


7212 Spuce Avenue, Takoma Park
HDC Care No. 37/03-0800
Takoma Park H.D.

 **Pendaflex**
 **Esselte**

4350 1/3 RED 10%  P4

- Contributing resource
- sent letter - 14 August; entered into
HAMP database 14 August.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 14 August, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *JK*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #490277, Replacement of front porch steps/railings and repair of porch floor

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the August 13, 2008 meeting with the following condition:

1: The stair risers will be wood.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Yuri and Anna Zelinsky
Address: 7212 Spruce Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240-777-2370

DPS - #8

490277

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Yuri B. Zelinsky

Daytime Phone No.: 202-551-4769

Tax Account No.: 01077486

Name of Property Owner: Yuri B. Zelinsky and Anna H. Zelinsky Daytime Phone No.: 202-551-4769

Address: 7212 Spruce Avenue Takoma Park MD 20912-4306
Street Number City Street Zip Code

Contractor: Heritage Building and Renovation, Inc. Phone No.: 301-270-4799

Contractor Registration No.: MHIC License # 32422

Agent for Owner: n/a Daytime Phone No.: n/a

LOCATION OF BUILDING/PREMISE

House Number: 7212 Street: Spruce Avenue

Town/City: Takoma Park Nearest Cross Street: Tulip Avenue

Lot: 36 Block: 8 Subdivision: 025

Liber: 7062 Folio: 112 Parcel: "Lipscomb & Earnest Trustees, Addition to Takoma Park"

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: _____

1B. Construction cost estimate: \$ 5,000.00

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.

Yuri B. Zelinsky
Signature of owner or authorized agent

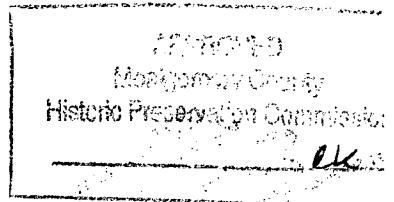
JULY 10, 2008
Date

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:

The proposed project is the rebuilding of the wooden steps that lead from the concrete walkway to the front porch of this single family, bungalow style home. The steps are in advanced disrepair with one tread in danger of breaking through. The steps are not original to the home, which was built in 1913, and the design of the steps and handrails, which were built prior to our purchase of the home nearly ten years ago, is not consistent with the home's architectural/historic style. Moreover, both the steps and the handrails apparently do not conform with the building code. The porch decking also is beginning to decay and will be replaced as part of the proposed repair. As presently built, neither the steps, the handrails, nor the decking have any historical features or significance.

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

The proposed repair would replace the current steps with new wooden steps and handrails that are consistent in appearance with the bungalow style of the home. The front porch decking, which is not visible from the street or neighboring homes, also will be replaced with aesthetically appropriate and more durable wood decking. The overall effect of the proposed repair and reconstruction will be to enhance the historic appearance and, more importantly, the safety of the porch and stairs.

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

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- 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.

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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.

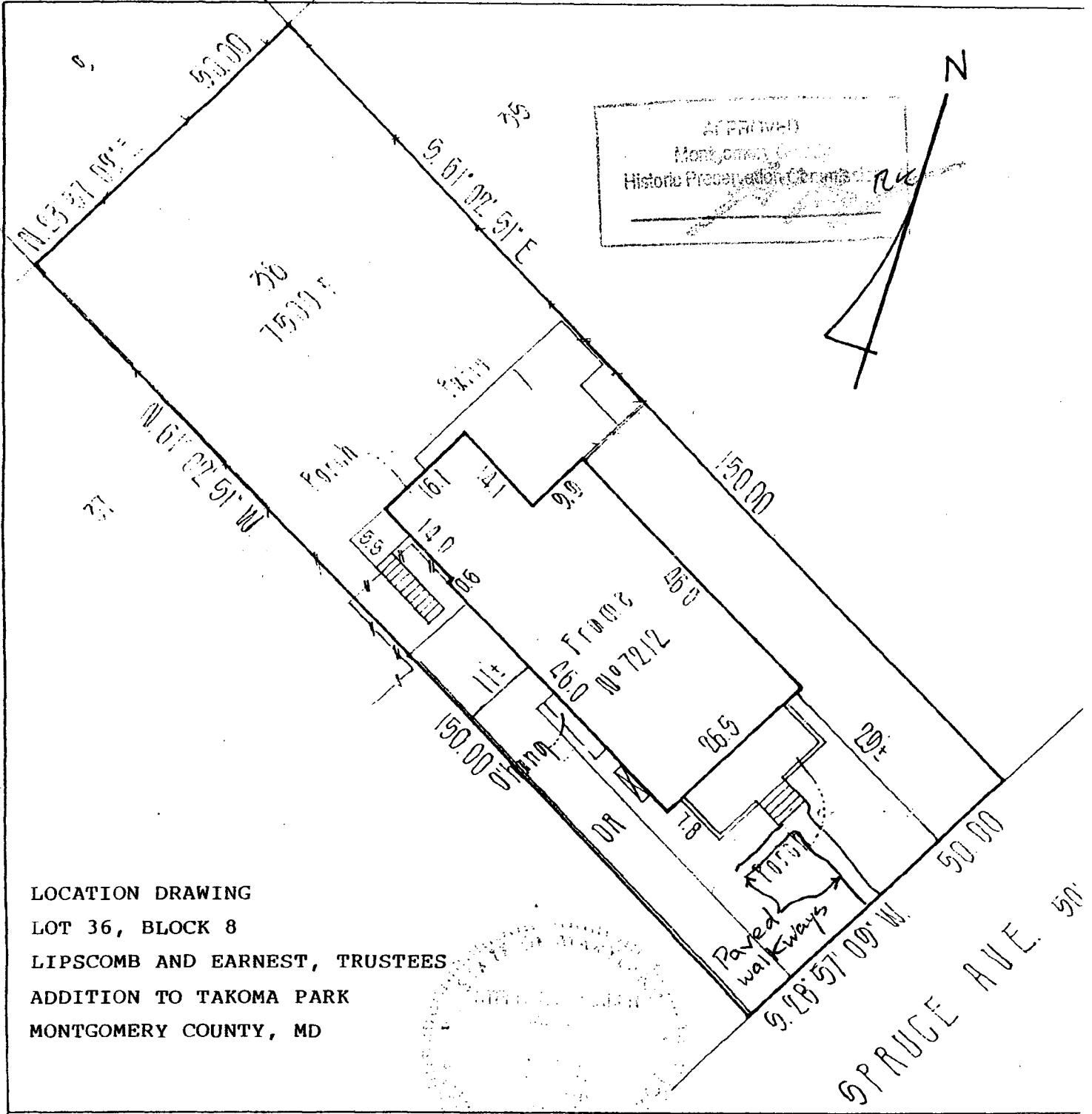
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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).

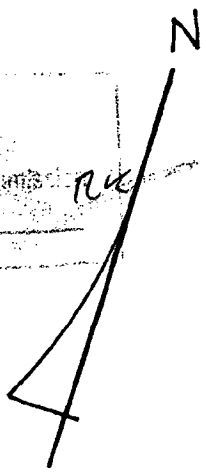
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

SITE PLAN

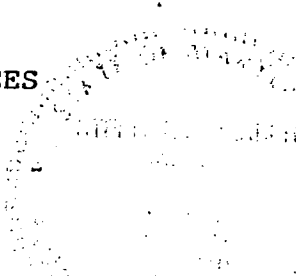
for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title, securing financing or refinancing. The property shown hereon is not in a flood plain per existing records unless otherwise indicated. Accuracy = 1'



APPROVED
Montgomery
Historic Preservation Commission
RUC



LOCATION DRAWING
LOT 36, BLOCK 8
LIPSCOMB AND EARNEST, TRUSTEES
ADDITION TO TAKOMA PARK
MONTGOMERY COUNTY, MD

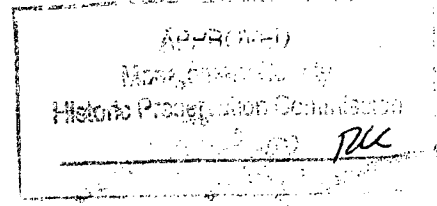


SURVEYOR'S CERTIFICATE	REFERENCES	ANDJON ASSOCIATES, INC.
<p>I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE BEST OF MY KNOWLEDGE AND BELIEF.</p> <p><i>Stephen P. Barber</i> STEPHEN P. BARBER PROPERTY LINE SURVEYOR, MARYLAND # 565</p>	<p>PLAT BK. 1 PLAT NO. 46 LIBER: FOLIO:</p>	<p>7 BROOKES AVENUE GAITHERSBURG, MD 20877 (301) 840-9010</p> <hr/> <p>DATE: 11-9-98</p> <hr/> <p>SCALE: 1" = 20'</p> <hr/> <p>JOB NO: 27698</p>

APPLICANT: YURI B. ZELINSKY

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Summary of Current and Proposed Stair Dimensions



Old:

Height of current post at top (rests on porch deck): 35 1/2"

Height of current bottom post (rests on third step from bottom): 38 1/2"

Width of first (bottom / concrete) step: 70"

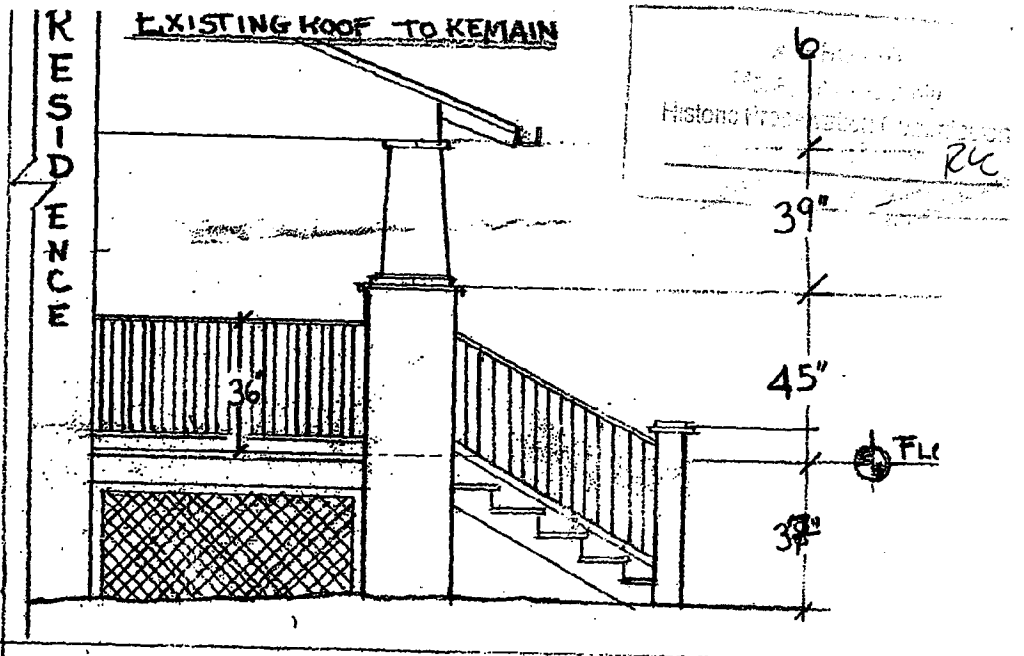
Width of steps 2-6 (wooden): 64"

New:

The replacement (new) handrail posts will be 37" high, both at top and bottom.

The new steps will be between 76" and 82" wide.

LOCATION of WORK
EXISTING PORCH FLOOR
STRUCTURE
PORCH W/RAIL
TO CONFORM TO
MD. COUNTY ADDITNS



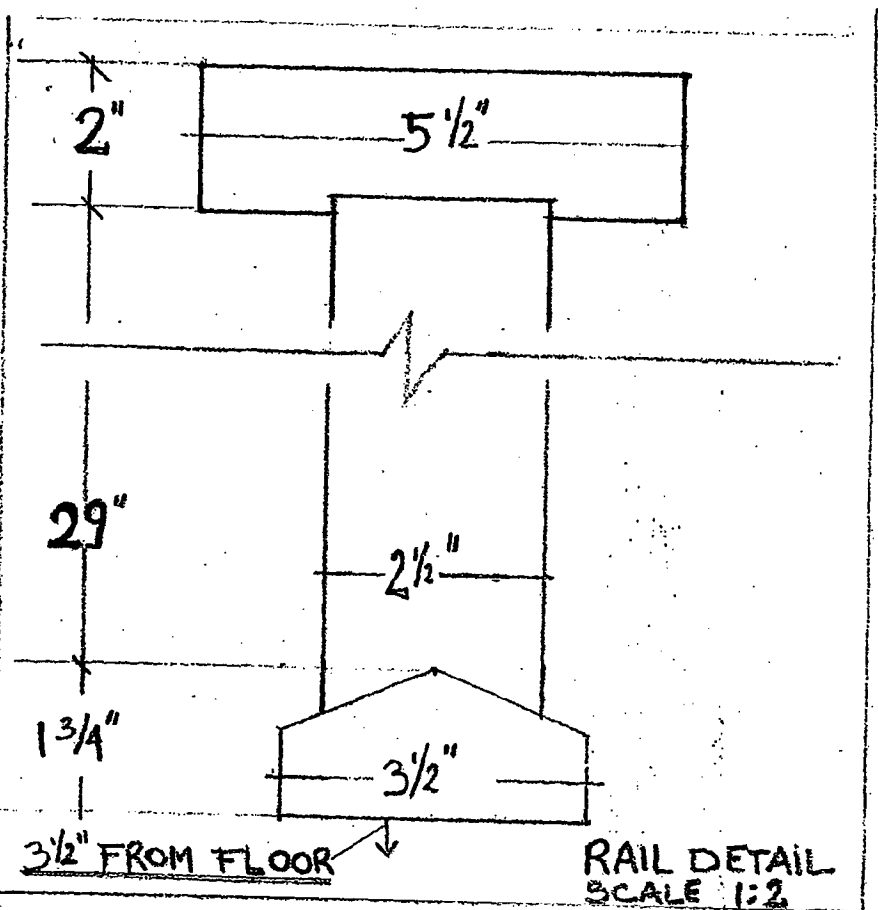
CURRENT:

NEW SIDE ELEV.
SCALE 1/4"

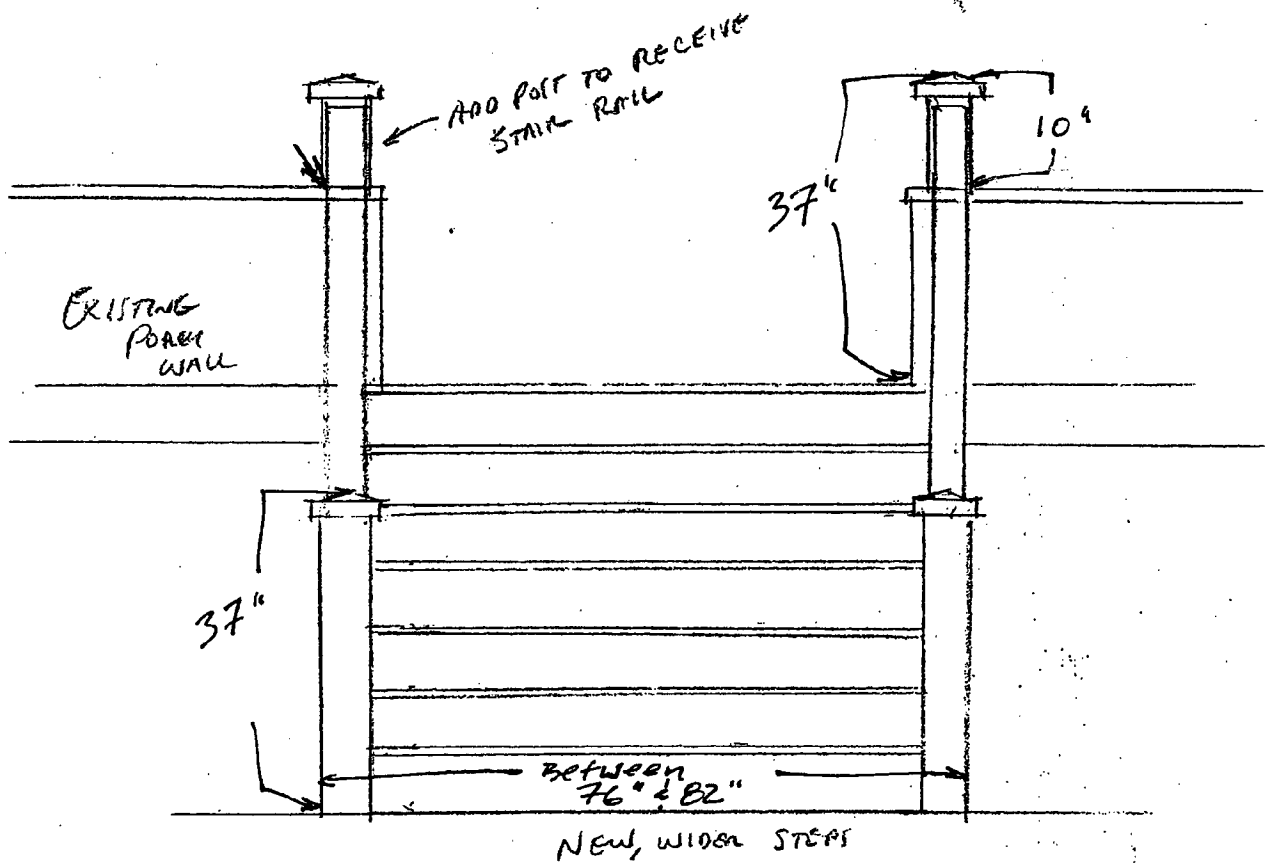
- STEPS 1 : 6" HIGH
- STEP 3 : 7 3/4" "
- STEP 4 : 6 3/4" "
- STEP 5 : 7 1/2" "
- STEP 6 : 7 1/4" "
- STEP 7 : 6 1/2" "
- POST / TOP : 35 1/2" "
- POST / BOT. : 33 1/2" "

PROPOSED:

- STEPS : EQUAL HEIGHT PER CODE
- POSTS : 37" "



APPROVED
The Department of
Historic Preservation
RK



ZELINSKY
SCALE: 1/2" = 1'-0"

(13)

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7212 Spruce Avenue, Takoma Park	Meeting Date:	08.13.2008
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	08.06.2008
Applicant:	Yuri and Anna Zelinsky	Public Notice:	07.30.2008
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-08UU	Staff:	Rachel Kennedy
PROPOSAL:	Replacement of front porch steps/railings and repair of porch floor		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application with the following condition:

- 1) The stair risers will be wood.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource Within The Takoma Park Historic District
STYLE: Craftsman Cottage
DATE: c1913

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen

Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue). Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to replace and modernize their front porch stairs. The current stair and railing was installed long past the period of significance and is deteriorated beyond repair. The applicants wish to address current code requirements by altering the design of the nonhistoric stair and railing. The new measurements of the stair will raise the railing by nine inches. The solid porch railing wall is to remain the same. In sum, the applicants propose to:

- 1) Replace porch floor with wood in-kind.
- 2) Widen the steps by 12-18" to measure between 76" and 82" wide.
- 3) Replace stair treads with ipe or garapa wood. Replace the stringers with pressure treated lumber.
- 4) Install two 37" tall redwood newel posts at the bottom railing of the stair.
- 5) Install two 37" tall redwood posts to receive the stair railing at the top of the stair.
- 6) Install PVC risers between the stair treads.
- 7) Paint the entire stair to appear uniform.
- 8) The bottom concrete stair will be replaced by concrete in-kind.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources form the majority of structures in the Takoma Park Historic District. These structures may not have the same level of architectural and/or historical significance.

While they will not receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions to Contributing Resources.

The *Guidelines* that pertain to this project are as follows:

- 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 architectural features of the resource; exact replicas of existing details and features is, however, not required.
- Some nonoriginal building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24A

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and

information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; or
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

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.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff is recommending that the Commission approve the HAWP application as being consistent with the *Guidelines* and *Standards*. The proposed work will remove the nonhistoric front steps and railing and replace it with a sympathetic new design. The new design does not substantially alter the appearance of the front façade and provides safe ingress and egress from the front entry of the house.

The property owner is using a number of materials in order to address durability of the new steps and railings. As noted in the proposal section, at least two types of extremely durable wood, pressure treated wood, and PVC are being proposed. The property owner states that PVC is the appropriate materials for the stair risers, as it cannot be determined to be a synthetic material from the street—especially since it will be painted. He also notes that he does not believe that there will be any difficulty with moisture infiltration due to use of a synthetic (nonbreathable) material because the wood on the stairs will be installed in pieces and should therefore have appropriate ventilation. He also believes that the lattice work surrounding the porch will give additional ventilation.

The Takoma Park Guidelines state that "nonoriginal building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition." The project in question does not intend to replace original materials or materials in good condition with synthetic materials. However, the synthetic material may, in fact, have a different rate of expansion and contraction and may not be compatible with the surrounding wood members.

This possibility was discussed with the applicant who believes that PVC is the proper choice. He stated that he would like a chance to address the HPC regarding this selection. The applicant was also made aware of the HPC's general policy of not approving synthetic materials on front facing exterior elevations.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2) with the condition listed on page one above;

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



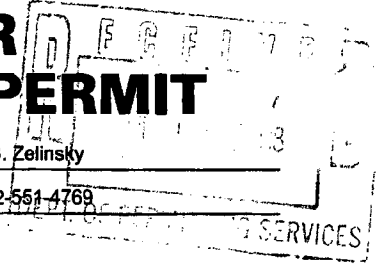
RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
246 777-6276

490277

DPS - #8

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APPLICATION FOR
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State

Zip Code

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Contractor Registration No.: MHIC License # 32422

Agent for Owner: n/a

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LOCATION OF BUILDING/PREMISE



House Number: 7212

Street: Spruce Avenue

Town/City: Takoma Park

Nearest Cross Street: Tulip Avenue

Lot: 36

Block: 8

Subdivision: 025

Liber: 7062

Folio: 112

Parcel: "Lipscomb & Earnest Trustees, Addition to Takoma Park"

PART ONE: TYPE OF PERMIT ACTION AND USE

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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: \$ 5,000.00

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

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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.

Yuri B. Zelinsky
Signature of owner or authorized agent

JULY 10, 2008
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

6

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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.

(7)

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Yuri B. Zelinsky 7212 Spruce Avenue Takoma Park, MD 20912-4306	Owner's Agent's mailing address n/a
Adjacent and confronting Property Owners mailing addresses	
Ormond and Nina Seavey (adjacent) 7214 Spruce Avenue Takoma Park, MD 20912-4306	
Shirley Davis (adjacent) 7210 Spruce Avenue Takoma Park, MD 20912-4306	
Philip and Susan Wheaton (confronting) 7211 Spruce Avenue Takoma Park, MD 20912-4306	

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City of Takoma Park



**Housing & Community
Development**

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

July 10, 2008

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

Property Owner Name: Yuri Zelinsky

Fax: 202-772-9227

Location of Requested Building Permit: 7212 Spruce Avenue

Proposed Scope of Work: replace steps to front porch

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for both County and Municipal permits for the above summarized construction project. They have been informed of the City of Takoma Park regulations and permit requirements that apply to their project.

Yours sincerely,

David Suls
Associate Planner

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Proposal

Yuri and Anna Zelinsky
7212 Spruce Avenue
Takoma Park, MD 20912

June 27, 2008
MHIC Lic. #32422

2. Front Steps—

Apply for HAWP and Building Permit – hourly basis

Problems with existing steps and porch:

- Existing porch railing height is approximately 9" lower than required by current code
- Flooring could use replacing — ~~to~~
- Stair risers vary in height more than allowed
- Concrete bottom step is sloping back toward house

Replace front steps – complete; including concrete bottom step. Widen steps by 12-14"

Four (4) new p.t. stringers
Seven (7) risers – Solid PVC
Six (6) treads:

Each tread – two (2) 5/4 x 6 Ipe (Garape will only save approximately \$150.00)

Edges – full bullnose

Install two (2) new newel posts – 6 x 6 all heart Redwood

Install two (2) short posts on porch wall as shown to receive stair rail

placement ?

Fabricate and install new railing as per photos and drawing – this is provided as a suggestion.

\$ 4,600.00

(14)

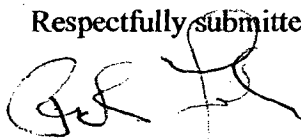
Prime and paint new railings, posts and risers two(2) coats.

\$ 400.00

*Let us know if you would like a price to replace the flooring.

Please call with any questions. If you wish to go ahead we will prepare a contract and schedule a start date. We look forward to working with you.

Respectfully submitted,



Rick Leonard, CR
President, *Heritage Building and Renovation, Inc.*

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7212 Spruce Avenue, Takoma Park H.D.



Proposal

Yuri and Anna Zelinsky
7212 Spruce Avenue
Takoma Park, MD 20912

June 27, 2008
MHIC Lic. #32422

2. Front Steps—

Apply for HAWP and Building Permit – hourly basis.

Problems with existing steps and porch:

- Existing porch railing height is approximately 9" lower than required by current code
- Flooring could use replacing — *✗*
- Stair risers vary in height more than allowed
- Concrete bottom step is sloping back toward house

Replace front steps – complete; including concrete bottom step. Widen steps by 12-14"

Four (4) new p.t. stringers

Seven (7) risers – Solid PVC

Six (6) treads:

Each tread – two (2) 5/4 x 6 Ipe (Garape will only save approximately \$150.00)

Edges – full bullnose

Install two (2) new newel posts – 6 x 6 all heart Redwood

Install two (2) short posts on porch wall as shown to receive stair rail

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Fabricate and install new railing as per photos and drawing – this is provided as a suggestion.

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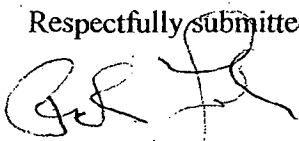
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Respectfully submitted,



Rick Leonard, CR

President, *Heritage Building and Renovation, Inc.*

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: YURI B. ZELINSKY

Page: 2 of 2