

37/3-97B 7300 Baltimore Avenue
(Takoma Park Historic District)



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

DATE: 1-22-97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

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

Approved Denied
 Approved with Conditions: _____

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

Applicant: Ephraim King & Carol Kinsler
Address: 1300 Baltimore Ave Takoma Park

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 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: 1-23-97

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!



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 Carol Lindeman
DAYTIME TELEPHONE NO. (301) 589-8578

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER Ephraim King Carol Lindeman DAYTIME TELEPHONE NO. (301) 589-8578

ADDRESS 1300 Baltimore Ave Takama Park MD 20912
CITY STATE ZIP CODE

CONTRACTOR Self TELEPHONE NO. (301) 589-8578
CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. (-) -

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 7300 STREET Baltimore Ave
TOWN/CITY Takama Park NEAREST CROSS STREET Takama Ave
LOT A+B BLOCK 74 SUBDIVISION _____
LIBER 1706 FOLIO 72 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 fence
- 1B. CONSTRUCTION COST ESTIMATE \$ _____
- 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 4 feet 6 inches (length of pickets)
- 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.

Ephraim King Carol Lindeman 11/2/96
Signature of owner or authorized agent Date

APPROVED For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date 1/23/97

APPLICATION/PERMIT NO: 9701020071 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-97B

Ephraim King
Carol Lindeman
7300 Baltimore Ave

TAKOMA AVE

DRIVEWAY

GARAGE

Lot B
Block 76

Lot A
Block 76

2 1/2 story
FRAME

7300

PORCH

PORCH

WALKWAY

New
GATE
set back from
steps

FENC

STEEP
GRADI

BALTIMORE AVE

APPROVED
Montgomery County
Historic Preservation Commission

Way Grant 1/23/97

PLAT BOOK 3
PLAT NO 214
LIBER NO 1706
FOLD 72

January 2, 1996

SUBJECT: Permit application to replace deteriorating backyard fence

APPLICANTS: Carol Lindeman & Ephraim King (owners)

LOCATION: 7300 Baltimore Ave., Takoma Park

DESCRIPTION: Replace existing metal & chain link backyard fence as follows:

- House is located on the corner of Takoma and Baltimore Avenues. House dimensions are approximately 30' X 60' with long side facing Takoma Ave. Front door and driveway also face Takoma Ave.
- Backyard fence runs approx 55 feet on Baltimore Ave and 125 feet between Lot A and adjoining property of Eugene Thorne (7308 Baltimore Ave).
- Corner, gate, and end posts will be 6" X 6" set in concrete
- Intermediate fence posts will be 4" X 4" set either in concrete or soil (as depth of hole allows)
- Fence will be made of 1" X 3" pickets (slightly rounded on top) screwed or nailed to horizontal 2" X 4"s running between each fence post. Pickets will be each four and half feet long and spaced one inch apart.
- Gate onto Baltimore Ave will be set back per attached drawing.

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature] 1/23/97

**Expedited
Historic Preservation Commission Staff Report**

| | |
|---|-------------------------------|
| Address: 7300 Baltimore Avenue | Meeting Date: 1/22/97 |
| Resource: Takoma Park Historic District | Public Notice: 1/08/97 |
| Case Number: 37/3-97B | Report Date: 1/15/97 |
| Review: HAWP | Tax Credit: No |
| Applicant: Ephraim King & Carol Lindeman | Staff: Perry Kephart |

DATE OF CONSTRUCTION: Circa 1890-1910

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Wood frame Queen Anne with historic front facade facing Baltimore Avenue, but with current main entrance and driveway egress along Takoma Avenue. Wraparound porch extends along long side (Takoma Avenue) and around Baltimore Avenue side. Steps lead from Baltimore Avenue porch down to the street.

PROPOSAL: Install 4'6" wooden picket fence 125' along rear of property and 55' along right side of lot facing Baltimore Avenue. Fence would extend from the steps to Baltimore Avenue to the right corner at the top of the steep grade from the street. A gate is proposed at the steps end of the fence, set back at an angle from the steps. Pickets are to be 1" x 3" in dimension, slightly rounded at the top, set 1-1 1/2" apart, and screwed to two 2" x 4" running between posts. Corner, gate and end posts are to be 6" x 6" wood set in concrete. Intermediate posts are to be 4" x 4" set in soil or concrete. The picket fence replaces an existing metal and chain link fence.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

- I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;
- II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;
- III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;
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 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely.
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
 5. Removal of accessory buildings which are not original to the site nor otherwise historically significant
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
 7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carol Lindeman
DAYTIME TELEPHONE NO. (301) 589-8578

TAX ACCOUNT # _____
NAME OF PROPERTY OWNER Ephraim King Carol Lindeman DAYTIME TELEPHONE NO. (301) 589-8578
ADDRESS 7300 Baltimore Ave Takoma Park MD 20912
CITY STATE ZIP CODE
CONTRACTOR self TELEPHONE NO. (301) 589-8578
CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. (-) -

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7300 STREET Baltimore Ave
TOWN/CITY Takoma Park NEAREST CROSS STREET Takoma Ave
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LIBER 1706 FOLIO 72 PARCEL _____

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Ephraim King Carol Lindeman 11/2/96
Signature of owner or authorized agent Date

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

5

January 2, 1996

SUBJECT: Permit application to replace deteriorating backyard fence

APPLICANTS: Carol Lindeman & Ephraim King (owners)

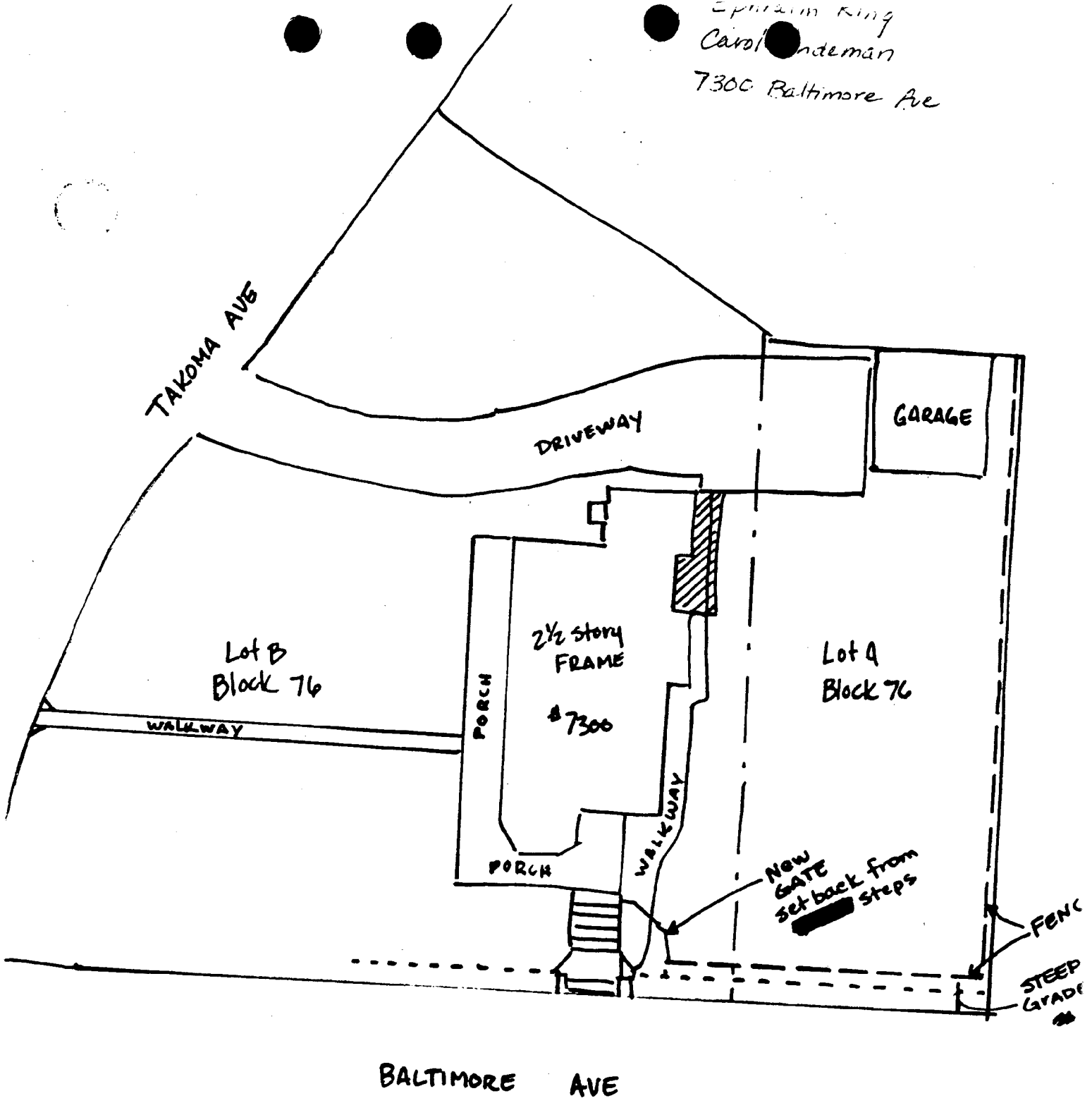
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(6)

Ephraim King
Carol Anderson
7300 Baltimore Ave

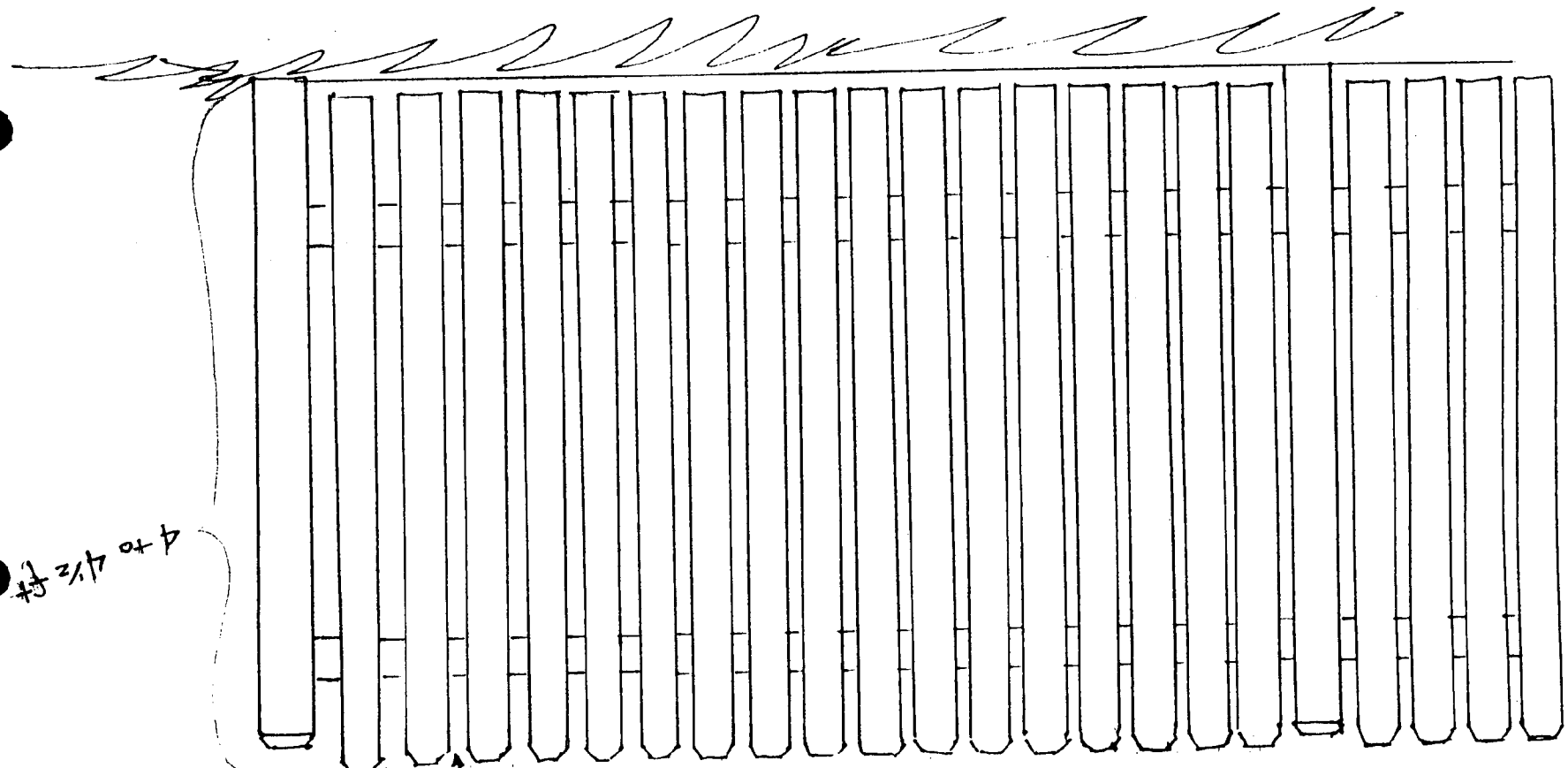


BALTIMORE AVE

PLAT BOOK 3
PLAT NO 214
LIBER NO 1706
FOLIO 72

①

7300 BALTIMORE AVE
TAKOMA PARK MD 20912

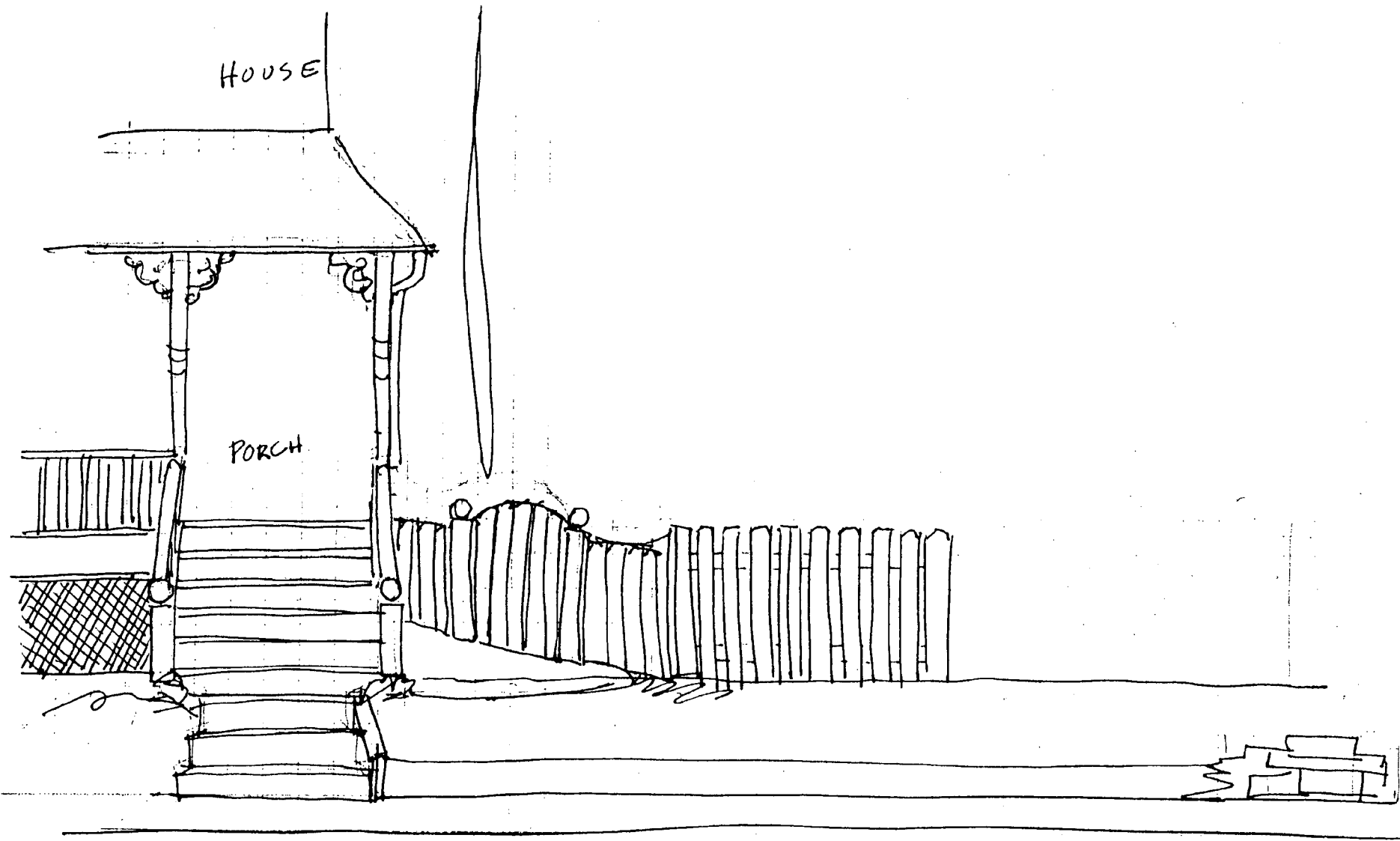


4 to 4 1/2 ft

3"
1 to 1 1/2"

HOUSE

PORCH



7300 BALTIMORE AVE
TAKOMA PARK MD 20912

6

1300 Baltimore Ave



Baltimore Ave Facade



7300 Baltimore Ave



Rear property line. Side facade



Existing fence on rear property line

(11)

1300 Baltimore Avenue



Existing fence, house behind



View from house to Baltimore Ave

↑
7300 (12)

● 7000 Baltimore Avenue



Takoma Avenue Façade



Rear Façade.

7300 Baltimore Ave.

(13)

HAWP APPLICATION ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Gene Thorn
7308 Baltimore Ave
Takoma Park MD 20912

Bill Sandberg / Cathy Bernard
7307 Baltimore Ave
Takoma Park MD 20912

Nancy Cohen
7305 Baltimore Ave
Baltimore Ave
Takoma Park MD 20912

Rose Hoppenjans / Birgit Hoppenjans
7317 Takoma Ave
Takoma Park MD 20912

Charles Feinstein / Vicki Pin-Pin-Feinstein
7309 Takoma Ave
Takoma Park MD 20912

Expedited
Historic Preservation Commission Staff Report

| | |
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| Resource: Takoma Park Historic District | Public Notice: 1/08/97 |
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APPLICATION FOR HISTORIC AREA WORK PERMIT

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DAYTIME TELEPHONE NO. (301) 589-8578

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Ephraim King Carol Lindeman DAYTIME TELEPHONE NO. (301) 589-8578

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CONTRACTOR REGISTRATION NUMBER _____

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Ephraim King Carol Lindeman
Signature of owner or authorized agent

11/2/96
Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

(5)

January 2, 1996

SUBJECT: Permit application to replace deteriorating backyard fence

APPLICANTS: Carol Lindeman & Ephraim King (owners)

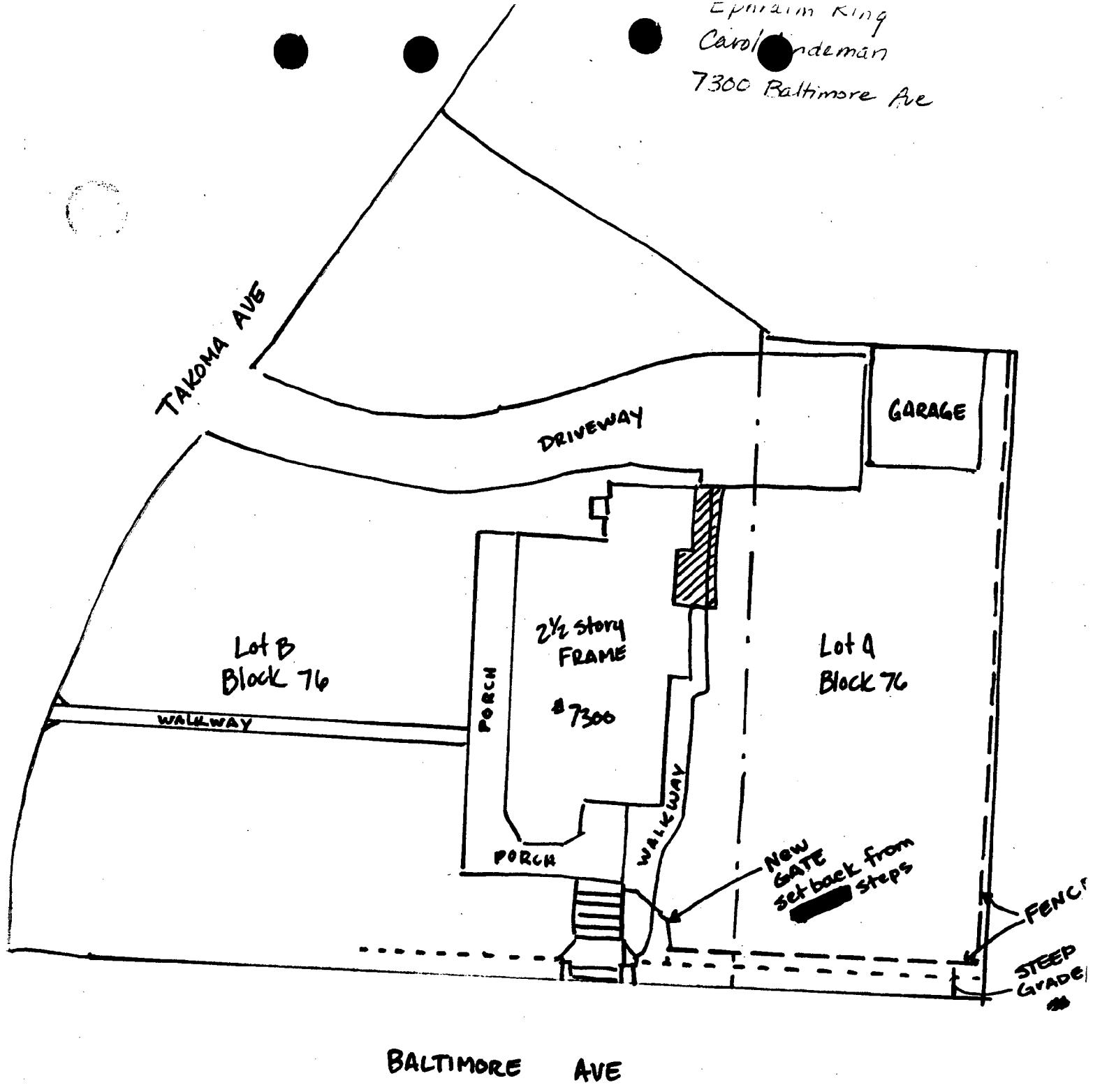
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(6)

Ephraim King
Carol Lindeman
7300 Baltimore Ave

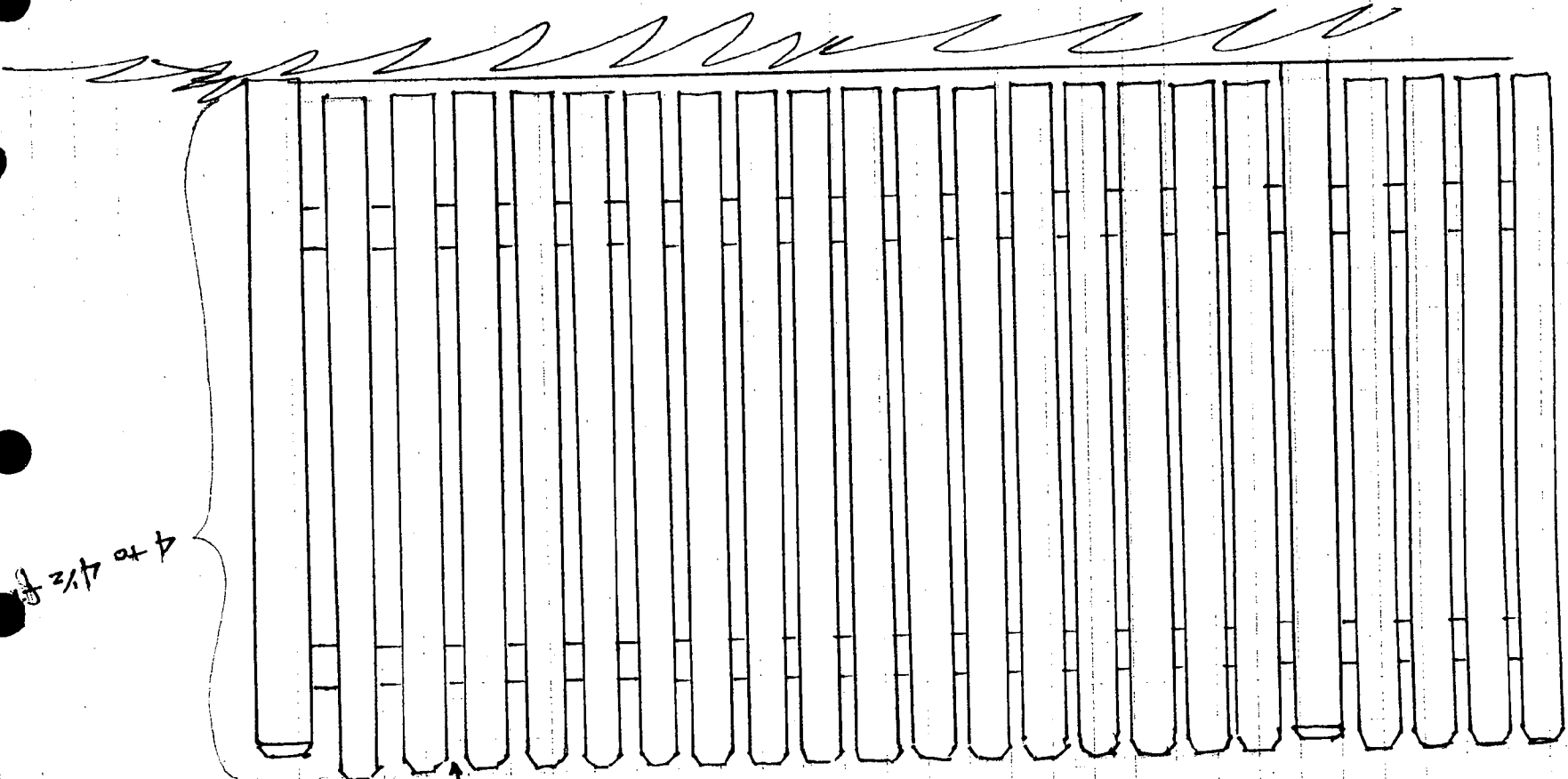


BALTIMORE AVE

PLAT BOOK 3
PLAT NO 214
LIBER NO 1706
FOLIO 72

①

7300 BALTIMORE AVE
TACOMA PARK MD 209

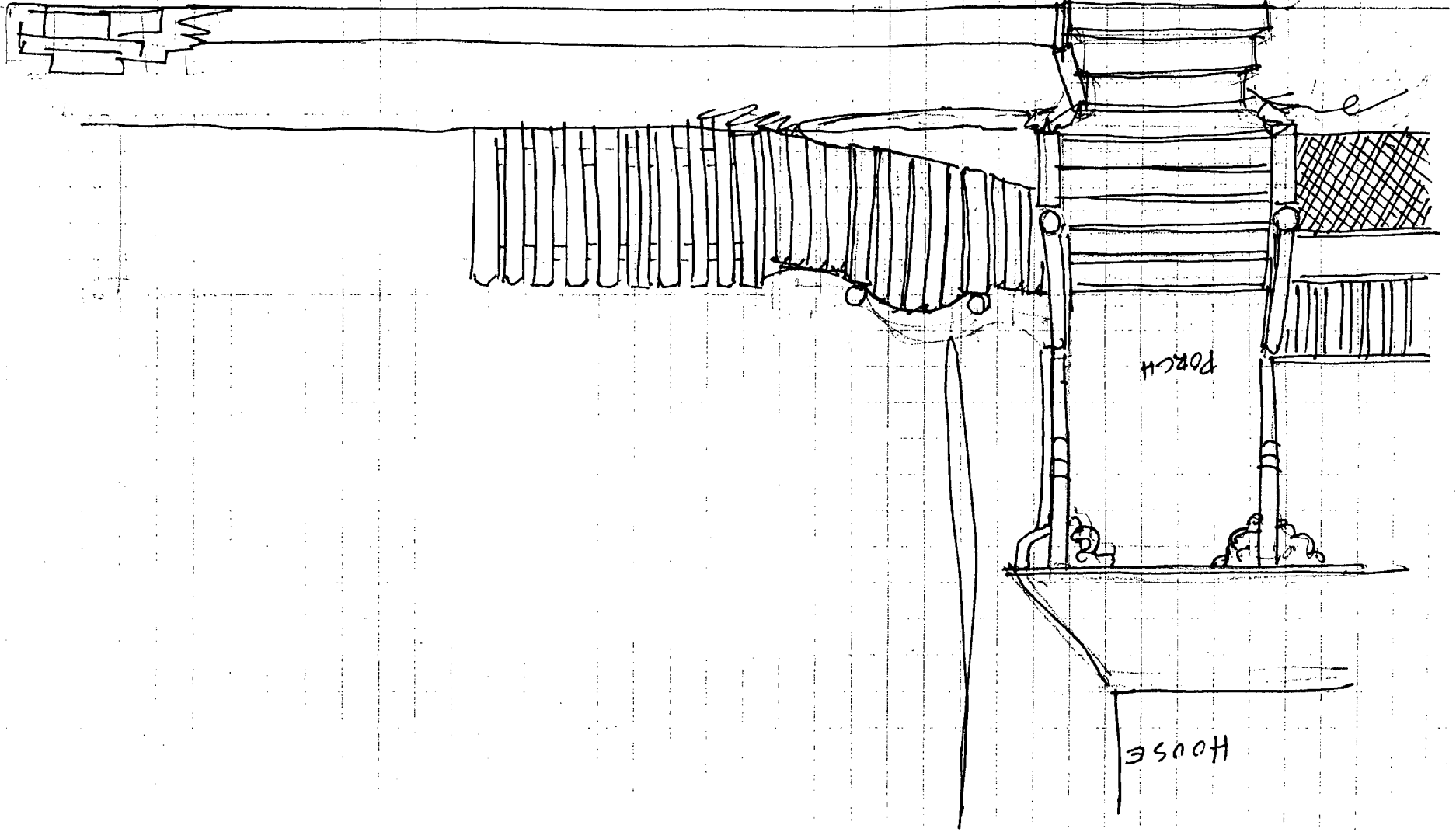


4 to 4 1/2 ft

3"
1 to 1 1/2"

6

7300 BALTIMORE AVE
TAKOMA PARK MD 20912



130 Baltimore Ave



Baltimore Ave Facade



↑
Existing Gate

7300 Baltimore Ave



Rear property line. Side facade



Existing fence on rear property line

(11)

1300 Baltimore Ave



Existing fence, house behind



View from house to Baltimore Ave

↑
7300

12

● 7000 Baltimore Avenue



Takoma Avenue Facade



Rear Facade.

7300 Baltimore Ave.

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONTIGUOUS PROPERTY OWNERS

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7308 Baltimore Ave
Takoma Park MD 20912

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Rose Hoppenjans / Birgit Hoppenjans
7317 Takoma Ave
Takoma Park MD 20912

Charles Feinstein / Vicki Pin-Pin-Feinstein
7309 Takoma Ave
Takoma Park MD 20912



Baltimore after Seneca Ave

1844

1844

1844

1844

1844

1300 Baltimore Ave



Baltimore Ave facade



10

Existing Gate

7300 Baltimore Ave



Rear property line. Side facade



Existing fence on rear property line

①

7300 Baltimore Ave



Existing fence, house behind



View from house to Baltimore Ave

↑
7300

12

7300 Baltimore Avenue



Takoma Avenue Facade



Rear Facade, 7300
7300 Baltimore Ave.