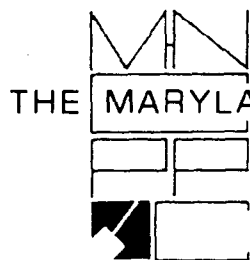


37/3-96I 7221 Spruce Avenue  
(Takoma Park Historic District)

Diamond  
7221 Spruce Avenue  
Tahlequah, Okla. 74063  
ARC 4/10/96  
# 3713-96I



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

DATE: April 10, 1996

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

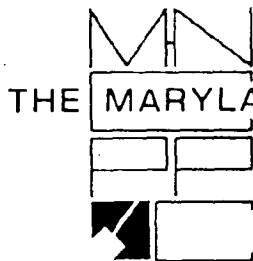
Approved with Conditions: \_\_\_\_\_

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

Applicant: Pam Diamond

Address: 7221 Spruce Avenue; Takoma Park, Md. 20912

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: April 10, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7221 Spruce Avenue

Meeting Date: 4/10/96

Resource: Takoma Park Historic District

HAWP: Demolition/New  
Construction/  
Alterations

Case Number: 37/3-96I

Tax Credit: No

Public Notice: 3/27/96

Report Date: 4/3/96

Applicant: Pam Diamond

Staff: Patricia Parker

PROPOSAL: Demolish and reconstruct side addition;  
Construct open roof structure above the rear  
deck; Rebuild rear areaway stairs

RECOMMEND: Approval

---

The applicant seeks HPC approval to demolish an existing one-story 10'-2" x 9'-0" frame side addition and in its place to reconstruct a slightly larger one-story addition of 11'-2" x 9'-0" with a skylight facing the rear yard. The applicant also seeks approval to rebuild an outside areaway stair at the rear down to the lower level; and to construct an open roof structure above an existing rear deck.

The areaway stair would provide access to the basement level of the house and it would be located in the rear yard. The stair would be 3'8" deep x 14'6" wide. The square open framed roof structure above the rear deck would be 12' x 12'.

The house is a contributing resource in the Takoma Park Historic District and is situated on the rise of a triangular lot. Adjacent to this property is another contributing resource. Houses which confront this property are a Four-Square (an outstanding resource) and other contributing resources.

Tree removal is not a part of this application.

### STAFF DISCUSSION

Staff finds the design, location, dimensions, and materials proposed for the side addition to be appropriate to the scale of the house. The proposal includes the installation of a flat roof skylight on curb. However, the skylight would be located towards the rear of the proposed addition and minimally visible from the public street because of the significant setback of the one-story structure (behind the chimney) and the rise of the property from grade at the street.

Other openings include two windows with true-divided light and they would be configured similarly as other existing windows on the house. The roofing would be of rubber

sheet, all trim would be wood 1x4 and sheathing of painted cedar shakes with matching exposure.

The areaway would provide access to a lower level and be partially situated under the existing rear porch deck. The proposed roof structure above the rear deck, having a 8/12 pitch, would be painted open frame. It would also have a light gray shingle roof and it would be located in the rear yard. Staff feels that these proposed features would be appropriate to the character of the yard and for the size of the property.

Staff also feels that the proposal is consistent with the Takoma Park Guidelines and the overall street scape.

#### STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-89(b)2:

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

and with the Secretary of the Interior's Standards for Rehabilitation #1, 2, 9 and 10:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

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

New additions and adjacent or related new construction shall 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;

and with the Guidelines for the Takoma Park Historic District;

and with the General Condition: The applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Rick Leonard  
 DAYTIME TELEPHONE NO. (301) 270-4799  
 TAX ACCOUNT # 9206090226  
 NAME OF PROPERTY OWNER Pam Diamond DAYTIME TELEPHONE NO. (301) 470-3038  
 ADDRESS 7221 Spruce Avenue, Takoma Park, Maryland 20912  
 CITY STATE ZIP CODE  
 CONTRACTOR Heritage Building and Renovation TELEPHONE NO. (301) 270-4799  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7221 STREET Spruce Avenue  
 TOWN/CITY Takoma Park NEAREST CROSS STREET Park Avenue  
 LOT 15 BLOCK 7 SUBDIVISION Lipscomb and Earnest Addition to Takoma Park  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 21,000.00  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01  WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

X Pamela F. Diamond 3-5-96  
 Signature of owner or authorized agent Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**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 SHEET

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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 SHEET

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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**



JANE D. HIRST  
7219 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 14  
Block 7

JESSE OMEYER  
226 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 16  
Block 1

NICHOLAS F. HANKS  
7222 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 31  
Block 8

MICHAEL KLAVANS  
222 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 14  
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PETRINA HUSTON  
7224 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 30  
Block 8

DAVID WILLIAMSON  
220 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 13  
Block 1

TARNOFF CURTIS  
7226 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 29  
Block 8

JAMES P. KARIYA  
218 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 12  
Block 1

SUSAN STOCKER  
7228 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 28  
Block 8

JON H. LICKERMAN  
122 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 11  
Block 1

## HISTORICAL APPROVAL STATEMENT

We come before the Historic Preservation Commission to request approval to demolish and rebuild an existing addition on the side of our house and to build an open roof structure over our existing deck on the rear of our house. We are asking that you grant this for the following reasons:

First, the existing side structure, which has our small kitchen in it, was once an open porch that was built without an adequate foundation, insulation, or roof trusses. Due to its deteriorated state and its need of major repair, we would like to demolish the structure and rebuild it. The proposed new addition would have the same look as the existing structure, but would be built according to today's building codes. The window type would match the existing new windows of the house, and the roofing would be a similar and better replacement to the existing roofing.

Second, we are also proposing the construction of a modest open roof over our rear deck, detailed to match the architecture of the house. Because our lot is too small to have a screened porch, the existing deck is the only area where we can actually enjoy the outdoors. The style will blend with the Victorian architecture, and the paint colors will match those of the main structure.

Third, the changes to the side addition and rear roof structure would have a minimal impact on the neighbors and would improve the aesthetic value of the property while enhancing its historical value. We made extensive renovations to our home three years ago, but were not able, financially, to make the changes to the side addition or deck at the time. The house now has a very pleasing "curb appeal", except for the old side addition that does not fit the rest of the structure. The proposed rebuilt structure would have the same exterior details as the old one, and therefore would have a minimal impact on what the neighbors' views are.

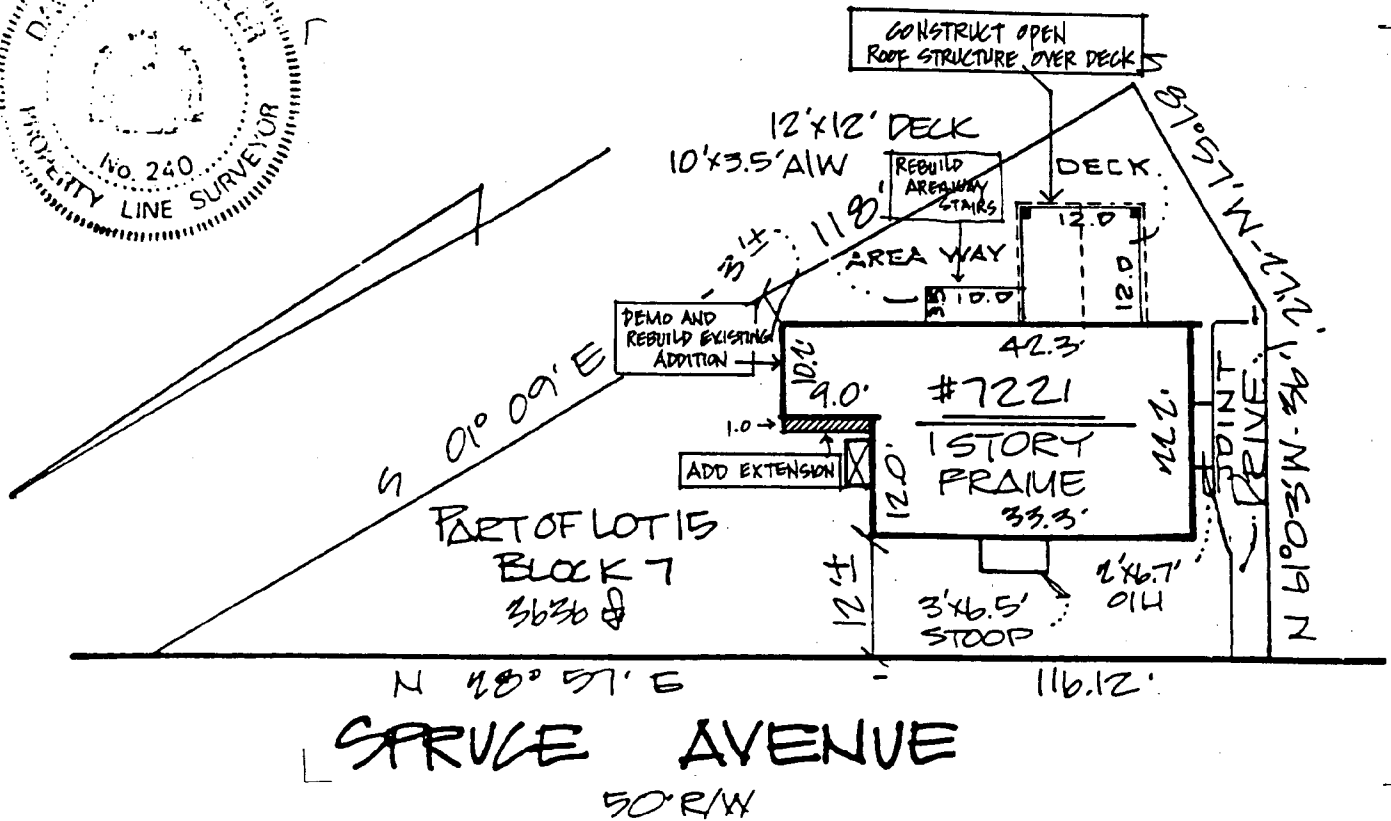
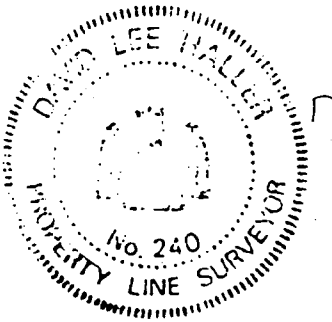
In closing, we ask that you grant the historical approval due to the structural hazard the present addition has now, and due to the minimal impact the changes will have on the neighborhood. Thank you for your consideration.

Sincerely,

Dennis and Pam Diamond

HOUSE LOCATION  
 PART OF LOT 15-BLOCK 7  
 LIPSCOMB AND EARNEST  
 TRUSTEES  
 ADDITION TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

Note: House built prior to present  
 day zoning. Legal non-conforming.

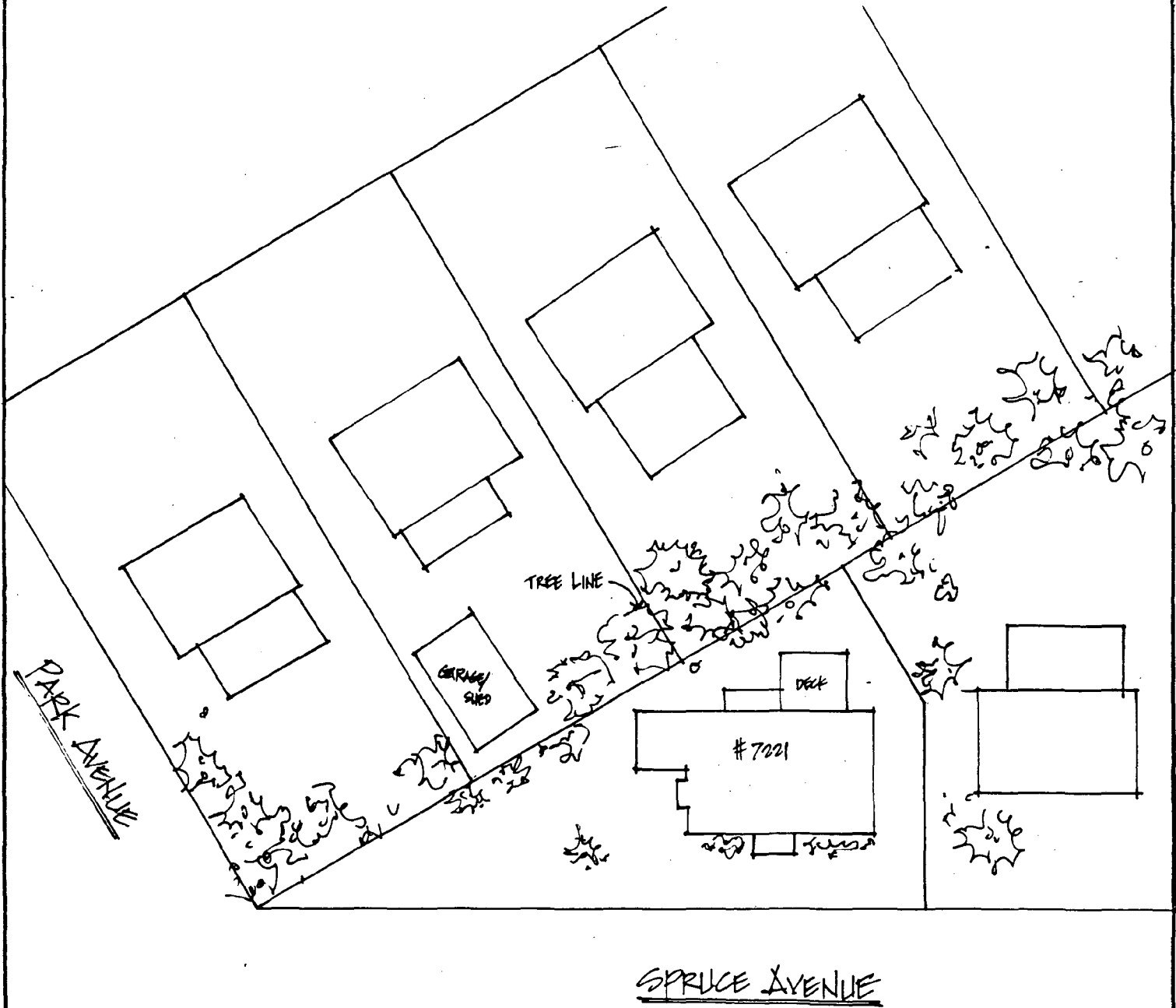


PLAT

With dimensions to property lines

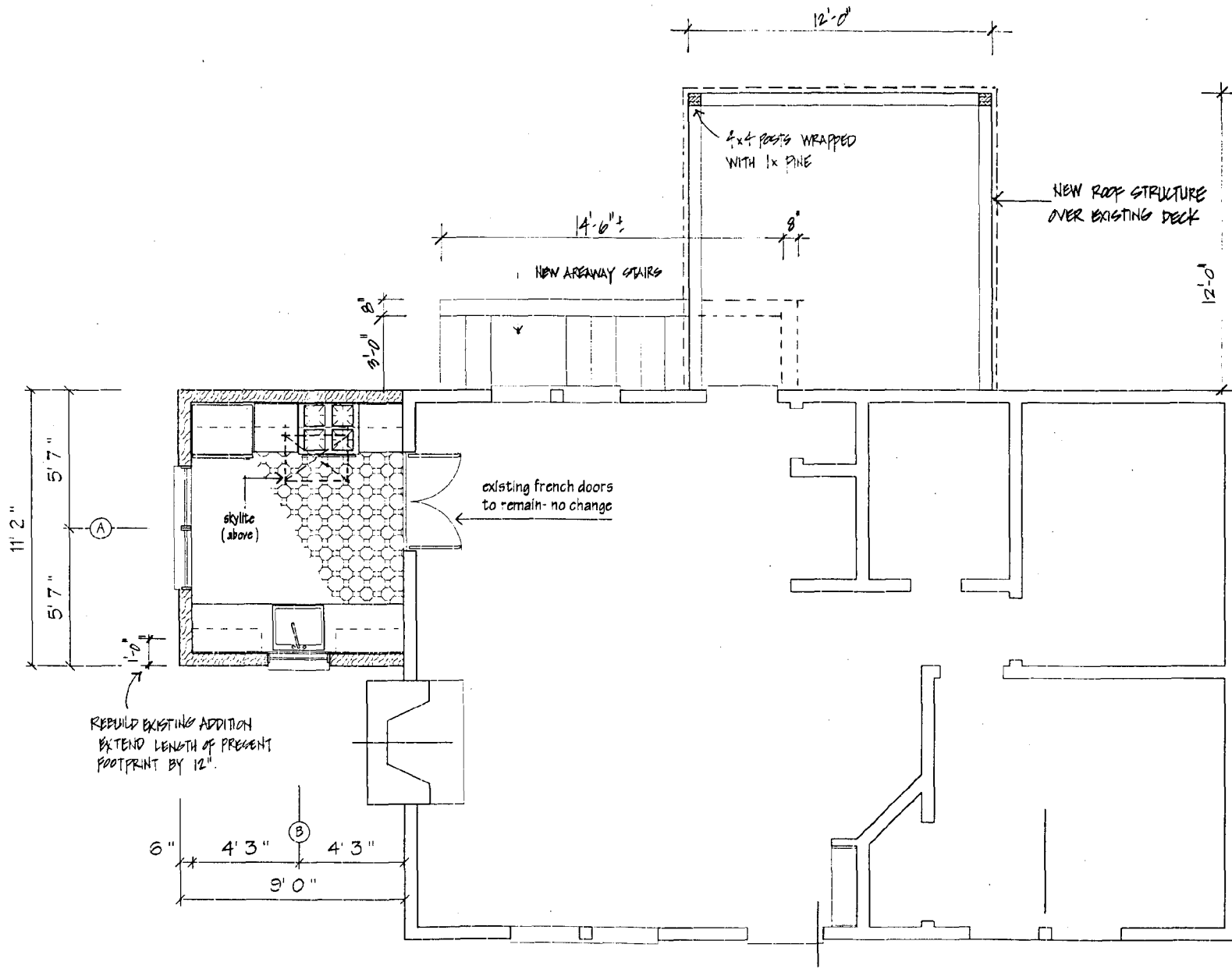
DIAMOND RESIDENCE

7221 Spruce Avenue  
 Takoma Park, Maryland 20912



**SITE PLAN**  
With vegetation and topography

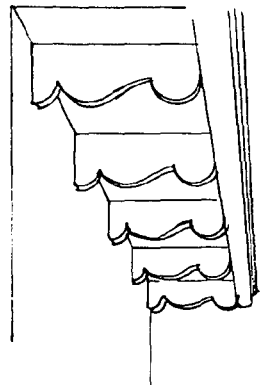
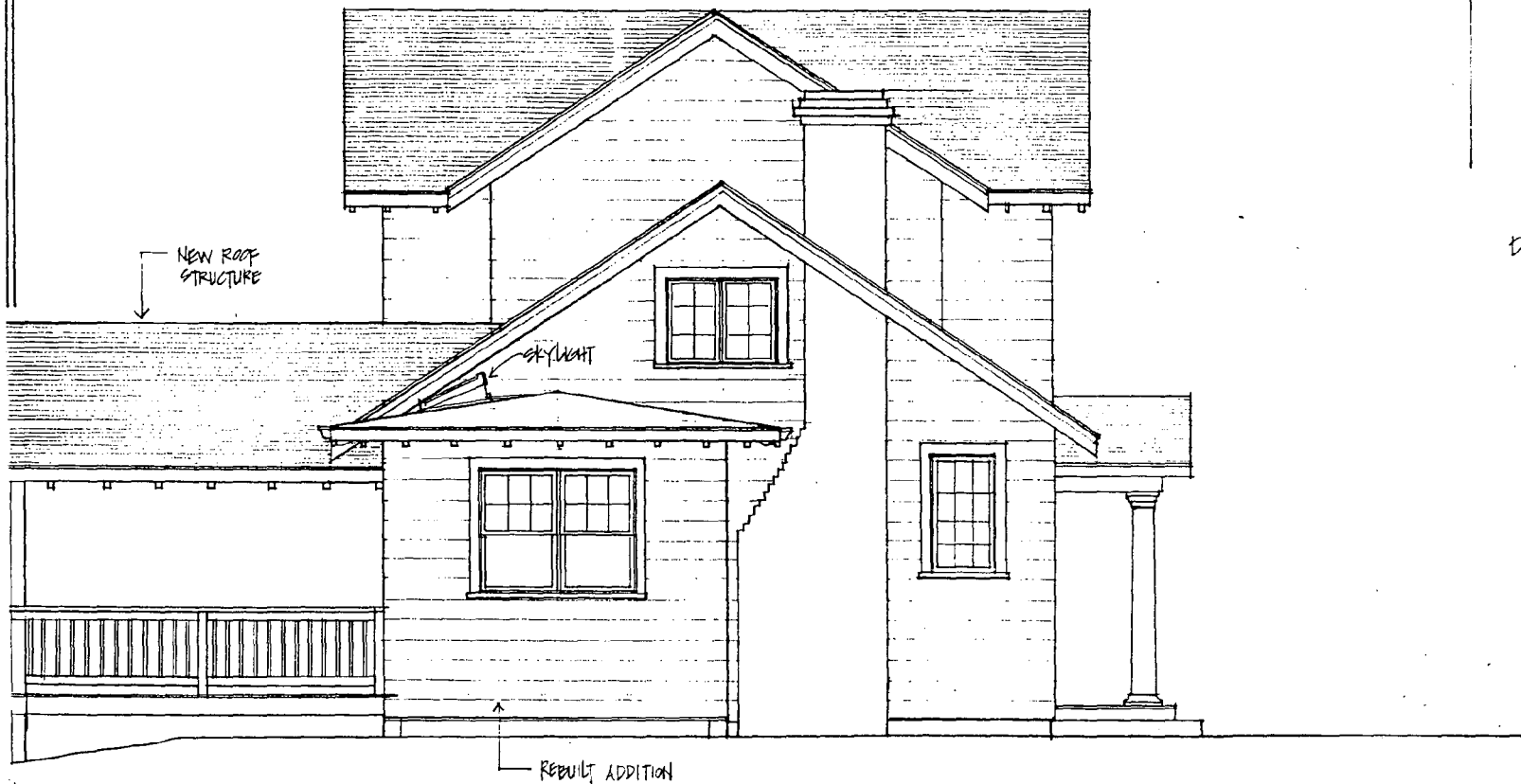
**DIAMOND RESIDENCE**  
7221 Spruce Avenue  
Takoma Park, Maryland 20912



• 1st FLOOR PLAN •



• FRONT ELEVATION •



DETAIL OF RAFTER TAIL

• LEFT SIDE ELEVATION •



• REAR ELEVATION •



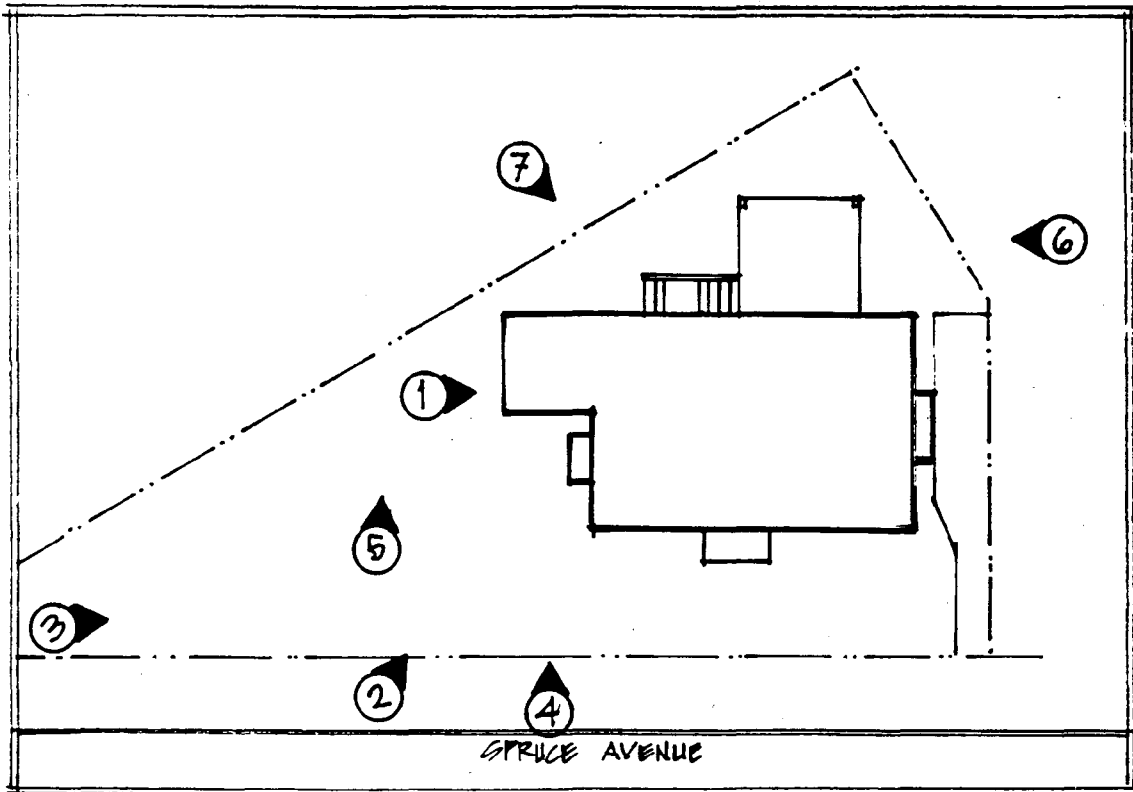
## MATERIAL SPECIFICATIONS

Listed below is a list of materials to be used in the renovation of the Diamond residence at 7221 Spruce Avenue, Takoma Park.

1. **Exterior wall finish:** Cedar shakes with an exposure to match the existing shakes, finished with a light gray paint.
2. **Exterior window trim:** 1x4 trim to match existing, with bottom window sill, finished with a blue paint to match.
3. **Roofing (side addition):** Modified bitumen rubber roof (black)
4. **Roofing (open porch roof):** Certainteed or equal fiberglass shingles in a light gray color to match existing.
5. **Soffits/ eaves:** rafters cut in pattern as existing rafters.
6. **Gutters/ downspouts:** Aluminum, to match existing.
7. **Underside of open porch roof structure:** Exposed rafters, painted in light gray to match existing structure.
8. **Windows:** Weathershield 6 over 1 true divided muntins, with insulated glass, primed wood exterior, and insect screens.
9. **Skylight:** Velux fixed unit with tempered, laminated glass, and with shallow pitch curb.
10. **Open porch posts:** 4x4 PTP posts wrapped with 1x pine, painted in a light gray to match existing finishes.



Photo 1: View of the side addition. Note the condition of the roof and foundation.



**PHOTO GUIDE**

Positions from which photos are taken

**DIAMOND RESIDENCE**

7221 Spruce Avenue



Photo 2: View of the front and the side of house.



Photo 3: View of the side of the house from the corner of lot.  
Notice the change in elevation from the street to the house



Photo 4: View of the front of the existing addition, as seen from the street. Due to the difference in elevation, it is not possible to see the roof of the addition.



Photo 5: View of the neighboring property. Shown is a detached garage/ shed structure.



Photo 6: View of the rear deck. Notice the proximity of the trees to the house.



Photo 7: View of the rear of the house.  
The new roof structure will not adversely affect the look of the house from the rear.



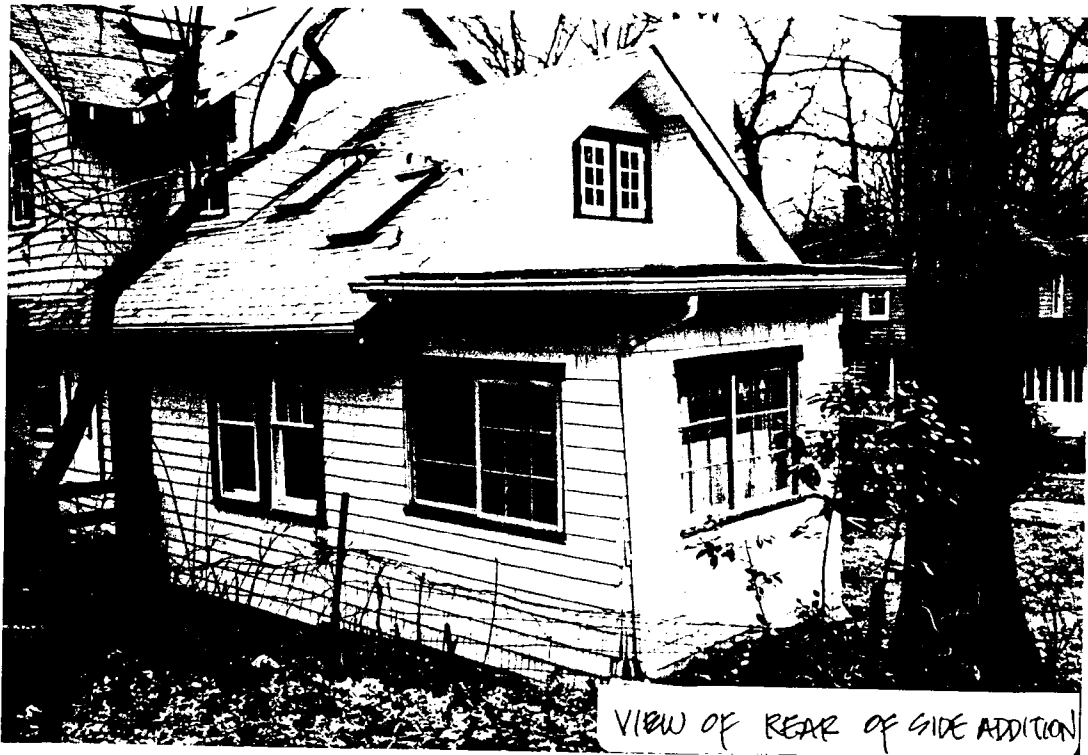
VIEW OF HOUSE FROM STREET



VIEW OF RIGHT SIDE OF HOUSE



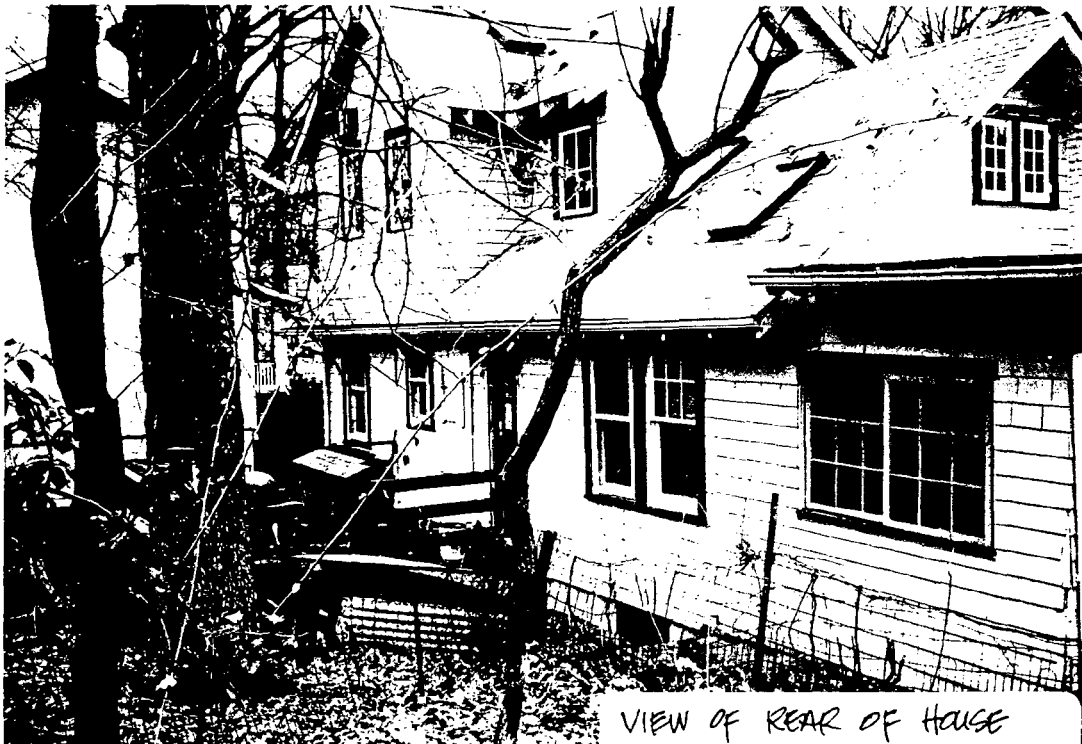
VIEW OF SIDE ADDITION TO BE REBUILT



VIEW OF REAR OF SIDE ADDITION

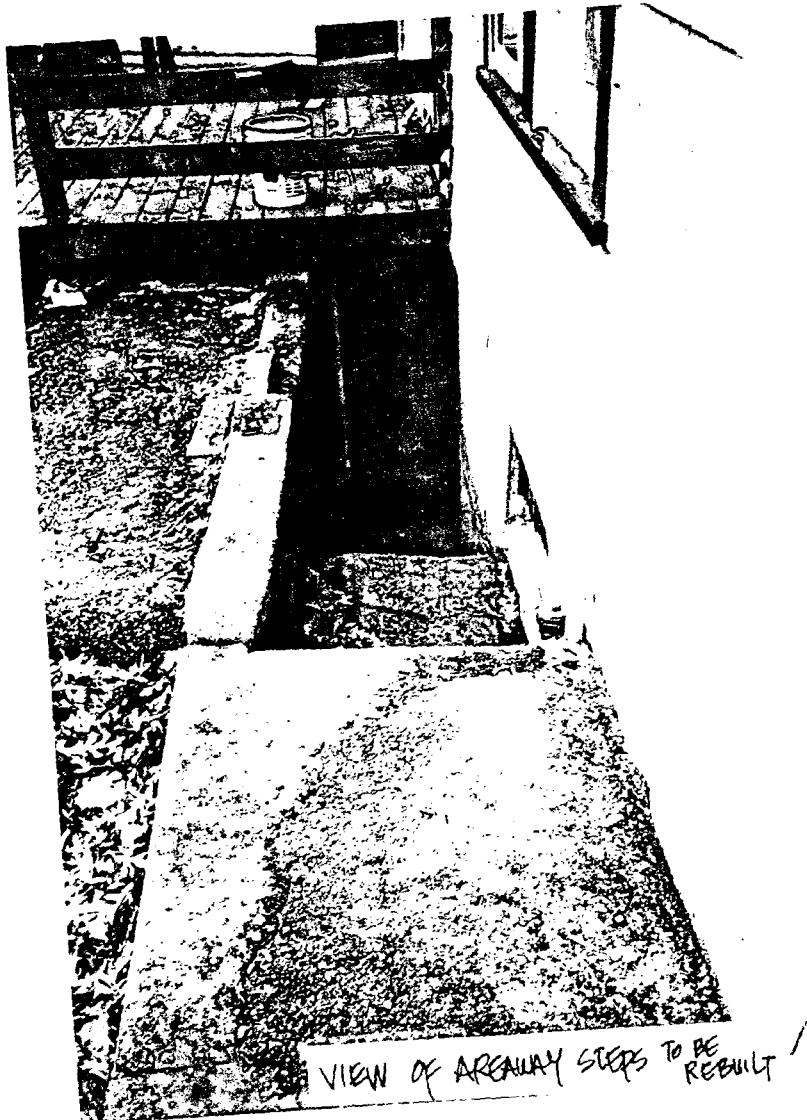


DETAIL OF RAFTER TAILS



VIEW OF REAR OF HOUSE







VIEW OF HOUSE FROM STREET



VIEW OF RIGHT SIDE OF HOUSE



VIEW OF SIDE ADDITION TO BE REBUILT



VIEW OF REAR OF SIDE ADDITION



DETAIL OF RAFTER TAILS



VIEW OF REAR OF HOUSE



VIEW OF THE EXISTING DECK



VIEW OF AREAWAY STEPS TO BE REBUILT



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-8370

**Historic Preservation Commission**  
 (301) 495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 9206090226

CONTACT PERSON Rick Leonard  
 DAYTIME TELEPHONE NO. (301) 270-4799

NAME OF PROPERTY OWNER - Pam Diamond DAYTIME TELEPHONE NO. (301) 470-3038

ADDRESS 7221 Spruce Avenue, Takoma Park, Maryland 20912  
CITY STATE ZIP CODE

CONTRACTOR Heritage Building and Renovation TELEPHONE NO. (301) 270-4799  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_

AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 7221 STREET Spruce Avenue

TOWN/CITY Takoma Park NEAREST CROSS STREET Park Avenue

LOT 15 BLOCK 7 SUBDIVISION Lipscomb and Earnest Addition to Takoma Park

LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

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

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_

1B. CONSTRUCTION COST ESTIMATE \$ 21,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

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2A. TYPE OF SEWAGE DISPOSAL 01  WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_

2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

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3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

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 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

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x Pamela F. Diamond 3-5-96  
 Signature of owner or authorized agent Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

## MATERIAL SPECIFICATIONS

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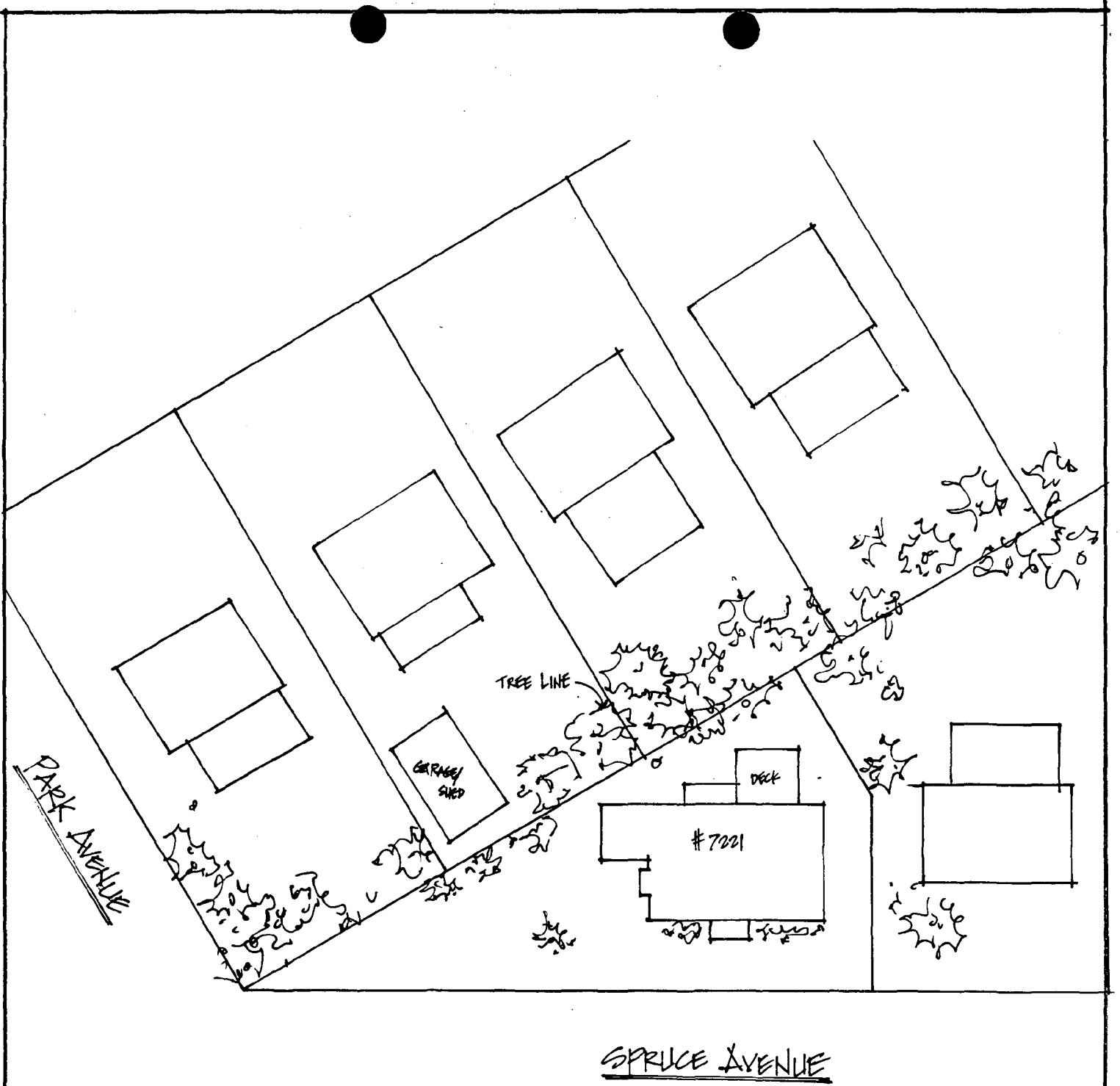
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Sincerely,

Dennis and Pam Diamond



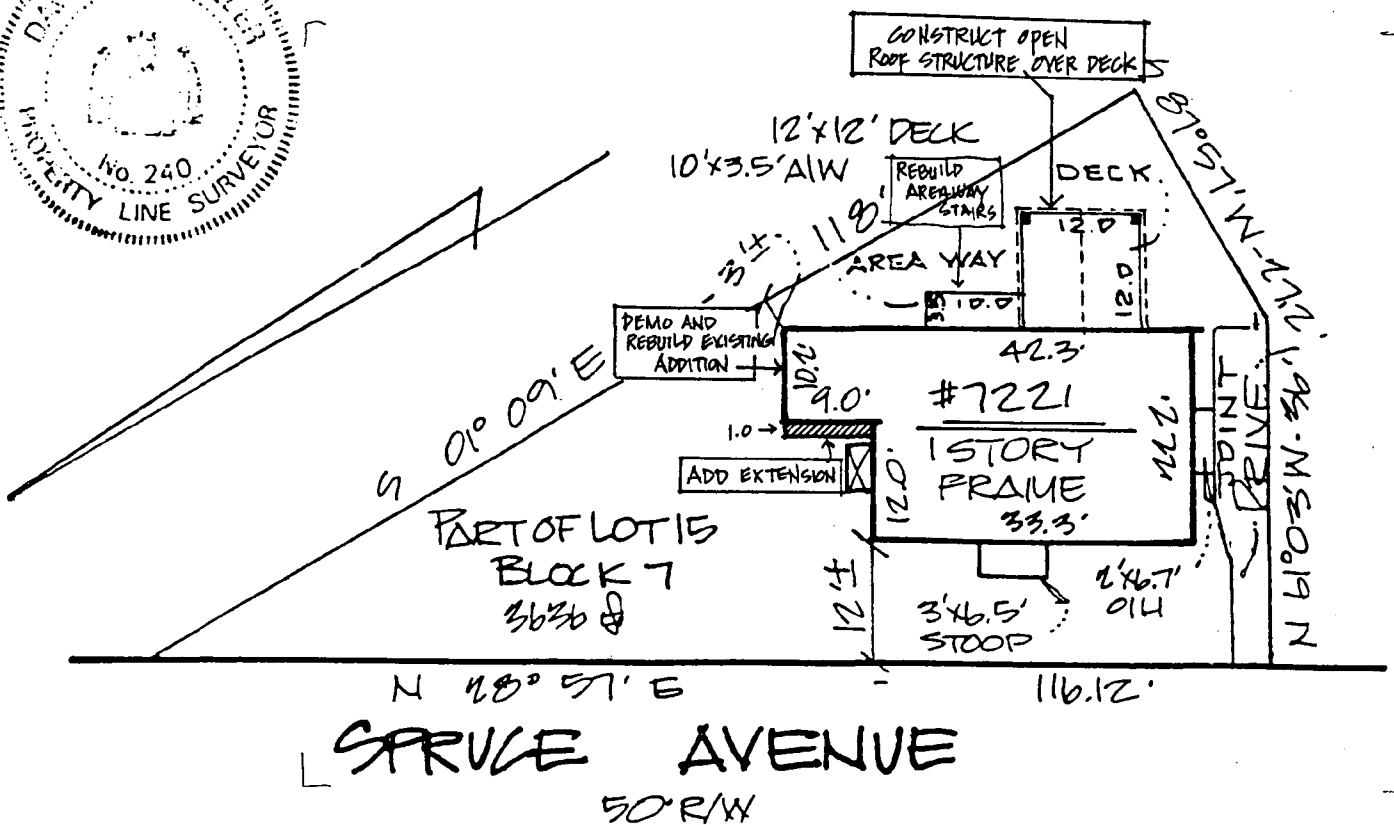
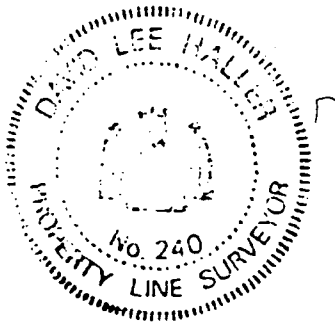


**SITE PLAN**  
With vegetation and topography

**DIAMOND RESIDENCE**  
7221 Spruce Avenue  
Takoma Park, Maryland 20912

HOUSE LOCATION  
 PART OF LOT 15-BLOCK 7  
 LIPSCOMB AND EARNEST  
 TRUSTEES  
 ADDITION TO TAKOMA PARK  
 MONTGOMERY COUNTY, MARYLAND

Note: Plans built prior to present  
 day zoning. Legal hereafter conforming.



**PLAT**

With dimensions to property lines

**DIAMOND RESIDENCE**

7221 Spruce Avenue  
 Takoma Park, Maryland 20912

JANE D. HIRST  
7219 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 14  
Block 7

JESSE MEYER  
226 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 16  
Block 1

NICHOLAS F. HANKS  
7222 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

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MICHAEL KLAVANS  
222 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 14  
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PETRINA HUSTON  
7224 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 30  
Block 8

DAVID WILLIAMSON  
220 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 13  
Block 1

TARNOFF CURTIS  
7226 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

Lot 29  
Block 8

JAMES P. KARIYA  
218 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 12  
Block 1

SUSAN STOCKER  
7228 SPRUCE AVENUE  
TAKOMA PARK, MD 20912

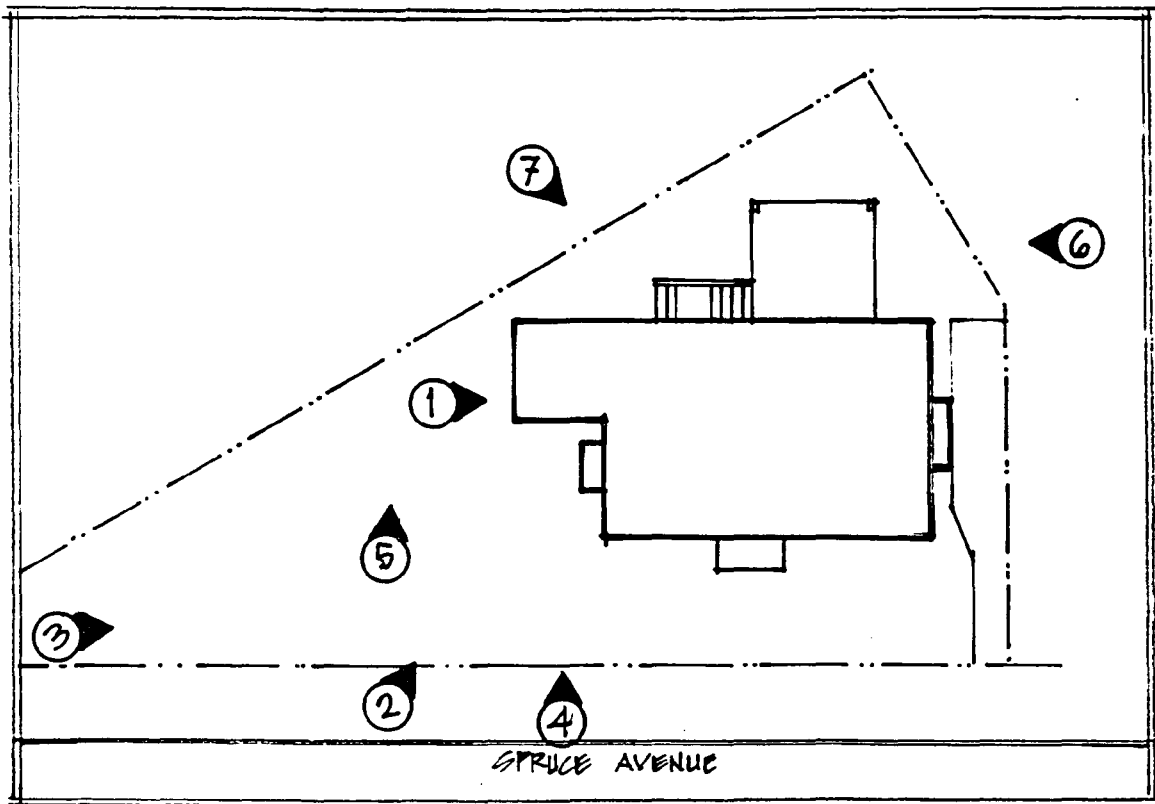
Lot 28  
Block 8

JON H. LICKERMAN  
122 PARK AVENUE  
TAKOMA PARK, MD 20912

Lot 11  
Block 1



Photo 1: View of the side addition. Note the condition of the roof and foundation.



### PHOTO GUIDE

Positions from which photos are taken

DIAMOND RESIDENCE

7221 Spruce Avenue



Photo 2: View of the front and the side of house.



Photo 3: View of the side of the house from the corner of lot.  
Notice the change in elevation from the street to the house



Photo 4: View of the front of the existing addition, as seen from the street. Due to the difference in elevation, it is not possible to see the roof of the addition.



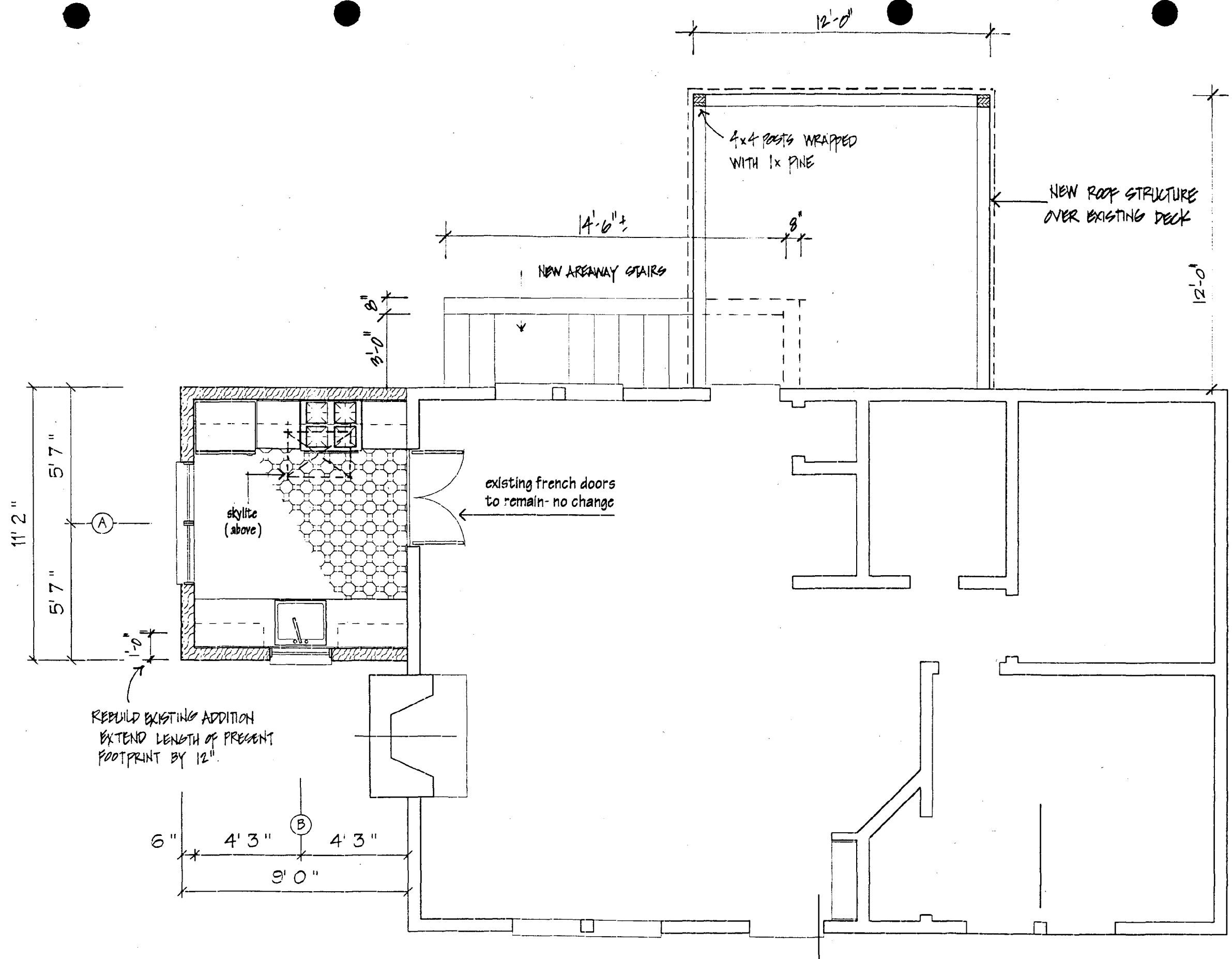
Photo 5: View of the neighboring property. Shown is a detached garage/ shed structure.



Photo 6: View of the rear deck. Notice the proximity of the trees to the house.



Photo 7: View of the rear of the house.  
The new roof structure will not adversely affect the look of the house from the rear.

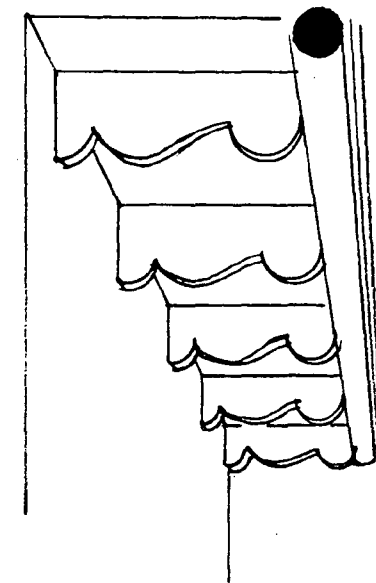
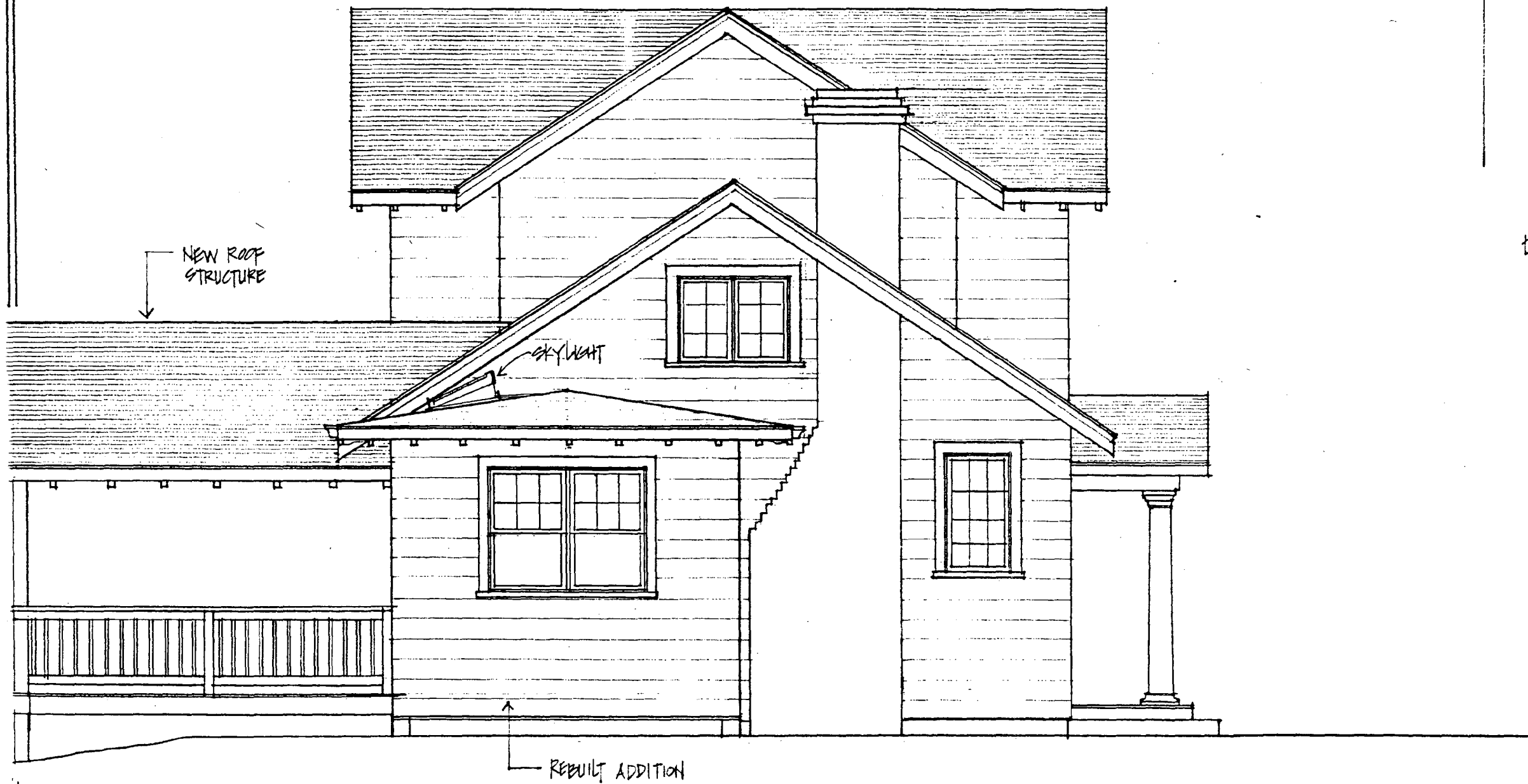


• 1st FLOOR PLAN •



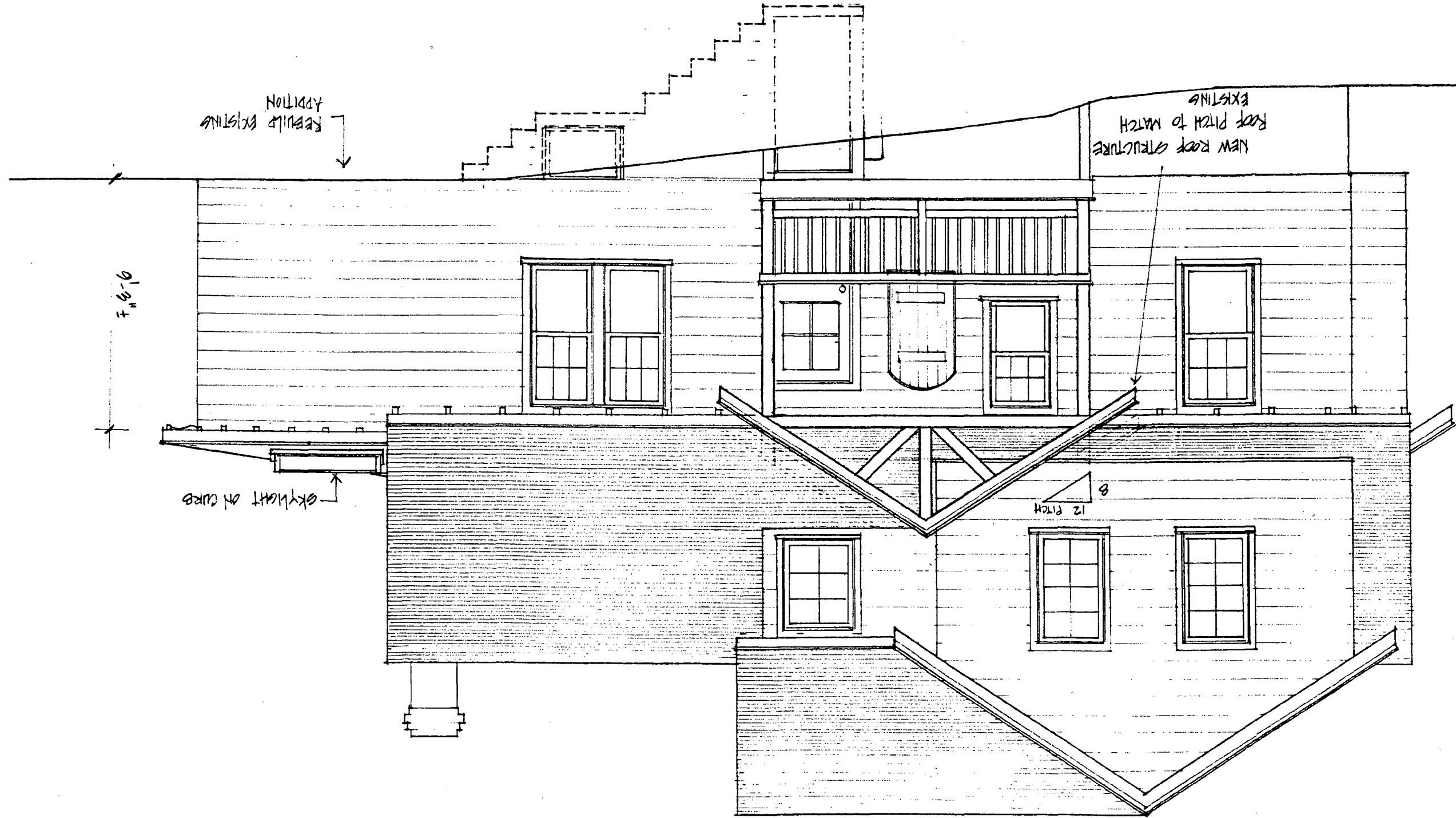


• FRONT ELEVATION •



• LEFT SIDE ELEVATION •

• REAR ELEVATION •

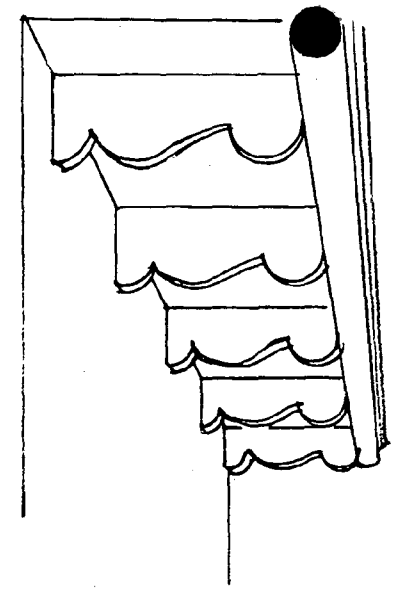
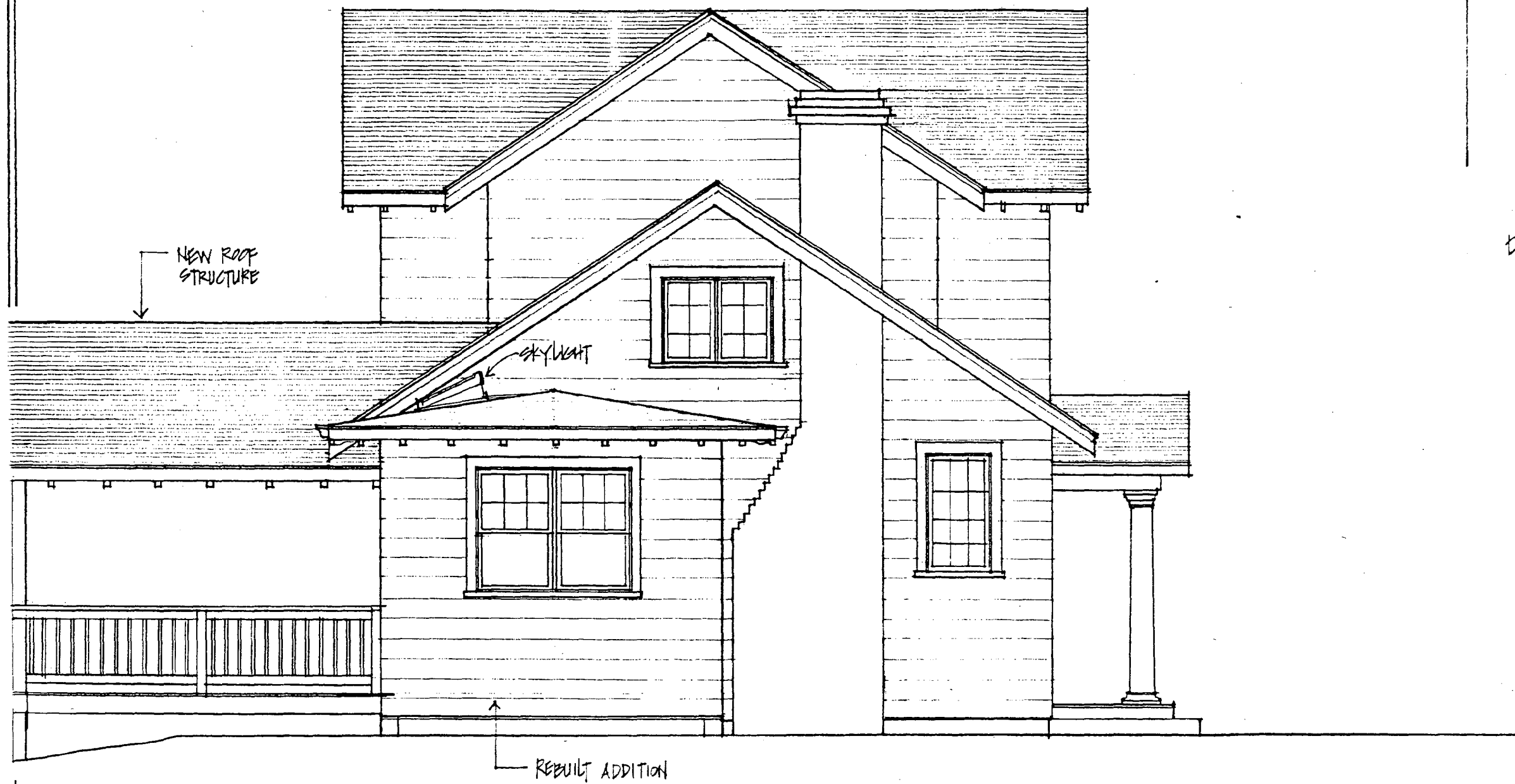


Extra





• FRONT ELEVATION •



DETAIL OF RAFTER TAILS

• LEFT SIDE ELEVATION •



• REAR ELEVATION •