

37/3-00H 7211 Willow Avenue
(Takoma Park Historic District)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-08-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator *gwh*
Historic Preservation

SUBJECT: Historic Area Work Permit *37/3-00H / DPS 211211*

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

Approved

Approved with Conditions: _____

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

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

Applicant: Vivian Fong & Wendy Bell

Address: 7211 Willow Avenue Takoma Park

and 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 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: VIVIAN FONG
Daytime Phone No.: (202) 729-7692

Tax Account No.:
Name of Property Owner: VIVIAN FONG/WENDY BELL Daytime Phone No.: WENDY WORK (202) 260-4534
Address: 7211 WILLOW AVE TAKOMA PARK MD 20912
Contractor: SPRINGBROOK HOME IMPROVEMENTS Phone No.: (301) 604-6409
Contractor Registration No.: MHC # 29392
Agent for Owner: RON HIGGINS (contractor) Daytime Phone No.: (301) 509-6053

LOCATION OF BUILDING/PREMISE

House Number: 7211 Street: WILLOW AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: 10 Block: 8 Subdivision: LIPSCOMB & ERNEST TRUSTEES' ADDITION TO T.P.
Liber: 11795 Folio: 176 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [X] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [] Porch [X] Deck [] Shed []
Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family []
Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$4,500 (enclose existing concrete porch)
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.

Vivian Fong Wendy R. Bell
Signature of owner or authorized agent Date: 2/16/00

Approved: [Signature] For Chairman, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 211211 Date Filed: 2/9/2000 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:

The existing house is a single story bungalow in a Colonial Revival style. The house was built in 1926-27. Most of the houses on this block are in the bungalow vernacular including Craftsman, Mission, "Chalet", & Japanese styles. There is also a Tudoresque home, an American Four-square, & a post WW II brick Rambler in the immediate vicinity. Most of the houses (incl. subject house) are on 50' wide lots.

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

The project is to enclose an ^{existing} side concrete patio to turn it into a screened porch. It will have a shed roof and cedar posts. It will look very similar to a screened porch to the left of subject 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.

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.

SPRINGBROOK

HOME IMPROVEMENTS

CONSTRUCTION SPECIFICATIONS

The parties agree to the materials and scope of work as follows;

DEMOLITION

- Remove existing overhangs
- remove all debris

FRAMING AND PATCHING

- Frame shed roof using 2x6 rafters, 16" o.c.
- Frame 2x4 wall over existing wall to support roof
- 4x4 cedar posts with 2x8 beam to support roof
- 4x4 cedar posts to fill in for screening
- 2x4 cedar top and bottom rail with 2x2 cedar balisters
- Cedar porch ceiling
- Aluminum screening
- All exterior trim on porch will be cedar

DOOR AND WINDOWS

ROOM	NO.	MANUFACTURE	SIZE	DESCRIPTION
Porch	1		2-6 x6-8	Cedar screened door

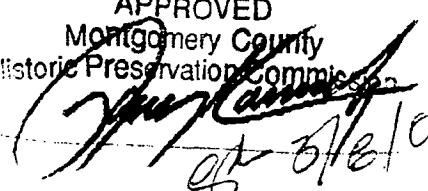
ELECTRICAL

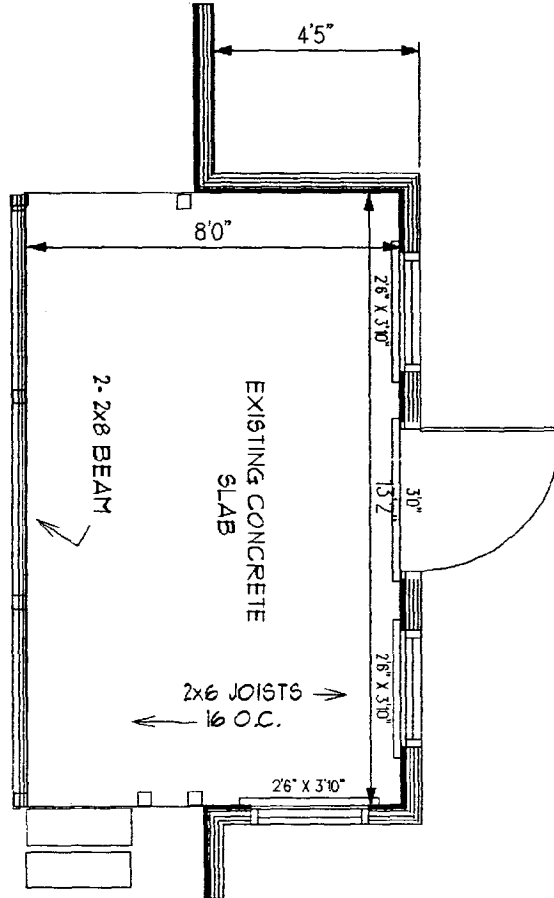
- Install one customer supplied ceiling fan

PAINT

- NO painting, staining or treating of exterior wood is included

ALLOWANCES

APPROVED
Montgomery County
Historic Preservation Commission

07/21/00



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 11/3/00

Page

1

Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6909

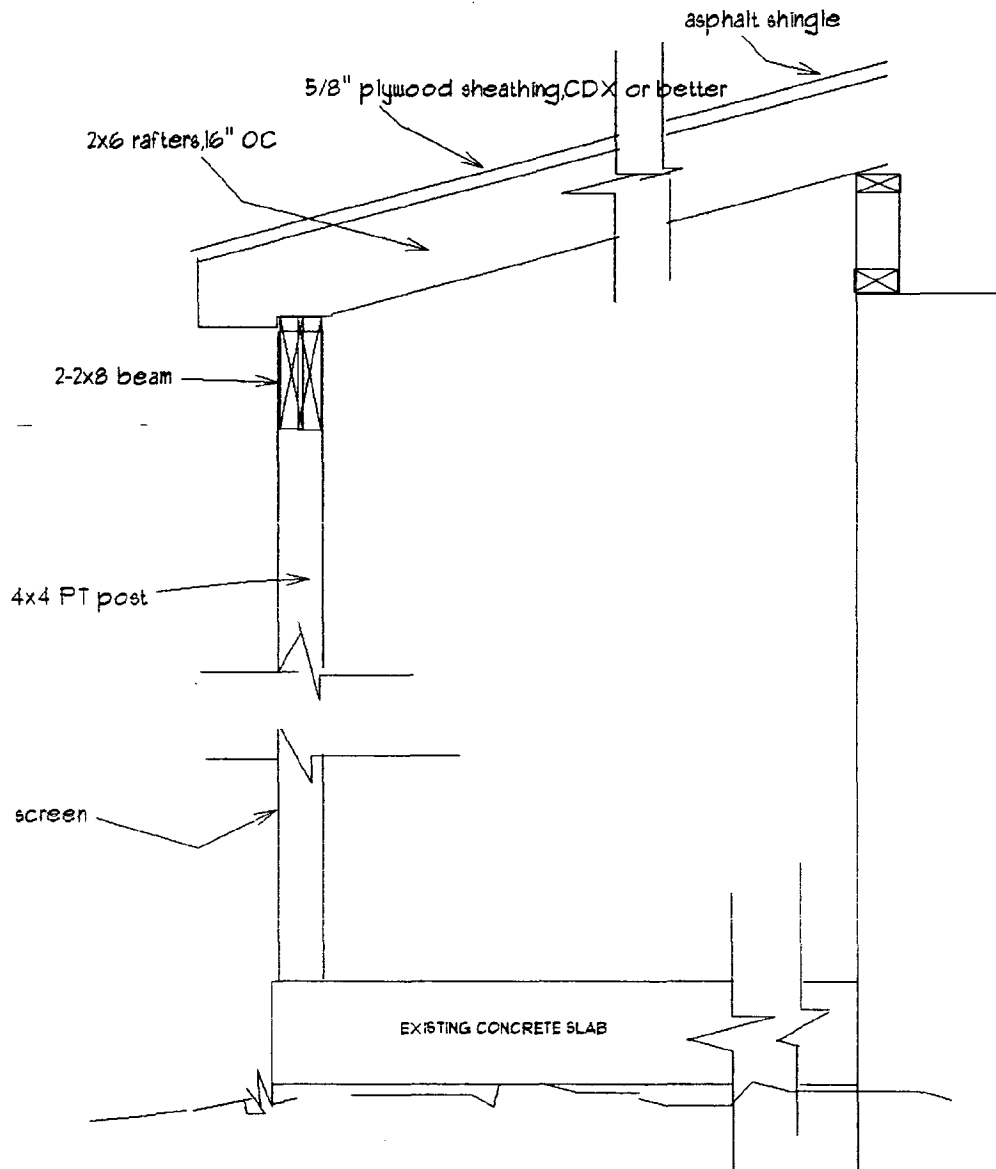
FONG/BELL PORCH PLAN

1211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 11/13/00

Page
 2

Springbrook Home Improvements 203 51st Street, Laurel, MD (301)604-6909

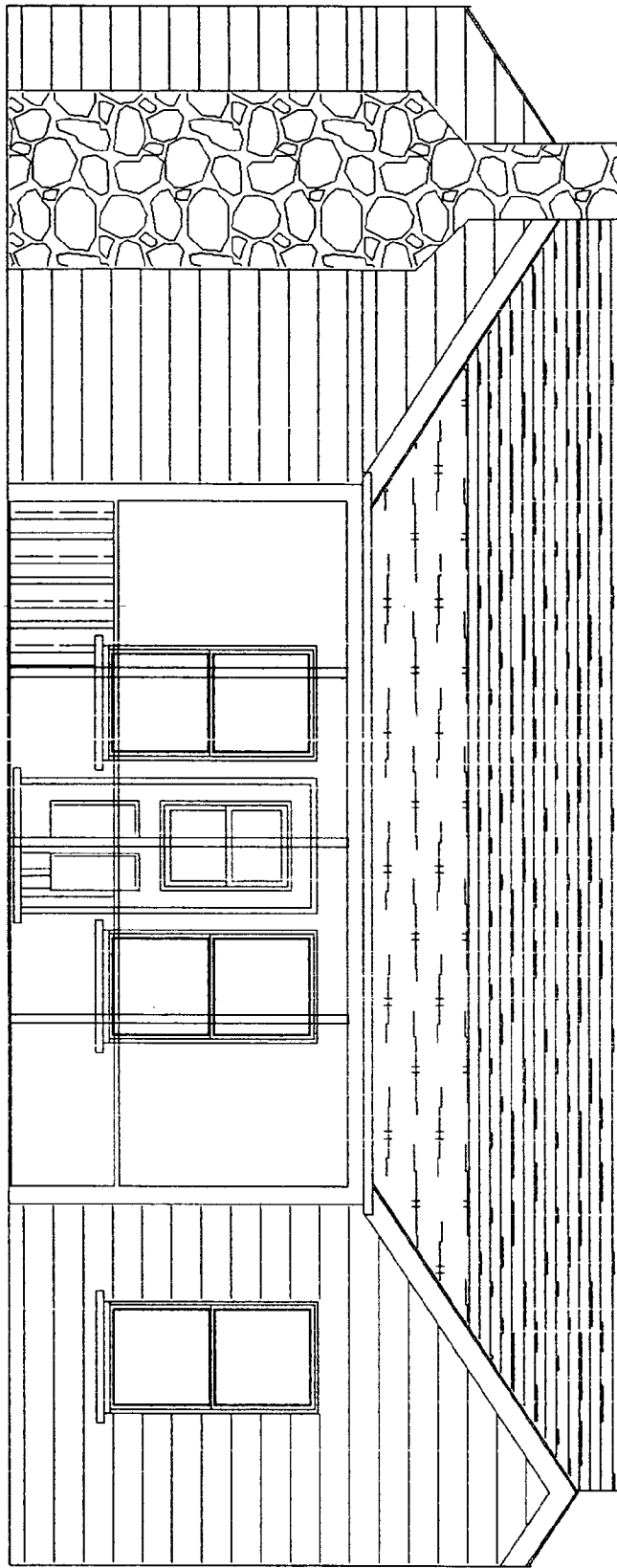
FONG/BELL PORCH SECTION

1211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked



APPROVED
Prince Georges County
Planning and Zoning Commission
[Signature]
Date: 3/15/00

Page
3

Springbrook Home Improvements 203 Sixth Street, Laurel, MD 301604-6303

FONG/BELL PORCH ELEVATION

7211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked

Surveyor's Certificate

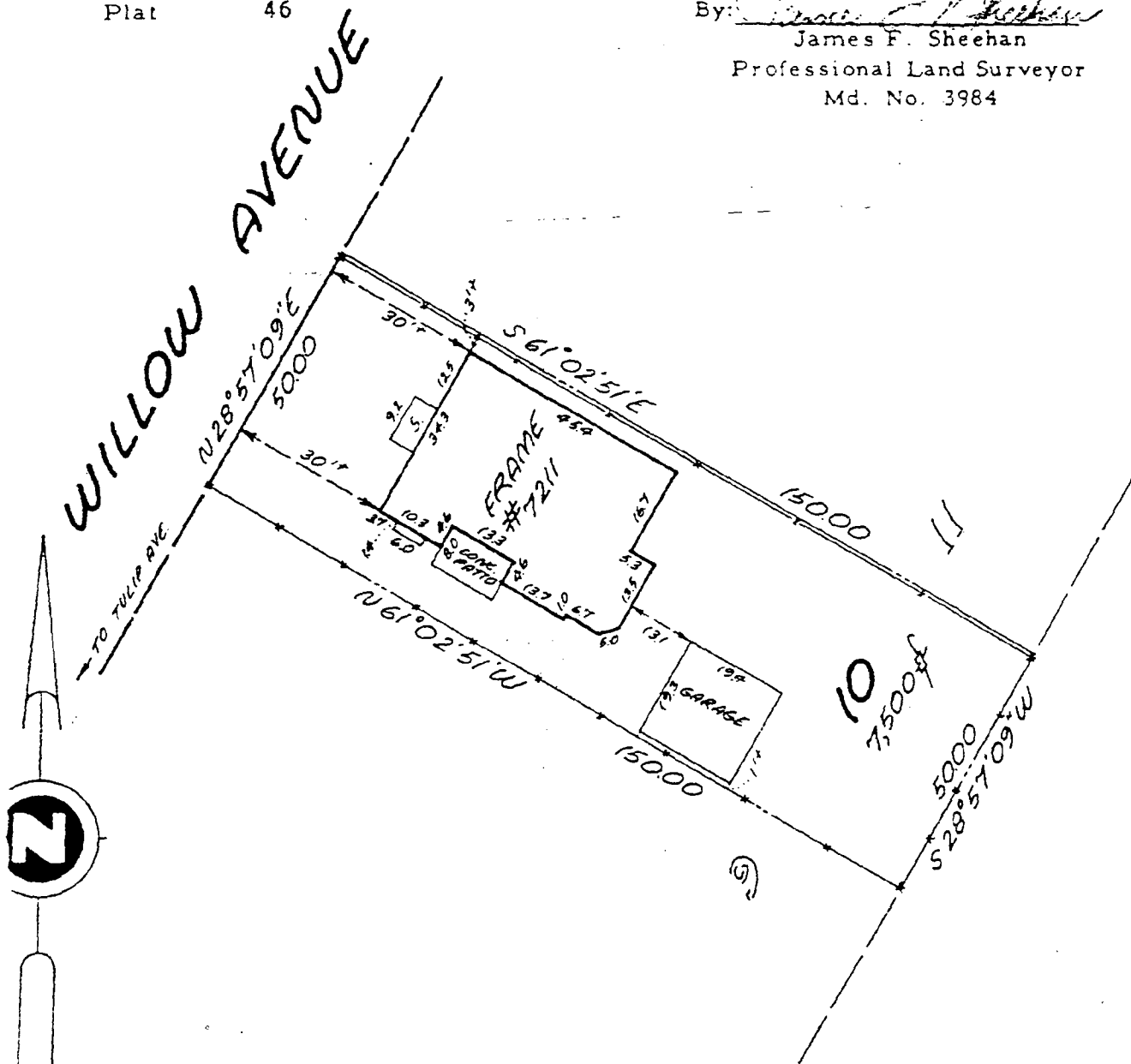
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: May 3, 1976

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 1
Plat 46

By: James F. Sheehan
James F. Sheehan
Professional Land Surveyor
Md. No. 3984



APPROVED
Montgomery County
Public Presentation Commission
[Signature]

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3-08-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *gwh*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

37/3-004 - DPS 211211

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

c:\hawpapr.wpd

Names and Addresses of Adjacent Property Owners:

- 1) Aymii and Reint Gropp (owners currently in Germany)
7213 Willow Avenue
Takoma Park, MD 20912
House being managed by Noah's Preferred Properties
205 N. Frederick Ave. #200
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current tenants at 7213 Willow Ave are Tim and Cathy Denne

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(structure would be on other side of the house and therefore not visible from this property)

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- 5) Nina & Ormond Seavey
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(although current garage structure would shield porch from their view)



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Signature of Vivian Fong and Wendy R. Bell
Date: 2/6/00

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 211211 Date Filed: 2/9/2000 Date Issued: _____

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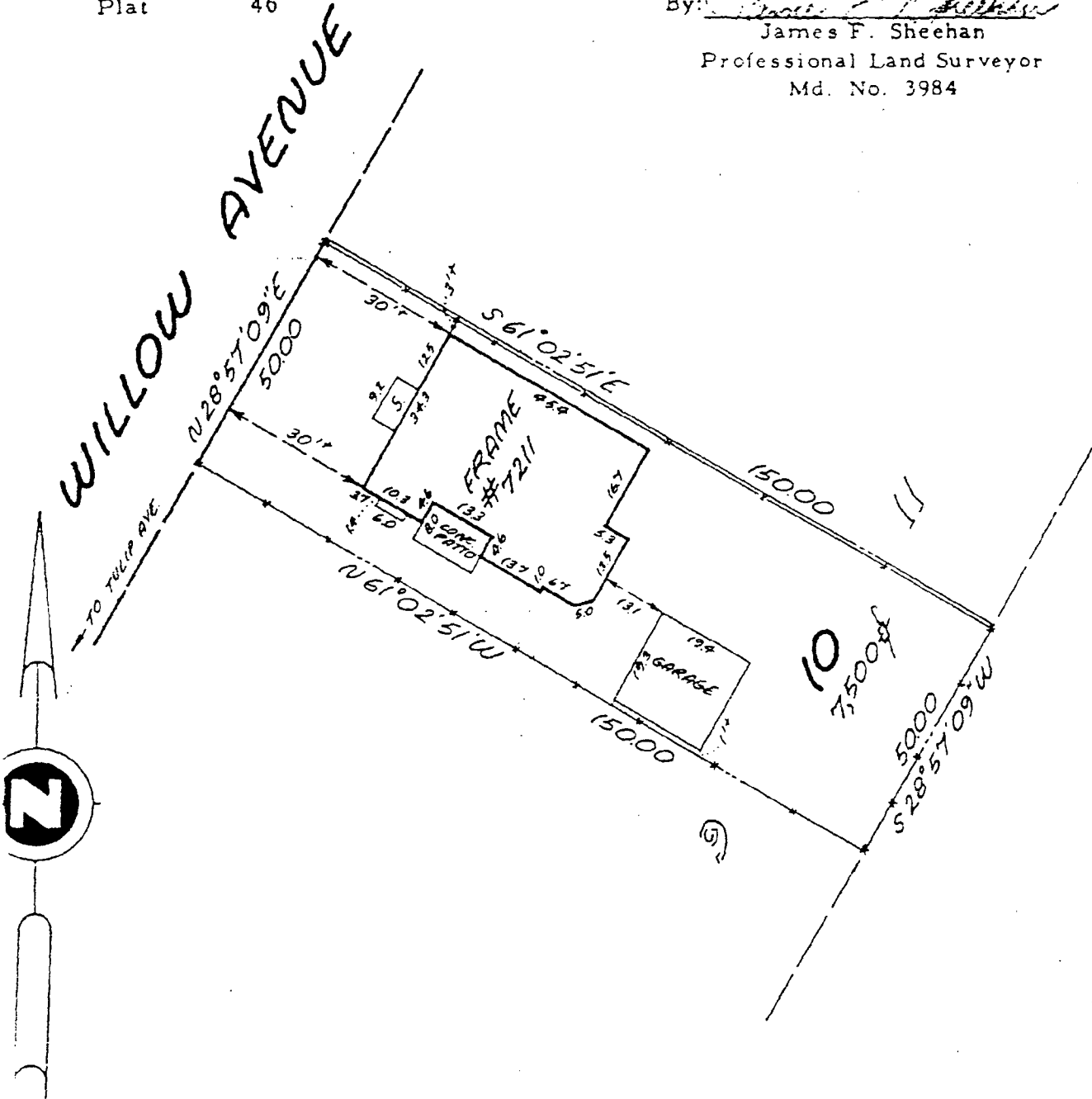
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Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 1
Plat 46

By: James F. Sheehan
James F. Sheehan
Professional Land Surveyor
Md. No. 3984



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- 5) Nina & Ormond Seavey
7214 Spruce Ave.
Takoma Park, MD 20912

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SPRINGBROOK

H O M E I M P R O V E M E N T S

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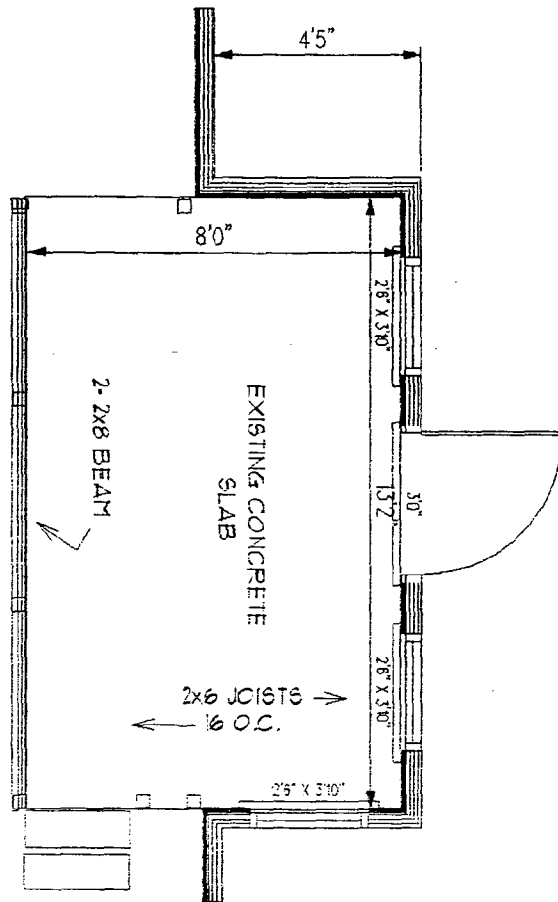
PAINT

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ALLOWANCES







Page

1

Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6909

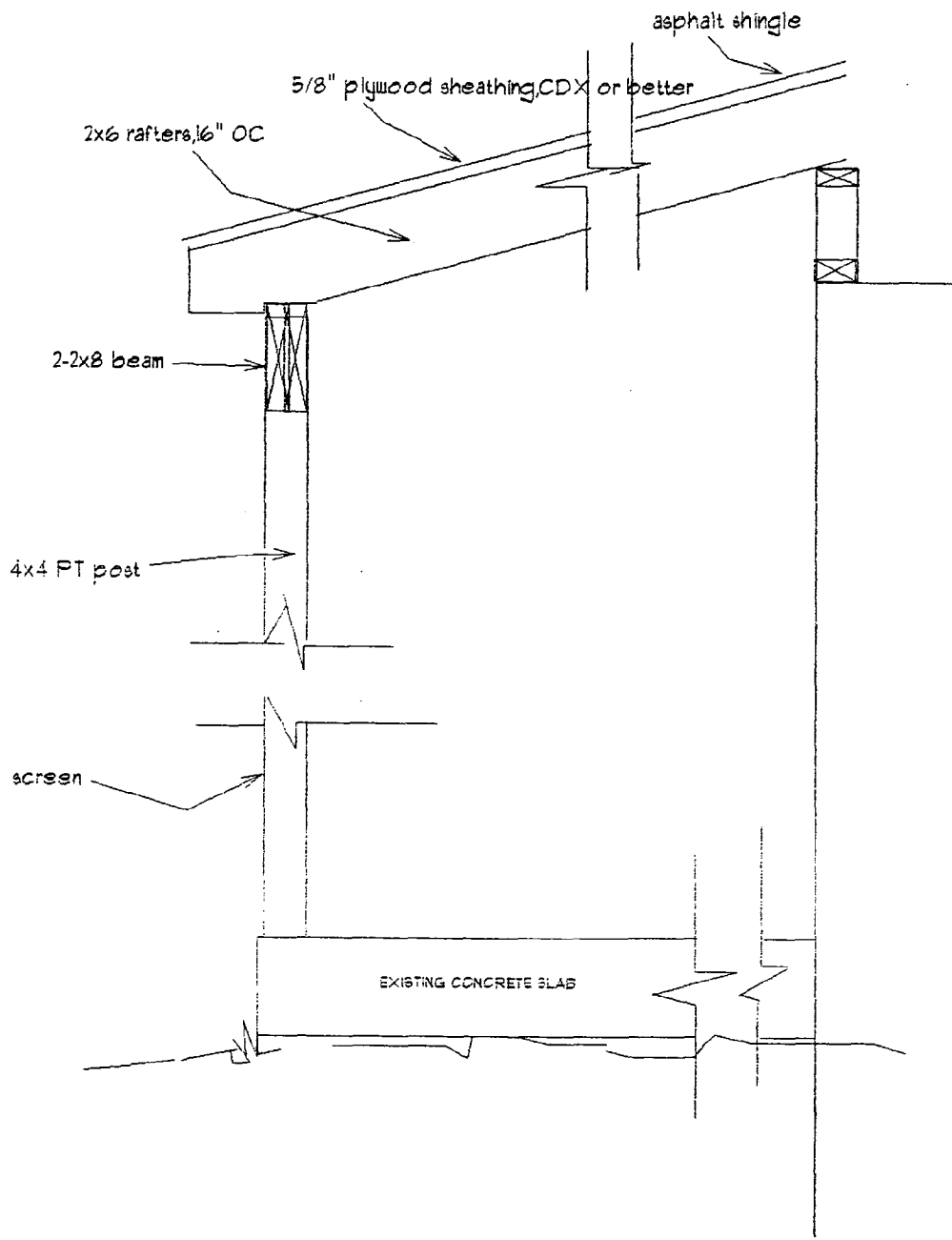
FONG/BELL PORCH PLAN

7211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked



Page
2

Springbrook Home Improvements 203 Sixth Street, Laurel, MD 301604-6309

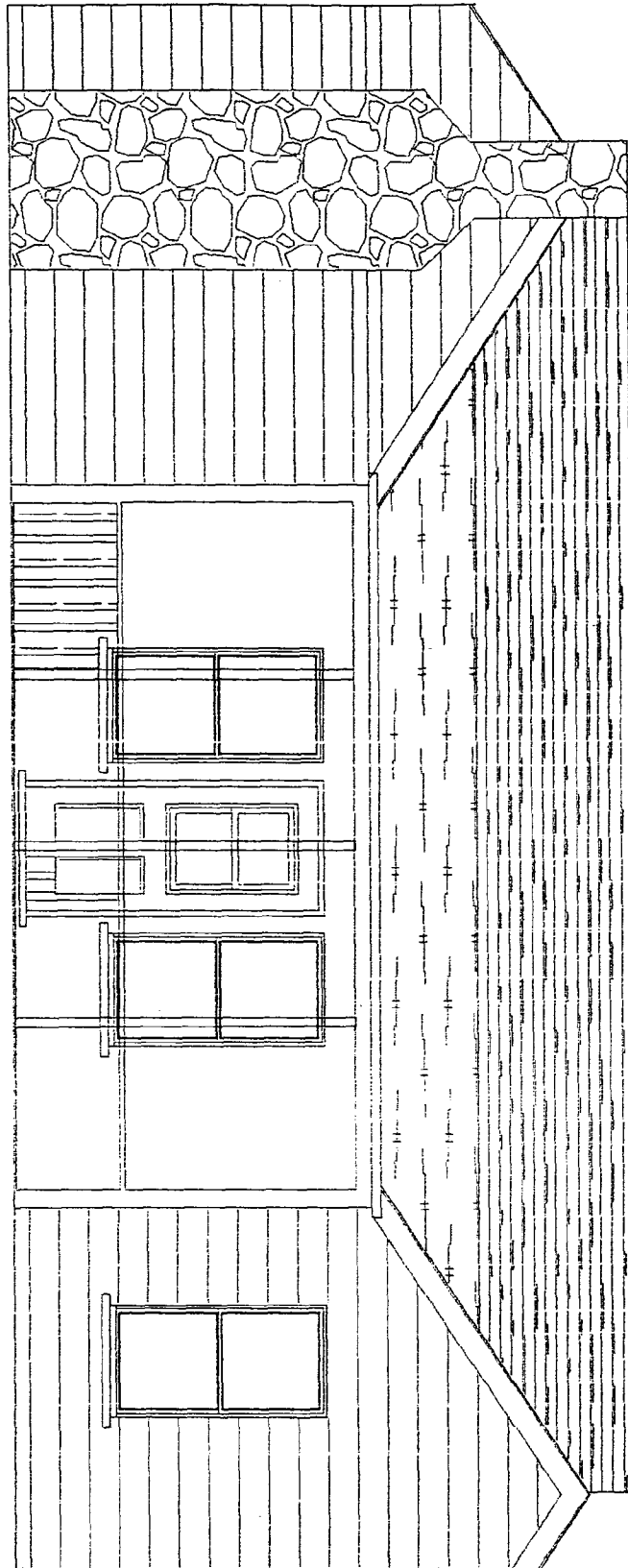
FONG/BELL PORCH SECTION

1211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

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Page

3

Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6909

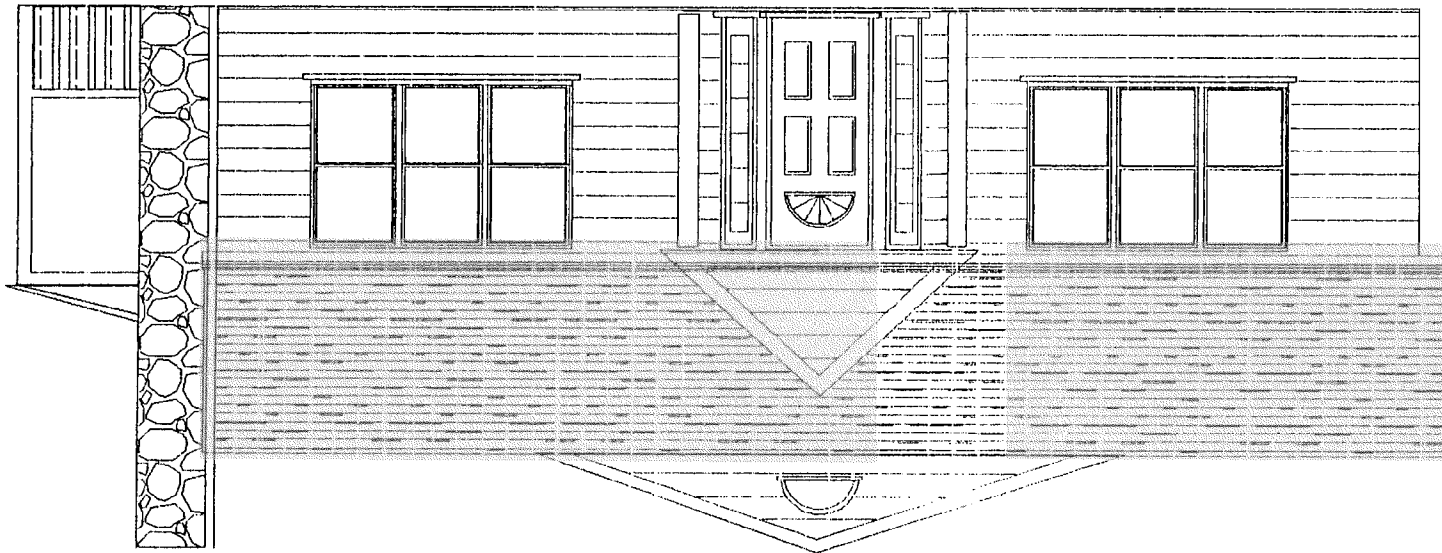
FONG/BELL PORCH ELEVATION

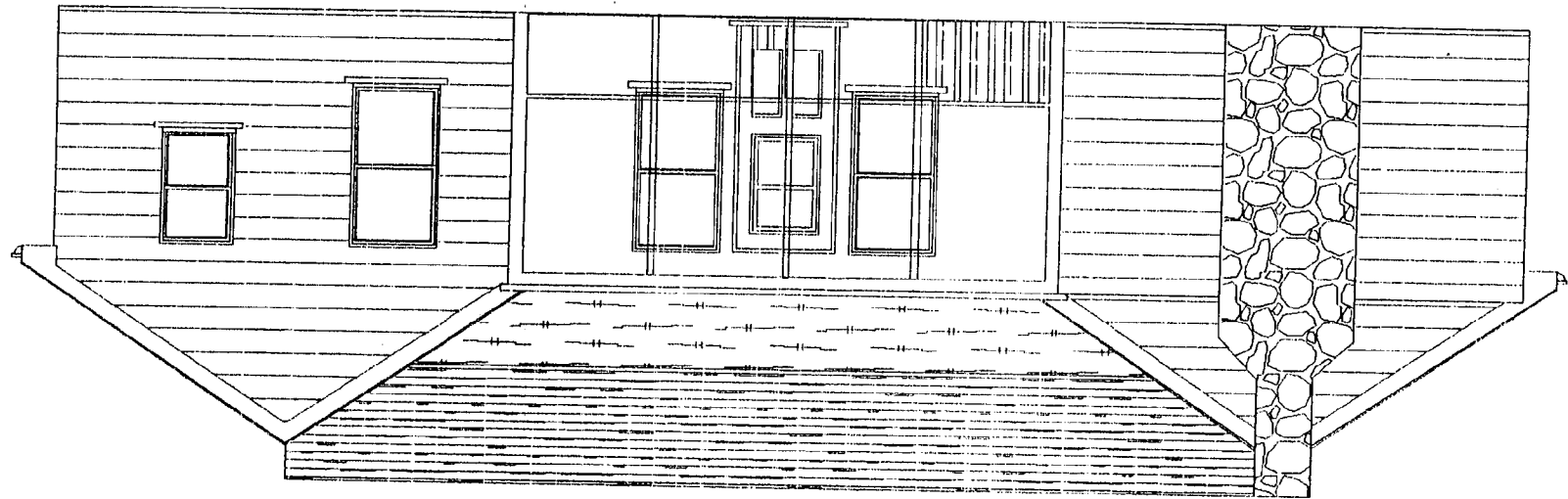
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scale 1/4"=1'-0"

date 11/08/99

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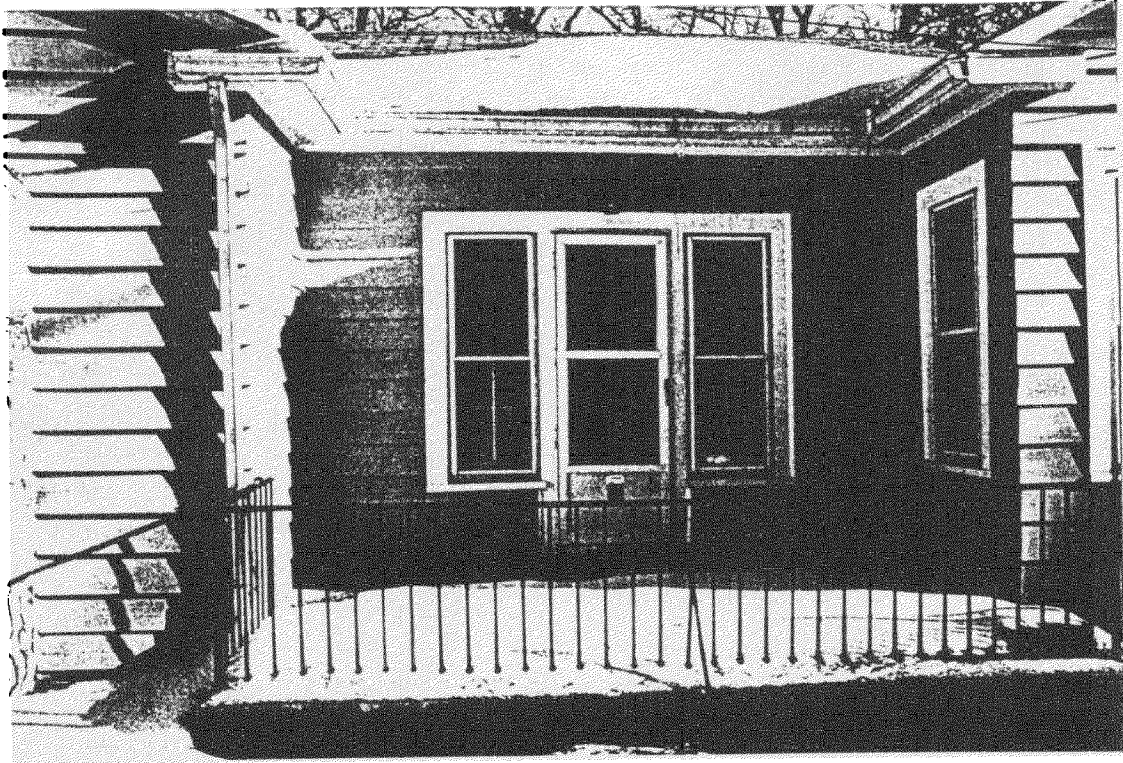




VIEW OF 7211 WILLOW, SCREENED PORCH OF 7213 WILLOW &
PARTIAL VIEW OF EXISTING
CONCRETE PATIO



VIEW OF EXISTING CONCRETE
PATIO TO BE ENCLOSED
FROM 7209 WILLOW



CLOSE UP VIEW FROM DRIVEWAY BETW 7211 & 7209 WILLOW

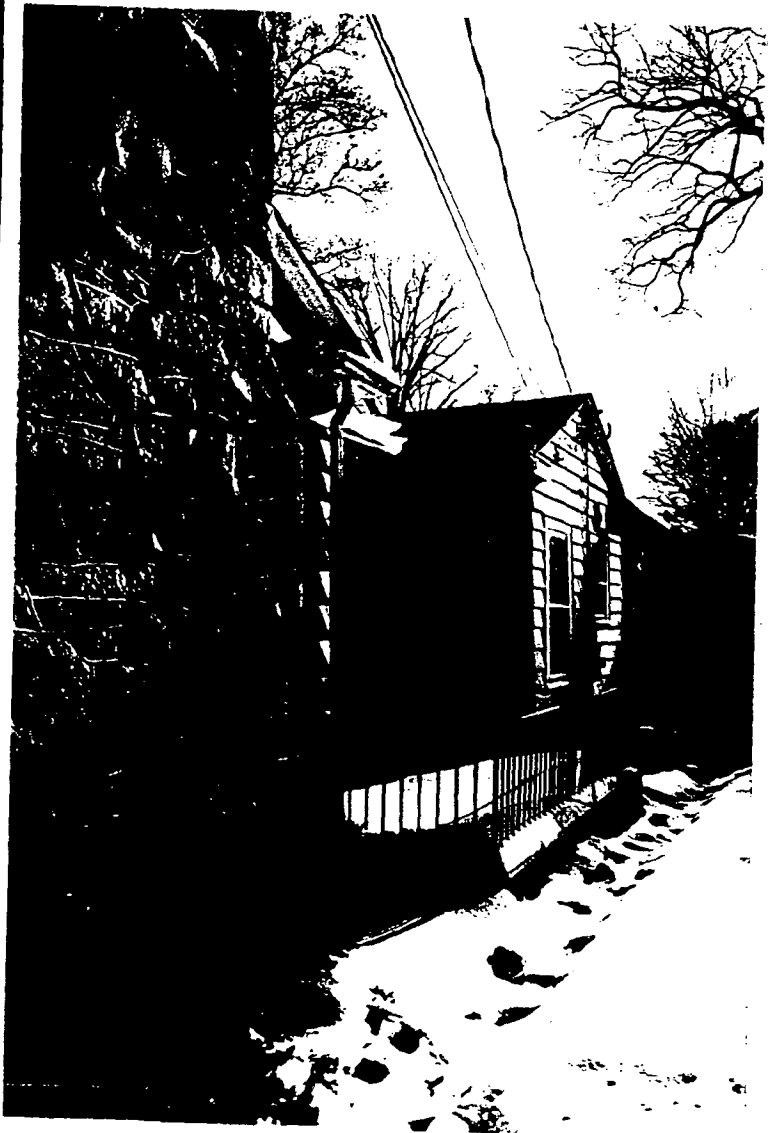


VIEW FROM GARAGE / DRIVEWAY
LOOKING TOWARDS WILLOW AVE



VIEW OF EXISTING CONCRETE
PATIO TO BE ENCLOSED
FROM GARAGE OF
7211 WILLOW

SAME AS
ABOVE - VIEW
FROM OPPOSITE
SIDE



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7211 Willow Avenue	Meeting Date:	03/08/00
Applicant:	Vivian Fong & Wendy Bell	Report Date:	03/01/00
Resource:	Takoma Park Historic District	Public Notice:	02/23/00
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-00H	Staff:	Perry Kephart
PROPOSAL:	Alteration	RECOMMEND:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: 1926

The one-story, 3 bay, side-gabled residence has an exterior stone chimney on the right, a front-gabled portico, and tripartite windows. There is a side-gable rear section (with an additional addition behind that) connected to the front section by a cross-gabled center section. On the right side of the center section is a concrete patio with a metal railing and 3 steps leading to grade.

PROPOSAL

The applicant proposes to screen in the side patio using a frame shed roof and unpainted cedar framing with aluminum screening. The concrete floor would remain. The style of the porch is similar to the side-gabled porch on the bungalow to the left of the subject property (7213 Willow Avenue).

STAFF DISCUSSION

The change at the side of the building is within the guidelines for changes to a contributing resource in the historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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

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 the Secretary of the Interior Guidelines #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.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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DPS - #8

HISTORIC PRESERVATION COMMISSION
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Tax Account No.:
Name of Property Owner: VIVIAN FONG/WENDY BELL Daytime Phone No.: WENDY WORK (202) 260-4534
Address: 7211 WILLOW AVE TAKOMA PARK MD 20912
Contractor: SPRINGBROOK HOME IMPROVEMENTS Phone No.: (301) 604-6909
Contractor Registration No.: MHIC # 29392
Agent for Owner: RON HIGGIN'S (contractor) Daytime Phone No.: (301) 509-6053

LOCATION OF BUILDING/PREMISE

House Number: 7211 Street: WILLOW AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: 10 Block: 8 Subdivision: LIPSCOMB & ERNEST TRUSTEES' ADDITION TO T.P.
Liber: 11995 Folio: 176 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
[X] Construct [] Extend [] Alter/Renovate [] A/C [] Slab [] Room Addition [X] Porch [] Deck [] Shed
[] Move [] Install [] Wreck/Raze [] Solar [] Fireplace [] Woodburning Stove [] Single Family
[] Revision [] Repair [] Revocable [] Fence/Wall (complete Section 4) [] Other:
1B. Construction cost estimate: \$4,500 (enclose existing concrete porch)
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.

Vivian Fong Wendy R. Bell
Signature of owner or authorized agent Date: 2/6/00

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 211211 Date Filed: 2/9/2000 Date Issued: _____

Handwritten mark: JLD 3

Handwritten mark: 37/3.00H

**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:

The existing house is a single story bungalow in a Colonial Revival style. The house was built in 1926-27. Most of the houses on this block are in the bungalow vernacular including Craftsman, Mission, "Chalet", & Japanese styles. There is also a Tudoresque home, an American four-square, & a post WW II brick Rambler in the immediate vicinity. Most of the houses (incl. subject house) are on 50' wide lots.

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

The project is to enclose an ^{existing} side concrete patio to turn it into a screened porch. It will have a shed roof and cedar posts. It will look very similar to a screened porch to the left of subject house.

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

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.

4

Montgomery Park
Montgomery County, Maryland

Scale: 1" = 30'

Surveyor's Certificate

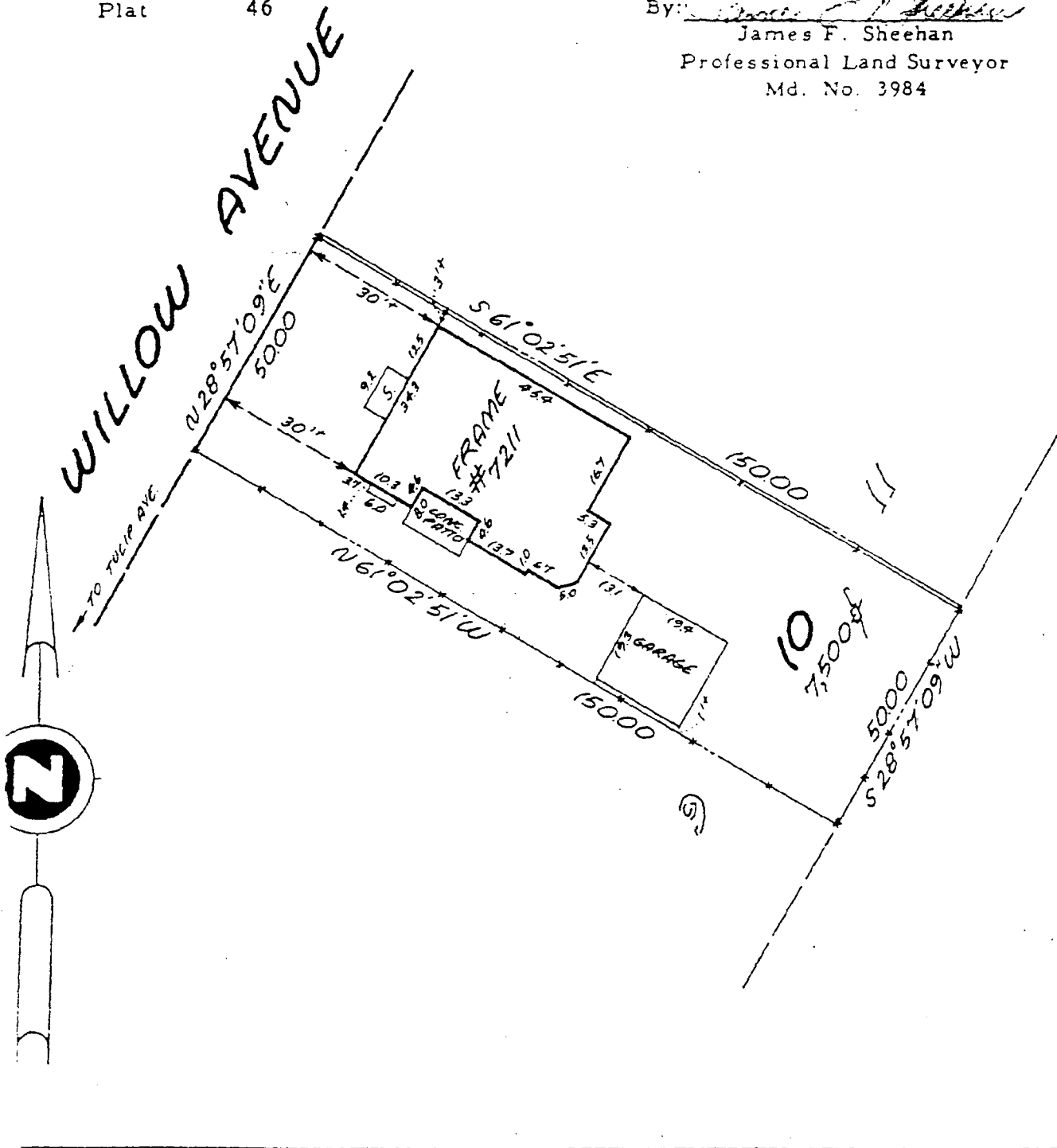
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey, that lot corners have not been set by this survey unless otherwise shown:

Date: May 3, 1976

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 1
Plat 46

BY: James F. Sheehan
James F. Sheehan
Professional Land Surveyor
Md. No. 3984



Names and Addresses of Adjacent Property Owners:

- 1) Aymii and Reint Gropp (owners currently in Germany)
7213 Willow Avenue
Takoma Park, MD 20912
House being managed by Noah's Preferred Properties
205 N. Frederick Ave. #200
Gaithersburg, MD 20877
(301)258-9100

current tenants at 7213 Willow Ave are Tim and Cathy Denne
(301) 270-1207

(structure would be on other side of the house and therefore not visible from this property)

- 2) Judy Appelbaum
7209 Willow Avenue
Takoma Park, MD 20912
(301) 270-9095
- 3) Peter Aaron & Helen Spencer
7212 Willow Avenue
Takoma Park, MD 20912
(301) 270-1656
- 4) Chris Intagliata & Larry Asbell
7216 Willow Avenue
Takoma Park, MD 20912
(301) 270-8290
- 5) Nina & Ormond Seavey
7214 Spruce Ave.
Takoma Park, MD 20912

(although current garage structure would shield porch from their view)

SPRINGBROOK

HOME IMPROVEMENTS

CONSTRUCTION SPECIFICATIONS

The parties agree to the materials and scope of work as follows;

DEMOLITION

- Remove existing overhangs
- remove all debris

FRAMING AND PATCHING

- Frame shed roof using 2x6 rafters, 16" o.c.
- Frame 2x4 wall over existing wall to support roof
- 4x4 cedar posts with 2x8 beam to support roof
- 4x4 cedar posts to fill in for screening
- 2x4 cedar top and bottom rail with 2x2 cedar balisters
- Cedar porch ceiling
- Aluminum screening
- All exterior trim on porch will be cedar

DOOR AND WINDOWS

ROOM	NO.	MANUFACTURE	SIZE	DESCRIPTION
Porch	1		2-6 x6-8	Cedar screened door

ELECTRICAL

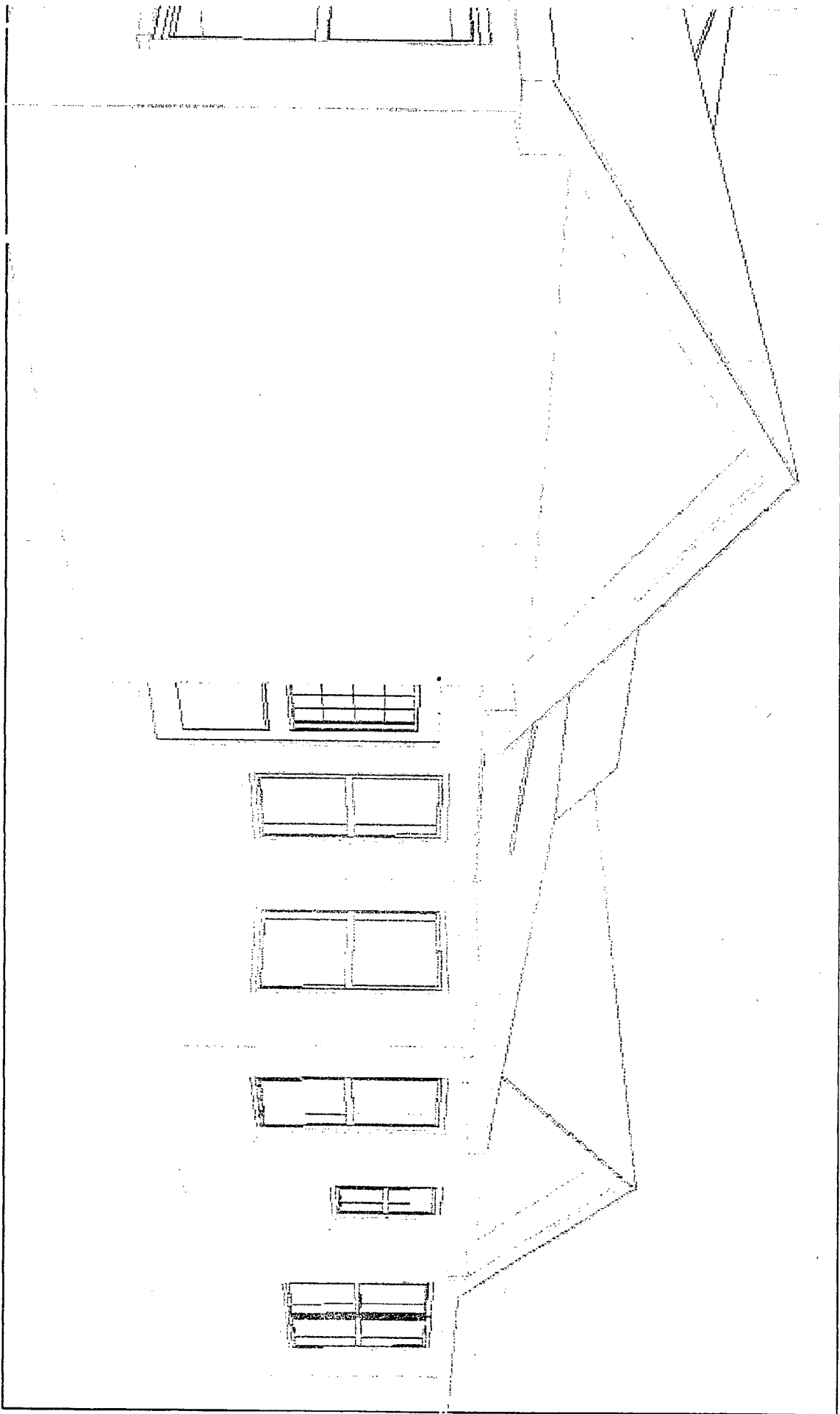
- Install one customer supplied ceiling fan

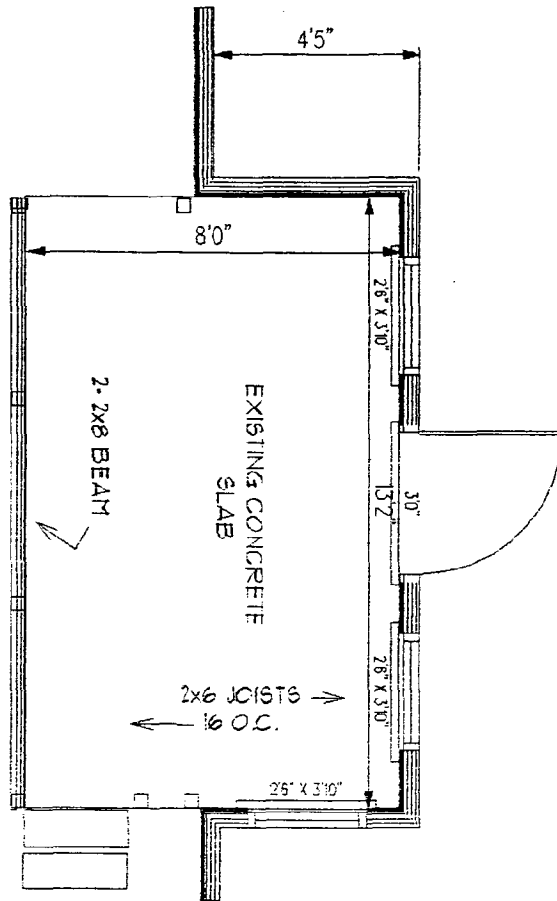
PAINT

- NO painting, staining or treating of exterior wood is included

ALLOWANCES







10

Page

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Springbrook Home Improvements 203 Sixth Street, Laurel, MD 20704-6309

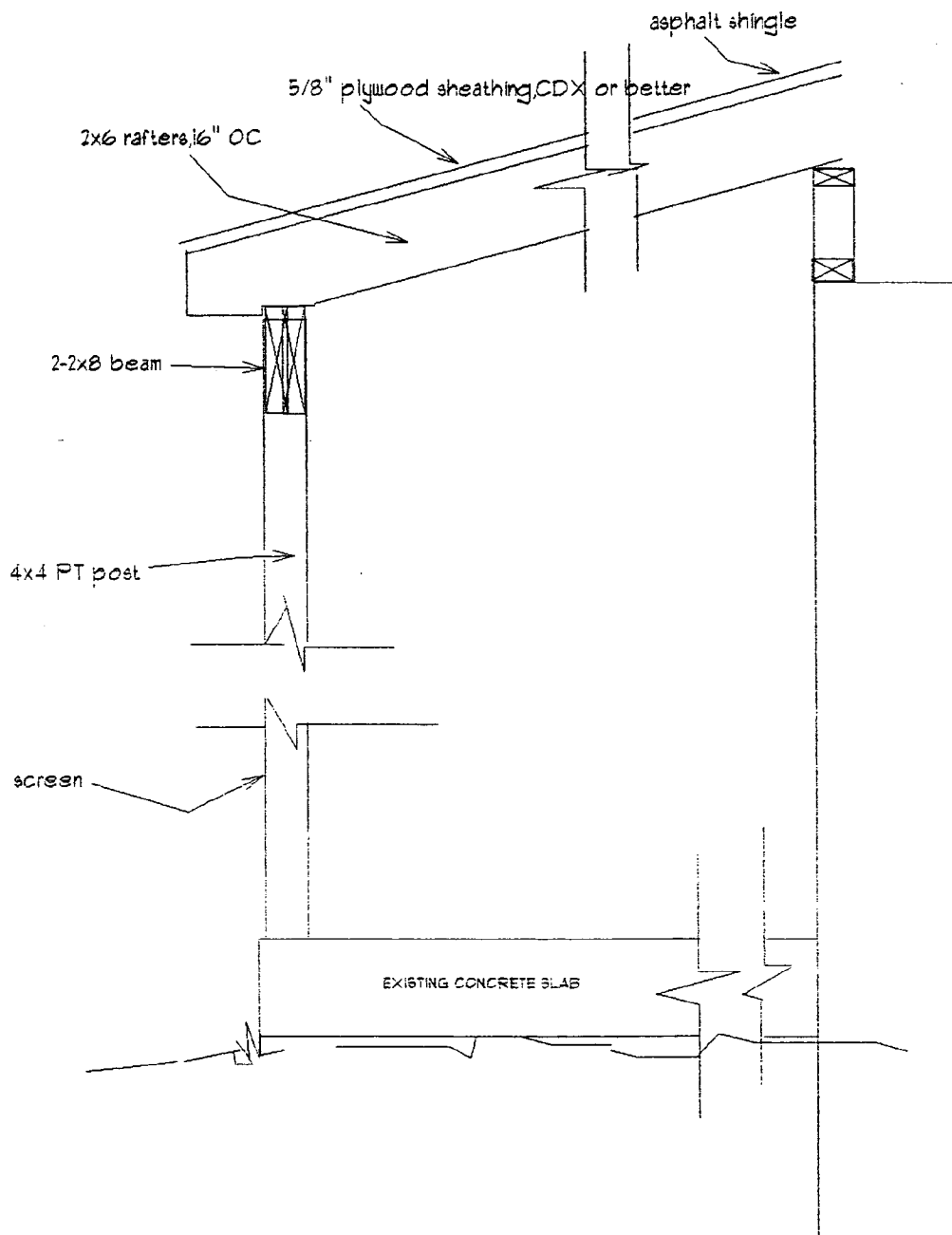
FONG/BELL PORCH PLAN

1211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked



11

Page
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Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6309

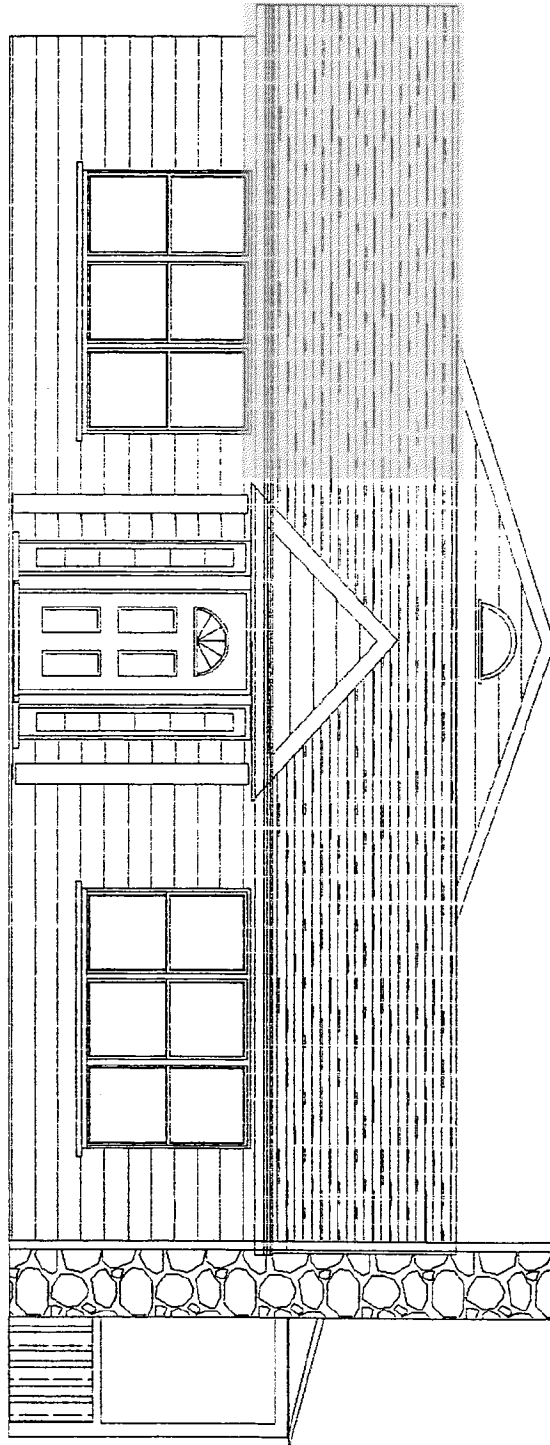
FONG/BELL PORCH SECTION

7211 Willow Avenue, Takoma Park, MD

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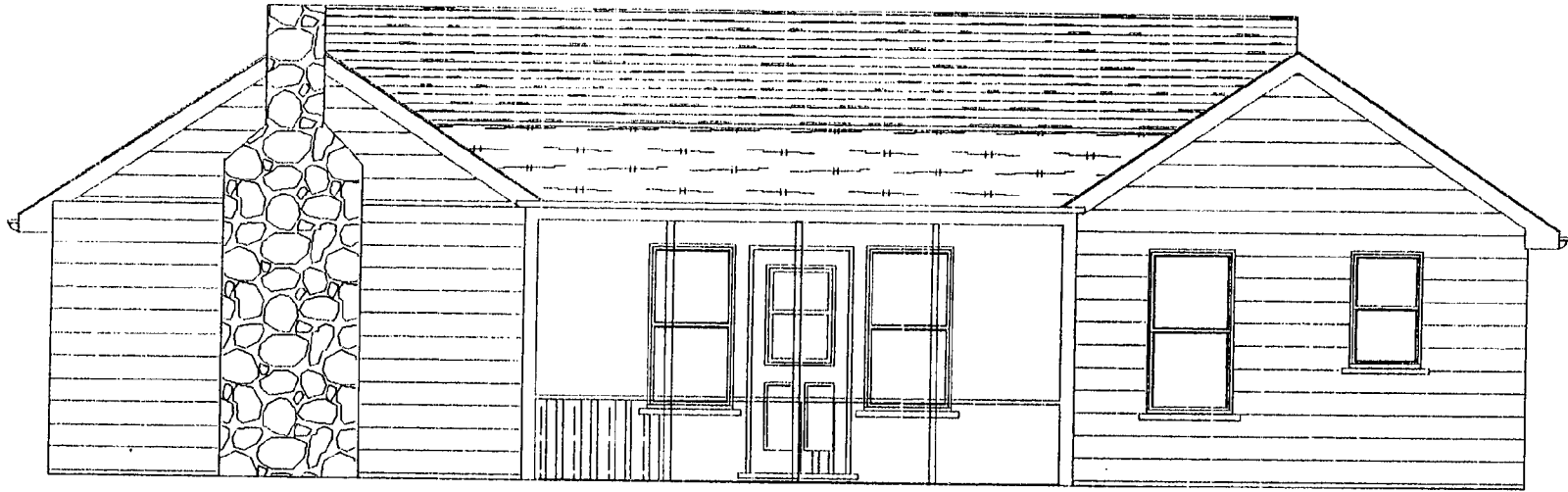
date 11/08/99

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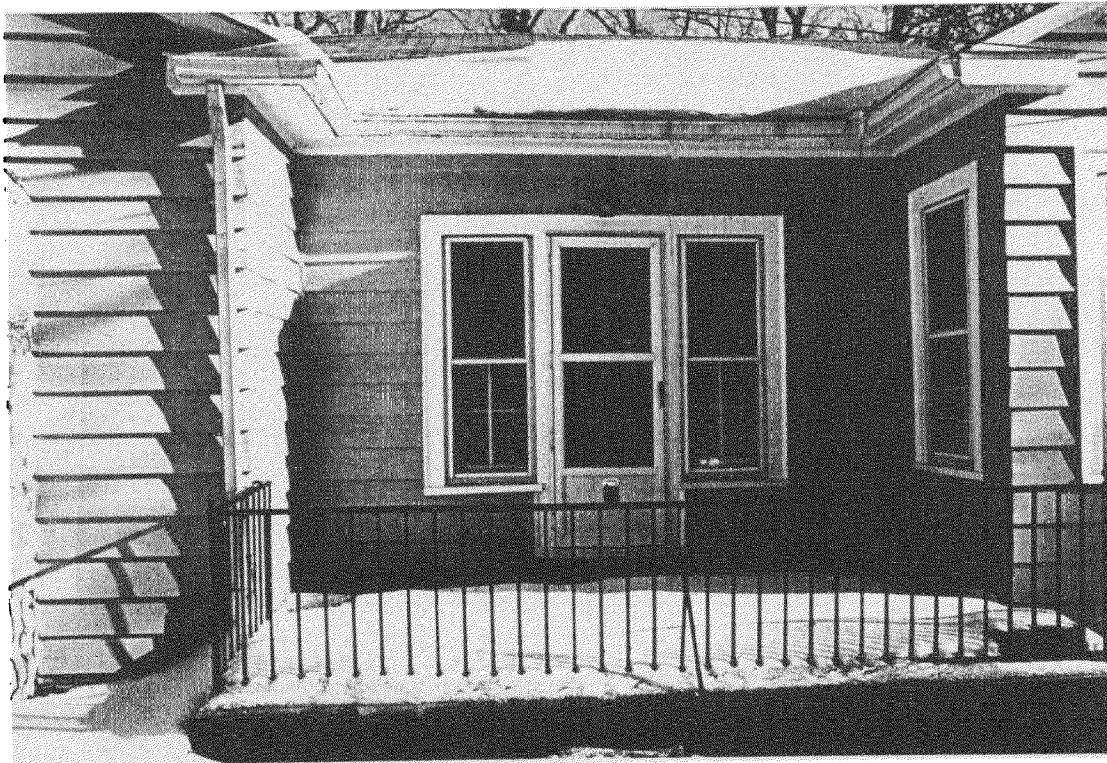


VIEW OF 7211 WILLOW, SCREENED PORCH OF 7213 WILLOW &
PARTIAL VIEW OF EXISTING
CONCRETE PATIO

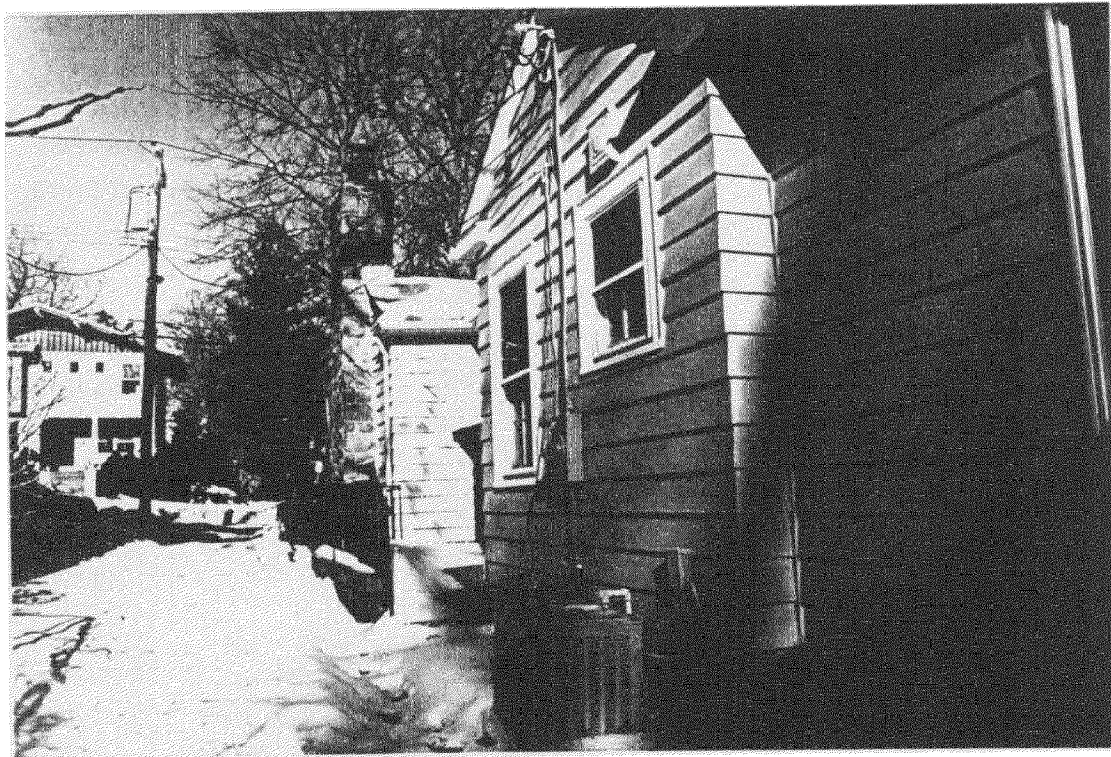


VIEW OF EXISTING CONCRETE
PATIO TO BE ENCLOSED
FROM 7209 WILLOW

14

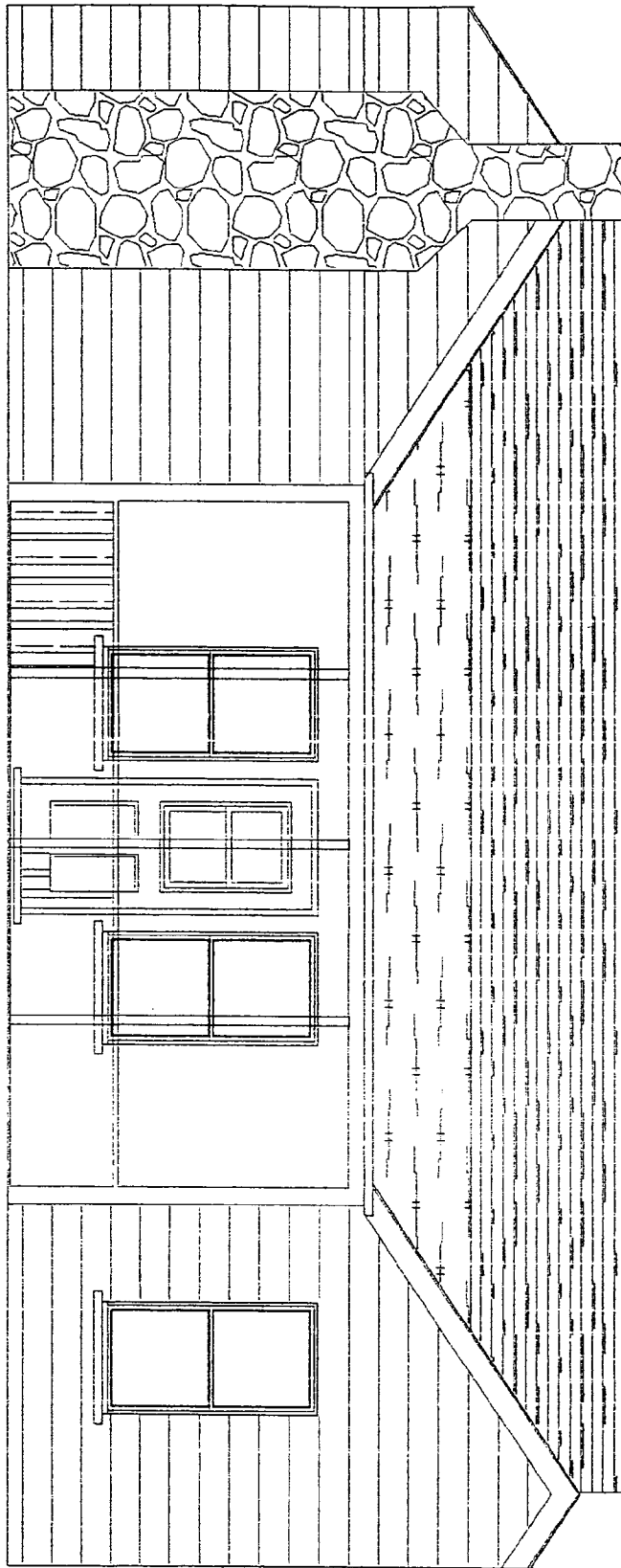


CLOSE UP VIEW FROM DRIVEWAY BETW 7211 & 7209 WILLOW



VIEW FROM GARAGE / DRIVEWAY
LOOKING TOWARDS WILLOW AVE

15



(16)

Page

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Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6309

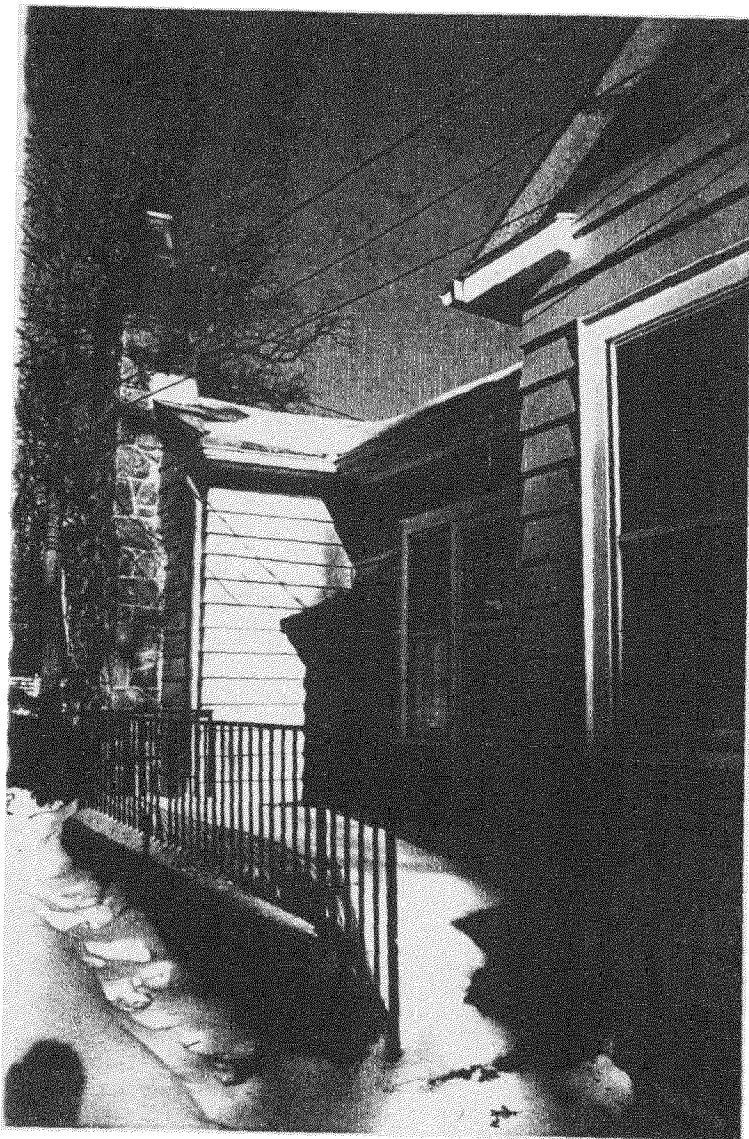
FONG/BELL PORCH ELEVATION

7211 Willow Avenue, Takoma Park, MD

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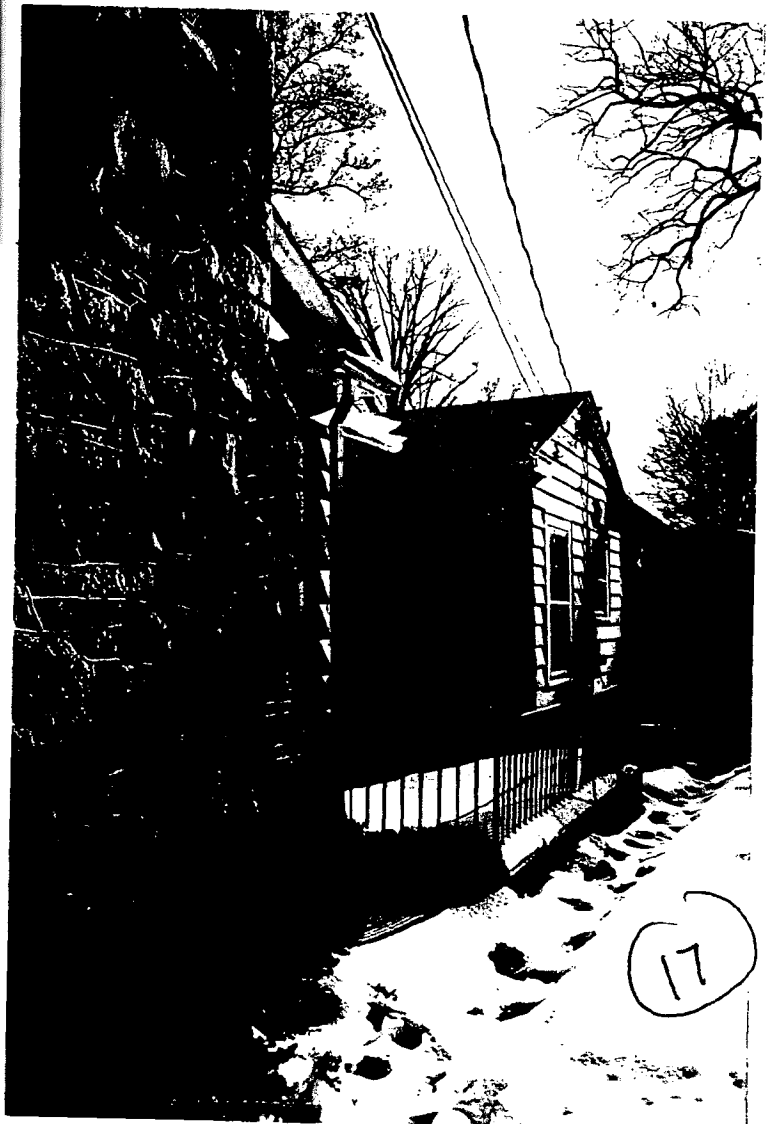
date 11/08/99

checked



VIEW OF EXISTING CONCRETE
PATIO TO BE ENCLOSED
FROM GARAGE OF
7211 WILLOW

SAME AS
ABOVE - VIEW
FROM OPPOSITE
SIDE



17

SPRINGBROOK

H O M E I M P R O V E M E N T S

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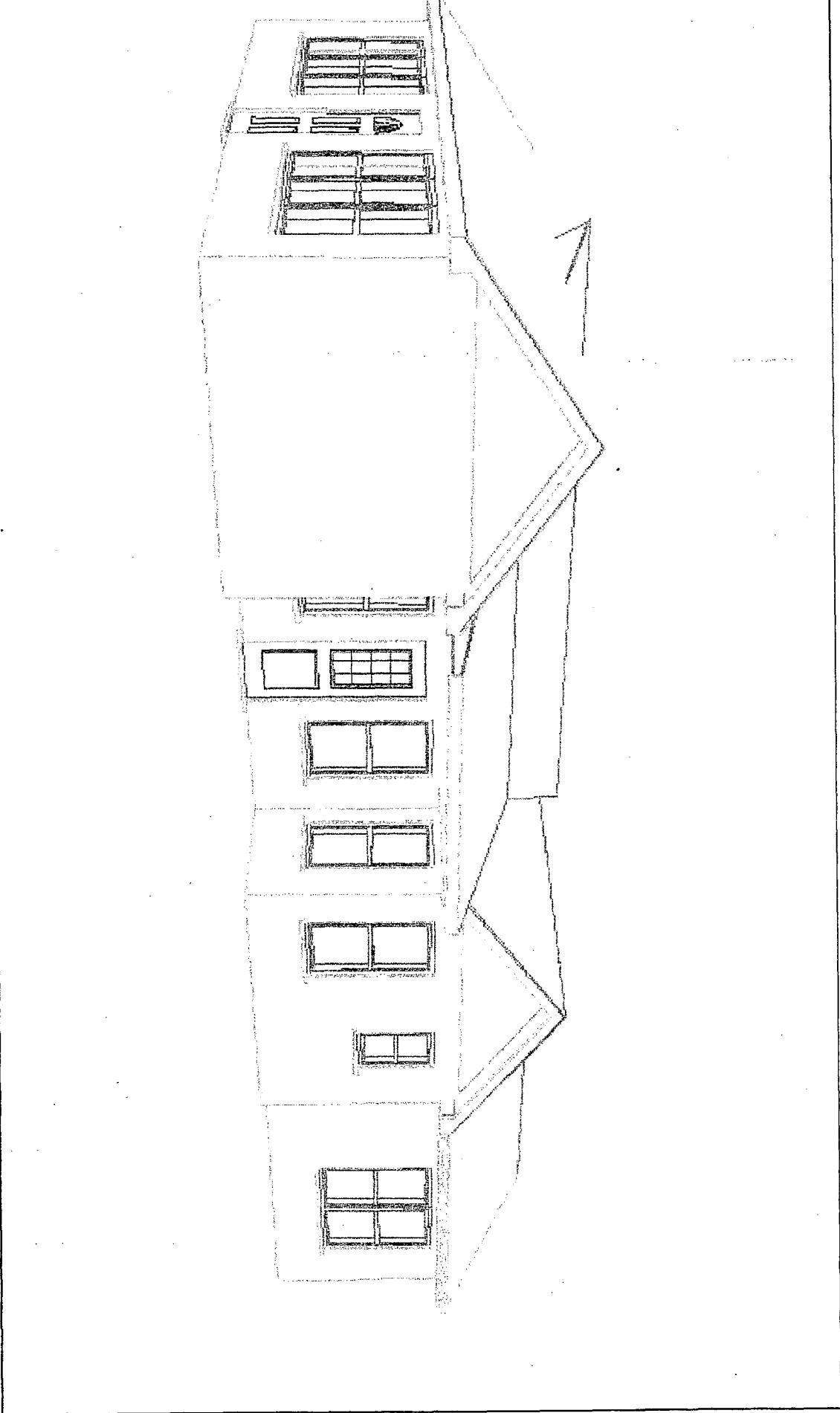
ELECTRICAL

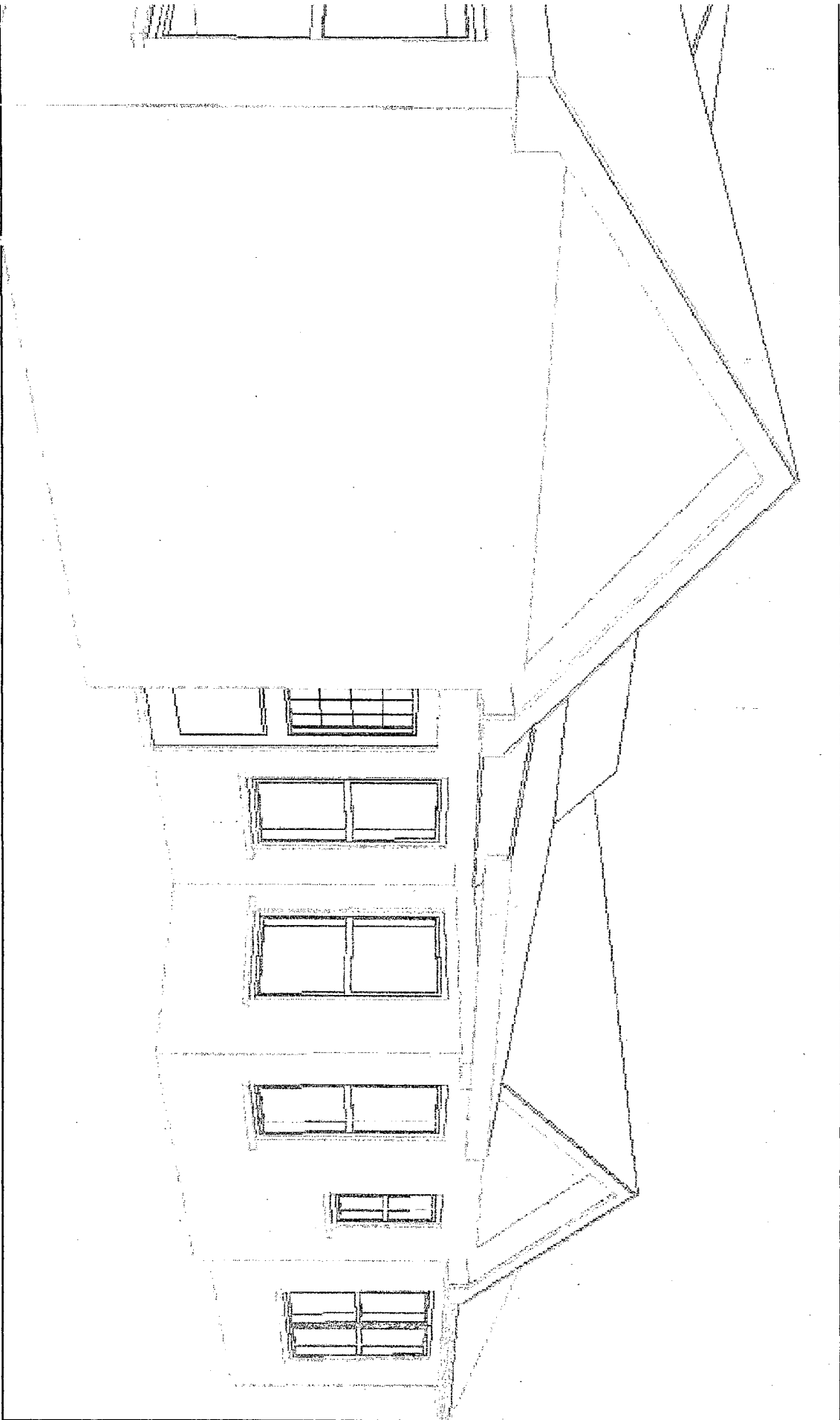
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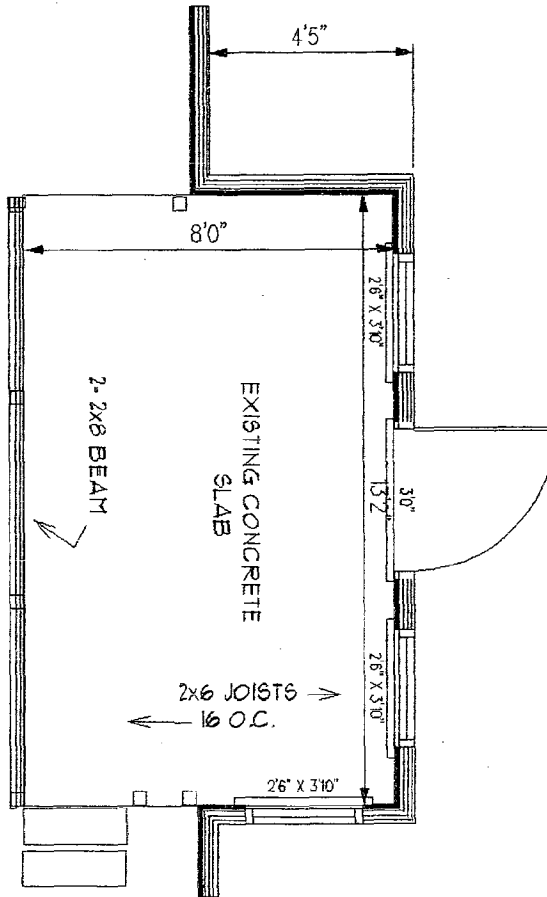
PAINT

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ALLOWANCES







Page

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Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6209

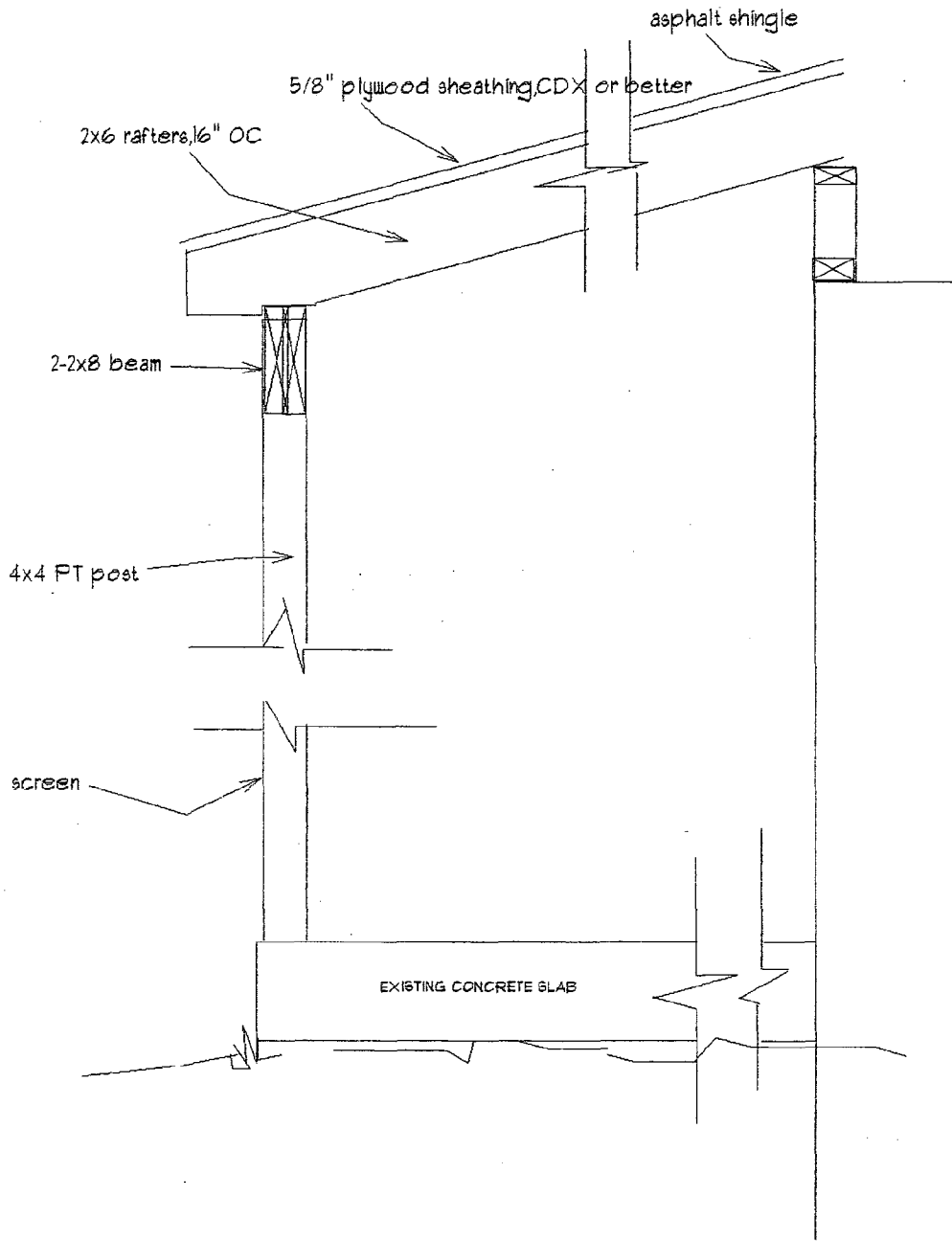
FONG/BELL PORCH PLAN

1211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked



Page
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Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6909

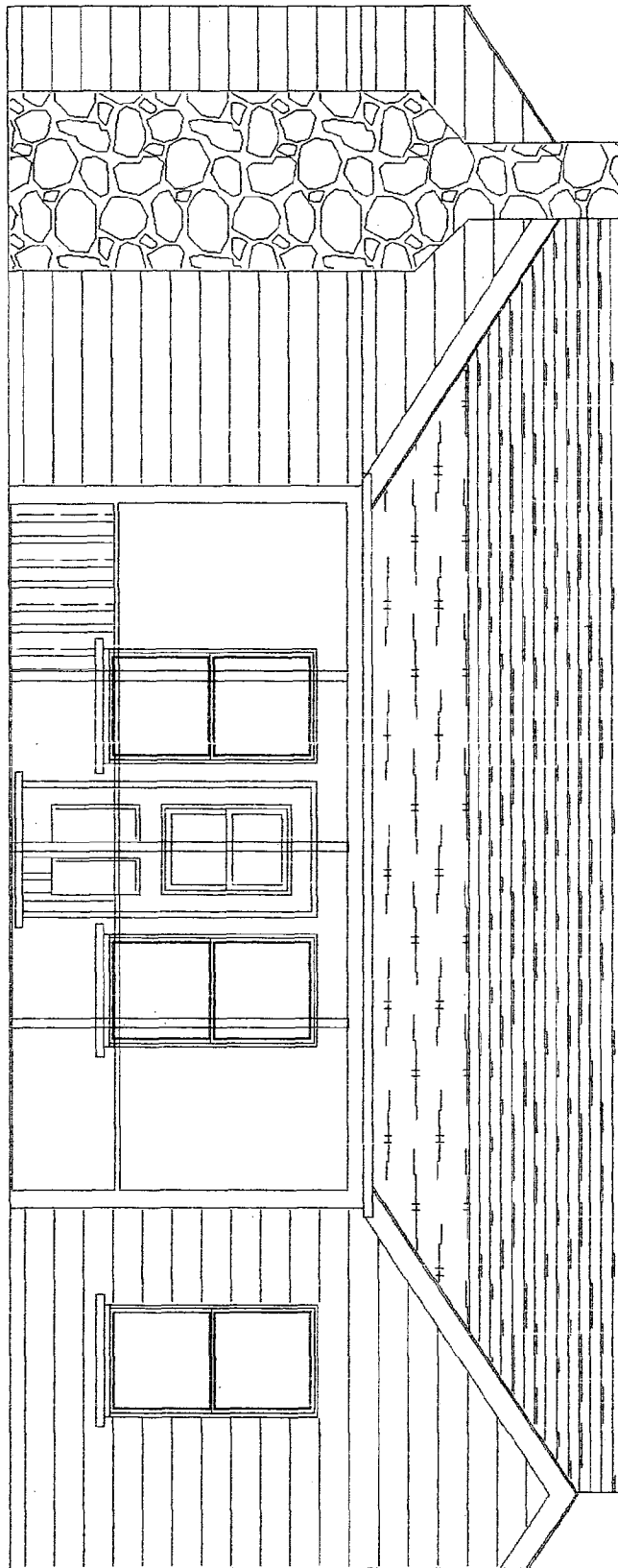
FONG/BELL PORCH SECTION

7211 Willow Avenue, Takoma Park, MD

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Page
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Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6909

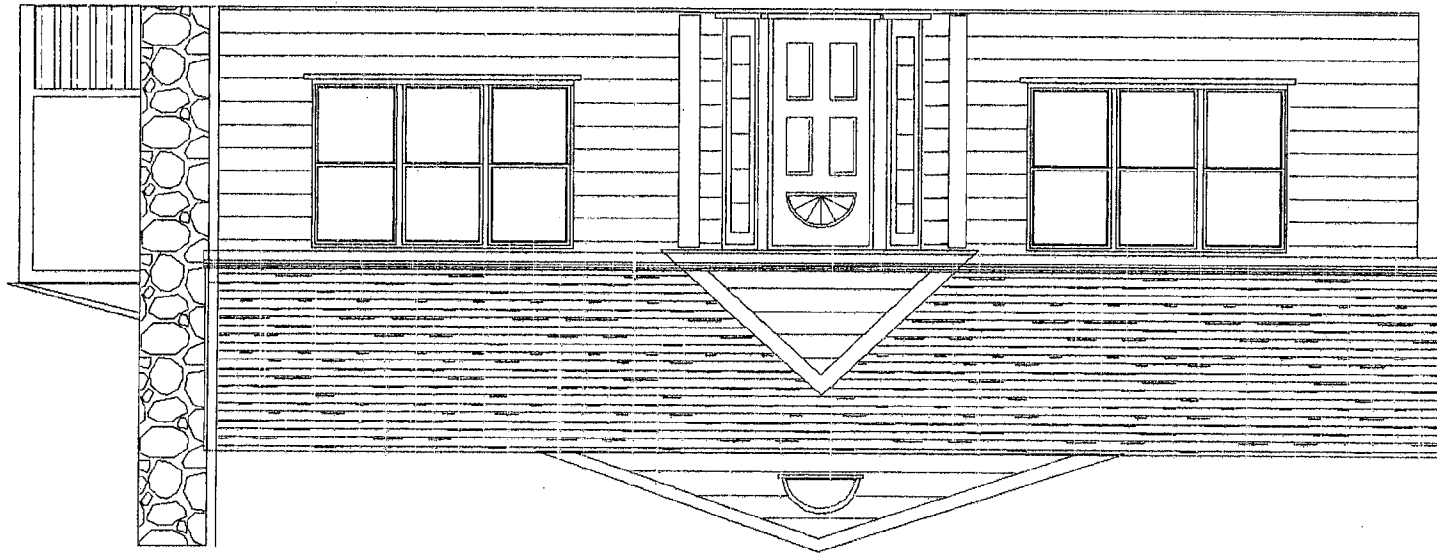
FONG/BELL PORCH ELEVATION

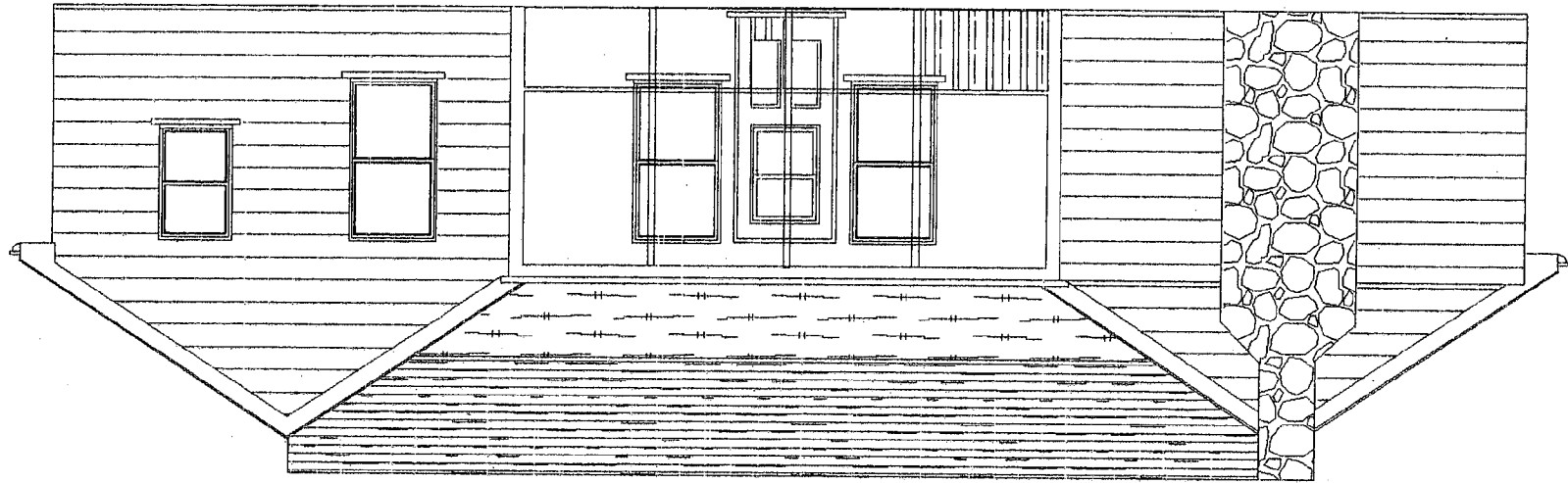
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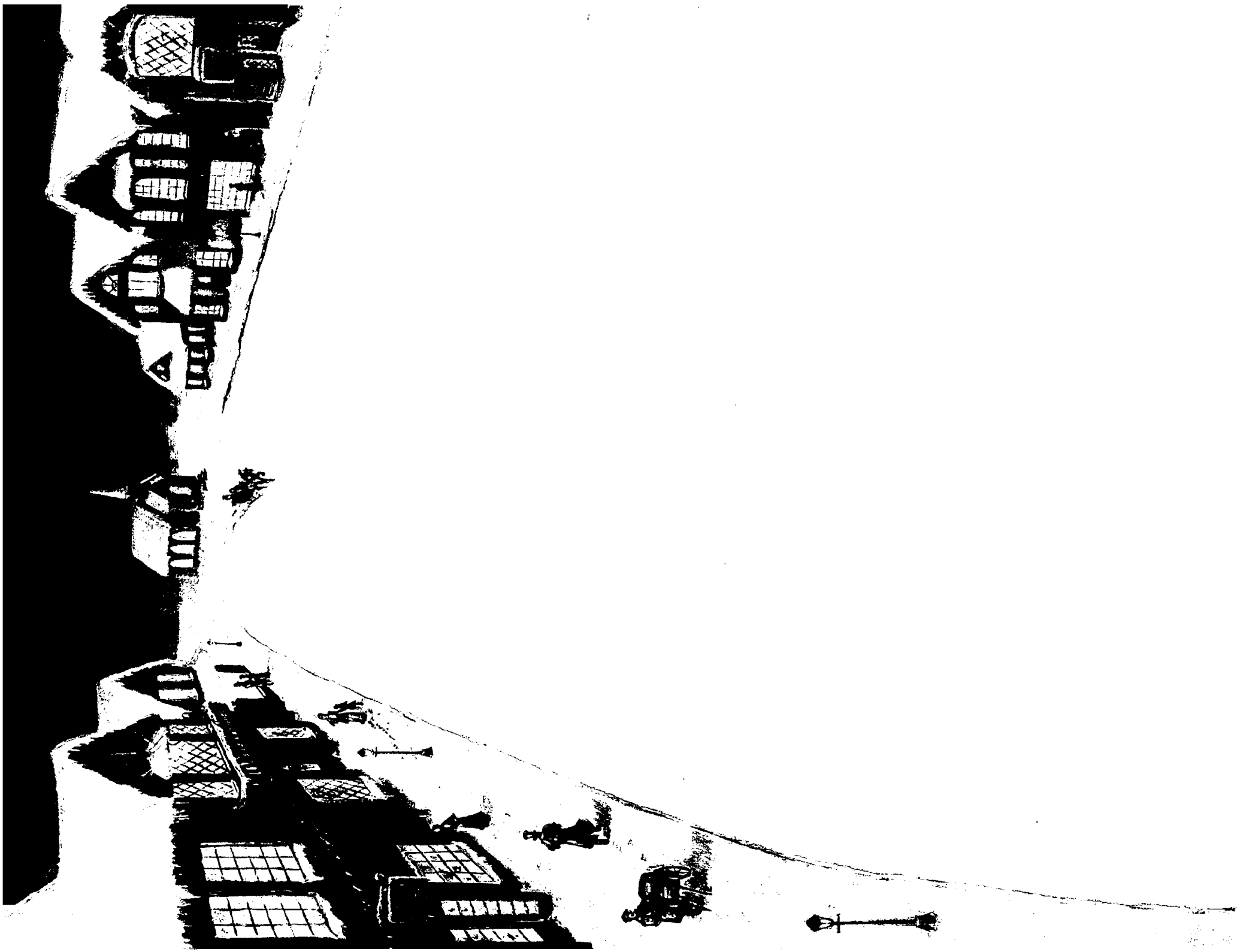




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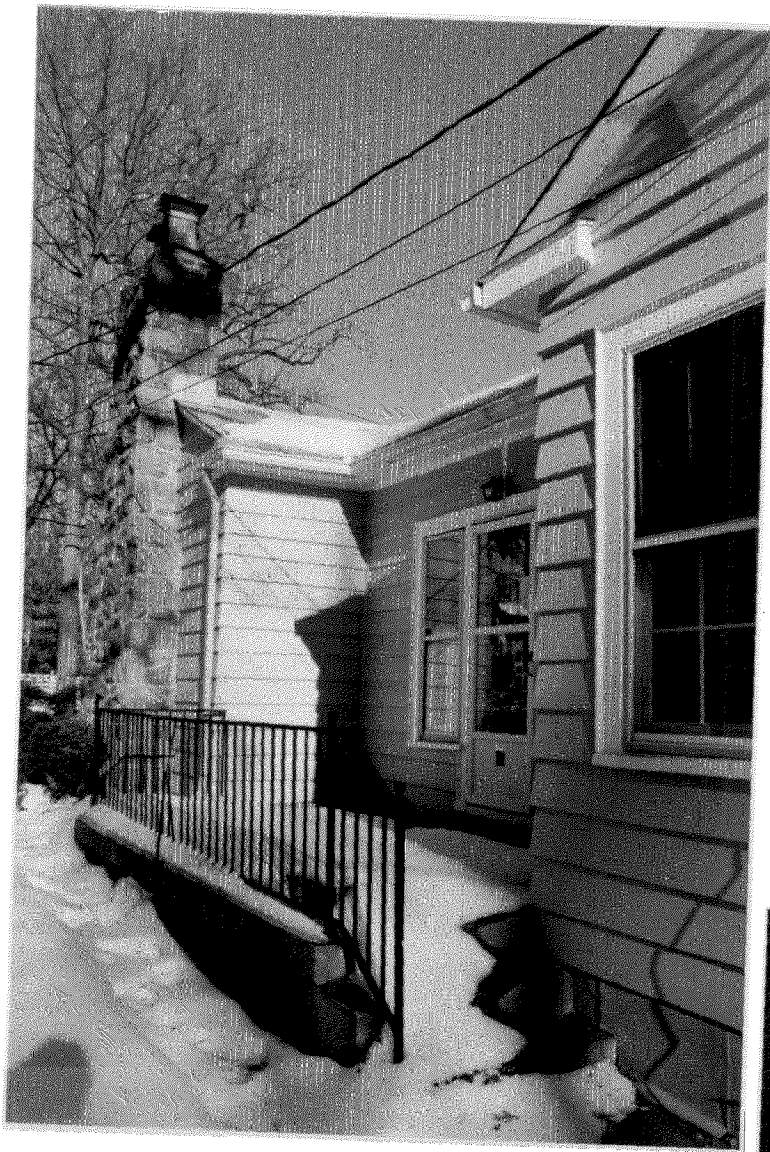


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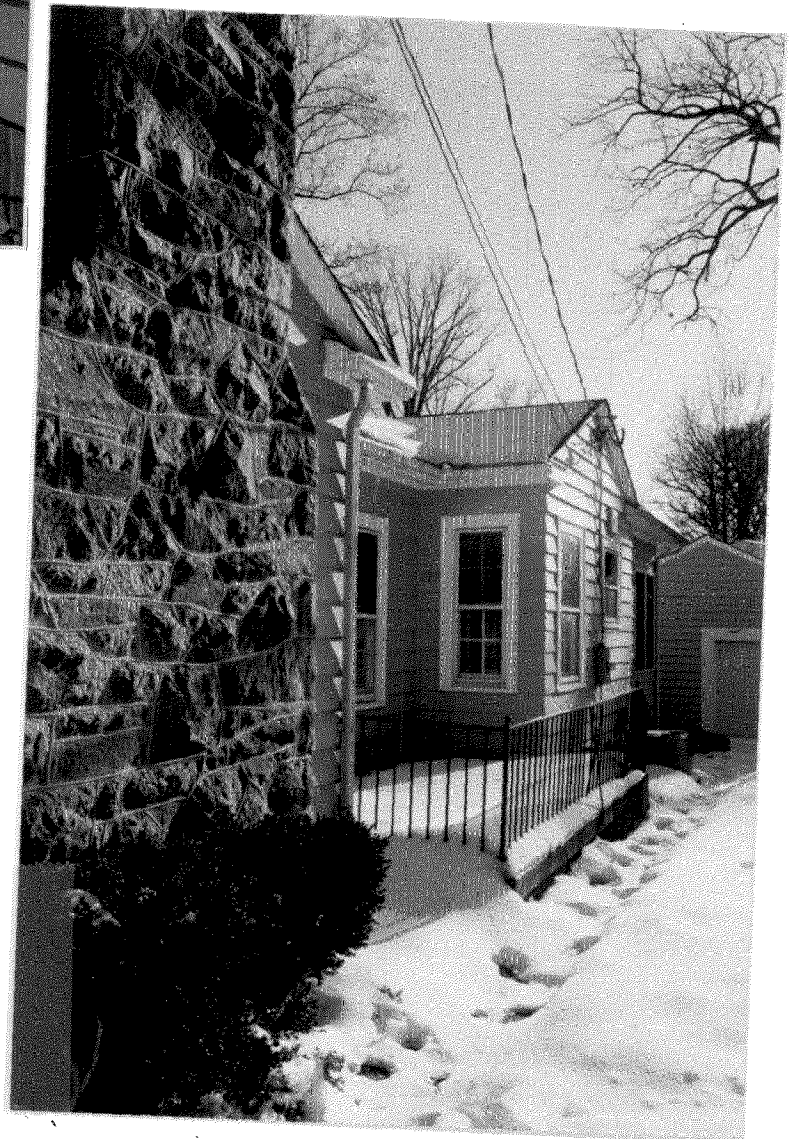


VIEW FROM GARAGE / DRIVEWAY
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VIEW OF EXISTING CONCRETE
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SAME AS
ABOVE - VIEW
FROM OPPOSITE
SIDE



Surveyor's Certificate

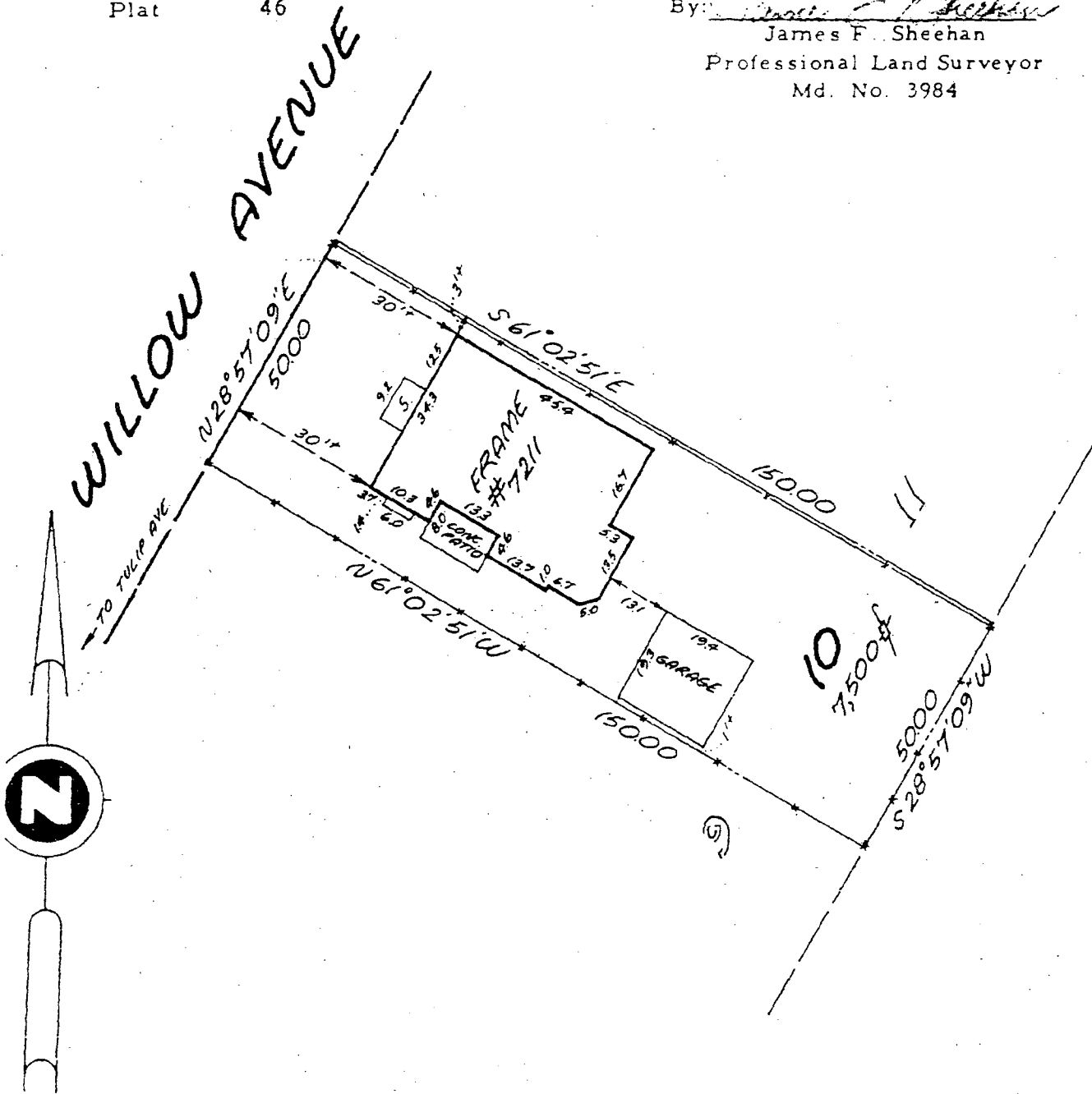
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Date: May 3, 1976

Frey, Sheehan, Stoker & Assoc., Inc.
Land Planning Consultants
Phone 588-3110

Plat Book 1
Plat 46

By: James F. Sheehan
James F. Sheehan
Professional Land Surveyor
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SPRINGBROOK

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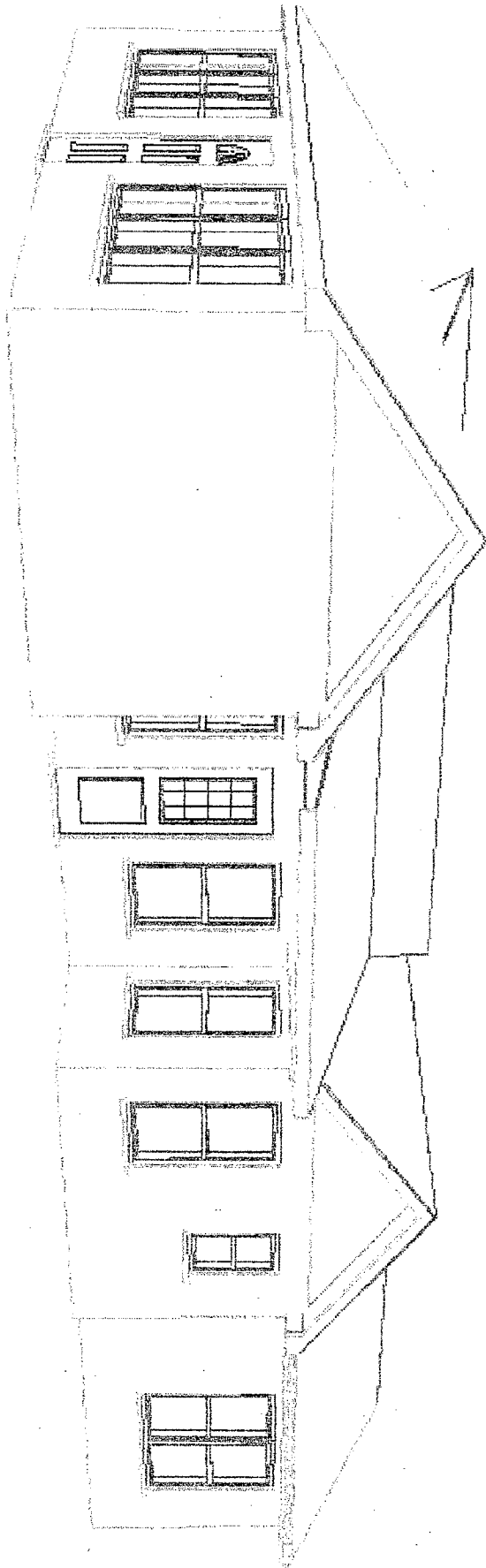
ELECTRICAL

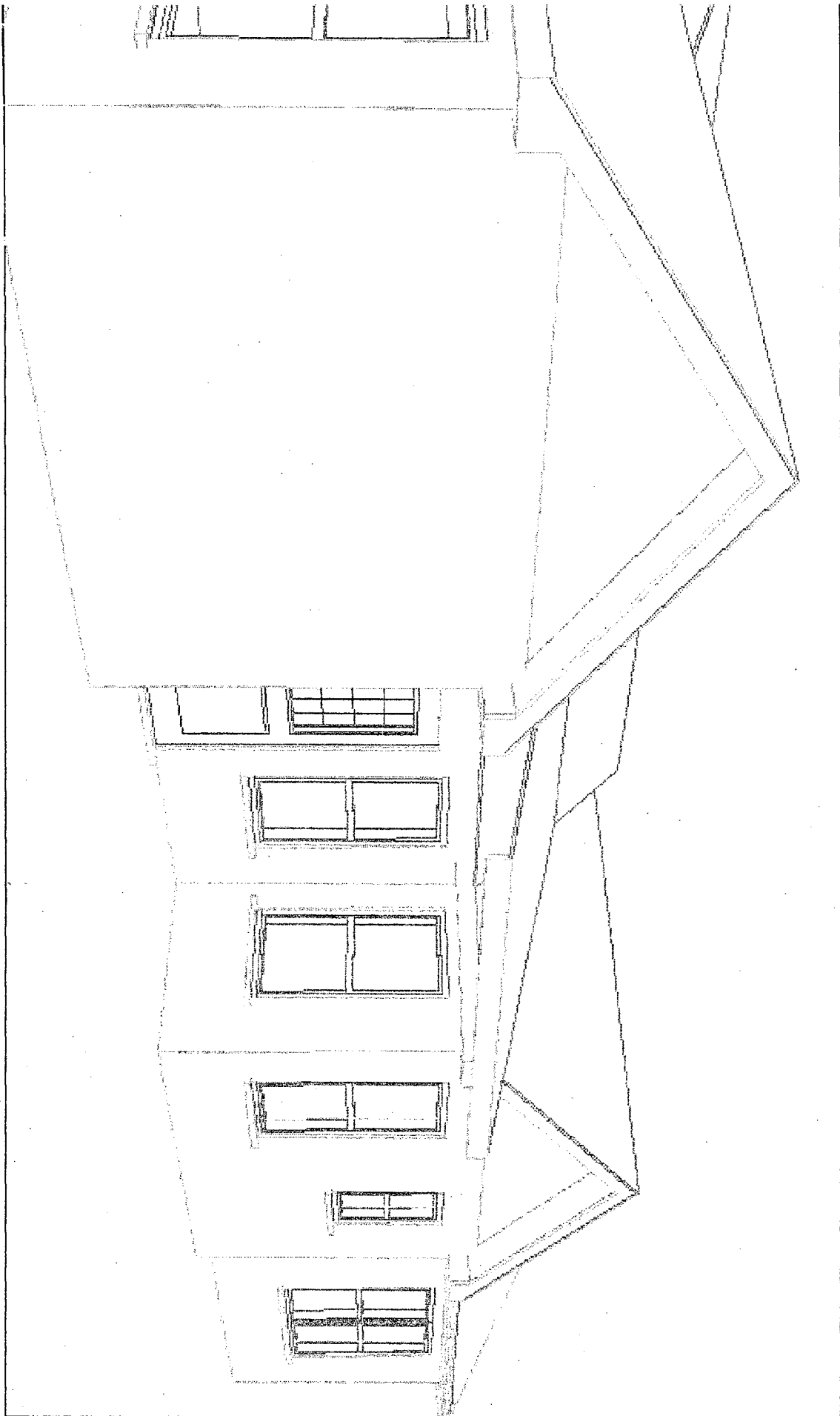
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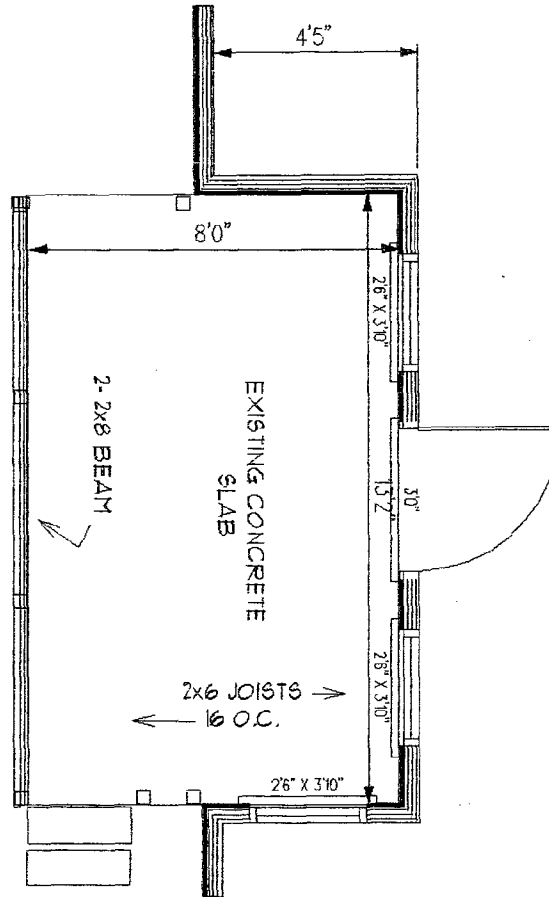
PAINT

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ALLOWANCES







Page

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Springbrook Home Improvements 203 Sixth Street, Laurel, MD 301604-6909

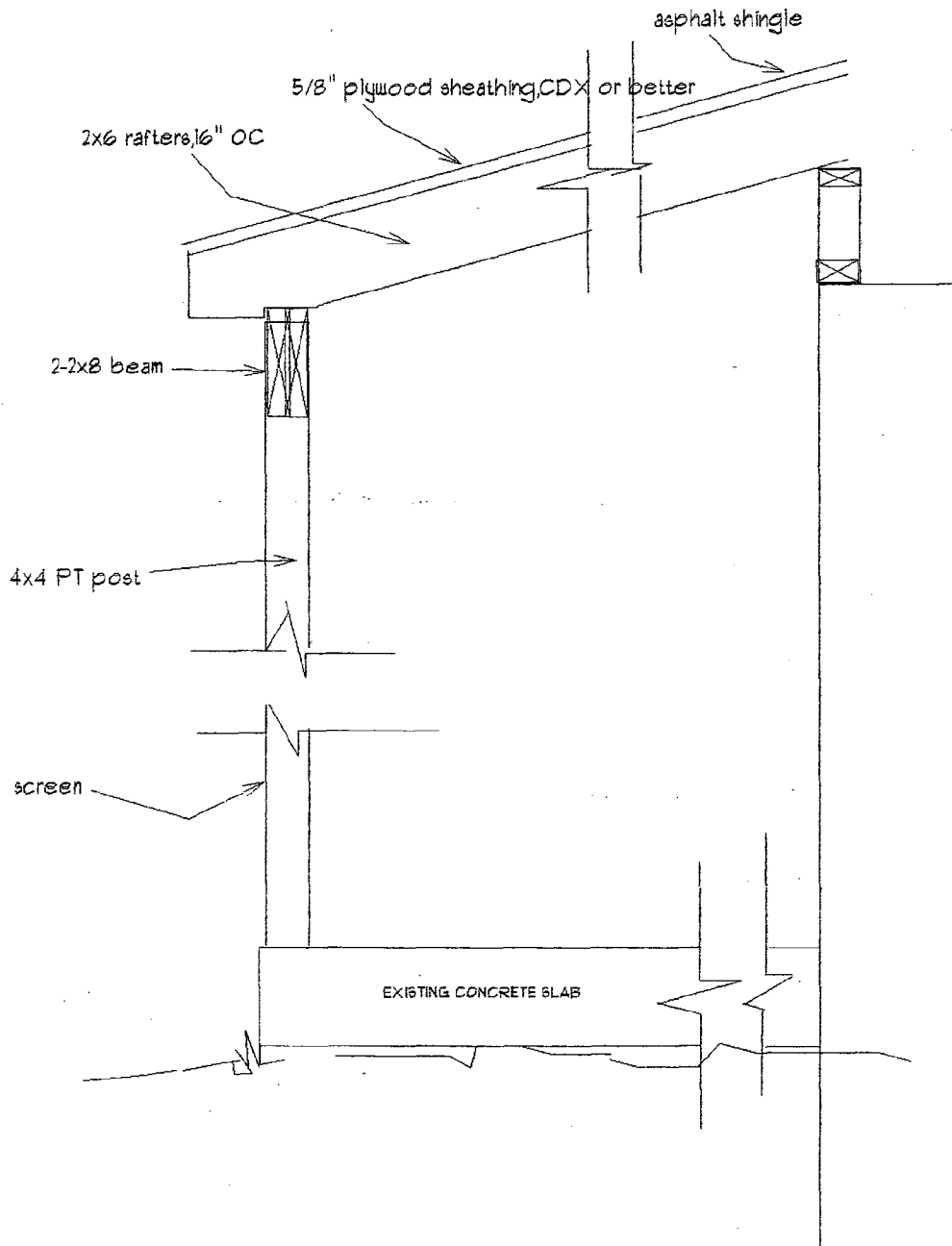
FONG/BELL PORCH PLAN

1211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked



Page
2

Springbrook Home Improvements 203 Sixth Street, Laurel, MD (301)604-6909

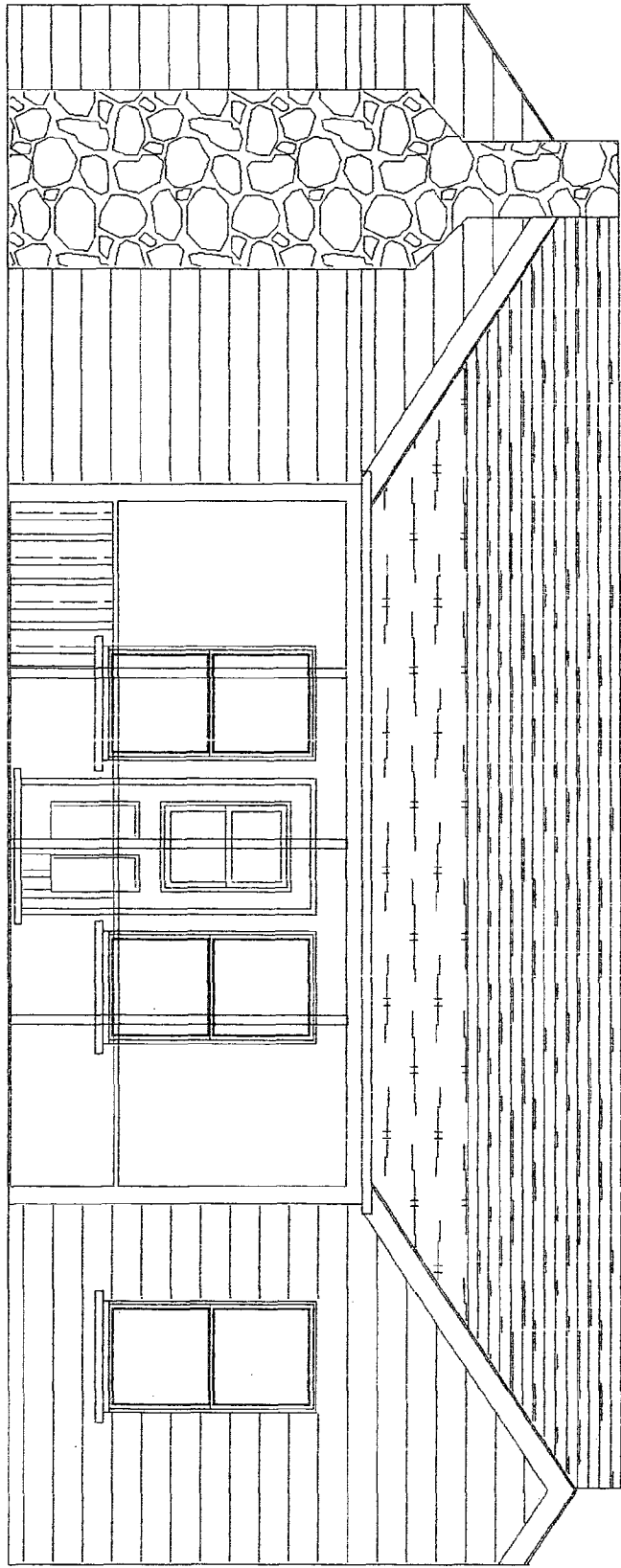
FONG/BELL PORCH SECTION

7211 Willow Avenue, Takoma Park, MD

scale 1/4" = 1'-0"

date 11/08/99

checked



Page
3

Springbrook Home Improvements 203 Sixth Street, Laurel, MD 301604-6309

FONG/BELL PORCH ELEVATION

1211 Willow Avenue, Takoma Park, MD

scale 1/4"=1'-0"

date 11/08/99

checked

