

37/3-99V

7709 Takoma Avenue

(Takoma Park Historic District)

4/28/99 last
week

10/28/98
first 2 3/4 hrs
practice

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8-20-99

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 250 Hungerford Drive, 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 301-217-6370.

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 301-217-6240 of your anticipated work schedule.

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8-20-99

MEMORANDUM

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 Denied

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: ALPHONSO V. + ANGELA M.P. DIAZ

Address: 7709 TAKOMA AV. 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 DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: A. V. Diaz
Daytime Phone No.: 301-286-5121 (Mr)
or 202-358-4055 (Mrs)
Tex Account No.: 13-1069112
Name of Property Owner: Alfonso V. & Angela M.P. Diaz Daytime Phone No.: 301-286-5121
Address: 7709 Takoma Av. Takoma Park Maryland 20912
Street Number City State Zip Code
Contractor: Leader Woodworks Phone No.: 301-371-8046
Contractor Registration No.: 25215
Agent for Owner: Paul Tressler (Architect) Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 7709 Takoma Av Street: Takoma Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

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: Dormer
1B. Construction cost estimate: \$ 10,000
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.

Alfonso Diaz Signature of owner or authorized agent 7/20/99 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 8-18-99
Application/Permit No.: 990722 0083 Date Filed: 7/22/99 Date Issued: _____

3712-99V

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:

- ① Add Dormer to Rear Roof
- ② Eliminate 1 of 3 Existing Skylights

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

Dormer has been designed to be totally consistent with historic architecture of home. Dormer will allow owners to use 3rd floor as Master bedroom suite, thereby dividing more extensive interior modifications of restored second floor bedrooms/bath.

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.

Art Hethurdie
12 Cleveland Avenue
Takoma Park, MD 20912

(7705 Takoma Ave)

Fred Tothiser
Jane Lawrence
7704 Takoma Ave
Takoma Park, MD 20912

Harvey Zensiman
Karen Burke
7711 Takoma Ave
Takoma Park, MD 20912

Paul Chrostowski
Lorraine Pearsall
7708 Takoma Ave
Takoma Park, MD 20912

Paul Treschee
6320 Wiscasset Rd
Beltsville, MD 20816

Ther & Ther Marlin Good
7712 Takoma Ave
Takoma Park, MD 20912

APPROVED
Montgomery County
Historic Preservation Commission

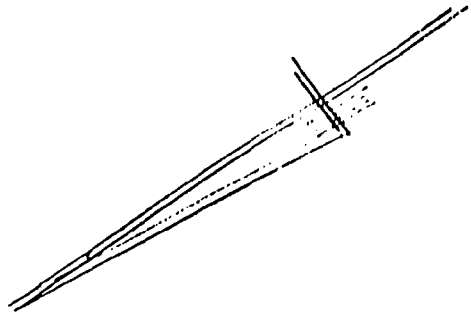
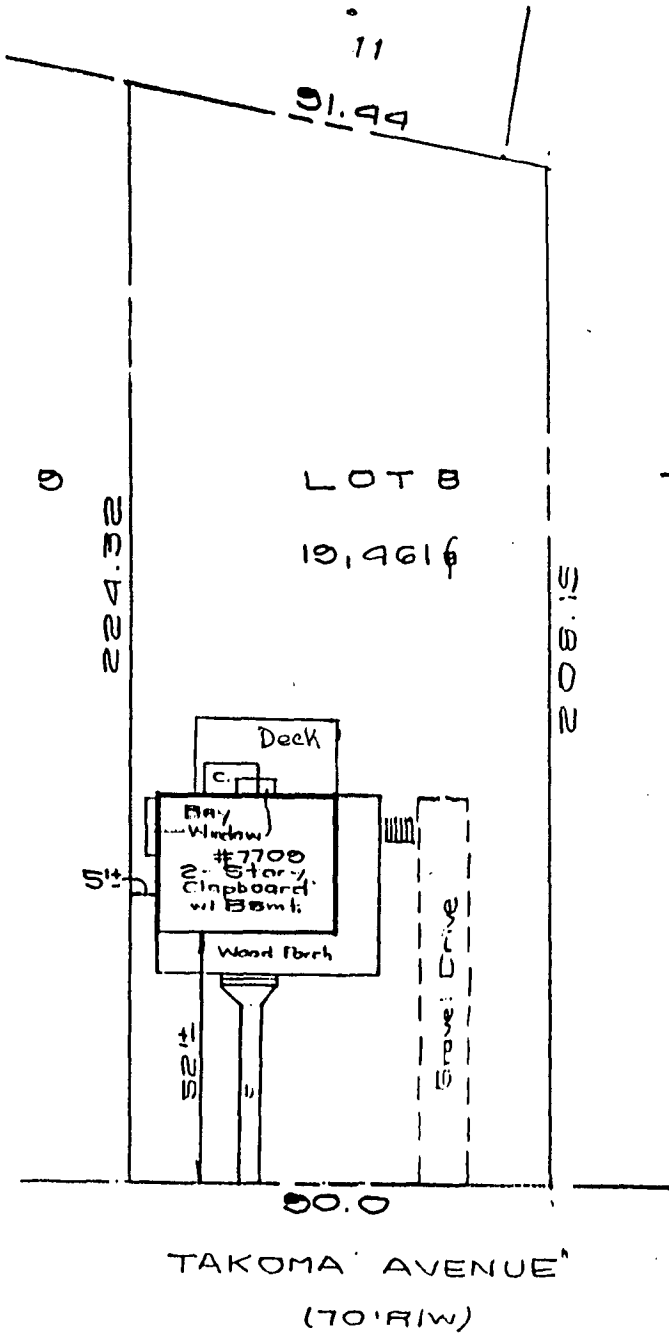
Robert Lick 8-18-99

The plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
 Date of Map: 8/5/91
 Flood Zone: C

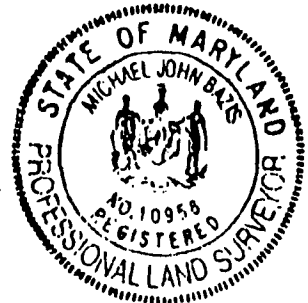
NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2 Ft. ±



APPROVED
 Montgomery County
 Historic Preservation Commission

Robert Zick 8-18-99



LOCATION DRAWING
 LOT B BLOCK 73
 THE T.R.L. & T. CO'S
 SUBDIVISION OF
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

SURVEYOR'S CERTIFICATE

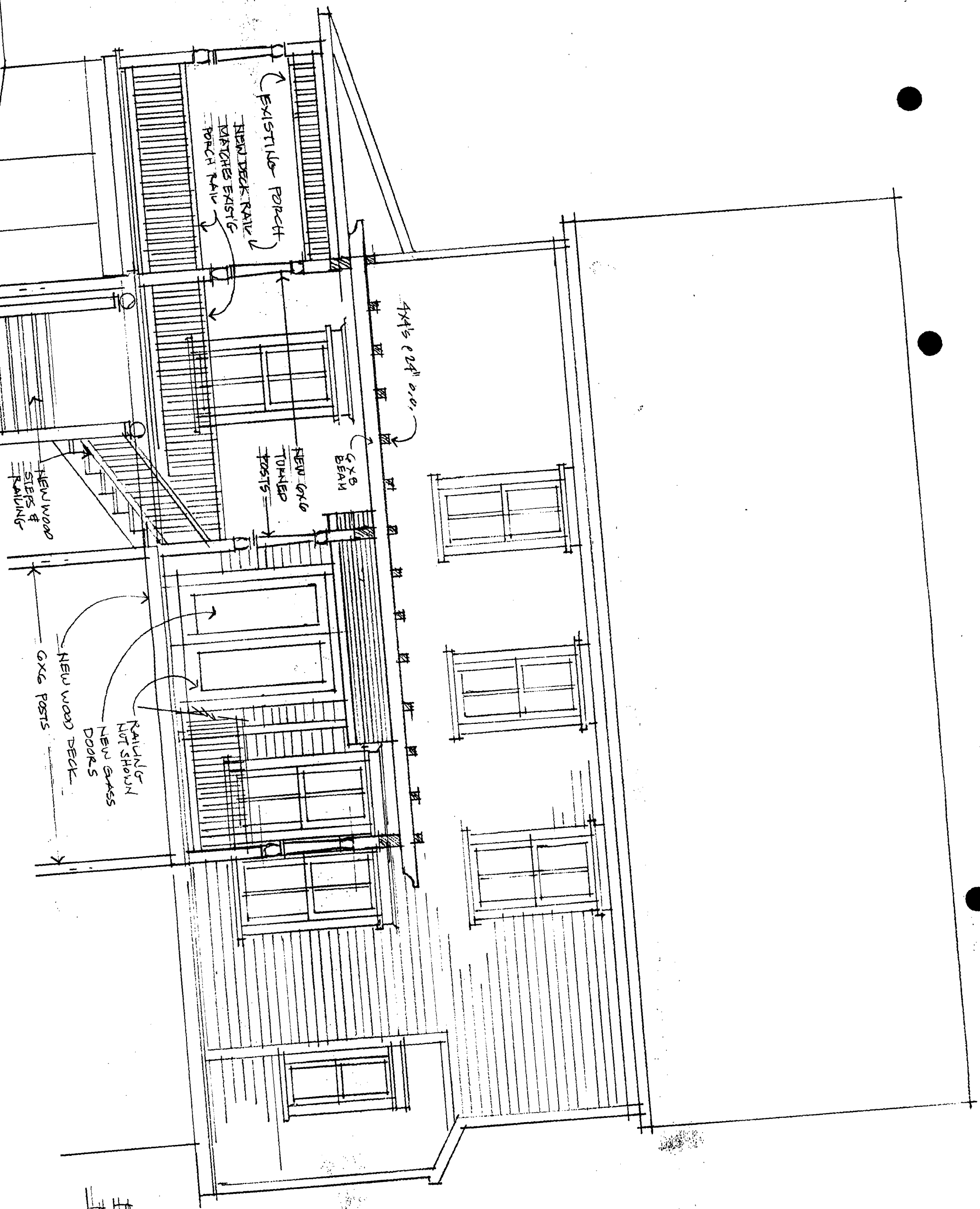
I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis
 Michael J. Bazis RPLS #10956

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 08.035311	DATE 4/14/90
FIELD BB	DRAFT DJD
	P.B. EP# 23
	SCALE: 1" = 40'

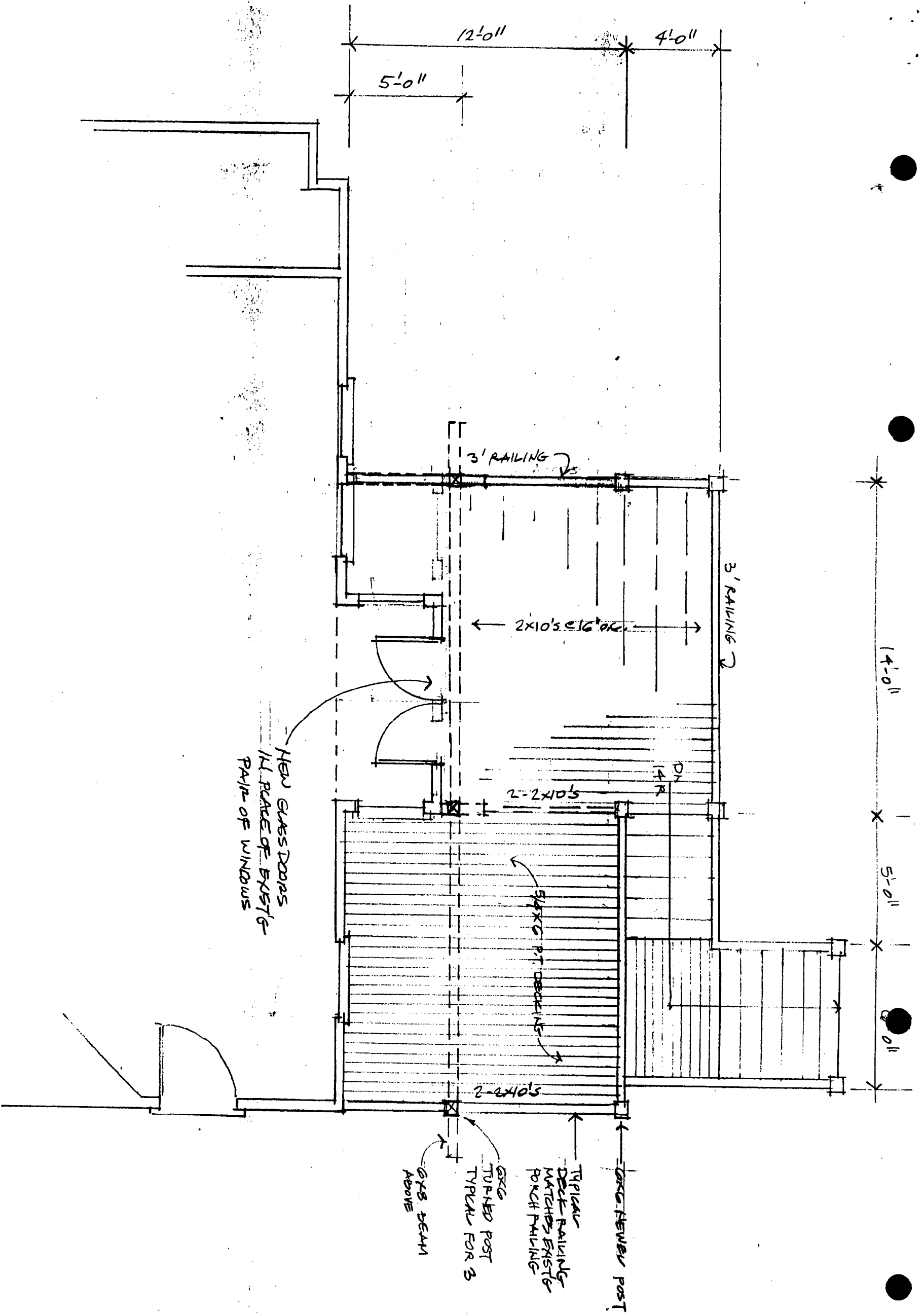
R.C. KELLY & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 10111 COLESVILLE ROAD, SUITE 133
 SILVER SPRING, MARYLAND 20901
 (301) 593-8005
 FAX: (301) 681-7216



PROPOSED
REAR ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
1202 5/26/99



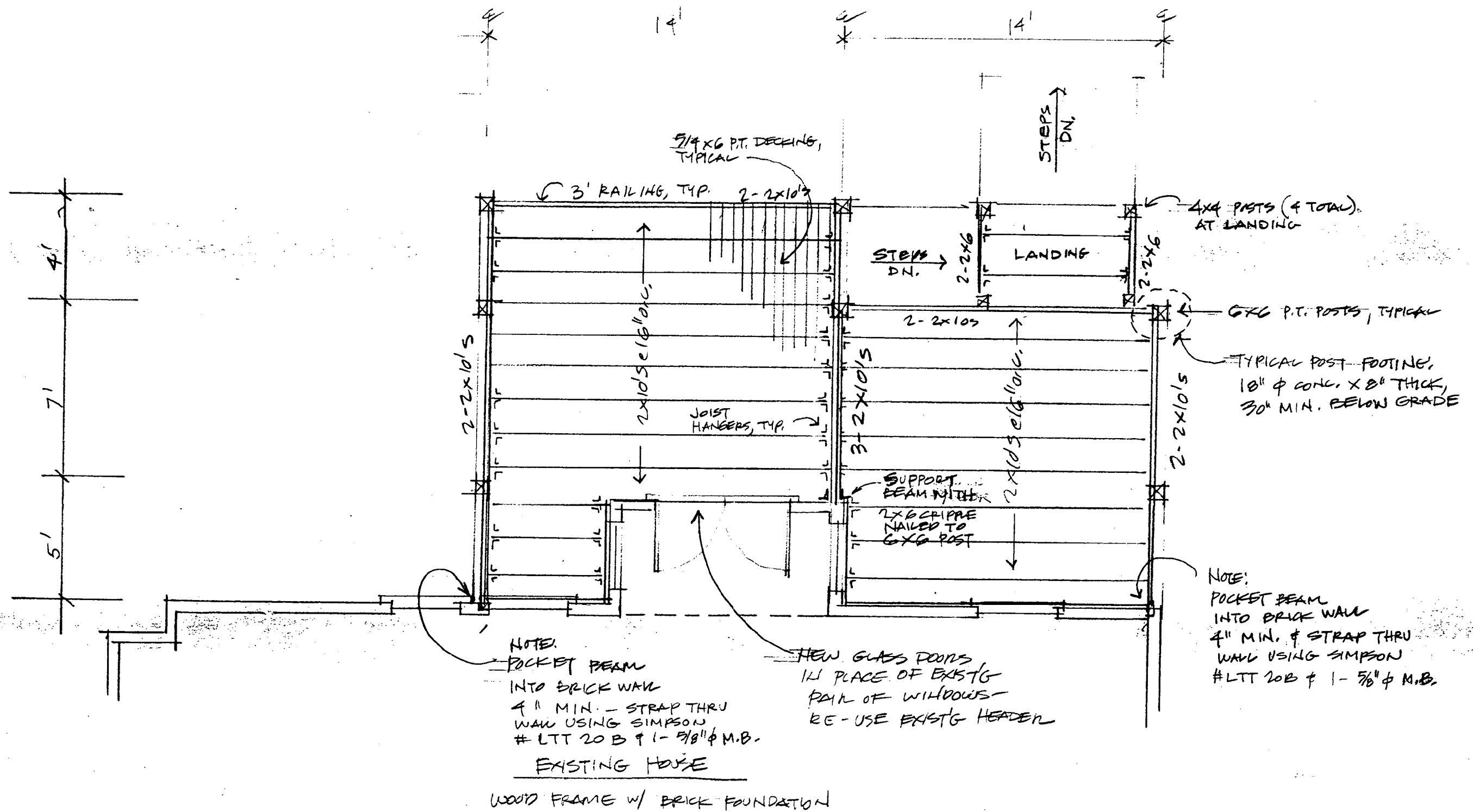
DECK PLAN

Scale: 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

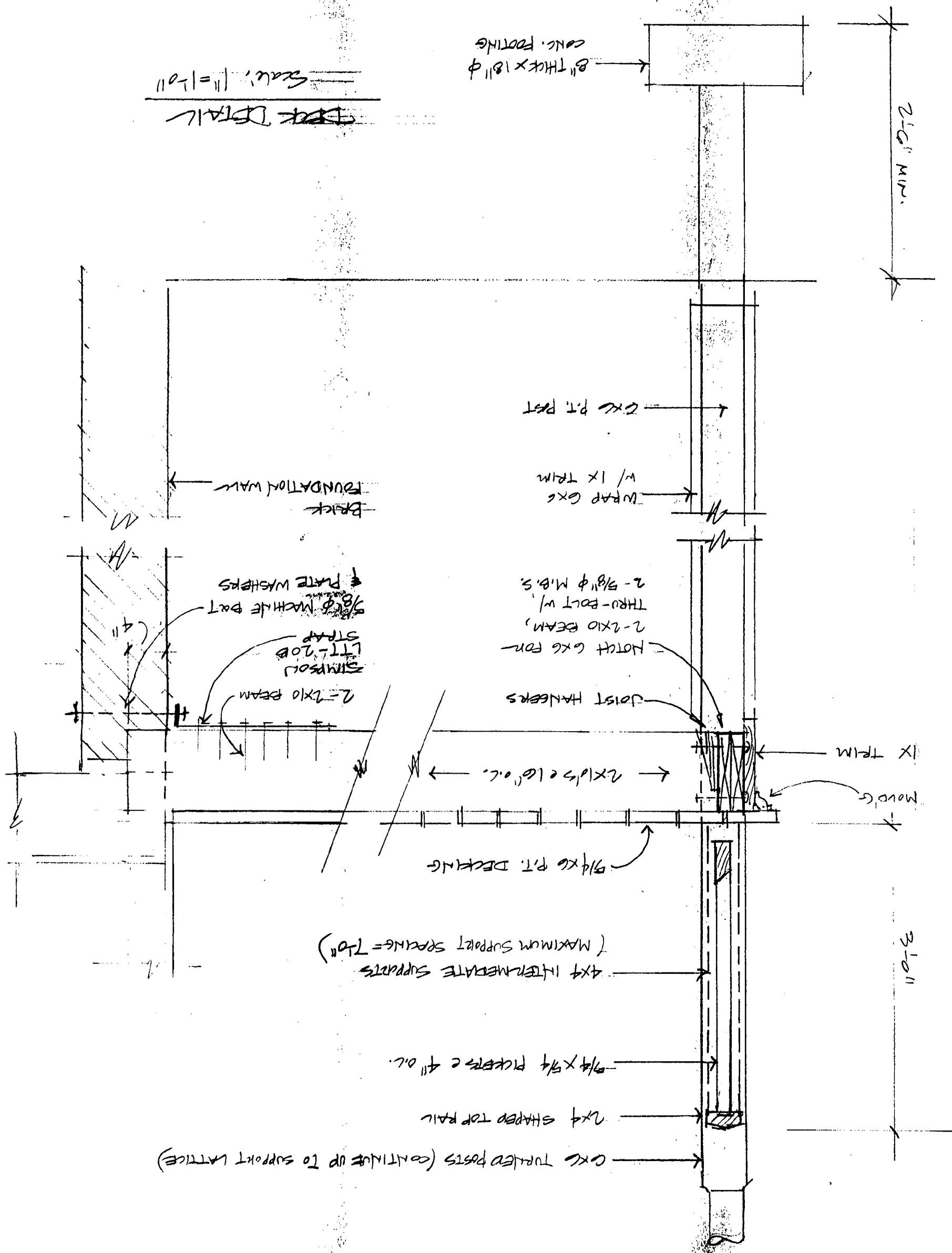
[Signature]

202 5/26/99



DECK FRAMING PLAN SCALE: 1/4" = 1'-0"

DIAZ RESIDENCE
 7709 TAKOMA AVENUE, TAKOMA PARK, MD.



~~BACK DETAIL~~
 Scale: 1/4" = 1'-0"

8" THICK X 18" ϕ CONC. FOOTING

2'-0" MIN.

CONC. P.T. POST

WRAP CONC W/ 1X TRIM

BACK FOUNDATION WALL
 SIMPSON LIT-100 STRAP
 2-2X10 BEAM
 5/8" WOOD BOLT
 PLATE WASHERS

JOIST HANDERS
 HOT CHOC FOR 2-2X10 BEAM, THRU-BOLT W/ 2-5/8" ϕ M.B.S.

IX TRIM
 MOLDING

5/4 X 6 P.T. DECKING

4X4 INTERMEDIATE SUPPORTS (MAXIMUM SUPPORT SPACING = 7'-0")

5/4 X 5/4 PICKETS @ 4" O.C.

2X4 SHAPED TOP RAIL

CONC. TURNED POSTS (CONTINUE UP TO SUPPORT LATTICE)

3'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

EXP

Address: 7709 Takoma Avenue Meeting Date: 8/18/99
 Applicant: V. & Angela M. P. Diaz Report Date: 8/11/99
 (Paul Tresader, Architect)
 Resource: Takoma Park Historic District Public Notice: 8/4/99
 Review: HAWP Tax Credit: No
 Case Number: 37/3-99V Staff: Robin D. Ziek
PROPOSAL: New rear dormer **RECOMMENDATIONS:** Approval

The applicant appeared before the HPC on 10/28/98 for reconstruction of a 2nd story porch on the front elevation which was documented with historic photographs; and on 4/28/99 for some alterations at the rear 1st floor level in conjunction with the construction of a rear deck.

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District
 STYLE: Queen Anne
 DATE: c1895-1905

This is a 2-1/2 story frame structure with 2/2 windows. The house was much altered at the time of designation, but with the use of historic photographs, the original front porch and second-story front porch which had been removed have now been replaced. The new rear deck with pergola, with steps down to the back yard, are now in place.

PROPOSAL

The applicant proposes to remove an existing skylight on the rear roof and construct a rear dormer utilizing two original windows which were saved on-site from earlier renovation projects. The two other existing skylights will be retained. The trim and siding will match the existing structure.

STAFF DISCUSSION

The proposed new dormer is in-keeping with the scale and character of the house. Staff notes that changes at the rear of a Contributing Resource in Takoma Park receive lienant scrutiny, as per the *Takoma Park Guidelines*. This proposal will not be visible from the public right-of-way, and will have a minimal impact on the structure and on the historic district.

①

STAFF RECOMMENDATION

Staff recommends, that the Commission find this proposal consistent with the purposes of 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 Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
7 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: A. V. Diaz
Daytime Phone No.: 301-286-5121 (Mr)
or 202-358-4055 (Mrs)

Tax Account No.: 13-106911Z

Name of Property Owner: Alfonso V. & Angela M.P. Diaz Daytime Phone No.: 301-286-5121

Address: 7709 Takoma Av. Takoma Park Maryland 20912
Street Number City Street Zip Code

Contractor: Leader Woodworks Phone No.: 301-371-8046

Contractor Registration No.: 25215

Agent for Owner: Paul Truesdler (Architect) Daytime Phone No.: 301-320-1580

LOCATION OF BUILDING/PREMISE

House Number: 7709 Takoma Av Street: Takoma Avenue

Town/City: Takoma Park Nearest Cross Street: Philadelphia

Lot: _____ Block: _____ Subdivision: _____

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: Dormer

1B. Construction cost estimate: \$ 10,000

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.

Alfonso Diaz
Signature of owner or authorized agent

7/20/99
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 990722 0083 Date Filed: 7/22/99 Date Issued: _____

3

3713-99V

**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:

① Add Dormer to Rear Roof

② Eliminate 1 of 3 Existing Skylights

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

Dormer has been designed to be totally consistent with historic architecture of home. Dormer will allow owners to use 3rd floor as Master bedroom suite, thereby avoiding more extensive interior modifications of restored second floor bedrooms/bath.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.
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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.
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6. TREE SURVEY

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Pat McHardie
2 Cleveland Avenue
Takoma Park, MD 20912

1705 Takoma Ave)

FRED Mullhiser
Jane Lawrence
7704 Takoma Ave
Takoma Park, MD 20912

Harvey KENNISMAN
Karen Burke
7711 Takoma Ave
Takoma Park, MD 20912

Paul Chrostowski
Lorraine Pearsall
7708 Takoma Ave
Takoma Park, MD 20912

Paul Treseder
6320 Wiscasset Rd.
Beltsville, MD. 20816

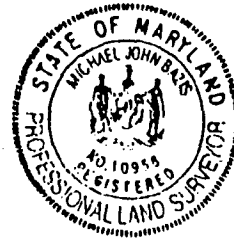
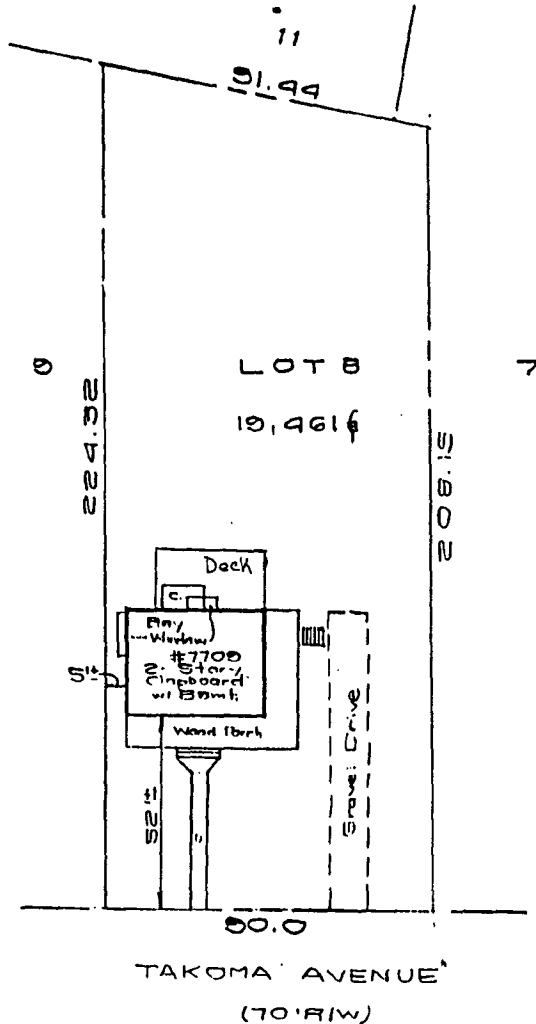
Ther & Mrs. Marlin Good
7712 Takoma Ave
Takoma Park, MD 20912

The plat is of benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.

NOTE: The shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200
 Date of Map: 8/15/01
 Flood Zone: "C"

NOTE: No property corners found or set unless otherwise noted.

NOTE: The accuracy of this survey and the apparent setback distances is 2 Ft. ±



SURVEYOR'S CERTIFICATE

I hereby certify that the property delineated hereon is in accordance with the Plat of Subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and apparent encroachments, if any. This Plat is not for determining property lines or for construction of improvements, but prepared for exclusive use of present owners of property and also those who purchase, mortgage, or guarantee the title thereto, within six months from date hereof, and as to them I warrant the accuracy of this Plat.

Michael J. Bazis
 Michael J. Bazis RPLS # 10956

LOCATION DRAWING
 LOT 8 BLOCK 73
 THE T.R.L. & T. CO'S
 SUBDIVISION OF
 TAKOMA PARK
 MONTGOMERY COUNTY, MD.

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 08.035311	DATE 4/14/00
FIELD BB	DRAFT DJD
	P.B. BP # 28
	SCALE: 1" = 40'

R.C. KELLY & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 10111 COLESVILLE ROAD, SUITE 133
 SILVER SPRING, MARYLAND 20901
 (301) 593-8005
 FAX: (301) 681-7218

(6)

7

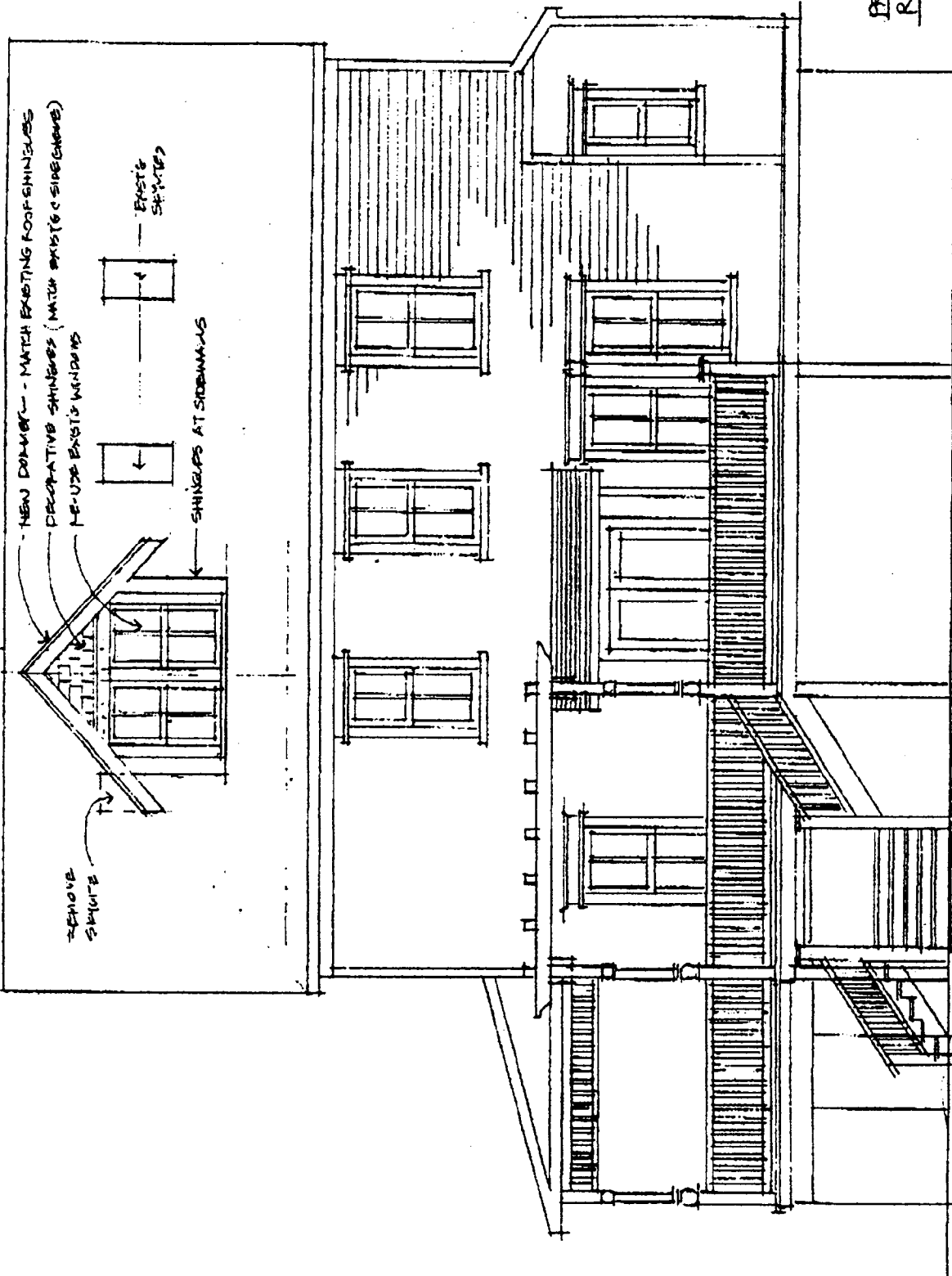
EXISTING
REAR ELEVATION



COMPOSITIONAL SHIFTERS

SPLINES

PROPOSED
REAR ELEVATION



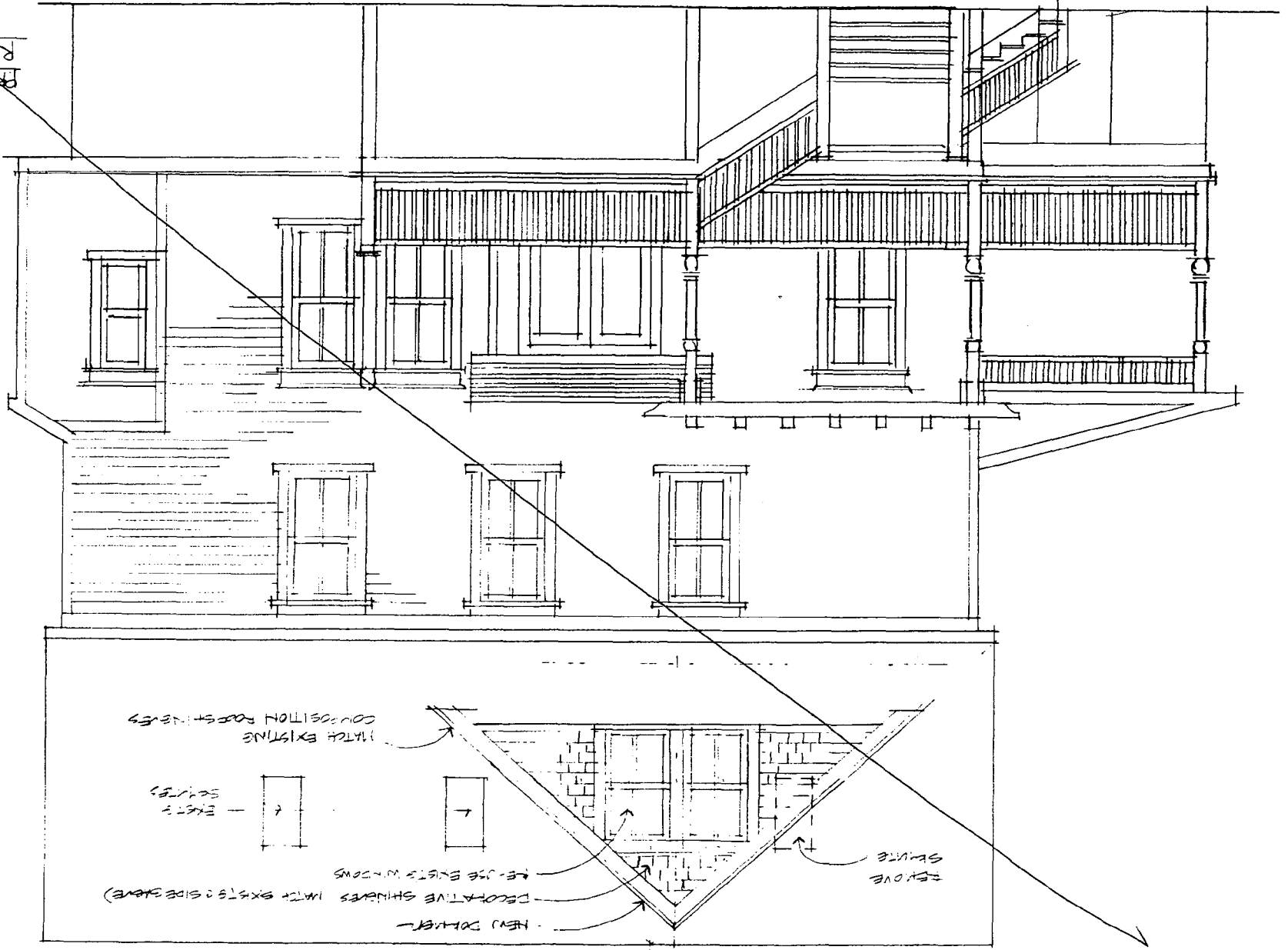
Front of 7709 Lakoma Av. (Not to be modified)



Rear Area of Donner Mod



~~PROPOSED~~
~~REAR ELEVATION~~



FAX TRANSMISSION

PAUL TRESEDER, AIA ARCHITECT

6320 WISCASSET ROAD

BETHESDA, MD 20816

301 320 1580

FAX: 301 320 1581

To: Robin Zieg

Date: August 10, 1999

Fax #: 301 563 3412

Pages: 2 (including this cover sheet)

From: Paul Treseder

Subject: Addition at 7709 Takoma Avenue

COMMENTS:

Enclosed is sketch as requested

Front of 7709 Lakoma Av. (Not to be modified)



Rear Area of Downer Mod

