

37/3-02K 7710 Takoma Avenue M  
(Takoma Park Historic District)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 4/29/02

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC# 37/3-02K DPS# 272909

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: NICK LEUNG

Address: 7710 TAKOMA AVE, 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 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) 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: Richard Rocco  
Daytime Phone No.: 301. 570. 229. 9380  
x280

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Nick Leung Daytime Phone No.: \_\_\_\_\_  
Address: 7710 Takoma Ave Takoma Park 20912  
Street Number City Street Zip Code  
Contractor: Case Design Remodeling Phone No.: 301.229.9380 x280  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**  
House Number: 7710 Street: Takoma Avenue  
Town/City: Takoma Park Nearest Cross Street: Philadelphia  
Lot: D15 Block: 69 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_  
NAD # JN 32

**PART ONE: TYPE OF PERMIT ACTION AND USE**  
1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: windows skylights  
1B. Construction cost estimate: \$ 5,000  
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] 2/1/02  
Signature of owner or authorized agent Date

Approved: X For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 4/25/02  
Application/Permit No.: 272909 Date Filed: 3/26/02 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:

Two story House with Attic  
Residential

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

Increase Attic window size on each side.  
Units would change from one double hung to  
Two (mull together) Double Hung on each side.  
Approximate size of new unit 68" w X 49 h  
Approximate size of existing unit 33 w X 49 h  
Install three skylights in Rear of House 2-21x47  
1-21x28

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.

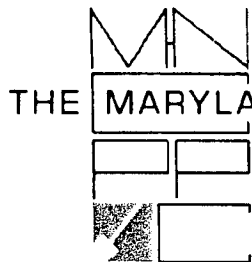
6. **TREE SURVEY**

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).

WMP Koem



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

Date: 4/29/02

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

---

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. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, 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 HA WP 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!

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7710 Takoma Avenue, Takoma Park	<b>Meeting Date:</b>	04/24/02
<b>Resource:</b>	<b>Contributing Resource</b> Takoma Park Historic District	<b>Report Date:</b>	04/17/02
<b>Review:</b>	HAWP	<b>Public Notice:</b>	04/10/02
<b>Case Number:</b>	37/03-02K	<b>Tax Credit:</b>	No
<b>Applicant:</b>	Nick Leung	<b>Staff:</b>	Michele Naru
<b>PROPOSAL:</b>	Window/Skylight Installation	<b>RECOMMEND:</b>	Approval w/ cond.

**STAFF RECOMMENDATIONS:**

Staff is recommending that the Commission approve this HAWP with the following condition:

1. The original windows to be removed will be retained and stored on site.

**PROJECT DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1920s

**PROPOSAL:**

The applicant is proposing to:

1. Replace the original 6/1 windows (33" wide by 49" height) in the side gable ends of the house with a paired, wood, simulated –divided, 6/1 windows (68" wide by 49" height).
2. Install three skylights, two measuring 21" x 47" and one measuring 21" x 28", in the rear roof slope of the house.

**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, "all exterior alterations, including those to architectural features and details, should be generally consistent with the prominent architectural style and period of the resource and should preserve the predominant architectural features of the resource."

Additionally, “original size and shape of window and door openings should be maintained, where feasible.”

Staff notes that the proposed window enlargement is located in the gable ends of a side gabled roof structure. The window alteration is not located on the principal façade. The owner is requesting removal of the existing windows because of their need for additional light in the attic level. The installation of skylights on the rear roof slopes of contributing resources, which are not visible from the public right-of-way in the Takoma Park Historic District is generally approved by the Commission. Staff feels that these proposed alterations will not negatively affect the integrity or the outstanding features of this resource.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with condition** 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
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 Rocco

Daytime Phone No.: 301. 563. 229-9380
x280

Tax Account No.:

Name of Property Owner: Nick Leung Daytime Phone No.:

Address: 7710 Takoma Ave Takoma Park 20912
Street Number City Street Zip Code

Contractor: Case Design Remodeling Phone No.: 301-229-9380 x280

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7710 Street: Takoma Avenue

Town/City: Takoma Park Nearest Cross Street: Philadelphia

Lot: D15 Block: 69 Subdivision:

Liber: Folio: Parcel:

NAP#JN32

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: windows skylights

1B. Construction cost estimate: \$ 5,000

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



**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:

Two story House with Attic  
Residential

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

Increase Attic window size on each side.  
units would change from one double hung to  
Two (mull together) Double Hung on each side.  
Approximate size of New unit 68" w X 49 h  
Approximate size of existing unit 33 w X 49 h  
Install three skylights in Rear of House 2-21x47

**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**

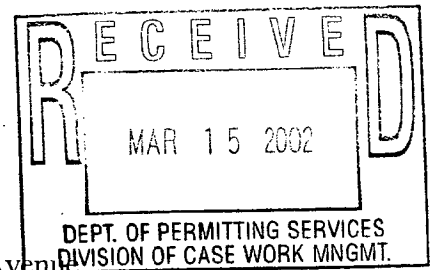
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**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.



Case®



Adjacent and confronting properties to 7710 Takoma Avenue,  
Takoma Park Maryland.

Paul Chrostowcki & Lorraine Pearsall  
7708 Takoma Avenue  
Takoma Park, Maryland 20912

51

Montgomery Comm Coll Bd of Trust  
Manakee Street  
Rockville, MD 20850

Harvey Zeissman  
7711 Takoma Avenue  
Takoma Park, Maryland

Alphonso Diaz  
7709 Takoma Avenue  
Takoma Park, Maryland 20912

4701 Sangamore Road  
North Plaza, Suite 40  
Bethesda, MD 20816  
(301) 229-4600  
FAX (301) 229-3185

701 Park Avenue  
Falls Church, VA 22046  
(703) 241-2980  
FAX (703) 534-0207

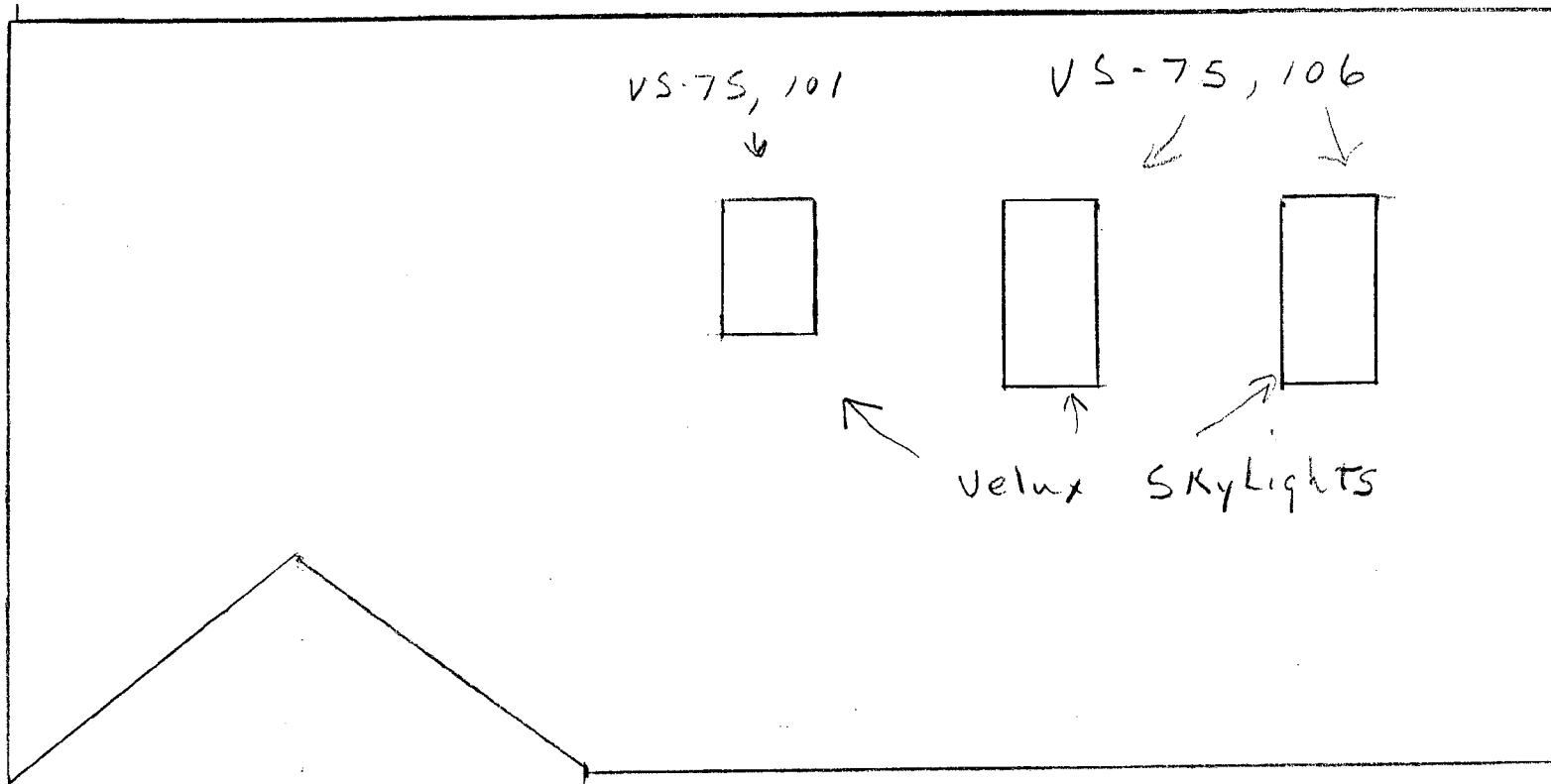
14301 Sullyfield Circle  
Suite C  
Chantilly, VA 20151  
(703) 803-2273  
FAX (703) 803-9025

CaseDesign.com

Material list for Leung job  
7710 Takoma Avenue  
Takoma Park, MD 20912

TWO Velux VS-75, 106 Vented Skylights (21.5 x 47 r.o.)  
ONE Velux VS-75, 101 Vented Skylights (21.5 x 28 r.o.)

Two Anderson TW28310-2 double hung windows with screens and grills  
Exterior trim to be 5/4 x 4 to match existing detail



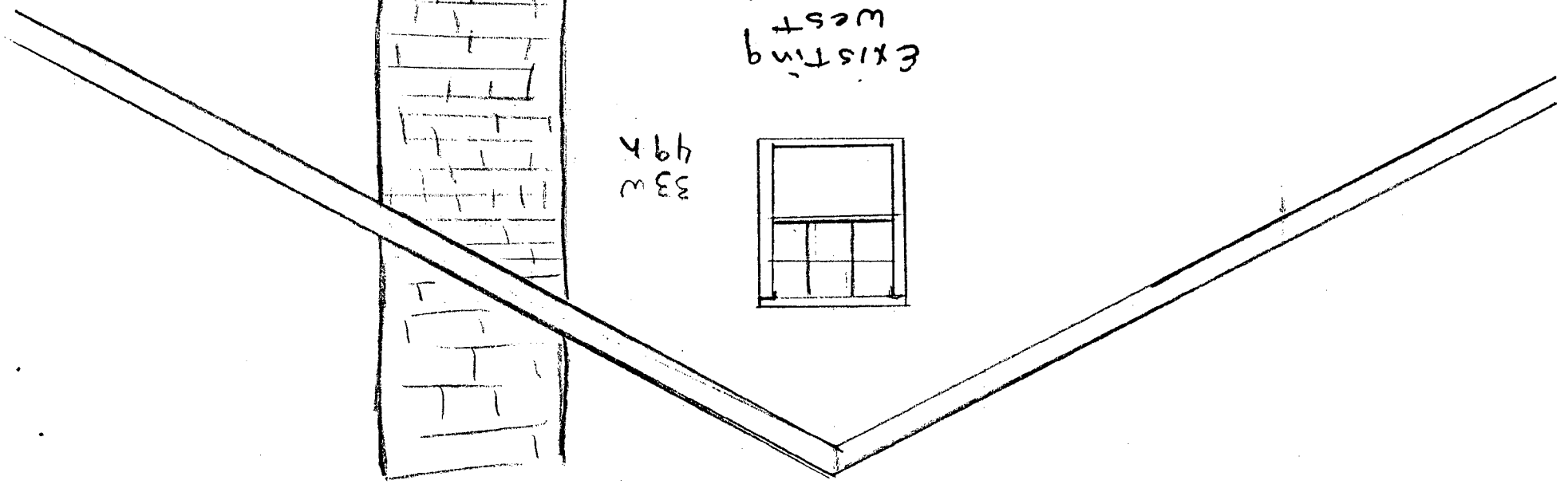
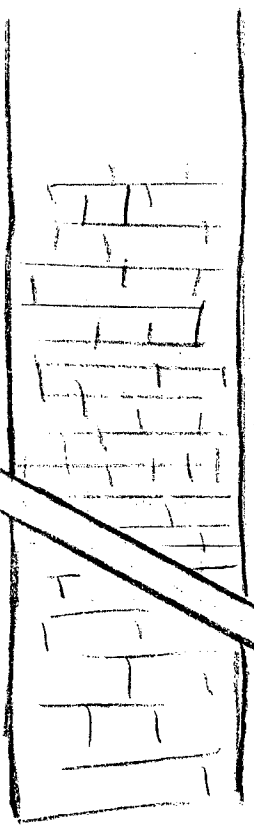
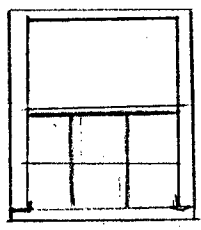
Back of House

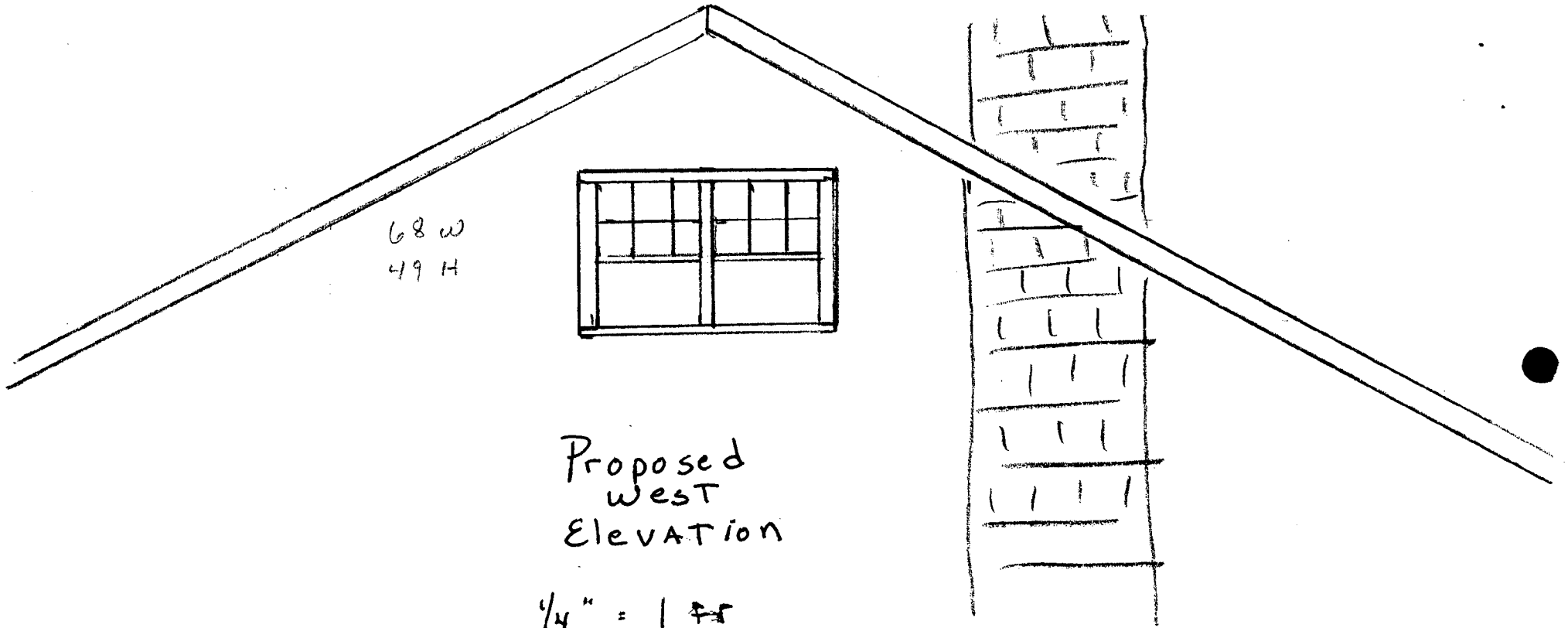
Proposed Locations

1/4" = 1 ft

Existing  
West  
Elevation

33W  
49N





68 w  
49 H

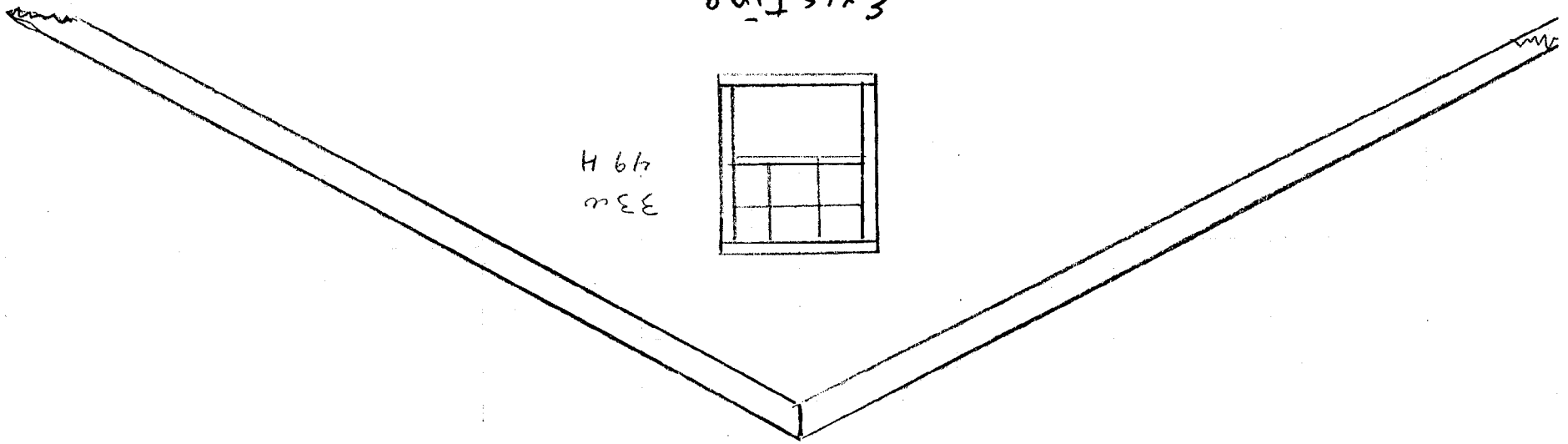
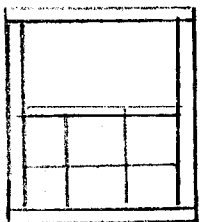
Proposed  
west  
Elevation

1/4" = 1 ft

1/4" = 1 FT

Existing  
East  
Elevation

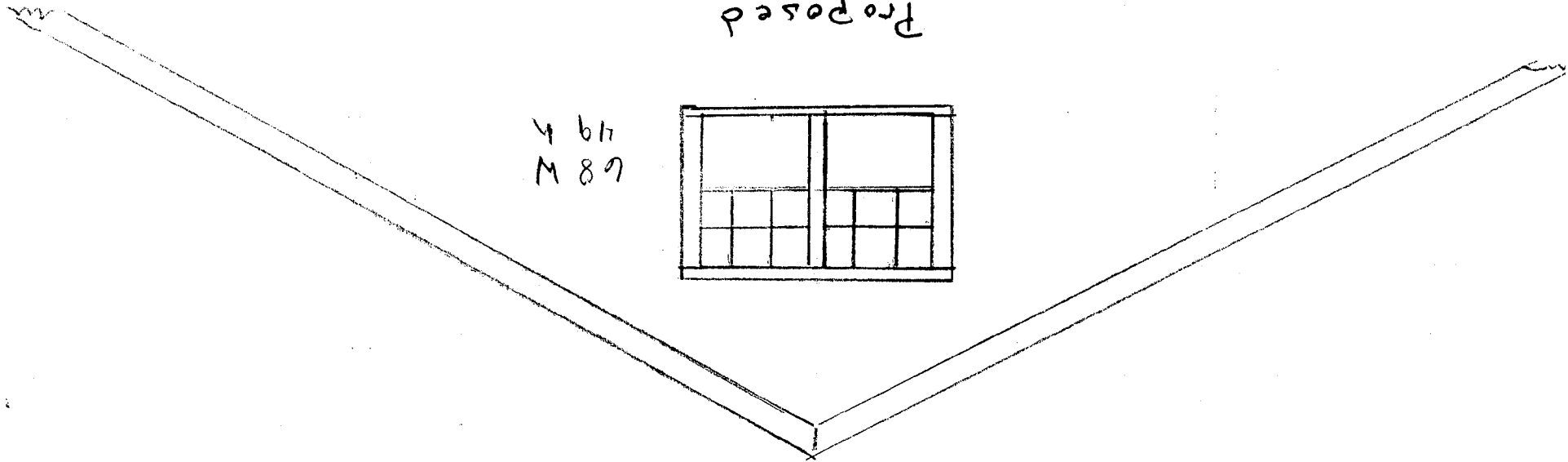
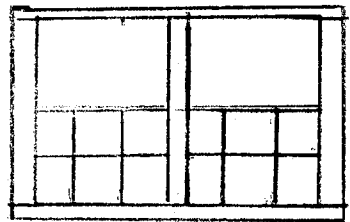
330  
49 H



1/4" = 1 FT

Proposed  
EAST  
Elevation

68 W  
49 H





Existing  
East  
Elevation



Existing  
West  
Elevation



Existing  
West  
Elevation



Existing  
East  
Elevation





Back of House



Material list for Leung job  
7710 Takoma Avenue  
Takoma Park, MD 20912

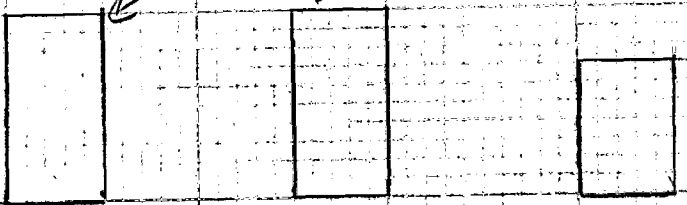
TWO Velux VS-75, 106 Vented Skylights (21.5 x 47 r.o.)  
ONE Velux VS-75, 101 Vented Skylights (21.5 x 28 r.o.)

Two Anderson TW28310-2 double hung windows with screens and grills  
Exterior trim to be 5/4 x 4 to match existing detail

Proposed Locations

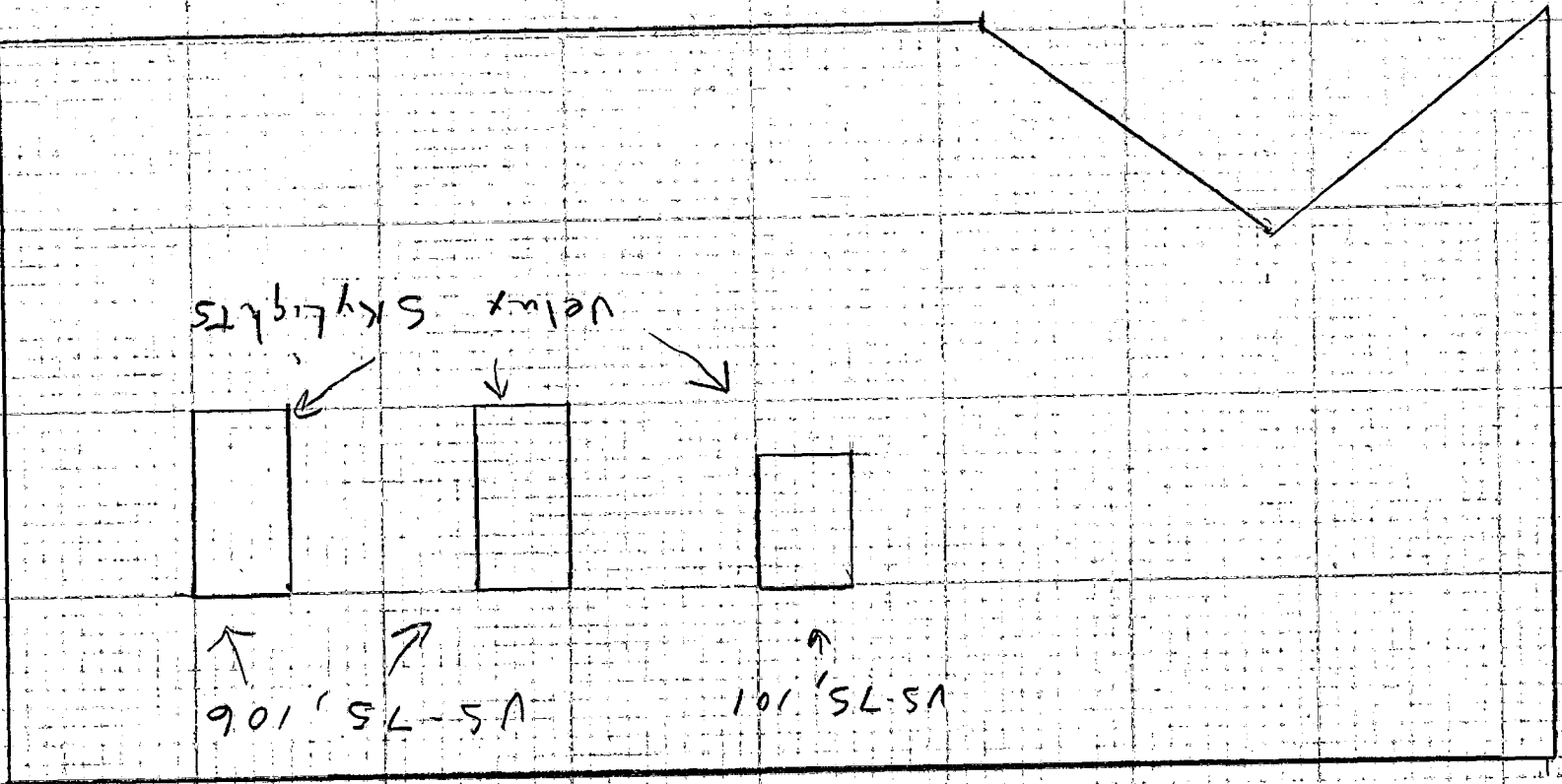
Back of House

Velux Skylights



VS-75, 106

VS-75, 101





Back of House



Existing  
East  
Elevation



Existing  
West  
Elevation



Existing  
West  
Elevation

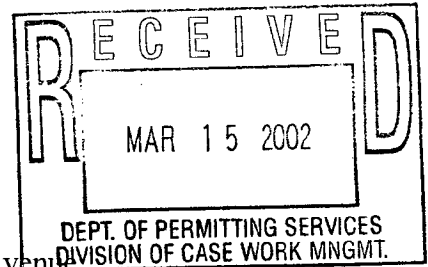


Existing  
East  
Elevation





Case®



Adjacent and confronting properties to 7710 Takoma Avenue,  
Takoma Park Maryland.

Paul Chrostowcki & Lorraine Pearsall  
7708 Takoma Avenue  
Takoma Park, Maryland 20912

5 /

Montgomery Comm Coll Bd of Trust  
Manakee Street  
Rockville, MD 20850

Harvey Zeissman  
7711 Takoma Avenue  
Takoma Park, Maryland

Alphonso Diaz  
7709 Takoma Avenue  
Takoma Park, Maryland 20912

4701 Sangamore Road  
North Plaza, Suite 40  
Bethesda, MD 20816  
(301) 229-4600  
FAX (301) 229-3185

701 Park Avenue  
Falls Church, VA 22046  
(703) 241-2980  
FAX (703) 534-0207

14301 Sullyfield Circle  
Suite C  
Chantilly, VA 20151  
(703) 803-2273  
FAX (703) 803-9025

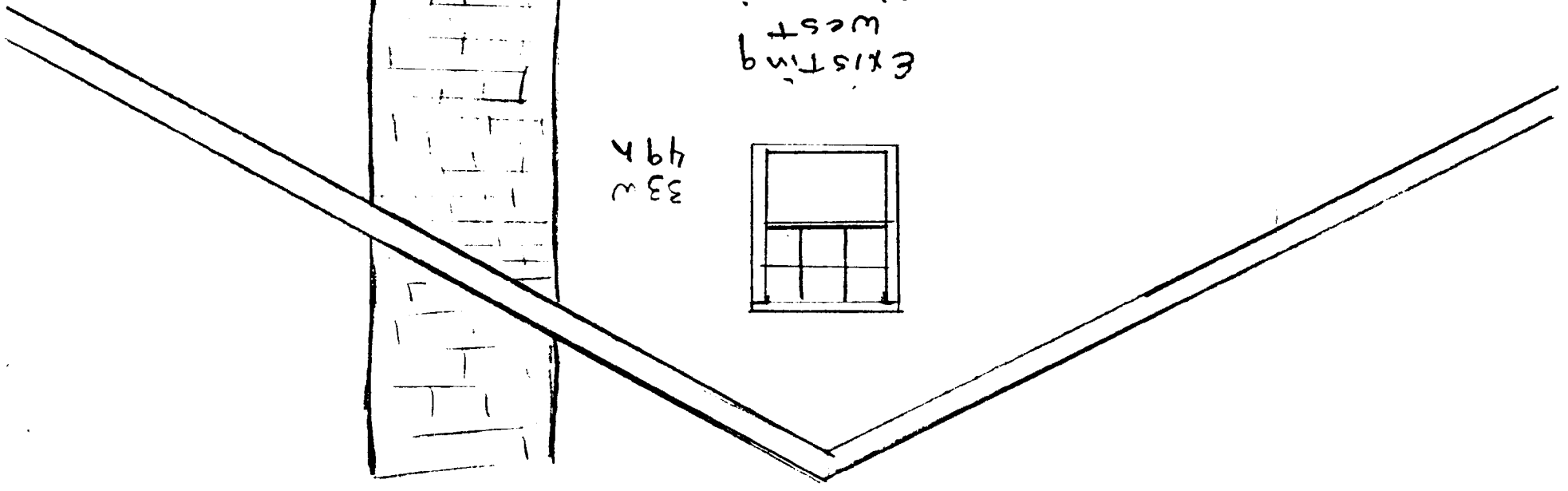
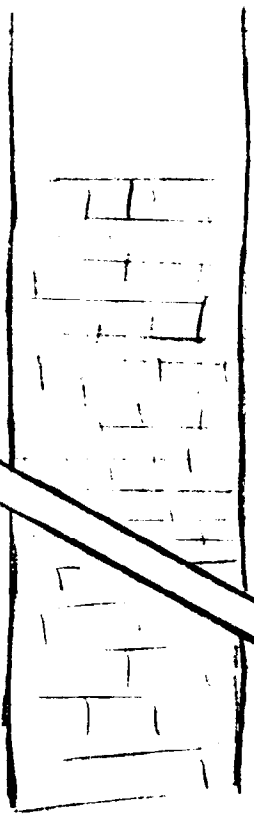
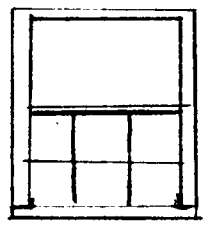
CaseDesign.com

7710 Tauboma  
Nicheong  
3713-32K

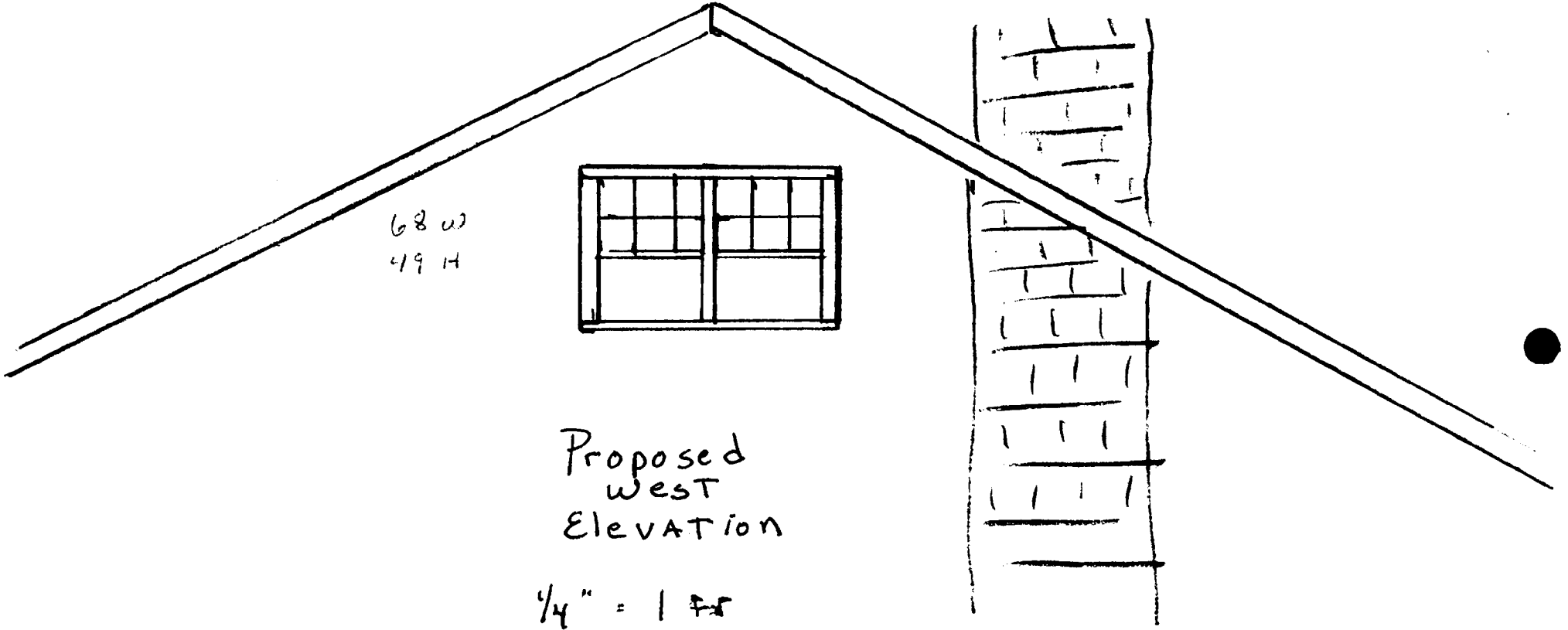
1/4" = 1 FT

Existing  
West  
Elevation

33 W  
49 N







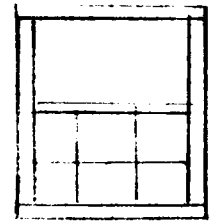
68 w  
49 H

Proposed  
west  
Elevation

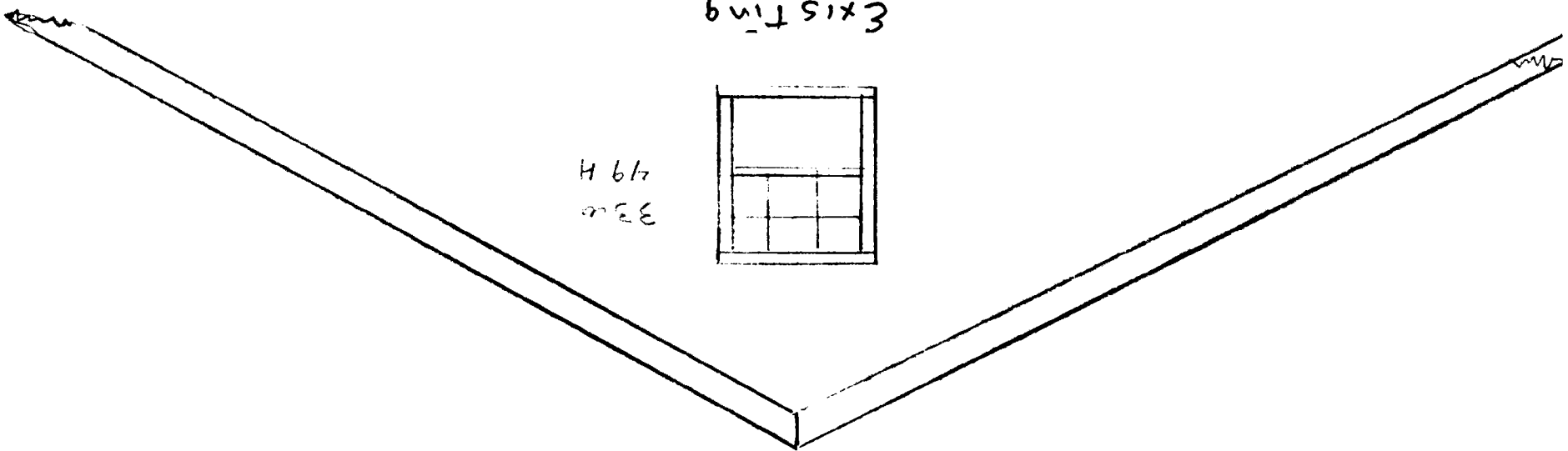
1/4" = 1 ft

1/4" = 1 FT

Existing  
East  
Elevation



330  
49 H



1/4" = 1 FT

Proposed  
EAST  
Elevation

68 W  
49 H

