


7305 Takoma ave.
Takoma Park

37/3-08 MIA
HAWP





HISTORIC PRESERVATION COMMISSION

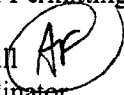
Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 07/10/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #487763 – Deck and screened porch removal

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 July 9, 2008 meeting.

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: Richard Henrich Jr.
Address: 7305 Takoma Avenue, Takoma Park, MD 20912

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
240 777-9370

487763

DPS - #8

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Richard E Henrich Jr
Daytime Phone No.: 202-441-0832

Tax Account No.: 01073568

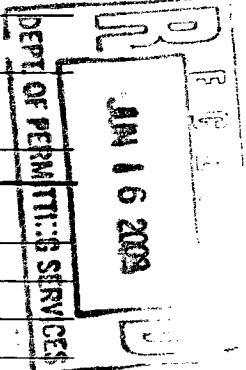
Name of Property Owner: Richard E Henrich Jr Daytime Phone No.: 202-441-0832

Address: 7305 Takoma Park Takoma Ave 20912
Street Number City State Zip Code

Contractor: self Phone No.: 202-441-0832

Contractor Registration No.: NA

Agent for Owner: NA Daytime Phone No.: NA



LOCATION OF BUILDING/PREMISE

House Number: 7305 Street: Takoma Ave
Town/City: Takoma Park Nearest Cross Street: Piney Branch Rd
Lot: P6 Block: 11 Subdivision: 025 B F Gilbert - Takoma Park
Liber: 4826 Folio: 795 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 checked="" type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Flaze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |
- 1B. Construction cost estimate: \$ _____
- 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. Height _____ feet _____ inches
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent Date

Approved: ✓ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7-10-08

Applicator/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:

Bungalow built 1923. Substantially modified circa 1960 by enclosing front and rear porches and covering with aluminum siding. Some time later, a pressure-treated wood deck with enclosed screened area beneath was added to the back of the original (now enclosed) back porch, wrapping around the south end of the original rear porch (now enclosed and integrated with the main house). This property is one of five houses on the block of Takoma Ave, running between Piney Branch Rd and Baltimore Ave, opposite a small triangular median or park that separates Takoma Ave from Eastern Ave. This particular house is considered a "secondary" resource, without special historic significance.

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

Remove the deteriorated pressure-treated deck and enclosed screened area beneath. Where the deck wraps around the south side of the house, a small enclosed section with roof is part of the removal. This work is the first step in restoring the house to a configuration and general appearance that will reflect the original 1923 bungalow style construction. The contemporary addition to be removed is at the back of the house, and only a small section on the south side is currently visible from the street.

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.

APPLICANT: RICHARD E HENRICH JR

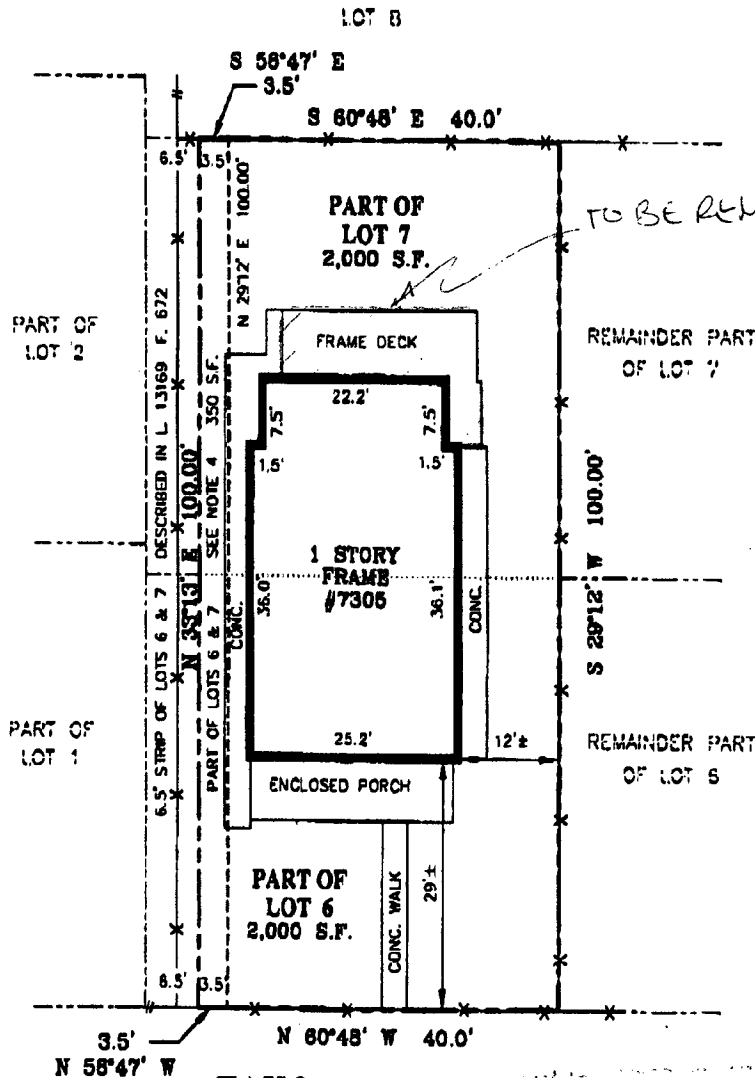
PAGE 2

CONSUMER INFORMATION NOTES:

1. This plan is a 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:


1. Flood zone "X" per H.U.D. panel No. 0460D.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. Fences, if shown, have been located by approximate methods.
3. No property corners found.
4. * Denotes 3.5' wide strip portions of lots 6 & 7 described in L. 4888 F. 795
5. Total area per tax record = 4,350 S.F.±
6. Revised: 4-30-08.



TO BE REMOVED



LOCATION DRAWING
PARTS OF LOTS 6 & 7, BLOCK 11
B. F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-6100 Fax 301/948-1288
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	A	
<i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 667		PLAT NO.	3	
LIBER	3603	4826		
POLIO	558	795		
DATE OF LOCATIONS		SCALE: 1" = 20'		
WALL CHECK:		DRAWN BY: E.H.		
HSE. LOC.: 4-17-08		JOB NO.: 08-01451		

AD
7-10-08

No. 8677 P. 2

APR 30 2008 4:58PM SNIDER & ASSOCIATES

APPLICANT: RICHARD C. MENNICH JR.

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7305 Takoma Avenue, Takoma Park	Meeting Date:	7/9/08
Applicant:	Richard Henrich Jr.	Report Date:	7/2/08
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	6/25/08
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08MM	Staff:	Anne Fothergill

PROPOSAL: Rear screened porch and deck removal

STAFF RECOMMENDATION

Staff is recommending that the HPC approve this HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

PROPOSAL

The applicants are proposing to remove the existing non-historic wood deck at the rear of the house and the screened area below the deck.

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 24A)*, 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

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the

district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course
- All change and additions should respect existing environmental settings, landscaping, and patterns of open space

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
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 or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The proposed removal of the rear deck and screened area below are appropriate alterations to this house and staff recommends approval of this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

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, if applicable, 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
265 ROCKVILLE PIKE, 2ND FLOOR, ROCK HILL, MD 20850
301-772-1376

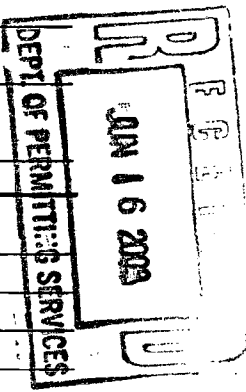
487763

DPS-#8

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301/563-3400**

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HISTORIC AREA WORK PERMIT**

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 Name of Property Owner: Richard E Henrich Jr Daytime Phone No.: 202-441-0832
 Address: 7305 Takoma Park Takoma Ave 20912
Street Number City Street Zip Code
 Contractor: Self Phone No.: 202-441-0832
 Contractor Registration No.: NA
 Agent for Owner: NA Daytime Phone No.: NA



LOCATION OF BUILDING/PREMISE

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 Lot: P6 Block: 11 Subdivision: 025 B F Gilbert - Takoma Park
 Liber: 4826 Folio: 795 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC 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: \$ _____
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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.

Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

7305 TAKOMA AVE

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APPLICANT: RICHARD E HENRICH JR

PAGE 2

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7305 TAKOMA AVE

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address RICHARD E HENRICH JR 7305 TAKOMA AVE TAKOMA PARK, MO 20912	Owner's Agent's mailing address RICHARD E HENRICH JR 7305 TAKOMA AVE TAKOMA PARK, MO 20912
Adjacent and confronting Property Owners mailing addresses	
DAVID & SUSAN BORTNICK 7303 TAKOMA AVE TAKOMA PARK, MO 20912	JEFFREY & RS LUKER 7307 TAKOMA AVE TAKOMA PARK, MO 20912
JAMES H GORDON, TRUSTEE 7310 PINEY BRANCH RD TAKOMA PARK, MO 20912	CITY OF TAKOMA PARK 7500 MAPLE AVE TAKOMA PARK, MO 20912

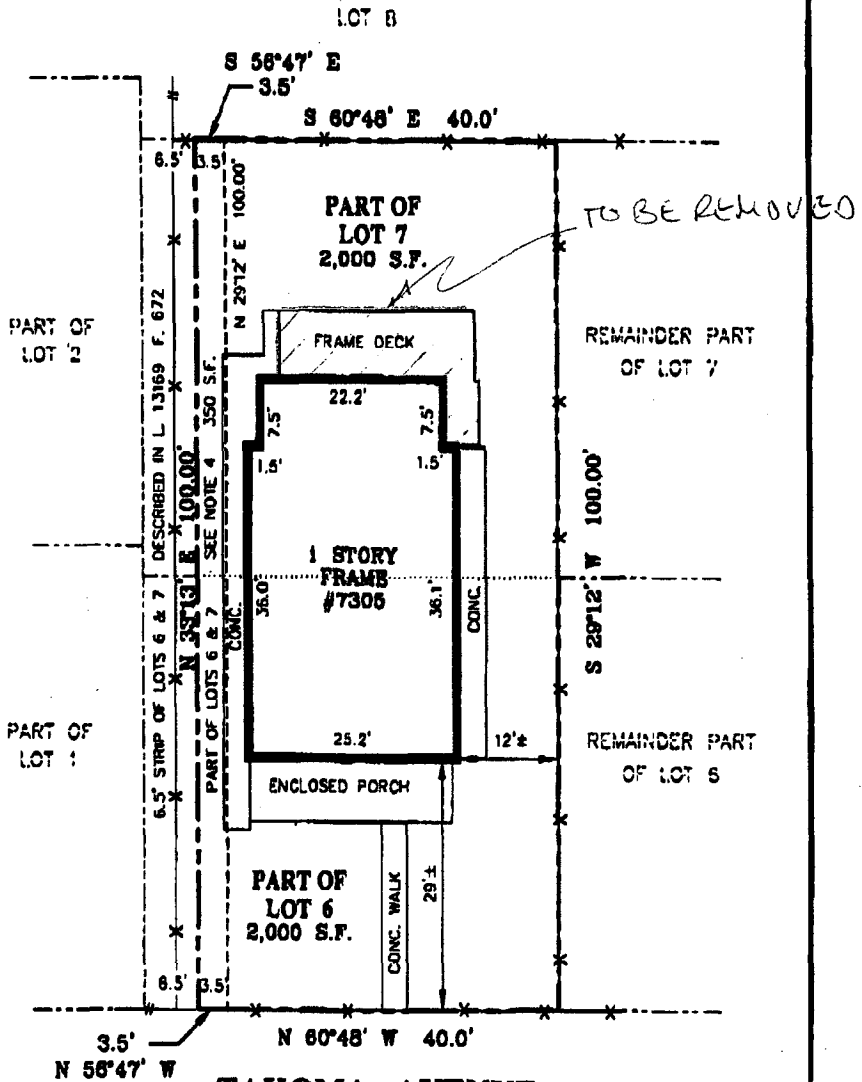
APPLICANT: RICHARD E HENRICH JR

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5. Total area per tax record = 4,350 S.F.±
6. Revised: 4-30-08.



LOCATION DRAWING
 PARTS OF LOTS 6 & 7, BLOCK 11
 B. F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		 SNIDER & ASSOCIATES LAND SURVEYORS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100 Fax 301/948-1286
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK.	A	
LIBER 3603 4826 FOLIO 558 765		PLAT NO.	3	

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 687

2 7 8 1198 N
 No. 6677 P. 2

APR 30 2008 4:58PM SNIDER & ASSOCIATES

APPLICANT: RICHARD E HENRICH JR

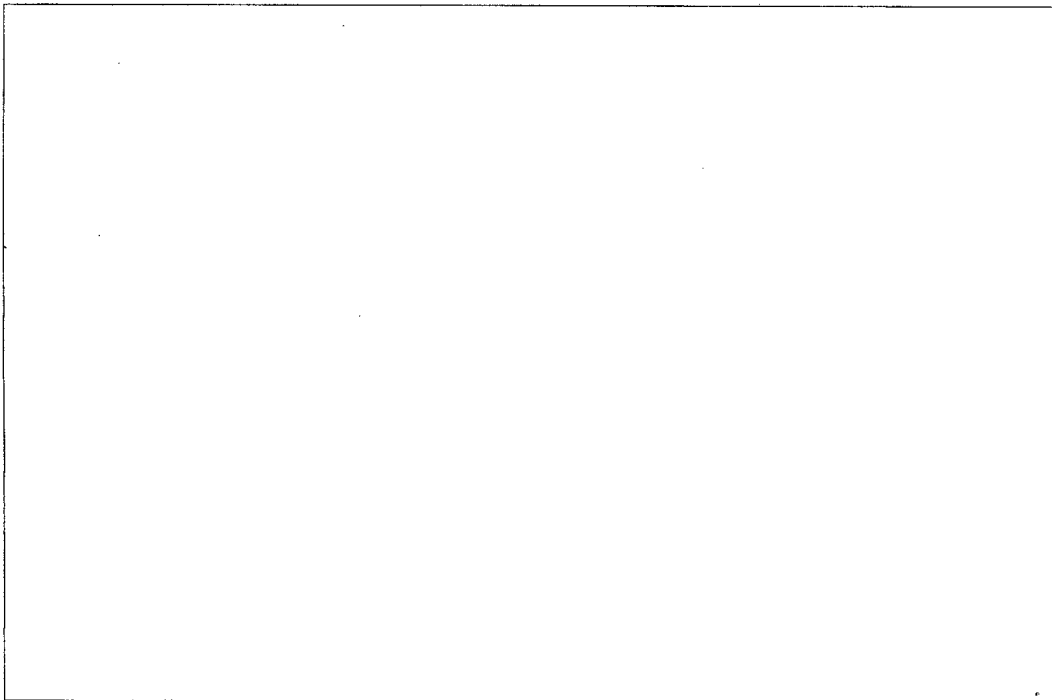
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7305 TAKOMA AVE

Existing Property Condition Photographs (duplicate as needed)



Detail: REAR VIEW SHOWING DECK/SCREENED PORCH TO BE REMOVED.



Detail: _____

7305 TAKOMA AVE

Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW FROM FRONT - TAKOMA AVE



Detail: FRONT VIEW SHOWING PORTION OF DECK AT REAR OF HOUSE.

7305 takama



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