

37/3-02I 7715 Takoma Avenue  
(Takoma Park Historic District)

M

HPC



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

Robert C. Hubbard  
Director

HISTORIC AREA WORK  
PERMIT

IssueDate: 3/18/2002

Permit No: 272056  
Expires:  
X Ref:  
Rev. No:

**Approved With Conditions**

THIS IS TO CERTIFY THAT: CANDIDA DELUISE  
7715 TAKOMA AVE  
TAKOMA PARK MD 209124118

HAS PERMISSION TO: ALTER

PERMIT CONDITIONS:

PREMISE ADDRESS 7715 TAKOMA AVE  
TAKOMA PARK MD 20912-

LOT P10 BLOCK 73 PARCEL ZONE R-60  
LIBER ELECTION DISTRICT PLATE GRID  
FOLIO SUBDIVISION WHEATON OUTSIDE\*\*  
PERMIT FEE: \$0.00 TAX ACCOUNT NO.:

HISTORIC MASTER: Y  
HISTORIC ATLAS: Y

**HISTORIC APPROVAL ONLY  
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

Robin:

Adding 3' to deck off back

1'

49 sf more of lot coverage total

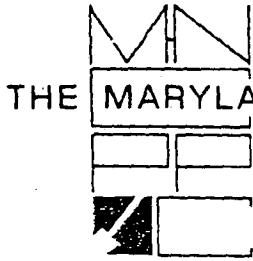
Call Mondays

Excelsior Wilson-

301-422-2748 office

301-466-2316 cell

Robin - I told guy you would review this Monday morning and call him. He came in on Friday and was hoping to get approval for changes to deck. See posted-marked pages of plan.



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

Date: 3/14/02

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit  
HPC # 37/3-02I

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

Approved

Approved with Conditions: \_\_\_\_\_

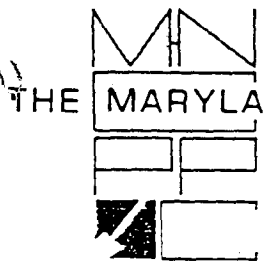
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: CANDIDA DELUISE

Address: 7715 TAKOMA AVE, TAKOMA PARK, MD

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 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



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

Date: 03/14/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

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HPC # 37/3-02E

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!



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: Richard Wilson

Daytime Phone No.: 301-422-2748

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

Name of Property Owner: Candida Deluise Daytime Phone No.: 301-589-5950

Address: 7715 Takoma Ave. Takoma Park, MD 20912  
Street Number City State Zip Code

Contractor: Coverall Construction Phone No.: 301-422-2748

Contractor Registration No.: 21753

Agent for Owner: Richard Wilson Daytime Phone No.: 301-422-2316

LOCATION OF BUILDING/PREMISE

House Number: 7715 Street: Takoma Avenue

Town/City: Takoma Park Nearest Cross Street: \_\_\_\_\_

Lot: 10 Block: 73 Subdivision: The TPI et Co's Subdivision of Takoma Park

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable
- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

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

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

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.

[Signature]  
Signature of owner or authorized agent

2/22/02  
Date

Approved: X

For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature]

Date: 3/14/02

Application/Permit No.: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Date Issued: \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 7715 Takoma Avenue, Takoma Park      **Meeting Date:** 03/13/02  
**Resource:** Contributing Resource      **Report Date:** 03/06/02  
                  **Takoma Park Historic District**  
**Review:** HAWP      **Public Notice:** 02/27/02  
**Case Number:** 37/03-02J      **Tax Credit:** None  
**Applicant:** Candida Deluise      **Staff:** Michele Naru

**PROPOSAL:** Window replacement, rear addition and deck installation.

**RECOMMEND:** Approval

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PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Craftsman  
**DATE:** 1922

PROPOSAL:

The owners wish to modify the home by expanding the kitchen area into the existing covered porch. The proposal also includes the removal of original windows and doors in the rear covered entry and a window in the rear of the south (side) elevation. These fenestrations will be replaced with new windows and doors. Additionally, a rear wood deck, measuring 25' by 8' will be installed at the rear of the new addition.

Modifications to each elevation are outlined on the existing and proposed drawings located on circles

The proposed materials for these alterations consist of wood shingles, wood, true-divided light windows and French doors (to be manufactured by the contractor) and wood railings and decking.

STAFF DISCUSSION

The house is a contributing resource within the Takoma Park Historic District and alterations to these resources are reviewed with a moderate level of design review.

The *Takoma Park Design Guidelines* state for alterations and additions: “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 features of the resource; exact replication of existing details and features is, however, not required.”

The alterations have been designed as a compatible element on the site, using materials from the original massing of the house. The alterations are within the existing footprint of the house. Staff feels that the new addition is a compatible new construction and feels that the alterations will not negatively impact the integrity or outstanding features of the resource.

In this case, most of the work is being proposed at the rear/side of this building and will not be visible from the public right-of way.

### **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 located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.





RETURN TO DEPARTMENT OF PERMITTING SERVICES
355 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: Richard Wilson

Daytime Phone No.: 301-422-2748

Tax Account No.:

Name of Property Owner: Candida Deluise Daytime Phone No.: 301-589-5950

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Street Number City Street Zip Code

Contractor: Coverall Construction Phone No.: 301-422-2748

Contractor Registration No.: 21753

Agent for Owner: Richard Wilson Daytime Phone No.: 301-462-2316

LOCATION OF BUILDING/PREMISE

House Number: 7715 Street: Takoma Avenue

Town/City: Takoma Park Nearest Cross Street:

Lot: 10 Block: 73 Subdivision: The TPI at Co's Subdivision of Takoma Park

Liber: Folio: 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: \$ 35,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

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.

Signature of owner or authorized agent

Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: Date Filed: 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

*Renovations to Kitchen area to include removal and replacement  
of windows and porch enclosure.*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

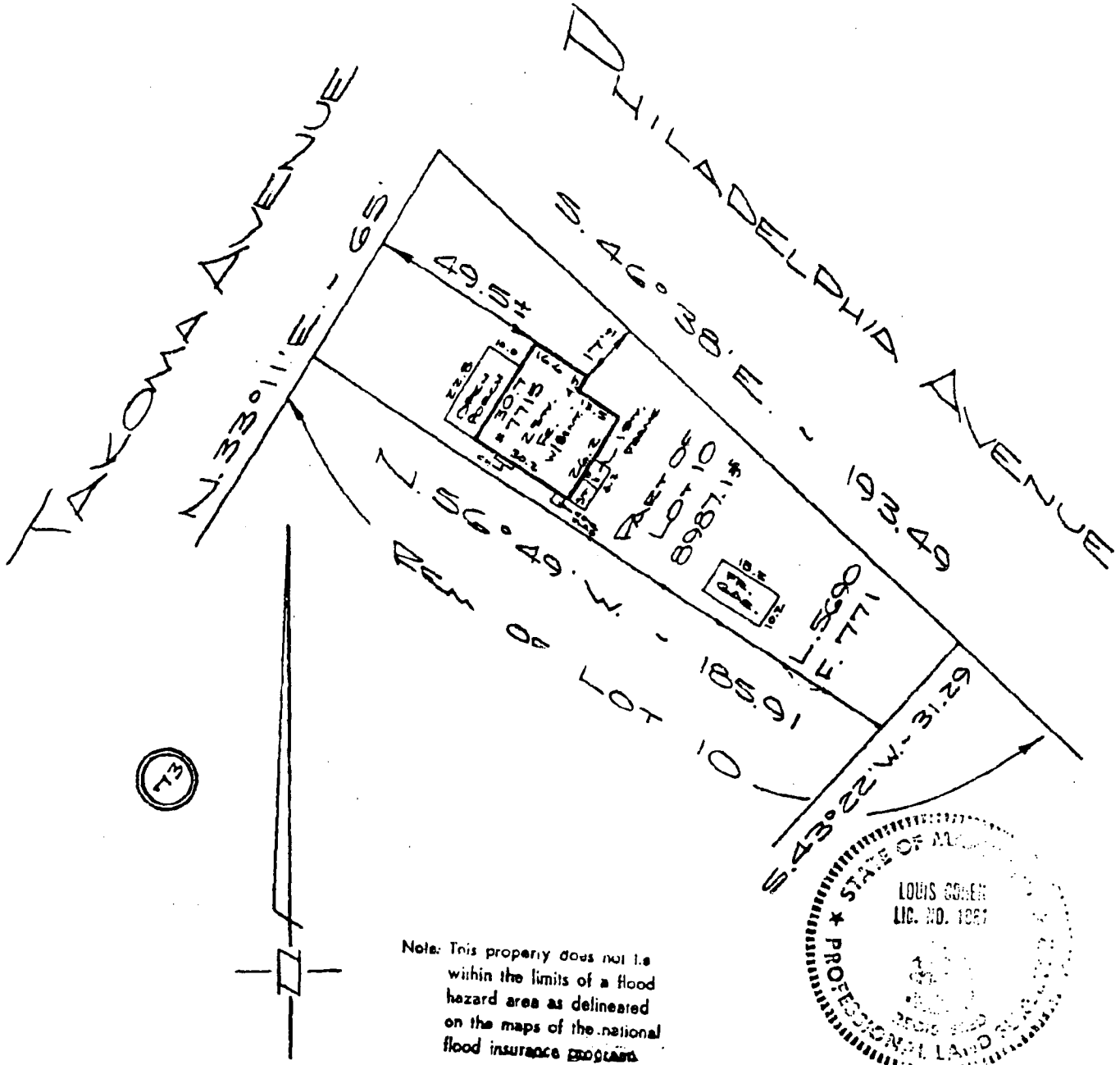
**6. TREE SURVEY**

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.



### CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

**HOUSE LOCATION**  
 Part of LOT 10 BLOCK T3  
 THE T.P.L. & T.C.'S SUBDIVISION OF  
**TAKOMA PARK**  
 MONTGOMERY COUNTY, MARYLAND  
 Recorded in Plat Book B Plat 23 Scale 1" = 40'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

*[Signature]*  
 LOUIS COHEN  
 Registered Land Surveyor  
 Maryland No. 1987

DATE: MARCH 6, 1987

CASE 329.87

FILE: 26105

To: Montgomery County Historic Preservation Board

To Whom It May Concern:

This note is acknowledgement of my conversation with my neighbor, Candida Deluse in which she apprised me of her plan for interior/exterior changes to kitchen area of her home located at 7715 Takoma Avenue, Takoma Park, MD 20912. I understand that the plan calls for a licensed local contractor (Richard Wilson T/A Coverall Construction Co. 1600 East West Highway, Hyattsville, MD 20783) to renovate the kitchen area of the house and install new windows and porch enclosure. I understand that Ms. Deluse's motivation for making this change is her wish to enhance the interior/exterior appearance of her home in a style common to other properties in the neighborhood.

Below are my comments about this proposal:

*sounds great!*

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Sincerely,

*Cynthia duRoi*

Signature

*Cynthia duRoi 2/24/02*

Printed Name & Date

*319 Philadelphia Ave.*

Address

*across the street*

Location of my house in relation to  
7715 Takoma Ave. Takoma Park, MD.

To: Montgomery County Historic Preservation Board

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Below are my comments about this proposal:

The design looks attractive.  
We have no objections.

Sincerely,

*Lawrence Hershman*  
Signature

Lawrence Hershman 2/25/02  
Printed Name & Date

7713 Takoma Ave. T.P. 4/25/02  
Address

next door neighbors  
Location of my house in relation to  
7715 Takoma Ave. Takoma Park, MD

To: Montgomery County Historic Preservation Board

To Whom It May Concern:

This note is acknowledgement of my conversation with my neighbor, Candida Deluise in which she apprised me of her plan for interior/exterior changes to kitchen area of her home located at 7715 Takoma Avenue, Takoma Park, MD 20912. I understand that the plan calls for a licensed local contractor (Richard Wilson T/A Coverall Construction Co. 1600 East West Highway, Hyattsville, MD 20783) to renovate the kitchen area of the house and install new windows and porch enclosure. I understand that Ms. Deluise's motivation for making this change is her wish to enhance the interior/exterior appearance of her home in a style common to other properties in the neighborhood.

Below are my comments about this proposal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Good Luck! \_\_\_\_\_

Sincerely,

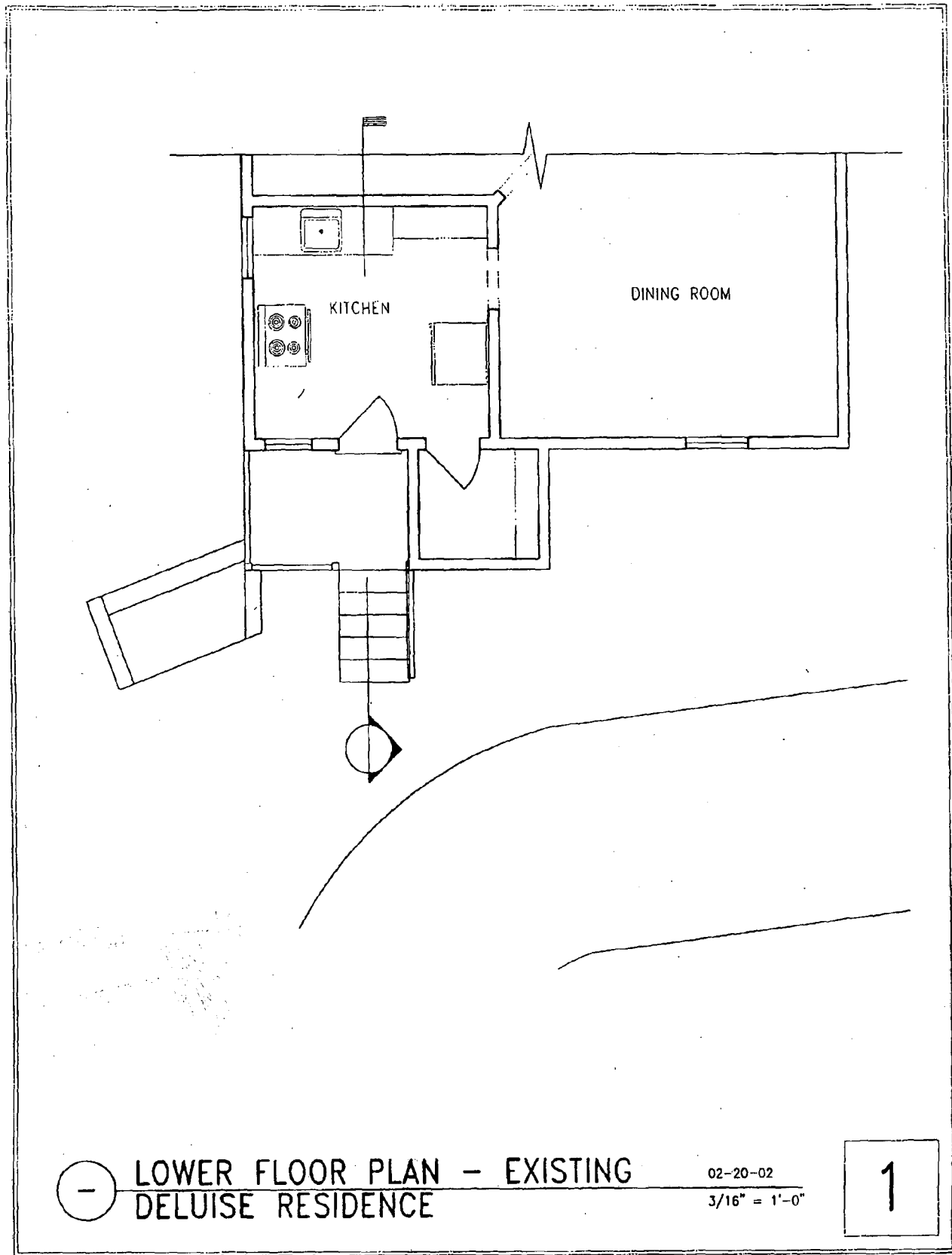
Susan G Anderson, James Anderson  
Signature

Susan G Anderson 2/24/02 James Anderson  
Printed Name & Date

520 Philadelphia Ave, TP  
Address

next door  
Location of my house in relation to  
7715 Takoma Ave. Takoma Park, MD

9

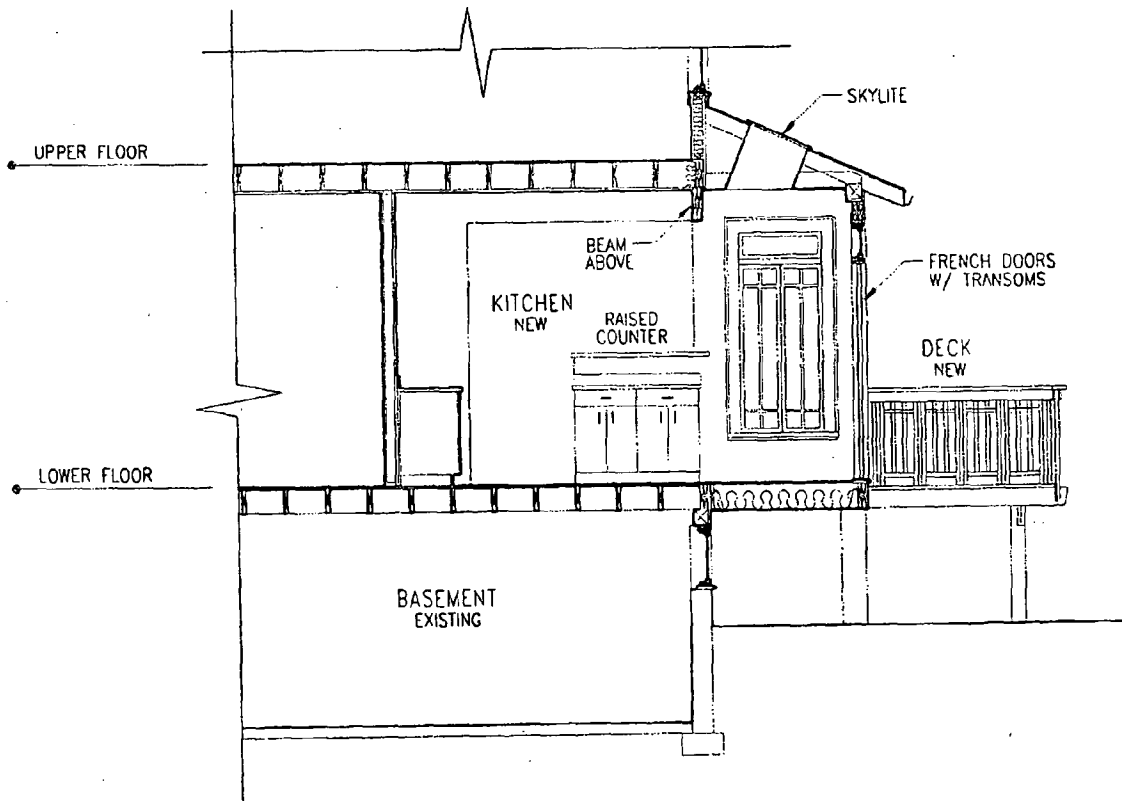


LOWER FLOOR PLAN - EXISTING  
DELUISE RESIDENCE

02-20-02

3/16" = 1'-0"

1



BUILDING SECTION - PROPOSED  
 DELUISE RESIDENCE

02-20-02  
 3/16" = 1'-0"



# DELUISE RESIDENCE

7715 Takoma Ave.  
Takoma Park, MD



**Rear View #1 (existing conditions)**



**Rear View #2 (existing conditions)**



**Rear View #3 (existing conditions)**



**Side View (existing conditions)**

1600 East West Highway Hyattsville, Maryland 20783  
phone and fax: (301) 422-2748

**Wilson's Coverall  
Construction**

# Fax

**To:** Michele Naru **From:** Richard Wilson

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**Fax:** 301-563-3412 **Pages:** 15, including cover sheet

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**Phone:** 301-563-3400 **Date:** 2/22/02

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**Re:** Application for Historic Area Work Permit **CC:**

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**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

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● **Comments:** Please call Kathy Carpenter or Richard Wilson after reviewing the following documents