

7403 Baltimore Avenue, Takoma Park
HPC Case No. 3703-08Q
Takoma Park Historic District

STAMPED
PLANS
IN JOSH'S
OFFICE



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: April 10, 2008

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #480283, construction of a rear screened porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the April 9, 2008 meeting.

- 1. The applicants will utilize wood for all screen and door frames, lattice panels and deck railings. (Detail to be included on permit set of drawings).*

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: Carol Sweig & James Lawry

Address: 7403 Balitmore 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.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240 787-8270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

APPLICATION FOR
HISTORIC AREA WORK PERMIT

480 283

Contact Person: Debbie Edwards

Daytime Phone No.: 240-483-9991

Tax Account No.: 01066038

Name of Property Owner: Carol Sweig and James Lawry Daytime Phone No.: 301-565-2311

Address: 7403 Baltimore Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Vogan Associates, Inc Phone No.: 301-929-2852

Contractor Registration No.: 39051

Agent for Owner: Debbie Edwards Daytime Phone No.: 240-483-9991

LOCATION OF BUILDING/PREMISE

House Number: 7403 Street: Baltimore Ave

Town/City: Takoma Park Nearest Cross Street: Piney Branch Rd

Lot: 1 Block: 79 Subdivision: N-A

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|----------------------------------|--|--|------------------------------------|--|---|--|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> | <input type="checkbox"/> Single Family | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: | | | | |

1B. Construction cost estimate: \$ 35,000

1C. If this is a revision of a previously approved active permit, see Permit # 479751

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

APPROVED: [Signature]

[Signature]

DATE: 4/21/08

**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:

*Existing 2 level deck on the back of the home facing
a heavily wooded area. No historical features
are existing.*

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

*New screen porch to be built over existing deck
structure. modification of stairs only as necessary
to accommodate new 8x10 porch.*

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7403 Baltimore Avenue, Takoma Park	Meeting Date:	4/9/2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/2/2008
Applicant:	Carol Sweig & James Lawry (Debbie Edwards, Agent)	Public Notice:	3/26/2008
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08Q	Staff:	Josh Silver
PROPOSAL:	Construction of rear screened porch		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application **with the following condition:**

1. The applicants will utilize wood for all screen and door frames, lattice panels and deck railings.
(Detail to be included on permit set of drawings)

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Bungalow
DATE: c1915-1925

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 the upper level of an existing wooden deck at the rear of the property and construct a new 8' x 10' screen porch in the same location. The proposed screen porch will connect to the existing lower section of deck at the rear of the house.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction 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)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

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 and should *preserve the predominant architectural features of the resource*; exact replication of existing details and features, is, however, not required;

Montgomery County Code; Chapter 24A

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.

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 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

Secretary of the Interior's Standards for Rehabilitation:

- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed rear screen porch enclosure at the subject property. The proposed work is in agreement with both the *Guidelines and Standards* for alterations to a contributing resource. All work is contained to the rear yard and will have no impact on the streetscape of the historic district. The proposed work is consistent with the style of the house and utilizes appropriate materials. *Staff is recommending approval with the condition specified on Circle 1.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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;

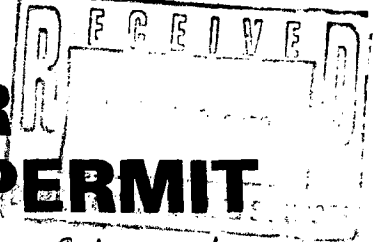
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING AND LICENSING
355 ROCKY HILL ROAD, SUITE 100, ROCKVILLE, MD 20850

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

480 283

Contact Person: Debbie Edwards

Daytime Phone No.: 240-483-9991

Tax Account No.: 010dd038

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5

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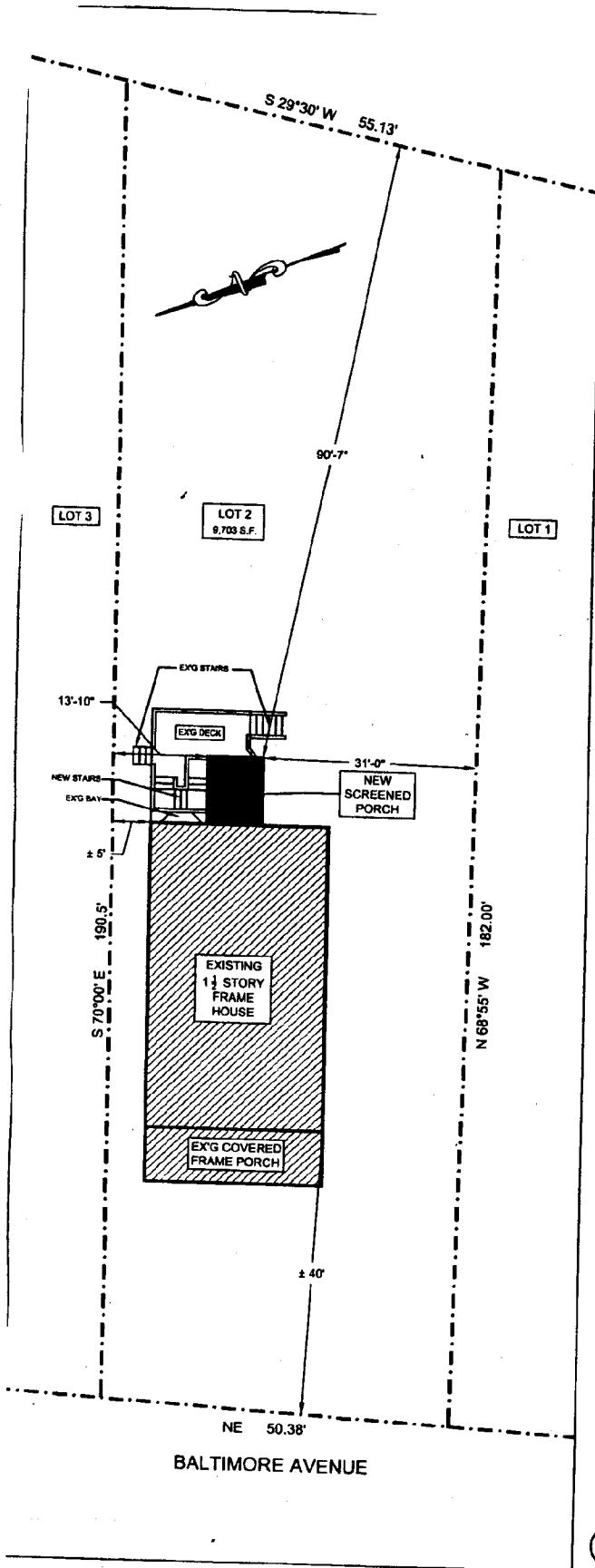
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General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

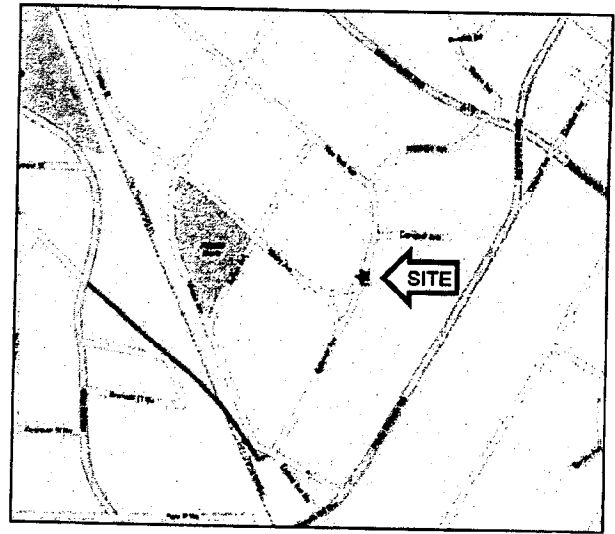
5. PHOTOGRAPHS

- 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

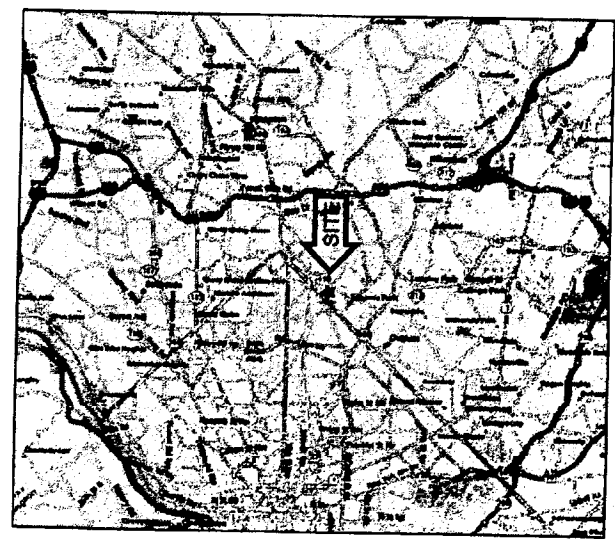
Site Plan



1 SITE PLAN
NTS

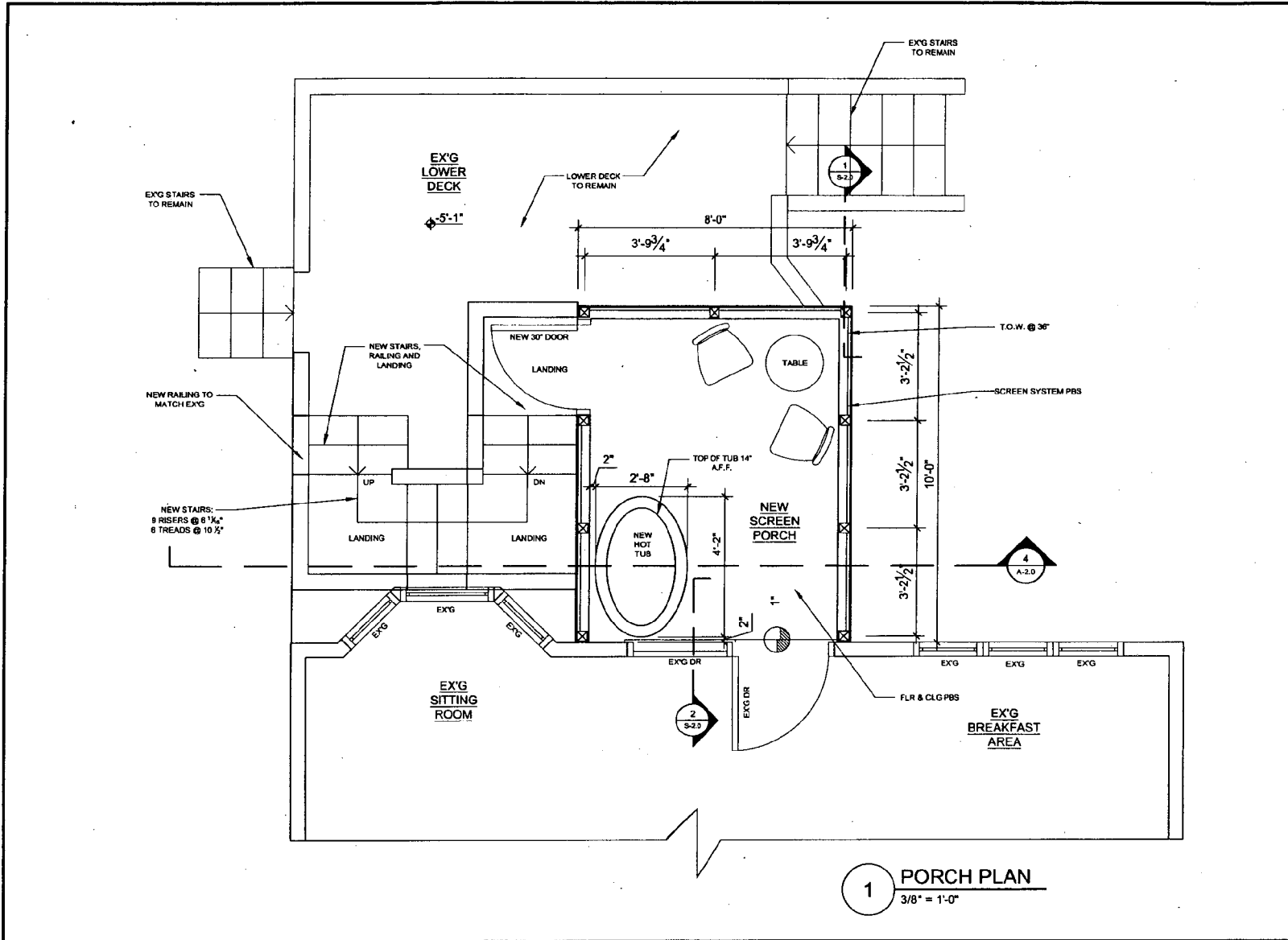


2 STREET MAP
NTS



3 VICINITY MAP
NTS

8



A-10
2 OF 7 TOTAL

PROPOSED PORCH PLAN

PHASE	DATE
EX'G CONDITIONS	02-10-03
DESIGN REVIEW	03-11-03
PERMIT REVIEW	03-27-03
PERMIT	03-28-03

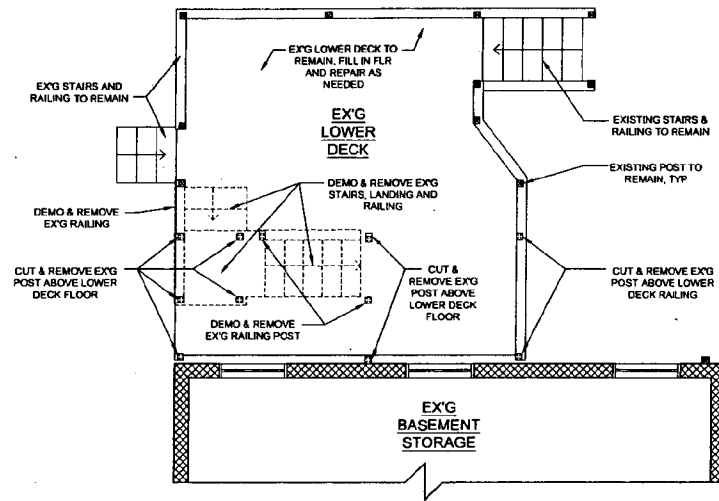
CAROL SAEG & JAMES LAVRY
 RESIDENCE
 7403 BALDWIN AVE
 MONROE, LA 70502
 MONROE, LOUISIANA

1300A SILVER OAK DRIVE
 SILVER SPRING
 MARYLAND 20906
 OFFICE 301-929-2852
 FAX 301-929-6226

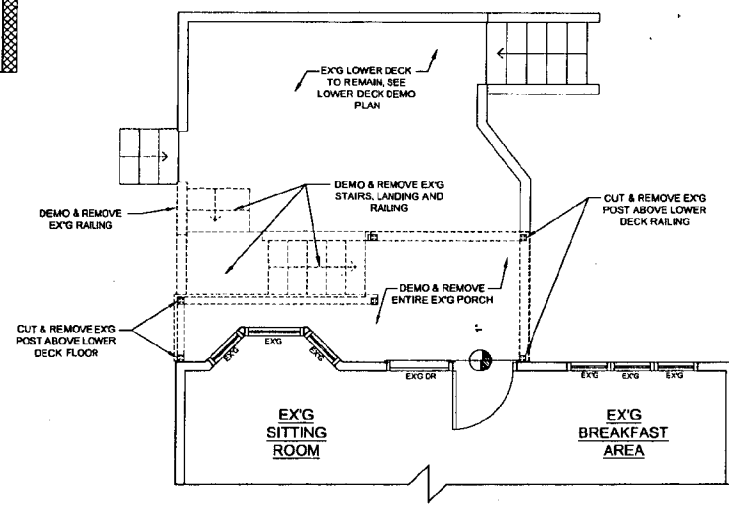
VOGAN
DESIGNS • BUILDS

MC
 DB

6



2 LOWER DECK LEVEL DEMO PLAN
3/16" = 1'-0"



3 UPPER DECK LEVEL DEMO PLAN
3/16" = 1'-0"

A-1-1
3 OF 1 TOTAL

FORCH DEMO PLANS

PHASE	DATE
EX'G CONDITIONS	02-10-09
DESIGN REVIEW	02-11-09
PERMIT REVIEW	02-11-09
PERMIT	02-25-09

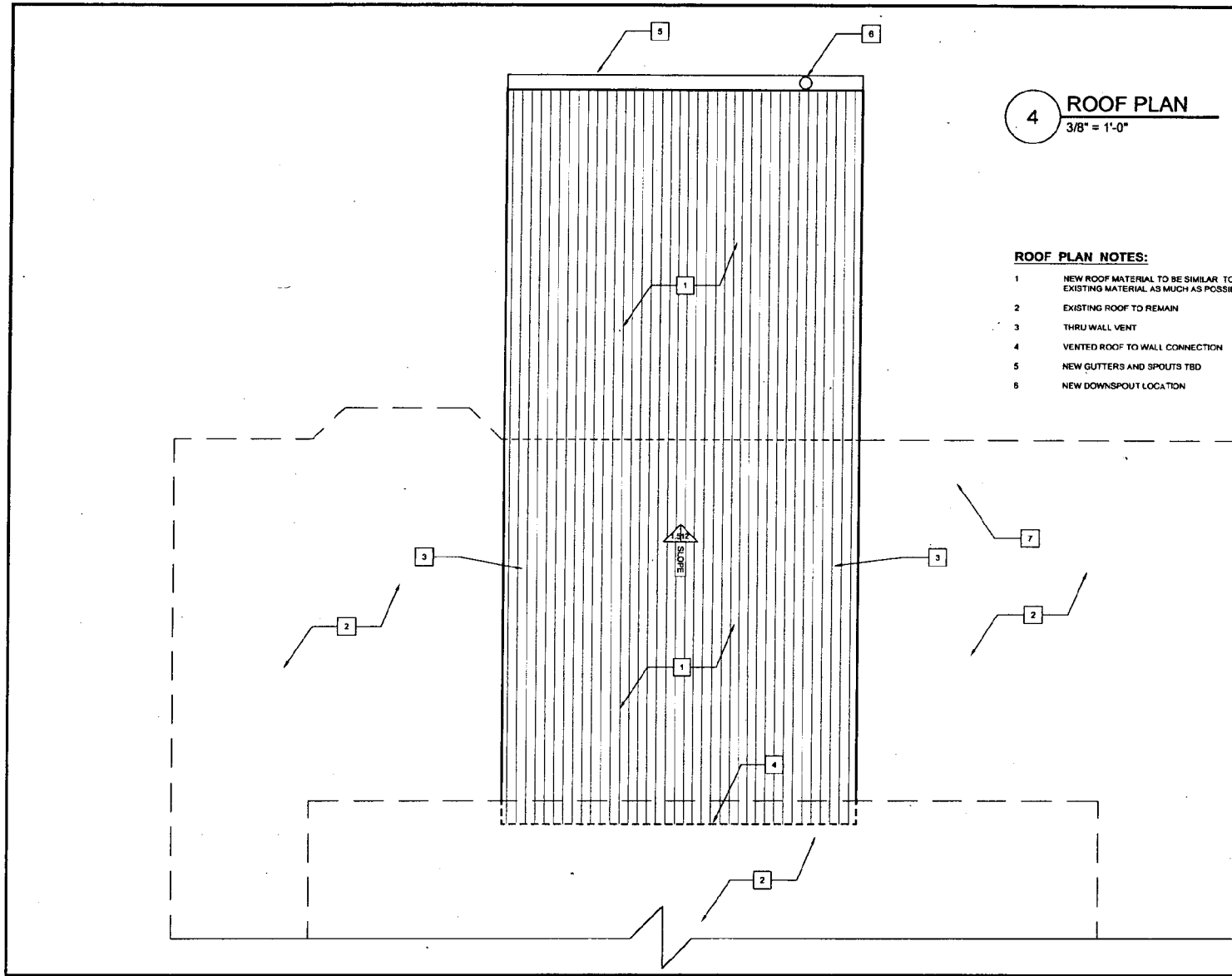
PROJECT TITLE: CAROL SWIGGS & JAMES LAWRY RESIDENCE
 PROJECT ADDRESS: 1403 BALTIMORE AVE, MONTICELLO, MONTICELLO COUNTY, VA

DESIGNER: VOGAN DESIGN & BUILD
 13004 WILSON CREEK DRIVE, SILVER SPRING, MARYLAND 20906
 OFFICE 301-953-2852, FAX 301-953-6276

MC DB

18

11



4 **ROOF PLAN**
3/8" = 1'-0"

- ROOF PLAN NOTES:**
- 1 NEW ROOF MATERIAL TO BE SIMILAR TO EXISTING MATERIAL AS MUCH AS POSSIBLE
 - 2 EXISTING ROOF TO REMAIN
 - 3 THRU WALL VENT
 - 4 VENTED ROOF TO WALL CONNECTION
 - 5 NEW GUTTERS AND SPOUTS TBD
 - 6 NEW DOWNSPOUT LOCATION

A-1.2

ROOF PLAN

DATE: 02-10-02

DATE: 02-10-02

DATE: 02-10-02

DATE: 02-10-02

DATE: 02-10-02

DATE: 02-10-02

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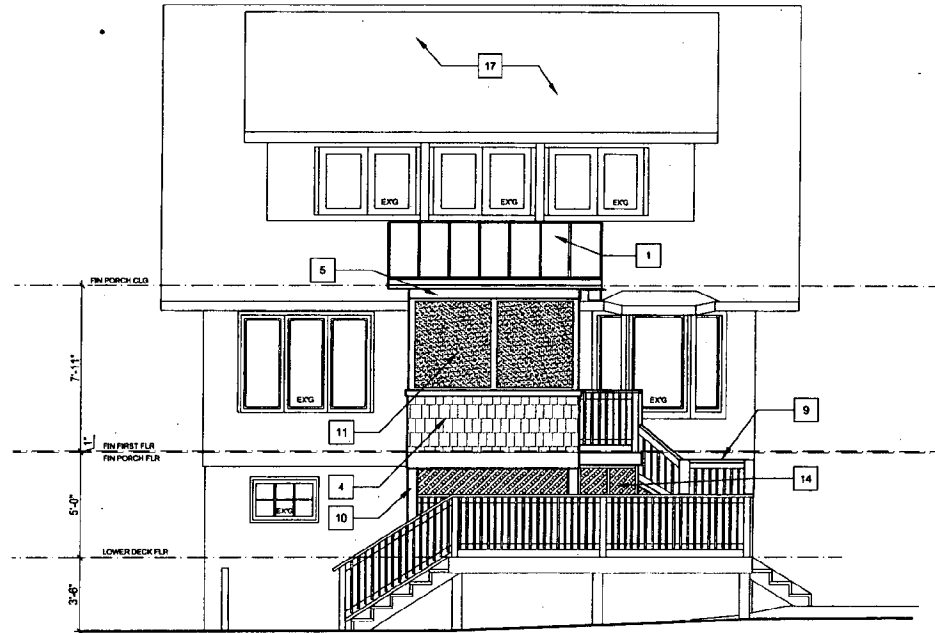
DATE: 02-10-02

13004 WILTON OAK DRIVE
SILVER SPRING
MARYLAND 20902
CALL: 301-526-2282
FAX: 301-526-2286

VOGAN
DESIGN • BUILD

CAROL SWAIG & JAMES LAWRY
RESIDENCE
7405 BALTIMORE AVE
TOWSON PARK, MD 21286
MONTGOMERY COUNTY

MC
DB



5 REAR ELEVATION
3/16" = 1'-0"

- ALL ELEVATIONS NOTES:**
- 1 NEW METAL ROOF PBS
 - 2 GUTTERS AND SPOUTS PBS
 - 3 THRU WALL VENT . SIZE TO FIT
 - 4 SIDING TO BE SIMILAR TO EX'G SIDING AS MUCH AS POSSIBLE
 - 5 1 X 8 FREEZE
 - 6 LIGHT FIXTURE PBS
 - 7 PT 4X4 PORCH POST EXPOSED
 - 8 SCREEN DOOR PBS
 - 9 NEW RAILING TO MATCH EX'G RAILING
 - 10 PT 6X8 POST
 - 11 PORCH SCREEN SYSTEM PBS
 - 12 1 X 12 BAND BD
 - 13 EX'G WD DECK TO REMAIN
 - 14 LATTICE PANELS PBS
 - 15 EX'G HOUSE TO REMAIN
 - 16 PROVIDE ROOF TO WALL VENT
 - 17 EX'G SECOND FLOOR DORMER TO REMAIN

Y.N.O.
SHEET NO.
8 OF 1 TOTAL

PROPOSED ELEVATIONS

DATE: 02-01-08
DESIGN REVISION: 02-11-08
PERMISSION: 02-03-08
PROJECT: 02-00-08

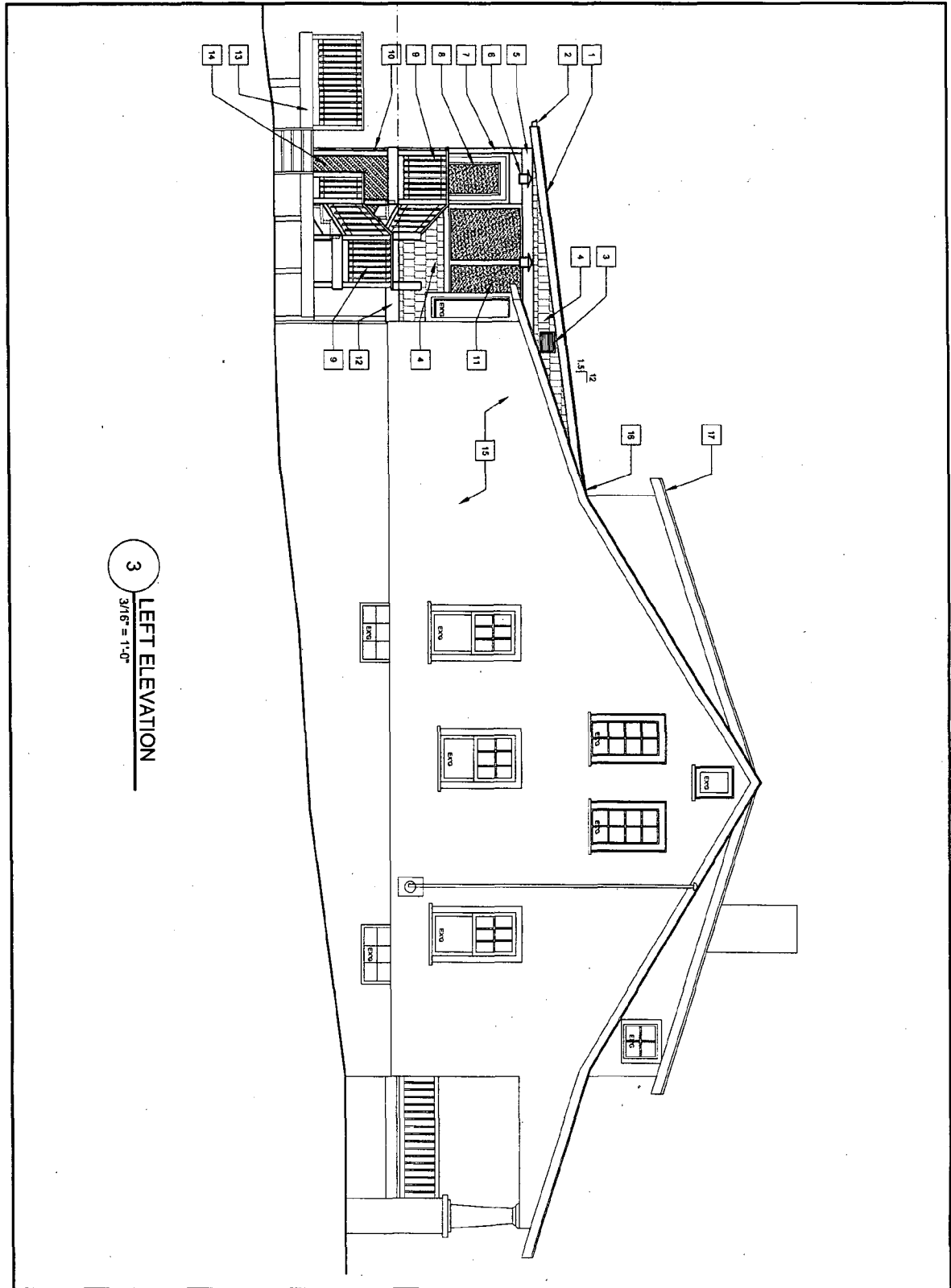
VOGAN
DESIGNS + BUILD

13004 WILTON OAK DRIVE
SILVER SPRING
MARYLAND 20904-3932
OFFICE: 301-928-9382
FAX: 301-928-6226

CAROL SWIGG & JAMES LANKY
RESIDENCE
7408 BALTIMORE AVE
TANOMA PARK, MD 20713
MONTGOMERY COUNTY

M C
D B

13



3 LEFT ELEVATION
3/16" = 1'-0"

M
C
D
B

VOGAN
DESIGN • BUILD
13004 WILTON OAK DRIVE
SILVER SPRING
MARYLAND 20906
OFFICE 301-929-2632
FAX 301-929-6226

CAROL SNEIG & JAMES LARRY
RESIDENCE
1408 BALTIMORE AVE
TAKOMA PARK, MD 20912
MONTGOMERY COUNTY

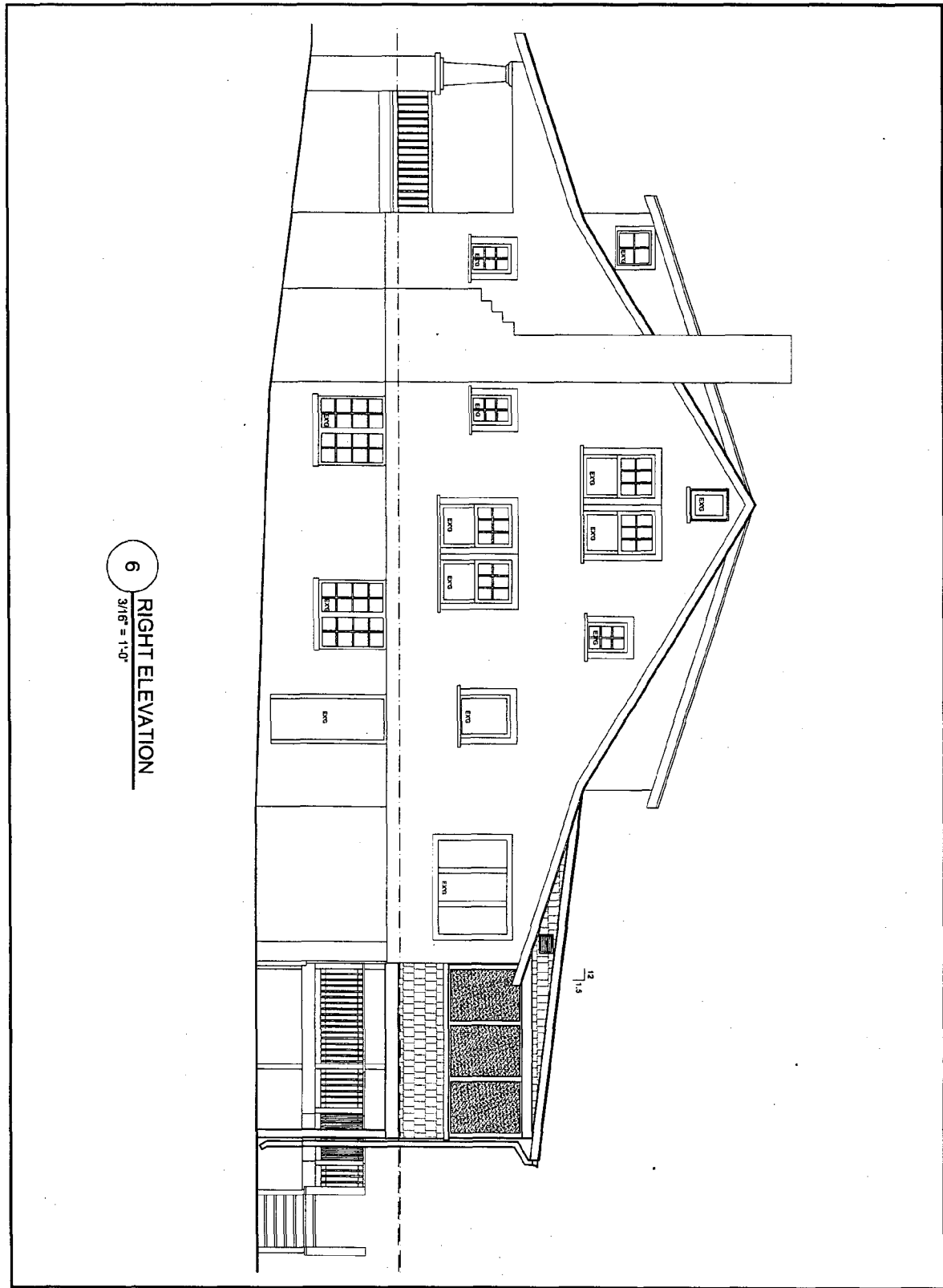
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND UTILITIES PRIOR TO COMMENCEMENT OF WORK. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MARYLAND BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO THE SATISFACTION OF THE ARCHITECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

PHASE	DATE
EXIST. CONDITIONS	02-01-09
DESIGN REVIEW	02-14-09
PERMIT REVIEW	02-21-09
PERMIT	03-02-09

PROPOSED
ELEVATION

A.2.2
DATE PLOTTED
03/11/09

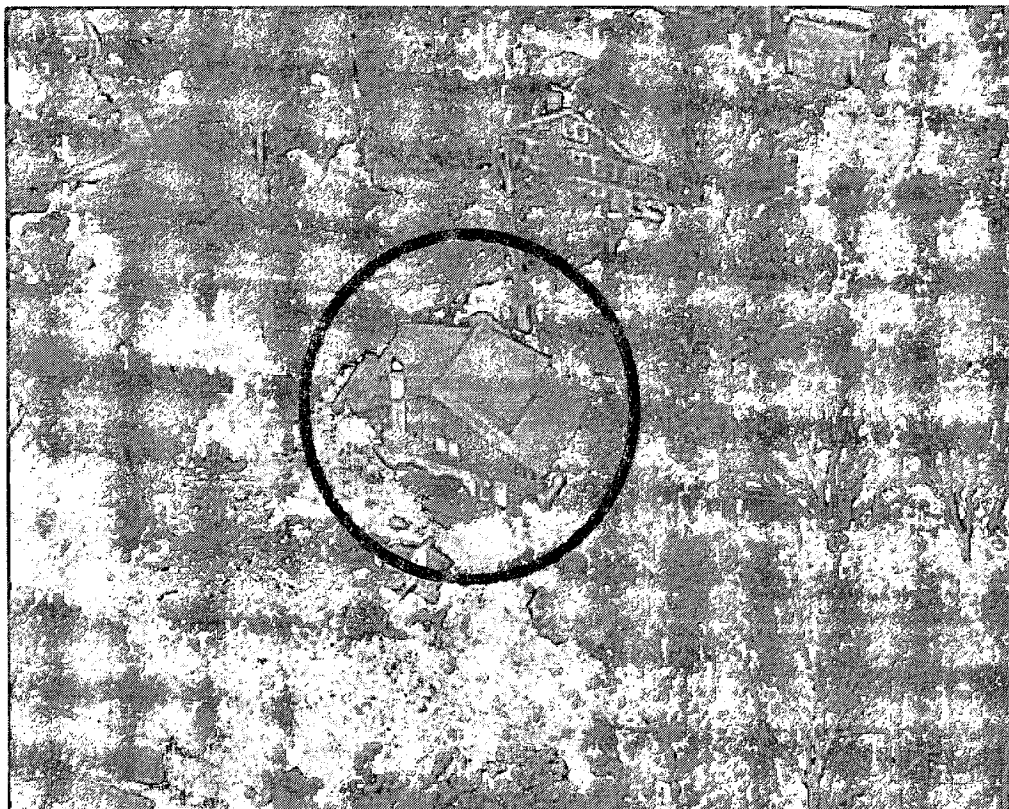
14



6
 3/16" = 1'-0"
 RIGHT ELEVATION

	<p>VOGAN DESIGN • BUILD</p> <p>13004 WILTON OAK DRIVE SILVER SPRING MARYLAND 20906 OFFICE 301-929-2832 FAX 301-929-6226</p>	<p>CAROL SWEIG & JAMES LAVRY RESIDENCE 7405 BALTIMORE AVE TAKOMA PARK, MD 20912 MONTGOMERY COUNTY</p>	<p>1. CONTRACTOR AND ARCHITECT SHALL VERIFY ALL INFORMATION AND CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENGINEERING INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LEGAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FINANCIAL INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY OTHER INFORMATION.</p>	<table border="1"> <thead> <tr> <th>PHASE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>EX'G CONDITIONS</td> <td>02-01-08</td> </tr> <tr> <td>DESIGN REVIEW</td> <td>02-14-08</td> </tr> <tr> <td>PERMIT REVIEW</td> <td>02-27-08</td> </tr> <tr> <td>PERMIT</td> <td>02-05-08</td> </tr> </tbody> </table>	PHASE	DATE	EX'G CONDITIONS	02-01-08	DESIGN REVIEW	02-14-08	PERMIT REVIEW	02-27-08	PERMIT	02-05-08	<p>PROPOSED ELEVATION</p>	<p>A-2.1</p>
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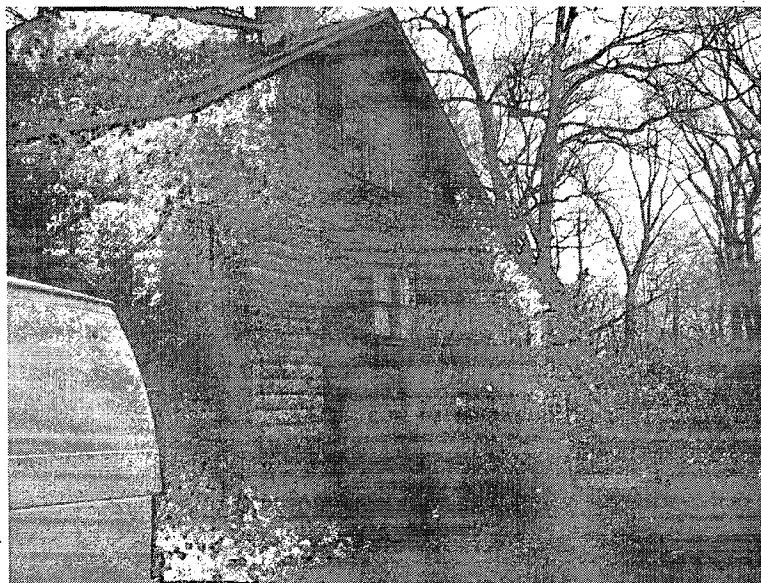
**7403 Baltimore Avenue, Takoma Park
Takoma Park Historic District**



**7403 Baltimore Avenue, Takoma Park
Takoma Park Historic District**



FRONT ELEVATION



RIGHTSIDE ELEVATION

Existing Property Condition Photographs (duplicate as needed)



Detail: Rear of the house left side view from backyard of existing deck



Detail: rear view of the house right side of the deck from the backyard. the existing top deck to be converted into a screen porch.

City of Takoma Park



**Housing & Community
Development**

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

March 11, 2008

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

Property Owner Name: Carol Sweig

Applicant Name: Vogan Associates (fax: 301-929-6226)

Location of Requested Building Permit: 7403 Baltimore Ave.

Proposed Scope of Work: exterior- porch

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for permits for the above summarized construction project. They have been informed that the City of Takoma Park has regulations and permit requirements that may apply to their project and if they do not comply they may be cited or fined.

Yours sincerely,

David Suls
Associate Planner

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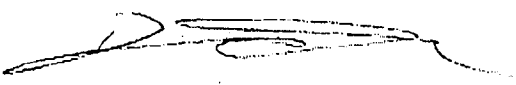
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