

Preliminary Consultation

7410 Baltimore Avenue (HAWP REVISION)

④ William B. Watkins, Jr.
Rt. 3 Box 6008
Berryville, Va. 22611

⑤ Robert W. Feigley & Stacey A. Katz
7409 Belshire Avenue
Takoma Park, Md. 20912

⑥ Victor A. Volkerodt
& Allison Raphael
507 Albany Avenue
Takoma Park, Md. 20912

NO LAP

Notices -

1. Applicant -

Alan Abrams

808 Aspen Street, NW.

Washington, D.C. 20012

Disjunct Confirmitis:

① Frank Kuge

7416 Baltimore Avenue

Takoma Park, Md. 20912

② Andrew F. Euston

501 Albany Avenue

Takoma Park, Md. 20912

③ Marva T. Mamm

7408 Baltimore Ave.

Takoma Park, Md. 20912



BRANCHES ETC., INC.
ARBORICULTURE • FORESTRY CONSULTING

Member of: Maryland Arborist Association • National Arborist Association
Landscape Contractors Association • International Society of Arboriculture • Community Association Institute
Mid-Atlantic Association of Golf Course Superintendents • American Society of Landscape Architects

September 11, 1995

Mr. Alan Abrams
808 Aspen St., N.W.
Washington, D.C. 20012

Dear Alan:

Based on our survey of three oaks at your building site on Baltimore Avenue, Takoma Park, I offer the following observations and recommendations:

- 1.) Directly in front of the building site is a 23" caliper white oak (*Quercus alba*) which is in excellent shape. Based on our discussions on the addition of a flagstone walkway and a "gravel pave" driveway I do not see any deleterious impacts to this tree from the proposed construction plans. Your plan to add 4" of wood chips and crushed stone on this construction entrance is an excellent protection against compaction.
- 2.) To the left of the white oak is a 29.5" caliper Southern red oak (*Quercus falcata*) which is also in good to excellent health. My only concern here is with the installation of utility lines. We walked the path of the utility line installation and I feel that they are far enough from the trees in order to minimize construction stresses. There will be some stress from severing the feeder roots, however, with proper root pruning procedures the roots will regenerate.
- 3.) The last tree which we surveyed is a 33" red oak (*Quercus rubra*) which is in fair to good condition. Recently, a large limb broke from the tree and left a stub. This stub should be cut back to the proper location and the torn bark should be bark traced to encourage the establishment of callus formation. I also recommend deadwood removal at the same time. Finally, I recommend a deep root fertilization this fall once we have received some rain fall and the soil contains more moisture.

This tree is exhibiting some signs of weakness in the form of deadwood, thinning crown and the loss of the large leader noted above. And, although I feel that your precautions and limited construction impact will not critically impact this tree, it is important to note that the tree is already somewhat stressed due to other environmental factors.

7406 Cedar Avenue • Takoma Park, Maryland 20912 • MD (301) 589-6181 • VA (703) 243-8509

I hope that these observations and recommendations are helpful in ensuring the long-term survival of these oaks. Please feel free to call me if you require more information or clarification of any item discussed.

Sincerely,

Keith C. Pitchford
Certified Arborist

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7410 Baltimore Avenue

Meeting Date: 09/13/95

Resource: Takoma Park Historic District

HAWP: New Construction

Case Number: 37/3-94DD (REVISION OF
APPROVED HAWP)

Tax Credit: None

Public Notice: 8/30/95

Report Date: 09/06/95

Applicant: Alan Abrams

Staff: Patricia Parker

PROPOSAL: New house construction

RECOMMEND: Approval with
conditions

BACKGROUND

This HAWP submission follows a preliminary discussion of this proposal by the HPC to construct a new house at 7410 Baltimore Avenue on June 21, 1995 (Staff Report of June 14, 1995 attached). At that meeting, several changes were suggested to the applicant prior to his submission for HAWP approval. The applicant has made these changes and now comes forward with a revised HAWP application.

The new house would be constructed on an unimproved lot in the Takoma Park Historic District. Adjacent to the subject property are two-story Four Square houses; opposite the property are one and two-story houses.

The property contains a 28" White Oak tree and several other cherry trees. None of these trees will be removed as a result of new construction.

STAFF DISCUSSION

The revisions made to the proposal as reviewed by the Historic Preservation Commission on June 21, 1995 are as follows:

- 1) The driveway in the front yard has been relocated to the opposite side of the site, closer to Lot 16. Lot 16 is unimproved. This revision was made in an effort to fully protect the 28" white oak tree and important tree specimens on the adjacent properties. Staff recommends approval.
- 2) An external chimney was part of the earlier proposal. This chimney has been deleted. The fireplace will be gas with direct venting to the outside.

The location of the fireplace within a proposed bay in the earlier proposal enlarged the footprint and the mass of the house. The re-design of the fireplace to be internal ducting to an outside wall decreases the volume. Staff recommends approval.

(A)

3) Windows at the second floor have been lowered and the height of the frieze board has been increased. This suggestion was by HPC Commissioners during the preliminary discussion of the proposal. The applicant has revised the drawings to reflect this detail. Staff recommends approval.

4) Window trim is now 5" in width.

5) A retaining wall will be constructed at the rear of the house to allow for a reduction in grade on this elevation.

The applicant continues to propose using cedar shingles for cladding. Staff had suggested a material that would give a more fluid appearance (possibly wood clapboard). One Commissioner did not find the applicant's proposal to use cedar shingles problematic and several other Commissioners felt that either material could be used.

Staff now feels that other changes made to the elevations allow the use of a segmented material. Staff does not find the use of cedar to be problematic and recommends approval.

All other details of the proposal remain unchanged. Staff feels that the revised proposal to build a 28' wide by 41'-8" long house with 4' projecting bays at the front and rear should be approved by the HPC.

Although the structure would be a substantial increase in mass within the Takoma Park Historic District and the streetscape in particular, the house, as proposed, would be compatible in scale and massing and could become a comfortable part of the streetscape and an appropriate component within the Takoma Historic District.

Staff feels that the revisions allow for differentiation of the volume on the side and rear elevations. The Takoma Park Guidelines require the HPC in its review to consider issues of rhythm, roof pitch, patterns of height, massing, side and frontyard setbacks along the streetscape. Further the guidelines state that the HPC should consider patterns of open space and the conservation of important tree specimens. The HPC should also consider the quality of materials proposed. During the preliminary consultation, all of these issues were discussed and the applicant was advised to make changes to certain details. The applicant has made these changes.

STAFF RECOMMENDATION

Therefore, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district.

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.

and with the guidelines for review of new construction found in the Takoma Park Guidelines,

and with the following conditions:

(B)

1. Appropriate tree protection measures will be used during construction to protect the white oak tree on the lot and trees on adjacent lots.

2. DEP, Field Services Office, shall be contacted to inspect the project five days prior to commencement of work and within two weeks following completion of work.

(C)

Alan Abrams
808 Aspen Street, NW
Washington, DC 20012
202.291.1425 fax 202.291.6772

August 10, 1995
Ms. Patricia Parker
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: 7410 Baltimore Avenue/ Case Number: 37/3-94 (Revision of Approved HAWP)

Dear Ms. Parker:

Pursuant to our Preliminary Consultation on June 21, 1995, and our meeting of August 9, 1995, it is requested that this application be considered for a Historic Area Work Permit during the next available agenda of the Commission.

Once again, thank you for your constructive advice at our last meeting.

Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Alan Abrams

Alan Abrams
808 Aspen Street NW WDC 20012

THE WHIPPOORWILL
Proposed Dwelling, 7410 Baltimore Avenue, Takoma Park

Scale and Massing: Current Design

The proposed dwelling is sited along a sweeping arc of 5 existing 4-square houses, ranging from approximately 26' wide to 35' wide.

Current design is offset to the minimum side yard setback towards Lot 16 (vacant). Because the house on Lot 17 encroaches on Lot 16, it is likely that Lot 16 will remain vacant.

Massing of front elevation is divided vertically by projecting porch and bay above.

Main block is 28' wide at front elevation. House to left is 26'-5"; house to right is 30'-7", thus subject house is less than the average of the two adjacent houses.

Roof pitch is gentle (7/12) to minimize bulk.

Eave line is dropped 1'-4" below second floor ceiling elevation to diminish mass of main block.

Staff Remarks

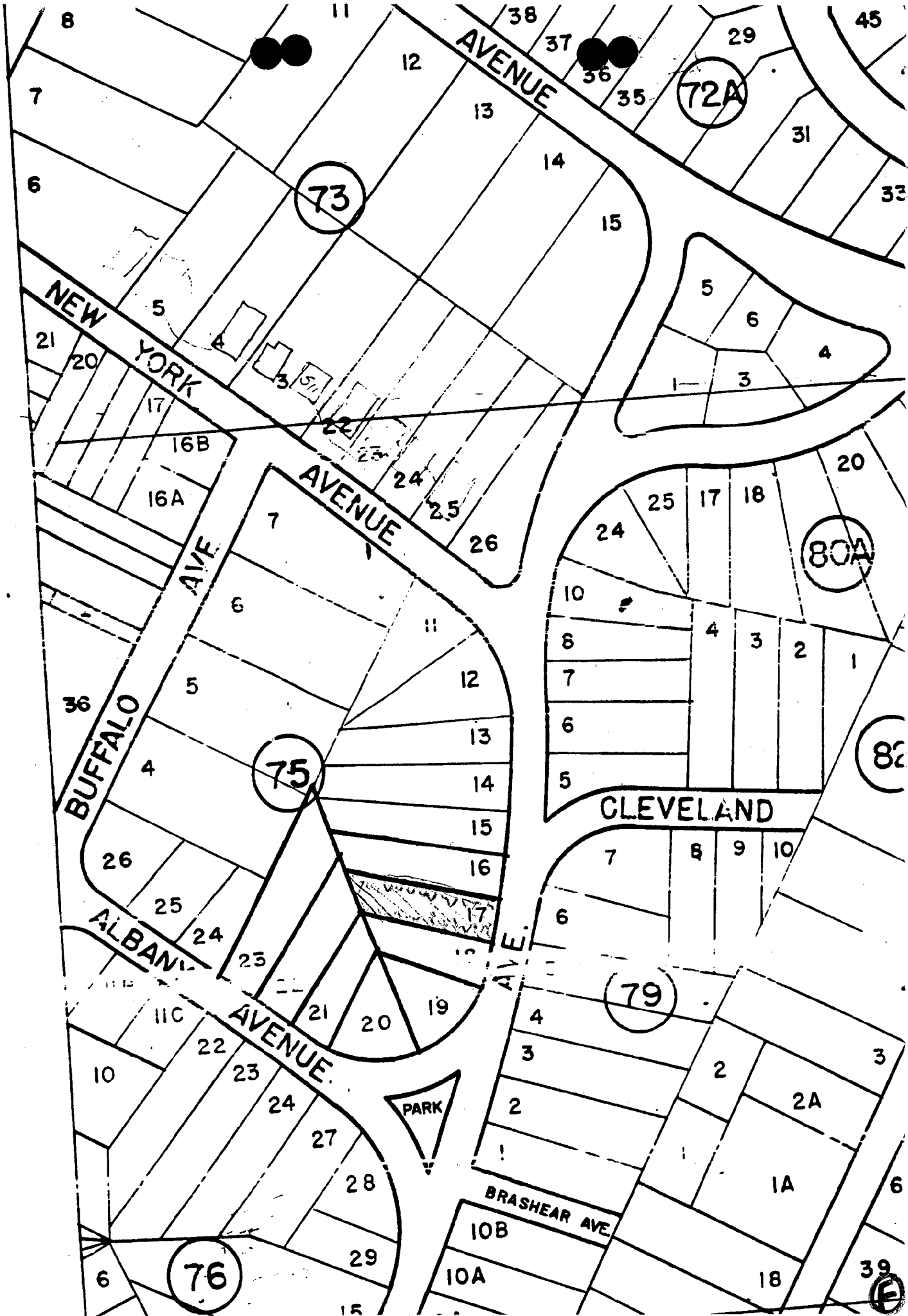
With regard to staff concerns that the proposed design should be reduced in apparent scale, I offer the following suggestions:

Relocate the projecting chimney to the interior of the house. (EXT. CHIMNEY HAS BEEN ELIMINATED - FIREPLACE WILL BE GAS/DIRECT VENT)
Lower second floor windows and increase the height of the frieze board. ✓

Widen the window trim to 5", mull double windows 5" vertically. ✓

Construct a retaining wall at right rear of house to depress the foundation 8-12" (ALSO BY MEANS OF REVERSING PLAN) ✓
Staff suggestion to substitute clapboard for shingles is well taken; regardless, it is important that the cladding be uniform. It is still my preference to use cedar shingles.





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14

15

73

AVENUE

NEW YORK AVE

BUFFALO AVE

ALBANY AVE

AVENUE

PARK

BRASHEAR AVE

10B

10A

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72A

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80A

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CLEVELAND

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2A

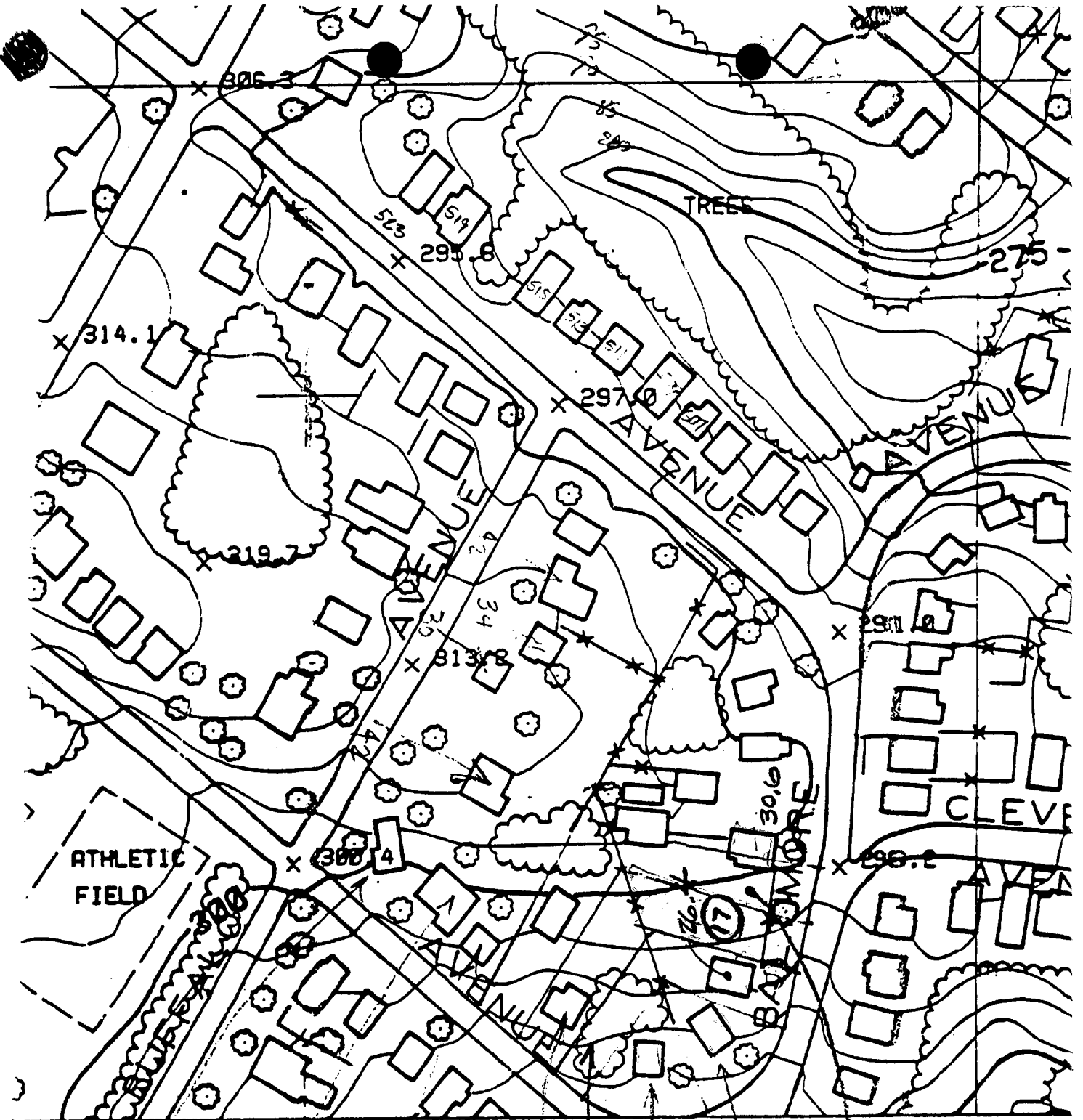
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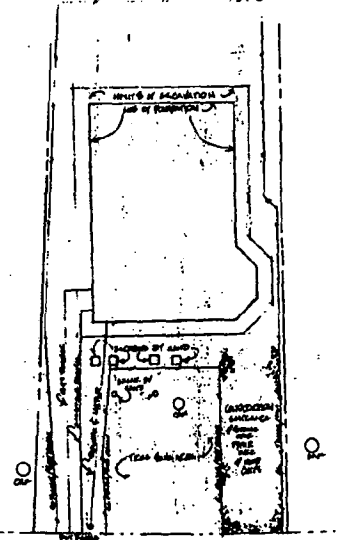
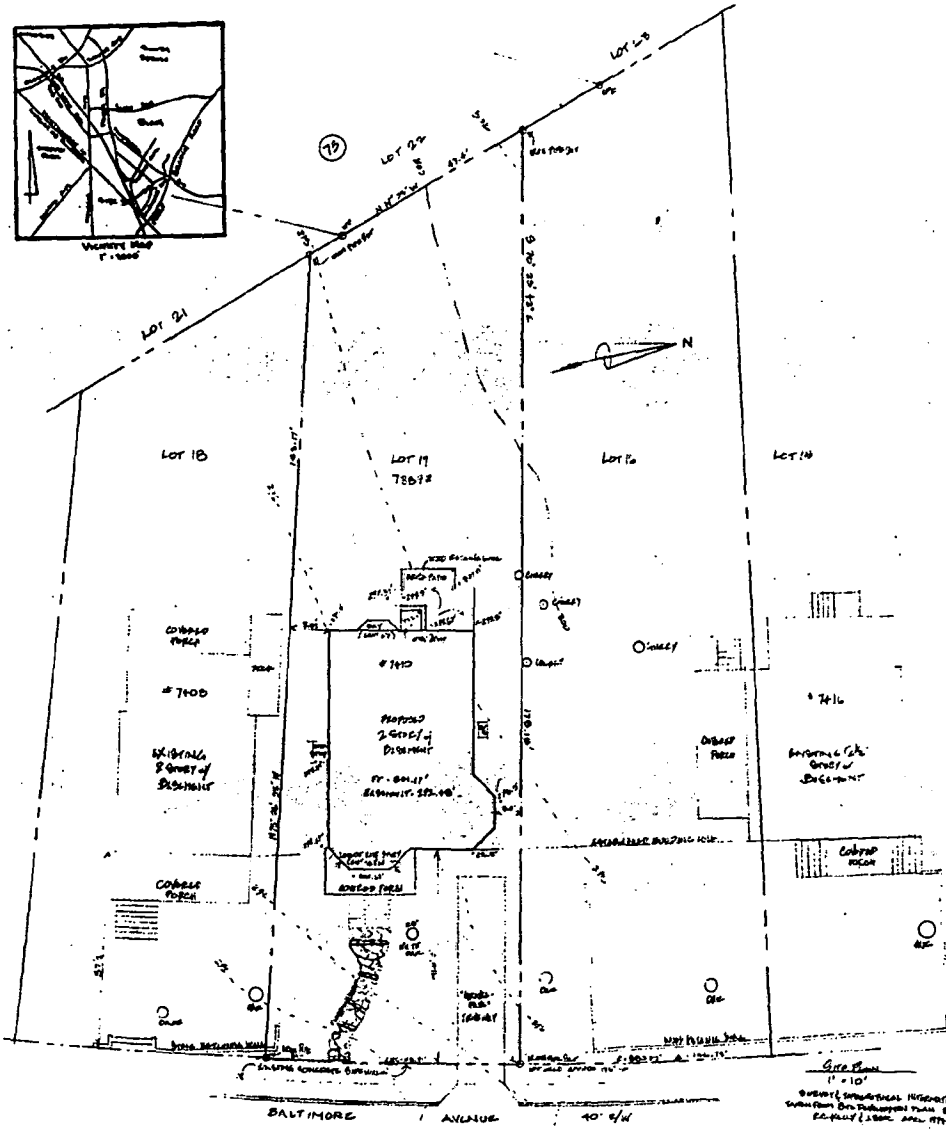
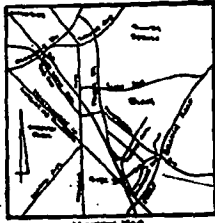
83



RIGHT FEBRUARY 1991
 Maryland National Capital
 & Planning Commission

50x
 501
 281
 35'
 VACANT
 26'
 281
 VACANT
 SUBJECT TO
 ENCROACHMENT
 795

(G)

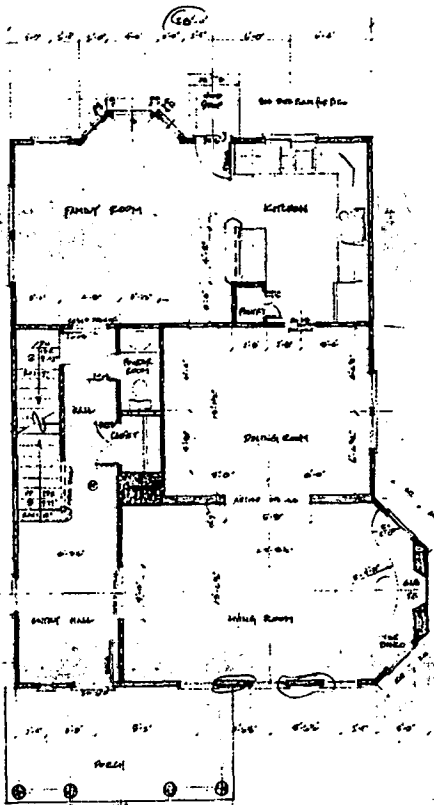


Site Development Plan
1" = 40'

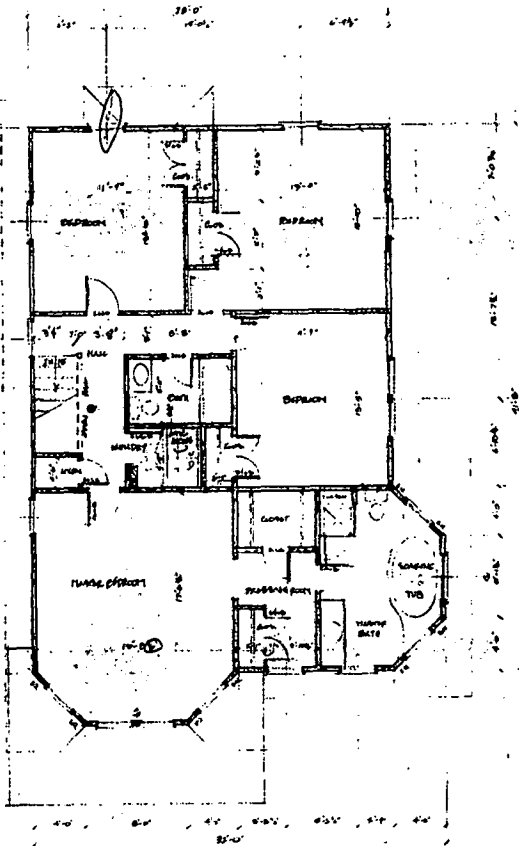
- Site Development Notes**
1. General site plan shows building footprints, parking areas, and site layout. All notes shall be in accordance with the following:
 2. Construction notes shall be in accordance with the following:
 3. All work shall be in accordance with the following:
 4. All work shall be in accordance with the following:
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 9. All work shall be in accordance with the following:
 10. All work shall be in accordance with the following:
 11. All work shall be in accordance with the following:

- INDEX OF DRAWINGS**
1. Site Plan
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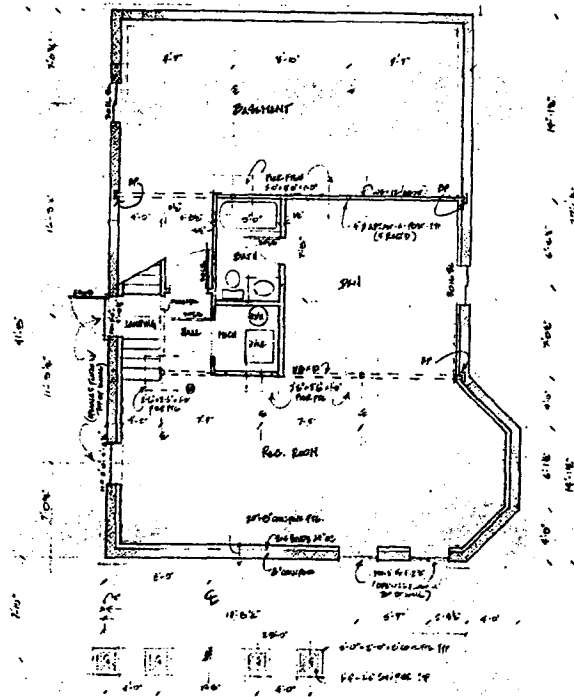


First Floor Plan
1/2" = 1'-0"

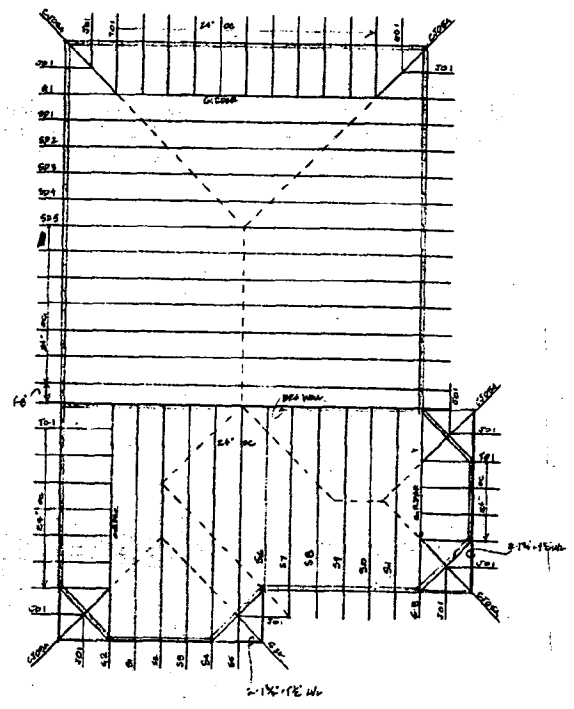


Second Floor Plan
1/2" = 1'-0"

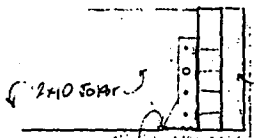




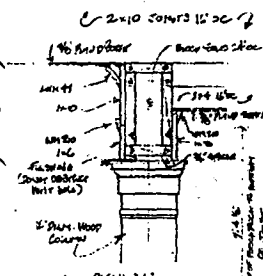
RESTAURANT FLOOR PLAN
4-110



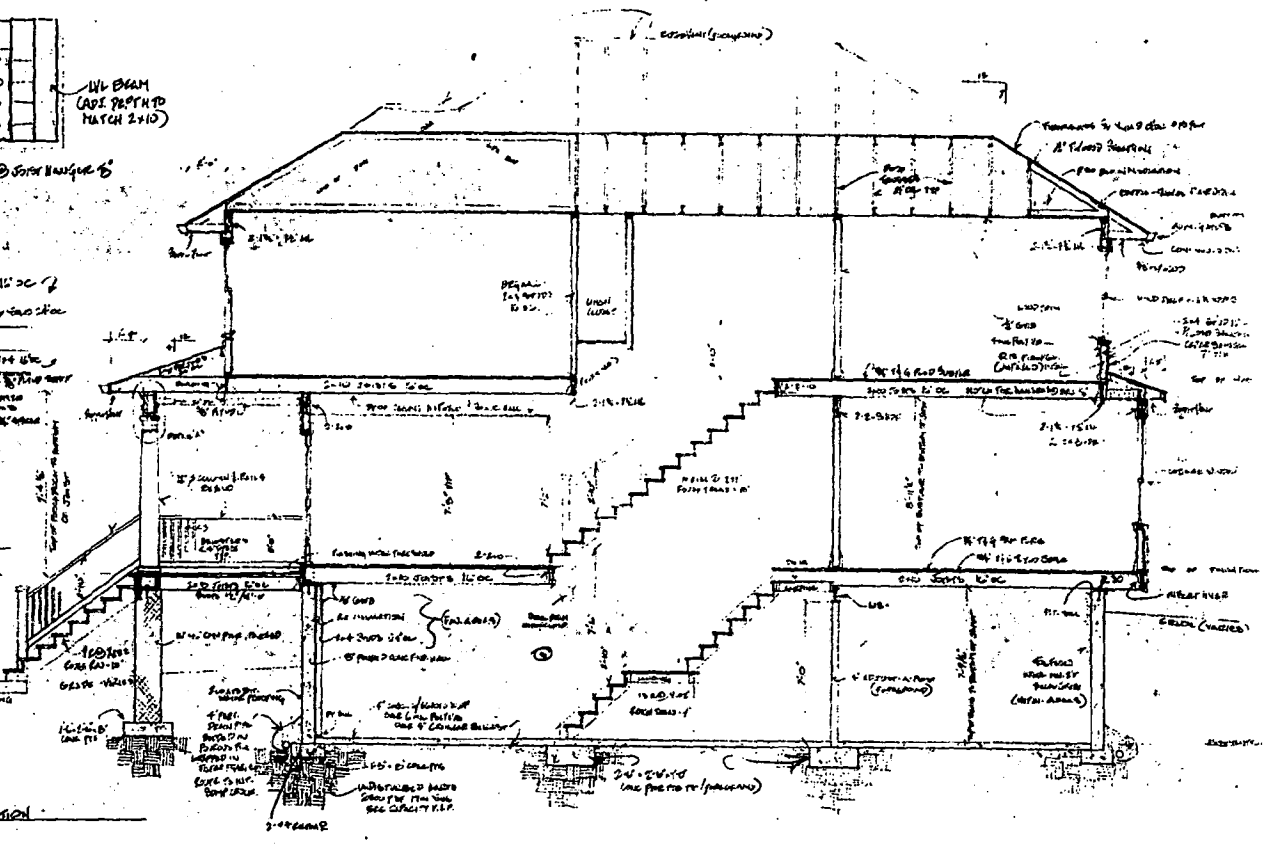
RESTAURANT FLOOR PLAN
4-110



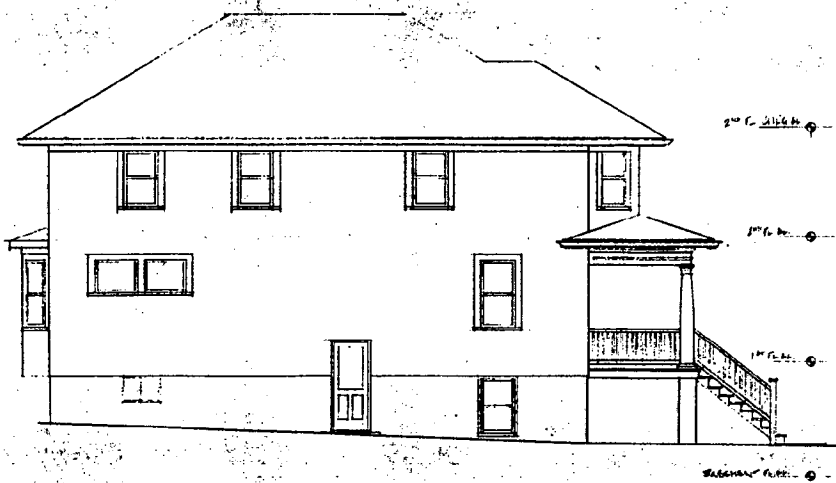
BEAM STRUCK
BY JOIST



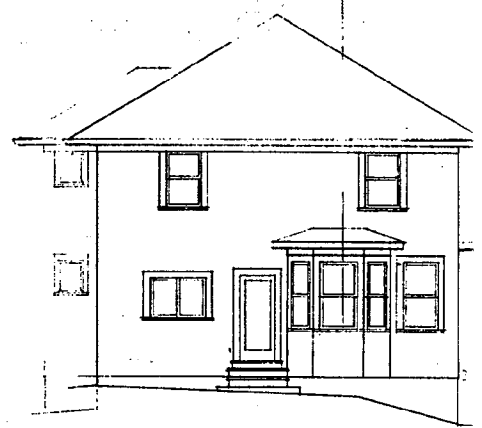
DETAIL "A"
16" x 16"



FOUNDATION
16" x 16"



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



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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7410 Baltimore Avenue Meeting Date: 06/21/95
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: 37/3-94DD (REVISION OF Tax Credit: None
APPROVED HAWP)
Public Notice: 6/07/95 Report Date: 06/14/95
Applicant: Alan Abrams Staff: Patricia Parker
PROPOSAL: New house construction RECOMMEND: Proceed to
HAWP with revisions

The applicants propose to construct a new house on an unimproved lot in the Takoma Park Historic District. The lot is currently in use as a side garden. The houses on either side of the subject property are two-story Four Square houses, both contributing resources within the Takoma Park Historic District. Across the street are one and two-story houses.

The property does contain a healthy 28" White Oak tree in the front yard and a cluster of large cherry trees along the side yard. None of these trees will be removed. As proposed in the previously approved HAWP, smaller specimen ornamental trees will be relocated on this lot or adjacent lots.

A proposal for this site was reviewed by the HPC in August, 1994. At that time, the HPC approved the HAWP submission by this applicant. Subsequently, the applicant has decided, for economic reasons, to explore with the HPC a revised proposal. This proposal presents a substantial increase in massing. Although, smaller in footprint, this proposal, as revised, seeks HPC approval of a full two-story house, 2500 square feet over two floors, with external stucco chimney and front porch. The 28' wide x 42' deep house with side and rear bays, is designed in the style of a Four-Square. It is narrower than the earlier submission (copy of Staff Report and earlier submission attached-pages 13-30) but its siting and setbacks are unchanged.

STAFF DISCUSSION

The issue before the HPC is whether a substantial increase in massing is compatible and can become a comfortable part of the streetscape within the Takoma Park Historic District and consistent with the guidelines established for the district. After meeting with the applicant at the site, staff finds the revised proposal to be appropriate for the streetscape in particular and compatible within the district as a whole.

However, staff does recommend differentiation of the volume on the side elevations. This would serve to decrease the amount of mass. The house, as proposed, will be somewhat large, but may be acceptable if differentiated. The HPC, in the review and approval of other HAWP proposals, has consistently sought to decrease the amount of mass. Thereby, preserving more open space within the historic district.

Staff does feel that the best material for exterior wall surfaces would be to use stucco as presented in the earlier proposal. If the use of stucco is economically prohibitive, staff would suggest the use of horizontal painted wood clapboard. Staff finds the proposal to be fairly traditional in form and scale.

Because this proposal is sited similarly to the earlier submission, there are no further issues of tree or site disturbance. The applicant will keep and protect the 28" White Oak tree in the front yard. In addition to tree protection measures being used during construction, the root system of the tree will be protected through careful flagstone walk construction and by making the porch of light wood construction.

The Takoma Park Guidelines require the HPC in its review of the submission to consider rhythm, roof pitch and patterns of height, massing, sideyard and frontyard setbacks along the streetscape. Further that the HPC should consider patterns of open space, the conservation of important tree specimens and spacing between houses. The HPC should also consider the quality of materials in use for detailing and overall fenestration.

STAFF RECOMMENDATION

Staff is pleased that the applicants have chosen to informally discuss such significant change to an earlier approved HAWP. New construction within a historic district is an extremely important issue.

Staff would recommend that the applicant proceed to HAWP submission with further differentiation of the mass and articulation of form. The applicant should submit dimensioned drawings of sufficient detail including proposed materials.

Alan Abrams
808 Aspen Street, NW
Washington, DC 20012
202.291.1425 fax 202.291.6772

June 7, 1995

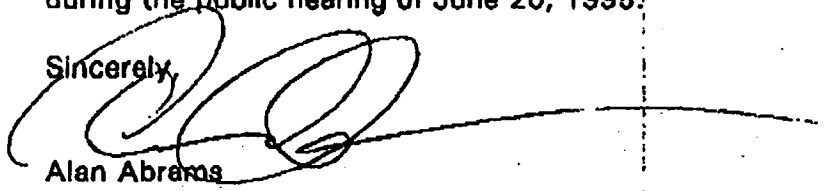
Ms. Pat Parker
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7410 Baltimore Avenue, Takoma Park, MD

Dear Ms. Parker:

As discussed in the field yesterday afternoon, this is to request that our revised proposal be submitted to the Commission for preliminary comments and discussion during the public hearing of June 20, 1995.

Sincerely,



Alan Abrams

*Pat: Thanks for your
helpful comments*

AA

LOT 15

LOT 16

178.10'

LOT 17
#6809#
7309#

LOT 10

158.17'

CHERRY

CHERRY

CHERRY

7416

7410

7408

WOOD FENCE

BR

REY OAK

OAK

R. OAK

F. OAK

STONE WALL

SIDEWALK

CURB

AVENUE

BALTIMORE

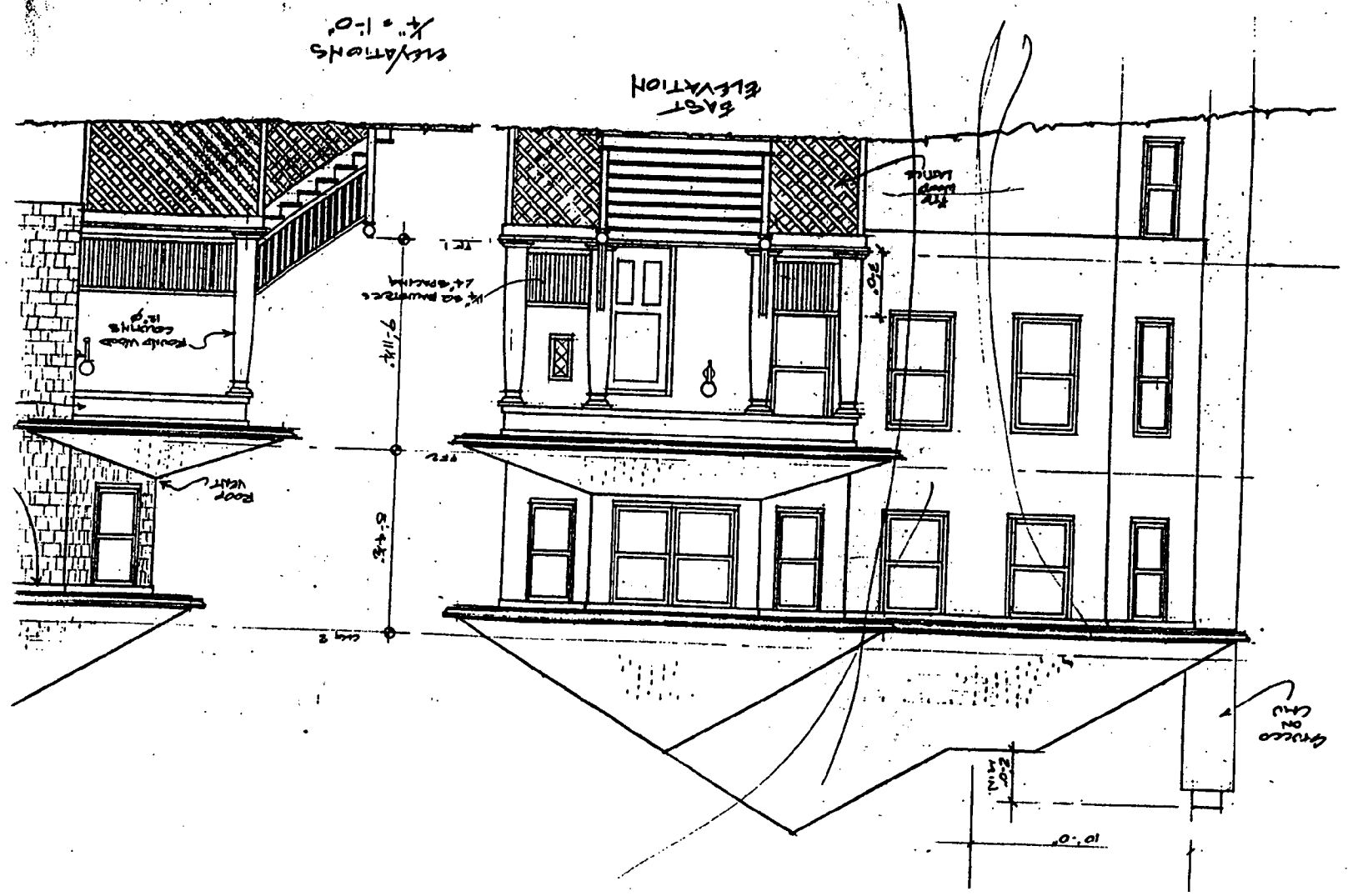
THE WHIPPOOF WILL
SITE DEVELOPMENT PLAN

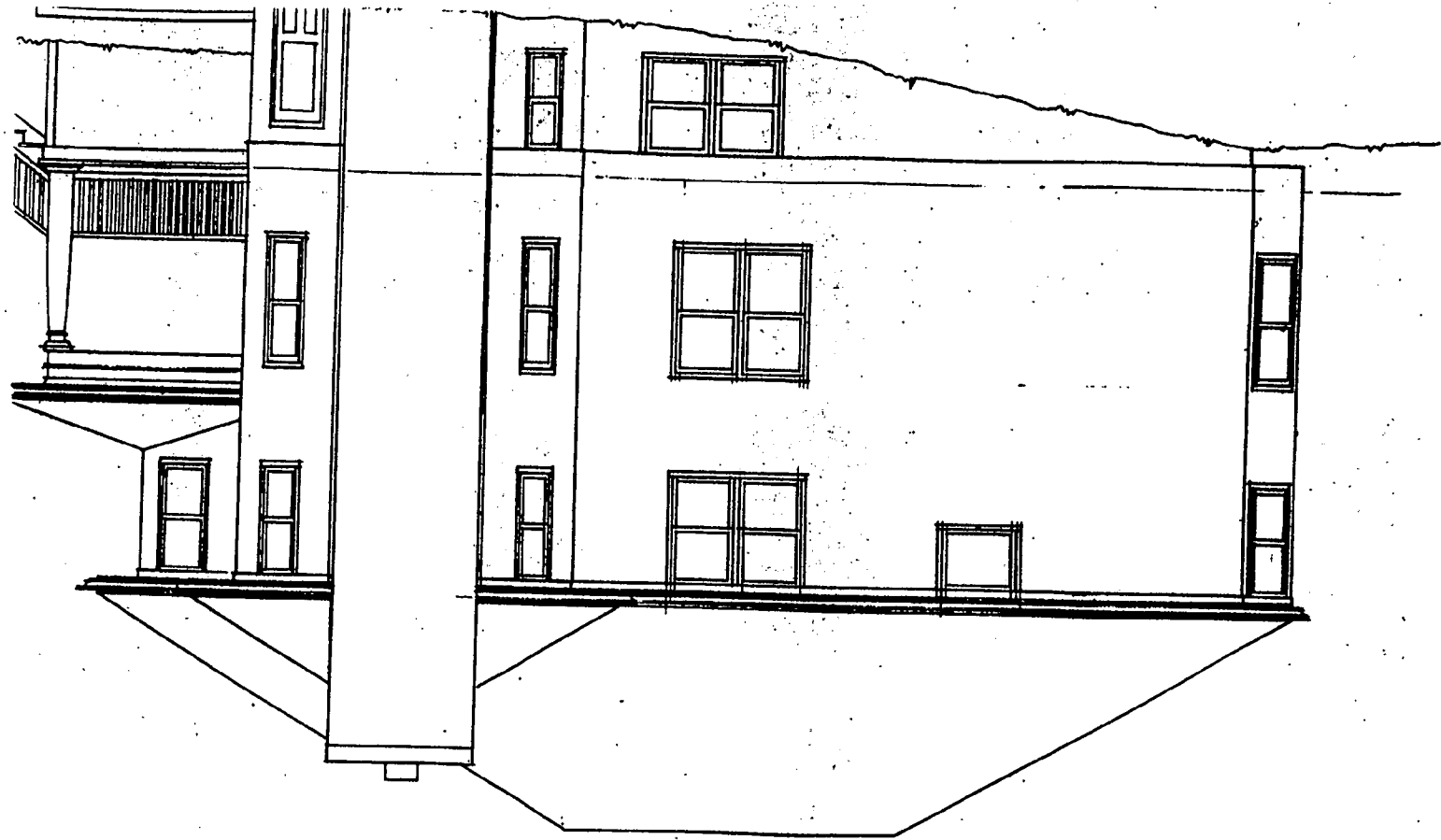
1" = 20'

ALAN ABRAMS ARCHITECT

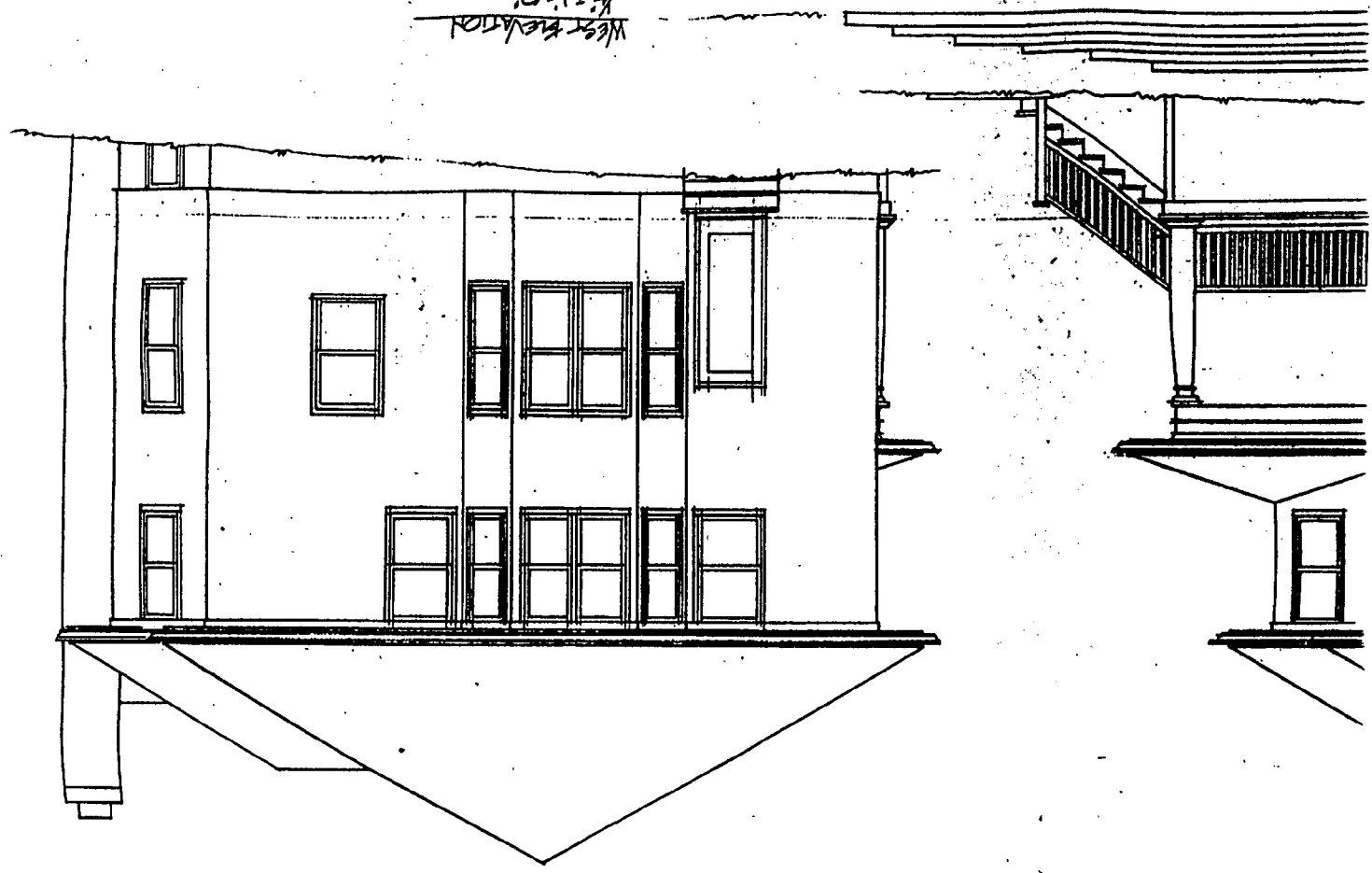
1/4" = 1'-0"
ELEVATIONS

EAST
ELEVATION

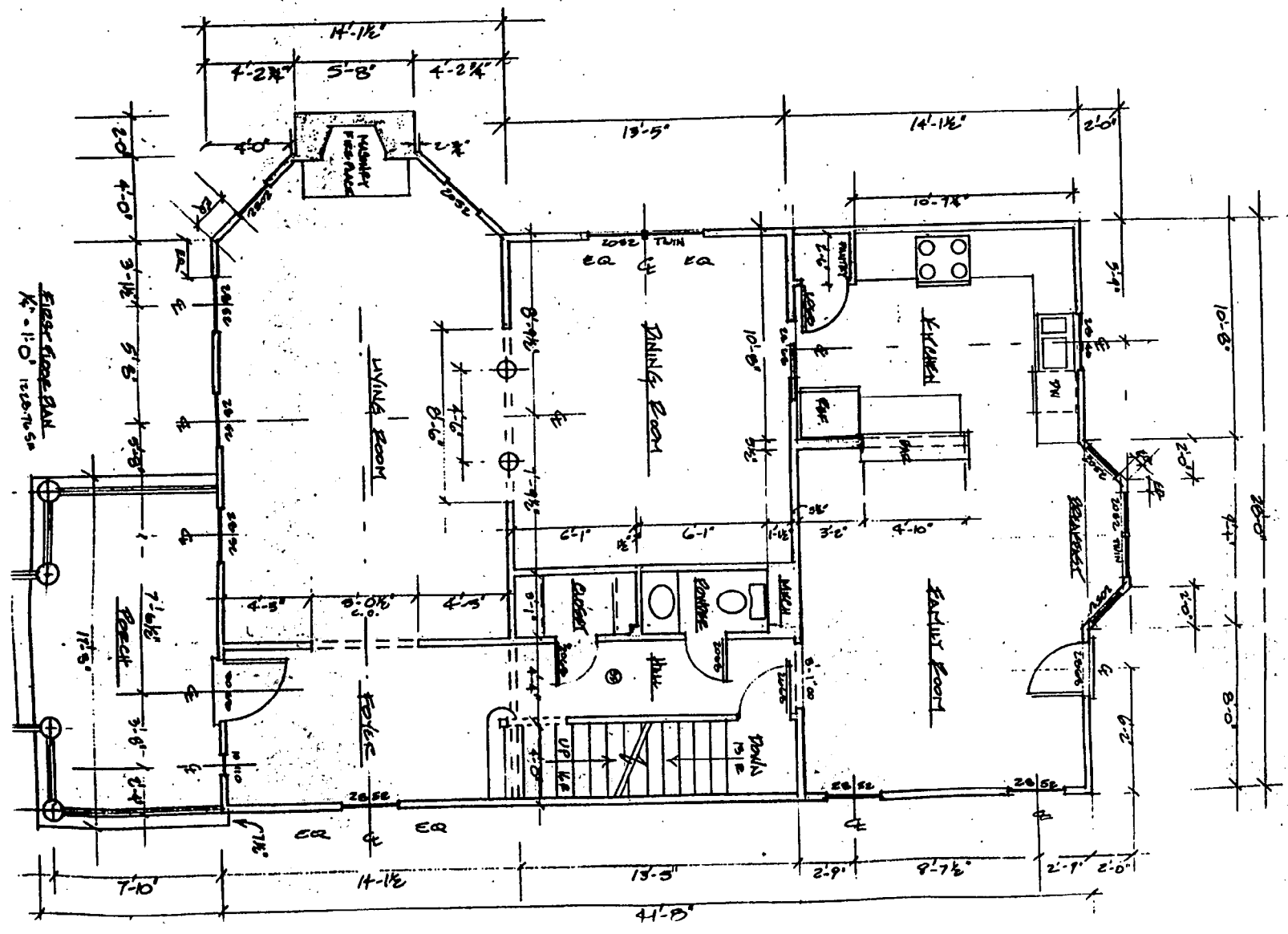




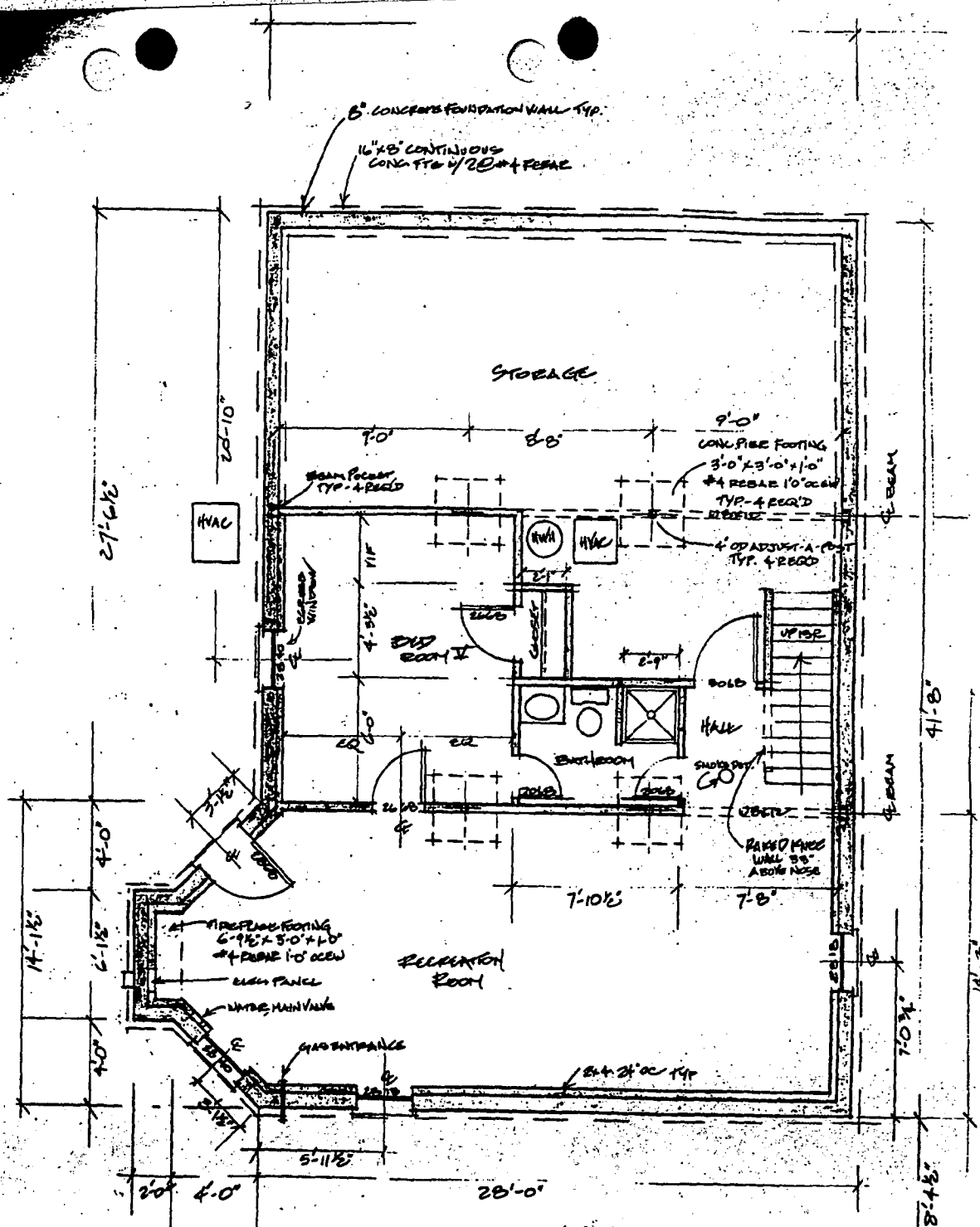
West Elevation
K=1.0



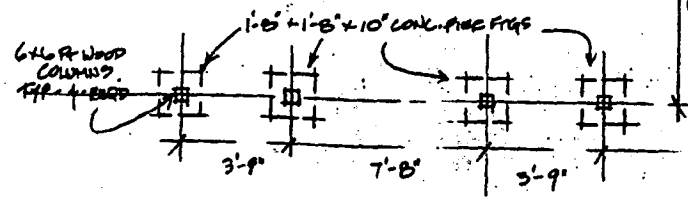
(B)

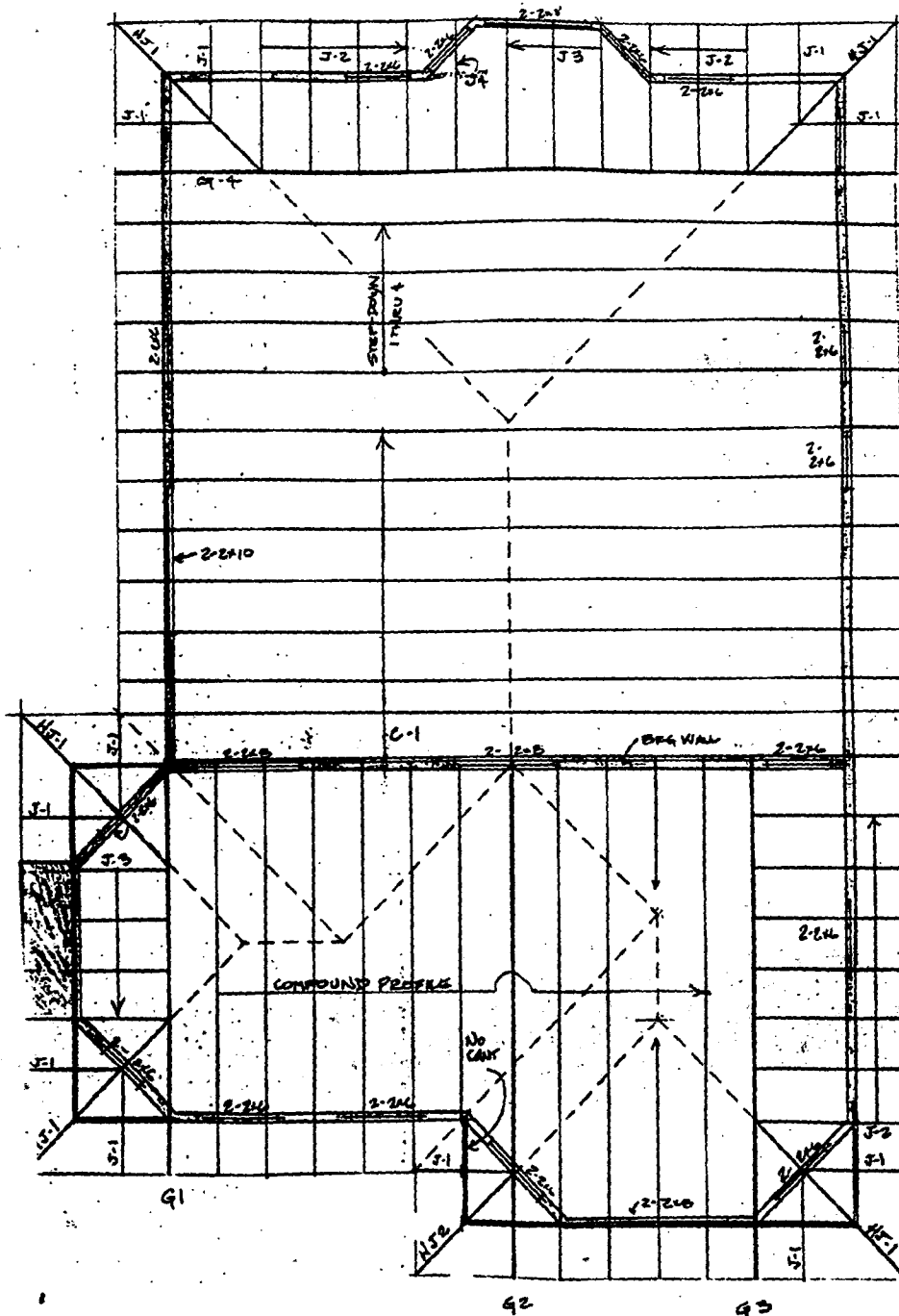


SCREENED PORCH
K. 1:0" 12.8.76.52



FOUNDATION & BASEMENT PLAN
 X = 1/8"





ROOF FRAMING PLAN
 $\alpha = 140^\circ$



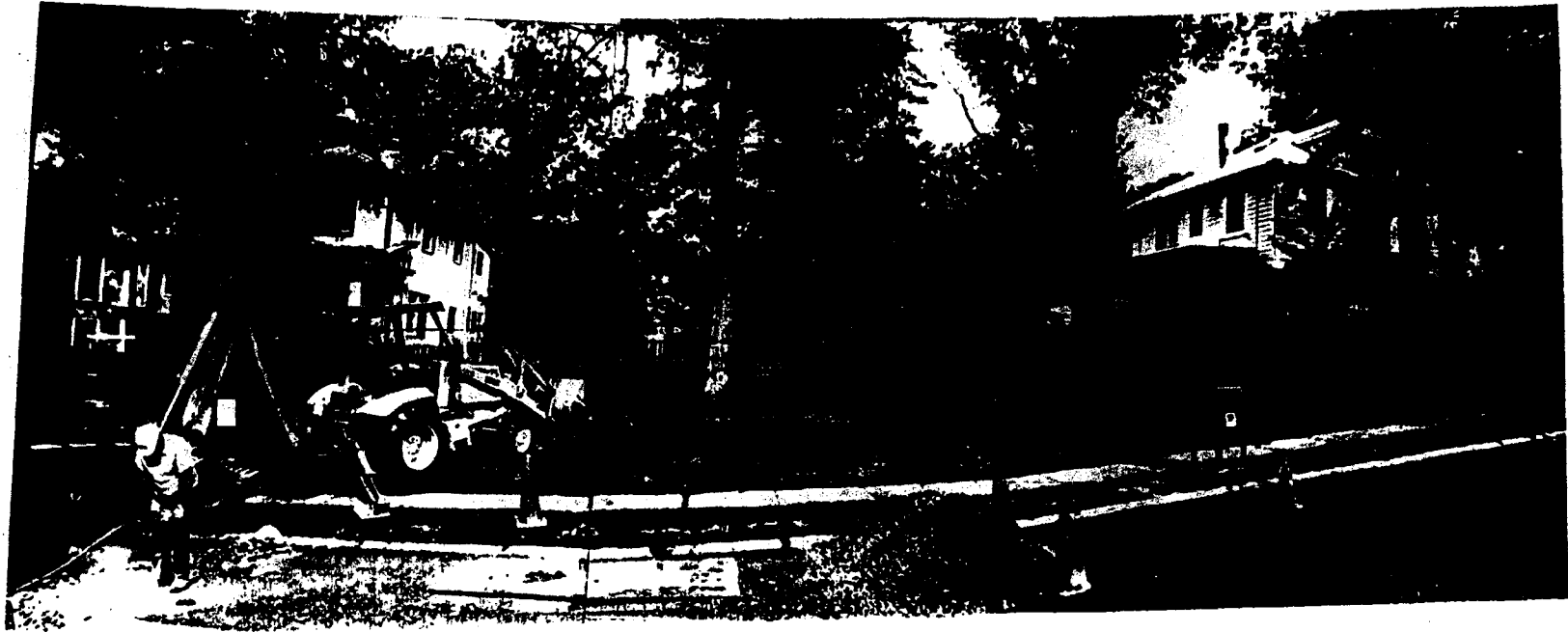
7416 Baltimore Avenue
Looking west.



7408 Baltimore Avenue
Looking to the west-north-
west. Lot 17 is to the right,
in the right center of the
photograph.



7411 (left) & 7409 (right)
Baltimore Avenue
Looking east, viewed from
the north property line of (12).



Lot 17, Baltimore Avenue Looking west.
7408 is to the left; 7416 to the right. The southern
boundary of Lot 16 is in line with the mailbox.
All major trees to remain undisturbed.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7410 Baltimore Avenue Meeting Date: 8/17/94
Resource: Takoma Park Historic District Review:HAWP/Alteration
Case Number: 37/3-94DD Tax Credit: No
Public Notice: 8/3/94 Report Date: 8/10/94
Applicant: Alan Abrams & Lynne Motley Staff: Nancy Witherell
PROPOSAL: New house construction RECOMMEND: Approve

The applicants propose constructing a new home on a lot now used as a side garden. The houses on either side are two-story Four Square houses. Across the street are one- and two-story houses. The yard has one large tree at the front, a healthy 28" White Oak tree in the front yard that would be retained. A cluster of large cherry trees straddling the side yard line behind the proposed house would not be disturbed. Smaller ornamental trees will be relocated on this lot or adjacent lots.

The proposed house is a Craftsman-style house, two stories in height and narrow in width, with a one-story side wing. Please note that the house will be surfaced with stucco (the applicant will bring revised drawings to the meeting). All other details are unchanged. Wooden sash windows will be used. The house is aligned with the adjacent houses and will have a front porch as they do. A concrete driveway and curb cut will be made at the far left of the lot. (Concrete driveways are typical for the neighborhood.) The house meets sideyard setbacks on both sides. (The stoop and ramp on the north side are allowed to fall within the setback.)

In order to spare the White Oak, the front path will be flagstone laid on grade and the front porch will be of light construction, wood with piers. A line marking the limit of disturbance is shown on the site plan. Mr. Abrams has experience with new house construction on wooded lots and his intention is to treat the tree so that it will survive.

The house has a one-story section on the left side with a projecting bay. The house is fairly traditional in form and scale, and would be compatible with the character of the historic housing stock in the immediate neighborhood as well as with the historic district as a whole.

The guidelines for review of new construction in the Takoma Park Historic District require the Commission to review the project as

it would affect the character of the adjacent historic properties and the streetscape. Some of the character-defining elements referred to in the amendment include:

- o rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch
- o patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.
- o covered porches on the front or main facades
- o patterns of openings in facades, especially doors and windows, which provide a sense of residential scale and rhythm along the street
- o high degree of building craftsmanship, as expressed in detailing and use of materials
- o orientation of driveways and parking areas to the rear and side of buildings

It is the staff's judgment that the applicants' proposed home is well designed for this particular site among other historic houses and for the street. The curb cut and driveway at the left side of the lot are not intrusive and the general character of the street is one of mature trees both near the sidewalk and in the front and side yards. The use of stucco is consistent with other houses in the area. The house is sited, and measures will be taken, to preserve the White Oak tree in the front yard.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

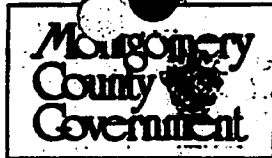
The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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.

and with the guidelines for the review of new construction found in the amendment designating the Takoma Park Historic District.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



Historic Preservation Commission

9110 Monro Street, Suite 1004, Rockville, Maryland 20850

250 Hungerford Drive (DEP) 6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER ALAN ABRAHAM ELYNNE MOTLEY TELEPHONE NO. 202 291 1425
(Contract/Purchaser) (Include Area Code)

ADDRESS 303 ADELAID ST NW WASHINGTON DC 20012
CITY STATE ZIP

CONTRACTOR ALAN ABRAHAM RESIDENTIAL CONSTR. INC TELEPHONE NO. 301 935 2393
CONTRACTOR REGISTRATION NUMBER 2895

PLANS PREPARED BY ALAN ABRAHAM TELEPHONE NO. 202 291 1425
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7410 Street BALTIMORE AVENUE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street ALBANY AVE

Lot 17 Block 75 Subdivision TAKOMA PARK LAND TRUST CO'S SUBDIV. OF TAKOMA PARK

Liber _____ Folio _____ Parcel _____

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

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	<input type="checkbox"/> Circle One: A/C	<input type="checkbox"/> Slat	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Reversible	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input type="checkbox"/> Shed	<input type="checkbox"/> Solar	<input type="checkbox"/> Woodburning Stove
				<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other	<u>HOUSE</u>

1B. CONSTRUCTION COSTS ESTIMATE \$ 190,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

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 <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 _____ foot _____ 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/encroachment (Reversible 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.

[Signature] 7-7-94
Signature of owner or authorized agent (agent must have signature authorized on back) Date

APPROVED _____ For Chairman, 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

(B)

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:

VACANT LOT - FENCED w/ 2 MATURE TREES -
HAS BEEN USED AS A GARDEN.

TO THE SOUTH, ON ADJ LOT, IS A TEEN'S 4-SQUARE.

TO THE NORTH, THE ADJ LOT IS SUBSTANTIALLY VACANT,
ALTHOUGH 7'16" ENCLOSES ON THE (ADJ.) LOT.

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

THE PROPOSED HOUSE WILL COMPLEMENT EXISTING

RESOURCES & WILL RETAIN MATURE TREES

SMALLER SPECIMEN TREES WILL BE SELECTIVELY

RELOCATED

2. Statement of Project Content:

Short, written statement that describes:

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

ASYMMETRIC MASSING W/ STRONG SYMMETRIC ELEMENTS
LOW PITCHED / ACCENTUATED OVERHANGS, HIP ROOF
WOOD SHINGLE CLADDING, HIP ROOFED PORCH W/ BROAD STEPS
TUSCAN COLUMNS. MINIMAL DISRUPTION OF EXISTING LANDSCAPE

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

MOST EXTERIOR ELEMENTS CAN BE FOUND AMONG NEIGHBORING
STRUCTURES. MASSING IS ANALOGOUS TO 7311 WILLOW AVE
(PRIMARY RESOURCE)

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

THE DESIGN IS EXECUTED IN A STYLE WHICH DERIVES
DIRECTLY FROM THE LOCAL RESOURCES

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 plan 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 FRANK KUGE - LOT 17 BLOCK 75
 * Address 7416 BALTIMORE AVE - ALSO LOT 22 & 16
 City/Zip TAKOMA PK MD 20912 BLOCK 75 *
2. Name ANDREW F. EUSTON LOT 21 BLOCK 75
 Address 501 ALBANY AVENUE
 City/Zip TAKOMA PK MD 20912

3. Name ICTOR A. VOLKERODT & ELISON RAFAEL
 Address 507 ALBANY AVENUE LOT 23 BLOCK 75
 City/zip TAKOMA PK MD 20912
4. Name ROBERT W. FEGLEY & STACEY A. KATZ
 Address 7409 BALTIMORE AVENUE LOT 5 BLOCK 79
 City/zip TAKOMA PK MD 20912
5. Name WILLIAM B. WATKINS JR.
 Address Rt 3 BOX 6008 LOT 6 - BLOCK 79
 City/zip BERRYVILLE VA 22611 (7411 BALT. AVE)
6. Name MAURA T. MAMORU
 Address 7408 BALTIMORE AVENUE LOT 18 BLOCK 75
 City/zip TAKOMA PK MD 20912
7. Name _____
 Address _____
 City/zip _____
8. Name _____
 Address _____
 City/zip _____

1757E



7416 Baltimore Avenue
Looking west.



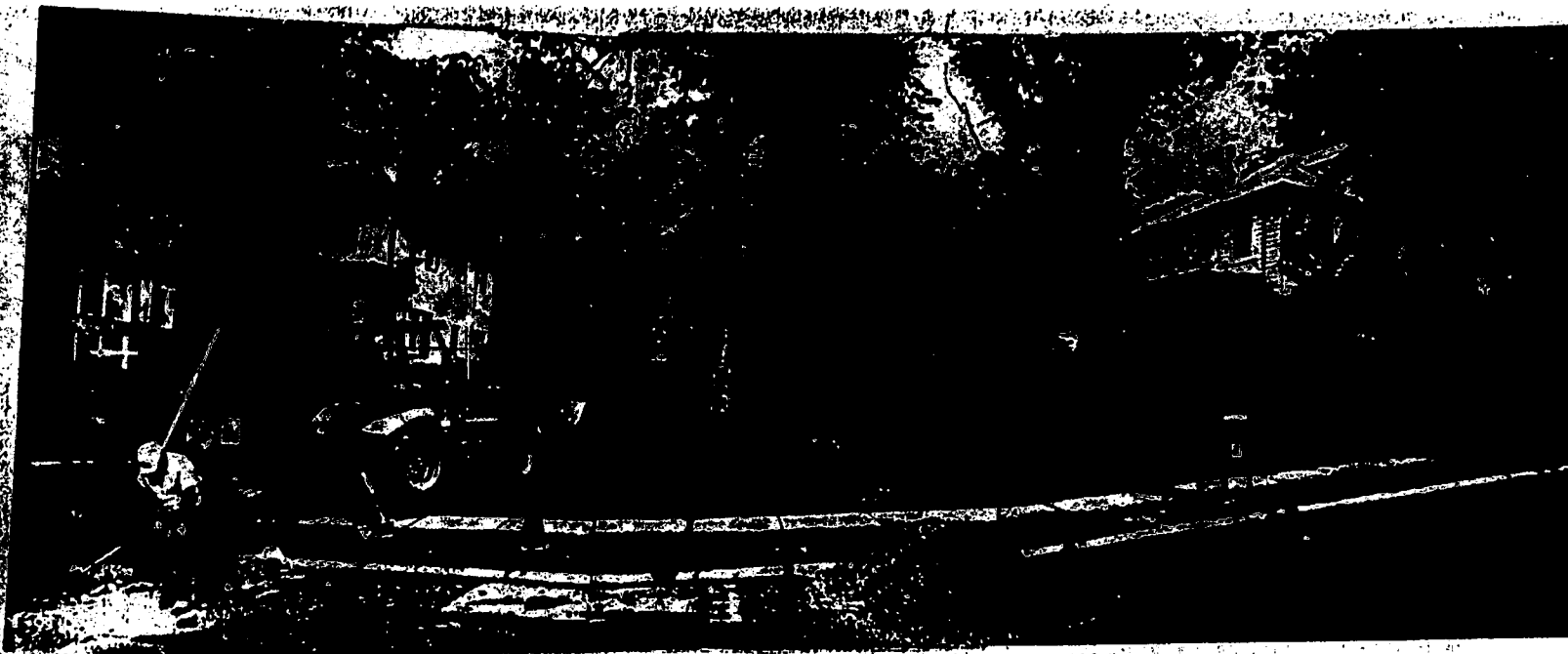
7408 Baltimore Avenue
Looking to the west-north-
west. Lot 17 is to the right,
in the right center of the
photograph.



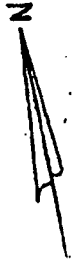
7411 (left) & 7409 (right)
Baltimore Avenue
Looking east, viewed from
the north property line of
Lot 17.

20
74

12
RM



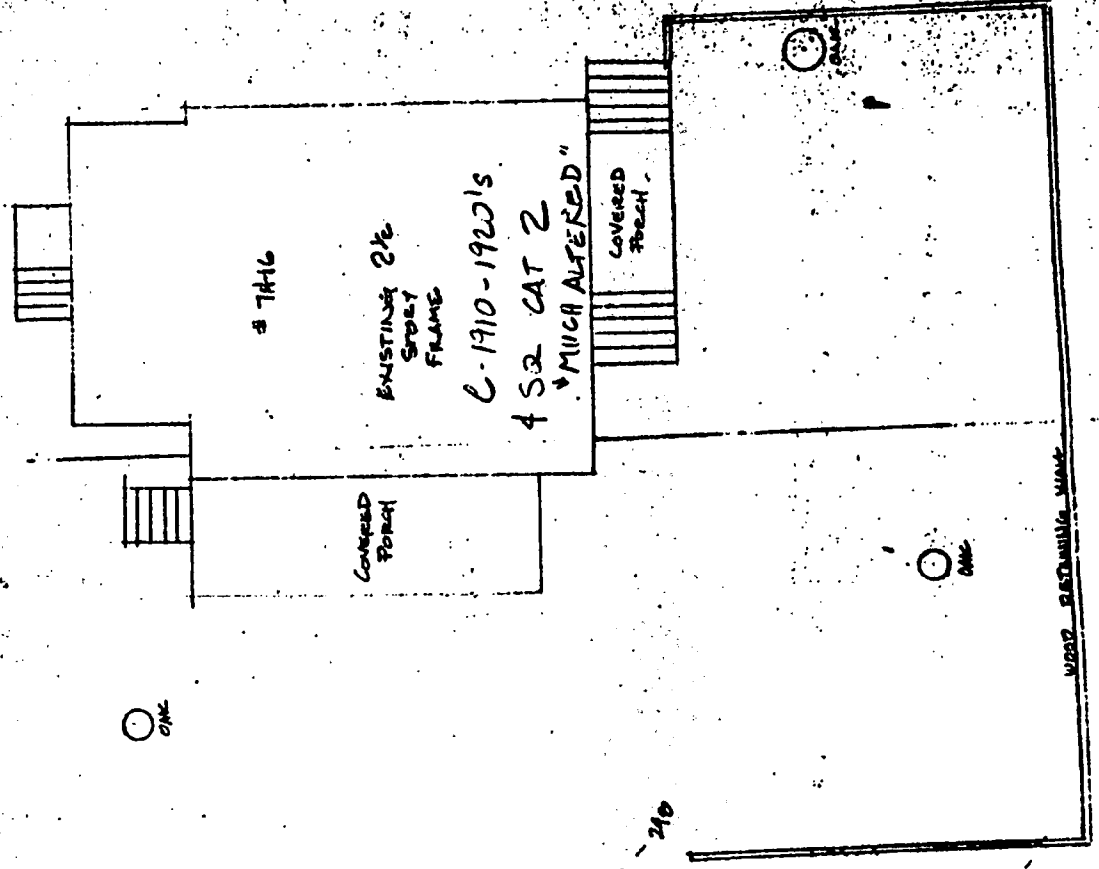
**Lot 17, Baltimore Avenue Looking west.
7408 is to the left; 7416 to the right. The southern
boundary of Lot 16 is in line with the mailbox.
All major trees to remain undisturbed.**



Lot 16

Lot 15

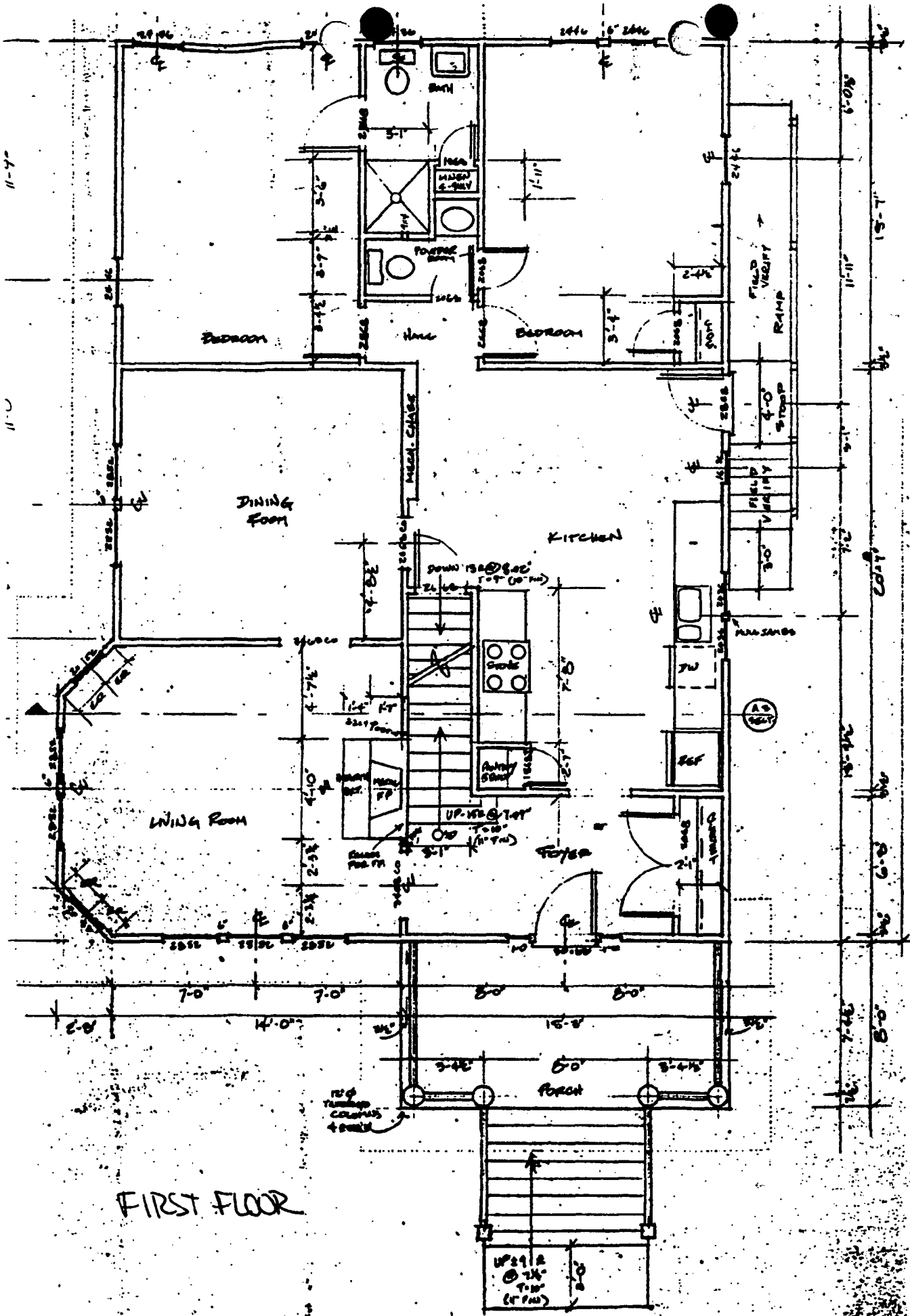
DR
 RFLR
 1 2 3 4 5 6 7
 SI FL AL S B FC



SITE PLAN
1" = 10'

TH
 RESIDENCE FOR
 THE
 TOWN
 ALAN AE
 WASHING
 (S)

23
 24

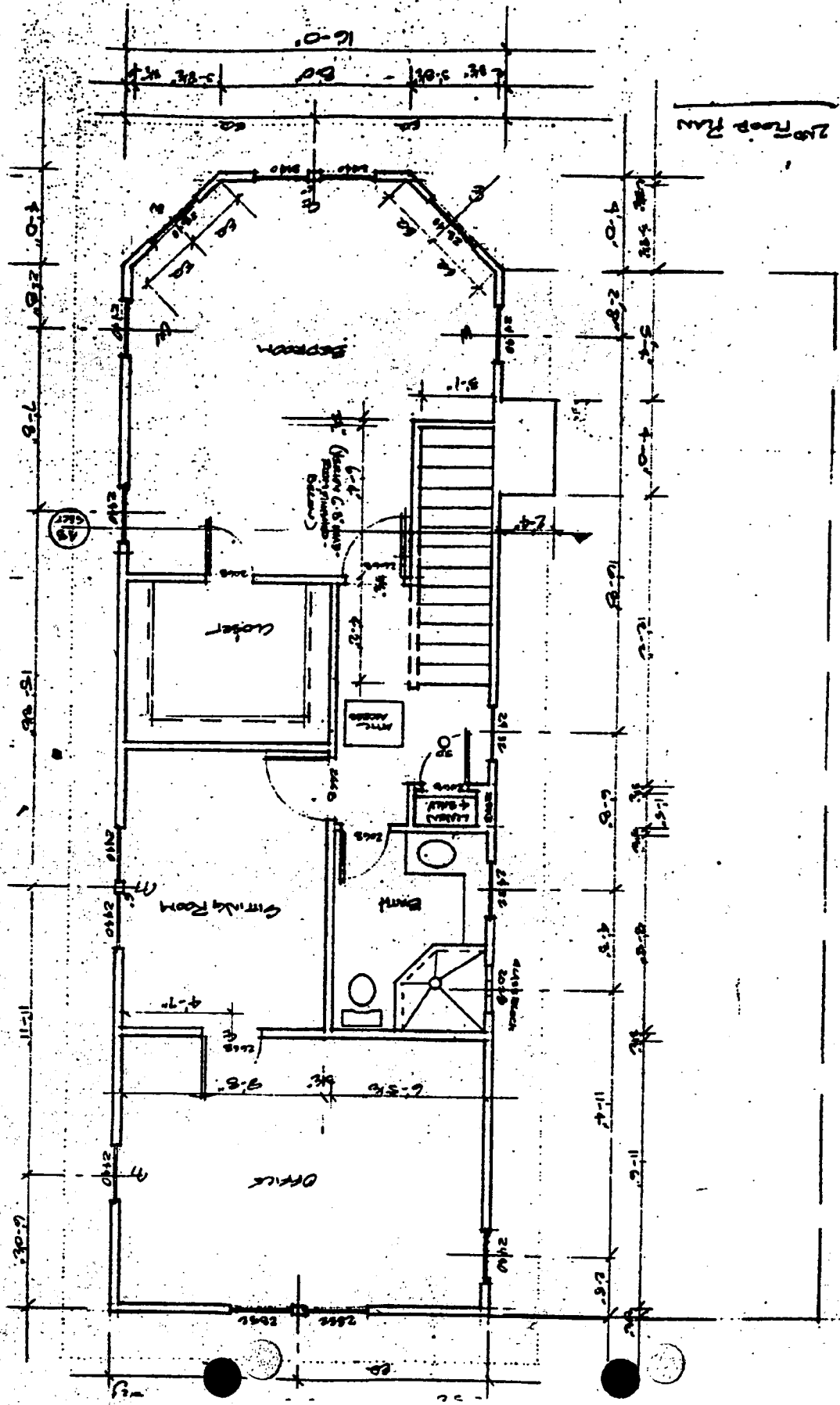


FIRST FLOOR

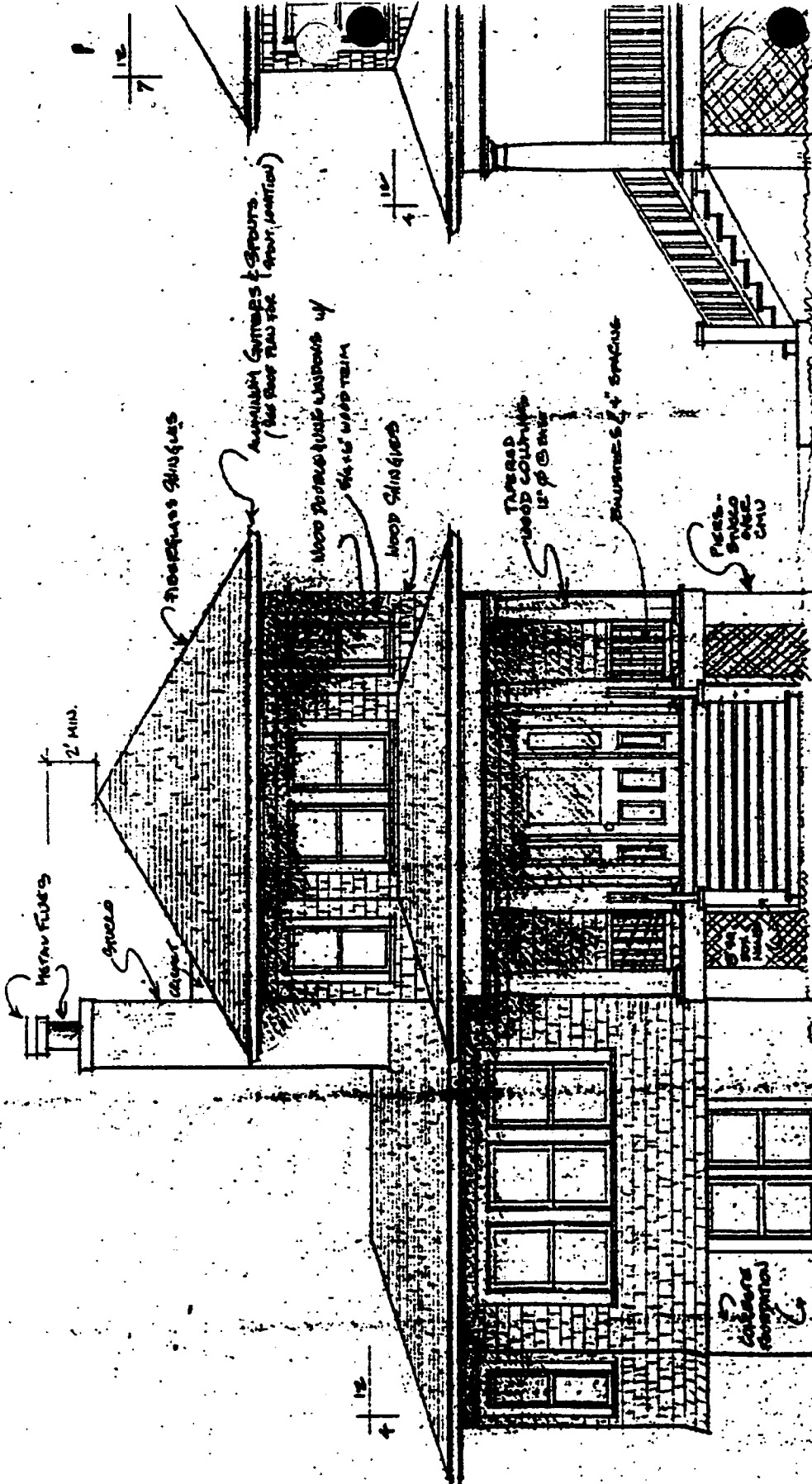
24
FD

RESIDENCE FOR THURMONT & ALAN AREAMS
7410 BALTIMORE AVENUE
TAKOMA PARK - MD 20912

2ND FLOOR PLAN 1/4" = 1'-0"



(25)
(26)



4" = 1'-0"

WOOD JOISTING
WITHOUT 4" SPACING

FRONT

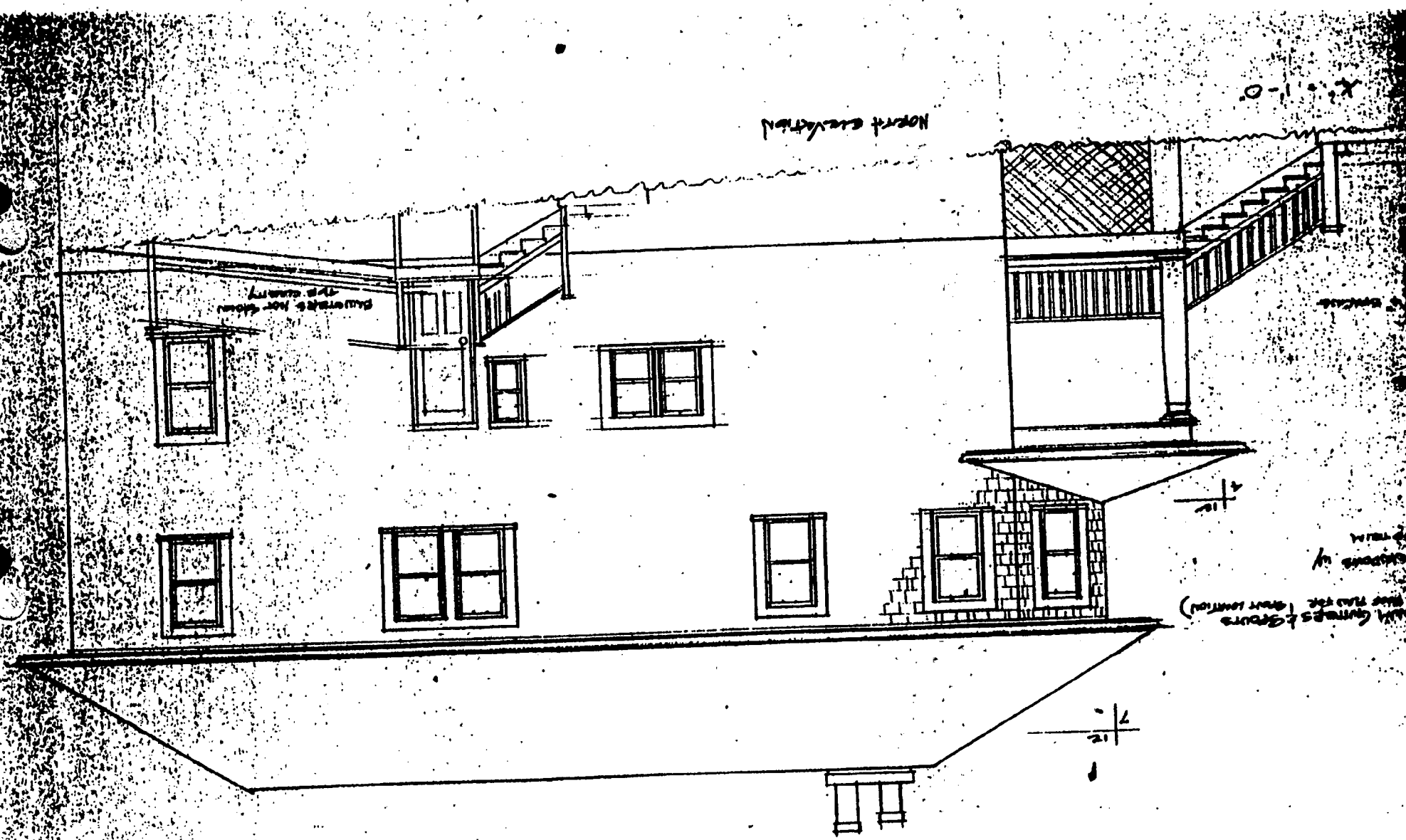
(27) (28)

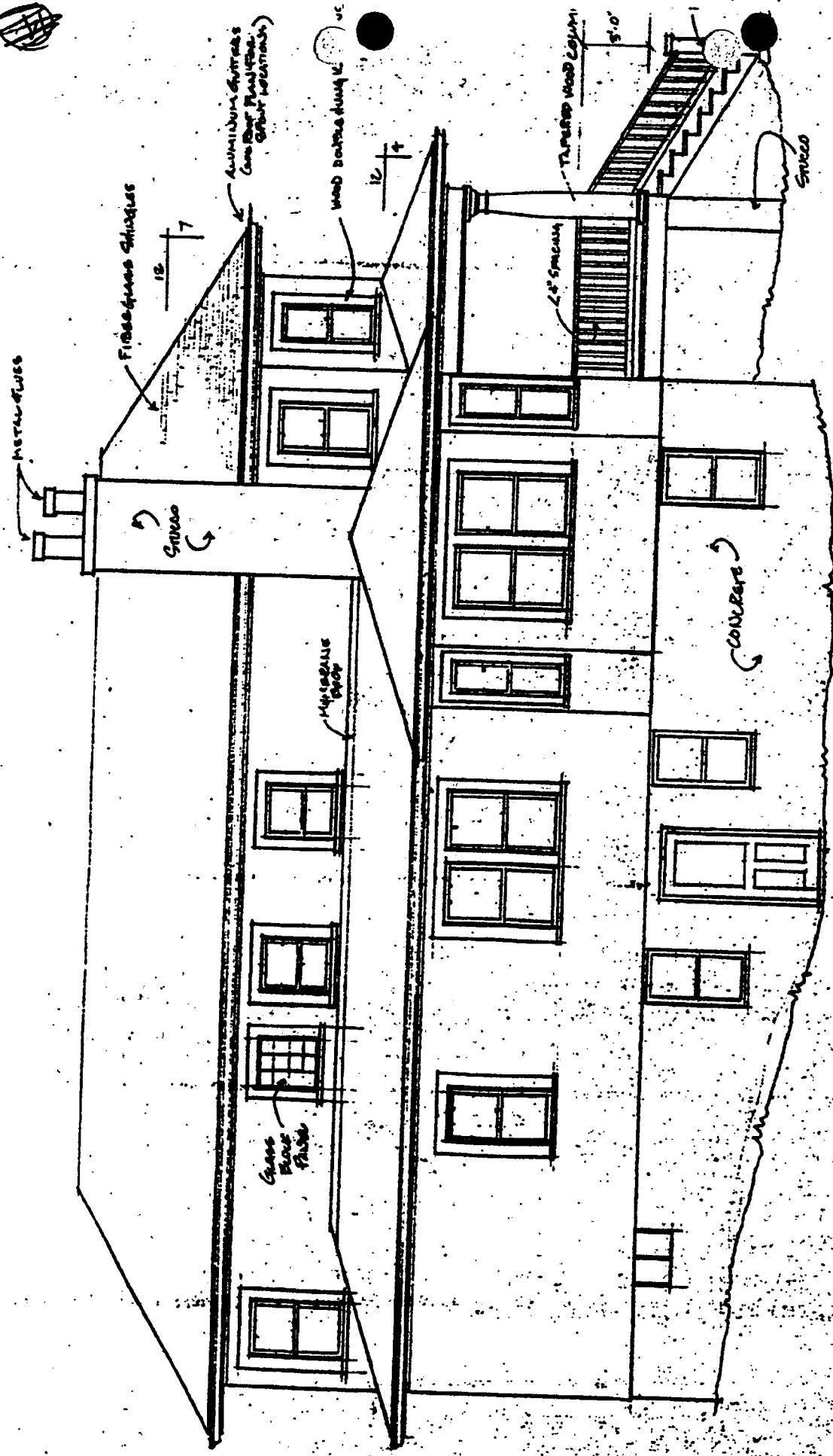
NORTH ELEVATION

0-1-0

Staircase for down

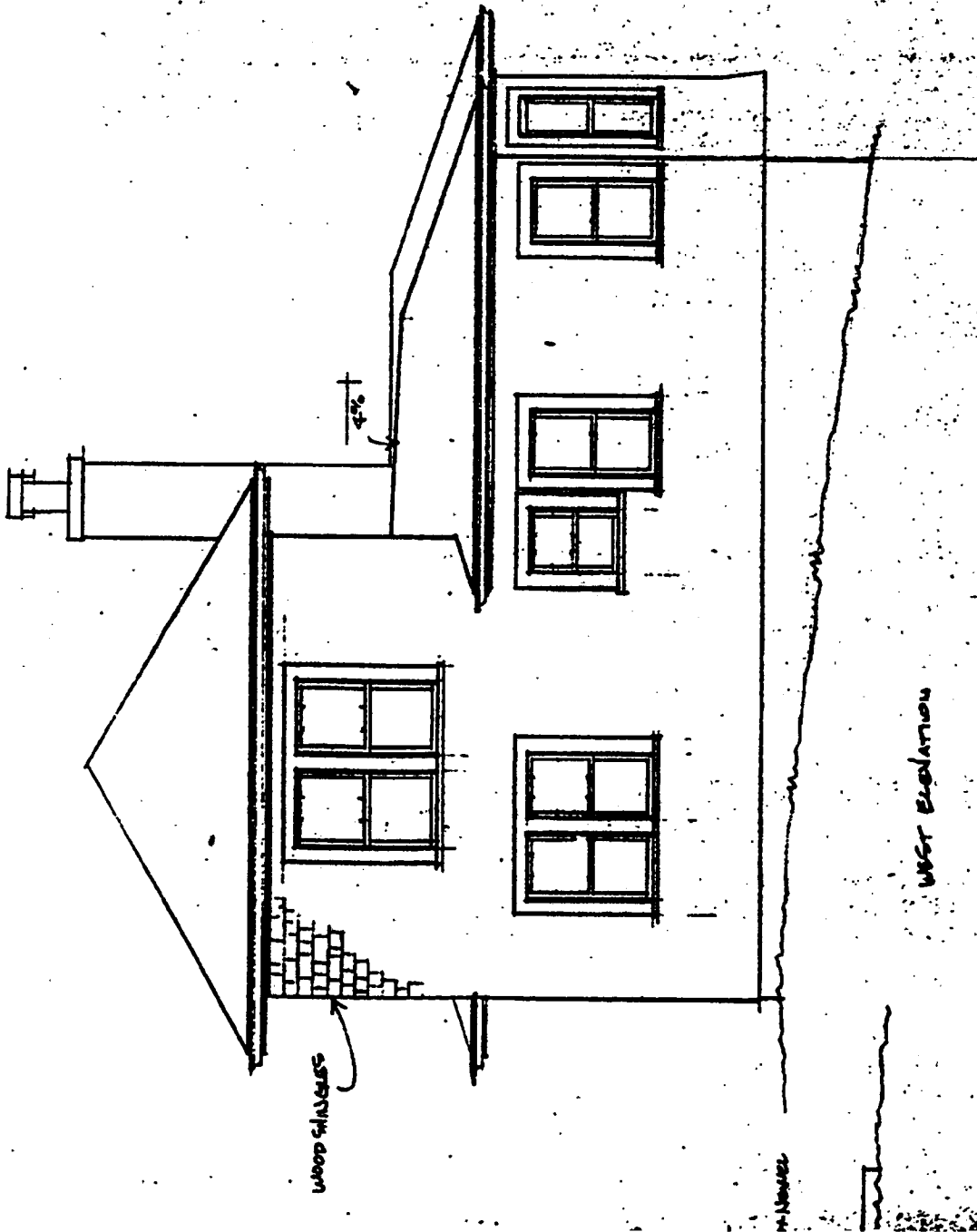
Staircase for up
Staircase for down
(Note: Staircase for down location)





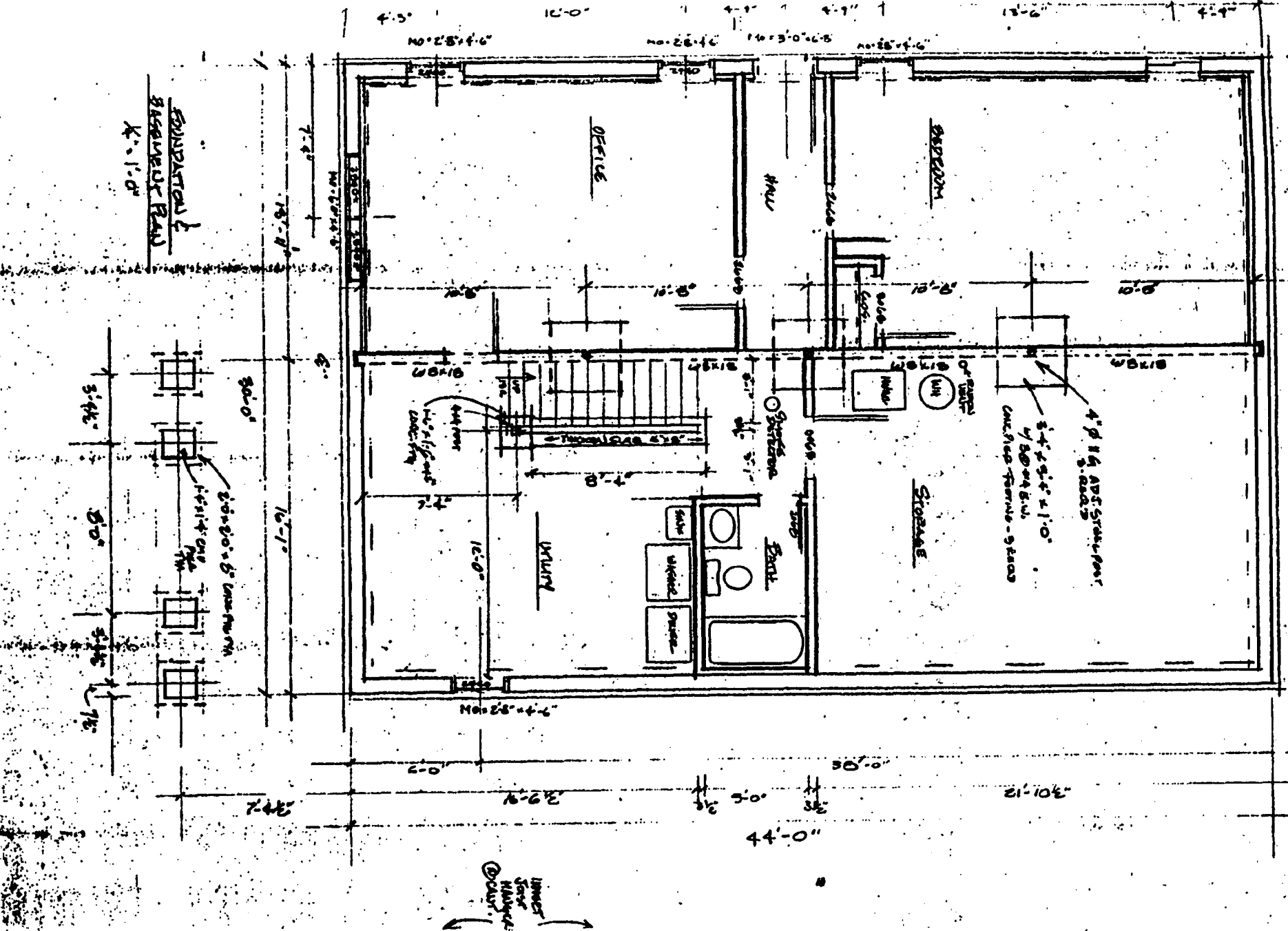
Stucco

157



WEST ELEVATION

29
157



30'-0"

30'-0"

30'-12"

44'-0"

30'-0"

30

LINEAR
SLOPE
HALLWAY
DOWN

30
178

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7410 Baltimore Avenue

Meeting Date: 09/13/95

Resource: Takoma Park Historic District

HAWP: New Construction

Case Number: 37/3-94DD (REVISION OF
APPROVED HAWP)

Tax Credit: None

Public Notice: 8/30/95

Report Date: 09/06/95

Applicant: Alan Abrams

Staff: Patricia Parker

PROPOSAL: New house construction

RECOMMEND: Approval with
conditions

BACKGROUND

This HAWP submission follows a preliminary discussion of this proposal by the HPC to construct a new house at 7410 Baltimore Avenue on June 21, 1995 (Staff Report of June 14, 1995 attached). At that meeting, several changes were suggested to the applicant prior to his submission for HAWP approval. The applicant has made these changes and now comes forward with a revised HAWP application.

The new house would be constructed on an unimproved lot in the Takoma Park Historic District. Adjacent to the subject property are two-story Four Square houses; opposite the property are one and two-story houses.

The property contains a 28" White Oak tree and several other cherry trees. None of these trees will be removed as a result of new construction.

STAFF DISCUSSION

The revisions made to the proposal as reviewed by the Historic Preservation Commission on June 21, 1995 are as follows:

- 1) The driveway in the front yard has been relocated to the opposite side of the site, closer to Lot 16. Lot 16 is unimproved. This revision was made in an effort to fully protect the 28" white oak tree and important tree specimens on the adjacent properties. Staff recommends approval.
- 2) An external chimney was part of the earlier proposal. This chimney has been deleted. The fireplace will be gas with direct venting to the outside.

The location of the fireplace within a proposed bay in the earlier proposal enlarged the footprint and the mass of the house. The re-design of the fireplace to be internal ducting to an outside wall decreases the volume. Staff recommends approval.

(A)

3) Windows at the second floor have been lowered and the height of the frieze board has been increased. This suggestion was by HPC Commissioners during the preliminary discussion of the proposal. The applicant has revised the drawings to reflect this detail. Staff recommends approval.

4) Window trim is now 5" in width.

5) A retaining wall will be constructed at the rear of the house to allow for a reduction in grade on this elevation.

The applicant continues to propose using cedar shingles for cladding. Staff had suggested a material that would give a more fluid appearance (possibly wood clapboard). One Commissioner did not find the applicant's proposal to use cedar shingles problematic and several other Commissioners felt that either material could be used.

Staff now feels that other changes made to the elevations allow the use of a segmented material. Staff does not find the use of cedar to be problematic and recommends approval.

All other details of the proposal remain unchanged. Staff feels that the revised proposal to build a 28' wide by 41'-8" long house with 4' projecting bays at the front and rear should be approved by the HPC.

Although the structure would be a substantial increase in mass within the Takoma Park Historic District and the streetscape in particular, the house, as proposed, would be compatible in scale and massing and could become a comfortable part of the streetscape and an appropriate component within the Takoma Historic District.

Staff feels that the revisions allow for differentiation of the volume on the side and rear elevations. The Takoma Park Guidelines require the HPC in its review to consider issues of rhythm, roof pitch, patterns of height, massing, side and frontyard setbacks along the streetscape. Further the guidelines state that the HPC should consider patterns of open space and the conservation of important tree specimens. The HPC should also consider the quality of materials proposed. During the preliminary consultation, all of these issues were discussed and the applicant was advised to make changes to certain details. The applicant has made these changes.

STAFF RECOMMENDATION

Therefore, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district.

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.

and with the guidelines for review of new construction found in the Takoma Park Guidelines,

and with the following conditions:

(B)

1. Appropriate tree protection measures will be used during construction to protect the white oak tree on the lot and trees on adjacent lots.

2. DEP, Field Services Office, shall be contacted to inspect the project five days prior to commencement of work and within two weeks following completion of work.

(C)

Alan Abrams
808 Aspen Street, NW
Washington, DC 20012
202.291.1425 fax 202.291.6772

August 10, 1995
Ms. Patricia Parker
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910


Re: 7410 Baltimore Avenue/ Case Number: 37/3-94 (Revision of Approved HAWP)

Dear Ms. Parker:

Pursuant to our Preliminary Consultation on June 21, 1995, and our meeting of August 9, 1995, it is requested that this application be considered for a Historic Area Work Permit during the next available agenda of the Commission.

Once again, thank you for your constructive advice at our last meeting.

Sincerely,



Alan Abrams

Alan Abrams
808 Aspen Street NW WDC 20012

THE WHIPPOORWILL
Proposed Dwelling, 7410 Baltimore Avenue, Takoma Park

Scale and Massing: Current Design

The proposed dwelling is sited along a sweeping arc of 5 existing 4-square houses, ranging from approximately 26' wide to 35' wide.

Current design is offset to the minimum side yard setback towards Lot 16 (vacant). Because the house on Lot 17 encroaches on Lot 16, it is likely that Lot 16 will remain vacant.

Massing of front elevation is divided vertically by projecting porch and bay above.

Main block is 28' wide at front elevation. House to left is 26'-5"; house to right is 30'-7", thus subject house is less than the average of the two adjacent houses.

Roof pitch is gentle (7/12) to minimize bulk.

Eave line is dropped 1'-4" below second floor ceiling elevation to diminish mass of main block.

Staff Remarks

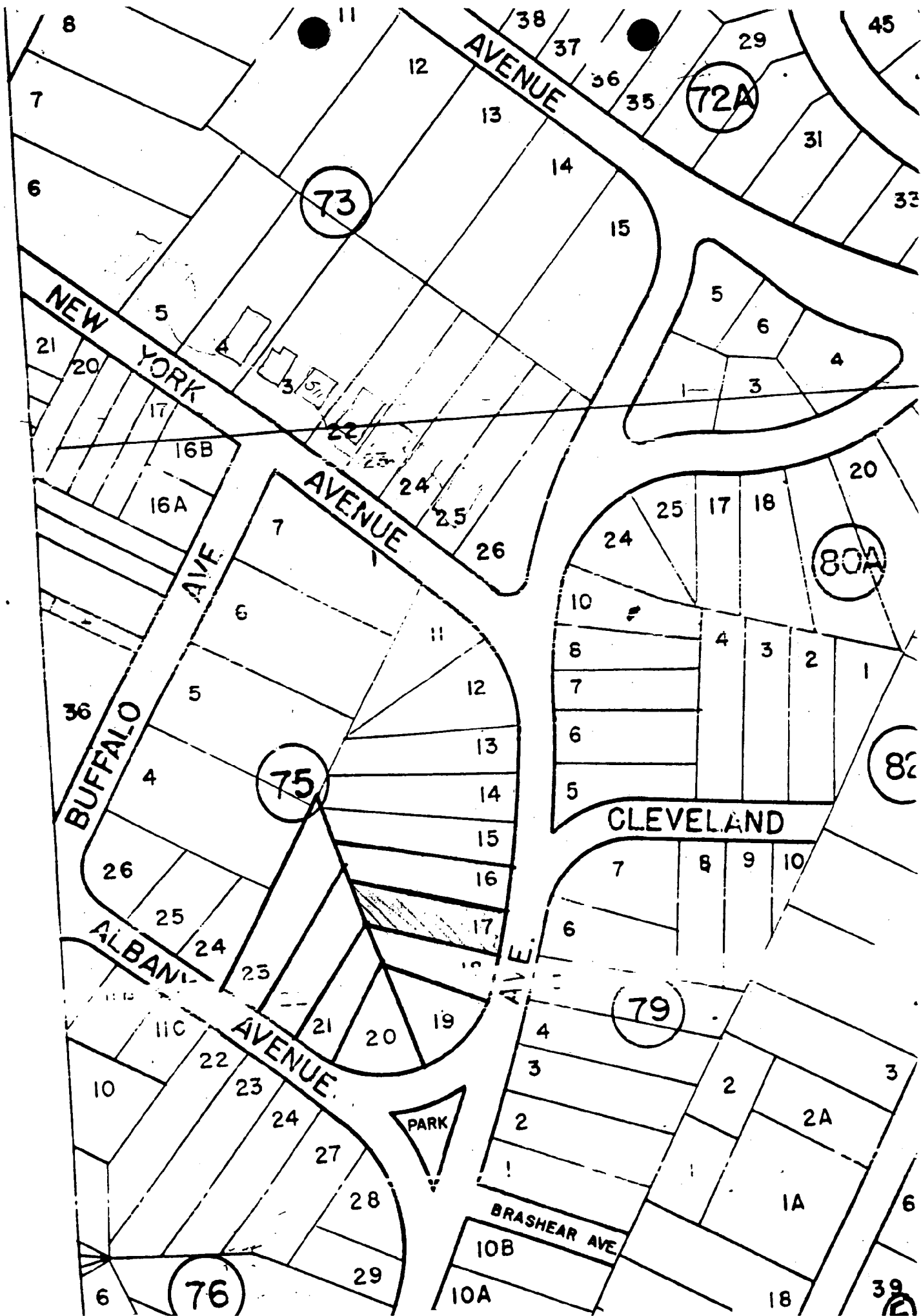
With regard to staff concerns that the proposed design should be reduced in apparent scale, I offer the following suggestions:

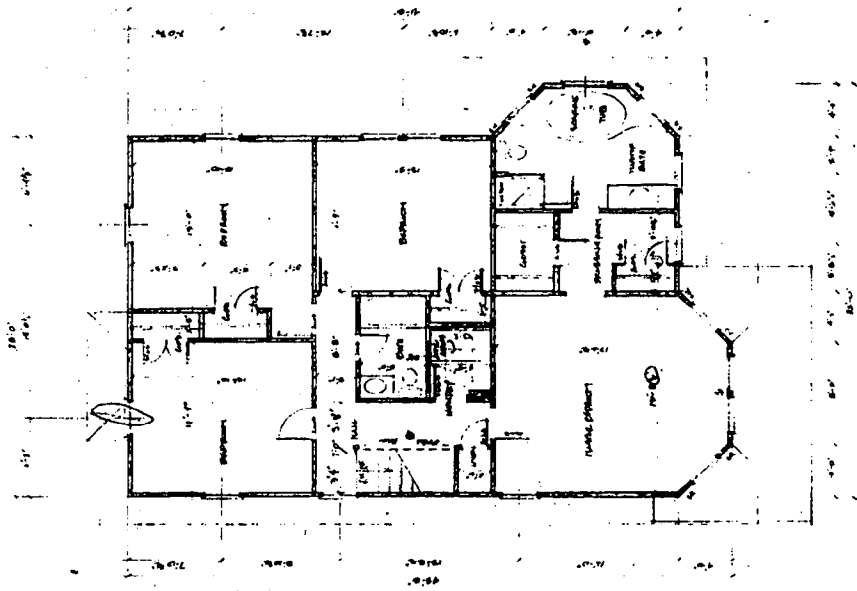
Relocate the projecting chimney to the interior of the house. (EXT. CHIMNEY HAS BEEN ELIMINATED - FIRE PLACE WILL BE GAS/DIRECT VENT)
Lower second floor windows and increase the height of the frieze board. ✓

Widen the window trim to 5", mull double windows 5" vertically. ✓

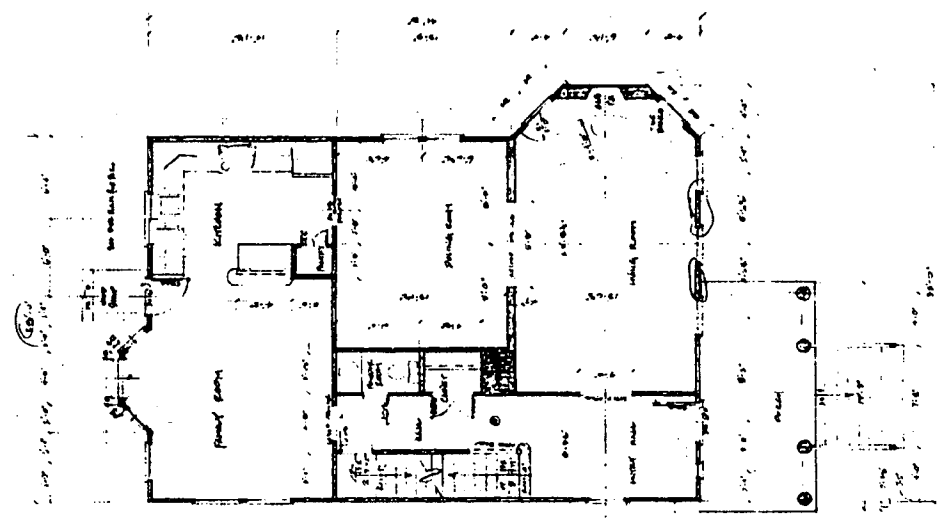
Construct a retaining wall at right rear of house to depress the foundation 8-12" ✓

(ALSO BY MEANS OF REVERSING PLAN)
Staff suggestion to substitute clapboard for shingles is well taken; regardless, it is important that the cladding be uniform. It is still my preference to use cedar shingles.

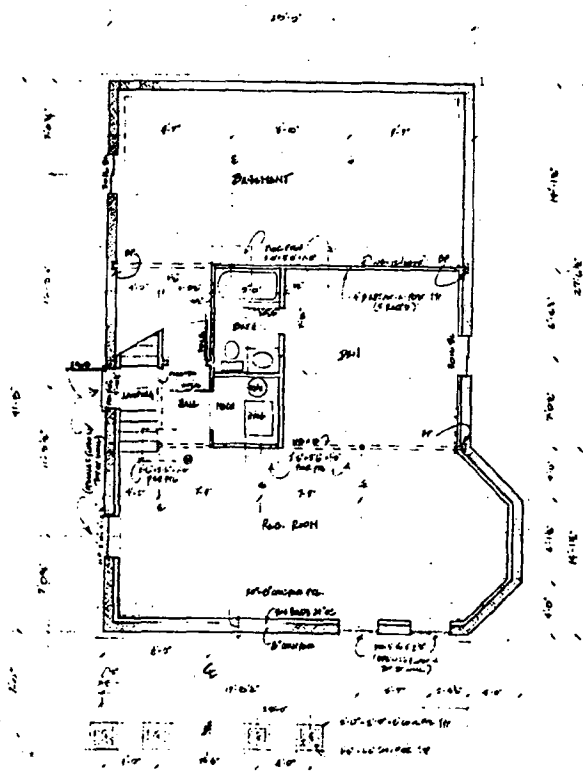




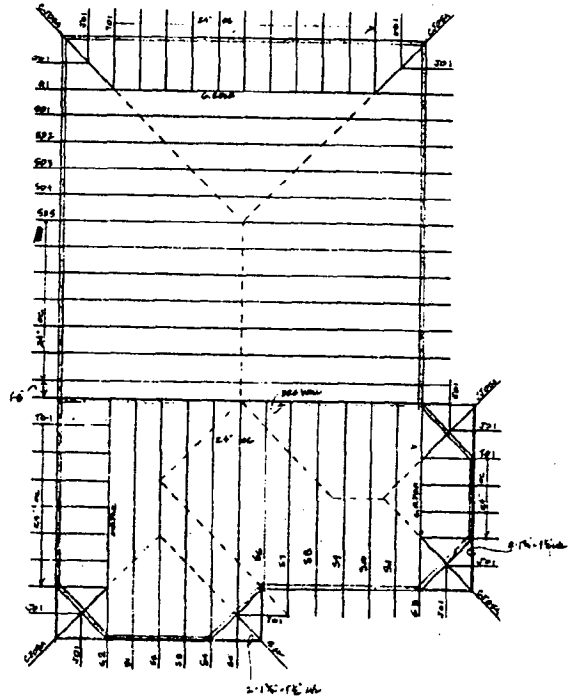
Second Story Plan
X-112



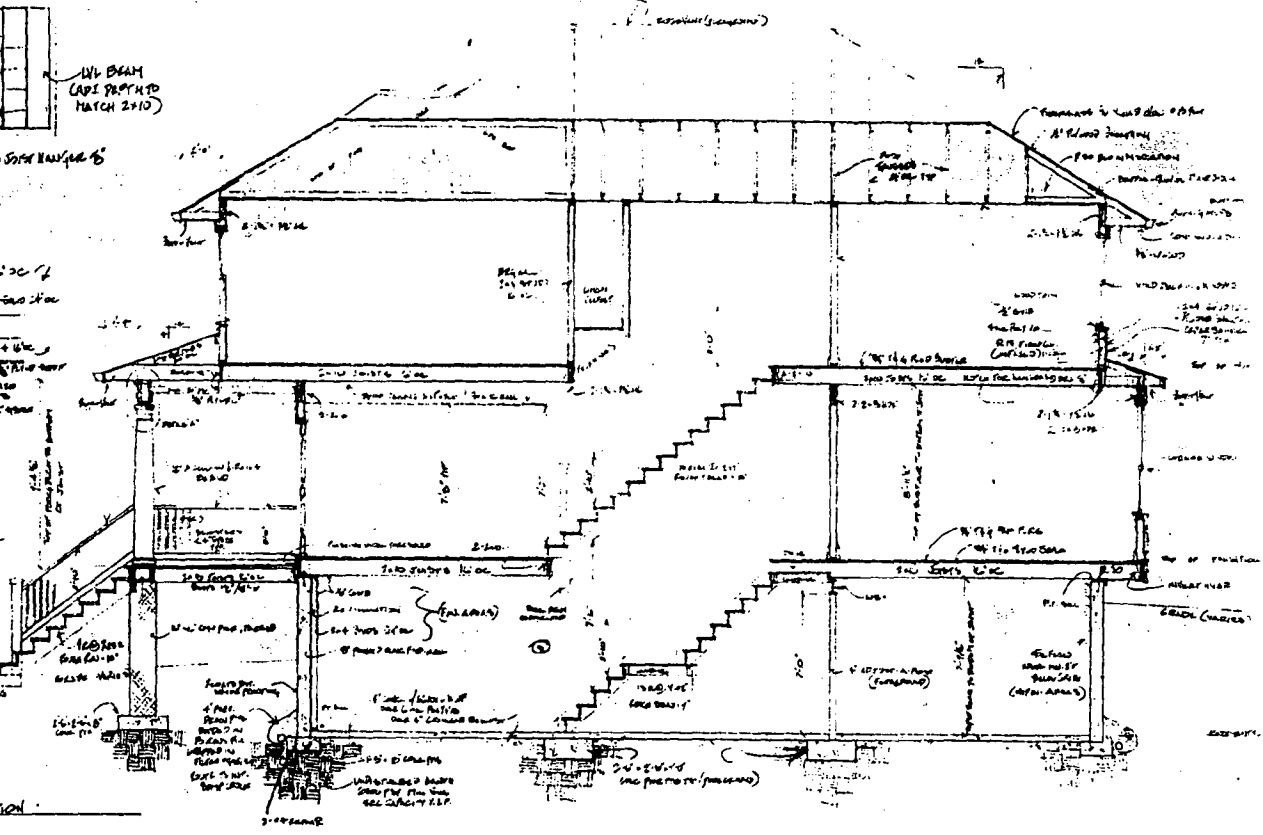
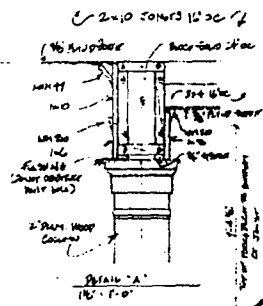
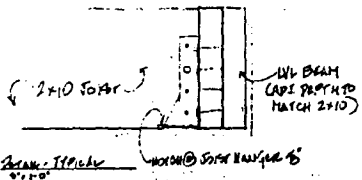
First Story Plan
X-110

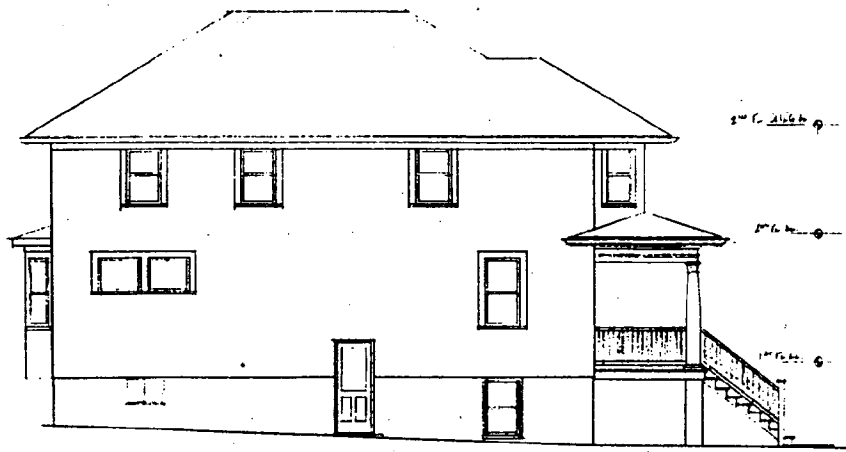


FLOOR PLAN & SECTION PLAN
 4-10

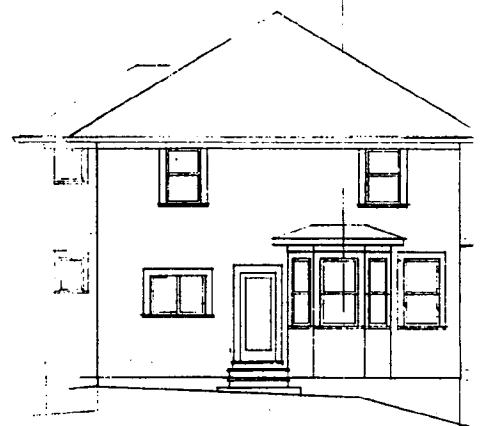


ROOF FRAMING PLAN
 4-10





REAR ELEVATION
1/2" = 1'-0"



FRONT ELEVATION
1/2" = 1'-0"

However, staff does recommend differentiation of the volume on the side elevations. This would serve to decrease the amount of mass. The house, as proposed, will be somewhat large, but may be acceptable if differentiated. The HPC, in the review and approval of other HAWP proposals, has consistently sought to decrease the amount of mass. Thereby, preserving more open space within the historic district.

Staff does feel that the best material for exterior wall surfaces would be to use stucco as presented in the earlier proposal. If the use of stucco is economically prohibitive, staff would suggest the use of horizontal painted wood clapboard. Staff finds the proposal to be fairly traditional in form and scale.

Because this proposal is sited similarly to the earlier submission, there are no further issues of tree or site disturbance. The applicant will keep and protect the 28" White Oak tree in the front yard. In addition to tree protection measures being used during construction, the root system of the tree will be protected through careful flagstone walk construction and by making the porch of light wood construction.

The Takoma Park Guidelines require the HPC in its review of the submission to consider rhythm, roof pitch and patterns of height, massing, sideyard and frontyard setbacks along the streetscape. Further that the HPC should consider patterns of open space, the conservation of important tree specimens and spacing between houses. The HPC should also consider the quality of materials in use for detailing and overall fenestration.

STAFF RECOMMENDATION

Staff is pleased that the applicants have chosen to informally discuss such significant change to an earlier approved HAWP. New construction within a historic district is an extremely important issue.

Staff would recommend that the applicant proceed to HAWP submission with further differentiation of the mass and articulation of form. The applicant should submit dimensioned drawings of sufficient detail including proposed materials.

Alan Abrams
808 Aspen Street, NW
Washington, DC 20012
202.291.1425 fax 202.291.6772

June 7, 1995

Ms. Pat Parker
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7410 Baltimore Avenue, Takoma Park, MD

Dear Ms. Parker:

As discussed in the field yesterday afternoon, this is to request that our revised proposal be submitted to the Commission for preliminary comments and discussion during the public hearing of June 20, 1995.

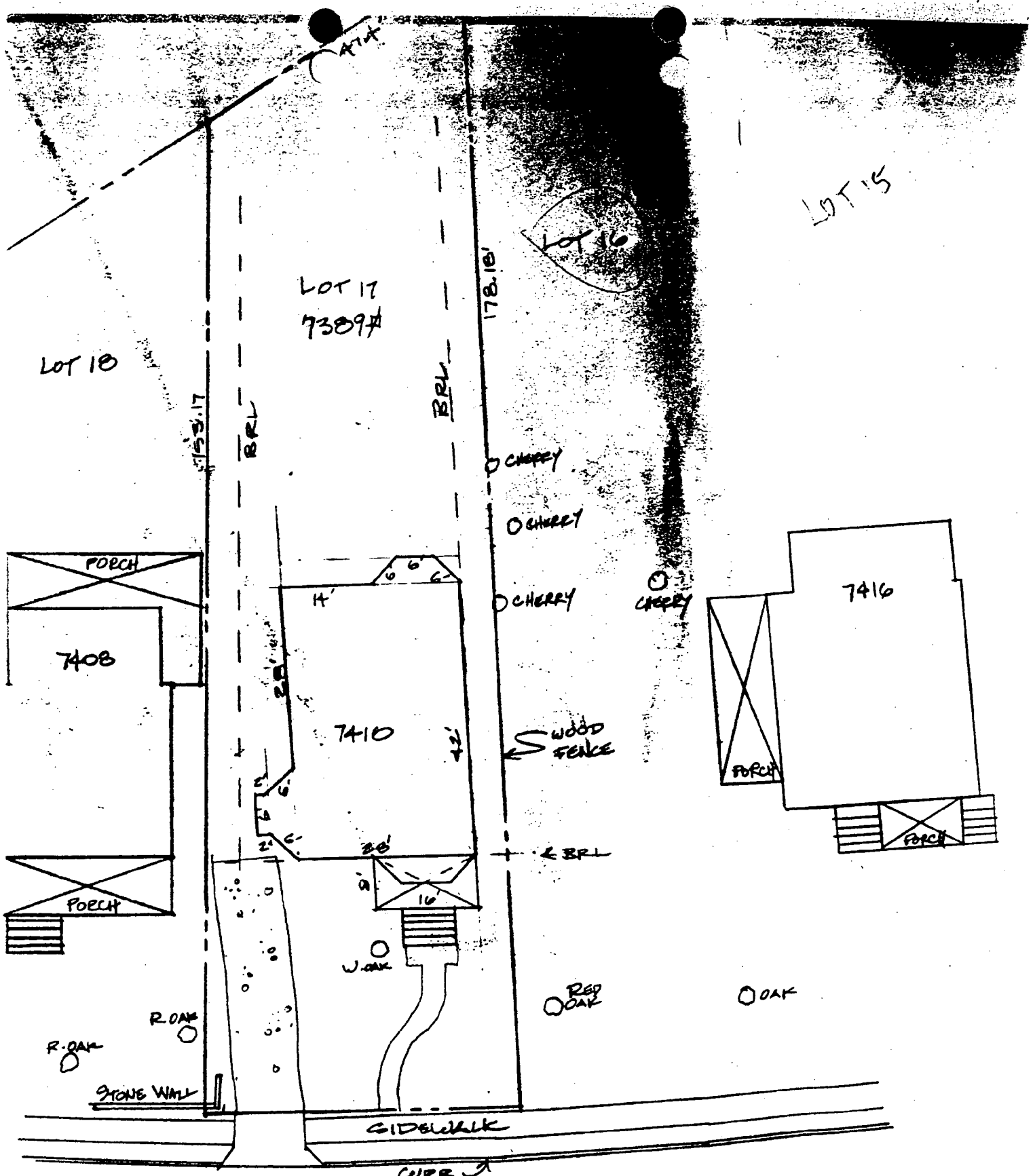
Sincerely,



Alan Abrams

Pat: Thanks for your
helpful comments

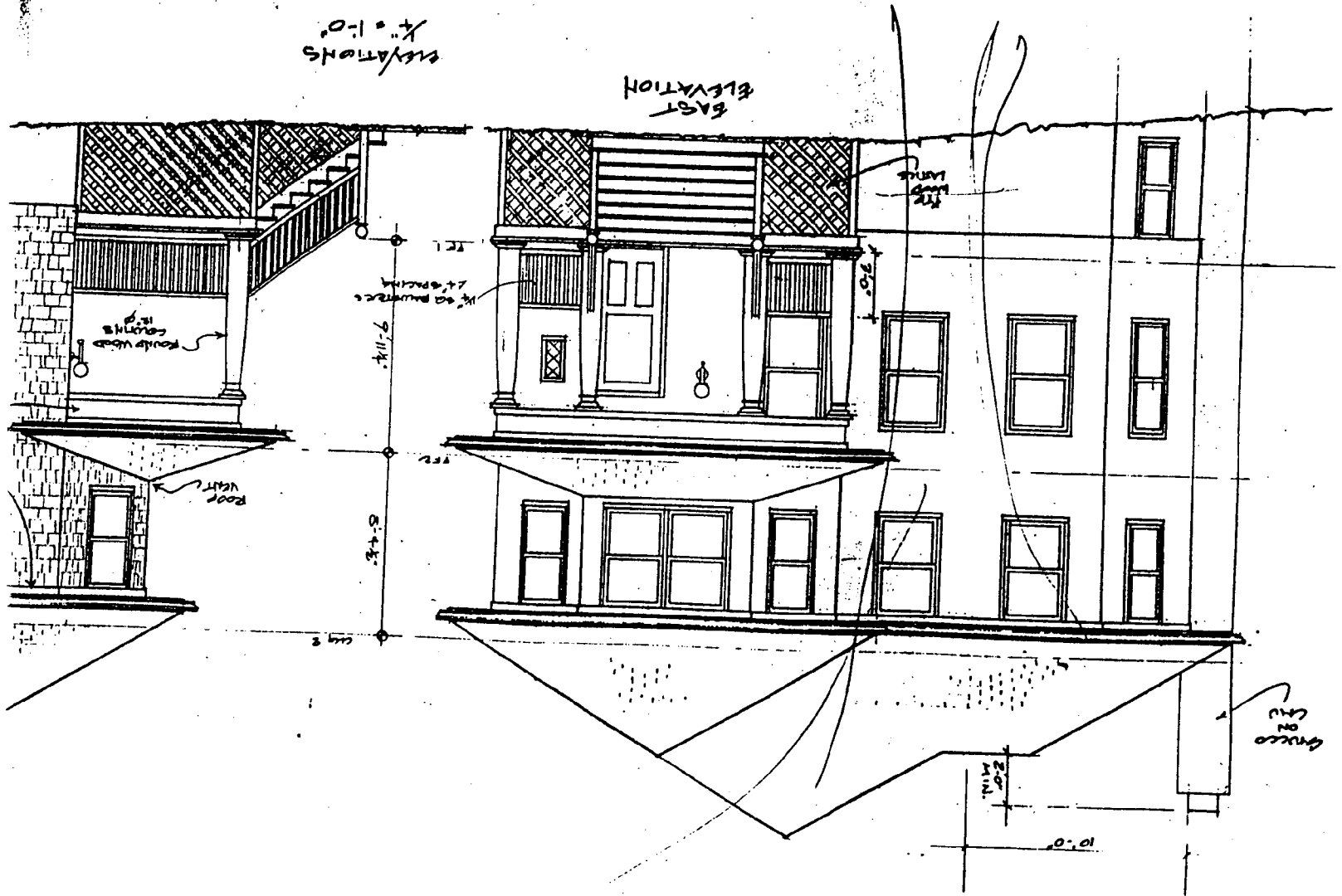
AA

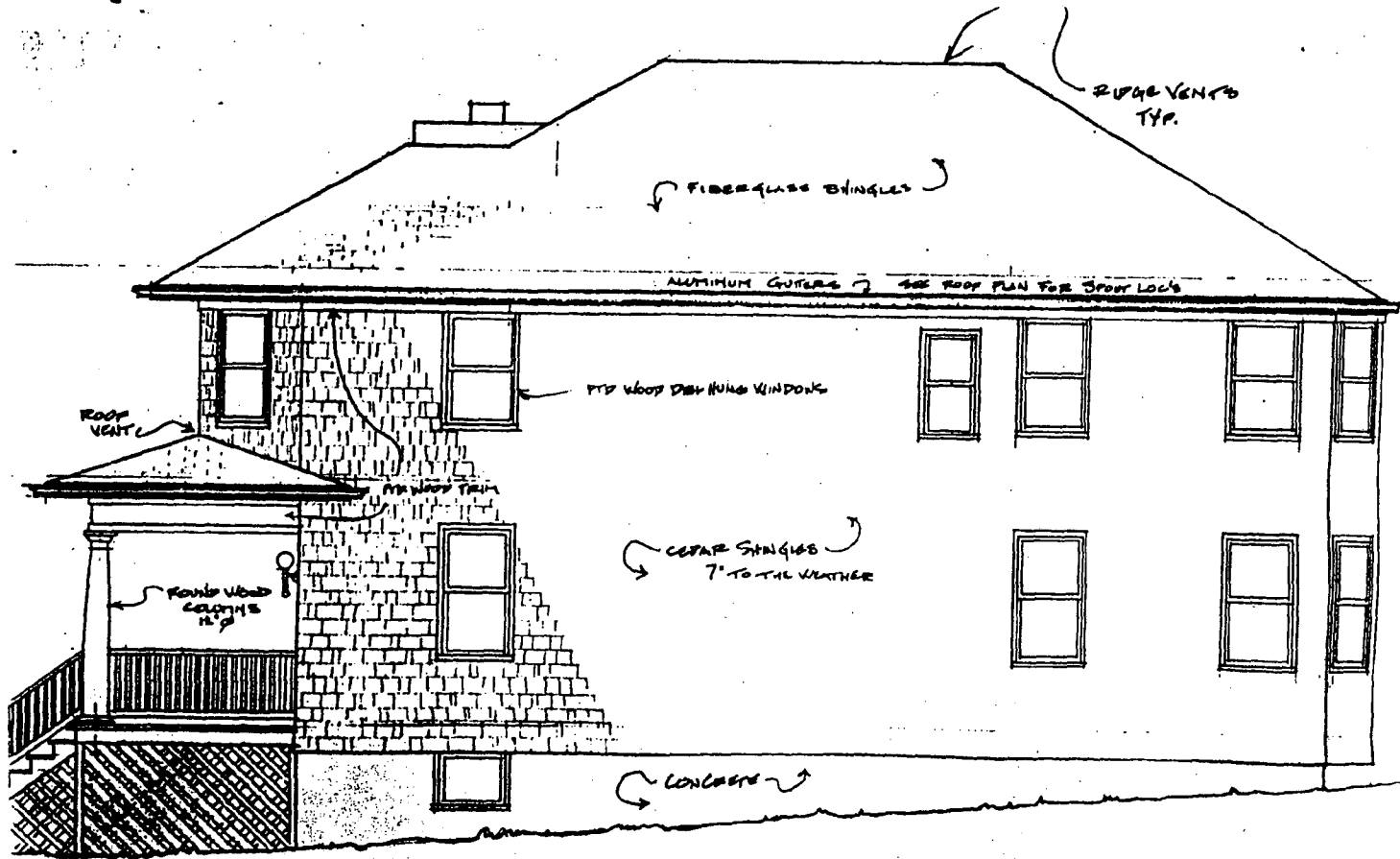


BALTIMORE

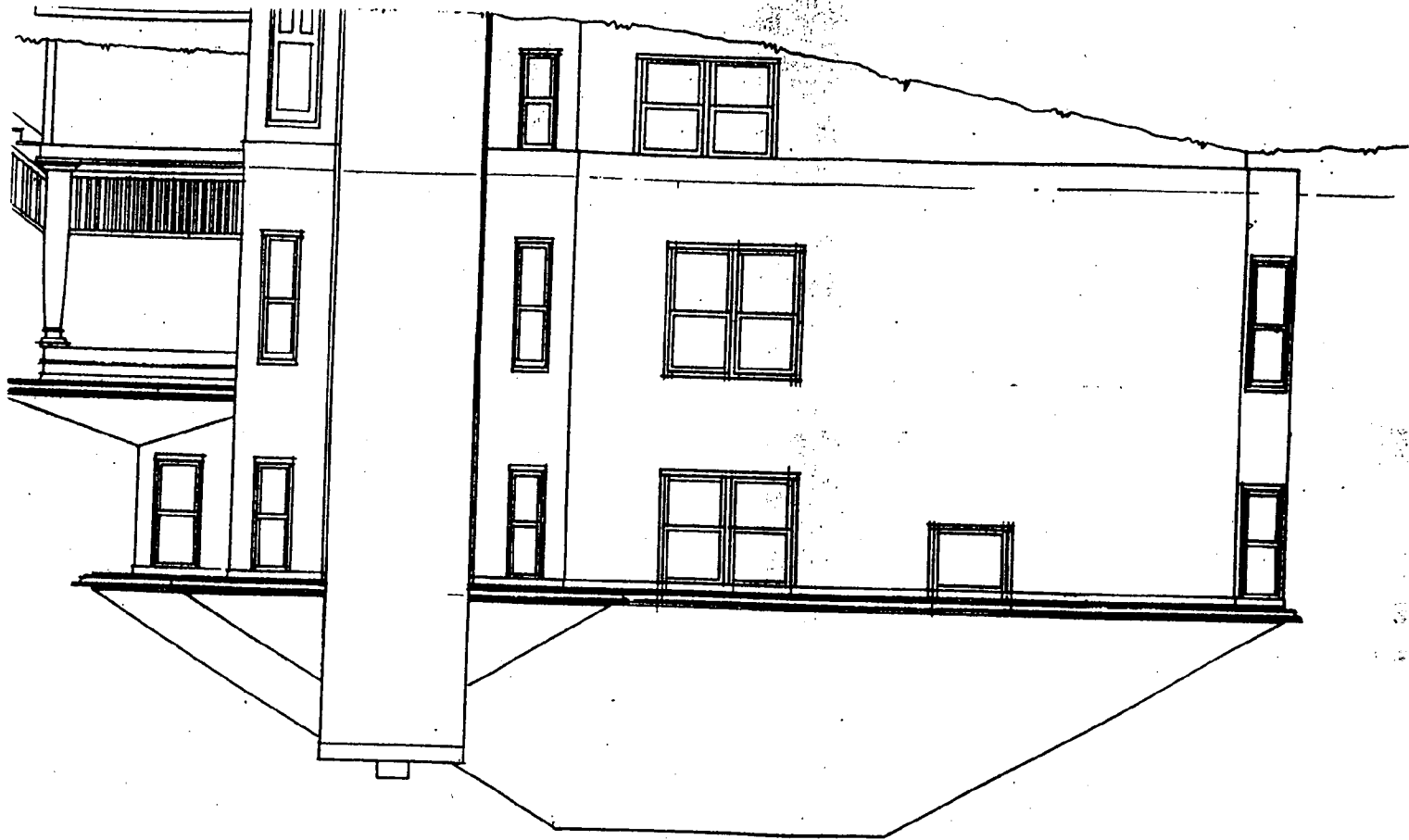
THE WHIPPOORWILL
 SITE DEVELOPMENT PLAN
 1" = 20'
 ALAN ABRAMS ARCHITECT

AVENUE

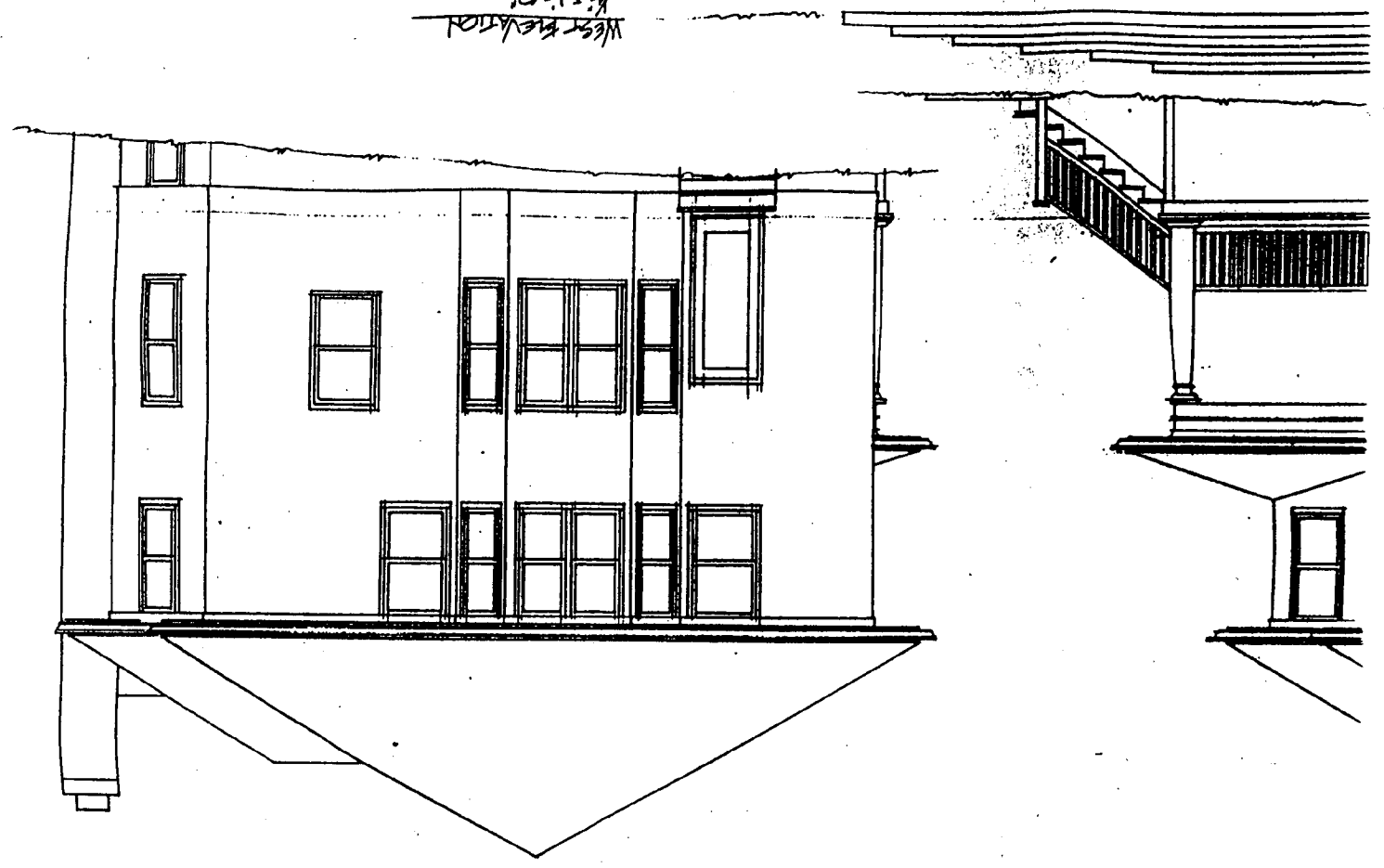


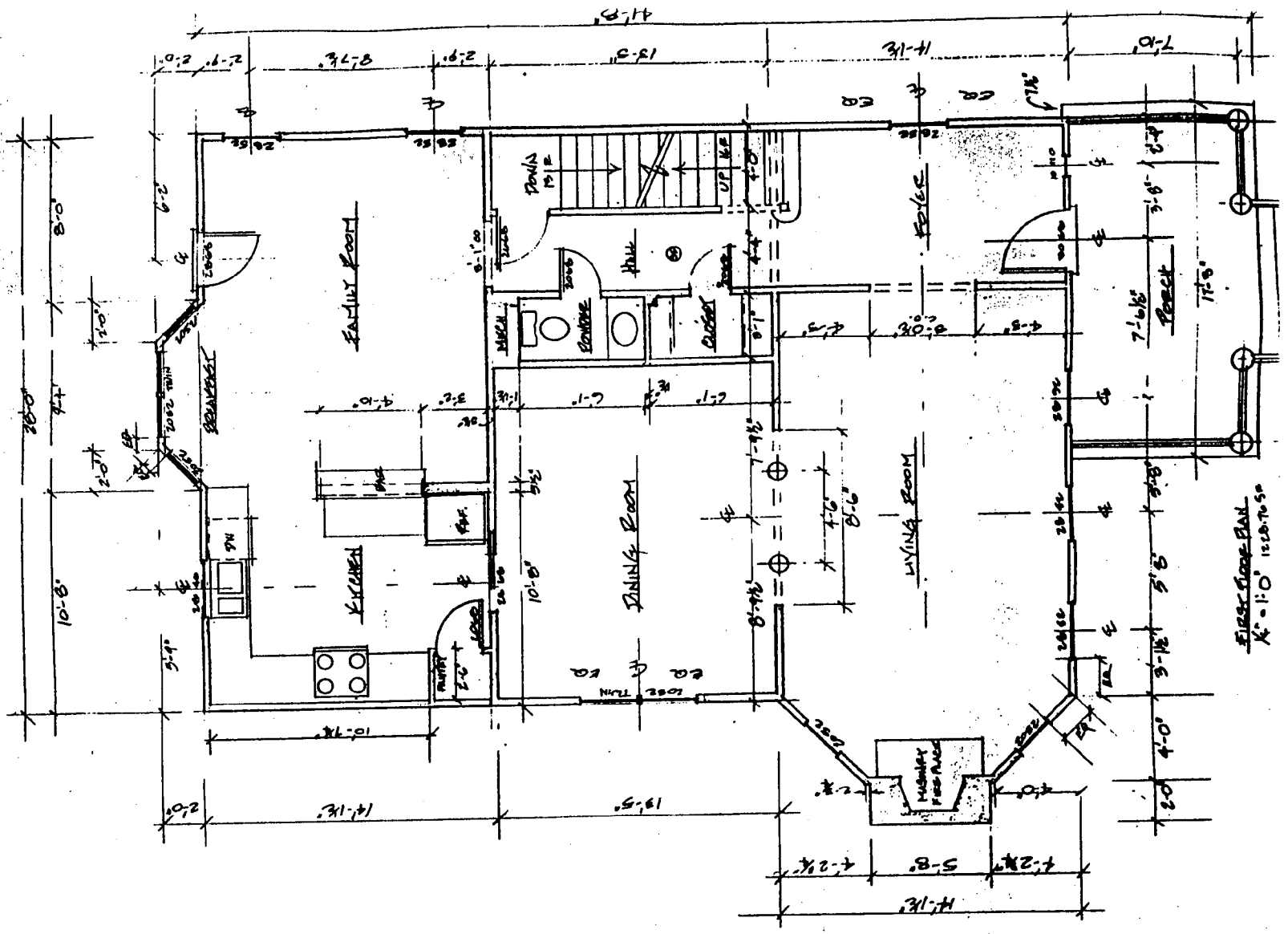


NORTH ELEVATION

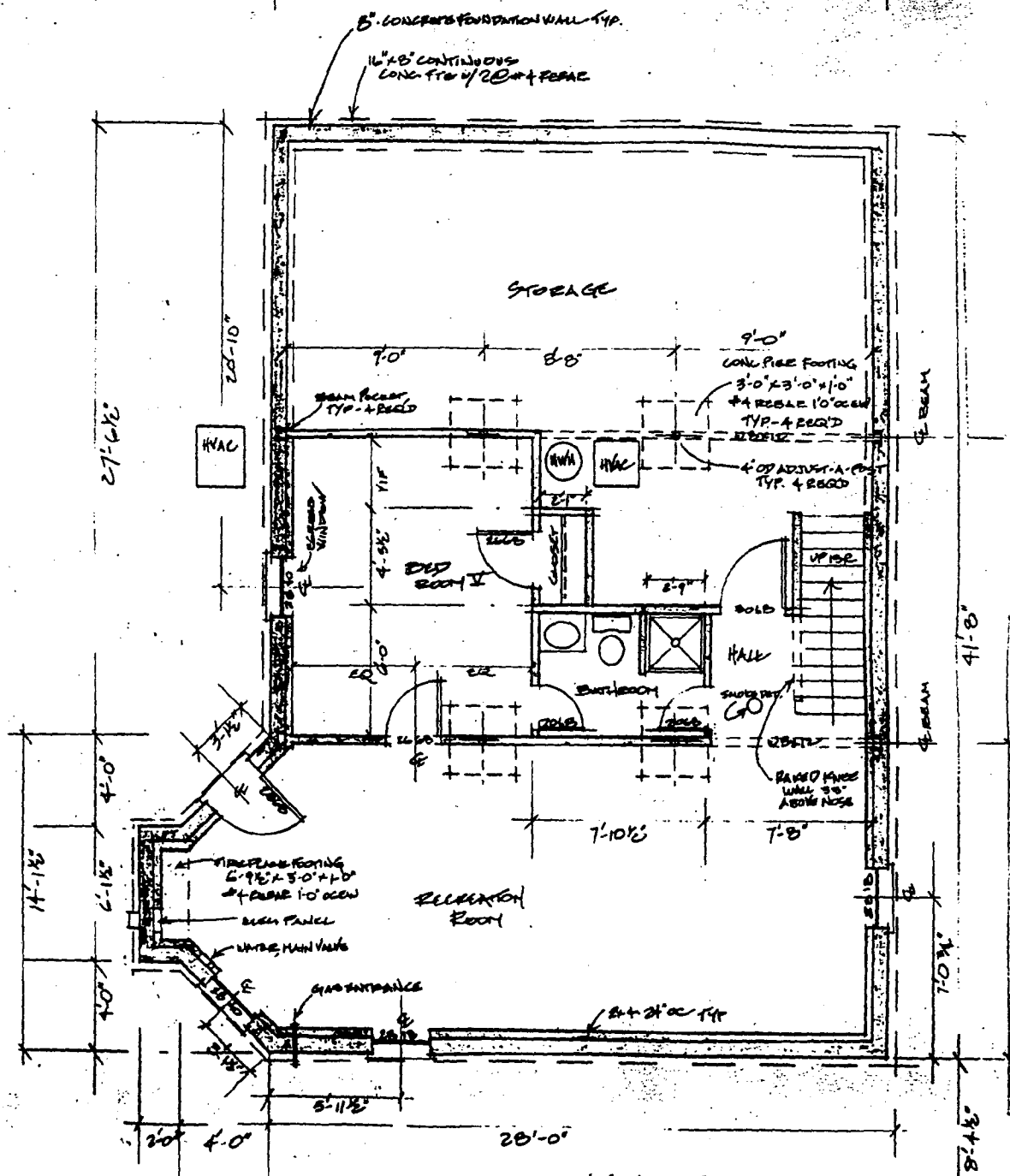


West Elevation
K=1.0'

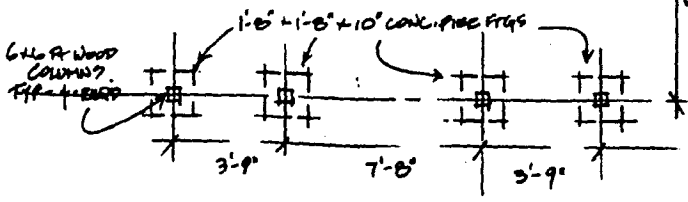


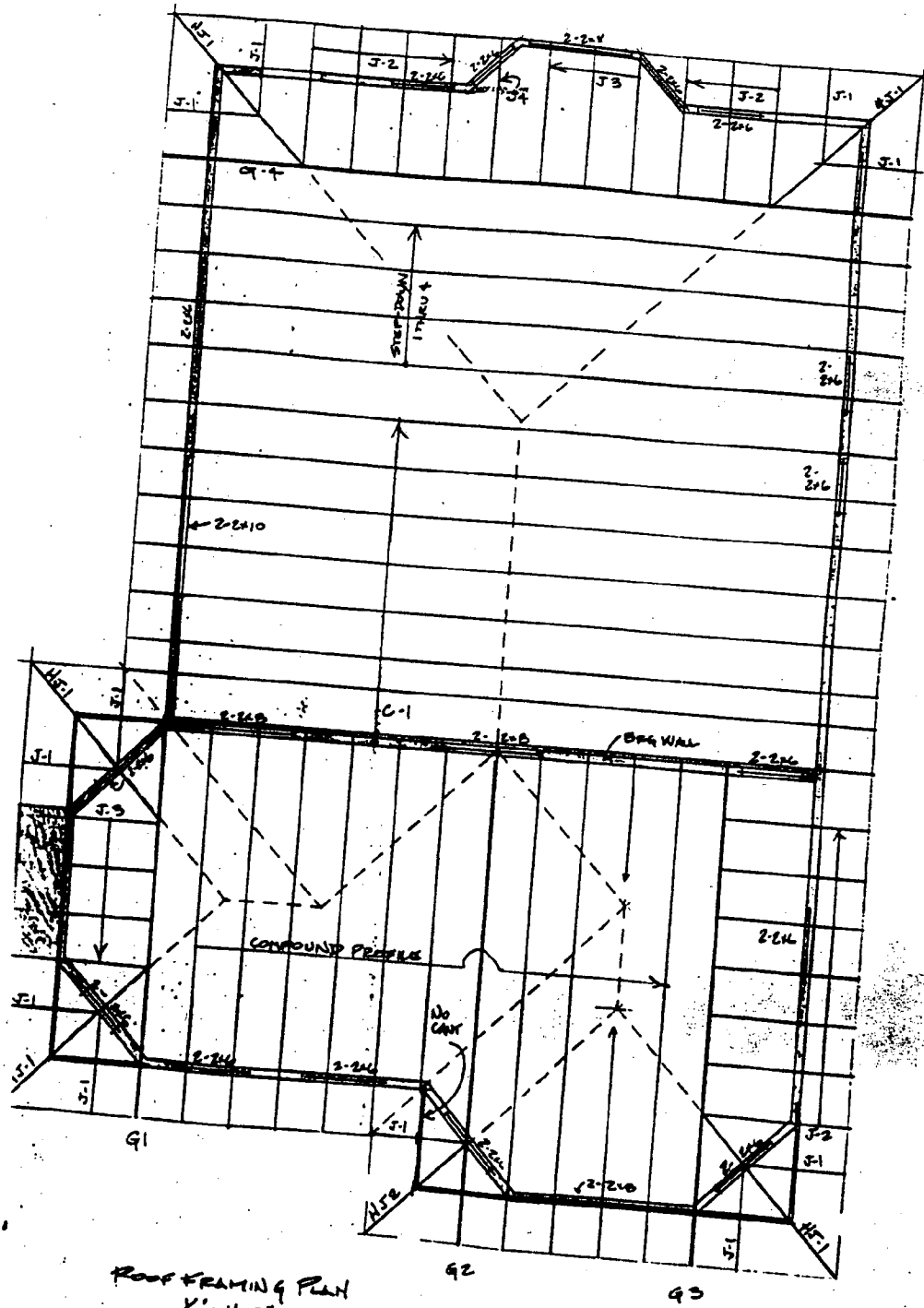


FLOOR PLAN
15.10.75

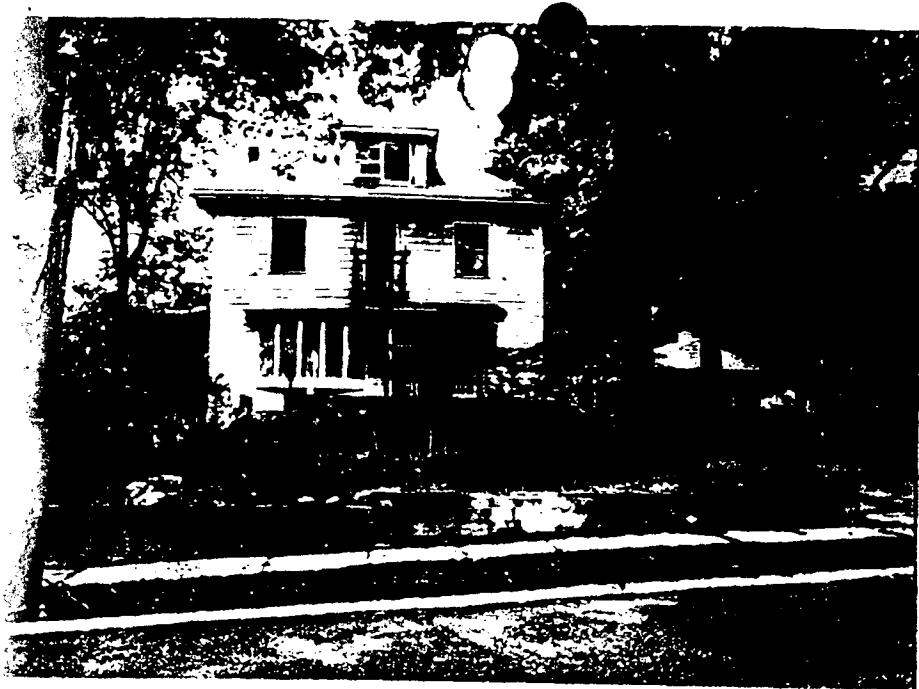


FOUNDATION
 &
 BASEMENT PLAN
 X = 1/8"





ROOF FRAMING PLAN
 1/4" = 1'-0"



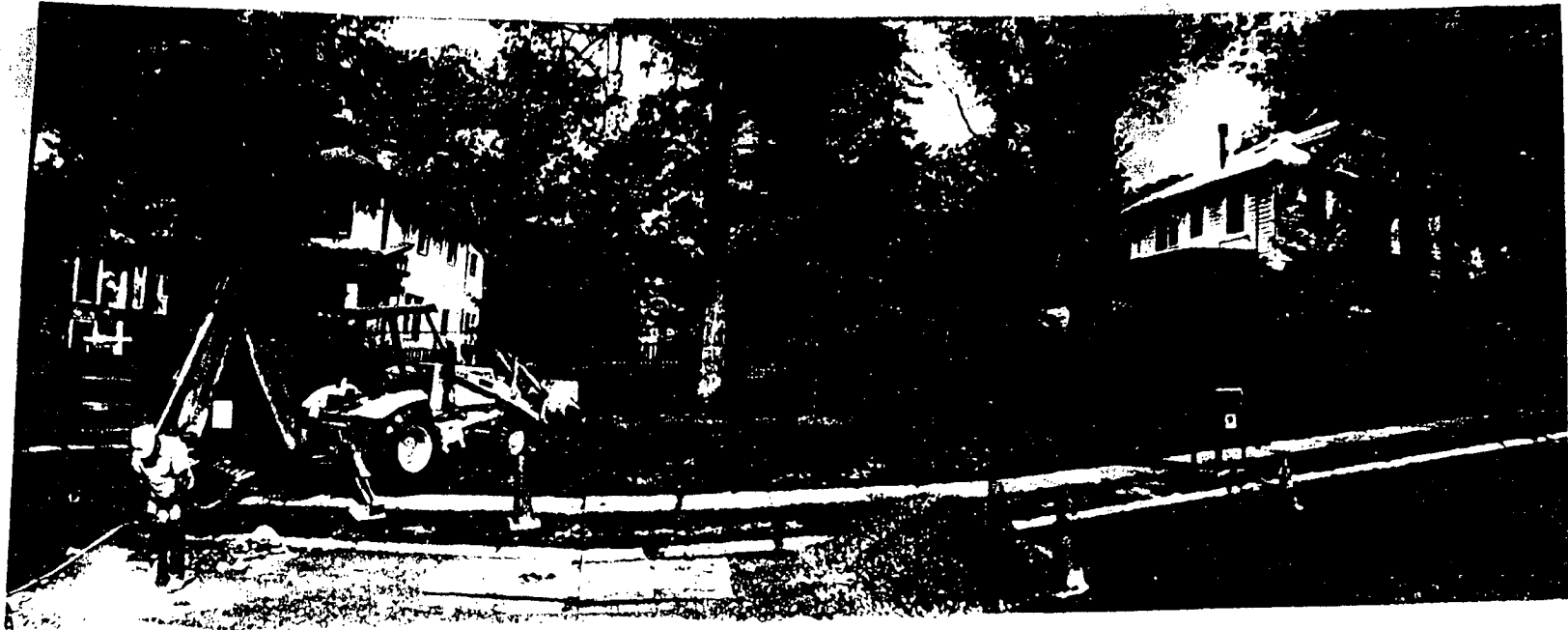
7416 Baltimore Avenue
Looking west.



7408 Baltimore Avenue
Looking to the west-north-
west. Lot 17 is to the right,
in the right center of the
photograph.



7411 (left) & 7409 (right)
Baltimore Avenue
Looking east, viewed from



Lot 17, Baltimore Avenue Looking west.
7408 is to the left; 7416 to the right. The southern
boundary of Lot 16 is in line with the mailbox.
All major trees to remain undisturbed.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7410 Baltimore Avenue Meeting Date: 8/17/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94DD Tax Credit: No
Public Notice: 8/3/94 Report Date: 8/10/94
Applicant: Alan Abrams & Lynne Motley Staff: Nancy Witherell
PROPOSAL: New house construction RECOMMEND: Approve

The applicants propose constructing a new home on a lot now used as a side garden. The houses on either side are two-story Four Square houses. Across the street are one- and two-story houses. The yard has one large tree at the front, a healthy 28" White Oak tree in the front yard that would be retained. A cluster of large cherry trees straddling the side yard line behind the proposed house would not be disturbed. Smaller ornamental trees will be relocated on this lot or adjacent lots.

The proposed house is a Craftsman-style house, two stories in height and narrow in width, with a one-story side wing. Please note that the house will be surfaced with stucco (the applicant will bring revised drawings to the meeting). All other details are unchanged. Wooden sash windows will be used. The house is aligned with the adjacent houses and will have a front porch as they do. A concrete driveway and curb cut will be made at the far left of the lot. (Concrete driveways are typical for the neighborhood.) The house meets sideyard setbacks on both sides. (The stoop and ramp on the north side are allowed to fall within the setback.)

In order to spare the White Oak, the front path will be flagstone laid on grade and the front porch will be of light construction, wood with piers. A line marking the limit of disturbance is shown on the site plan. Mr. Abrams has experience with new house construction on wooded lots and his intention is to treat the tree so that it will survive.

The house has a one-story section on the left side with a projecting bay. The house is fairly traditional in form and scale, and would be compatible with the character of the historic housing stock in the immediate neighborhood as well as with the historic district as a whole.

The guidelines for review of new construction in the Takoma Park Historic District require the Commission to review the project as

it would affect the character of the adjacent historic properties and the streetscape. Some of the character-defining elements referred to in the amendment include:

- o rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch
- o patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.
- o covered porches on the front or main facades
- o patterns of openings in facades, especially doors and windows, which provide a sense of residential scale and rhythm along the street
- o high degree of building craftsmanship, as expressed in detailing and use of materials
- o orientation of driveways and parking areas to the rear and side of buildings

It is the staff's judgment that the applicants' proposed home is well designed for this particular site among other historic houses and for the street. The curb cut and driveway at the left side of the lot are not intrusive and the general character of the street is one of mature trees both near the sidewalk and in the front and side yards. The use of stucco is consistent with other houses in the area. The house is sited, and measures will be taken, to preserve the White Oak tree in the front yard.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

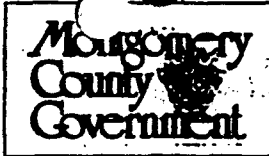
The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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.

and with the guidelines for the review of new construction found in the amendment designating the Takoma Park Historic District.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



Historic Preservation Commission

37 Monroe Street, Suite 1004, Rockville, Maryland 20850

250 Huges Rd Dist (DEP) 217-885 6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT #
NAME OF PROPERTY OWNER ALAN ABRAMS & LYNN MOTLEY
ADDRESS 309 ASPEN ST NW WASHINGTON DC 20012
CONTRACTOR ALAN ABRAMS RESIDENTIAL CONSTR. INC
PLANS PREPARED BY ALAN ABRAMS
REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE
Home Number 7410 Street BALTIMORE AVENUE
Town/City TAKOMA PARK Election District 13
Nearest Cross Street ALBANY AVE
Lot 17 Block 75 Subdivision TAKOMA PARK LAND TRUST CO'S SUBDIV. OF TAKOMA PARK

1A. TYPE OF PERMIT ACTION: (circle one)
Extend/Add Alter/Restore Repair
Wreck/Rebuild Move Install Revocable Revision
Circle One: A/C Slab Room Addition
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other HOUSE
1B. CONSTRUCTION COSTS ESTIMATE \$ 190,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PECO
1E. IS THIS PROPERTY A HISTORICAL SITE? NO

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
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/encroachment (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.

Signature of owner or authorized agent (agent must have signature notarized on back) Date 7-7-94

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

(B)

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:

VACANT LOT - FENCED w/ 2 MATURE TREES -
HAS BEEN USED AS A GARDEN.

TO THE SOUTH, ON ADJ LOT, IS A TEEN'S 4-SQUARE.

TO THE NORTH, THE ADJ LOT IS SUBSTANTIALLY VACANT,
ALTHOUGH TAIL ENCROACHES ON THE (ADJ.) LOT.

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

THE PROPOSED HOUSE WILL COMPLEMENT EXISTING
RESOURCES & WILL RETAIN MATURE TREES
SMALLER SPECIMEN TREES WILL BE SELECTIVELY
RELOCATED

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:

ASYMMETRIC MASSING W/ STRONG SYMMETRIC ELEMENTS
LOW PITCHED/ACCENTUATED OVERHANGS, HIP ROOF
WOOD SHINGLE CLADDING, HIP ROOFED PORCH W/ BOARD STEPS
TUSCAN COLUMNS. MINIMAL DISRUPTION OF EXISTING LANDSCAPE

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

MOST EXTERIOR ELEMENTS CAN BE FOUND AMONG NEIGHBORING
STRUCTURES. MASSING IS ANALOGOUS TO 7311 WILLOW AVE
(PRIMARY RESOURCE)

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

THE DESIGN IS EXECUTED IN A STYLE WHICH DERIVES
DIRECTLY FROM THE LOCAL RESOURCES

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 plan 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 FRANK KUSE - LOT 17 BLOCK 75
 * Address 7+16 BALTIMORE AVE - ALSO LOT 22 & 16
 City/zip TAKOMA PK MD 20912 BLOCK 75 *
2. Name ANDREW F. EUSTON LOT 21 BLOCK 75
 Address 501 ALBANY AVENUE
 City/zip TAKOMA PK MD 20912

- 3. Name ICTOR A. VOLKERODT & LISON RAFAEL
 Address 507 ALBANY AVENUE LOT 23 BLOCK 75
 City/zip TAKOMA PK MD 20912

- 4. Name ROBERT W. FEGLEY & STACEY A. KATZ
 Address 7409 BALTIMORE AVENUE LOT 5 BLOCK 79
 City/zip TAKOMA PK MD 20912

- 5. Name WILLIAM B. WATKINS JR.
 Address Rt 3 BOX 6008 LOT 6 - BLOCK 79
 City/zip BERRYVILLE VA 22611 (7411 BALT. AVE)

- 6. Name MAURA T. MAMORU
 Address 7408 BALTIMORE AVENUE LOT 18 BLOCK 75
 City/zip TAKOMA PK MD 20912

- 7. Name _____
 Address _____
 City/zip _____

- 8. Name _____
 Address _____
 City/zip _____

1757E

(19)
A



7416 Baltimore Avenue
Looking west.



7408 Baltimore Avenue
Looking to the west-north-
west. Lot 17 is to the right,
in the right center of the
photograph.



7411 (left) & 7409 (right)
Baltimore Avenue
Looking east, viewed from
the north property line of
Lot 17

20
17



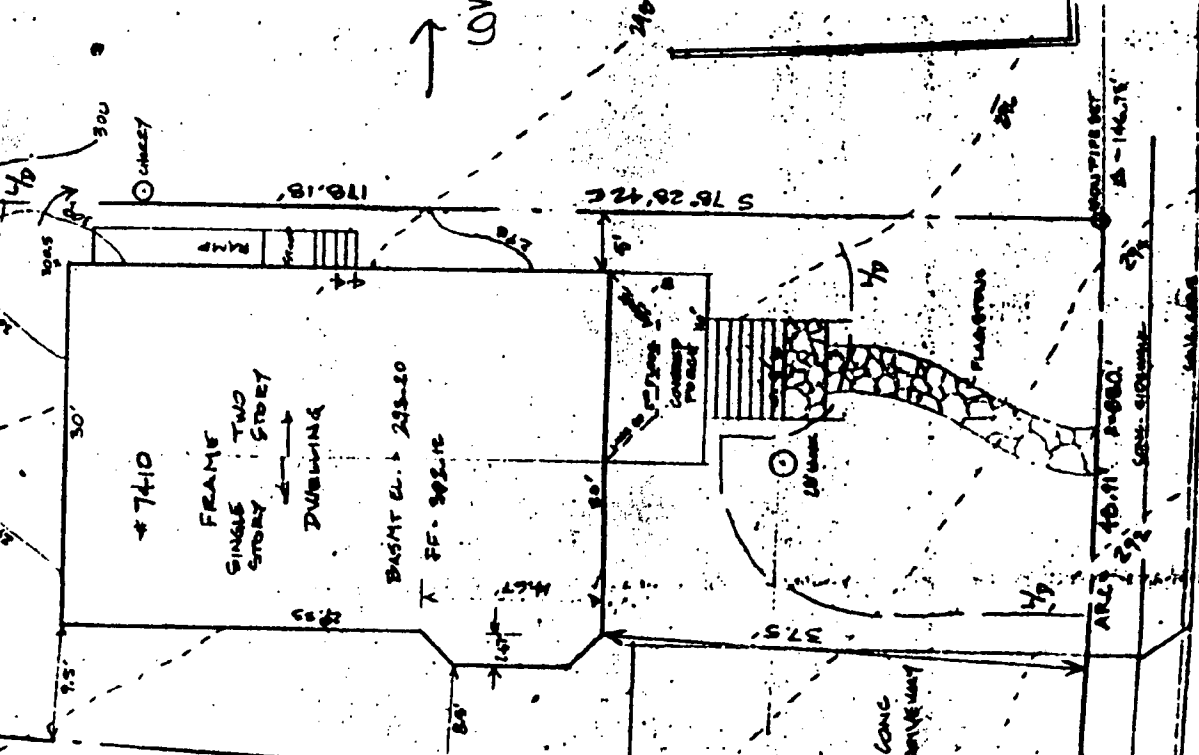
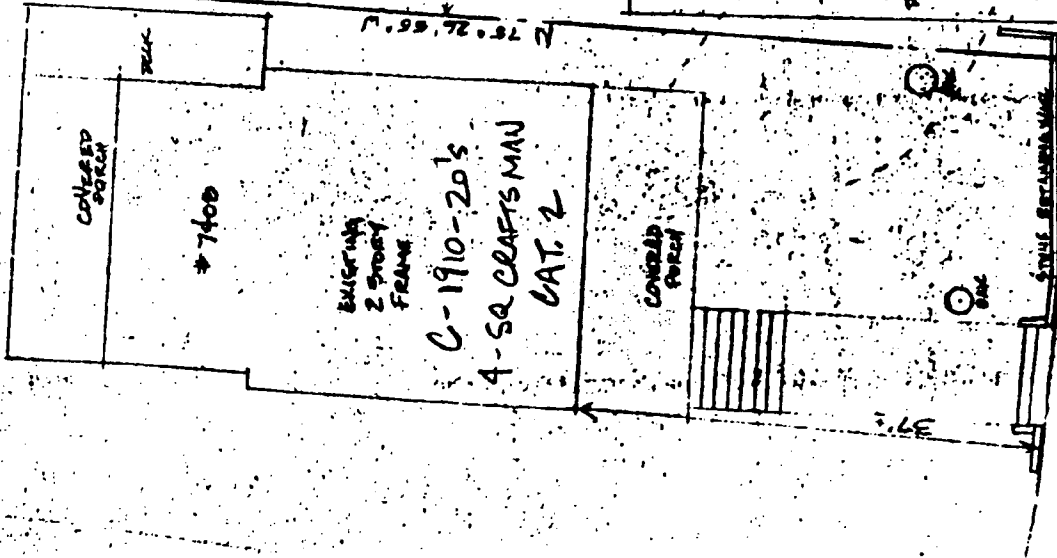
**Lot 17, Baltimore Avenue Looking west.
7408 is to the left; 7416 to the right. The southern
boundary of Lot 16 is in line with the mailbox.
All major trees to ermain undisturbed.**

(2) 1/14



LOT 10

LOT 17
7389#



CONTINUED →

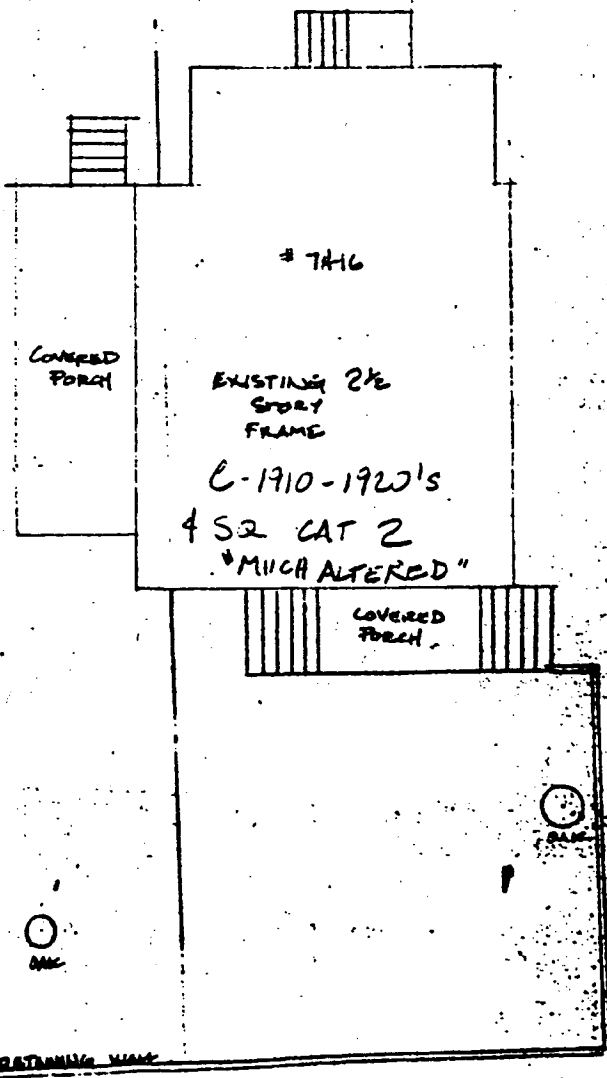


LOT 16

LOT 15

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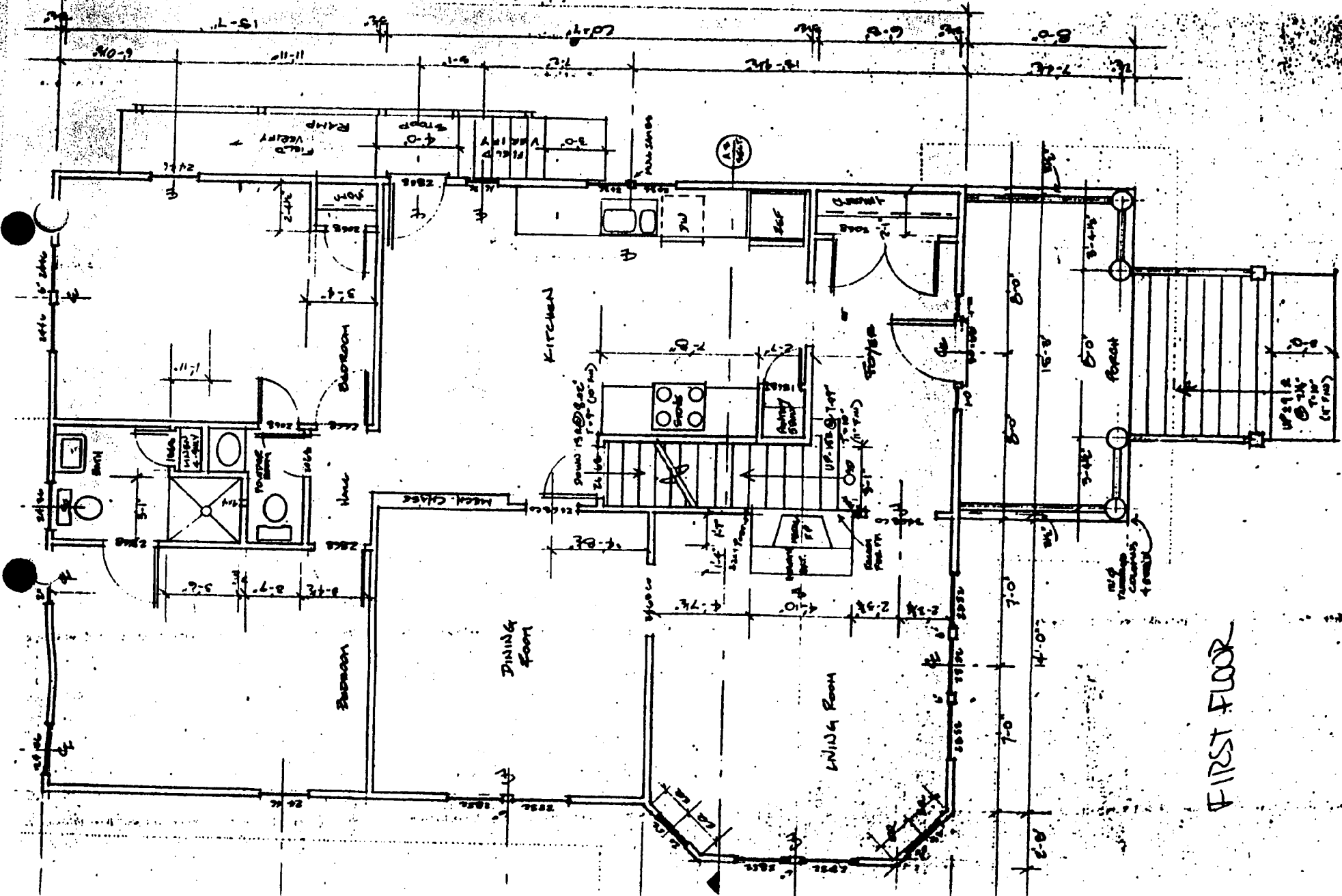
WOOD RETAINING WALL

SITE PLAN
1" = 10'

THE
RESIDENCE
710
TAKEN
ALAN AE
200
WALKING
202
JA

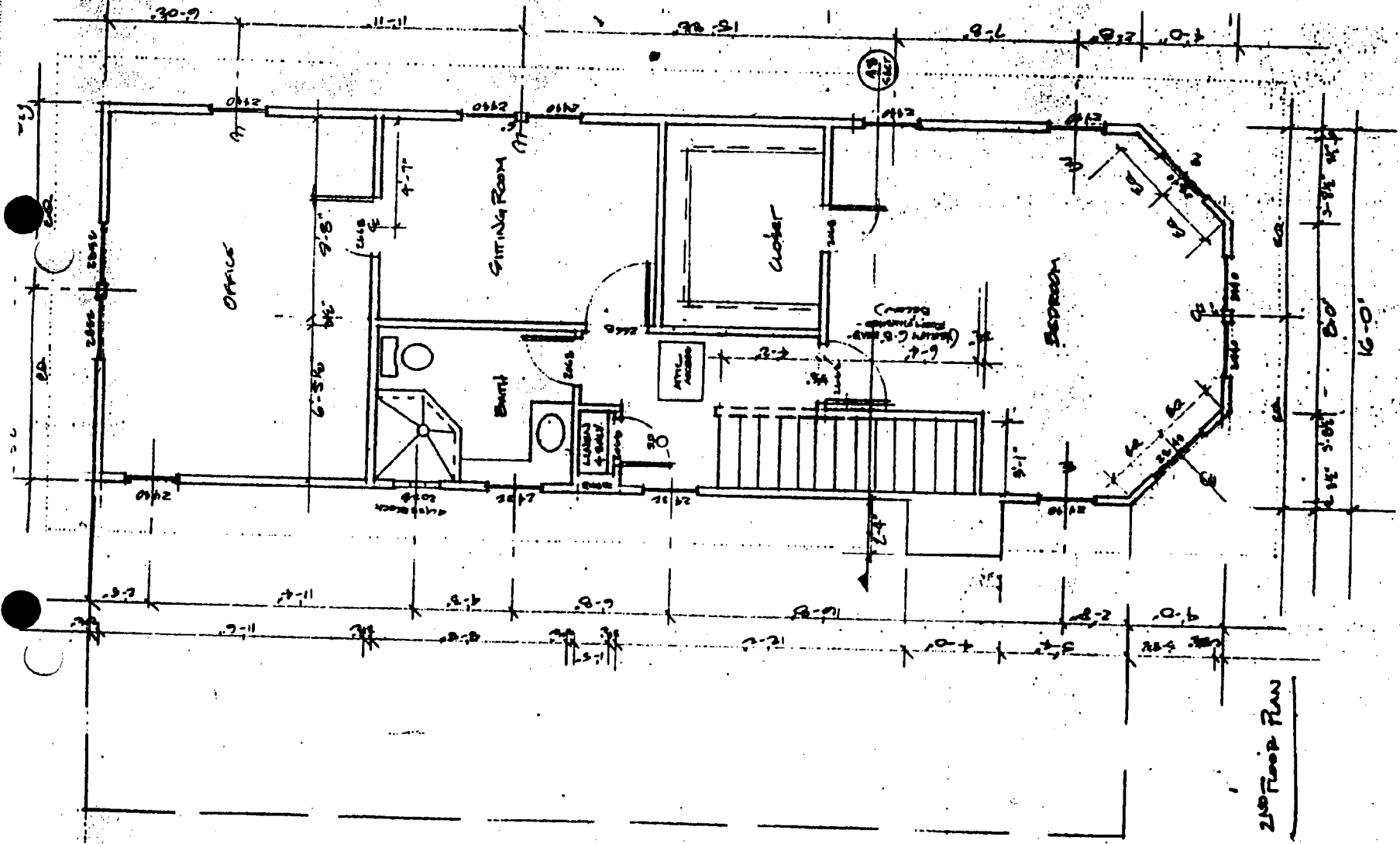
23
24

24
70



FIRST FLOOR

25
41



PLAN 14'-11-0" 2ND FLOOR PLAN

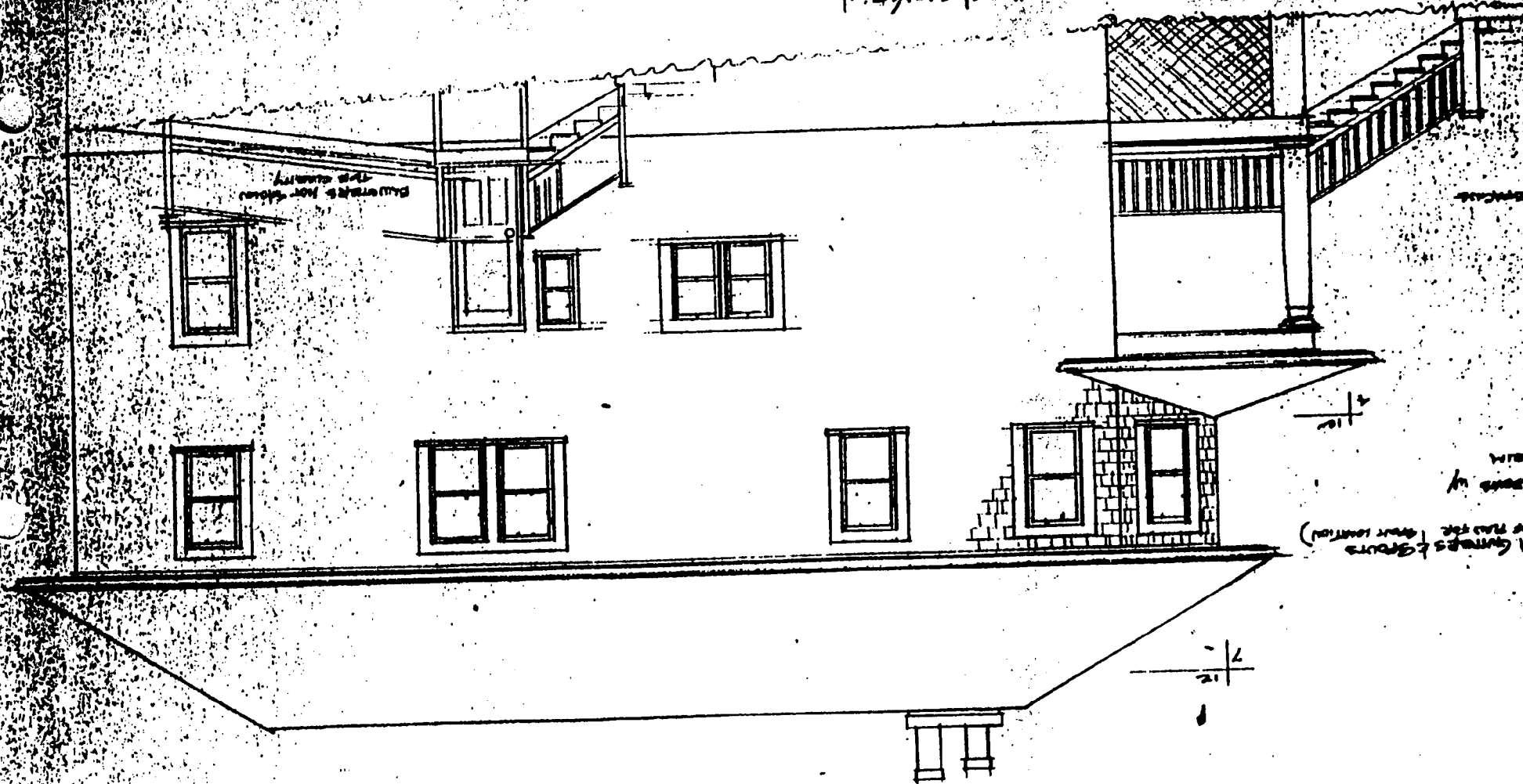
RESIDENCE FOR LINDA MONY & ALAN BEAUMS
740 BALTIMORE AVENUE
BALTIMORE, MD

(2) (4)

North elevation

0-1-0

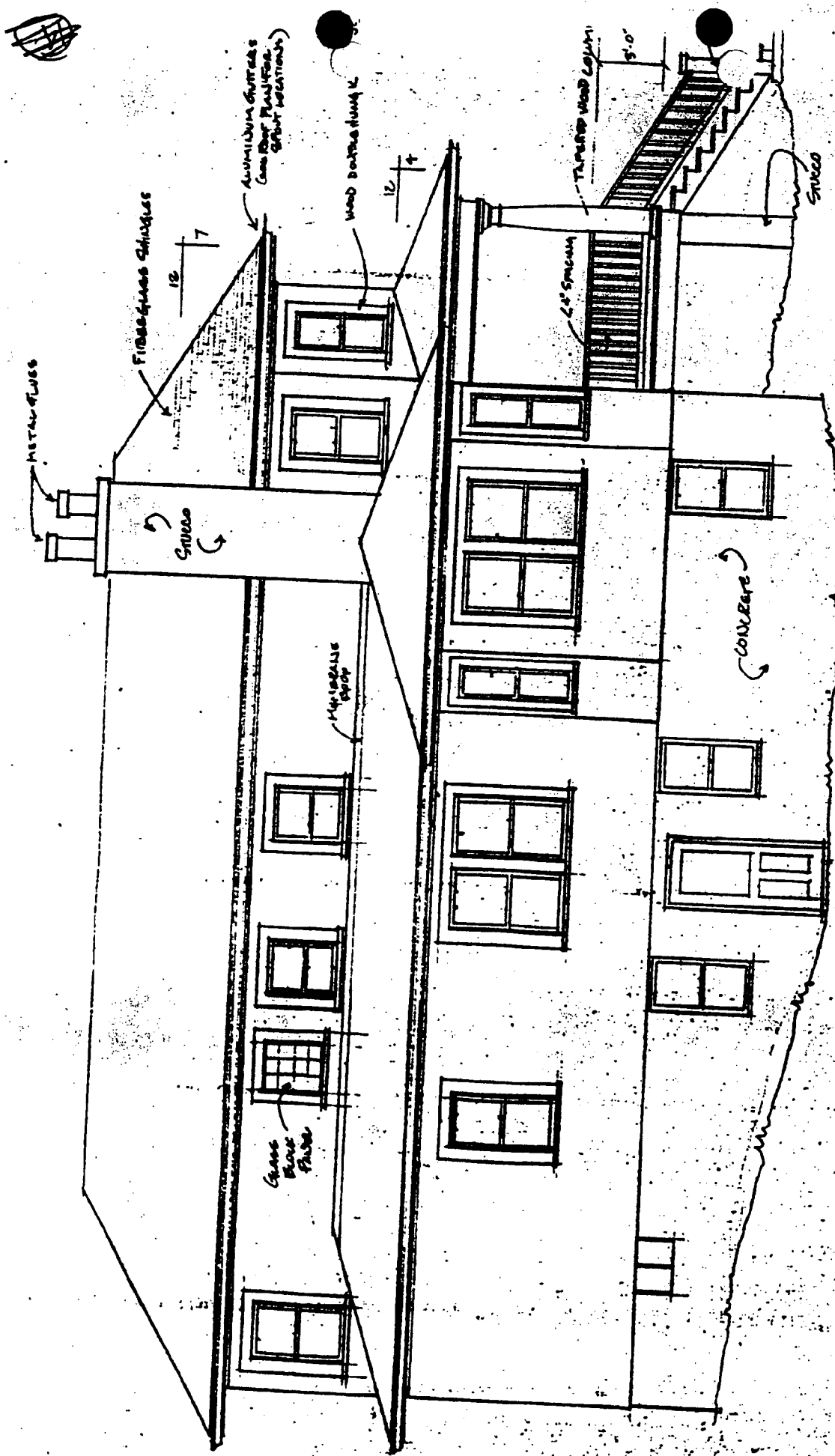
Painted iron doors
this elevation



in groups & groups
for plan for
about location

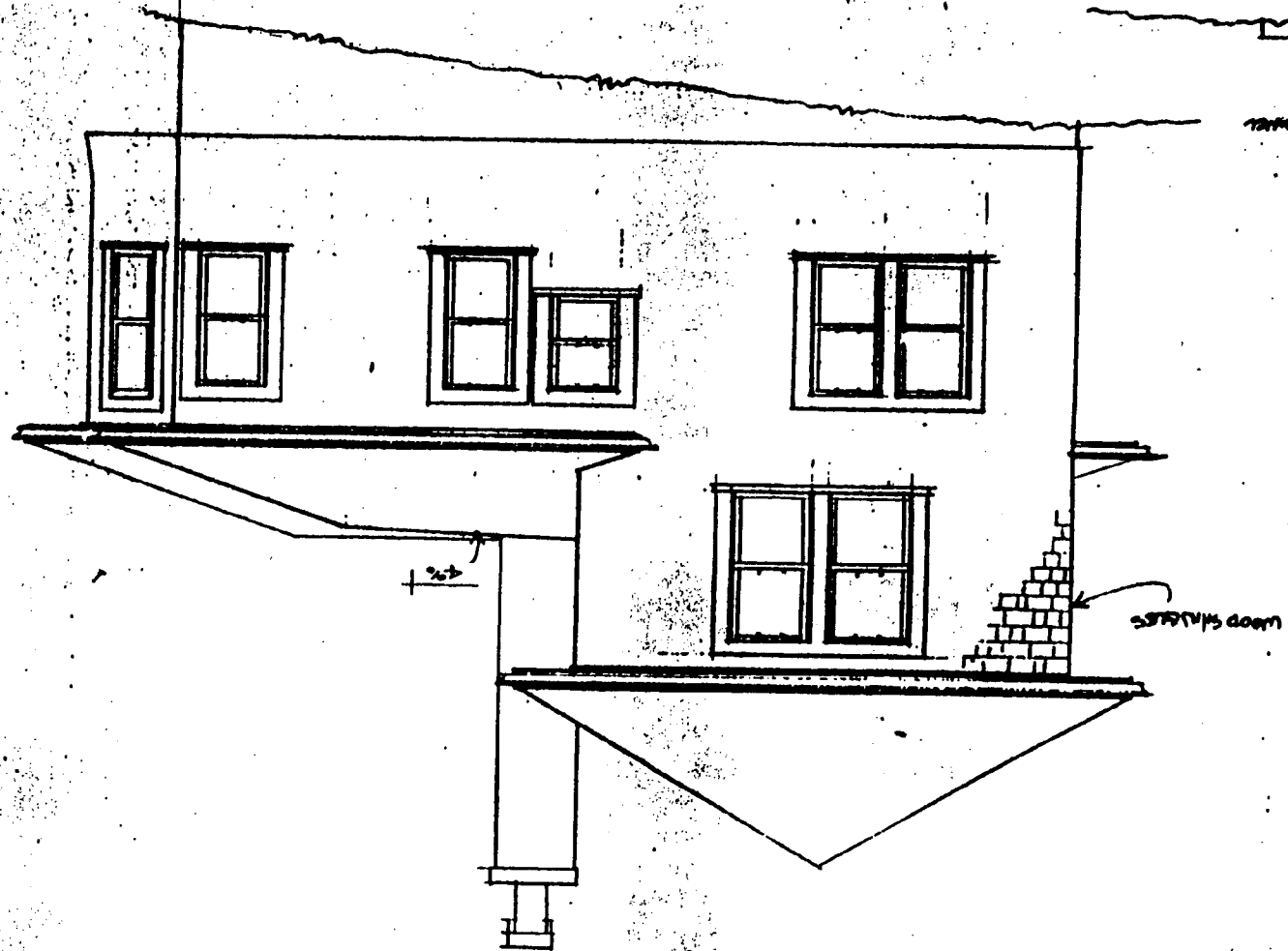
with
groups in

2/12

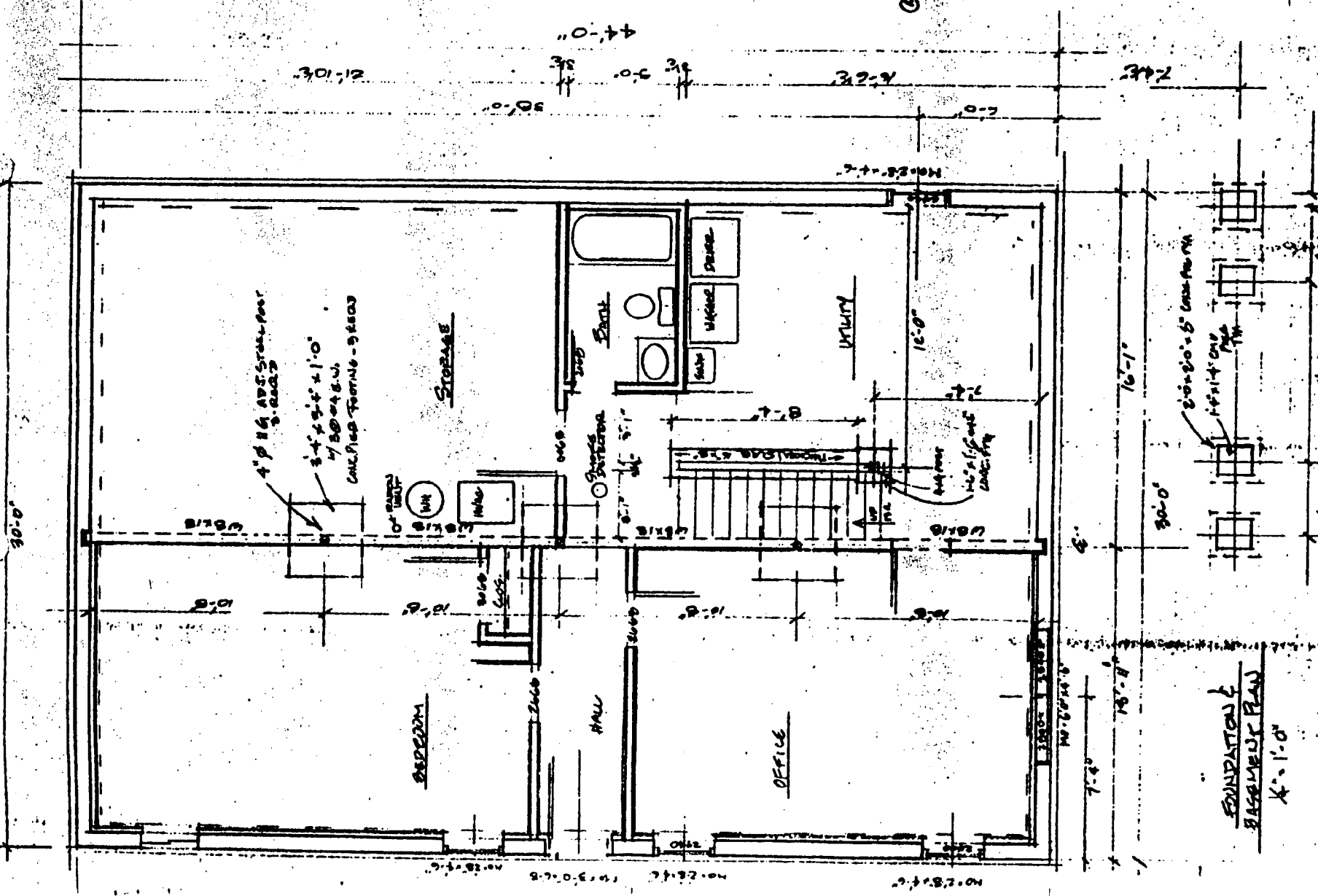


29
122

WEST ELEVATION

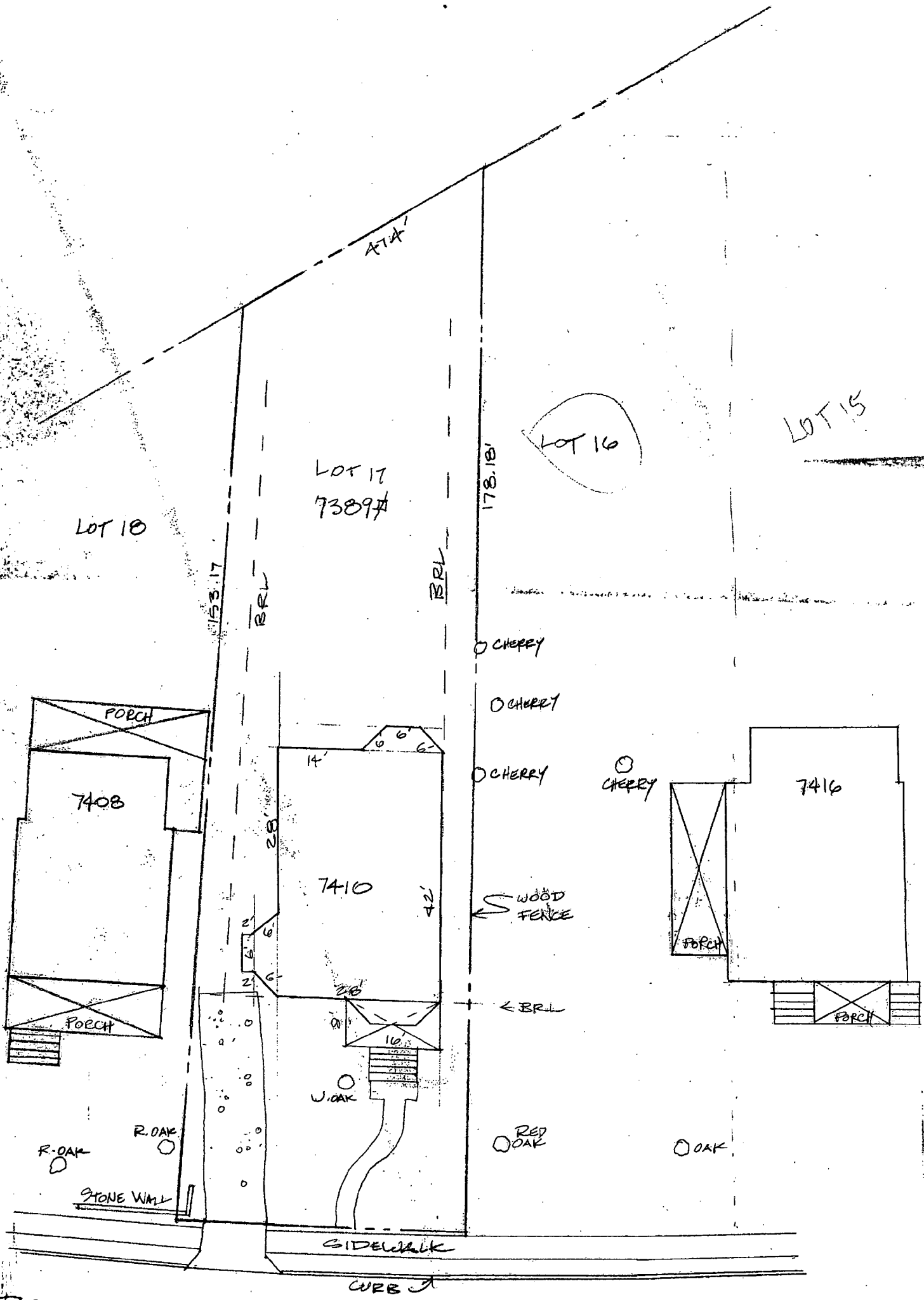


Handwritten initials or signature in a circle.



IMPACT
 FROM
 NEARBY
 CAUSEWAY

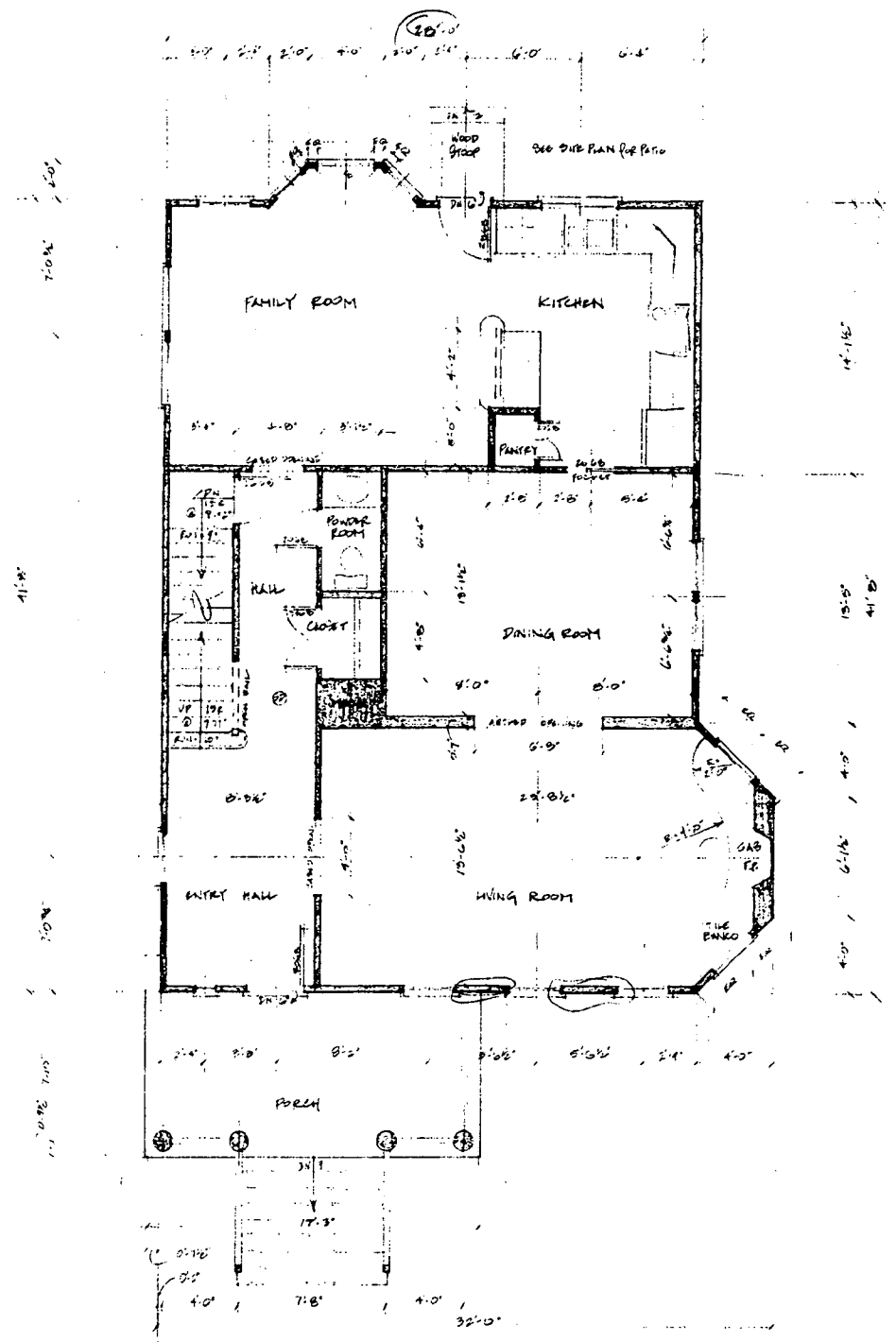
EQUIPMENT &
 BASEMENT PLAN
 1/4" = 1'-0"



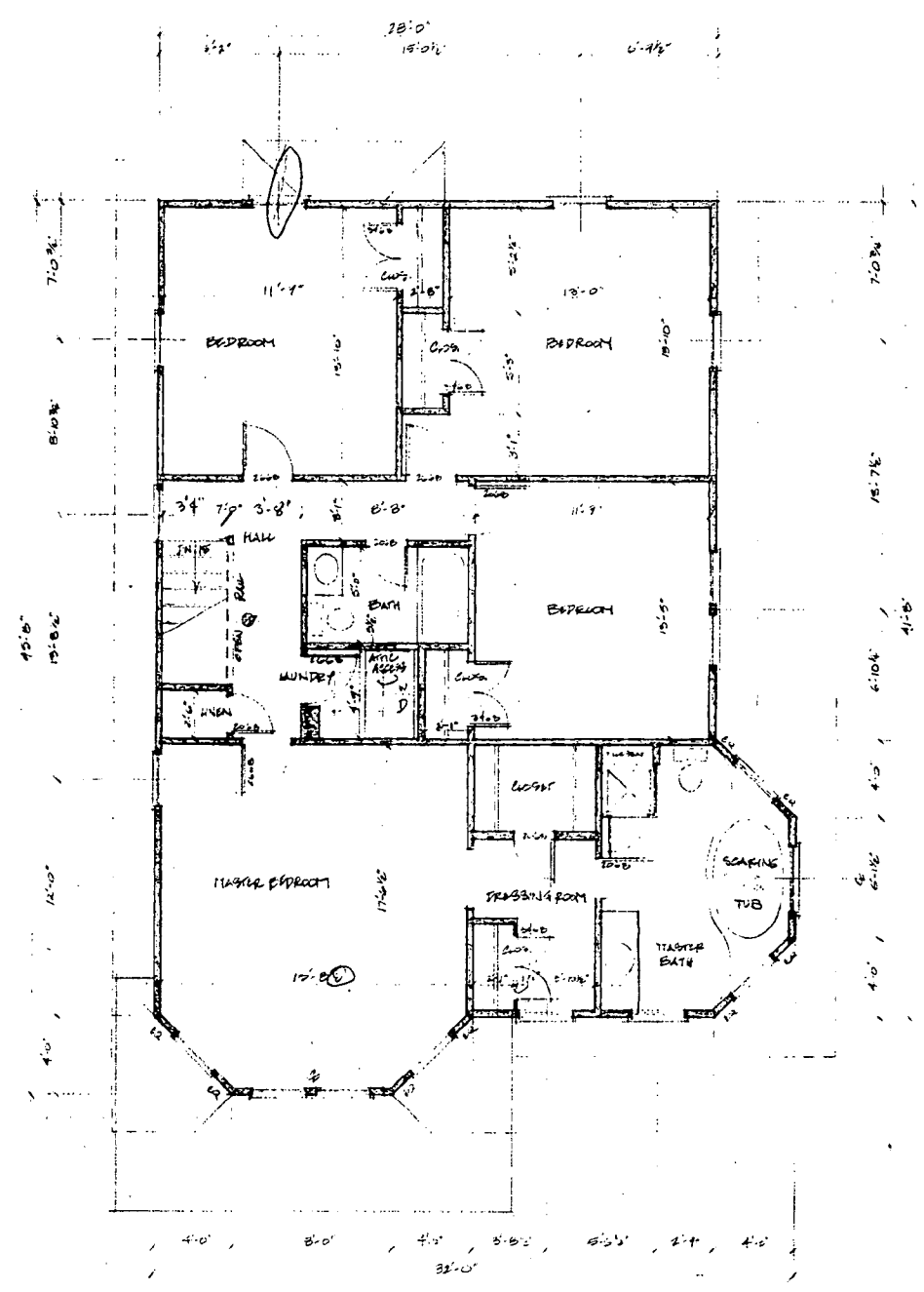
BALTIMORE AVENUE

"THE WHIPPOORWILL"
SITE DEVELOPMENT PLAN
1" = 20'

ALAN ABRAMS ARCHITECT



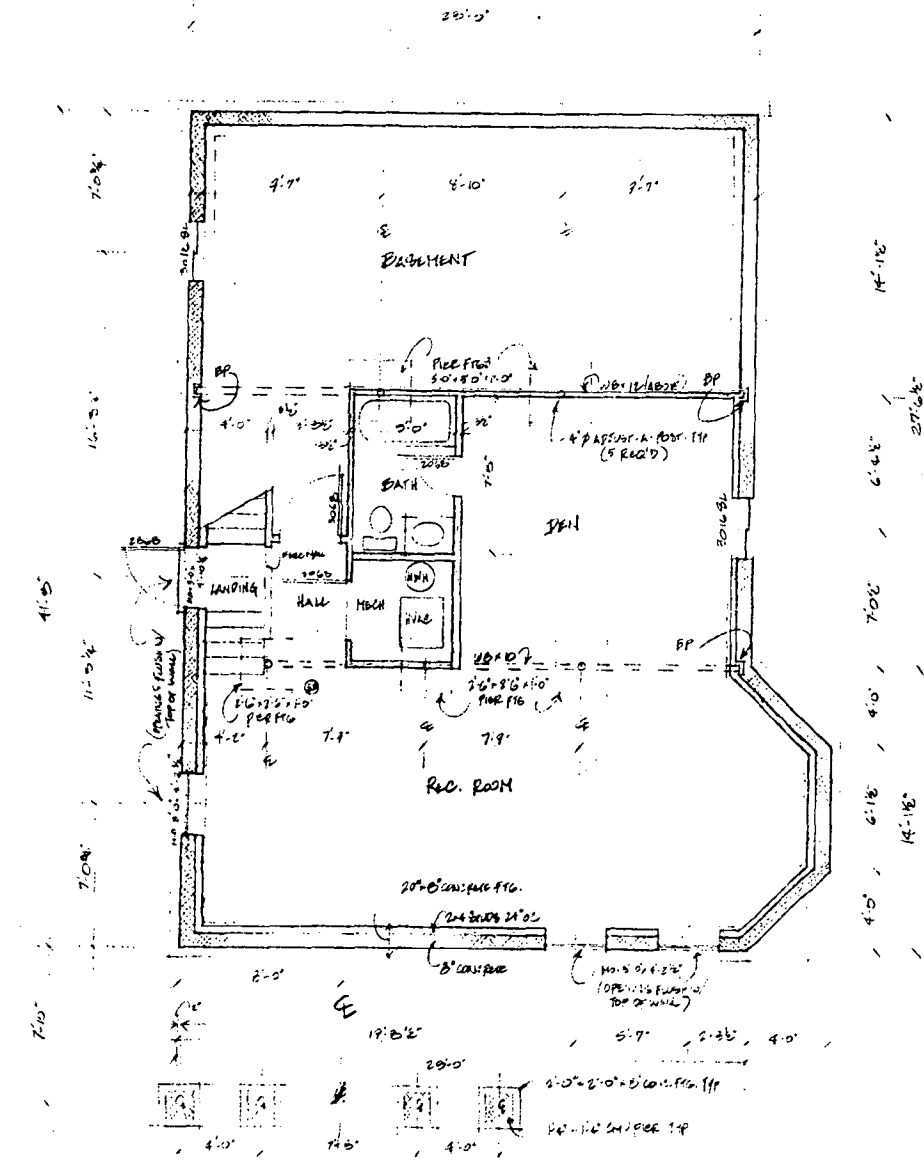
FIRST FLOOR PLAN
1/4" = 1'-0"



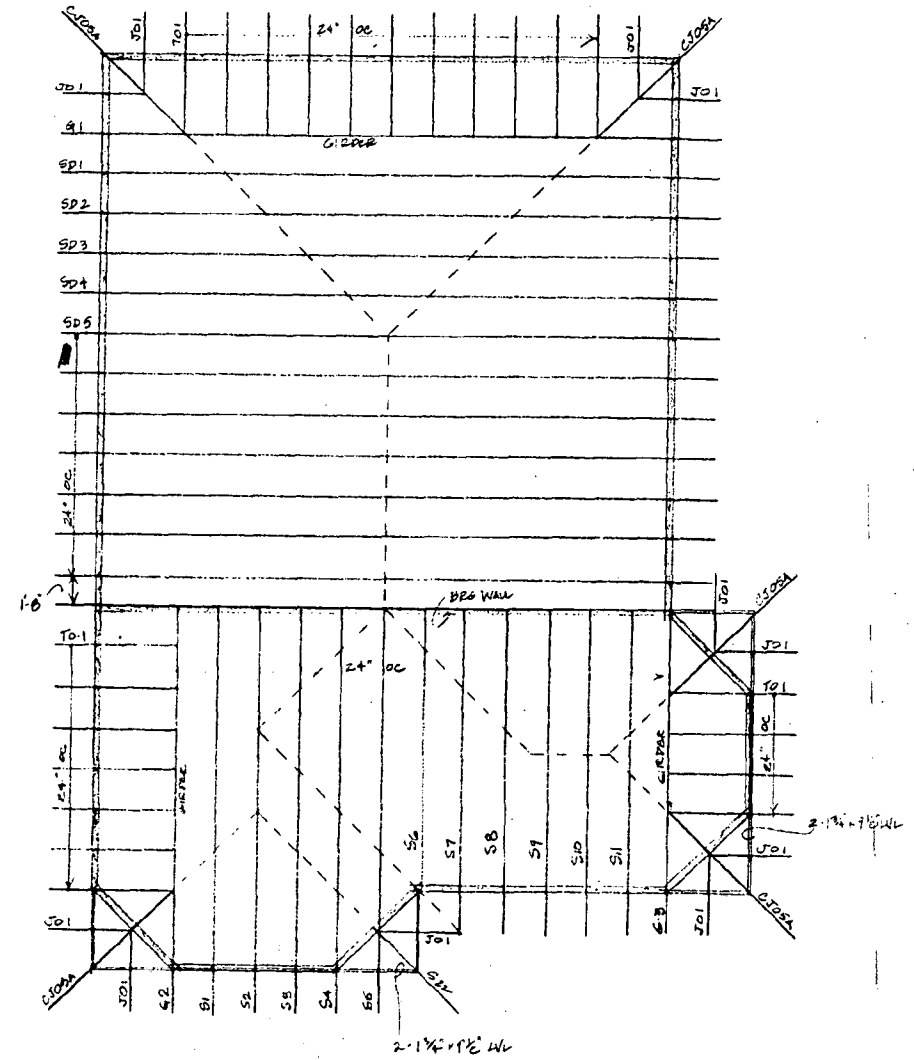
SECOND FLOOR PLAN
1/4" = 1'-0"

PAGE 2	SHOW SECTION	FLOOR PLANS	ALAN ABEAMS ARCHITECT 808 ASPEN ST. NW WIDE ROCK RD. #11425	THE WHIPPOORWHIL 7410 BALTIMORE AVE TAKOMA PARK, MD 20912
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AUG. 1, 1990



FOUNDATION & BASEMENT PLAN
1/8" = 1'-0"



ROOF FRAMING PLAN
1/8" = 1'-0"

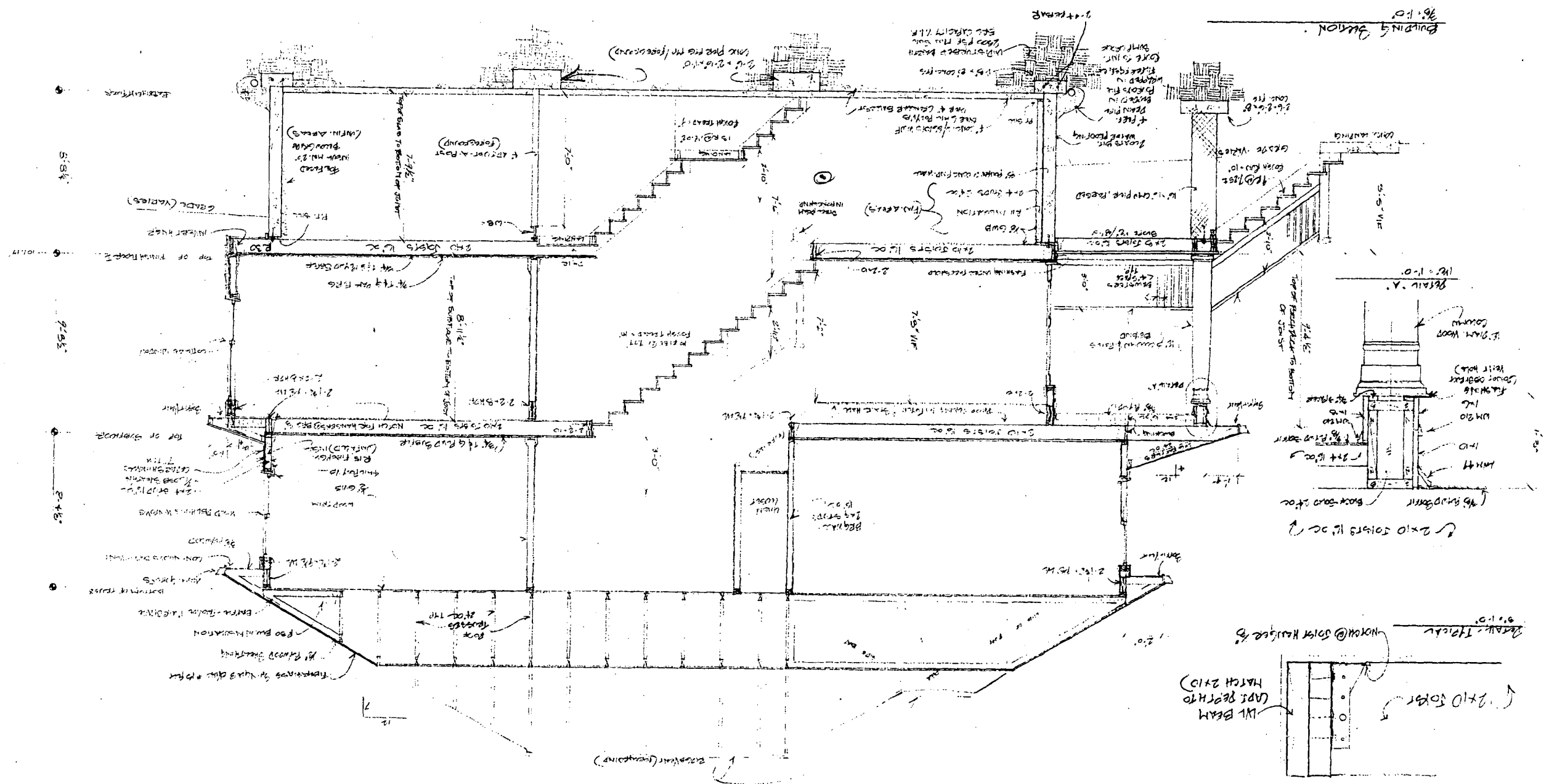
PAGE 3 AUG 1 '86	SHOWN	FOUNDATION/BASEMENT PLAN ROOF FRAMING PLAN	ALAN ABRAMS ARCHITECT 808 ABERN ST. NW NDC POOLE 20121-1435	THE WHIPPOUR WIND 7410 BALTIMORE AVE. TAKOMA PK MD 20912
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THE WHIPPOORILL
 7410 BALTIMORE AV.
 TAKOMA PARK MD 20912

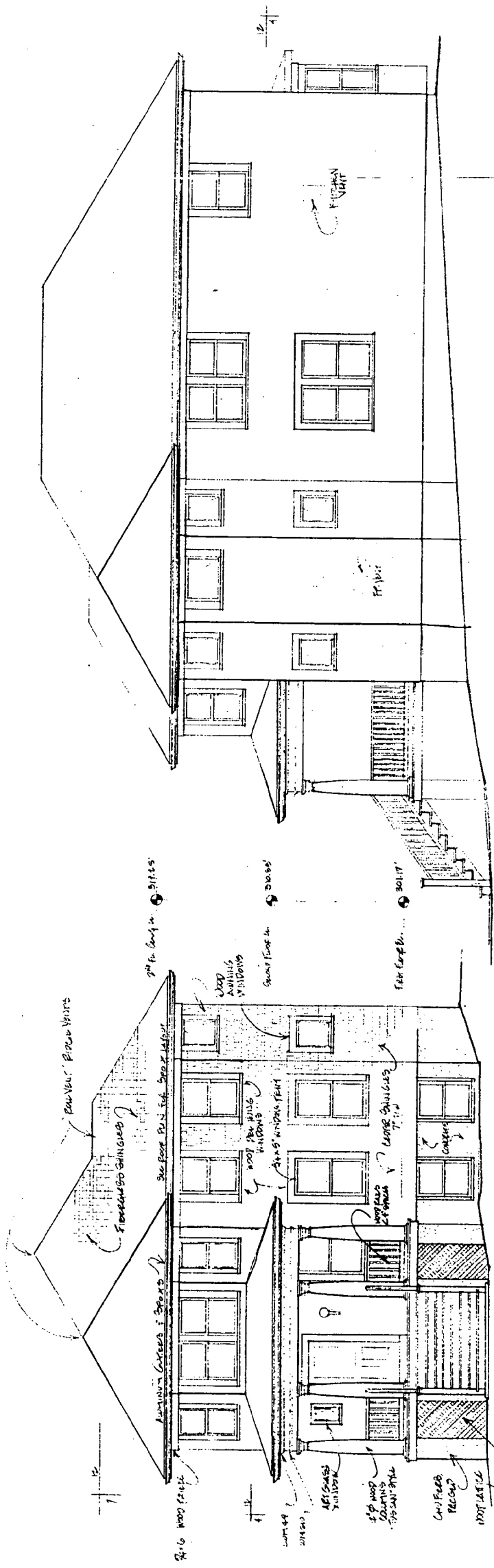
ALAN ABEAR'S ARCHITECT
 608 ASHLER NW
 WDC 20012 202-291-1495

SECTION

PAGE 5
 AUG 1985

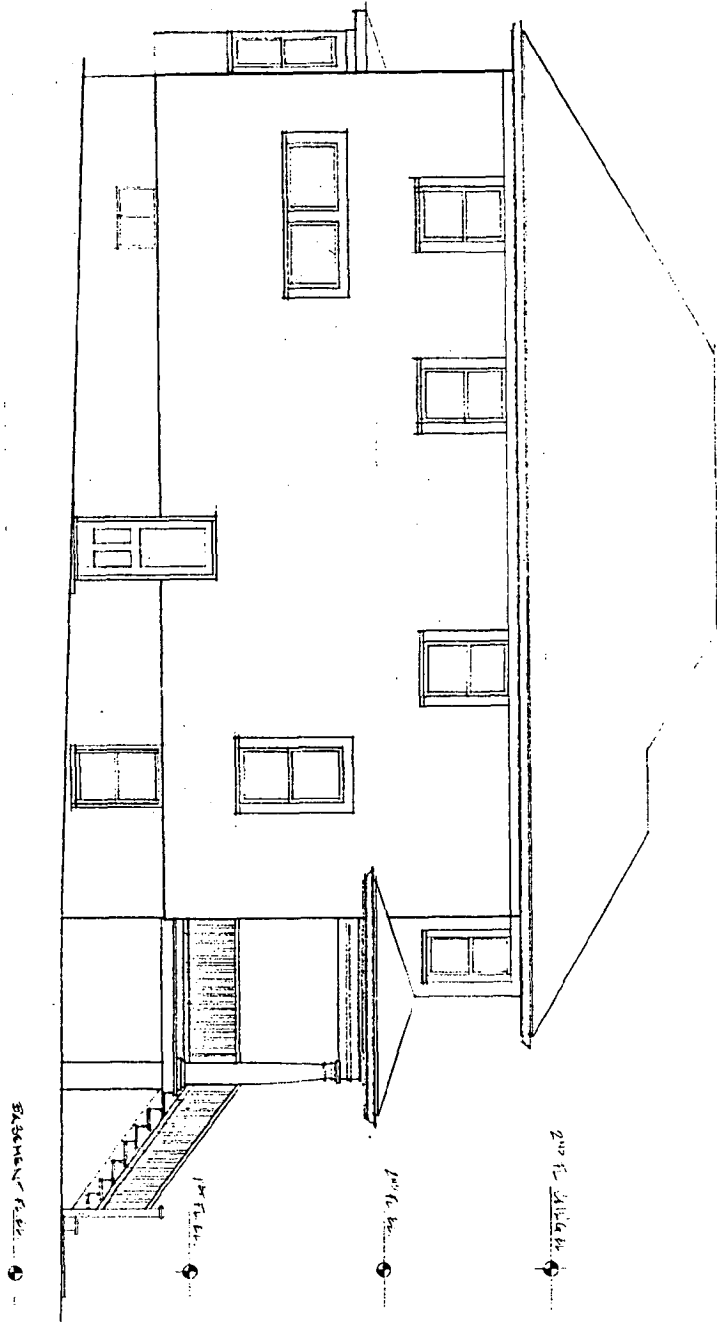


SECTION

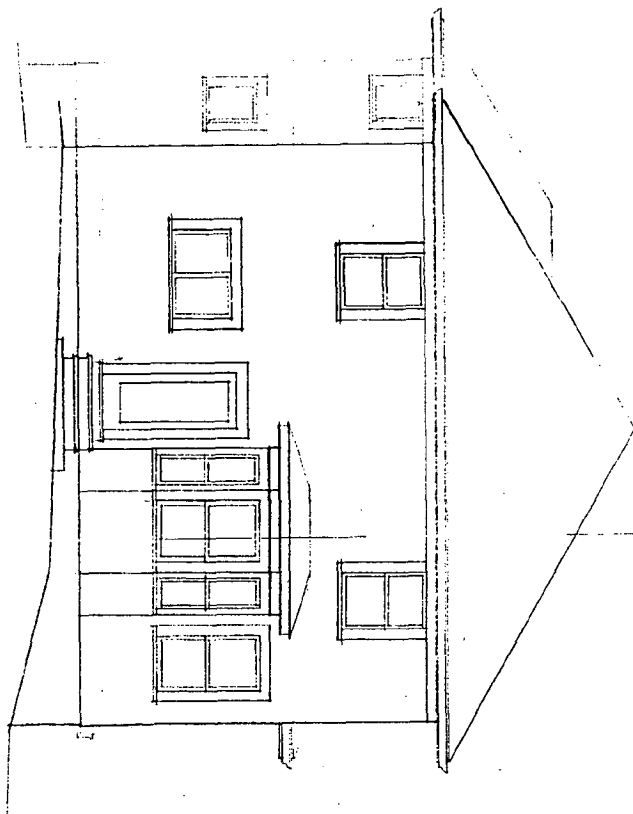


1/4" = 1'-0" Elevation Series of 160 1/2" x 11"

South Elevation
A: 1'-0"



West Elevation
A: 1'-0"



THE WHIPPOORWILL 7410 BALTIMORE AVE TAKOMA PARK MD 20912	ALAN ABRAMS ARCH. FIRM 803 LOPEZ ST NW WDC 20012 202.291.1425	ELEVATIONS		PAGE 7 AUG. 1 '95
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9/13/95 HPC AGENDA → G:\PRESERVE\ABRAMS.LAB

Alan Abrams
808 Aspen Street, N. W.
Washington, D. C. 20012

Frank Kuge
7416 Baltimore Avenue
Takoma Park, MD 20912

Andrew F. Euston
501 Albany Avenue
Takoma Park, MD 20912

Maura T. Mamoru
7408 Baltimore Avenue
Takoma Park, MD 20912

William B. Watkins, Jr.
Rt. 3 Box 6008
Berryville, VA 22611

Robert W. Fegley
Stacey A. Katz
7409 Baltimore Avenue
Takoma Park, MD 20912

Victor A. Volkerodt
Allison Rafael
507 Albany Avenue
Takoma Park, MD 20912

F. ALAN ABRAMS - 7410 BALTO. AVE, T.P.

Alan Abrams
808 Aspen Street NW WDC 20012

THE WHIPPOORWILL
Proposed Dwelling, 7410 Baltimore Avenue, Takoma Park

Scale and Massing: Current Design

The proposed dwelling is sited along a sweeping arc of 5 existing 4-square houses, ranging from approximately 26' wide to 35' wide.

Current design is offset to the minimum side yard setback towards Lot 16 (vacant). Because the house on Lot 17 encroaches on Lot 16, it is likely that Lot 16 will remain vacant.

Massing of front elevation is divided vertically by projecting porch and bay above.

Main block is 28' wide at front elevation. House to left is 26'-5"; house to right is 30'-7", thus subject house is less than the average of the two adjacent houses.

Roof pitch is gentle (7/12) to minimize bulk.

Eave line is dropped 1'-4" below second floor ceiling elevation to diminish mass of main block.

Staff Remarks

With regard to staff concerns that the proposed design should be reduced in apparent scale, I offer the following suggestions:

Relocate the projecting chimney to the interior of the house.

Lower second floor windows and increase the height of the frieze board.

Widen the window trim to 5", mull double windows 5" vertically.

Construct a retaining wall at right rear of house to depress the foundation 8-12"

Staff suggestion to substitute clapboard for shingles is well taken; regardless, it is important that the cladding be uniform. It is still my preference to use cedar shingles.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7410 Baltimore Avenue Meeting Date: 06/21/95
Resource: Takoma Park Historic District Preliminary Consultation
Case Number: 37/3-94DD (REVISION OF Tax Credit: None
APPROVED HAWP)
Public Notice: 6/07/95 Report Date: 06/14/95
Applicant: Alan Abrams Staff: Patricia Parker
PROPOSAL: New house construction RECOMMEND: Proceed to
HAWP with revisions

The applicants propose to construct a new house on an unimproved lot in the Takoma Park Historic District. The lot is currently in use as a side garden. The houses on either side of the subject property are two-story Four Square houses, both contributing resources within the Takoma Park Historic District. Across the street are one and two-story houses.

The property does contain a healthy 28" White Oak tree in the front yard and a cluster of large cherry trees along the side yard. None of these trees will be removed. As proposed in the previously approved HAWP, smaller specimen ornamental trees will be relocated on this lot or adjacent lots.

A proposal for this site was reviewed by the HPC in August, 1994. At that time, the HPC approved the HAWP submission by this applicant. Subsequently, the applicant has decided, for economic reasons, to explore with the HPC a revised proposal. This proposal presents a substantial increase in massing. Although, smaller in footprint, this proposal, as revised, seeks HPC approval of a full two-story house, 2500 square feet over two floors, with external stucco chimney and front porch. The 28' wide x 42' deep house with side and rear bays, is designed in the style of a Four-Square. It is narrower than the earlier submission (copy of Staff Report and earlier submission attached-pages 13-30) but its siting and setbacks are unchanged.

STAFF DISCUSSION

The issue before the HPC is whether a substantial increase in massing is compatible and can become a comfortable part of the streetscape within the Takoma Park Historic District and consistent with the guidelines established for the district. After meeting with the applicant at the site, staff finds the revised proposal to be appropriate for the streetscape in particular and compatible within the district as a whole.

However, staff does recommend differentiation of the volume on the side elevations. This would serve to decrease the amount of mass. The house, as proposed, will be somewhat large, but may be acceptable if differentiated. The HPC, in the review and approval of other HAWP proposals, has consistently sought to decrease the amount of mass. Thereby, preserving more open space within the historic district.

Staff does feel that the best material for exterior wall surfaces would be to use stucco as presented in the earlier proposal. If the use of stucco is economically prohibitive, staff would suggest the use of horizontal painted wood clapboard. Staff finds the proposal to be fairly traditional in form and scale.

Because this proposal is sited similarly to the earlier submission, there are no further issues of tree or site disturbance. The applicant will keep and protect the 28" White Oak tree in the front yard. In addition to tree protection measures being used during construction, the root system of the tree will be protected through careful flagstone walk construction and by making the porch of light wood construction.

The Takoma Park Guidelines require the HPC in its review of the submission to consider rhythm, roof pitch and patterns of height, massing, sideyard and frontyard setbacks along the streetscape. Further that the HPC should consider patterns of open space, the conservation of important tree specimens and spacing between houses. The HPC should also consider the quality of materials in use for detailing and overall fenestration.

STAFF RECOMMENDATION

Staff is pleased that the applicants have chosen to informally discuss such significant change to an earlier approved HAWP. New construction within a historic district is an extremely important issue.

Staff would recommend that the applicant proceed to HAWP submission with further differentiation of the mass and articulation of form. The applicant should submit dimensioned drawings of sufficient detail including proposed materials.

Alan Abrams
808 Aspen Street, NW
Washington, DC 20012
202.291.1425 fax 202.291.6772

June 7, 1995

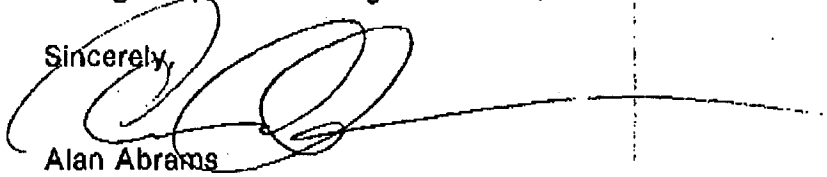
Ms. Pat Parker
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 7410 Baltimore Avenue, Takoma Park, MD

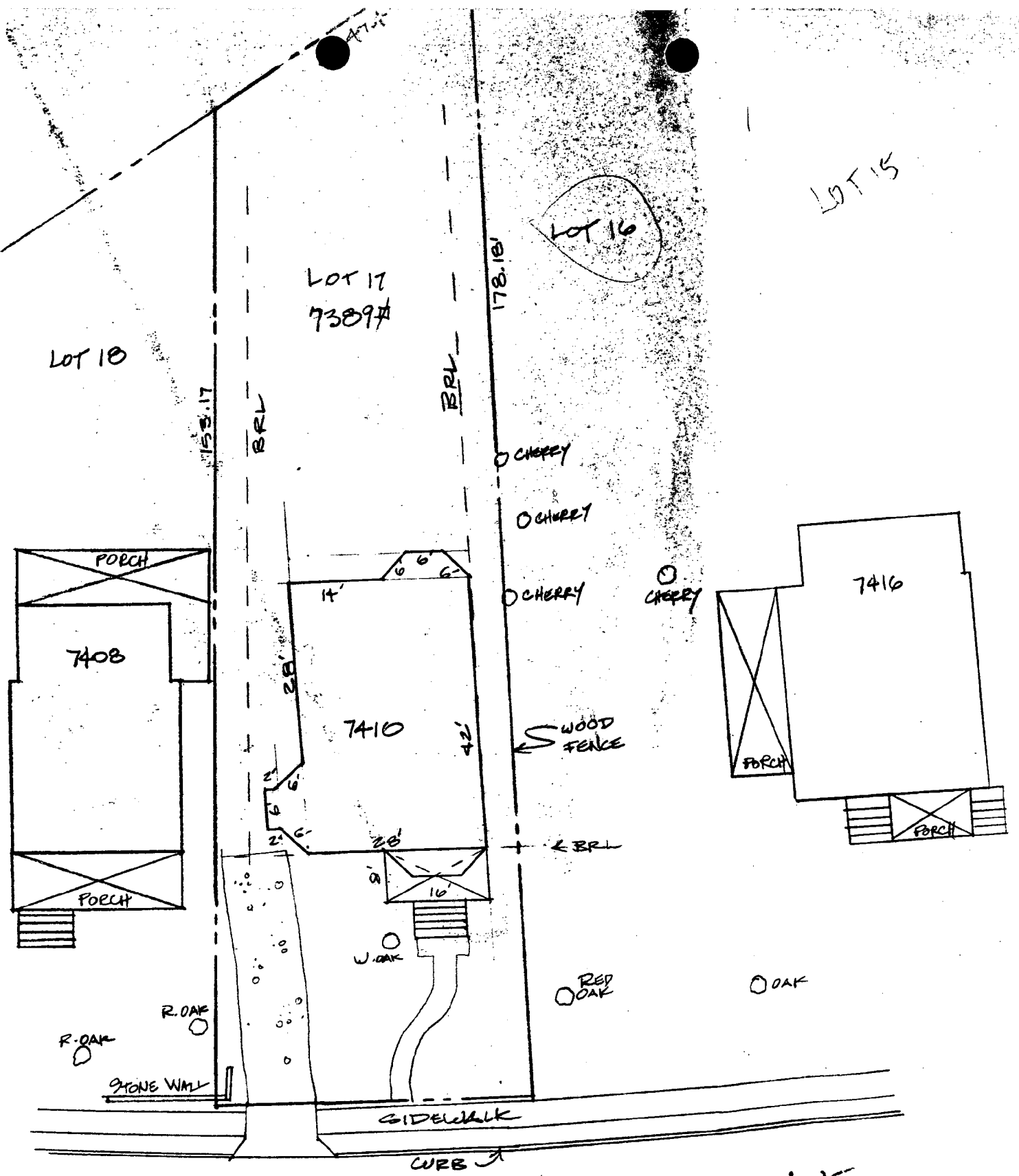
Dear Ms. Parker:

As discussed in the field yesterday afternoon, this is to request that our revised proposal be submitted to the Commission for preliminary comments and discussion during the public hearing of June 20, 1995.

Sincerely,

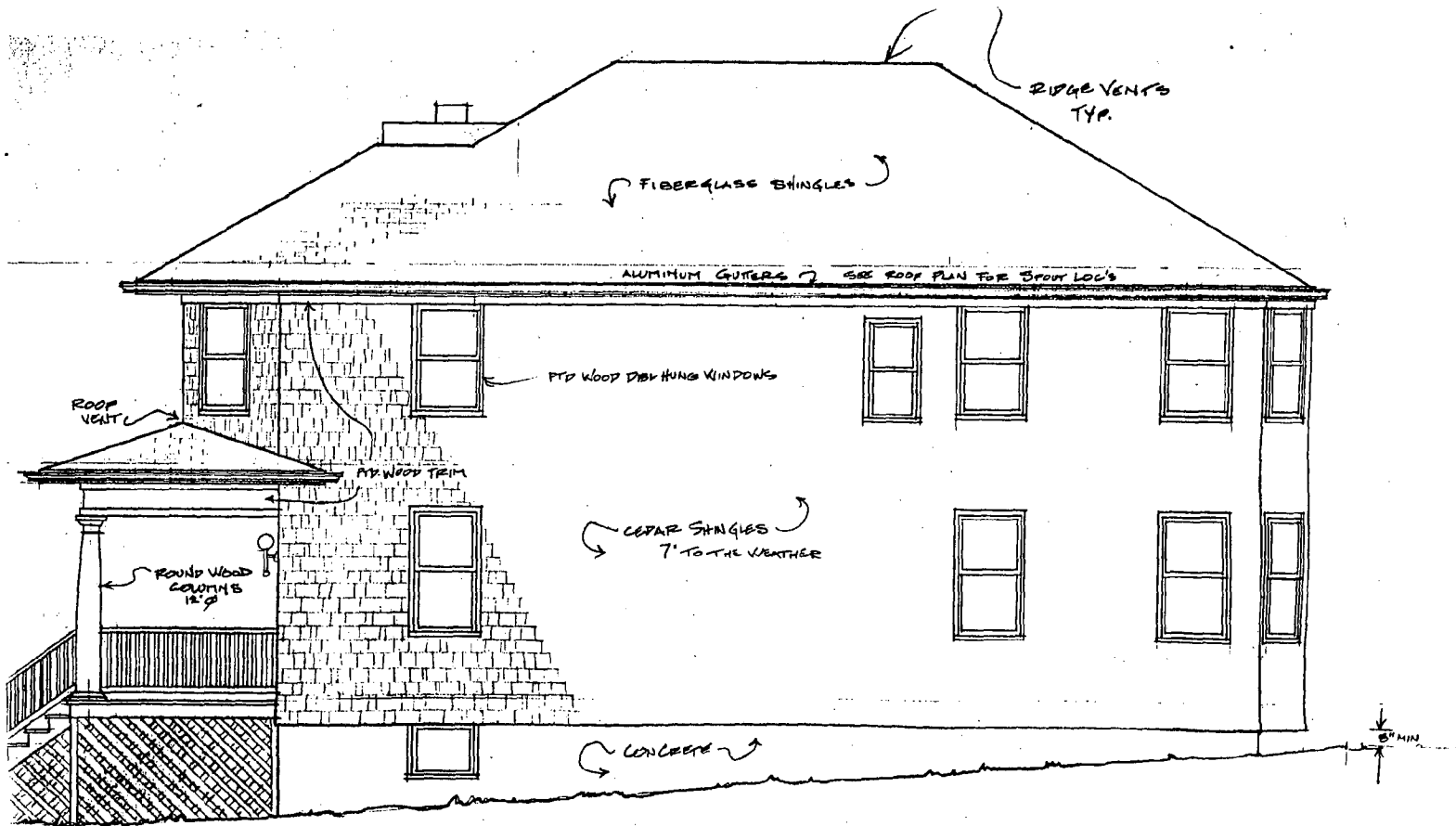

Alan Abrams

Pat : thanks for your
helpful comments
AA

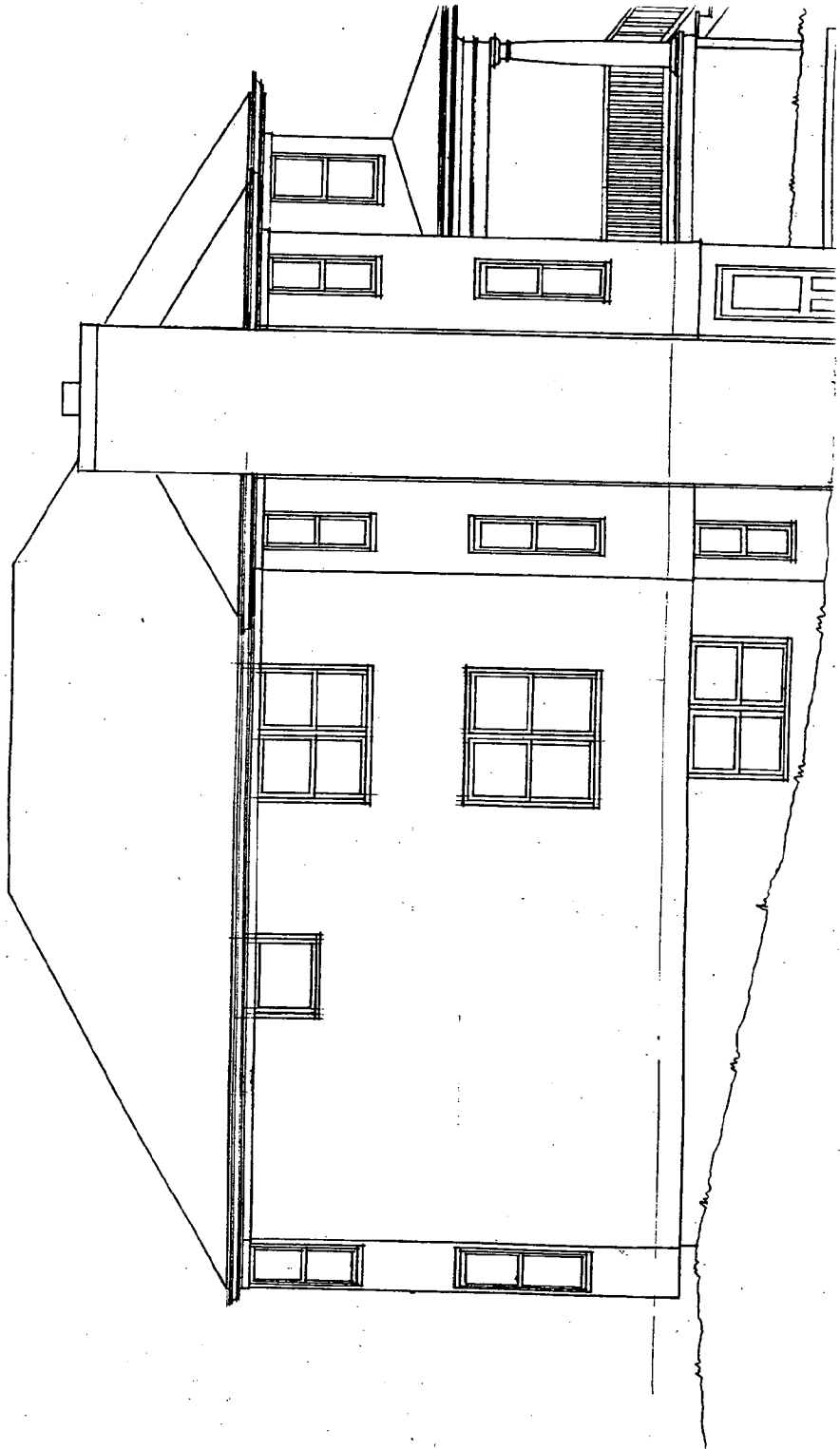


BALTIMORE AVENUE

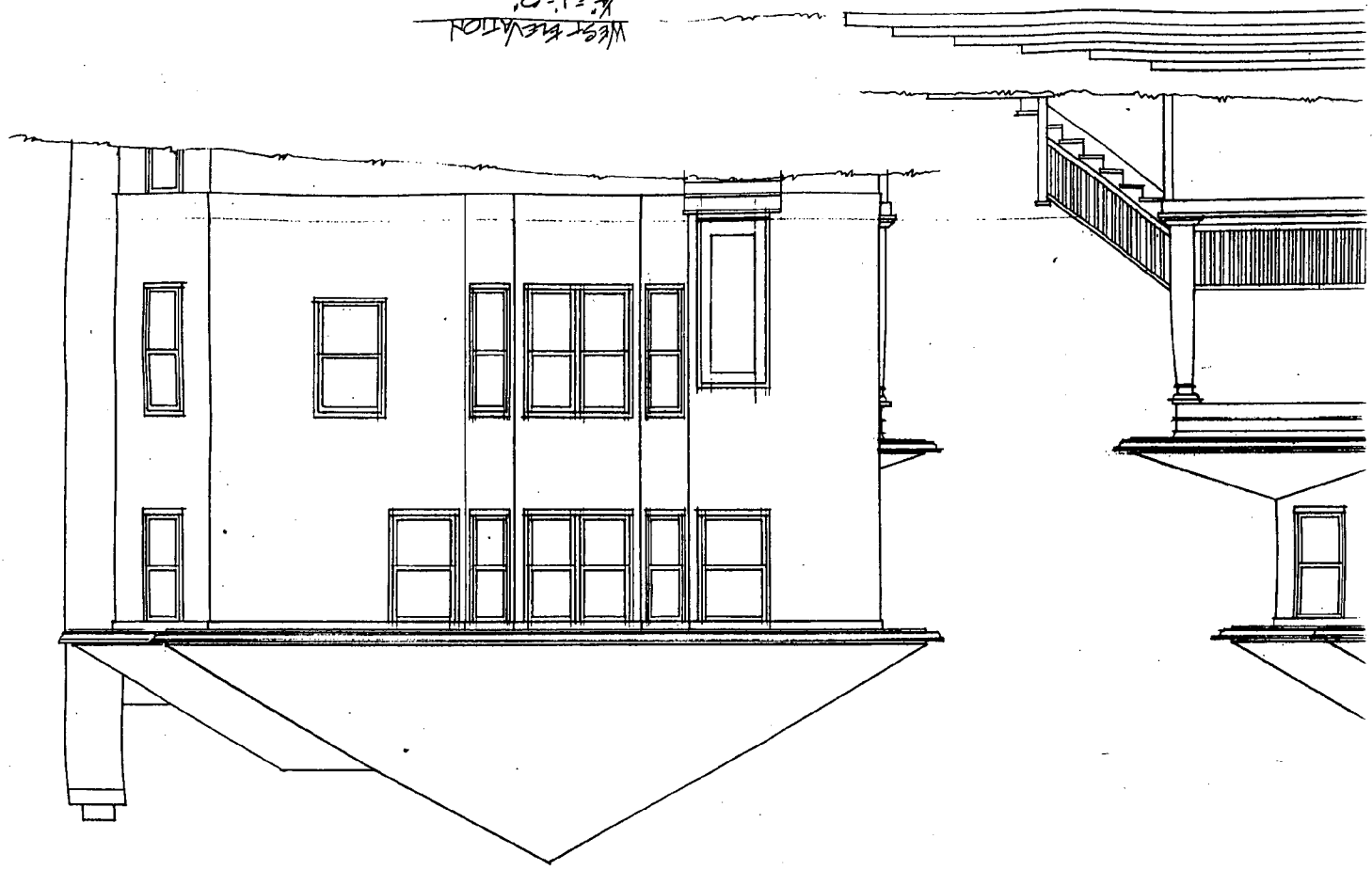
"THE WHIPPOORWILL"
 SITE DEVELOPMENT PLAN
 1" = 20'
 ALAN & BEAMS ARCHITECT

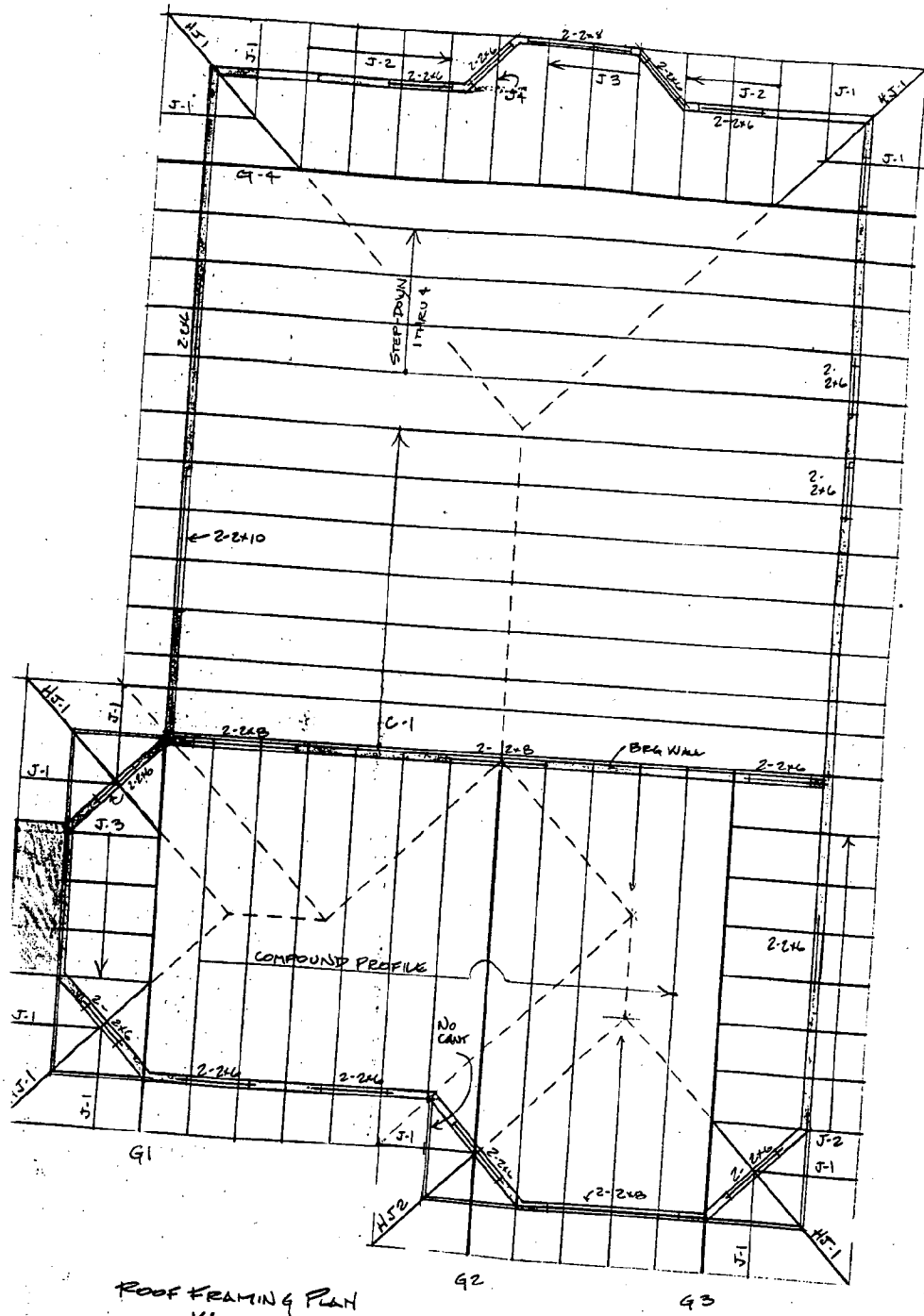


NORTH ELEVATION



West Elevation
K=1-0





ROOF FRAMING PLAN
 1/4" = 1'-0"



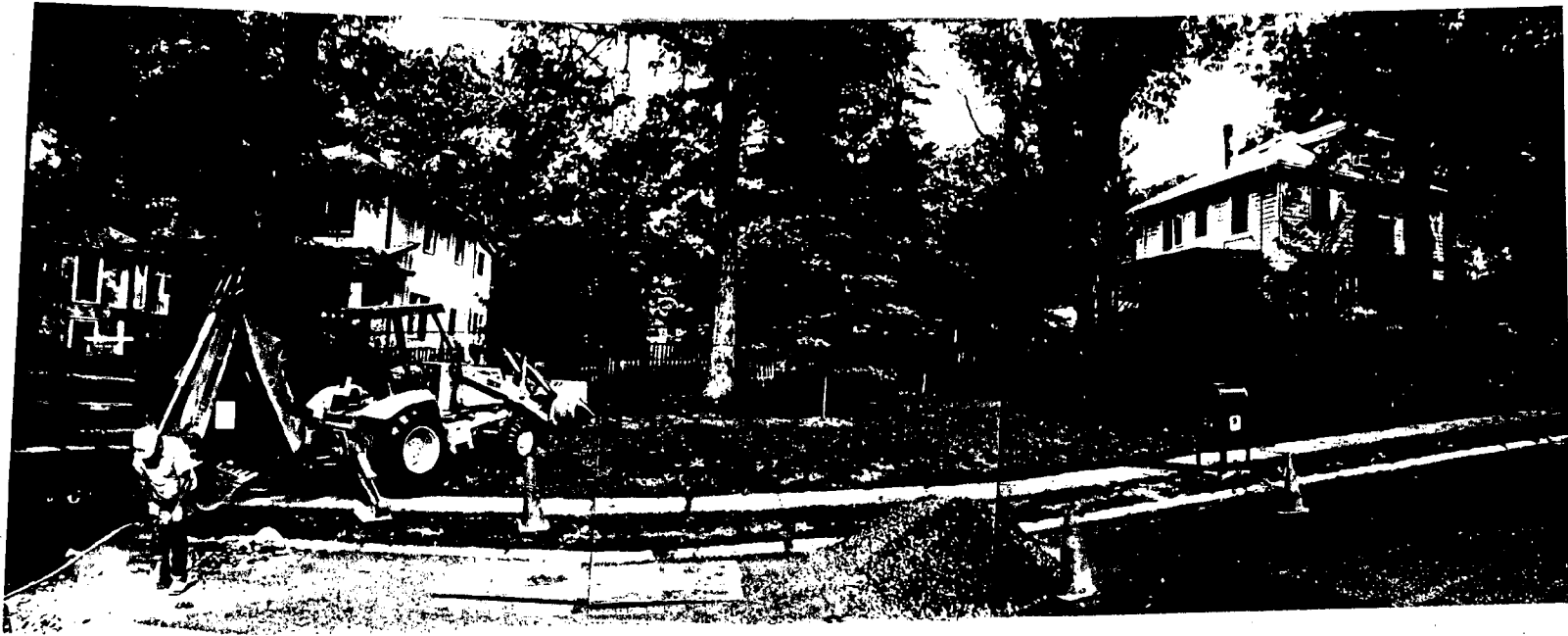
7416 Baltimore Avenue
Looking west.



7408 Baltimore Avenue
Looking to the west-north-
west. Lot 17 is to the right,
in the right center of the
photograph.



7411 (left) & 7409 (right)
Baltimore Avenue
Looking east, viewed from
the north property line of 128
Lot 17.



Lot 17, Baltimore Avenue Looking west.
7408 is to the left; 7416 to the right. The southern
boundary of Lot 16 is in line with the mailbox.
All major trees to remain undisturbed.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7410 Baltimore Avenue Meeting Date: 8/17/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94DD Tax Credit: No
Public Notice: 8/3/94 Report Date: 8/10/94
Applicant: Alan Abrams & Lynne Motley Staff: Nancy Witherell
PROPOSAL: New house construction RECOMMEND: Approve

The applicants propose constructing a new home on a lot now used as a side garden. The houses on either side are two-story Four Square houses. Across the street are one- and two-story houses. The yard has one large tree at the front, a healthy 28" White Oak tree in the front yard that would be retained. A cluster of large cherry trees straddling the side yard line behind the proposed house would not be disturbed. Smaller ornamental trees will be relocated on this lot or adjacent lots.

The proposed house is a Craftsman-style house, two stories in height and narrow in width, with a one-story side wing. Please note that the house will be surfaced with stucco (the applicant will bring revised drawings to the meeting). All other details are unchanged. Wooden sash windows will be used. The house is aligned with the adjacent houses and will have a front porch as they do. A concrete driveway and curb cut will be made at the far left of the lot. (Concrete driveways are typical for the neighborhood.) The house meets sideyard setbacks on both sides. (The stoop and ramp on the north side are allowed to fall within the setback.)

In order to spare the White Oak, the front path will be flagstone laid on grade and the front porch will be of light construction, wood with piers. A line marking the limit of disturbance is shown on the site plan. Mr. Abrams has experience with new house construction on wooded lots and his intention is to treat the tree so that it will survive.

The house has a one-story section on the left side with a projecting bay. The house is fairly traditional in form and scale, and would be compatible with the character of the historic housing stock in the immediate neighborhood as well as with the historic district as a whole.

The guidelines for review of new construction in the Takoma Park Historic District require the Commission to review the project as

it would affect the character of the adjacent historic properties and the streetscape. Some of the character-defining elements referred to in the amendment include:

- o rhythm of houses along the street, including patterns of height, massing, side and front setbacks, and roof pitch
- o patterns of open space/landscaping and building coverage, including ample front and back yards, spacing between houses, preservation of important mature trees, etc.
- o covered porches on the front or main facades
- o patterns of openings in facades, especially doors and windows, which provide a sense of residential scale and rhythm along the street
- o high degree of building craftsmanship, as expressed in detailing and use of materials
- o orientation of driveways and parking areas to the rear and side of buildings

It is the staff's judgment that the applicants' proposed home is well designed for this particular site among other historic houses and for the street. The curb cut and driveway at the left side of the lot are not intrusive and the general character of the street is one of mature trees both near the sidewalk and in the front and side yards. The use of stucco is consistent with other houses in the area. The house is sited, and measures will be taken, to preserve the White Oak tree in the front yard.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

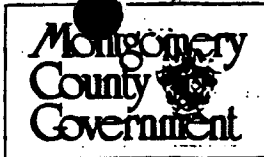
The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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.

and with the guidelines for the review of new construction found in the amendment designating the Takoma Park Historic District.

and provided the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



Historic Preservation Commission

3710 Jones Street, Suite 1004, Rockville, Maryland 20850

250 Hungerford Dist (DEP) 217-2225 6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT #
NAME OF PROPERTY OWNER ALAN ABRAMS & LYNNIE MOTLEY
ADDRESS 808 ASPEN ST NW WASHINGTON DC 20012
CONTRACTOR ALAN ABRAMS RESIDENTIAL CONSTR. INC
PLANS PREPARED BY ALAN ABRAMS

LOCATION OF BUILDING/PREMISE
House Number 7410 Street BALTIMORE AVENUE
Town/City TAKOMA PARK Election District 13
Nearest Cross Street ALBANY AVE
Lot 17 Block 75 Subdivision TAKOMA PARK LAND & TRUST CO'S SUBDIV. OF TAKOMA PARK

1A. TYPE OF PERMIT ACTION: (circle one) Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision
Circle One: A/C Stab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Well (complete Section 4) Other HOUSE
1B. CONSTRUCTION COSTS ESTIMATE \$ 190,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO
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 (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
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.
Signature of owner or authorized agent (agent must have signature notarized on back) Date 7-7-94

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

(15)

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:

VACANT LOT - FENCED W/ 2 MATURE TREES -
HAS BEEN USED AS A GARDEN.

TO THE SOUTH, ON ADJ LOT, IS A TEEN'S 4-SQUARE.

TO THE NORTH, THE ADJ LOT IS SUBSTANTIALLY VACANT,
ALTHOUGH 7416 ENCROACHES ON THE (ADJ.) LOT.

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

THE PROPOSED HOUSE WILL COMPLEMENT EXISTING
RESOURCES & WILL RETAIN MATURE TREES
SMALLER SPECIMEN TREES WILL BE SELECTIVELY
RELOCATED



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:

ASYMMETRIC MASSING W/ STRONG SYMMETRIC ELEMENTS
LOW PITCHED / ACCENTUATED OVERHANGS, HIP ROOF
WOOD SHINGLE CLADDING, HIP ROOFED PORCH W/ BROAD STEPS
TUSCAN COLUMNS, MINIMAL DISRUPTION OF EXISTING LANDSCAPE

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

MOST EXTERIOR ELEMENTS CAN BE FOUND AMONG NEIGHBORING
STRUCTURES. MASSING IS ANALOGOUS TO 7311 WILLOW AVE
(PRIMARY RESOURCE)

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

THE DESIGN IS EXECUTED IN A STYLE WHICH DERIVES
DIRECTLY FROM THE LOCAL RESOURCES

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 plan 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 FRANK KUGE - LOT 17 BLOCK 75
 * Address 7416 BALTIMORE AVE - ALSO LOT 22 & 16
 City/zip TAKOMA PK MD 20912 BLOCK 75 *
2. Name ANDREW F. EUSTON LOT 21 BLOCK 75
 Address 501 ALBANY AVENUE
 City/zip TAKOMA PK MD 20912

3. Name VICTOR A. VOLKERODT & LISON RAFAEL
Address 507 ALBANY AVENUE LOT 23 BLOCK 75
City/Zip TAKOMA PK MD 20912
4. Name ROBERT W. FEGLEY & STACEY A. KATZ
Address 7409 BALTIMORE AVENUE LOT 5 BLOCK 79
City/Zip TAKOMA PK MD 20912
5. Name WILLIAM B. WATKINS JR.
Address Rt 3 BOX 6008 LOT 6 - BLOCK 79
City/Zip BERRYVILLE VA 22611 (7411 BALT. AVE)
6. Name MAURA T. MAMORU
Address 7408 BALTIMORE AVENUE LOT 18 BLOCK 75
City/Zip TAKOMA PK MD 20912
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E



7416 Baltimore Avenue
Looking west.



7408 Baltimore Avenue
Looking to the west-north-
west. Lot 17 is to the right,
in the right center of the
photograph.



7411 (left) & 7409 (right)
Baltimore Avenue
Looking east, viewed from
the north property line of
Lot 17.

20
40



21
10/11

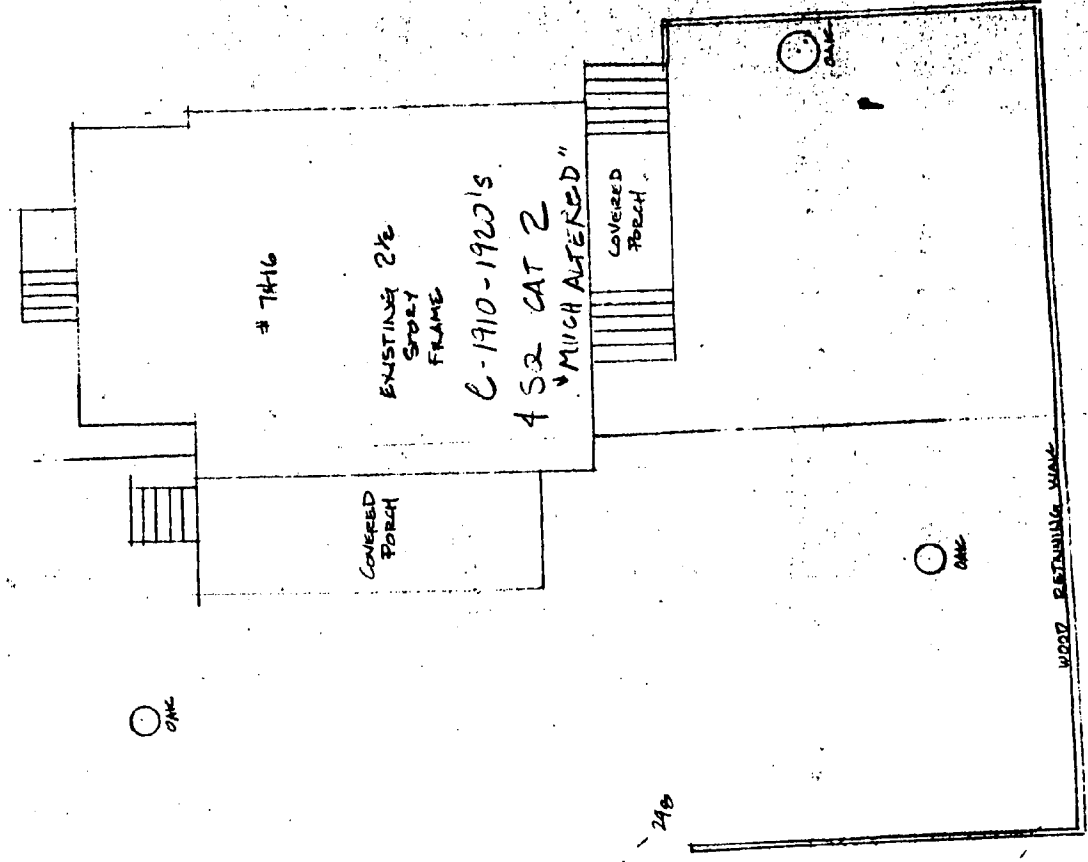
**Lot 17, Baltimore Avenue Looking west.
7408 is to the left; 7416 to the right. The southern
boundary of Lot 16 is in line with the mailbox.
All major trees to remain undisturbed.**

DR
 RFLR
 1 SI
 2 FI
 3 NK
 4 S
 5 B
 6 FC
 7



Lot 16

Lot 15



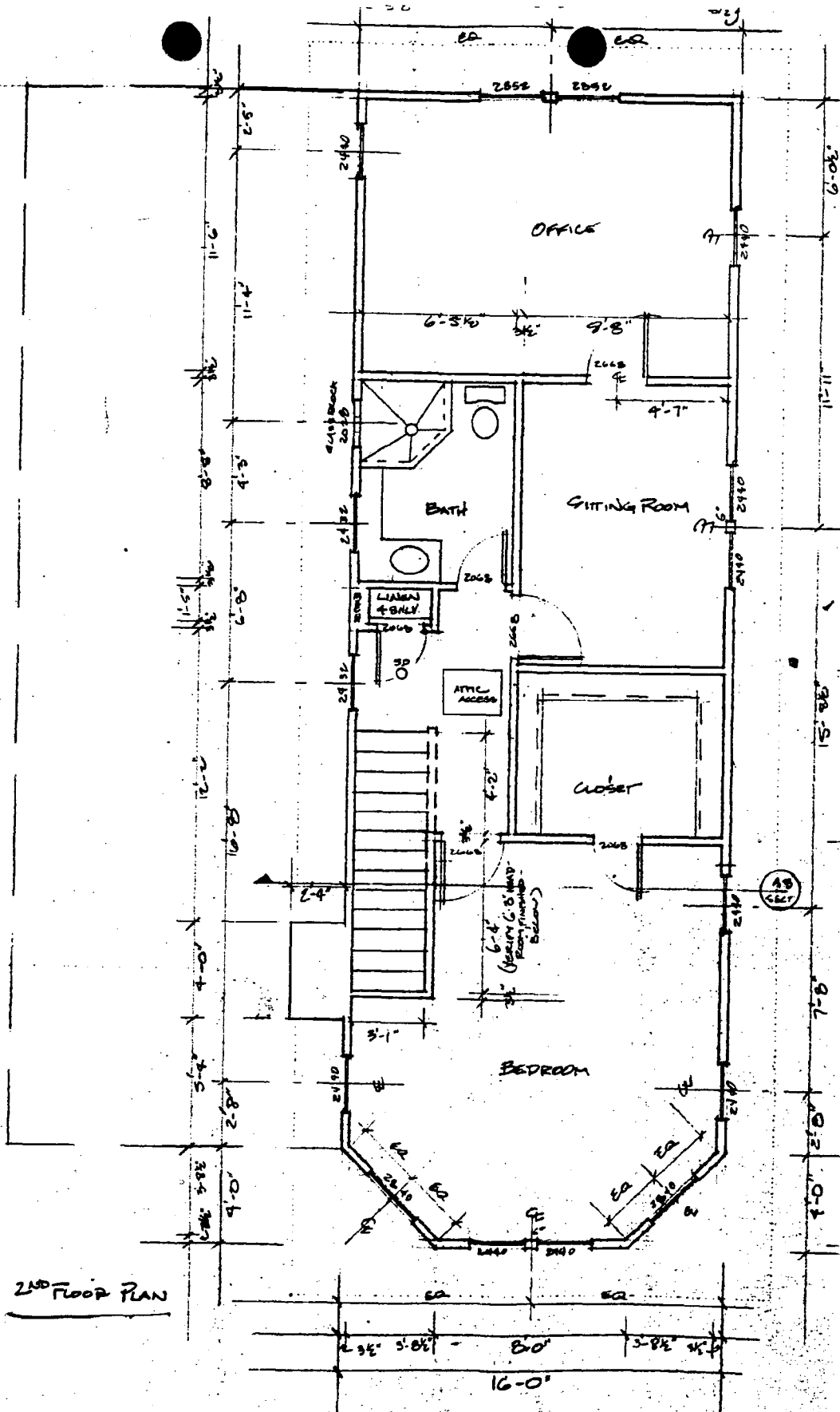
SITE PLAN
 1" = 10'

TH
 RESIDENCE for
 THO
 TAKOMA
 ALAN AE
 BOB
 WASHINGTON
 1202
 SW

23
 24

2/11

FLOOR PLAN 1/4" = 1'-0" 2ND FLOOR PLAN



RESIDENCE FOR LYNN MORLEY & ALAN ABRAMS
7410 BALTIMORE AVENUE
TAKOMA PARK, MD 20912

25
H

NORTH elevation

K. 1-0

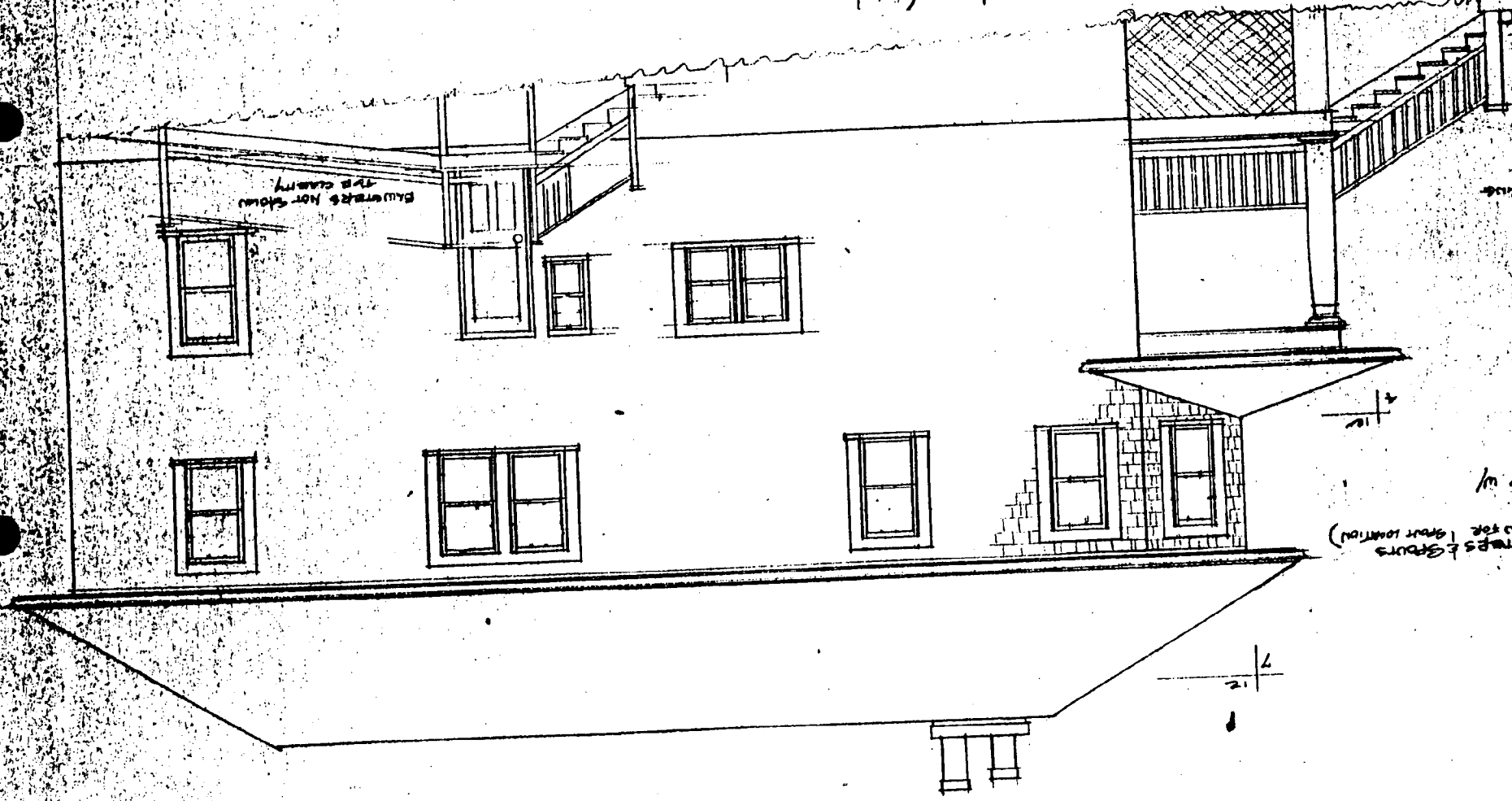
CLIMBERS NOT SHOW
THE CLIMBER

BRIDGE

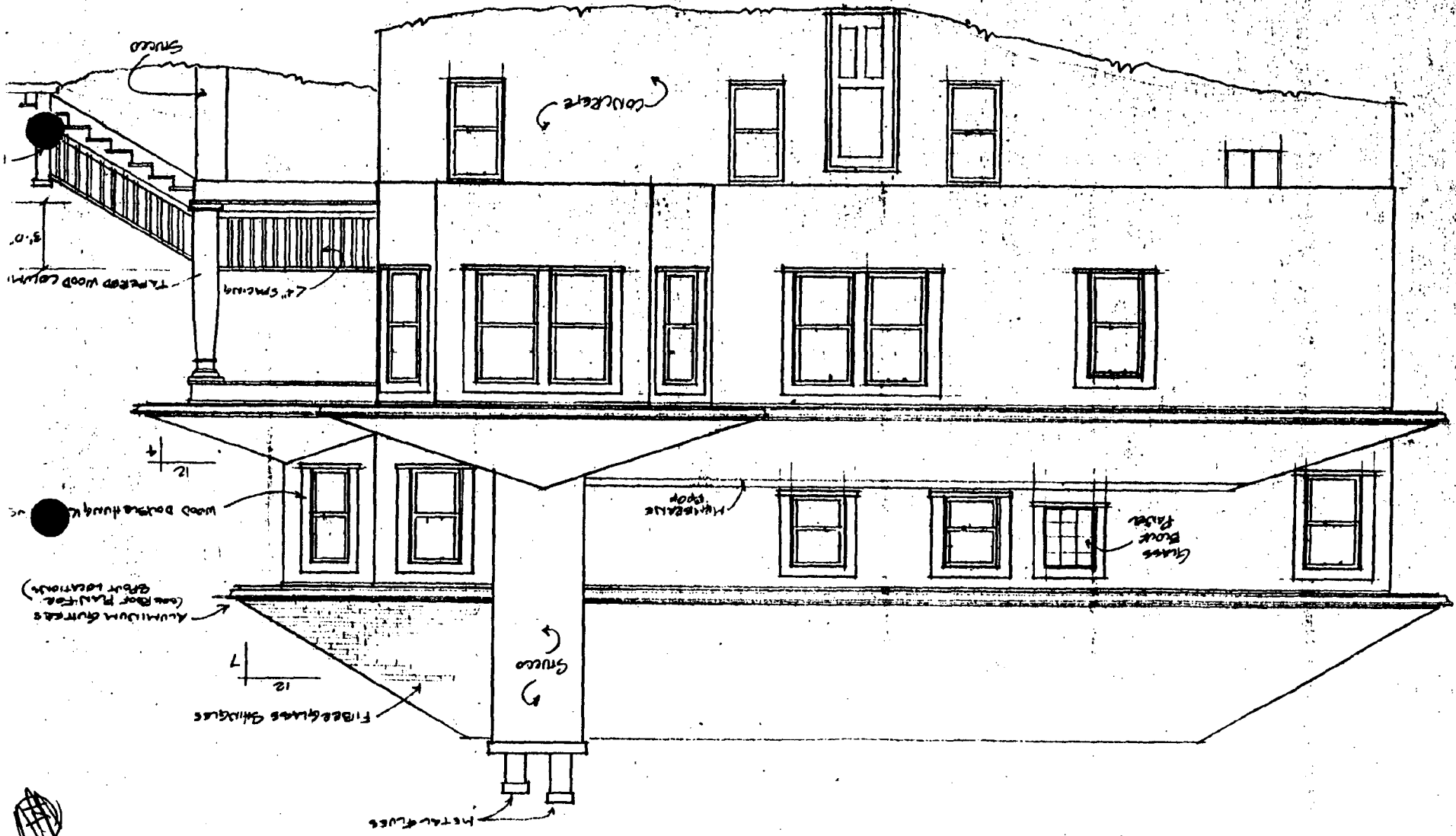
4
12

WITH GUTTERS & GUTTERS
(SEE PLAN FOR GUTTER LOCATION)
W/ WINDOWS W/
ADDITION

4
12

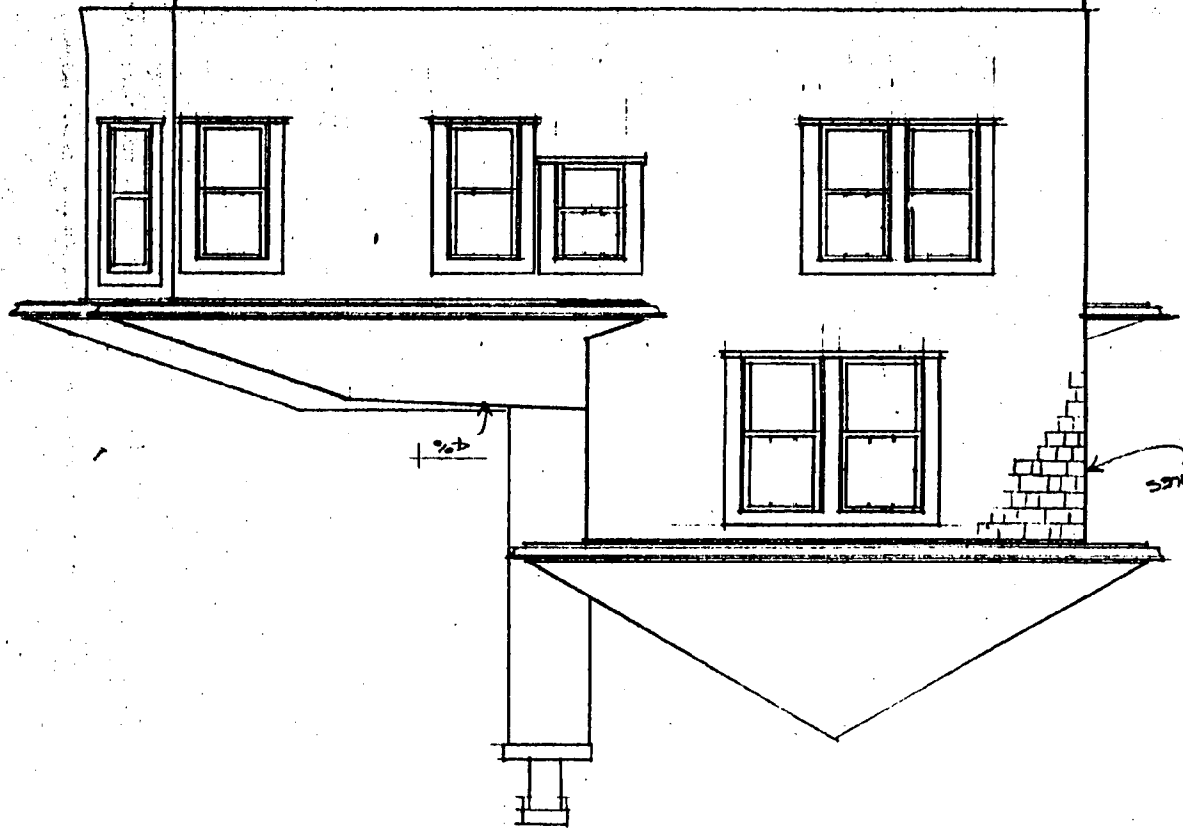


SOUTH ELEVATION



152
JH

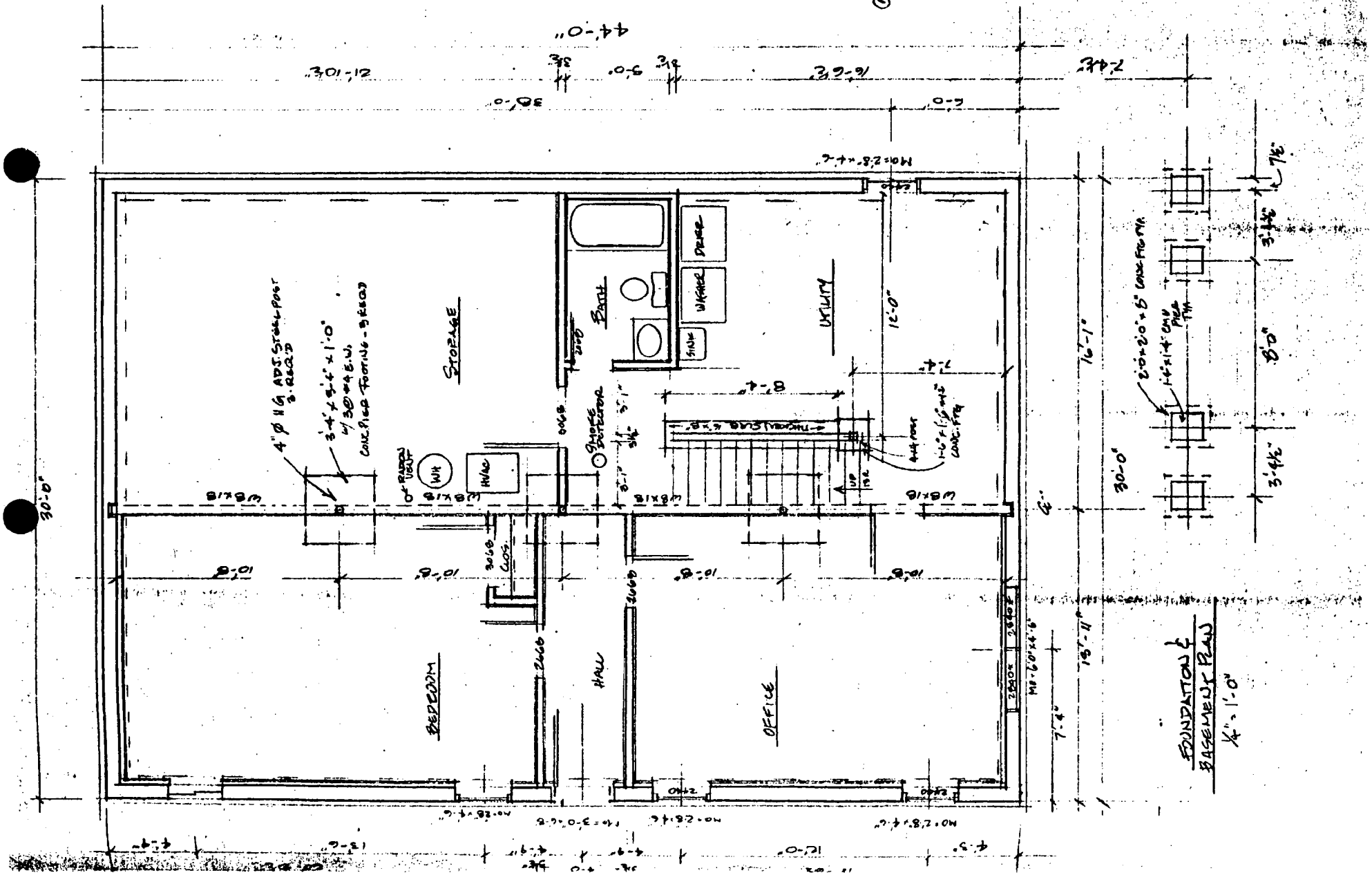
WEST ELEVATION



JH

30
140

INJECT
JMSR
MASSAGE
CAUT.



FOUNDATION &
BASEMENT PLAN
4" = 1'-0"

2'-0" x 2'-0" x 6" CONCRETE

14" x 14" CONCRETE

3'-4 1/2"

8'-0"

30'-0"

16'-1"

13'-11"

7'-4"

3"

2'-4 1/2"

3'-2"

9'-0"

4'-0"

30'-12"

30'-0"

30'-0"

6'-0" x 10'

10'-0"

10'-0"

10'-0"

12'-0"

12'-0"

12'-0"

6'-0"

MO-2.8'-4'-6"

MO-2.8'-4'-6"

MO-2.8'-4'-6"

4'-4"

13'-6"

12'-0"

MO-2.8'-4'-6"

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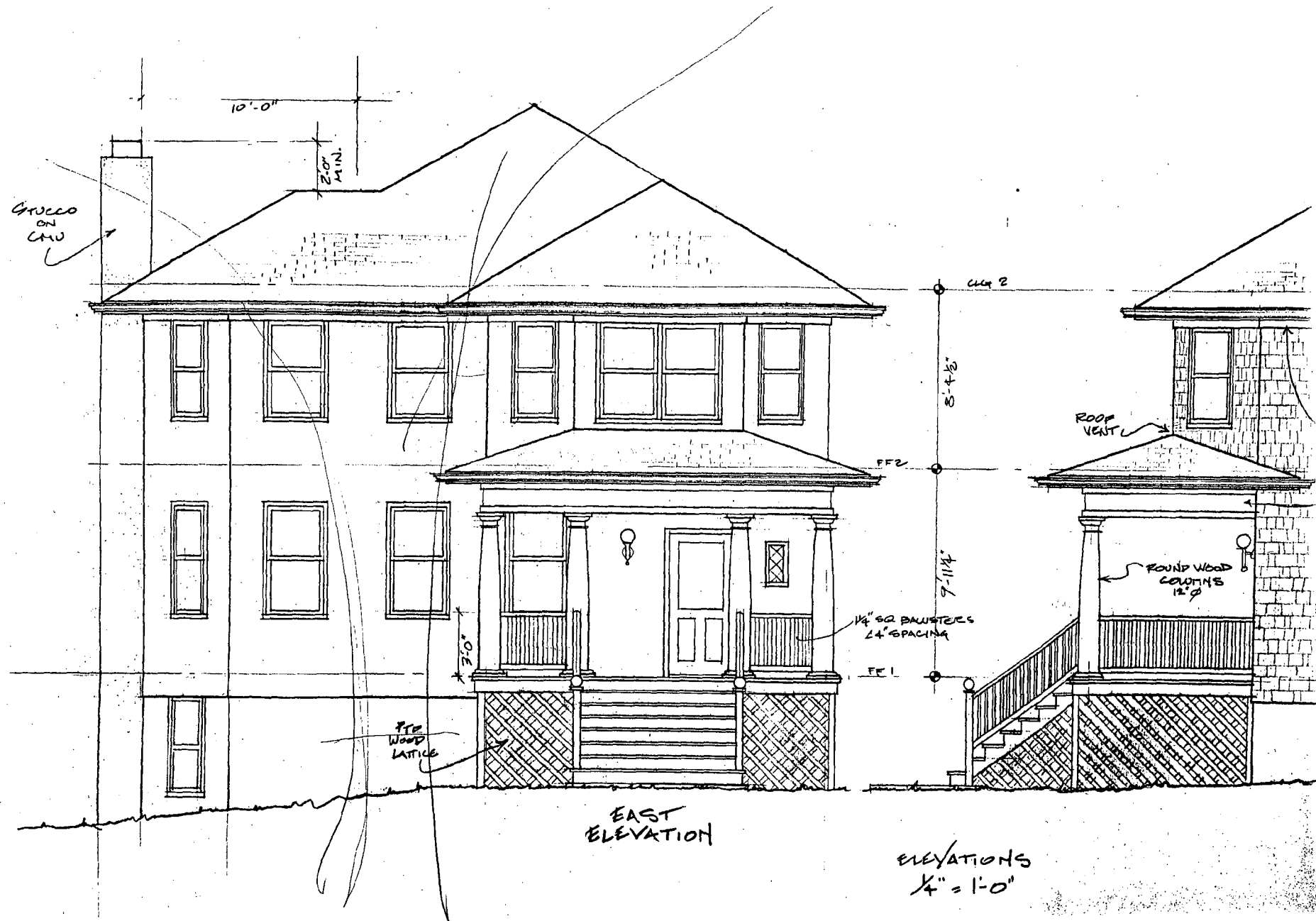
MO-2.8'-4'-6"

MO-2.8'-4'-6"

MO-2.8'-4'-6"

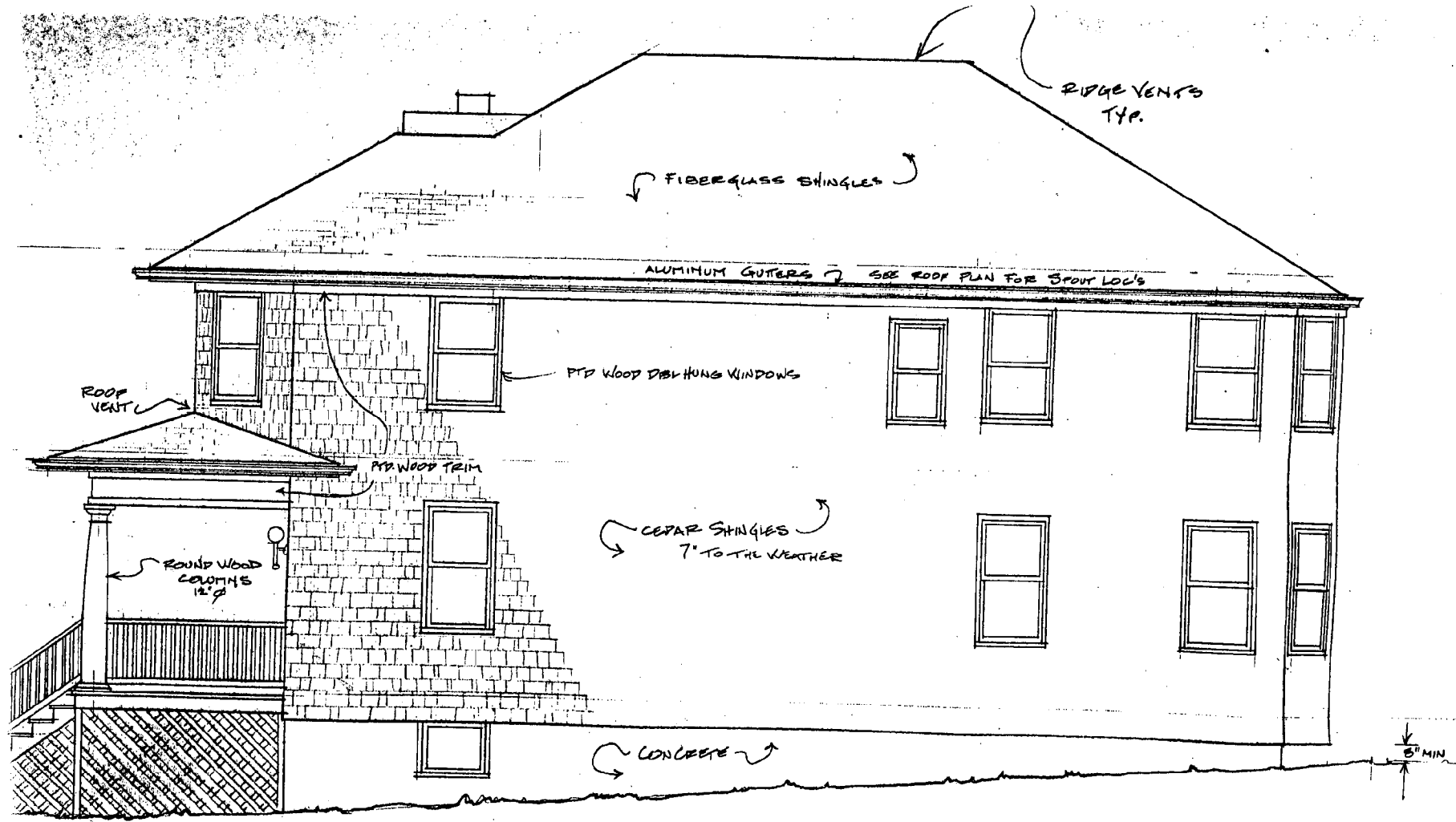
MO-2.8'-4'-6"

MO-2.8'-4'-6"



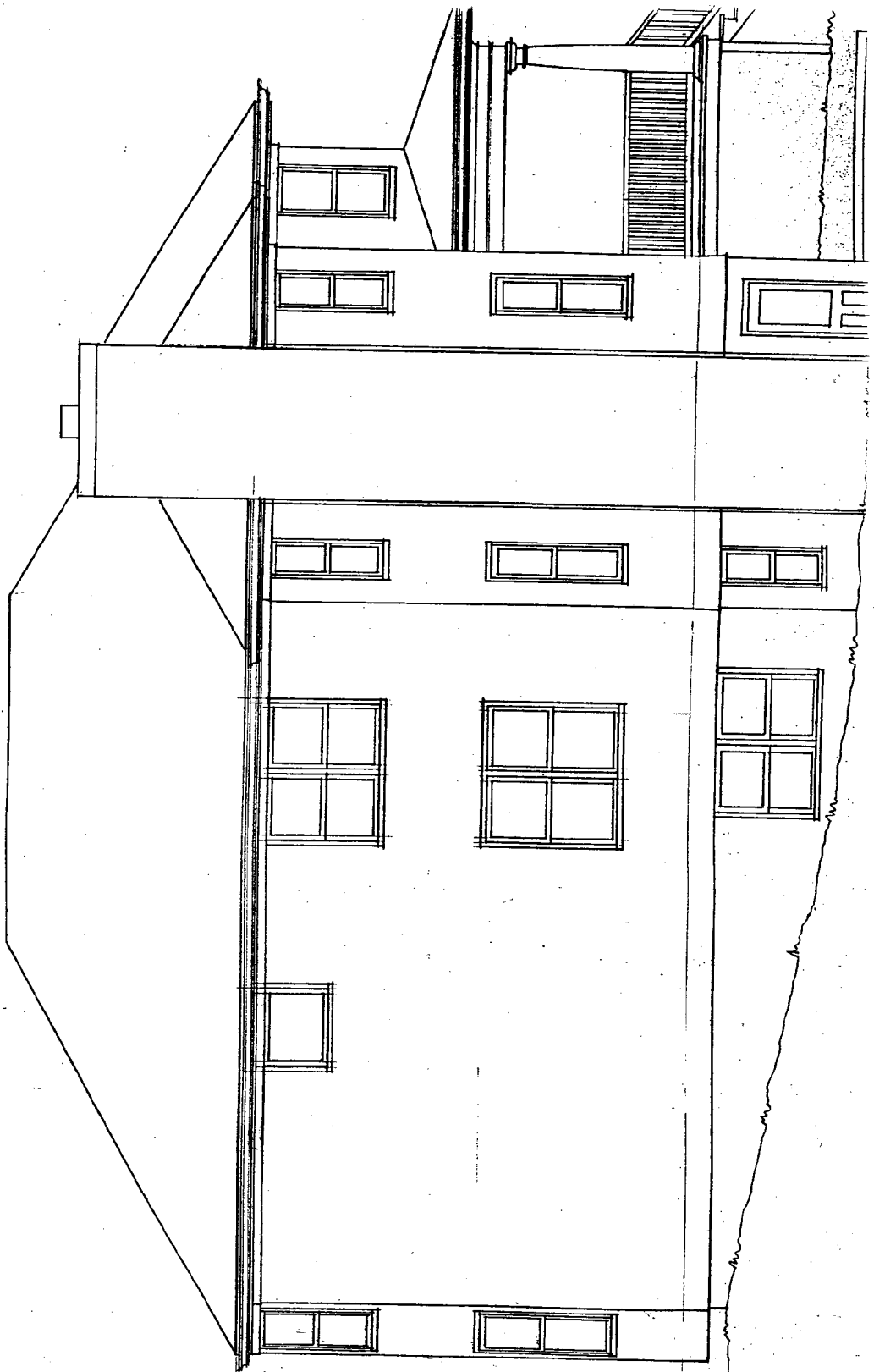
EAST ELEVATION

ELEVATIONS
1/4" = 1'-0"

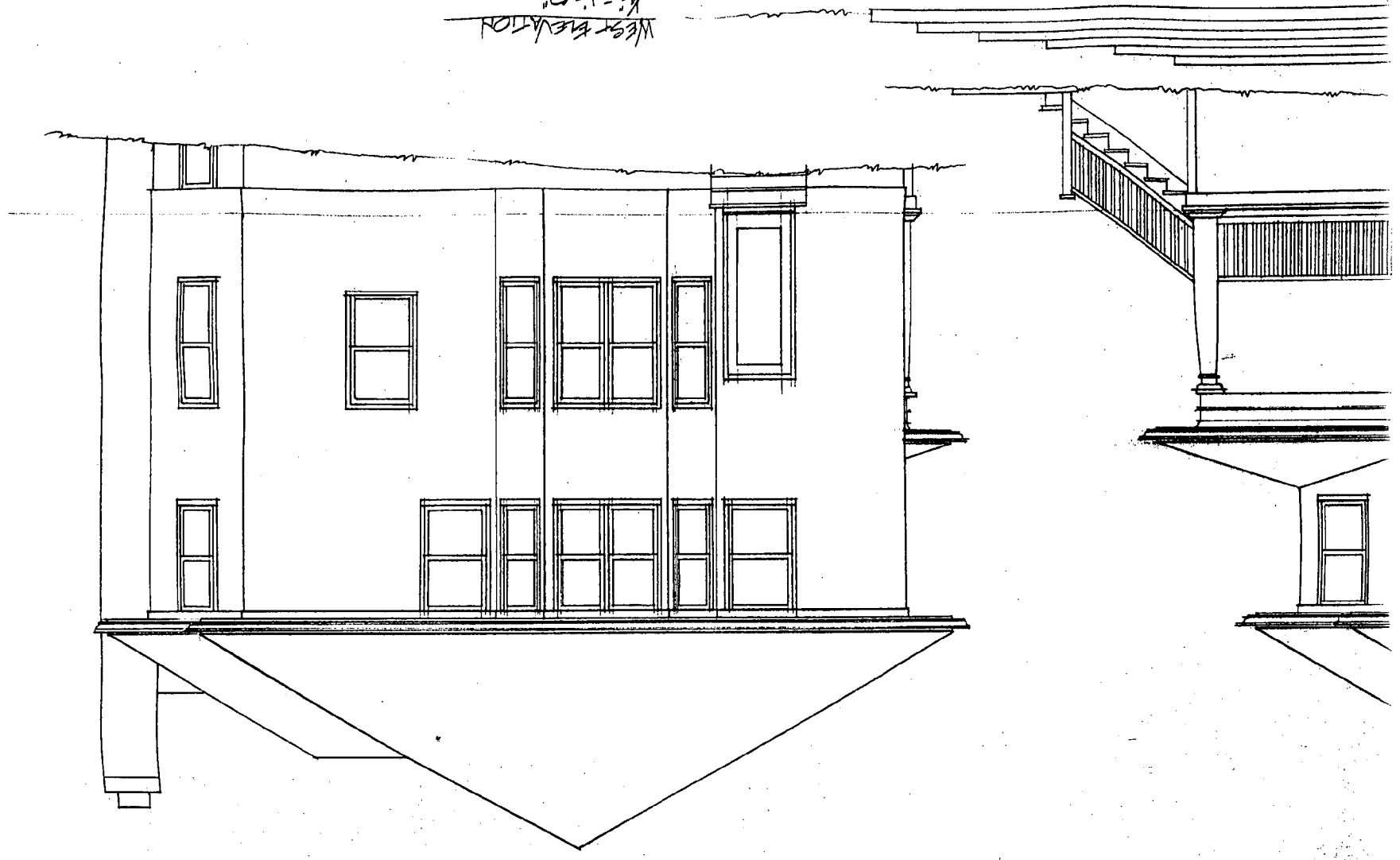


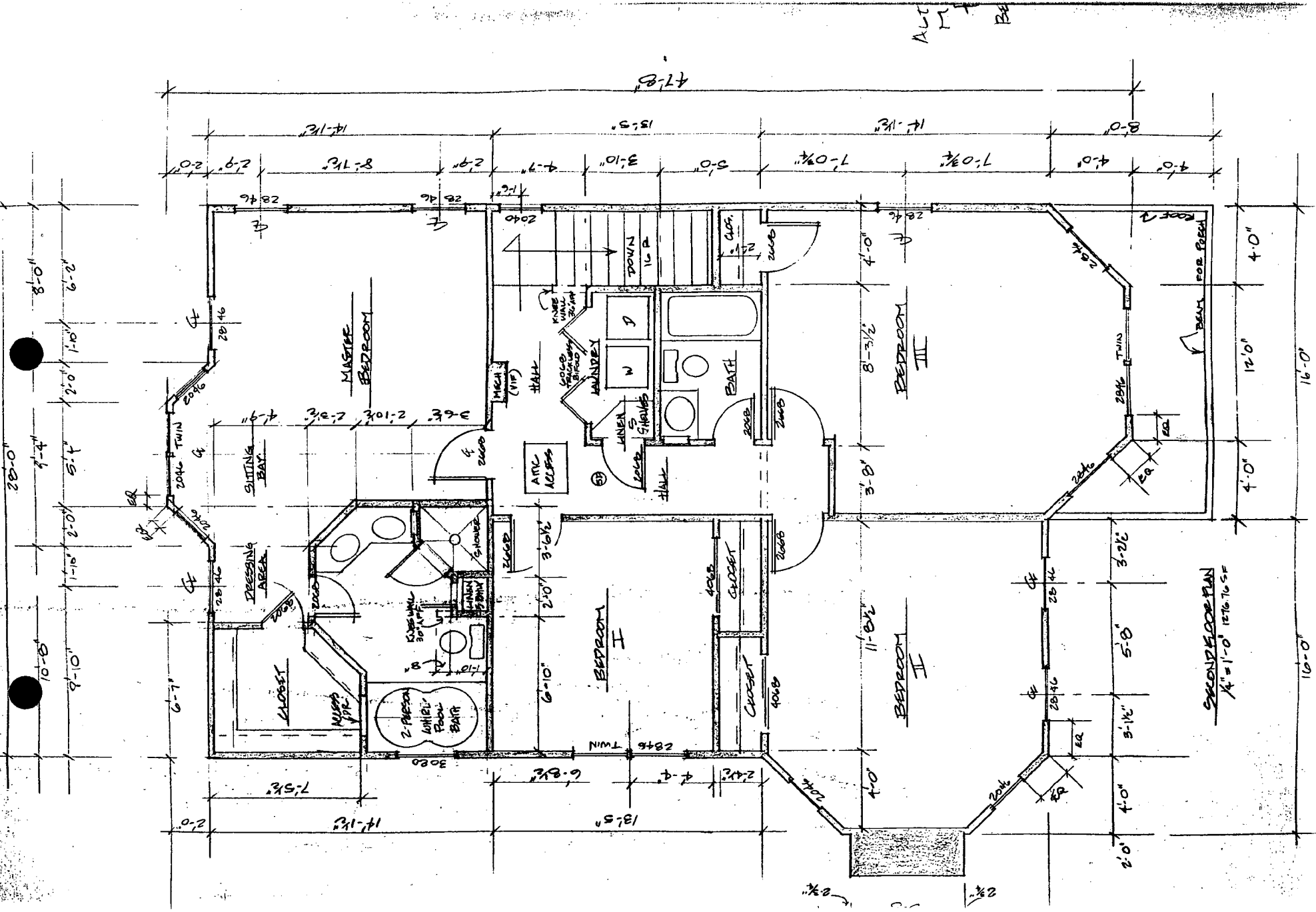
NORTH ELEVATION

6



WEST ELEVATION
K=1-01

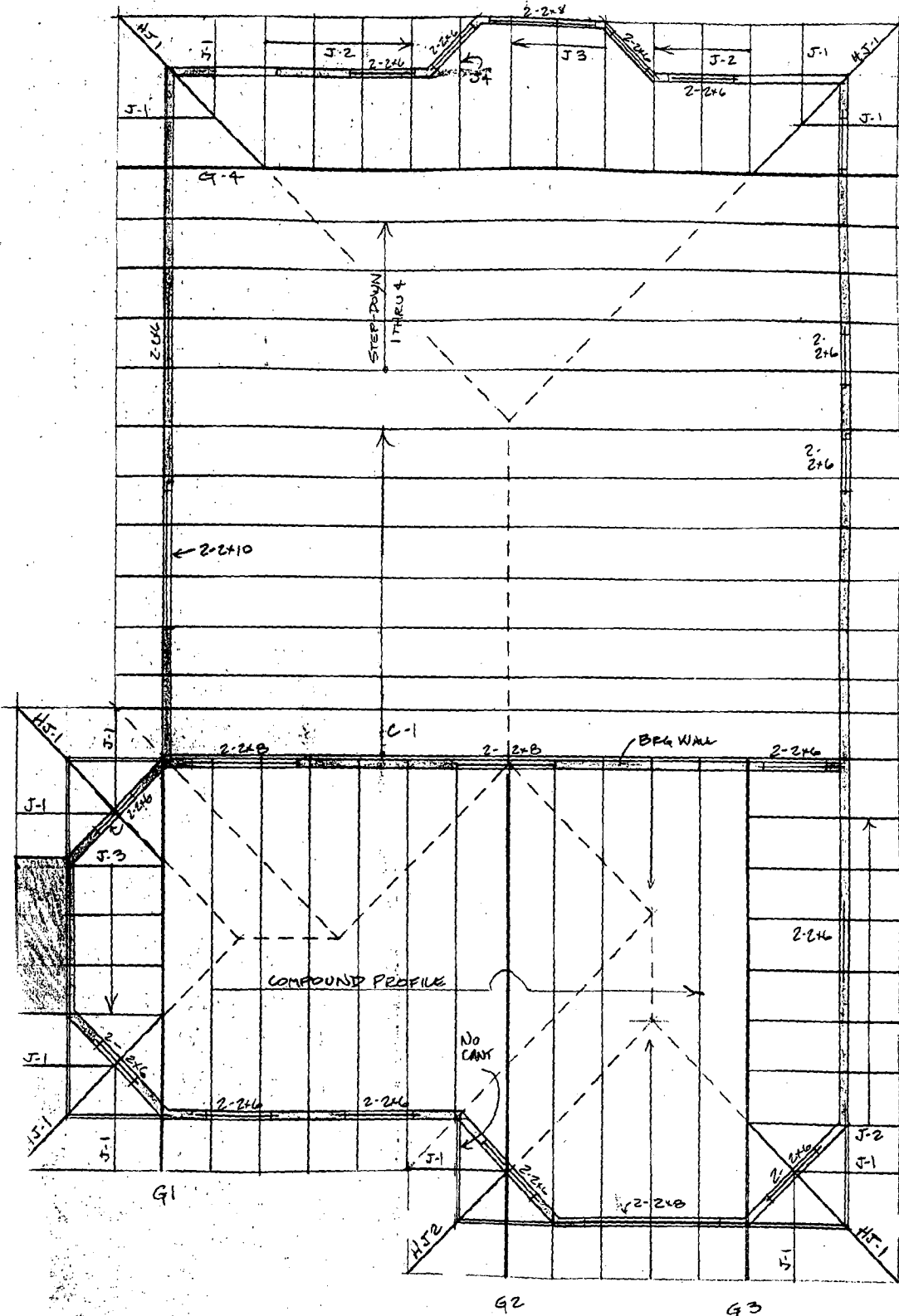




ALT
M
B4

10

SECOND FLOOR PLAN
1/4" = 1'-0" 12/16/76 S.F.



ROOF FRAMING PLAN
 1/4" = 1'-0"