

37/3-93AA 7327 Takoma Avenue
Takoma Park Historic District



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1077384

NAME OF PROPERTY OWNER James R. Epstein - Joanne Feaney TELEPHONE NO. 301-587-2987
(Contract/Purchaser) James R. Epstein (Include Area Code) (w) 202-659-3000 (HMD)

ADDRESS 7327 Takoma Ave Takoma Park MD 20912
CITY STATE ZIP

CONTRACTOR Self TELEPHONE NO. _____

PLANS PREPARED BY James Epstein CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 301-587-2987
(Include Area Code) (w) 202-

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7327 Street Takoma Ave

Town/City Takoma Park Election District 13-25

Nearest Cross Street Buffalo Ave

Lot 697 Block 76 Subdivision T.P.L. & T. Co's

Liber 001180 Folio 698 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 1750

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES ~~is located~~ in a historic district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet 42 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line ~~On party line/Property line~~
- Entirely on land of owner South of fence running parallel to street is on Nicholson's land.
- On public right of way/easement 53' from front of house (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.

James R. Epstein Signature of owner or authorized agent (agent must have signature notarized on back) 7/29/93 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 8-18-93

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7327 Takoma Avenue Meeting Date: 8/18/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93AA Tax Credit: No
Public Notice: 8/4/93 Report Date: 8/11/93
Applicants: Jim Epstein, Jeanne Feeney Staff: Nancy Witherell
PROPOSAL: Install fence RECOMMEND: Approve

The applicants' house is a Four Square with Colonial Revival-style details and is designated an outstanding resource in the Takoma Park Historic District. The proposal is to install a 42"-high wooden picket fence to enclose the front yard. The fence would be painted white. The style is known as Colonial Gothic; photographs of the fence installed elsewhere in the historic district are included by the applicant.

The picket fence would run along the front sidewalk, inside the driveway, and inside of the steps leading to the side walkway. A gate would be constructed at this point. The fence would terminate 2 feet from the front porch.

In addition, approximately 20 feet of 36"-high and 48"-high solid vertical board fence would be installed at the side of the house to screen the air conditioning units from view (see accompanying plan).

STAFF DISCUSSION

The fence style, height, and placement are consistent with the character of the house and the streetscape, and with the guidelines for review of outstanding resources in the Takoma Park Historic District.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in

which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1077384

NAME OF PROPERTY OWNER James R. Epstein & Jeanne Feeney TELEPHONE NO. 301-587-2987
(Contract/Purchaser) (Include Area Code) (w) 202-659-3000 (Jim)

ADDRESS 7327 Takoma Ave., Takoma Park, MD CITY STATE ZIP
20912

CONTRACTOR Self TELEPHONE NO. _____

PLANS PREPARED BY James Epstein CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 301-587-2987
(Include Area Code) (w) 202-

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7327 Street Takoma Ave.

Town/City Takoma Park Election District 13-25

Nearest Cross Street Buffalo Ave.

Lot Part of 627 Block 76 Subdivision T.P.L. & T. Co.'s

Liber 0010180 Folio 698 Parcel _____

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 1750

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES or at least in a historic district

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
01 () WSSC 02 () Septic 01 () WSSC 02 () Well
03 () Other _____ 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet 42 inches ①
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line Fence to be built on property line parallel to Takoma Ave.
2. Entirely on land of owner Section of fence running perpendicular to street is entirely on owner's land.
3. On public right of way/easement 53' from front of house (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.

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:

The existing house is a two story, stucco four-square house located within the historic district of Tokona Park. The house was built in approx 1904-1907.

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

The project is to install a total of 138 feet of Colonial Gothic metal fence to enclose the front yard of the house plus 20 feet of vertical wungale fencing to hide air conditioning units on the side of the house. The project is expected to enhance and at worst have no impact on the historic resource, as the Colonial Gothic style fence is prevalent throughout the Tokona Park Historic District. (print) etc

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:

See attached specs. The 42" height of the picket fence is a standard height. The fence will look virtually identical to the fence located at 7323 Takoma Ave, two houses down from this house.

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

The choice of Colonial Gothic fencing is in keeping with the historic attributes of the house.

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

The fence will be compatible with the historic nature of the house.

3. Project Plan:

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

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

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

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

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

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

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Jim and Judy Colwell
 Address 3315 Takoma Ave
 City/Zip Takoma Park MD 20912

2. Name Arthur Brosius
 Address 7401 R. Hoke Ave.
 City/Zip Takoma Park, MD 20912

-3-

The fence is on the front of the house only and will have no effect on any other neighbors. The railroad tracks are across the street. (A)

SCHEDULE "A"

Parts of Lots 6 and 7, Block 76, in the subdivision known as "TAKOMA PARK LOAN AND TRUST COMPANY'S SUBDIVISION OF TAKOMA PARK", as per plat recorded in Plat Book B, Plat 23, one of the Land Records of Montgomery County, Maryland and being more particularly described as follows:

Beginning for the same at a point on the Westerly Right-of-way line of Takoma Avenue, said point being the common Westerly corner of said Lots 6 and 7, thence with part of the Westerly boundary line of said Lot 7,

- 1.) On a curve to the right with a Radius of 224.18 feet, Arc length of 52.005 feet, to a point, thence crossing said Lot 7,
- 2.) NORTH 83 Degrees 17 Minutes 30 Seconds EAST, 224.18 feet to a point, thence with part of the Easterly boundary line of said Lot 6,
- 3.) SOUTH 19 Degrees 59 Minutes EAST, 46.76 feet to a point, thence crossing said Lot 6,
- 4.) SOUTH 70 Degrees 01 Minutes WEST, 224.18 feet to a point on the Westerly boundary line of said Lot 6, thence with the Westerly boundary line of said Lot 6,
- 5.) NORTH 19 Degrees 59 Minutes WEST, 46.76 feet to the point or place of beginning and containing a computed 16,312 square feet of land, more or less.

Proposal submitted to: Jim Epstein Date 7/21/93 Phone 587-2987 Office 202 659-3000
 Address 7327 Takoma Ave. City Takoma Park State MD Zip 20912

Specification and Agreement to furnish all materials and/or labor to install fencing as follows:

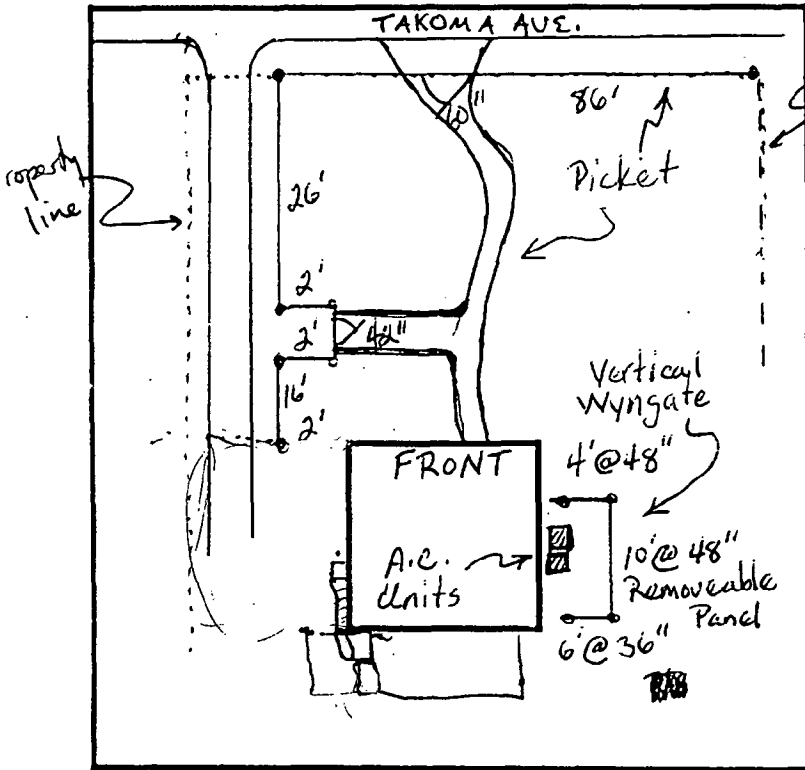
138' Picket Fence

- 42" Western Red Cedar "Grams" Boards, 1x4"
- Colonial Gothic Tops On All Pickets
- 2x3" WRC Rails
- 4x4" PT Posts, 5x5" At Gates, Set In Concrete,
All Posts To Have Colonial Gothic Tops
- (2) Walk Gates, Gates To Match Fence, Black
Antique Hardware

20' Vertical Wyngate Fence

- 14' @ 48" 1x6" Western Red Cedar "Grams" Boards
- 6' @ 36" "
- (1) 10' Removeable Section, 4x4 PT Posts, Grey Poly Top Caps
- 2x3" WRC Rails

Purchaser is responsible for obtaining all necessary permits. Yellow Pages Other _____
 Starting date 4-5 wks and Approximate completion date 4 Days



Picket Fence -	\$	<u>1,470.00</u>
Vertical Wyngate -	\$	<u>266.00</u>
Total Sale	\$	<u>1,736.00</u>
Deposit with Contract		<u>500.00</u>
Balance	\$	<u>1,236.00</u>

The undersigned owner hereby agrees upon completion of the above work to pay the sum of \$ _____ C.O.D.
FOREMAN IS AUTHORIZED TO COLLECT.

This contract is subject to terms and conditions on the reverse side hereof.
 Proposal subject to price change if not accepted within 10 days.

Acceptance of proposal by: _____ Owner
 / /

(6)

House Location Plat
Part of lot 6 & 7, Block 76
T.P. & T. Co's Sub. of TAKOMA PARK
Montgomery County, Maryland

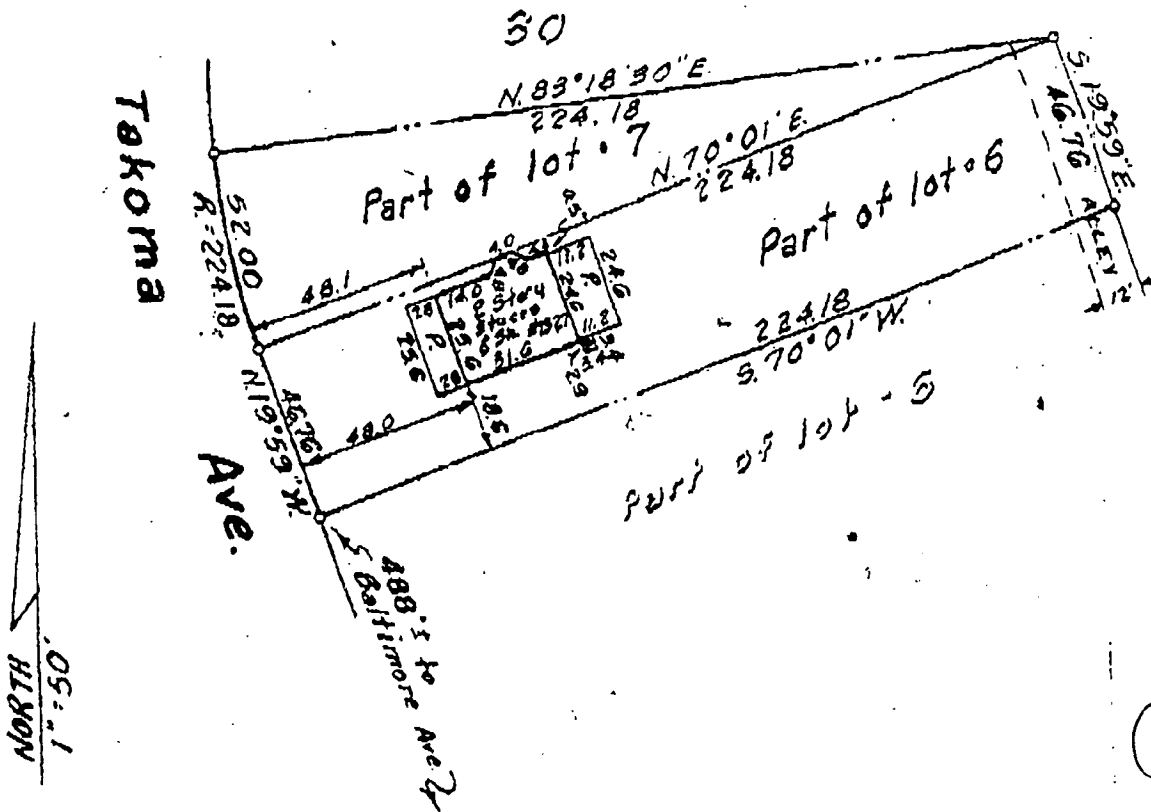
Surveyor's Certificate

We hereby certify that we have carefully surveyed the improvements on the property as shown by transit and tape and there are no encroachments.

Plat Book B
Plat 23
June 13, 1956

SHEPHERD & WORTHINGTON, SURVEYORS

E. J. Shepherd Jr
E. J. Shepherd, Jr. Md. #2527



7

3 Aug 93

Nancy Withersell
Historic Preservation

Dear Nancy:

I have enclosed photographs of the house, the area in front of the house, the corner of the house where the fence will connect and photos from two other houses in the neighborhood that use exactly the same kind of fence we intend to use.

Tomorrow I will go to Rockville to pick up the revocable letter that I will need to put the fence on the right-of-way.

If you have any further questions, please do not hesitate to call.

Sincerely,

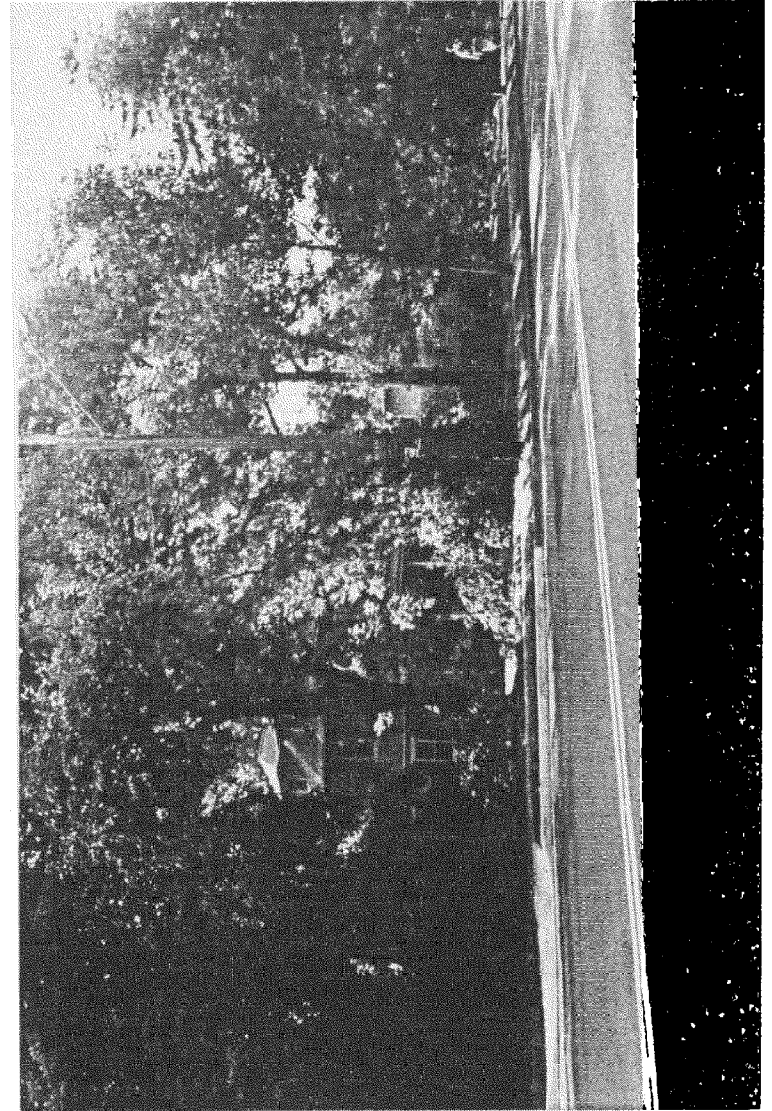
Jim Eister
(H) 301-587-2987
(W) 202-659-3000

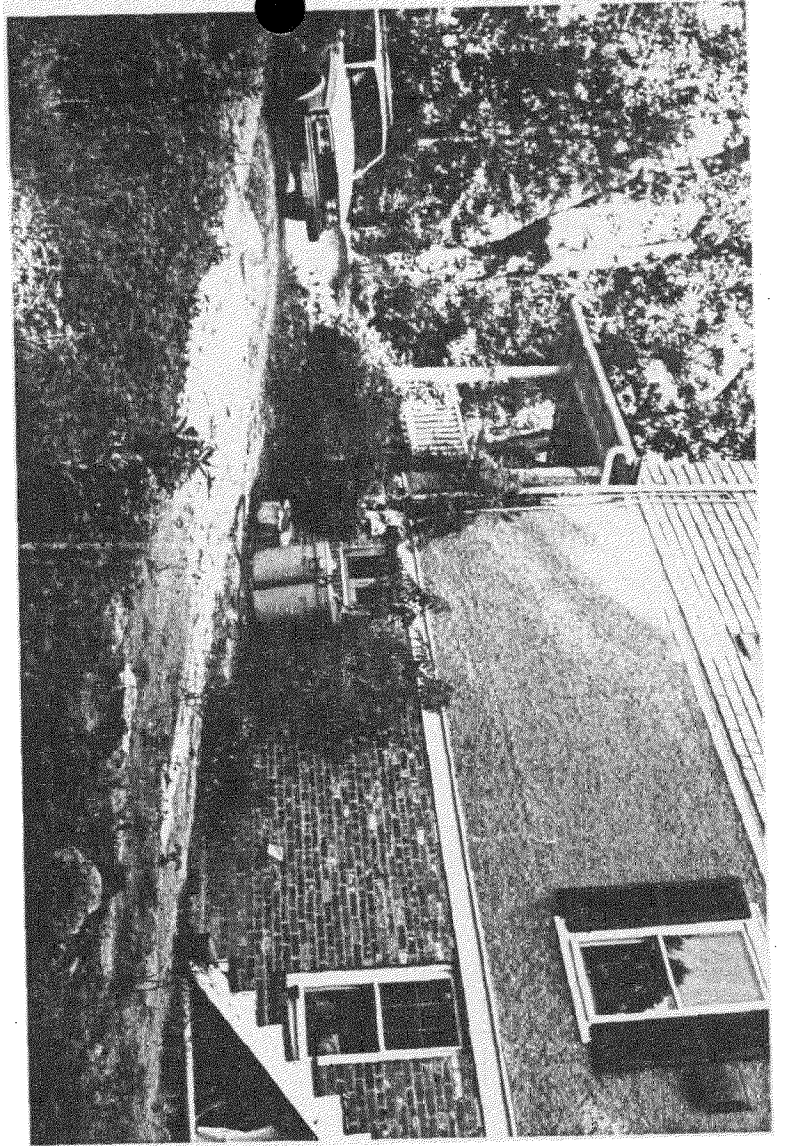
(8)

P.S. I will send a copy of the Revocable Letter as soon as I get it.

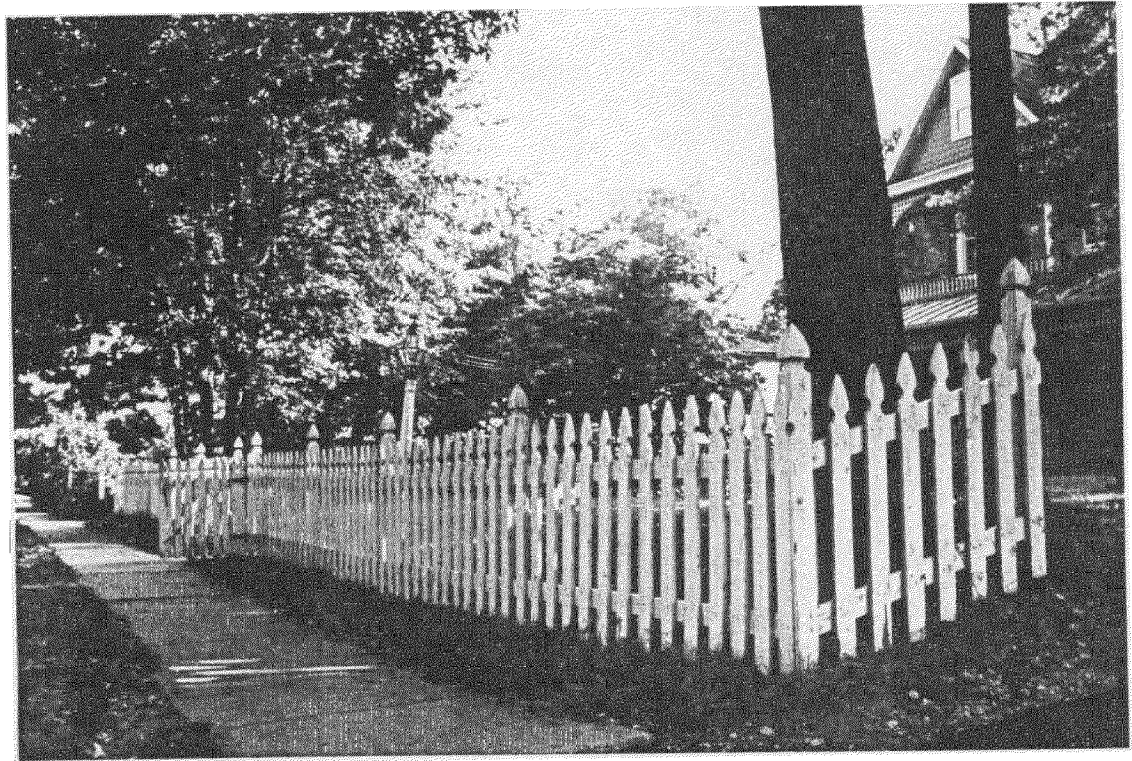
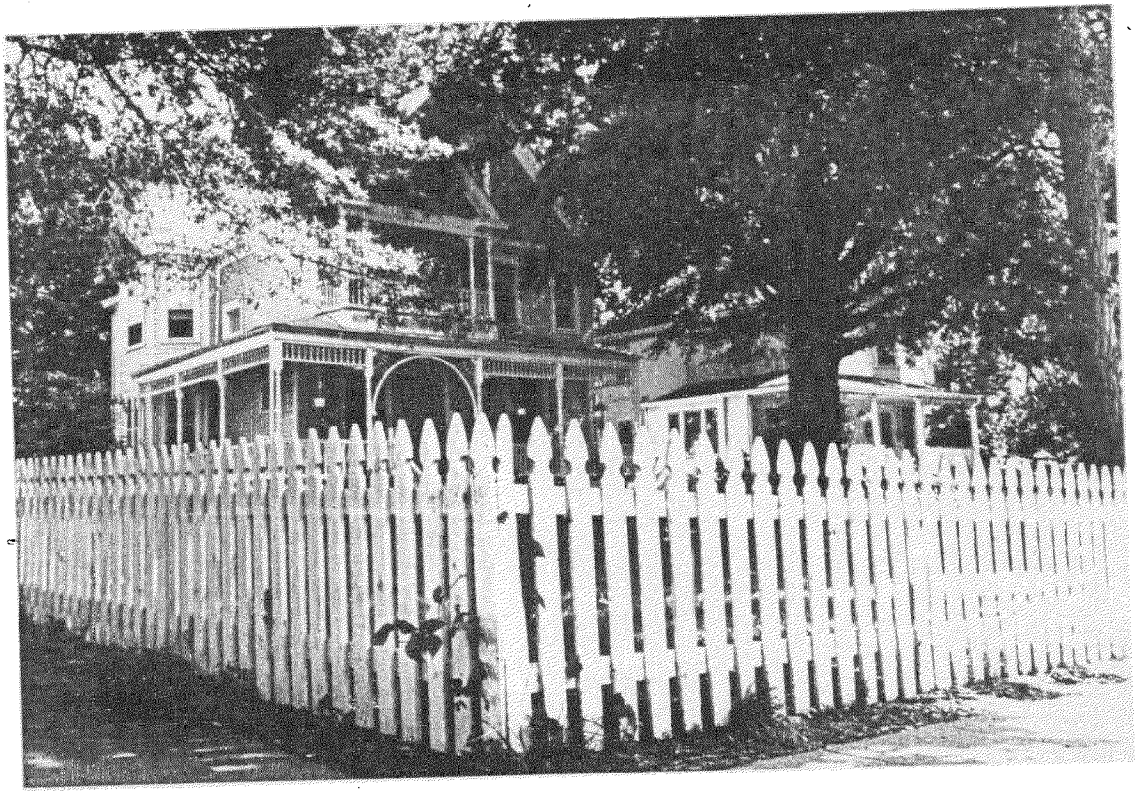


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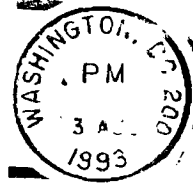
21



(other houses in Tellico Park
w/ colonial Gothic-style fences)

11

JIM EPSTEIN
7327 TAKOMA AVE
TAKOMA PARK, MD. 20912



Ms. Nancy Witherell
Historic Preservation
Montgomery County
8787 Georgia Avenue
Silver Spring, MD 20910

26916-3766 53

PHOTOS: DO NOT BEND

3 Aug 93

Nancy Withersell
Historic Preservation

Dear Nancy:

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Sincerely,

Jim Epstein
(H) 301-587-2987
(W) 202-659-3000

P.S. I will send a copy of the Revocable Letters as soon as I get it.





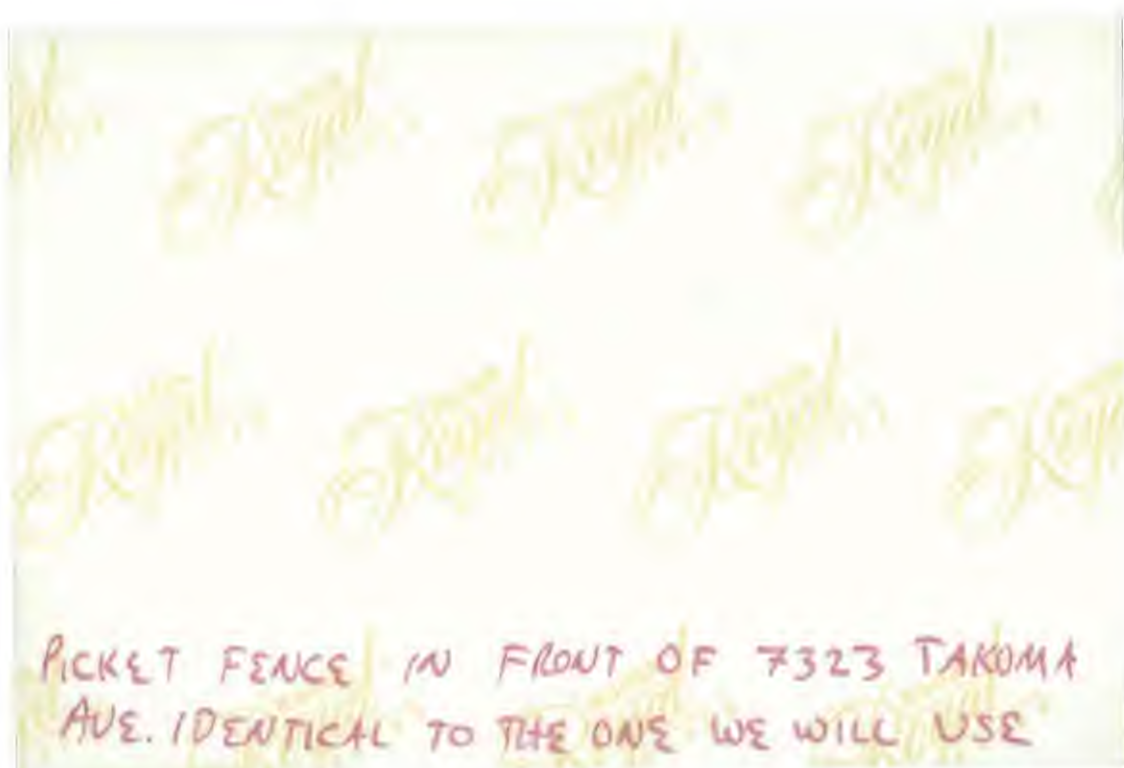






PICKET FENCE IN FRONT OF
7323 TAKOMA AVE





PICKET FENCE IN FRONT OF 7323 TAKOMA
AVE. IDENTICAL TO THE ONE WE WILL USE







2327 TAKOMA RD
FRESH FRESH FRESH FRESH
CLOSE UP OF MOUSE



PICKET FENCE WILL TIE INTO HOUSE AT
FRONT OF PORCH BELOW COLUMN.









ANOTHER COLONIAL GOTHIC FENCE IN
TAKOMA PARK, D.C.



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