

37/3-96S 7309 Takoma Avenue
(Takoma Park Historic District)

Col 496 -

request

postponement.

496 - w/ in City of Takoma Park.
no DOT jurisdiction.

- outside - minimum DOT
on a case by case basis w/
approval regarding approval &
executed maintenance liability
agreement reviewed by
County Attorney.

applicant 4 1/2 feet -
desires . -

RE: HAWP Fence Appl.

Ms. Paul,

Here's our revised
design for fence
replacement. Uses here
waiting for you till
noon. P/s. call me
at 301 587-8576
Vicky Feinsten

4/10/96-
applicant spoke w/ Beverly Habada
City of Takoma Park.
awaiting letter from the City
of T.P. before HOC review.



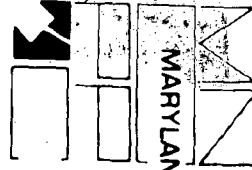
INTERIOR - EXTERIOR
Restorations • Renovations
Houses • Barns • Gardens

914-482-3659



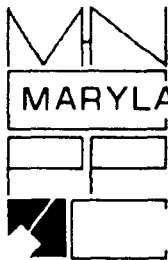
P.O. Box 375 . North Road . Youngsville . NY 12791

8787 Georgia Avenue • Silver Spring, Maryland 20910-5050



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

7309 Takoma Avenue
#3713-965 HPC 5/22/96



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

DATE: September 12, 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:

X Approved _____ Denied

_____ Approved with Conditions: _____

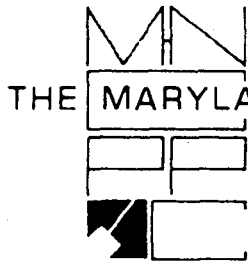
The applicant may construct the approved fence style at a height of up to 4 1/2'

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

Applicant: Charles & Vicky Pimpin - Fensterio

Address: 7309 Takoma 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: September 12, 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

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.

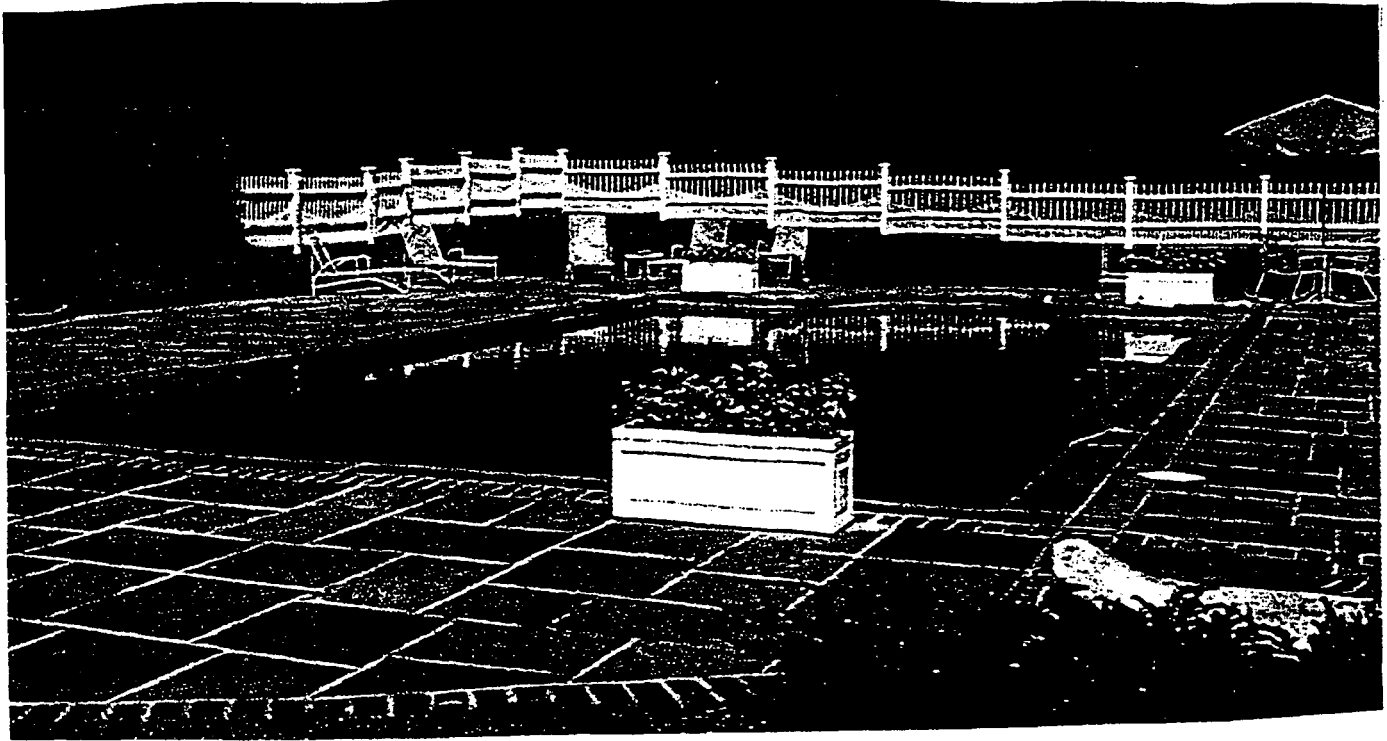
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



FENCE DESIGN CONCEPT

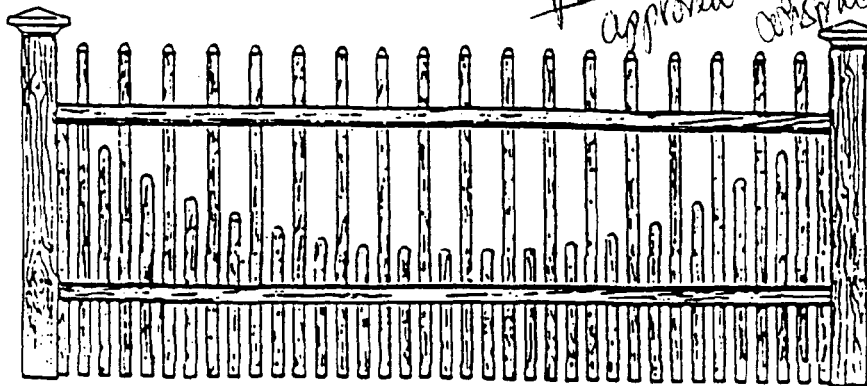
SCALLOPED ARIZONA

Style# 734

SIZE

APPROVED
Montgomery County
Historic Preservation Commission

4 x 8



Patricia Parker
approved by HPC to be
constructed up to
4 1/2' in height

FENCE DESIGN SECTION DETAIL



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON VICKY PINPIN-FEINSTEIN
 DAYTIME TELEPHONE NO. (301) 587-8576
 TAX ACCOUNT # 1080542
 NAME OF PROPERTY OWNER CHARLES FEINSTEIN DAYTIME TELEPHONE NO. (202) 473-2896
 ADDRESS 7309 TAKOMA AVE, TAKOMA PARK, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER SHARON GREEN DAYTIME TELEPHONE NO. (414) 482-3659

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7309 STREET TAKOMA AVE
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BALTIMORE AVE
 LOT 11 BLOCK 78 SUBDIVISION TAKOMA PARK LAND & TITLE CO.
 LIBER 10541 FOLIO 138 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 \$ 3,000
 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 5 feet 10 inches TO TOP OF POST FINAL
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line X 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.

Sharon Green Signature of owner or authorized agent 28 APRIL 1996 Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date September 12, 1996

1. **WRITTEN DESCRIPTION OF PROJECT**

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

SINGLE FAMILY HOME IS 3 1/2 YEAR OLD
MODERN, VICTORIAN-STYLE WOOD-FRAME
STRUCTURE ON CORNER LOT IN HISTORIC DISTRICT.
PROPERTY IS NOT A MASTER PLAN SITE.

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

REPLACE EXISTING CHAIN-LINK FENCE WITH
ARCHITECTUALLY-CORRECT WOODEN
FENCE PER ATTACHED SKETCHES & DESCRIPTION.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the 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**

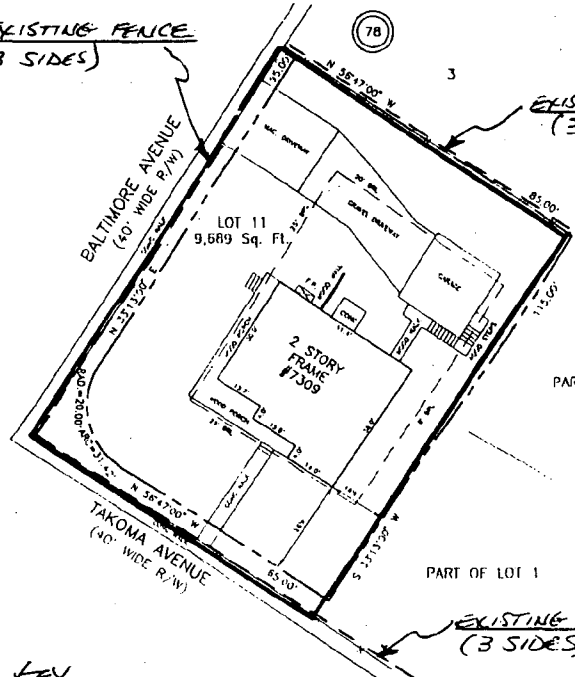
For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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, (279-1355).

HOUSE LOCATION
 LOT 11 - BLOCK 78
 A RESUBDIVISION OF PARTS OF LOTS 1 & 2 - BLOCK 78
 T.P.L. & T. CO.'S SUBDIVISION
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

NORTH

EXISTING FENCE
 (3 SIDES)

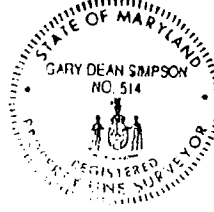
EXISTING FENCE
 (3 SIDES)




APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Miller

KEY

---	= EXISTING CHAIN-LINK FENCE (3 SIDES)
—	= NEW WOOD FENCE (4 SIDES)



(ZONED: R-60)

PROPERTY ADDRESS: 7309 TAKOMA AVENUE		THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF PERMANENT FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP (COMMUNITY PLAN) NO. 740040 0700 C AS REVISED 08-05-1993.	
CERTIFICATE I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE CORNERS, IMPROVEMENTS, SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS. <i>Gary Dean Simpson</i> GARY DEAN SIMPSON REG. MARYLAND P.L.S. No. 514		REFERENCES PLAT BK. 70 PLAT NO. 6624 LIBER 6080 FOLIO 100	
 CENTRAL MARYLAND SURVEYORS 1310 HUNTERSWOOD DRIVE (301) 267-7500 FAX (301) 267-9078 USMA, MD 20714		DATES: _____ SCALE: 1" = 30' WALL CHECK: _____ DRAWN BY: JWH JOB NO.: 1415-94	

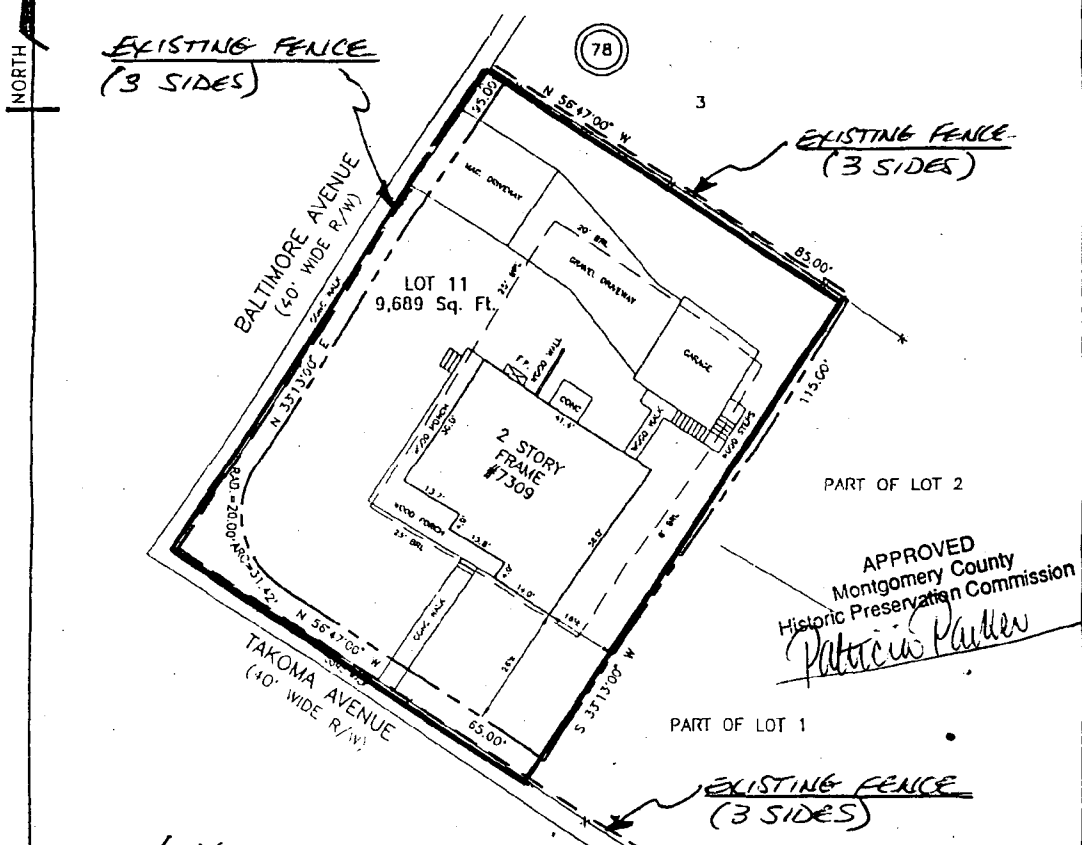
NO REPRODUCTION WITHOUT EXPRESS WRITTEN PERMISSION BY CMS, INC. Copyright CMS, INC.

- NOTES:
- 1) This location for title purposes only, no title report furnished and to be used for determining property lines, building lines or other improvements.
 - 2) Property corner markers (if found) are sponsored by this location.
 - 3) H.R.L. information, if shown was obtained from existing records and is not guaranteed by CMS, INC.
 - 4) Building lines are shown from information on subject to the satisfaction of the engineer.
 - 5) CMS, INC. does not testify to unknown or unrecorded encroachments or interests.

FEINSTIEN

HOUSE LOCATION

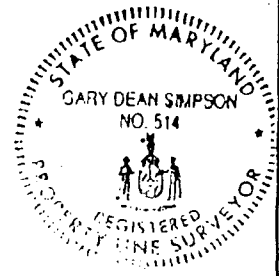
LOT 11 - BLOCK 78
A RESUBDIVISION OF PARTS OF LOTS 1 & 2 - BLOCK 78
T.P.L. & T. CO.'S SUBDIVISION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND




KEY

--- = EXISTING CHAIN-LINK FENCE (3 SIDES)

— = NEW WOOD FENCE (4 SIDES)



(ZONED: R-60)

PROPERTY ADDRESS: 7309 TAKOMA AVENUE		THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200 C AS REVISED 08-05-1991.	
CERTIFICATE I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD MEASUREMENTS. <i>Gary Dean Simpson</i>		REFERENCES PLAT DK. 70 PLAT NO. 6624 LIBER (P. 11)	 CENTRAL MARYLAND SURVEYORS 4310 NORTHMEAD DRIVE (301) 262-7500 FAX (301) 262-9078 BOWIE, MD 20716 DATES: _____ WALL CHECK: _____ SCALE: 1" = 30' DRAWN BY: JWB

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7309 Takoma Avenue
Takoma Park, MD

Ms. Patricia Parker
Historic Preservation Planner
Design, Zoning, and Preservation Division
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910

Re: HAWP Application for Fence Replacement,
7309 Takoma Avenue, Takoma Park, MD

Pursuant to our application considered by the Historic Area Preservation Commission at their hearing of May 22, 1996, attached herewith please find a modified design concept for the replacement fence.

The design changes comprise:

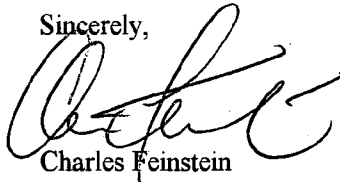
- A new wooden fence design that provides a light, airy and open appearance through spaced picket verticals and appropriately scaled fence posts;
- The fence height has been adjusted to 4 feet;
- The fence will be painted; and
- The arbor over the entry gate has been deleted.

In addition, the Commission requested clarification on the ownership status of the land adjacent to the city sidewalk upon which the present fence and replacement fence would be located. A title survey had indicated that the strip of land may belong to the municipality. Per the attached letter, the City of Takoma Park confirms that the specified land lies outside of the right-of-way claimed by the city/county, and declares that they have no legal or ownership interest in the land.

Other application details remain as described in the original application.

Please place our revised application on the docket for consideration at the Commission's September 11 hearing. I trust that with these changes our application will find ready approval.

Sincerely,



Charles Feinstein

City of Takoma Park, Maryland

OFFICE OF THE CITY COUNCIL
TELEPHONE 270-1700



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

July 8, 1996

Charles and Victoria Feinstein
7309 Takoma Avenue
Takoma Park, Maryland 20912

Dear Mr. and Mrs. Feinstein:

I have discussed with Takoma Park City Administrator Bev Habada the information you presented to me Wednesday, July 3, indicating that the location on which you propose to build a new fence is **not** on a Public Right-of-Way.

Based on this information, and on the assumption that the fence will not be built on a Public Right-of-Way, both Bev and I have concluded that the City of Takoma Park has no interest in the proposed fence location nor in being involved in the processes of permit issuance for the fence construction.

Also based on the information you presented to me, Bev and I concluded that the City has no interest in pursuing the question of ownership of the land on which you propose to build the fence.

Please feel free to present this note, as needed, to the relevant County units involved in the permit process. If they wish to, I will be happy to discuss the matter with representatives of these units.

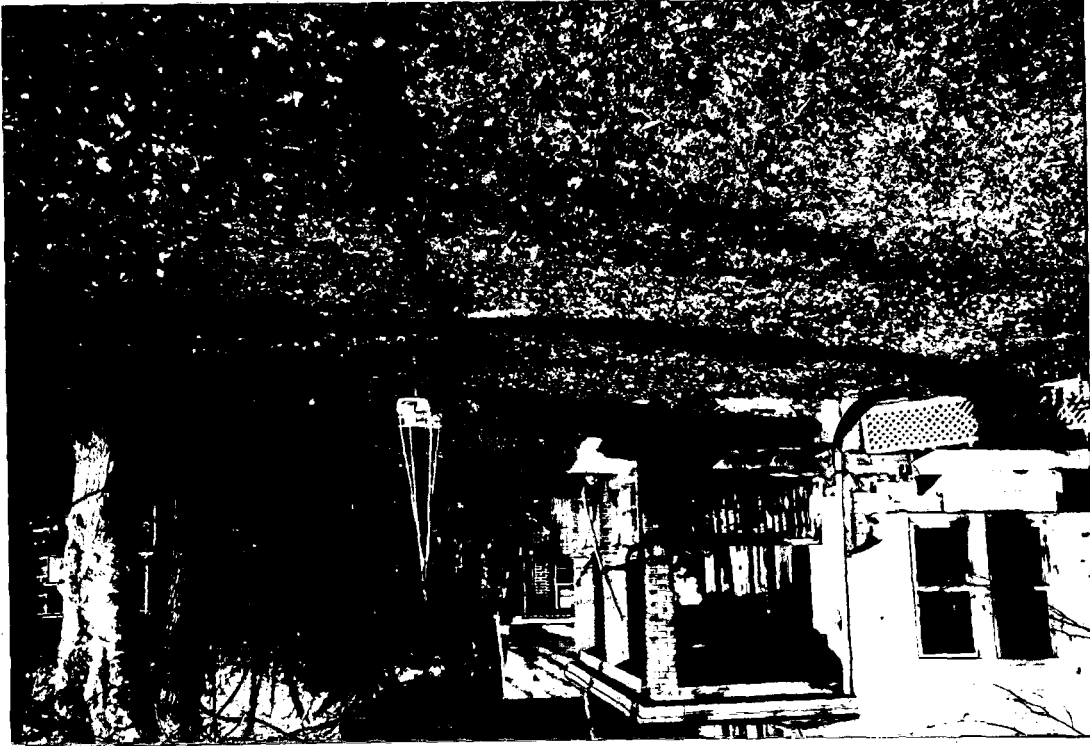
Good luck on your project.

Sincerely yours,

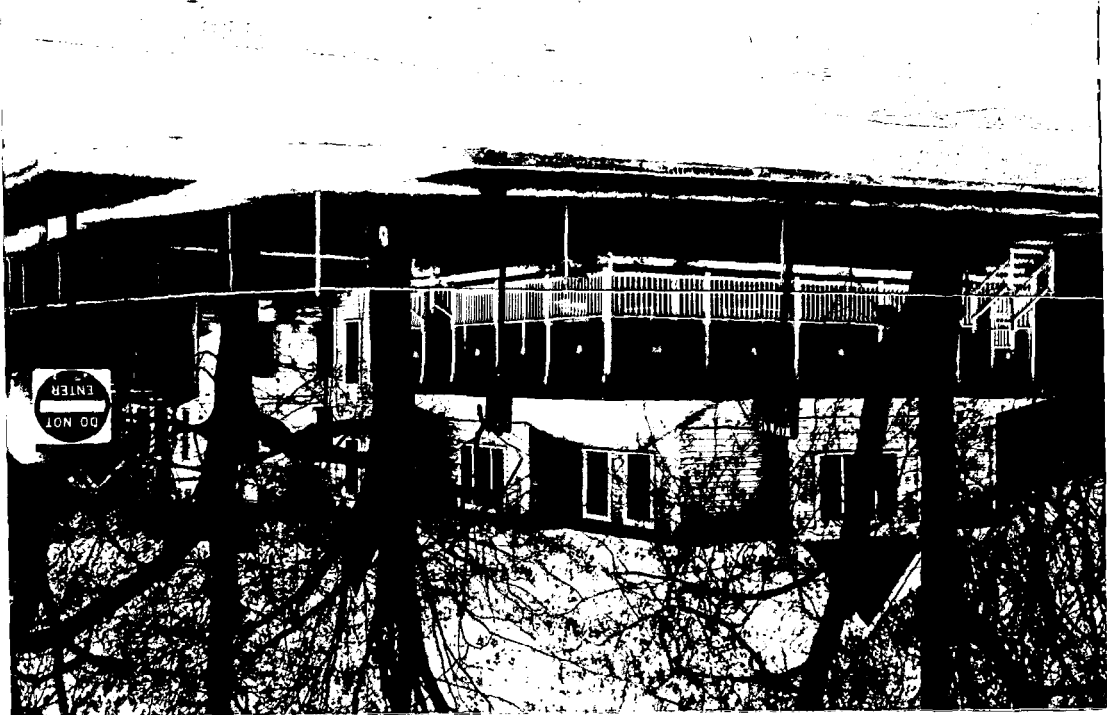
Larry W. Rubin
Member, Takoma Park City Council

cc: Beverly K. Habada, City Administrator
Donna W. McKenzie, Admin. Coord./Team Leader
Public Works Team Leaders Braithwaite, Monk, Shafer
Lisa Shwartz, Senior Planner

VIEW FACING EAST ON FRONT OF LOT



VIEW FROM BALTIMORE + THOMA AVENUES



FEINSTEIN RESIDENCE - 7309 THOMA AVE.

VIEW OF REAR CORNER OF LOT



VIEW FROM BALTIMORE AVENUE



FANSTEIN RESIDENCE - 7309 TRUMAN AVE

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7309 Takoma Avenue

Meeting Date: 9/11/96

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-96S **CONTINUED**

Tax Credit: No

Public Notice: 8/28/96

Report Date: 9/4/96

Applicant: Charles & Vicky Feinstein

Staff: Patricia Parker

PROPOSAL: Remove chain link fencing; install painted wood fencing

RECOMMEND: Approve

BACKGROUND

On May 22, 1996, the applicants appeared before the Historic Preservation Commission with a proposal to remove an existing chain link fence and to install new painted wood fencing on all four sides of their property. The property is a non-contributing resource (a new house built circa 1989-1992). The new fencing, will however, affect the streetscape because it will be completely visible from two public streets, Takoma and Baltimore Avenues in the Takoma Park Historic District.

The original proposal included the installation of 315' of 4'0" high solid wood board fence on three sides of the property topped with 1'0" high 2"x 2" wood pickets spaced 2" o.c. with a top rail. The total height of the fence as proposed was 5'0" and the applicant would have used 6"x6" posts 5'10" high with ball finials at 8' intervals. The fence proposal included an arbor with gate at the sidewalk facing the entrance to the house.

On the remaining side of the property (northeast and parallel to the driveway), the applicant proposed to install a 5'0" high fence with similar posts and ball finials but with 50% openness. The vertical lattice atop the fence would have been 1'0" in height. On Baltimore Avenue, the new fence would have included double gates for automobile access to an existing driveway. The gates would have been similar in appearance to the fence (Staff Report of 5/22/96 attached).

At the May HPC meeting, the Commission expressed concern about the solid character of the fence. If the solid design was to be used, the HPC suggested that the applicant revise the proposal to include fencing 3-4' in height; and with 12" high spindles evenly spaced above. The HPC also suggested that the applicant employ 4"x4" posts 4'10" in height instead of 6"x6" as proposed. The Commission felt that the arbor should be re-designed to be simpler and that the portion of the fence that would face Baltimore Avenue should not be stepped - but of one height to follow grade. The applicant stated that the fence proposal was designed to provide security as well as privacy.

Commissioner Jordan suggested that the applicant should determine if the property at the corner of Baltimore and Takoma Avenues was under their ownership. This portion of the site could be part of the public right-of-way. This issue was important to assure that the fence as

proposed would be located **inside** the applicant's property line in accordance with local building and Montgomery County codes.

DISCUSSION

Subsequent to the HPC review and comment on May 22, 1996, the applicant spent several weeks working with the City of Takoma Park to resolve the issue of ownership for the small parcel of land at the intersection of Baltimore and Takoma Avenues. The City of Takoma Park determined that the City has no ownership interest in this parcel and that a proposal for fencing in this area could be constructed as shown in the original proposal of the applicants.

The applicant and their architect also met with HPC staff to discuss issues of concern and alternatives to the fencing proposal. The applicant then revised the proposal to incorporate the proper location of the fencing, to make the fence more open, and to delete the arbor.

As currently proposed, the applicant requests approval to construct a 4'6" high fence (the applicant's letter says 4'; however, that was an error and the applicant discussed with HPC staff changing the height of fencing to be 4'6" instead of 4') that would be more open than originally proposed, of a different style, and painted. The applicant has proposed a 4'6" high fence to provide security for the property and the family.

Staff feels that the applicant has been very responsive to the HPC's comments and that the revised fence proposal should be approved. The style and the location of the fence are consistent with other fences in the historic district and with other fences that have been approved by the HPC in the past. The Approved and Adopted Amendment to the Master Plan for Historic Preservation for the Takoma Park Historic District states within a discussion of standards for redevelopment and new buildings,

"Fences... should insure visual compatibility between the buildings and open spaces...."

The Amendment also states that ,

"Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Staff recognizes that the proposed fence, due to its prominent corner location, could affect the surrounding streetscape and the historic district as a whole. But staff feels that the applicant has significantly revised the fencing proposal to be greater than 50% open. As proposed, the fence would be **more than** 50% open and staff feels that the fence could be constructed to be 4'6" in height without being a detrimental impact on the streetscape. The proposed height of the fence, even though substantially open, would provide security for the family that could not be achieved with this style of fence constructed at a lower height.

The applicant has also proposed to paint the fence and not to step up the fence at intervals to achieve more height. The fence would be continuous and follow grade. This portion of the proposal would be consistent with HPC recommendations.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)2

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

and with the Secretary of the Interior's Standards for Rehabilitation #2:

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 with the general condition applicable to all Historic Area Work Permits that 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 VICKY PINPIN-FEINSTEIN
DAYTIME TELEPHONE NO. (301) 587-8576

TAX ACCOUNT # 1080542
NAME OF PROPERTY OWNER CHARLES FEINSTEIN DAYTIME TELEPHONE NO. (202) 473-2896
ADDRESS 7309 TAKOMA AVE, TAKOMA PARK, MD 20912
CITY STATE ZIP CODE
CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER SHARON GREEN DAYTIME TELEPHONE NO. (914) 482-3659

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7309 STREET TAKOMA AVE
TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BALTIMORE AVE
LOT 11 BLOCK 78 SUBDIVISION TAKOMA PARK LAND & TITLE CO.
LIBER 10541 FOLIO 138 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
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Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
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2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

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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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Charles M. Feinstein 28 APRIL 1996
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:

SINGLE FAMILY HOME IS 3 1/2 YEAR OLD
MODERN, VICTORIAN-STYLE WOOD-FRAME
STRUCTURE ON CORNER LOT IN HISTORIC DISTRICT.
PROPERTY IS NOT A MASTER PLAN SITE.

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FENCE PER ATTACHED SKETCHES & DESCRIPTION.

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

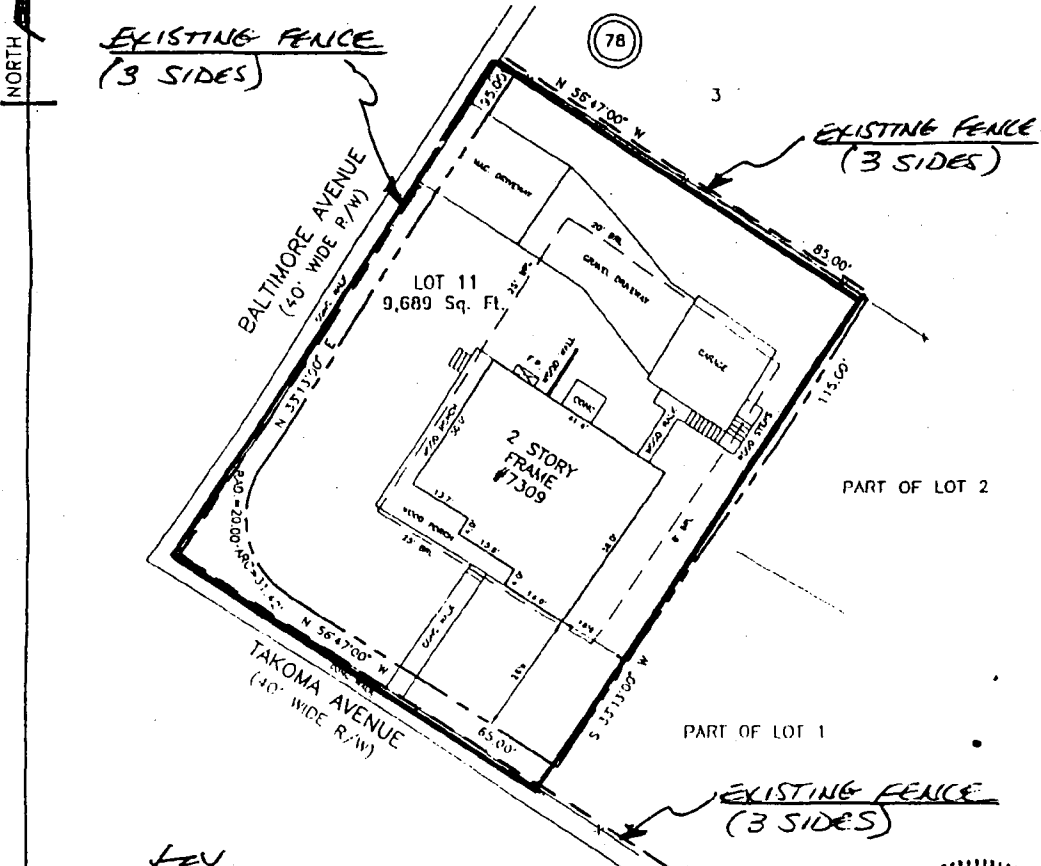
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at

CASE NO. 11526

FEINSTIEN

HOUSE LOCATION

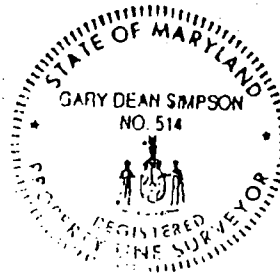
LOT 11 - BLOCK 78
A RESUBDIVISION OF PARTS OF LOTS 1 & 2 - BLOCK 78
T.P.L. & T. CO.'S SUBDIVISION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND



KEY

--- = EXISTING CHAIN-LINK FENCE (3 SIDES)

— = NEW WOOD FENCE (4 SIDES)



(ZONED: R-60)

PROPERTY ADDRESS: 7309 TAKOMA AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200 C AS REVISED 08-05-1991.

CERTIFICATE

I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

Gary Dean Simpson

GARY DEAN SIMPSON
Reg. MARYLAND P.L.S. No. 514

REFERENCES	
PLAT DK.	70
PLAT NO.	6624
LIOCR	
FOLIO	

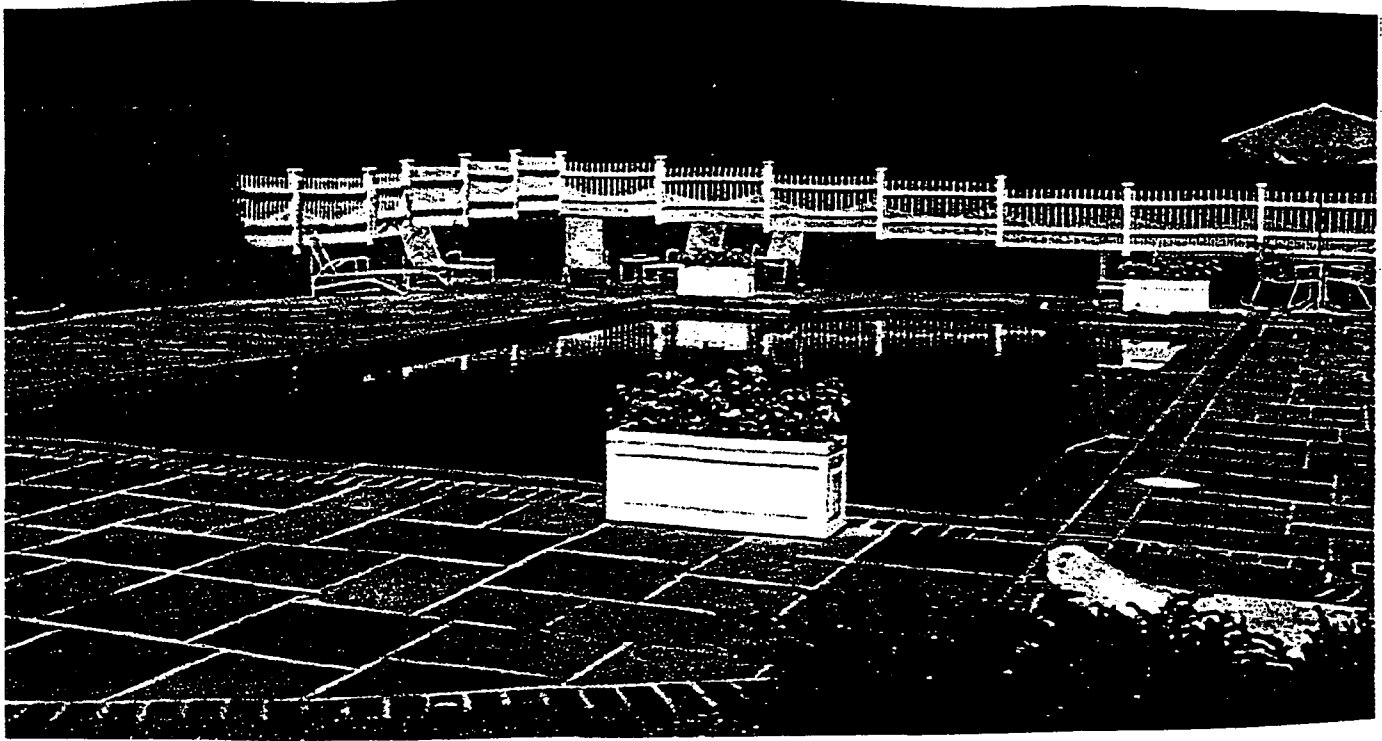
CMS
CENTRAL MARYLAND SURVEYORS

310 NORTHVIEW DR. (301) 262-7500 FAX (301) 262-0078 BOWE, MD 20716

DATE:	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: JWB
FILE LOC: DS 25-1994	JOB NO: 1415-94
BOUNDARY:	

NOTES: 1) This location for title purposes only, no title report furnished and to be used for determining property lines, building lines or other improvements.
2) Property corner markers NOT shown or guaranteed by this location.
3) H.R.L. information, if shown was obtained from existing record plat or local agencies and is not guaranteed by CMS, INC.
4) Building line and/or flood zone information is subject to the interpretation of the originator.
5) CMS, Inc. does not certify to unshown or unenclosed encroachments or overlaps.

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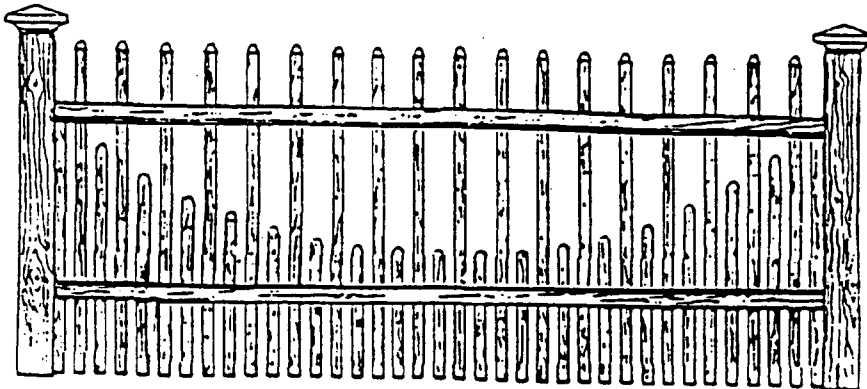


FENCE DESIGN CONCEPT

SCALLOPED ARIZONA
Style# 734

SIZE

4 x 8



FENCE DESIGN SECTION DETAIL

①

FEINSTEIN RESIDENCE - 7309 TAKOMA AVE.



VIEW FROM BALTIMORE + TAKOMA AVENUES

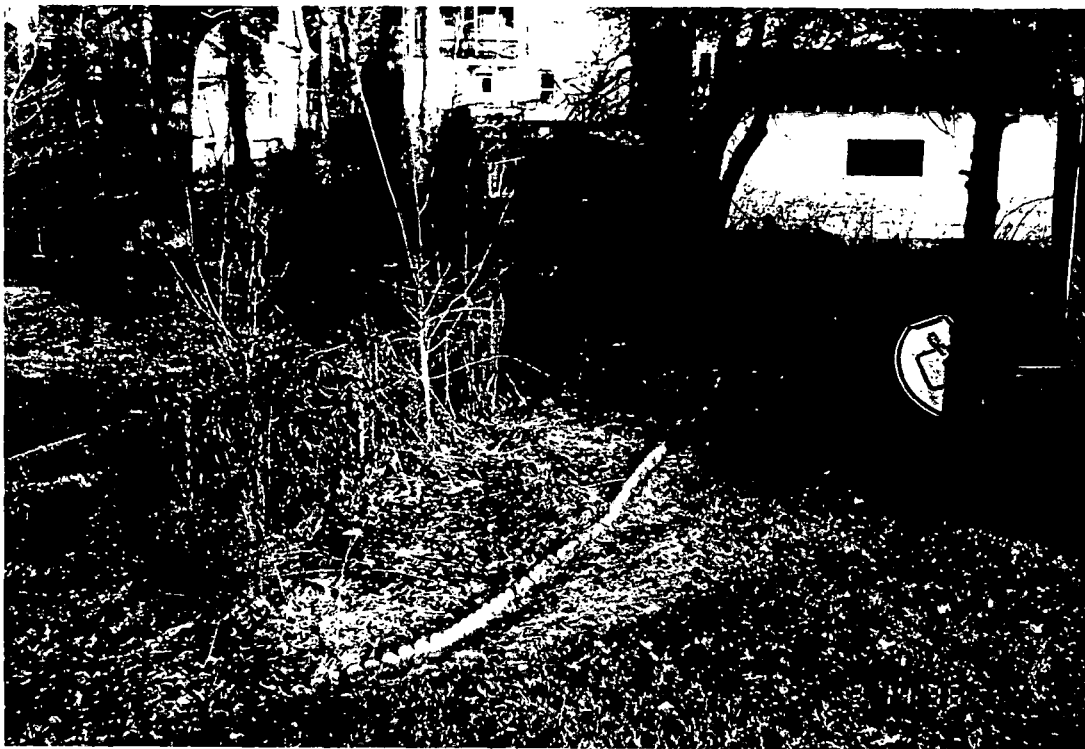


VIEW FACING EAST ON FRONT OF LOT

FEINSTEIN RESIDENCE - 7309 TARKINA AVE



VIEW FROM BALTIMORE AVENUE



VIEW OF REAR CORNER OF LOT

7309 Takoma Avenue
Takoma Park, MD

Ms. Patricia Parker
Historic Preservation Planner
Design, Zoning, and Preservation Division
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue, Silver Spring, MD 20910

Re: HAWP Application for Fence Replacement,
7309 Takoma Avenue, Takoma Park, MD

Pursuant to our application considered by the Historic Area Preservation Commission at their hearing of May 22, 1996, attached herewith please find a modified design concept for the replacement fence.

The design changes comprise:

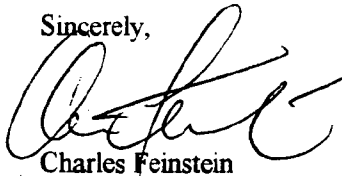
- A new wooden fence design that provides a light, airy and open appearance through spaced picket verticals and appropriately scaled fence posts;
- The fence height has been adjusted to 4 feet;
- The fence will be painted; and
- The arbor over the entry gate has been deleted.

In addition, the Commission requested clarification on the ownership status of the land adjacent to the city sidewalk upon which the present fence and replacement fence would be located. A title survey had indicated that the strip of land may belong to the municipality. Per the attached letter, the City of Takoma Park confirms that the specified land lies outside of the right-of-way claimed by the city/county, and declares that they have no legal or ownership interest in the land.

Other application details remain as described in the original application.

Please place our revised application on the docket for consideration at the Commission's September 11 hearing. I trust that with these changes our application will find ready approval.

Sincerely,



Charles Feinstein

City of Takoma Park, Maryland

OFFICE OF THE CITY COUNCIL
TELEPHONE 270-1700



7500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

July 8, 1996

Charles and Victoria Feinstein
7309 Takoma Avenue
Takoma Park, Maryland 20912

Dear Mr. and Mrs. Feinstein:

I have discussed with Takoma Park City Administrator Bev Habada the information you presented to me Wednesday, July 3, indicating that the location on which you propose to build a new fence is **not** on a Public Right-of-Way.

Based on this information, and on the assumption that the fence will not be built on a Public Right-of-Way, both Bev and I have concluded that the City of Takoma Park has no interest in the proposed fence location nor in being involved in the processes of permit issuance for the fence construction.

Also based on the information you presented to me, Bev and I concluded that the City has no interest in pursuing the question of ownership of the land on which you propose to build the fence.

Please feel free to present this note, as needed, to the relevant County units involved in the permit process. If they wish to, I will be happy to discuss the matter with representatives of these units.

Good luck on your project.

Sincerely yours,

Larry W. Rubin
Member, Takoma Park City Council

cc: Beverly K. Habada, City Administrator
Donna W. McKenzie, Admin. Coord./Team Leader
Public Works Team Leaders Braithwaite, Monk, Shafer
Lisa Schwartz, Senior Planner

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

ROGER MCGARRY &
NANCY COHEN
7305 BALTIMORE AVE.
TAKOMA PARK, MD
20912

ERAZIM KING +
CAROL LINDEMANN
7300 BALTIMORE AVE
TAKOMA PARK, MD
20912

JEFF & RENEE LUKEK
7307 TAKOMA AVE.
TAKOMA PARK, MD
20912

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7309 Takoma Avenue

Meeting Date: 5/22/96

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-96S

Tax Credit: No

Public Notice: 5/08/96

Report Date: 5/15/96

Applicant: Charles and Vicky Feinstein

Staff: Patricia Parker

PROPOSAL: Remove existing fence; Install new fencing on all four sides

RECOMMEND: Approve w/conditions

BACKGROUND

The applicant proposes to remove an existing chain link fence on the property. In its place, the applicant proposes to construct approximately 315' of 4'0" high solid wood board fence topped with 2"x 2" wood pickets, 1'0" high, and spaced 2" o.c. with top rail. The overall height of the fence would be 5'0". The applicant would use 6"x 6" posts 5'10" high with ball finials at 8' intervals. This fence would be placed on three sides of the property - including the areas facing Takoma and Baltimore Avenues.

On the northeast side of the property (parallel to the driveway and facing the garage), the applicant proposes to construct a 5'0" high fence with similar post and ball finial but with 50% openness. The vertical lattice would be spaced 4" apart using 2" spindles.

As part of the fencing, on Takoma Avenue, the applicant proposes a somewhat ornate wood arbor entrance. As proposed, the wooden arbor would be 6'4" high with double solid gates 5'0" in height. On Baltimore Avenue, the new fence would have a driveway opening to include double gates 10'0" wide with an appearance similar to the fence.

This fence proposal, constructed on the property of a non-contributing resource (a new house built circa 1989-1992) would be completely visible from two public streets, Takoma and Baltimore Avenues in the Takoma Park Historic District.

DISCUSSION

The Guidelines for the Takoma Park Historic District state that new construction, or resources considered non-contributing, shall receive the most lenient level of design review and that proposals involving resources within this category should be approved as a matter of course. But the Guidelines also state that the review of proposals involving resources within this category should also consider **the impact of proposed alterations which affect the surrounding street scape** and "...which could impair the character of the historic district as a whole."

The design of the fence is elaborate in detail. But staff is less concerned with the amount of detail as the concern about the solidity of the fence. Staff feels that this proposal could be approved if the fence were lower in height and/or designed with more openness. In fact, the applicant has chosen a more open design for the fence in the area parallel to the driveway and facing the garage. This design could be utilized on a fence lower in height for the remaining sections of the fence. Staff understands that the applicant has chosen this fence design to achieve

(A)

privacy. But when staff visited the site and observed fencing on Baltimore and Takoma Avenues, existing fencing is lower than the proposed fence and, where present, fencing is more open. Staff recommends that the applicant lower the fence to be no more than 36-42" in height.

The Guidelines further state that "...the goal of new construction within residential districts is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative new building designs.... Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported." Staff recognizes the individuality of the design and that it is creative. However, staff feels that the arbor component of the fence, as proposed, on a highly visible street corner in the Takoma Park Historic District, is not compatible. Even though, interesting in design, the arbor would be mostly designed of solid board construction.

Since the applicant has chosen to diversify the fence (85' of the fence in the area parallel to the driveway and facing the garage utilizes 2" spindles 4" o.c.), the arbor and gates could be redesigned with more openness as well. Staff feels that the wood arbor should be simpler in design. This would offer less weight to the appearance of the fence. And staff feels that the fence should be painted at the time of construction to decrease the solidity of its appearance. Staff would recommend that the applicant submit subsequent revisions to be approved at a staff level to facilitate the processing of this application.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

The proposal would not substantially alter the exterior features of an historic site, or historic resource within an historic district

and with the Secretary of the Interior's Standards for Rehabilitation #2:

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 with the Takoma Park Guidelines.

Conditions:

- 1) The fence shall be constructed to be no more than 36-42" in height.
- 2) The final design of the fence (either a lower version of the existing design or use of the more open design option) shall be reviewed by staff prior to issuance of the HAWP.
- 3) The fence shall be painted at the time of construction.
- 4) The arbor shall be redesigned for simplicity and re-submitted for staff review and approval, prior to issuance of the HAWP.

and with the general condition applicable to all Historic Area Work Permits that 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.

THE FOLLOWING ITEM 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:

SINGLE-FAMILY HOME IS 3 1/2 YEAR OLD
MODERN, VICTORIAN-STYLE WOOD-FRAME
STRUCTURE ON CORNER LOT IN HISTORIC DISTRICT.
PROPERTY IS NOT A MASTER PLAN SITE.

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

REPLACE EXISTING CHAIN-LINK FENCE WITH
ARCHITECTUALLY-CORRECT WOODEN
FENCE PER ATTACHED SKETCHES & DESCRIPTION.

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



HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

ROGER MCGARRY &
NANCY COHEN
7305 BALTIMORE AVE.
TAKOMA PARK, MD
20912

EPHRAIM KING
CAROL LINDENMAN
7300 BALTIMORE AVE
TAKOMA PARK, MD
20912

JEFF & RENEE LUKEK
7307 TAKOMA AVE.
TAKOMA PARK, MD
20912

CASE NO. 11526

FEINSTEIN

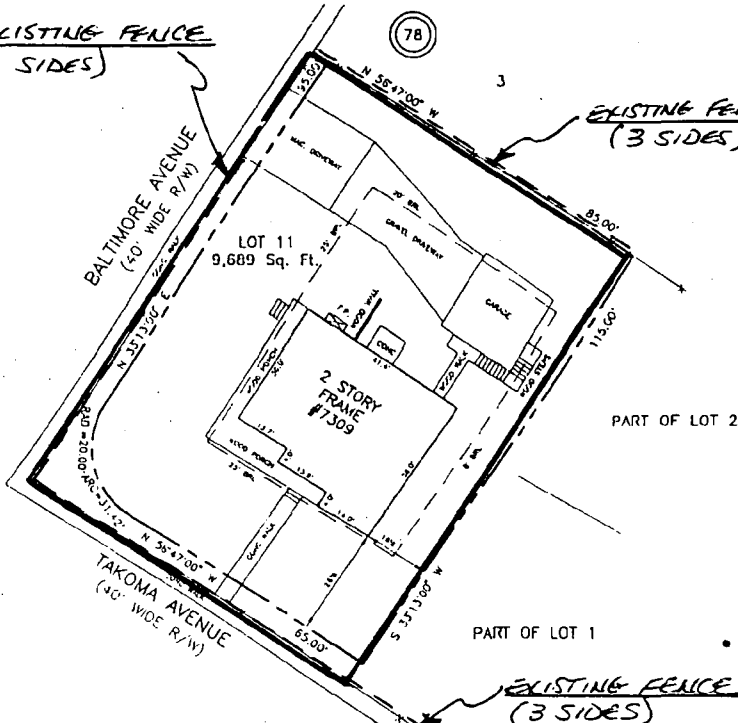
HOUSE LOCATION

LOT 11 - BLOCK 78
A RESUBDIVISION OF PARTS OF LOTS 1 & 2 - BLOCK 78
T.P.L. & T. CO.'S SUBDIVISION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

NORTH

EXISTING FENCE
(3 SIDES)

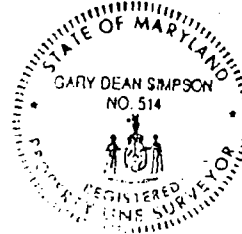
EXISTING FENCE
(3 SIDES)



KEY

--- = EXISTING CHAIN-LINK FENCE
(3 SIDES)

— = NEW WOOD FENCE
(4 SIDES)



(ZONED: R-60)

PROPERTY ADDRESS: 7309 TAKOMA AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.F.M. MAP COMMUNITY PANEL NO. 240449 0200 C AS REVISED 08-05-1991.

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

REFERENCES

PLAT BK. 70

PLAT NO. GG24



CENTRAL MARYLAND SURVEYORS

4310 HERRITMAN DRIVE (301) 267-7500 FAX (301) 267-9078 LOVIE, MD 20716

Gary Dean Simpson

GARY DEAN SIMPSON
Reg. MARYLAND PLS. No. 514

LIBCR

FOLIO

DATE: _____

SCALE: 1"=30'

WALL CHECK: _____

DATE: 03-25-1994

DRAWN BY: JWB

BOUNDARY: _____

JOB NO.: 1415-94

- NOTES:
- 1) This location for title purposes only, no title report furnished and to be used for determining property lines, building fences or other improvements.
 - 2) Property corner markers NOT found, or guaranteed by this location.
 - 3) B.L. information, if shown, was obtained from existing record plat or local agencies and is not guaranteed by CMS, INC.
 - 4) Building line may/ or flood zone information is subject to the interpretation of the originator.
 - 5) CMS, INC. does not certify to unstamped or unrecorded encroachments or overlaps.

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**FEINSTEIN PROPERTY
7309 Takoma Avenue
Takoma Park, MD 20912**

Materials Specifications as follows:

- 6 x 6 Posts - pressure treated lumber
- Vertical boards, Spindle topper and framing materials - cedar (for all drawings 2 through 5)

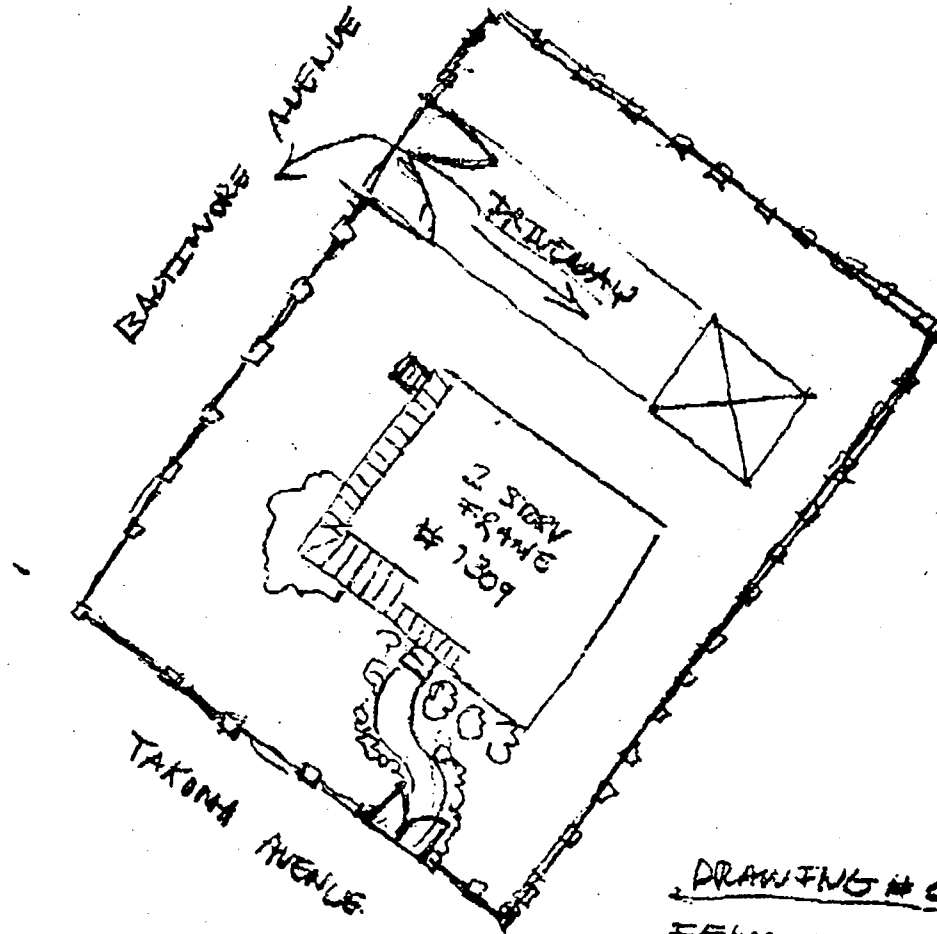
Description:

Case No 11526
Lot #11, Block #78
7309 Takoma Avenue
Takoma Park, MD.

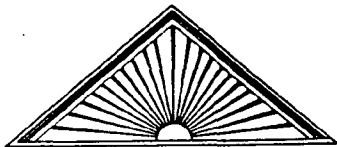
Bordered by Baltimore Avenue and Takoma Avenue, this fencing has been designed to harmonize with the period architecture of the house, 1880's clapboard style/Victorian Design.

We have been very sensitive to replicate many design elements of the structure, for example: porch spindles, post brackets and the repeat of the pediment element of the second story end gable.

We believe that the addition of this fencing to our property will enhance the value of our property as well as bring a distinctive and beautiful addition to our historic block and neighborhood.



DRAWING # 2
FENSTEDT RESIDENCE
7309 TAKOMA AVENUE
TAKOMA PARK, MD. 20912



GREEN
 SHARON

designer

INTERIOR - EXTERIOR
 Restorations • Renovations
 Houses • Barns • Gardens

914-482-3659

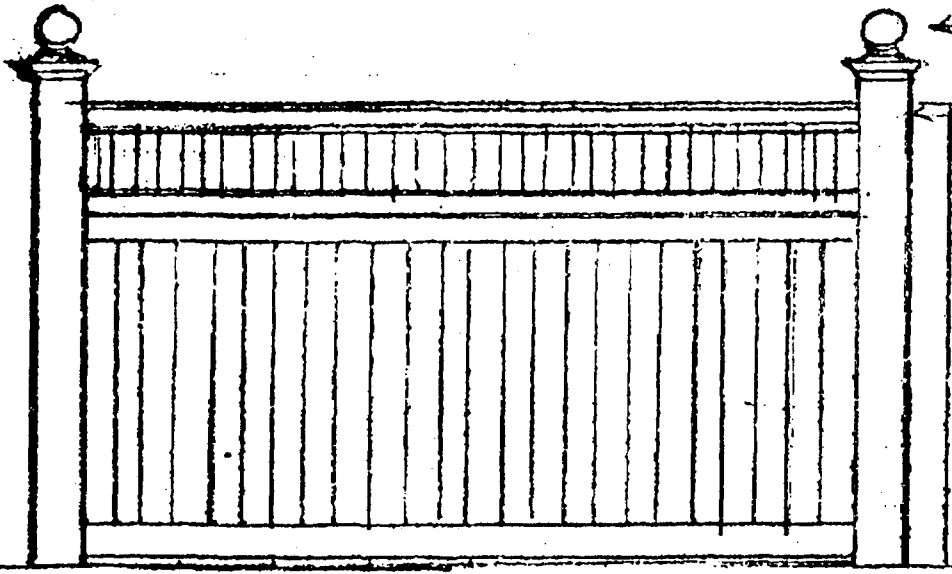
P.O. Box 375, North Road, Youngsville, NY 12791



DRAWING # 2.

FENCE DETAILS.

← FINIALS - OPTIONAL
FENCE



6" POST 6" X 6"

8' FLAT BOARD PANELS

4" PER BOARD

HEIGHT OF FENCE 5' + FINIALS.

FENCE TO TOP RAIL OF UPPER

TOPPER - 5'-0"

HEIGHT TO TOP OF FINIAL 5'-10"

TOPPER PICKETS 2" X 2" SPACED 2" @ 1"

GROUND LINE

RESIDENCE OF:

CHAS & VICKY FEINSTEIN

7309 TAKOMA AVE. TAKOMA PARK

MARYLAND 20912

NOTE - 1/2" - 1'-0"



04-29-1996 20:48 1 514 4524100 P.05

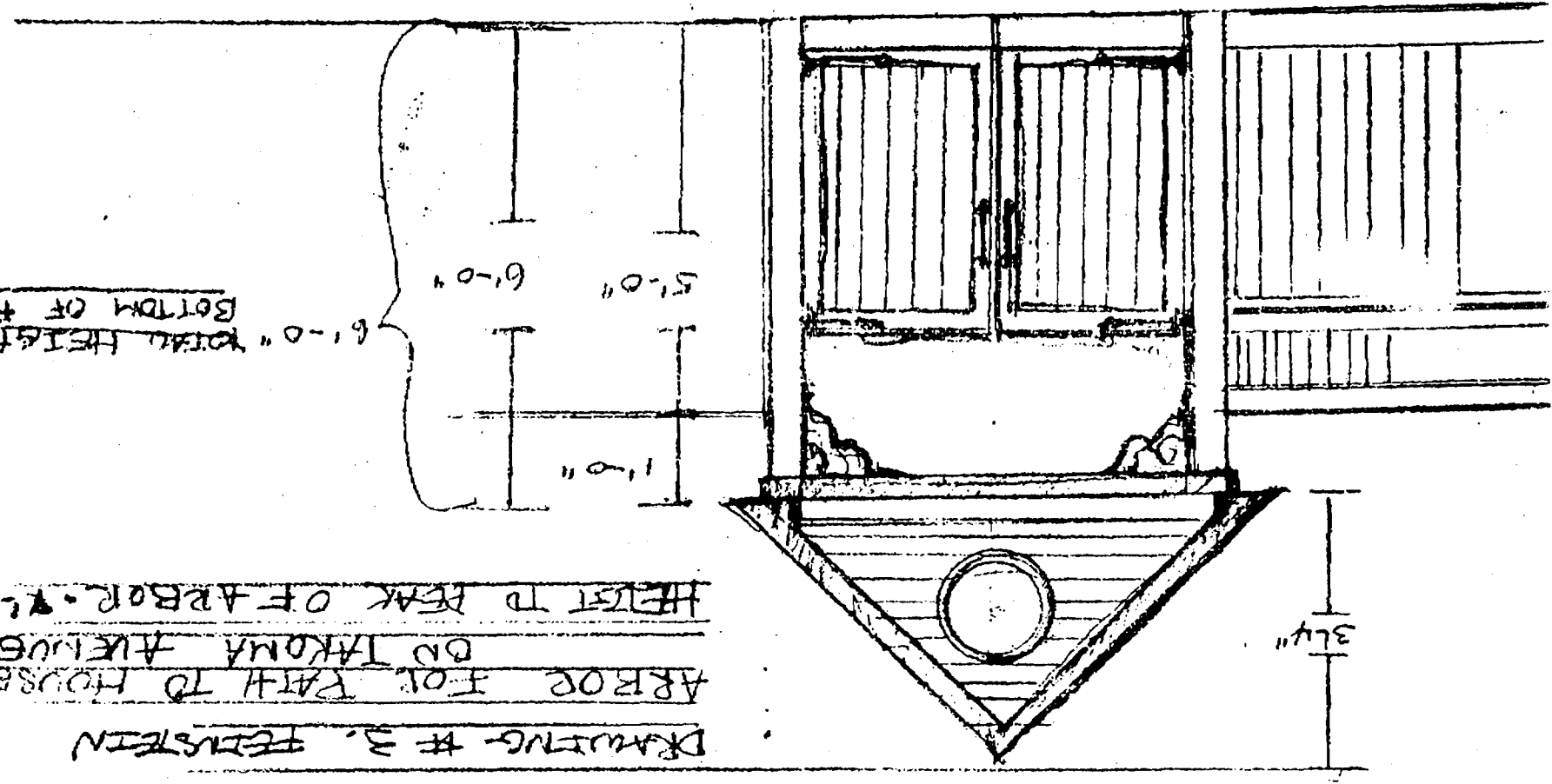
(J)

DRAWING # 3, FEINSTEIN

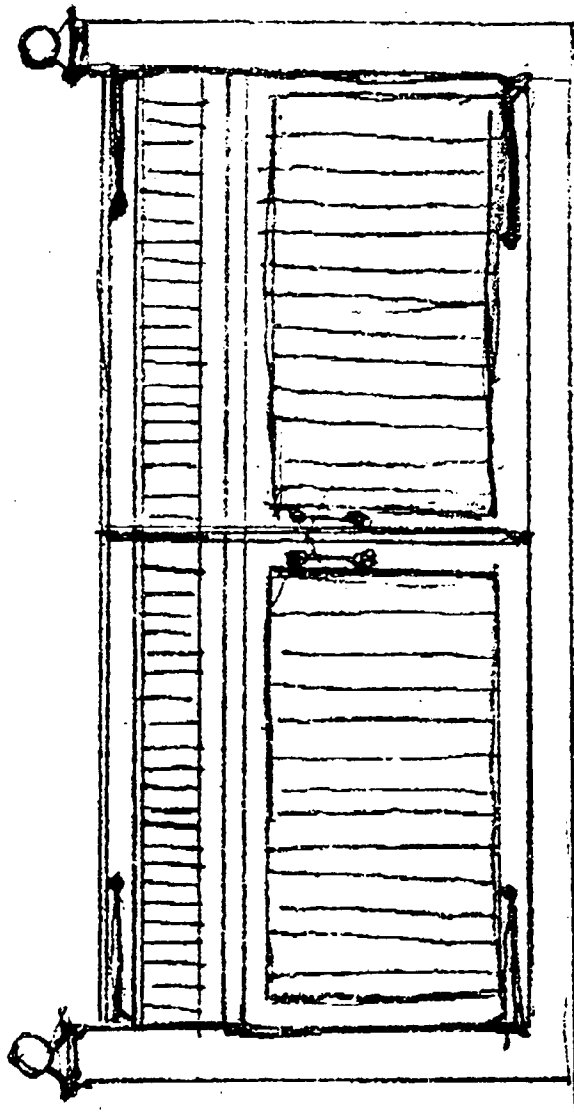
ARBORE FOR PATH TO HOUSE
ON TAKOMA AVENUE

HEIGHT TO PEAK OF ARBORE - 4'4"

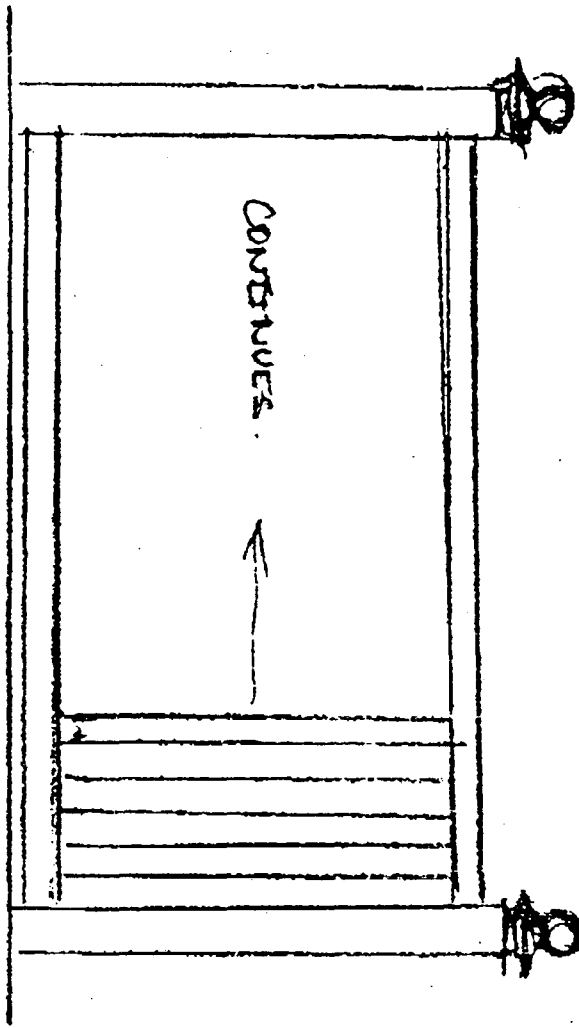
6'-0" TOTAL HEIGHT TO
BOTTOM OF TERRACE



FENSTEIN DRAWING # 4
DRIVEWAY GATES.
SAME DETAILS AS FENCE.
CONSTRUCTED OF 2 10'-0" GATES.



GROUND LINE.



FENCE
 DRAWING #5.
 FENCE. LATTICE FACING.
 NETS HOE. SIDE OF GARA
 SPACING 4" APART.
 2" SPINDLE
 HEIGHT

FEINSTEIN RESIDENCE - 7309 THOMAS AVE.



VIEW FROM BALTIMORE - THOMAS AVENUE



VIEW EAST ON FRONT OF LOT

(M)

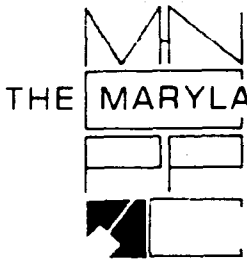
FEINSTEIN RESIDENCE - 7309 TROTTMAN AVE



VIEW FROM TROTTMAN AVENUE



VIEW OF REAR CORNER OF LOT



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

FAX TRANSMITTAL SHEET

Design, Zoning, & Preservation Division
(301)495-4570 (Telephone)

(301)495-1307 (Fax Number)

TO: Hulk Jordan FAX NUMBER: (202) 737-0452

FROM: Pat Parkin PHONE NUMBER: (301) 495-4730

DATE: 8/29/96

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET:

NOTE:

Halt, Vicky Feinstein wants to construct this style of

fencing 4 1/2' high - Comments please?

*but fence still
be 40 high - should
be more than 42" - 48"
in design - approval could
not a precedent.*

Thanks. Pat.

STATEMENT OF VICTORIA FEINSTEIN

RE: County Historic Preservation Commission

Case No. 37/3-96S

Members of the Historic Preservation Commission:

We have reviewed with interest the Staff Report on our application to remove the existing chain-link fence at 7309 Takoma Avenue and replace it with a wooden fence. We have the following observations on the Report:

Fence

Regarding the fence, the staff incorrectly assumes that we have chosen the design to maximize privacy. Since medieval times, a primary function of fencing has been to afford a measure of security. It is out of this need that we and our neighbors have formed a citizens street patrol. In the last year, the following serious crimes have taken place in our immediate neighborhood: Two street muggings less than 30 feet from our property line; an attempted entry of our property; entry and theft at both our immediate neighbors' homes; a forcible entry and robbery less than a block away on Baltimore Avenue; an armed car-robbery and two auto thefts, including one next door; and an armed assault on a homeowner on the corner of Takoma and Philadelphia Avenues.

We are told by the Takoma Park Police that the above incidents are some of the "street scape amenities" we enjoy by virtue of living on the border with the District of Columbia. Psychological factors weigh in the choice of criminal targets, which can be countered by reducing the appearance of vulnerability. Much as we value the openness and informality which characterizes the neighborhood and because we have two very young children who often play in our yard, we are proposing a fence that would be 48" in height along the Takoma Avenue portion of the property rather than 42" as stated in the staff report. In addition, we propose a graduated fence starting from 4' and reaching a maximum height of 5' along the Baltimore Avenue portion of our property.

Concerning the Staff recommendation that the "fence shall be painted at the time of construction," we have every intention to paint the bottom portion of the fence dove gray to match our home's siding, and the top portion flat white to match the porch and deck rails. However, if pressure-treated wood is selected for the fencing materials, industry recommendation is to wait approximately six months before painting. In any case, the fence posts will be pressure treated material for longevity.

Arbor

Regarding the design of the arbor, we cannot agree with the Staff's assessment. First, as a point of fact the height of the gates is not 5 feet as stated in the Report. As indicated in the sketch, it is the same height as the lower portion of the adjacent fencing or 4'.

Second, the Staff believes that the arbor is too fancy for this neighborhood and is of an incompatible design. However, it should be clear that the arbor is faithful to the design of an important architectural resource—our home. The two end gables of our 4 year old, 1880s clapboard Victorian-style home prominently feature a triangular peak with a circular vent detail. The Staff also stated that, "even though, interesting in design, the arbor would be mostly designed of solid board construction." We beg to disagree. The arbor is not of a solid board construction. The horizontal slats surrounding the circular vent are not solid boards but horizontal lattices which thus encourages openness, a feature that the Staff was looking for

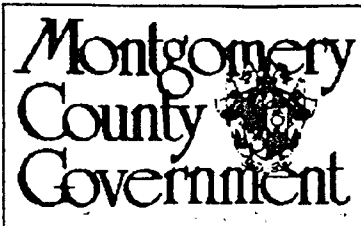
in reviewing our application. Moreover, the arbor is not intended to have any depth to it. Having depth to the arbor will definitely increase the "solidity of its appearance," as noted by the Staff, but this is clearly not what we want to do. The two gingerbread post brackets mirror those installed on the porch. These points are nowhere noted in the Report and, based on our phone conversation with the Staff, apparently did not factor in the Staff's assessment. Their omission suggests to us that judgments have been more grounded on concerns that we may over-improve our property to the envy of others, a notion which we firmly reject.

Thus, in reviewing this aspect of the arbor, we are offering to revise the design by taking away the gingerbread brackets.

Thank you for your attention and consideration.

22 May 1966

C:\WORD60\CHASHAWP.DOC



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1080542 CONTACT PERSON VICKY PINPIN-FEINSTEIN
 NAME OF PROPERTY OWNER CHARLES FEINSTEIN DAYTIME TELEPHONE NO. (301) 587-8576
 ADDRESS 7309 TAKOMA AVE., TAKOMA PARK, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER SHARON GREEN DAYTIME TELEPHONE NO. (914) 482-3659

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 7309 STREET TAKOMA AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BALTIMORE AVE.
 LOT 11 BLOCK 78 SUBDIVISION TAKOMA PARK LAND & TITLE CO.
 LIBER 10541 FOLIO 138 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 \$ 3,000
 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 5' feet 10" inches TO TOP OF POST FINIAL
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line X Entirely on land of owner _____ On public right of way/easement _____

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

[Signature] Signature of owner or authorized agent 28 APRIL 1996 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

SINGLE FAMILY HOME IS 3 1/2 YEAR OLD
MODERN, VICTORIAN-STYLE WOOD-FRAME
STRUCTURE ON CORNER LOT IN HISTORIC DISTRICT.
PROPERTY IS NOT A MASTER PLAN SITE.

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

REPLACE EXISTING CHAIN-LINK FENCE WITH
ARCHITECTUALLY-CORRECT WOODEN
FENCE.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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, (279-1355).

Please print (in blue or black ink) or type this information.

FEINSTEIN PROPERTY
7309 Takoma Avenue
Takoma Park, MD 20912

Materials Specifications as follows:

- 6 x 6 Posts - pressure treated lumber
- Vertical boards, Spindle topper and framing materials - cedar (for all drawings 2 through 5)

Description:

Case No 11526
Lot #11, Block #78
7309 Takoma Avenue
Takoma Park, MD.

Bordered by Baltimore Avenue and Takoma Avenue, this fencing has been designed to harmonize with the period architecture of the house, 1880's clapboard style/Victorian Design.

We have been very sensitive to replicate many design elements of the structure, for example: porch spindles, post brackets and the repeat of the pediment element of the second story end gable.

We believe that the addition of this fencing to our property will enhance the value of our property as well as bring a distinctive and beautiful addition to our historic block and neighborhood.

**FEINSTEIN PROPERTY
7309 Takoma Avenue
Takoma Park, MD 20912**

Materials Specifications as follows:

- 6 x 6 Posts - pressure treated lumber
- Vertical boards, Spindle topper and framing materials - cedar (for all drawings 2 through 5)

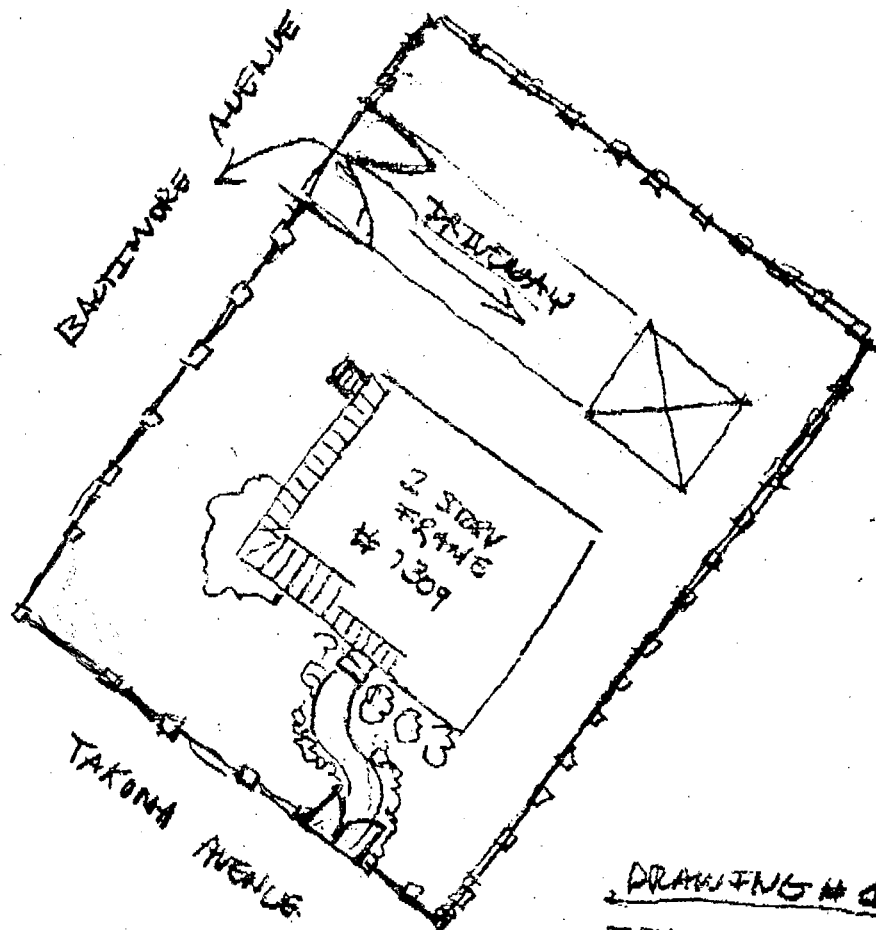
Description:

Case No 11526
Lot #11, Block #78
7309 Takoma Avenue
Takoma Park, MD.

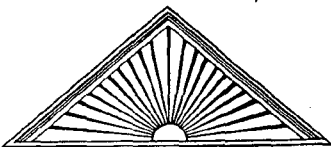
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We believe that the addition of this fencing to our property will enhance the value of our property as well as bring a distinctive and beautiful addition to our historic block and neighborhood.



DRAWING # 2
FENSTEIN RESIDENCE
7309 TAKOMA AVENUE
TAKOMA PARK, MD. 20912



GREEN
 S H A R R O N

designer

INTERIOR - EXTERIOR
 Restorations • Renovations
 Houses • Barns • Gardens

914-482-3659

P.O. Box 375, North Road, Youngsville, NY 12791

DRAWING # 2.

FENCE DETAILS.

← FINIALS - OPTIONAL
FENCE

6" POST 6" X 6"

8' FLAT BOARD PANELS

4" PER BOARD

HEIGHT OF FENCE 5' + FINIALS.

FENCE TO TOP RAIL OF UPPER

TOPPER - 5'-0"

HEIGHT TO TOP OF FINIAL 5'-10"

TOPPER PICKETS 2" X 2" SPACED 2 1/4"

GROUND LINE

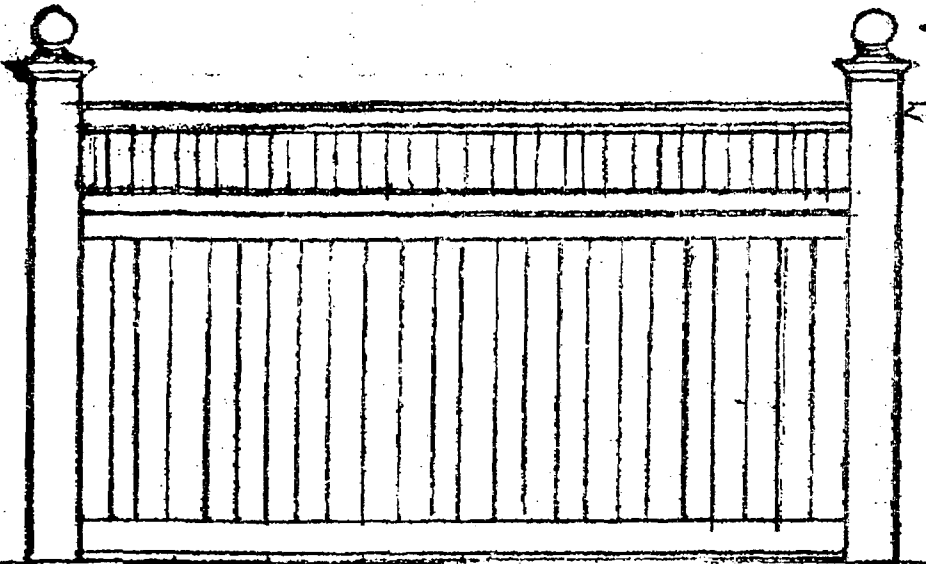
RESIDENCE OF:

CHAS & VICKY FEINSTEIN

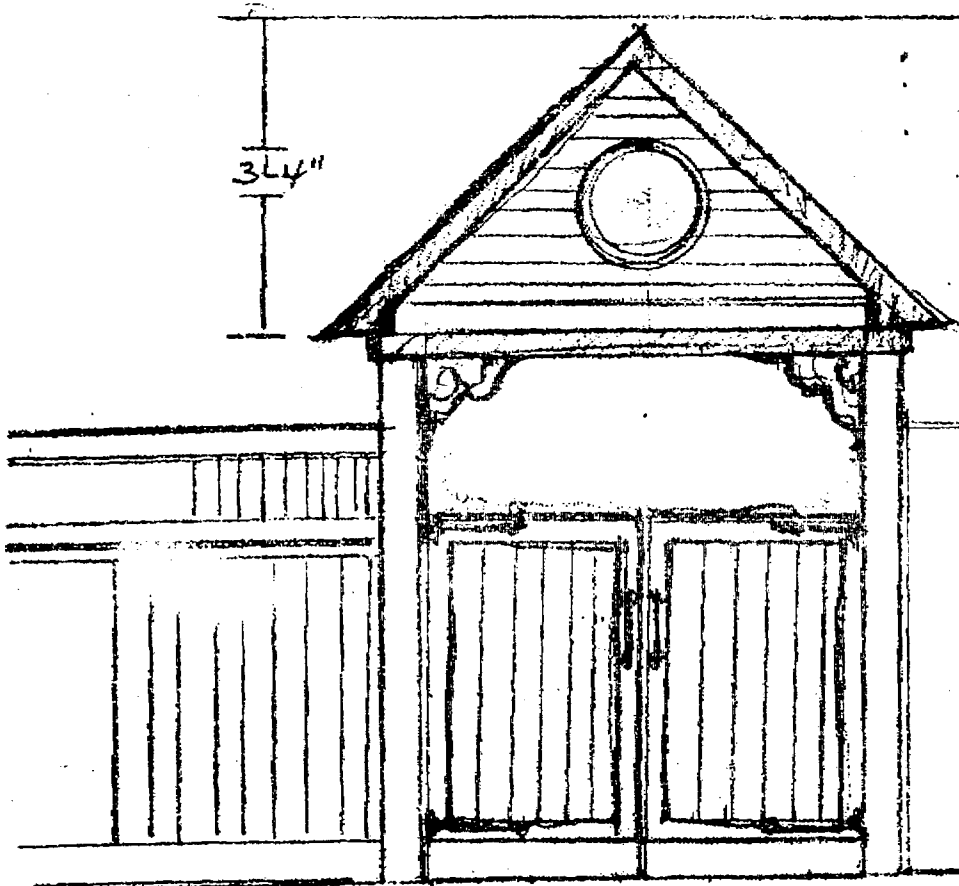
7309 TAKOMA AVE - TAKOMA PARK

MARYLAND 20912

NOTE - 1/2" - 1'-0"



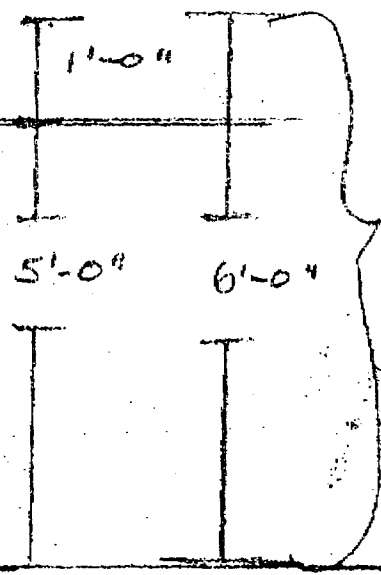
2



DRAWING # 3. FEINSTEIN

ARBOR FOR PATH TO HOUSE
ON TAKOMA AVENUE

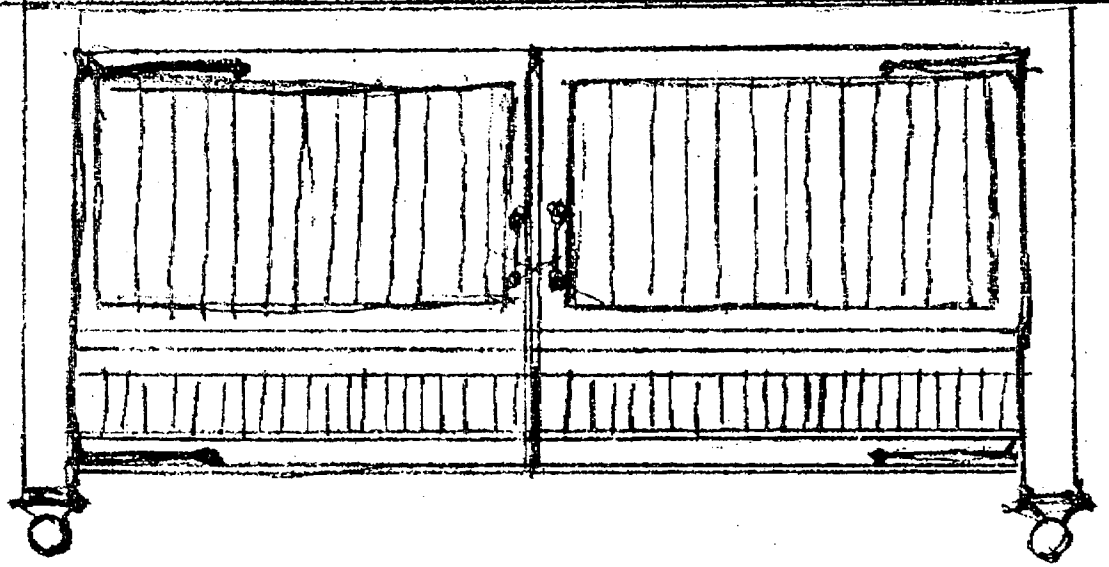
HEIGHT TO PEAK OF ARBOR - 9'6"

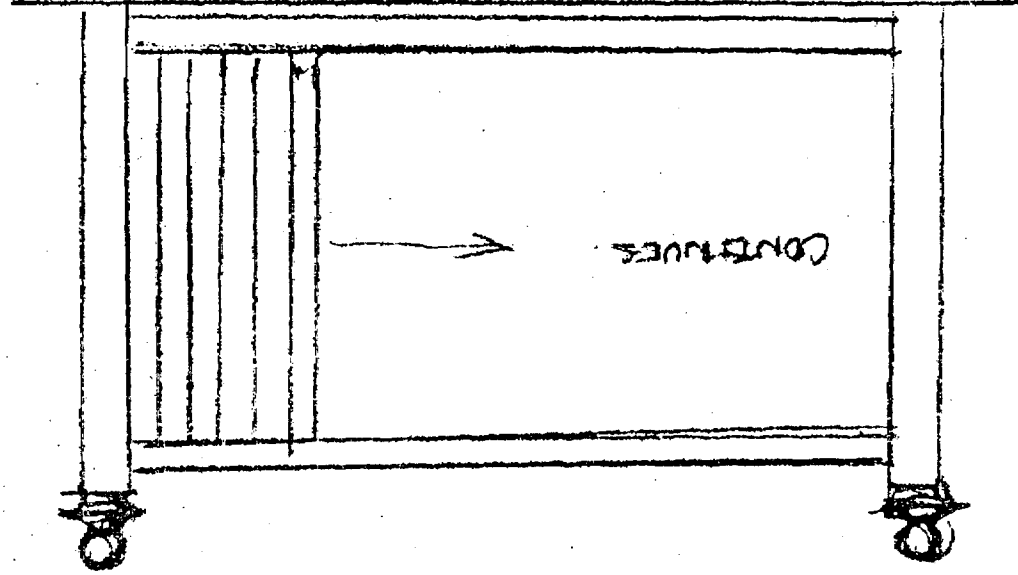


6'-0" TOTAL HEIGHT TO
BOTTOM OF PERIMENT

FENSTEIN DRAWING # 14
DRIVEWAY GATES.
SAME DETAILS AS FENCE.
CONSTRUCTED OF 2 10'-0" GATES.

GROUND LINE.





FEMOSTEN.

DRAWINGS H.S.

FENCE. LATTICE FACING.

NOTE H.B.O.R. SIDE OF CARA

SPACING 4" APART.

2" SPINDLE

HEIGHT

CASE NO. 11526

FEINSTIEN

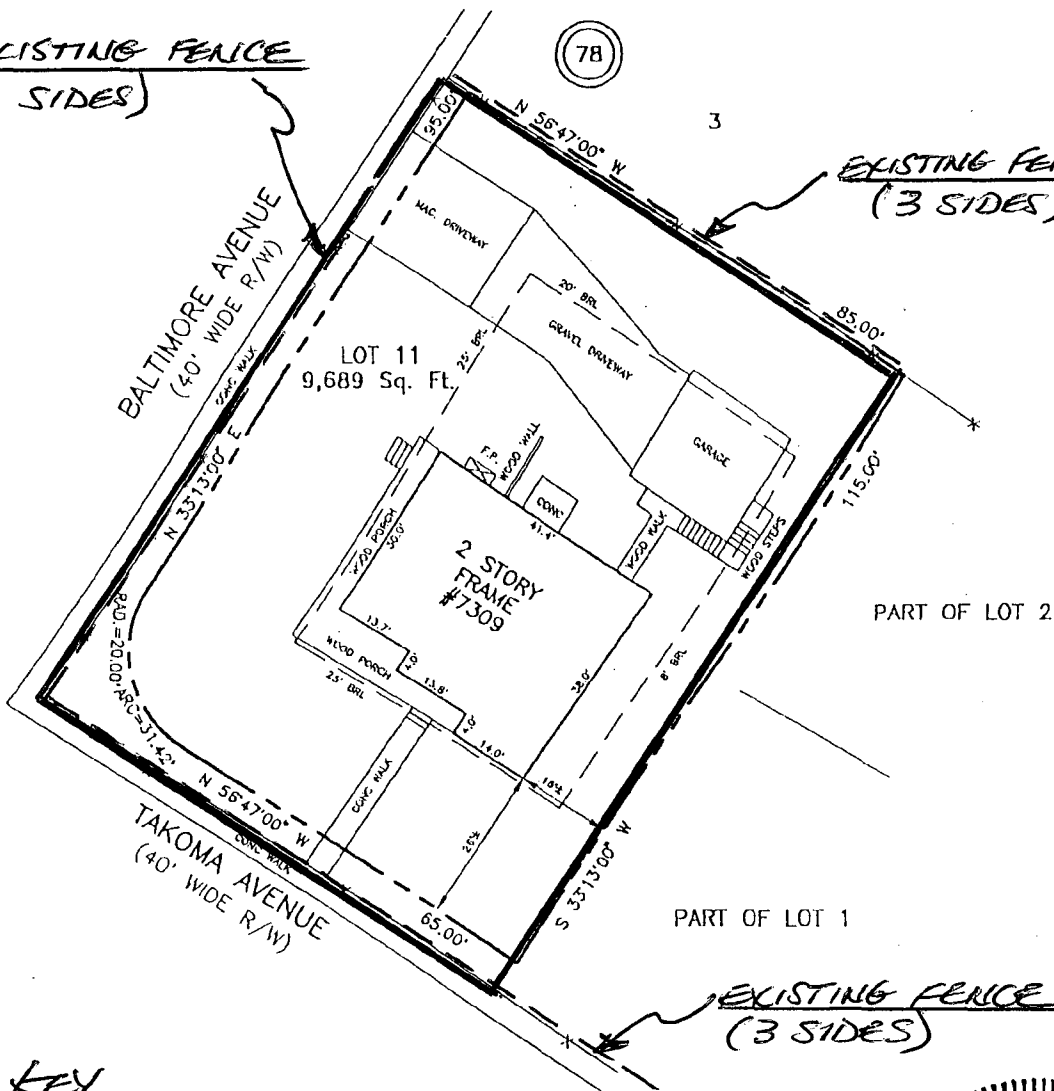
HOUSE LOCATION

LOT 11 - BLOCK 78
A RESUBDIVISION OF PARTS OF LOTS 1 & 2 - BLOCK 78
T.P.L. & T. CO.'S SUBDIVISION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

NORTH

EXISTING FENCE
(3 SIDES)

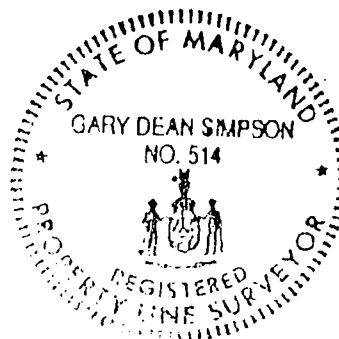
EXISTING FENCE
(3 SIDES)



KEY

--- = EXISTING CHAIN-LINK FENCE (3 SIDES)

— = NEW WOOD FENCE (4 SIDES)



(ZONED: R-60)

PROPERTY ADDRESS: 7309 TAKOMA AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200 C AS REVISED 08-05-1991.

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

Gary Dean Simpson
GARY DEAN SIMPSON
Reg. MARYLAND P.L.S. No. 514

REFERENCES	
PLAT BK.	70
PLAT NO.	6624
LIBER	
FOLIO	

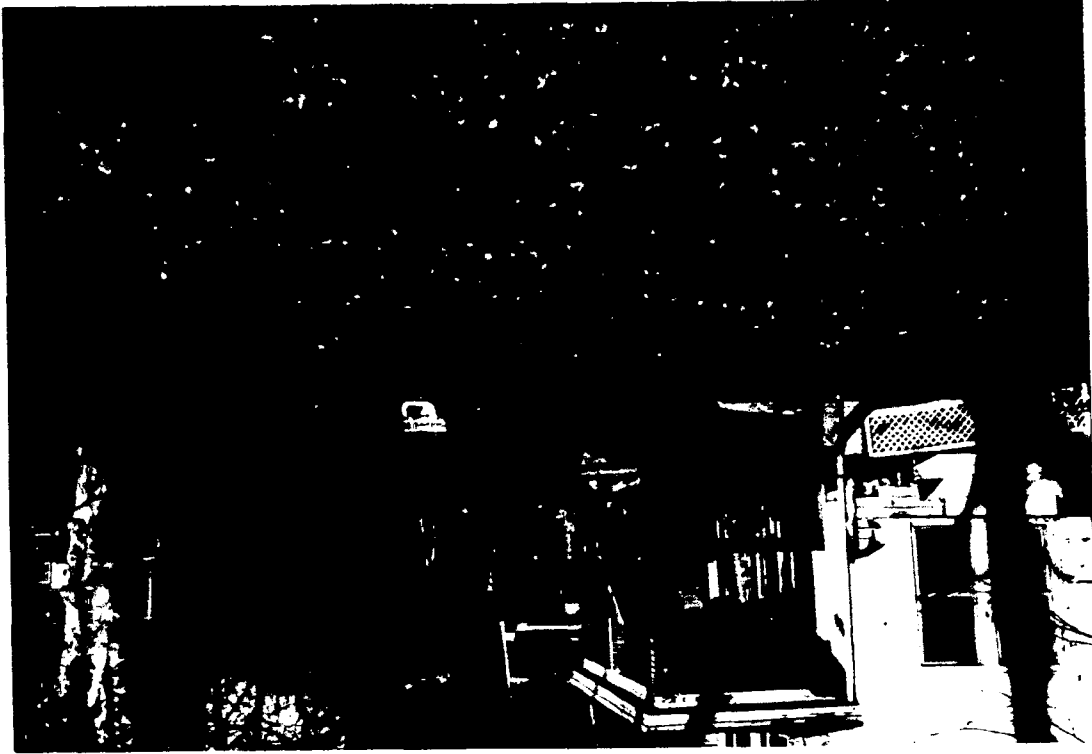
CMS
CENTRAL MARYLAND SURVEYORS
4319 NORTHMEW DRIVE (301) 262-2500 FAX (301) 262-9078 BOWIE, MD 20716

DATES:	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: JWB
FILE LOC.: 03-25-1994	JOB NO.: 1415-94
BOUNDARY:	

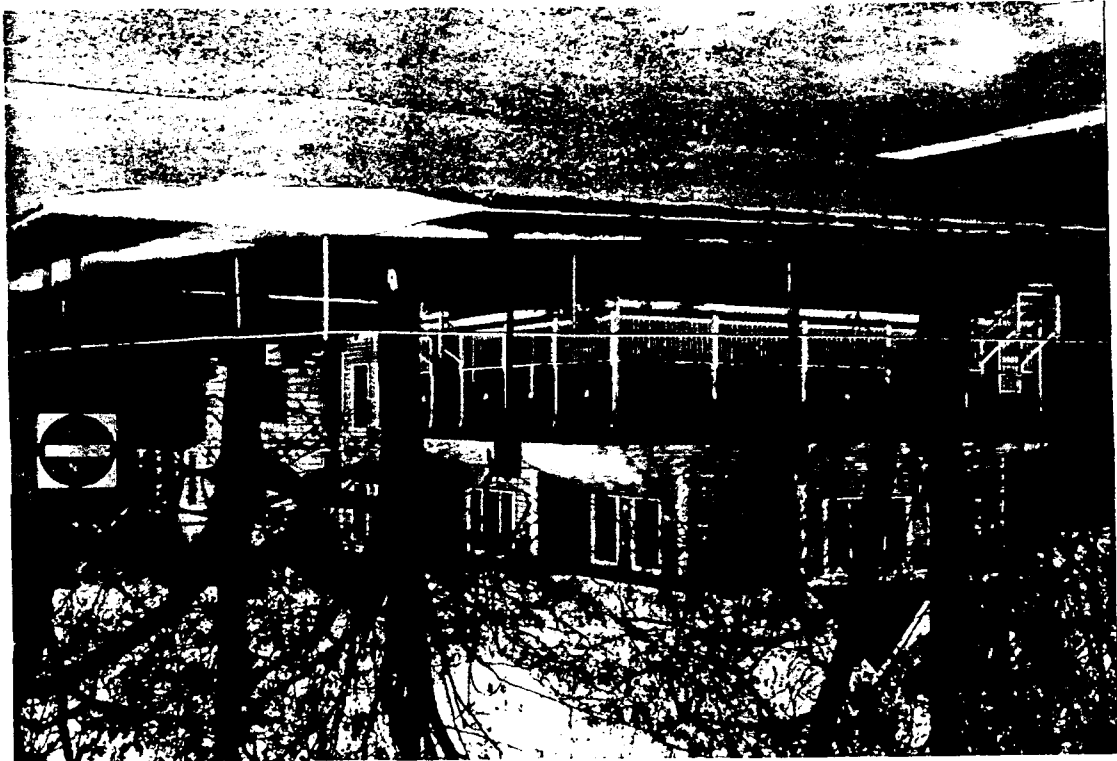
- NOTES: 1) This location for title purposes only, no title report furnished, not to be used for determining property lines, building fences or other improvements.
2) Property corner markers NOT found, or guaranteed by this location.
3) B.R.L. information, if shown was obtained from existing record plat or local agencies and is not guaranteed by CMS, INC.
4) Building line and/or Flood Zone information is subject to the interpretation of the originator.
5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.

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VIEW FACING EAST ON FRONT OF LOT



VIEW FROM BALTIMORE + THADMA AVENUES



FEINSTEIN RESIDENCE - 7309 THADMA AVE.

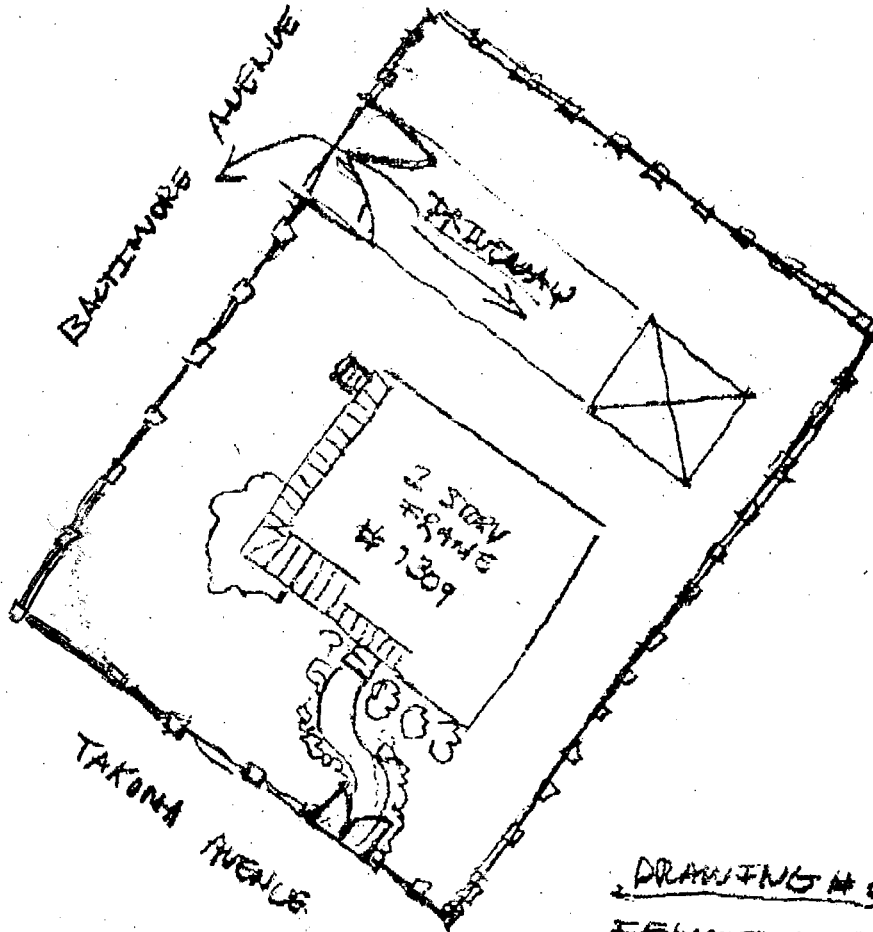
FEINSTEIN RESIDENCE - 7309 TAKOMA AVE



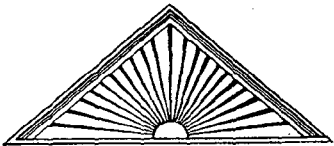
VIEW FROM BALTIMORE AVENUE



VIEW OF REAR CORNER OF LOT



DRAWING # 1
FENSTEIN RESIDENCE
7309 TAKOMA AVENUE
TAKOMA PARK, MD. 20912



GREEN SHARRON

designer

INTERIOR - EXTERIOR
 Restorations • Renovations
 Houses • Barns • Gardens

914-482-3659

P.O. Box 375, North Road, Youngsville, NY 12791

DRAWING # 2.

FENCE DETAILS.

FINIALS - OPTIONAL

FENCE

6" POST 6" X 6"

8' FLAT BOARD PANELS

4" PER BOARD

HEIGHT OF FENCE 5' 4" FINIALS.

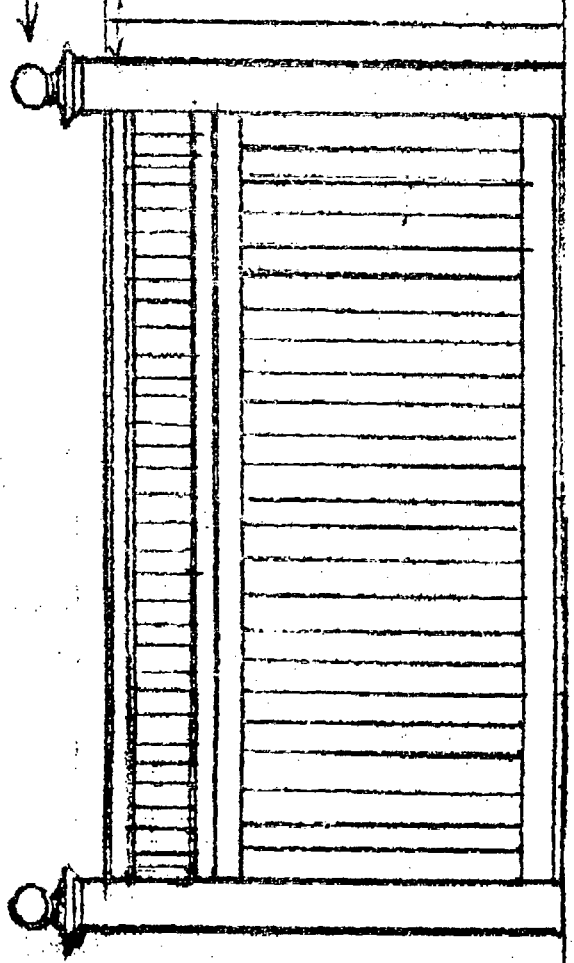
FENCE TO TOP RAIL OF UPPER

TOPPER - 5' 0"

HEIGHT TO TOP OF FINIAL 5' 10"

TOPPER PICKETS 2" X 2" SPACED 2 1/4"

GROUND LINE



RESIDENCE OF:

CHAS & VICKY FEINSTEIN

7309 TAKOMA AVE. TAKOMA PARK

MAR 4 1996 20912

NOTE: 1/2" = 1'-0"

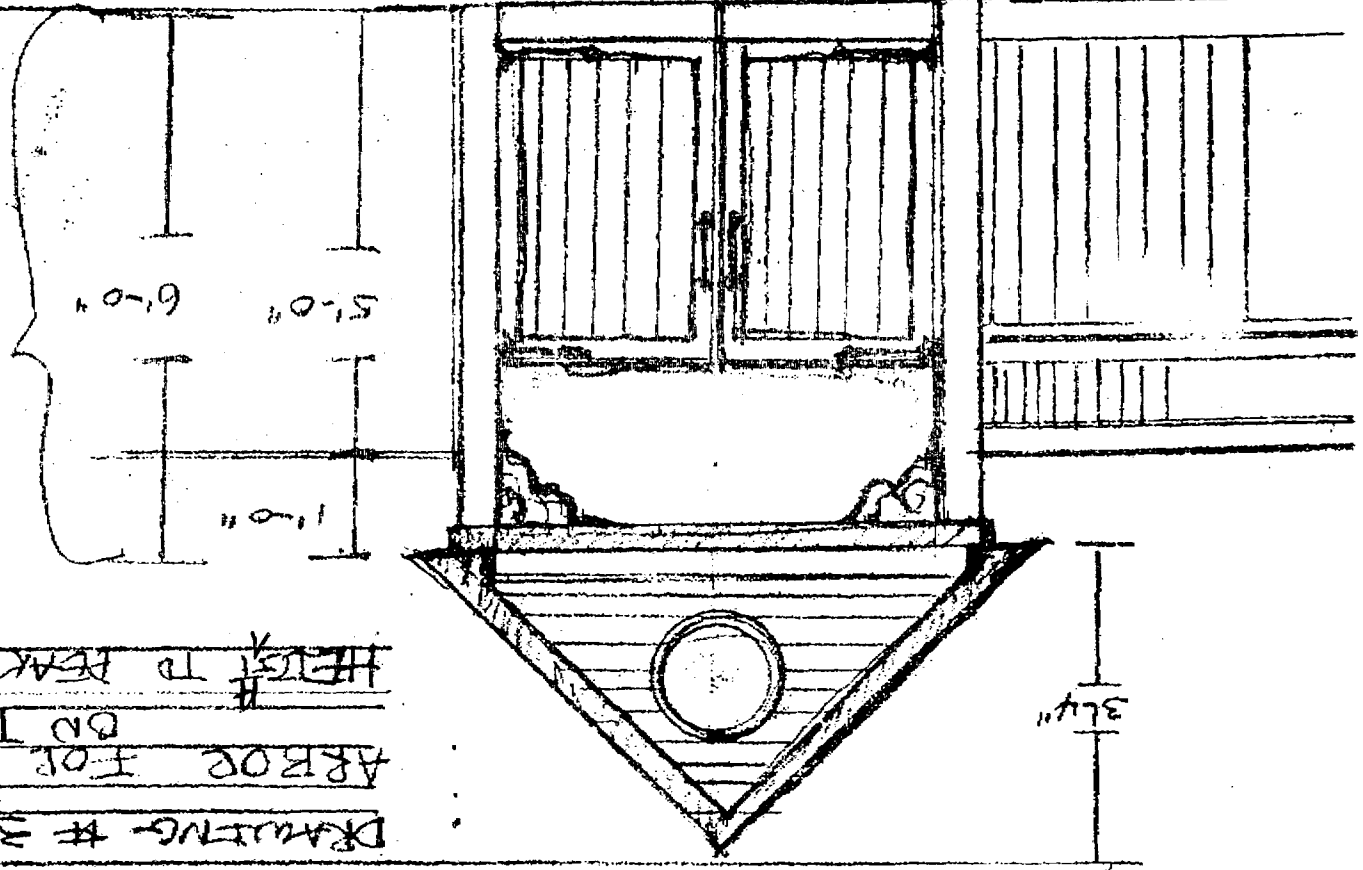
DRAWING # 3. FEINSTEIN

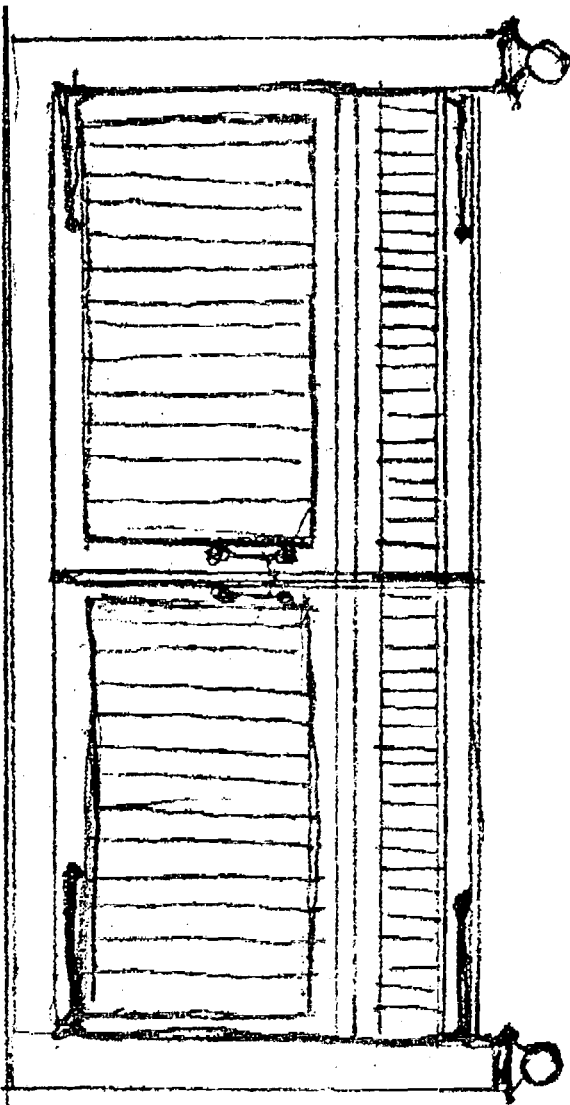
ARBOR FOR PATH TO HOUSE

ON TAKOMA AVENUE

HEIGHT TO PEAK OF ARBOR - 21'4"

6'-0" TOTAL HEIGHT TO
BOTTOM OF FEINSTEIN

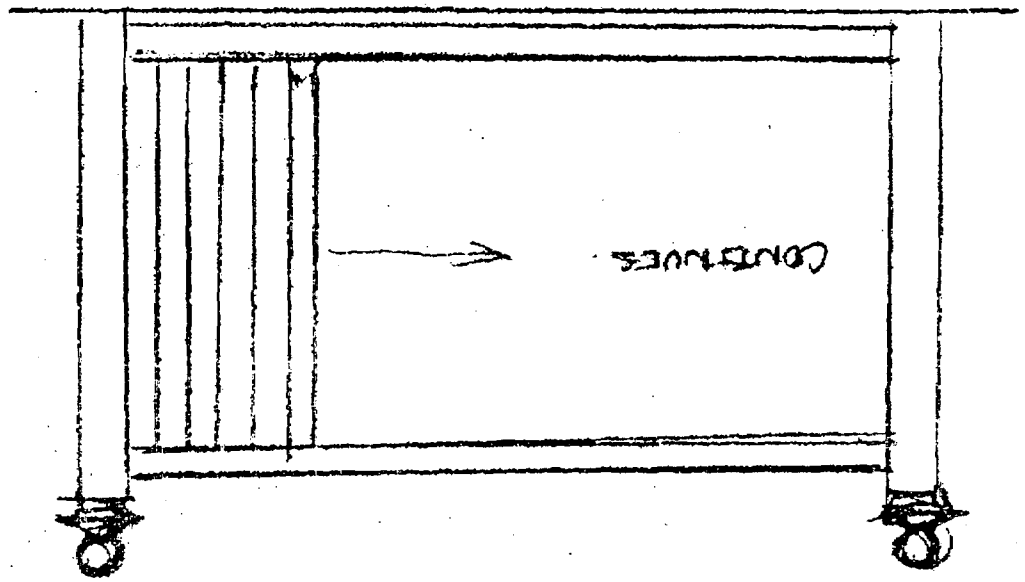




FENESTRA DRAWING # 14
DRIVEWAY GATES.
SAME DETAILS AS FENCE.
CONSTRUCTED OF 2. 10'-0" GATES.

GROUND LINE.

FEINSTEIN.
 DRAUGHTING H.S.
 FENCE LATTICE FACING
 NITS H.B.O.L. SIDE OF CARA
 SPACING 4" APART.
 2" SPINDLE
 HEIGHT



7309 Takoma Avenue
Takoma Park, MD 20912

June 5, 1996

Ms. Patricia Parker
Montgomery County Historic Planning Commission
(via fax)

Dear Ms. Parker:

Re: Historic Area Work Permit
Fence Replacement at 7309 Takoma Avenue, Takoma Park

Pending receipt of advice from the Department of Transportation on our proposed fence design, please postpone our scheduled June 12 hearing until further notice.

Thank you for your assistance in this matter.

Sincerely,


Victoria Pinpin-Feinstein

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7309 Takoma Avenue

Meeting Date: 5/22/96

Resource: Takoma Park Historic District

HAWP: Alteration

Case Number: 37/3-96S

Tax Credit: No

Public Notice: 5/08/96

Report Date: 5/15/96

Applicant: Charles and Vicky Feinstein

Staff: Patricia Parker

PROPOSAL: Remove existing fence; Install new fencing on all four sides

RECOMMEND: Approve w/conditions

BACKGROUND

The applicant proposes to remove an existing chain link fence on the property. In its place, the applicant proposes to construct approximately 315' of 4'0" high solid wood board fence topped with 2"x 2" wood pickets, 1'0" high, and spaced 2" o.c. with top rail. The overall height of the fence would be 5'0". The applicant would use 6"x 6" posts 5'10" high with ball finials at 8' intervals. This fence would be placed on three sides of the property - including the areas facing Takoma and Baltimore Avenues.

On the northeast side of the property (parallel to the driveway and facing the garage), the applicant proposes to construct a 5'0" high fence with similar post and ball finial but with 50% openness. The vertical lattice would be spaced 4" apart using 2" spindles.

As part of the fencing, on Takoma Avenue, the applicant proposes a somewhat ornate wood arbor entrance. As proposed, the wooden arbor would be 6'4" high with double solid gates 5'0" in height. On Baltimore Avenue, the new fence would have a driveway opening to include double gates 10'0" wide with an appearance similar to the fence.

This fence proposal, constructed on the property of a non-contributing resource (a new house built circa 1989-1992) would be completely visible from two public streets, Takoma and Baltimore Avenues in the Takoma Park Historic District.

DISCUSSION

The Guidelines for the Takoma Park Historic District state that new construction, or resources considered non-contributing, shall receive the most lenient level of design review and that proposals involving resources within this category should be approved as a matter of course. But the Guidelines also state that the review of proposals involving resources within this category should also consider **the impact of proposed alterations which affect the surrounding street scape** and "...which could impair the character of the historic district as a whole."

The design of the fence is elaborate in detail. But staff is less concerned with the amount of detail as the concern about the solidity of the fence. Staff feels that this proposal could be approved if the fence were lower in height and/or designed with more openness. In fact, the applicant has chosen a more open design for the fence in the area parallel to the driveway and facing the garage. This design could be utilized on a fence lower in height for the remaining sections of the fence. Staff understands that the applicant has chosen this fence design to achieve

privacy. But when staff visited the site and observed fencing on Baltimore and Takoma Avenues, existing fencing is lower than the proposed fence and, where present, fencing is more open. Staff recommends that the applicant lower the fence to be no more than 36-42" in height.

The Guidelines further state that "...the goal of new construction within residential districts is to be sympathetic to the traditional street and building patterns in the district, while allowing for creative new building designs.... Unique designs which may not adhere strictly to traditional neighborhood practices, but which are sensitive to and compatible with the fabric of the community should be supported." Staff recognizes the individuality of the design and that it is creative. However, staff feels that the arbor component of the fence, as proposed, on a highly visible street corner in the Takoma Park Historic District, is not compatible. Even though, interesting in design, the arbor would be mostly designed of solid board construction.

Since the applicant has chosen to diversify the fence (85' of the fence in the area parallel to the driveway and facing the garage utilizes 2" spindles 4" o.c.), the arbor and gates could be redesigned with more openness as well. Staff feels that the wood arbor should be simpler in design. This would offer less weight to the appearance of the fence. And staff feels that the fence should be painted at the time of construction to decrease the solidity of its appearance. Staff would recommend that the applicant submit subsequent revisions to be approved at a staff level to facilitate the processing of this application.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

The proposal would not substantially alter the exterior features of an historic site, or historic resource within an historic district

and with the Secretary of the Interior's Standards for Rehabilitation #2:

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 with the Takoma Park Guidelines.

Conditions:

- 1) The fence shall be constructed to be no more than 36-42" in height.
- 2) The final design of the fence (either a lower version of the existing design or use of the more open design option) shall be reviewed by staff prior to issuance of the HAWP.
- 3) The fence shall be painted at the time of construction.
- 4) The arbor shall be redesigned for simplicity and re-submitted for staff review and approval, prior to issuance of the HAWP.

and with the general condition applicable to all Historic Area Work Permits that 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 VICKY PINPIN-FEINSTEIN
DAYTIME TELEPHONE NO. (301) 587-8576

TAX ACCOUNT # 1080542

NAME OF PROPERTY OWNER CHARLES FEINSTEIN DAYTIME TELEPHONE NO. (202) 473-2896

ADDRESS 7309 TAKOMA AVE., TAKOMA PARK, MD 20912
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER SHARON GREEN DAYTIME TELEPHONE NO. (914) 482-3659

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7309 STREET TAKOMA AVE.

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET BALTIMORE AVE.

LOT 11 BLOCK 78 SUBDIVISION TAKOMA PARK LAND & TITLE CO.

LIBER 10541 FOLIO 138 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 \$ 3,000
- 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 5 feet 10 inches TO TOP OF POST FINAL
- 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
On party line/property line X Entirely on land of owner _____ On public right of way/easement _____

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

[Signature] Signature of owner or authorized agent 28 APRIL 1996 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9605010061 DATE FILED: _____ 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:

SINGLE-FAMILY HOME IS 3 1/2 YEAR OLD
MODERN, VICTORIAN-STYLE WOOD-FRAME
STRUCTURE ON CORNER LOT IN HISTORIC DISTRICT.
PROPERTY IS NOT A MASTER PLAN SITE.

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

REPLACE EXISTING CHAIN-LINK FENCE WITH
ARCHITECTUALLY-CORRECT WOODEN
FENCE PER ATTACHED SKETCHES & DESCRIPTION.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

ROGER MCGARRY &
NANCY COHEN
7305 BALTIMORE AVE.
TAKOMA PARK, MD
20912

EPHRAIM KING &
CAROL LINDENHART
7300 BALTIMORE AVE
TAKOMA PARK, MD
20912

JEFF & RENEE LUKEK
7307 TAKOMA AVE.
TAKOMA PARK, MD
20912

CASE NO. 11526

FEINSTIEN

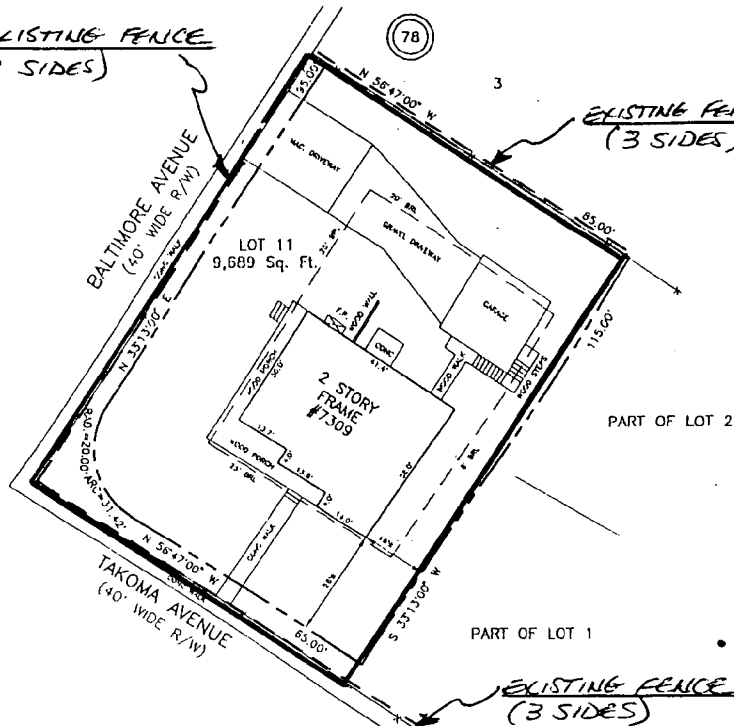
HOUSE LOCATION

LOT 11 - BLOCK 78
A RESUBDIVISION OF PARTS OF LOTS 1 & 2 - BLOCK 78
T.P.L. & T. CO.'S SUBDIVISION
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

NORTH

EXISTING FENCE
(3 SIDES)

EXISTING FENCE
(3 SIDES)



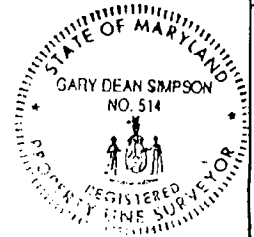
PART OF LOT 2

PART OF LOT 1

KEY

--- = EXISTING CHAIN-LINK FENCE
(3 SIDES)

— = NEW WOOD FENCE
(4 SIDES)



(ZONED: R-60)

PROPERTY ADDRESS: 7309 TAKOMA AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0700 C AS REVISED 08-05-1994

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE CORNER MARKERS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

REFERENCES

PLAT DK. 70

PLAT NO. 6624

LIBER

FOLIO



CENTRAL MARYLAND SURVEYORS

4310 NORTHVIEW DRIVE (301) 262-2500 FAX (301) 262-0078 LOVIE, MD 20716

DATES:

SCALE: 1"=30'

WALL CHECK:

DRAWN BY: JWb

FESE. LOC.: 03-25-1994

BOUNDARY:

JOB NO.: 1415-94

Gary Dean Simpson
GARY DEAN SIMPSON
REG. MARYLAND P.L.S. No. 514

- NOTES: 1) This location for title purposes only, no title report furnished, not to be used for determining property lines, building footings or other improvements.
2) Property corner markers will locate or quantified by this location.
3) B.R.L. information, if shown was obtained from existing record plat or local agencies and is not guaranteed by CMS, INC.
4) Building line and/or flood zone information is subject to the interpolation of the originator.
5) CMS, INC. does not certify to ascertain or unascertain encroachments or overlaps.

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**FEINSTEIN PROPERTY
7309 Takoma Avenue
Takoma Park, MD 20912**

Materials Specifications as follows:

- 6 x 6 Posts - pressure treated lumber
- Vertical boards, Spindle topper and framing materials - cedar (for all drawings 2 through 5)

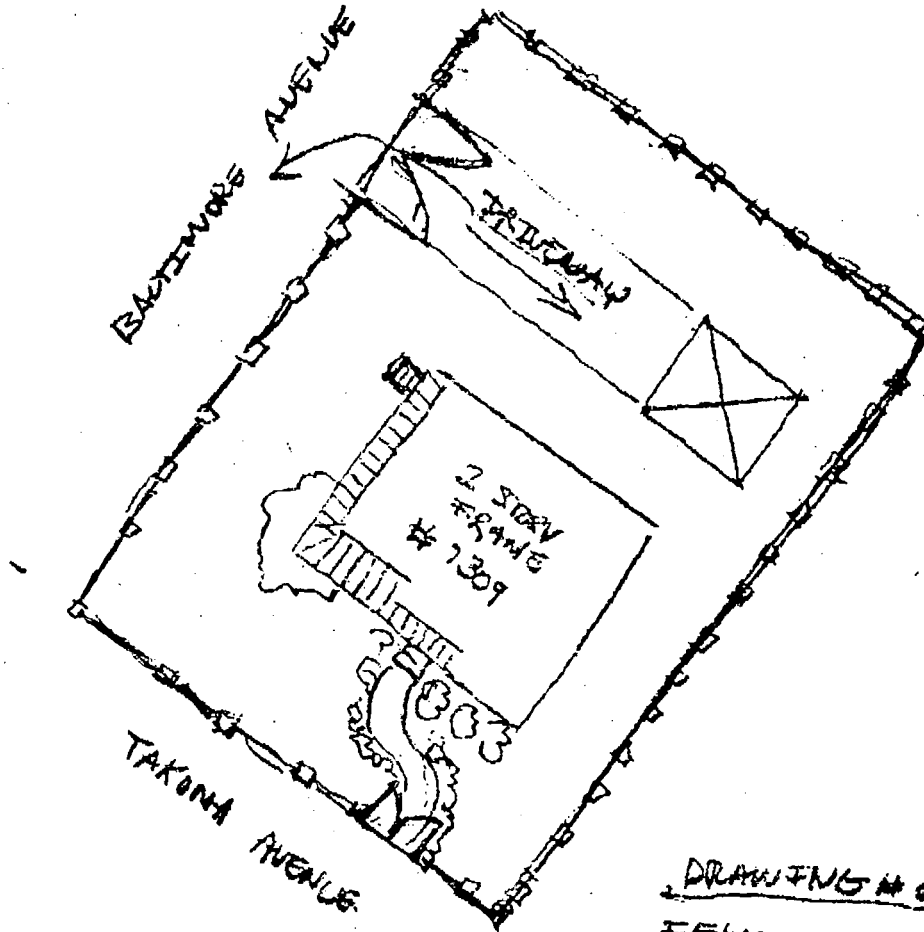
Description:

Case No 11526
Lot #11, Block #78
7309 Takoma Avenue
Takoma Park, MD.

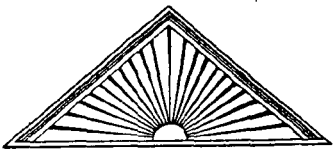
Bordered by Baltimore Avenue and Takoma Avenue, this fencing has been designed to harmonize with the period architecture of the house, 1880's clapboard style/Victorian Design.

We have been very sensitive to replicate many design elements of the structure, for example: porch spindles, post brackets and the repeat of the pediment element of the second story end gable.

We believe that the addition of this fencing to our property will enhance the value of our property as well as bring a distinctive and beautiful addition to our historic block and neighborhood.



DRAWING # 1
FENSTEIN RESIDENCE
7309 TAKOMA AVENUE
TAKOMA PARK, MD. 20912



GREEN
 SHARRON

designer

INTERIOR - EXTERIOR
 Restorations • Renovations
 Houses • Barns • Gardens

914-482-3659

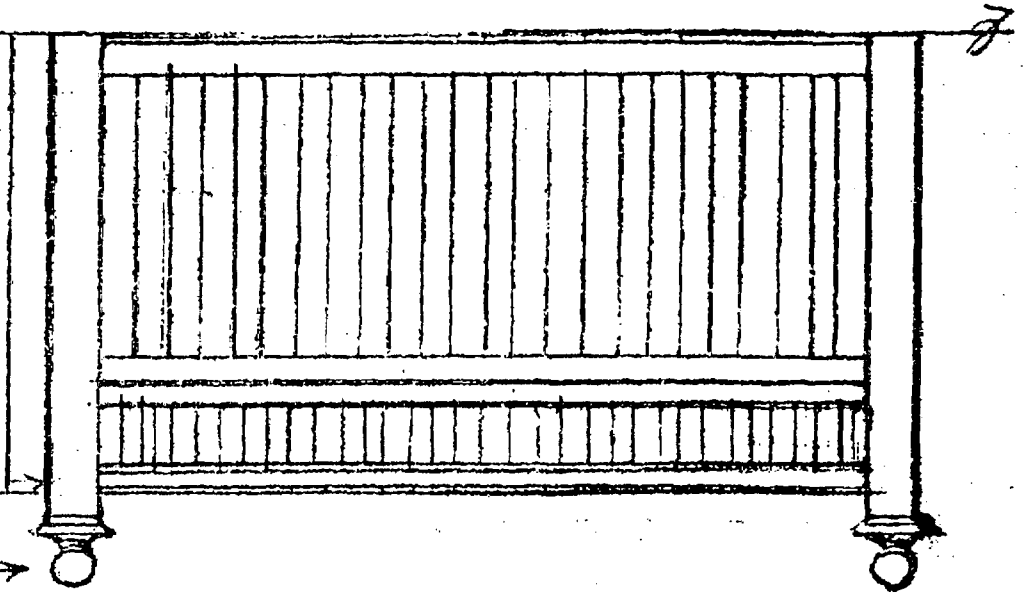
P.O. Box 375, North Road, Youngsville, NY 12791

RESIDENCE OF:
 CHAS & VICKY FEINSTEIN
 7309 TAKOMA AVE. TAKOMA PARK
 MARYLAND 20912
 NOTE: 1/4" x 1'-0"

GROUND LINE

6" POST 6" X 6"
 8' FLAT BOARD PANELS
 4" PER BOARD
 HEIGHT OF FENCE 5' + FINISHES.
 FENCE TO TOP RAIL OF UPPER
 FENCE. TOPPER 5'-0"
 HEIGHT TO TOP OF FINISH 5'-10"
 TOPPER PICKETS 2" X 2" SPACED 2 1/4"

DRAWING # 2.
 FENCE DETAILS.
 FINISHES - OPTIONAL
 FENCE



P.006 1 114 9524100

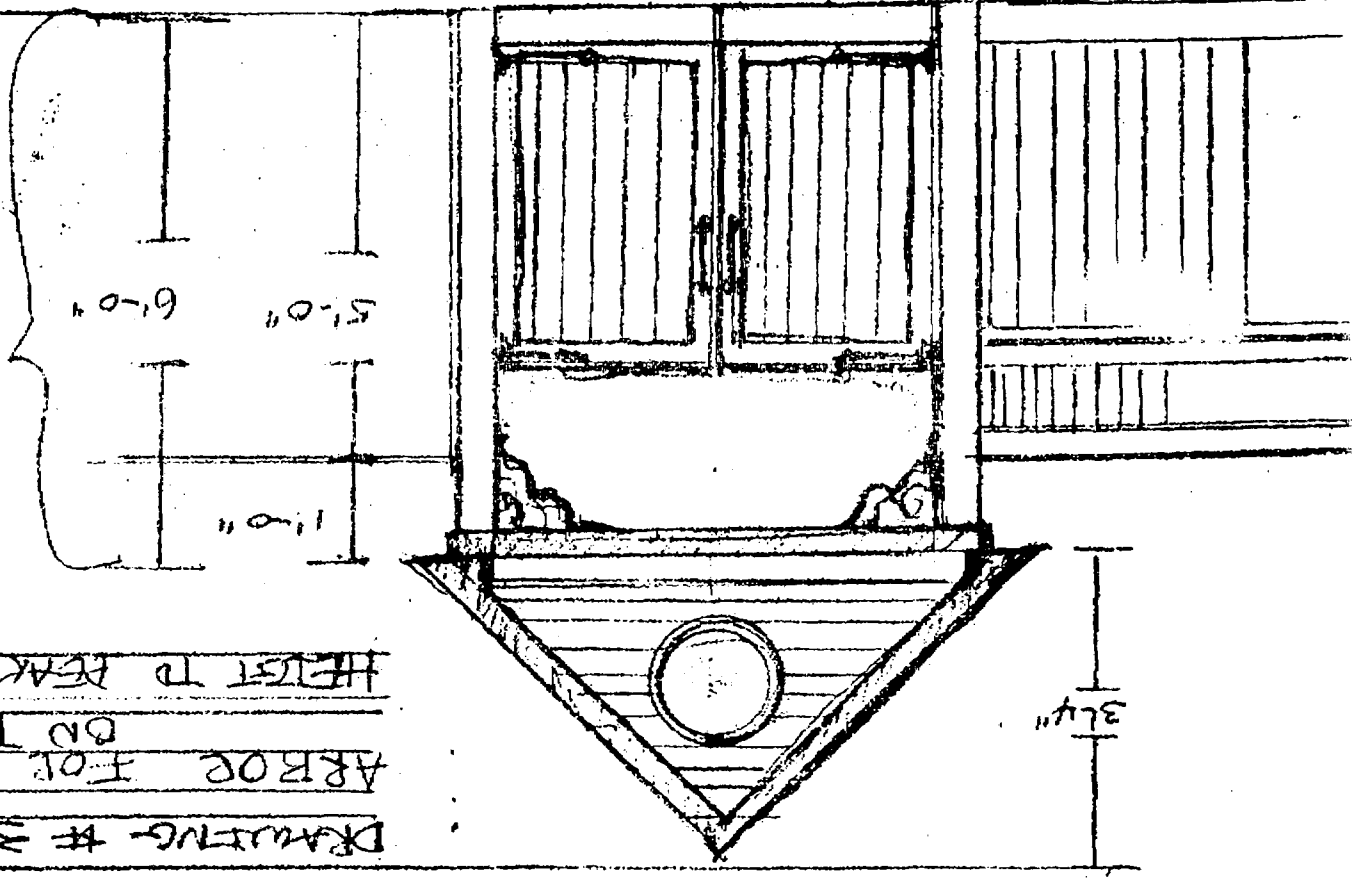
04-29-1996 20:48

DRAWING # 3. FEINSTEIN

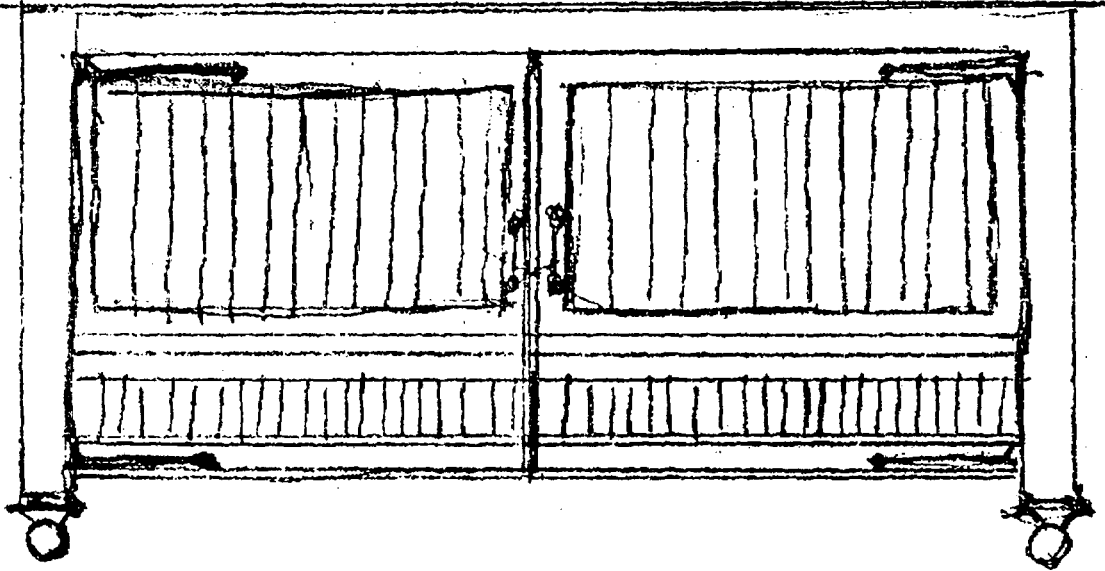
ARBORE FOR PATH TO HOUSE
ON TAKOMA AVENUE

HEIGHT TO PEAK OF ARBOR - 21'4"

6'-0" TOTAL HEIGHT TO
BOTTOM OF TERRACE

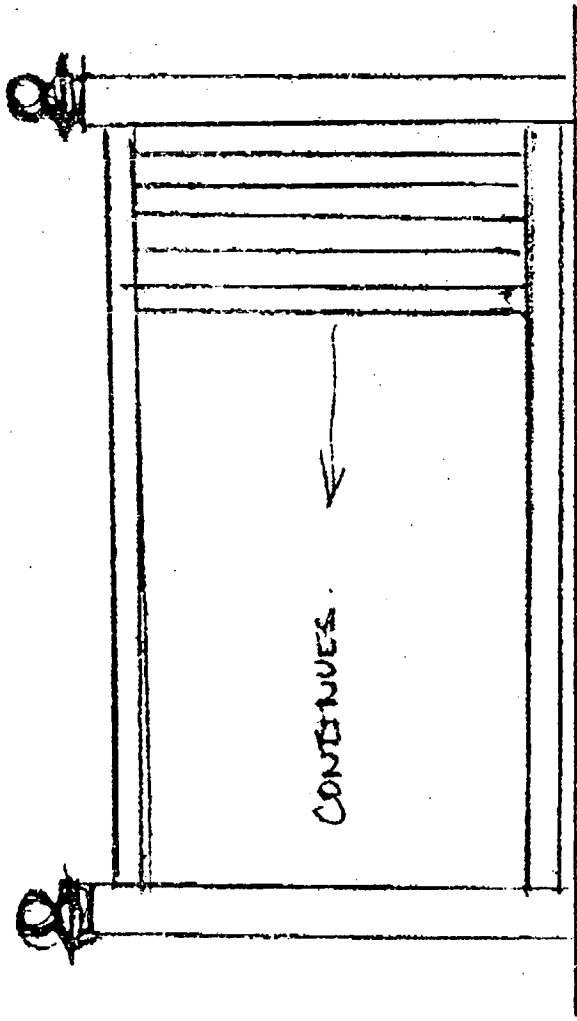


GROUND LINE.



FENSTEIN DRAWING # 14
 DRIVEWAY GATES.
 SAME DETAILS AS FENCE.
 CONSTRUCTED OF 2, 10'-0" GATES.

FEINSTEIN.
DRAWING # 5.
FENCE - LATTICE FACING.
NEIG H BOR. SIDE OF GARA
SPACING 4" APART.
2" SPINDLE
HEIGHT



FEINSTEIN RESIDENCE - 7309 TAKOMA AVE.



VIEW FROM BALTIMORE + TAKOMA AVENUES



VIEW FACING EAST ON FRONT OF LOT

FEYNSTEIN RESIDENCE - 7309 TARKINA AVE



VIEW FROM BALTIMORE AVENUE



VIEW OF REAR CORNER OF LOT