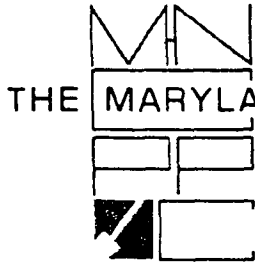


37/3-02R 7701 Takoma Avenue  
(Takoma Park Historic District)

C



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

Date: 6/26/02

**MEMORANDUM**

HAWP# 37/3-02S  
Permit# 278862

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

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: David & Morelyn Weisman

Address: 7701 Takoma 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 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7701 Takoma Ave.	<b>Meeting Date:</b>	06/26/02
<b>Applicant:</b>	David & Morelyn Weisman	<b>Report Date:</b>	06/19/02
<b>Resource:</b>	Takoma Park	<b>Public Notice:</b>	06/12/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/3-02S	<b>Staff:</b>	Corri Jimenez
<b>PROPOSAL:</b>	Window replacement		
<b>RECOMMEND:</b>	Approve		

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding  
**STYLE:** Four Square  
**DATE:** c. 1910-1920

**PROPOSAL**

This applicant proposes to:

1. Replace seven non-historic, windows in an enclosed first floor back porch.
2. These windows are deteriorated and are not fastened well within the wall.
3. The replacement windows will be wood-framed 1/1 windows.

**STAFF DISCUSSION**

7701 Takoma Avenue is an outstanding resource to the Takoma Park Historic District, constructed between 1910-1920. The house is a two-story hipped-roof, Four Square with a porch/balcony attached to the front. Dormers are located on two hipped areas of the roof.

The homeowner is replacing seven 1/1 single-glaze windows on the porch with 1/1 double-glaze windows from Renewal by Andersen. The porch was enclosed in the early 1990s (personal conversation with Perry Kapsch). These windows are in disrepair,

according to the owner, and are not functioning correctly. These windows will be painted, wood frame windows and the lite replacements will match the originals.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* 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 *Guidelines #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 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
358 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 7  
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: \_\_\_\_\_  
Daytime Phone No.: \_\_\_\_\_

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

Name of Property Owner: David & Marilyn Weisman Daytime Phone No.: 301-587-2548

Address: 7701 Takoma Ave, Takoma Park, MD 20912  
Street Number City State Zip Code

Contractor: THE WINDOW PLACE / RENEWAL by ANDERSON Phone No.: 301-913-0100

Contractor Registration No.: 1695 + 2607089

Agent for Owner: MARK MARSK Daytime Phone No.: 410-562-2193

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

**LOCATION OF BUILDING/PREMISE**

House Number: 7701 Street: Takoma Ave.

Town/City: Takoma Park, MD Nearest Cross Street: New York Ave

Part of Lot: LOT 6 Block: 73 Subdivision: Takoma Park

Liber: 3636 Folio: 200 Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

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

1B. Construction cost estimate: \$5,500.00

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.

David B. Weisman \_\_\_\_\_ 5/27/02  
Signature of owner or authorized agent Date

Approved: [Signature] For Director, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 6/26/02  
Application/Permit No.: 278860 Date Filed: 5/30/02 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:

SUNROOM / PORCH : REPLACE EXISTING (7) WINDOWS  
WITH "ANDERSEN-CUSTOM" REPLACEMENT WINDOWS.  
ALL FRAMES BUILT TO FIT, NARROWLINE FRAMED,  
MULLED TOGETHER.  
EXISTING DESIGN REMAINS AS IS, CONSISTENT  
WITH MAIN BUILDING.

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

N/A - RENOVATE / REPLACE EXISTING  
WINDOWS ON EXISTING PORCH / SUNROOM.

**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.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

7701 Tekoma Ave  
Tekoma Park, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

David & Felicia Kaplan  
523 New York Ave.  
Tekoma Park, Md 20912

Clarence & Lisa Page  
7705 Tekoma Ave  
Tekoma Park, Md 20912

# Floor Plan for

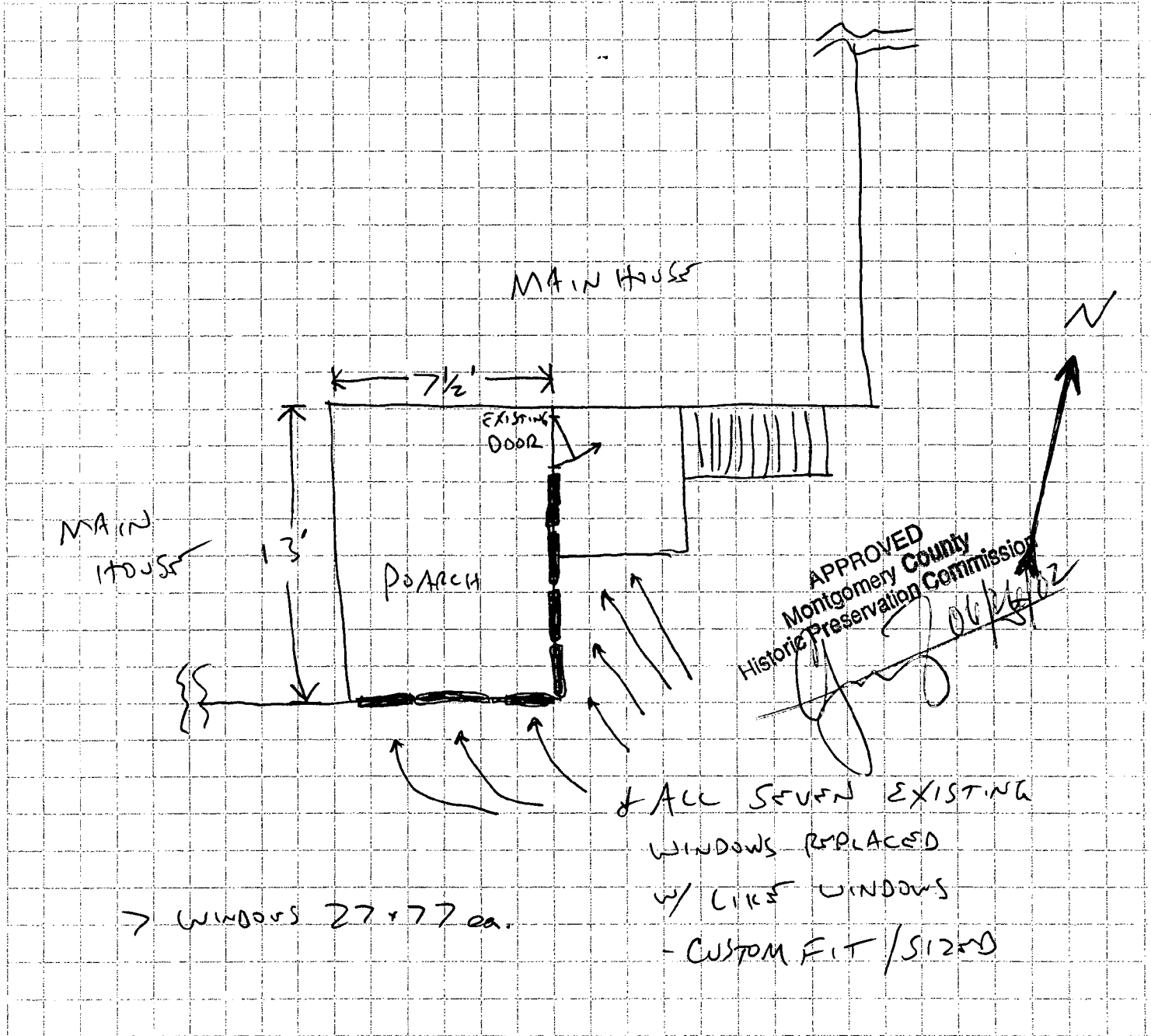
Interior Conditions (check all that apply)

- |                        |                                  |                                    |  |                                    |                                |
|------------------------|----------------------------------|------------------------------------|--|------------------------------------|--------------------------------|
| Type of wall covering  | <input type="checkbox"/> Plaster | <input type="checkbox"/> Sheetrock | <input checked="" type="checkbox"/> Wood     | <input type="checkbox"/> Wallpaper | <input type="checkbox"/> Paint |
| Type of floor covering | <input type="checkbox"/> Carpet  | <input type="checkbox"/> Tile      | <input checked="" type="checkbox"/> Hardwood | <input type="checkbox"/> Other     |                                |

Exterior Conditions

- |                |  |  |   |                                      |                                |
|----------------|--|--|---|--------------------------------------|--------------------------------|
| Style of home  | <input type="checkbox"/> Rambler/Ranch | <input type="checkbox"/> Two Story       | <input checked="" type="checkbox"/> Three Story | <input type="checkbox"/> Split Entry |                                |
| Siding on home | <input type="checkbox"/> Stucco        | <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Aluminum               | <input type="checkbox"/> Vinyl       | <input type="checkbox"/> Brick |
|                | <input type="checkbox"/> Other         |  |   |                                      |                                |

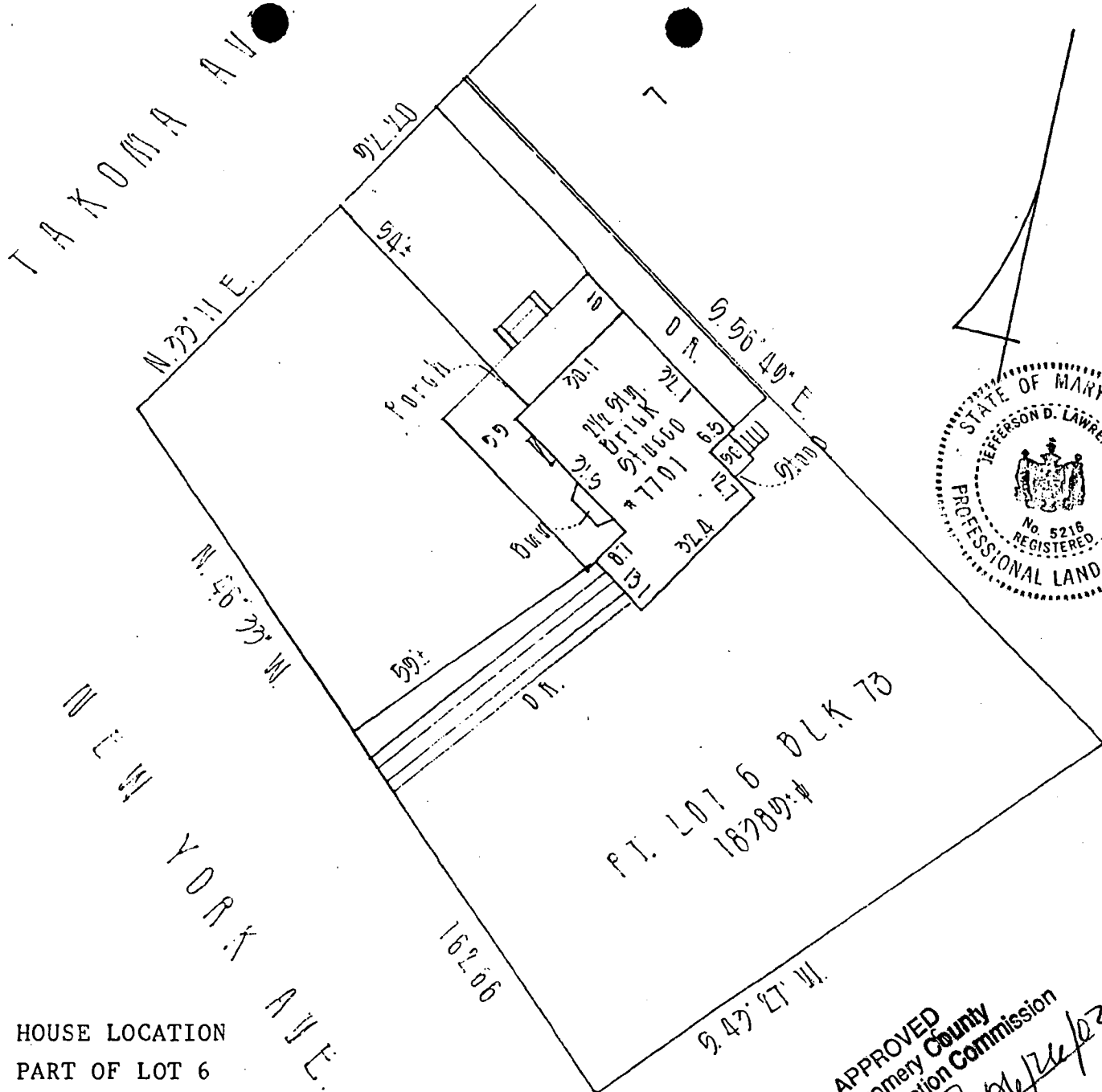
NORTH \_\_\_\_\_



Work space for installers to set up \_\_\_\_\_

Room where installation should begin:  Doesn't Matter  Start Here \_\_\_\_\_





HOUSE LOCATION  
 PART OF LOT 6  
 BLOCK 73  
 THE TAKOMA PARK LOAN & TRUST COMPANY'S  
 SUBDIVISION OF  
 TAKOMA PARK  
 MONTGOMERY COUNTY, MD

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*  
 11/3/88

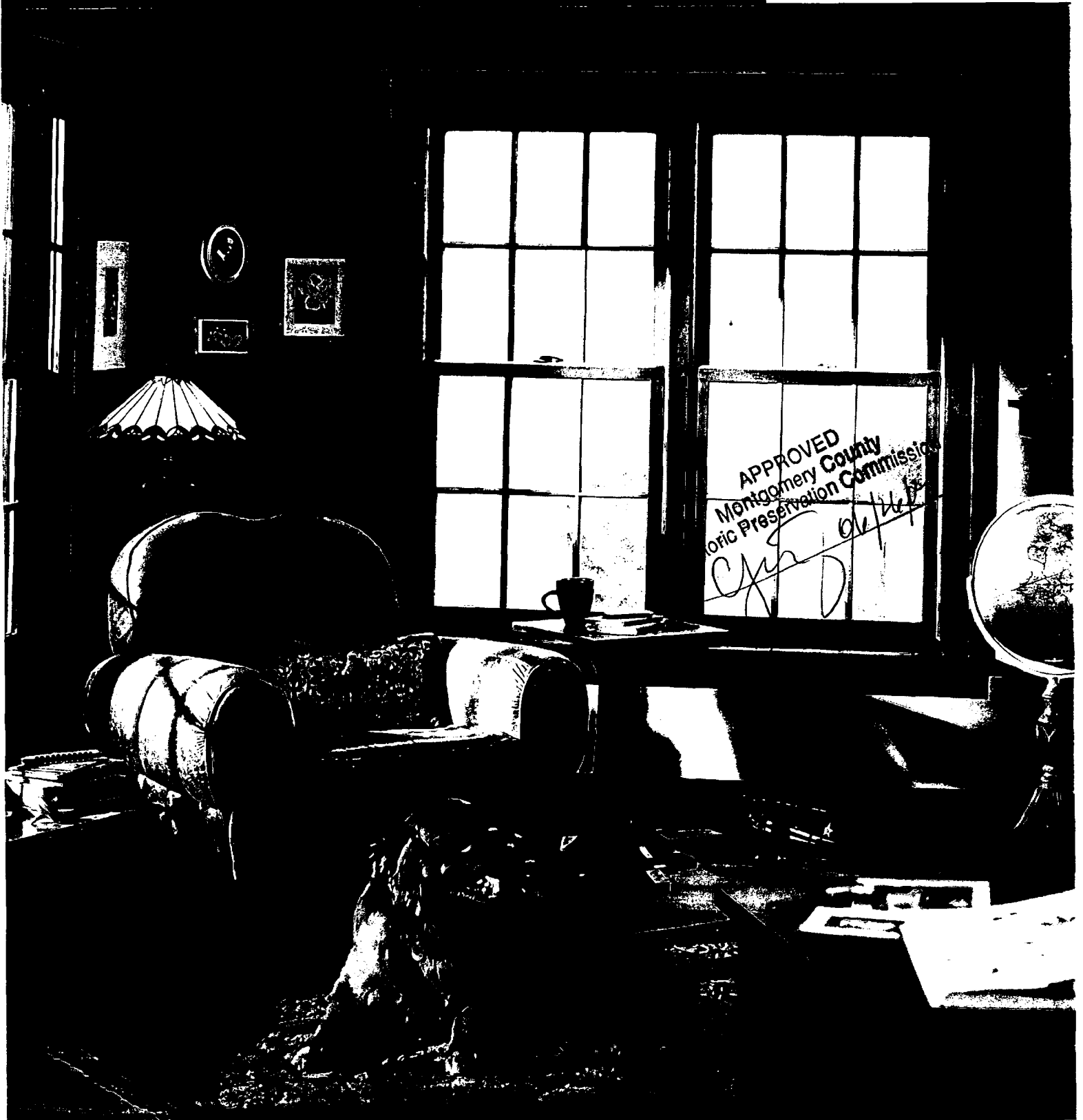
<b>SURVEYOR'S CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF. <i>[Signature]</i> JEFFERSON D. LAWRENCE REGISTERED LAND SURVEYOR MARYLAND # 5216	<b>REFERENCES</b> PLAT BK. B PLAT NO. 23 LIBER 3636 FOLIO 200	<b>ANDJDN ASSOCIATES</b> 7 Brookes Avenue Gaithersburg, Maryland 20877 (301) 840-9010
	DATE OF SURVEYS WALL CHECK: HSE. LOC.: 10-15-82 BOUNDARY:	SCALE: 1" = 40' DRAWN BY: JOB NO.: 222802

Property shown hereon is not in a flood plain per existing records unless otherwise indicated.

# Renewal by Andersen®

Window and Patio Door Replacement

X  
renewal  
BY ANDERSEN®





Frm:  
Takoma Ave



---

Frm: Side Street  
New York Avenue

---



From:  
Takoma Ave