

37/3-95H 7805 Takoma Avenue

Takoma Park H.D.

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

495-4570

WEDNESDAY  
MARCH 22, 1995

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MRO AUDITORIUM  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20910

**PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.**

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

A. Short briefing by Bob Marriott, Planning Director, on budget situation.

II. HISTORIC AREA WORK PERMITS - 7:30 p.m.

A. Joel Brinkley, for a fence at 4707 Cumberland Avenue, Chevy Chase (HPC Case No. 35/36-95A) (Somerset Historic District)

EMOVED

B. Phyllis Michaels, for revision to a landscape plan at Lot 43, Oak Street, Capitol View Park (HPC Case No. 31/7-94E REVISION) (Capitol View Park Historic District)

OSTPONED

C. KinderKare, Inc., for new construction at MD Route 118 and Wisteria Drive, Germantown (HPC Case No. 19/13-1-95A) (Madeline V. Waters House)

Approved  
w/ conditions

D. Jerome Ernst, for an addition at 7805 Takoma Avenue, Takoma Park (HPC Case No. 37/3-95H) (Takoma Park Historic District)

E. Walter Hsu, for a wooden deck at 8813 Hawkins Lane, Chevy Chase (HPC Case No. 35/54-94A REVISION) (Hawkins Lane Historic District)

(OVER)

F. Arthur F. McMurdie, for an addition to 12 Cleveland Avenue, Takoma Park (HCP Case No. 37/3-95I) (Takoma Park Historic District)

POSTPONED

G. Janet Wells, for a sign at 23330 Frederick Road, Clarksburg (HPC Case No. 13/10-95A) (Clarksburg Historic District)

III. FY 95 HISTORIC PRESERVATION GRANT FUND - 9:30 p.m.

HPC worksession and decisions on Round Two of the Fiscal Year 95 applications.

IV. MINUTES

A. February 22, 1995

V. OTHER BUSINESS

A. Commission Items

B. Staff Items

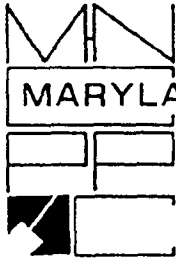
VI. ADJOURNMENT

7805 TAKOMA AVE.  
TAKOMA PARK H.D.

3/95







THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 3-23-95

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

Approved with Conditions: \_\_\_\_\_

1. Bedroom windows on 2<sup>nd</sup> fl. North elevation shall match paired sets on other elevations.
2. Rear porch off of Sun Room shall be retained, including boxed railing.
3. All windows shall be wood, true-divided light, or single light.
4. Exterior doors shall be wood, with true-divided light windows.
5. All trees shall be saved, - The deck will be built to reflect the location of existing trees.
6. All wood will be painted.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

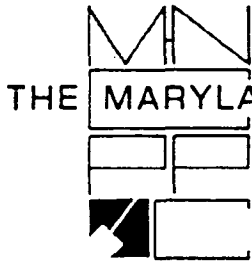
Please mail to: 7303 Cedar Avenue

Applicant: Jerome Ernst

Takoma Park, MD. 20912

Address: 7805 Takoma Avenue, Takoma Park, MD. 20912

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 3-23-95

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

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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!





RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

TAX ACCOUNT # X  
 CONTACT PERSON Jerome Ernst  
 DAYTIME TELEPHONE NO. (301) 589-0108  
 NAME OF PROPERTY OWNER Jerome Ernst DAYTIME TELEPHONE NO. (301) 589-0108  
 ADDRESS 7303 Cedar Ave. Takoma Park MD 20912  
 CITY STATE ZIP CODE  
 CONTRACTOR NOT YET SELECTED TELEPHONE NO. ( ) -  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

**LOCATION OF BUILDING/PREMISE**

HOUSE NUMBER 7805 STREET TAKOMA AVE  
 TOWN/CITY Takoma Park MD 20912 NEAREST CROSS STREET Philadelphia  
 LOT 12/13 <sup>residue</sup> BLOCK 72 SUBDIVISION Takoma Park  
 LIBER B FOLIO 23 PARCEL 13-25-1061606

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: 01 SIS 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 \$ 90,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**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.

Jerome Ernst Signature of owner or authorized agent 2/1/95 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] 3/23/95

APPLICATION/PERMIT NO: 9503017064 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

**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:

1 1/2 STORY STUCCO BUNGALOW SURROUNDED BY MATURE OAKS;  
LARGE LOT. BUILT IN 1920'S. NEWER, NON-HISTORIC DEVELOPMENT  
BEGINS NEXT HOUSE (EDGE OF HISTORIC DISTRICT) ONE OF 3 OLDER HOUSES  
ON THIS BLOCK.

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

PROJECT IS AN ADDITION ON THE BACK, PARTLY VISIBLE FROM THE FRONT.  
DESIGN INCORPORATES FINISHES, DETAILS, & MASSING OF ORIGINAL, BUT  
LEAVES ORIGINAL INTACT. ADDITION ALSO PROVIDES LINK TO EXISTING  
OUTBUILDINGS, PROVIDED A MORE COHERENT ASSEMBLAGE.

**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 plan  
8 1/2" X 11" paper are preferred.

3/23/95

- a. Schematic construction plans, walls, window and door openings proposed work.
- b. Elevations (facades), with material construction and, when appropriate be noted on the elevations or facade affected by the project.

Jerry -

Here's your copy of the permit and the stamped drawings. Please take them to Rockville when you apply for the building permit.

Also, let's talk more about the fire

pipe for the new furnace - It would be a revision to this application...

Robm

**4. MATERIALS SPECIFICATIONS**

General description of materials a project. This information may be included.

**5. PHOTOGRAPHS**

- a. Clearly labeled photographic affected portions. All labels should be placed on the back of the photograph.
- b. Clearly label photographic portions of adjoining properties. All labels should be placed on the back of the photograph.

**6. TREE SURVEY**

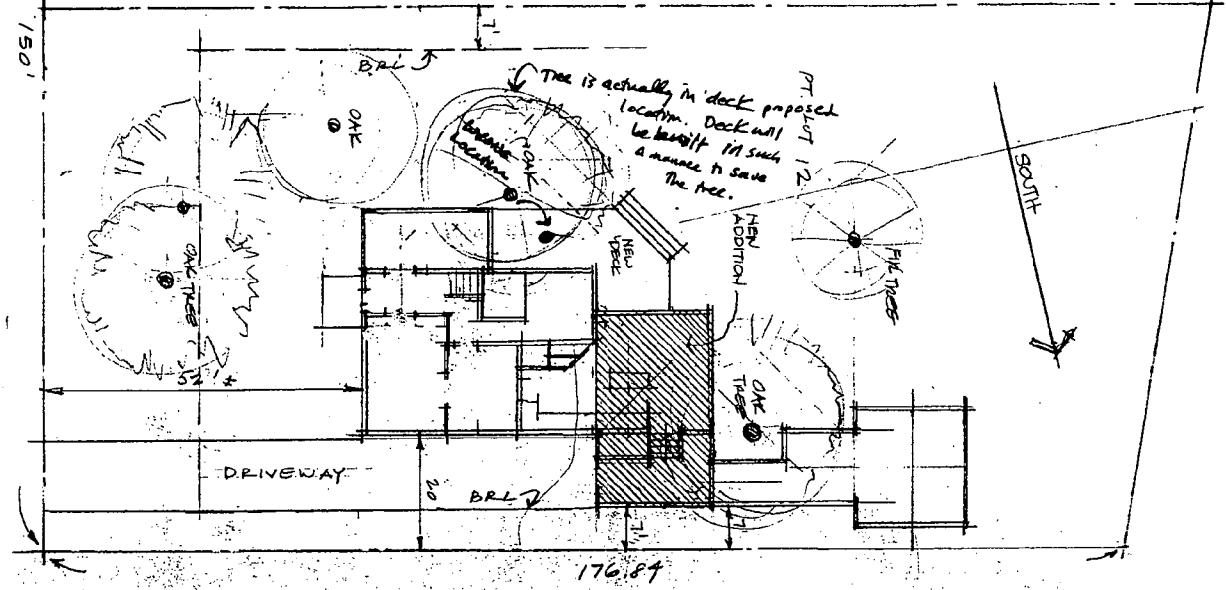
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

PT. LOT 13



TAKOMA AVENUE

SITE PLAN

SCALE: 1/4" = 20'-0"

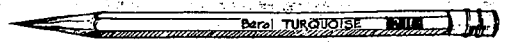
#7805 TAKOMA AVENUE  
 PTS. LOTS 12 & 13, BLOCK 72  
 T.R. C. 91 CO'S. SUBDIVISION OF  
 TAKOMA PARK

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 3/23/95

# Paul Treseder

ARCHITECT. AIA

6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911

## ERNST RESIDENCE

7805 TAKOMA AVENUE, TAKOMA PARK, MARYLAND

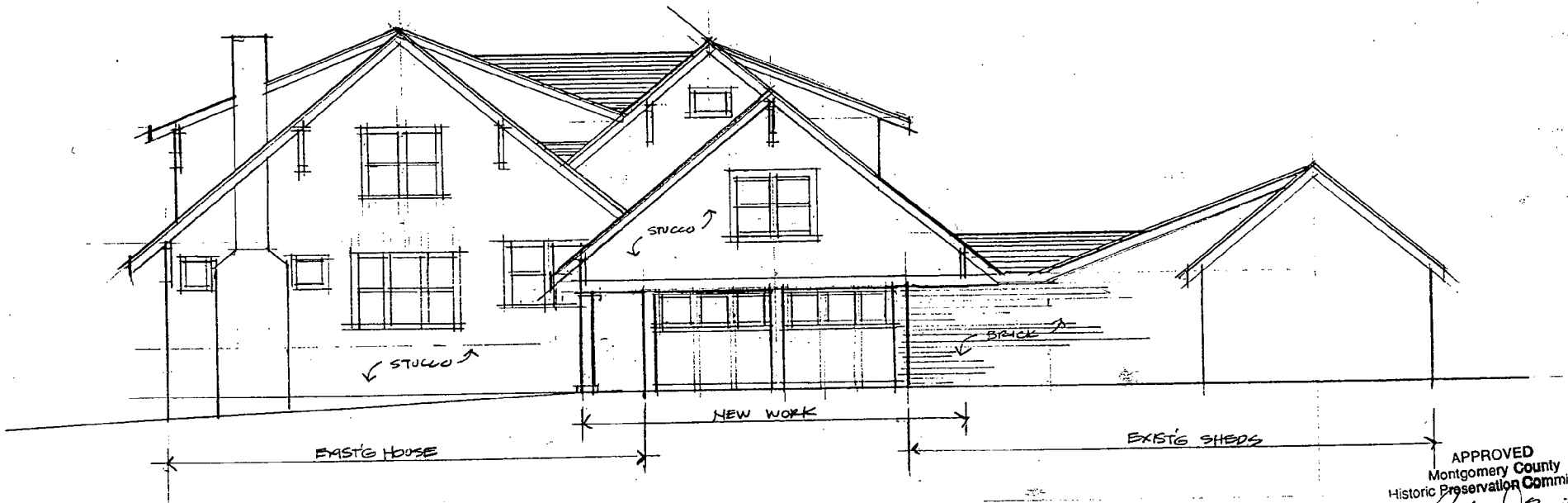
sht.

of



(FRONT)

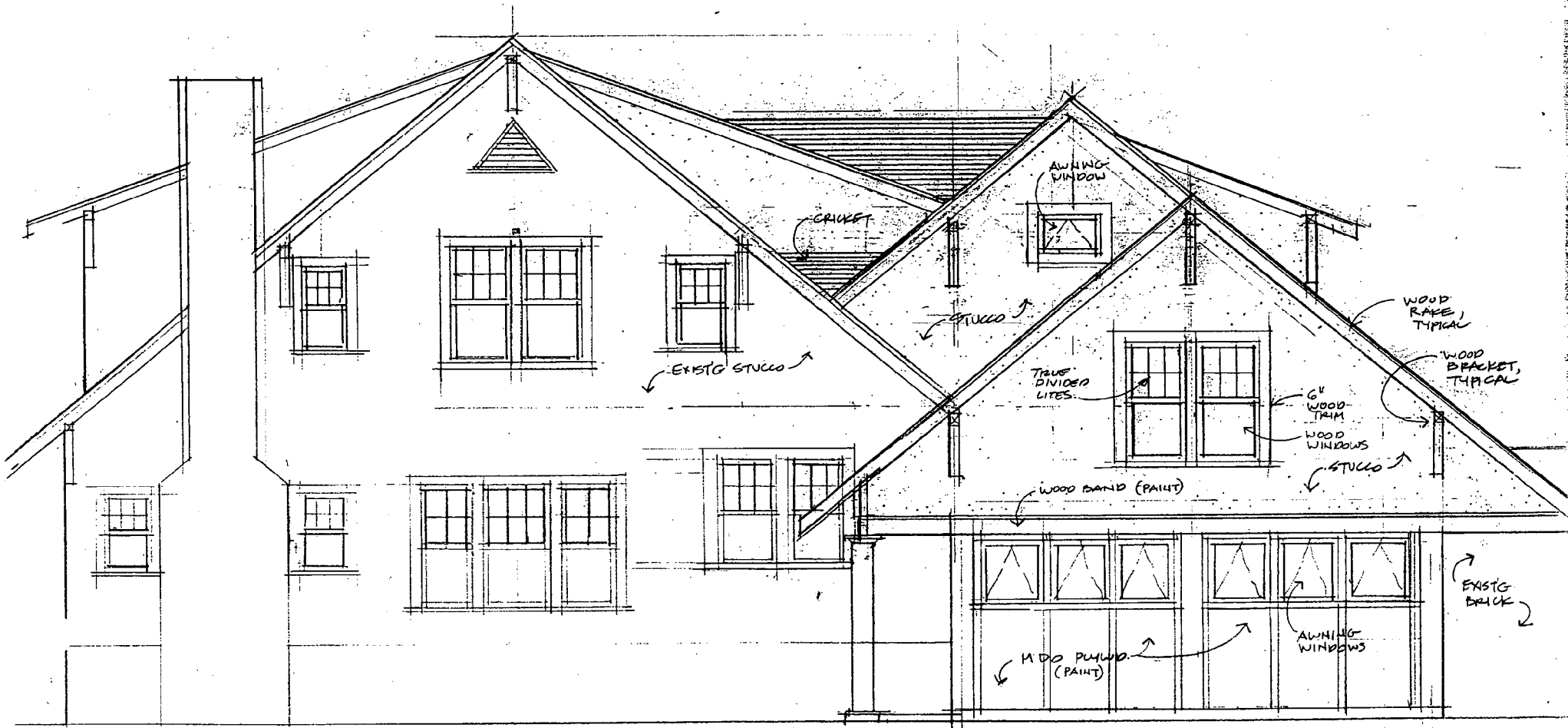
APPROVED  
Montgomery County  
Historic Preservation Commission  
WEST ELEVATION (FRONT) SCALE: 1/4" = 1'-0"  
*[Signature]* 3/23/95  
3/15/95



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

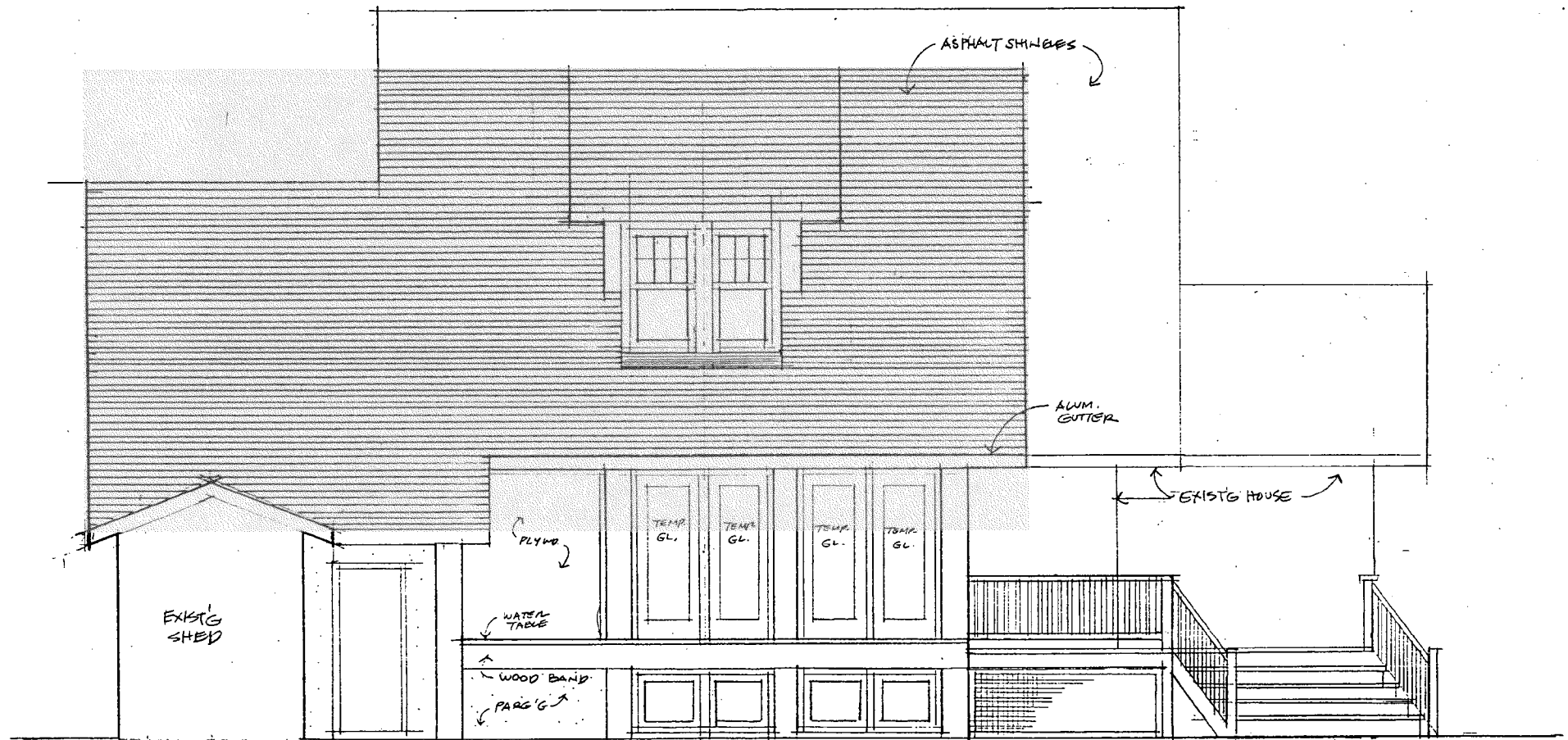
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*John D. [Signature]* 3/23/95



**SOUTH ELEVATION**  
 (SIDE) SCALE: 1/4" = 1'

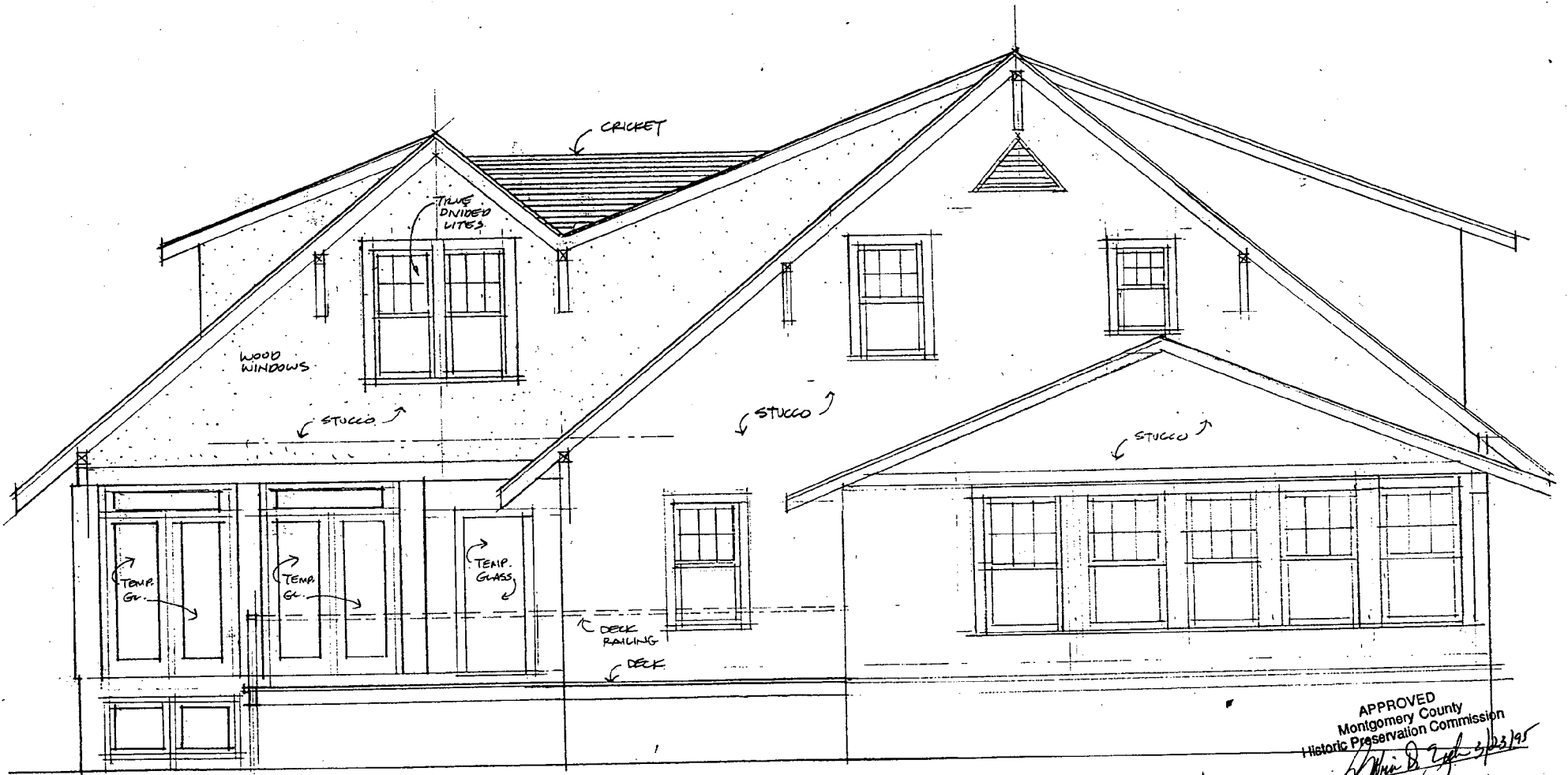
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 [Signature] 3/15/15

SHANE



EAST ELEVATION  
(REAR)

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 3/23/98



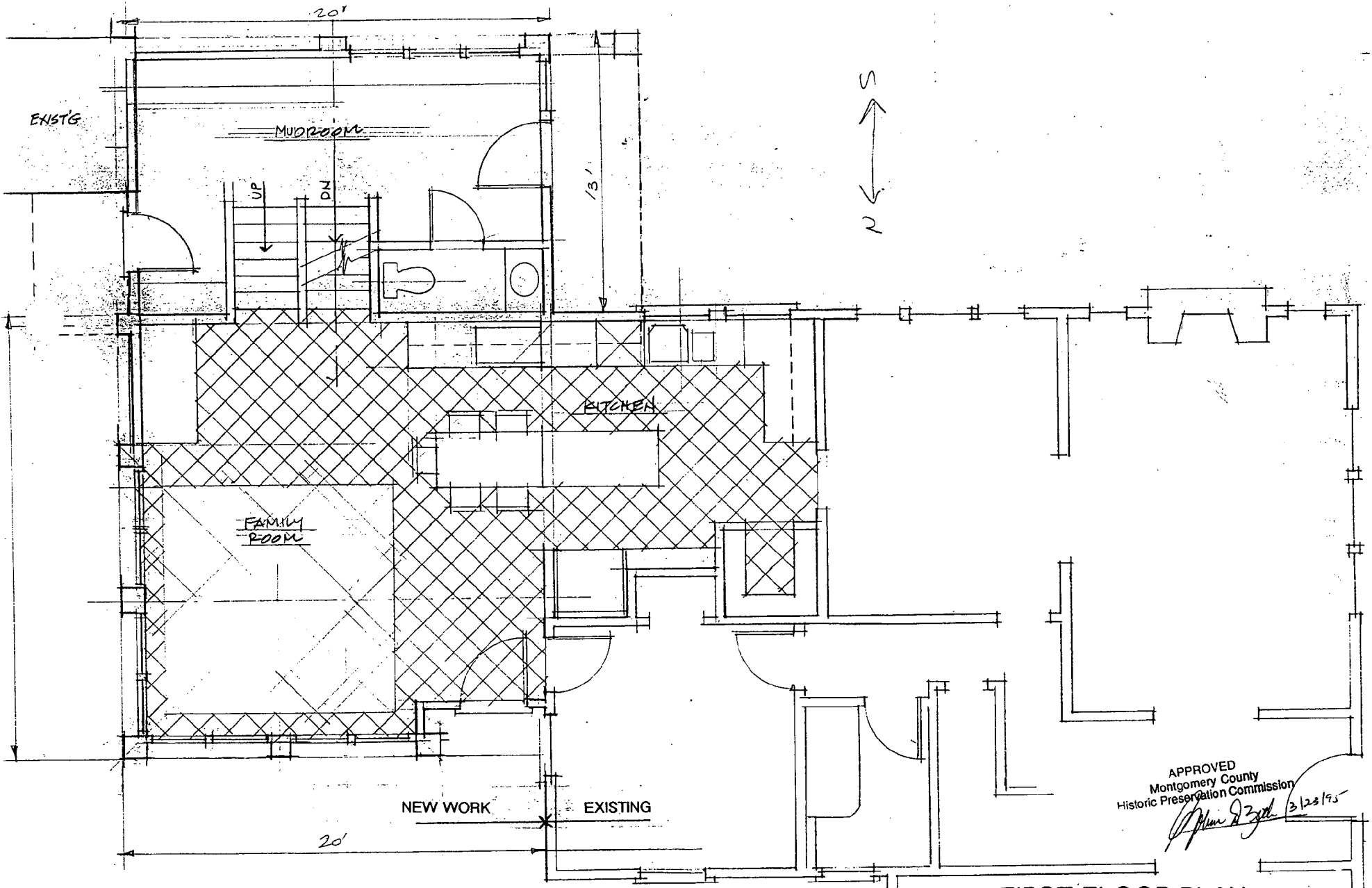
APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
4/23/95

NORTH ELEVATION  
(SIDE) SCALE: 1/4" = 1'-0"

3/15/95

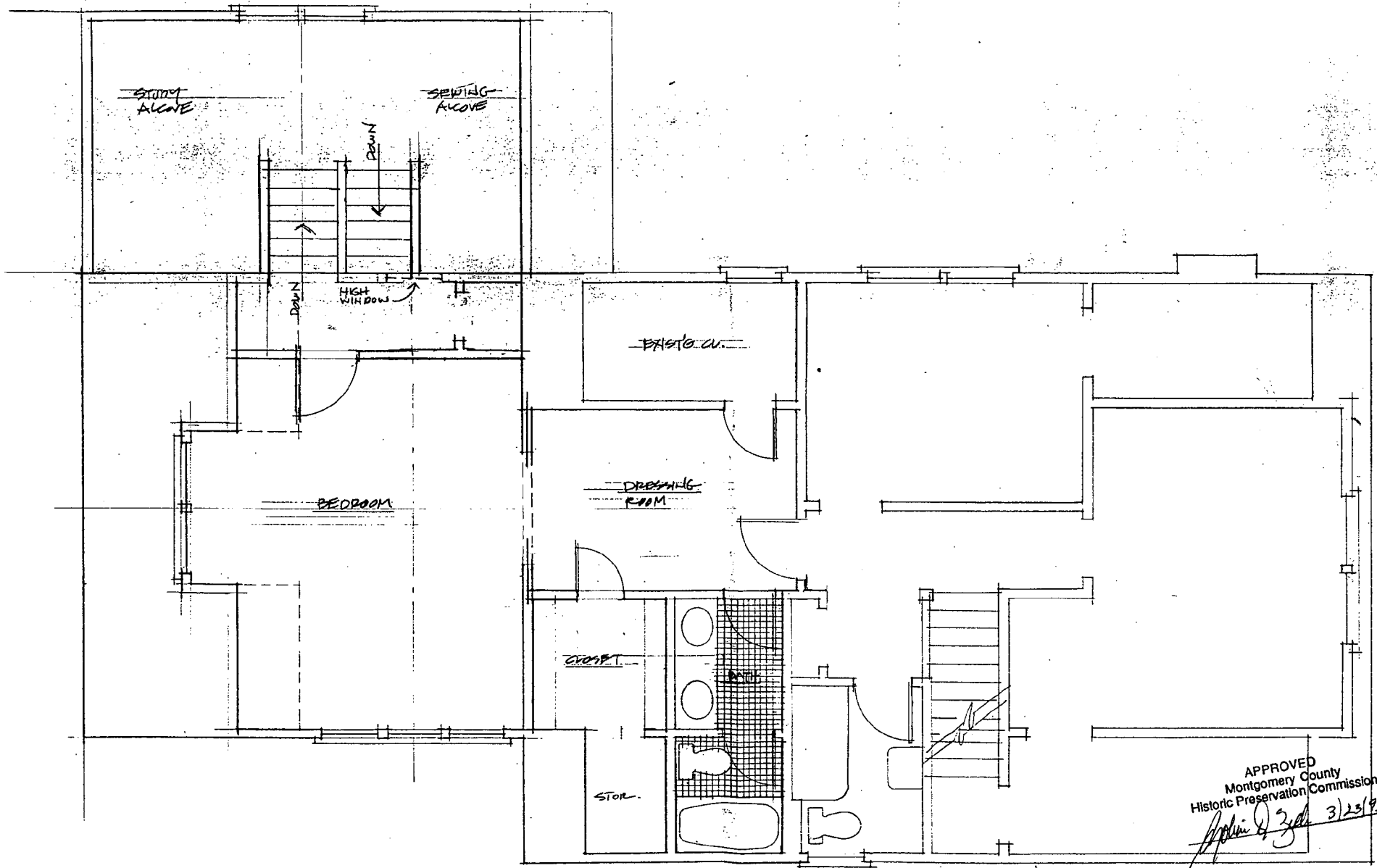




APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 3/22/95

SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 3/25/95

**SECOND FLOOR PLAN**

SCALE: 1/4" = 1'-0"

NEW \* EXISTING

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7805 Takoma Avenue Meeting Date: 3/22/95  
Resource: Takoma Park H.D. Review: HAWP/Addition  
Case Number: 37/3-95H Tax Credit: Partial  
Public Notice: 3/8/95 Report Date: 3/15/95  
Applicant: Jerome Ernst Staff: Robin D. Ziek  
PROPOSAL: Addition/demolition RECOMMEND: APPROVAL  
w/CONDITIONS

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RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District

STYLE: Bungalow (c. 1920's)

SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION: Remove concrete block "garage" and remove small rear enclosed porch; construct one and one-half story addition at rear and side

PROJECT DESCRIPTION

Background

This property is along the north boundary of the Takoma Park Historic District, on the north side of Philadelphia Avenue. The property is unusually large (28,000 sq.ft.), and includes several buildings. The bungalow is completely covered in stucco. It has a sunroom addition on the north side with a small porch leading to the yard, as well as a small glass-enclosed rear porch off of the kitchen. A concrete block shed is attached to the southeast corner of the bungalow at the driveway; a small doorway in the wall leads from the driveway into this shed and the backyard beyond. In addition, there is a small stone-faced concrete block cottage with brick additions. [This may be the original garage but it is dramatically altered.] This small building has no running water but consists of two rooms, one of which is spacious and has a big fireplace. One entrance to this cottage is directly from the concrete block shed, so that all of the roofs of the structures are contiguous. All of the improvements are concentrated on one building lot, with an extensive and landscaped garden (badly overgrown) on the remaining property.

This property was occupied by the same owner for over 40 years; both the house and garden were neglected as the occupant aged. The new owner is undertaking a general rehabilitation of the buildings and grounds. I have discussed the County tax credit program with the new owner, and it is likely that he will apply next year for a tax credit for such work as exterior painting and stucco repairs on the original house.

### Proposal

The Owner has hired an architect, Paul Treseder, to design a rear addition for the bungalow. The additional space will provide a larger kitchen, a family room, a mudroom/rear entrance to the house, a deck; and a master bedroom on the second floor. The construction includes the demolition of both the concrete block shed and the rear porch. The small cottage will not be demolished, and will be connected to the main house through the mudroom on the ground floor. In this way, one will be able to go directly from the house to the cottage without going outside.

At the ground floor, the architect proposes a porch vocabulary to lighten the effects of the addition. This would be introduced with a small porch over the entrance to the mudroom at the driveway - the new column would match the existing columns on the porch at the front door. Through the continued use of pilasters and recessed walls around the remainder of the addition, and a porch railing around the open deck, the suggestion of a porch would be achieved. The architect proposes the use of painted MDO plywood at the ground and first floor levels, and stucco in the gable ends of the addition.

### GENERAL STAFF COMMENTS

Staff believes that the proposed addition is respectful of the historic structure, and is compatible in design. The architect's proposal fits within the vocabulary of the bungalow by maintaining a height lower than the original building, by emphasizing the roof, by the variety of materials, by matching wood brackets at the eaves, and by the use of similar windows on 2nd floor where the addition would be visible from Philadelphia Avenue.

### STAFF RECOMMENDATION

Staff recommends that the Commission approve the project as proposed with the following conditions:

1. The bedroom windows on the second floor north elevation shall be revised. Owner will install a pair of double-hung windows that match the paired sets on the west, east and south elevations.

2. The rear porch leading to the yard from the sunroom will be retained, including the boxed railing.
3. All windows will be wood, true-divided light or single-light.
4. Exterior doors will be wood, with true-divided light.
5. All trees will be saved, and the deck will be revised to reflect the location of existing trees.
6. All wood will be painted.

The proposal meets the Takoma Park Guidelines for Contributing Resources that state:

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required; and

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; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 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 9:

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 subject to the general condition that 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.

3



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Jerome Ernst  
 DAYTIME TELEPHONE NO. (301) 589-0108 *X*

TAX ACCOUNT # 4  
 NAME OF PROPERTY OWNER Jerome Ernst DAYTIME TELEPHONE NO. (301) 589-0108  
 ADDRESS 7303 Cedar Ave. Takoma Park MD 20912  
CITY STATE ZIP CODE  
 CONTRACTOR NOT YET SELECTED TELEPHONE NO. ( ) -  
 CONTRACTOR REGISTRATION NUMBER —  
 AGENT FOR OWNER \_\_\_\_\_ DAYTIME TELEPHONE NO. ( )

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 7805 STREET TAKOMA AVE  
 TOWN/CITY Takoma Park MD 20912 NEAREST CROSS STREET Philadelphia  
 LOT 12/13 <sup>residue</sup> BLOCK 72 SUBDIVISION Takoma Park  
 LIBER B FOLIO 23 PARCEL 13-25-1061606

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: <sup>01 SIS</sup>  Construct  Extend  Alter/Renovate  Repair  Move  Wreck/Raze  Install  Revocable  Revision  Fence/Wall (complete Section 4)  Single Family  Other \_\_\_\_\_

CIRCLE ALL APPLICABLE:  A/C  Slab  Room Addition  Shed  Solar  Woodburning Stove

1B. CONSTRUCTION COST ESTIMATE \$ 90,000

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

**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.

Jerome Ernst Signature of owner or authorized agent 2/1/95 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**4**

**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:

1 1/2 STORY STUCCO BUNGALOW SURROUNDED BY MATURE OAKS;  
LARGE LOT. BUILT IN 1920'S. NEWER, NON-HISTORIC DEVELOPMENT  
BEGINS NEXT HOUSE (EDGE OF HISTORIC DISTRICT) ONE OF 3 OLDER HOUSES  
ON THIS BLOCK.

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

PROJECT IS AN ADDITION ON THE BACK, PARTLY VISIBLE FROM THE FRONT.  
DESIGN INCORPORATES FINISHES, DETAILS, & MASSING OF ORIGINAL, BUT  
LEAVES ORIGINAL INTACT. ADDITION ALSO PROVIDES LINK TO EXISTING  
OUTBUILDINGS, PROVIDED A MORE COHERENT ASSEMBLAGE.

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

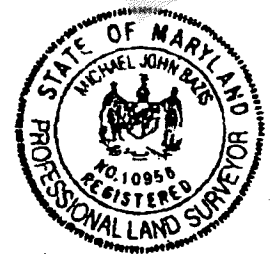
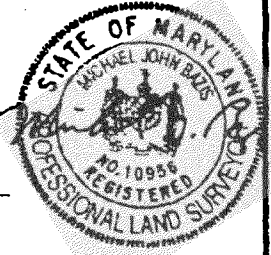
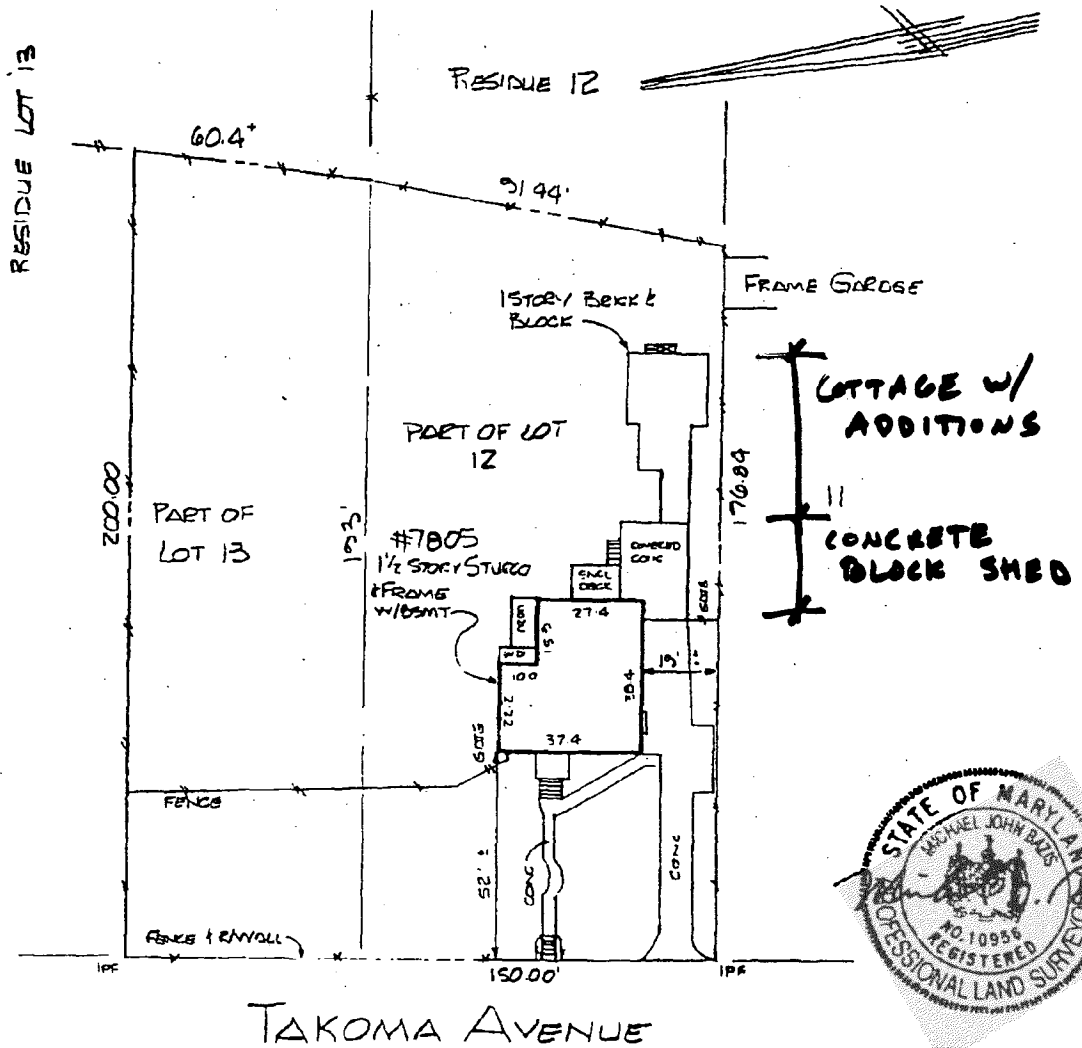
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For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (270.1255)

5

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200  
 Date of Map: 8 5 91  
 Flood Zone: C



TAKOMA AVENUE

IMPROVEMENT LOCATION SURVEY  
 PART OF LOTS 12 & 13 BLOCK 72  
 T. P. L. & T. CO'S SUBDIVISION OF  
 TAKOMA PARK

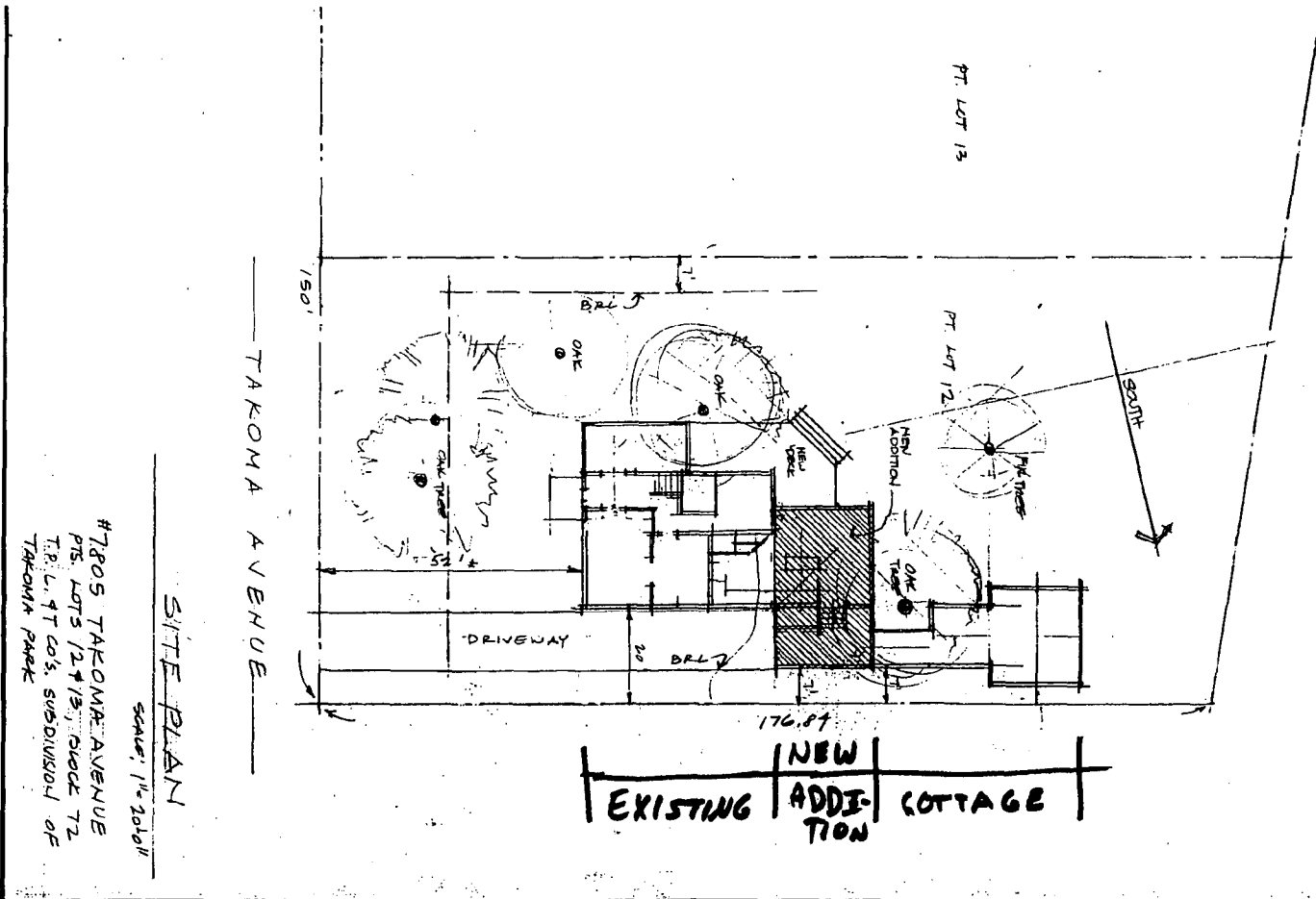
**SURVEYOR'S CERTIFICATE**

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclu-

6



7



SITE PLAN  
 SCALE: 1/4" = 10'-0"  
 #7805 TAKOMA AVENUE  
 PLS. LOTS 12 & 13, CHECK 72  
 T.R. L. 4T CO'S. SUBDIVISION OF  
 TAKOMA PARK

**Paul Treseder**

ARCHITECT AIA  
 6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911

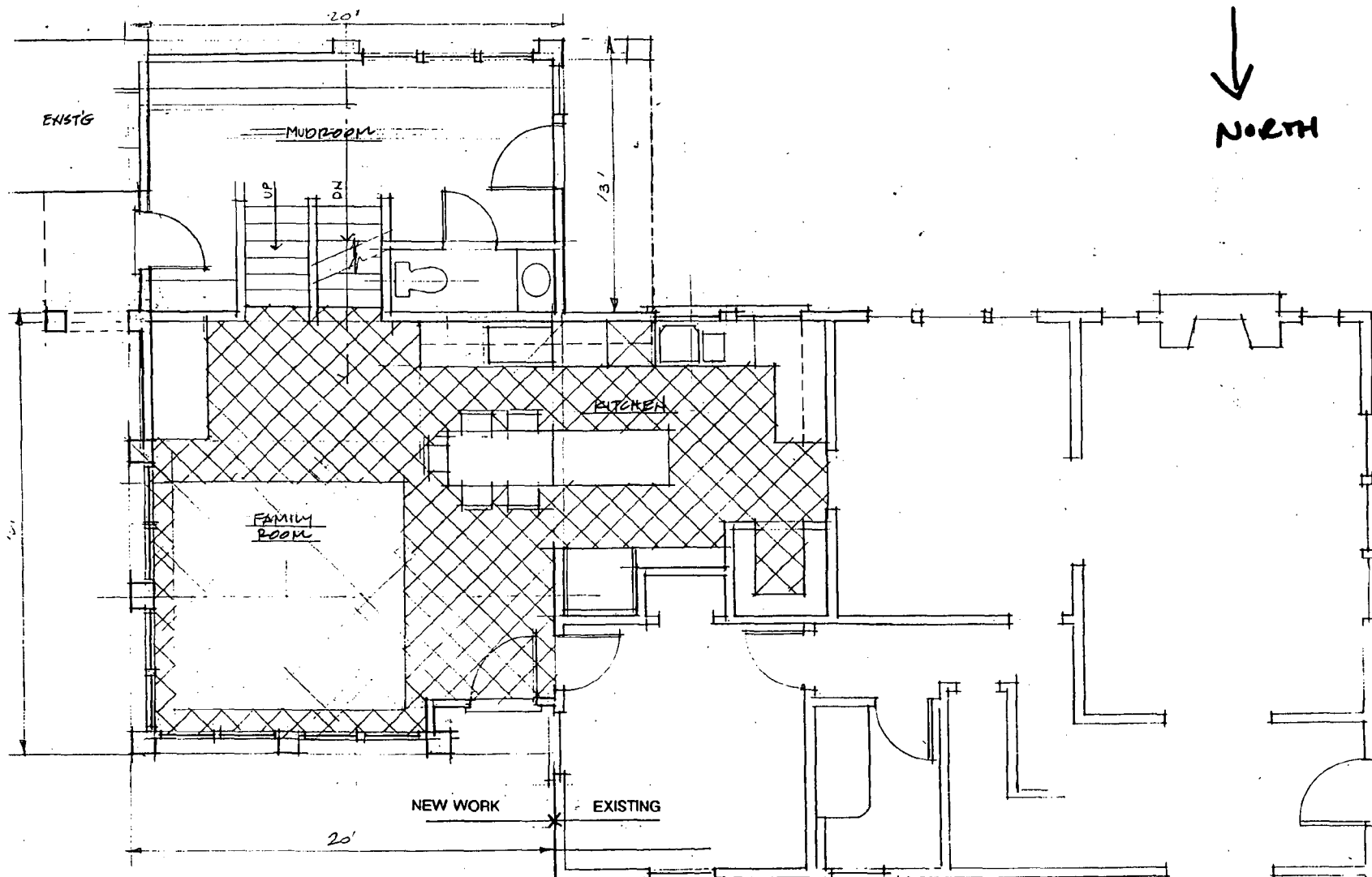
ERNST RESIDENCE

7805 TAKOMA AVENUE, TAKOMA PARK, MARYLAND

sh  
of

→ ADDITION ←      → ORIGINAL HOUSE

↓  
NORTH



8

SCALE: 1/4" = 1'-0"

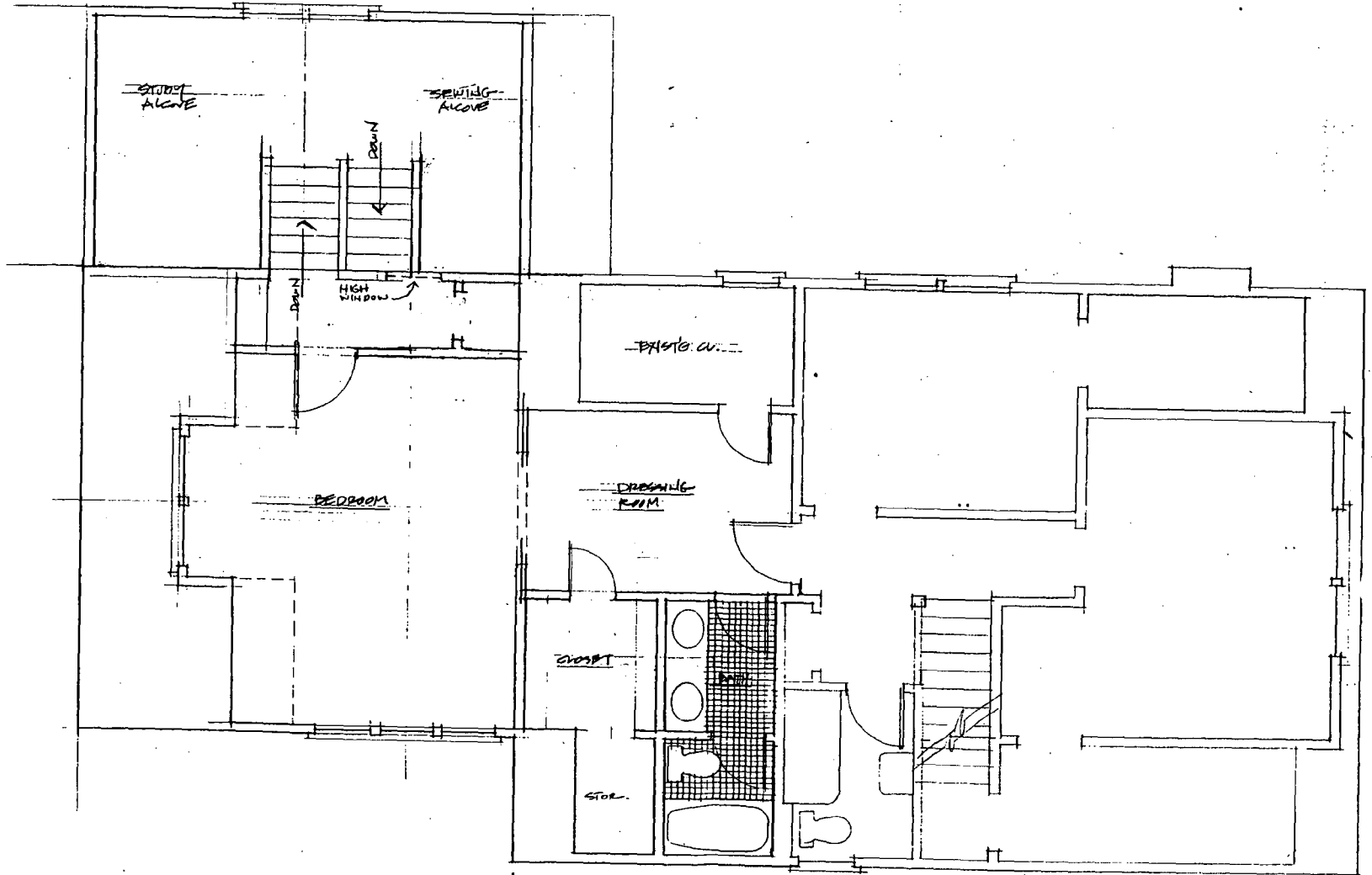
FIRST FLOOR PLAN

PROPOSED

ADDITION



EXISTING



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

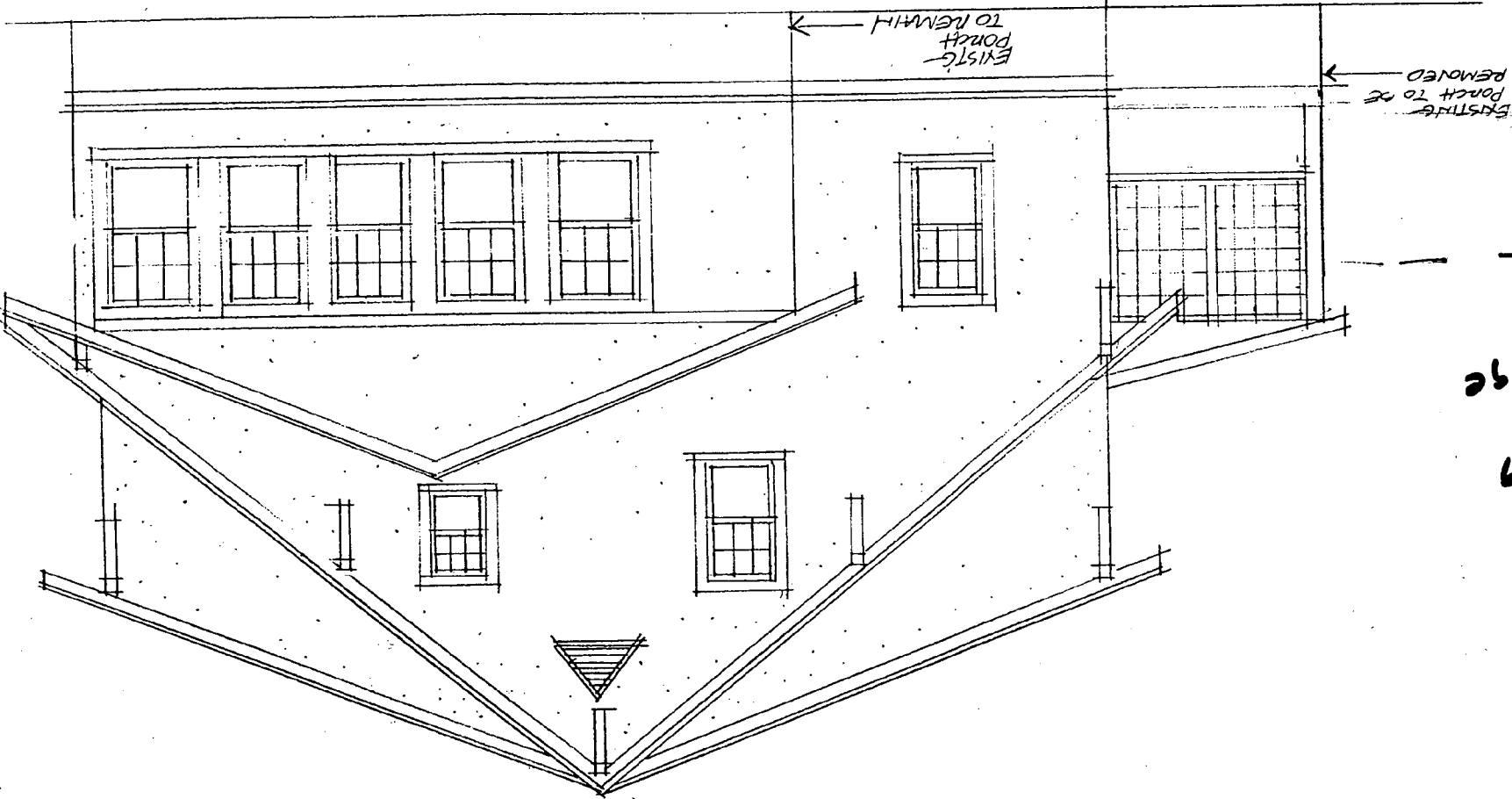
PROPOSED

6

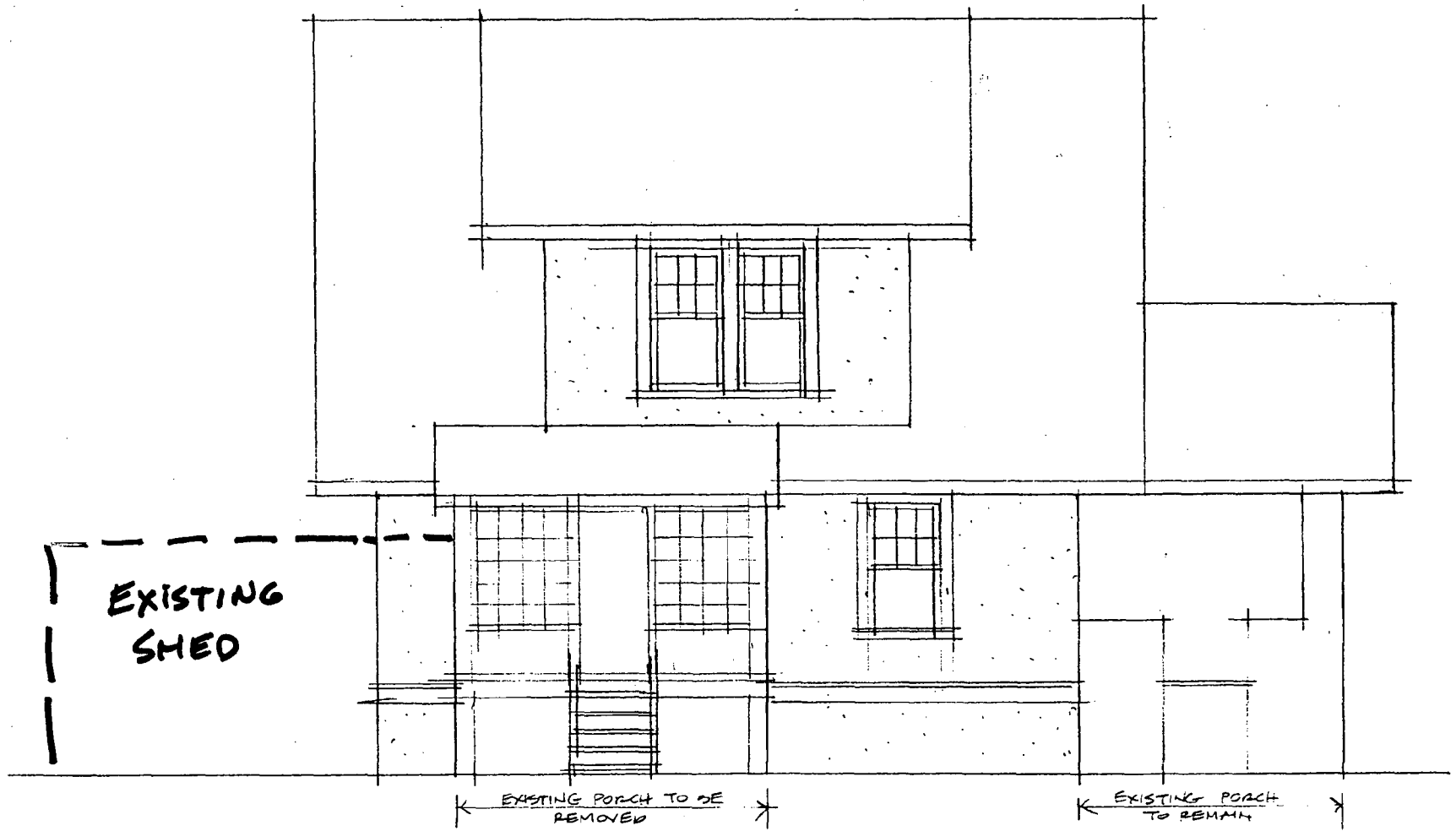
10

NORTH

EXISTING SIDE ELEVATION



EXISTING  
Shed and  
cottage



EXISTING  
SHED

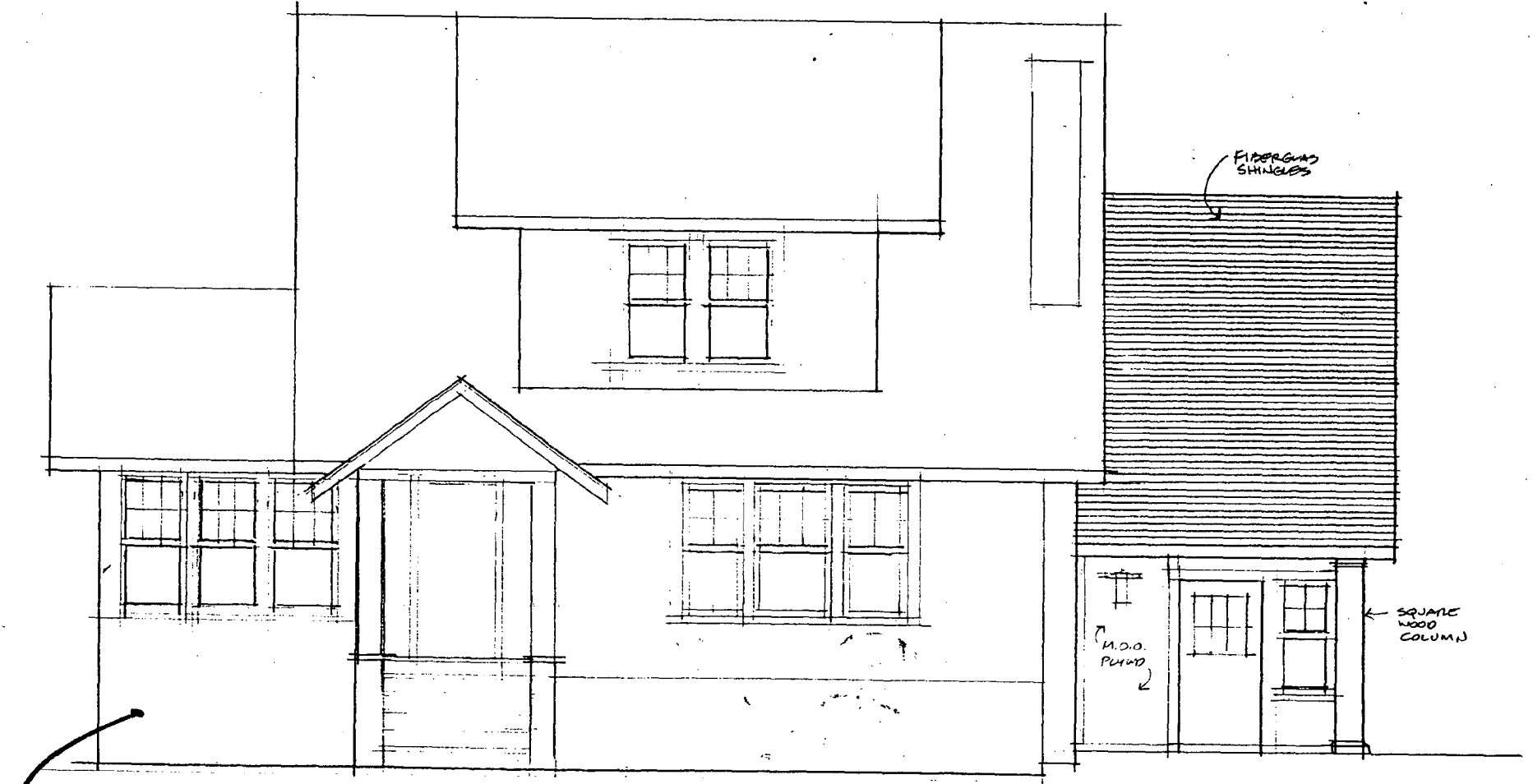
← EXISTING PORCH TO BE  
REMOVED →

← EXISTING PORCH  
TO REMAIN →

EXISTING REAR ELEVATION

**EAST**





SUN PORCH

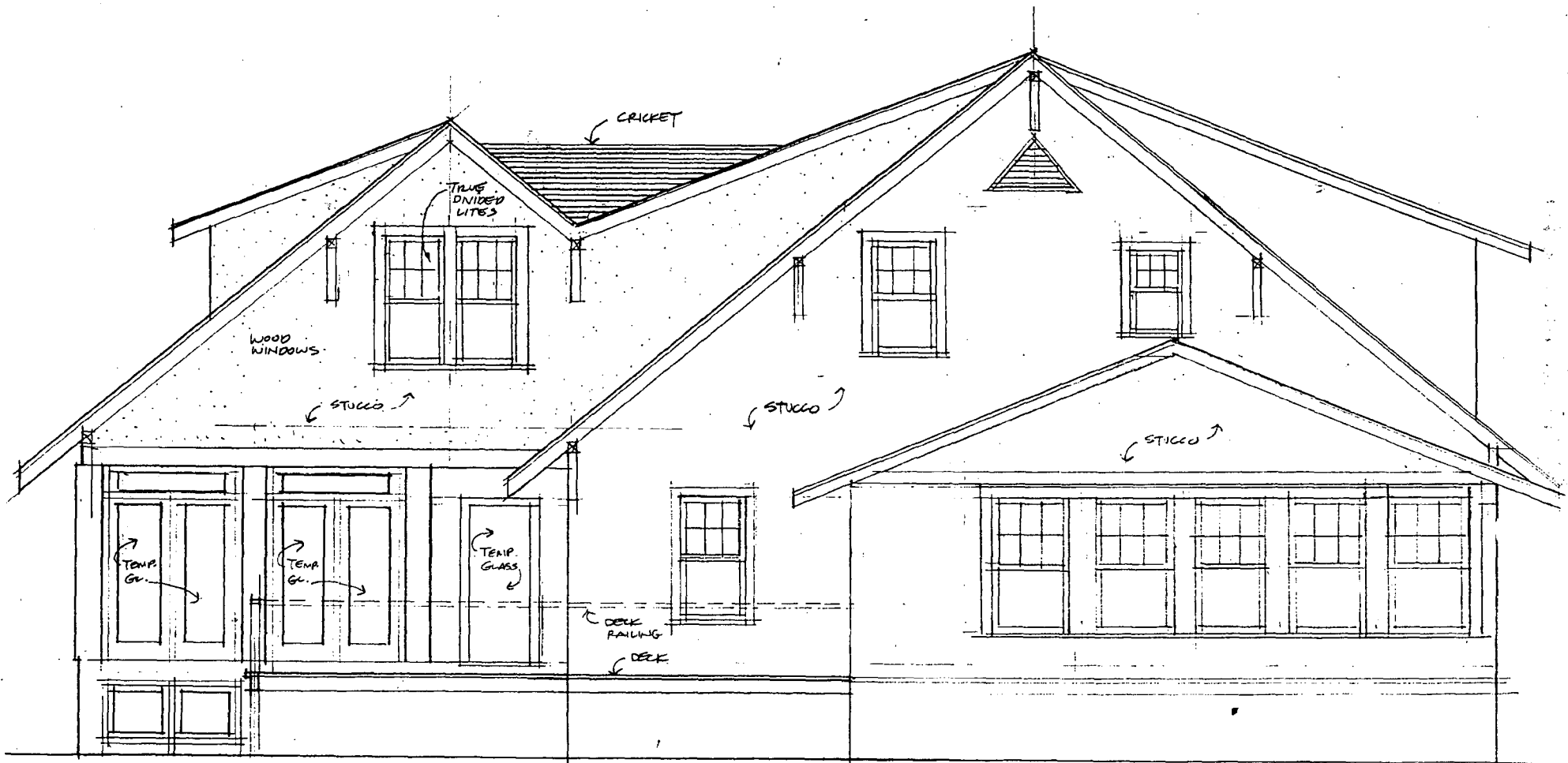
(FRONT)

WEST ELEVATION

(FRONT) SCALE: 1/4" = 1'-0"

PROPOSED

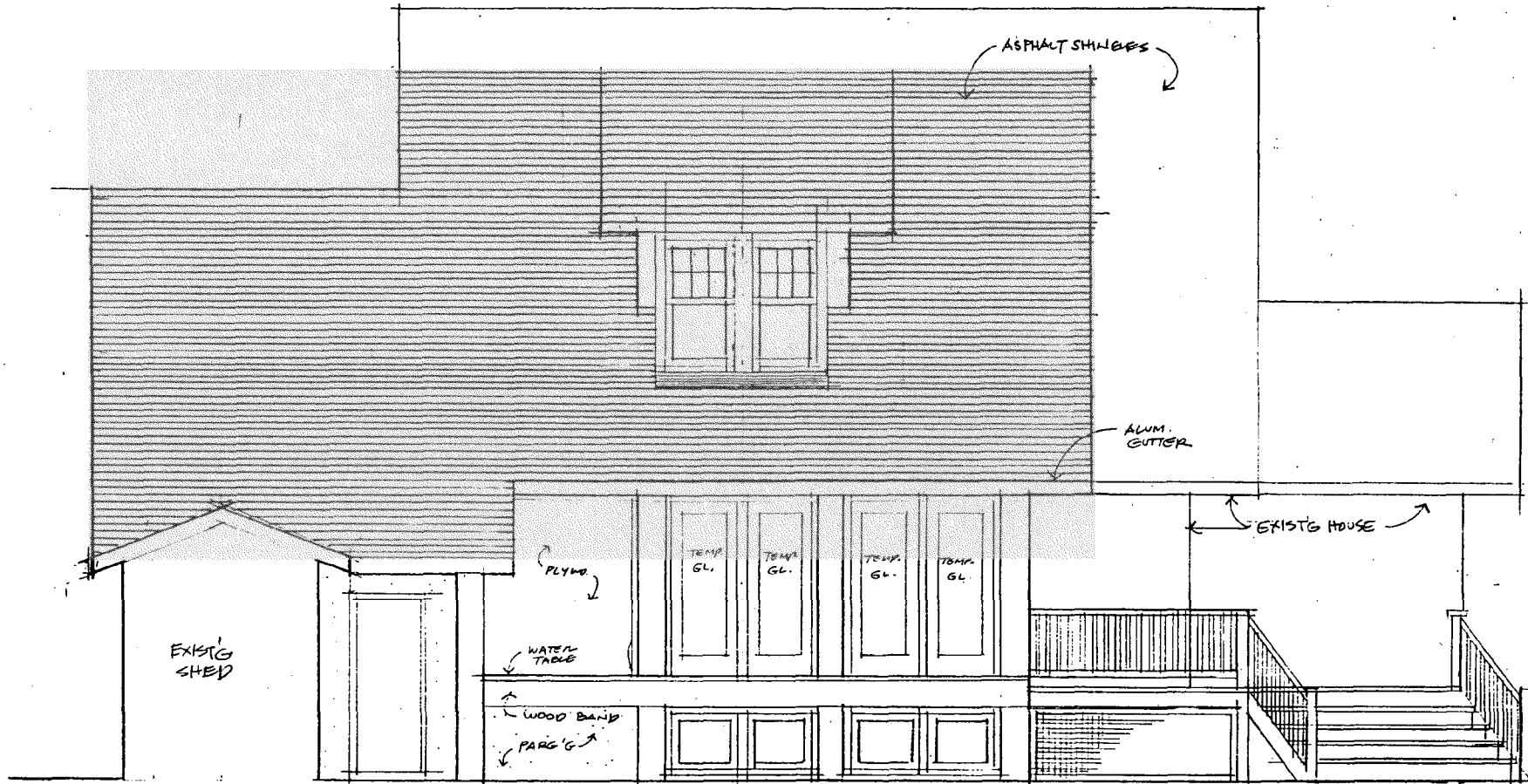
12



NORTH ELEVATION  
(SIDE) SCALE: 1/4" = 1'-0"

PROPOSED

13

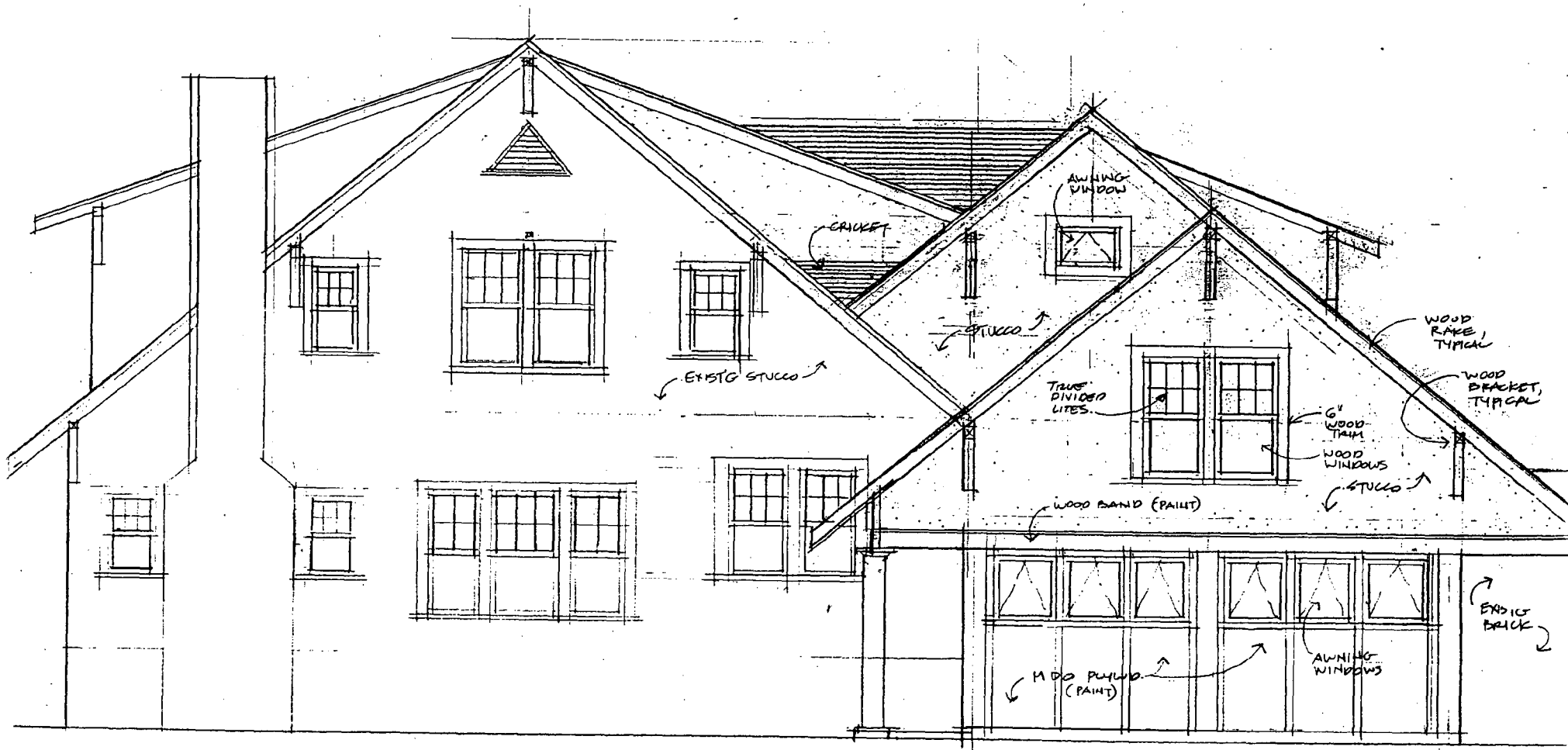


EAST ELEVATION  
( REAR )

PROPOSED

114

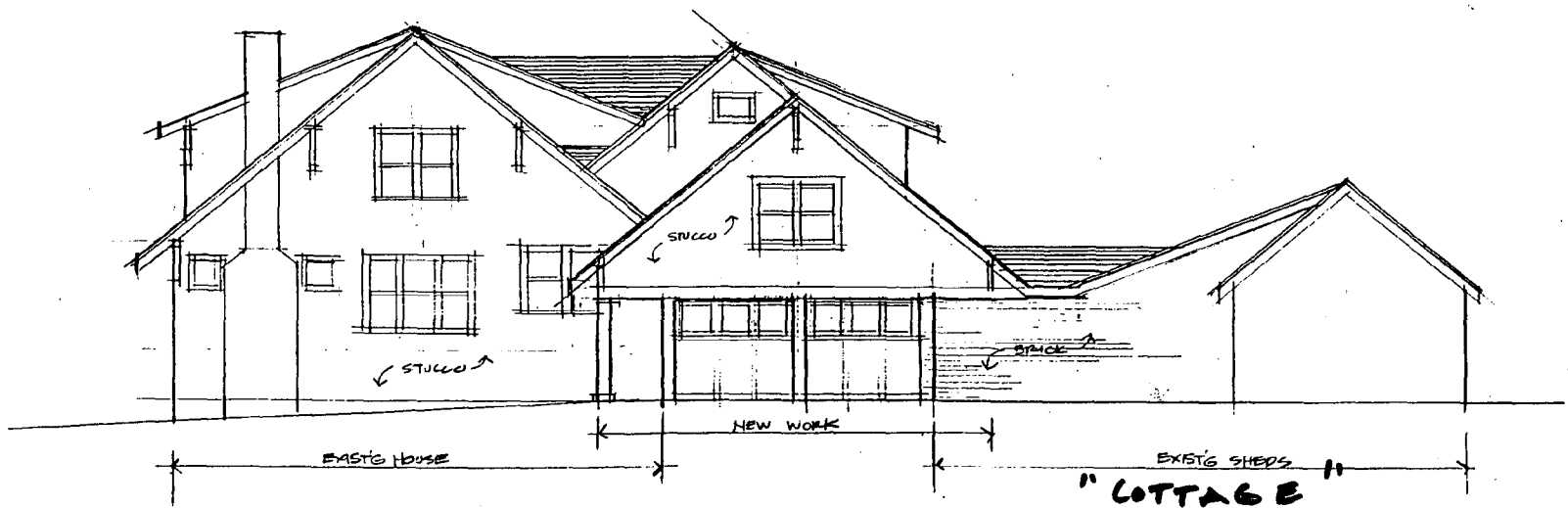




SOUTH ELEVATION  
 (SIDE) SCALE: 1/4" = 1' 0"

PROPOSED

15

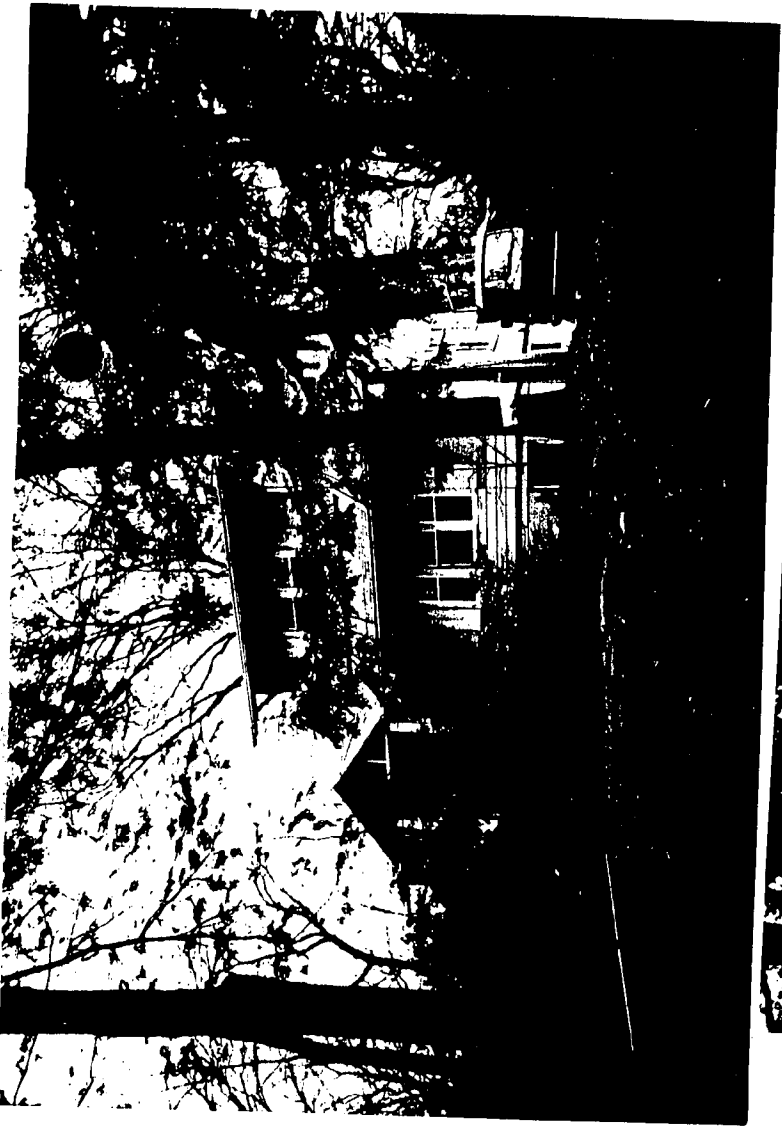


SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**PROPOSED**

16

WEST  
ELEVATION



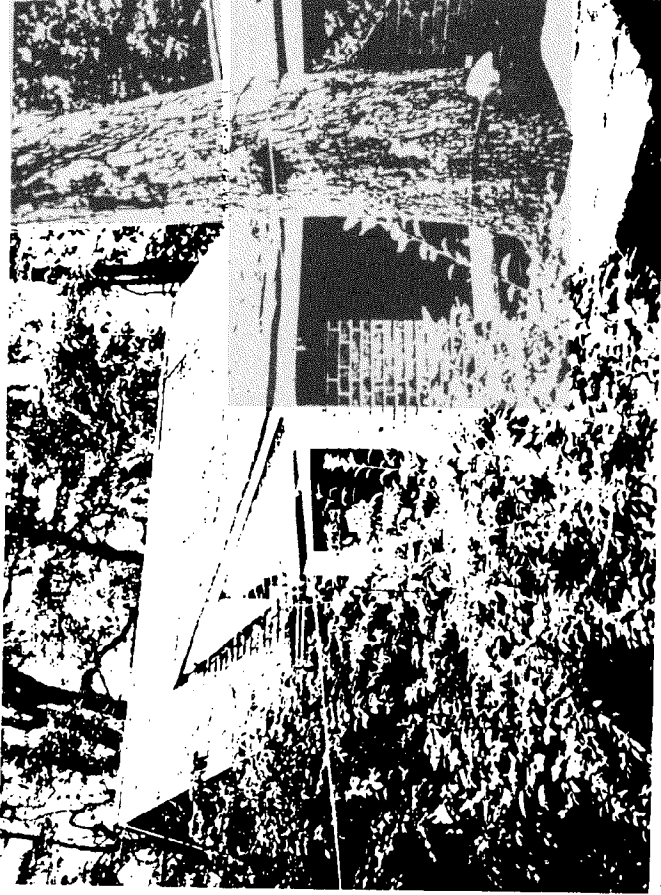
GLAZED -  
IN PORCH

CONCRETE  
BLOCK  
SHED





NORTH  
ELEVATION



"COTTAGE"  
w/ BRICK  
additions



GLASSED-  
IN  
PORCH



EXISTING BUCK SHED

19

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

James R. Spitzer  
7801 Takoma Ave.  
Takoma Park, MD 20912

Stephen P. + S.E. Anderson  
601 Philadelphia Ave.  
Takoma Park, MD 20912

Ginny du Rivage  
519 Philadelphia Ave.  
Takoma Park, MD 20912

Joseph M. Deering  
7804 Takoma Ave  
Takoma Park, MD 20912

Maria Brown  
7811 Takoma Ave.  
Takoma Park, MD 20912

E. Douglas + E.P. Kuhns  
7808 Takoma Ave.  
Takoma Park, MD 20912

March 19, 1995

Montgomery County Historic Preservation Commission  
8787 Georgia Ave.  
Silver Spring, MD 20912

Dear Ms./Sir:

I have lived in the historic section of Takoma Park since 1973 and am glad to have this opportunity to refurbish the bungalow at 7805 Takoma Avenue plus include an addition at the back of the house.

As part of my plans, it is my intention to restore the 28,400 sq. ft. lawn and garden area as well as the house plus addition.

After the Second World War, extensive landscaping was carried out at 7805 with numerous trees, bushes, flowers, cement and flagstone walks with small stone edging, cement/stone benches and tables, wooden arbor sitting area, low (10 inch to 1 1/2 ft.) retaining walls terracing the gardens throughout much of the property. A shed with addition was also improved with flagstone and brick and turned into a cottage.

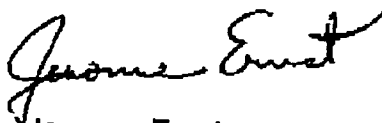
The property, owned by the same person since after the War, was basically abandoned for some years and much of it is now in very poor condition. When purchased, the entire yard, including shrubs and small trees, was covered with kudzu and wisteria vines. Many of the landscape walls and other items have collapsed or are in very poor condition.

It is my intention, besides restoring the house to its original condition, plus addition, to rebuild the low garden walls, repair the walkways, redo the wooden arbor sitting area, move and repair two dilapidated cement/stone "pillars" located near the back of the house, re-roof the back outbuilding. I have begun working with a landscape architect to identify plants of value, so as to remove any weeds and undesirable brush.

I hope in this way to add to the beauty of Montgomery County and to the enjoyment of my family.

Thank you for your consideration on this matter.

Sinceresly Yours,



Jerome Ernst  
7303 Cedar Ave.  
Takoma Park, MD 20912



Fax: 495-1307

To:

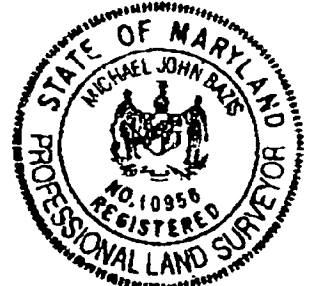
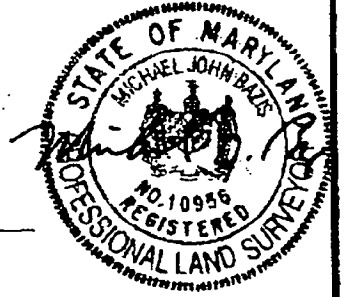
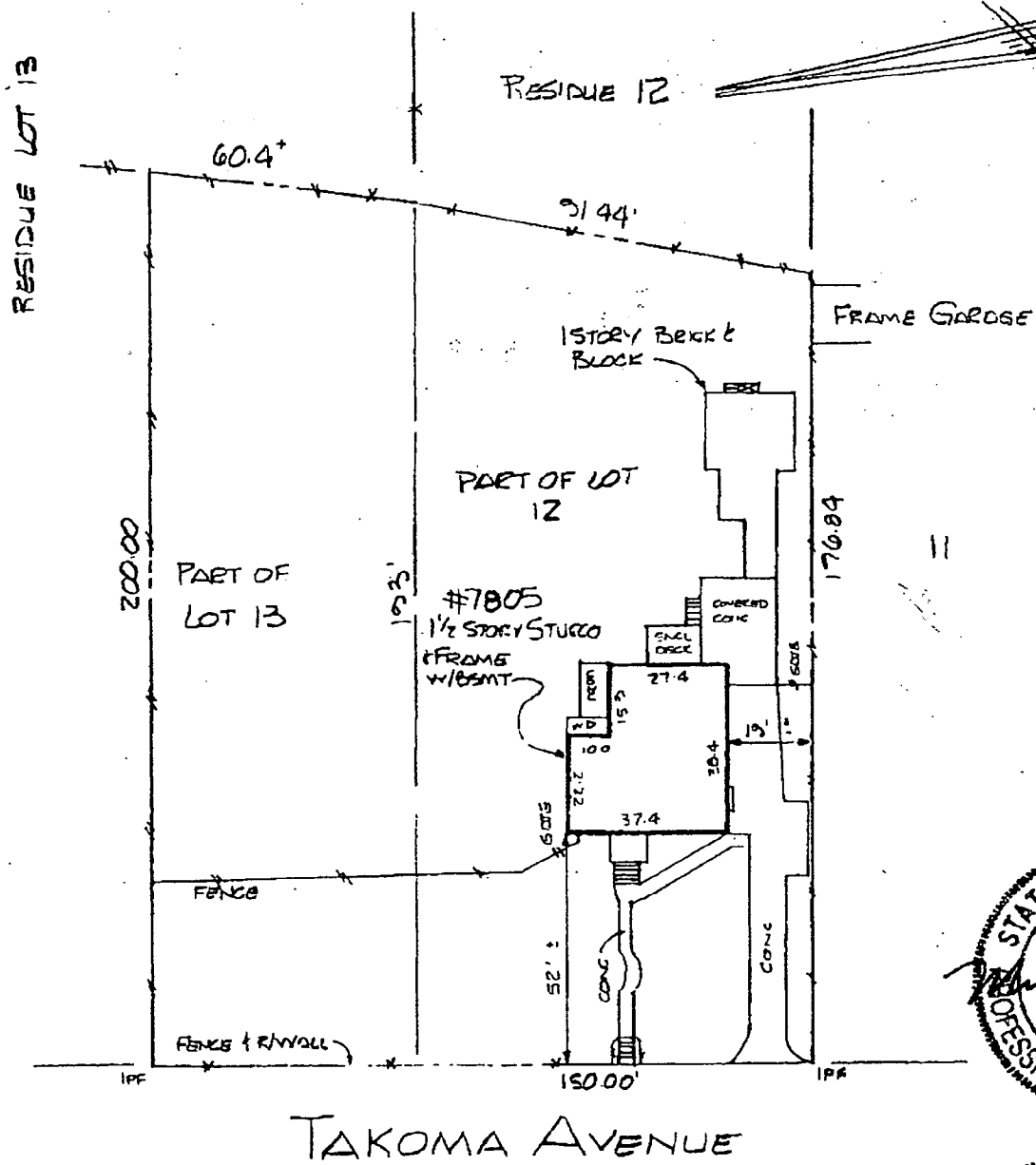
Robin Ziek

Please call if this is  
not satisfactory.

Thanks

Jerome Ernst  
589-0108

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200  
 Date of Map: 8 5 91  
 Flood Zone: C



IMPROVEMENT LOCATION SURVEY  
 PART OF LOTS 12 & 13 BLOCK 72  
 T. P. L. & T. CO'S SUBDIVISION OF  
 TAKOMA PARK

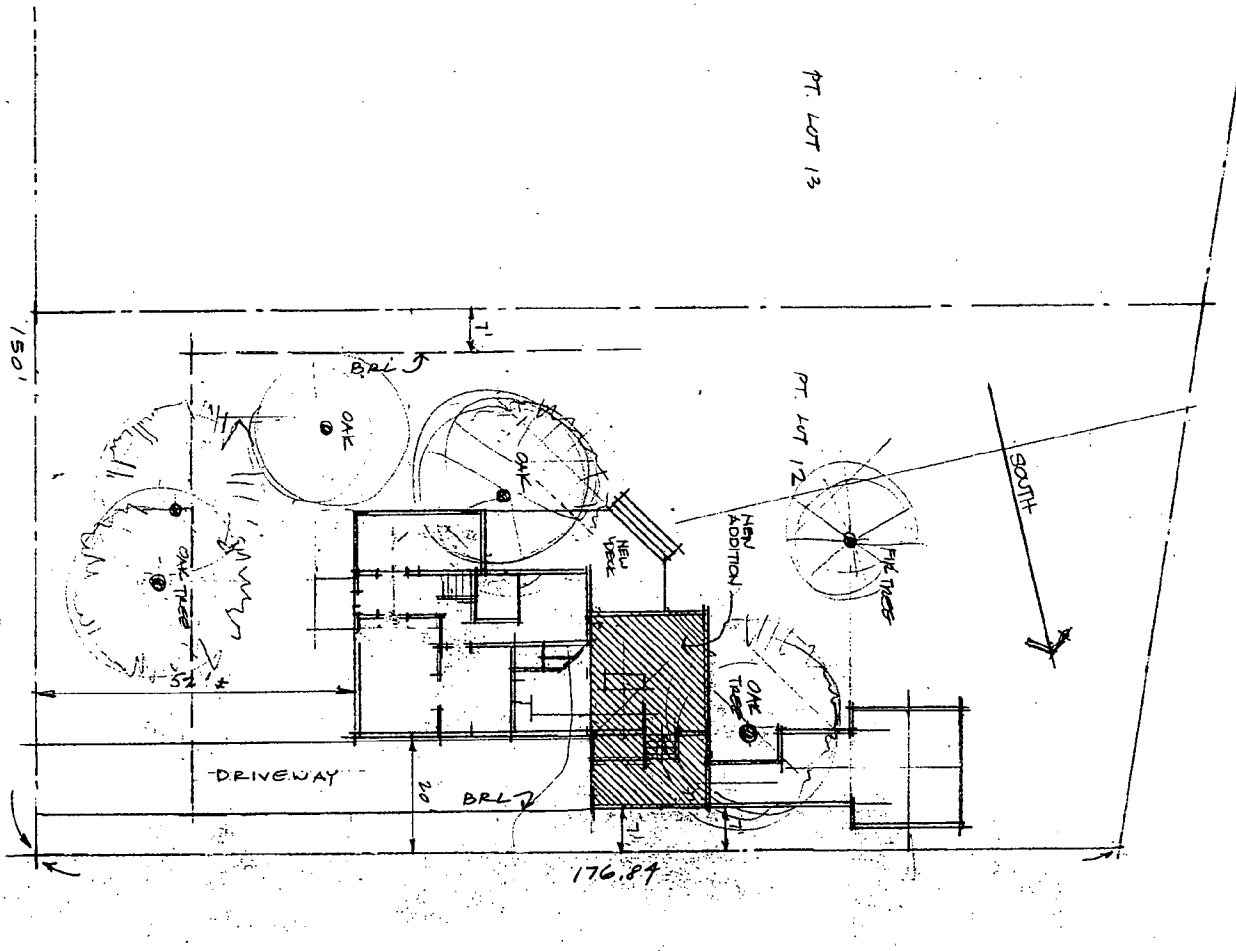
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PT. LOT 13

PT. LOT 12

SOUTH



TAKOMA AVENUE

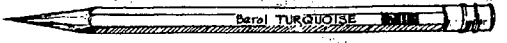
SITE PLAN

SCALE: 1/4" = 10'-0"

#7805 TAKOMA AVENUE  
 PLS. LOTS 12 & 13, BLOCK 72  
 T.D. C. FT CO'S. SUBDIVISION OF  
 TAKOMA PARK

**Paul Treseder**

ARCHITECT AIA  
 6 Montgomery Avenue, Takoma Park, MD 20912

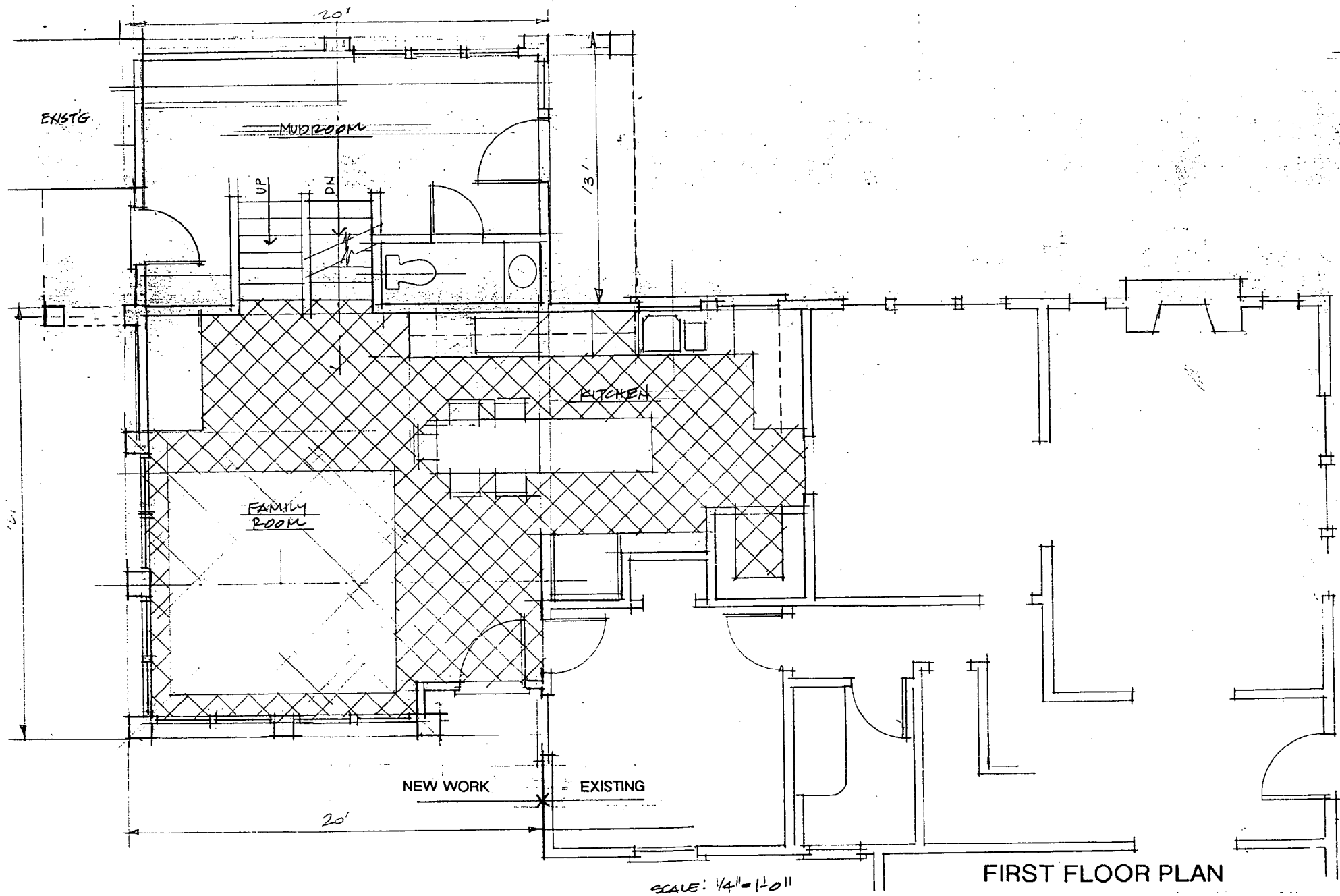


(301) 891-2911

ERNST RESIDENCE

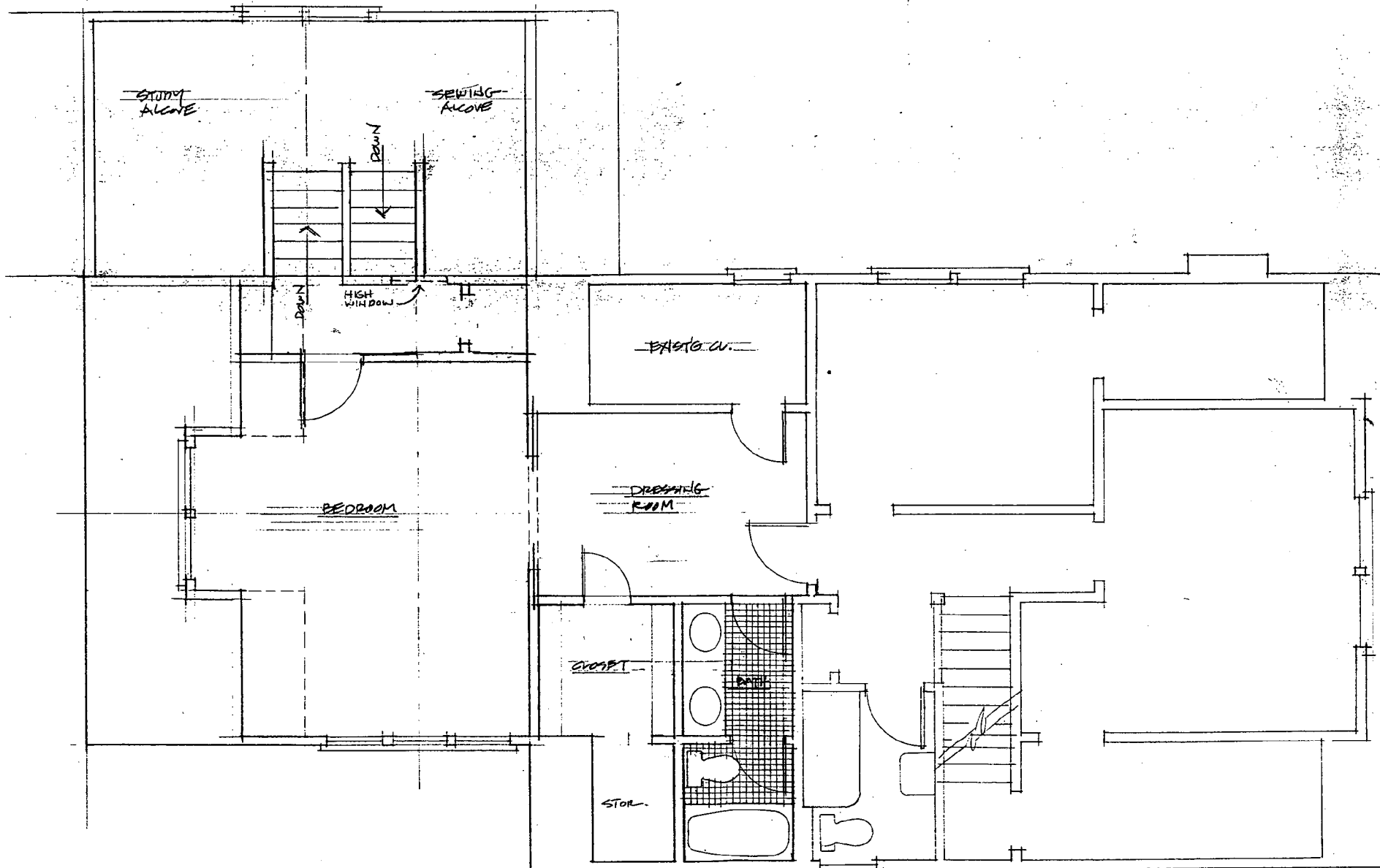
7805 TAKOMA AVENUE TAKOMA PARK, MARYLAND

sh:  
of



SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN



**SECOND FLOOR PLAN**

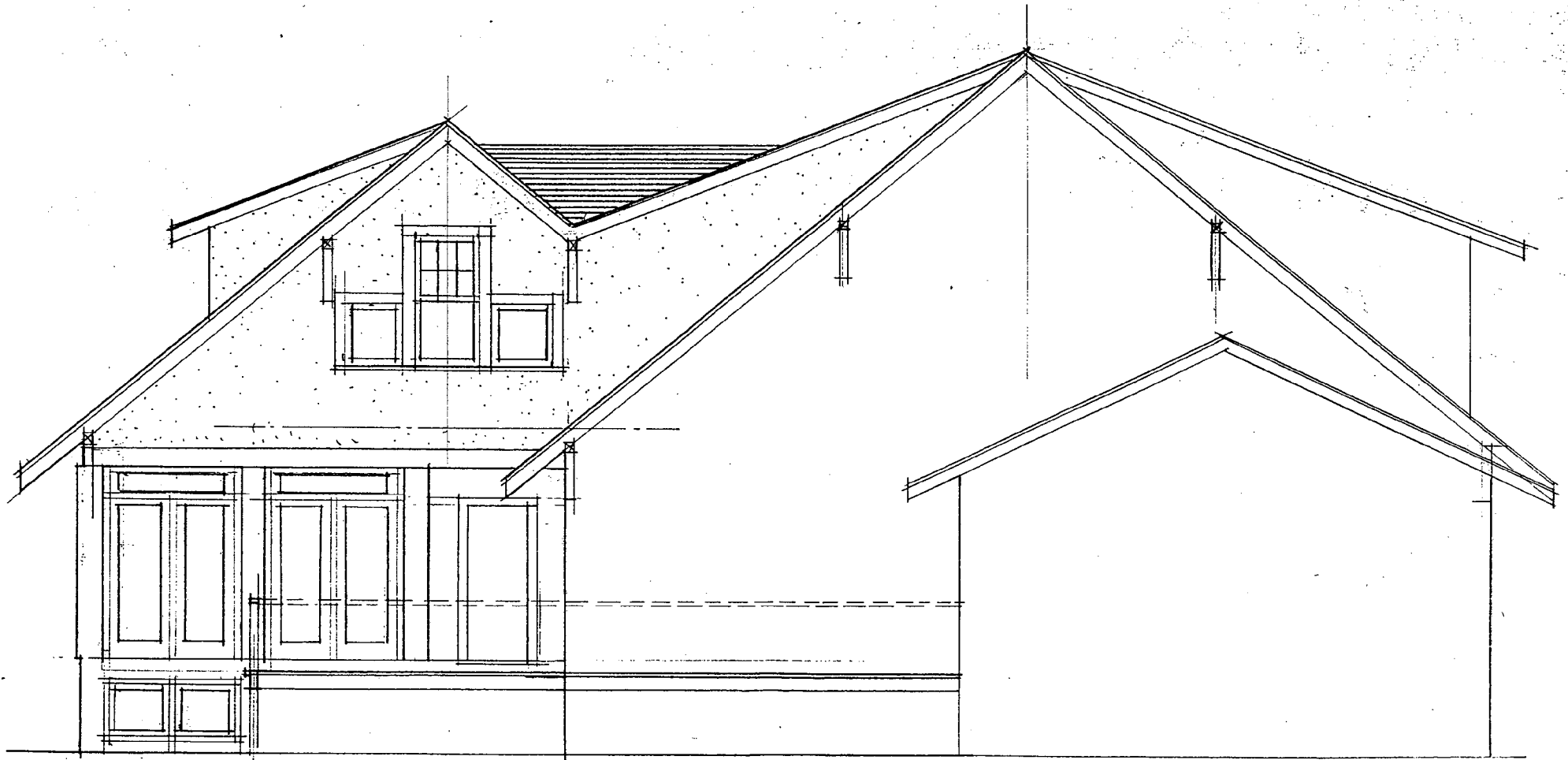
SCALE: 1/4" = 1'-0"



(FRONT)

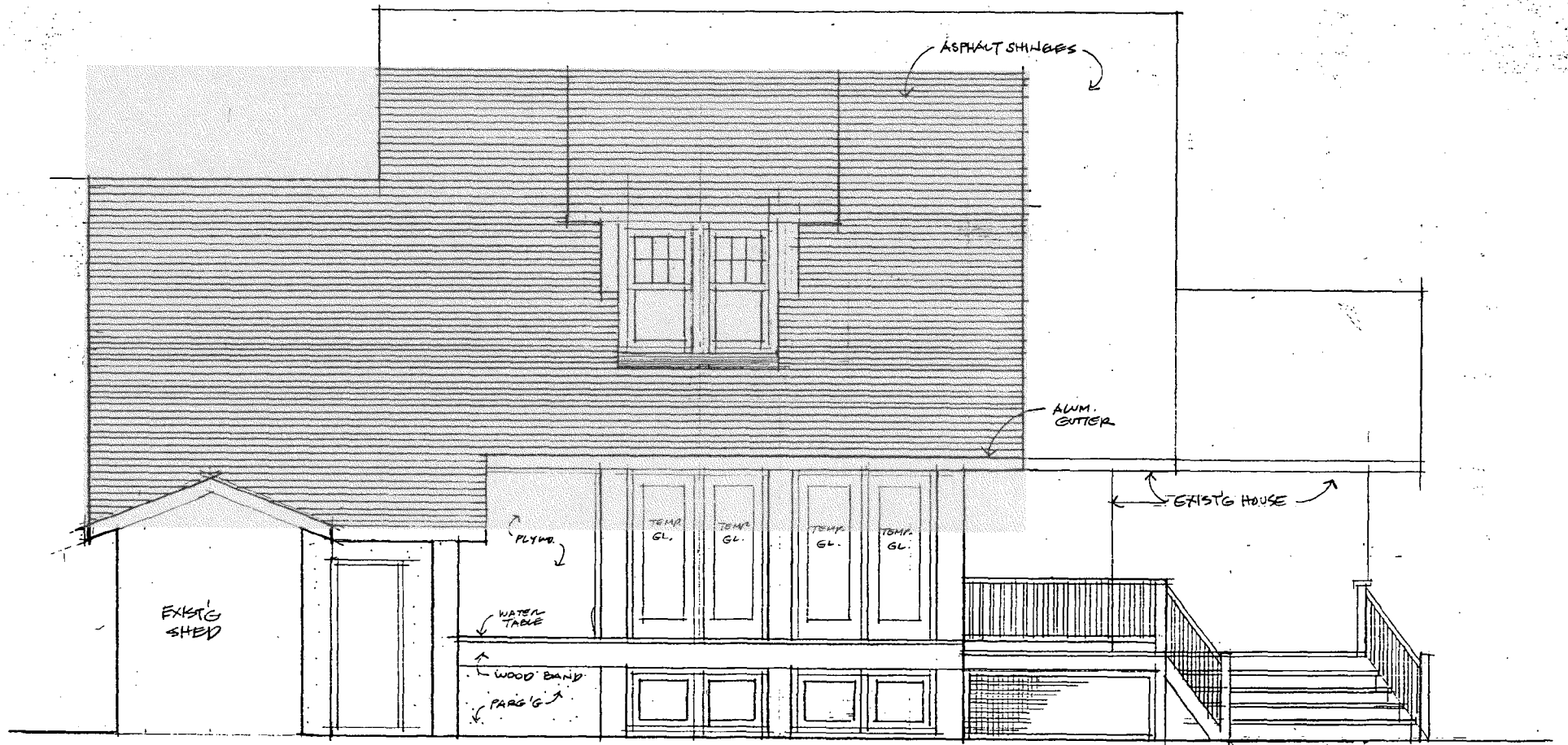
WEST ELEVATION

SCALE: 1/4" = 1'-0"



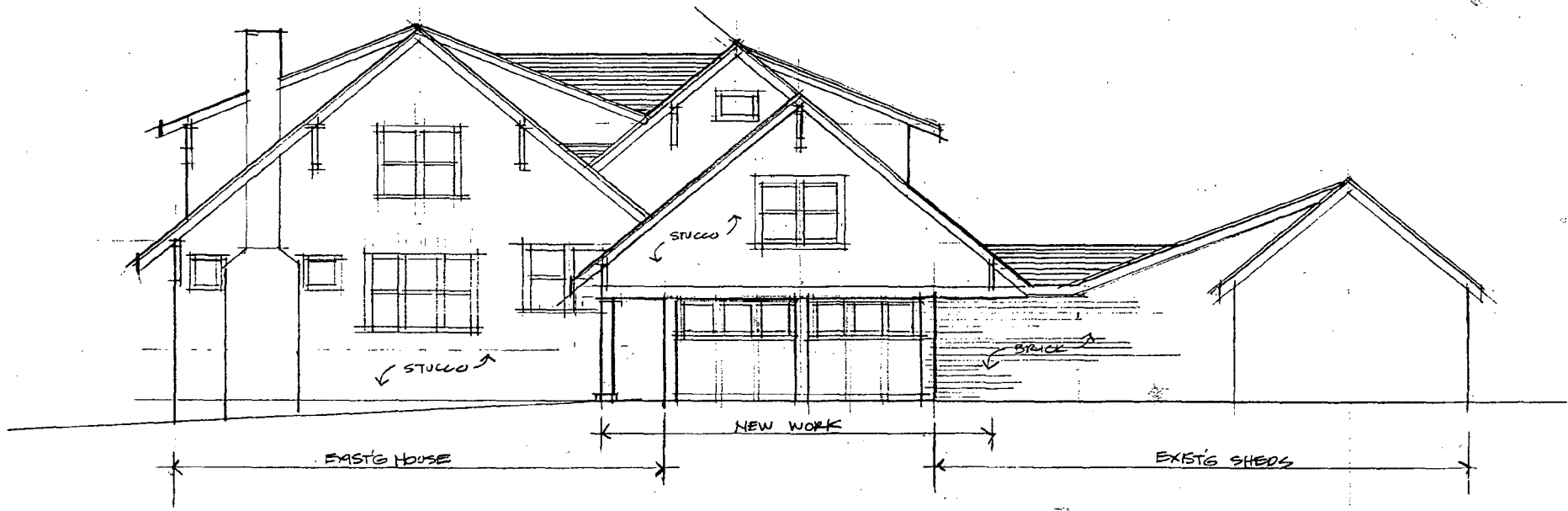
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION





**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



date and get on the April 12th agenda. In this way, we will be able to proceed together with your project, and avoid taking this back to the Board of Appeals.

Sincerely,

Robin D. Ziek  
Historic Preservation Planner

Enclosure



date and get on the April 12th agenda. I will help in any way to move this project forward. I am sure you would also like to see this resolved.

Sincerely,

Robin D. Ziek  
Historic Preservation Planner

Enclosure



March 6, 1995

Mrs. Elodie Samanos  
6825 Needwood Road  
Derwood, MD 20855

Dear Mrs. Samanos:

It was a pleasure to talk with you last week and end the game of "telephone tag" we had been playing! As you know, I have been in this office for only a short time. As I have gone through your file, and talked with both David Berg and Gwen Marcus, I am gaining more understanding about the discussions which you have had with this office. With this letter, I would like to recap the agreements which have been reached by you and the HPC, and also work from our phone conversation last week.

The various agreements which you have come to with the HPC are discussed in the HPC Staff Report prepared by Nancy Witherell for the HPC meeting on 3/9/94 (copy enclosed) and summarized in the letter to you from the Montgomery County Attorney's Office dated January 17, 1995 (copy enclosed). I am also enclosing a copy of the concept drawings which you presented to the HPC which sketch out your latest proposal.

It is my understanding that the HPC reviewed the concept drawings for the revised porch enclosure and agreed that this concept could be approvable. In order for the HPC to go forward and actually approve your project, the HPC requests that you file a new HAWP application (enclosed). The application should provide all of the information requested in the January 17, 1995 attorney's letter, providing details on the construction of the porch windows and screens, and details on the construction of the proposed balustrade on the carport as well as the placement of the lattice or other screening proposed for the carport.

I suggest you use the agreed-upon concept drawings as the basis for further development, and I will work with you to assure that your application will provide the HPC with all of the requested information. You and I have agreed on a March 17 deadline for the submittal of three bids and a realistic schedule for the completion of the work. It might expedite matters, however, if you would submit all of the material together with the HAWP to the Department of Environmental Protection in Rockville by Wednesday, March 22nd. We will then bring your proposal before the HPC at the April 12th meeting.

Please let me know if you have any questions about my review of your project. Based on our conversation last week, I believe you will be able to meet the March 22nd



Don't mail out  
until we hear

~~Sam Loretta~~ —  
cc: Loretta

3-6-95

HAWP APPLICATION ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

James R. Spitzer  
7801 Takoma Ave.  
Takoma Park, MD 20912

Stephen P. + S.E. Anderson  
601 Philadelphia Ave.  
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Ginny du Rivage  
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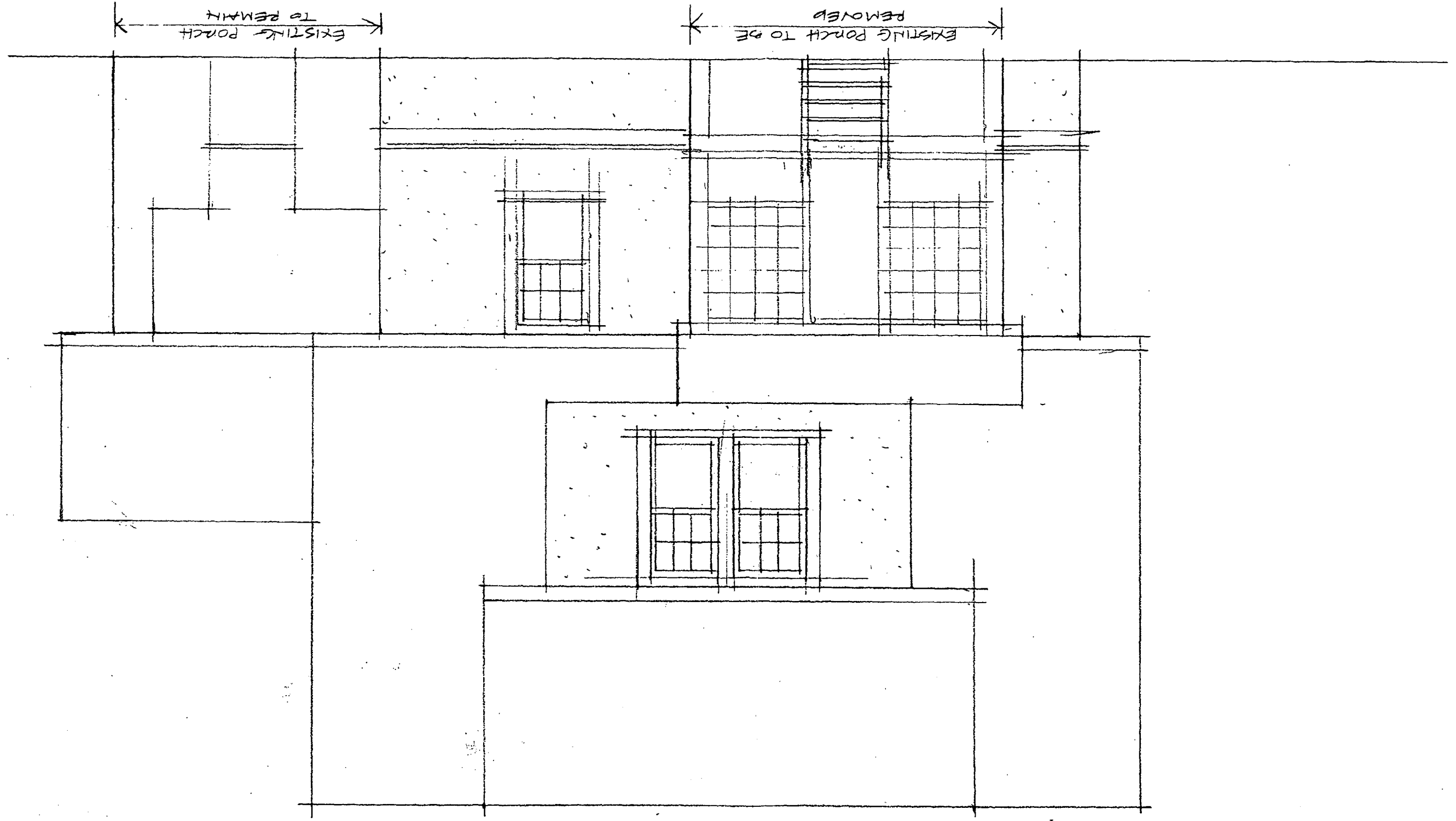
Joseph M. Deering  
7804 Takoma Ave.  
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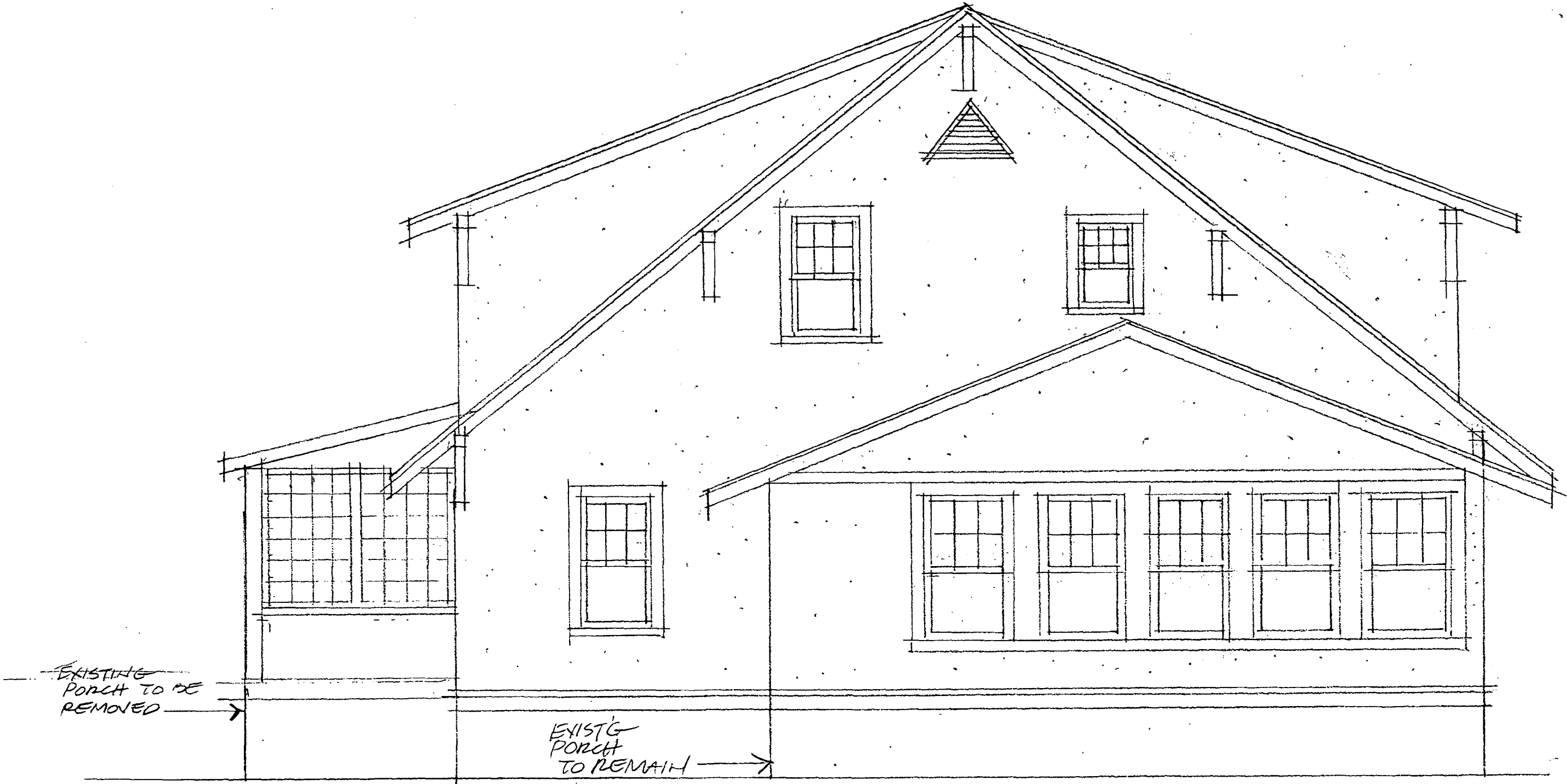
Maria Brown  
7811 Takoma Ave.  
Takoma Park, MD 20912

E. Douglas + E.P. Kuhns  
7808 Takoma Ave.  
Takoma Park, MD 20912

3/15/95

EXISTING REAR ELEVATION



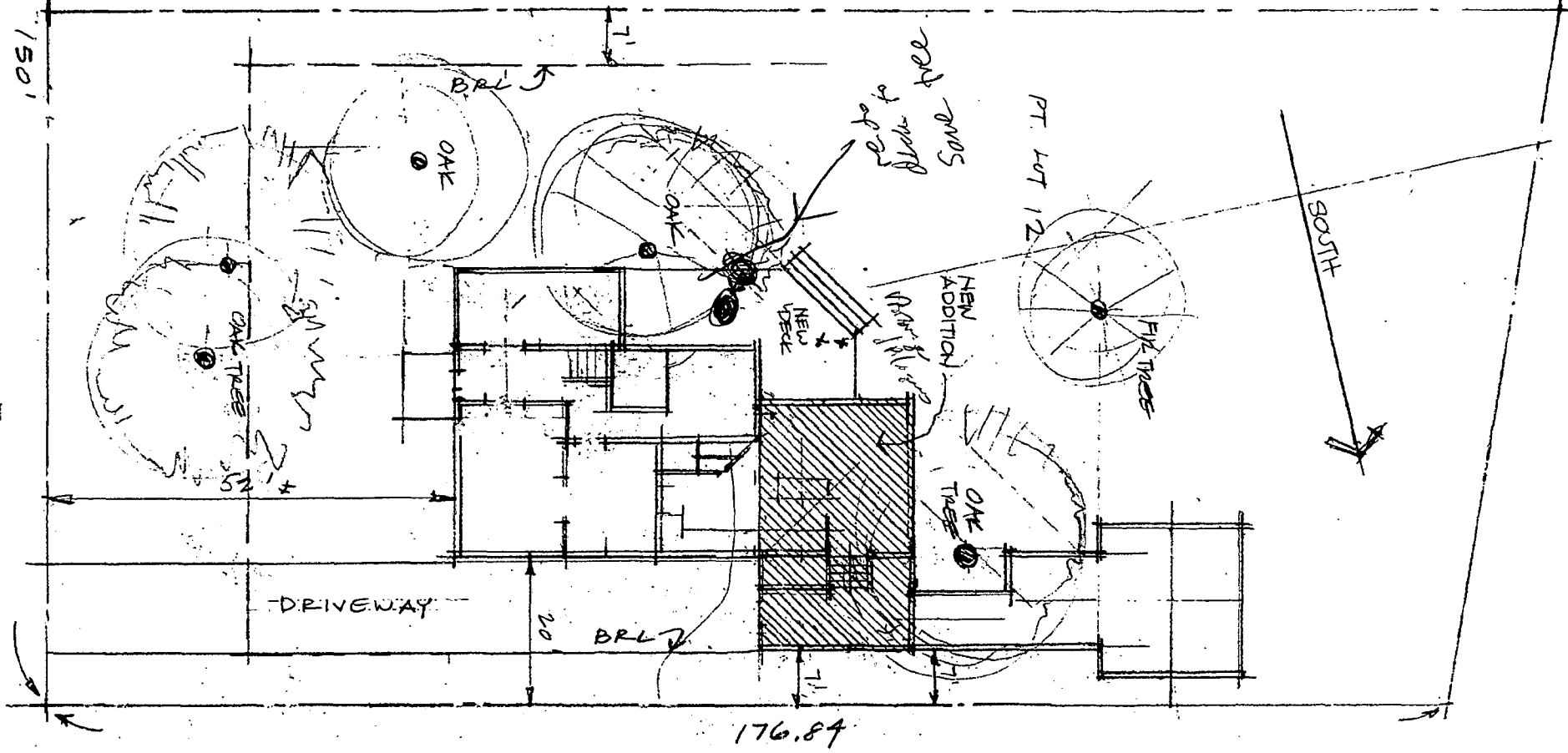


EXISTING SIDE ELEVATION

3/15/15

PT. LOT 13

PT. LOT 12



TAKOMA AVENUE

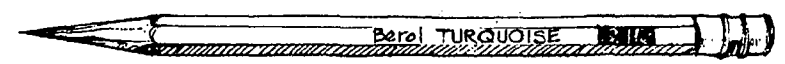
SITE PLAN

SCALE: 1/4" = 20'-0"

#7805 TAKOMA AVENUE  
 PTS. LOTS 12 & 13, BLOCK 72  
 T.P.C. & T.C.O.S. SUBDIVISION OF  
 TAKOMA PARK

# Paul Treseder

ARCHITECT AIA  
 6 Montgomery Avenue, Takoma Park, MD 20912

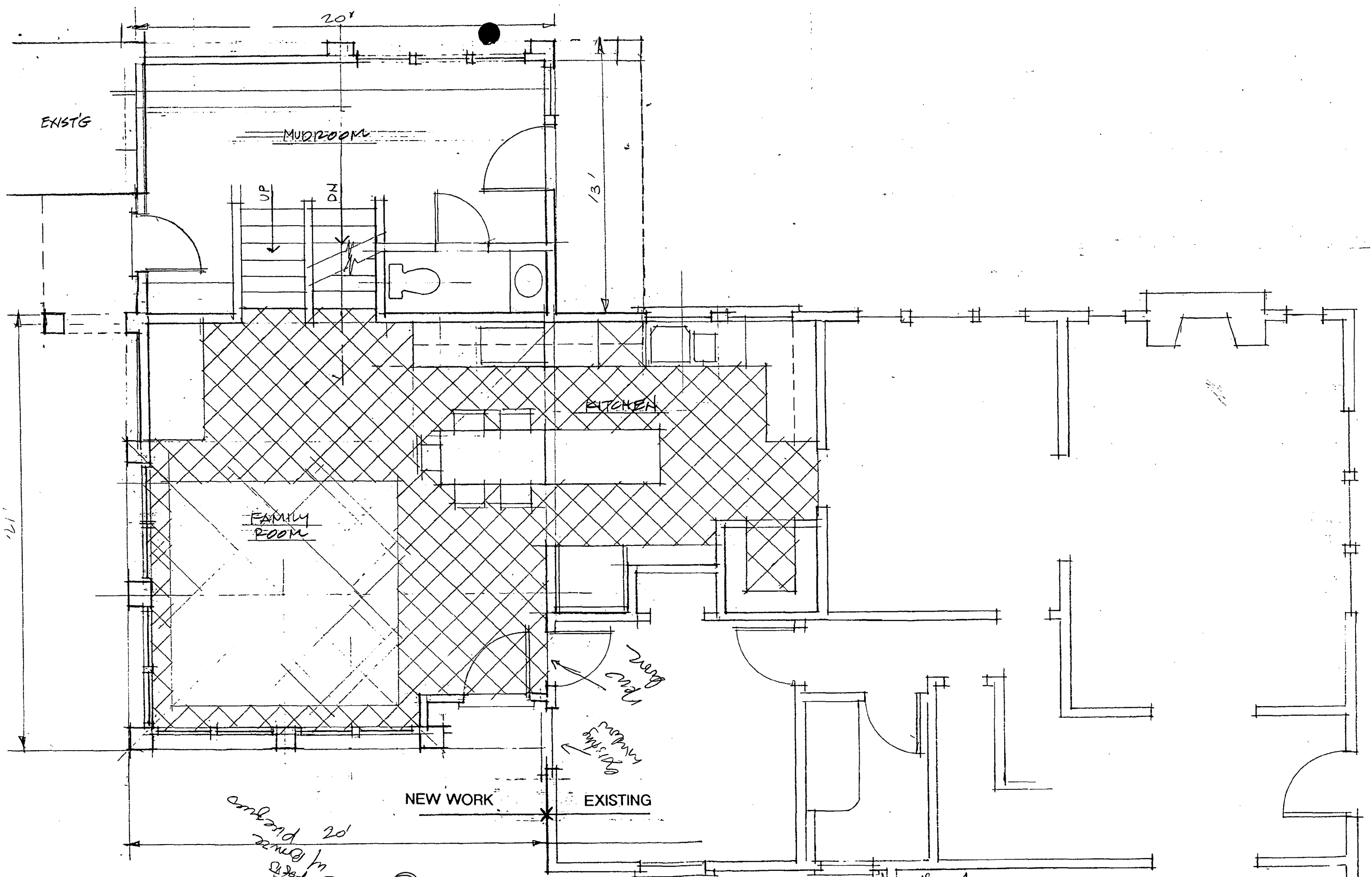


(301) 891-2911

## ERNST RESIDENCE

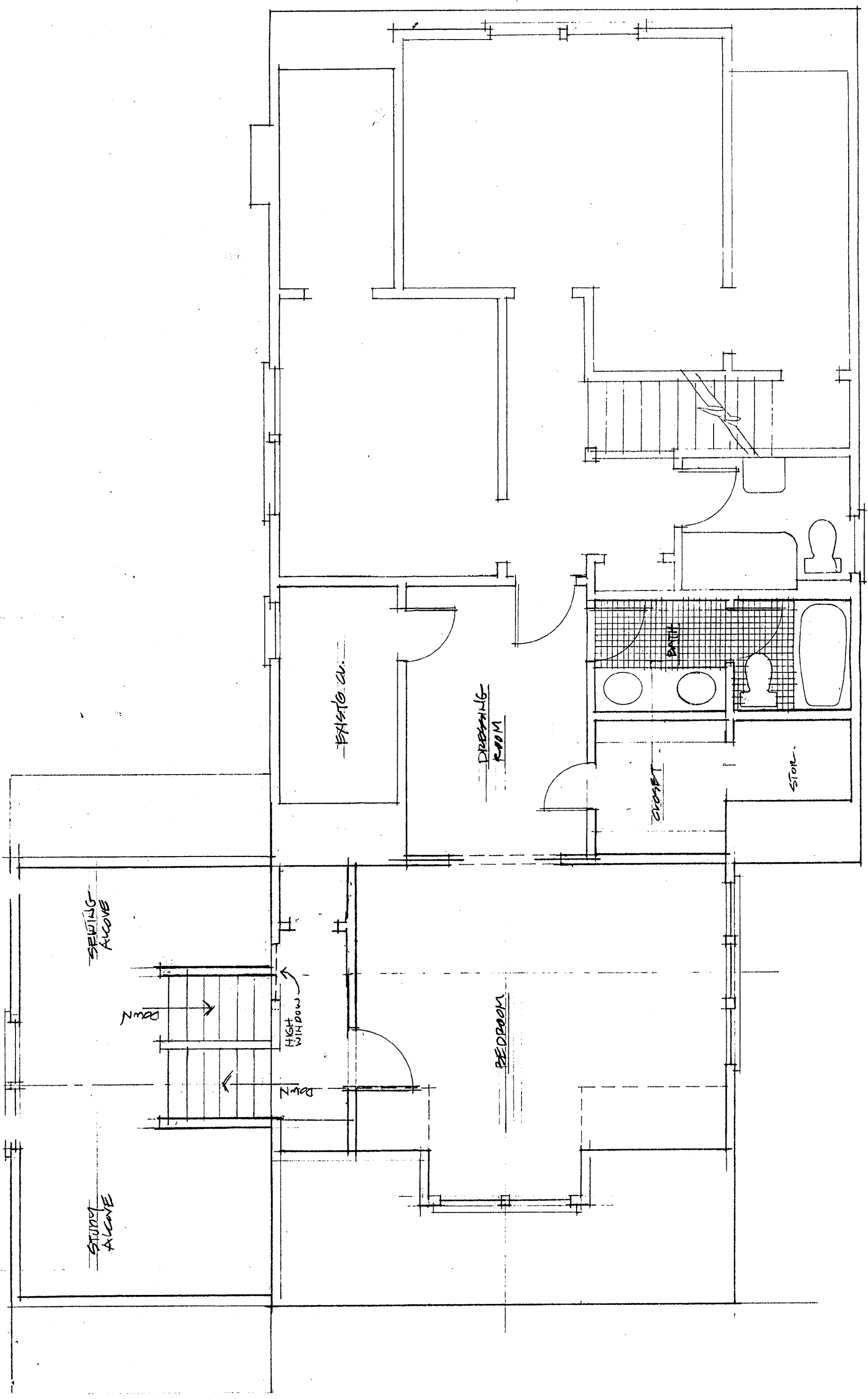
7805 TAKOMA AVENUE, TAKOMA PARK, MARYLAND

sht.  
of



SCALE: 1/4" = 1'-0"

# FIRST FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

NEW X EXISTING

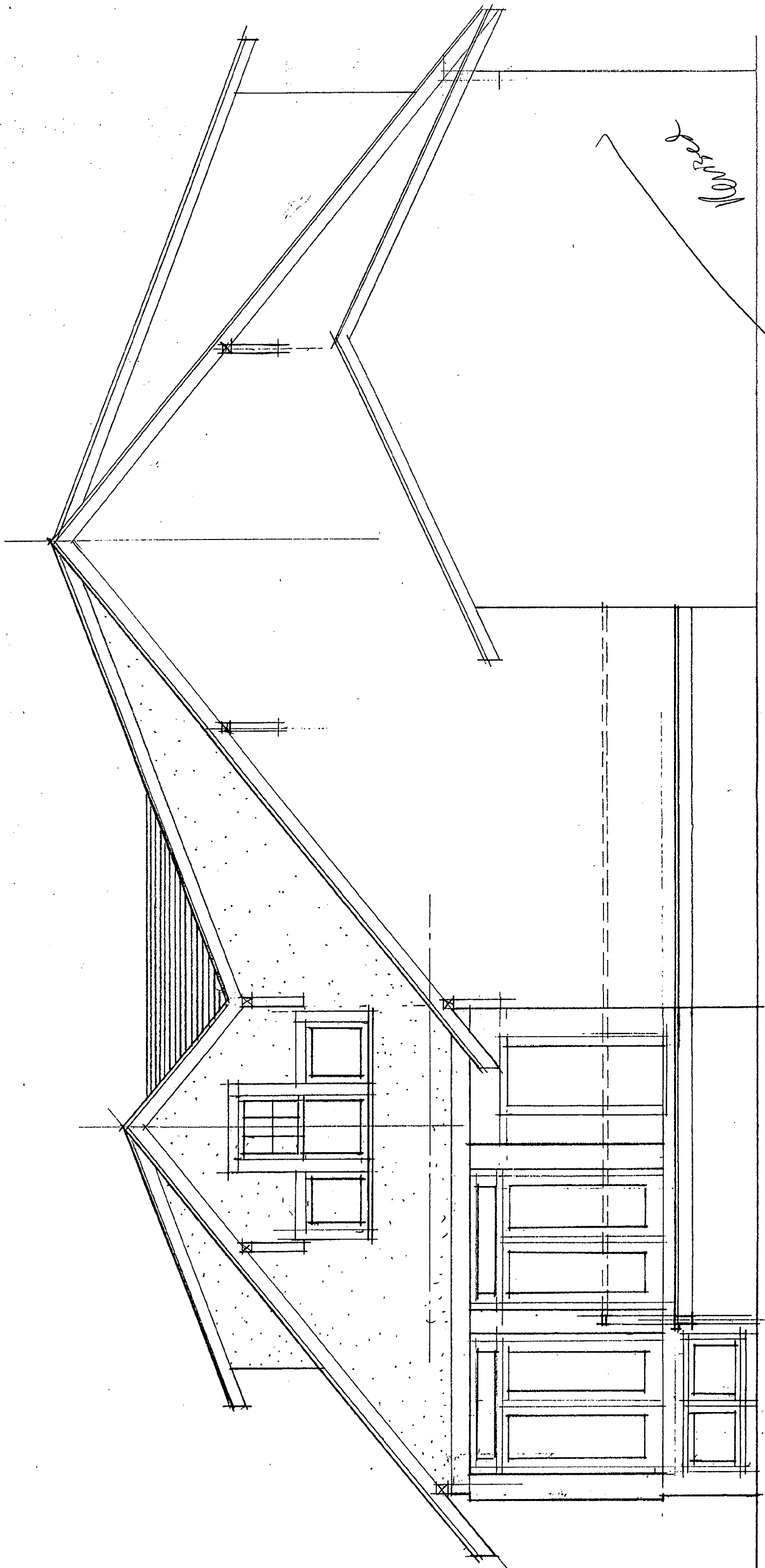


(FRONT)

WEST ELEVATION

SCALE: 1/4" = 1'-0"

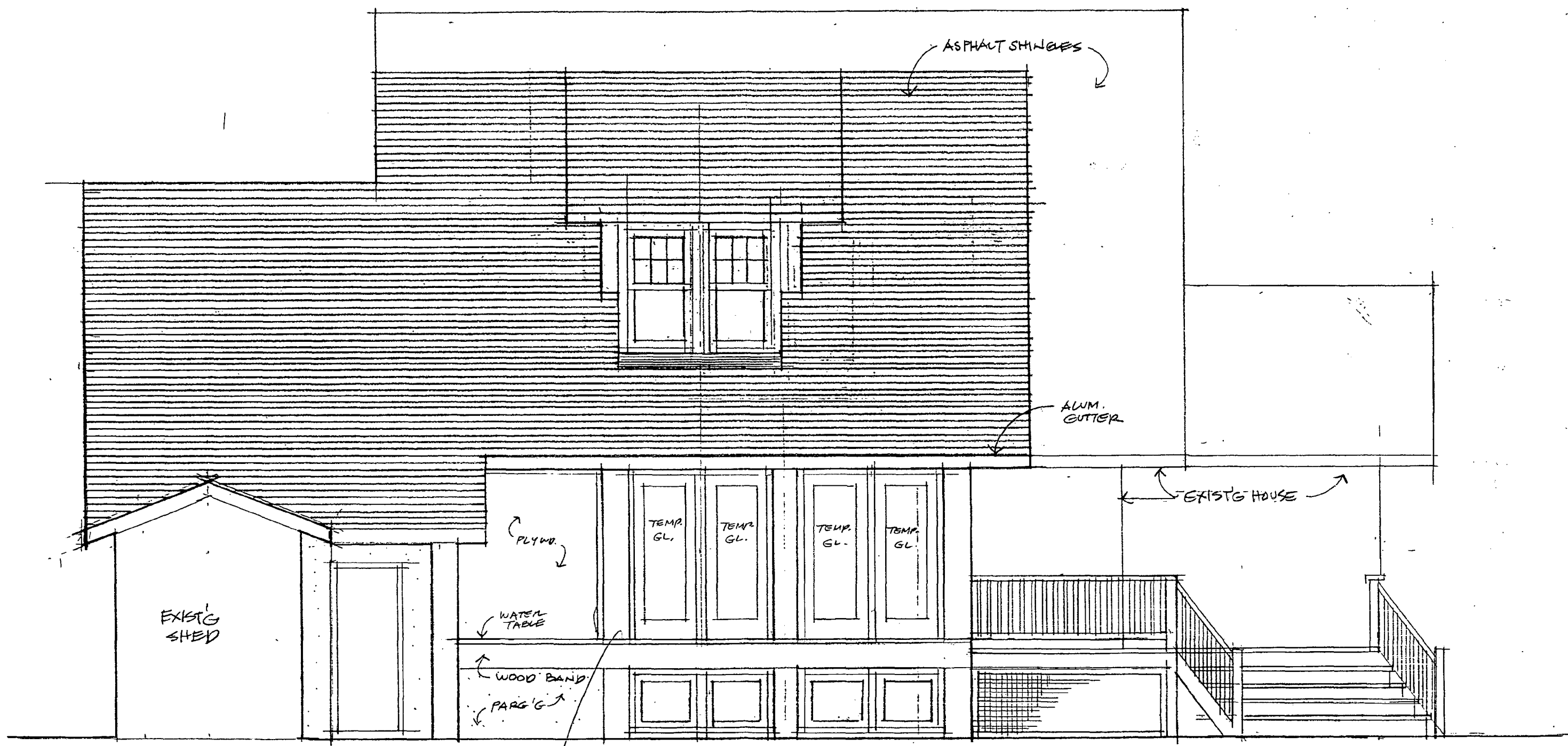




NORTH ELEVATION

SCALE: 1/4" = 1'-0"

*North*



Arch-like effect of columns recessed windows (8"!) and plywood too recessed (8"!)

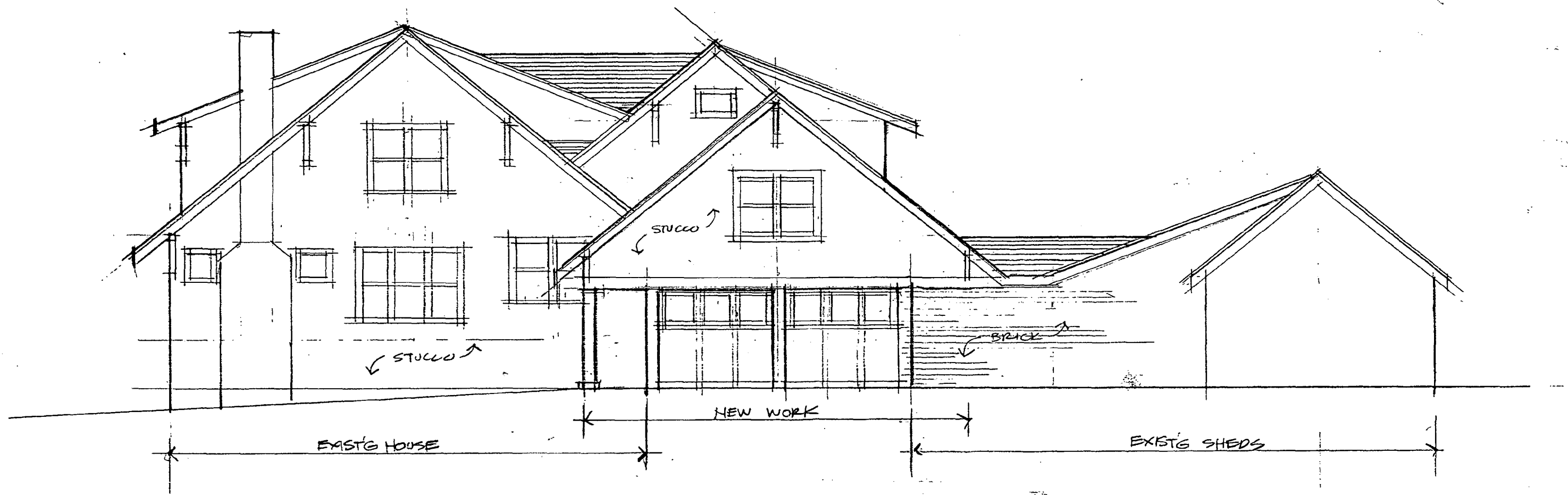
EAST ELEVATION



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

Porch-like effect



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"