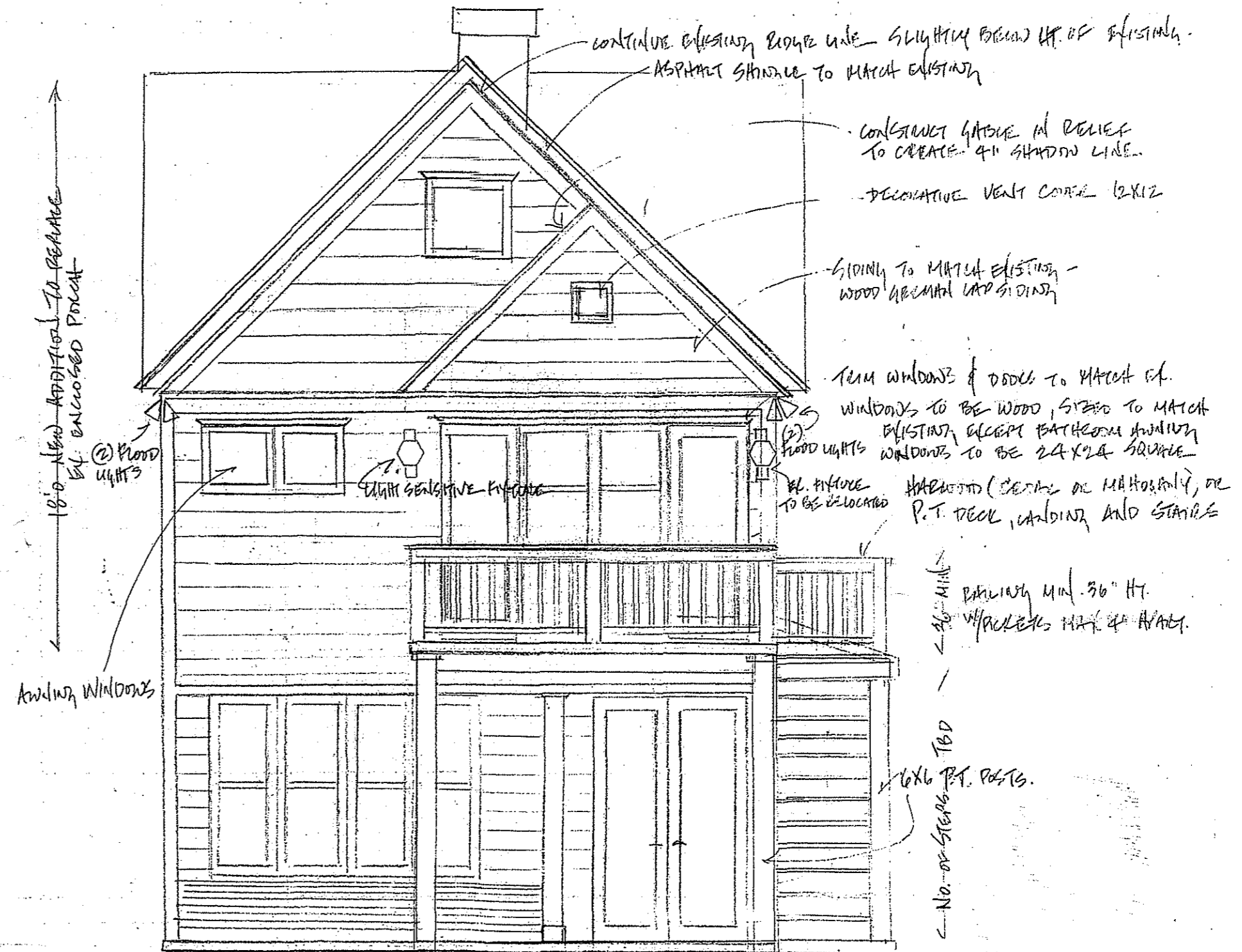
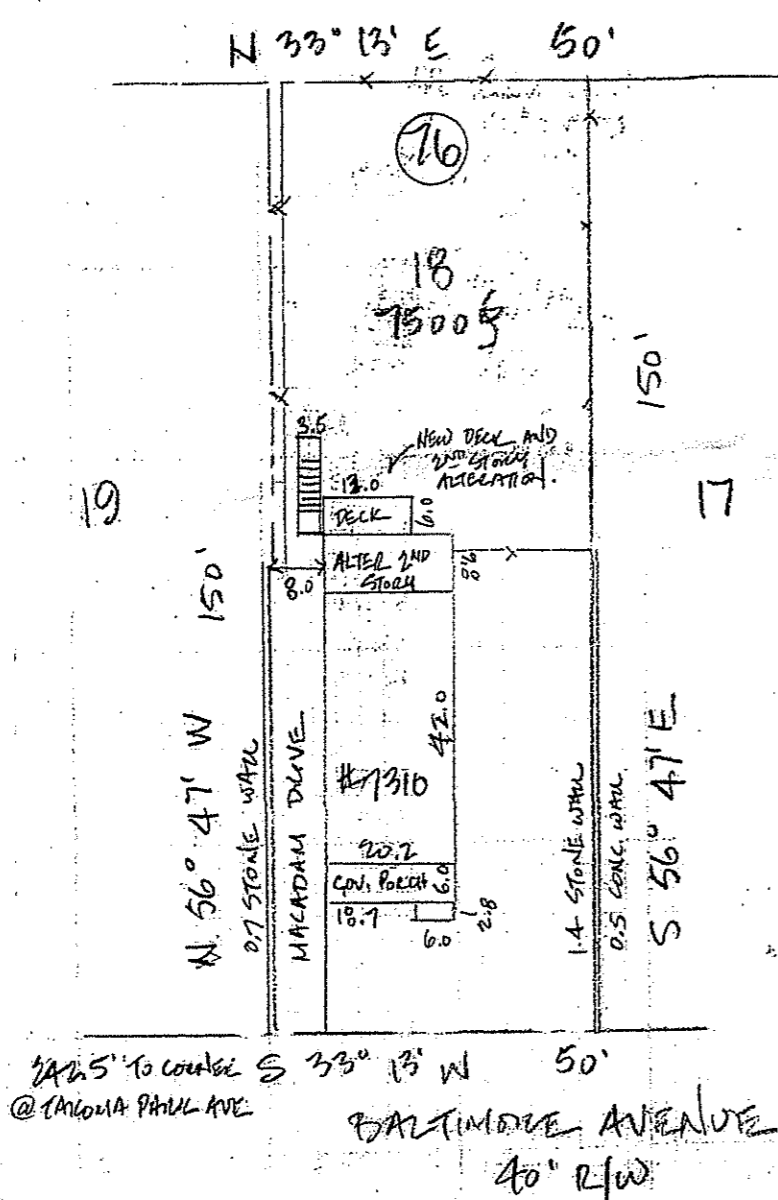


37/03-03TT 7310 Baltimore Ave.
Takoma Park Historic District

PROPOSED SITE PLAN

SCALE: 1" = 30'0"

7310 BALTIMORE AVENUE
TAKOMA PARK, MD. 20912
MONTGOMERY COUNTY, MD
LOT 18 - BLOCK 76 - PLAT #23



PROPOSED REAR ELEVATION

Information taken from Baltimore Directory by:
CENTRAL S. WART, Reg. PE & L.S. MD #715
WART, EMORY & ASSOCIATES
8508 ADELPHI ROAD - ADELPHI, MD. (301) 472-6080
DATED 1-19-1978 License #S447345

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

- Designers Notes:
1. Claire McLane, designer, is the copyright holder of these drawings. All drawings are copyright protected and may not be copied, sold or otherwise used by any party without the consent of the designer.
 2. Drawings are provided to illustrate design intent only. The designer is not responsible for any errors or omissions, or unforeseen conditions.
 3. The designer accepts no responsibility or liability for work performed by others including any construction, whether executed by a licensed contractor or not.
 4. Modification to the proposed design shall be by consent of the designer and job owner.
 5. Any revisions to these plans by any unauthorized party is strictly prohibited.
 6. The general contractor shall be responsible for checking and verifying all conditions and measurements before starting work and during construction.
 7. The contractor will be responsible for meeting all applicable National and local building code requirements including IRC and/or BOCA, whether illustrated in these drawings or not.
 8. These drawings were prepared for the property located at the site indicated, according to its specific conditions at the time of preparations of the documents. They may not be used or modified for use for any other property. To do so is a copyright infringement and could be a safety hazard.
 9. Drawings may not convey with the property without consent of the designer. AND OTHER
 10. This set of drawings includes pages 1-7

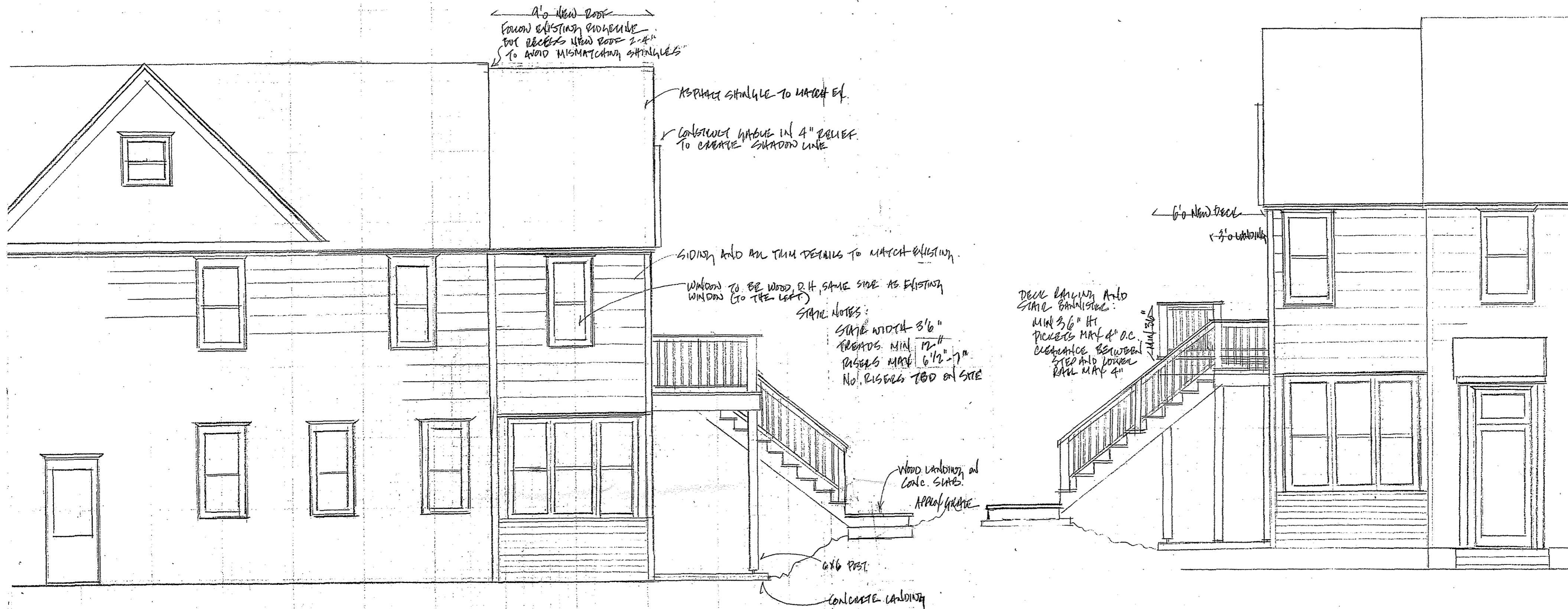
APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
3/28/04

11.14.2003
Proposed Site Plan
Proposed Rear Elevation
Scale 1/4" = 1'0"

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912
Lot 18
Plat Book 8
Montgomery County MD
Block 76
Plat #23

PROPOSED WORK - RIGHT SIDE ELEVATION

PROPOSED LEFT SIDE ELEVATION



SCOPE OF PROJECT:

- Frame new 2nd floor walls and roof to create addition over existing first floor to replace existing enclosed porch: approx. 9'0" x 20'2"
- Finish exterior to match existing, including all siding material, overhangs, fascia and soffit, trim, etc.
- Addition to include master bedroom, master bathroom and walk-in closet
- Re-frame existing shed roof dormer with gable roof to follow existing gable roofline of main structure; frame smaller gable with 4" shadow reveal on face of new addition
- Interior remodeling of 2nd floor to include relocation of doorways, closets, and remodeling of existing hall bathroom (inc. relocation of all fixtures)
- Construct new 6'0" x 12'0" deck with 3'6" x 3'6" landing and stairs to backyard ending at second 3'6" x 3'6" wood landing on concrete slab
- Repair/repaint existing walls and ceilings affected by work - 2nd floor
- Finish interior to match existing as closely as possible, including baseboard, crown molding, etc.

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

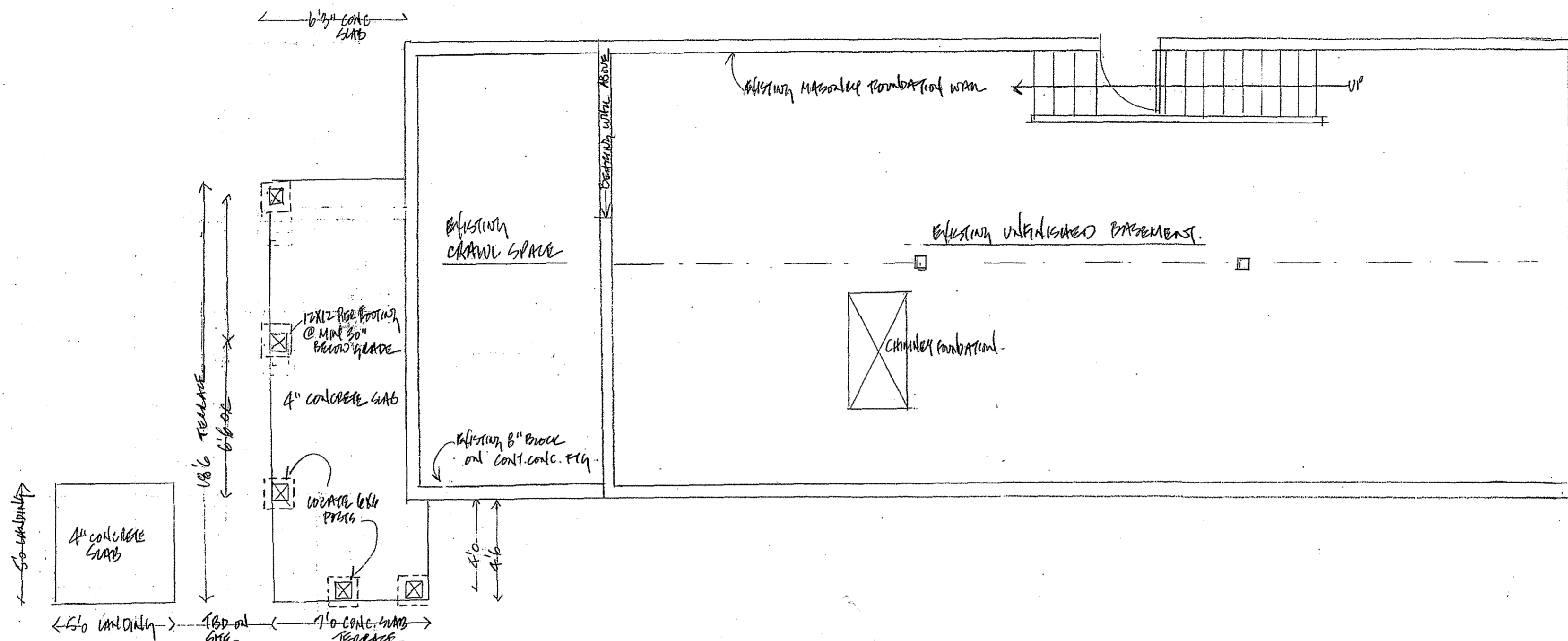
Block 76
Lot 18 Plat #23
Montgomery County MD

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

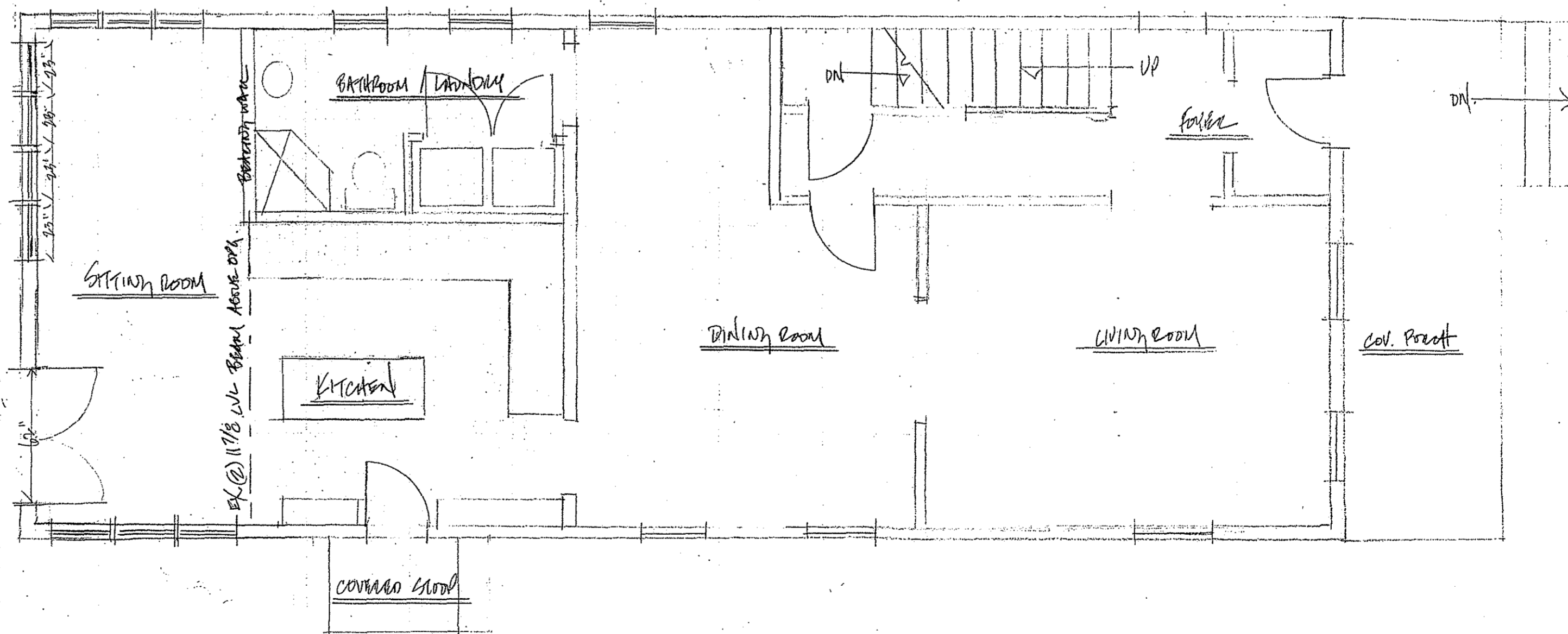
APPROVED
Montgomery County
Historic Preservation Commission
Jason E. Williams

11.14.2003
Scope of Project
Proposed Exterior Elevations 2 OF 7
Right and Left Side
Scale 1/4"=1'0"

PROPOSED & EXISTING FOUNDATION PLAN



NOTE TO CONTRACTOR - MEASURE AND DETERMINE NECESSARY NUMBER OF STEPS TO GRADE AND LOCATE UP/DOWN ACCORDINGLY. ESTIMATED COST OF STAIRS 7'0" - 8'0"



EXISTING 1st FLOOR PLAN

APPROVED
Montgomery County
Historic Preservation Commission

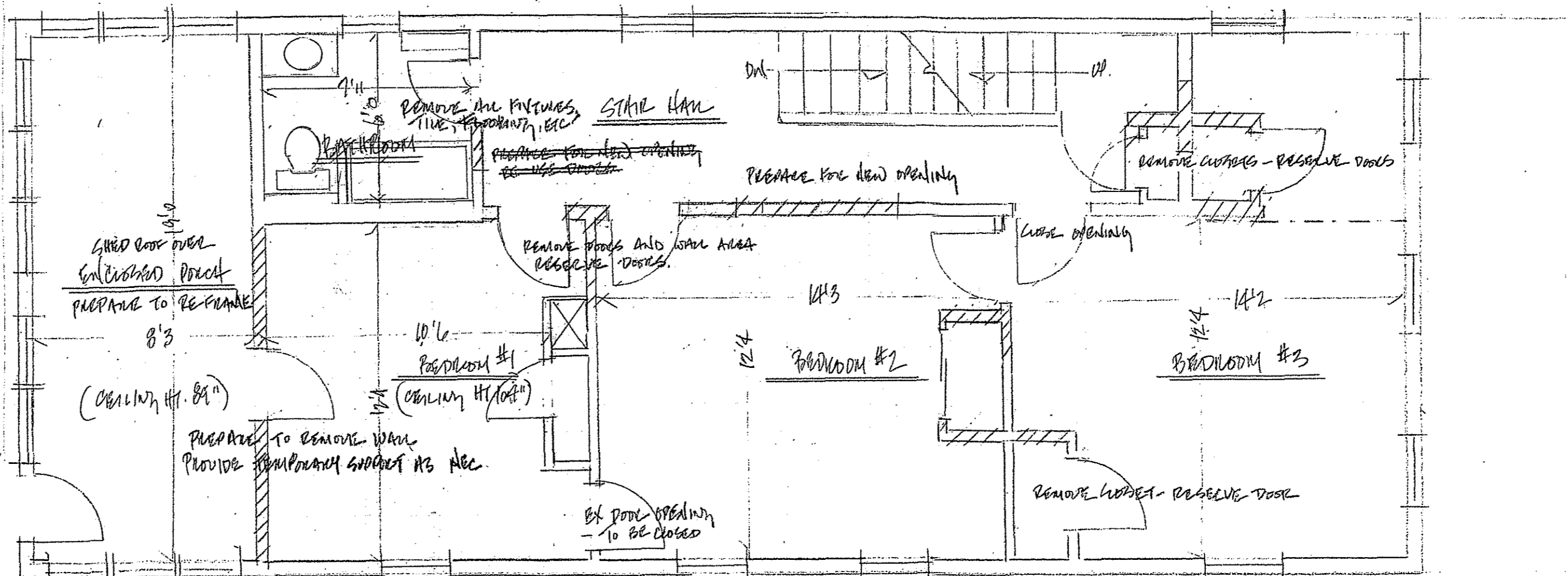
Juan E. Valenzuela

11.14.2003
Proposed and Existing Foundation Plan
Existing 1st Floor Plan
Scale 1/4"=1'0"

EXISTING 2ND FLOOR PLAN

Demolition Notes:

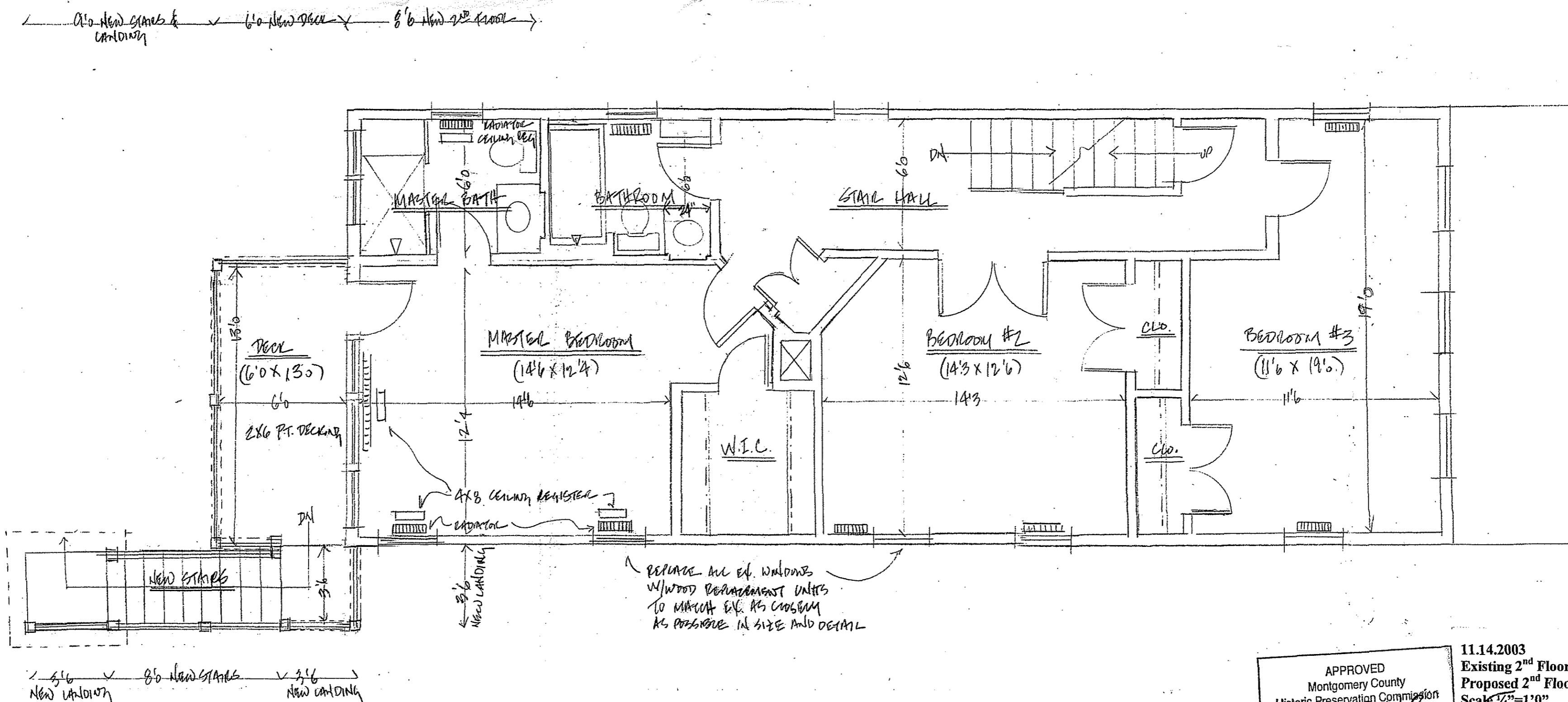
- Interior walls: remove all existing walls as noted on the plans. Provide adequate temporary support for floor joists, roof rafters, bearing walls - prior to bearing wall demolition.
- Floors: Remove damaged flooring or flooring to be replaced. Build over exposed floor openings, restructure as necessary. See finish schedule for flooring finishes.
- Ceilings: Remove, inspect, support, reinforce as needed.
- Windows and Doors: remove windows and doors as noted in plans. Save for possible re-use, as per owner's instructions. Strip openings of trim, counterweights, sills, hinges, sills, etc. Lintels and structural framing to remain except as noted in plans.
- Electrical: Remove existing wiring in areas to be renovated. Check for potential reuse of outlet circuits. Check all wiring from box to sub-panel. Cut and cap (per code) any lines to be abandoned.
- Plumbing: Disconnect existing supply and drain lines in areas to be renovated. Reuse and reconnect to new lines and locations as possible. Check condition of
- HVAC: Ducts to remain or relocate as required by new work. Upgrade HVAC system is needed to meet new heating and A/C requirements.
- SAVE: All interior trim, windows and doors to be removed intact for possible reuse. Save all cabinets and appliances for possible reuse, as per owner's instructions.
- EXISTING CONDITIONS TO BE RELOCATED AS NOTED; NEW CONDITIONS AS NOTED.



Copyright: 2003
CLAIRE MGLANE
RESIDENTIAL CONCEPTS

PROPOSED WORK - 2ND FLOOR PLAN

ALL MEASUREMENTS NOMINAL - VERIFY ON SITE BEFORE STARTING CONSTRUCTION



5'6\"/>

REMOVE ALL EX. WINDOWS
W/ WOOD FRAMEWORK UNITS
TO MATCH EX. AS CLOSE AS
AS POSSIBLE IN SIZE AND DETAIL

11.14.2003
Existing 2nd Floor Plan - Demolition Plan
Proposed 2nd Floor Plan
Scale 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

Juan C. Delgado

4 OF 7

Block 76
Plat #23
Montgomery County MD

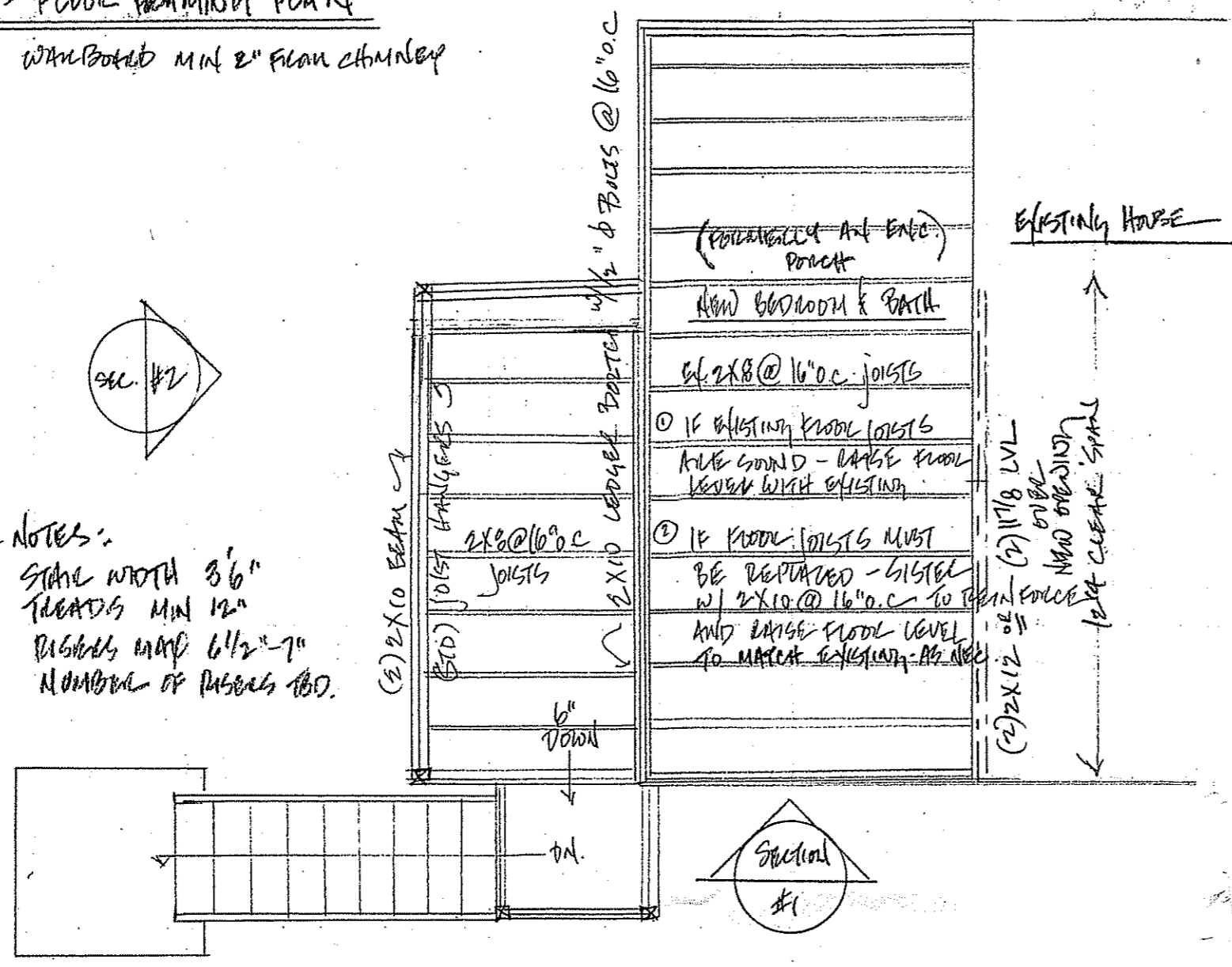
Lot 18
Plat book 8
BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

2ND FLOOR - FLOOR FRAMING PLAN

NOTE - HOLD WALL BUILT MIN 2" FROM CHIMNEY

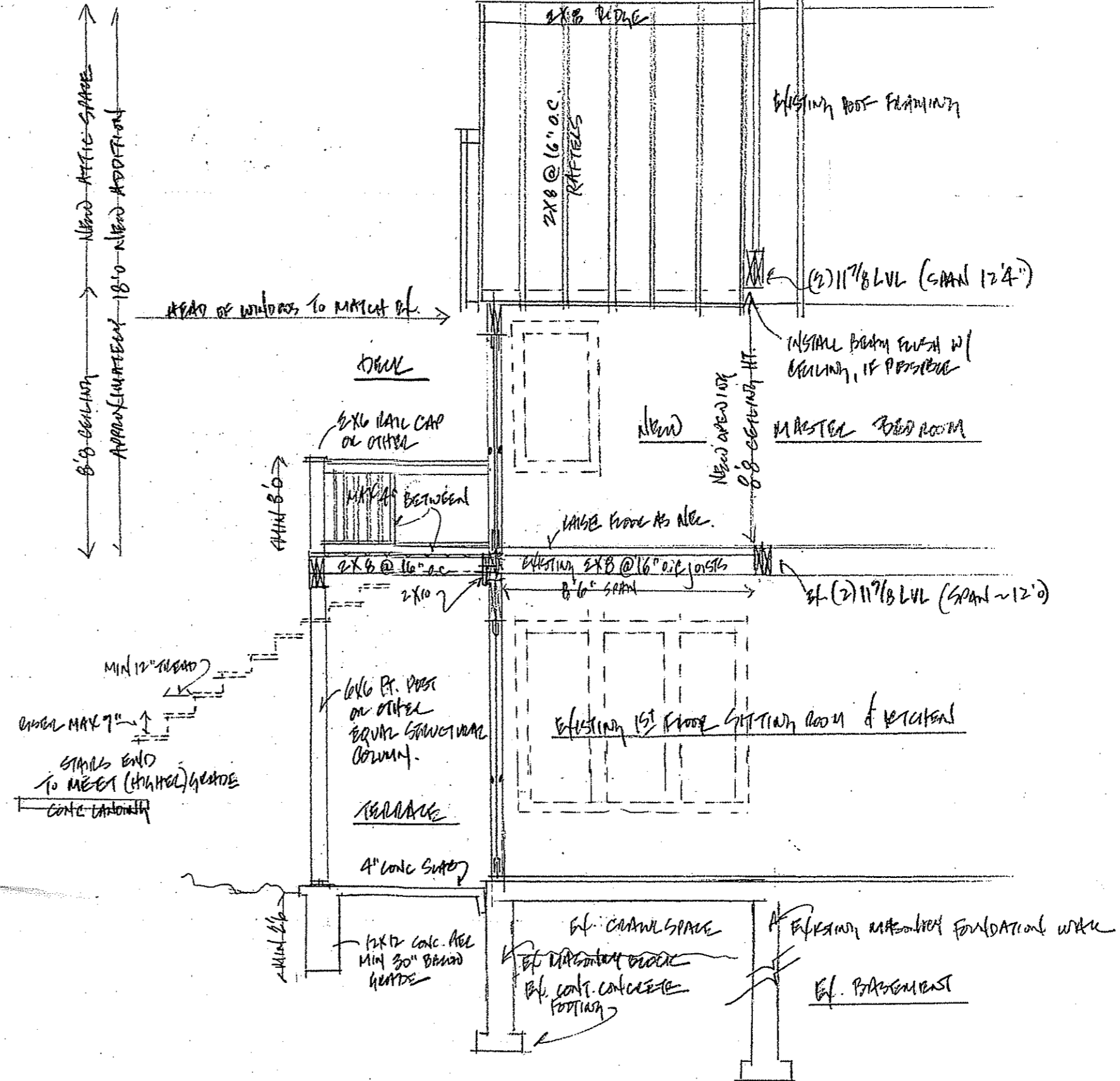
STAIR NOTES:

STAIR WIDTH 3'6"
 TREADS MIN 12"
 RISERS MAX 6 1/2"
 NUMBER OF RISERS 10.

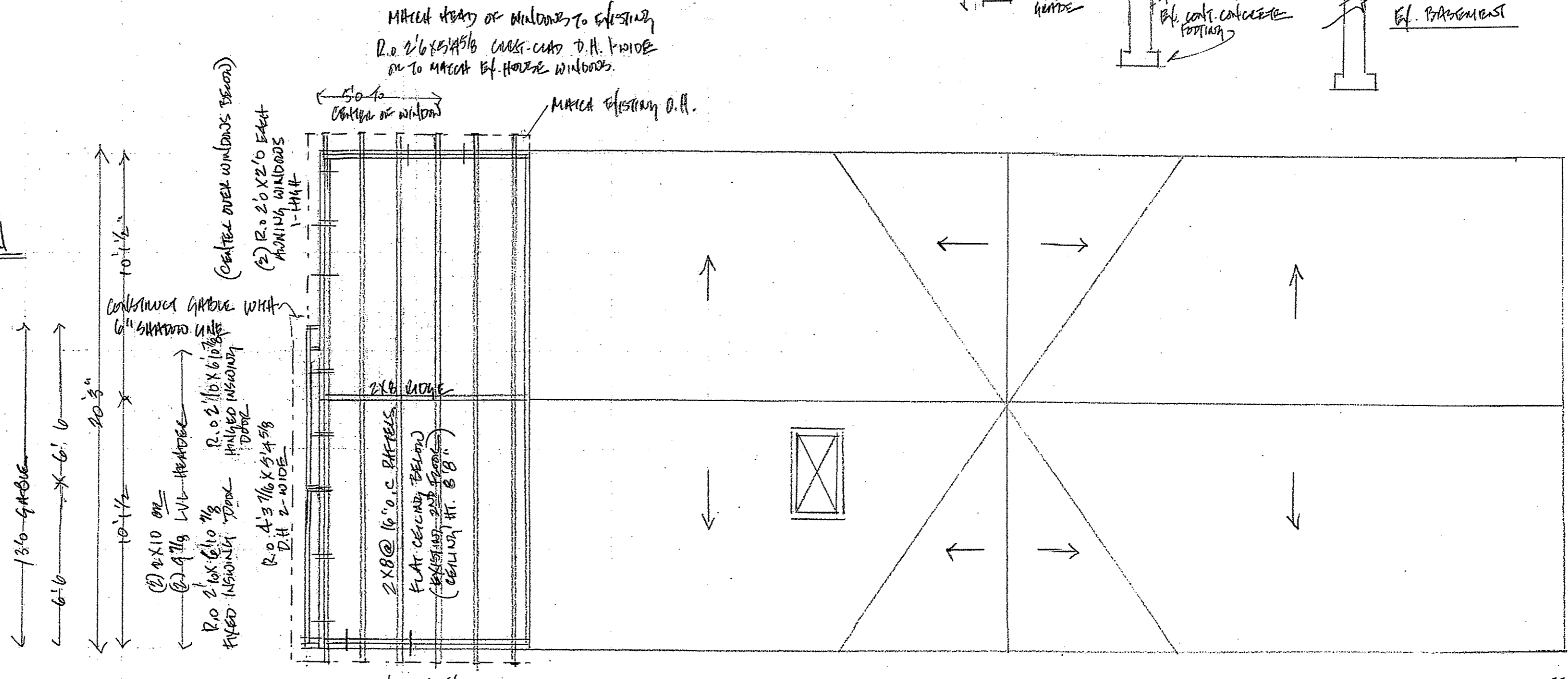
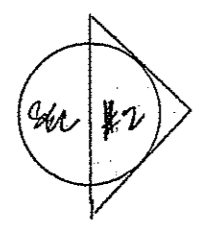


← 6'-0" OVER → APPROX 8'-6" (5TH FLOOR)
 NEW 2ND FLOOR ADDITION TO REPLACE SF. ENCLOSED PORCH

SECTION #1



WINDOWS/DOOR & ROOF FRAMING PLAN



SECTION #1

R.O. 2'6" x 5'5/8" CAST-IRON D.H. 1-WIDE
 VERIFY MEASUREMENTS ON SITE TO MATCH EXISTING AS CLOSE AS POSSIBLE
 LOCATE WINDOW SYMMETRICALLY W/ EXISTING WINDOW IN BEDROOM.

APPROVED
 Montgomery County
 Historic Preservation Commission
Juan E. Williams

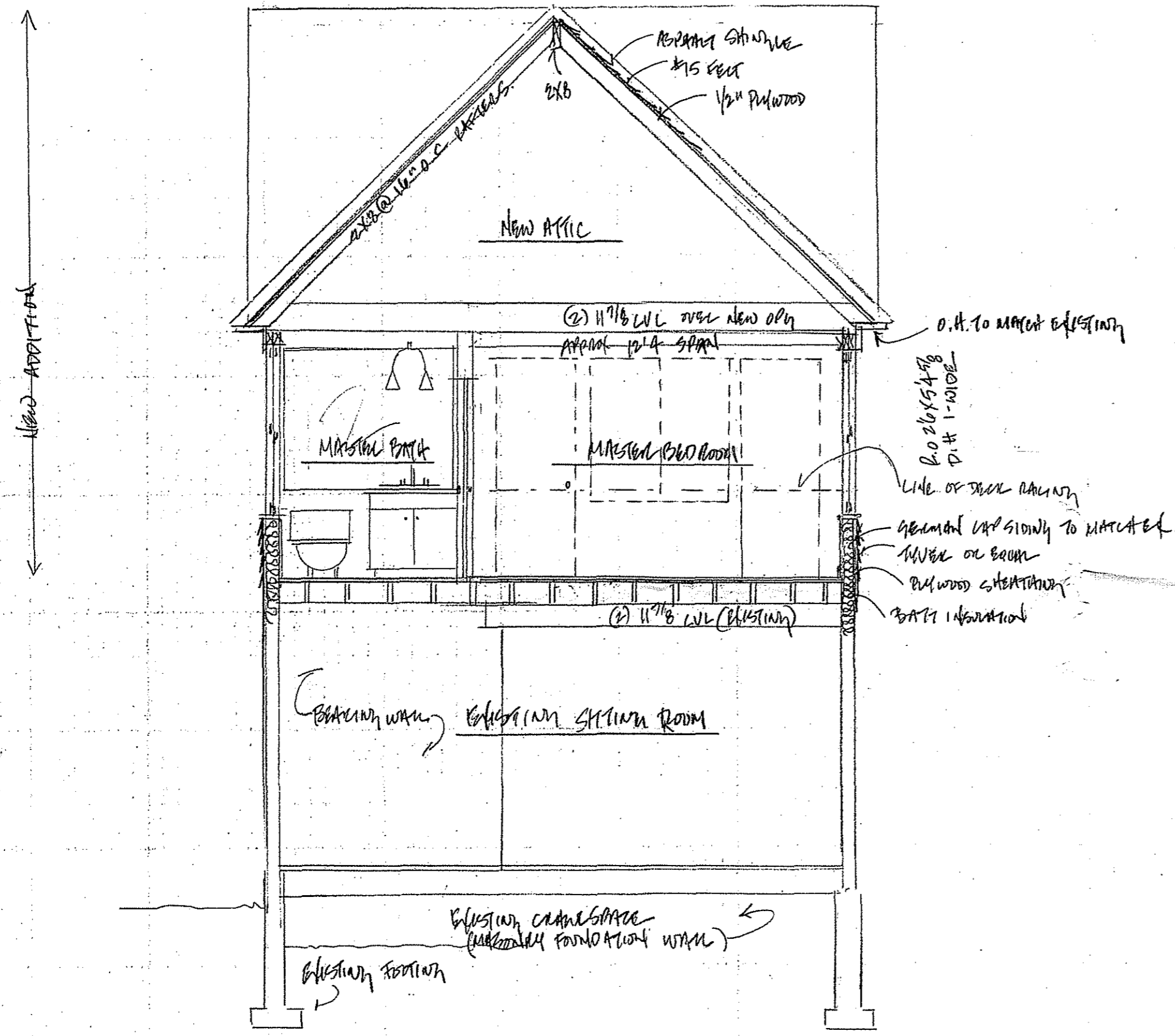
11.14.2003
 2ND Floor Framing Plan
 Window & Door and Roof Framing Plan
 Existing 2ND Floor and Roof Plans
 (shows existing roof plan) 5 OF 7
 Section #1
 Scale 1/4"=1'0"

Copyright: 2003
 CLAIRE McLANE
 RESIDENTIAL CONCEPTS

Block 76
 Lot 18
 Plat book 8 Plat #23
 Montgomery County MD

BROWN RESIDENCE
 7310 Baltimore Avenue
 Takoma Park, MD 20912

Section #2



EXTERIOR DOOR / WINDOWS		
EXTERIOR DOORS & WINDOWS SPECIFIED CRESTLINE BRAND / CREST CLAD TYPE AS SUPPLIED BY QUALITY WINDOW & DOOR - CONTACT CUFF 301-261-0292		
WHITE CLAD UNITS W/LOW'E, ALUMINUM HAS, INC. STD SCREENS AND HARDWARE		
ROOM	QTY	UNIT
MASTER BATHROOM	(2) 2'0" X 2'0"	(2) ALUMINUM
MASTER BEDROOM	(1) 6'6" X 5'4" 5/8" (1) 2'10" X 6'10" 7/8" (1) 4'3" 1/4" X 5'4" 7/8" (1) 2'10" X 6'10" 7/8" REPLACEMENT	(1) D.H. 1-WIDE (OR MATCH EXISTING) (1) FIXED INSIDELY DOOR (1) D.H. 2-WIDE (1) HINGED INSIDELY DOOR (HINGES ON RIGHT - VIEWED FROM INTERIOR)
HALL BATHROOM	REPLACEMENT UNIT	
BEDROOM / LIBRARY	REPLACEMENT	
FRONT BEDROOM	REPLACEMENT	
HALL	REPLACEMENT	

INTERIOR DOORS		
RE-USE ANY EXISTING DOORS AVAILABLE - ADJUST OPENING(S) IF APPROPRIATE		
FROM ROOM	TO ROOM	DOOR(S)
MASTER BEDROOM	MASTER BATHROOM. W/IN CLOSET. HALL	2x6 @ 2x6 @ 2x6 @ (REPLACE OLD DOOR?)
HALL BATH	HALL	
HALL	LINED CLOSET. BEDROOM / LIBRARY ATTIC STAIRS	(2) 1 1/2" X 6" CLOSET DOORS. (2) 2" X 6" 2x6 @ (REPLACE OLD DOOR)
BEDROOM / LIBRARY	CLOSET	(2) 2" X 6" CLOSET DOORS
FRONT BEDROOM	HALL CLOSET	2" X 6" (REPLACE OLD DOOR) (2) 2" X 6" CLOSET DOORS
NOTE: CLOSET DOORS TO MATCH 1ST FLOOR LAUNDRY CLOSET.		

APPROVED
Montgomery County
Historic Preservation Commission
Juan C. Velazquez

11.14.2003
Section #2
Scale 1/2" = 1'0" 6 OF 7

Exterior Door and Windows Schedule
Interior Door Schedule

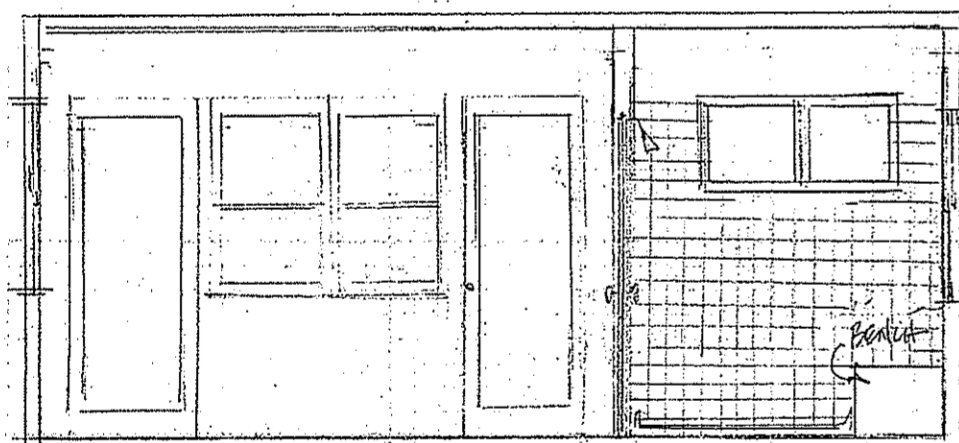
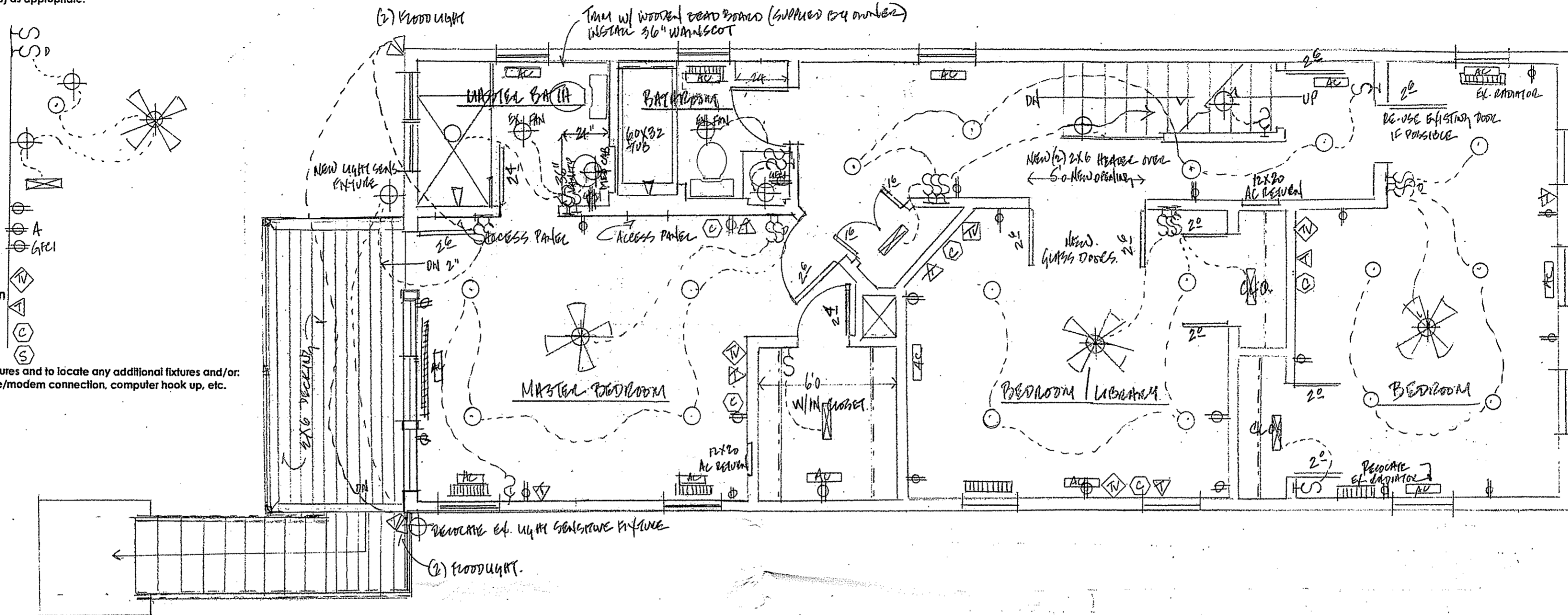
ELECTRICAL PLAN AND INTERIOR FINISHES

ELECTRICAL KEY

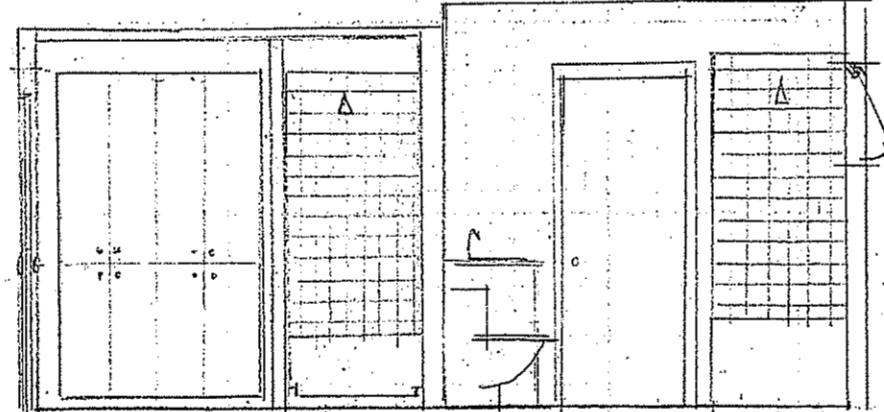
Electrician to be responsible for providing proper power (AMPS) and circuits & locating all wiring and circuit box(es) as appropriate.

- Wall switch
- Wall switch with dimmer
- Ceiling fixture
- Recessed ceiling fixture
- Ceiling fixture with fan
- Wall fixture
- Fluorescent fixture
- Wall outlet
- Wall outlet (major appliance)
- Wall outlet with GFC
- Cable TV
- Telephone/modem connection
- Computer hook up
- Stereo speaker

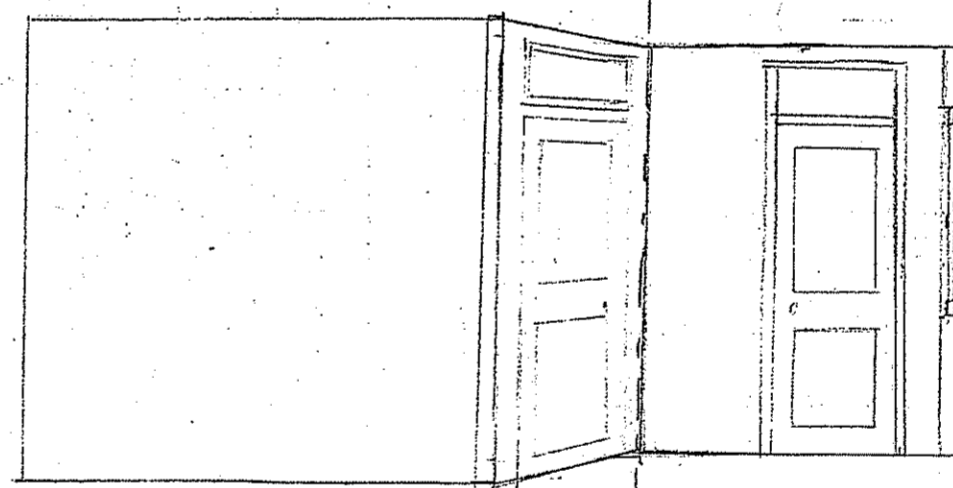
Owner to specify and/or supply all fixtures and to locate any additional fixtures and/or outlets, speakers, cable TV, telephone/modem connection, computer hook up, etc.



MASTER BEDROOM & BATHROOM REAR WALL



BATHROOMS LEFT WALL



HALLWAY REAR WALL

INTERIOR FINISH SCHEDULE

IMPORTANT: MATCH AN TRIM & MILL WORK TO MATCH EXISTING AS CLOSE AS POSSIBLE; PATCH/PAIN AS NEC.				
ROOM	FLOOR	WALLS	TILE QUANTITY (EST.)	FIXTURES
MASTER BATHROOM	CERAMIC TILE	3/4" BEADBOARD WAINSCOT 1/2" TILE SHOWER SURROUND & BENCH REMAINING 1/2" GYPSUM WALL BOARD PAINT 2 COATS SUGGESTED BY OWNER	98 SF SHOWER SURROUND & BENCH 36 X 48 PRE-FAB PAN 30 SF BATHROOM FLOOR	36" VANITY (36" HT.) 17" SINK TOILET GLASS SHOWER DOOR & PARTIALS
HALL BATHROOM	CERAMIC TILE	1/2" TILE TUB SURROUND REMAINING 1/2" GYPSUM WALL BOARD PAINT 2 COATS SUGGESTED BY OWNER	15 SF WAINSCOT 90 SF TUB SURROUND 30 SF BATHROOM FLOOR	PEDISTAL SINK TOILET 60 X 32" TUB
MASTER BEDROOM	WOOD TO MATCH EX.	1/2" GYPSUM WALLBOARD PAINTED 2 COATS		

PLUMBING NOTES:

Plumber to be responsible for sizing and locating pipes and vents as necessary. Designer and/or Owner to select all fixtures inc. bathtubs, toilets, sinks, faucets, etc. Owner to specify all fixtures; Contractor to install unless otherwise specified by contract.

HVAC Notes:

REMOVE WINDOW A/C UNITS. All existing HVAC systems to remain - 1st Floor. HVAC mechanic/subcontractor to determine best placement of new/additional units and associated ductwork. HVAC for addition(s) to be extension of existing with supplemental zone(s) added as needed in some rooms. Zones to be divided between floors.

LOCATE NEW AIR HANDLING IN ATTIC AND POSITION REWORKS IN WALLS AS NOTED - NO REWORKS IN CEILING AS NOTED [etc.]

APPROVED
Montgomery County
Historic Preservation Commission

James E. Williams

11.14.2003
Electrical Plan and Interior Finishes
Scale 1/4"=1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7310 Baltimore Avenue, Takoma Park	Meeting Date:	11/12/03
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	11/05/03
Review:	HAWP	Public Notice:	10/29/03
Case Number:	37/03-03TT	Tax Credit:	None
Applicant:	Ellen Brown	Staff:	Michele Naru

PROPOSAL: Sunroom Demolition, New Rear Addition

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Vernacular
DATE: c1885-1895

The house located at 7310 Baltimore Avenue is an contributing resource within the Takoma Park Historic District. The building is a 2-½ story, front gabled, frame vernacular house. The hose is detailed with a full-width front porch. The original 2/2 windows still exist on the main massing, yet the original wood siding has been covered with asbestos shingle.

PROPOSAL:

The applicant is proposing to:

1. Demolish the existing non-contributing sunroom addition, located on the second floor of the existing rear addition and replace it with a new, rear addition. The proposed rear addition's roof height will be approx. 2-4" lower than the existing massing. Material Specifications include: German lap wood siding, asphalt shingles, 1/1 aluminum-clad, wood windows and wood decking materials.

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to contributing resources within the historic district. The *Takoma Park Guidelines* define contributing resources as:

①

A resource, which contributes to the overall character of the district and its streetscape, but is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale and architectural character.

The following *Takoma Park Guidelines* pertain to this project:

- 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 replication of existing details and features is, however, not required.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- Some non-original 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.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

In general, staff believes that the proposed addition is in scale with the existing house. The proposed addition is very sympathetic to the style, scale and massing of the historic resource and will be located at the rear – not visible for the public right-of-way. The addition will be constructed in the location of the existing non-contributing addition and therefore, will not further disturb any of the house's original fabric whereby preserving the existing historic integrity of the resource. This proposal meets the above criteria outlined in the *Takoma Park Guidelines*. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve*** the HAWP application as being consistent with 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,

With the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240-777-6371

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: CLARE McLANE
Daytime Phone No.: 301 6542820

Tax Account No.: 01075248

Name of Property Owner: EUGEN BROWN Daytime Phone No.: 202 502 8663

Address: 7310 BALTIMORE AVE TACOMA PARK MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7310 BALTIMORE AVE Street: BALTIMORE AVENUE
Town/City: TACOMA PARK Nearest Cross Street: TACOMA AVE
Lot: 16 Block: 76 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: _____

1B. Construction cost estimate: ~\$ 50,000

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.

Eugen Brown
Signature of owner or authorized agent

10/17/2003
Date

Approved: 321911 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 EXISTING STRUCTURE IS A LONG, NARROW 2-STORY FRAME
HOUSE WITH FRONT-FACING GABLED ROOF AND SHED-ROOFED
FRONT PORCH SITED SEVERAL FEET ABOVE STREET LEVEL BETWEEN
2 OTHER HOUSES (SLIGHTLY OLDER THAN THIS 1917 HOUSE) THAT
ARE APPROXIMATELY SIMILAR IN SITE, SCALE AND DETAIL (FRAME,
2-STORIES, SHED ROOFED PORCHES). THIS HOUSE IS NOT DISTINCTIVE
COMPARED TO OTHER LARGER OR MORE DETAILED HOUSES ON THE STREET.
THERE IS AN ENCLOSED 2ND-STORY PORCH AT THE REAR W/ A SHED ROOF
AND WOOD STAIRS EXTENDING TO THE BACKYARD.

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

THE LOWER LEVEL OF THE REAR OF THE HOUSE WAS RECENTLY RENOVATED.
THIS PROPOSED PROJECT IS INTENDED TO RENOVATE THE POORLY CONSTRUCTED
2ND LEVEL ENCLOSED PORCH AND ADD SOME ARCHITECTURAL INTEREST AND
DETAIL TO THE REAR ELEVATION - ALIGNING WINDOWS AND DOORS TO REFLECT
THE ORDERLY FRONT FACADE AND RELOCATE THE STAIRS SO THEY DO
NOT OBSTRUCT THE LOWER LEVEL DOORS TO THE YARD. ALL EXTERIOR MATERIALS

2. SITE PLAN AND DETAILS WILL MATCH EXISTING.

Site and environmental setting, drawn to scale. You may use your plot. 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 do 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.

HWAP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)

Owner:

Ellen Brown
7310 Baltimore Avenue
Takoma Park, MD 20912

Owner's Agent:

Claire McLane
4405 Walsh Street
Chevy Chase, MD 20815

Adjacent and confronting Property Owners

William C. Sandberg, ET AL TR
7307 Baltimore Avenue
Takoma Park, MD 20912-4137

Konrad A. & A.M. Augustin
7312 Baltimore Avenue
Takoma Park, MD 20912

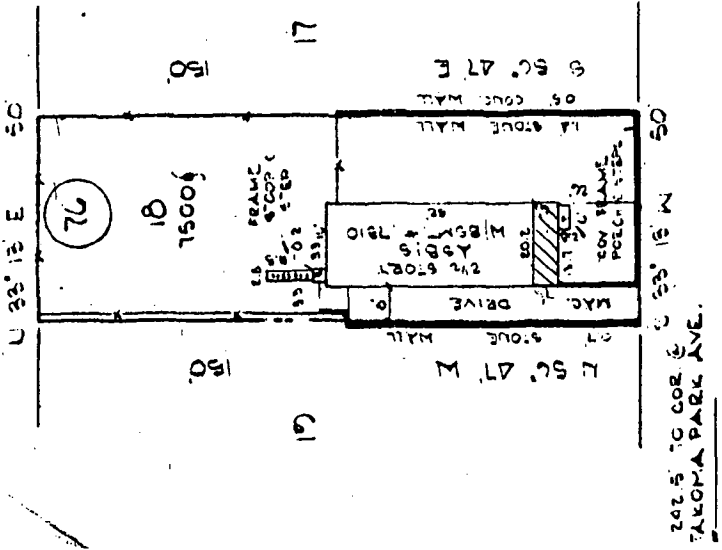
Glenn B. Jackson, ET AL
7308 Baltimore Avenue
Takoma Park, MD 20912-4138

*JEROME ERNST.
7805 TAKOMA AVENUE
TAKOMA PARK, MD 20912*

Catherine Bernard & William Sandberg
7307 Baltimore Avenue
Takoma Park, MD 20912

Mark F Freedman & Kristen M Summers
7311 Baltimore Avenue
Takoma Park, MD 20912-4137

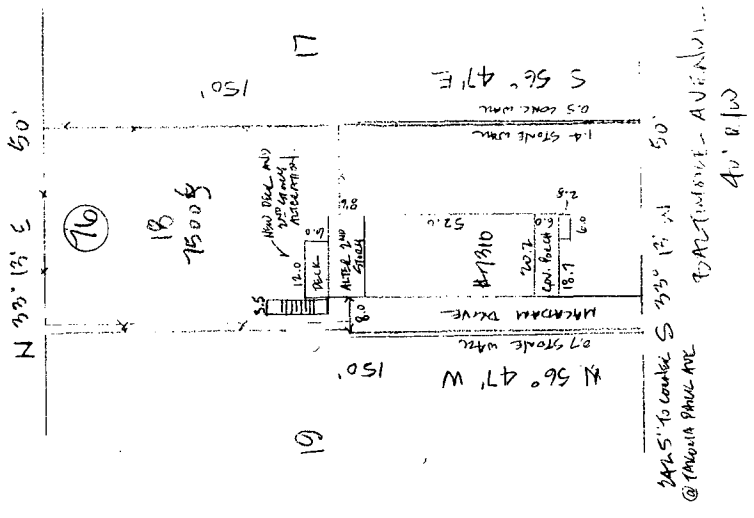
HOUSE LOCATION
 1800 BALTIMORE AVENUE
 LOT 18 BLOCK 76
 TAKOMA PARK LOCAL TRUST
 SUBDIVISION
 TAKOMA PARK
 WHEATON DISTRICT
 MONTGOMERY COUNTY
 MARYLAND



BALTIMORE AVENUE
 40' R/W

PROPOSED SITE PLAN

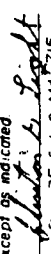
EXISTING SITE PLAN



242.5' TO CORNER S 35° 12' W @ (MOUNTAIN PARK AVE)
 40' R/W

FR. W. S. T. 13.30
 H 12.00.10

NOTE: Lot corners have not been set by this survey unless otherwise indicated.

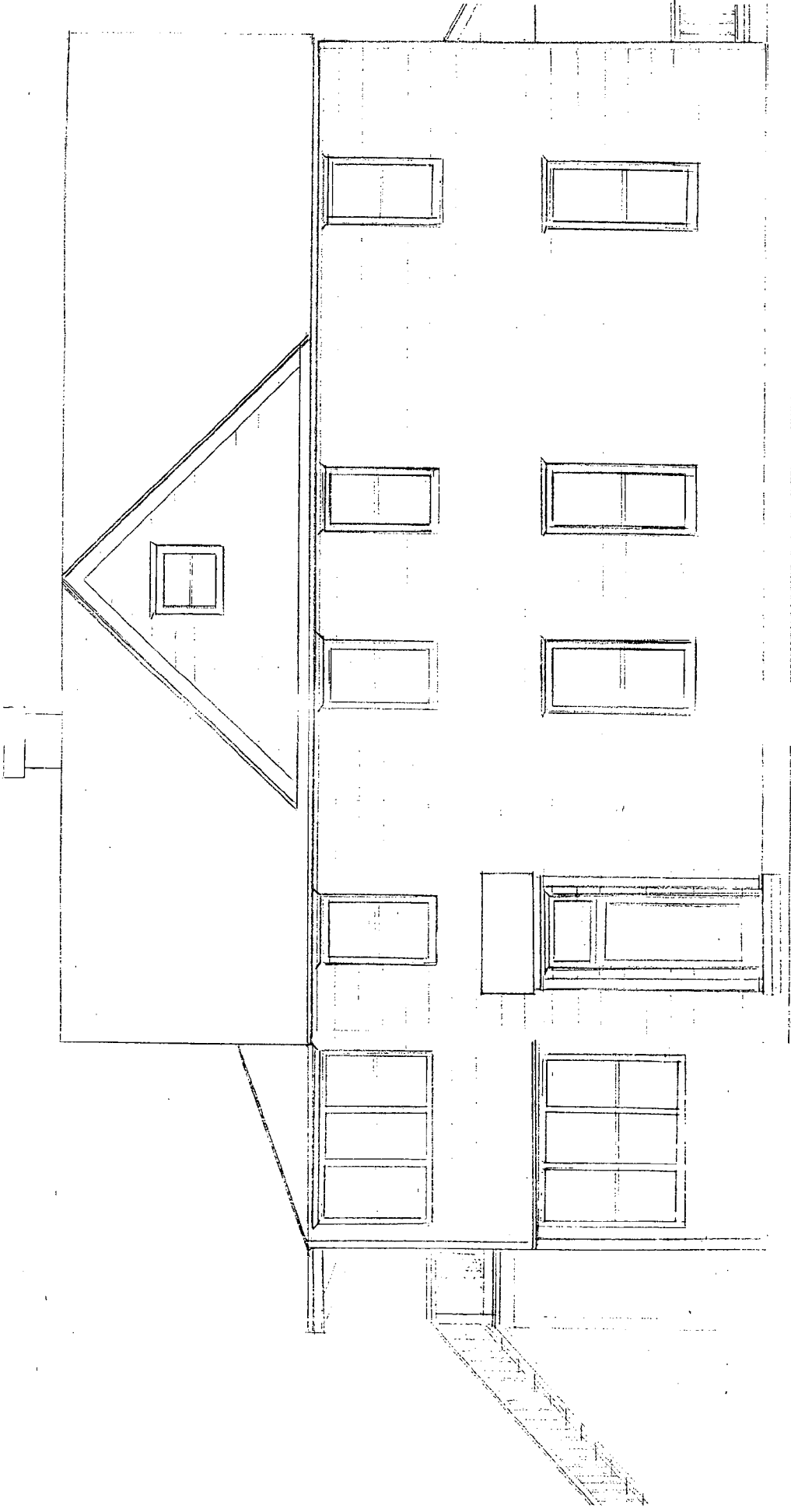
REFERENCE	PLAT BOOK	LIBER	FOLIO
ENGINEERS CERTIFICATE	B	25	
I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements thereon by a transit-tape survey, and that corners have been laid or placed as shown, and that there are no encroachments either way across the property except as indicated			
 Light, Elliott & Basso ENGINEERS - PLANNERS - SURVEYORS 8508 ADELPHI ROAD ADELPHI, MARYLAND 2078 CHECKED: [Signature] RECORD NUMBER: 5422345 SCALE: 1" = 30' DATE: 1-10-78 REG. P.E. & L.S. MD. 715			

Copyright 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

Block 76
Lot 18
Montgomery County MD
Plat #23 Plat #23

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

10.15.2003
Existing Exterior Elevation
Left Side



EXISTING LEFT SIDE

1116 Edgemoor Forest

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

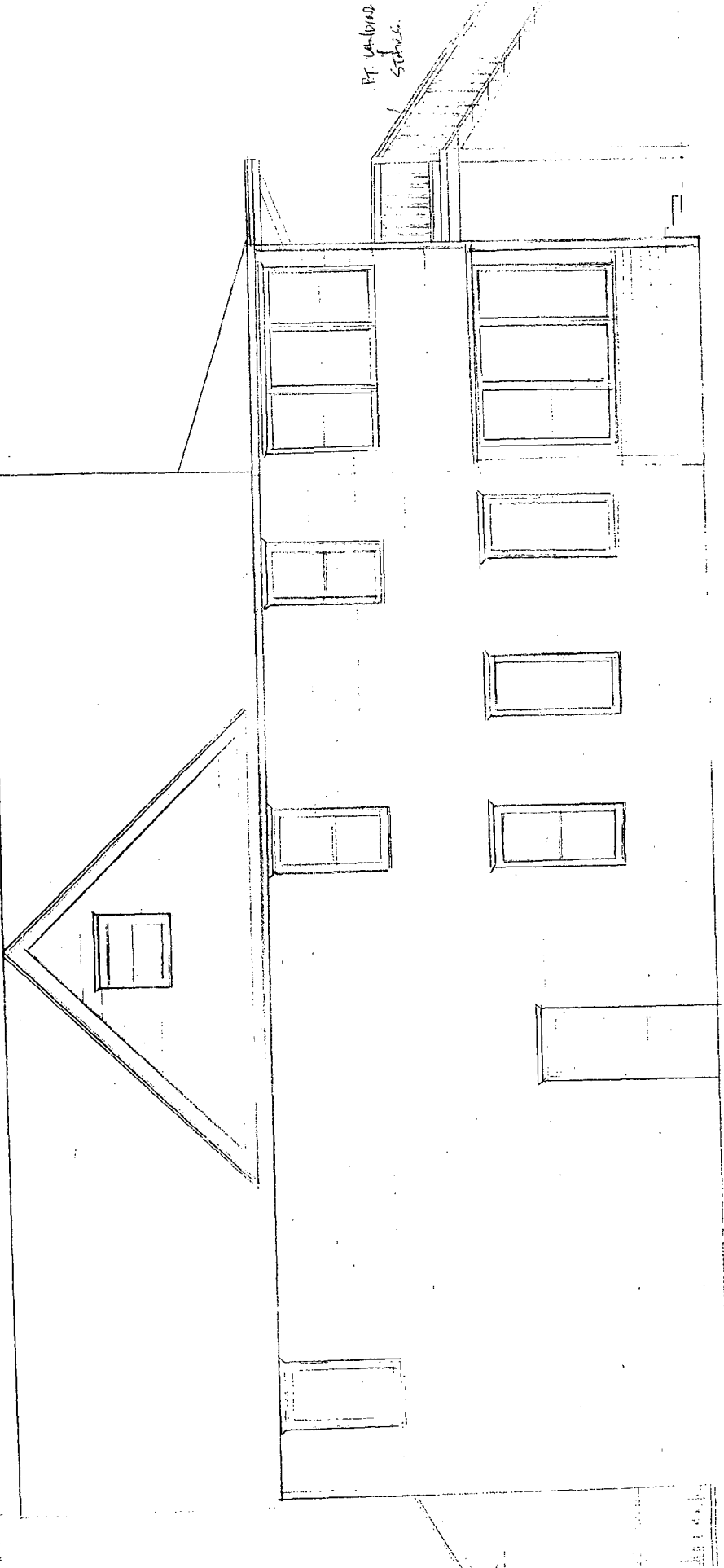
10.15.2003
Existing Exterior Elevation
Right Side
Scale 1/4"=1'0"

99500000
11/11/03
11/11/03

11/11/03

11/11/03

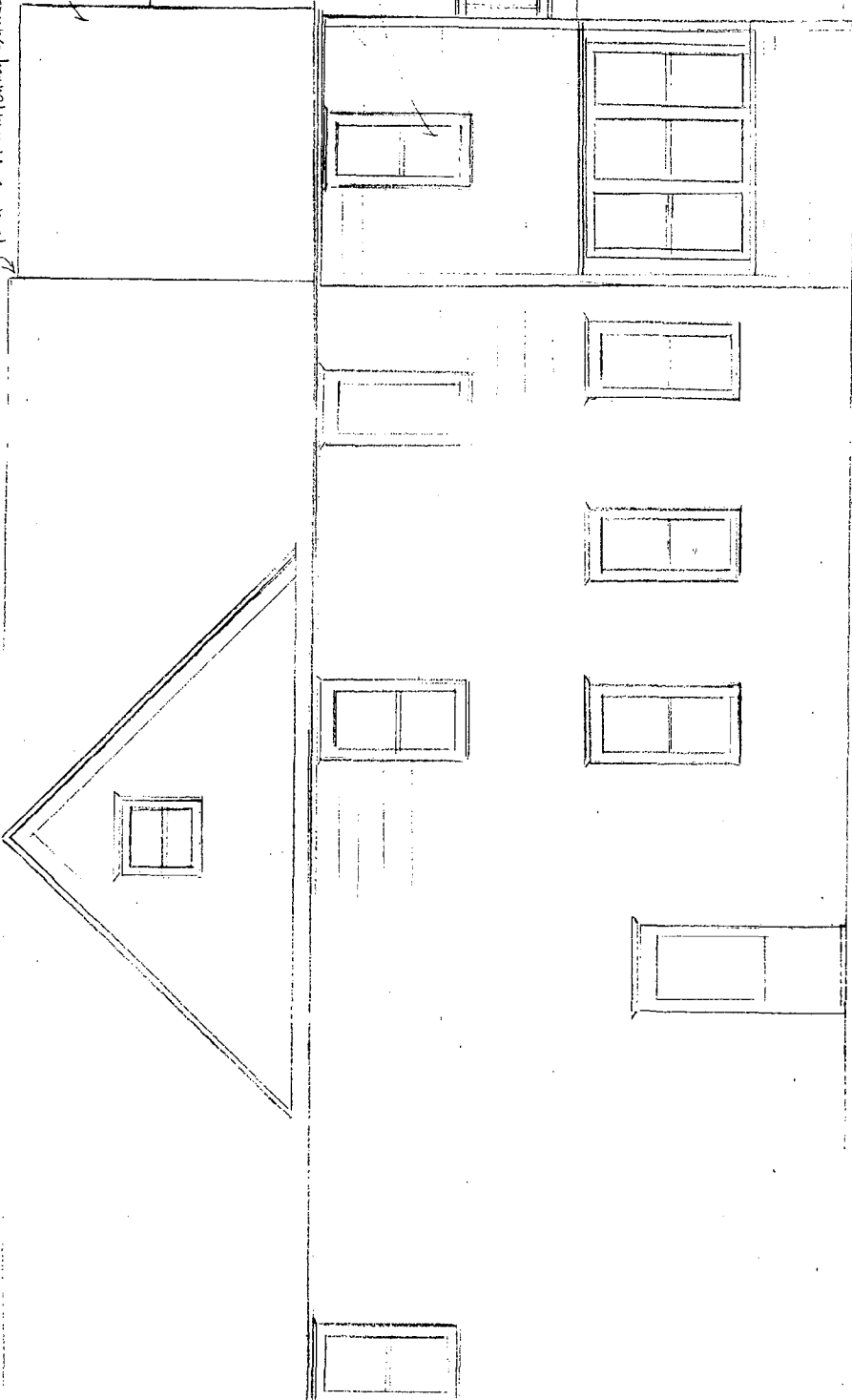
PT. WIND
STAIRS



11/11/03

PROPOSED WALK - IN AT SIDE ELEVATION

9' NEW BOST
GROWN EXISTING BRICKLINE
BUT RECESSES NEW ROOF 2-4"
TO AVOID MISMATCHING SHAPES



ASPIRING STAIRS TO MATCH EX

CONCRETE WALKWAY 4" RECESSED
TO CREATE SHADOW LINE

SHOULDER AND ALL TRIM DETAILS TO MATCH EX

WINDOWS TO BE WOOD R.H. SAME SIZE AS EXISTING
WINDOWS (TO THE LEFT)

SIMPLE JOBS:

SHAKE WIDTH 3'6"
TRIMMS NOT 11"
PASTES WITH 1/2" L
NO. 66666 TO BE

WOOD LANDING ON
CORNER STAIRS
APPROXIMATE

6x6 POST

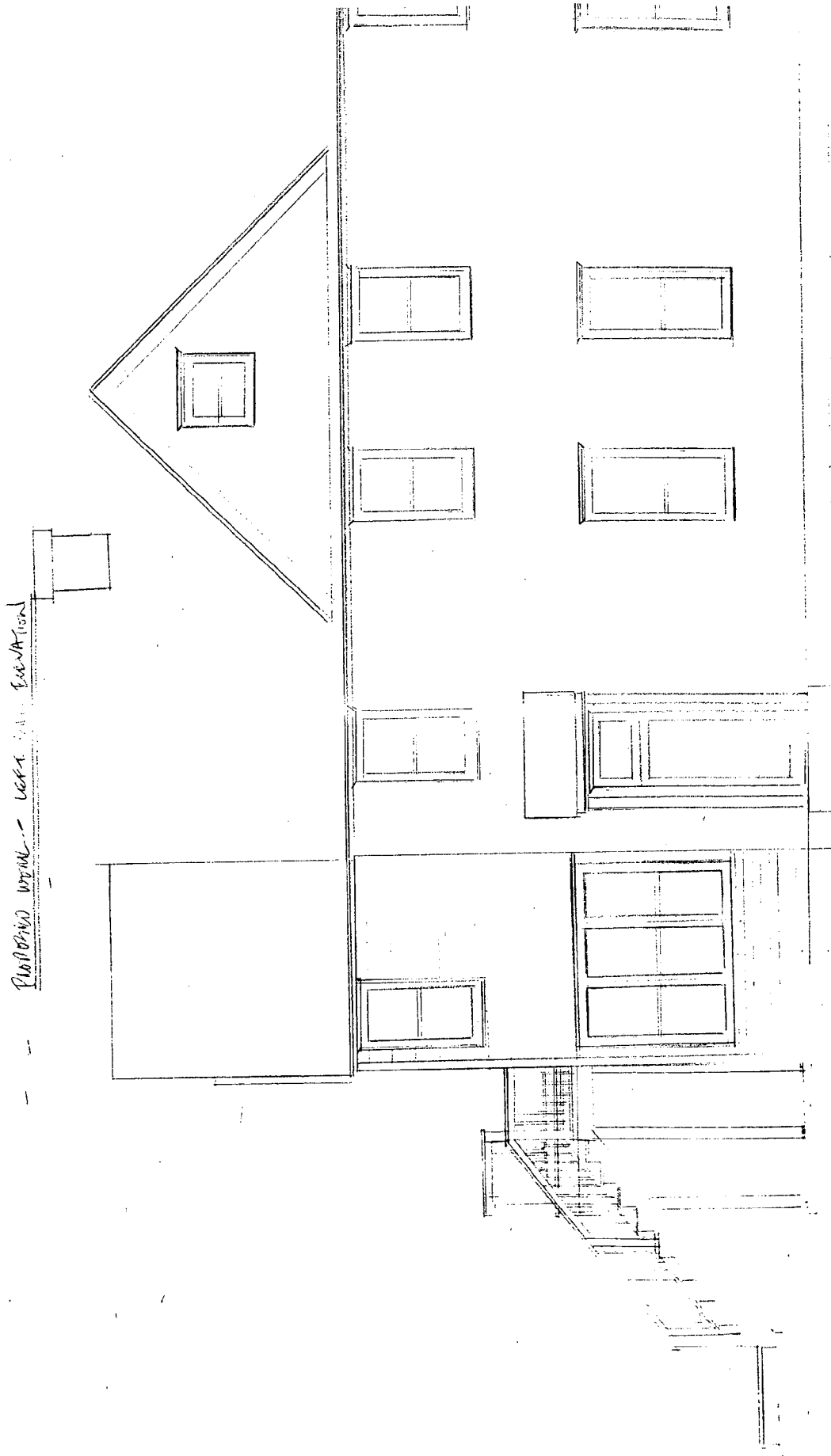
CONCRETE LANDING

10.15.2003
Proposed Exterior Elevations
Left Side
Scale 1/4"=1'-0"

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

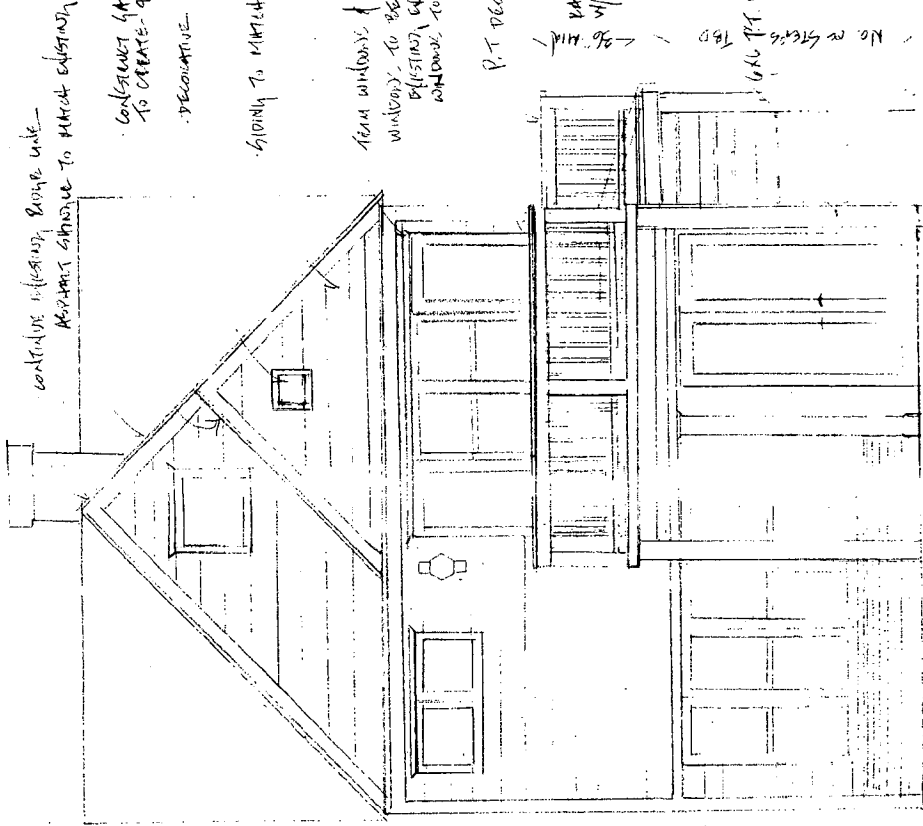
Lot 18
Block 76
Plat book 8 Plat #23
Montgomery County MD

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS



Proposed window - left side elevation

Plan 1 - 2nd Floor



CONTINUE W/STAIRS, BRING UP
 REAR STAIRS TO MATCH EXISTING

CONSIDER STAIRS IN REAR
 TO CREATE 4" SHADOW LINE

DECORATIVE VENT COVER - EXIST

STAIRS EXISTING

NEW WINDOWS TO BE ADDED TO FRONT OF
 WINDOY, TO BE WOOD, SET TO MATCH
 EXISTING GREAT BATHROOM WINDOW
 ABOVE TO BE 24" X 24" SQUARE

P.T. DECK, LANDINGS AND STAIRS

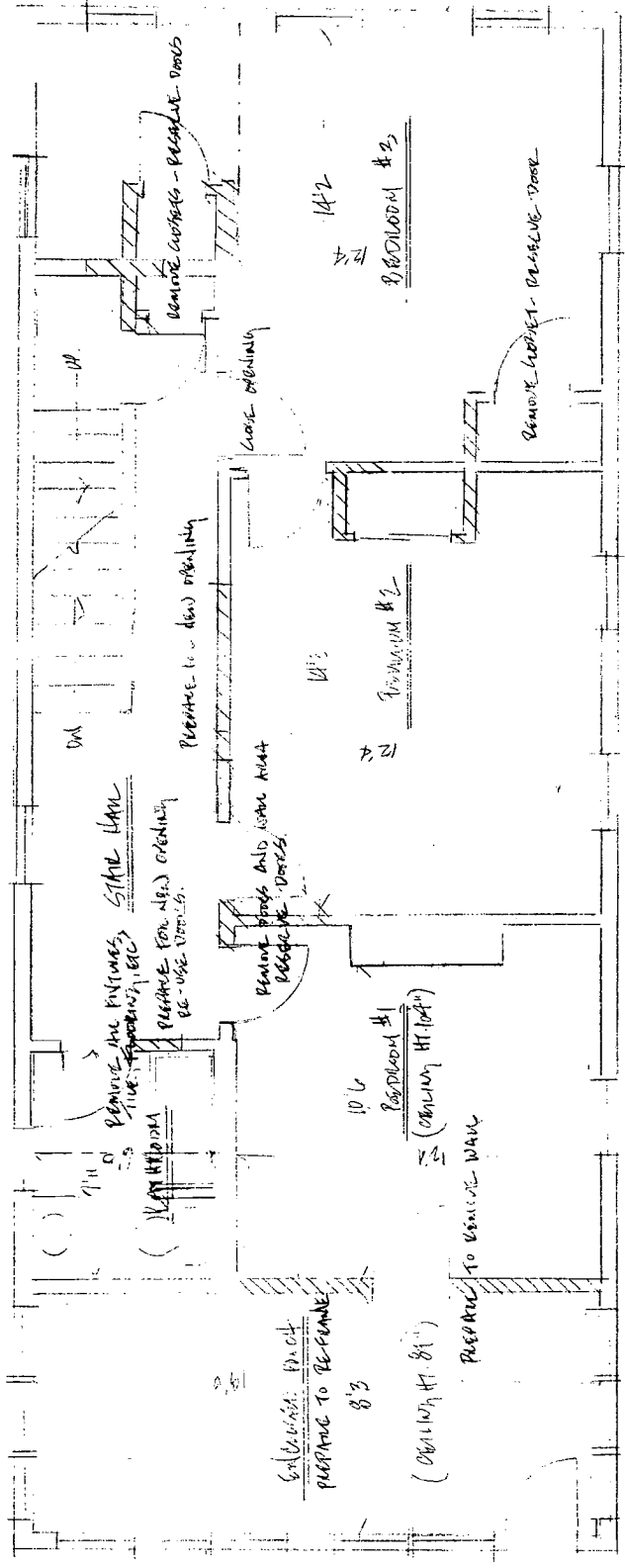
STAIRS 36" HT
 MATCH EXISTING HT & W/HT

NO. 2 STAIRS

- ① DECORATIVE VENT COVER (5" DIA)
- ② DECORATIVE VENT COVER (5" DIA)
- ③ DECORATIVE VENT COVER (5" DIA)
- ④ DECORATIVE VENT COVER (5" DIA)
- ⑤ DECORATIVE VENT COVER (5" DIA)

Plumbing Work - Demolition

9'-0" REMOVE
2ND FLOOR PORCH



ELECTRICAL 2ND FLOOR PLAN

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

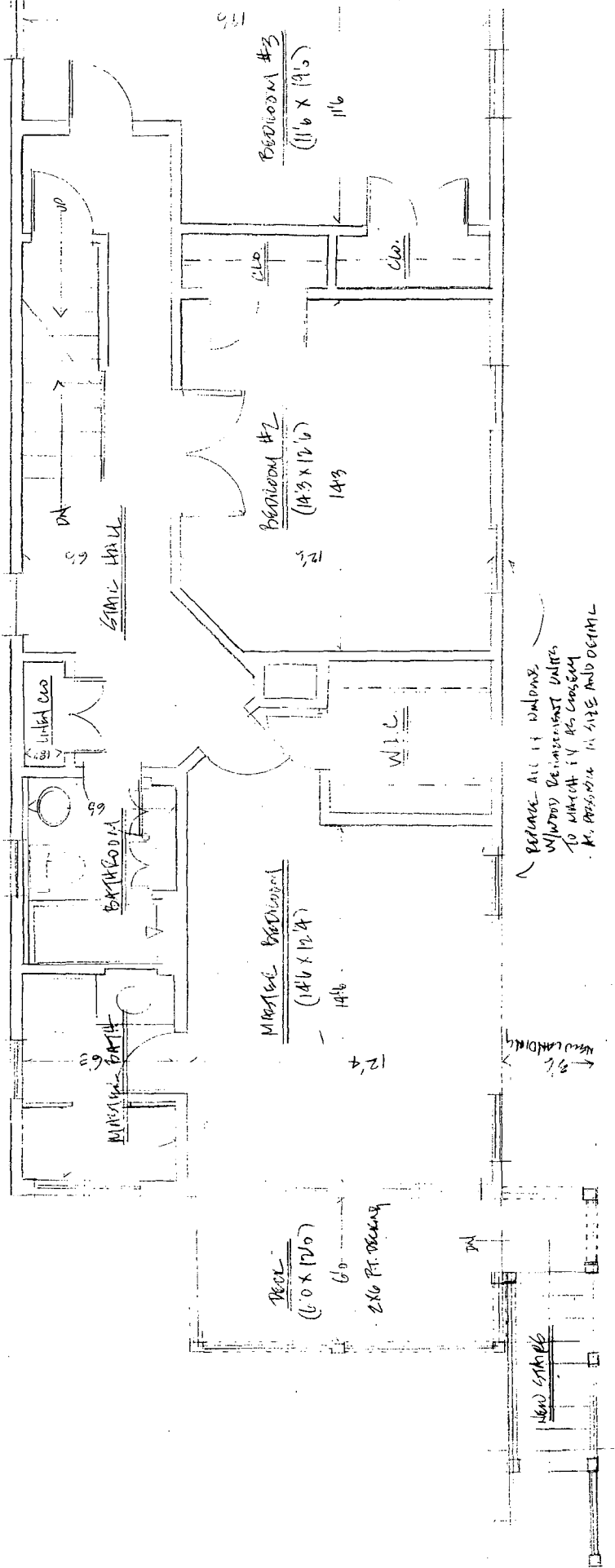
Block 76
Lot 18
Plot Book 8 Plot #23
Montgomery County MD

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

10.15.2003
Existing 2nd Floor
Demolition Plan
Scale 1/4"=1'-0"

Proposed Wood Deck Floor Plan

8'0" New Stairs & Landing
 6'0" New Stairs & Landing
 4'6" New Stairs & Landing



RESURFACE ALL EXISTING W/ WOOD DECKING. UNITS TO MATCH IN AS CLOSELY AS POSSIBLE IN SIZE AND DETAIL.

8'0" New Stairs & Landing
 6'0" New Stairs & Landing

Copyright 2003
 CLAIRE McLANE
 RESIDENTIAL CONCEPTS

Lot 18
 Plat Book 8 Plat #23
 Montgomery County MD
 Block 76

BROWN RESIDENCE
 7310 Baltimore Avenue
 Takoma Park, MD 20912

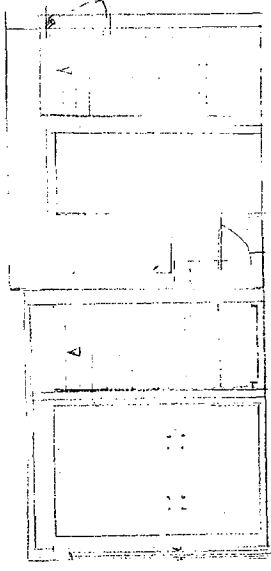
0.15.2003
 Proposed Plans
 1st Floor
 Scale 1/4" = 1'-0"

INTERIOR ELEVATIONS

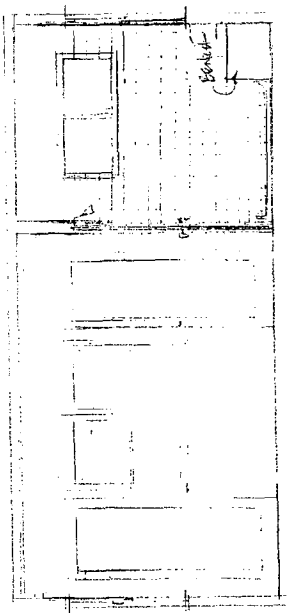
PLAN AND VIEW

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

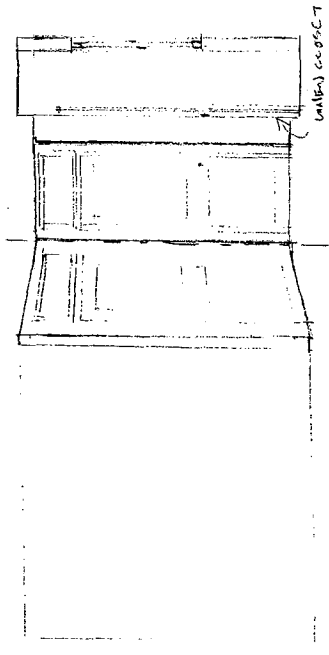
Block 76
Plat #23
Plat Book 8
Montgomery County MD
Lot 18



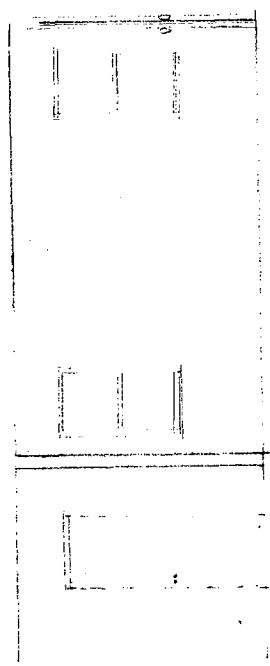
BATHROOMS LEFT WALL



MINISTER BATHROOM & BATHROOM
RIGHT WALL



HALLWAY REAR WALL



MINISTER BEDROOM LEFT WALL

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

0.15.2003
nd Floor Interior Elevations
Scale 1/4" = 1'-0"



LEFT SIDE

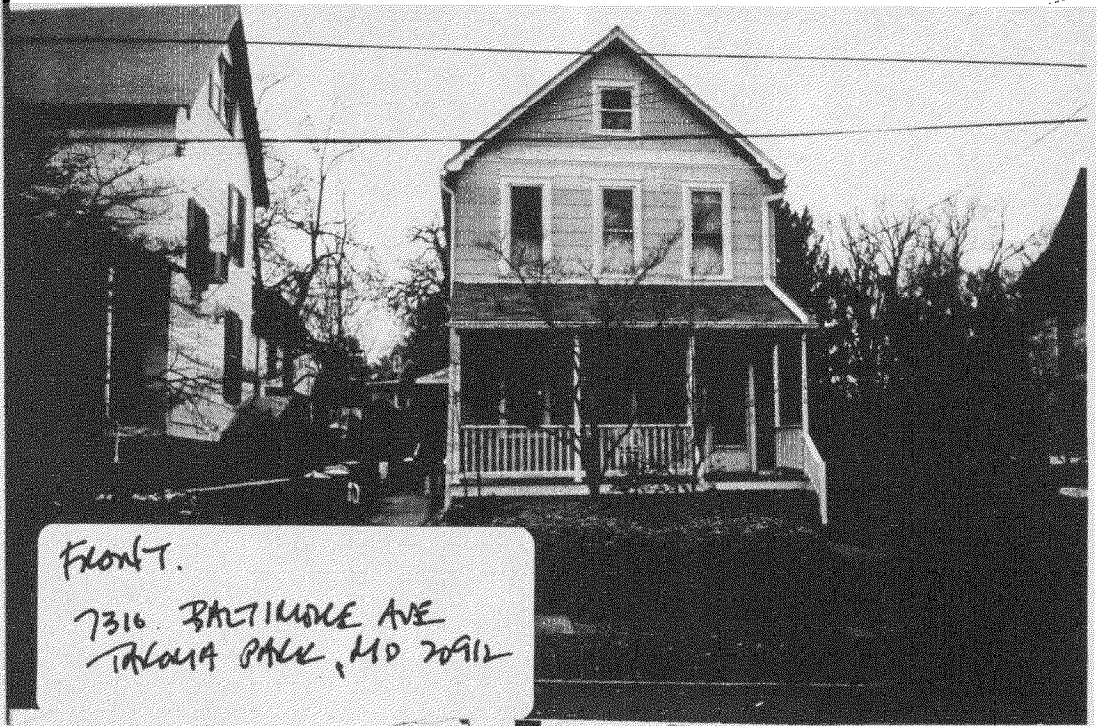
7310 BALTIMORE AVE
TALOMA PARK MD 20912



LEFT SIDE - STREET SCENE

7310 BALTIMORE AVE
TALOMA PARK, MD 20912





FRONT.
7316 BALTIMORE AVE
TALONIA PARK, MD 20912

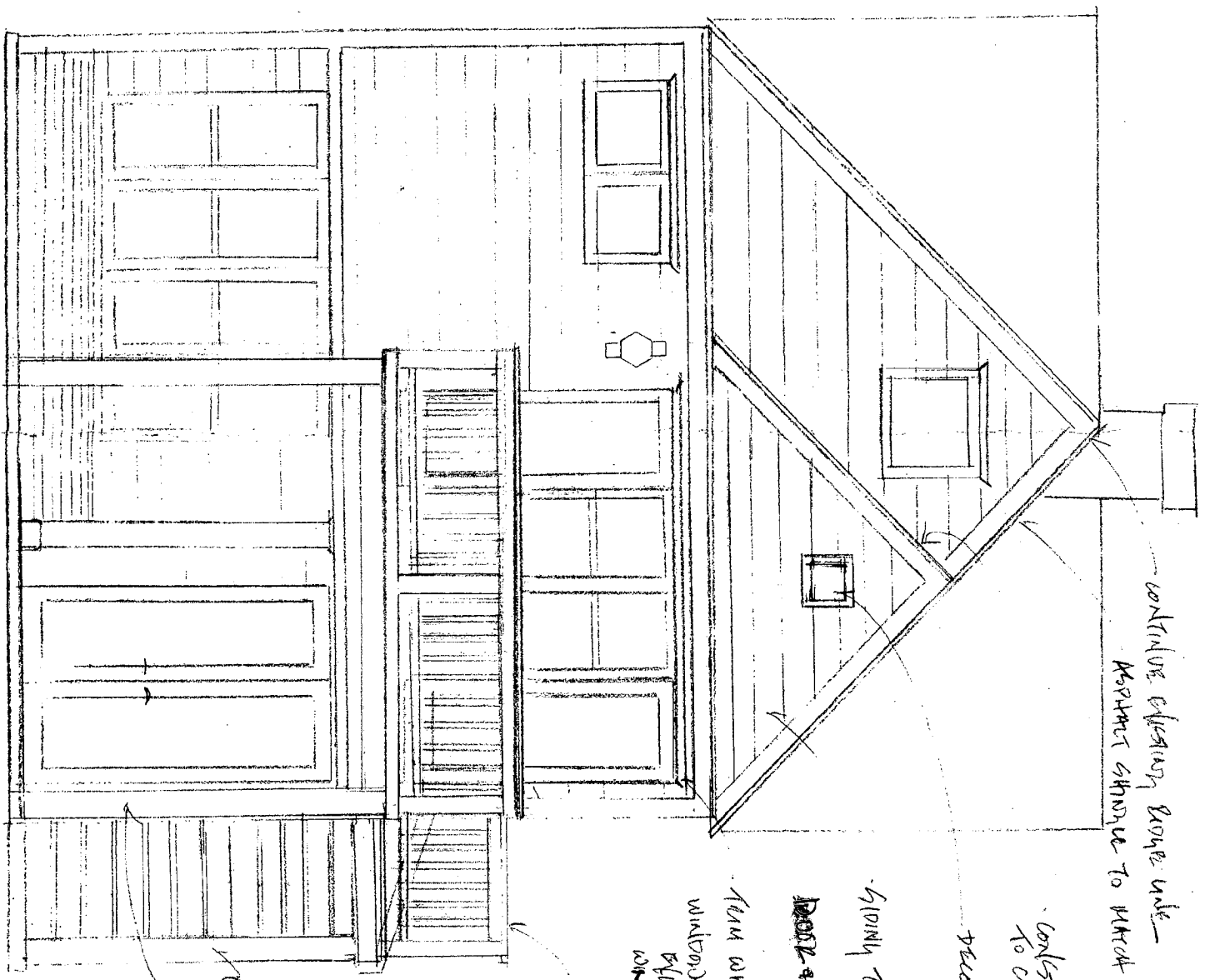


RIGHT SIDE - FRONT.
7316 BALTIMORE AVE
TALONIA PARK, MD 20912



Proposed Wall - 2nd Floor/Attic

18'0" NEW ADDITION TO REPLACE EX. ENCLOSED PORCH



CONTINUE EXISTING BRICK WALK - ASPHALT SIDEWALK TO MATCH EXISTING

CONSTRUCT LINTEL IN BRICK TO CREATE 4" SHIMON LINE

DECORATIVE VENT COVER 12X12

GOING TO MATCH EXISTING (OPENING DEEP ENOUGH ALUMINUM OR

BRASS - WINDOW SPECS 7' 0" H 1/1, WOOD

TRIM WINDOWS & DOOR TO MATCH EX

WINDOWS TO BE WOOD, SIDING TO MATCH EXISTING, ELECT PATTERNS AND TRIM WINDOWS TO BE 24X24 SQUARE

PERFORMED FOR DECK, WALKING, AND STAIRS:

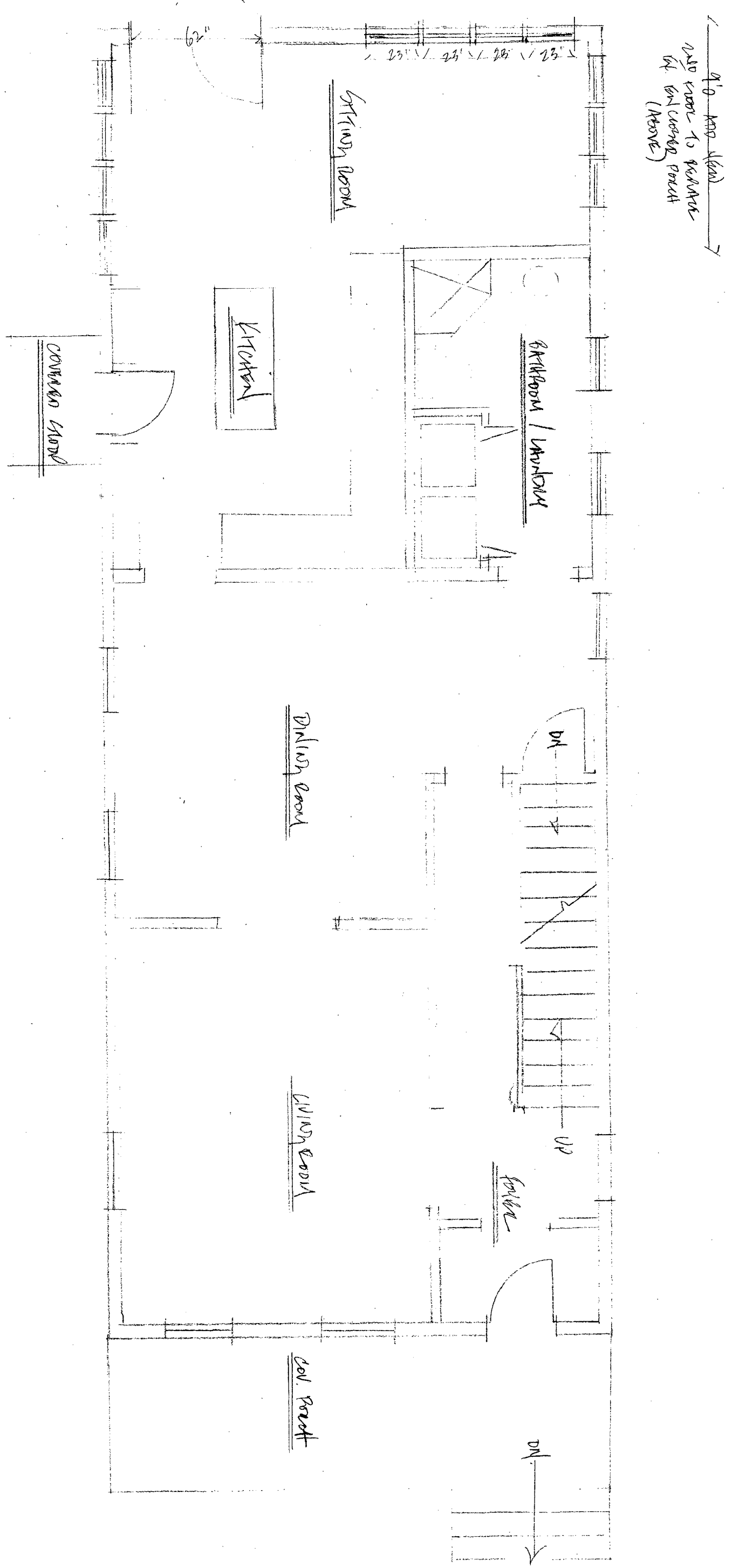
3/8" MIN. SPACING W/ 3/8" HT.

W/ RAILS MAX 4" APART.

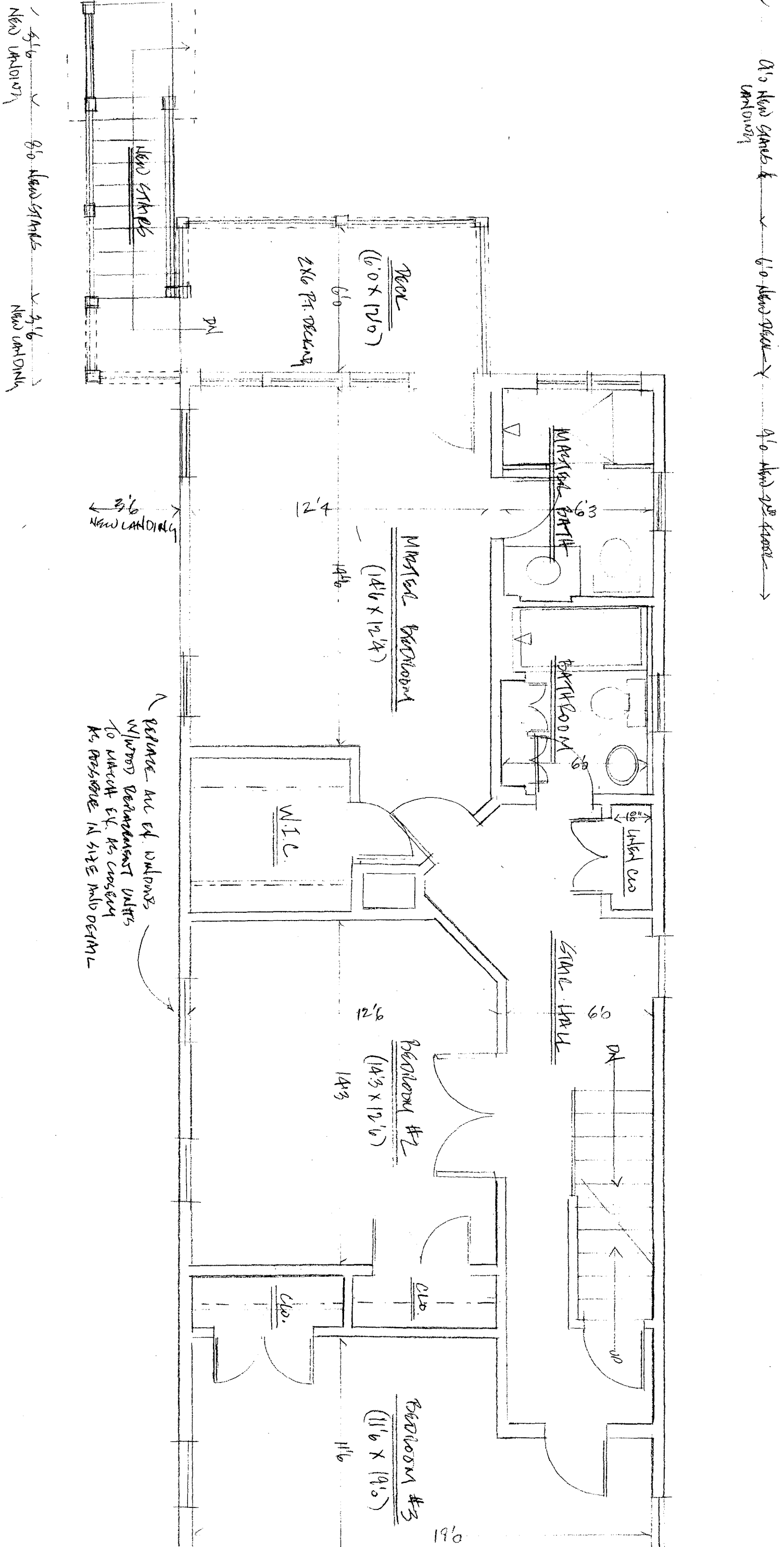
TBD

NO. OF STEPS

- ① ALL SINGLES (ANTHRAKIC OPTIONS)
- ② ALL PR. WOOD TO MATCH EXISTING
- ③ CEILING SIMILAR WHITE
- ④ TRIM & ACCESSORIES TO MATCH PLANT (WOOD FINISHES TO BE STATUE-LIKE WOOD COATERS)

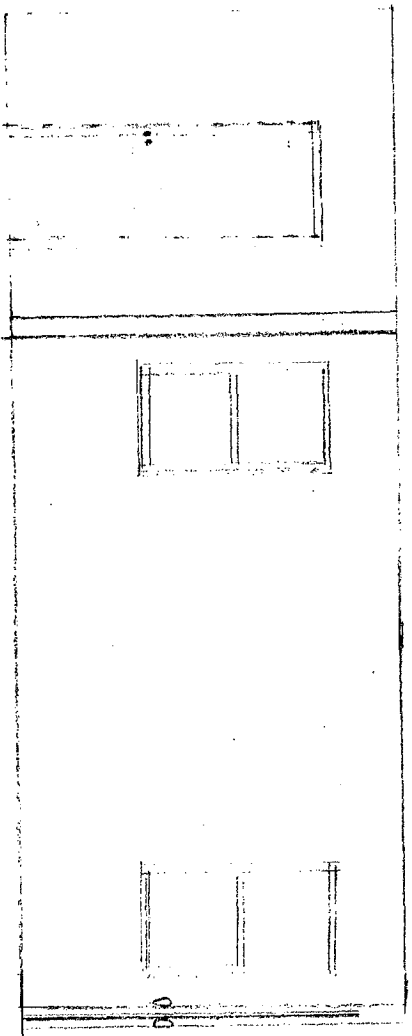


Proposed Floor Plan

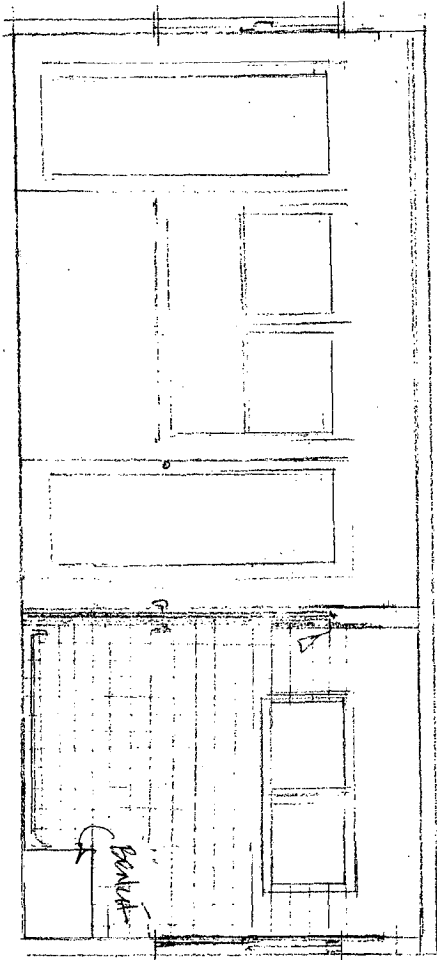


REMOVE ALL EX. WALLS
 WHERE DIMENSIONS
 TO MATCH EX. AS MUCH AS
 AS POSSIBLE IN SIZE AND DETAIL

MRS. BROWN'S LEFT WALL

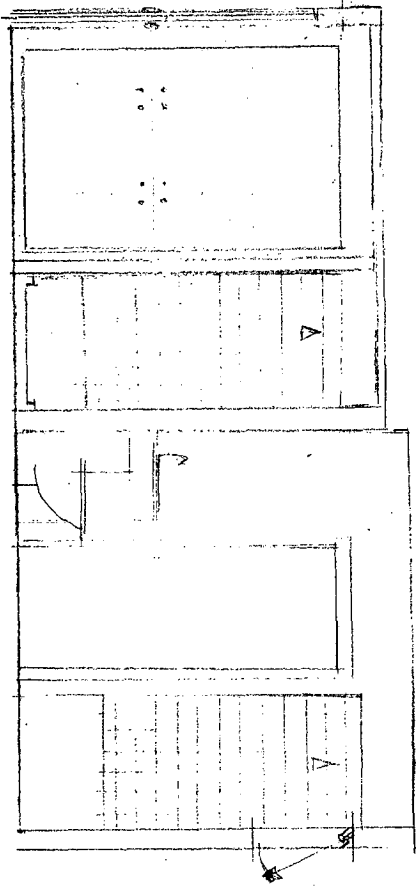


MRS. BROWN'S RIGHT ROOM
LEFT WALL

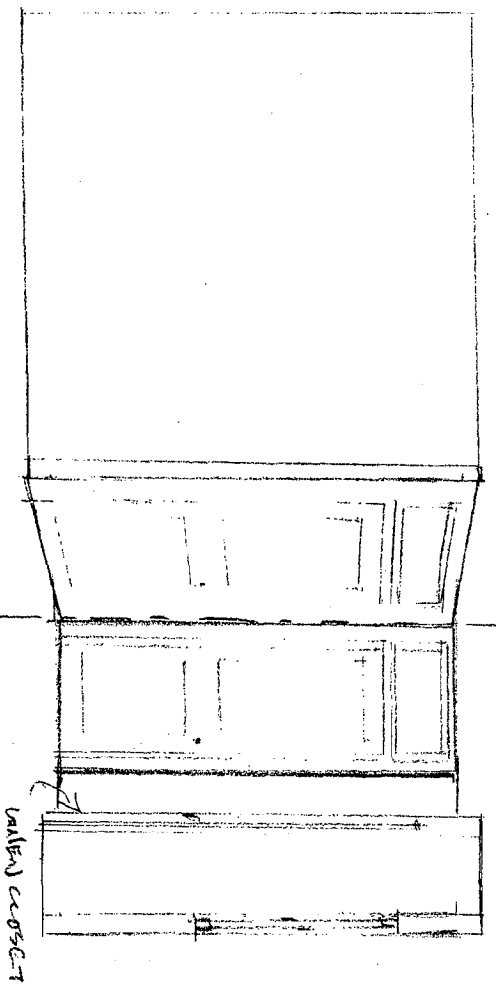


REAR ROOM - INTERIOR ELEVATIONS

BROWN'S LEFT WALL



HALLWAY REAR WALL



6'-0" x
EXISTING ON FRONT PORCH

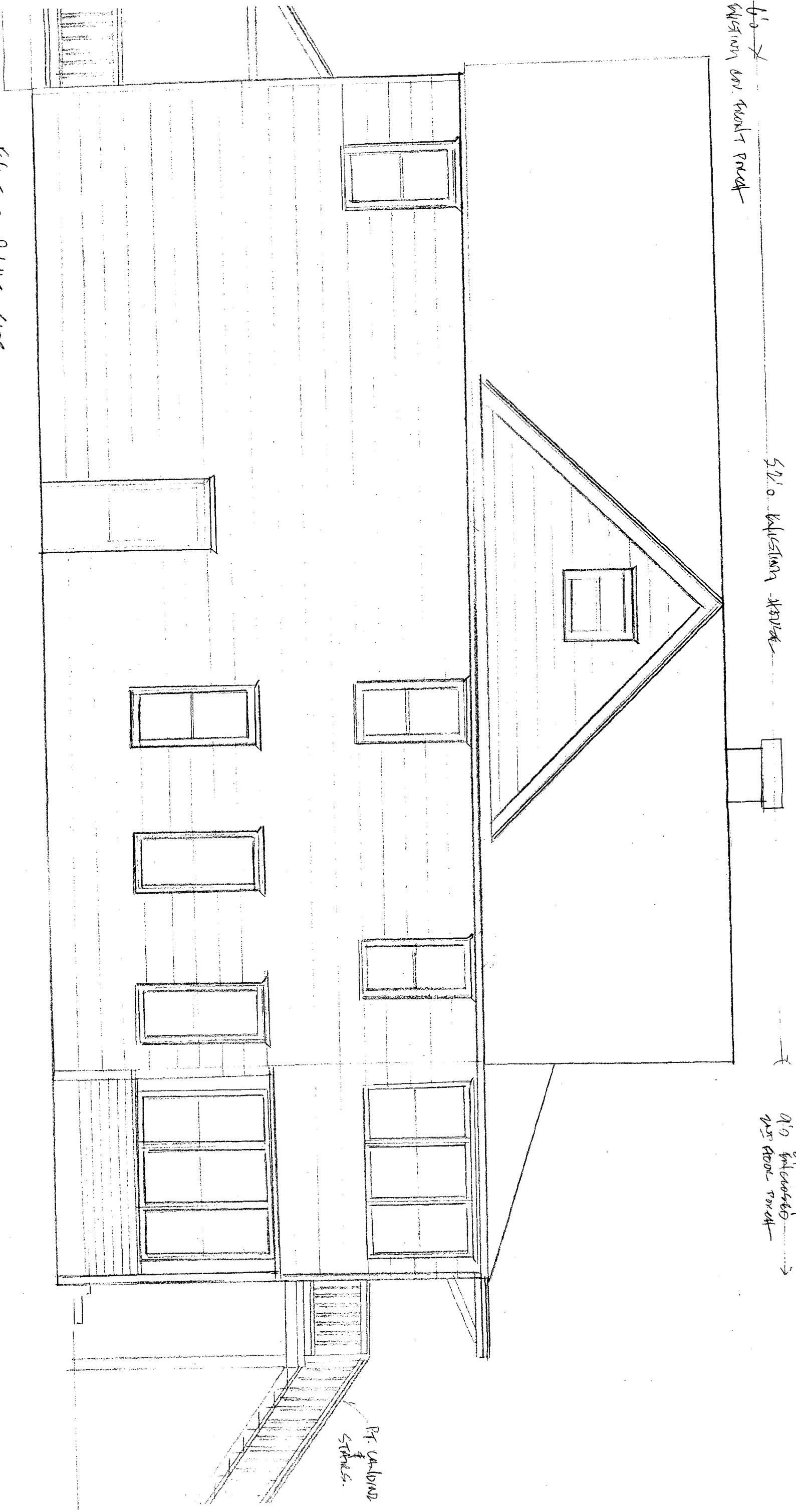
5'-0" EXISTING HEIGHT

EXISTING
2'-0" EXISTING
JUST ABOVE PORCH

Pt. WARDROBE
STAIRS

11'-6" ENCLOSED PORCH

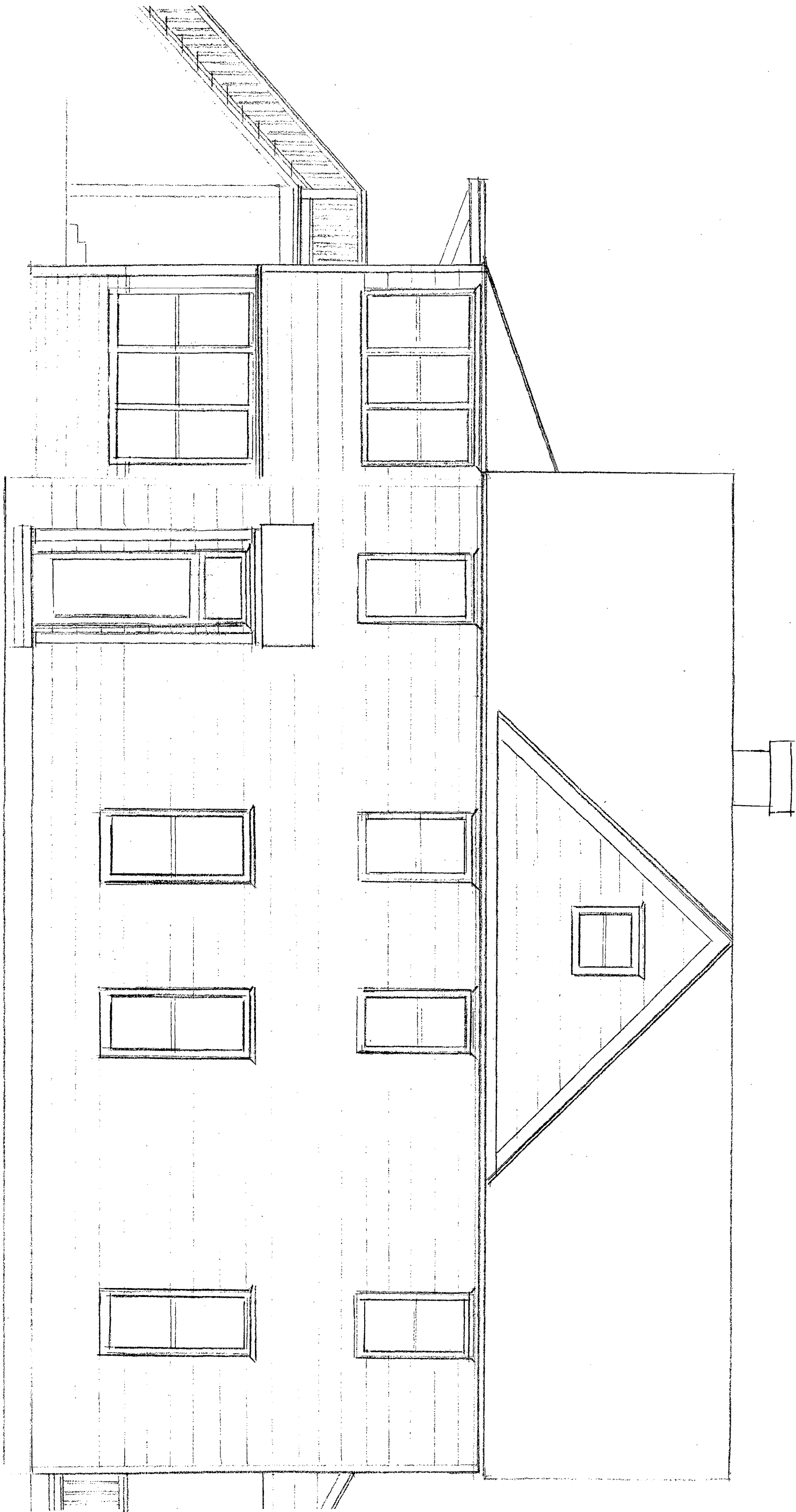
EXISTING RIGHT SIDE



10.15.2003
 Existing Exterior Elevation
 Right Side
 Scale 1/4"=1'0"

BROWN RESIDENCE
 7310 Baltimore Avenue
 Takoma Park, MD 20912

Copyright: 2003
 CLAIRE McLANE
 RESIDENTIAL CONCEPTS



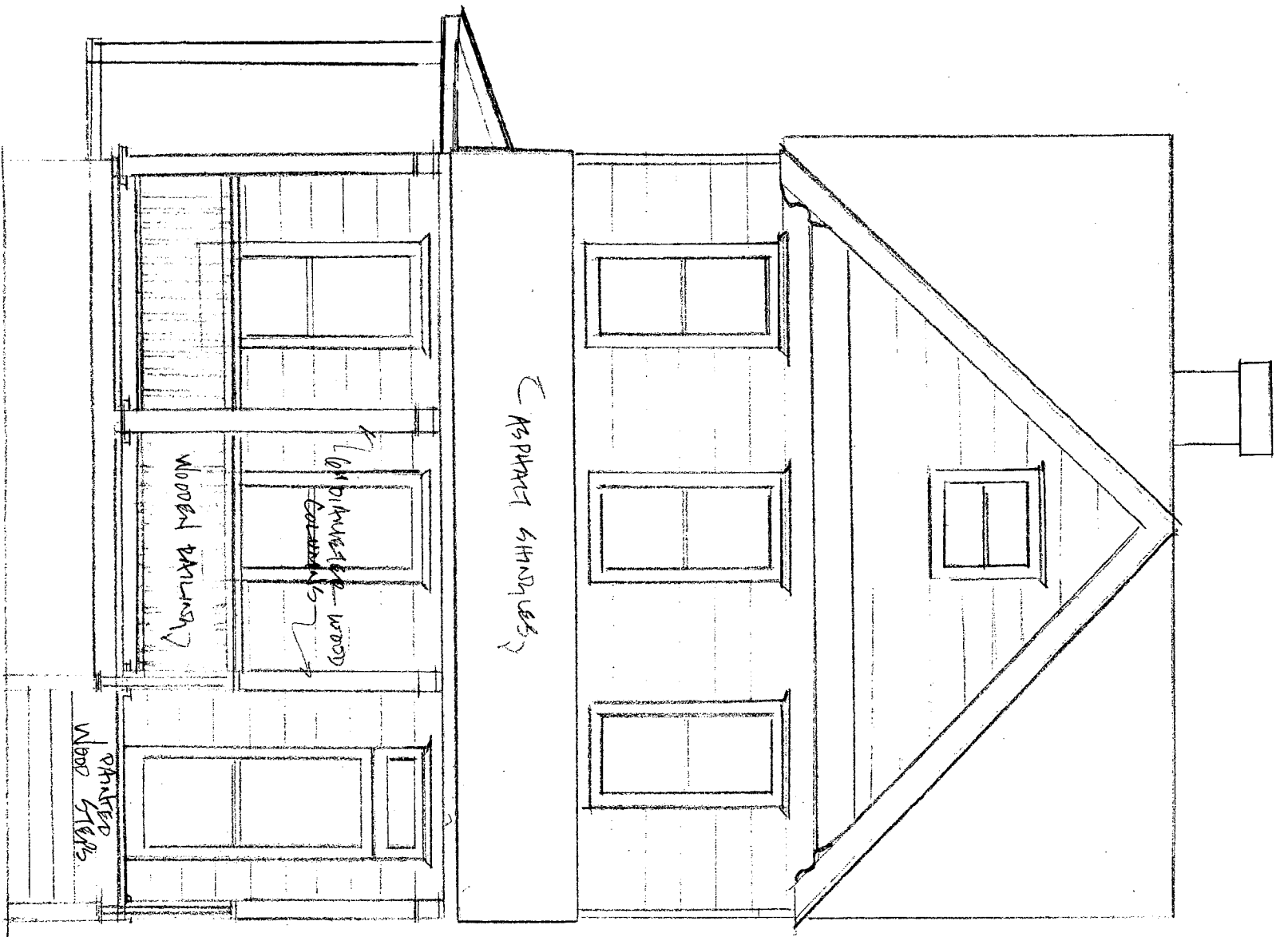
EXISTING LEFT SIDE

10.15.2003
Existing Exterior Elevation
Left Side
Scale 1/4"=1'0"

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

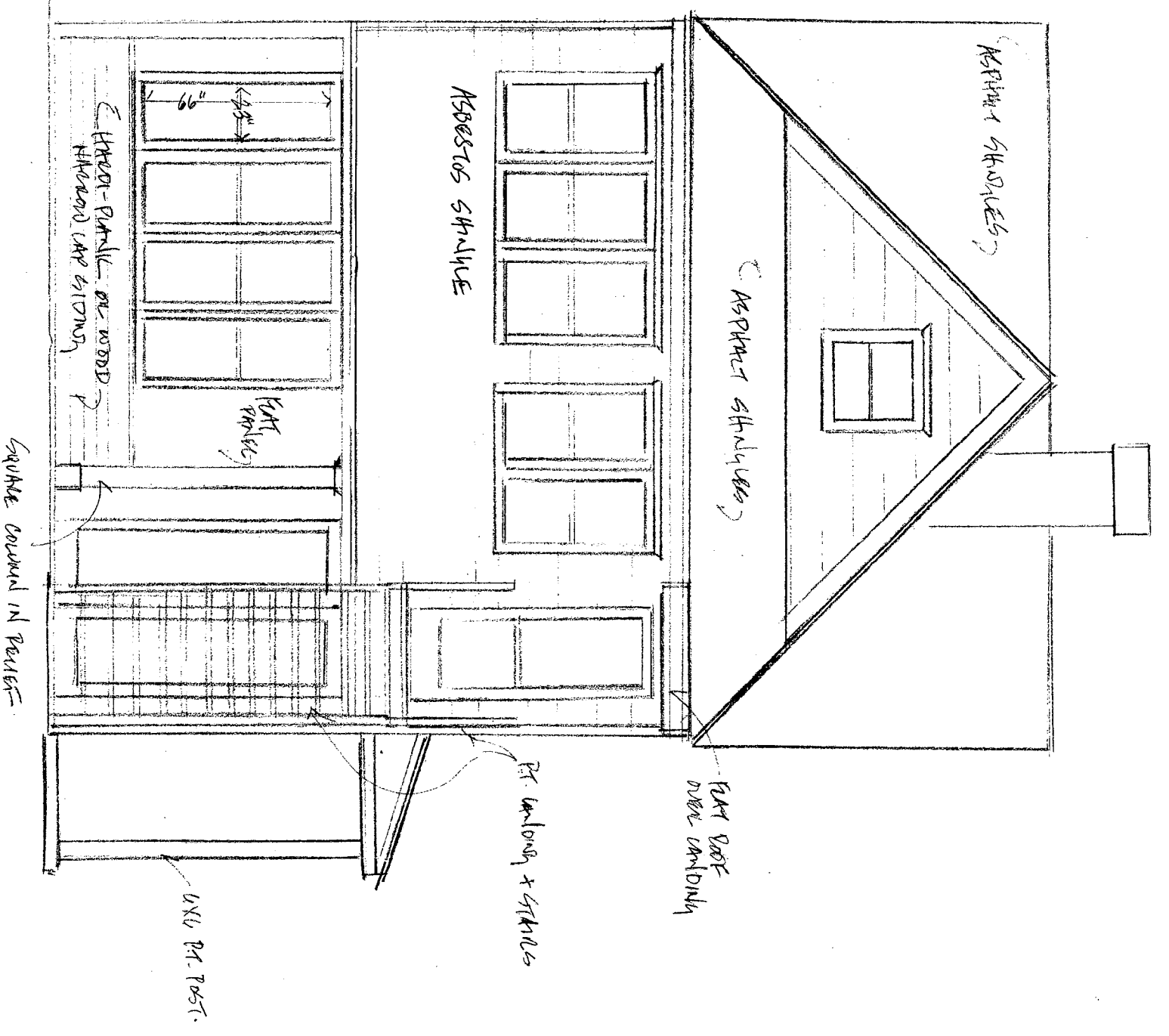
Lot 18 Block 76
Plat book 8 Plat #23
Montgomery County MD

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS



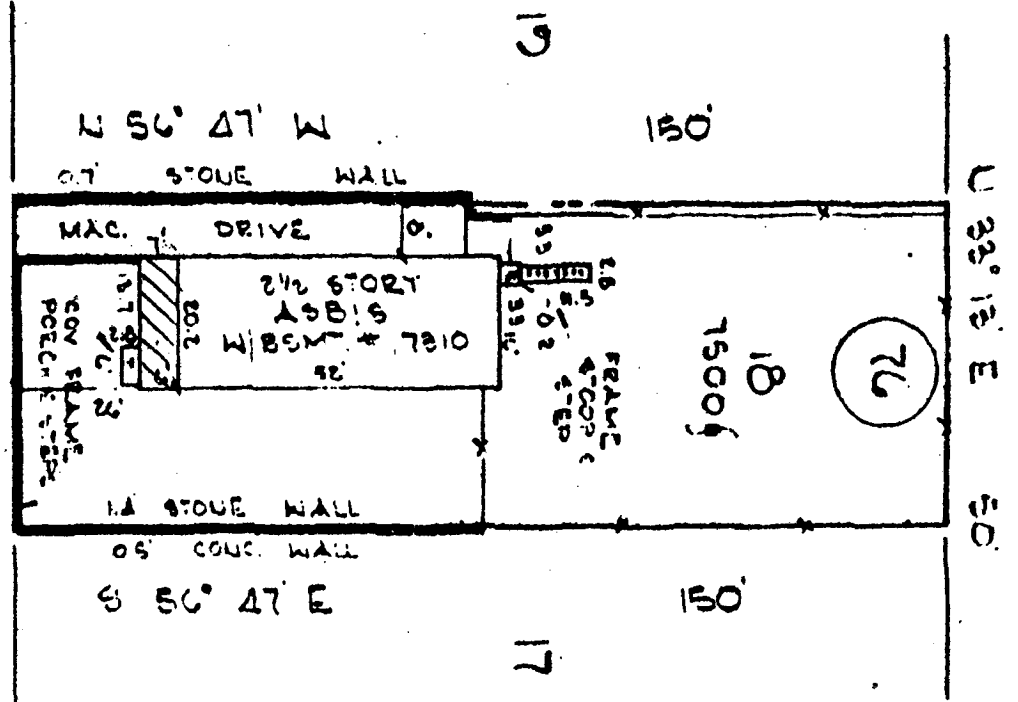
EXISTING FRONT

8'6" 1ST FLOOR 8'6" 2ND FLOOR 10'0" ROOF
 ← 7'4" PORCH →



EXISTING REAR

HOUSE LOCATION
 7310 BALTIMORE AVENUE
 LOT 18 BLOCK 76
 TAKOMA PARK LOAN # 72557
 TAKOMA PARK
 WHEATON DISTRICT
 MONTGOMERY COUNTY
 MARYLAND



BALTIMORE AVENUE
 40' R/W

12 W 45 FT 13.39

NOTE: Lot corners have not been set by this survey unless otherwise indicated. H1288-10

ENGINEERS CERTIFICATE

I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements thereon by a transit-tape survey, and that corners have been found or placed as shown, and that there are no encroachments either way across the property except as indicated.

Light, Elliott & Basso
 Reg. PE B.L.S. Md. 715

REFERENCE	PLAT BOOK	LIBER	FOLIO
	PLAT #8		
	PLAT #29		

LIGHT, ELLIOTT & BASSO

ENGINEERS-PLANNERS-SURVEYORS
 8508 ADELPHI ROAD
 ADELPHI, MARYLAND 2078

422-6080

CHECKED: *[Signature]*

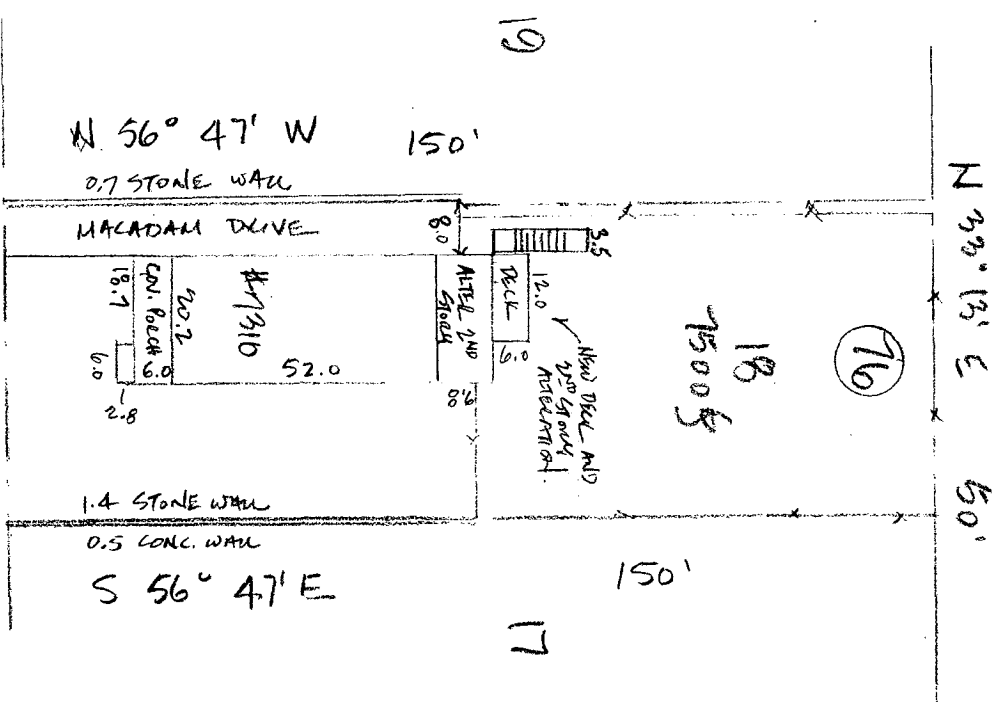
SCALE: 1" = 30'

DATE: 1-19-78

RECORD NUMB.

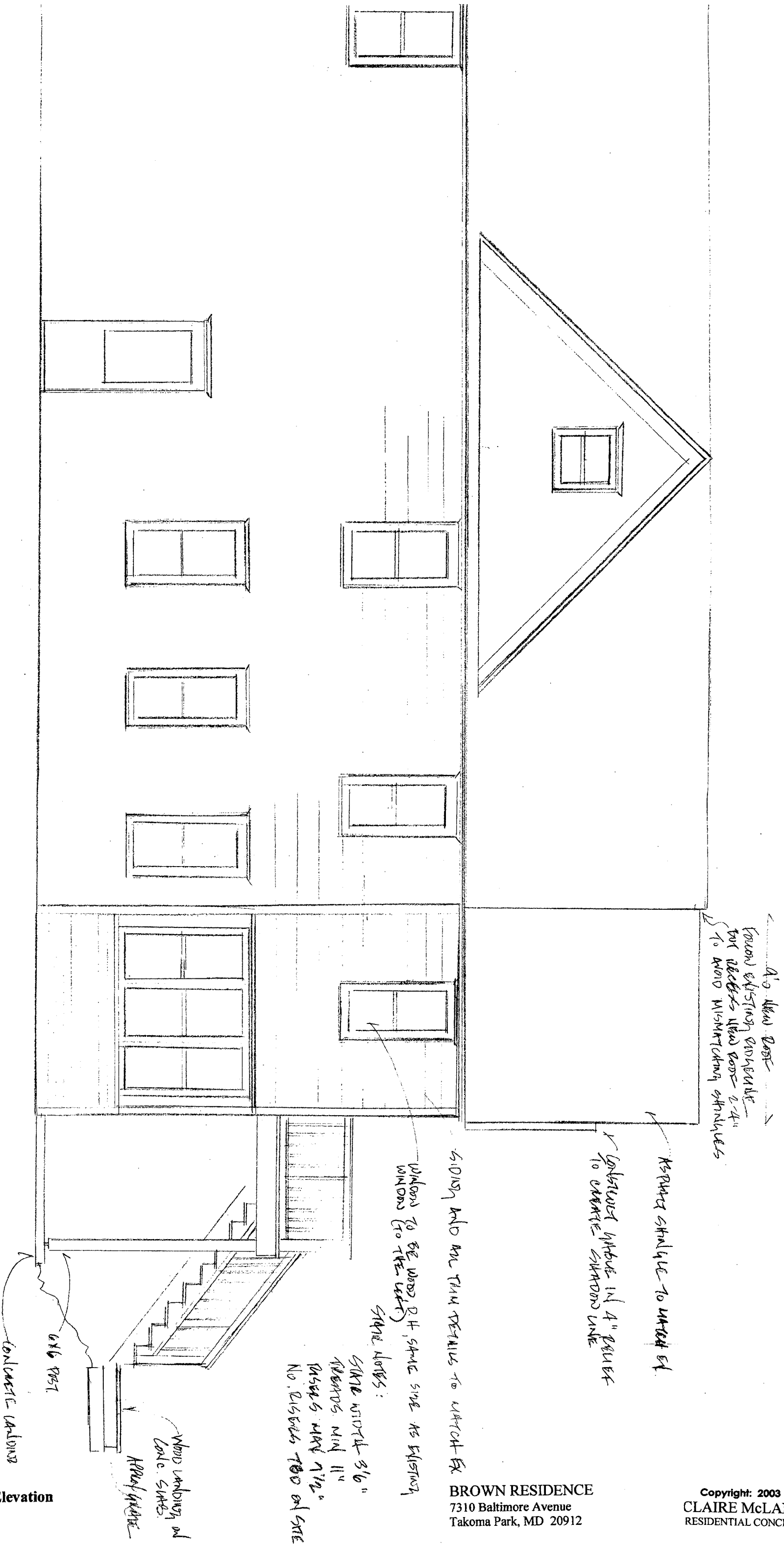
S1422345

PROPOSED SITE PLAN



1/4" = 5' to corner S 33° 13' W 50'
 @ Takoma Park Ave
 BALTIMORE AVENUE
 40' R/W

Proposed north - right side elevation



Also New Roof
 Follow existing roofline
 but recess new roof 2-4"
 to avoid mismatching structures

keeping shingles to match ex.

Construct window in 4" recess
 to create shadow line

sidings and trim details to match ex.

Window to be wood, dit same size as existing
 windows to the left

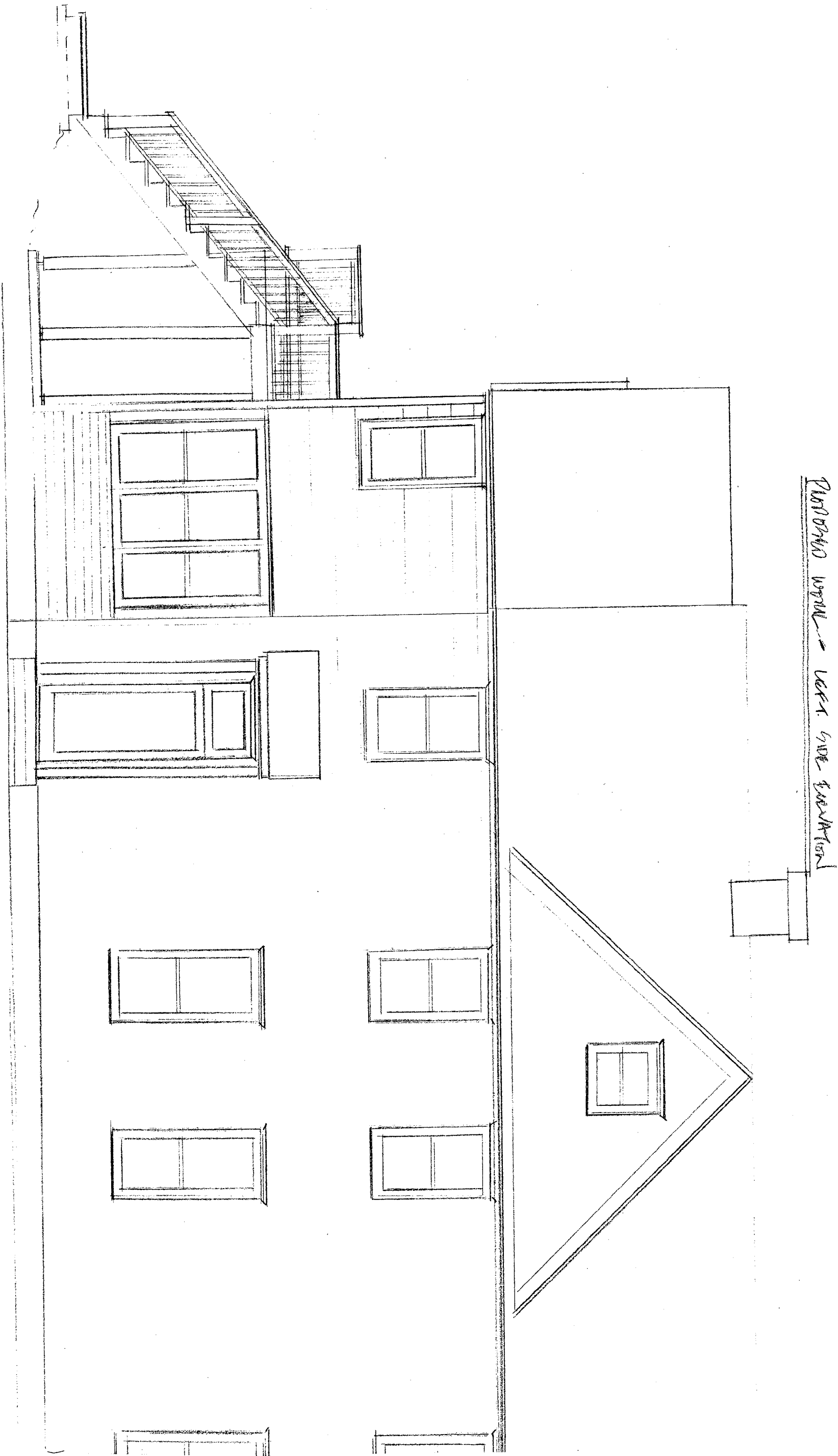
stone doors:

stone width 3'6"
 risers min 11"
 treads min 11"
 no. risers, treads on site

wood window and
 concrete surrounds
 around window

6x6 post

concrete landing



10.15.2003
Proposed Exterior Elevations
Left Side
Scale 1/4"=1'0"

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

Lot 18 Block 76
Plat book 8 Plat #23
Montgomery County MD

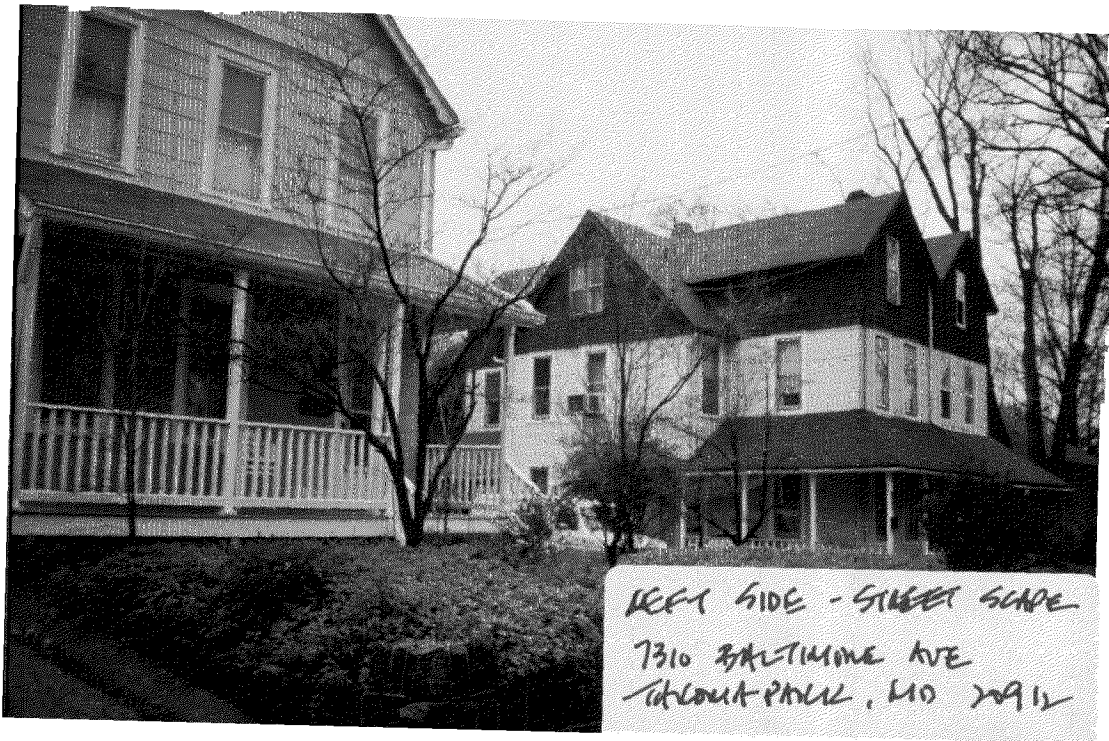
Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

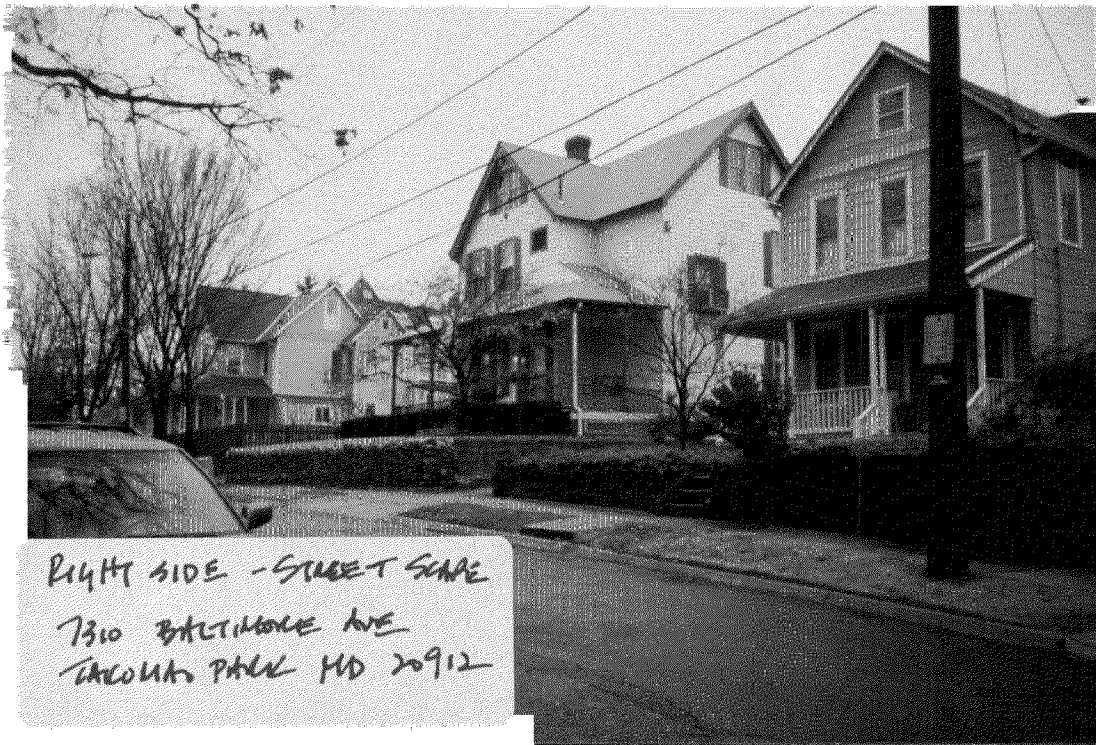
PHOTOS - 7310 EXTENSION AVE
THROUGH PARK, MD 20912



LEFT SIDE

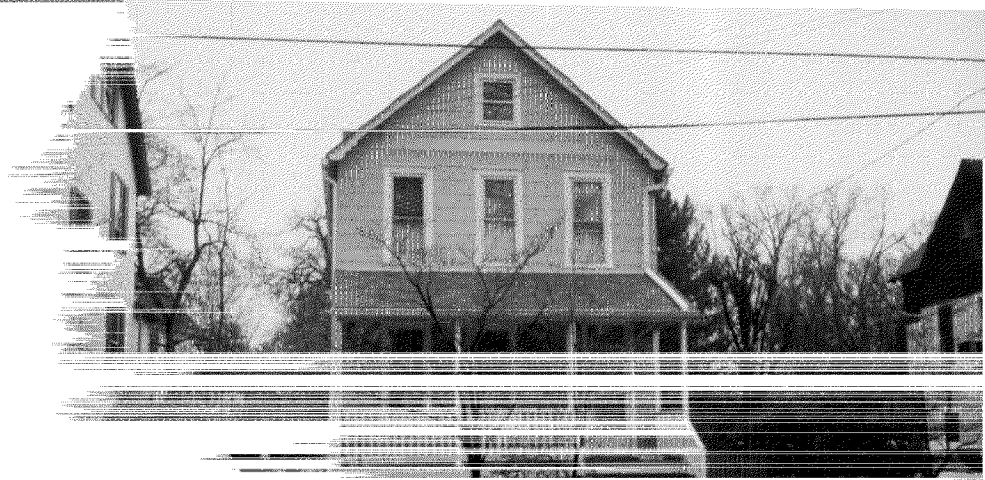
7310 BALTIMORE AVE
TALOMA PARK MD 20912





RIGHT SIDE - STREET SCENE

7310 BALTIMORE AVE
CROFTON PARK MD 20912



FRONT.
7316 BALTIMORE AVE
TACOMA PARK, MD 20912





RIGHT SIDE - FRONT.
7310 BALTIMORE AVE
CROFT PARK, MD 20912



REAL
7310 BALTIMORE AVE
TACOMA WASH, 40 20912

HWAP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
(Owner, Owner's Agent, Adjacent and Confronting Property Owners)

Owner:

Ellen Brown
7310 Baltimore Avenue
Takoma Park, MD 20912

Owner's Agent:

Claire McLane
4405 Walsh Street
Chevy Chase, MD 20815

Adjacent and confronting Property Owners

William C. Sandberg, ET AL TR
7307 Baltimore Avenue
Takoma Park, MD 20912-4137

Konrad A. & A.M. Augustin
7312 Baltimore Avenue
Takoma Park, MD 20912

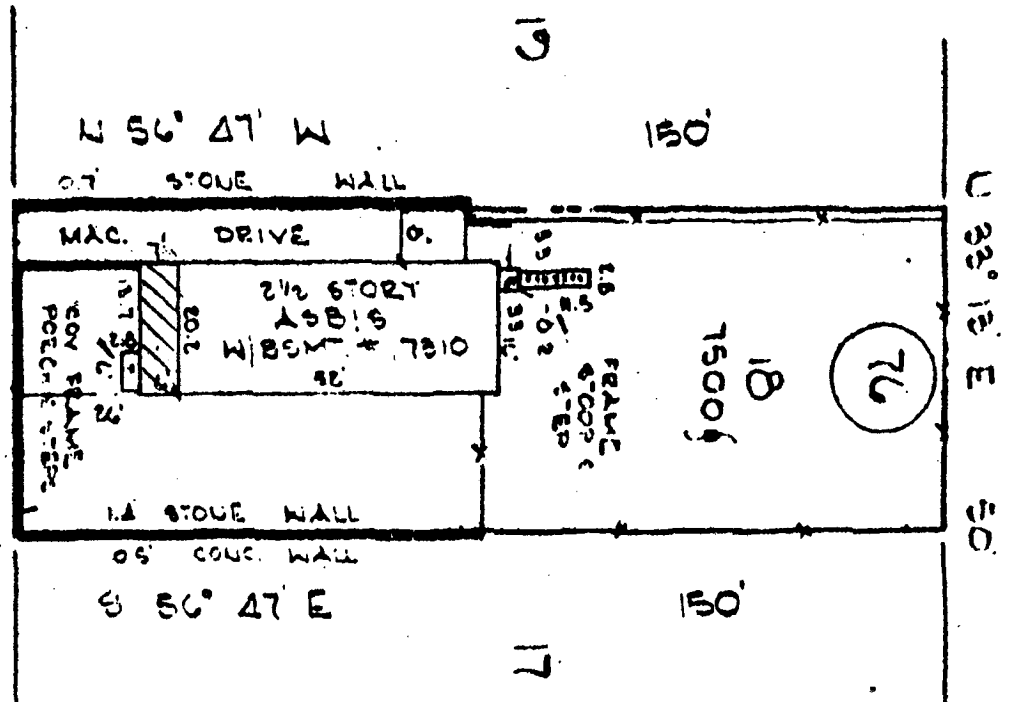
Glenn B. Jackson, ET AL
7308 Baltimore Avenue
Takoma Park, MD 20912-4138

*JEROME ERNST.
7805 TAKOMA AVENUE
TAKOMA PARK, MD 20912*

Catherine Bernard & William Sandberg
7307 Baltimore Avenue
Takoma Park, MD 20912

Mark F Freedman & Kristen M Summers
7311 Baltimore Avenue
Takoma Park, MD 20912-4137

HOUSE LOCATION
 7310 BALTIMORE AVENUE
 LOT 18 BLOCK 76
 TAKOMA PARK LOAN # 72557
 TAKOMA PARK
 WHEATON DISTRICT
 MONTGOMERY COUNTY
 MARYLAND



BALTIMORE AVENUE
 40' R/W

NOTE: Lot corners have not been set by this survey unless otherwise indicated. H1288-10

ENGINEERS CERTIFICATE

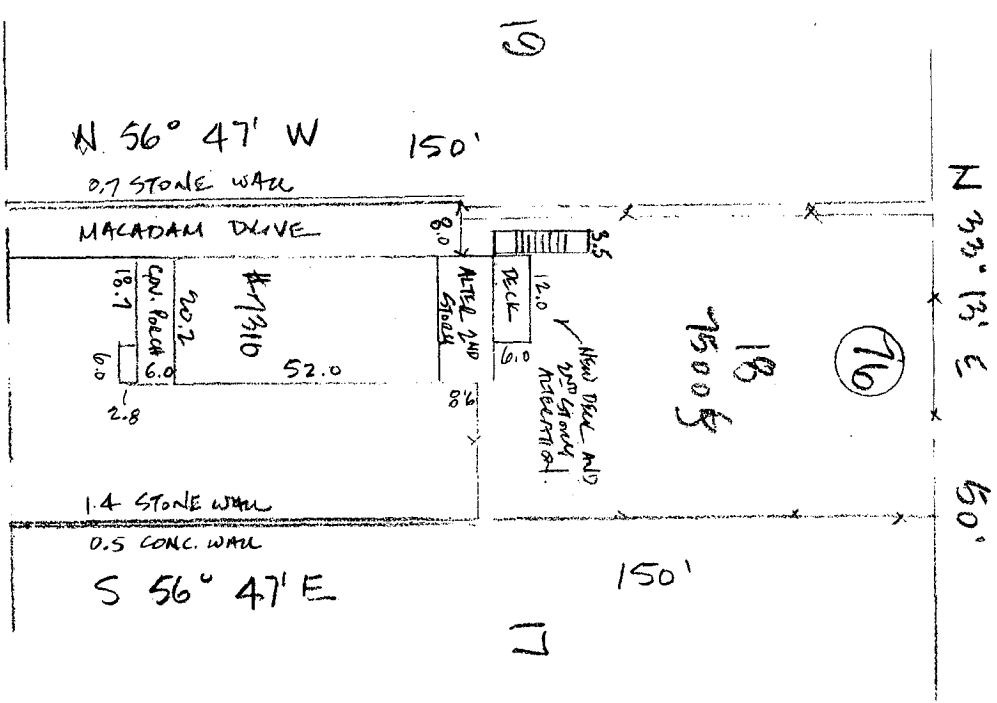
I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements thereon by a transit-topo survey, and that corners have been found or placed as shown, and that there are no encroachments either way across the property except as indicated.

Robert E. Scott
 Reg PE & L.S. MD. 715

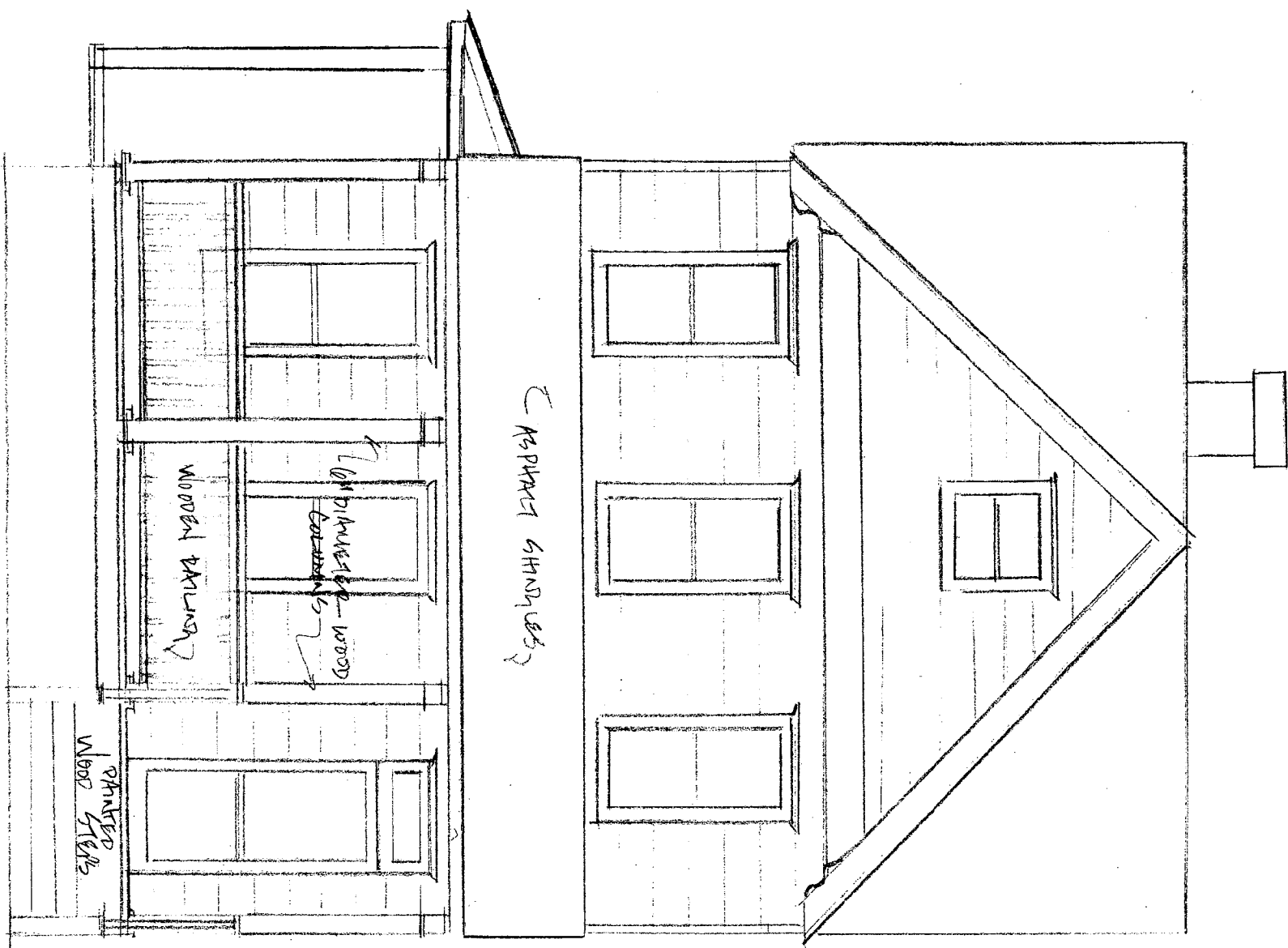
REFERENCE	PLAT BOOK	LIBER	FOLIO
LIGHT, ELLIOTT & ASSO	ENGINEERS-PLANNERS-SURVEYOR	ADDELPHI, MARYLAND 2078	422-6080
CHECKED: <i>S</i>	SCALE: 1" = 30'	RECORD NUMBER: 5422345	RATE: 1-19-78

F 2 W 6 S T 13.37

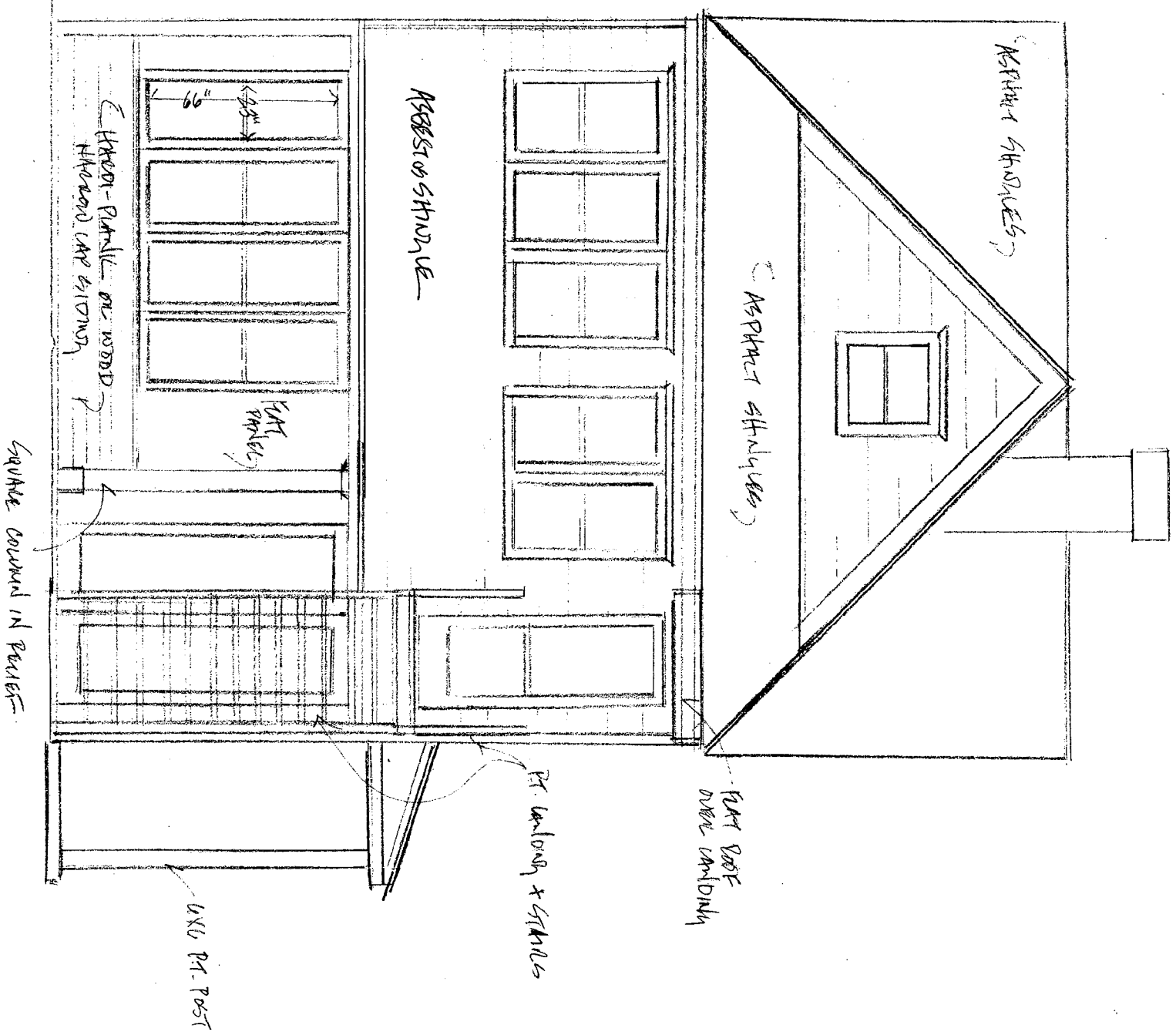
PROPOSED SITE PLAN



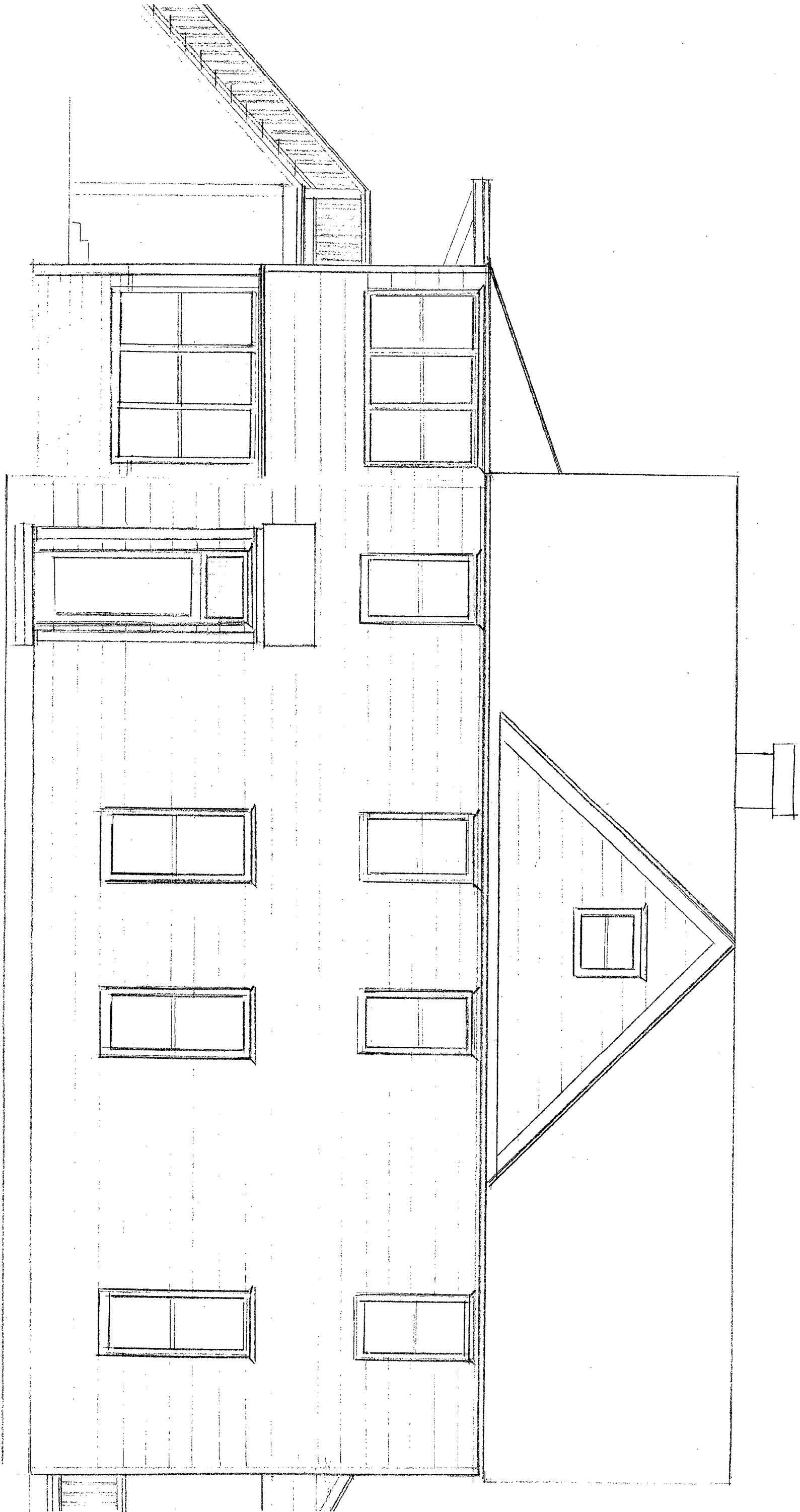
7310 BALTIMORE AVENUE
 @ TAKOMA PARK AVE
 BALTIMORE AVENUE
 40' R/W



8'6" 1ST FLOOR 8'6" 2ND FLOOR 10'0" ROOF
 7'4" PORCH



10'0" WESTING PORCH



Existing Left Side

10.15.2003
Existing Exterior Elevation
Left Side
Scale 1/4"=1'0"

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

Lot 18 Block 76
Plat book 8 Plat #23
Montgomery County MD

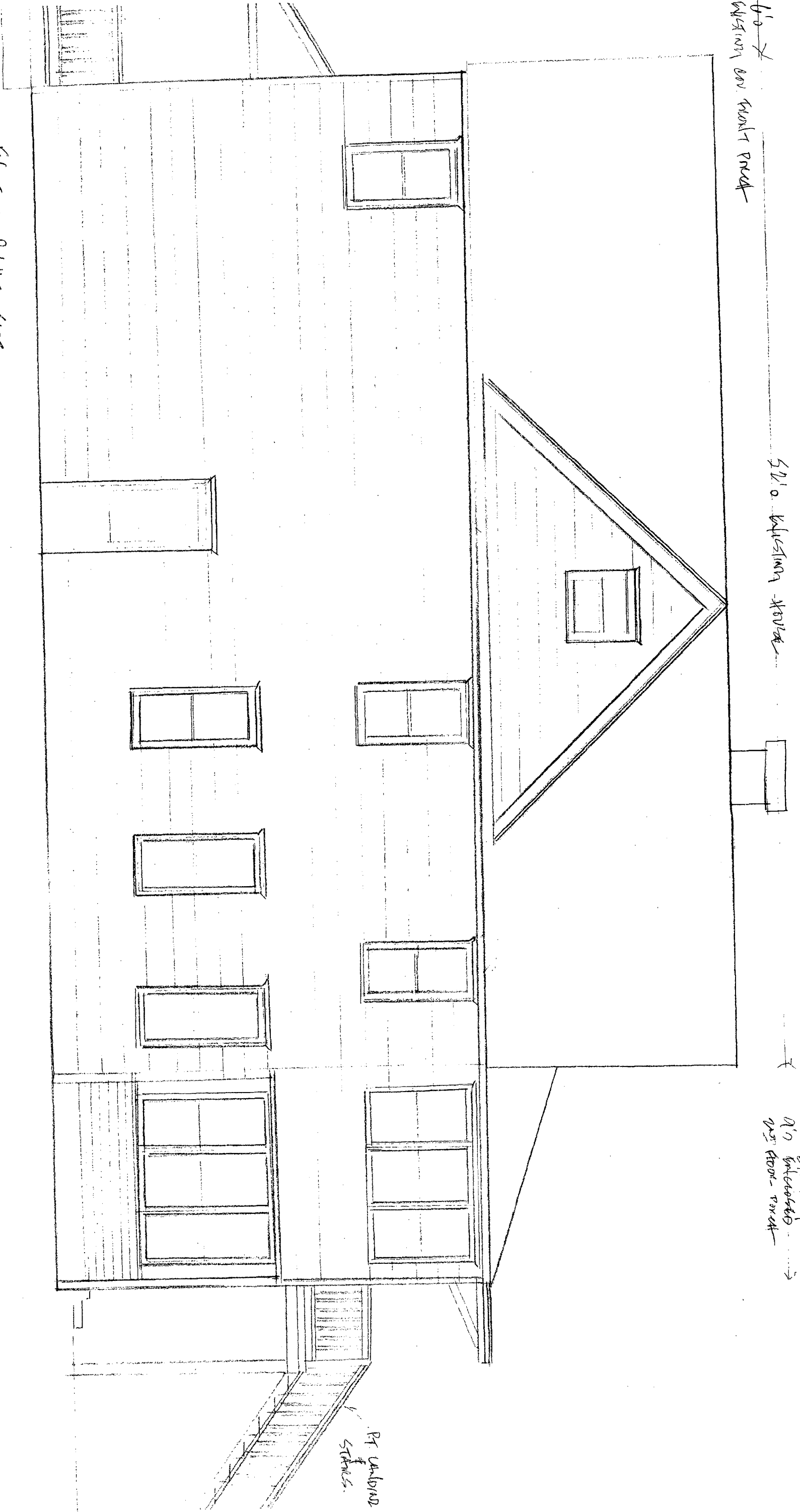
Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

EXISTING CON. FRONT PORCH

5210 BALTIMORE AVENUE

EXISTING
2ND FLOOR PORCH

EXISTING RIGHT SIDE



PT. CARPENTERS STAIRS

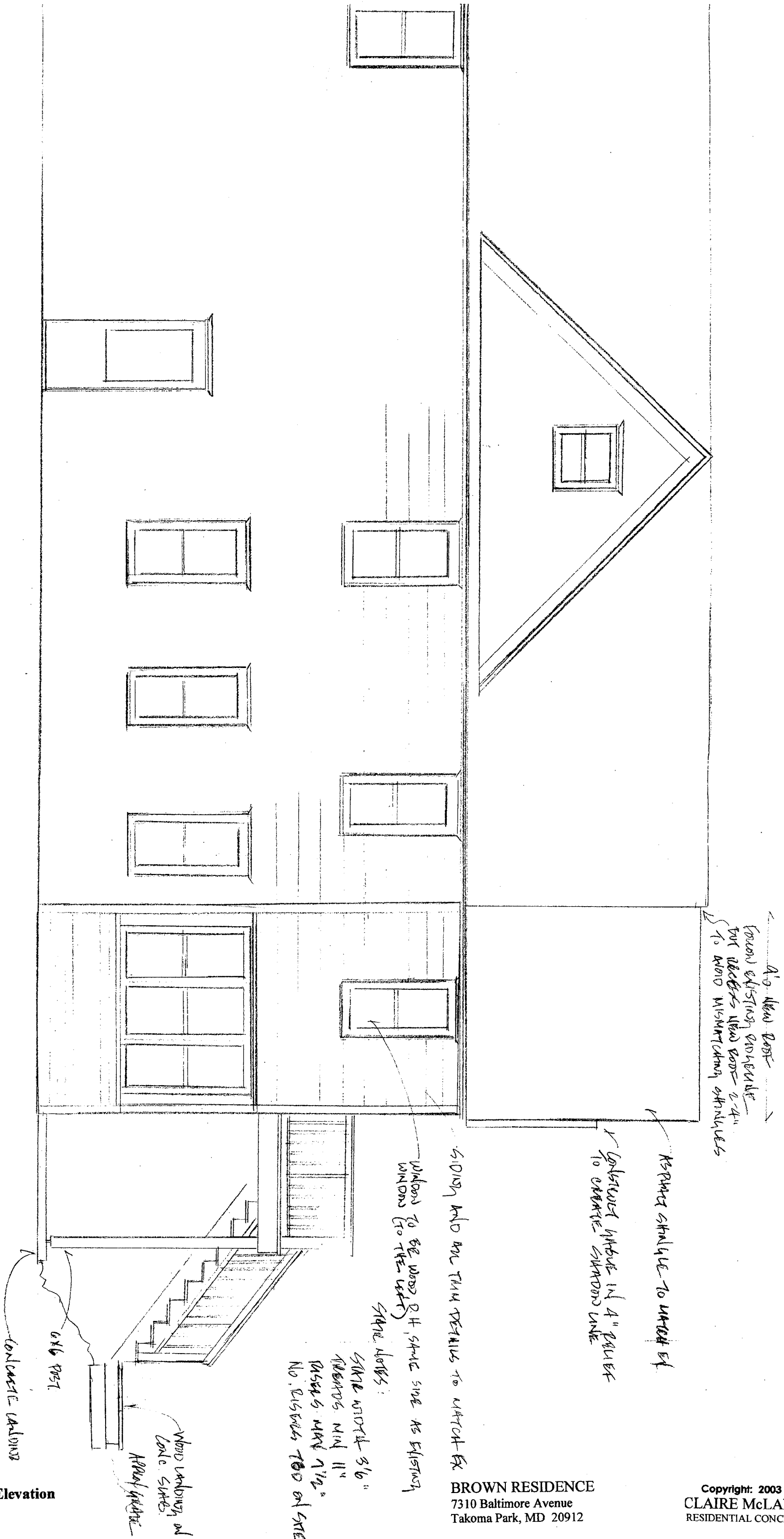
11'6" ENCLOSED PORCH

10.15.2003
Existing Exterior Elevation
Right Side
Scale 1/4"=1'0"

BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

Proposed north - right side elevation



Also New Roof - Found existing roofline for deck's new roof - 2 1/4" to avoid mismatching shingles

Asphalt shingles to match ex

Construct window in 4" panel to create shadow line

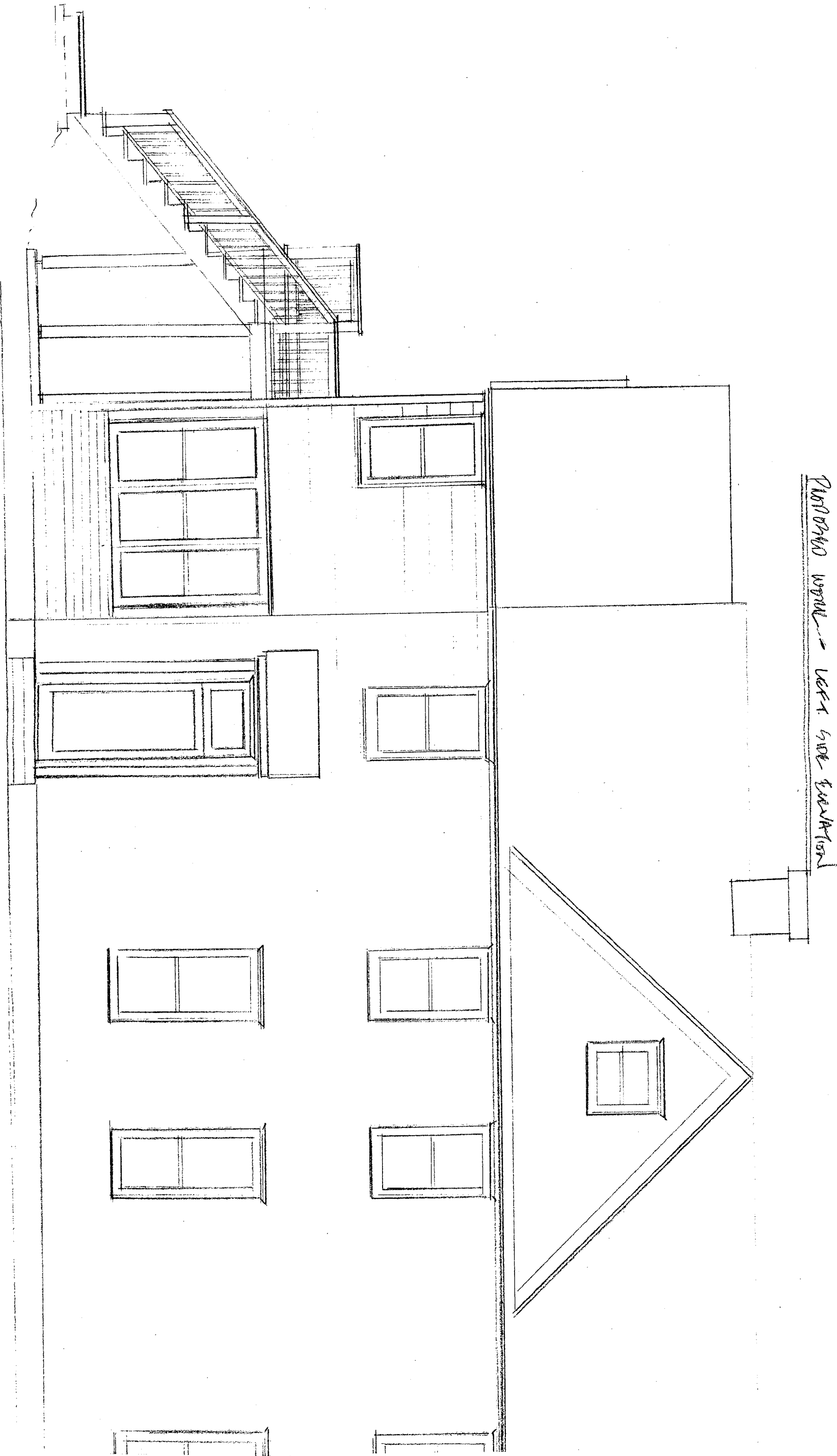
Siding and rail trim details to match ex

Windows to be wood R.H. same size as existing windows to the left

Stone doors:
 Stone mortar 3/8"
 Headers and 1 1/2"
 Caser's and 1 1/2"
 No. Caser's too on site

Wood landing on concrete slabs. Above garage

6x6 post
 concrete landing



10.15.2003
Proposed Exterior Elevations
Left Side
Scale 1/4"=1'0"

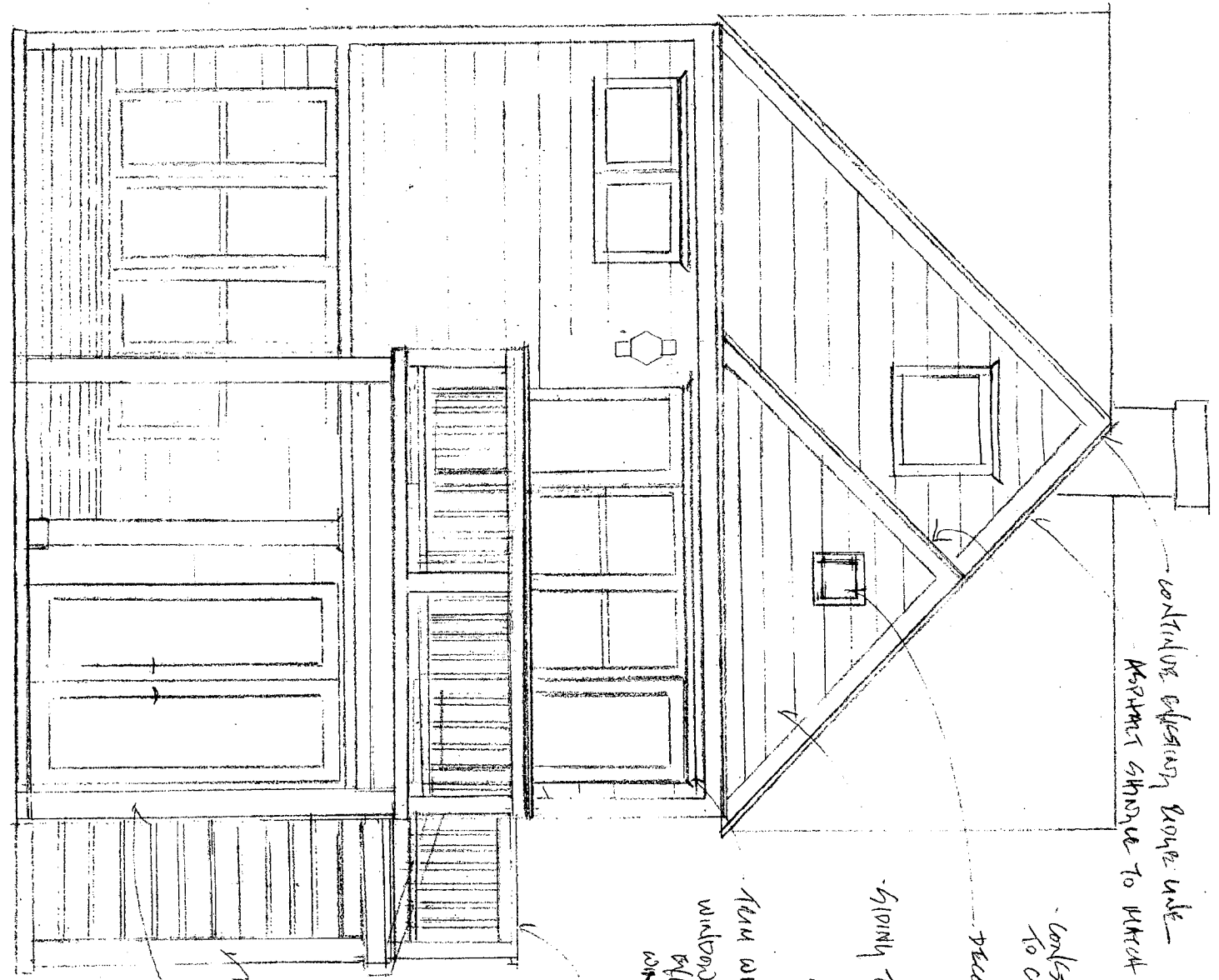
BROWN RESIDENCE
7310 Baltimore Avenue
Takoma Park, MD 20912

Lot 18 Block 76
Plat book 8 Plat #23
Montgomery County MD

Copyright: 2003
CLAIRE McLANE
RESIDENTIAL CONCEPTS

Proposed Work - 2nd Floor

18'0" NEW ADDITION TO REPLACE EX. ENCLOSED PORCH



CONTINUE EXISTING BRICK WALK - ASPH/FLT FINISH TO MATCH EXISTING

CONSTRUCT LANTERN IN BELIEF TO CREATE 4" SHARDON LINE

DECORATIVE VENT COVER 12X12

SHIMMY TO MATCH EXISTING

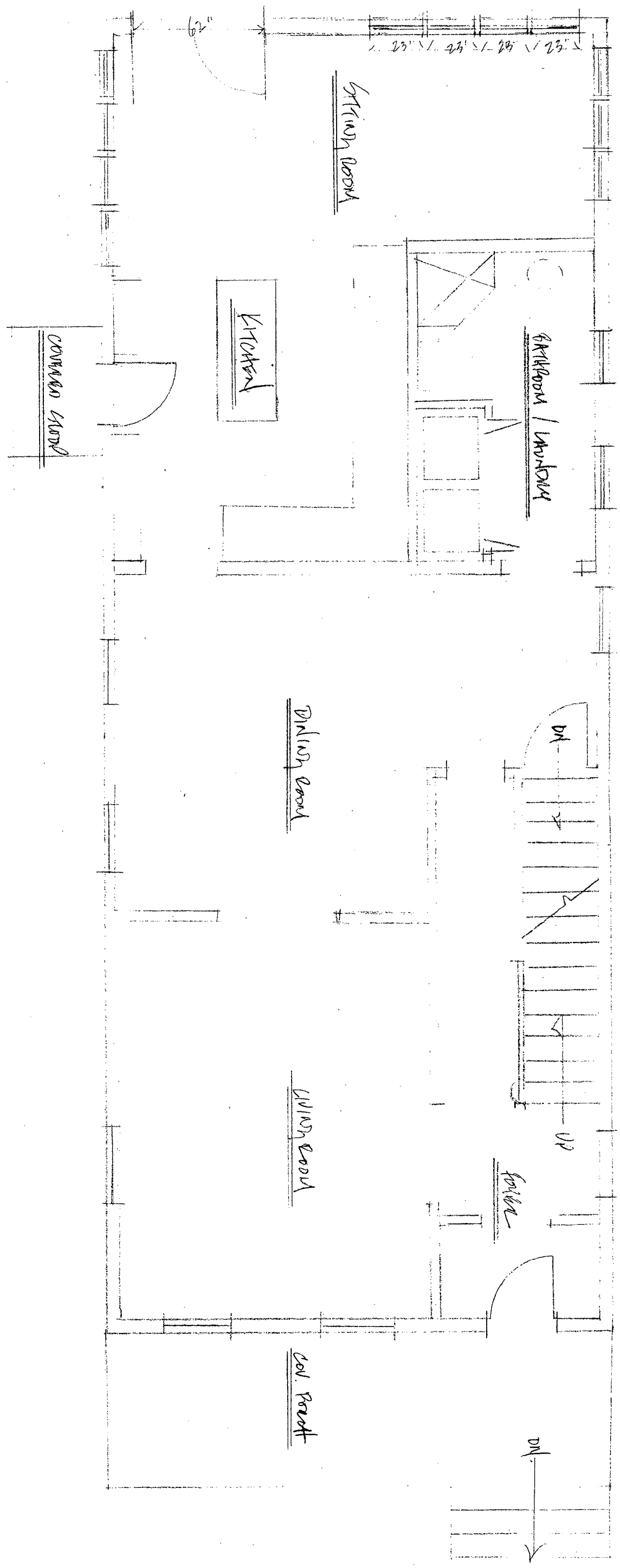
NEW WINDOWS & DOORS TO MATCH EX. WINDOWS TO BE WOOD, SIZE TO MATCH EXISTING, SELECT PATTERNS FROM EX. WINDOWS TO BE 24X24 SQUARE

P.T. DECK, RAILINGS, AND STAIRS

36" MIN. RAILING MIN. 36" HT. W/RAILS MAX 4" APART.

NO. OF STEPS TBD
10x6 P.T. POSTS.

- Deck & Gates (Materials approved)
- 1. All P.T. wood to match existing
- 2. Cedar stained w/tinge
- 3. Railings & columns to match front porch - (FANUCATION) or synthetic wood (white)



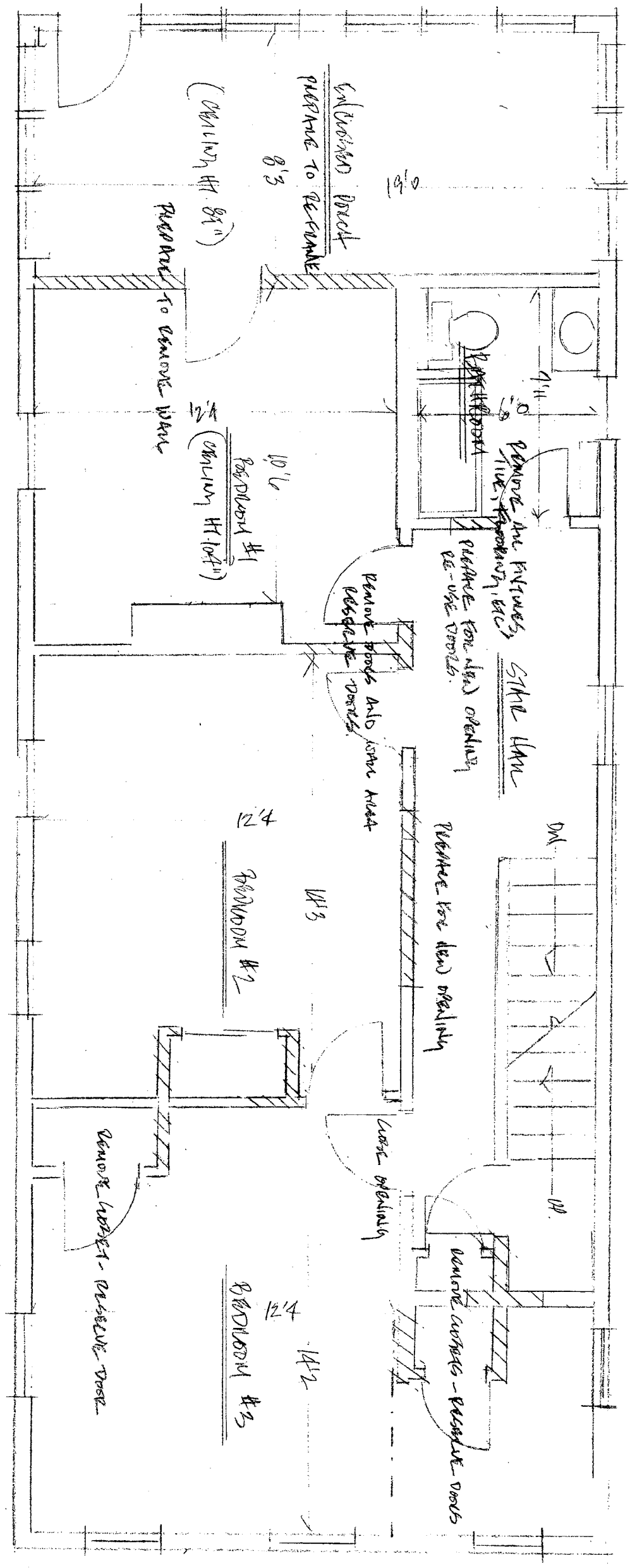
9'0" ADD HEAD
 ADD ROOM TO RESERVE
 IN FRONT PORCH
 (ABOVE)

PROPOSED WALL

ALIGNMENT OF FRONT PORCH

20'0 REMOVE 2ND FLOOR WALLS & ROOF

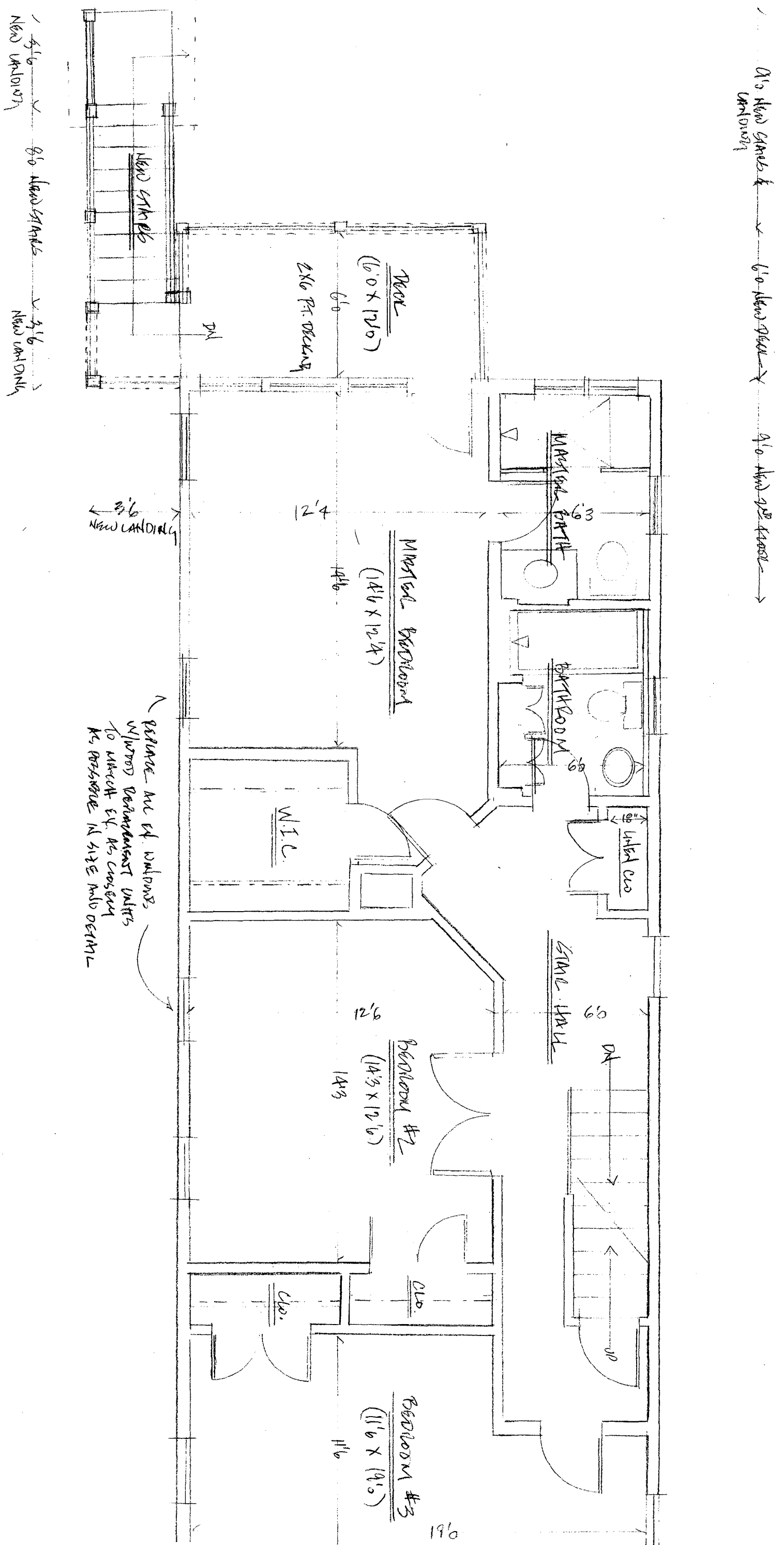
9'0 REMOVE 2ND FLOOR BRICK



Planned Work - Demolition

EXISTING 2ND FLOOR PLAN

Proposed 2nd Floor - 1950 Floor Plan



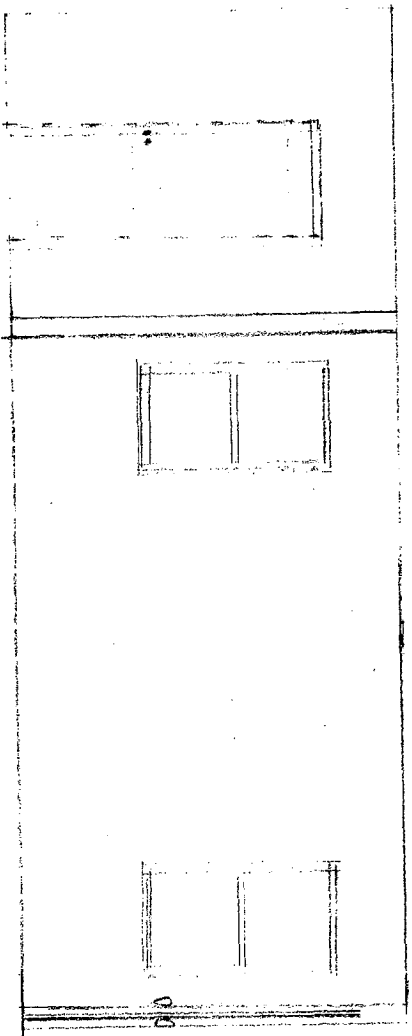
10.15.2003
 Proposed Plans
 2nd Floor
 Scale 1/4" = 1'0"

BROWN RESIDENCE
 7310 Baltimore Avenue
 Takoma Park, MD 20912

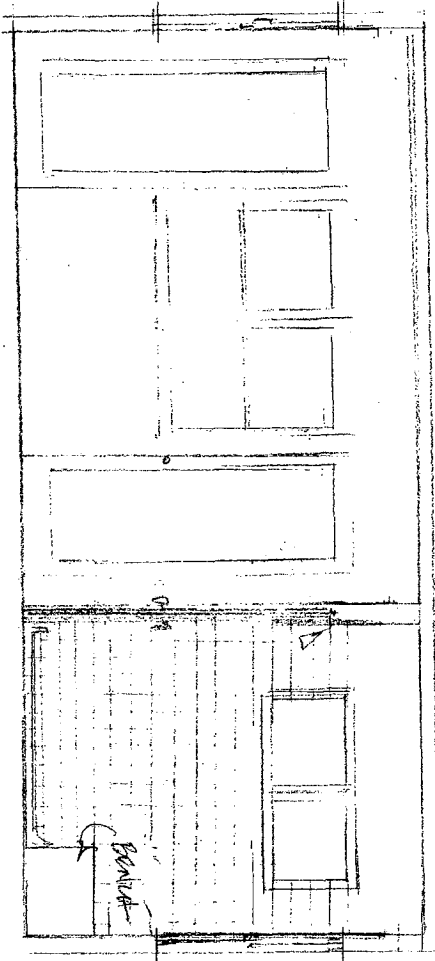
Lot 18 Block 76
 Plat book 8 Plat #23
 Montgomery County MD

Copyright: 2003
 CLAIRE McLANE
 RESIDENTIAL CONCEPTS

MASTER BEDROOM LEFT WALL

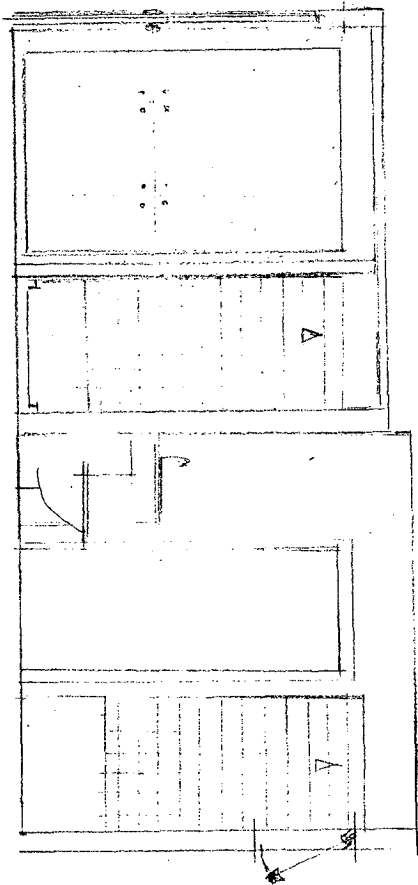


MASTER BEDROOM & BATHROOM
REAR WALL

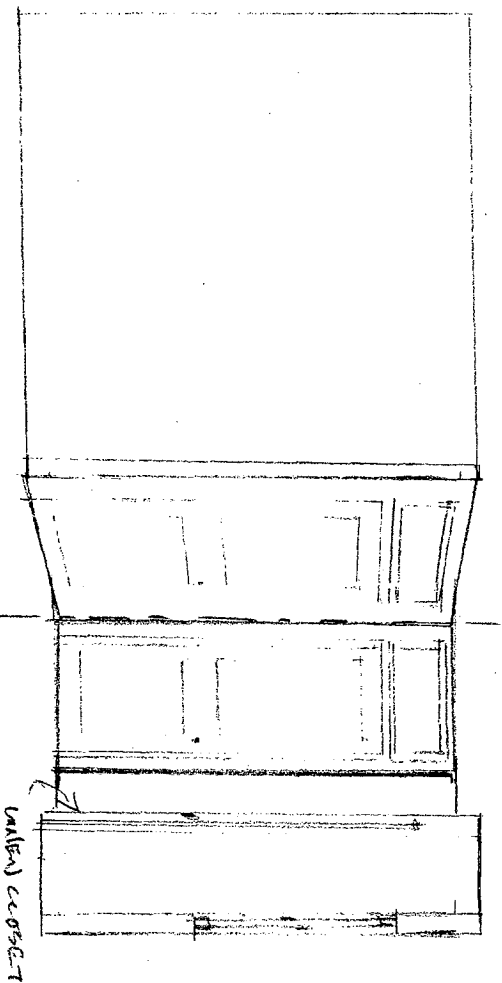


BEDROOMS VIEW - INTERIOR ELEVATIONS

BEDROOMS LEFT WALL

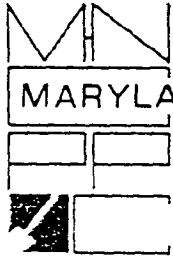


HALLWAY REAR WALL



37/3-01W 7300 Baltimore Avenue
(Takoma Park Historic District)

III . 6 - m. 2u



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

Date: 7/10/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 37/3-01W DPS# 251341

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Ephraim King & Carol Lindeman

Address: 7300 Baltimore Ave. Takoma Park, MD

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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: Carol Lindeman

Daytime Phone No.: 301 589-8578

Tax Account No.: _____

Name of Property Owner: Ephraim King Carol Lindeman Daytime Phone No.: 301 589-8578

Address: 7300 Baltimore Ave Takoma Park 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7300 Street: Baltimore Ave

Town/City: Takoma Park Nearest Cross Street: Takoma Ave

Lot: A#B Block: 76 Subdivision: Takoma Park MD

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: _____

1B. Construction cost estimate: \$ 1,000 - 9,000

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.

Carol Lindeman
Signature of owner or authorized agent

June 19, 2001
Date

Approved: X For Chairman, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 7/12/01

Application/Permit No.: 251341 Date Recd: 6/19/01 Date Issued: _____

June 19, 2001

Proposed Fence

at 7300 Baltimore Ave, Takoma Park Maryland 20912

We want to put a fence along the sidewalk around the corner of our house at 7300 Baltimore Ave in Takoma Park. The house is on the corner of Baltimore and Takoma Ave. The design of the fence, which will match the fence that we installed on the other side of the house is called "dog-eared picket". The fence will be set back from the sidewalk 10 to 18 inches. It will be constructed of treated lumber. The dimensions of the pickets are 3 3/8" x 5/8" and the space between the pickets is 1 3/4". The height of the fence is 42". The posts will be set in concrete. The corner posts will be 6x6" and the non-corner posts will be 4x4".

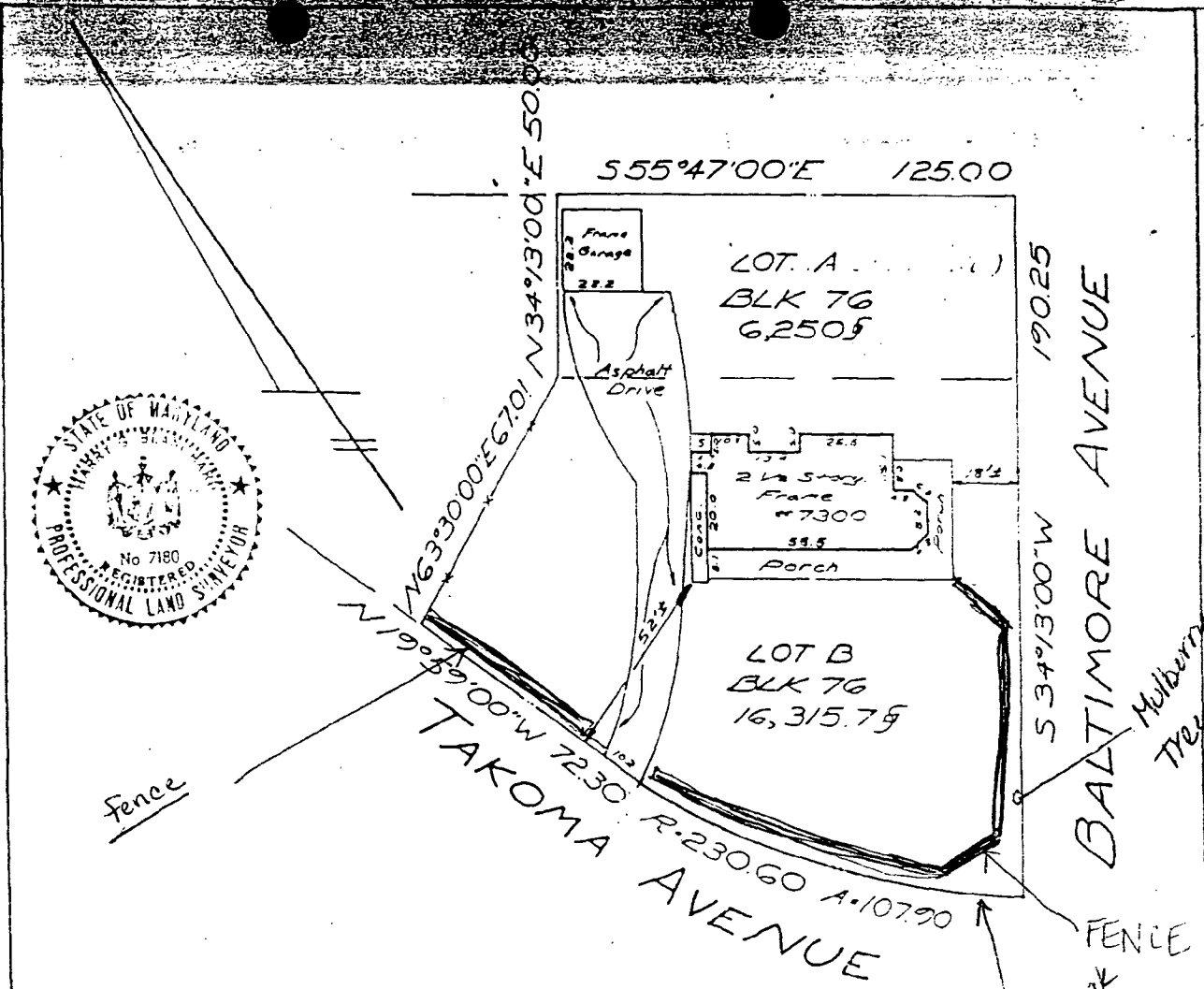
We have removed an overgrown hedge along Takoma Ave and we already have permission from Takoma Park and Maryland Parks and Planning to remove a Mulberry tree that hangs over the street on the Baltimore side. More bushes need to be removed on the Baltimore Ave side. The fence will angle back toward the house like the existing fence does on the other side of the house. It will not cross directly in front of the house on Baltimore. At the corner of Takoma and Baltimore we plan to angle the fence to form a triangular space outside the fence. There will be an opening for the driveway and two gates, one at the sidewalk and the other near the front porch.

We hope to improve the landscaping along the Takoma Ave side of our house and this fence is an important first step. If you have any questions or suggestions. Please call us at 301 589 8578.

Carol Lindeman *Carol Lindeman*
Ephraim King

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
① 7/12/01

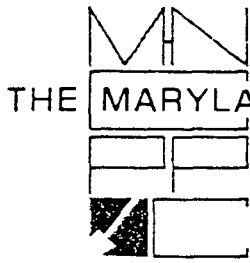


Location of House
 LOTS A & B, BLOCK 76
 TAKOMA PARK
 Montgomery County, MD

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 7/12/61

SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED IN PS 3 No. 24 L 1706 F. 72 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD <i>Harry S. Blanchard</i> REGISTERED LAND SURVEYOR MD. 7180	REFERENCES PLAT BK. 3 PLAT NO. 214 LIBER 1706 FOLIO 72	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS <small>10 Pine Church Street Frederick, MD 21701 (301) 642-4500</small> <small>2 Professional Dr., Suite 216 Gaithersburg, MD 20878 688-1100</small>
	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 6-23-64 BOUNDARY:	SCALE: 1"=40' DRAWN BY: <i>D.S.</i> JOB NO.: 84-9737



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

Date: 7/16/01

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 HPC # 37/3-01W DPS# 251341

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 255 Rockville Pike, second floor, in Rockville. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, 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 240-777-6370.

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 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7300 Baltimore Ave, Takoma Park	Meeting Date:	07/11/01
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	07/04/01
Review:	HAWP	Public Notice:	06/27/01
Case Number:	37/03-01W	Tax Credit:	None
Applicant:	Ephraim King and Carol Lindeman	Staff:	Michele Naru
PROPOSAL:	Fence installation	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Outstanding Resource in Takoma Park Historic District.
STYLE: Queen Anne
DATE: c 1890 - 1910

PROPOSAL:

The applicant is proposing to:

1. Construct new 42" high, wood, fence enclosing the side yard of the house. The fence will be set back from the existing property line about 10 to 18 inches.
2. Install two gates along the proposed fence line, one at the sidewalk and the other near the front porch.

STAFF RECOMMENDATION:

Approval
 Approval with conditions:

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.

Neighbors *7300 Baltimore Ave Takoma Park MD 20912*

Vicki and Chas Feinstein
7309 Takoma Ave
Takoma Park MD 20912

Lisa May and Glenn Jackson
7308 Baltimore Ave
Takoma Park MD 20912

John and Birgit Hoppenjans
7317 Takoma Ave
Takoma Park MD 20912

Nancy Cohen and Roger McGary
7305 Baltimore Ave
Takoma Park MD 20912

existing fence on other side of house



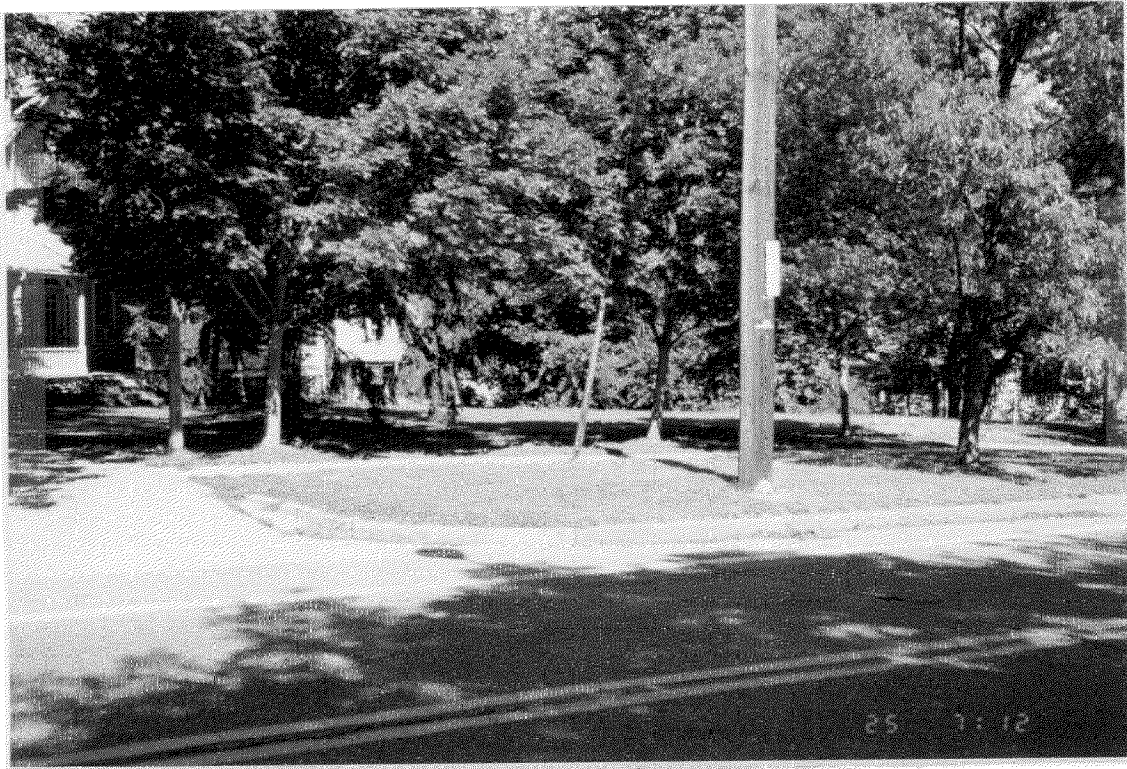
fence would
set
back from
sidewalk
and angle
to ward
house
see plot
for layout.

existing
fence
cuts
back
from
street
to house

7300 Balt. Ave Takoma Park MD



fence
→
will
go along
this
side



7300 Baltimore Ave

Mulberry
Tree
in
Background
on other street →

location
→
for fence



7300 Baltimore Ave