

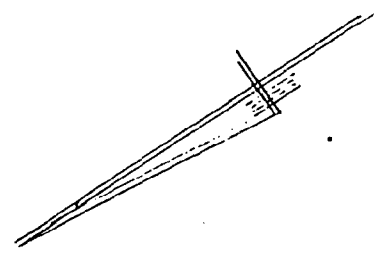
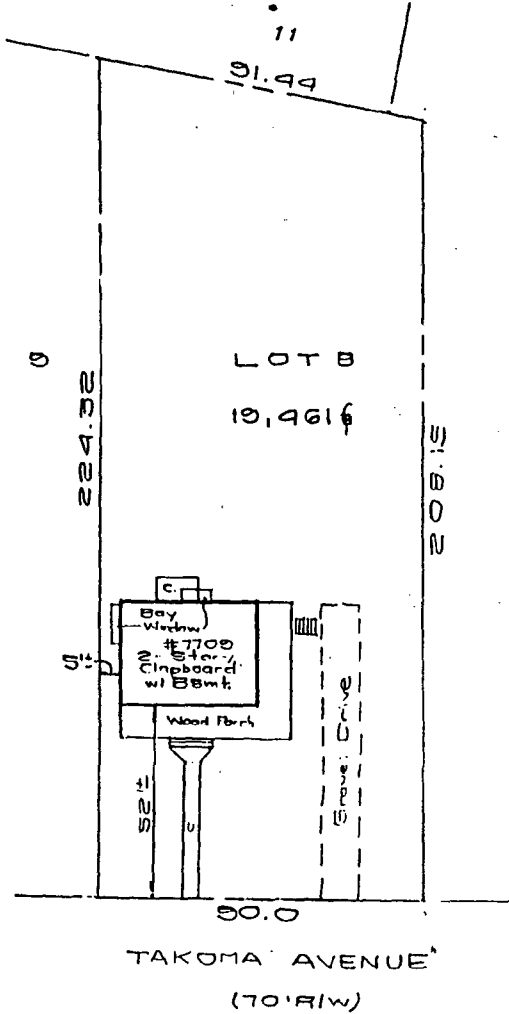
37/3-99E 7709 Takoma Avenue
(Takoma Park Historic District)

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

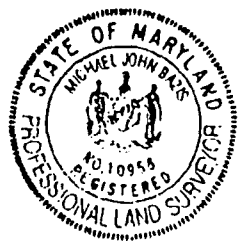
NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
 Date of Map: 8/5/81
 Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted

NOTE: The accuracy of this survey and the apparent setback distances is ± 2 Ft.



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 RD 2
 9/21/99



LOCATION DRAWING
 LOT B BLOCK 73
 THE T.P.L. & T. CO'S
 SUBDIVISION OF
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

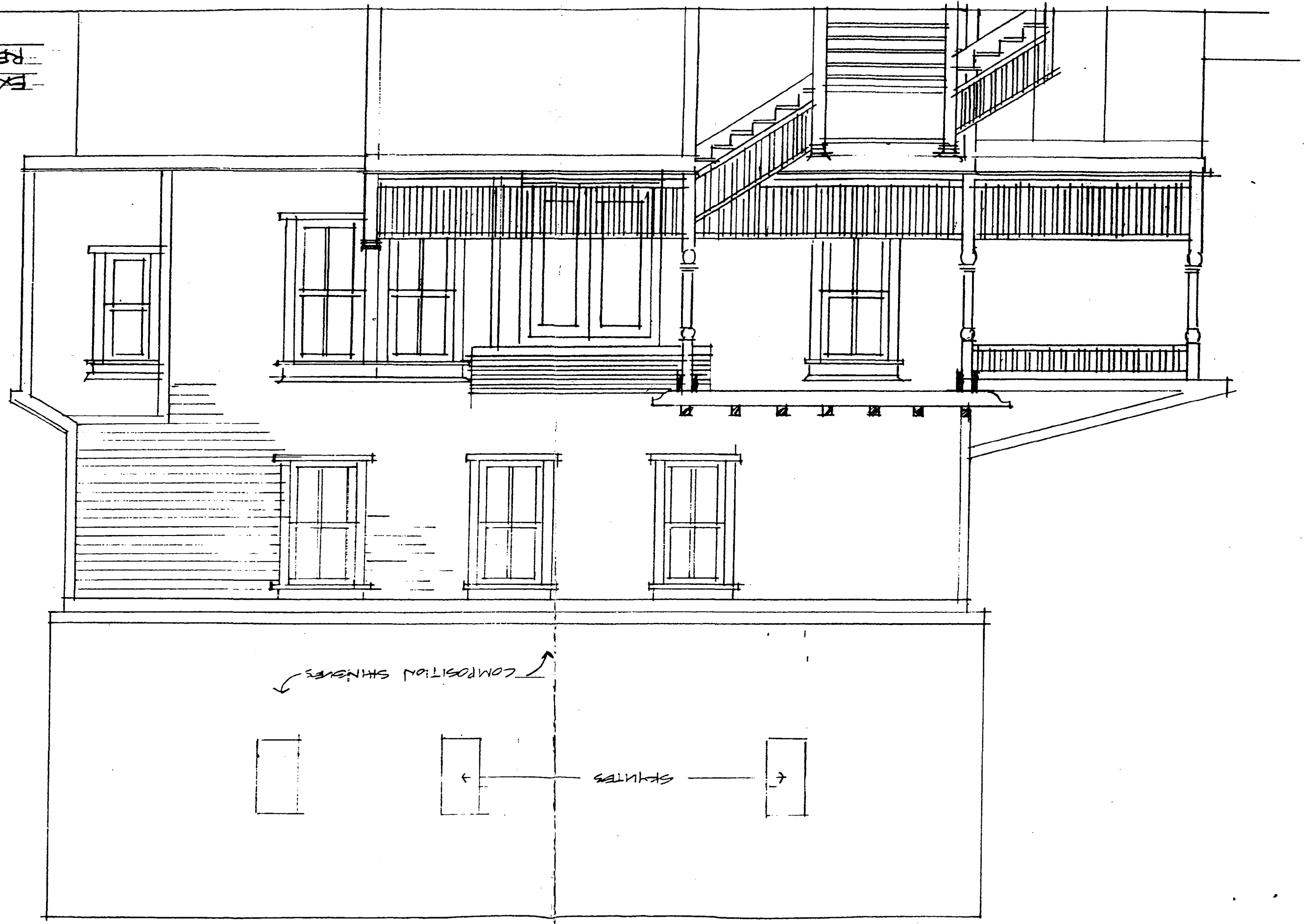
[Signature]
 Michael J. Bazis RPLS # 10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 98.035314	DATE 4/14/98
FIELD BB	DRAFT DJD
	P.B. BP # 23
	SCALE: 1" = 40'

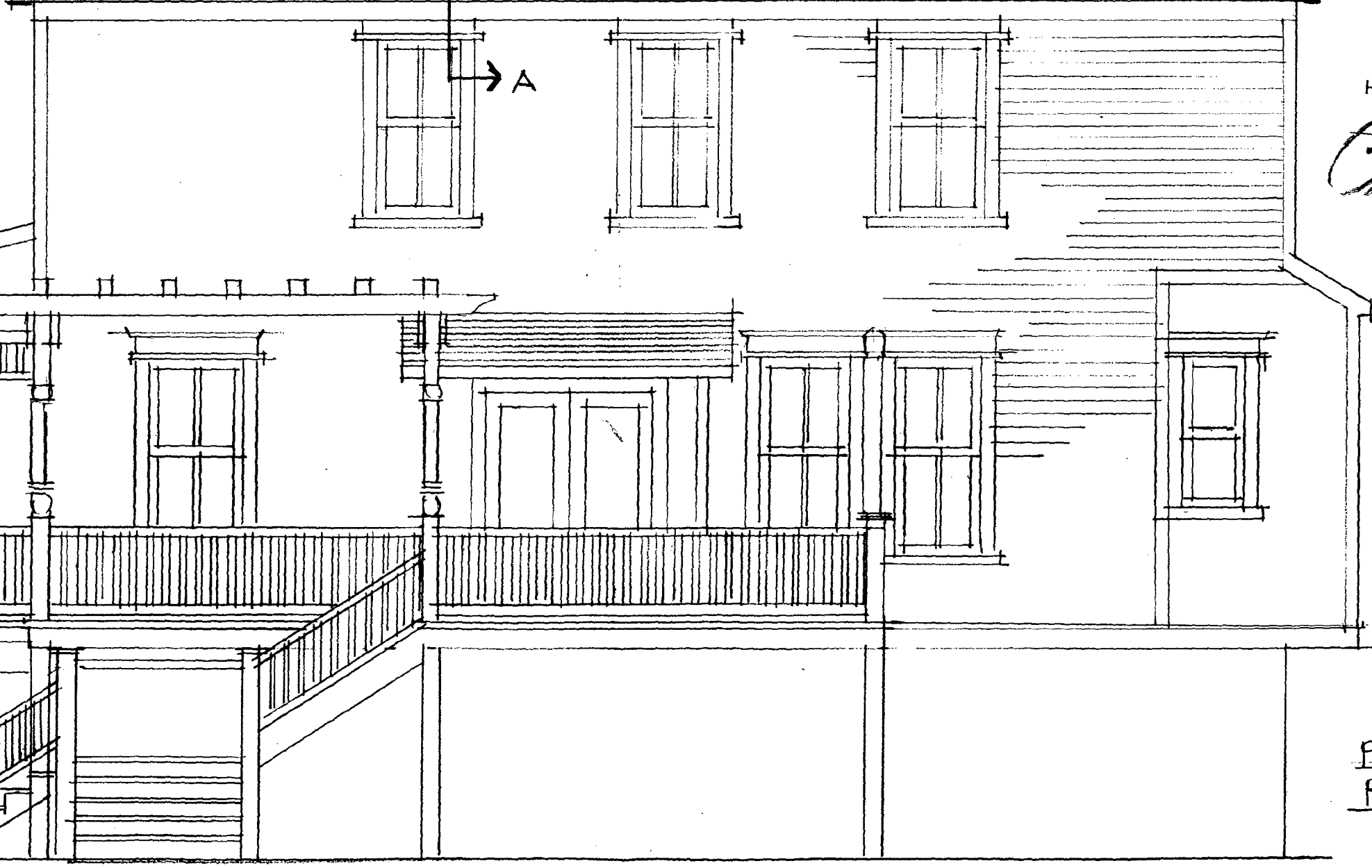
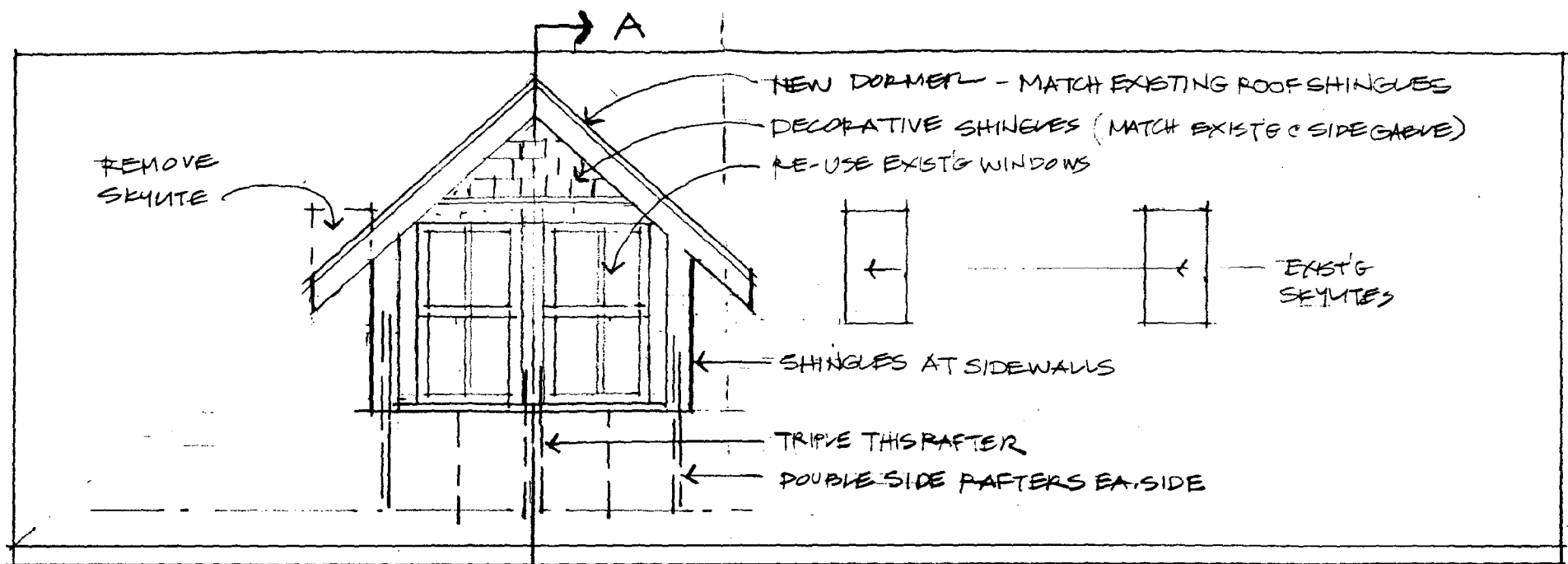
R.C. KELLY & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 10111 COLESVILLE ROAD, SUITE 133
 SILVER SPRING, MARYLAND 20901
 (301) 593-8005
 FAX: (301) 681-7216

EXISTING
REAR ELEVATION



COMPOSITION SHIFTERS

SKINTS

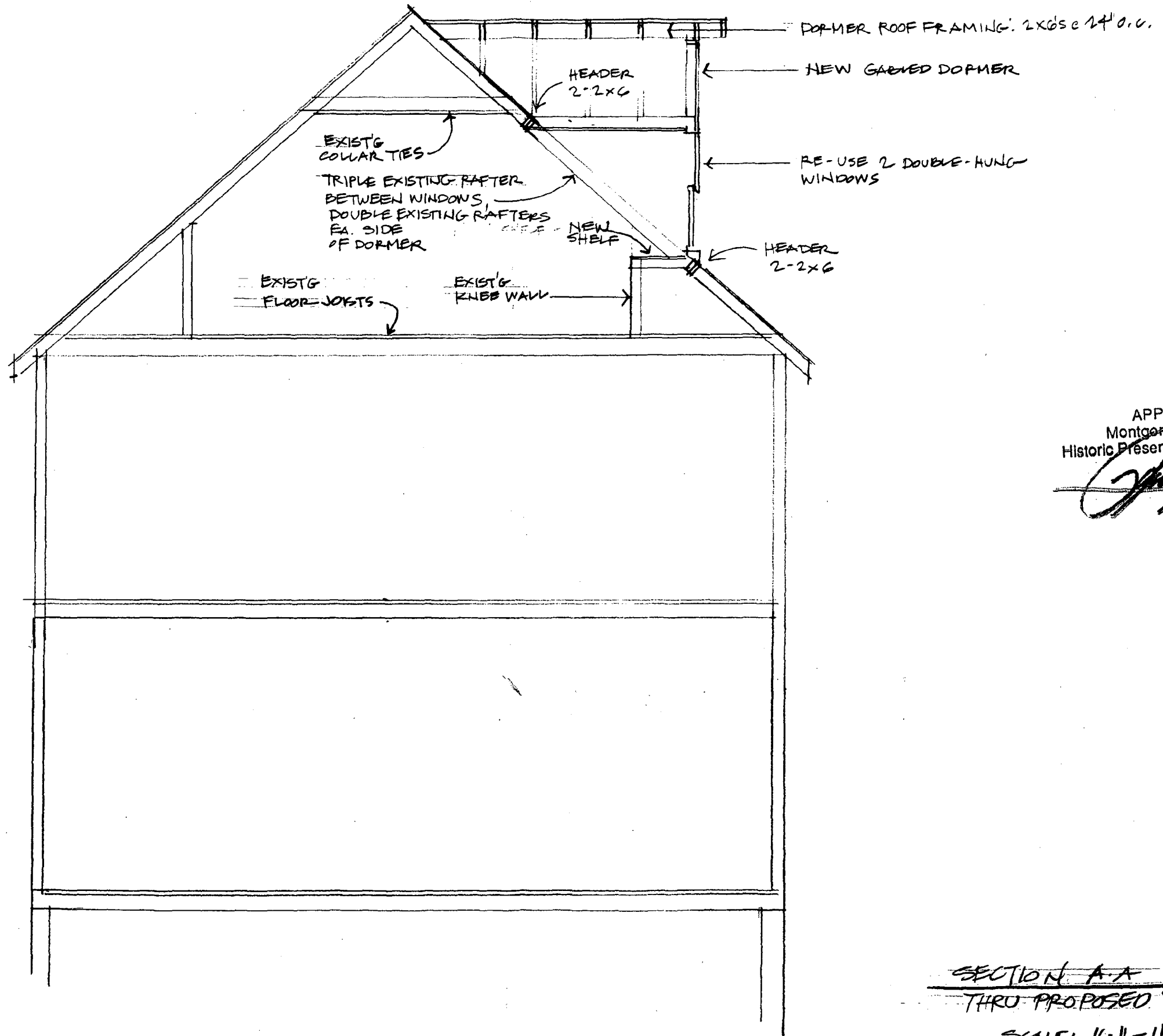


APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

RD 2
 9/21/99

PROPOSED
REAR ELEVATION
 SCALE: 1/4" = 1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature] PDZ
 9/21/99

SECTION A-A
THRU PROPOSED DORMER
 SCALE: 1/4" = 1'-0"

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 5/3/99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *PDZ* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

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

Applicant: Alfonso + Angel Diaz

Address: 7709 TAKOMA AVENUE, TAKOMA PARK MD 20912

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



HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: A. V. Diaz
Daytime Phone No.: 301-286-5121

Tax Account No.: 13-106911Z
Name of Property Owner: Alfonso & Angela Phillips Diaz Daytime Phone No.: 301-286-5121
Address: 7709 Takoma Ave. Takoma Park 20912
Street Number City Street Zip Code
Contractor: Leader Woodworks Phone No.: 301-371-8046
Contractor Registration No.: 25215
Agent for Owner: (Alternate) Angela Diaz Daytime Phone No.: 202-358-4550

LOCATION OF BUILDING/PREMISE

House Number: 7709 Street: Takoma Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia
Lot: B Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Alfonso Diaz Signature of owner or authorized agent 3/22/99 Date

Approved: X For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 4/28/99
Application/Permit No.: 990322006 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:

- ① Remodel Interior to establish Master Bedroom Suite
- ② Add/Construct Deck & Balcony on Rear of House
- ③ Remodel Rear of House to Move windows and
Install French Doors to provide access to
deck and balcony.

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

Recent completion of porch project has restored house visible from street to nearly original appearance. Current proposed project which will be almost not visible from front at angles and totally invisible from direct front view will provide more liveable/desirable environment without impacting historic district appearance.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

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

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

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



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4/28/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

* When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

* Please bring 3 permit sets to our office for stamping. Call ahead (301-~~563~~ 563-3400) to make sure someone is available. 2 sets for DPS / 1 set for HPC files. Thank you.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7709 Takoma Avenue

Meeting Date: 4/28/99

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-99E

Tax Credit: No

Public Notice: 4/14/99

Report Date: 4/21/99

Applicant: Alphonso & Angel Phillips Diaz

Staff: Robin D. Ziek

PROPOSAL: Rear alterations and deck

RECOMMEND: APPROVAL

RESOURCE: Contributing Resource in Takoma Park Historic District
STYLE: Queen Anne
DATE: c1895-1905

This is a 2-1/2 story frame structure with 2/2 windows. The house has come full circle in that the original front porch and second-story front porch had been removed but have subsequently been replaced in the recent past (with HPC approval). There is an single-story projection at the rear with two new double-hung windows.

PROJECT DESCRIPTION

The applicant proposes to remove the windows in the rear projection, and add a set of french doors. These will open on to a new deck with an open-structure roof (similar to a pergola). All of the existing original windows will be retained. The new french doors will be single-light, wood.

STAFF DISCUSSION

The proposed rear deck will provide access to the rear yard. The alterations involve a portion of the house which has previously been altered (the rear projection), and there will be virtually no removal of original fabric. The rear alterations will not be visible from the public right-of-way, and will have a minimal impact on the structure and on the historic district.

STAFF RECOMMENDATION

Staff recommends, that the Commission find this 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 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 subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: A.V. Diaz

Daytime Phone No.: 301-286-5121

Tax Account No.: 13-1069112

Name of Property Owner: Alphouse & Angela Phillips Diaz Daytime Phone No.: 301-286-5121

Address: 7709 Takoma Ave, Takoma Park 20912
Street Number City State Zip Code

Contractor: Leader Woodworks Phone No.: 301-371-8046

Contractor Registration No.: 25215

Agent for Owner: (Alternate) Angela Diaz Daytime Phone No.: 202-358-4550

LOCATION OF BUILDING/PREMISE

House Number: 7709 Street: Takoma Avenue

Town/City: Takoma Park Nearest Cross Street: Philadelphia

Lot: B Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 50,000

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: _____

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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Alphouse Diaz 3/22/99 (3)
Signature of owner or authorized agent Date

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**ADJACENT & CONFRONTING
PROPERTIES**

~~6-24~~ All addresses are: Takoma Avenue, Takoma Park, Maryland 20912

Adjacent:

7705 Art McMurdie (Current Mailing Address is 12 Cleveland Avenue
Takoma Park, Maryland)

7711 Harvey Zeissman & Karen Burke

Confronting:

7704 Fred Millhiser & Jane Lawrence

7708 Paul Chrostowski and Lorraine Pearsall

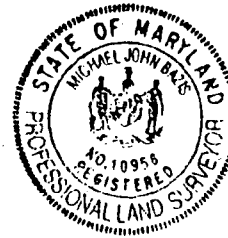
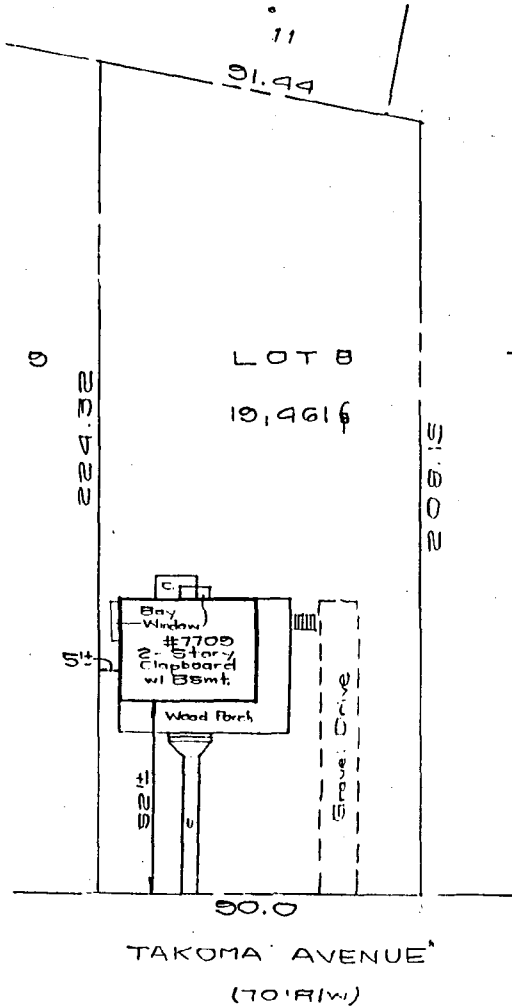
7712 Mr. & Mrs. Marlin Good

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 Flood Zone: V C V

NOTE: No property corners found or set unless otherwise noted

NOTE: The accuracy of this survey and the apparent setback distances is 2 Ft.



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Michael J. Bazis
 Michael J. Bazis RPLS # 10956

LOCATION DRAWING
 LOT 8 BLOCK 73
 THE T.R.L. & T. CO'S
 SUBDIVISION OF
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

THIS SURVEY IS FOR TITLE PURPOSES ONLY

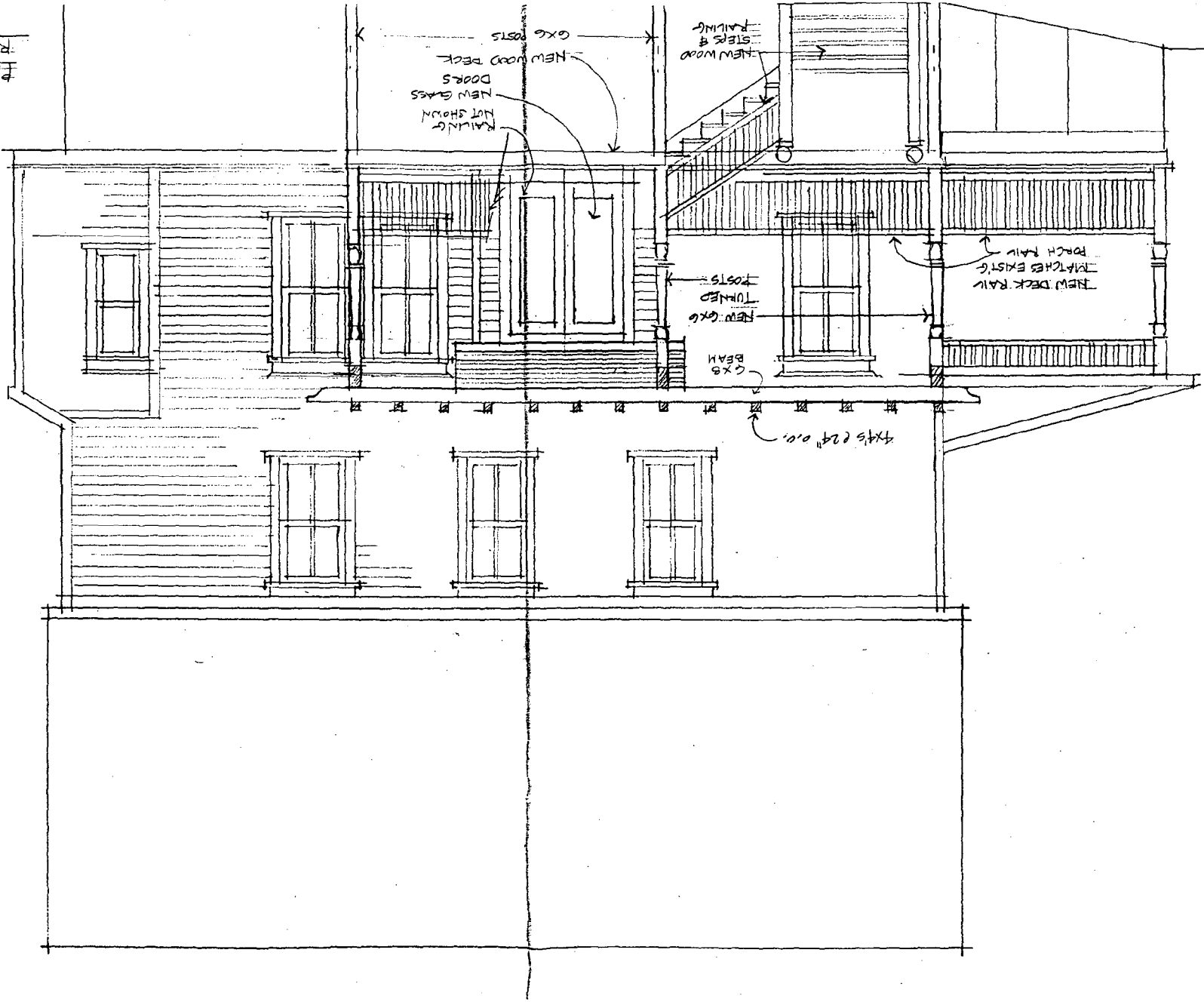
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6

2

PROPOSED
REAR ELEVATION



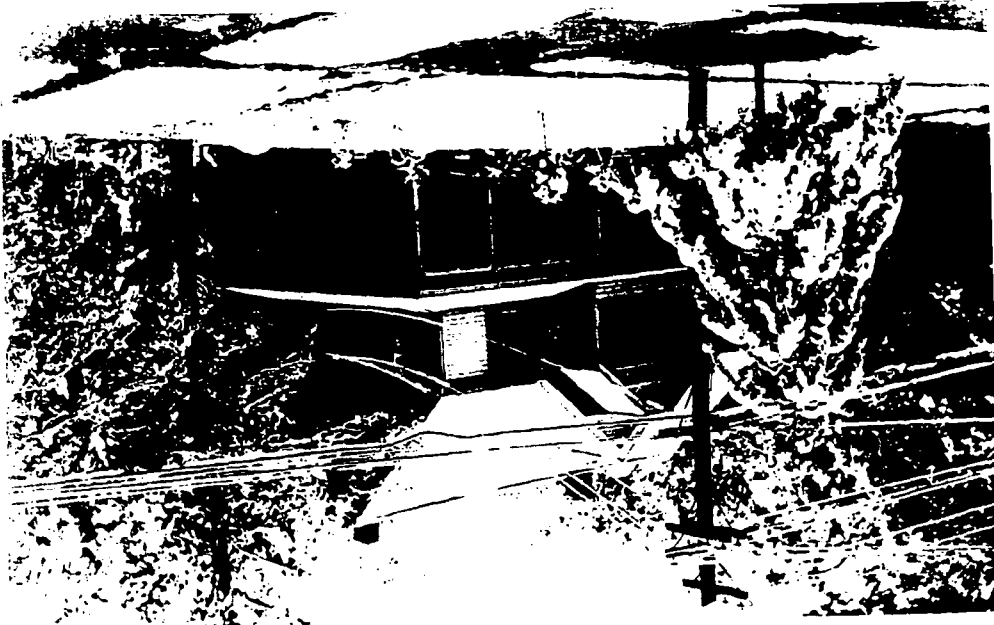
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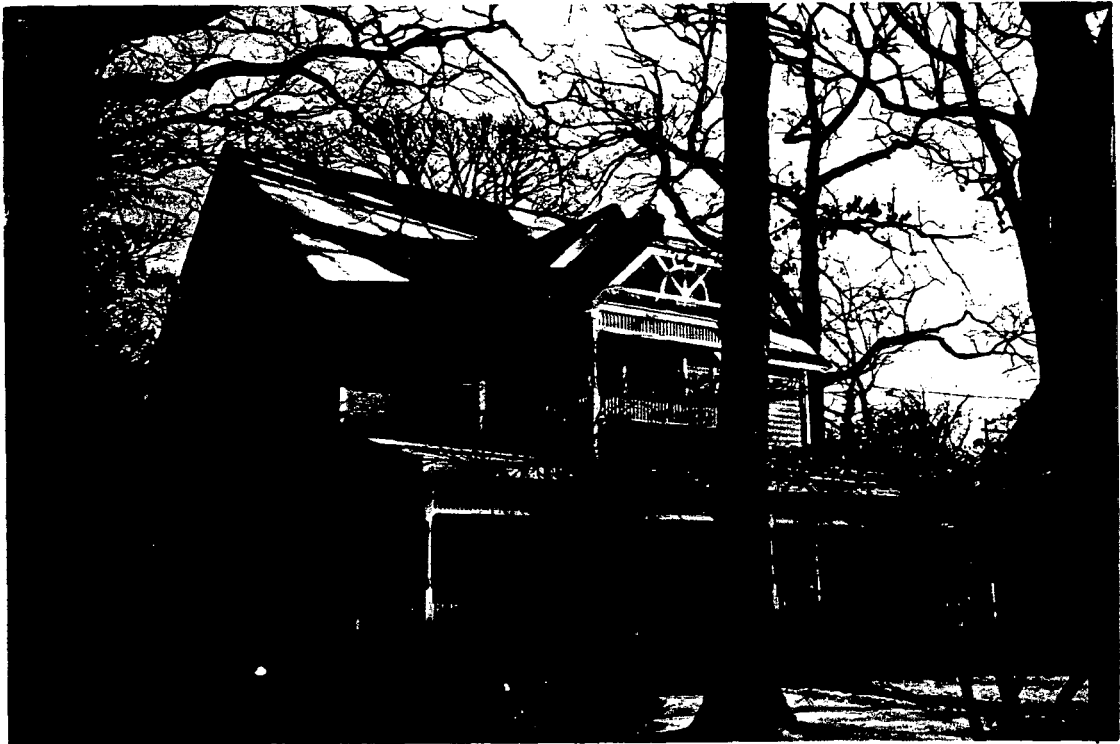
10



NOTE
 2ND STORY
 PORCH
 ↓
 PAUSEY CAR
 ON 1ST
 PLAZA PORCH

HISTORIC PHOTOS →





House Front Views showing that proposed project in rear will be largely not visible from the front of the house.



Rear view of house showing proposed
project actual location with no trees
in construction area to be removed.

(11)



House Front Views showing that proposed project in rear will be largely not visible from the front of the house.



Rear view of house showing proposed project actual location with no trees in construction area to be removed.