


7709 Takoma Avenue, T.P.  
HPC Box No. 37/03-89PP  
Takoma Park Historic District

*Handwritten scribble*

Pendaflex  
Esselte

4350 1/3 RED 10%  P4

2 December -  
Talked w/ Beth Brinkman -



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 18 December, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #501035, Remove nonhistoric rear deck pergola

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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 at the December 17, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Beth Brinkmann and Steve Cook  
Address: 7709 Takoma Avenue, Takoma Park. Takoma Park Historic District.

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 [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@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: Beth BRINKMANN  
Daytime Phone No.: 202-492-4326

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Beth Brinkmann & Steve Cook Daytime Phone No.: 202-492-4326  
Address: 7709 Takoma Ave., Takoma Park MD 20912  
Street Number City State Zip Code  
Contractor: Brian Lortie, merrick De sign + Build Phone No.: 301-760-6886  
Merrick Home Repair  
Contractor Registration No.: 38985  
Agent for Owner: Beth Brinkmann Daytime Phone No.: 202-492-4326

LOCATION OF BUILDING/PREMISE

House Number: 7709 Street: Takoma Ave.  
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave.  
Lot: 8 Block: 73 Subdivision: \_\_\_\_\_  
Liber: 15871 Folio: 806 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: \$ 2,500  
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: N/A  
2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A  
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.

Beth Brinkmann  
Signature of owner or authorized agent  
11-25-08  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 501035 Date Filed: 11/26/08 Date Issued: \_\_\_\_\_

**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:

Back deck with trellis above part of railing around perimeter

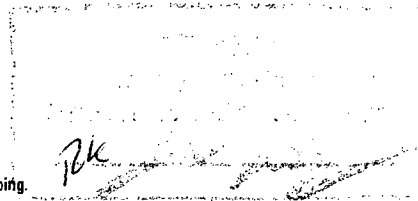
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Remove trellis - rotted. Repair posts & railing.  
No effect on historic resource, deck will remain in place, not visible from front of house.

**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.

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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**

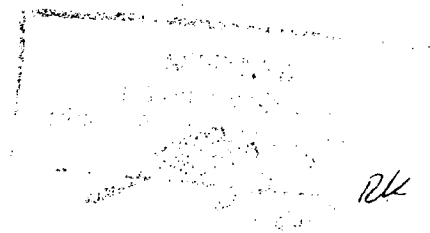
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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.

7709 Takoma Avenue



Example of porch newel post. The <sup>proposed</sup> sawn-off members, that currently extend upward to form perisole supports, will be treated exactly as shown here - to match existing conditions.



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7709 Takoma Avenue, Takoma Park	<b>Meeting Date:</b>	12.17.08
<b>Resource:</b>	Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	12.10.08
<b>Applicant:</b>	Beth Brinkmann	<b>Public Notice:</b>	12.03.08
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-08PPP	<b>Staff:</b>	Rachel Kennedy
<b>PROPOSAL:</b>	Remove nonhistoric rear deck pergola		

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**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Queen Anne  
**DATE:** circa 1900

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these

houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.



**PROPOSAL:**

The applicants are proposing to remove a pergola at the southeast corner of the rear deck. This pergola was added to the rear though an approved HAWP in 1999, according to HPC files. The pergola was created by extending turned deck posts, that mimic the design of posts on the front and side porch, to support an open pergola roof. The applicant proposes to remove it from the rear of the house by sawing off the extended posts and removing the board attached to the house that the pergola hangs upon. The applicants will repair the sawn off deck posts by adding a wood cap to match existing conditions elsewhere on the rear deck. Other repairs, such as in-kind repairs to the railing and posts, that do not require a HAWP, will be accomplished as well.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction for noncontributing structures within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)* and the *Montgomery County Code Chapter 24A (Chapter 4A)*. The pertinent information in these documents is outlined below.

***Takoma Park Historic District Guidelines***

Contributing Resources form the majority of structures in the Takoma Park Historic District. These structures may not have the same level of architectural and/or historical significance as outstanding resources. While they will not receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Contributing Resources.

The Guidelines that pertain to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource...
- Minor alterations to areas that do not directly front on a public right-of-way—such as vents, stovepipes, air conditioners, fences, skylights, etc.—should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

**Montgomery County Code; Chapter 24**

(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 (b) 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 a historic site or historic

resource within a historic district; or

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of 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 one 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.

#### **STAFF DISCUSSION**

Staff is recommending that the Commission approve this HAWP application as being consistent with the *Guidelines*. The alterations to the rear deck will not remove any historic materials. Though the pergola is visible from Takoma Avenue, when viewed from the south, it is not an integral historic character-defining feature. Additionally, the proposed treatment of capping the posts to appear exactly like the existing posts elsewhere on the deck is in keeping with the character of the house and site.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) & (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 301-563-3407 or [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org) to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240.777-3370

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Beth BRINKMANN

Daytime Phone No.: 202-492-4326

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Beth Brinkmann & Steve Cook Daytime Phone No.: 202-492-4326

Address: 7709 Takoma Ave., Takoma Park MD 20912  
Street Number City State Zip Code

Contractor: Brian Lortie, Mervick Home Repair City State Phone No.: 301-760-6886

Contractor Registration No.: 38985

Agent for Owner: Beth Brinkmann Daytime Phone No.: 202-492-4326

**LOCATION OF BUILDING/PREMISE**

House Number: 7709 Street: Takoma Ave.  
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave.  
Lot: 8 Block: 73 Subdivision: \_\_\_\_\_  
Liber: 15871 Folio: 806 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  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: \_\_\_\_\_  
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3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
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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.

Beth Brinkmann 11-25-08  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 501035 Date Filed: 11/26/08 Date Issued: \_\_\_\_\_

6

**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:

Back deck with trellis above part of railing around perimeter

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7

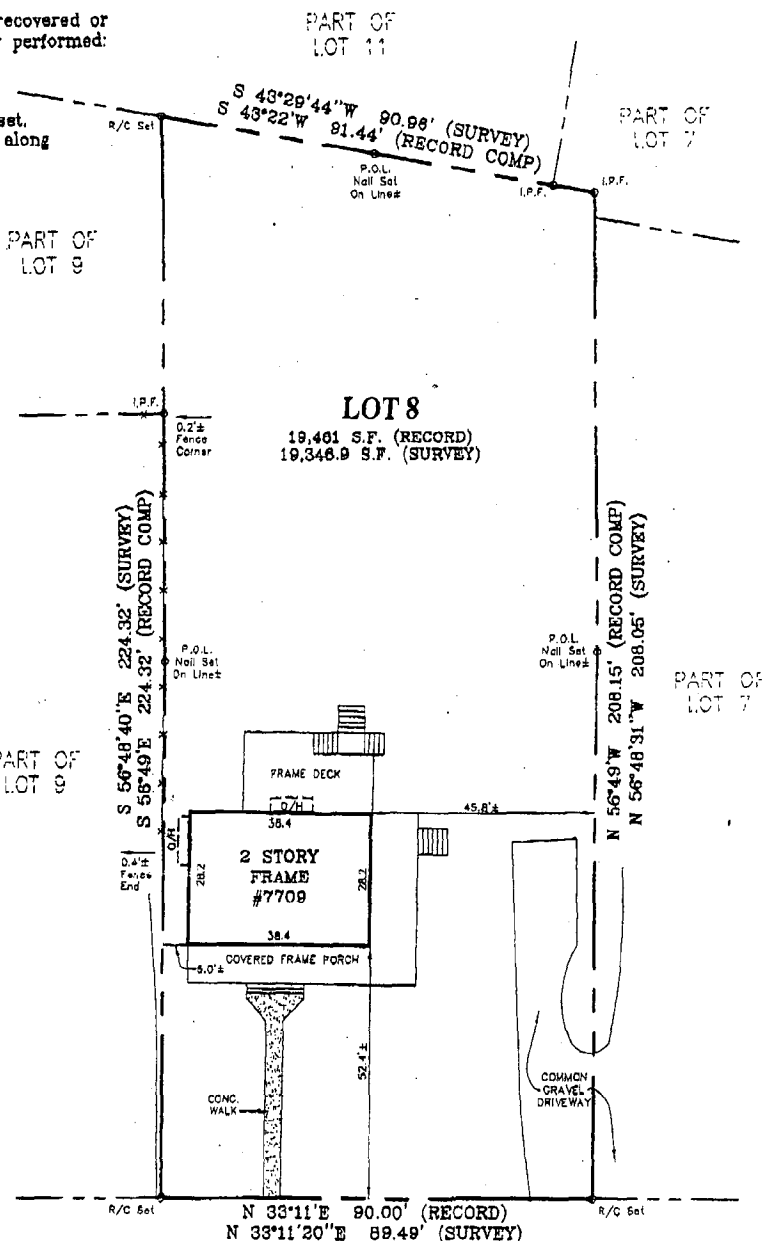
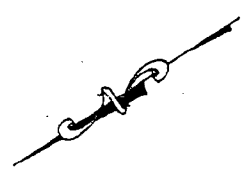
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Beth Brinkmann Steve Cook 7709 Takoma Ave. Takoma Park MD 20912	
Adjacent and confronting Property Owners mailing addresses	
Lisa + Clarence Paige 7705 Takoma Ave. Takoma Park MD 20912	Harvey Zeissman Karen Burke 7711 Takoma Ave. Takoma Park MD 20912
Paul Chrostowski Lorraine Pearsall 7708 Takoma Ave. Takoma Park MD 20912	

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

Notes:

- 1) Flood zone "C" per H.U.D. panel No. 0200C.
- 2) All property corners have been recovered or set and verified per field survey performed: July 7, 2006.
- 3) IPF indicates iron pipe found.  
R/C Set indicates rebar & cap set.  
P.O.L. indicates hub or nail set along property lines, as indicated.



PLAT OF SURVEY  
 LOT 8, BLOCK 73  
 T. P. L. & T. Co's SUBDIVISION  
 OF  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND

**TAKOMA AVENUE**  
 (70' WIDE R/W PER PLAT)

All Building Line and Flood Zone Information has been taken from available sources and is subject to interpretation of originator.

SURVEYOR'S CERTIFICATE	REFERENCES		<b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.  <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587	PLAT BK. B PLAT NO. 23	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 7-7-06 PROP. COR.: 7-7-06	SCALE: 1" = 30' DRAWN BY: A.L.W. JOB NO.: 06-4168
	LIBER 15871 FOLIO 606		

⑨

7704 Takoma Avenue



Aerial View. Porch is circled.



7709 Takoma Avenue



Front Facade.

7709 Takoma Avenue



South facade, integral pergola can be seen from  
Takoma Avenue sidewalk.

7709 Takoma Avenue



South Facade.

7709 Takoma Avenue



Rear Porch looking north. Note integral pergola  
in the foreground.

7709 Takoma Avenue



Example of porch newel post. The <sup>proposed</sup> sawn-off members, that currently extend upward to form perisla supports, will be treated exactly as shown here - to match existing conditions.

7709 Takoma Avenue



Rear facade, showing entire rear deck area.  
To be removed is circled. This is not historic  
fabric.

House

Free Standing Trellis  
(not built into house)



(17)

Detail 7709 Takoma Avenue





Detail 7709 Takema Avenue



(9)





