

37/3 7304 Birch Ave.  
37/3-89M

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 9, 1989

CASE NUMBER: #37/3 - 89M

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7304 Birch Avenue

DISCUSSION:

The applicant is proposing conversion of an existing rear entrance garage, as well as construction of a small, one-story ell at the rear of said garage. The structure involved is a mid-twentieth century cottage.

STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval of the application, and finds that it does not constitute substantial alteration.

ATTACHMENTS:

1. SA Application
2. LAC Comments
3. Photographs
4. Existing Elevations
5. Proposed Elevations
6. Site Plan

COMMISSION ACTION:

JBC:av  
1115E

MEMORANDUM

DATE: 5/22/89

TO: Robert Seely, Chief  
Department of Environmental Protection  
Division of Construction Codes Enforcement

FROM: Jared Cooper, <sup>JCC</sup>Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 5/18/89 reviewed the attached application by A. Trombour; R. Schwarc for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: \_\_\_\_\_

Attachments:

1. HAWP App.
2. Photos
3. Plans; Elevations; Site Plan
4. \_\_\_\_\_
5. \_\_\_\_\_

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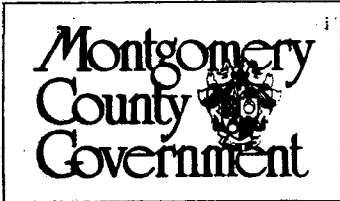
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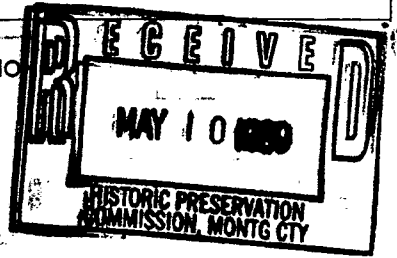


Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20859  
279-1327

279-8097

HISTORIC PRESERVATION COMMISSION  
51 Monroe Street Room 1009  
Rockville, Md. 20850



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1063924  
NAME OF PROPERTY OWNER Alice Trembour + Robert Schwart TELEPHONE NO. 301-588-5503  
(Contract/Purchaser) (Include Area Code)  
ADDRESS 7304 Birch Avenue, Tahona Park MD 20912  
CITY STATE ZIP  
CONTRACTOR Adrian Bishop TELEPHONE NO. 301-207-1264  
CONTRACTOR REGISTRATION NUMBER 12816  
PLANS PREPARED BY Price + Partners TELEPHONE NO. 301-270-9222  
(Include Area Code)  
REGISTRATION NUMBER 5282

LOCATION OF BUILDING/PREMISE  
House Number 7304 Street Birch Avenue  
Town/City Tahona Park Election District 13  
Nearest Cross Street Bardley Ave  
Lot 3, P2 Block 6B Subdivision 25  
Liber 6841 Folio 862 Parcel

1A. TYPE OF PERMIT ACTION: (circle one)  
Construct  Extend/Add  Alter/Renovate  Repair   
Wreck/Raze  Move  Install  Revocable  Revision   
Circle One: A/C Slab  Room Addition  
Porch Deck Fireplace Shed Solar Woodburning Stove  
Fence/Wall (complete Section 4) Other \_\_\_\_\_  
1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000  
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO  
1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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  
4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
1. On party line/Property line \_\_\_\_\_  
2. Entirely on land of owner \_\_\_\_\_  
3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

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.

Alice Trembour Signature of owner or authorized agent (agent must have signature notarized on back) 9 May 1989 Date

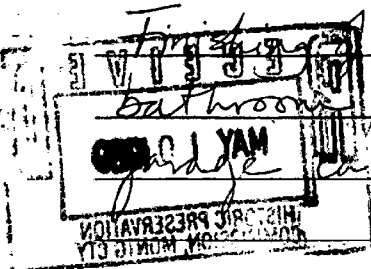
APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)



existing garage for a guestroom + small bathroom with an addition onto the back of the 11x9 ft.

Blank lines for additional information or notes.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Finishing of existing garage for a guestroom +  
small bathroom, with an addition onto the  
back of the garage ca. 11x9 ft.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

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HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

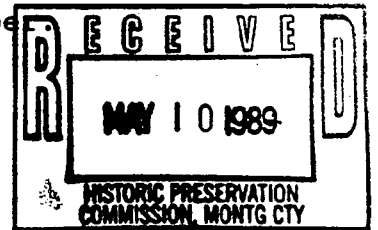
I. Location of property

- a. Located within the *Takoma Park* historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: *7304 Birch Avenue*

d. Property owner's name, address and phone number

*Alice Trembour & Robert Schwarc*  
*7304 Birch Avenue*  
*Takoma Park*

(h) ~~207~~ *588-5503* (w)



- e. Is this property a contributing resource within the historic district? Yes \_\_\_\_\_ No \_\_\_\_\_.
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes \_\_\_\_\_ No \_\_\_\_\_.

II. Description of work proposed.

a. Briefly describe proposed work:

*1 story addition at rear of garage (northeast corner)*

b. Is this work on the front, rear, or side of the structure?

*rear and side*

c. Is the work visible from the street?

*yes - marginally*

d. What are the materials to be used?

*wood siding + windows*

e. Are these materials compatible with existing materials? How? If not, why?

*yes - match existing*



III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet  
*criteria 2 addition is compatible with the house and the district.*
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8
2. How could this proposal be altered so as to be approved?

IV. Additional comments

Date on which application received: *5/9/89*

Date of LAC meeting at which application was reviewed: *5/9/89*

Form completed by: *DOUG DUNN*

Title: *Member LAC*

Member of: *Takoma Park LAC*

Date: *5/9/89*



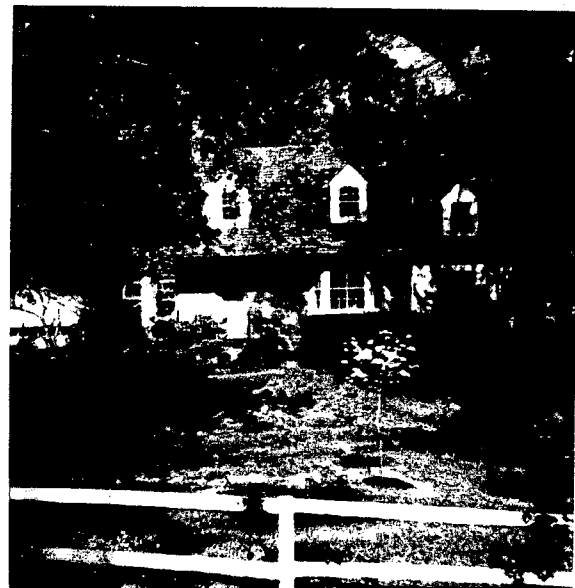
7304 BIRCH AVENUE  
TAKOMA PARK  
WEST ELEVATION



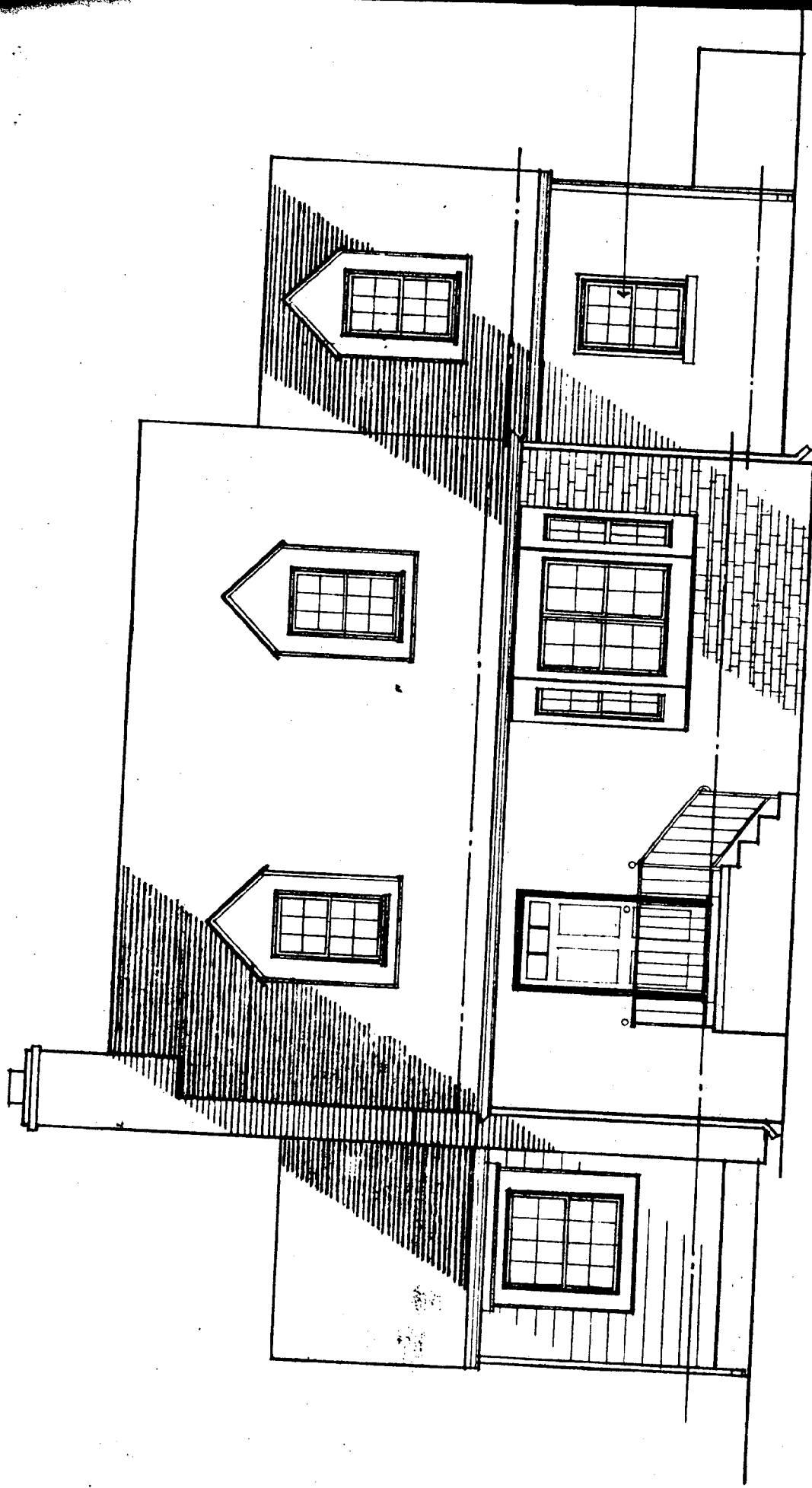
7304 BIRCH AVENUE  
TAKOMA PARK  
NORTH ELEVATION



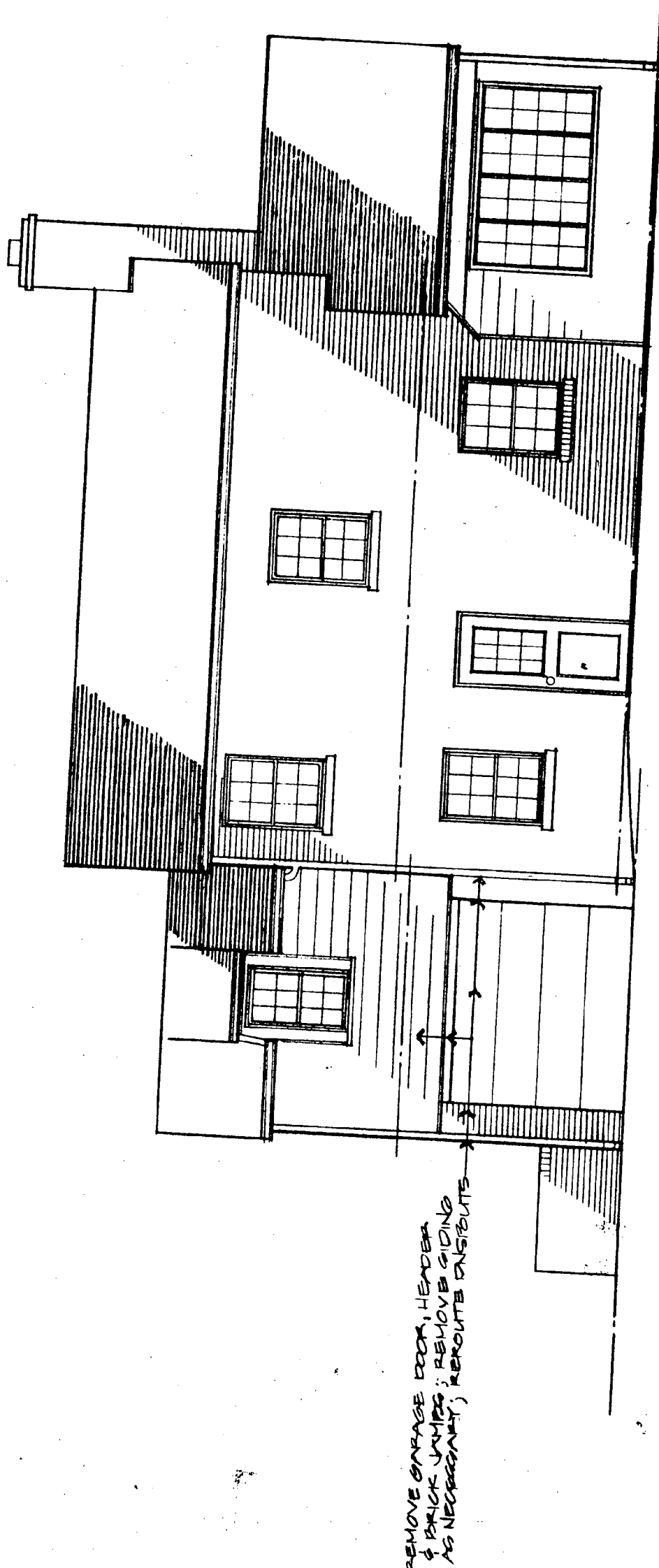
7304 BIRCH AVENUE  
TAKOMA PARK  
EAST ELEVATION



7304 BIRCH AVENUE  
TAKOMA PARK  
SOUTH ELEVATION

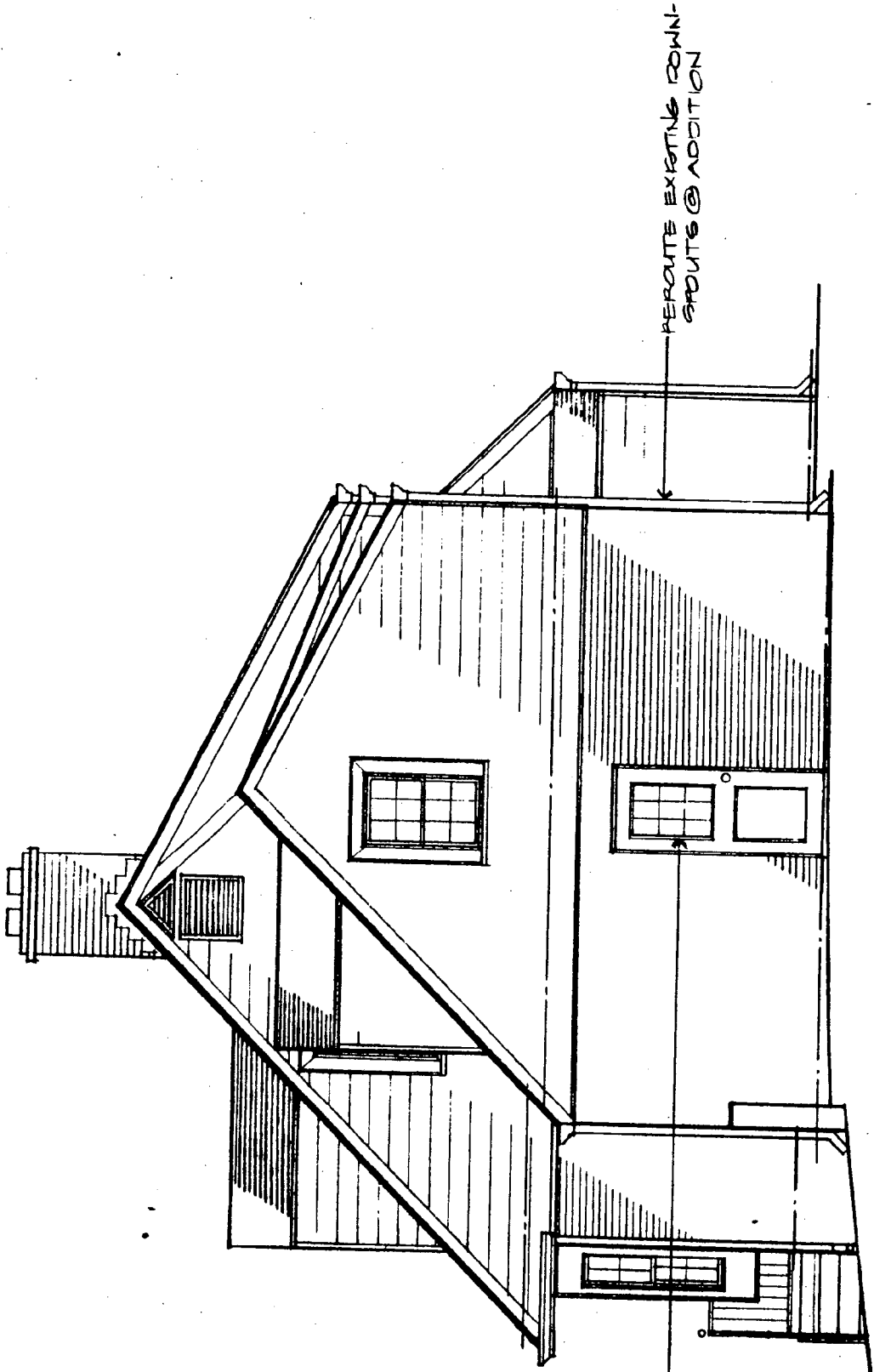


Southeast Elevation



REMOVE GARAGE DOOR, HEADER  
& BRICK JAMBS; REMOVE SIDING  
AS NECESSARY; REROUTE ENTRIES

Northwest Elevation



REMOVE IVY @ SIDE ENTRANCE - REVERSE  
HANDING & REFURBISH (OR REPLACE) DOOR

PERROUTE EXISTING DOWN-  
SPOUTS @ ADDITION

Northeast Elevation

MONTGOMERY COUNTY HIST. PRES. COMM.

Case No. \_\_\_\_\_ Meeting Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

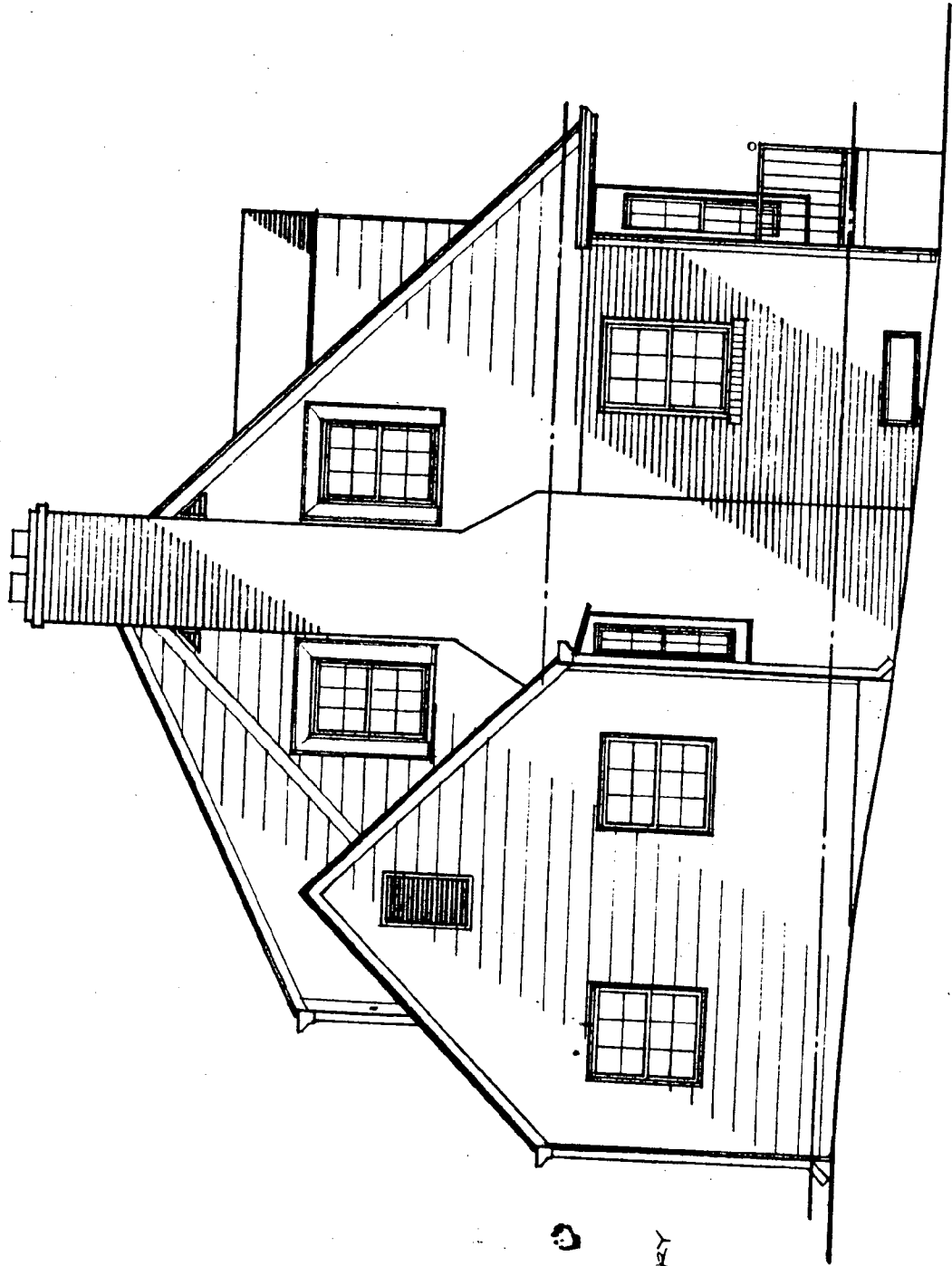
Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

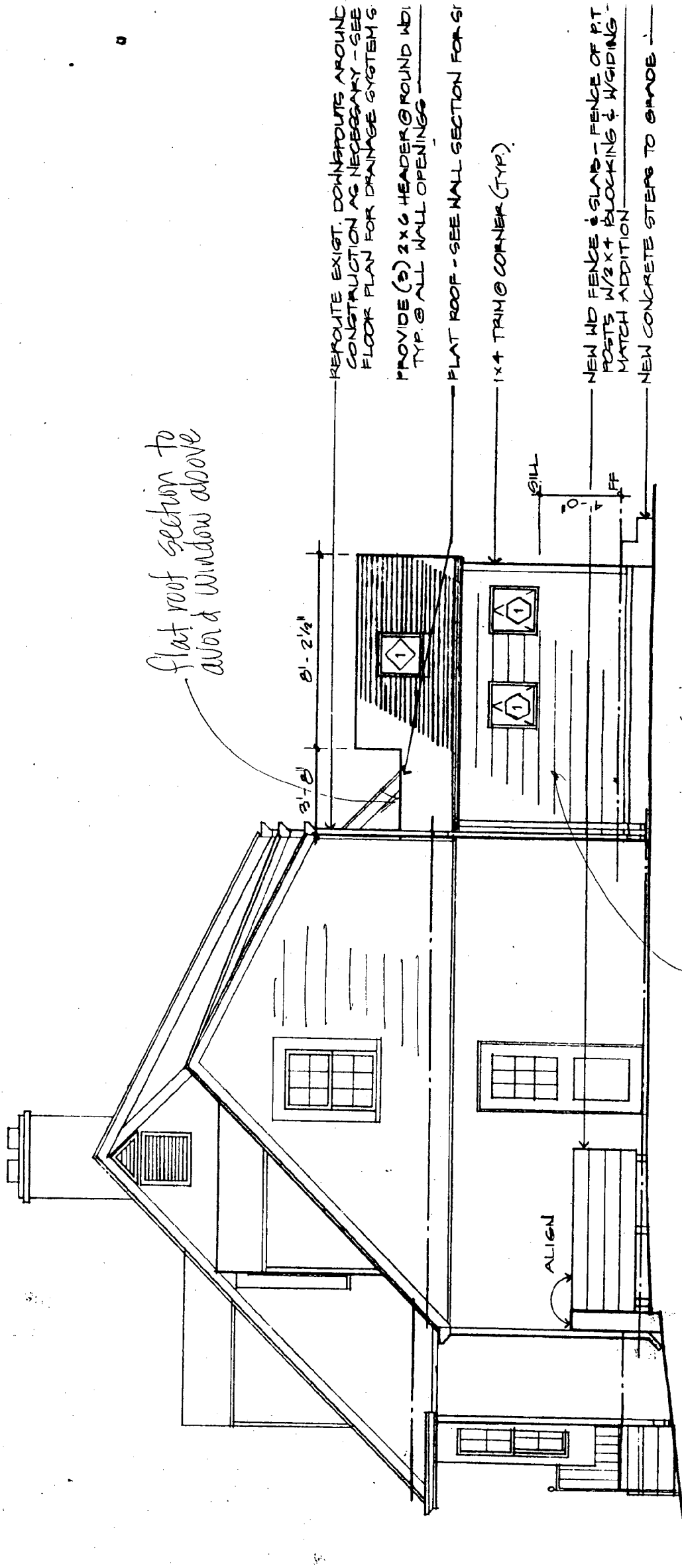
REGISTERED  
MAY 1 1988



EXISTING WINDOW - REFURISH AS NECESSARY  
TO RESTORE OPERATION

BACKYARD TO BE REGRADED FOR BETTER  
DRAINAGE →

Southwest Elevation



Flat roof section to avoid window above

8'-2 1/2"

3'-0"

SILL

FF

ALIGN

REROUTE EXIST. DOWNPOUTS AROUND CONSTRUCTION AS NECESSARY - SEE FLOOR PLAN FOR DRAINAGE SYSTEMS

PROVIDE (3) 2x6 HEADERS @ ROUND W/D. TYP. @ ALL WALL OPENINGS

FLAT ROOF - SEE WALL SECTION FOR SI

1x4 TRIM @ CORNER (TYP.)

NEW HD FENCE & SLAB - FENCE OF P.T. POSTS W/2x4 BLOCKING & WYDING - MATCH ADDITION

NEW CONCRETE STEPS TO GRADE

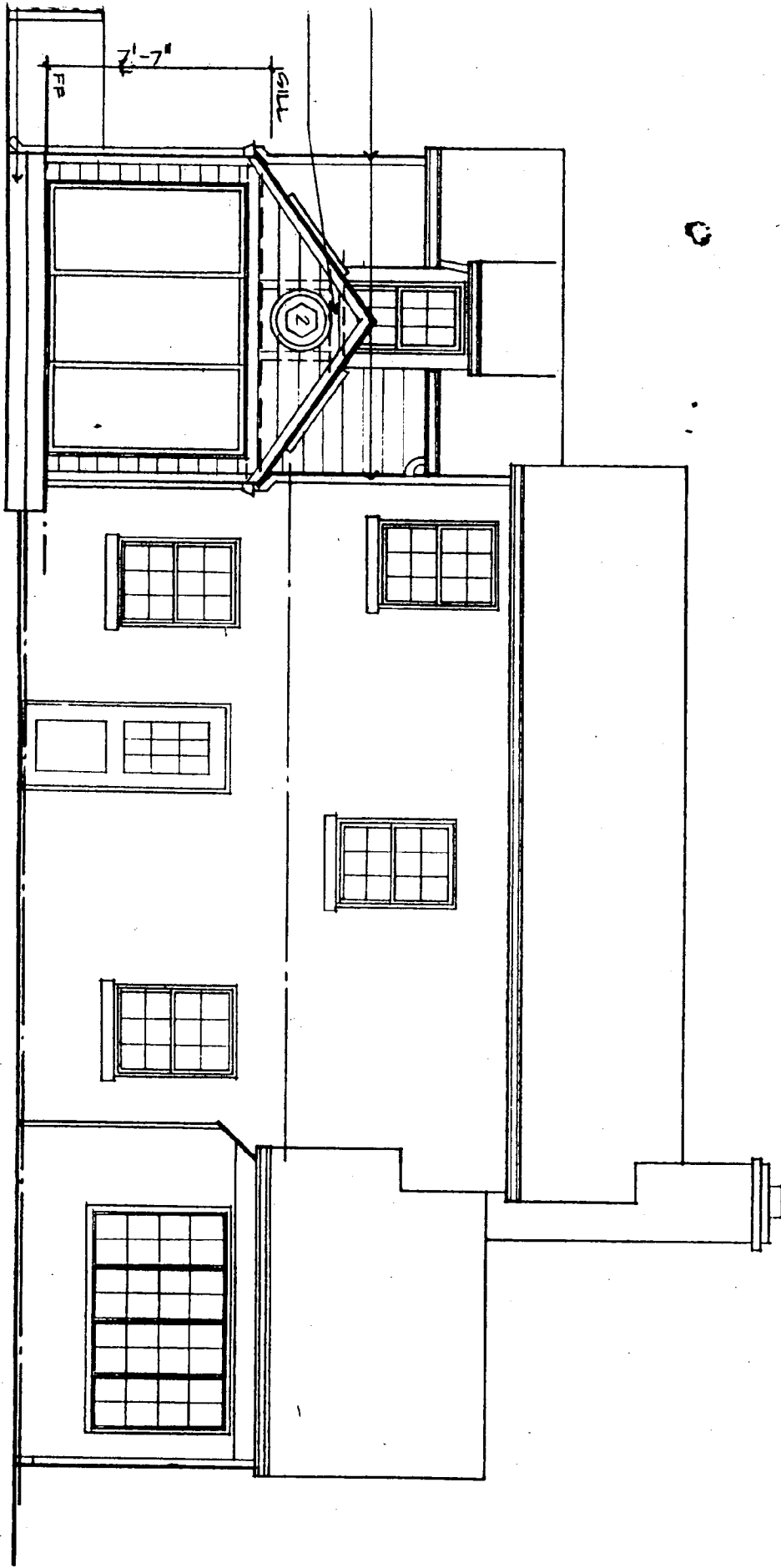
**New Northeast Elevation**  
SCALE: 1/4" = 1'-0"

~~Proposed~~

New siding  
L. m. L. 1

New Northwest Elevation

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



WARE ADDITION  
H AVENUE  
MARYLAND 20912

Price & Partners  
architects

7050 Carroll Avenue Takoma Park  
Maryland 20912 301-270-9222

7304 BIRCH  
TAKOMA PARK, MARYLAND 20912

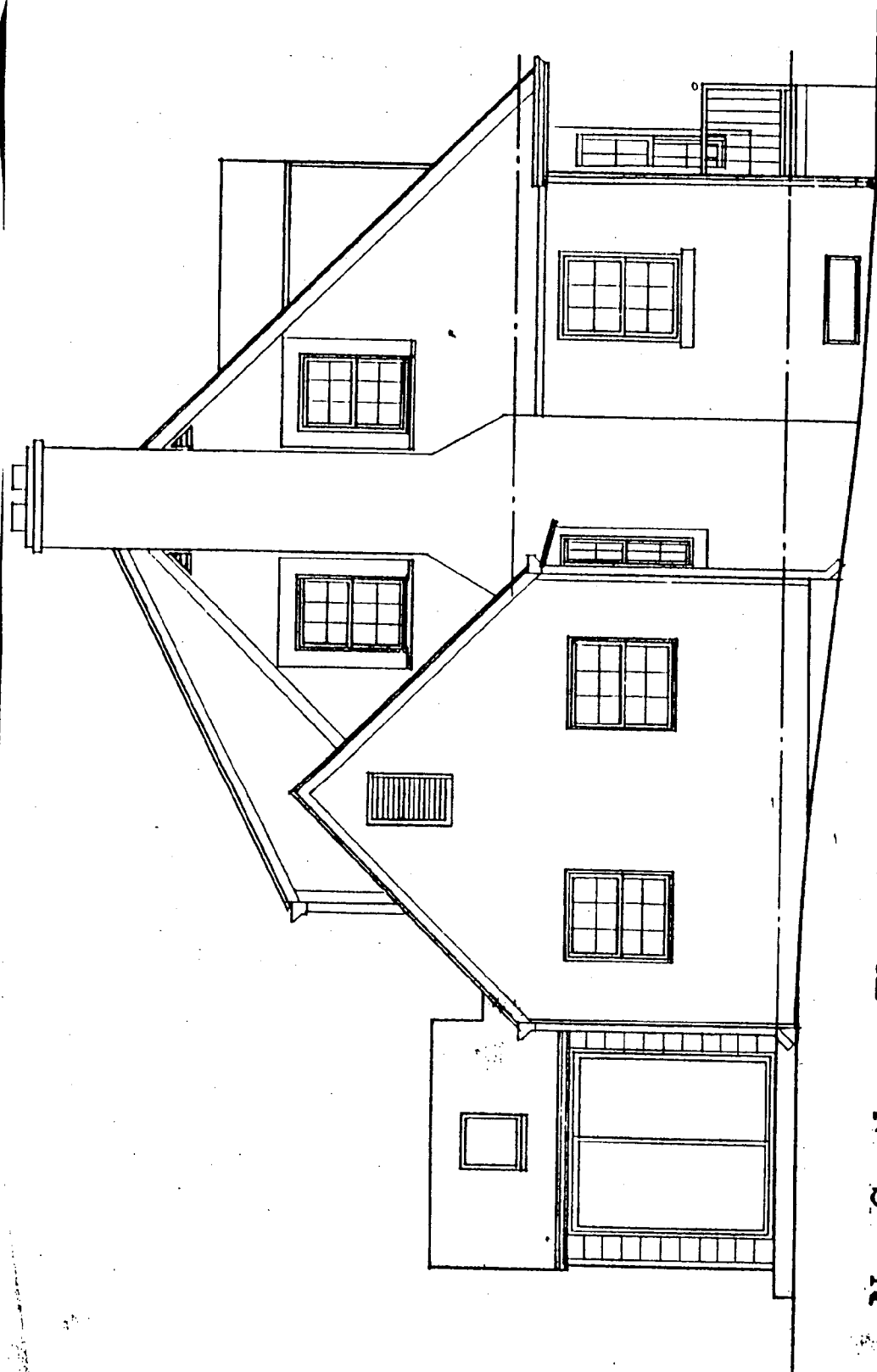
7050 Carroll Avenue  
Maryland 20912

301-270-9222



1-417

7-034



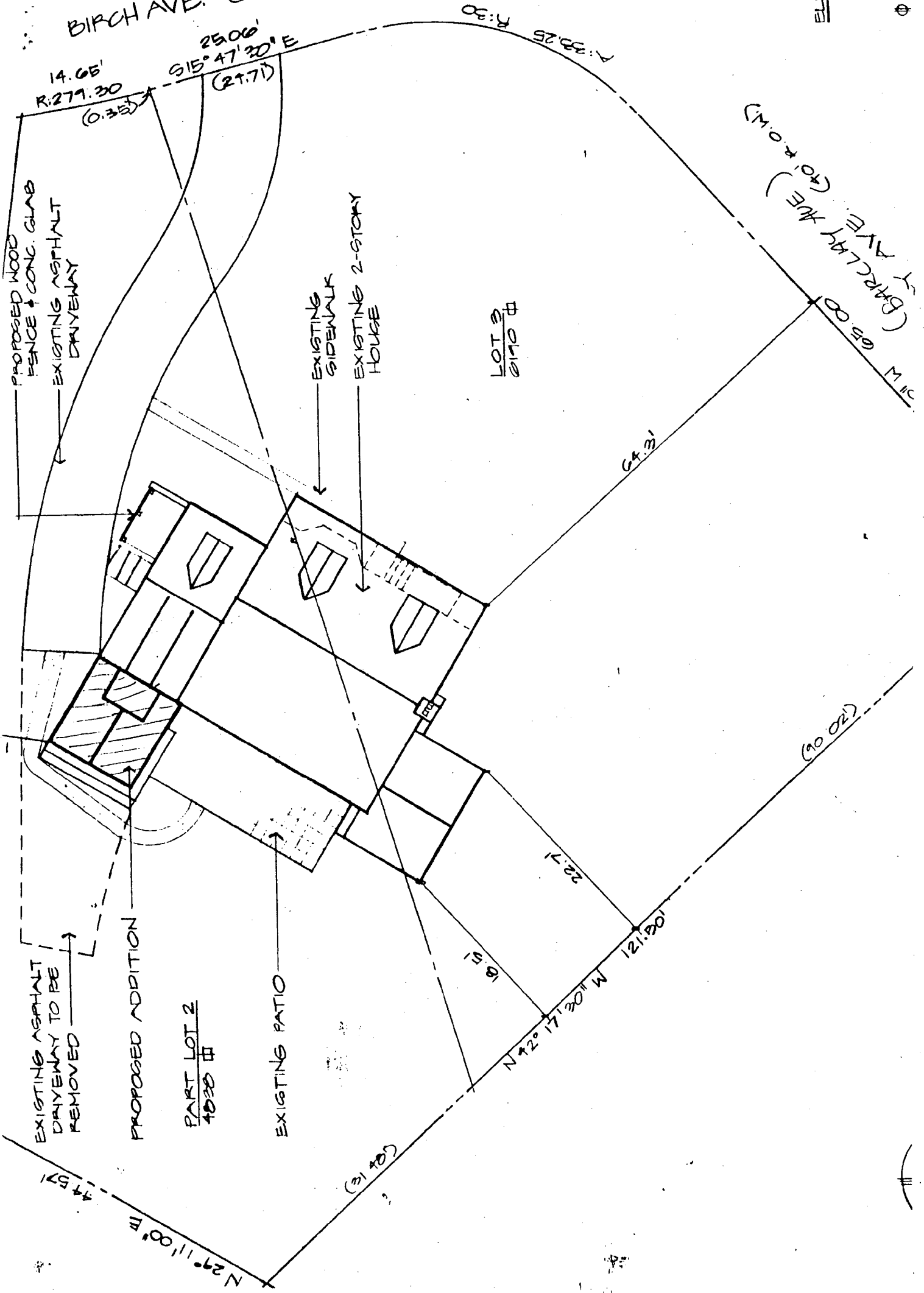
New Southwest Elevation

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

ELEC

BIRCH AVE. (90' R.O.W.)

BARCLAY AVE. (90' R.O.W.)





**Historic Preservation Commission**  
 100 Maryland Avenue, Rockville, Maryland 20850  
 279-1327

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 106 2924  
 NAME OF PROPERTY OWNER Alice Trembour + Robert Schwartz TELEPHONE NO. 301 588-5503  
(Contract/Purchaser) (Include Area Code)  
 ADDRESS 7304 Birch Avenue, Takoma Park STATE MD ZIP 20912  
 CONTRACTOR Adrian Bishop TELEPHONE NO. 301 207-1014  
CITY STATE ZIP  
 PLANS PREPARED BY Proe + Partners CONTRACTOR REGISTRATION NUMBER 12816 TELEPHONE NO. 301 277-7221  
(Include Area Code)  
 REGISTRATION NUMBER 5282

LOCATION OF BUILDING/PREMISE  
 House Number 7304 Street Birch Avenue  
 Town/City Takoma Park Election District 13  
 Nearest Cross Street Bandway Ave  
 Lot 3P2 Block 6B Subdivision 25  
 Liber 6841 Folio 862 Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair   
 Wreck/Raze  Move  Install  Revocable  Revision   
 Circle One: A/C Slab  Room Addition   
 Porch Deck Fireplace Shed Solar  Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_

1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY P. PCO  
 1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY  
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 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
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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 (agent must have signature notarized on back) [Signature] Date 9 May 1989

APPROVED [Signature] For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 5/22/89

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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EXTERIOR ALTERATIONS

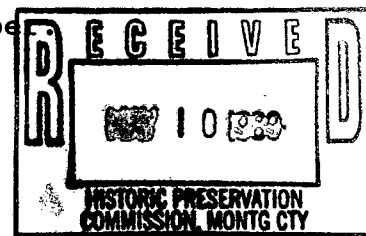
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- d. Property owner's name, address and phone number

*Alice Trembour & Robert Schwarz*  
*7304 Birch Avenue*  
*Takoma Park*

(h) *207* ~~207~~ *588-5503* (w)



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II. Description of work proposed.

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*1 story Addition At rear of garage (Northeast corner)*

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*rear and side*

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*none*

#### b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8
2. How could this proposal be altered so as to be approved?

### IV. Additional comments

Date on which application received: *5/9/89*

Date of LAC meeting at which application was reviewed: *5/9/89*

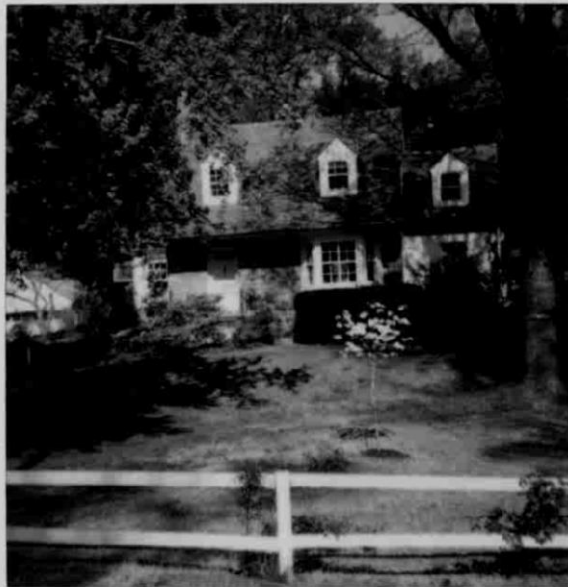
Form completed by: *DOUG DUNN*

Title: *Member LAC*

Member of: *Takoma Park LAC*

Date: *5/9/89*

37/3 7304 BIRCH AVE



7304 BIRCH AVENUE  
TAKOMA PARK  
SOUTH ELEVATION





7304 BIRCH AVENUE  
TAKOMA PARK  
NORTH ELEVATION



7304 BIRCH AVENUE  
TAKOMA PARK  
WEST ELEVATION



7304 BIRCH AVENUE  
TAKOMA PARK  
EAST ELEVATION