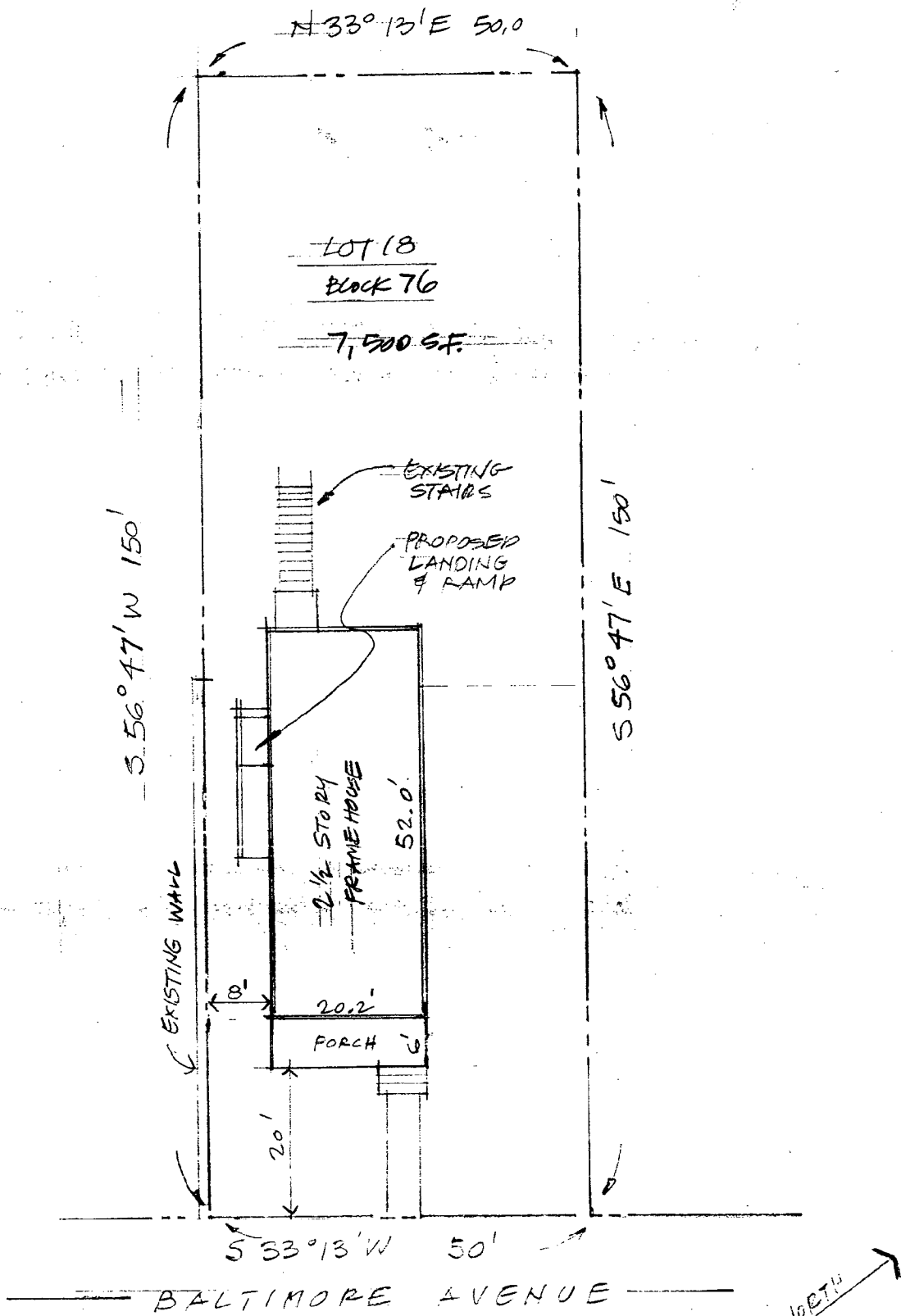


37/3-98UU 7310 Baltimore Avenue
(Takoma Park Historic District)

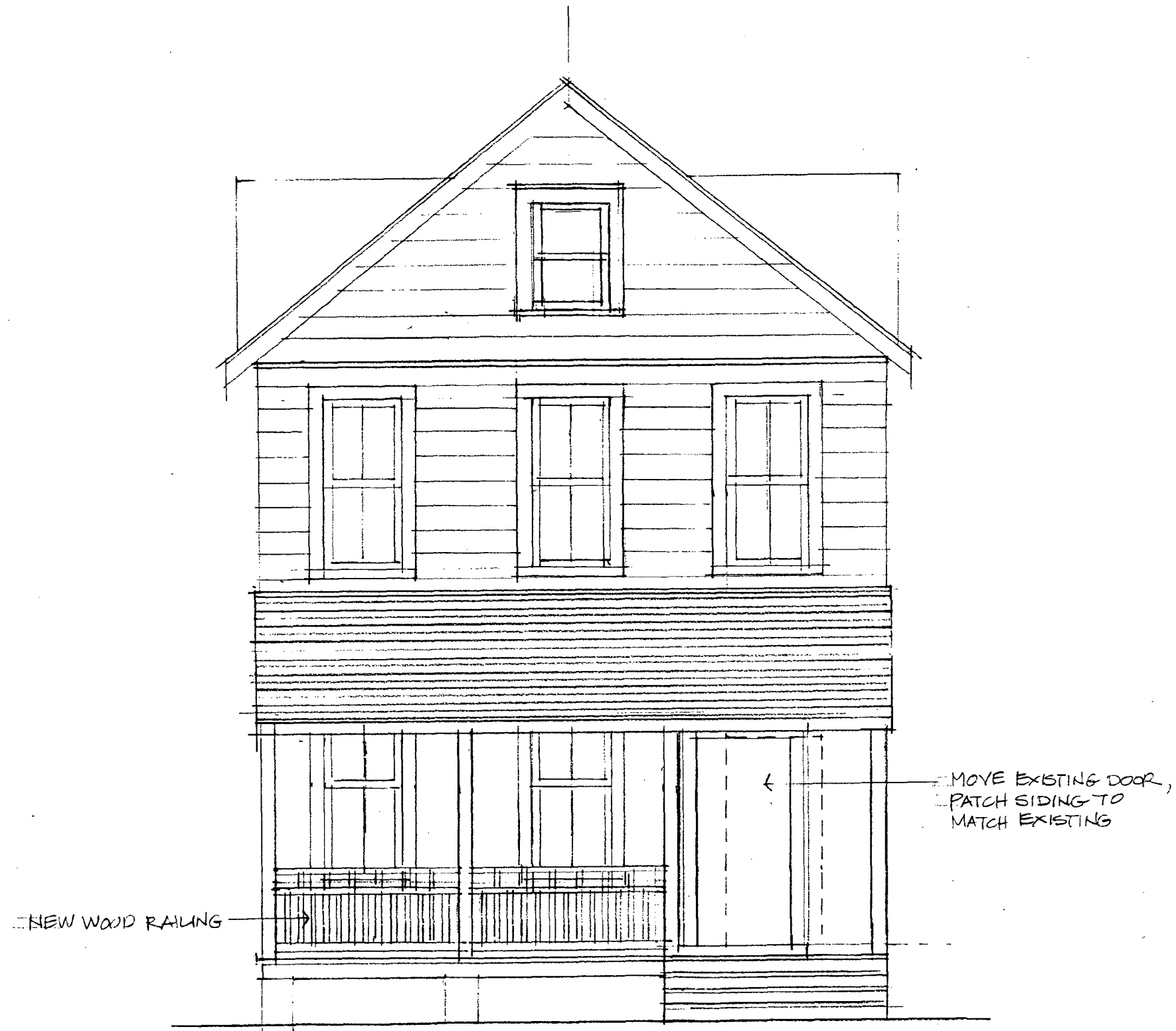
APPROVED
Montgomery County
Historic Preservation Commission

[Signature]



BROWN RESIDENCE
7310 BALTIMORE AVE

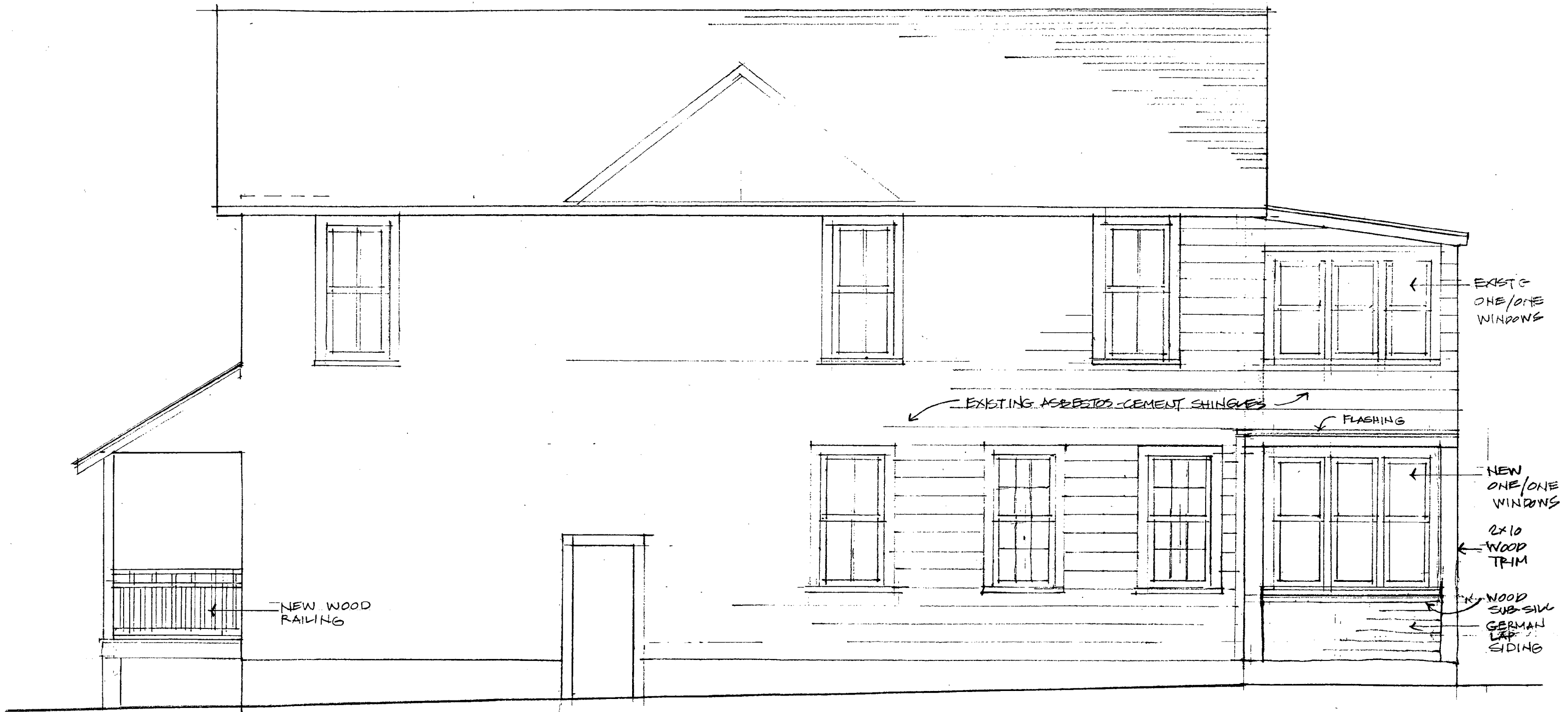
SITE PLAN
Scale: 1" = 20'-0"



APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

FRONT ELEVATION

Scale: 1/4" = 1'-0"

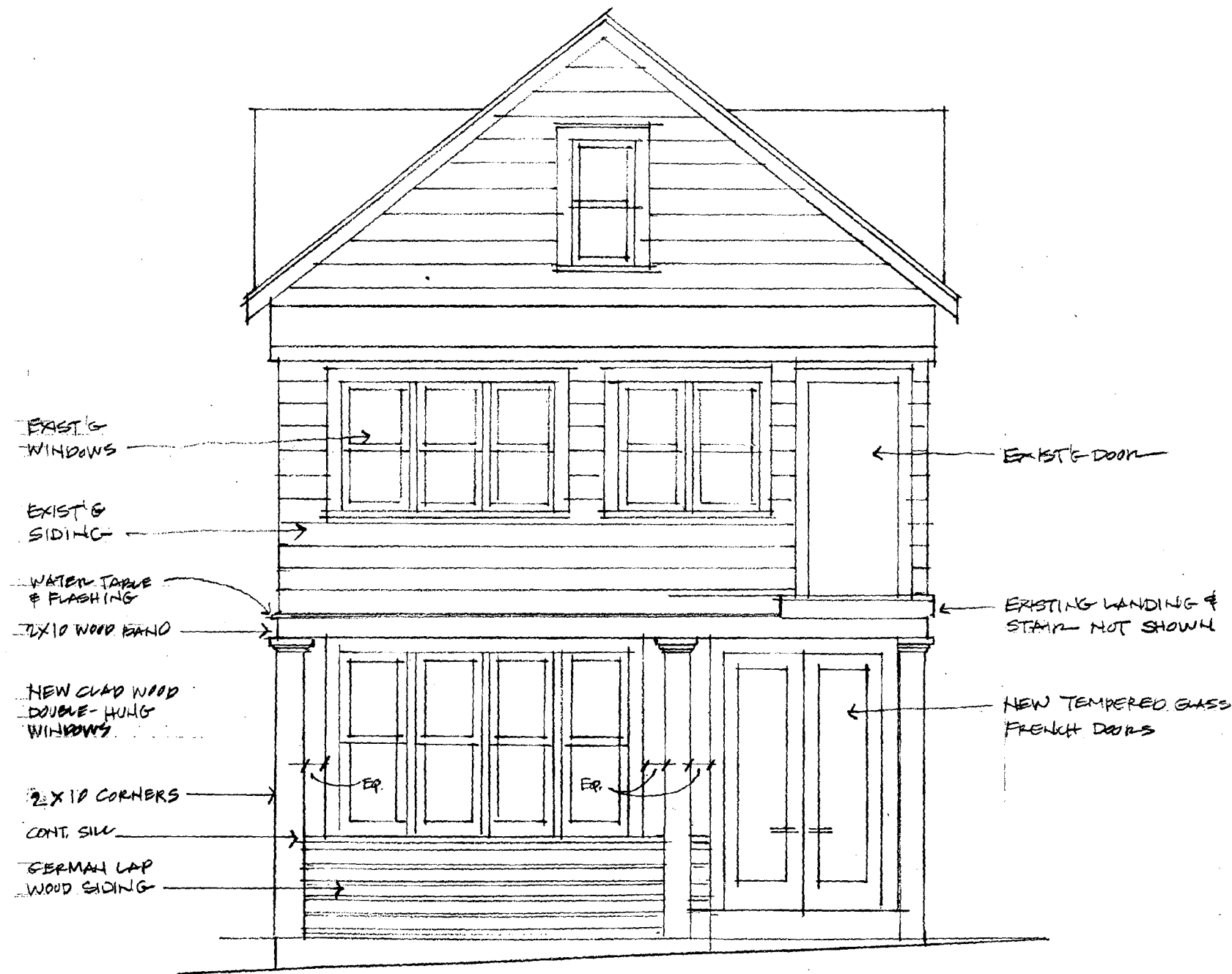


APPROVED
Montgomery County
Historic Preservation Commission

RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"



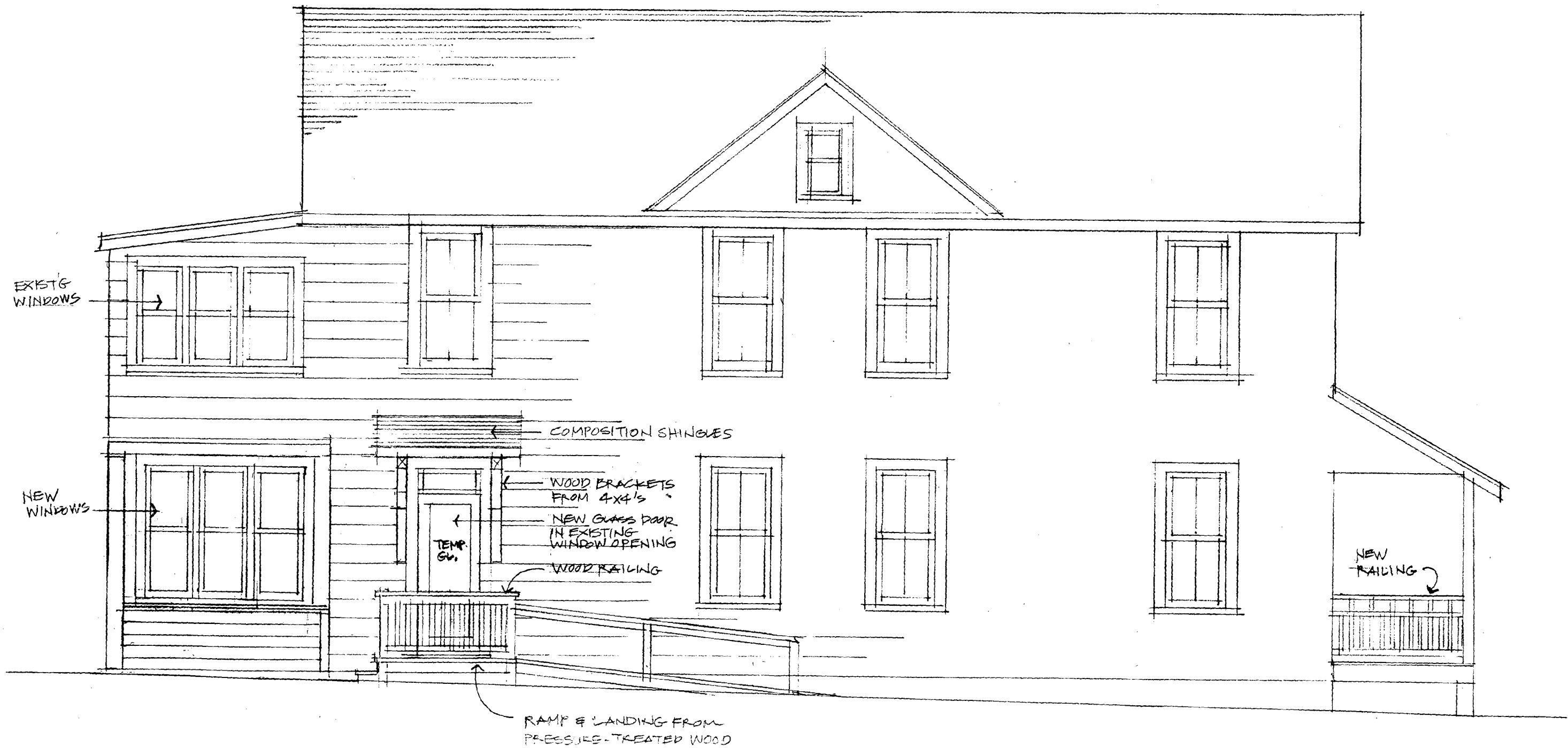


APPROVED
 Montgomery County
 Historic Preservation Commission

REAR ELEVATION

scale: 1/4" = 1'-0"

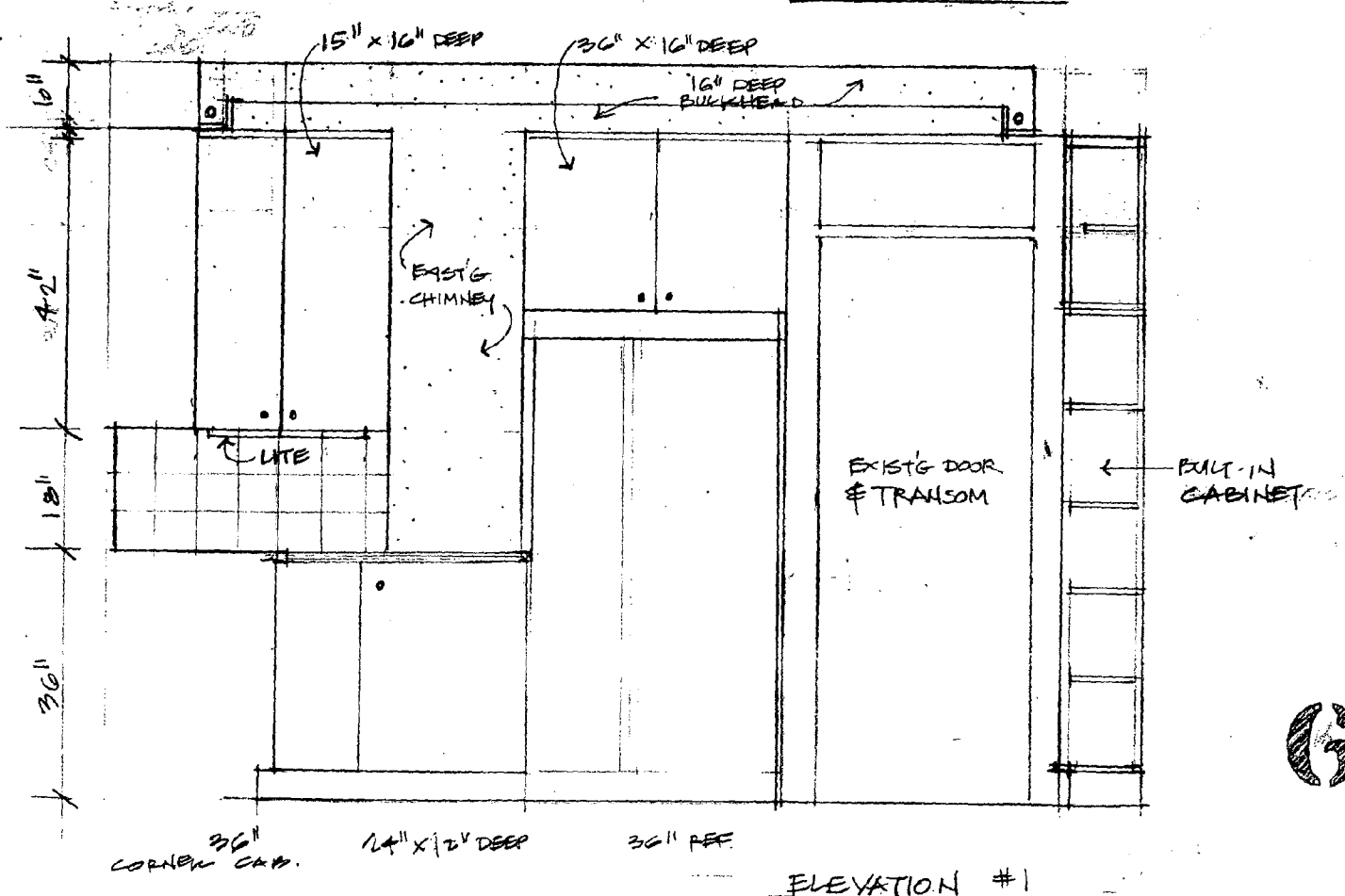
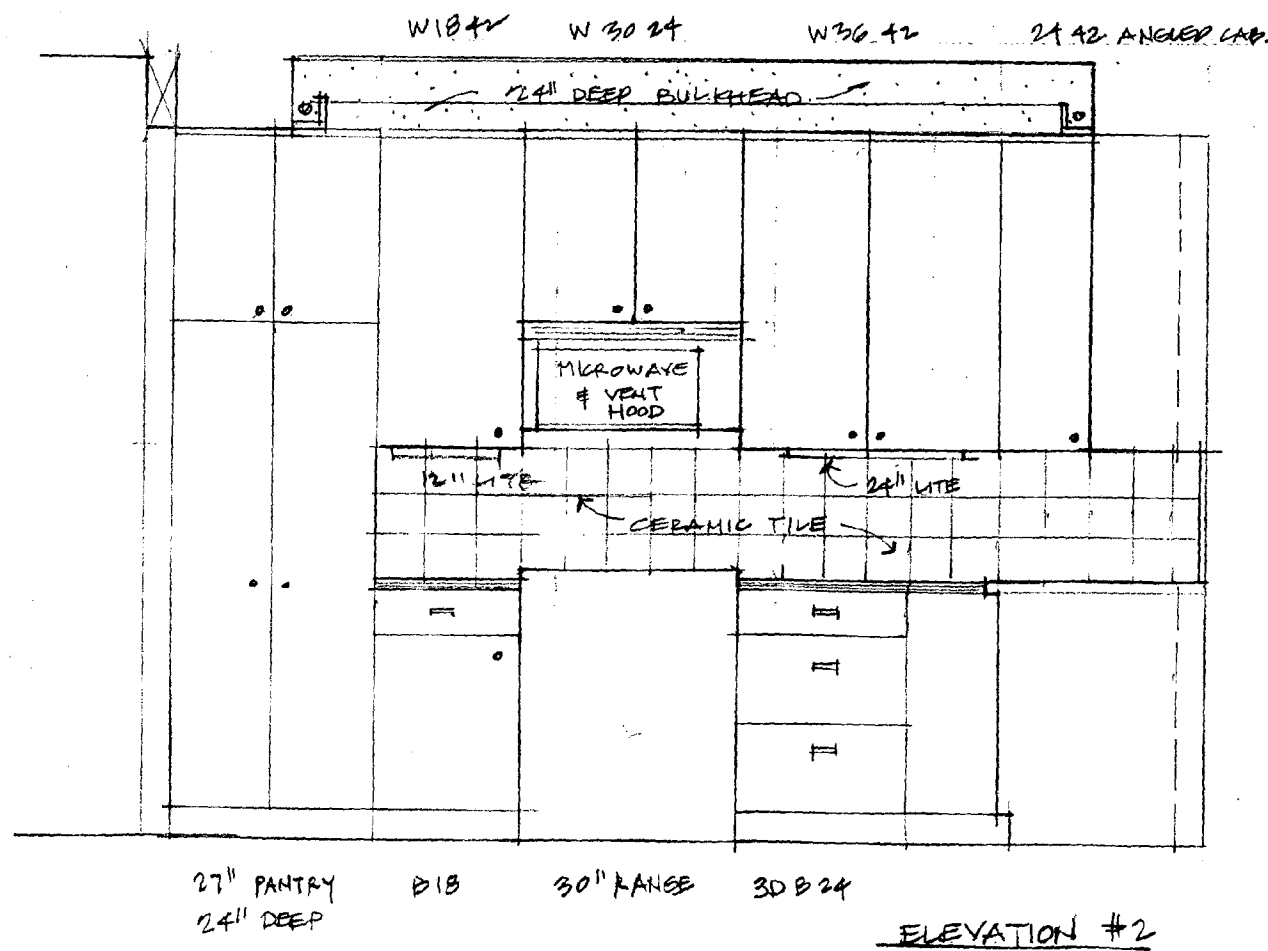
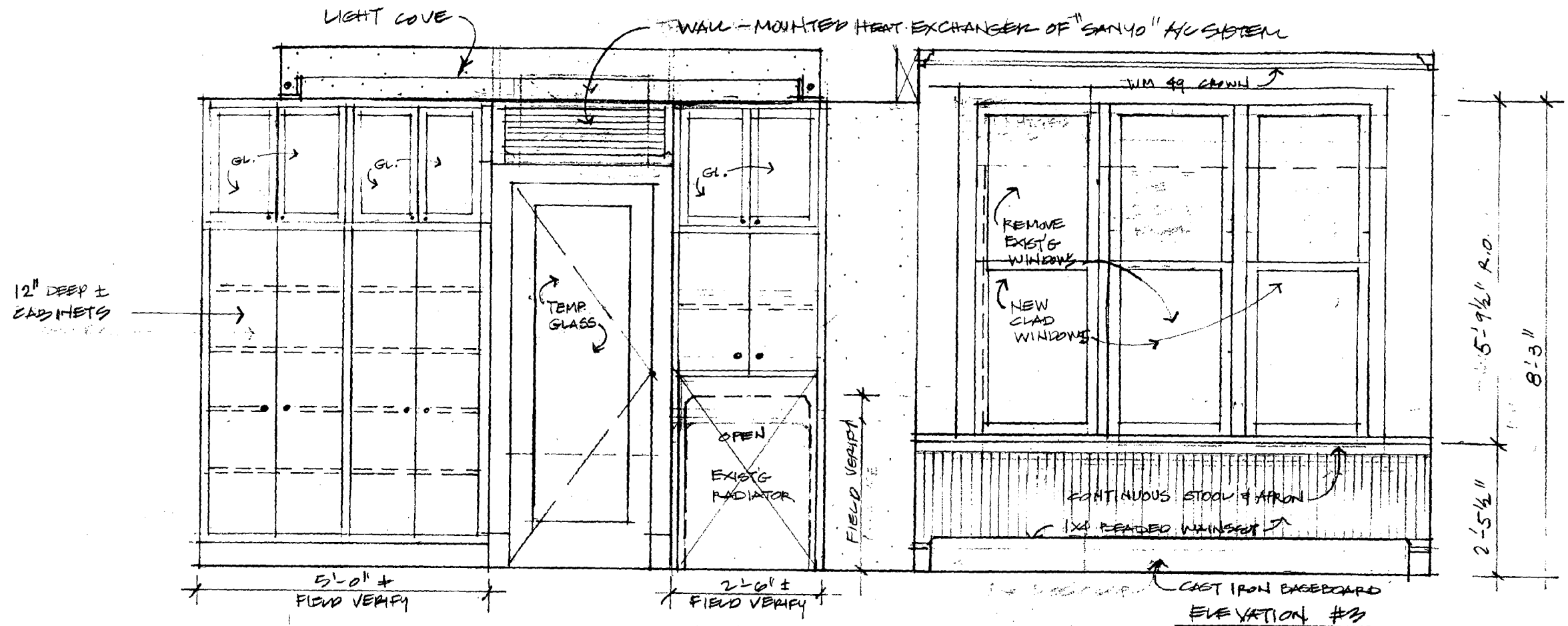


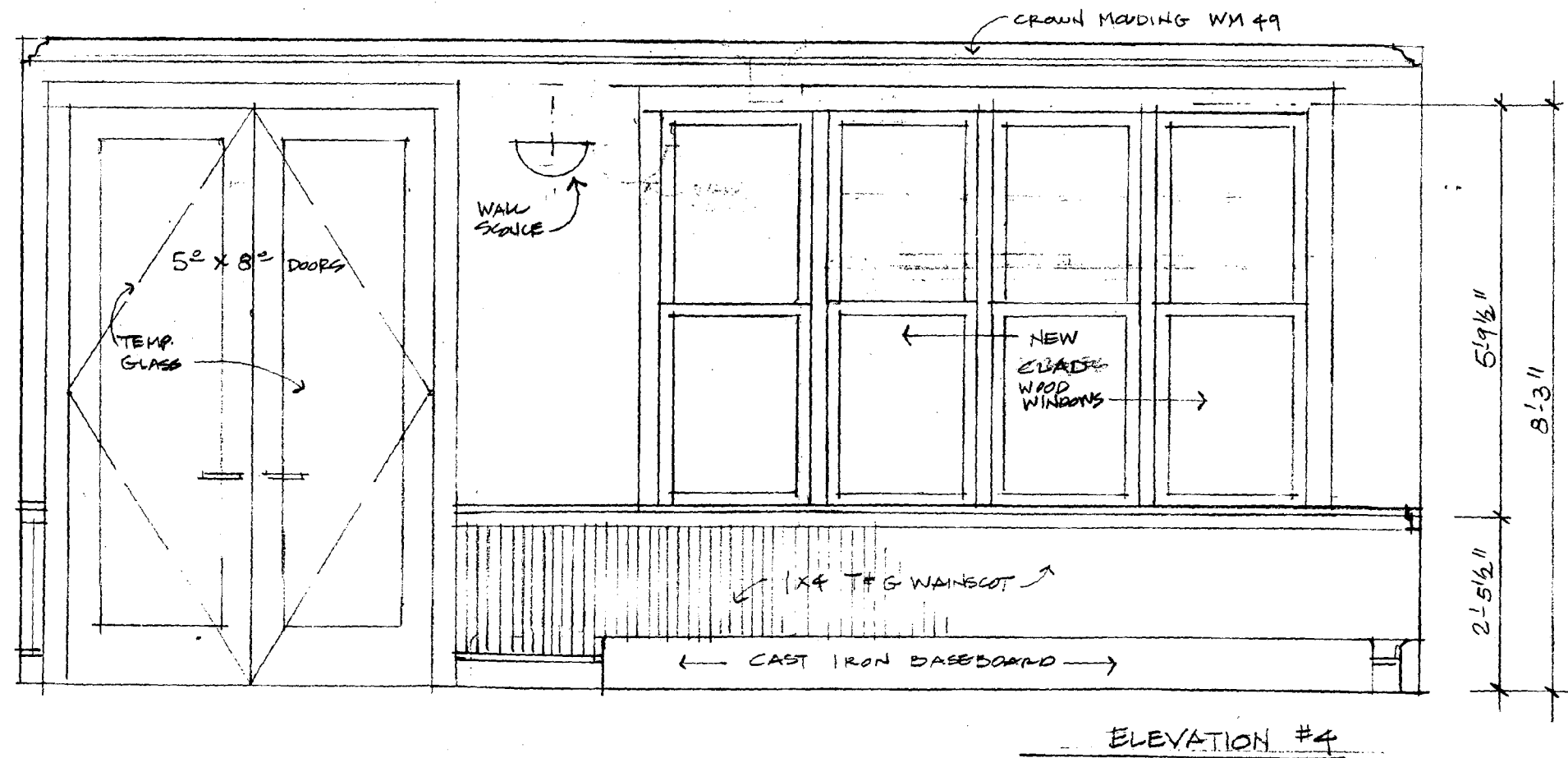
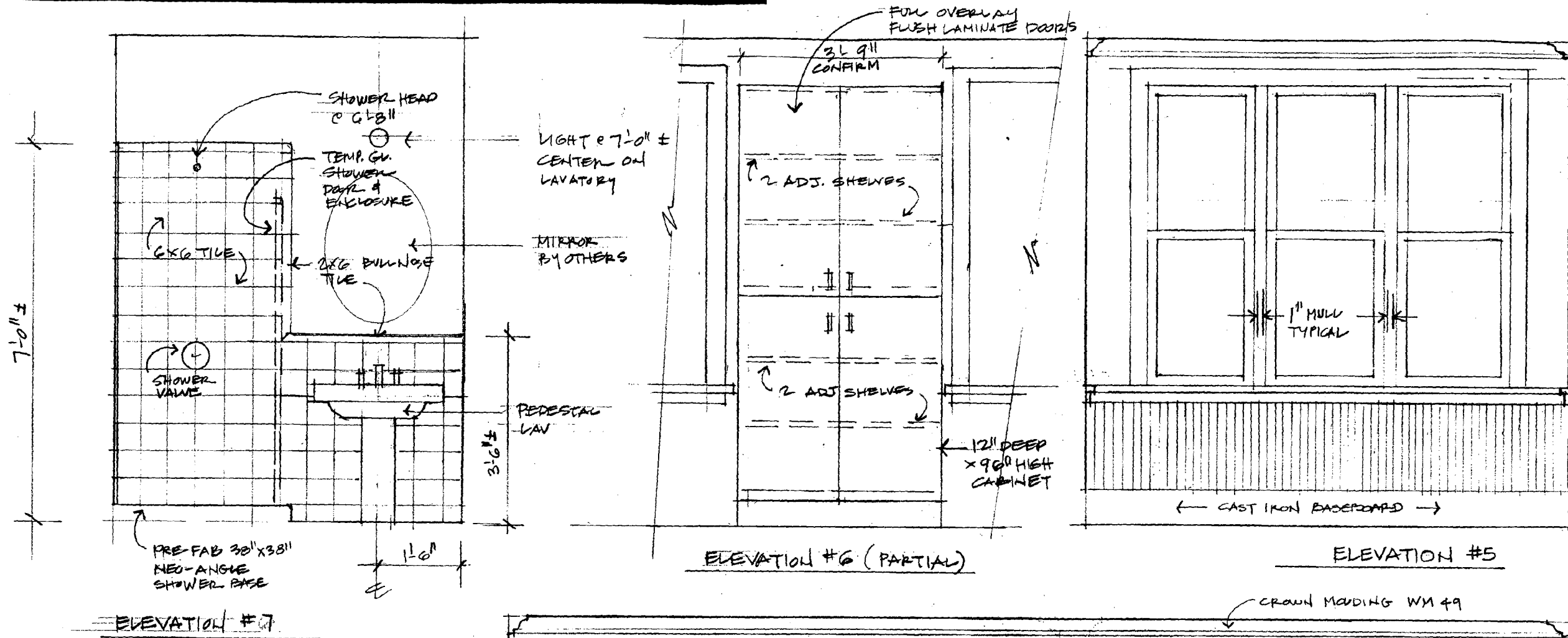


APPROVED
 Montgomery County
 Historic Preservation Commission

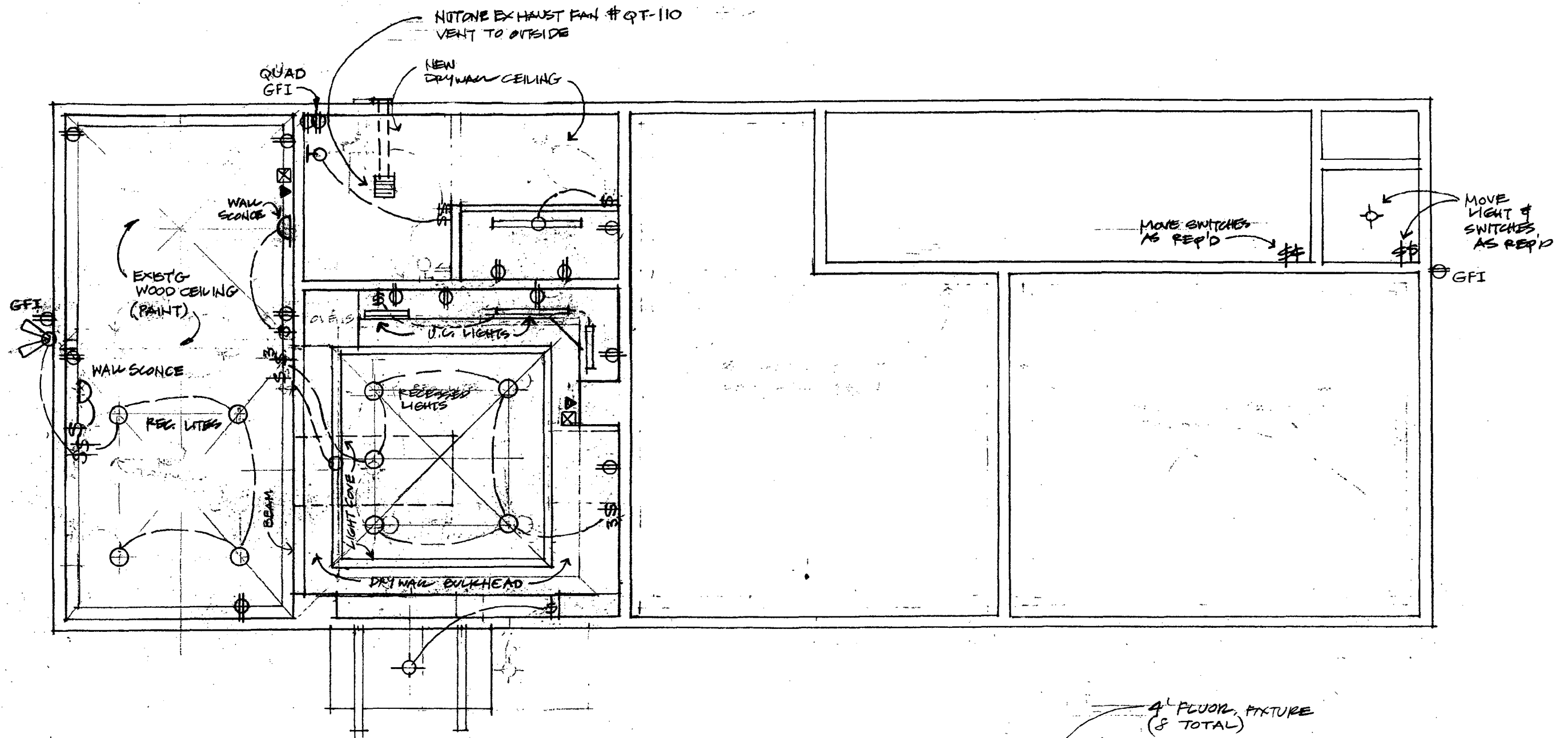
LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"





20

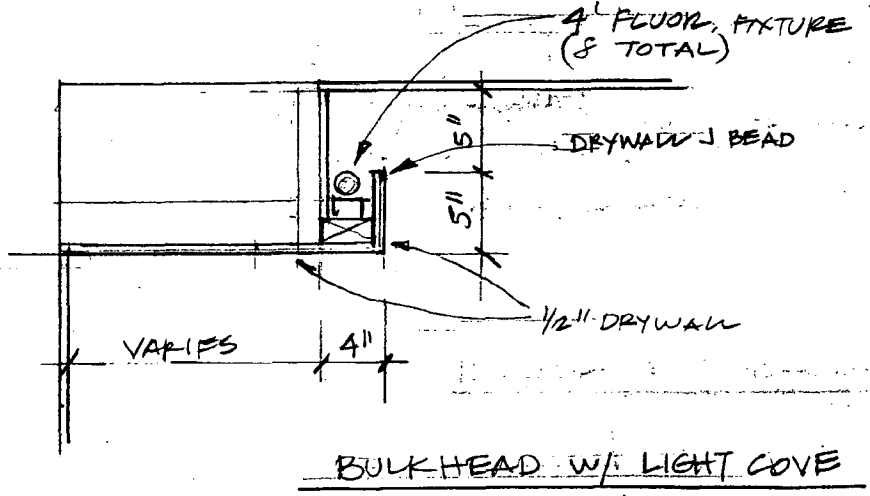


LEGEND

- ⊕ DUPLEX OUTLET
- ⊞ SINGLE POLE SWITCH
- ⊞ 3-WAY SWITCH
- RECESSED LIGHT
- ⌒ WALL SCONCE
- ⬠ PHONE OUTLET - 4 PAIR
- ⊞ CABLE TV OUTLET

REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"





MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/18/98

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GDZ*
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

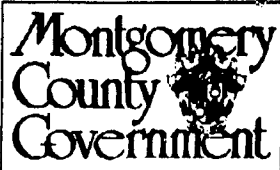
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: ELLEN BROWN

Address: 7310 BALTIMORE AVENUE, TAKOMA PARK MD 20912

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.



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 # 1075248
 CONTACT PERSON PAUL TRESSEDA
 DAYTIME TELEPHONE NO. (301) 320-1510
 NAME OF PROPERTY OWNER ELEN BROWN DAYTIME TELEPHONE NO. ()
 ADDRESS 7310 BALTIMORE AVENUE, TAKOMA PARK MD
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER PAUL TRESSEDA DAYTIME TELEPHONE NO. (301) 320-1580

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7310 STREET BALTIMORE AVE
 TOWN/CITY TAKOMA PARK MD. NEAREST CROSS STREET TAKOMA
 LOT 18 BLOCK 76 SUBDIVISION TAKOMA PARK COAN & TRUST
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 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 X WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 X 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.

Signature of owner or authorized agent _____ Date 10-7-98

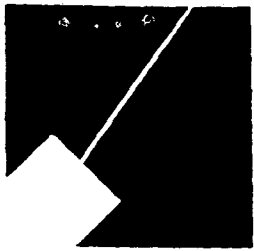
APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 11/18/98

APPLICATION/PERMIT NO: 9810070078 DATE FILED: 10/7/98 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

M-INC-PPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 11/18/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*
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 your 2 permit sets (plus 1 extra for our files) to our office for HPC stamps prior to applying at DPS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7310 Baltimore Avenue Meeting Date: 11/18/98
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-98UU Tax Credit: No
Public Notice: 11/4/98 Report Date: 11/10/98
Applicant: Ellen Brown (Paul Treseder, Architect) Staff: Robin D. Ziek
PROPOSAL: Front and Rear Alterations RECOMMENDATIONS: **APPROVAL**

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District
STYLE: Colonial Revival - Vernacular
DATE: c1922

The subject property is a three-bay, 2-story wood frame house sided with asbestos-cement shingles. The front door has a transom above, and the original windows are 2/2 light. There are some 6/6 windows in the side elevation, and the rear addition has 1/1 windows ganged in sets of three and two. The rear addition may have been stacked porches at one time. There is a full-width front porch and a decorative bargeboard at the front gable. There is an existing 2-story rear addition, with a stairway leading from a doorway at the second-story level.

PROJECT PROPOSAL

1. The applicant proposes to re-establish a porch character for the rear addition, by replacing the existing three sets of triplet windows on the first floor with new triplet windows of slightly taller dimension. The asbestos shingle siding below the new windows would be replaced with beaded vertical siding, differentiating the rear addition area on the first floor from the rest of the house which is siding in the asbestos shingles. On the rear elevation, in addition to replacing the existing triplet windows with new triplet double-hung windows, the existing pair of windows and the existing single rear door would be removed, and a pair of french doors would be installed. MDO plywood would be installed between the new doors and windows.
2. The applicant also proposes to move the existing front door 2' to the left to accommodate an interior closet.
3. The applicant proposes to replace a window on the side elevation with a door, providing a side entrance towards the rear of the house, off of the newly installed kitchen. A combination ramp and steps would lead down from the landing to the sideyard.

STAFF COMMENTS

The proposed work at the rear is consistent with the resource, and would have no effect on the district. The Takoma Park Guidelines note that "the design review emphasis will be restricted to changes that are at all visible from the public right-of-way..."(p.15).

1

The proposed replacement of a window with a door at the left side elevation with the new system of egress appears to be consistent with the Takoma Park Guidelines. The replacement features would utilize compatible materials, and the modest design appears to be compatible with the resource.

The proposed re-placement of the front door two feet to the left will require substantial carpentry work to restructure the front door and may entail damage to the original siding beneath the asbestos shingles. Staff notes, however, that when the work is done, the facade will be essentially the same. A notable feature of the house is that the openings on the front elevation, on the first and second floors, do not line up but reflect the functional floor plan within. From the drawing presented by the applicant, it appears that the proposed location for the front door will be asymmetrical to the window above, although the door will shift from the right side to the left side in terms of the 2nd story window.

Staff notes that the Takoma Park Guidelines put the emphasis on the “importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.” In this case, the original door with its transom will be preserved, and the front door will retain its original functional relationship to the original entry hall. The shift in location will have very little effect on the overall composition of the facade, and a minor effect on the overall house plan.

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 with the Takoma Park Guidelines for Contributing Resources:

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

and subject to the general conditions that, 1) the applicant will provide HPC staff with the permit set for review and stamping prior to applying to DPS for a building permit; and 2) 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 PAUL TRESSEDA
 DAYTIME TELEPHONE NO. (301) 320-1580
 TAX ACCOUNT # 1075248
 NAME OF PROPERTY OWNER ELEN BROWN DAYTIME TELEPHONE NO. ()
 ADDRESS 7310 BALTIMORE AVENUE, TAKOMA PARK MD
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 CONTRACTOR REGISTRATION NUMBER _____
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 TOWN/CITY TAKOMA PARK MD. NEAREST CROSS STREET TAKOMA
 LOT 18 BLOCK 76 SUBDIVISION TAKOMA PARK LOAN & TRUST
 LIBER _____ FOLIO _____ PARCEL _____

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 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 \$ _____

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

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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.

 Signature of owner or authorized agent 10-7-98 Date

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

(3)

Adjacent and opposing property owners for 7310 Baltimore Avenue,
Takoma Park, Md.

Mr. Eugene Thorne , 7308 Baltimore Ave., Takoma Park, MD 20912

Mr. Konrad Augustin, 7312 Baltimore Ave., Takoma Park, MD 20912

Ms. Becky Cathey, 7309 Baltimore Ave., Takoma Park, MD 20912

7310 Baltimore Avenue, Takoma Park, Md.

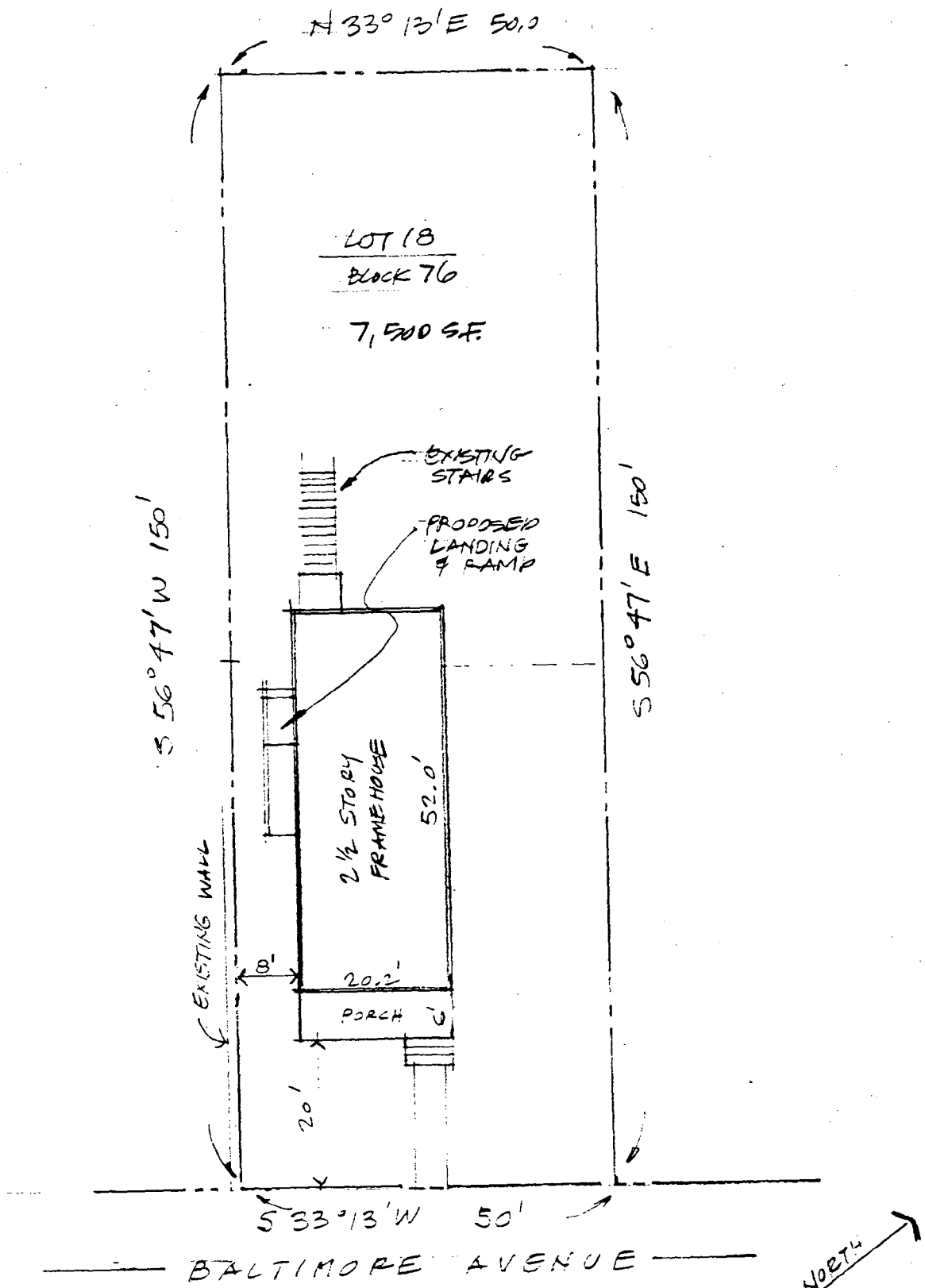
Written description of project

The existing house is a narrow 2 1/2 story frame house with its gable facing the street and a small cross gable midway down the side. The street has a mixture of styles, with late 19th century frame houses similar to this one predominating.

The project is primarily an interior remodel of the existing kitchen. As part of this work, windows and French doors are proposed in the rear and sides of what was once a back porch, now enclosed. A side landing with a cover and a ramp is proposed for the left side yard. No changes are proposed for the second level of the house. It is also proposed to rebuild the existing front porch railing and move the front door 2' in order to accommodate a closet in the vestibule.

The materials employed in this work will generally match those existing. Windows will be one over one double hung, taller but with the same spacing as the ones being replaced. Siding will be patched with fiber cement shingles to match the asbestos cement shingles. An exception is the areas below and beside the new windows of the porch, where it is proposed to use beaded T & G vertical siding as a sort of wainscot below the windows, and MDO plywood as infill between the windows and the french doors, to maintain the porch effect.

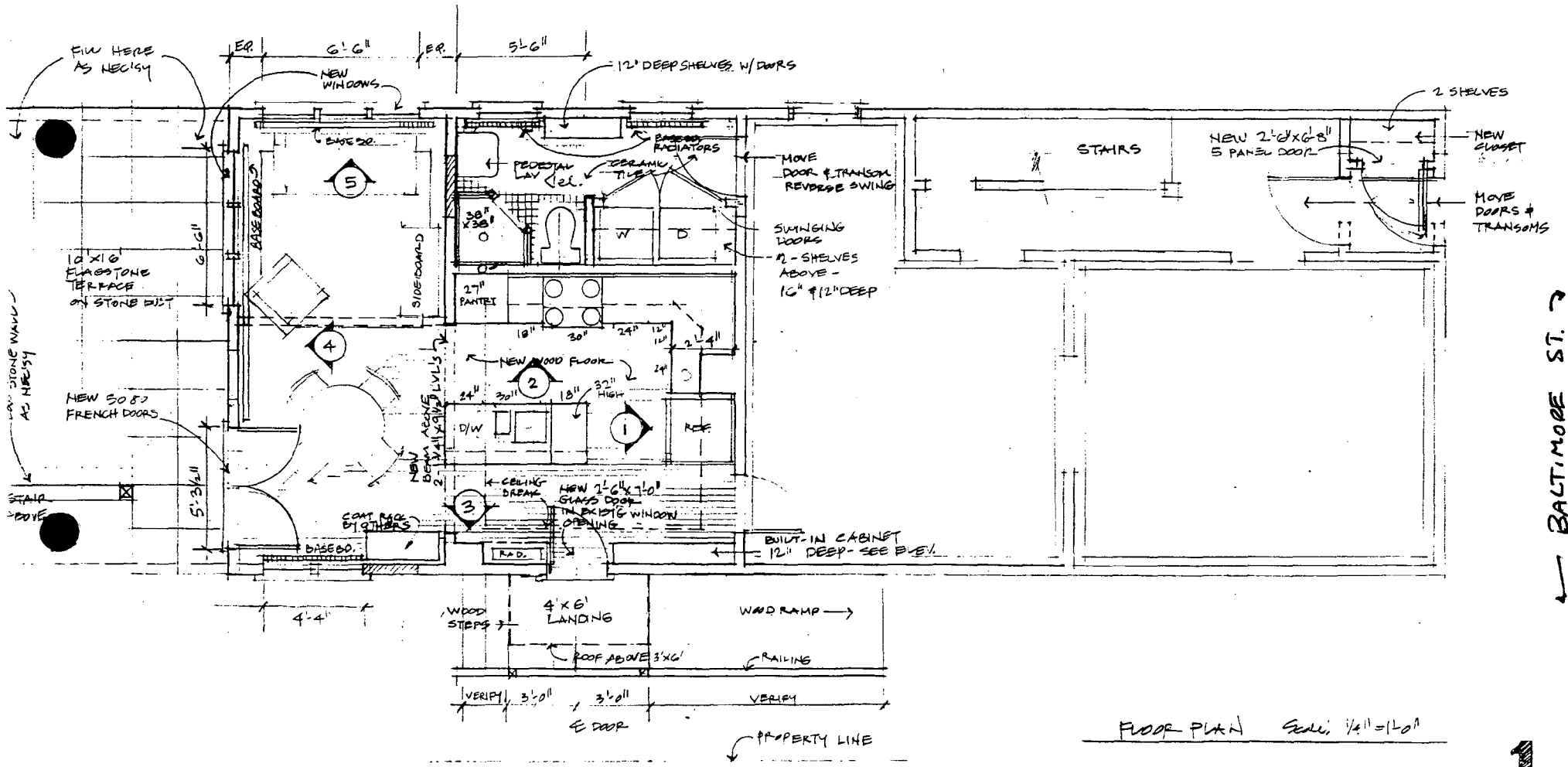
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BROWN RESIDENCE
7310 BALTIMORE AVE

SITE PLAN

7



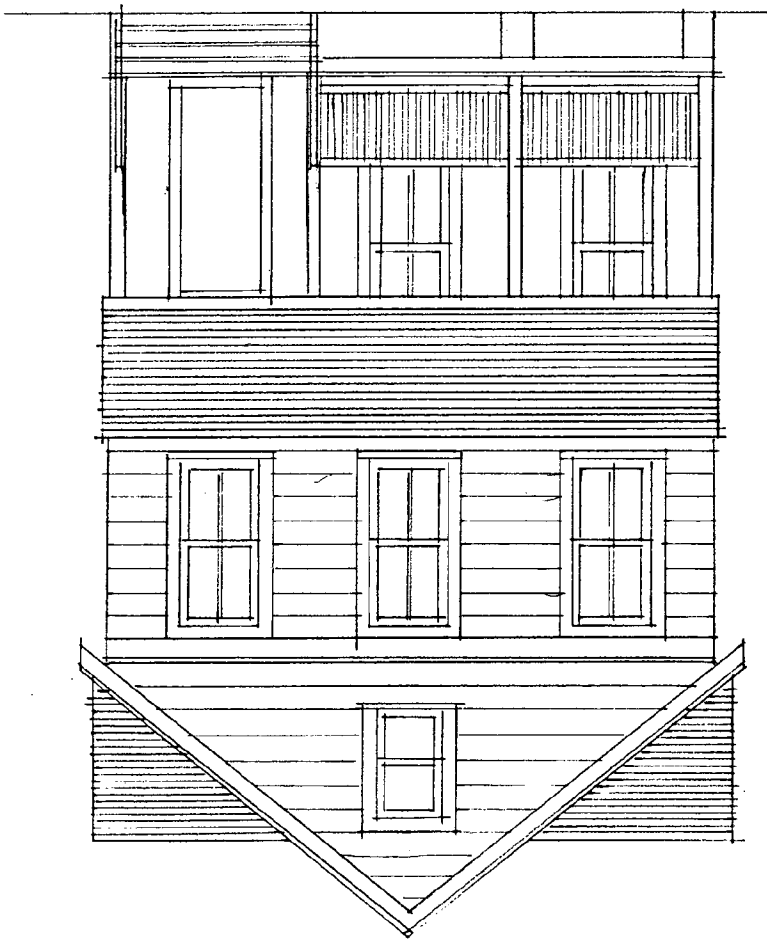
FLOOR PLAN Scale: 1/4" = 1'-0"

BROWN RESIDENCE
7310 BALTIMORE AVE
TAKOMA PARK, MD.

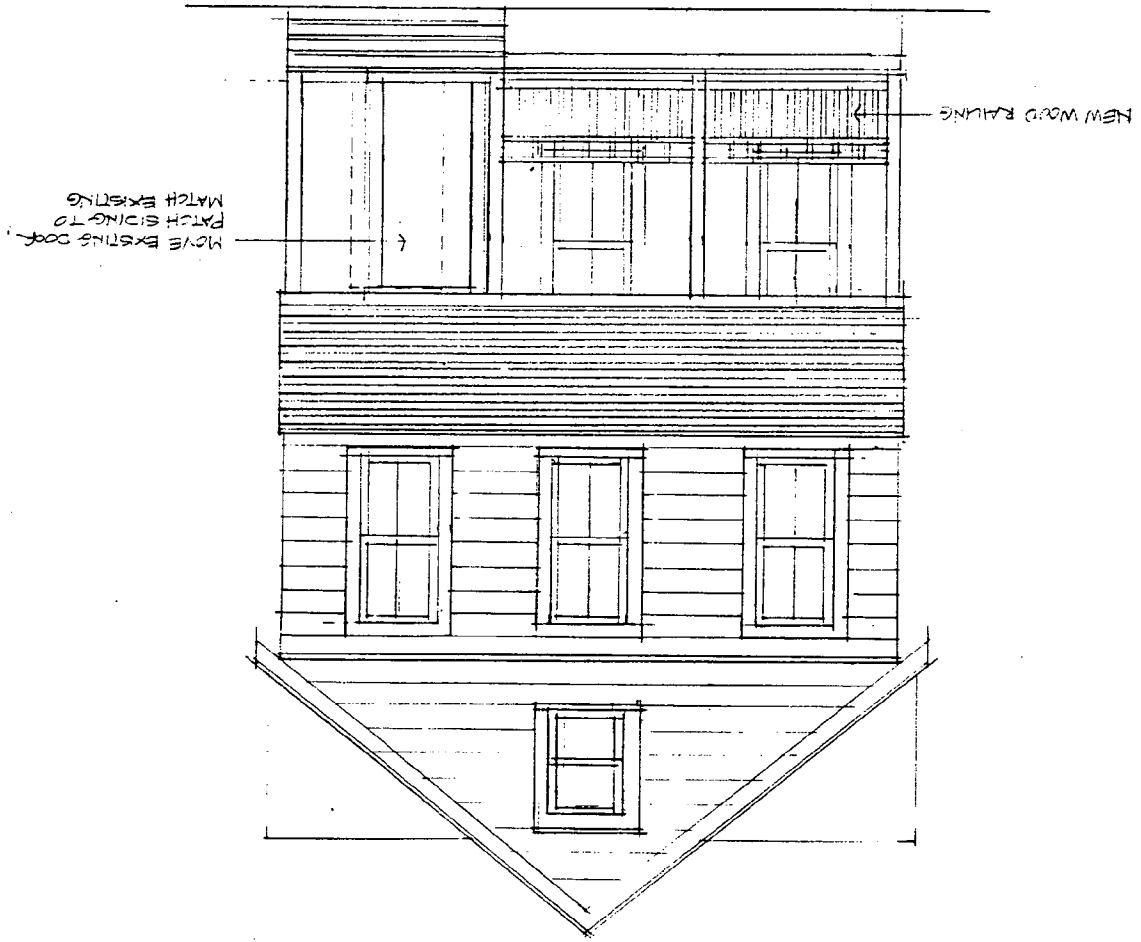
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BALTIMORE ST. ↘

EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"

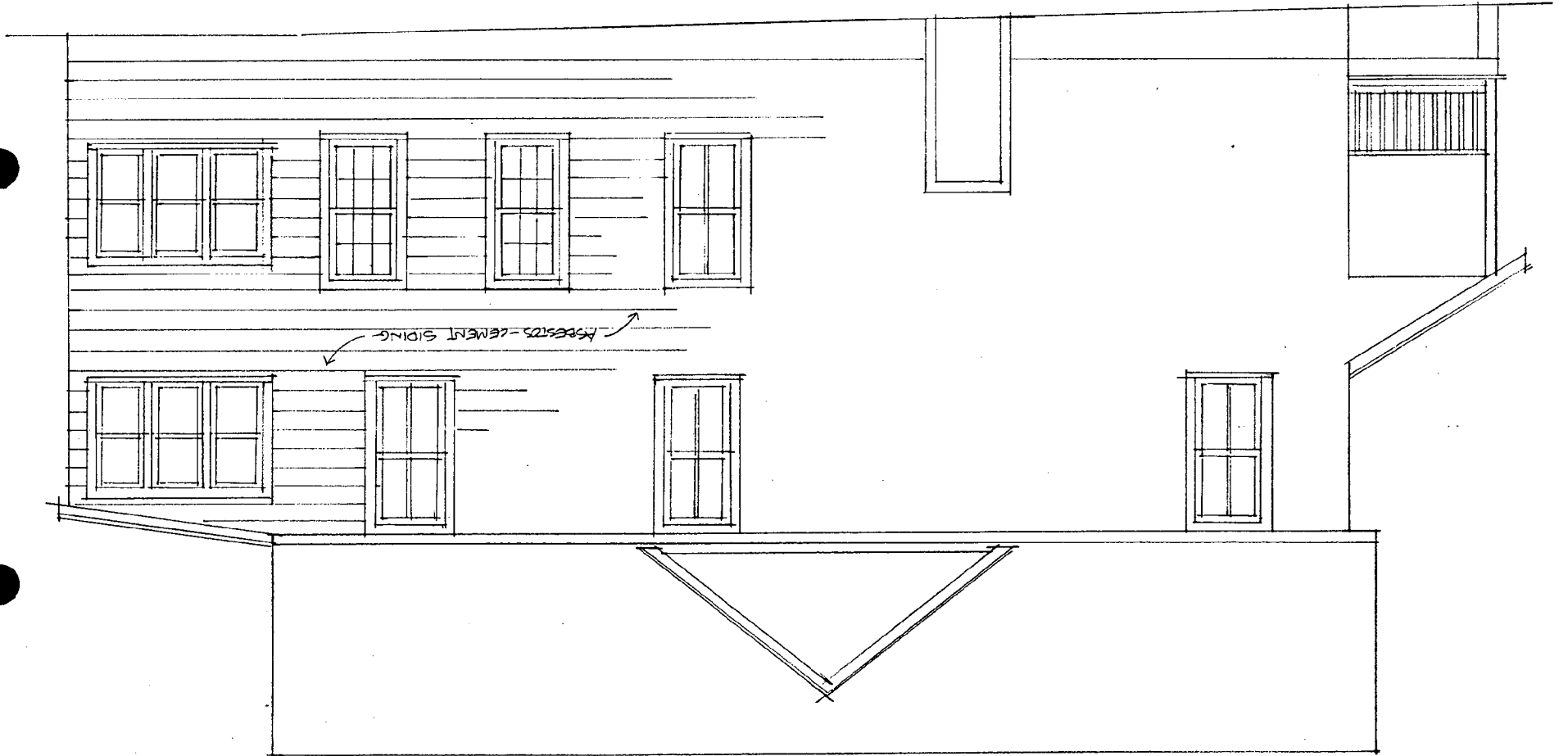


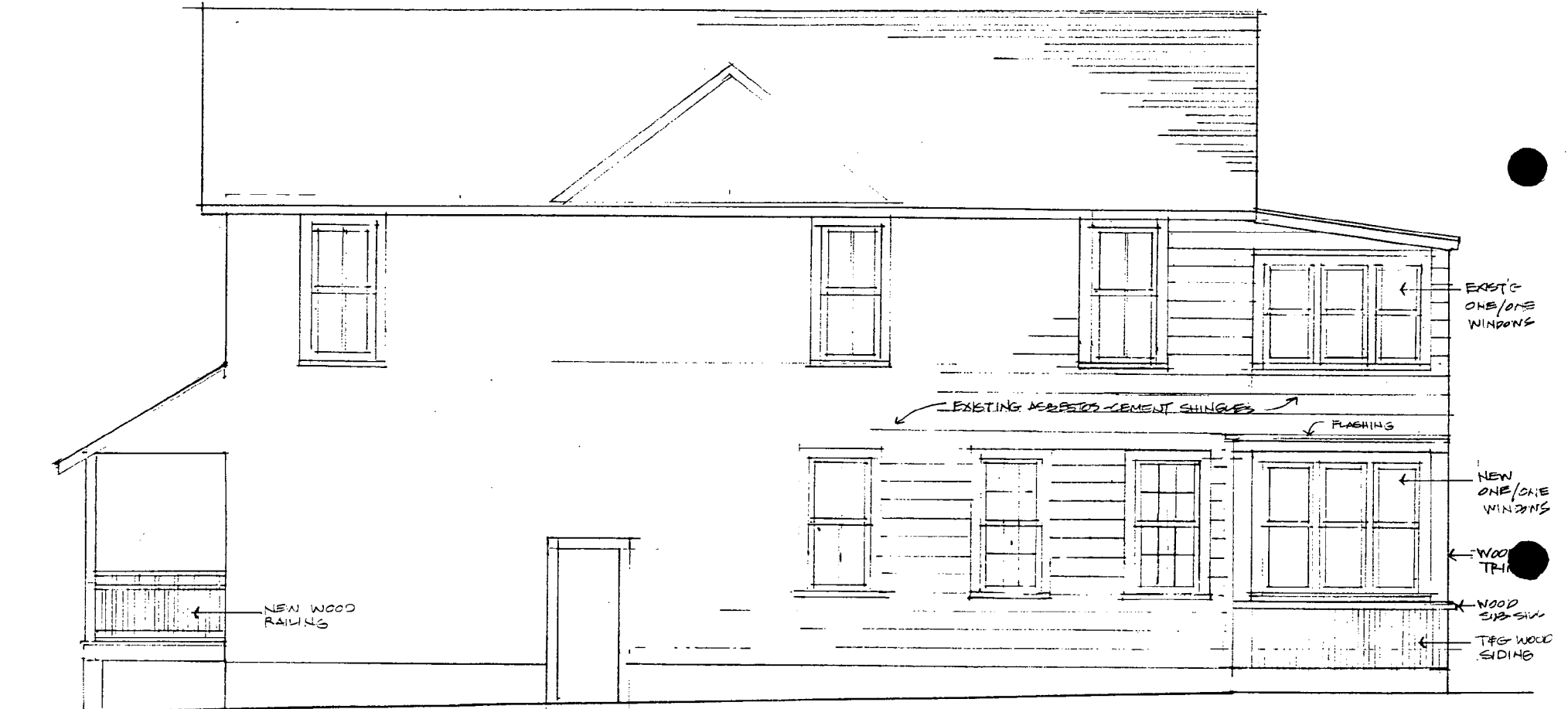
FRONT ELEVATION
Scale: 1/4" = 1'-0"



27

EXISTING RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"





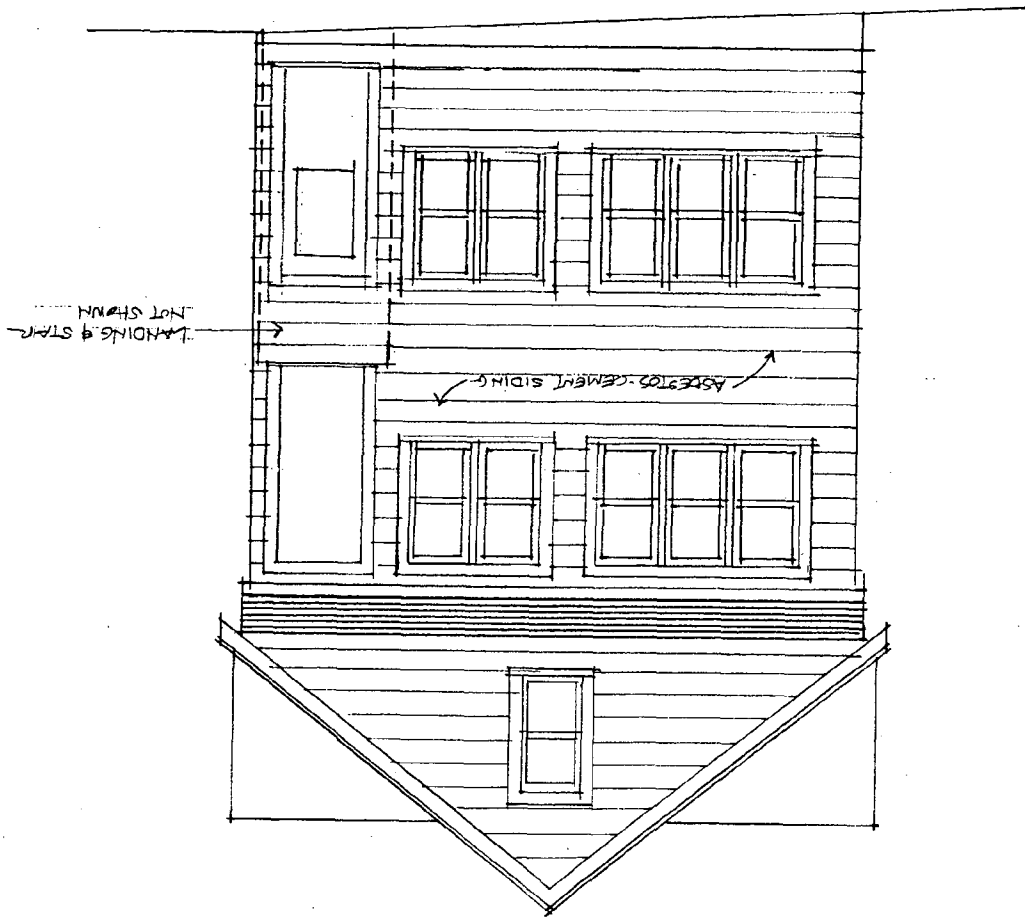
RIGHT SIDE ELEVATION

scale: 1/4" = 1'-0"

6

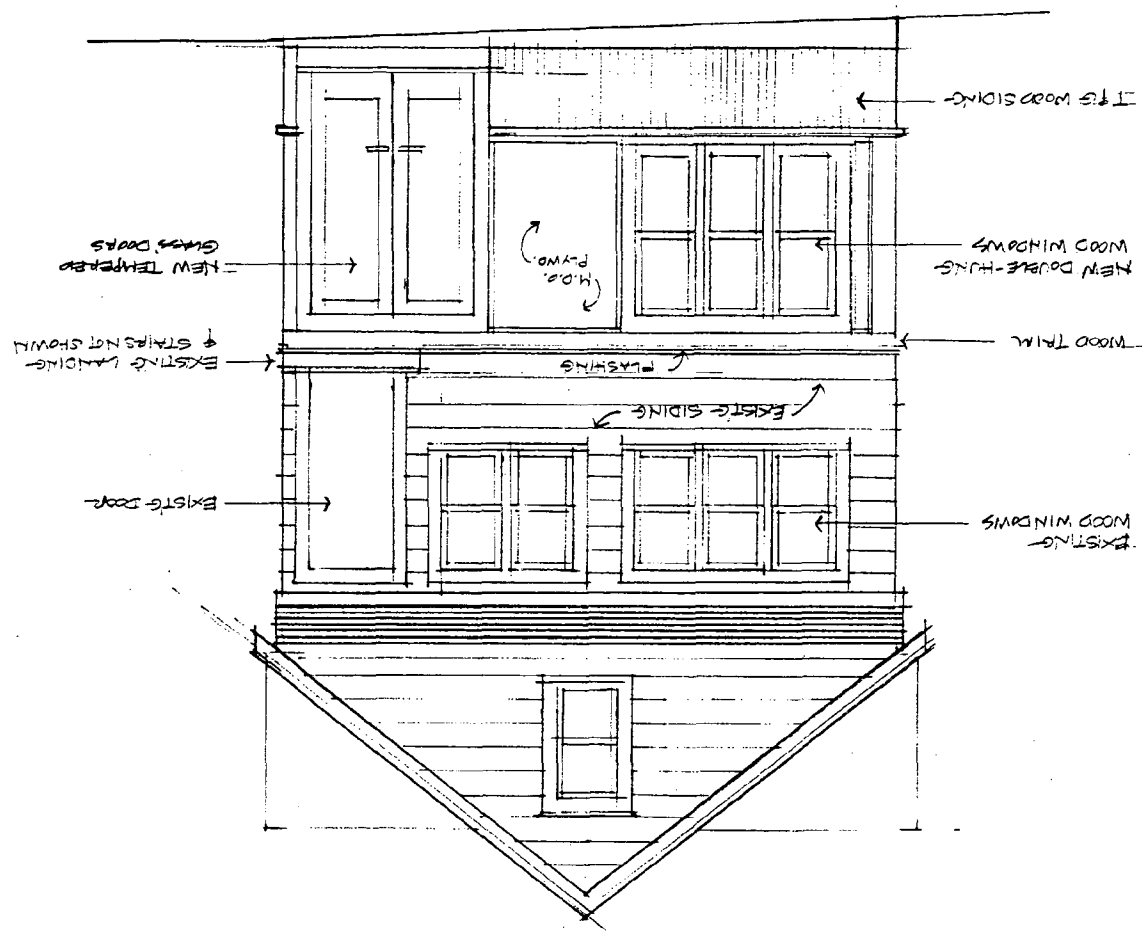
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EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

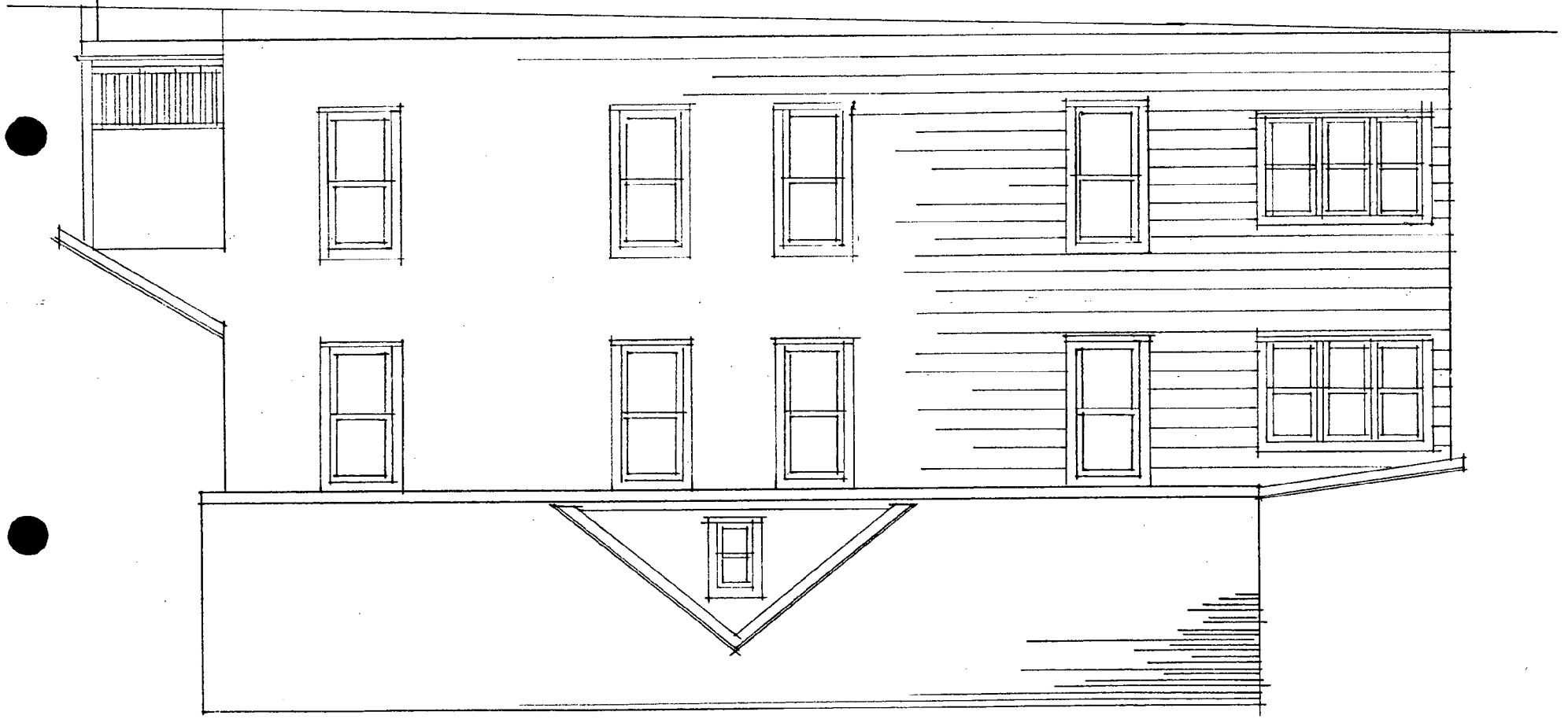


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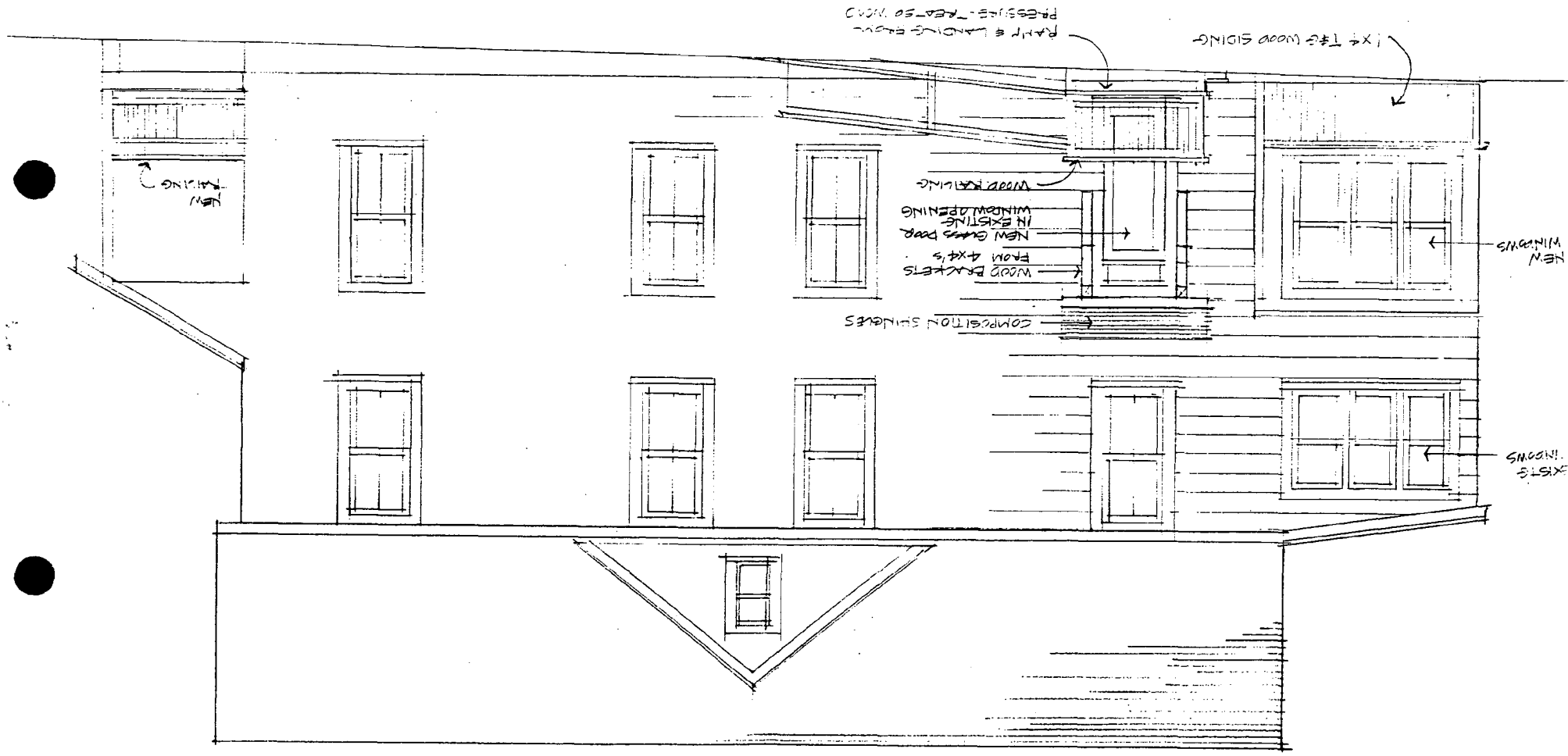
REAR ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



NEW WINDOWS

EXISTING WINDOWS

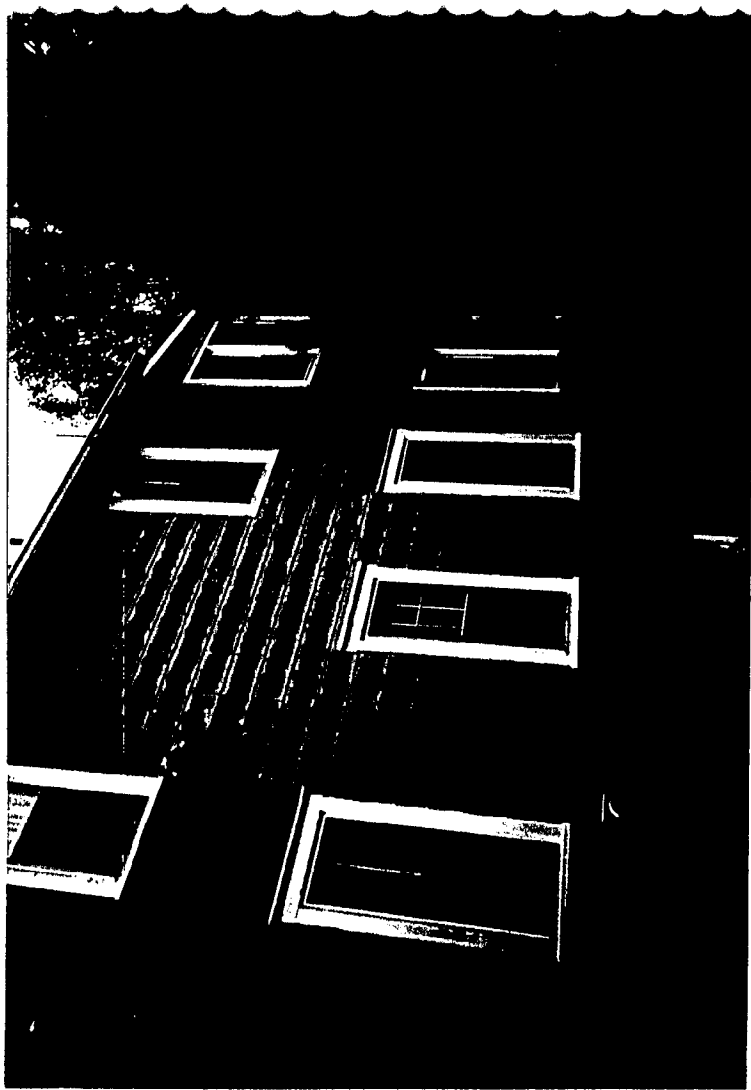
PAINT & LANDINGS ABOVE PRESSURE-TREATED WOOD

1x4 T&G WOOD SIDING

WOOD BRACKETS FROM 4x4'S
NEW GARDEN DOOR IN EXISTING WINDOW OPENING
WOOD RAILING

COMPOSITION SHINGLES

NEW TERRACING



21



13



14



7310 BALTIMORE -

FRONT

11. 12+00 22+00 11'4" 11'4" 11'4"



7310 BALTIMORE
RIGHT SIDE



7310 BALTIMORE

REAR

11/15/1972 10:00 AM 301 21092



7310 BALTIMORE
REAR

100-17021 00-00 4469 -02A 0000



7310 BALTIMORE
LEFT SIDE