

37/03-03H 7207 Spruce Avenue  
(Takoma Park Historic District)



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 4/8/2003

Permit No: 299247  
Expires:  
X Ref:  
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

ED & LETICIA READ  
7207 SPRUCE AVENUE  
TAKOMA PARK MARYLAND 20912

HAS PERMISSION TO:

ALTER

PERMIT CONDITIONS:

Alterations-garage - Approved with Conditions  
Photographic documentation of the interior space of the outbuilding before is required.

PREMISE ADDRESS

7207 SPRUCE AVE  
TAKOMA PARK MD 20912-

LOT P8  
LIBER  
FOLIO  
PERMIT FEE: \$0.00

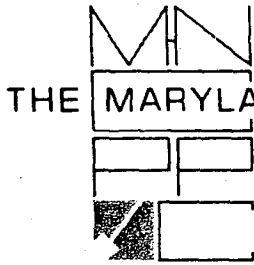
BLOCK 7  
ELECTION DISTRICT  
SUBDIVISION  
TAX ACCOUNT NO.:

PARCEL ZONE R-60  
PLATE GRID

HISTORIC MASTER: Y  
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 3/26/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

DPS# 299247  
HAWP# 37/03-03H

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 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) of your anticipated work schedule.

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

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 26, 2002

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 37/03-03H

DPS# 299247

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

Approved       Denied       **Approved with Conditions:**

1. Photographic documentation of the interior space of the outbuilding before is required.

and subject to the general conditions that **1) 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: Ed & Leticia Read  
7207 Spruce Avenue  
Takoma Park, MD 20912

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7207 Spruce Avenue	<b>Meeting Date:</b>	03/26/03
<b>Applicant:</b>	Ed & Leticia Read	<b>Report Date:</b>	03/19/03
<b>Resource:</b>	Takoma Park Historic District	<b>Public Notice:</b>	03/12/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-03H	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Garage Alterations		
<b>RECOMMEND:</b>	Approve with conditions		

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**CONDITIONS**

1. Photographic documentation of the interior space of the outbuilding before is required.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource  
**STYLE:** Colonial Revival  
**DATE:** c. 1915-25

7207 Spruce Avenue is a contributing resource to the Takoma Park Historic District as a 2-½ story Colonial Revival with a diamond window in the gable. A historic 1-car garage is located on the side of the property.

**PROPOSAL**

The applicants propose to raise the roof approximately 2' and add a diamond shaped window in the gable to match the historic house. The small corridor between the outbuilding and the house is the only space to the backyard, and is too tight a pass. The building stands approximately 8' in height above the ground with an eave overhang that reduces it to 6' in height. The walls will be restored and extended an additional 1'-5" so that the corridor between the outbuilding and house is more convenient.

Besides the raising of the roof, the applicants will restore the outbuilding by repairing the historic garage doors, repainting and repairing the wall sheathing and

concrete foundation walls. A loft space will be added in the garage to accommodate the applicant.

### **STAFF DISCUSSION**

Outbuildings in the Takoma Park Historic District are important auxiliary buildings, and are valuable resources to the environment. Even though this project will alter the roof of an original outbuilding, staff finds the project approvable. Staff would also like to recommend that the applicants conduct photographic documentation of the building to be included in the HPC files before any work is completed.

According to the Takoma Park Historic District guidelines, alterations to contributing resources should be “generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.” Overall, staff admires that the applicants will be restoring the historic building appropriately, adding details that match the existing main house, such as the diamond-shaped window in the gable.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-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 located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior’s *Standards #6*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

with conditions:

1. Photographic documentation of the outbuilding before construction begins is required.

with the general conditions 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 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.



DEPARTMENT OF PERMITTING SERVICES  
155 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: DANA HADEN  
Daytime Phone No.: 301 270.5811

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: ED READ / LETICIA READ Daytime Phone No.: 301. 344. 3874  
Address: 7207 SPRUCE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 7207 ~~4800~~ Street: SPRUCE  
Town/City: TAKOMA PARK Nearest Cross Street: TULIP  
Lot: PB Block: 7 Subdivision: \_\_\_\_\_  
Liber: 9717 Folio: 638 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Removeable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Fence/Wall (complete Section 4)  Other: GARAGE  
1B. Construction cost estimate: \$ \$20,000  
1C. (If this is a revision of a previously approved active permit, see Permit # ND)

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.

Dana Haden  
Signature of owner or authorized agent

3-2-03  
Date

Approved: with conditions For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 3/26/03  
Application/Permit No.: 299247 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 structure we would like to renovate is an original garage structure - wood frame - we need to repair the foundation on the right side and ~~the~~ we would like to modify the roof line. The garage is 2' from the prop. line and we have zoning approval to alter the structure.

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

except for modifying the roof line we would like to restore the rest of the garage.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 wall, 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, 91 Marrow 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.

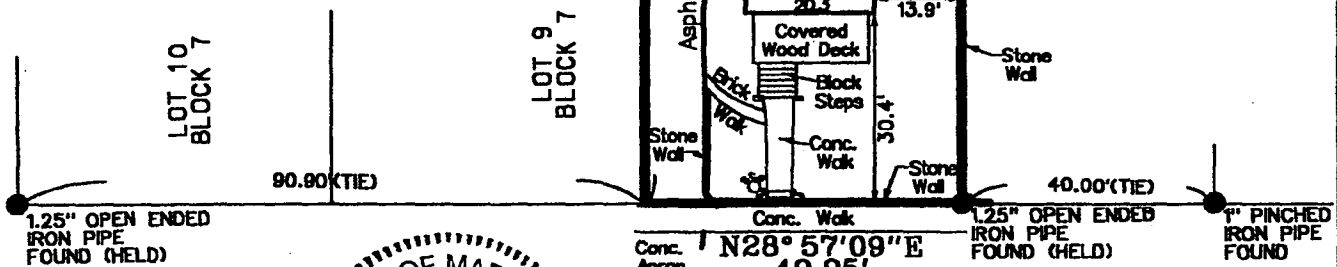


LIPSCOMB AND  
 EARNEST TRUSTEES'  
 ADDITION TO  
 TAKOMA PARK  
 PLAT BOOK 1 PLAT No. 46  
 LIBER 9717 AT FOLIO 638  
 13th ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 November, 2002 Scale: 1" = 30'

SCALE: 1" = 30'  
 P.S. 1 P.No. 46

**NOTES:**

- 1.) BEARING BASIS FOR THIS SURVEY IS PLAT DATUM PER PLAT NO. 46.
- 2.) BOUNDARY SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT FOR SUBJECT PROPERTY. PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND COVENANTS OF RECORD. A TITLE, EASEMENT AND/OR RECORD SEARCH WAS NOT CONDUCTED BY ALL IN ONE SURVEYS, INC.
- 3.) NO EASEMENTS ARE SHOWN HEREON.



**LEGEND**

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- ⊕ - SEWER CLEANOUT
- A/W - AREAWAY
- W/W - WINDOW WELL
- CONC. - CONCRETE



**SPRUCE AVENUE**  
 (FORMERLY POPLAR AVENUE)  
 50' RIGHT OF WAY

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF THAT THIS MAP, AND THE FIELD SURVEY ON WHICH IT IS BASED, ARE CORRECT AND WERE PREPARED IN ACCORDANCE WITH STATE SURVEYING STANDARDS IN EFFECT AT THE TIME OF THIS SURVEY.

*Derek I. Fuller 11-20-02*  
 FOR ALL IN ONE SURVEYS, INC.  
 DEREK I. FULLER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21051  
 DATE OF SURVEY: NOVEMBER 18, 2002

**ALL IN ONE SURVEYS, INC.**

"PROVIDING ALL OF YOUR LAND SURVEYING SERVICES"

11734 COLLEGE VIEW DRIVE  
 SILVER SPRING, MARYLAND 20902  
 PHONE: 301-946-4104  
 FAX: 301-946-1164



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
2401777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: DANA HADEN  
Daytime Phone No.: 301 270.5811

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Address: 7207 SPRUCE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number: 7207 ~~4800~~ Street: SPRUCE  
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Lot: PB Block: 7 Subdivision: \_\_\_\_\_  
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PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  Move  Install  Wreck/Raze  Revision  Repair  Removeable  
CHECK ALL APPLICABLE:  A/C  Slab  Room Addition  Porch  Deck  Shed  Solar  Fireplace  Woodburning Stove  Fence/Wall (complete Section 4)  Other: GARAGE  
1B. Construction cost estimate: \$ \$20,000  
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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.

Dana Haden  
Signature of owner or authorized agent

3.2.03  
Date

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

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

Application/Permit No.: 299247 Date Filed: 3/4/03 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

EDNA LETICIA READ  
 7207 SPRUCE AVE.  
 TAKOMA PARK, MD 20912

**Owner's Agent's mailing address**

DANA HADEN  
 805 Sligo Creek Parkway  
 Takoma Park, Md. 20912

**Adjacent and confronting Property Owners mailing addresses**

across the street Lot. 38.

Thomas Coerman  
 7208 Spruce Ave  
 Takoma Park Md.

across the st. Lot. P1

Colin Norman  
 7204 Spruce Ave.  
 Takoma Park, Md. 20912

across the st. Lot. 37

Shirley Davis  
 7210 Spruce Ave.  
 Takoma Park, Md. 20912

Beside Lot. 5

Douglas Dembling  
 504 Tulip Ave  
 Takoma Park, MD  
 20912

Beside Lot. 9,

Bruce Sidwell  
 7209 Spruce Ave.  
 Takoma Park, Md. 20912

Rear Lot 4

Larry Ravitz  
 506 Tulip Ave  
 Takoma Park, MD 20912

Beside Lot P6

Daniel Williams  
 7205 Spruce Ave.  
 Takoma Park, Md. 20912

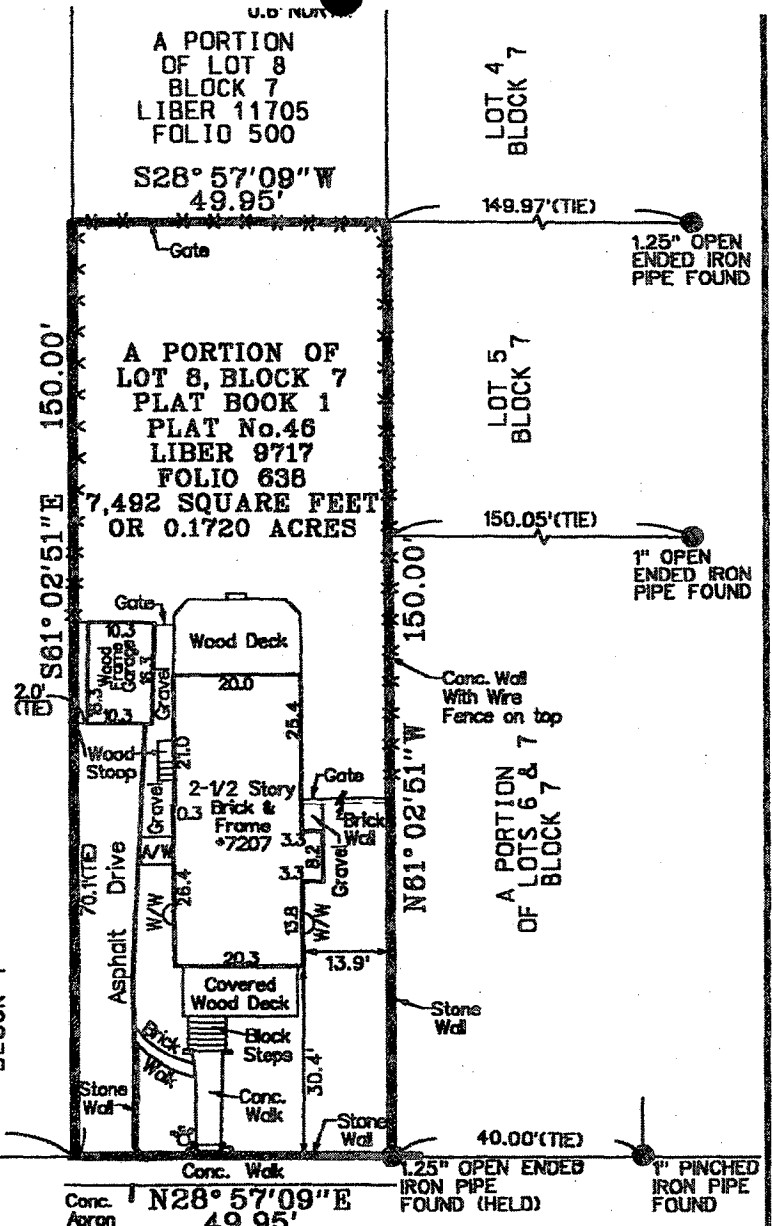
g addresses noticing table

LIPSCOMB AND  
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- 3.) NO EASEMENTS ARE SHOWN HEREON.



1.25" OPEN ENDED IRON PIPE FOUND (HELD)

90.90 (TIE)

Conc. Apron N28° 57' 09" E 49.95'

1.25" OPEN ENDED IRON PIPE FOUND (HELD)

**LEGEND**

- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- ⊙ - SEWER CLEANOUT
- A/W - AREAWAY
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**SPRUCE AVENUE**  
 (FORMERLY POPLAR AVENUE)  
 50' RIGHT OF WAY

**SURVEYOR'S CERTIFICATE**

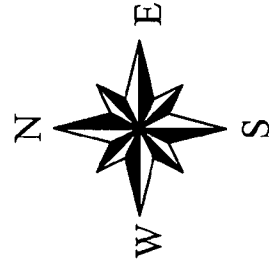
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*Derek I. Fuller* 11-20-02

FOR ALL IN ONE SURVEYS, INC.  
 DEREK I. FULLER  
 PROFESSIONAL LAND SURVEYOR  
 MARYLAND REGISTRATION No. 21051  
 DATE OF SURVEY: NOVEMBER 18, 2002

**ALL IN ONE SURVEYS, INC.**  
 "PROVIDING ALL OF YOUR LAND SURVEYING SERVICES"  
 11734 COLLEGE VIEW DRIVE  
 SILVER SPRING, MARYLAND 20902  
 PHONE: 301-946-4104  
 FAX: 301-946-1164

# Takoma Park Historic District



GARAGE REPAIR AND  
AND ALTERATION  
7207 SPRUCE AVE  
TAKOMA PARK, MD

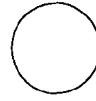
GARAGE ALTERATION FOR  
7207 SPRUCE AVE  
TAKOMA PARK, MD

STUDIO D  
ARCHITECTS  
1000 17th Street NW  
Washington, DC 20036

D

DANA ROGERS HADEN, AIA architect

DATE: 2/27/83  
SHEET NO. 2/27/83



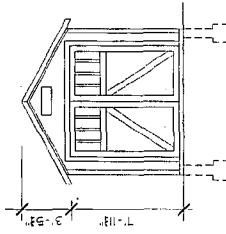
DESIGN BY: DRH  
DATE: 2/27/83

SHEET NO. 2/27/83

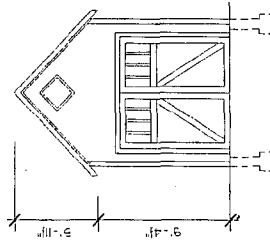
A-1



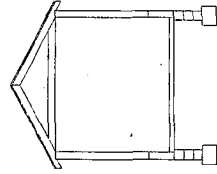
2 FLOOR PLAN  
A-1 SCALE: 1/4" = 1'-0"



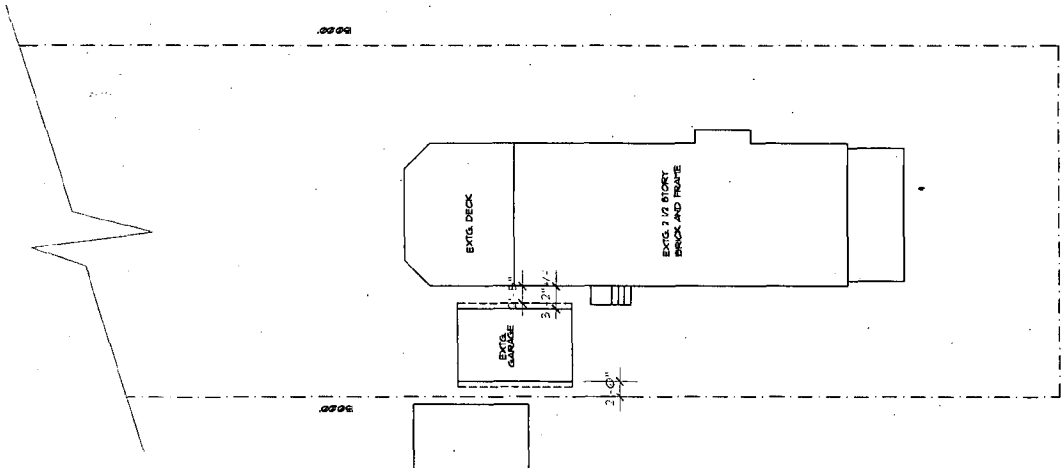
3 EXTG. ELEVATION  
A-1 SCALE: 1/4" = 1'-0"



5 NEW ELEVATION  
A-1 SCALE: 1/4" = 1'-0"



4 EXTG. SECTION  
A-1 SCALE: 1/4" = 1'-0"



1 SITE PLAN  
A-1 NO SCALE











Garage 7208 Spruce





DANA ROGERS HADEN, AIA architect

d STUDIO

805 sligo creek parkway  
takoma park, md 20912  
270-5811

Holly Apple  
Jan Deardoff &  
Susan Watkins

January 28, 2003

Dear Corey, (I hope I spelled that correctly)

I am faxing you the elevation of the existing garage as well as the proposed new elevation. We are only hoping to increase the bearing height and change the roof pitch in order to give us more head height on the side of the garage where you walk. Otherwise they want to maintain the rest of the structure including reusing the doors and siding where possible.

This existing garage is in violation of the existing zoning requirements that say we need to have a 5' side yard. It only has a 2.5' side yard. We have been to zoning and they have approved our modifications. Now we need your input.

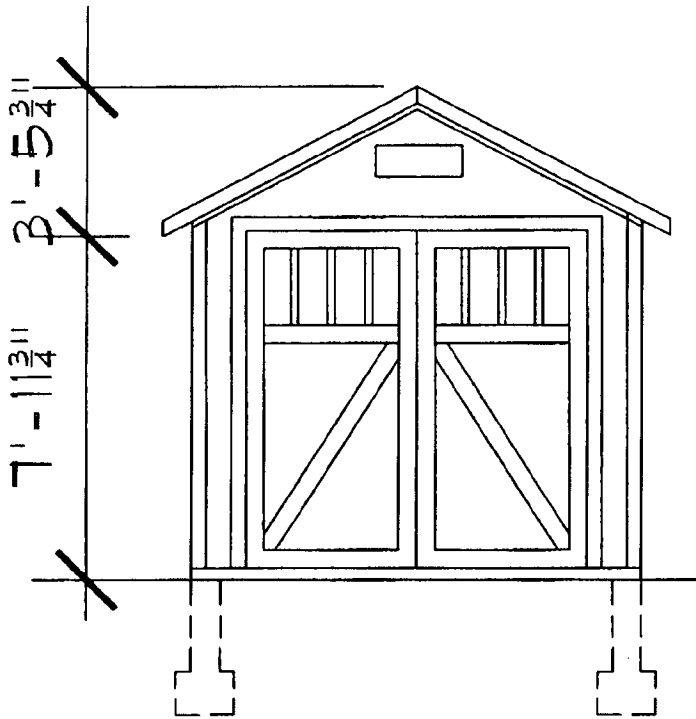
I can be reached at the number listed above.

I look forward to talking with you.

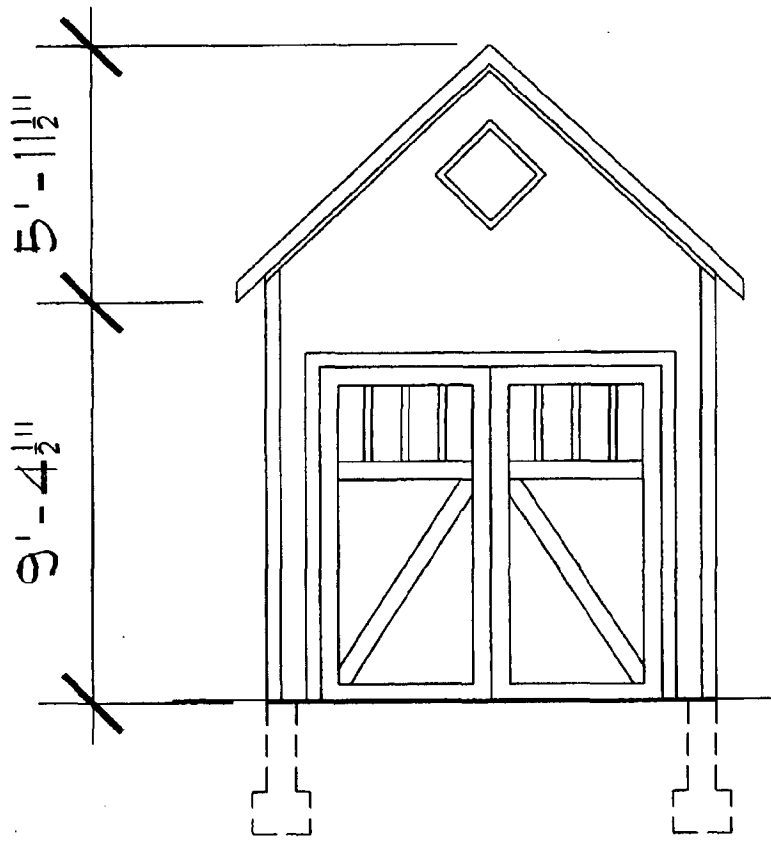
Sincerely,

Dana Haden

2003-01-28 11:59a dana haden



3 EXTG. ELEVATION  
A-1 SCALE:  $1/4" = 1'-0"$



5 NEW ELEVATION  
 A-1 SCALE: 1/4" = 1'-0"



Garage 7208 Spruce





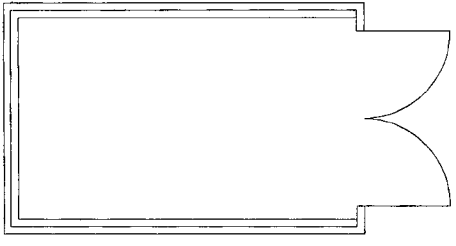
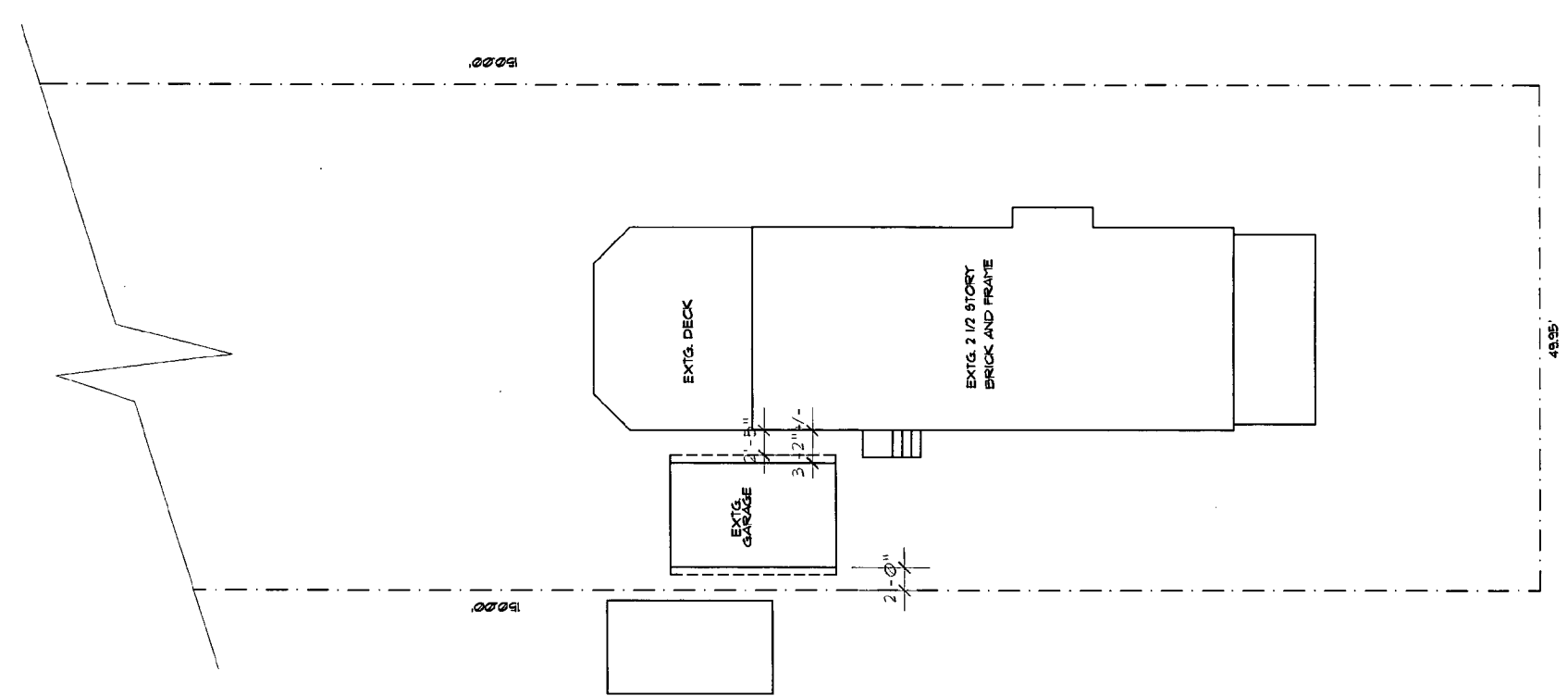




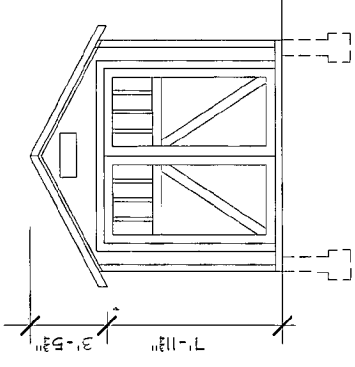


# GARAGE REPAIR AND AND ALTERATION 7207 SPRUCE AVE

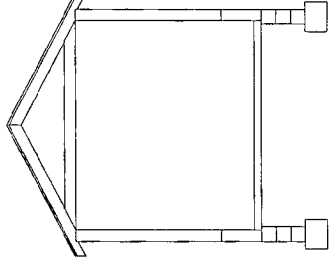
TAKOMA PARK, MD



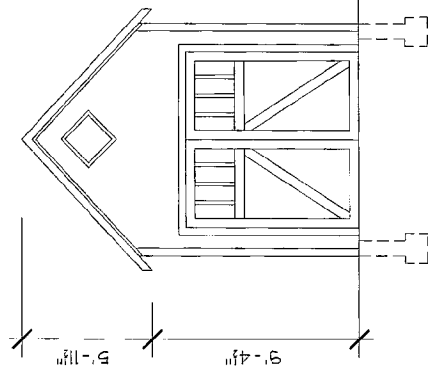
2 FLOOR PLAN  
A-1 SCALE: 1/4" = 1'-0"



3 EXTG. ELEVATION  
A-1 SCALE: 1/4" = 1'-0"



4 EXTG. SECTION  
A-1 SCALE: 1/4" = 1'-0"



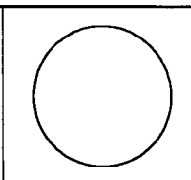
5 NEW ELEVATION  
A-1 SCALE: 1/4" = 1'-0"

GARAGE ALTERATION FOR  
7207 SPRUCE AVE  
TAKOMA PARK, MD

STUDIO D  
808 Millers Creek Parkway  
Takoma Park, MD  
301-270-5911

DANA ROGERS HADEN, AIA architect

ISSUE:  
SCHEM SET: 2/22/09



DRAWN BY: DRH  
SHEET:

SITE PLAN, FLOOR PLAN  
AND ELEVATIONS  
A-1

1 SITE PLAN  
A-1 NO SCALE