

7704 Takama Avenue
Takama Park

HAWP 37/3-08W



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 05/15/08

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 #482353 – landscape alterations

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 May 14, 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: Steven and Karen Korn
Address: 7704 Takoma 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
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Trish Atkins
Daytime Phone No.: 202 986 0711

Tax Account No.: 010 781 73
Name of Property Owner: STEVEN & KAREN KORN Daytime Phone No.: 301.920.0037
Address: 7704 Takoma Ave. Takoma Park, MD 20912-4124
Street Number City Street Zip Code
Contractor: Merrick Design & Build Phone No.: 301 946 2354
Contractor Registration No.: MD # 38985
Agent for Owner: Holt Jordan Daytime Phone No.: 202 986 0711

LOCATION OF BUILDING/PREMISE

House Number: 7704 Street: Takoma Avenue
Town/City: Takoma Park Nearest Cross Street: Philadelphia Ave.
Lot: 14 Block: 69 Subdivision: Takoma Park Land & Trust Co.
Site: 1479B Folio: 293 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/State Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ unknown
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 (see plan)
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.

Jordan
Signature of owner or authorized agent

3/27/2008
Date

Approved: [Signature] Staff Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 5-15-08
Application/Permit No. 432353 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

1. WRITTEN DESCRIPTION OF PROJECT

A. Description of existing structure and environmental setting.

The existing structure is a 1902 "Outstanding Resource" Victorian Frame Residence on an 18,500 S.F. wooded lot. A renovation and addition, previously approved by HPC, is currently under construction. The front yard is retained by a deteriorating concrete wall. The front steps and walkway to the residence are concrete and are currently a narrow 4' wide. The rear yard is an open space of lawn, planting and paved areas.

B. Description of project:

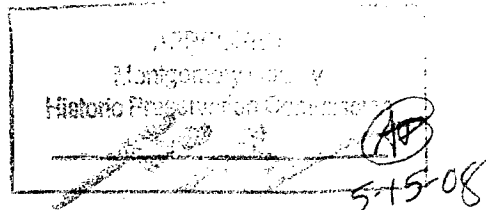
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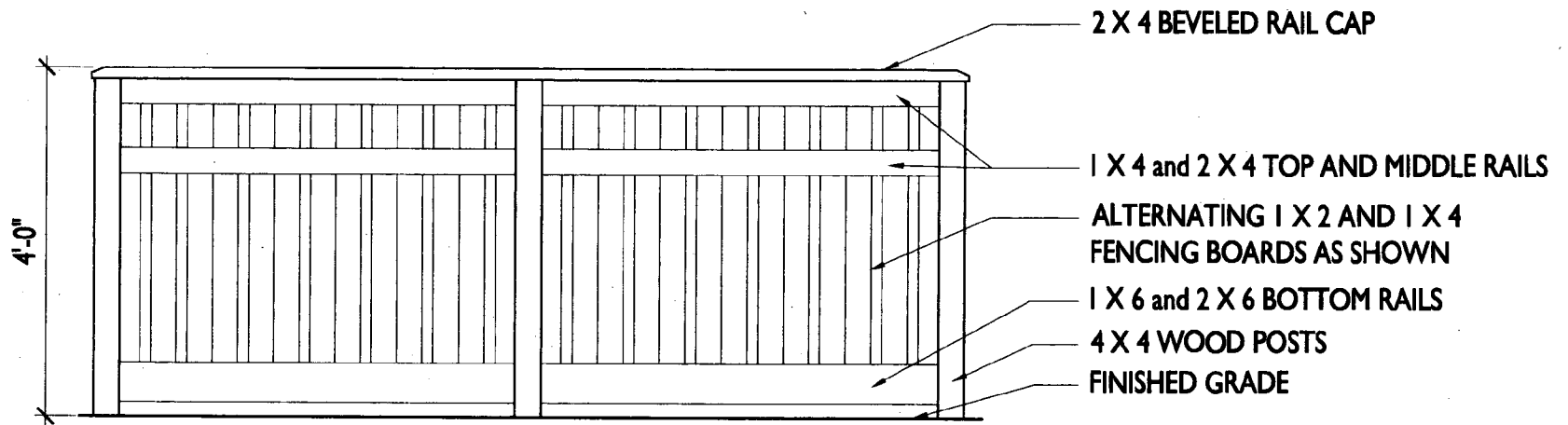
Front/Side Improvements:

- *Front Walk:* Replace existing concrete walkway with Bluestone on Stonedust base, widen to match new stair width.
- *Front Wall/Stairs:* Repair existing deteriorating concrete wall as necessary. Widen existing 4' wide concrete steps by 2' (1' on each side).
- *Front planting:* Enhance existing plant material with new shrubs, perennials and groundcovers.
- *Fencing:* Repair existing side yard picket fence as necessary.
- *Tree Removal:* Removal of one 20" circumference Blue Spruce located to right of front porch

Rear Improvements:

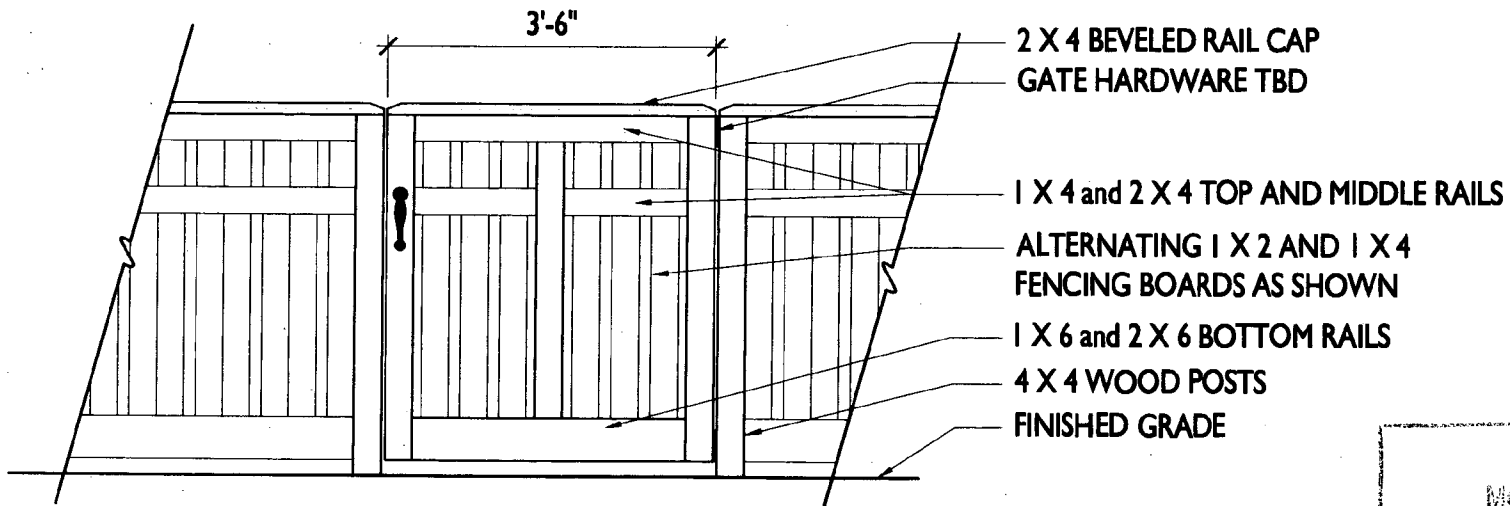
- *Stone patio and Built-in Grill:* Bluestone paving in Stonedust adjacent to the rear porch. Patio area will include built-in grill counter. Small retaining wall on back side of patio required to maintain level surface on patio.
- *Stone walls and steps:* Site walls and steps shall have fieldstone veneer with Bluestone caps. Terraces in rear yard to be approx. 6" tall. Deteriorating wall along driveway to be replaced with dry-laid stone wall in exact location of existing wall.
- *Planting:* New trees, shrubs and perennial plantings will add to the diversity of the existing landscape as well as provide privacy screening for the rear yard.
- *Trash Enclosure:* Wood enclosure located in rear near future garage. See detail included with drawings.





1 WOOD FENCE
ELEVATION

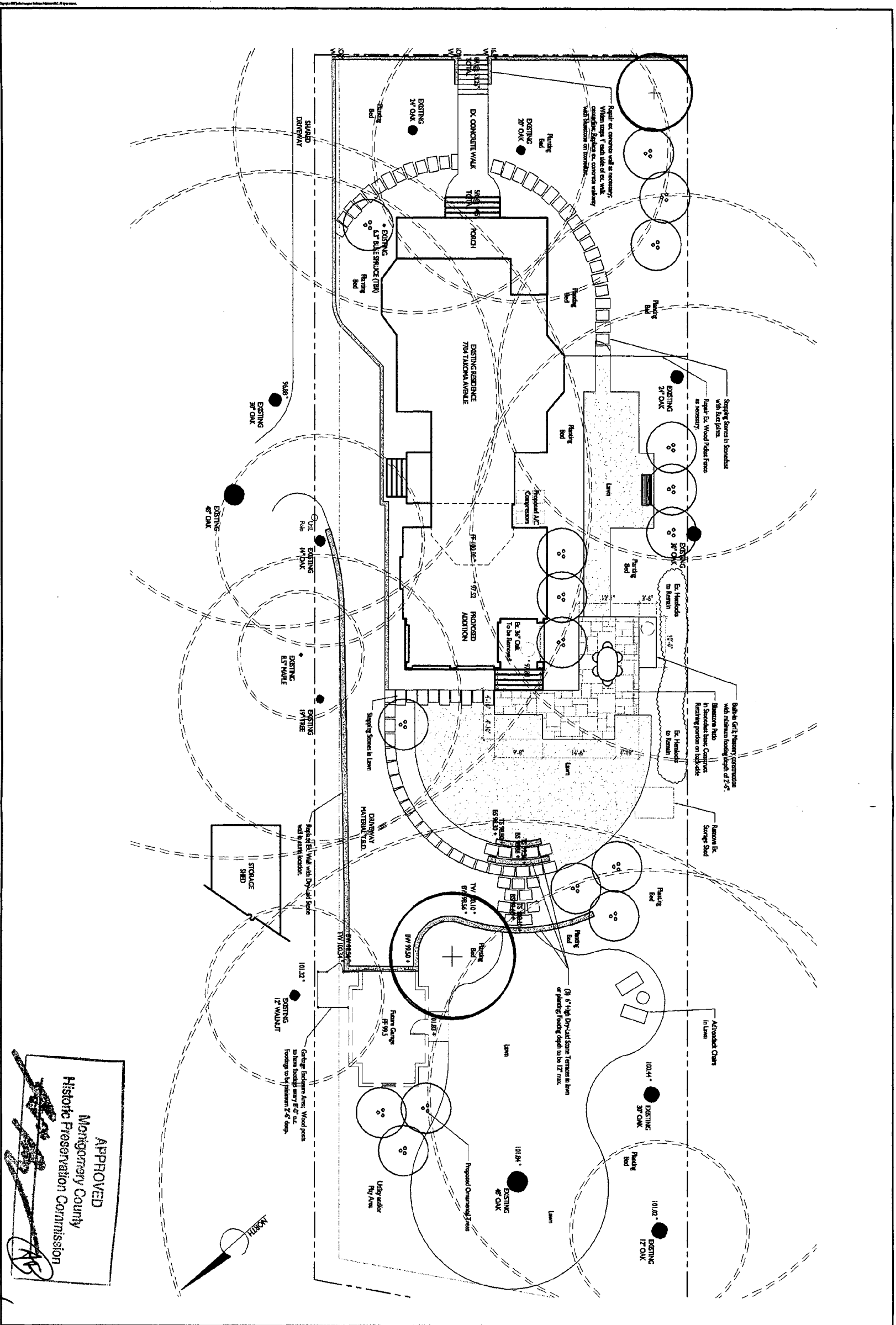
SCALE: 1/2"=1'-0"



2 WOOD GATE
ELEVATION

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


APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
5-15-08



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

5-15-08

L-1	Schematic Design	<p>Korn Residence 7704 Takoma Avenue Takoma Park, Maryland 20912</p>	<p>Scale: 1/8" = 1'-0" Date: 03.13.2008 Revisions:</p>	 <p>JORDAN HONEYMAN Landscape Architecture, LLC 711 Bond Street NW Washington, DC 20001 202.696.0711 202.296.0712 fax</p>
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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7704 Takoma Avenue, Takoma Park	Meeting Date:	5/14/08
Applicant:	Steven and Karen Korn (Trish Atkins, Landscape Architect)	Report Date:	5/07/08
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	4/30/08
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/3-08W	Staff:	Anne Fothergill
PROPOSAL:	Alterations to front walkway and steps, tree removal, patio installation and other landscape alterations		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Queen Anne
DATE: 1902

BACKGROUND

In 2007 the HPC approved a rear addition, new garage, and alterations to the driveway and those changes are reflected in these plans.

PROPOSAL

The applicants are proposing to:

- Replace the existing concrete walkway with bluestone on stonedust base and widen the walkway two feet and widen the existing front concrete steps two feet
- Remove 6" dbh blue spruce at right side of front porch
- Install a bluestone patio on stone dust at the rear of the house with built-in grill and stone retaining wall along back
- Replace existing wall along driveway with dry laid stone wall and install 6" high dry-laid stone terraces behind patio and lawn area
- Construct a 4' tall wood fenced garbage enclosure adjacent to future garage
- Remove existing small storage shed

The applicants also plan to plant new trees, shrubs, and perennial plantings.

STAFF RECOMMENDATION

Staff recommendation of **approval** is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): 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 an historic site, or historic resource within an historic district; or
- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

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1B. Construction cost estimate: \$ unknown

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.

Jordan Atkins
Signature of owner or authorized agent

3/27/2008
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:

see attached

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

see attached

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

Owner's mailing address	Owner's Agent's mailing address
Karen & Steven Korn 7704 Takoma Avenue Takoma Park, MD 20912	Holt Jordan 711 Florida Avenue, NW Washington, DC 20001
Adjacent and confronting Property Owners mailing addresses	
Sally Brucker 7700 Takoma Avenue Takoma Park, MD 20912	Beth Susan Brinkmann & Steven David Cook 7709 Takoma Avenue Takoma Park, MD 20912
Paul C. Chrostowski & Lorraine J. Pearsall 7708 Takoma Avenue Takoma Park, MD 20912	Montgomery Community College Board of Trustees Rockville, MD 20850

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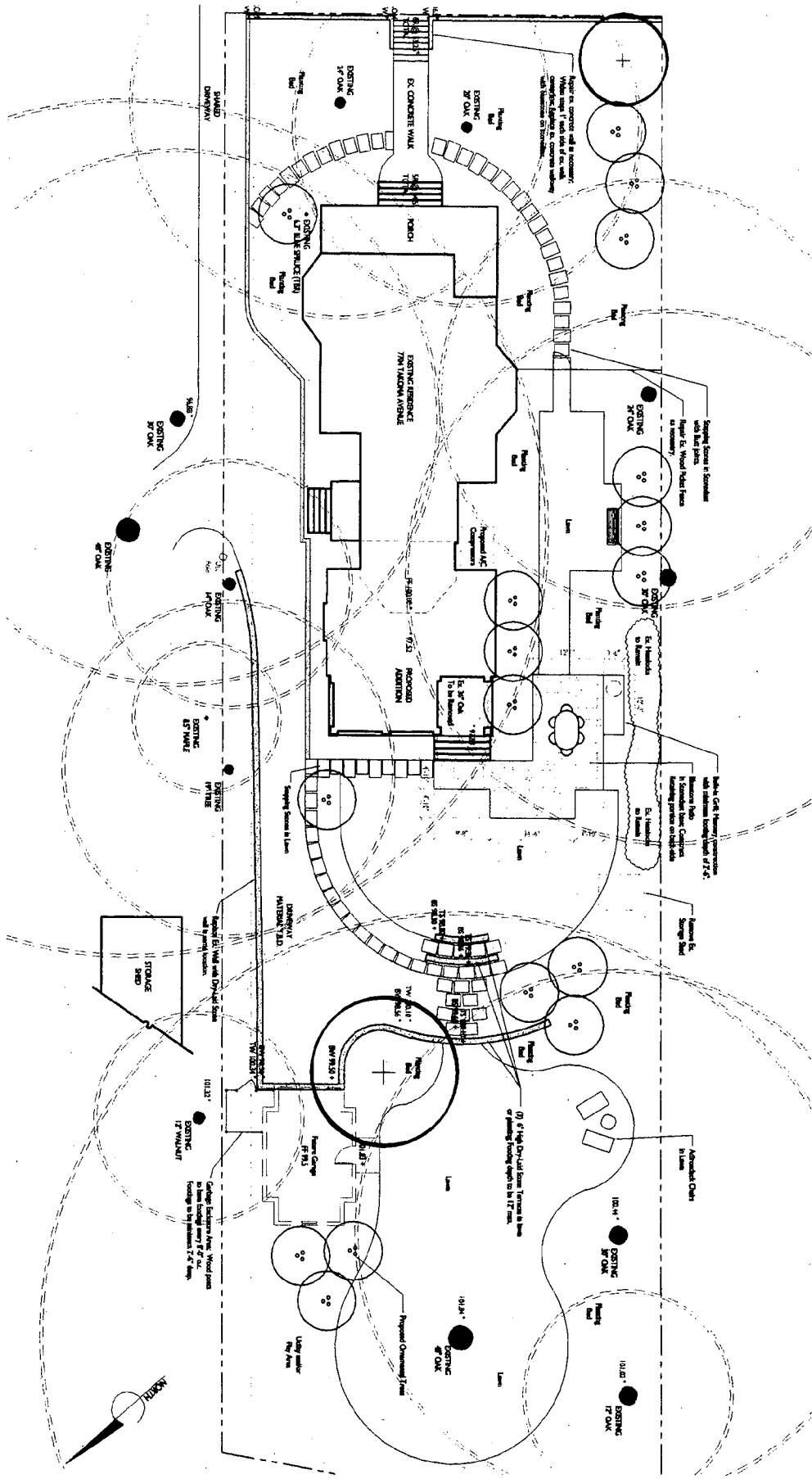
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L-1

Schematic Design

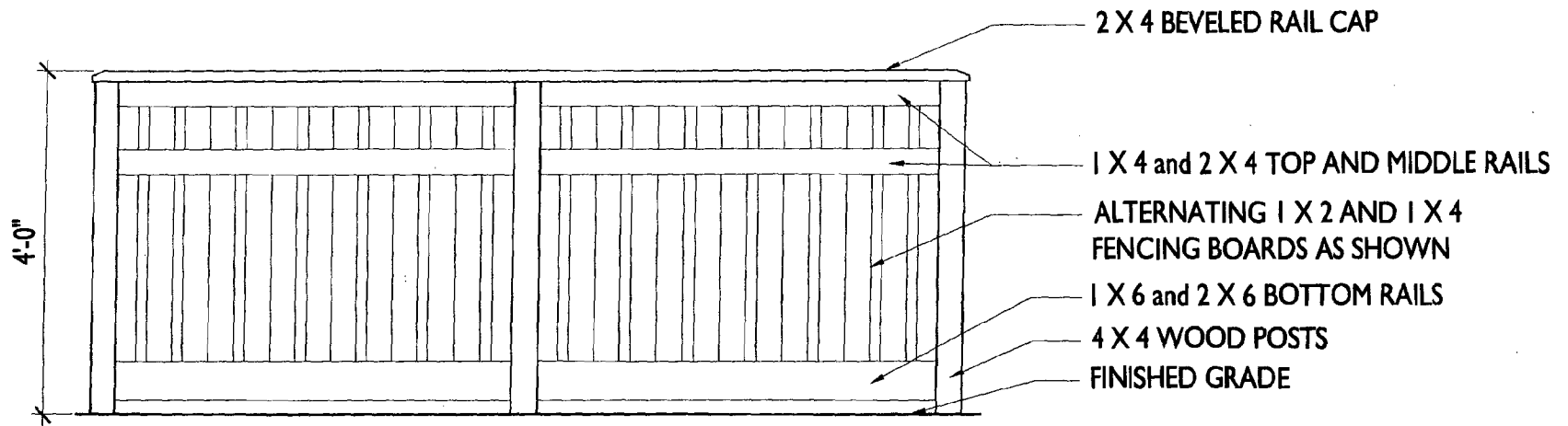
Korn Residence
 7704 Takoma Avenue
 Takoma Park, Maryland 20912

Scale: 1/8" = 1'-0"
 Date: 03.13.2006
 Revisions:



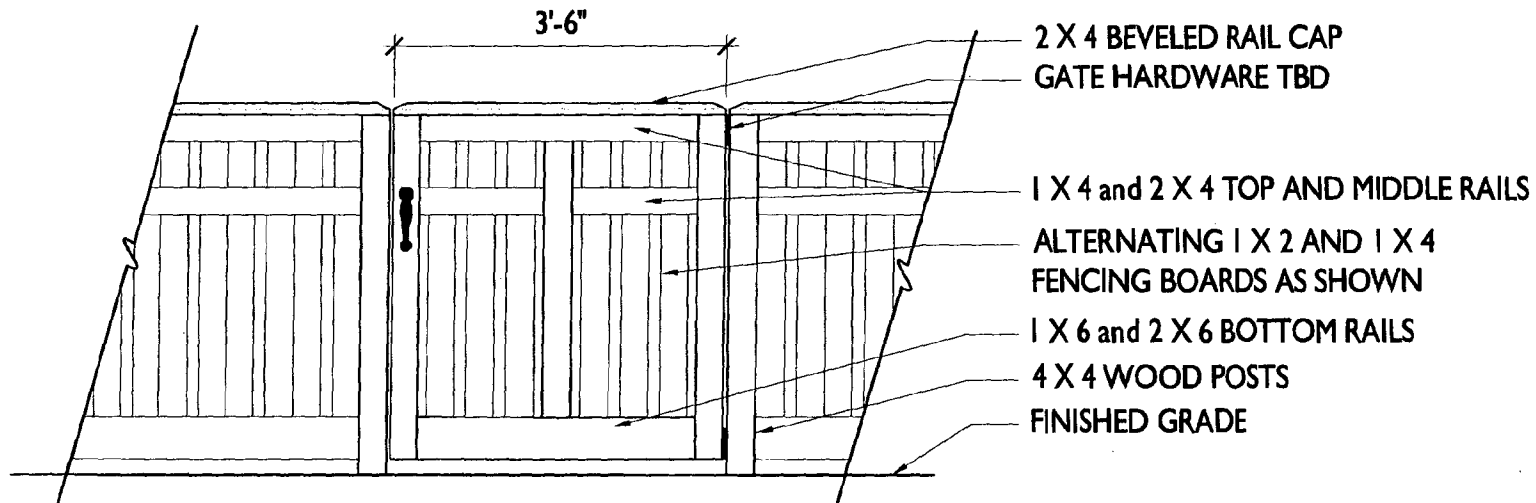
JORDAN
 ARCHITECTS
 1000 ...
 ...

7



1 WOOD FENCE
ELEVATION

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



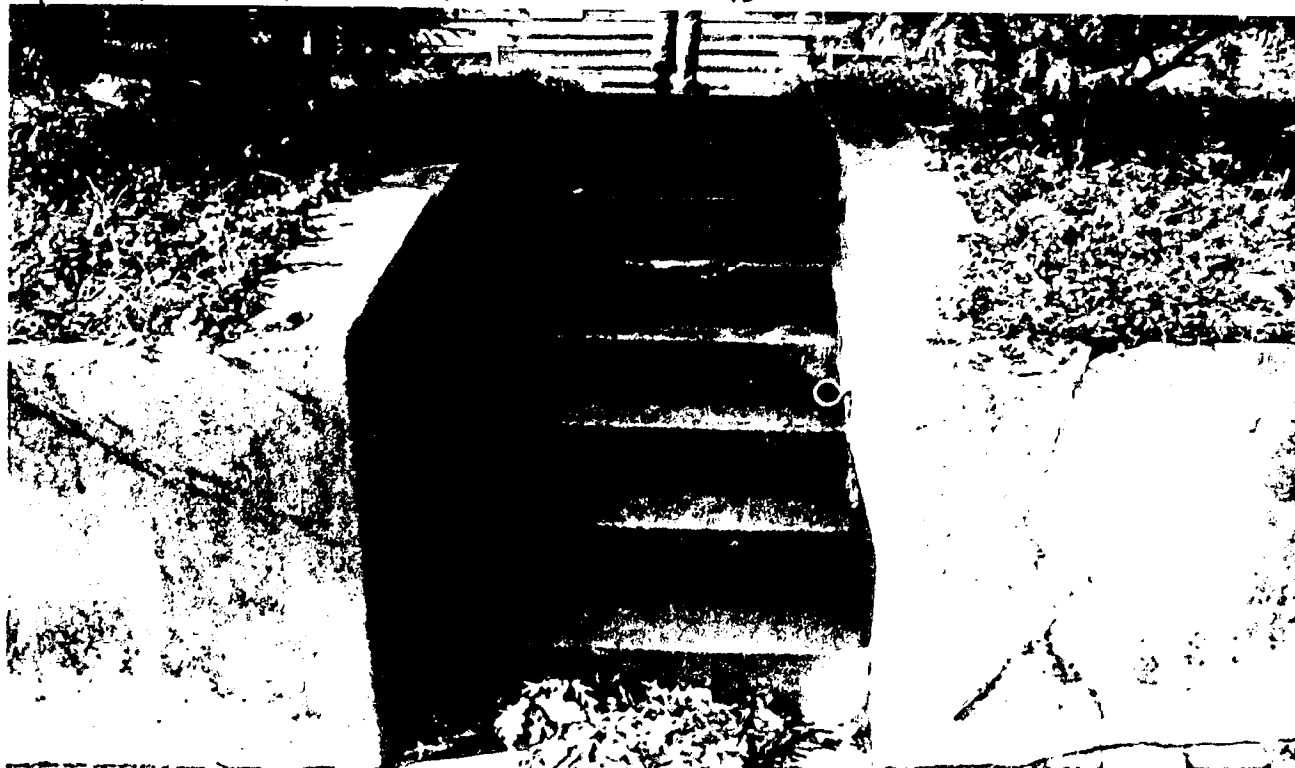
2 WOOD GATE
ELEVATION

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

2



front elevation with ex. concrete wall



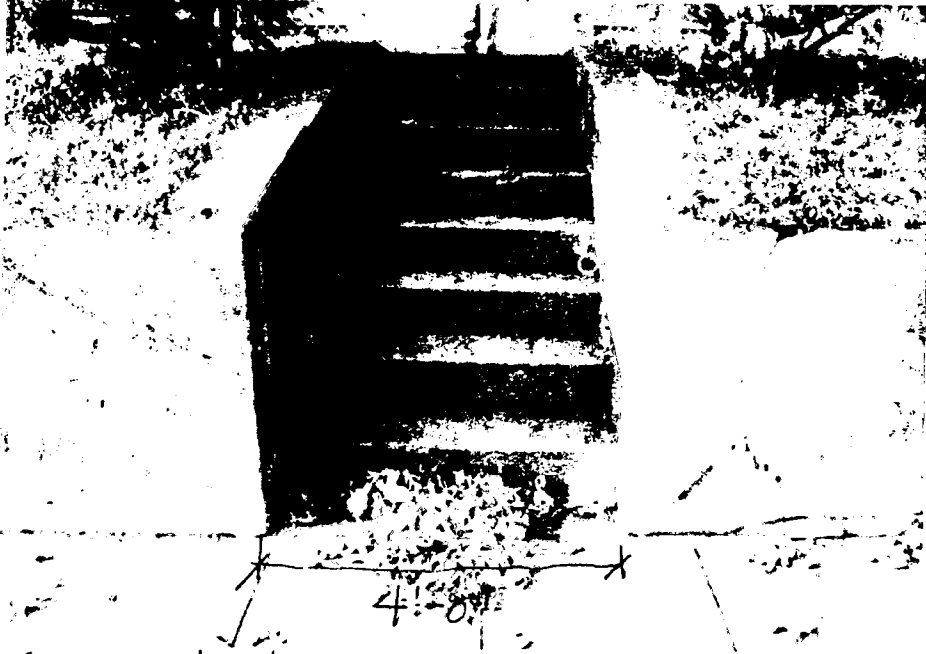
Ex steps from sidewalk to leadwalk



Existing concrete wall: repair

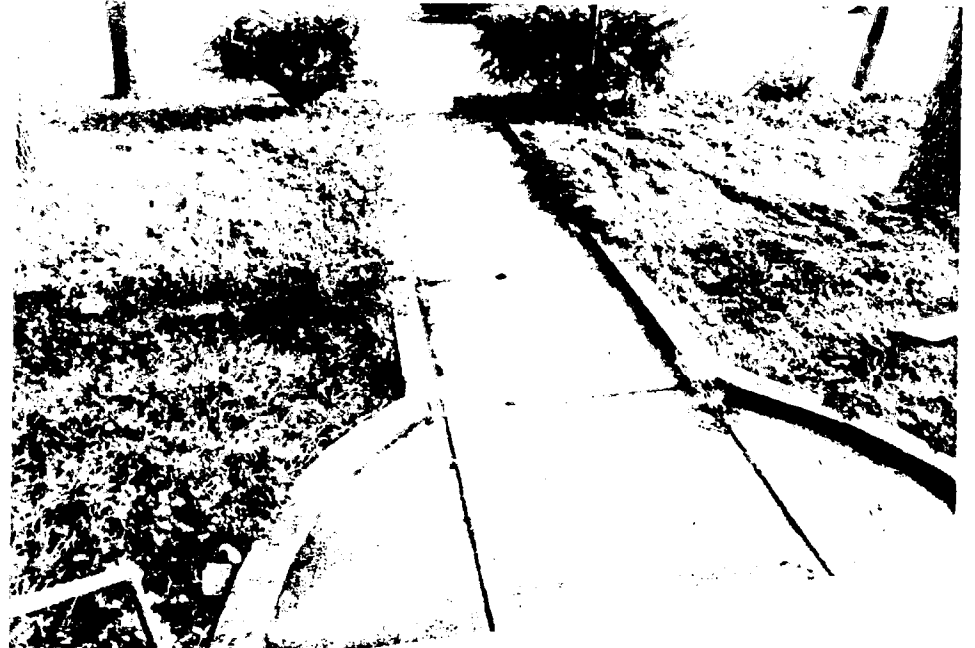


Front Elevation



Ex. concrete steps

⑤



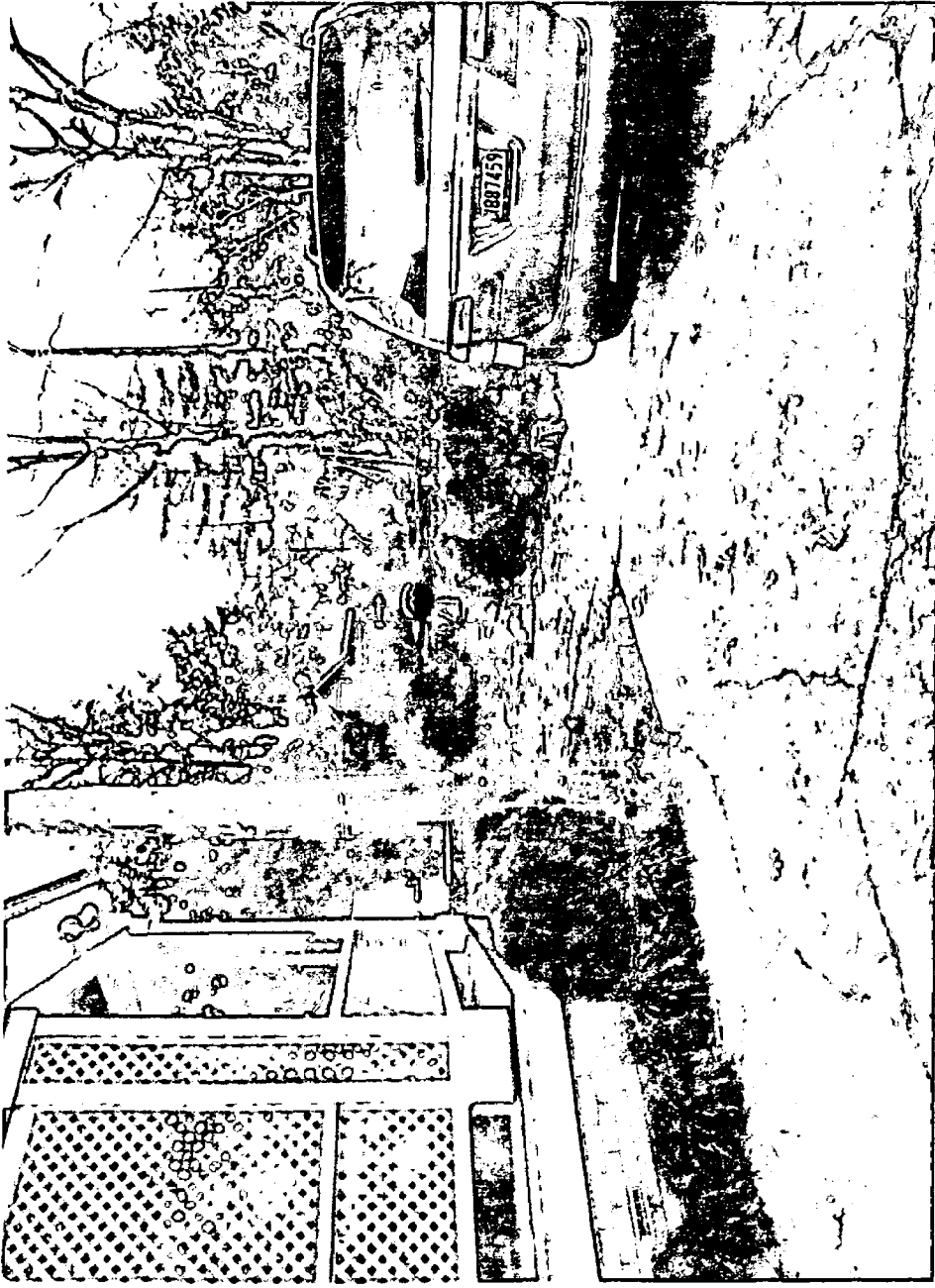
Existing entry walkway



Front elevation



ex. entry walk



Sideyard / view to rear yard

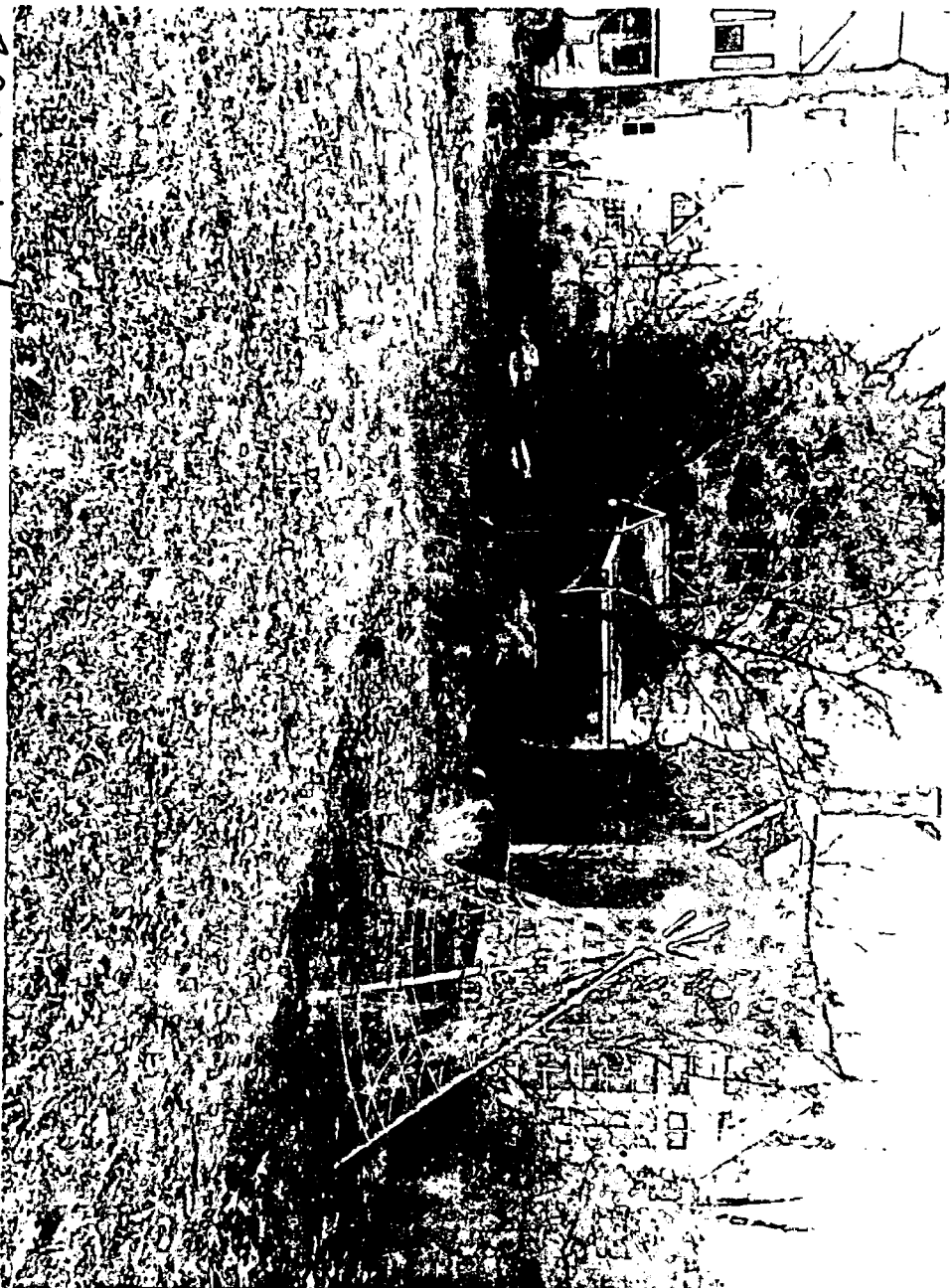


ex. rear yard and shed (to be demolished)

ruus paho.



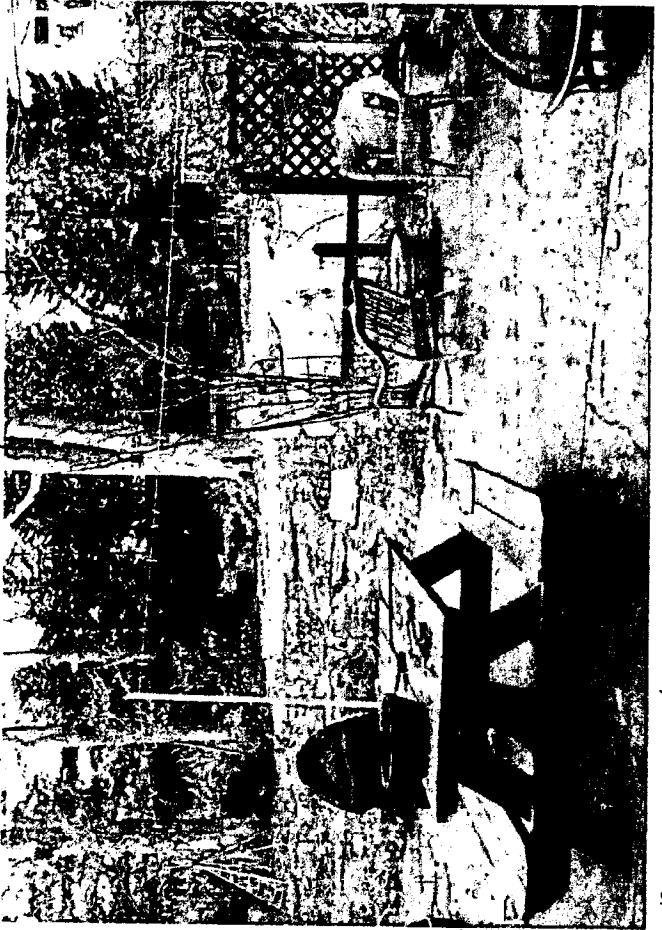
REAR YARD



(13)



Rear yard - lawn / planting

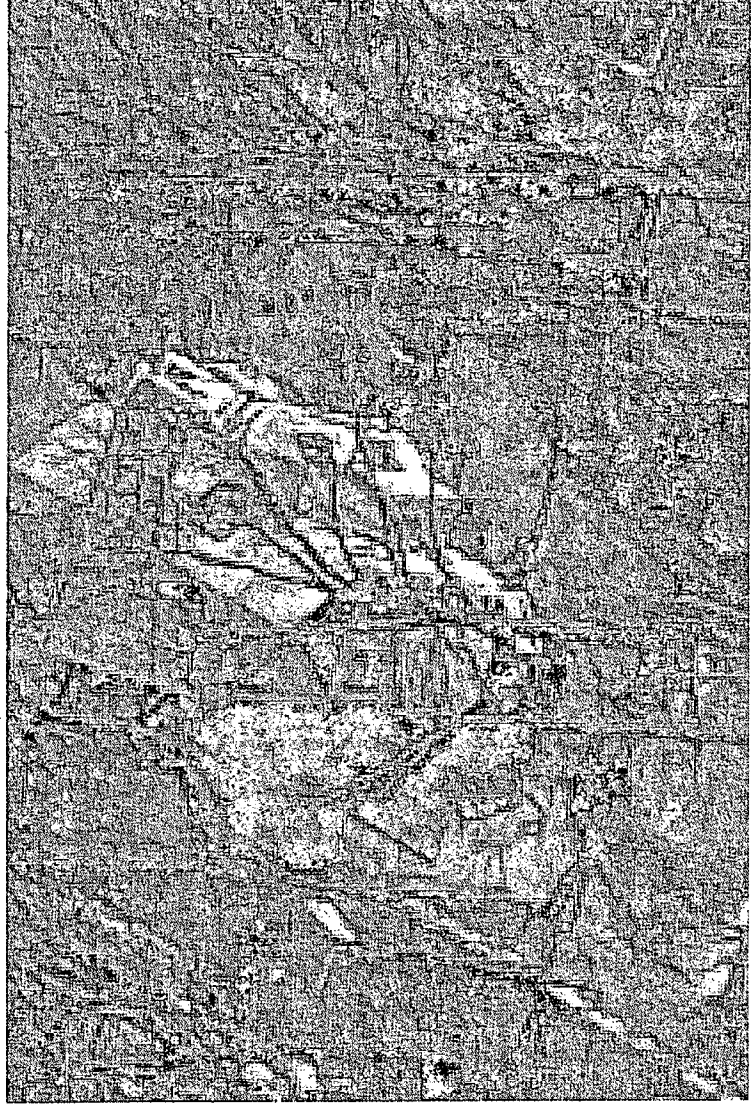


Rear yard - ex. paving



Rear yard - ex. paving / planting

7704 Jafama



(51)













RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

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Judith Atkins 3/27/2008
Signature of owner or authorized agent Date

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

7704 Takama





















Sideyard / view to rear yard



ex. rear yard and shed (to be demolished)



Rear yard



Rear patio.



Rear yard - lawn / planting



Rear yard - ex. paving



Rear yard - ex. paving / planting

EX steps from sidewalk to leadwalk



Front elevation with ex. concrete wall





Front elevation



ex. entry walk



Front Elevation



Existing entry walkway



Existing concrete wall : repair



Ex concrete steps

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, February 27, 2008 2:24 PM
To: 'trish@jordanhoneyman.com'
Subject: RE: 7704 Takoma Avenue

Hi Trish,

Nothing alarmed me. The plan will need a HAWP for any new walls, changes to the front stairs, garbage enclosures, and the patio. Your plan didn't show the approved garage and I imagine you will want to put that into your plan (or maybe they decided not to build that?). On the left side property line it says "30" oak (removed?)" and I wasn't sure what that meant.

thanks,
Anne

From: Trish Atkins [mailto:trish@jordanhoneyman.com]
Sent: Tuesday, February 26, 2008 11:00 AM
To: Fothergill, Anne
Subject: RE: 7704 Takoma Avenue

Anne,

Here is a pdf of our schematic design for the Residence at 7704 Takoma Avenue. I will also put a full-sized copy in the mail.

Let me know if you see anything that alarms you.

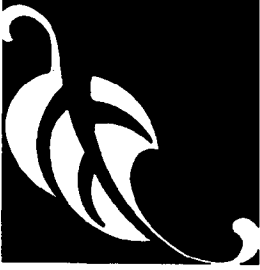
Thanks,
Trish

From: Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]
Sent: Monday, February 25, 2008 3:17 PM
To: Trish Atkins
Subject: 7704 Takoma Avenue

The driveway that was approved can be tinted concrete or an alternate material to be reviewed by staff/HPC. Asphalt was not approved.

thanks,
Anne

Anne Fothergill
Planner Coordinator
Montgomery County Planning Department
Countywide Planning--Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
<http://www.mc-mncppc.org/historic/>



**JORDAN
HONEYMAN**
Landscape Architecture LLC
711 Florida Avenue, NW
Washington, DC 20001
202-986-0711
202-986-0712 FAX

LETTER OF TRANSMITTAL

DATE: 02.26.2008

TO: Historic Preservation Section, MNCPPC

RE: 7704 Takoma Avenue

ATTENTION: Anne Fothergill

SENT BY: Trish Atkins

WE ARE SENDING YOU Attached Under Separate Cover Via _____

THE FOLLOWING ITEM(S):

- Schematic Design Construction Documents Copy of Letter Contract Specifications Samples
 Other: _____

THESE ARE TRANSMITTED AS CHECKED BELOW:

- | | | |
|--|---|--|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> For Review and Comment | <input type="checkbox"/> Returned for Corrections |
| <input checked="" type="checkbox"/> For Your Use or File | <input type="checkbox"/> Approved as Submitted | <input type="checkbox"/> Resubmit |
| <input type="checkbox"/> As Requested | <input type="checkbox"/> Approved as Noted | <input type="checkbox"/> Returned after Loan to Us |
| <input type="checkbox"/> Other: _____ | | |

Copies	Date	Pages	Description
1	2/25/20	L-1	Schematic Design

REMARKS:

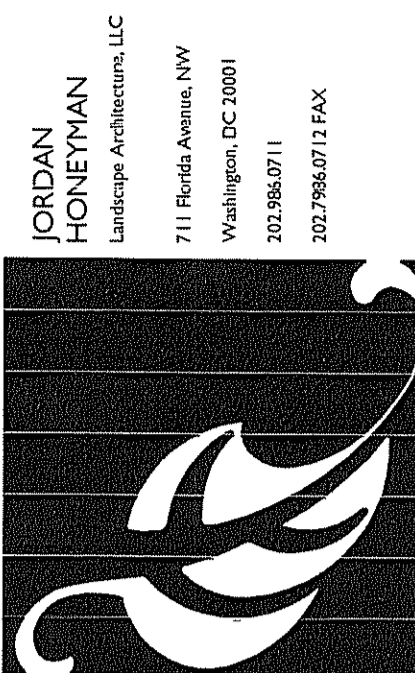
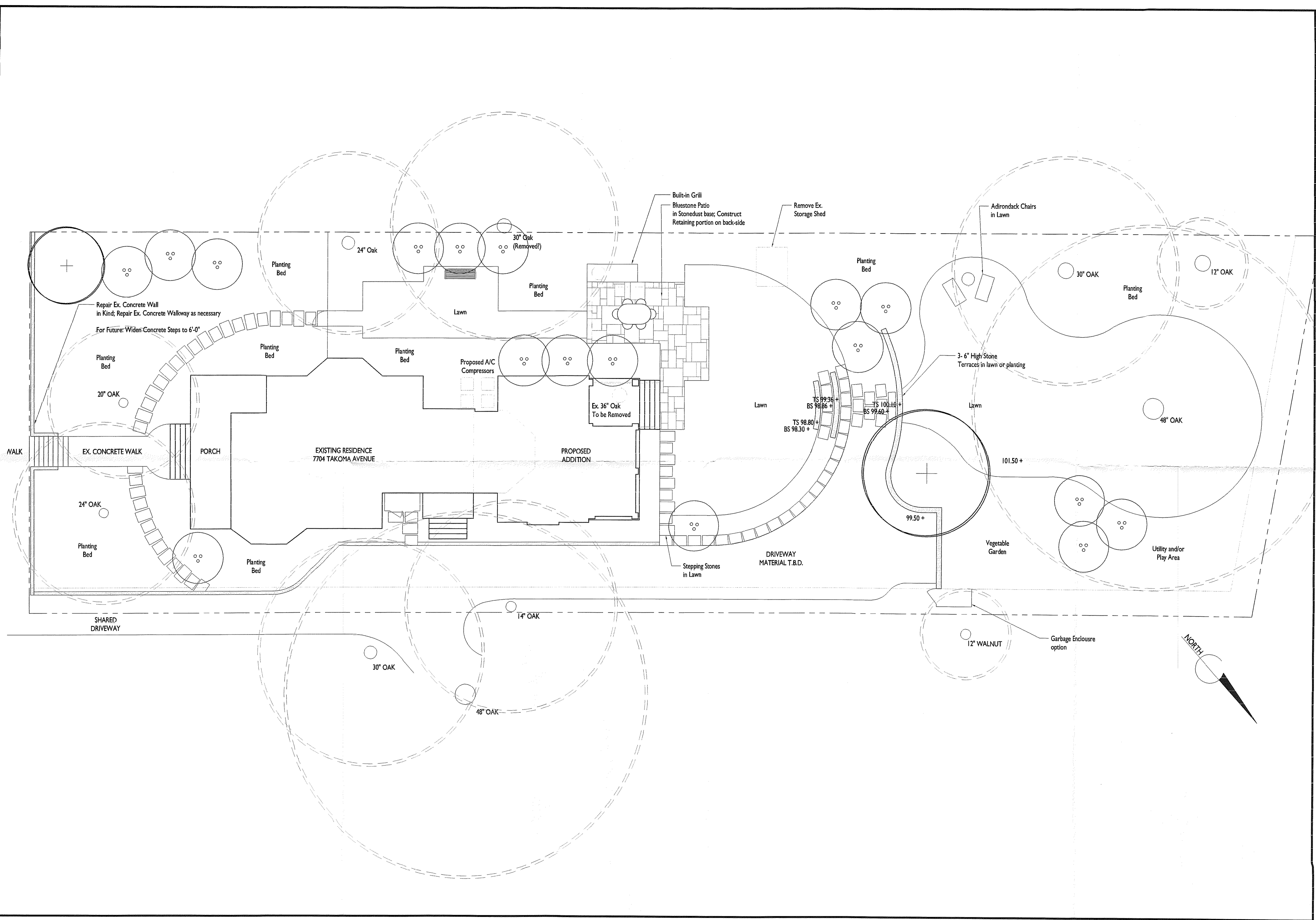
Anne,

Here is our schematic design for the Korn Residence, located at 7704 Takoma Avenue. As we discussed, our design differs in form from that submitted by Broadhurst Architects (per the approved HAWP) but it is similar in concept.

Please let me know if we will be able to handle this administratively, as you mentioned, or if we will have to reapply for an additional HAWP.

Thank You,

Trish Atkins



JORDAN
HONEYMAN
Landscape Architecture, LLC
711 Florida Avenue, NW
Washington, DC 20001
202.986.0711
202.986.0713 FAX

Scale: 1/8" = 1'-0"

Date: 02.25.2008

Revisions:

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Schematic
Design

