 Holly Avenue
Takoma Park, MD 20912



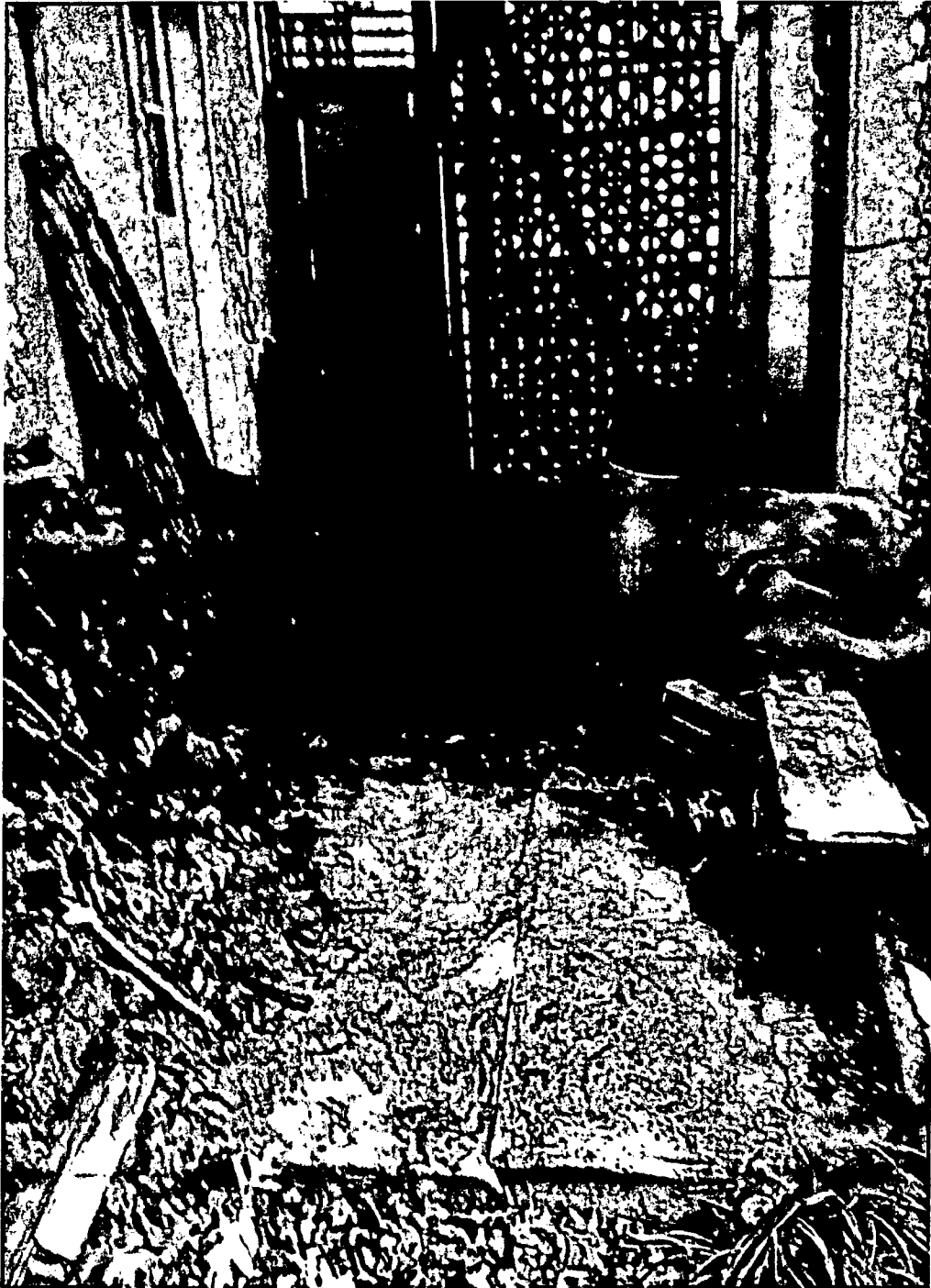
Existing View of North Side of Covered Porch (Tulip Avenue side)

7113 Holly Avenue
Takoma Park, MD 20912



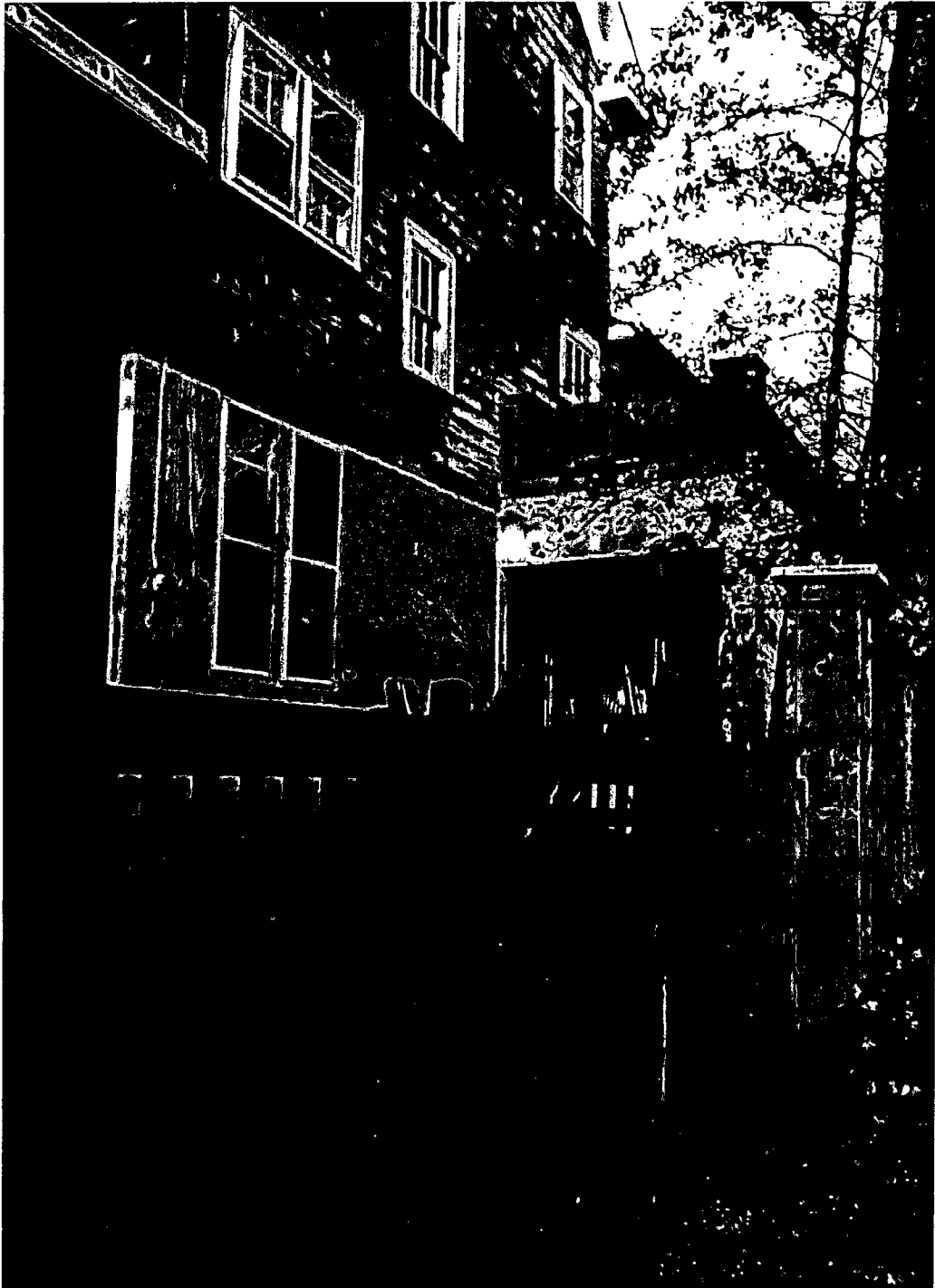
Back Door Under Covered Porch to be Removed

7113 Holly Avenue
Takoma Park, MD 20912



Existing Covered Porch Interior View from South

7113 Holly Avenue
Takoma Park, MD 20912



View of the Garage from the Road (Tulip Avenue)

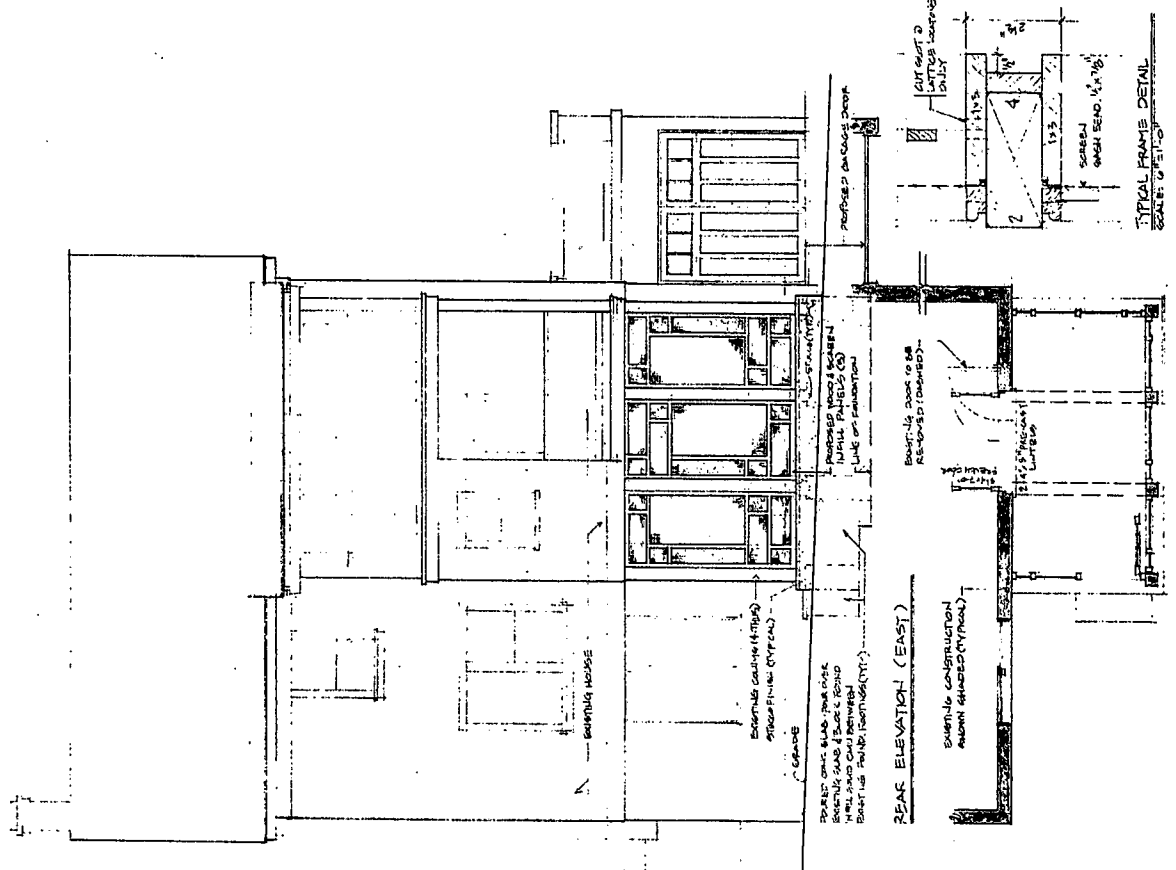
7113 Holly Avenue
Takoma Park, MD 20912



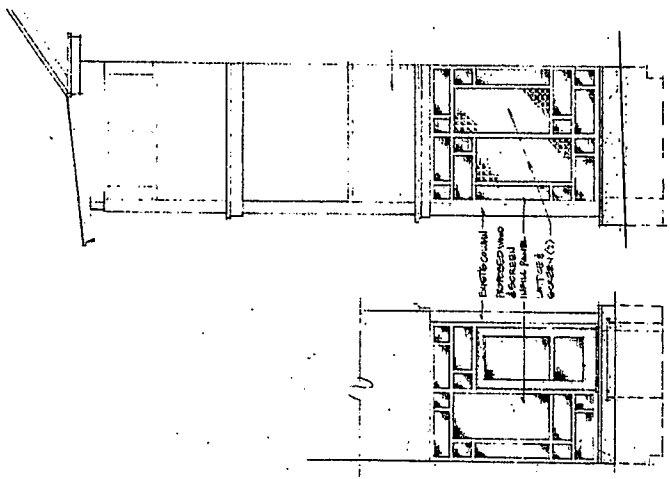
View of Existing Garage from East (Rear)

A-1A

RENOVATION OF THE REAR PORCH @ 7113 HOLLY AVENUE
TAKOMA PARK, MARYLAND
DATE: 10 FEB, 2018

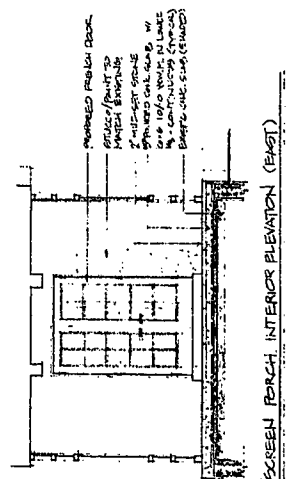


SCREEN PORCH PLAN (WEST)



SIDE ELEVATION (NORTH)

SIDE ELEVATION (SOUTH)



SCREEN PORCH INTERIOR ELEVATION (EAST)



WOOD LINE

RESERVE[®] collection

LIMITED EDITION SERIES

COMPLETE CONFIGURATIONS

Finished Door Designs *Continued*

NOTE: The seven foot high doors are illustrated below. Design may appear different dependent upon the height and number of sections of the door. Please contact your dealer for illustrations providing dimensions and line drawings for each design.

Design 3



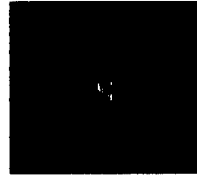
TOP11



TOP12



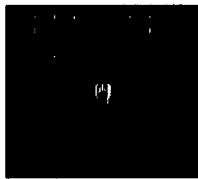
TOP13



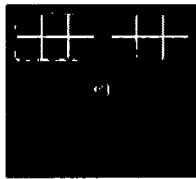
TOP14



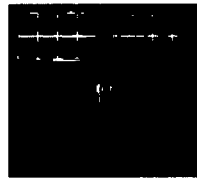
REC13



REC14



SQ23



SQ24



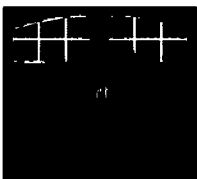
ARCH1



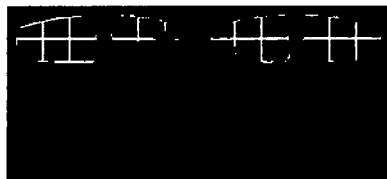
ARCH2



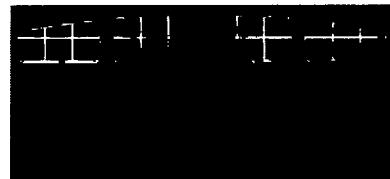
ARCH1



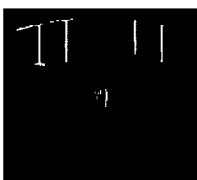
ARCH3



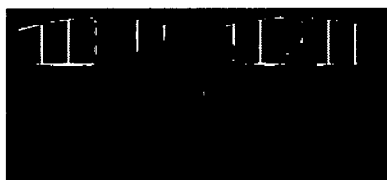
ARCH6



ARCH3



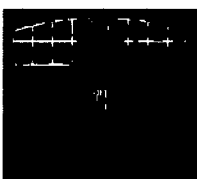
ARCH13



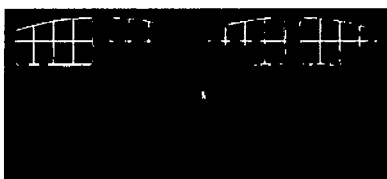
ARCH16



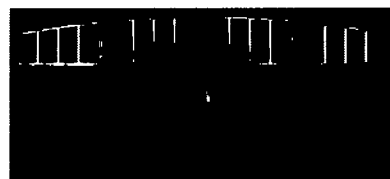
ARCH13



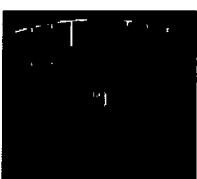
ARCH4



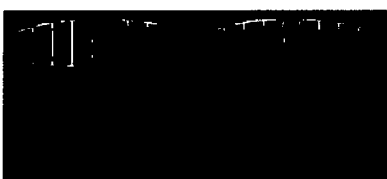
ARCH8



ARCH4



ARCH14



ARCH18



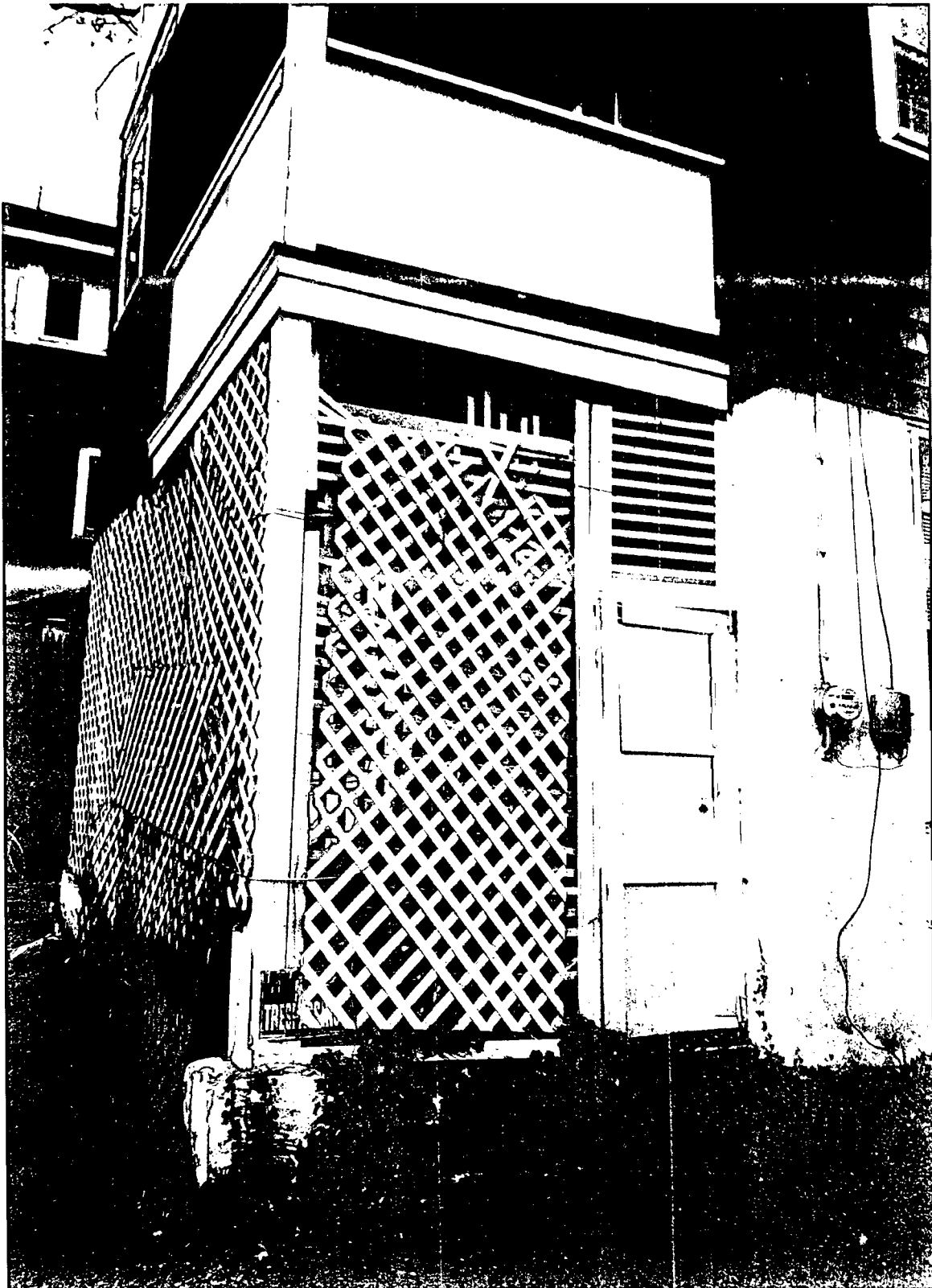
ARCH14

7113 Holly Avenue
Takoma Park, MD 20912



Existing View of Back Covered Porch from East (Rear)

7113 Holly Avenue
Takoma Park, MD 20912



Existing View of North Side of Covered Porch (Tulip Avenue side)

7113 Holly Avenue
Takoma Park, MD 20912



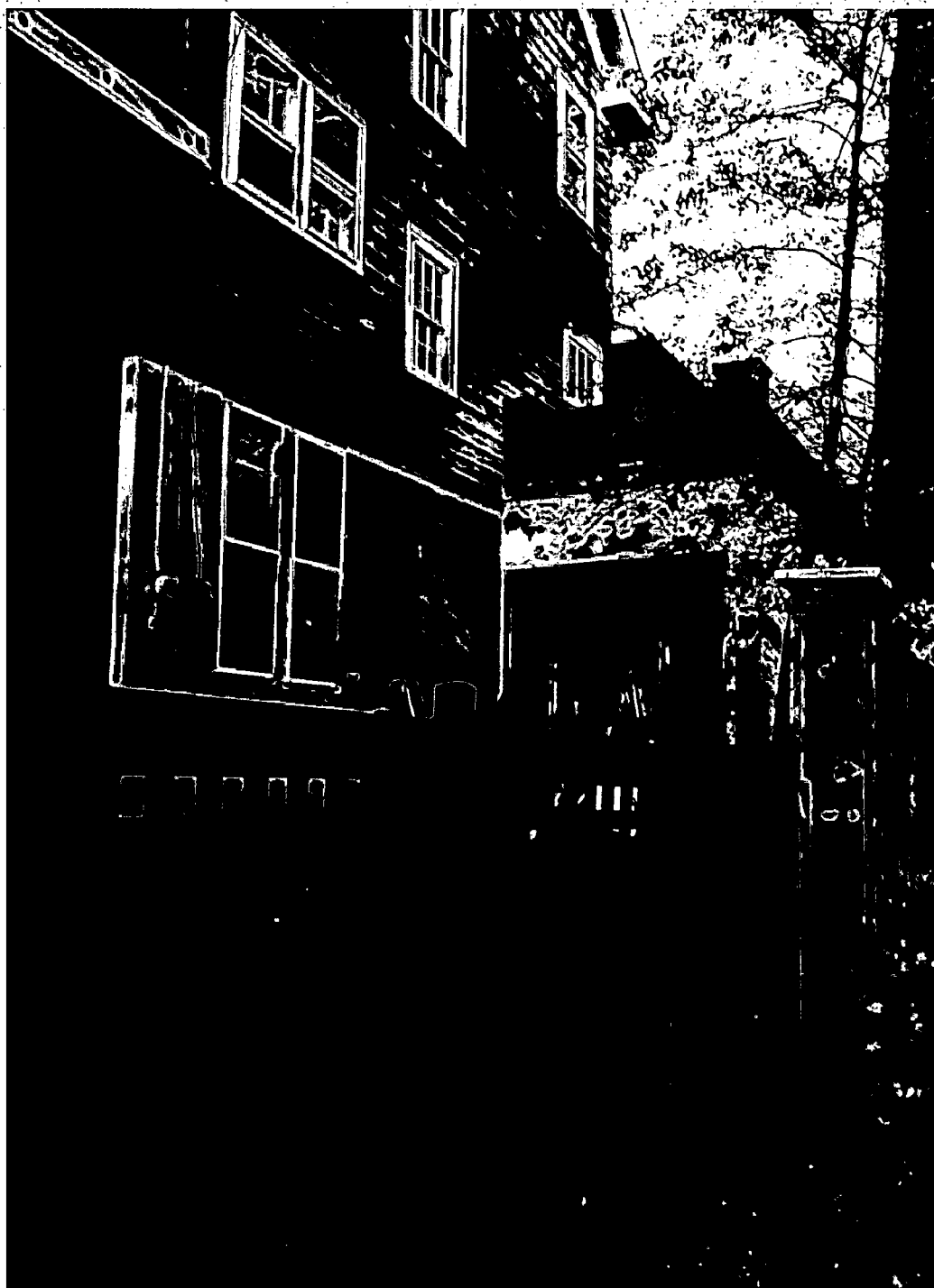
Back Door Under Covered Porch to be Removed

7113 Holly Avenue
Takoma Park, MD 20912



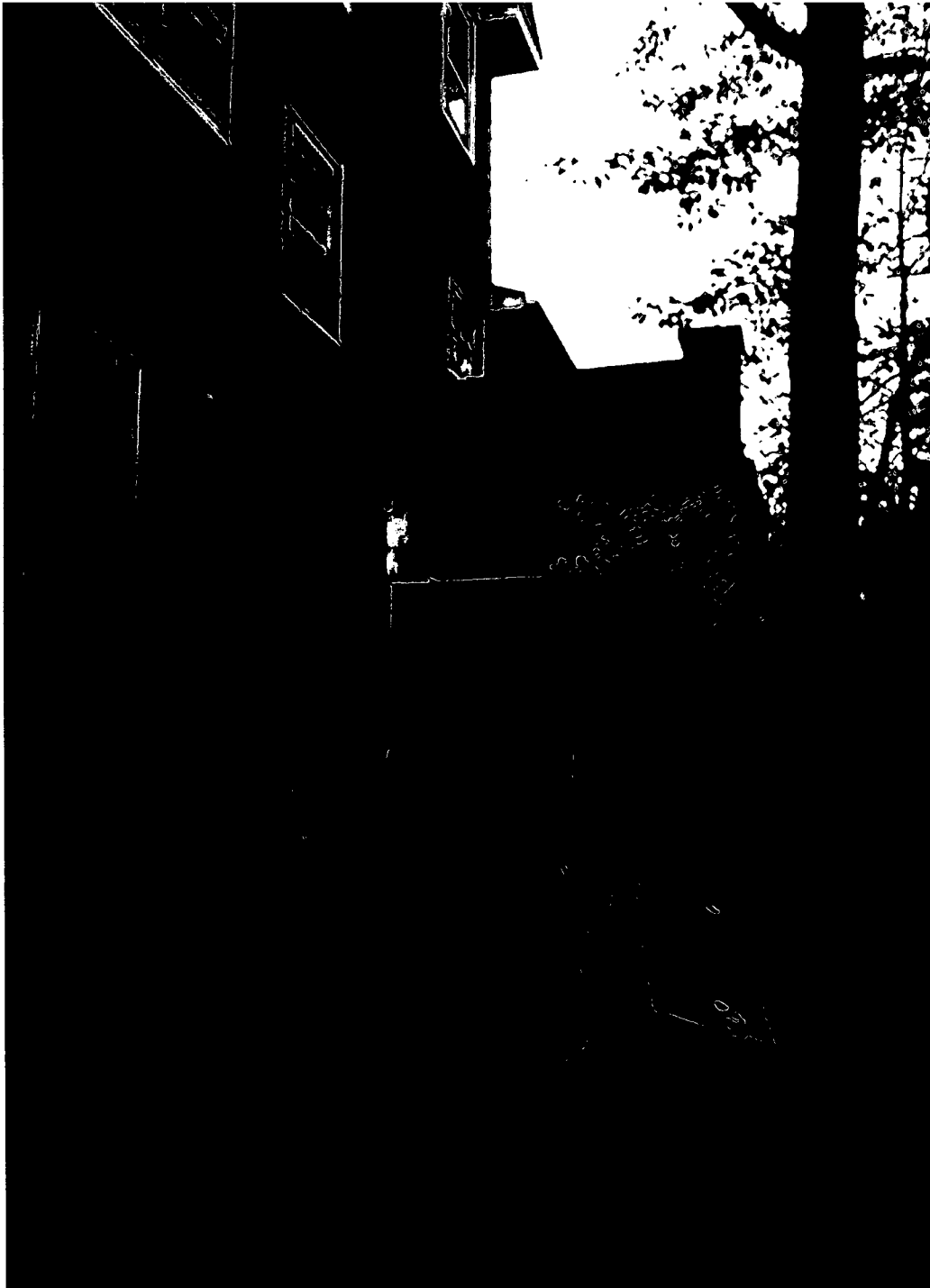
Existing Covered Porch Interior View from South

7113 Holly Avenue
Takoma Park, MD 20912



View of the Garage from the Road (Tulip Avenue)

7113 Holly Avenue
Takoma Park, MD 20912



View of Existing Garage from East (Rear)