

37/3-95Q 7212 Spruce Avenue
Takoma Park Historic District

Encl -
Please note: -

1) Applicant: Barton W. Fraeken
7212 Spruce Avenue
Takoma Park, Md. 20912

2.) Adjacent Property Owners:

8

5/24/12

9 + me

Particular Applicant's
agrees w/ conditions

Barton Bracken

7212 Spruce Avenue

Takoma Park Historic District

HPC 6/1/95

Case # 3713-950



View of back of house
Porch to be built off of
1st Floor (not basement) door.



View of side yard leading
to backyard.



View of driveway leading to backyard.



View of backyard from
Kitchen.



45° view to left
from kitchen




90° view To left
from kitchen



90° view to right
from kitchen



45° view to right
from kitchen.



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

DATE: June 8, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

The Takoma Park Guidelines state that "...major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way".... Also, "...some non-original building materials may be acceptable on a case by-case basis"....

STAFF RECOMMENDATION

Staff recommends, with the following conditions, 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 a historic site, or historic resource within a historic district;

and with Standards #9 and #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the Guidelines of the Takoma Park Historic District.

The conditions are as follows:

- 1) The roofline of the rear addition shall be lower than the roof of the existing structure.
- 2) The sidewall shall be indented 4-6" from the existing exterior wall.
- 3) General Condition: The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Bart Bracken or
Michael Byrne

CONTACT PERSON _____
DAYTIME TELEPHONE NO. (301) 230-6392 (Bracken)
301-253-2680 (Byrne)

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Bart W Bracken DAYTIME TELEPHONE NO. (301) 230-6392

ADDRESS 7212 Spruce Ave Takoma Park MD 20912
CITY STATE ZIP CODE

CONTRACTOR Michael Byrne TELEPHONE NO. (301) 253-2680
CONTRACTOR REGISTRATION NUMBER 43854

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7212 STREET Spruce Ave
TOWN/CITY Takoma Park NEAREST CROSS STREET 4th Ave
LOT 36 BLOCK 8 SUBDIVISION _____
LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
- 1B. CONSTRUCTION COST ESTIMATE \$ \$18,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. HEIGHT _____ feet _____ inches
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:
 On party line/property line _____ Entirely on land of owner _____ On public right of way/easement _____

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Bart W Bracken Signature of owner or authorized agent 5/17/95 Date

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

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Bungalow with vinyl siding. Brick patio in back
Rectangular backyard with bushes on perimeter
Yard has one mature oak, one mature willow, and one new
maple tree. Yard also has a children's swing set (wood).

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

Add a screened in porch off of the 1st floor
door in back of house. Porch will be off the
ground allowing entry to basement below.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on
8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of
walls, window and door openings, and other fixed features of both the existing resource(s) and the
proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing
construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Shirley Davis
7210 Spruce Ave.
Takoma Park, MD 20912

Phil Wheaton
7211 Spruce Ave
Takoma Park, MD 20912

Nina Seavey
7214 Spruce Ave
Takoma Park, MD 20912

~~Bruce~~ Bruce Sidwell
7209 Spruce Ave
Takoma Park, MD 20912

Kevin Mills/Holly Fectner
7213 Spruce Ave
Takoma Park, MD 20912

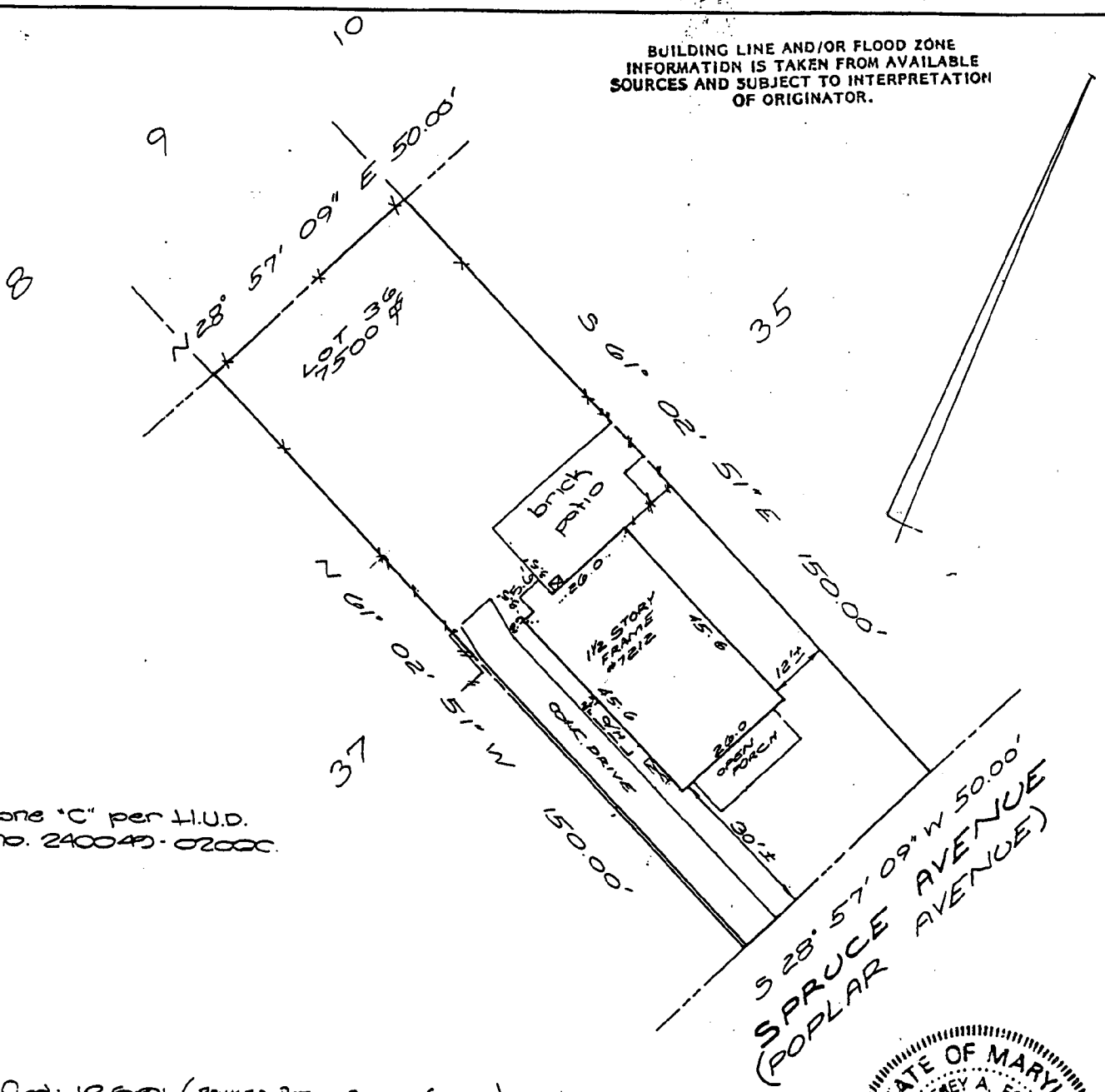
Judy Applebaum
7209 Willow Ave.
Takoma Park, MD 20912

Vivian Fong/Wendy
Bell
7211 Willow Ave
Takoma Park, MD 20912

Betty Rhodes
7207 Willow Ave
Takoma Park, MD 20912

NOTE: This location for title purposes only - not to be used for determining property lines. Property corners Markers Not guaranteed by this location.

BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.

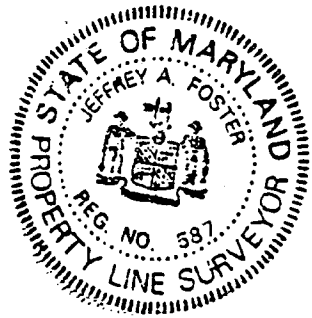



NOTES:

Flood zone "C" per H.U.D. panel no. 240049-0200C

Recertified: 12591 (REVISED PATIO, DELETE GARAGE)

LOCATION OF HOUSE
 LOT 36 BLOCK 8
 LIPSCOMB AND EARNEST, TRUSTEES
 ADDITION TO TAKOMA PARK
 MONTGOMERY COUNTY, MD.

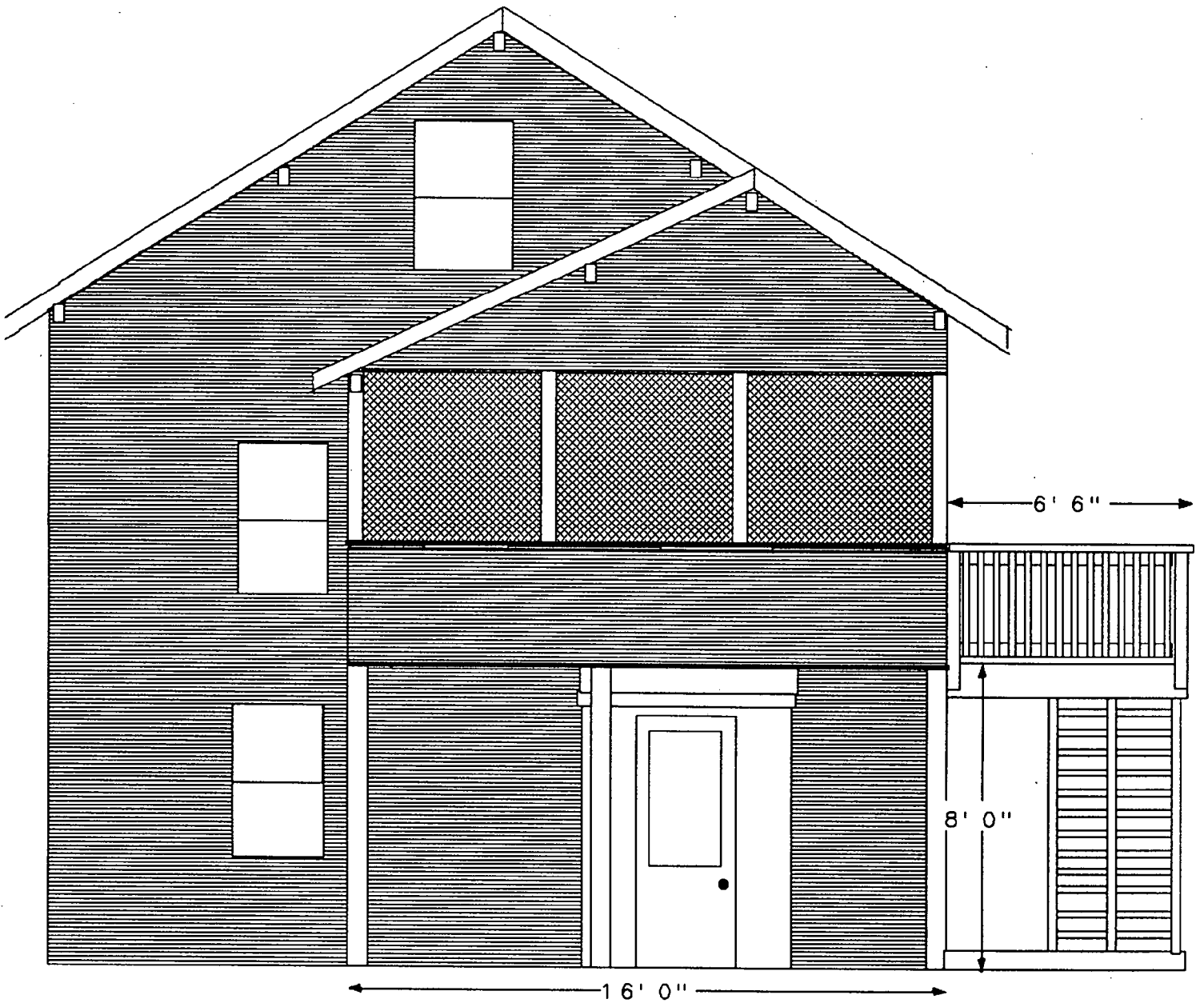


SURVEYOR'S CERTIFICATE "I HEREBY CERTIFY THAT THIS INSPECTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR REGISTERED SURVEYORS IN THE STATE AS ADOPTED BY THE MARYLAND SOCIETY OF SURVEYORS." Jeffrey A. Foster P.L.S. REGISTERED SURVEYOR MARYLAND NO. 597	REFERENCES PLAT BK. 1 PLAT NO. 46		SNIDER & ASSOCIATES SURVEYORS • ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301-948-8100	
	LIBER FOLIO		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 2-27-86 BOUNDARY:	SCALE: 1" = 30' DRAWN BY: IARS JOB NO.: 86-913

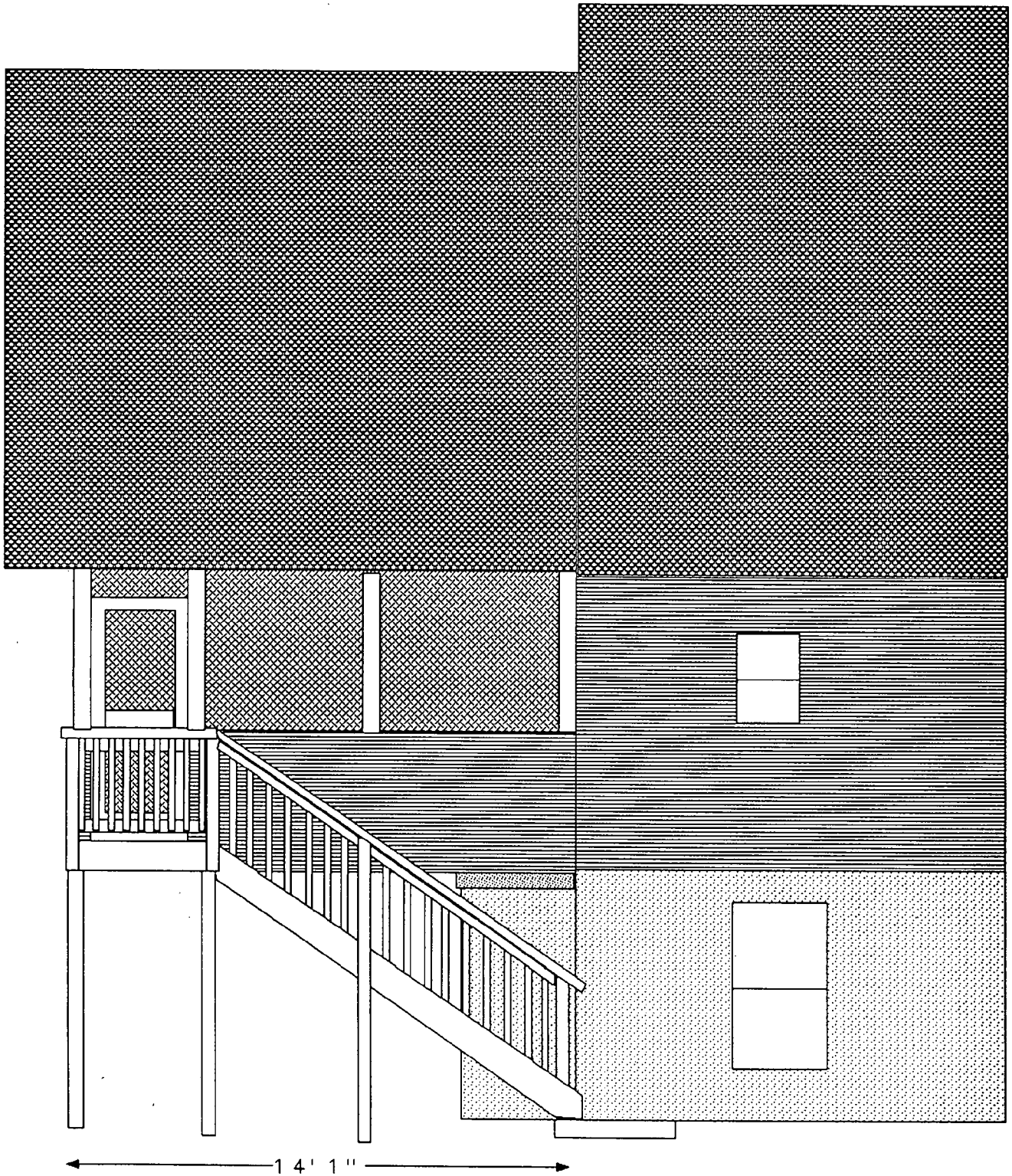
Bracken Miller Porch

1. Front view
2. Side view
3. Framing view
4. Roof framing view
5. Cross sectional view
6. Detail page
7. Stair rail detail

Bracken Miller
Porch

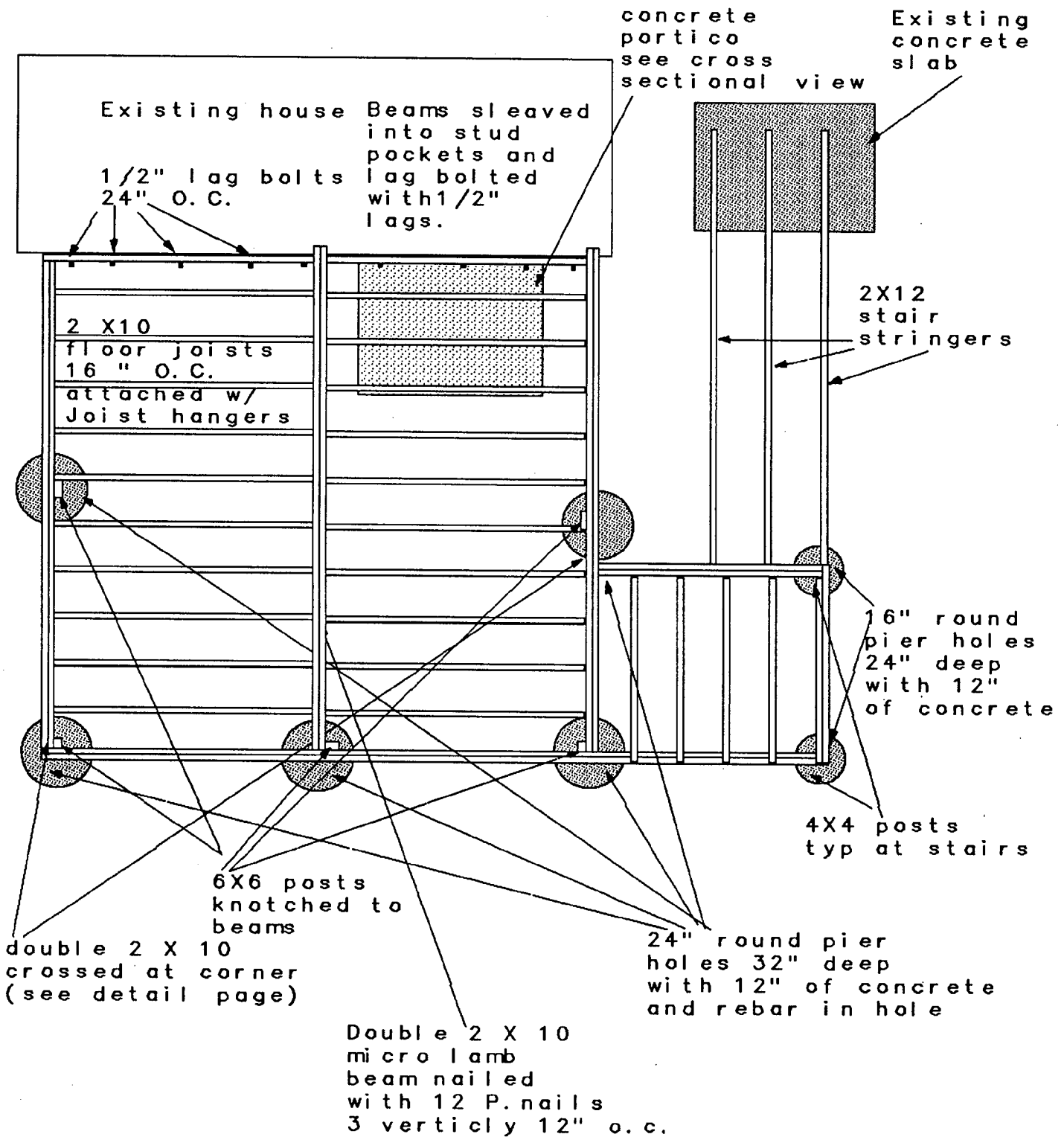


Bracken Miller
Porch



Framing Deck & Stairs

Scale 1/4" = 1'



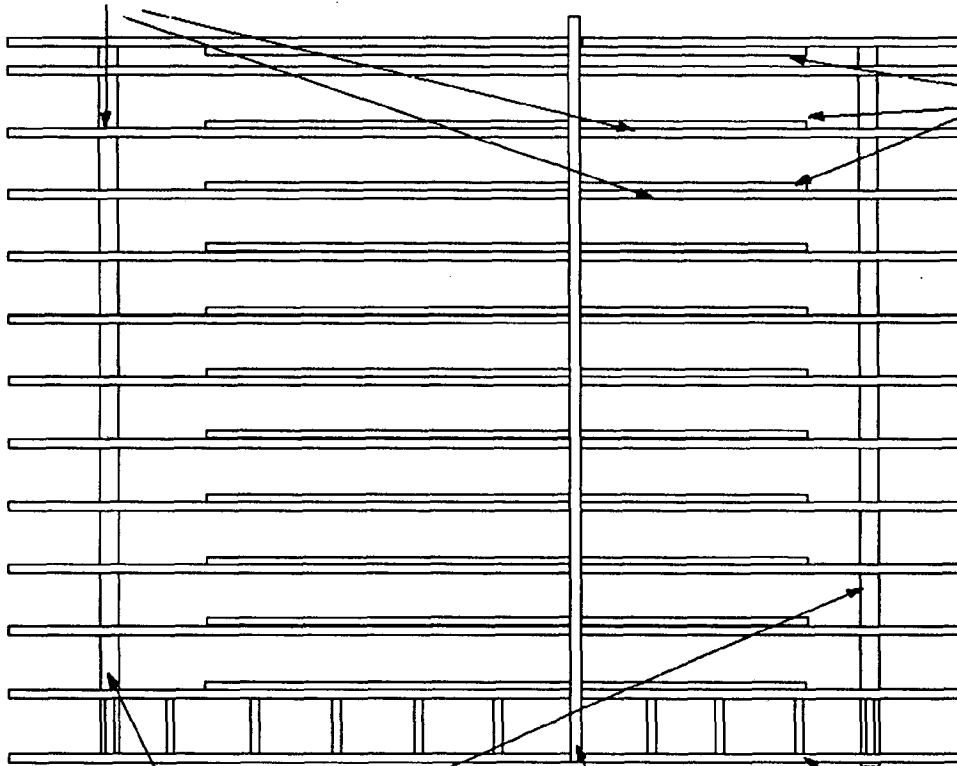
Roof Framing

scale 1/4" = 1'

2X8 rafters
16" o.c.
w/birdsmouthy
at plate.

Ridge board
sleaved into
stud pocket
and bolted w/
1/2" lags

Colar ties
2/3 the
distance
from the
ridge beam
down



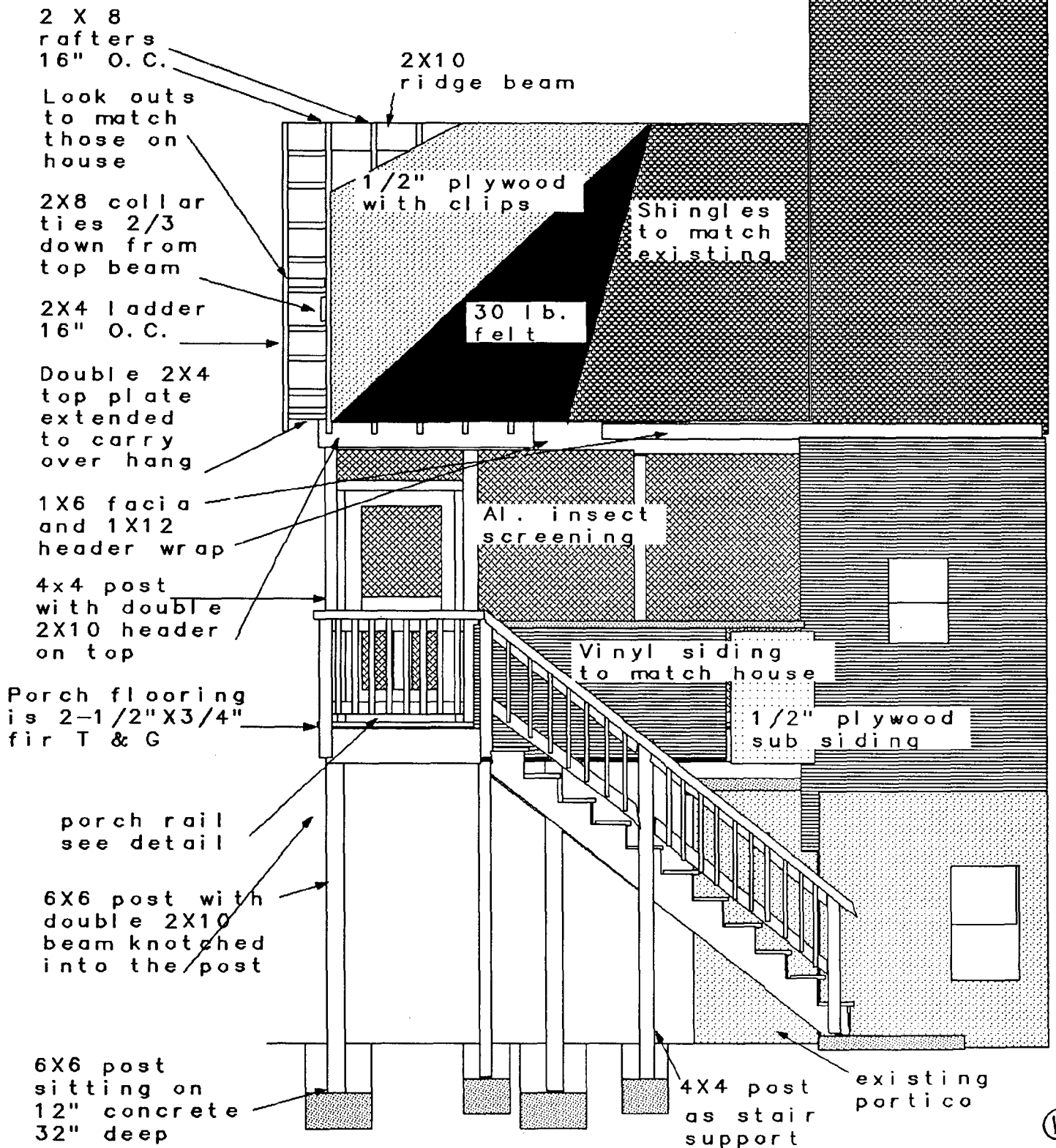
double 2X4
top plate
extended to
carry overhang

2X10 ridge
board

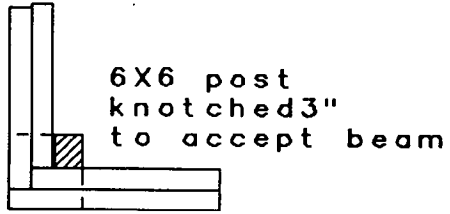
2X4 Ladder
16" o.c.

Cross sectional VIEW

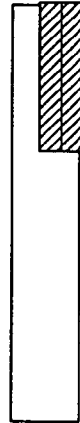
Scale 1/4" = 1'



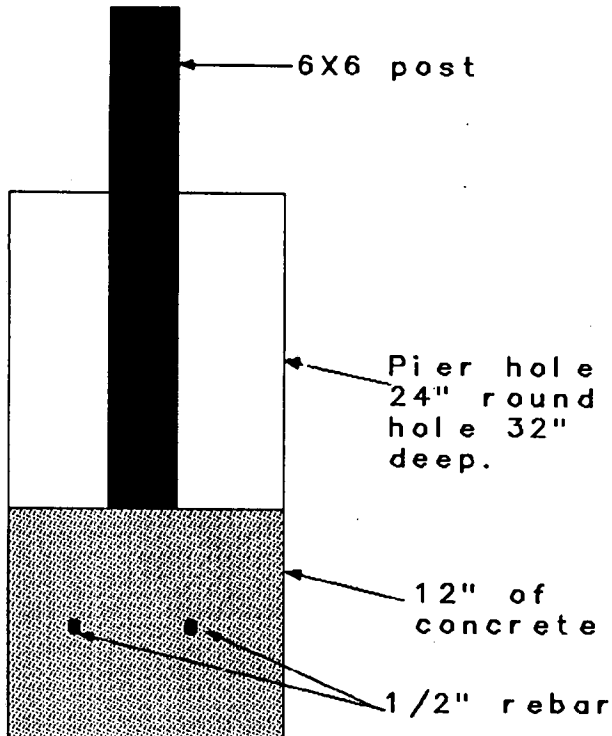
Detail Page



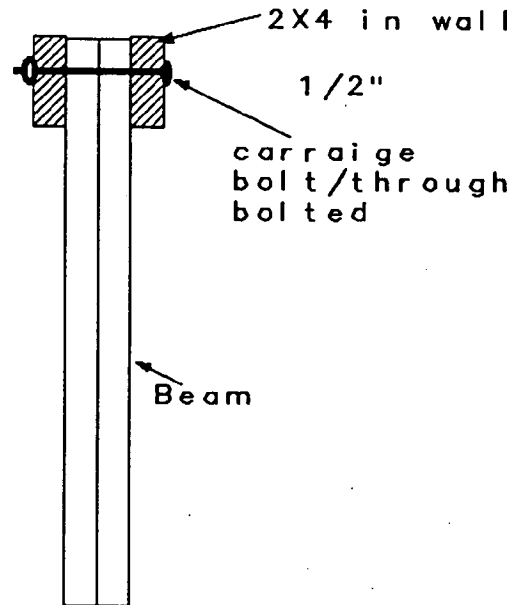
Typical corner
lap configuration.



Footer detail

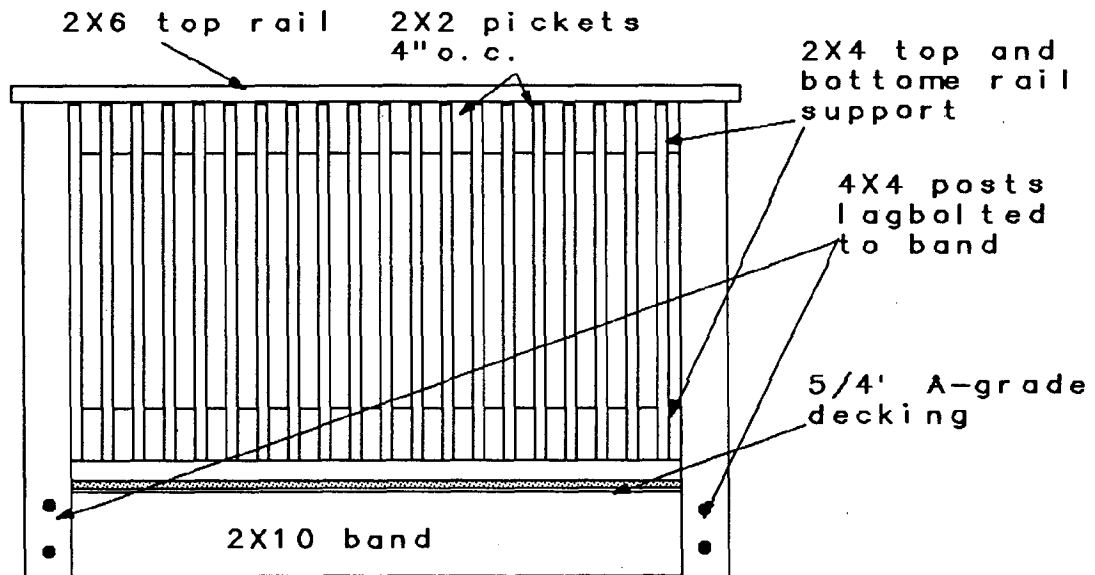


Beam pocket detail



Stair Deck Rail detail

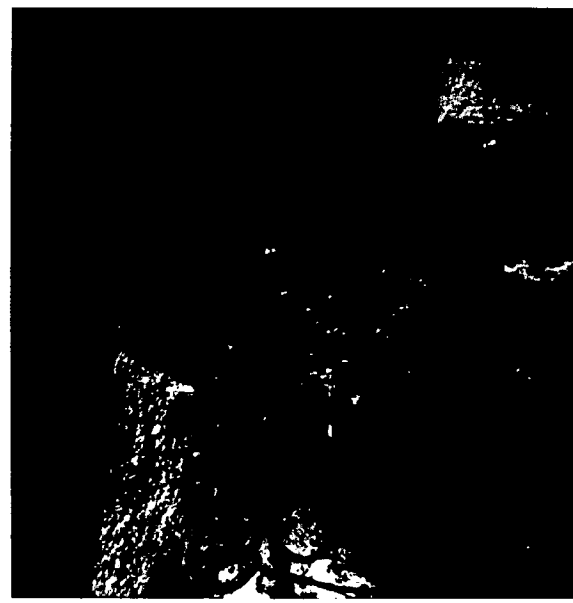
No scale



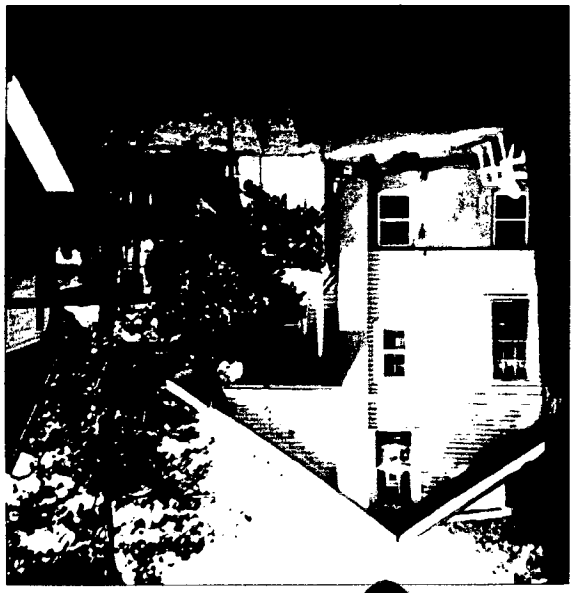
View of driveway leading to backyard.



View of backyard from Kitchen.



View of back of house. Porch to be built off of 1st floor (not basement) door.

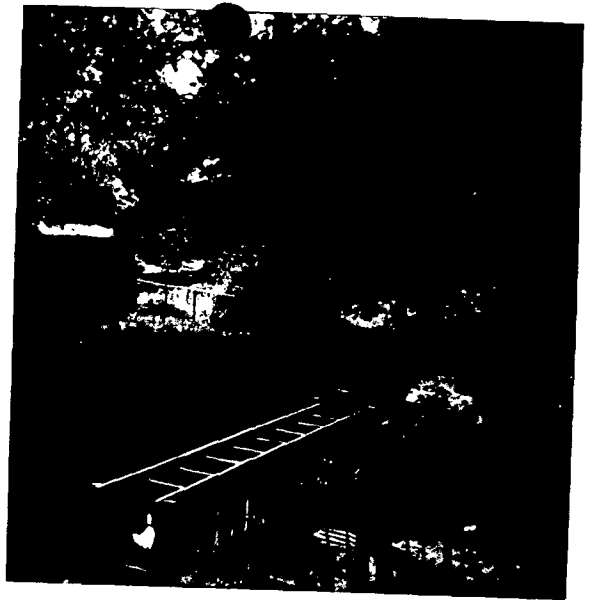


View of side yard leading to backyard.





90° view To left
from kitchen



45° view To left
from kitchen



45° view To right
from kitchen.



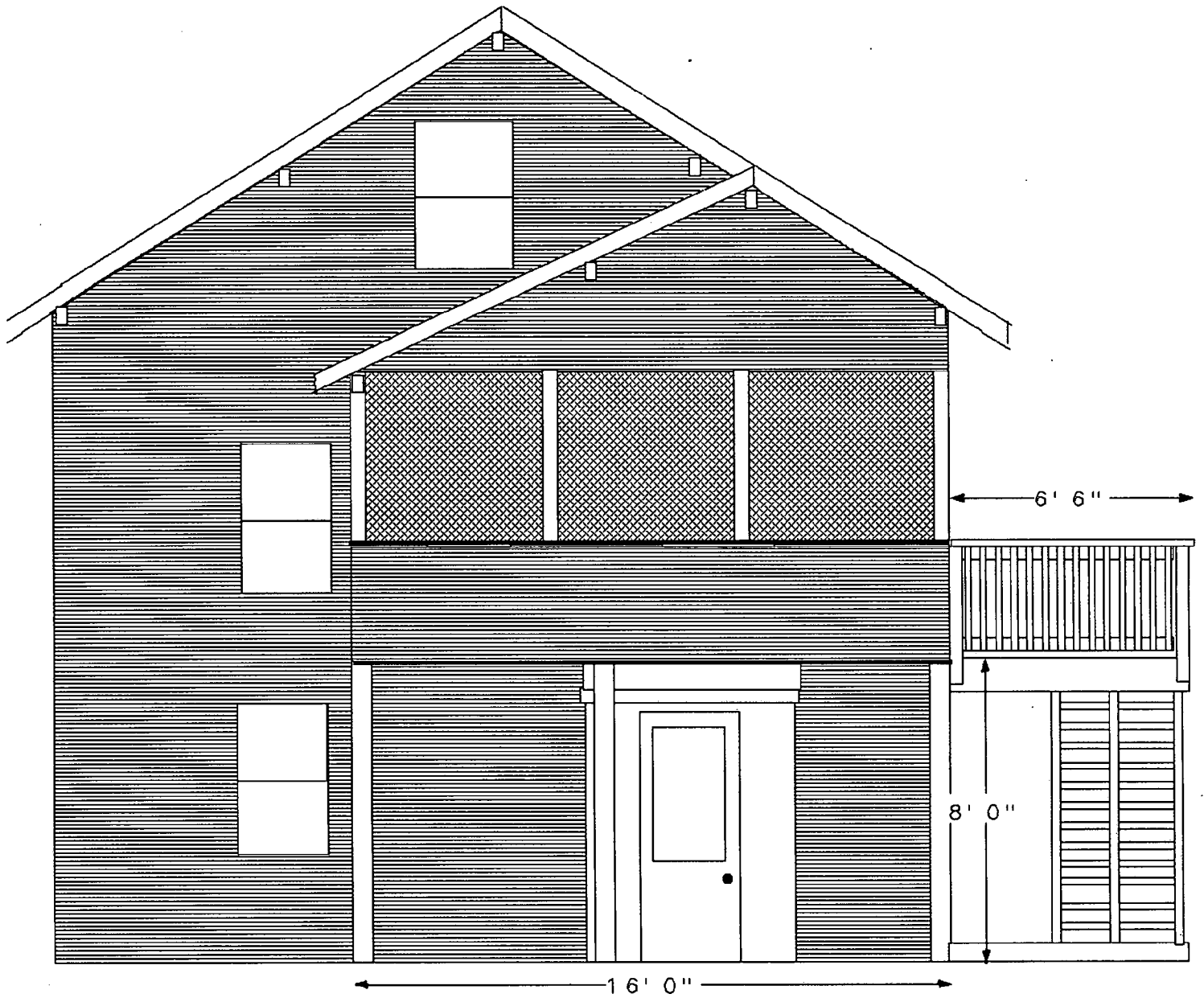
90° view To right
from kitchen

Extra

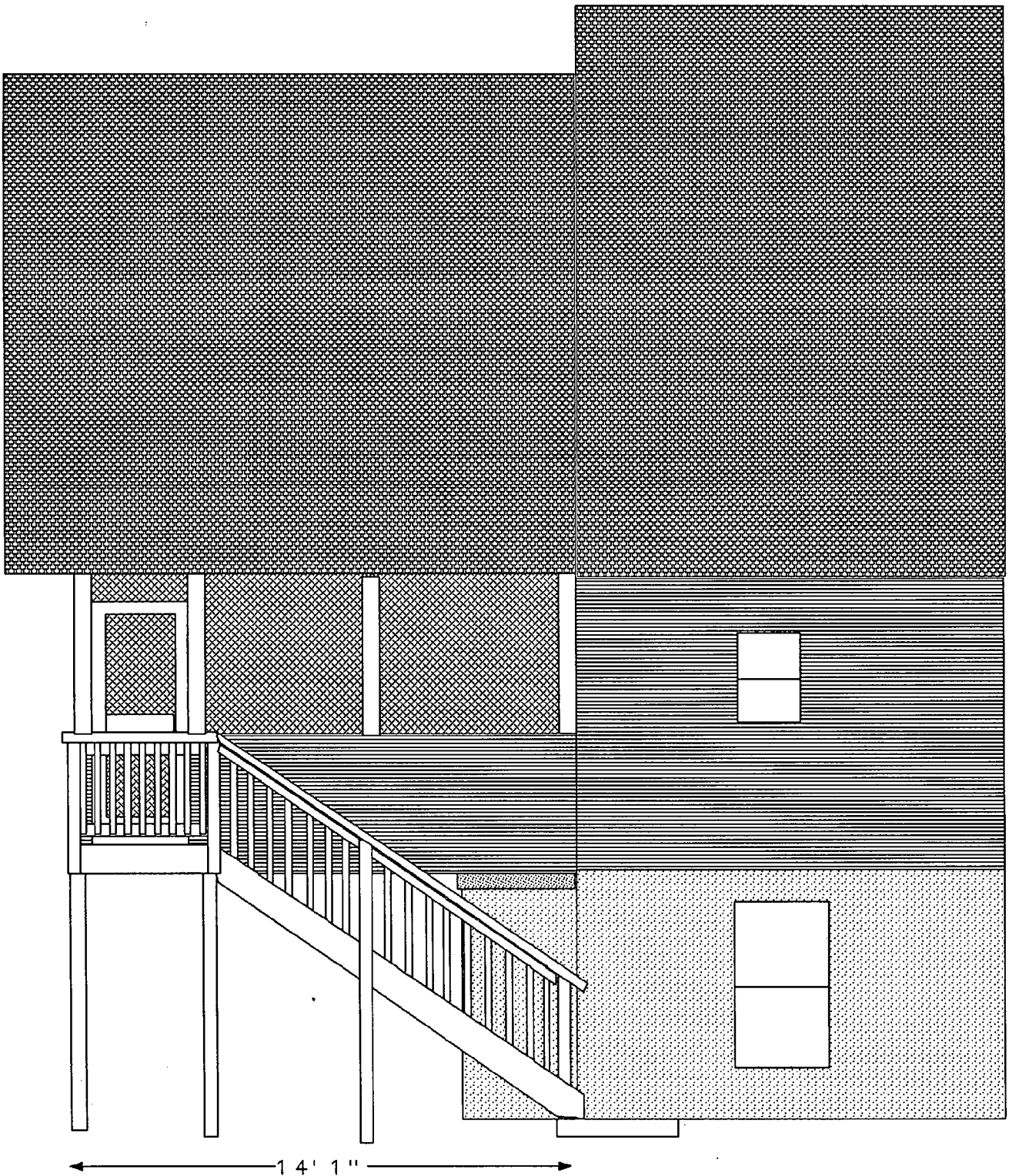
Bracken Miller Porch

1. Front view
2. Side view
3. Framing view
4. Roof framing view
5. Cross sectional view
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Bracken Miller
Porch

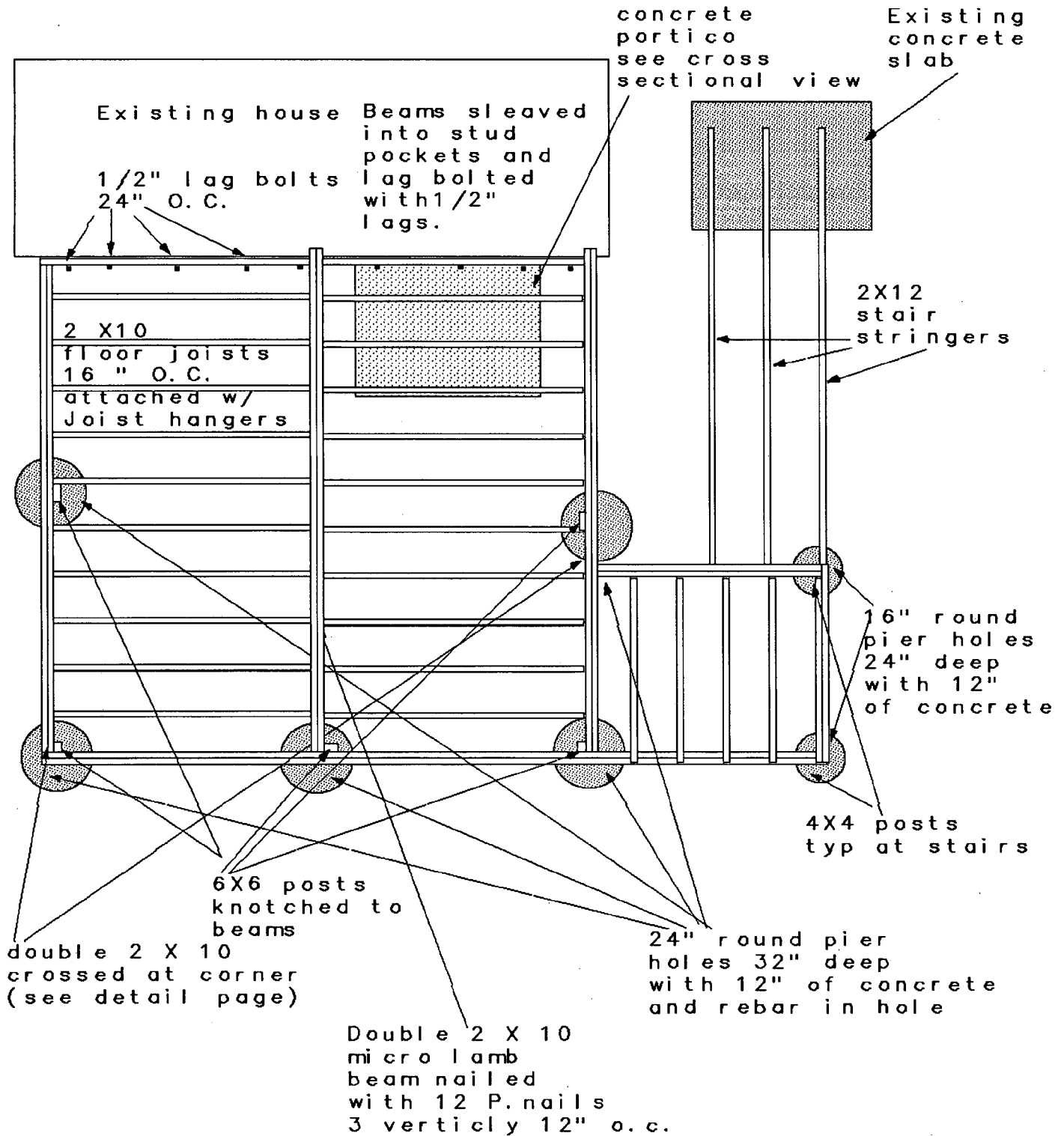


Bracken Miller
Porch



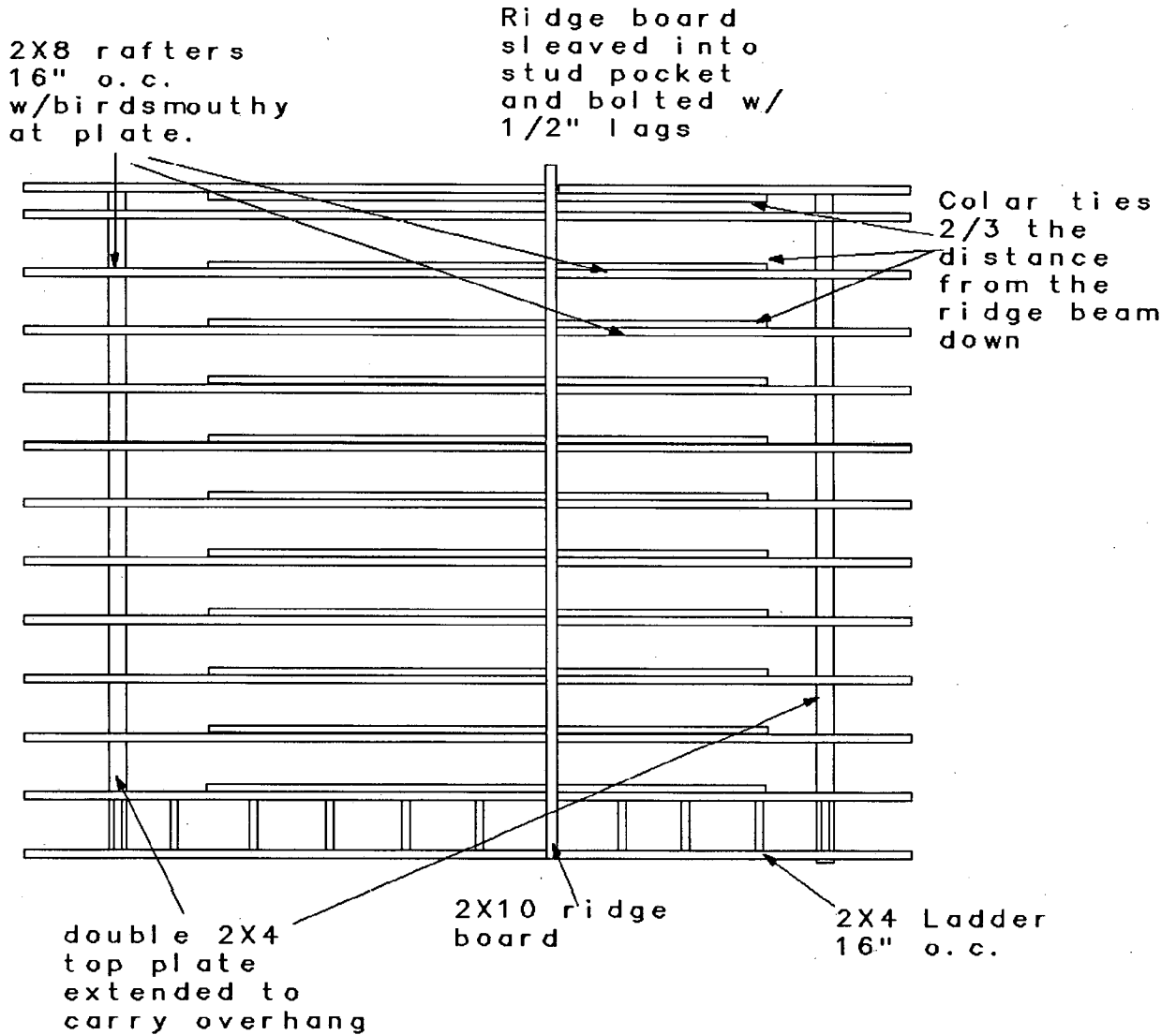
Framing Deck & Stairs

Scale 1/4" = 1'



Roof Framing

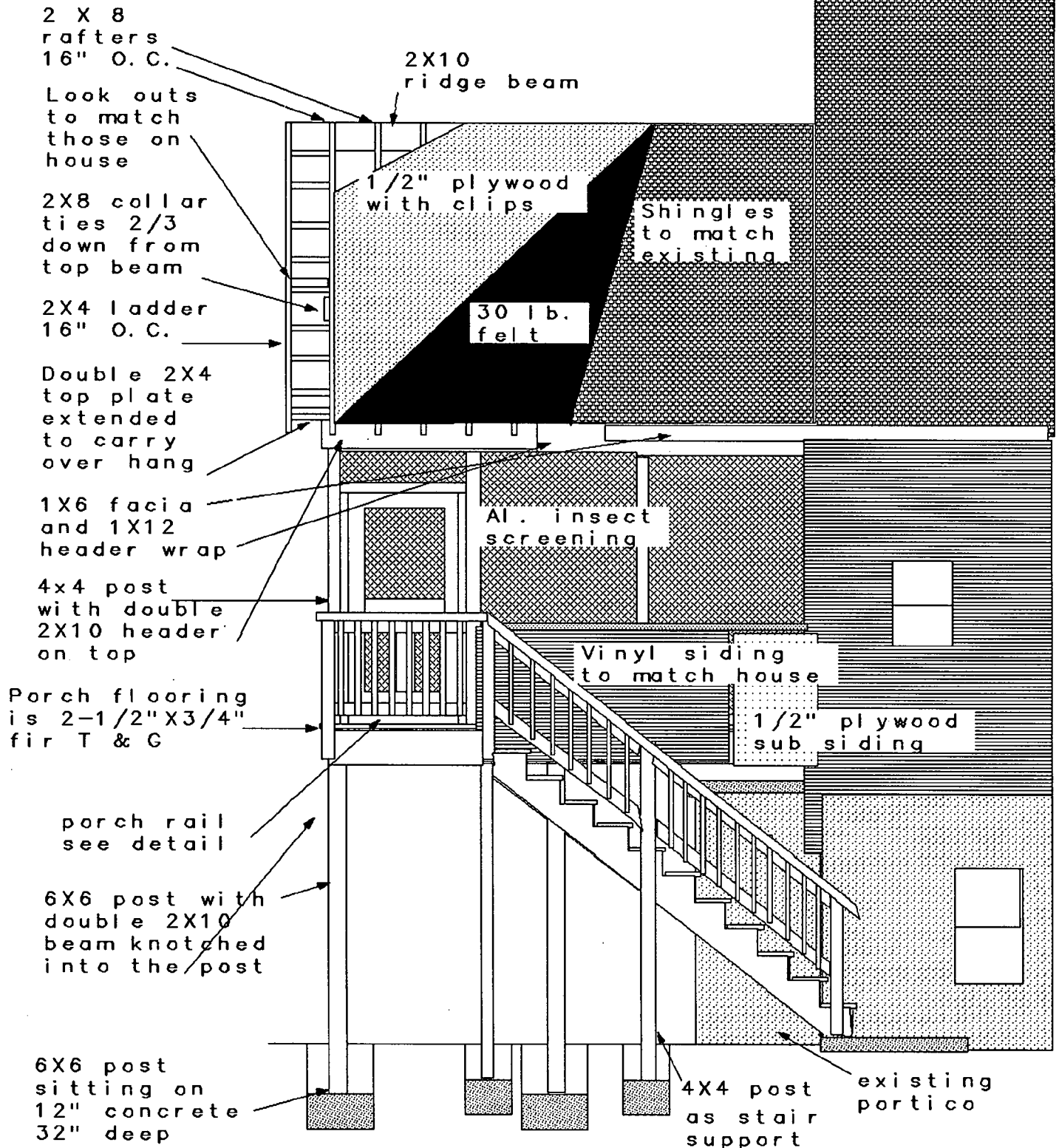
scale 1/4" = 1'



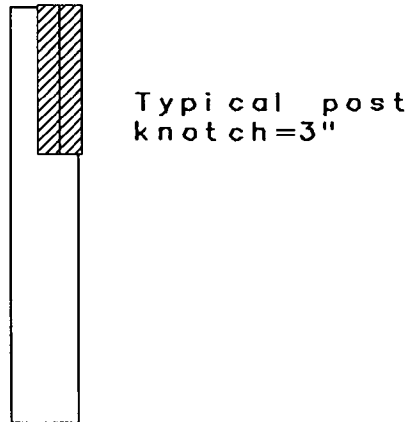
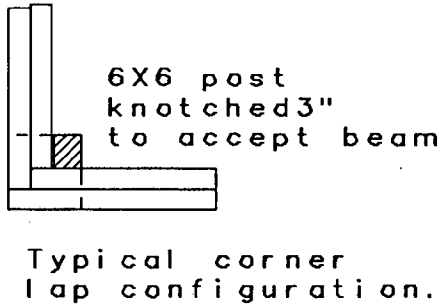
Cross sectional

VIEW

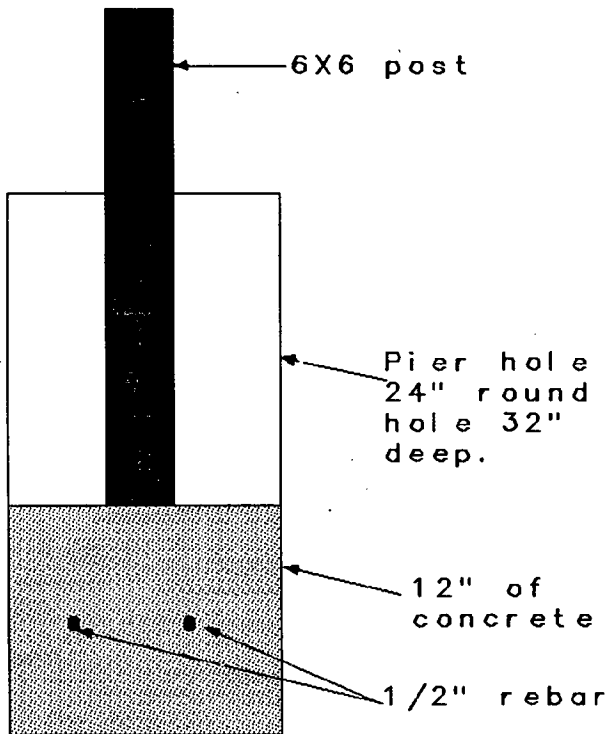
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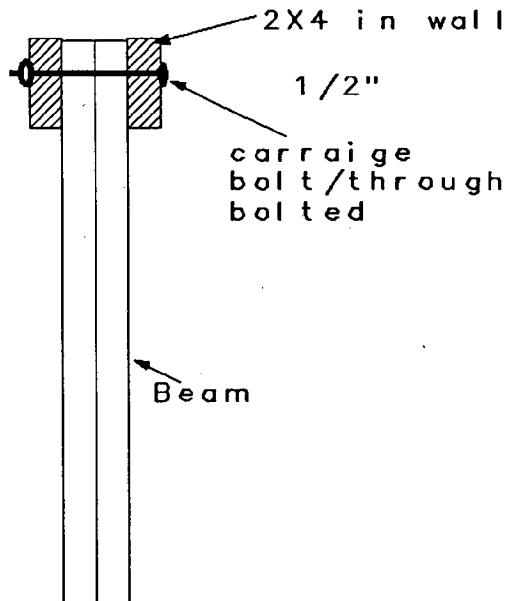
Detail Page



Footer detail



Beam pocket detail



Stair Deck Rail detail

No scale

