

37/03-05RR 7710 Takoma Ave  
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator *AF*  
Historic Preservation

SUBJECT: Historic Area Work Permit # 391765

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Nikolai Leung

Address: 7710 Takoma Avenue, Takoma Park, 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



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: NIKOLAI LEUNG  
 Daytime Phone No.: 301 589-8987

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: NIKOLAI LEUNG Daytime Phone No.: (301) 589-8987  
 Address: 7710 TAKOMA AVE., TAKOMA PARK, MARYLAND 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: 7710 Street: TAKOMA AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA AVE  
 Lot: 15 Block: 69 Subdivision: T.P.L. & T. CO'S SUBDIVISION OF TAKOMA PARK  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: GLAZE  
 1B. Construction cost estimate: \$ 9,000  
 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: NONE  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: NONE

**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.*

Nikolai Leung 7/24/05  
Signature of owner or authorized agent Date

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 8-18-05  
 Application/Permit No.: 301/765 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

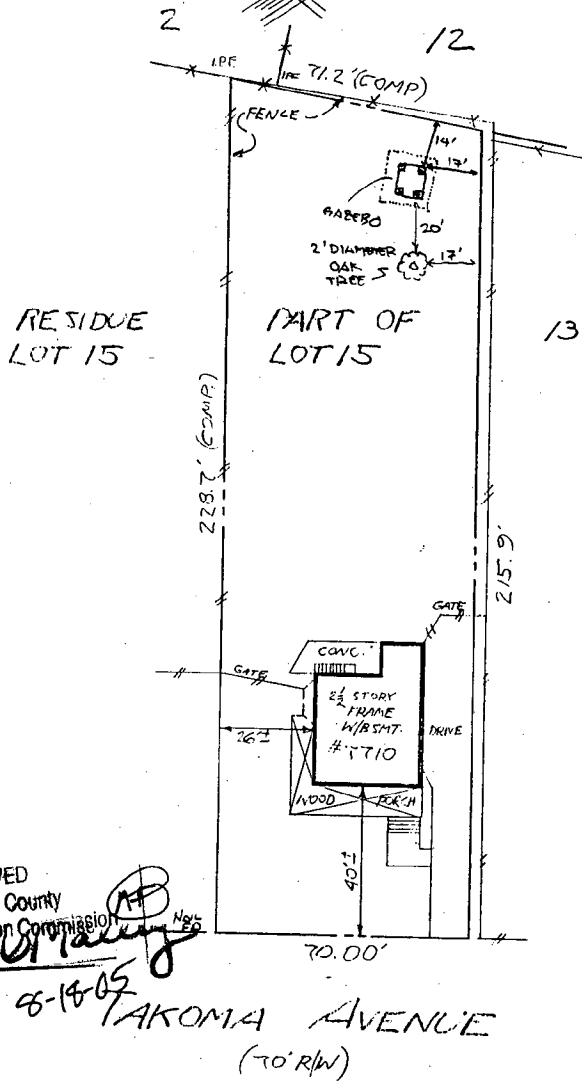
# TREE SURVEY

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

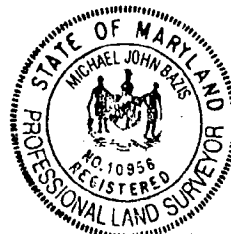
NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200  
Date of Map: 8-5-97  
Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2'



APPROVED  
Montgomery County  
Wildlife Preservation Commission  
*Julia [Signature]*  
8-18-05



LOCATION DRAWING  
PART OF LOT 15 BLOCK 69  
T.P.L. & T. CO.'S SUBDIVISION OF  
TAKOMA PARK  
MONTGOMERY COUNTY, MD.

### SURVEYOR'S CERTIFICATE

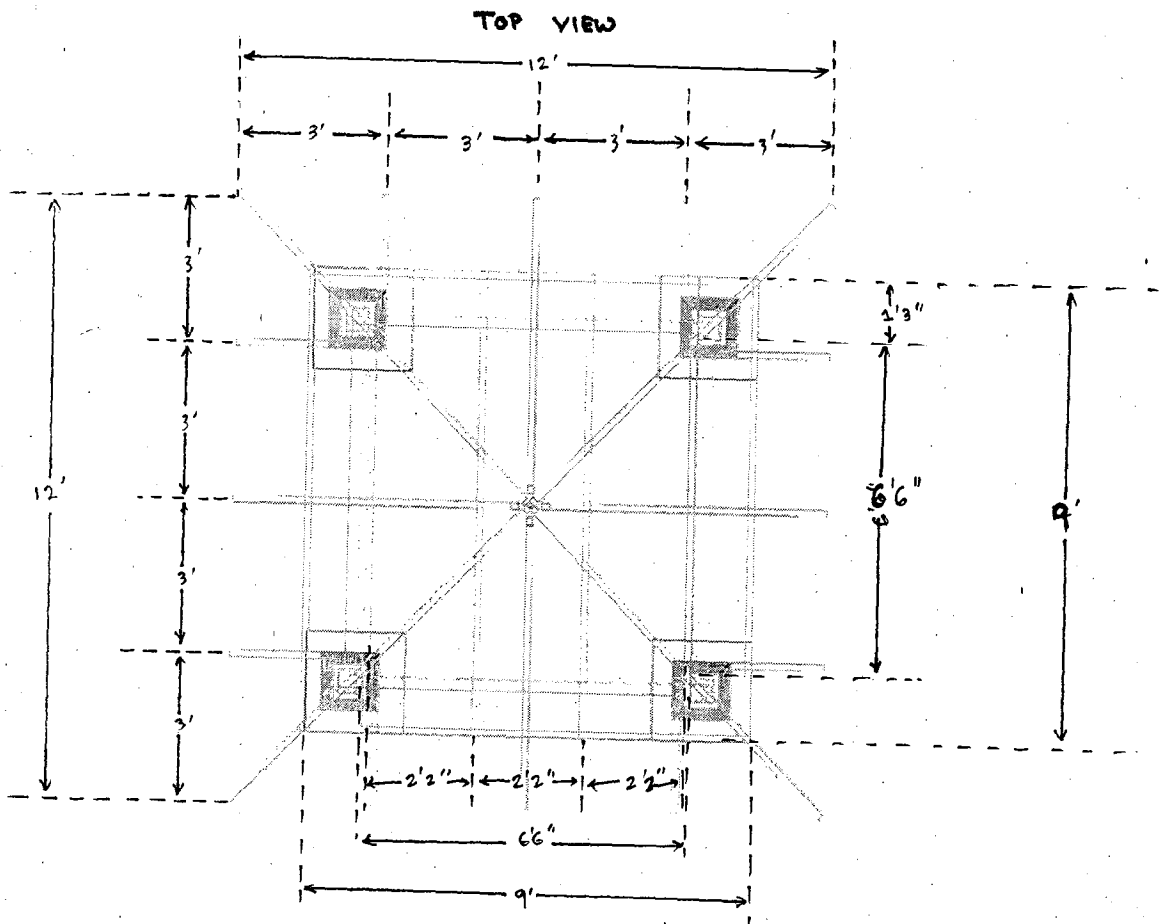
I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

*Michael J. Bazis*  
Michael J. Bazis RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 97.0967 H	DATE 8-29-97
FIELD D.H.	DRAFT W CB
RECERTIFIED 6/12/00	P.B. 8 P# 23
	SCALE: 1" = 40'

**R.C. KELLY & ASSOCIATES, INC.**  
ENGINEERS & SURVEYORS  
10111 COLESVILLE ROAD, SUITE 133  
SILVER SPRING, MARYLAND 20901  
(301) 593-8005  
FAX: (301) 681-7216

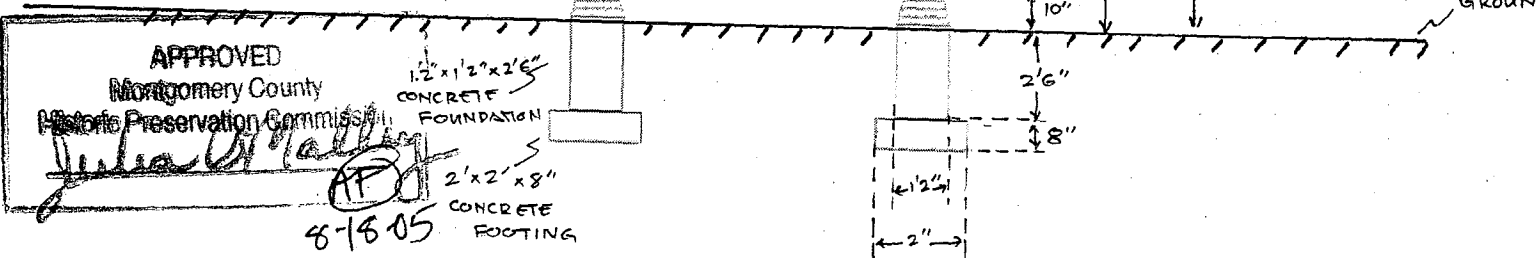


WOOD SHINGLES  
ASPHALT PAPER  
BEADED BOARD

2"x6"  
SOLID WOOD

3"x6"  
SOLID WOOD

6"x6"  
SOLID WOOD



APPROVED

Montgomery County

Historic Preservation Commission

*Julia G. Kelly*

AP

8-18-05

1.2"x1.2"x2.6"  
CONCRETE  
FOUNDATION

2"x2"x8"  
CONCRETE  
FOOTING

## Material Specifications

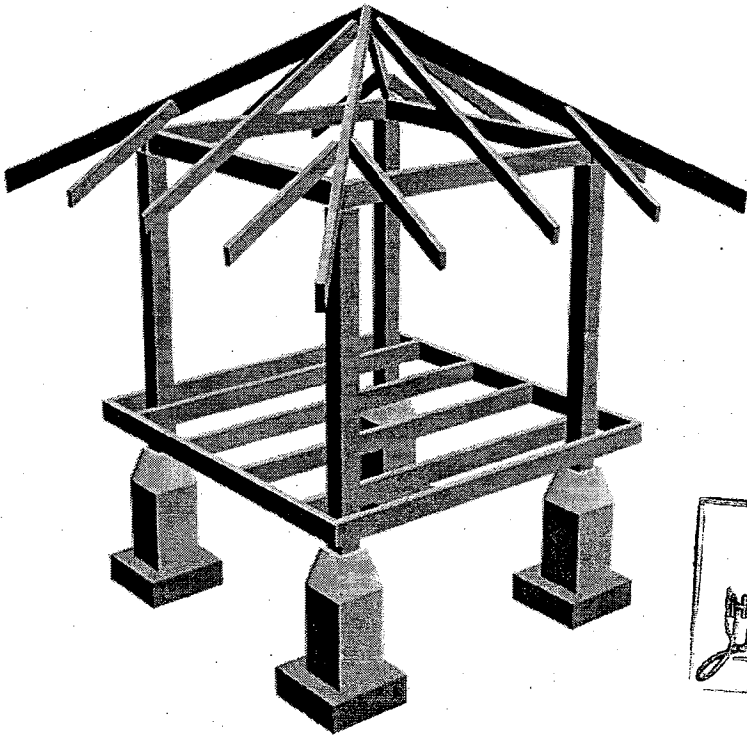
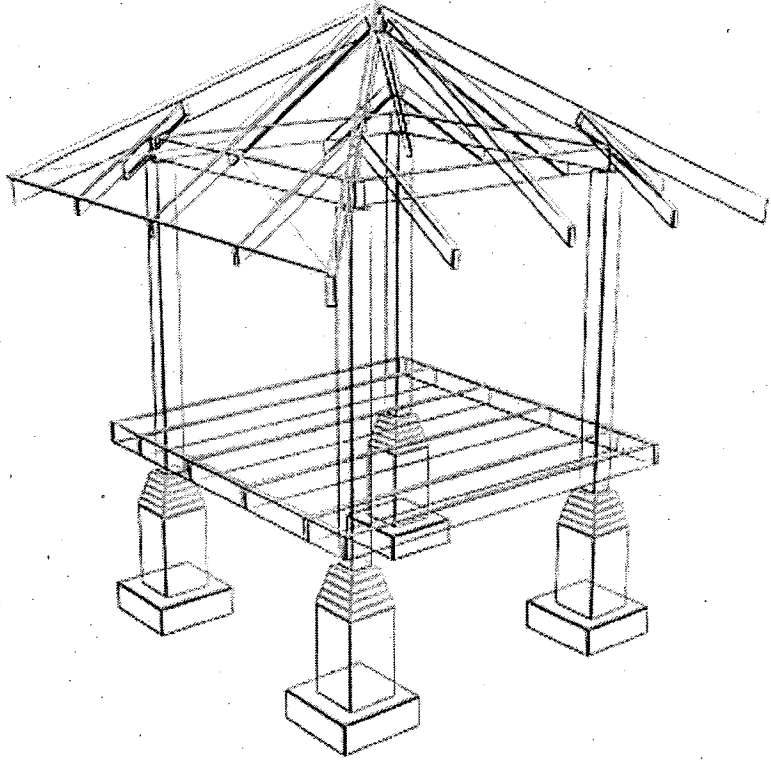
Wood Shingles

Beaded board

Asphalt paper

Treated Lumber (various sizes, please refer to drawings)

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia O'Malley* AF  
8-18-05



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia O'Malley*  
8-16-03

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7710 Takoma Avenue, Takoma Park	<b>Meeting Date:</b>	08/17/05
<b>Applicant:</b>	Nikolai Leung	<b>Report Date:</b>	08/10/05
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	08/03/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-05RR	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Gazebo installation

**RECOMMENDATION:** Approval

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROJECT DESCRIPTION:**

SIGNIFICANCE: Contributing Resource, Takoma Park  
 STYLE: Colonial Revival  
 DATE: c. 1920s

**PROPOSAL:**

The applicants are proposing to install a 11.5' tall 9' x 9' wood gazebo with a wood shingle roof. It will be located at the rear right corner of their lot. The applicants have consulted with the City of Takoma Park arborist and confirmed that there will not be any required tree protection.

See Circles 6-15 for plans and photos of existing conditions.

**RECOMMENDATION:**

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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:

X 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or



X   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.

**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:

PROPOSED LOCATION IS AT THE REAR OF A RESIDENTIAL LOT. SITE IS  
A GRASS LAWN WITH NO STRUCTURES.

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

PROJECT PROPOSES THE CONSTRUCTION OF A GAZEBO. THE GAZEBO WILL  
BE AN OPEN-AIR, LOW PROFILE STRUCTURE.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

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

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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, (301/279-1355).

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.

List of adjacent and confronting properties of 7710 Takoma Avenue,  
Takoma Park Maryland

CHROSTOWSKI, PAUL C & LORRAINE J PEARSALL  
7708 Takoma Avenue  
Takoma Park, MD 20912-4126

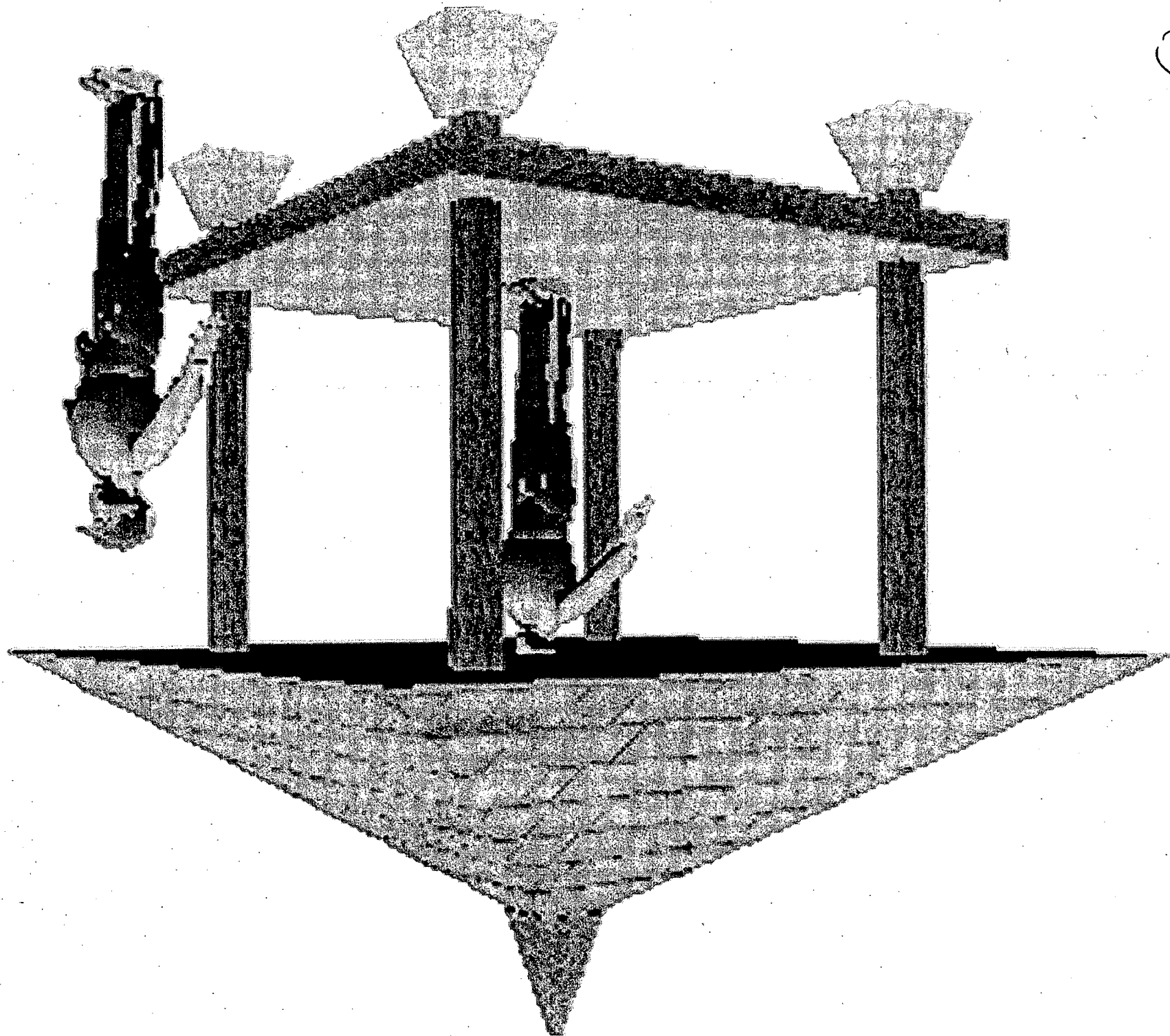
DIAZ, ALPHONSP V & ANGELA M PHILLIPS-DIAZ  
7709 Takoma Avenue  
Takoma Park, MD 20912-4118

ZIESSMAN, HARVEY A & KAREN BURKE  
7711 Takoma Avenue  
Takoma Park, MD 20912-4118

DELUISE, CANDIDA  
7715 Takoma Avenue  
Takoma Park, MD 20912-4118

Montgomery Comm Coll Bd of Trust  
Manakee St  
Rockville, MD 20850

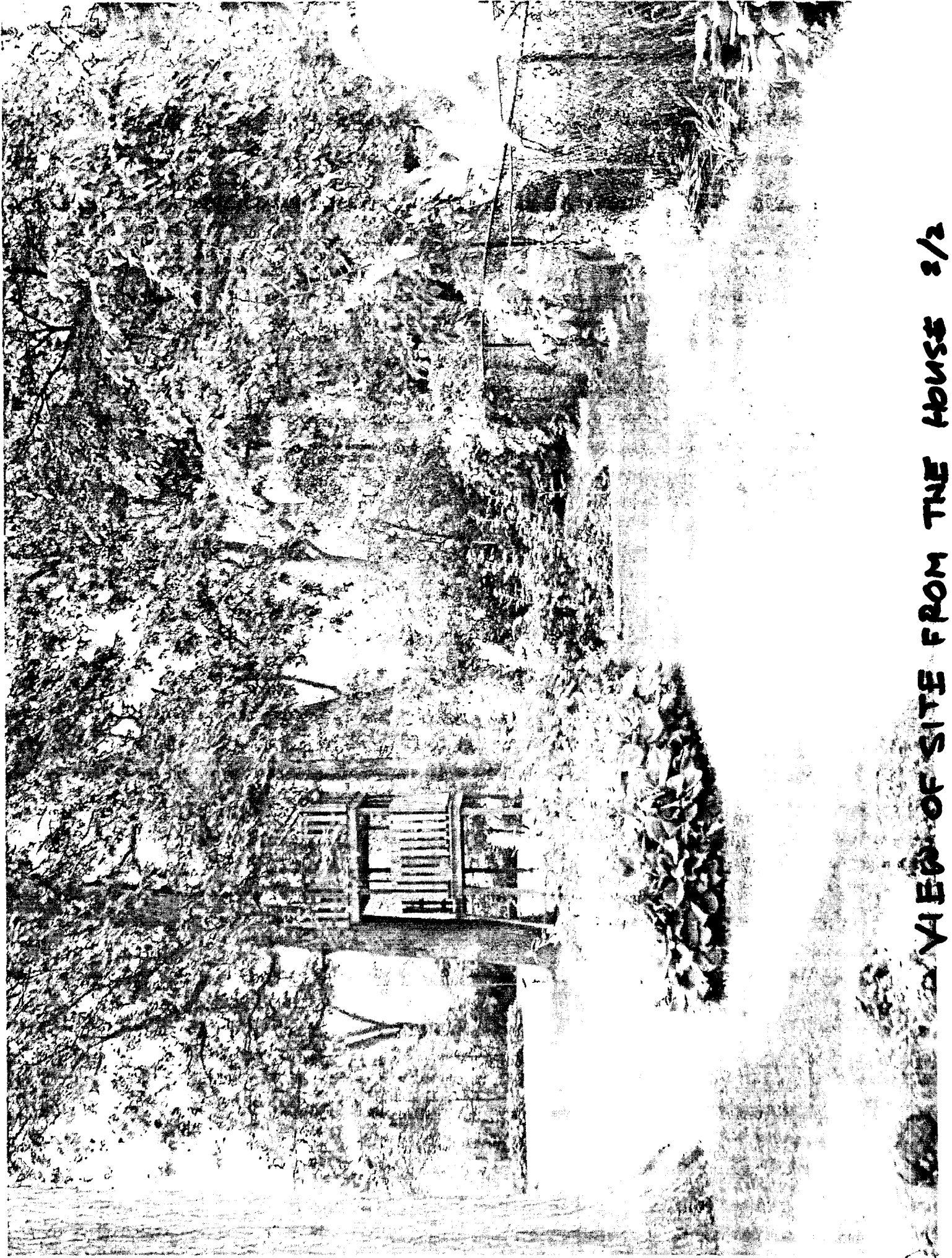
FAGAN, BERNARD C & D A  
608 Philadelphia Avenue  
Takoma Park, MD 20912



11



PROPOSED STRUCTURE

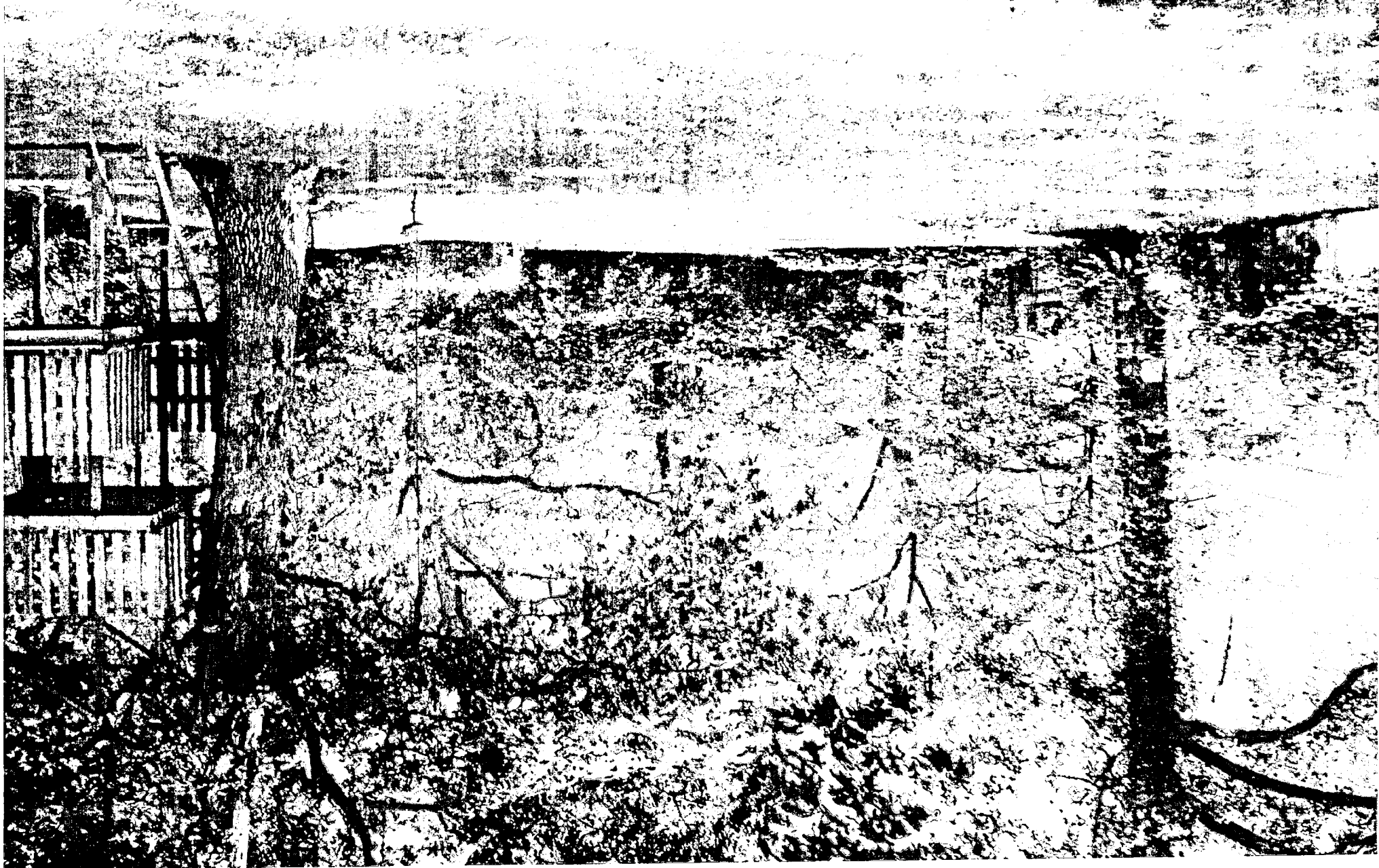


VIEW OF SITE FROM THE HOUSE 2/2



VIEW OF SITE FROM THE HOUSE 1/2

14



7710 Takoma

