

37/3-93 0 7422 Baltimore Avenue
Takoma Park Historic Listric

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

June 25, 1997

MEMORANDUM

TO: Toodles Shipley, Permits Section
Department of Permitting Services

FROM: Gwen Wright, Historic Preservation Coordinator *GW*
Historic Preservation Section, M-NCPPC

SUBJECT: Building Permit Application for 7422 Baltimore Street, Takoma Park

A building permit has been requested to repair/rebuild sections of a house at 7422 Baltimore Street in Takoma Park that were damaged by a tree which fell on the house. This property is in the Takoma Park Historic District and falls under the jurisdiction of the Historic Preservation Ordinance (Chapter 24A of the Montgomery County Code).

It is my understanding from the property owner, Robert D. Gelfeld, that the work undertaken will simply repair damage done by the fallen tree and the end product will replicate the house as it was before the tree fell.

Given this information, it is my determination that this project constitutes "ordinary maintenance, repair of exterior features" because it will restore the house to its original appearance while eliminating damaged areas. By law, this type of work does not require the issuance of a Historic Area Work Permit. **Therefore, no Historic Area Work Permit is required for the project described above.** Other work on this property in the future would still require a Historic Area Work Permit.

If you have any questions on this matter, please call me at 495-4570.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1056507

NAME OF PROPERTY OWNER Robert & Elizabeth Goff-Hill TELEPHONE NO. 301-587-2511
(Contract/Purchaser) (Include Area Code)

ADDRESS 7422 Baltimore Ave Takoma Park STATE MD ZIP 20912

CONTRACTOR Taylor Mechanical CITY Takoma Park TELEPHONE NO. 301-441-3326
CONTRACTOR REGISTRATION NUMBER 40163

PLANS PREPARED BY Susan Retz TELEPHONE NO. 703-246-5152
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7422 Street Baltimore Ave

Town/City Takoma Park Election District 13

Nearest Cross Street Michigan Ave

Lot 12 Block 75 Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>	
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	
			Revision	Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove
				Other:			

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,100

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PCPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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:

- On party line/Property line _____
- Entirely on land of owner _____
- 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.

Ross D. Kujala _____ May 12, 1993
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 5.26.93

APPLICATION/PERMIT NO: 10-2120770 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7422 Baltimore Avenue Meeting Date: 5/26/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-930 Tax Credit: No
Public Notice: 5/17/93 Report Date: 5/19/93
Applicant: Robert & Elizabeth Gelfeld Staff: Nancy Witherell
PROPOSAL: Construct rear addition RECOMMEND: Approve

The application concerns the construction of a 1 1/2-story brick addition at the rear of a brick, Tudor Revival-style house listed as a non-contributing resource in the Takoma Park amendment to the Master Plan for Historic Preservation. The house is on a corner and much of the yard is visible to the public.

STAFF DISCUSSION

The addition, consisting of a gable-roofed section bisected by a clerestory, is compatible in scale and materials with the house. The construction of the addition, in the staff's judgment, would not alter the character of the streetscape of the historic district, and the proposed project would be consistent with the Takoma Park guidelines for the review of non-contributing resources.

STAFF RECOMMENDATION

The staff recommends that the staff find the proposal consistent with the purposes of Chapter 24A, particularly 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 Standard #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.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1056507

NAME OF PROPERTY OWNER Robert & Elizabeth Gelfeld TELEPHONE NO. 301-587-2511
(Contract/Purchaser) (Include Area Code)

ADDRESS 7422 Baltimore Ave Takoma Park STATE MD ZIP 20912
CITY

CONTRACTOR Taylor Mechanical TELEPHONE NO. 301-441-3326
CONTRACTOR REGISTRATION NUMBER 40163

PLANS PREPARED BY Susan Retz TELEPHONE NO. 703-246-5153
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7422 Street Baltimore Ave

Town/City Takoma Park Election District 13

Nearest Cross Street Philadelphia Ave

Lot 12 Block 75 Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Perco

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> 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.

D. D. L. II

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

2 story brick home with a few trees
(No trees to be removed or modified)
Approximately 40 years old

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

Construct a 2 story addition off rear of home with matching brick. No historical impact applies

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

Construct a 2 story brick addition in rear of home.

- b. the relationship of this design to the existing resource(s):

Rear of home.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Robert & Colleen Engelman
 Address 570 New York Ave
 City/Zip Takoma Park, Md 20912
2. Name Mary Rein
 Address 7420 Baltimore Ave
 City/Zip Takoma Park, Md 20912

3.

Name

Larry Gold & Linda Kohn

Address

7421 Baltimore Ave

City/Zip

Takoma Park, Md 20912

4.

Name

John & Linda Novasel

Address

7423 Baltimore Ave

City/Zip

Takoma Park, Md 20912

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

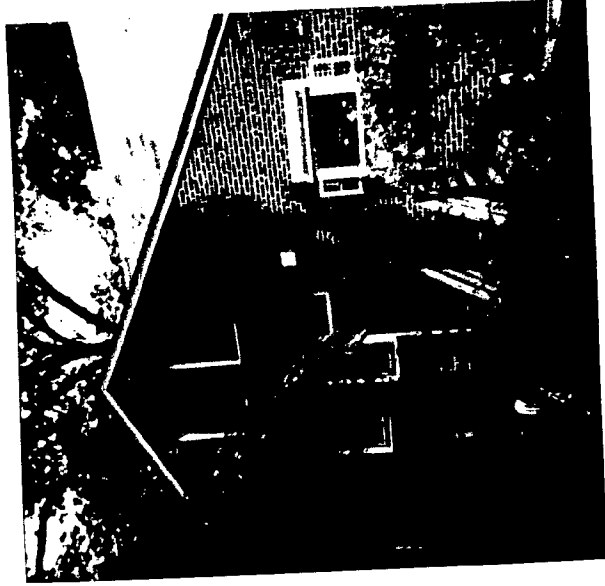
8.

Name

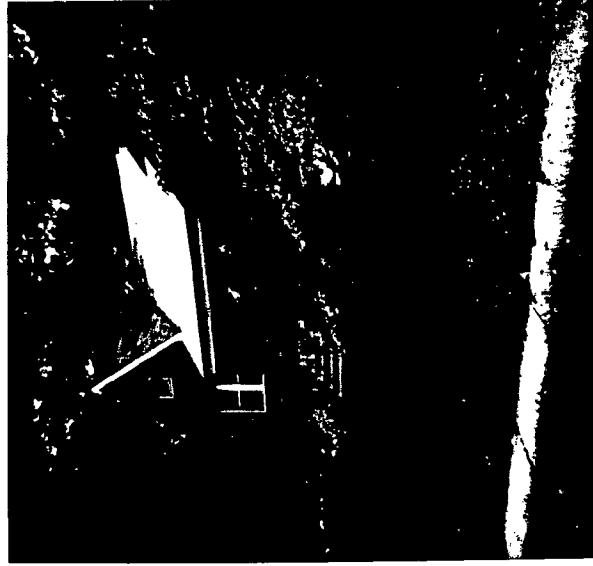
Address

City/Zip

1757E

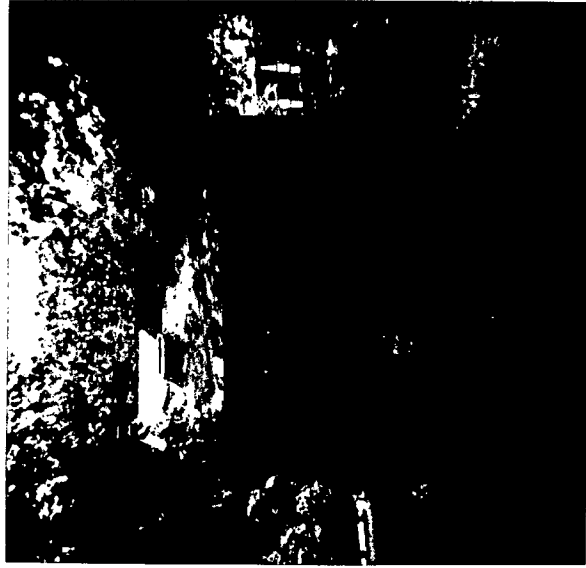


600-1400 11/11/77
The house on the hill
11/11/77

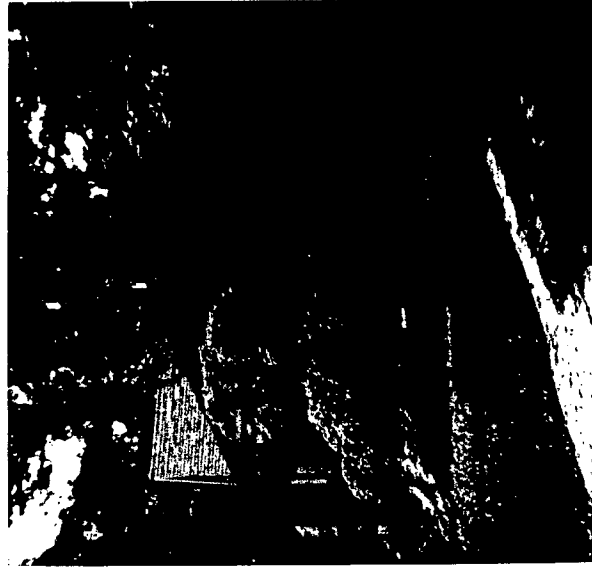


600-1400 11/11/77
The house on the hill
11/11/77

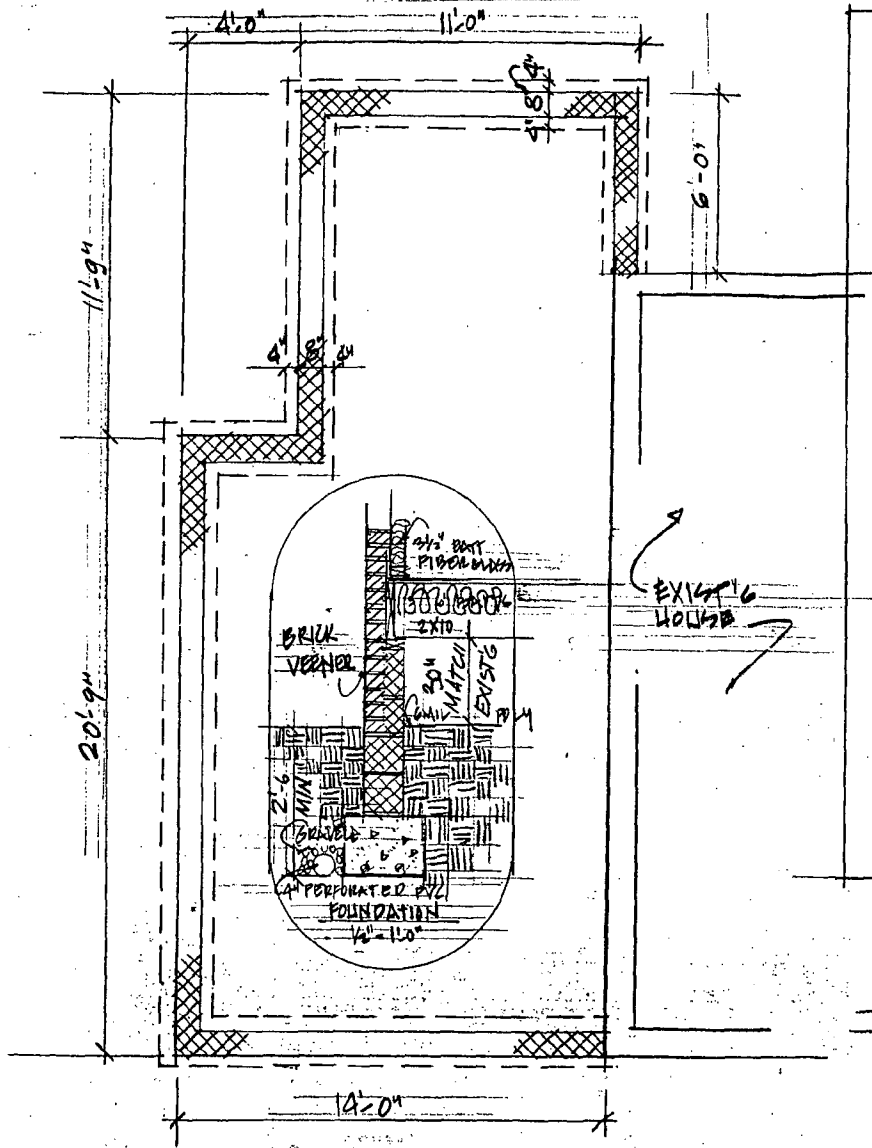
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600-1400 11/11/77
The house on the hill
11/11/77

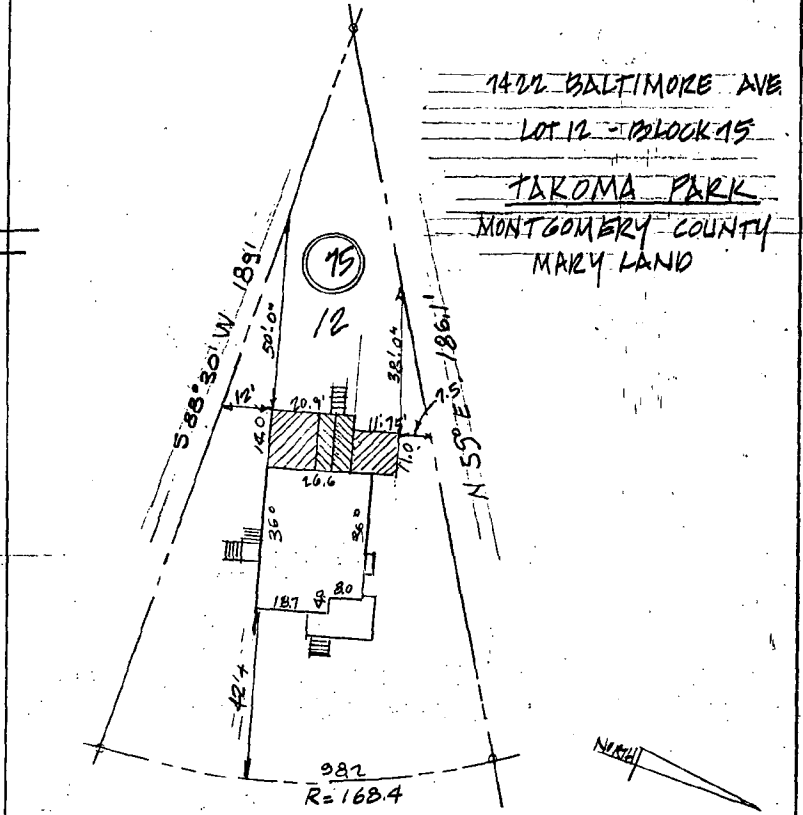


600-1400 11/11/77
The house on the hill
11/11/77



FOUNDATION PLAN

1/4" = 1'-0"



BALTIMORE AVENUE

40'

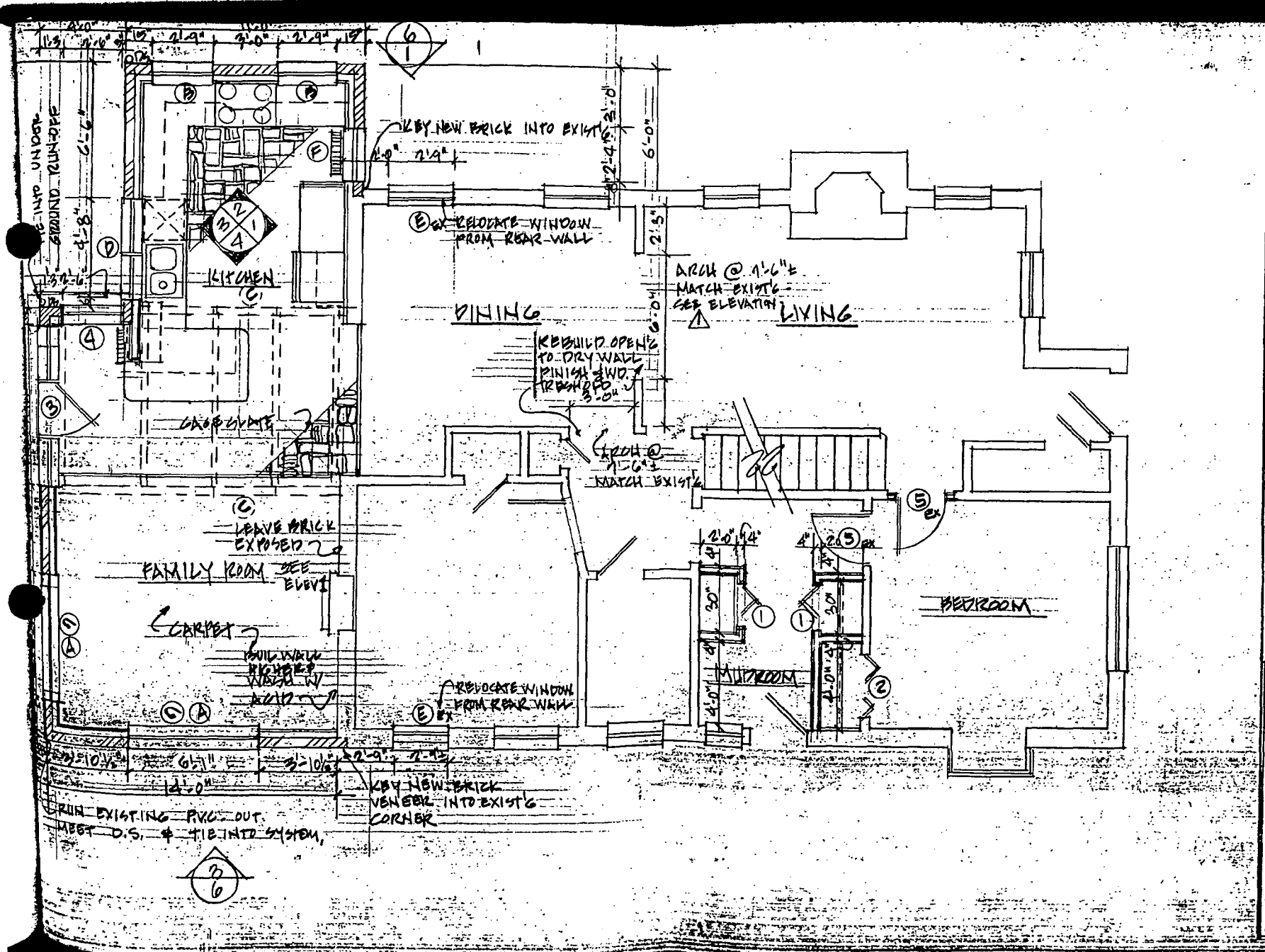
SITE PLAN - 1" = 30'

8

ROBERT & ELLIEN BETH GIBBY

SITE PLAN / FOUNDATION

ARLAN REIS, ARCHITECT
1008 N. GIFFORD CAT.
ARLINGTON, VA 22204

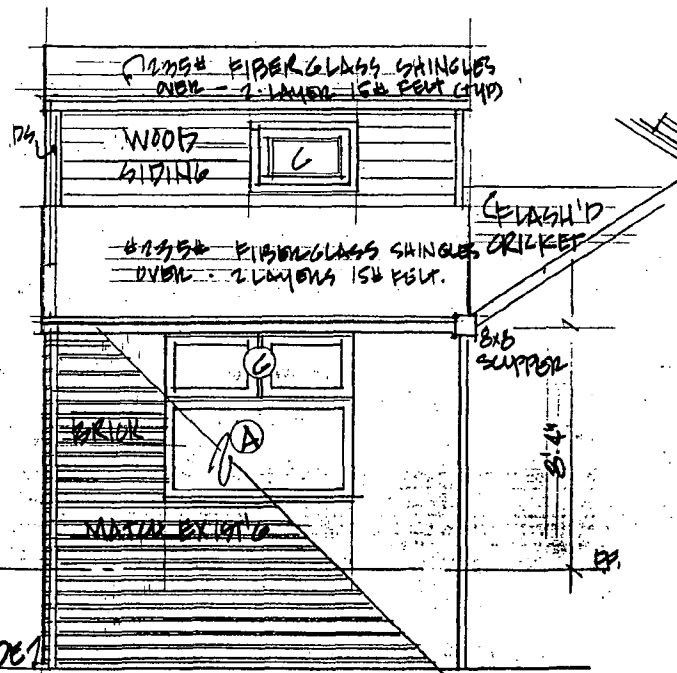


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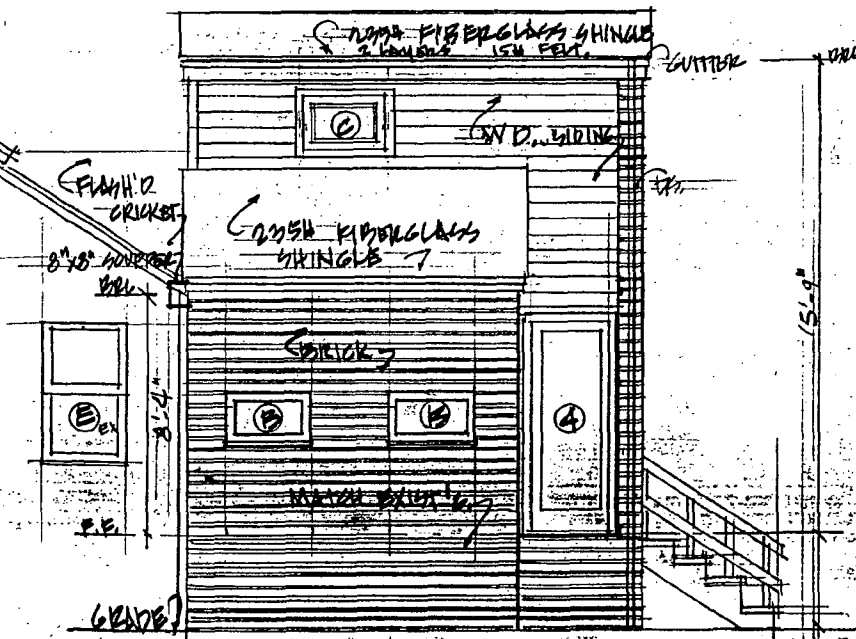
ROBERT & ELIZABETH GELFIELD
 1422 BALTIMORE AVE,
 TAKOMA PARK, MD 20910
 301-587-2511

PROPOSED FLOOR PLAN
 14'-10"

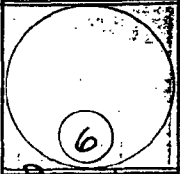
DAVID R. EVANS ARCHITECT
 1126 N. STAFFORD ST.
 ARLINGTON VA 22201
 703-246-8888

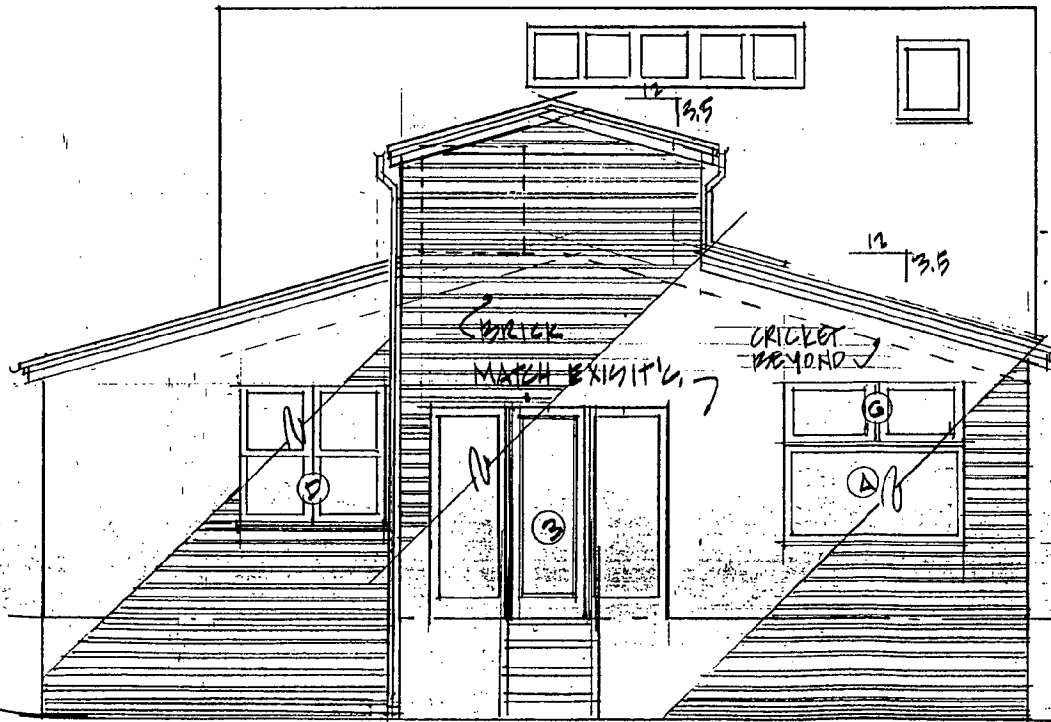


1 RIGHT SIDE ELEVATION
1/4" = 1'-0"



3 LEFT SIDE ELEVATION
1/4" = 1'-0"

	
ROBERT E. ELIZABETH GELFOND 14722 BALTIMORE AVE TAKOMA PARK, MD. 20912 301-581-2511	
PROPOSED SIDE ELEVATIONS 1/4" = 1'-0"	
GWAN BETZ ARCHITECT 1105 N. BRADFORD ST. ARLINGTON, VA 22201 703-243-5851	



DOOR SCHEDULE

SYM.	SIZE	STYLE	MANUFACT.	NOTES	#
	R.O.				
①	2' x 6'	BIFOLD	NO-PANEL		2
②	2' x 6'	BIFOLD	NO-PANEL		1
③	1' x 6'	SWING	HURD	CLAD - # CSPD-8-0	1
④	1' x 6'	FIXED	HURD	CLAD - # CSPD-2-6	1
⑤	2' x 6'	PANELED	EXIST'G	OWNER HAS - NEED TO RELEASE	2
○					
○					
○					

WINDOW SCHEDULE

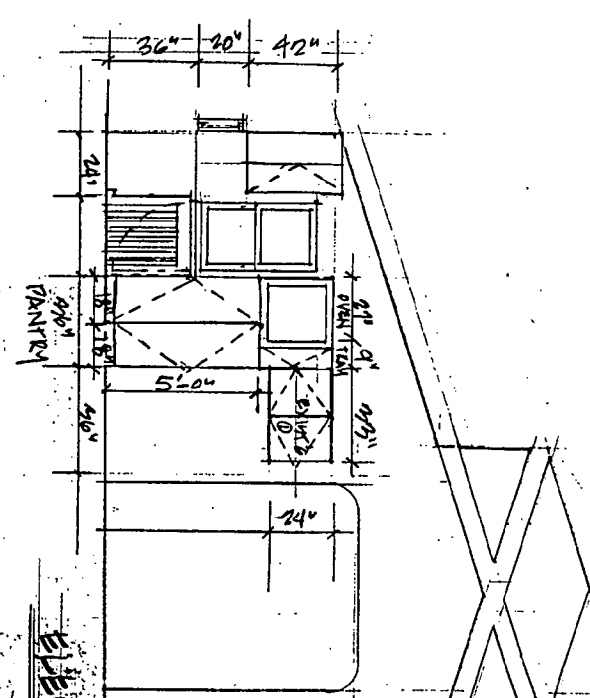
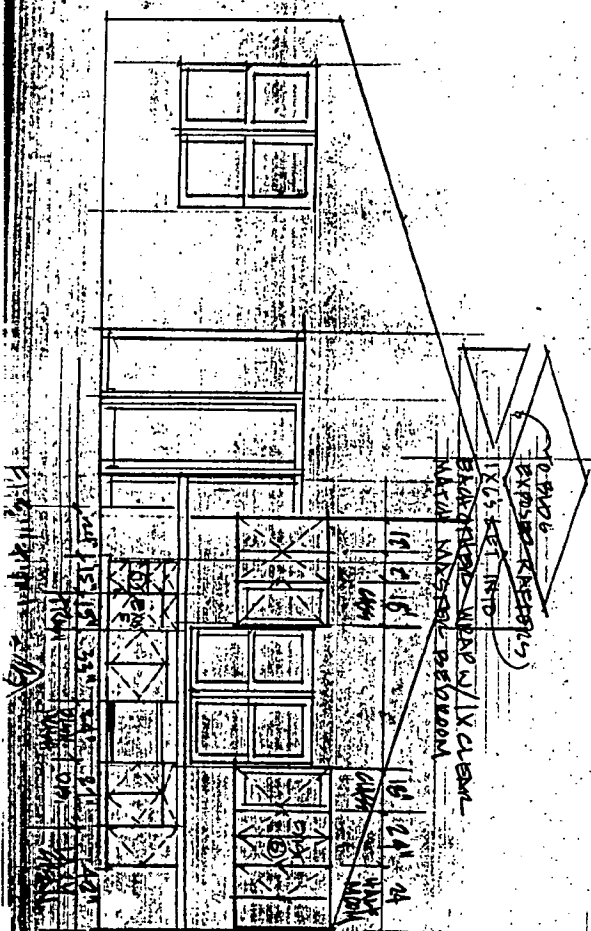
SYM.	SIZE	STYLE	MANUFACT.	NOTES	No
	R.O.		No.		
Ⓐ	0' x 35'	PICTURE	HURD	CLAD - 5/8" INSUL.	2
Ⓑ	2' x 18'	AWNING	HURD	CLAD - 5/8" INSUL.	2
Ⓒ	0' x 22'	AWNING	HURD	" " " "	2
Ⓓ	5' x 4'	DOUBLE HUNG	HURD	CLAD - 5/8" INSUL.	2
Ⓔ	2' x 4'	EXISTING	EXISTING	MOVE INFO SIDE WALL	2
Ⓕ	1' x 4'	HURD	HURD	CLAD - 5/8" INSUL.	1
Ⓖ	6' x 2'	PANING	HURD	CLAD - 5/8" INSUL.	4
Ⓗ					
Ⓘ					
Ⓚ					
* ORDER AREA FOR OPENING FROM THE GROUND PROVIDE TO OWNER.					

⑤

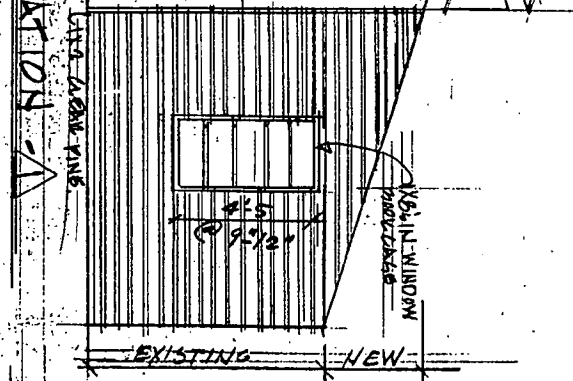
ROBERT & ELIZABETH GARFIELD
 7422 BALTIMORE AVE.
 TAKOMA PARK, MD 20912
 301-581-2511

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

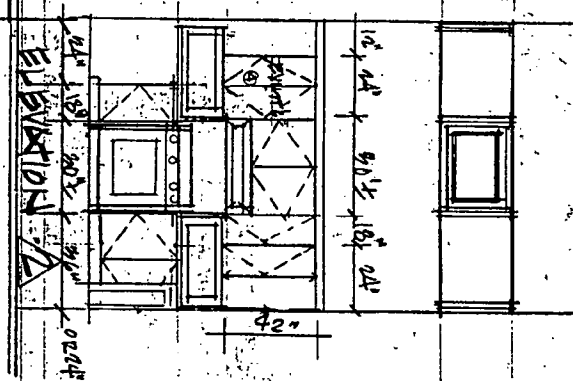
SUSAN REITZ ARCHITECT
 1000 N STAFFORD ST.
 ARLINGTON, VA 22201
 703-247-5851



ELEVATION - A



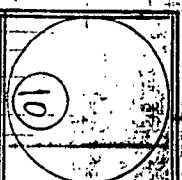
ELEVATION - B



SUSAN KETZ ROBERTS
 1422 N. STAFFORD ST.
 SPRINGFIELD, VA 22151
 703-243-585

KITCHEN
 ELEVATION
 4'-10"

ROBERT & ELIZABETH GEFELD
 1422 BALTIMORE AVE.
 TAKOMA PARK, MD 20912
 202-581-2511



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



GELFELD RESIDENCE
7422 BALTIMORE AVE, T.P.
(SOUTH SIDE)



GELFELD RESIDENCE
7422 BALTIMORE AVE, TAK. PK
EAST/FRONT SIDE



GELFELD RESIDENCE
7422 BALTIMORE AVE, TAKOMA PK
(WEST/REAR SIDE)



GELFELD RESIDENCE
7422 BALTIMORE AVE, TAK. PARK
(NORTH SIDE)