

37/3-94C 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 ACCDUNT # 1077384

NAME OF PROPERTY OWNER James R. Epstein & Jeanne A. Feenoy TELEPHONE NO. 301-587-2987
(Contract/Purchaser) (Include Area Code)

ADDRESS 7327 TAKOMA AVE, TAKOMA PARK, MD 20912
CITY STATE ZIP

CONTRACTOR TO BE DETERMINED TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY C. RICHARD FEENEY TELEPHONE NO. 502-897-3313
(Include Area Code)

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 697 Block 76 Subdivision T.P. I & T. CO'S

Libert DD80 Folio 698 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	Circle One: <input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input checked="" 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 _____

1B. CONSTRUCTION COSTS ESTIMATE \$ NOTE YES DETERMINED - APPROX \$2,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? In a historic district.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic	<u>N/A</u>
03 () Other _____		

2B. TYPE OF WATER SUPPLY

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

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

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

James R. Epstein Signature of owner or authorized agent (agent must have signature notarized on back) 3/3/94 Date

APPROVED F For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 3.23.94

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7327 Takoma Avenue Meeting Date: 3/23/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94C Tax Credit: No
Public Notice: 3/9/94 Report Date: 3/16/94
Applicant: James Epstein/Jeanne Feeney Staff: Nancy Witherell
PROPOSAL: Construct deck and stairs RECOMMEND: Approve

The applicants' house, a Four Square with Colonial Revival and Craftsman influences, is an outstanding resource in the Takoma Park Historic District. A dilapidated deck and side stairs would be removed and replaced with a new deck/landing and improved stairs leading to the side yard. The deck extends approximately seven feet from the side elevation of the house at the rear corner and comes forward approximately twelve feet before descending to the side yard. Brick piers would be used to support the deck; the railing and pickets would match those on the front porch.

STAFF DISCUSSION

The proposed work replaces dilapidated and dangerous construction and is similar in dimensions and materials. The applicants state that the deck and stairs would be painted. The proposal is consistent with the Takoma Park guidelines for outstanding resources in that the work is minimal in size and impact, replaces existing work, and is located at the rear corner of the house. The staff also notes that the ground slopes down from the sidewalk toward the rear of the house and that the work would not be visually intrusive.

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.



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- | | | | | | | | | | |
|--|----------------------------------|--------------------------------------|---------------------------------|---|---------------------------------------|-------------------------------------|-----------------------------------|-----------------------------|---|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair | Circle One: <input type="radio"/> A/C | <input type="radio"/> Slab | <input type="radio"/> Room Addition | | | |
| <input type="radio"/> Wreck/Raze | <input type="radio"/> Move | <input type="radio"/> Install | <input type="radio"/> Revocable | <input type="radio"/> Porch | <input checked="" type="radio"/> Deck | <input type="radio"/> Fireplace | <input type="radio"/> Shed | <input type="radio"/> Solar | <input type="radio"/> Woodburning Stove |
| | | | | <input type="radio"/> Fence/Wall (complete Section 4) | | | <input type="radio"/> Other _____ | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ NOT YET DETERMINED - APPROX \$2,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? In a historic district.

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | | |
|--------------------|---------------|------------|
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| 03 () Other _____ | | |
- 2B. TYPE OF WATER SUPPLY
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

James R. Epstein *EA*

①

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 Takoma Park. The house was built just after the turn-of-the-century.

- 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 replace the current deck and flight of stairs with a new deck and stairs as the existing one is rotting and lacks handrails and is in need of replacement. The new deck is on the rear/side of the house off of an existing porch that was added after the original construction of the house. The deck will have minimal impact on the historic resource as the base will copy the brick base of the house and the handrail will match existing rails on the front porch.

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 plan. The materials and spacing of the base support will be identical to the existing base of the house. The length of the deck will be no more than the existing porch and will be less than 7 feet wide. There will be no change in landscaping.

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

The base support is designed to match the existing base of the house. The handrail and guardrail are designed to match the guardrail on the front porch of the house.

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

The deck 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 & Judy Colwell
 Address 7325 Takama Ave
 City/Zip Takama Park, MD 20912
2. Name Arthur Brasius
 Address 7401 Buffalo Ave
 City/Zip Takama Park, MD 20912

Rail road tracks are across the street.

3. Name Puspothy Owner
Address 7318 Baltimore Ave
City/Zip Tahawa Park, MD 20912

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

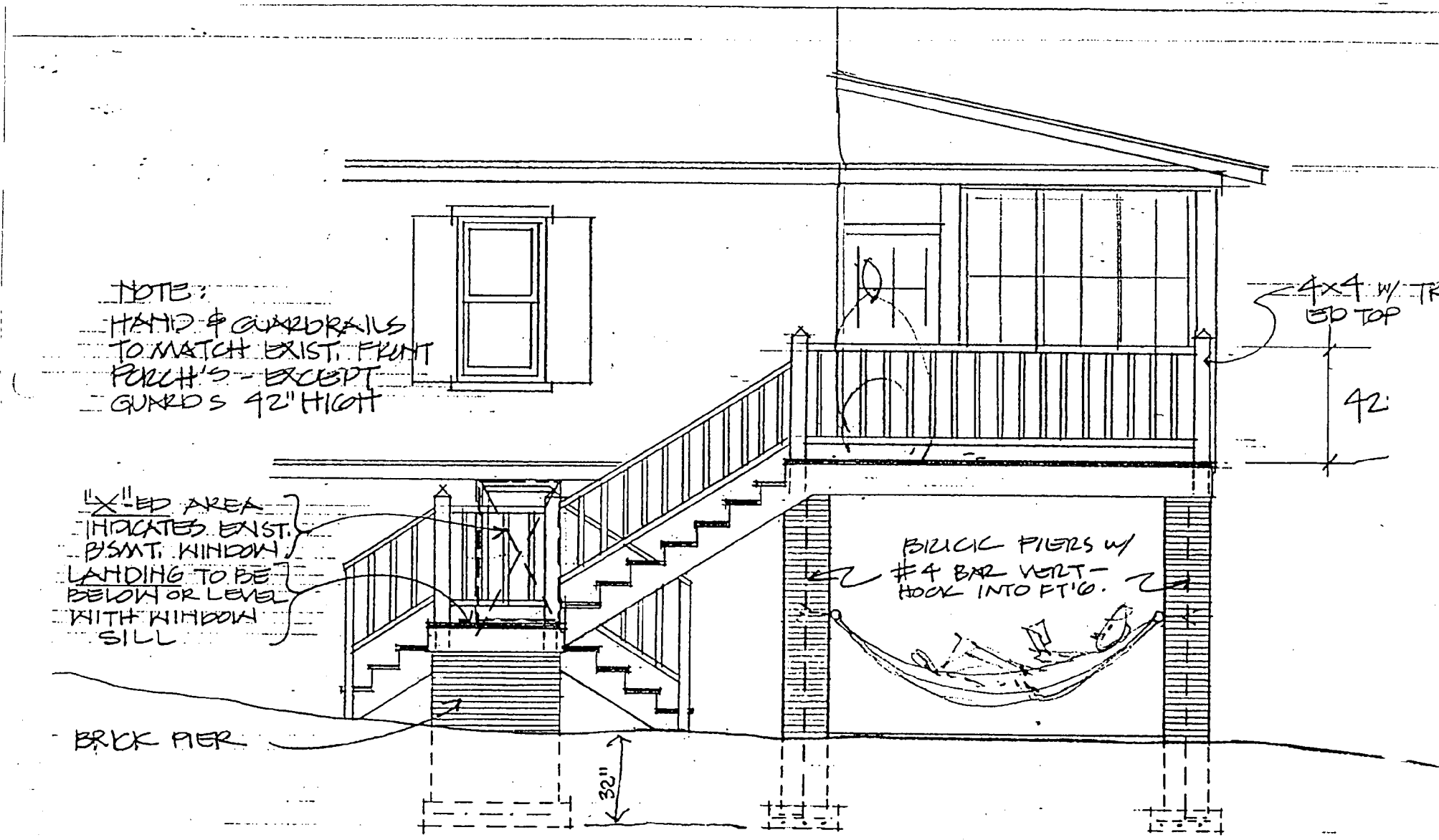
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

5



NOTE:
 HAND & GUARDRAILS
 TO MATCH EXIST. FRONT
 PORCH'S - EXCEPT
 GUARDS 42" HIGH

'X'-ED AREA
 INDICATES EXIST.
 BSMT. WINDOW
 LANDING TO BE
 BELOW OR LEVEL
 WITH WINDOW
 SILL

4x4 w/ TR
 ED TOP
 42"

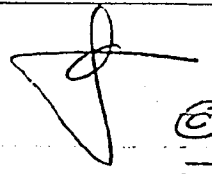
BRICK PIERS w/
 #4 BAR VERT -
 HOOK INTO FT'G.

BRICK PIER

32"

SOUTH ELEVATION of Deck & Stair

9

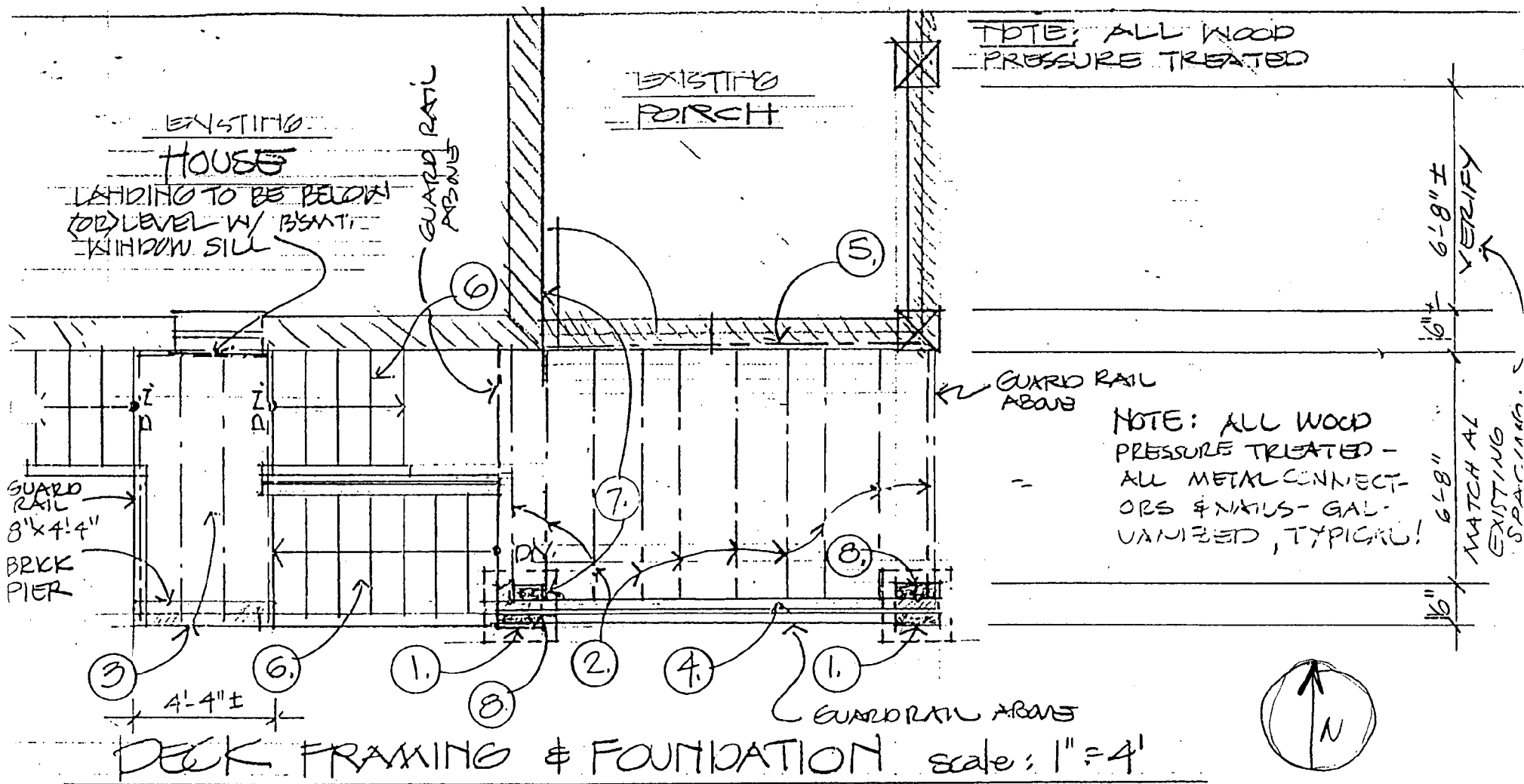


09.13.93

FEENEY/EPSTEIN RESIDENCES
 TAKOMA PARK

© C. Richard Feeney A.I.A.

QUEST # 7 27

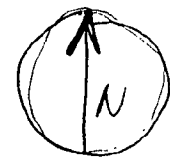


NOTE: ALL WOOD
PRESSURE TREATED

GUARD RAIL
ABOVE

NOTE: ALL WOOD
PRESSURE TREATED -
ALL METAL CONNECT-
ORS & NAILS - GAL-
VANIZED, TYPICAL!

6'-8" ±
VERIFY
6'-8" ±
MATCH AT
EXISTING
SPACING.



DECK FRAMING & FOUNDATION scale: 1" = 4'

- ① 16" x 16" BRICK PIERS W/ #4 BAR VERT., ON 24" x 24" x 12" THK. FOOTING 32" BELOW GRADE WITH (3) #4'S EA. WAY.
- 2. 2x8 JST'S @ 16" O/C ON JST. HANGERS
- 3. 8" x 4'-4" BRICK PIER TO SUPPORT END OF LANDING OF 2x8'S @ 16" O/C - W/ 2x8 LEDGER EXPIH, BUT TO EXIST.
- 4. HEADER BEAM - (3) 2x10'S GLUED & NAILED; THRU-BOLT TO TRUSS. - BRICK WALL 1/2 x 6" @ 16"
- 5. (2) 2x8 LEDGER - LAG BOLT TO EXIST. FRAMING W/ 5" x 1/2" LAGS @ 16" O/C T. & B.
- 6. STAIRS: (3) 2x12 STRINGERS W/ 2x4 @ SIDE - RAILING SW. TO EXIST, 11" T. & 7" R. ±
- 7. ALIGN FACE OF BRICK PIER W/ FACE OF BSMT. BRICK WALL.
- 8. BRACKET-IN "SIMPSON" TYPE GAL. BEAM ANCHOR (SIM. TO CC 604)

Case #40095

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

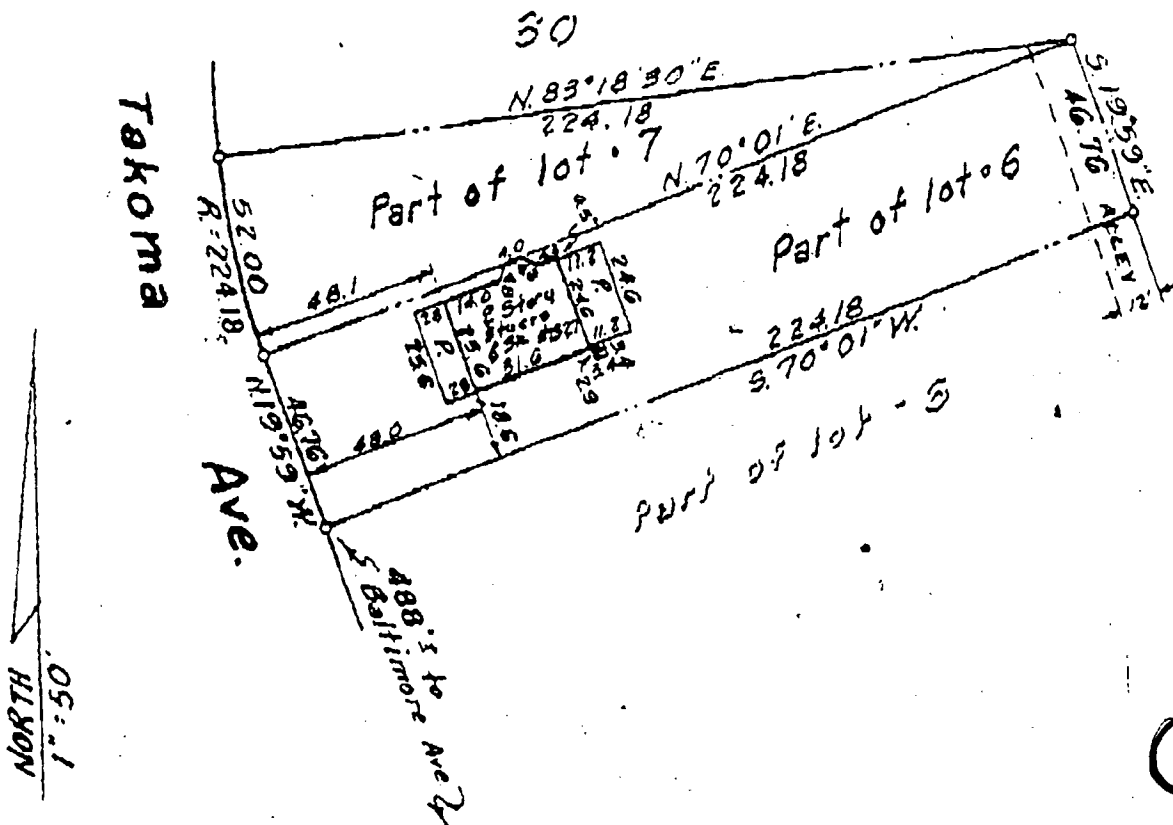
Surveyor's Certificate

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

SHEPHERD & WORTHINGTON, SURVEYORS

Plat Book B
Plat 23
June 13, 1956

E. J. Shepherd Jr
E. J. Shepherd, Jr. Md. #2537



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.



stairs to be replaced



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



