
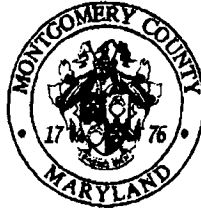




3047 Eastern Avenue
TALOMA Park

3713-094 HAMP





HISTORIC PRESERVATION COMMISSION

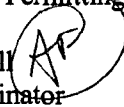
Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 4/23/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #508215—Deck and trellis removal, fencing and patio installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the April 22, 2009 HPC meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Vincent Robert Broderick
Address: 7047 Eastern Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: VINCENT ROBERT BRUDENICK Daytime Phone No.: 443-778-3890

Address: 7042 EASTERN AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7047 EASTERN AVE Street: _____

Town/City: TAKOMA PARK Nearest Cross Street: HULLY

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 2,300

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 6 feet 0 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.

Vincent R. Brudick
 Signature of owner or authorized agent

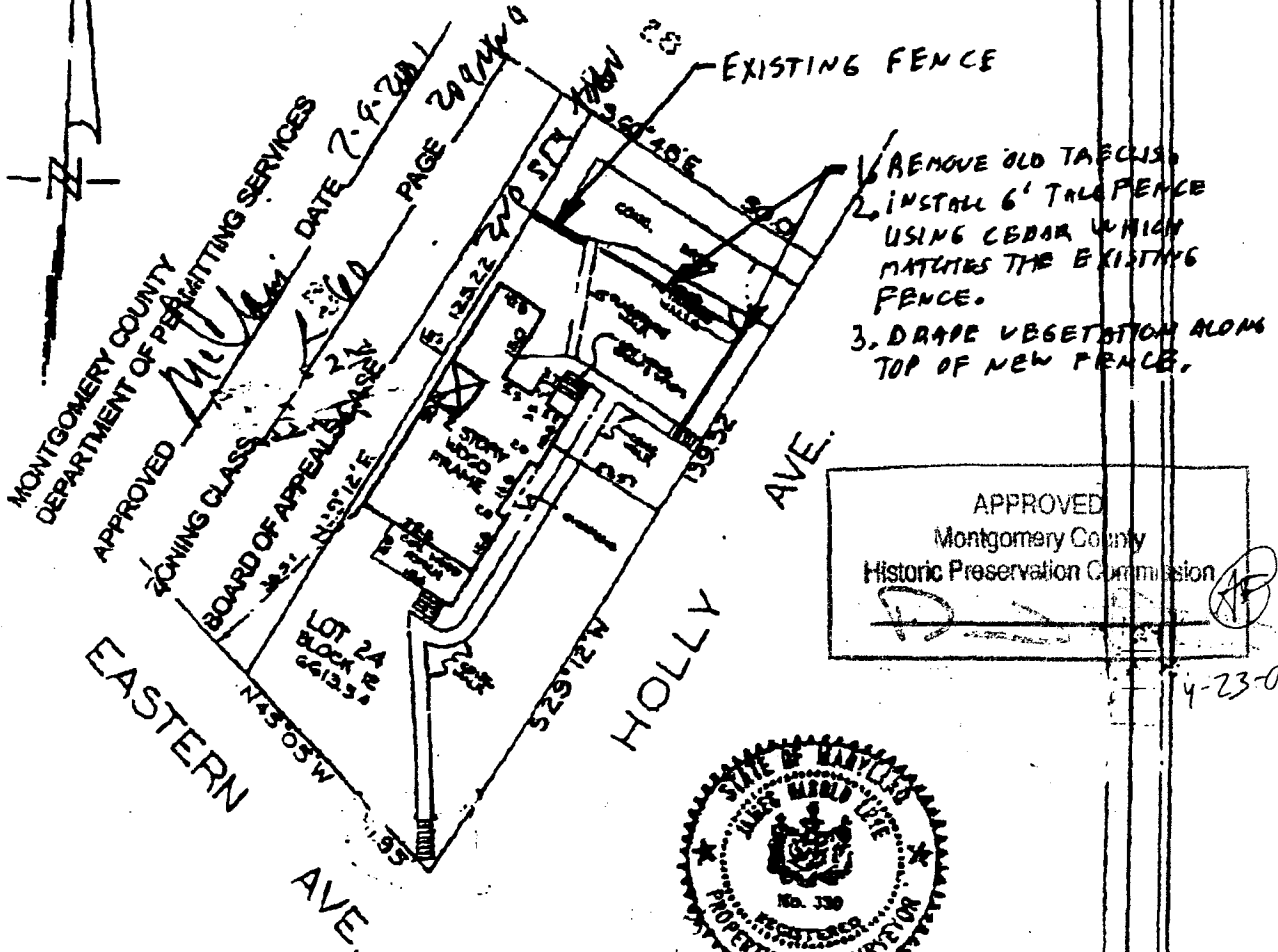
March 15, 2009
 Date

Approved: ✓ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 4-23-09

Application/Permit No.: 508215 Date Filed: 4/1/09 Date Issued: _____

1041 EASTERN AVENUE
 LOT 24, BLOCK 12
B.F. GILBERTS SUBDIVISION
 OF TAKOMA PARK
 WHEATON (NO. 13) DISTRICT
 MONTGOMERY COUNTY, MARYLAND



RECERTIFICATION 11-12-86

SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property have been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

James M. Roche

GREENHORNE & O'MARA, INC.

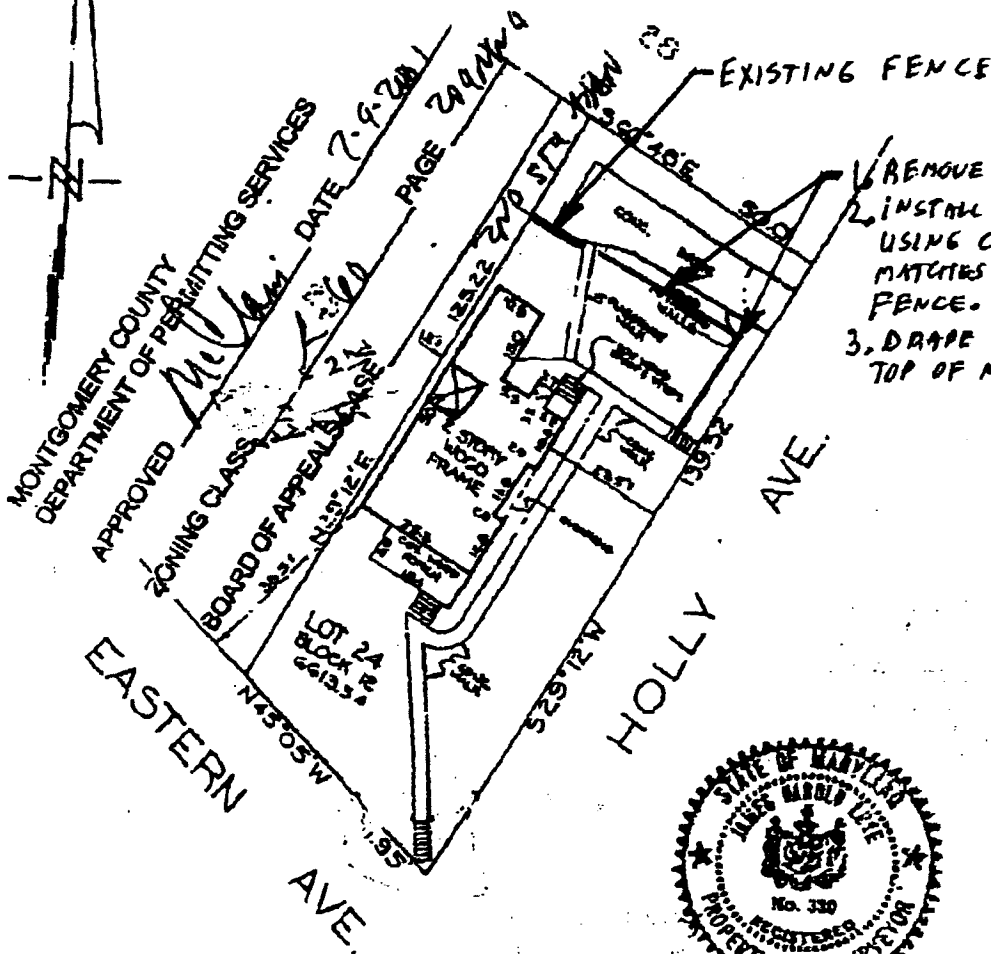
ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 #2 RESEARCH PLACE · ROCKVILLE, MARYLAND

REFERENCE	Drawn by	Checked by
PLAT 400K 2	RF	TDC
FOLIO	Date 11-13-86	Record No.
PLAT NO. 130	Scale 1" = 30'	



1041 EASTERN AVENUE
 LOT 24, BLOCK 12
B. F. GILBERTS SUBDIVISION
 OF TAKOMA PARK
 WHEATON (NO. 13) DISTRICT
 MONTGOMERY COUNTY, MARYLAND

*Case I-E
 site plan
 showing fence*



1. REMOVE OLD TABLES
2. INSTALL 6' TALL FENCE USING CEDAR WHICH MATCHES THE EXISTING FENCE.
3. DRAPE VEGETATION ALONG TOP OF NEW FENCE.

MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED *[Signature]* DATE 7-9-2011
 ZONING CLASSIFICATION *[Signature]*
 BOARD OF APPEALS *[Signature]*



RECERTIFICATION 11-12-86

SURVEYOR'S CERTIFICATE

I hereby certify that the position of all existing improvements on the above described property have been carefully established by a transit-tape survey and that unless otherwise shown, there are no encroachments.

[Signature]



GREENHORNE & O'MARA, INC.

ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 #2 RESEARCH PLACE · ROCKVILLE, MARYLAND

REFERENCE	Drawn by RF	Checked by TDC
PLAT BOOK FOLIO	Date 11-13-86	Record No.
PLAT NO. 130	Scale 1" = 30'	

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7047 Eastern Avenue, Takoma Park	Meeting Date:	4/22/09
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	4/15/09
Applicant:	Vincent Robert Broderick	Public Notice:	4/8/09
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-09L	Staff:	Anne Fothergill
PROPOSAL:	Fencing replacement, deck removal and patio installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1920

PROPOSAL

The applicants are proposing to remove the existing wood deck at the rear of the house and in that location they will either create a lawn or install a slate patio with new wood steps from the house to the lawn/patio area. They also are proposing to remove the existing wood trellis and extend the existing 6' wood board fence in the location of the trellis.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or

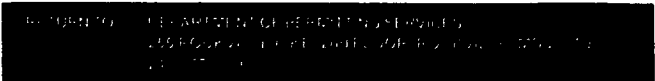
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: VINCENT ROBERT BRUDERICK Daytime Phone No.: 443-778-3890

Address: 7047 EASTERN AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7047 EASTERN AVE Street: _____

Town/City: TAKOMA PARK Nearest Cross Street: HOLLY

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 2,300

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 6 feet 0 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.

Vincent R. Bruderick Signature of owner or authorized agent

March 15, 2009 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 508215 Date Filed: 4/1/09 Date Issued: _____

Handwritten note at bottom left

March 16, 2009

Hi Anne,

We live at 7047 Eastern Avenue and would like to submit a Historic Work Application to be reviewed at the April 8th meeting. This application pertains to improvements in our backyard as described by the following paragraphs:

NEW TRELLIS - The trellis that supports the vine-like vegetation is failing. Attachment 1 shows two views of it looking from the backyard towards the driveway and from the backyard towards Holly, and Attachments 2 and 3 are different views that better show the degrading structure. Basically what is happening is that the increasing weight of the trellis vegetation is twisting the vertical structure over the sidewalk and pulling the overhead trellis outward along the driveway. At the same time, the posts have decayed to the point that they are no longer fully in the ground and capable of supporting the weight of the structure.

To fix this problem, we'll obviously want to replace it with a similar structure; however, we would like to replace it with a privacy fence rather than the overhead trellis that is there now. We have contacted Long Fence to do the work. The basic plan is for us to remove the old structure and temporarily pullback/trim/stake back the existing vegetation on the trellis. The replacement privacy fence would match the existing fence that is already on our property and separates us from our neighbor (7049 Eastern), and our backyard from our driveway. This existing fence is shown on Attachment 4. Long Fence will make the replacement fence out of the same material (Cedar) and it will be 6' high. This will be under the 6'6" limit established by Montgomery County. Once this fence has been completed, the crosspieces on the top of the old structure (Shown on Attachment 1) and the crown above the entryway (Shown on Attachment 2) will be restored with as much of the original wood as possible. Lastly, the vegetation will be draped back over the top of the new structure.

DECK REMOVAL - Although some property owners might consider the deck a plus, for us it's little more than an eyesore. Whenever it rains, water tends to puddle underneath it making it an ideal breeding ground for mosquitoes. Consequently, we rarely use it after the 2nd week of June.

To fix this problem, we would like to remove the deck and that will enable us to do something about the mosquitoes. Options we are considering include reseeding it or filling in that area with slate tiles like you see on the foreground of the right hand photo in Attachment 4. A new set of steps will be needed to replace the removal of the ones that are a part of the deck. We would like to build a smaller set with a portion of the deck materials that should look like the steps also shown on Attachment 4. These steps are for another door on the same side of the house and are located about 15' east of the deck.

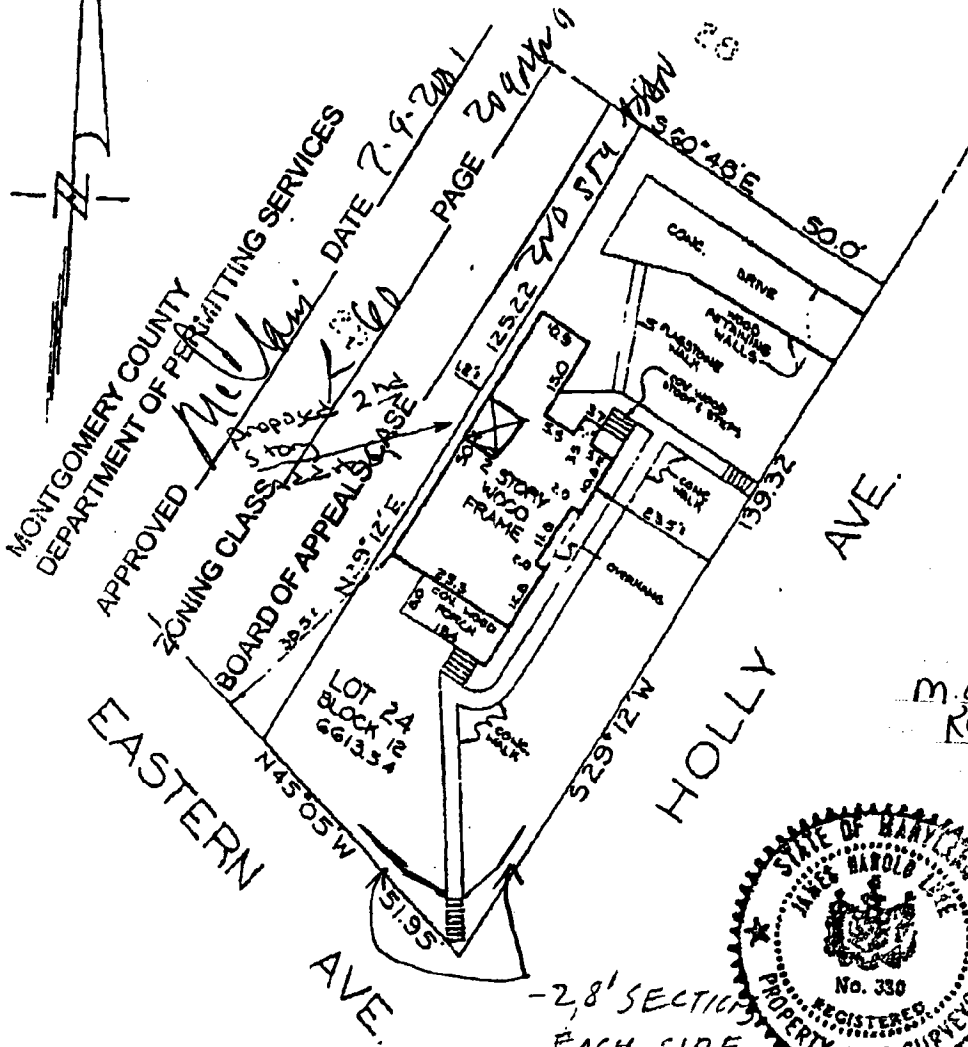
As this package is being evaluated, Long Fence is running their permit application in parallel with Montgomery County. Although we realize that approval from

Montgomery County is contingent upon approval from the HPC, we were not anticipating any problems. These structures were obviously not part of the original dwelling and therefore do not contribute to its historical character. Additionally, the structure we intend to build will be made out of the same material that is there now. As part of our package, we are also enclosing the application and 2 copies of our site plan. If you have any questions, please don't hesitate to contact me at 443-778-3890 or at vinnie.broderick@jhuapl.edu. Thank you.

Vinnie and Sharon Broderick

1041 EASTERN AVENUE
 LOT 24, BLOCK 12
B.F. GILBERTS SUBDIVISION

OF TAKOMA PARK
 WHEATON (NO. 13) DISTRICT
 MONTGOMERY COUNTY, MARYLAND



MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED *M. M. M.* DATE 7-9-2011
 ZONING CLASS *R-1* PAGE 20912W 4
 BOARD OF APPEALS CASE
 No. 01-21912E

6 h m
 DATE 7/24/08
 491' 46"
 4 ft. fence



- 2.8' SECTION EACH SIDE
 - 48" TALL
 - LATERAL POSITIONS ADJUSTED TO CONFORM TO TERRAIN

RECERTIFICATION 11-12-86

SURVEYOR'S CERTIFICATE

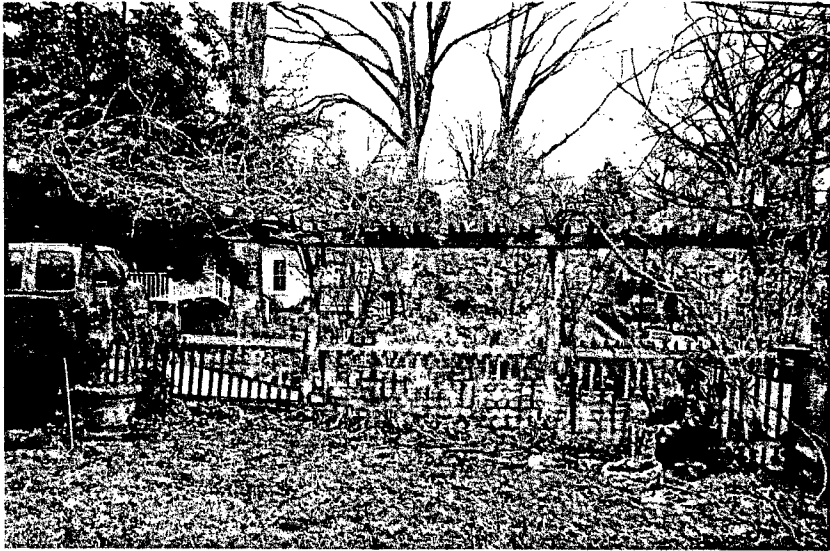
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James H. Luke

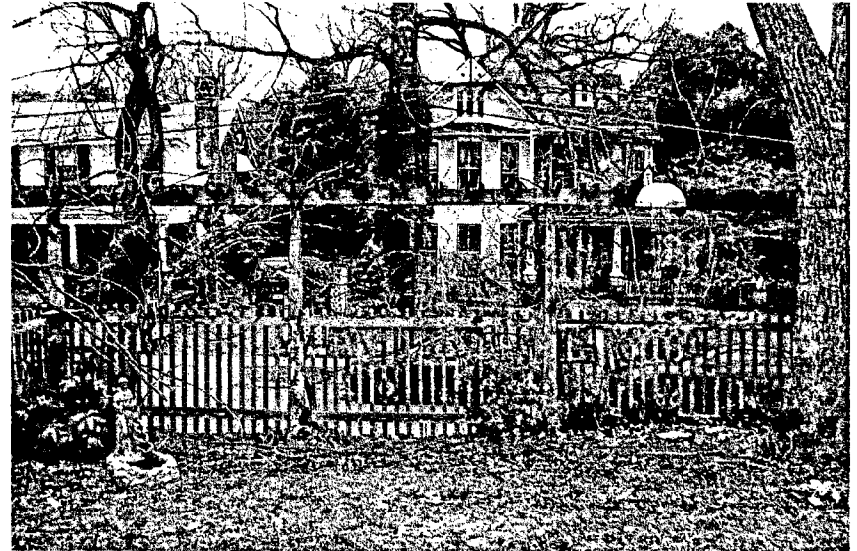


GREENHORNE & O'MARA, INC.
 ENGINEERS · ARCHITECTS · PLANNERS · SURVEYORS
 #2 RESEARCH PLACE · ROCKVILLE, MARYLAND

REFERENCE	Drawn by RF	Checked by TDC
PLAT BOOK FOLIO	Date 11-13-86	Record No.
PLAT NO. 130	Scale 1" = 30'	



Towards Driveway



Towards Holly

Attachment 1

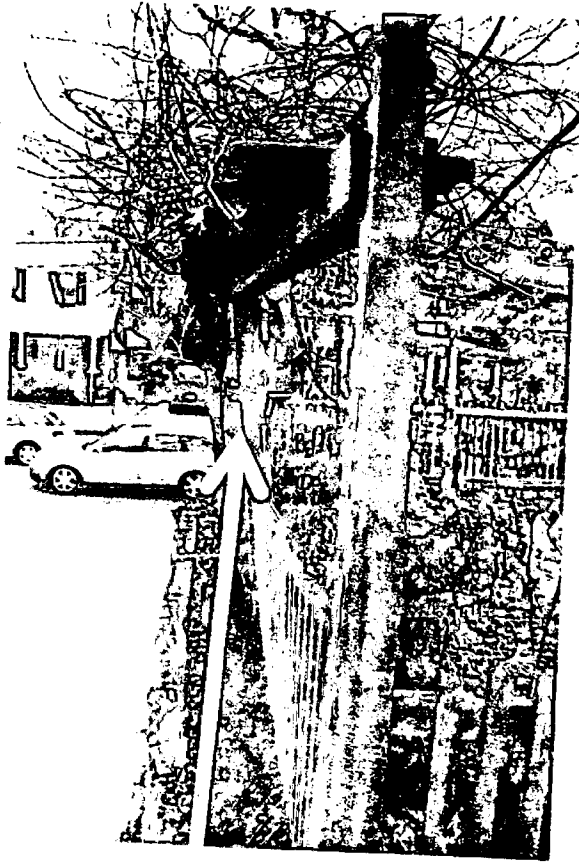
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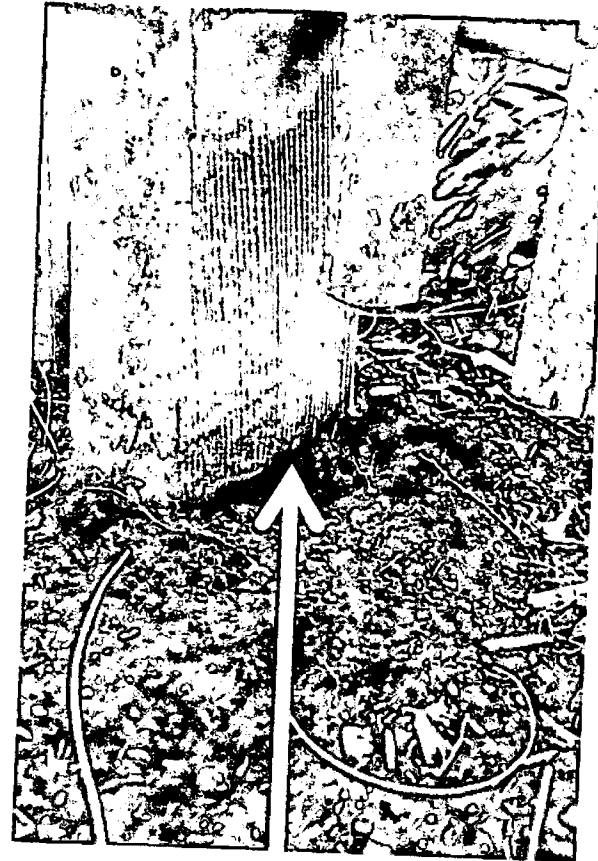
Warping of structure

Attachment 2

2

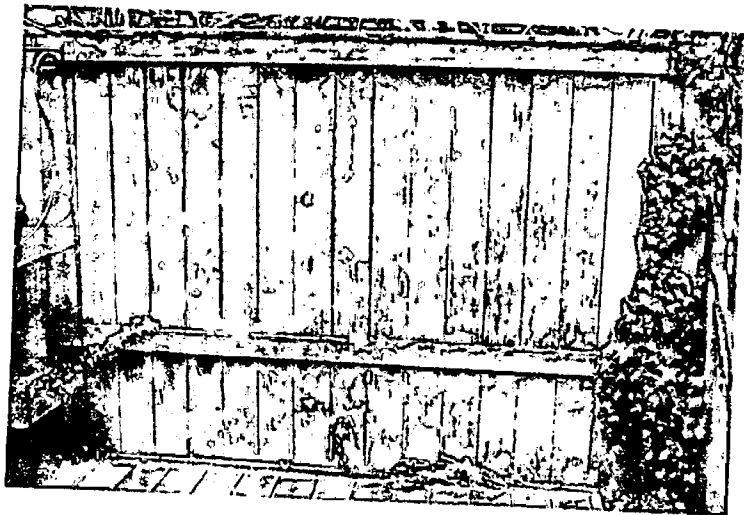


Structure no longer vertical



Decay around base of posts

Attachment 3



Appearance of old and new fence

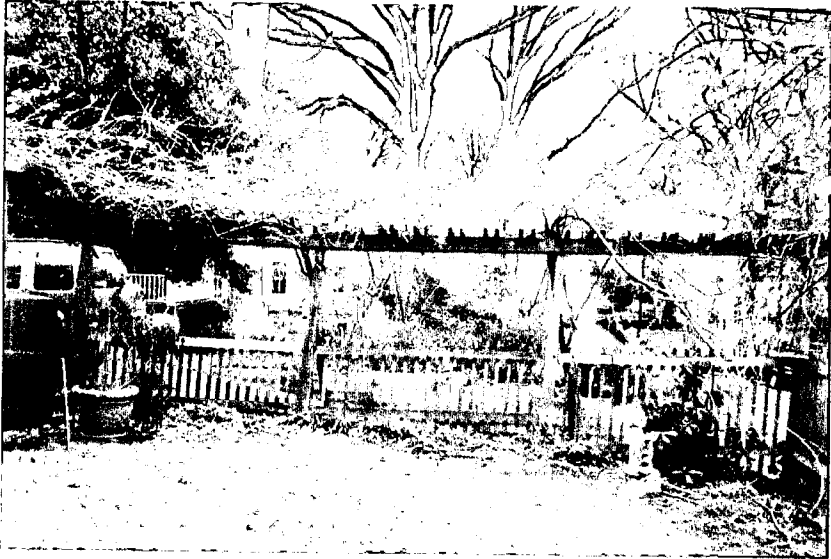


Deck to be removed



Proposed appearance of replacement steps

Attachment 4



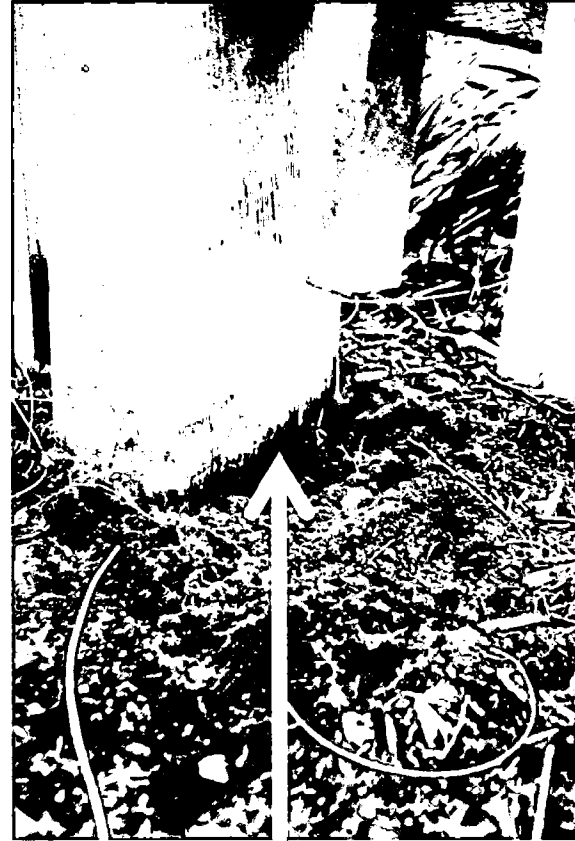
Towards Driveway



Towards Holly



Structure no longer vertical



Decay around base of posts



Appearance of old and new fence



Deck to be removed



Proposed appearance of replacement steps