

37/03-04V 7315 Baltimore Ave
Takoma Park Historic District

Wright, Gwen

From: Brian Finlay [bfinlay@vi.org]
Sent: June 11, 2004 2:03 PM
To: Wright, Gwen
Cc: Naru, Michele
Subject: Sorry for the delay
Importance: High

Gwen -

Thanks for your message. Sorry for the delay in getting back to you. This is just to confirm that I asked you to pull our application that was to be heard before the HPC on Wednesday June 9th.

Thanks for your help.

Brian

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7315 Baltimore Avenue, Takoma Park	Meeting Date:	06/09/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	06/02/04
Review:	HAWP	Public Notice:	06/26/04
Case Number:	37/03-04V REVISION	Tax Credit:	N/A
Applicant:	Brian Finlay	Staff:	Michele Naru

PROPOSAL: Install vinyl siding on the exterior of the addition

RECOMMEND: Approval with condition

RECOMMENDATION:

Staff recommends that the Commission approve this **REVISED** HAWP application with the condition that the vinyl siding be detailed with painted, wood trim (corner boards, cornices, and window and door surrounds).

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: 1928

The house located at 7315 Baltimore Avenue is a contributing resource within the Takoma Park Historic District. The building is a one-story, hipped roofed, frame Colonial Revival house. The house is detailed with a broad cornice and a hipped roofed entry portico, supported by Doric columns. The original 6/1, double-hung sash windows still exist on the main massing, yet the original pebbledash stucco (which is very deteriorated) has been covered with asbestos shingle. The current lot also contains an approx 42' long asphalt driveway along its front, western property line and several mature trees.

BACKGROUND:

The applicant received approval from the HPC on May 12, 2004 for a new rear addition. The conditions of approval were:

1. The proposed material selection for the exterior cladding of the addition will be painted, horizontal wood/Hardi-plank siding or synthetic stucco. Final selection to be approved by staff.

2. The proposed material selection for the exterior cladding on the main massing will be true or synthetic stucco.

PROPOSAL:

The applicant is requesting a revision to the abovementioned HAWP application to include vinyl siding as an exterior cladding option for the previously approved, new addition.

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:

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 proposal:

- 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.

Staff continues to support the use of wood or cement fiber horizontal siding on the new addition. Horizontal siding, in staff's opinion, is a compatible and sympathetic building material for a Colonial Revival building.

In the past, the Commission has approved on a case-by-case basis, the use of vinyl siding with wood trim on new, rear additions that will be moderately visible from the public right-of-way. The elevation that will be visible from the right of way contains a window, door and an entry portico – which will leave a very minimal wall surface for cladding. As such, staff is recommending that the Commission approve the applicant's revision to this HAWP application.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with the abovementioned condition* 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,

and with the approved and adopted Takoma Park Historic District Guidelines, August 1992.

and 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 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.



DPS-62

HISTORIC PRESERVATION COMMISSION
301/593-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: BRIAN FINLAY
Daytime Phone No.: 202/557-7553

To: Account No.: _____
Name of Property Owner: RELIAN & SUSAN FINLAY Daytime Phone No.: 202/557-7553
Address: 1315 BALTIMORE TAYLOR FALL MD 20912
Street Number 1315 City TAYLOR FALL State MD Zip Code 20912

Construction: _____ Permit No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF EXISTING/PROPOSED
House Number: 735 Street: BALTIMORE AVE
Town/City: TAYLOR FALL Nearest Cross Street: TAYLOR AVE
Lot: _____ Block: _____ Subdivision: _____
Elev: _____ Foot: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Add Site Room Addition Porch Deck Shed
- Move Install Windowless Sidel Fireplace Woodburning Stove Single Family
- Demolition Gravel Reversible Foundation/Concrete Caisson (1) Other

1B. Construction cost estimate: \$ 100,000
1C. If there is a revision of a previously approved entire permit, use amount of 241078

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADORNMENTS

1A. Type of sewage disposal: 01 WWSO 02 Septic 03 Other
1B. Type of water supply: 01 WSSC 02 Well 03 Other

1C. SIGNATURE: SIGNATURE OF ARCHITECT OR ENGINEER OR OTHER PROFESSIONAL PERSON

2A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed as one of the following methods:
 On party line/property line Entirely on land of owner On public right of way/assessment

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 appropriate agencies and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Handwritten Signature]
Signature of Architect or Professional Person

5/24/04
Date

Approved: _____ For the Historic Preservation Commission
Disapproved: _____ Signature _____ Date _____
Approved/Permit No. _____ Condition _____ 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.

2. SITE PLAN

Site and environmental setting, shown to scale. You may use your own, your own plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of an existing and proposed structure, and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. FLOOR AND ELEVATION PLANS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 4 1/2" x 11" sheets are preferred.

- a. Architectural construction plans, with marked dimensions, indicating location, size and general type of walls, windows 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, content of masonry and exterior finishes in the exterior finish and stone veneer 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 from adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or in the tree canopy of any tree 8" or larger in diameter (as approximately 4 feet above the ground), you must file an arborist tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESS OF SUBJECT AND CONDOMINIUM PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and adjoining property owners that includes, including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut the parcel in question, as well as the owners of lots or parcels which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 31 North Street, Rockville, (301)279-1355.

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

General Description

We are requesting a revision of the HAWP that was approved with conditions on May 12, 2004. While we would very much like to use board and batten wood siding on our addition which is completely concealed from public view, the Commission has asked that we use horizontal wood siding. Our selection of board and batten was based upon a) aesthetics and b) expense. We have gone back to our contractor for bids on the horizontal Hardi-Plank siding as requested by the Commission and are financially unable to meet that request. The contractor has worked with our numbers and if we forgo laying down floors in the addition (with the exception of a tile floor in the master bathroom which is necessary to avoid water damage) we will be able to stretch our home appraisal and increase our loan to cover the added expense of vinyl siding—this would satisfy the request of the Commission for horizontal siding. We do not believe that the vinyl siding will be either historic or attractive, however, to satisfy the Commission's request, this is the only feasible alternative as we simply cannot afford Hardi-Plank siding at this time.



DPE-68

HISTORIC PRESERVATION COMMISSION
301/543-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contractor: BLIAN FULAY
Daytime Phone No.: 202/557-7553

File Account No.: _____
Name of Property Owner: BLIANA SUSAN FULAY Daytime Phone No.: 202/557-7553
Address: 7315 BALTIMORE TAYLOR FALL MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contract Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

REQUIREMENTS FOR PERMITS FOR WORK

House Number: 7315 Street: BALTIMORE AVE
Town/City: TAYLOR FALL Nearest Cross Street: TAYLOR AVE
Lot: _____ Block: _____ Subdivision: _____
Lot: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Repair Add Site Remove Addition Patch Deck Shed
 Move Install Wreck/Dismantle Seta Fireplace Woodburning Stove Shale Family
 Reconstruct Repair Reversible General/Other (specify location) Other

1B. Construction cost estimate: \$ 100,000
1C. If this is a variation of a previously approved permit, use Permit # 241078

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

1A. Type of sewage disposal: 01 WWSW 02 Septic 03 Other _____
1B. Type of water supply: 01 WSSC 02 Well 03 Other _____

PART THREE: CALCULATE ONLY FOR RETAINING WALLS

1A. Weight _____ feet _____ inches
1B. Indicate whether the fence or retaining wall is to be located on one or more of the following locations:
1. On party line/property line Entirely on land of owner On public right of way/assessment

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]
Signature of owner or authorized agent

5/24/04
Date

Approved: _____ for Engineering, Historic Preservation Commission
Disapproved: _____ Signature _____ Date _____
Approved/Permit Fee: _____ Parcel No.: _____ 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 circumstances 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.

2. SITE PLAN

Show and environmental setting, streets to show. You may use your own, just show your own layout.

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. the features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. 2D AND 3D DRAWINGS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 4 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, including location, site and general type of walls, windows and door openings, and other fixed features of both the existing resource(s) and the proposed work;
- b. Elevations (facade), with marked dimensions, clearly indicating proposed work to include in existing construction and, when appropriate, curtain. All materials and finishes proposed for the exterior must be noted on the elevation 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 prepared 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 10' LPA of any tree 6" or larger in diameter (at approximately 6 feet above the ground), you must file a separate tree survey identifying the tree location and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONDOMINIUM PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and adjoining property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut the parcel in question, as well as the owners of all lots or parcels which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 31 Monroe Street, Rockville, (301)475-1333.

PLEASE PRINT OR BULK OR BLACK INK OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDELINES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO SEALING LABELS.

General Description

We are requesting a revision of the HAWP that was approved with conditions on May 12, 2004. While we would very much like to use board and batton wood siding on our addition which is completely concealed from public view, the Commission has asked that we use horizontal wood siding. Our selection of board and batton was based upon a) aesthetics and b) expense. We have gone back to our contractor for bids on the horizontal Hardi-Plank siding as requested by the Commission and are financially unable to meet that request. The contractor has worked with our numbers and if we forgo laying down floors in the addition (with the exception of a tile floor in the master bathroom which is necessary to avoid water damage) we will be able to stretch our home appraisal and increase our loan to cover the added expense of vinyl siding—this would satisfy the request of the Commission for horizontal siding. We do not believe that the vinyl siding will be either historic or attractive, however, to satisfy the Commission's request, this is the only feasible alternative as we simply cannot afford Hardi-Plank siding at this time.




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 13, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 341078

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The conditions of approval are:

- 1. The proposed material selection for the exterior cladding of the addition will be painted, horizontal wood/Hardi-plank siding or synthetic stucco. Final selection to be approved by staff.**
- 2. The proposed material selection for the exterior cladding on the main massing will be true or synthetic stucco.**

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

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

Applicant: Brian Finlay

Address: 7315 Baltimore Street, Takoma Park Historic District

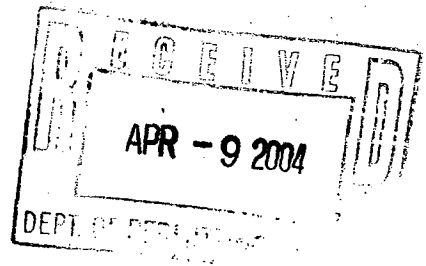
This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> 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: BRIAN FINLAY

Daytime Phone No.: 202-557-7553

Account No.: _____

Name of Property Owner: BRIAN FINLAY Daytime Phone No.: 202-557-7553

Address: 7315 BALTIMORE AVE TAKOMA 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: 7315 Street: BALTIMORE AVE

Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE

Lot: 7 Block: 7B Subdivision: TAKOMA PARK

Lot Number: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:**
- | | | | | | | | | |
|------------------------------------|--|---|--|---------------------------------------|---|---|--|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ 80,000

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.

Signature of owner or authorized agent: _____ Date: 4/8/04

Approved: X W/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 5/14/04

Application/Permit No.: 341078 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

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

SEE ATTACHED

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.

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.

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.

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.

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.

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.

Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing home at 7315 Baltimore Avenue was constructed in 1928. The house is a simple frame construction with a hip roof. It encompasses approximately 940 square feet on a single floor plus a basement with limited clearance. The home sits on a lot of approximately 10,000 square feet (see site plan attached). The house is young in comparison to the adjacent homes on Baltimore Avenue and can best be described as a variation of a single story colonial revival:

- 7319 Baltimore Avenue—Victorian home built in 1908
- 7316 Baltimore Avenue—Colonial Revival built in 1911
- 7313 Baltimore Avenue—Craftsman style home built in 1896

Regrettably, the house was re-covered in asbestos cement shingles in a horizontal pattern. The original siding was a coarse stucco that has sustained heavy damage and is unlikely to be salvageable.

The lot at 7315 Baltimore Avenue is heavily treed with two large white oak trees approximately 100" DBH and 103" DBH and one red oak tree approximately 70" DBH within 40 feet of the rear of the existing house (see site plan). In addition, four younger Leland Cypress trees measuring from 27" DBH down to 20" DBH are located between the existing home and our neighbor at 7313 Baltimore Ave. While these trees are not especially attractive, for reasons of privacy, both we and our neighbor feel strongly that these trees remain untouched.

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

My wife and two children ages one and two moved into our house in Takoma Park in October of 2003. Given the very limited space in the existing house and the generous lot size, we propose to build an addition of approximately 660 square feet onto the back of the existing structure that is both proportionate and in keeping with the existing home and with the neighboring houses on Baltimore Avenue.

The addition will encompass a single story out the back end of the home so as to maintain the existing street elevation. We are working closely with our architect and the City Arborist of Takoma Park, Brett Linkletter, to ensure that construction avoids disturbing the existing trees on the lot, and as such, the addition will be offset from the existing structure by approximately 9 feet so as to avoid interference to the maximum extent possible. The offset will also allow room down the road for a phase two construction of a small screened porch in the hollow of the "L" footprint of the build out. The proposed new structure will add three new rooms—an additional child's bedroom (approximately 10'x11'), a master bedroom (12'x16') and an ensuite bathroom (6'x10'). The addition will be covered by a hip roof with roof shingles to match the existing structure.

We plan to leave the existing Leland Cyprus trees in place however, in order to stay as far away as possible from the three large oaks, the addition will come within several feet of the base of the Cyprus trees. Once construction is complete, we plan to replant four Leland Cyprus trees between the two houses. Brett Linkletter, the city arborist, believes that replanting these trees will allow us to better control their growth patterns, provide quick privacy, and ensure their long-term survival. The existing Cyprus trees will not be removed unless their health becomes imperiled.

We propose to cover the addition in a board and batten siding in keeping with the cottage like atmosphere of the property. While this is not traditional siding in Takoma Park, we believe that the atmosphere of the street and copious tree coverage would lend itself to a pine board and batten stained natural colors to best bring out the character of the wood. The simple exterior architectural details of the addition will be fashioned to match the existing house. This will include a small front porch column to match the existing portico at the front of the house. A small garden will be planted in front of the addition to reduce visibility from the street. The front elevation of this house will be largely unchanged upon completion of this addition.

A wooden deck will be added out the rear of the addition. Ultimately, the footprint of that deck will be used to construct a small screened in porch in a second phase of construction for which we will return to the Commission for approval. A small extension of the existing rustic brick patio will be added extending from the left rear of the existing house out 10 feet toward the fence line and back 10 feet toward the rear of the yard (see site plan). Finally, the site survey completed by Snider and Associates for the original closing on our home in October 2003 shows the remnants of a frame shed at the rear of the property. We propose constructing a simple wooden shed on the site of the former shed. The structure will be covered in board and batten siding and painted or stained to match the addition to the house.

The architect for this project is Jack Brady of Dunn Brady Associates in Washington, DC.

Site Plan

See attached

Plans and Elevations

See attached

Material Specifications

The proposed addition to the home will as closely approximate the existing structure as is possible. In phase one of this construction, the existing cement shingles on the existing structure will not be touched. We propose to cover the addition in a stained pine board

and batten siding. In phase two of construction, we would like to remove the cement asbestos siding, which is not original to the house, and replace it with a stained board and batten siding to match the addition. The addition and the existing home will be painted/stained to match.

The roof of the proposed addition will be covered in asphalt shingles to match the existing roof.

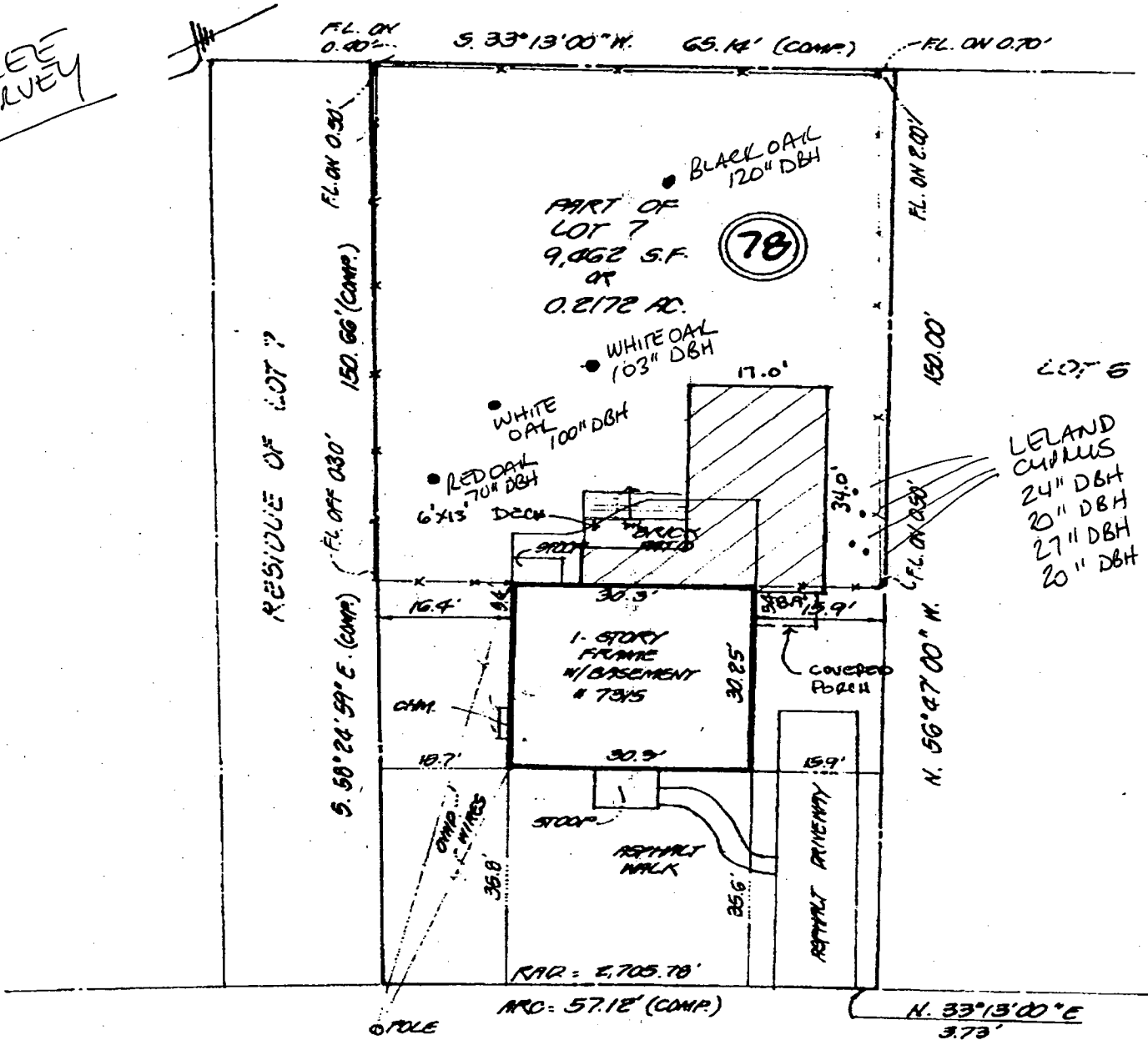
Photographs

See attached

Tree Survey

See attached

TREE SURVEY



BALTIMORE AVENUE

HOUSE LOCATION SURVEY

LOT PART OF LOT 7	BLOCK 70	SECTION	SUBDIVISION TAKOMA PARK
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SCALE: 1" = 20'
 DATE: OCT. 22 2003
 CLIENT: JACK BRADY
 CASE:

This property lies within a minimal flood hazard zone as determined by F.E.M.A.
 ZONE: PANEL: 200 C
 MAP: 240049
 REVISED: JUNE 16, 1992
 No title report furnished.

Surveyor's Certificate
 I hereby certify that the position of all the existing improvements shown on the above described property has been carefully determined by a transit-tape survey and that unless shown otherwise, there are no encroachments.
 No property corners set.



KEPHART & COMPANY
 ENGINEERING - PLANNING - SURVEYING
 • MARYLAND
 • VIRGINIA
 • WASHINGTON, D.C.
 • WEST VIRGINIA
 (301)-868-9688
 9112 SPRING ACRES ROAD - CLINTON, MARYLAND 20735
 (703)-548-8252




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 13, 2004

MEMORANDUM

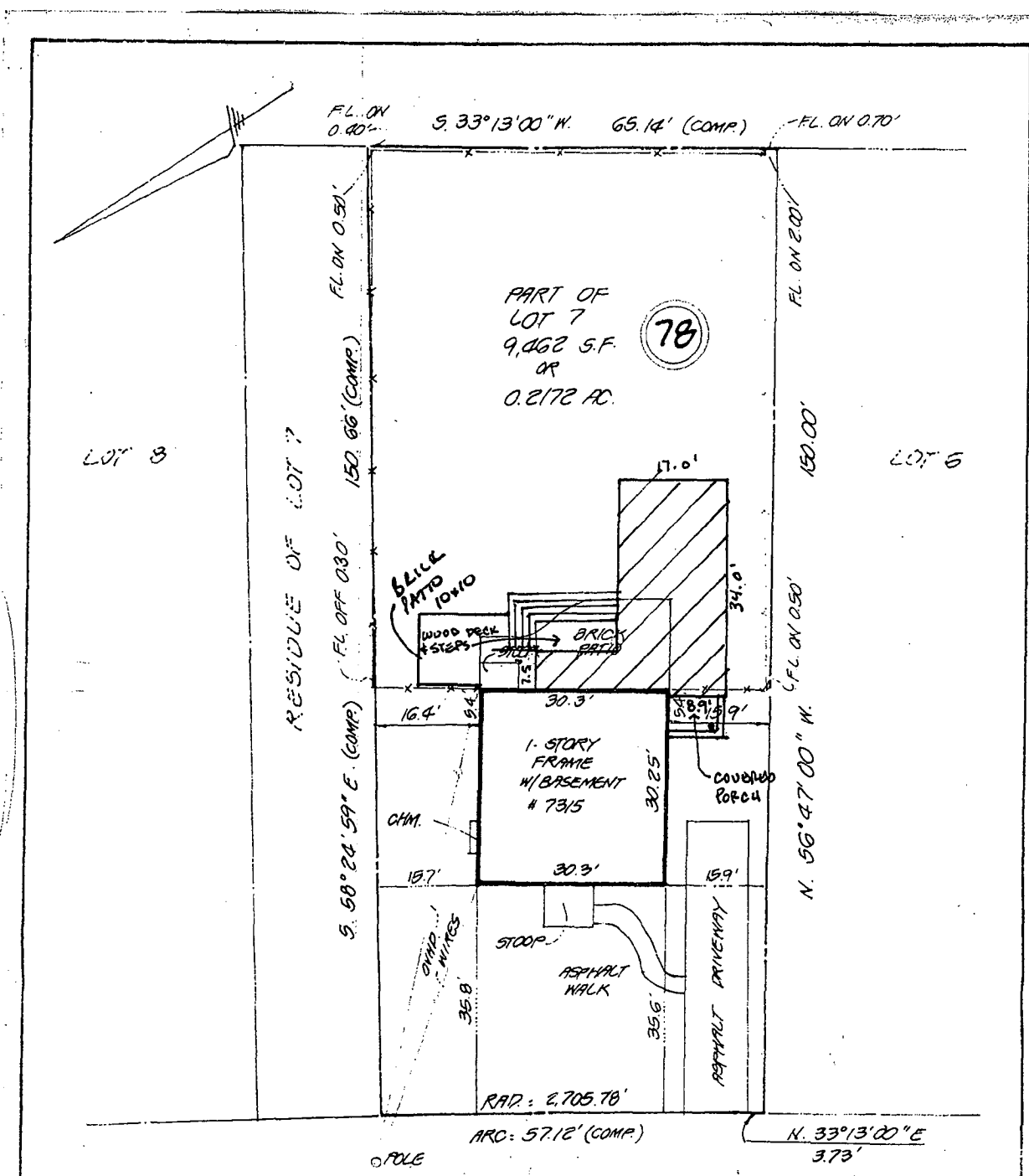
TO: Local Advisory Panel/Town Government **TAKOMA PARK**

FROM: Michele Naru, Senior Planner 
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit Application – HPC Decision

The Historic Preservation Commission reviewed this project on May 12, 2004. A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at 301-563-3400.

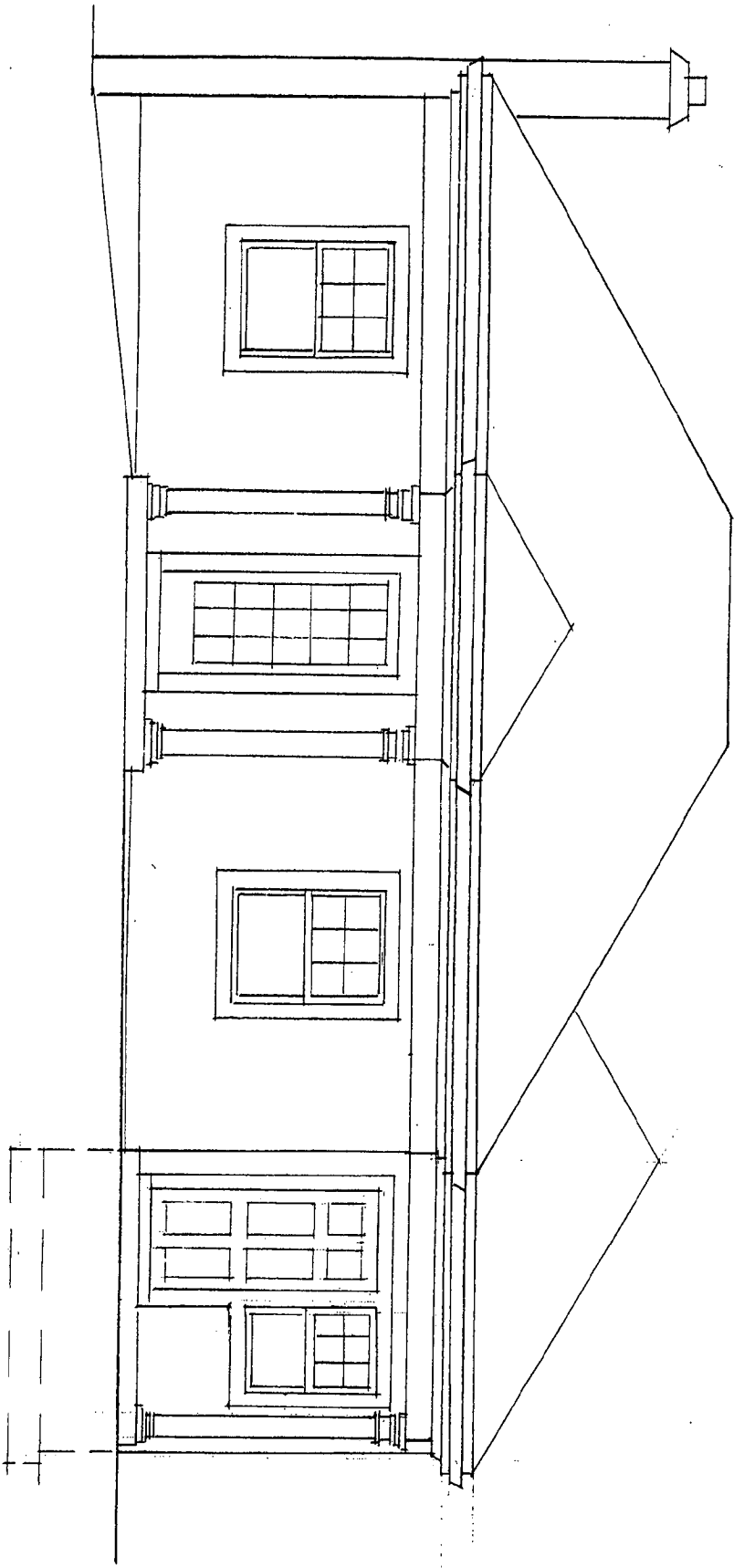


BALTIMORE AVENUE			
HOUSE LOCATION SURVEY			
LOT PART OF LOT 7	BLOCK 7B	SECTION	SUBDIVISION TAKOMA PARK
SCALE: 1" = 20'	DATE: OCT. 22 2003	CLIENT: JACK BRADY	Surveyor's Certificate I hereby certify that the position of all the existing improvements shown on the above described property has been carefully determined by a transit-tape survey and that unless shown otherwise, there are no encroachments. No property corners set.
CASE:	This property lies within a minimal flood hazard zone as determined by F.E.M.A.: ZONE: PANEL: 200C MAP: 240049 REVISED: JUNE 16, 1992 No title report furnished.		
		ENGINEERING - PLANNING - SURVEYING KEPHART & COMPANY • MARYLAND • VIRGINIA • WASHINGTON, D.C. • WEST VIRGINIA	
		(301)-868-9688 (703)-548-5252 9112 SPRING ACRES ROAD ~ CLINTON, MARYLAND 20735	

SITE PLAN

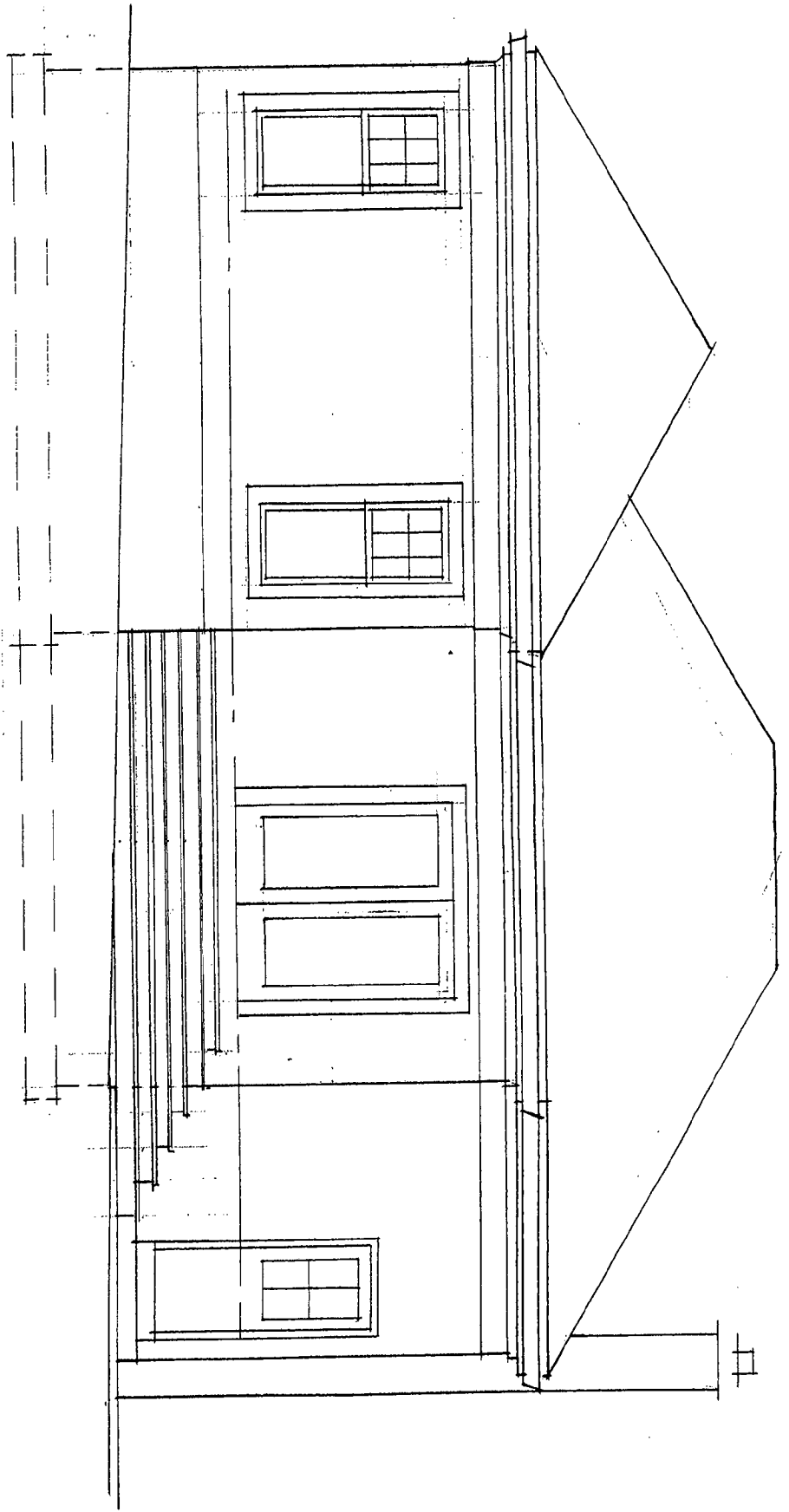
APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley
 10/14/04

WEST ELEVATION



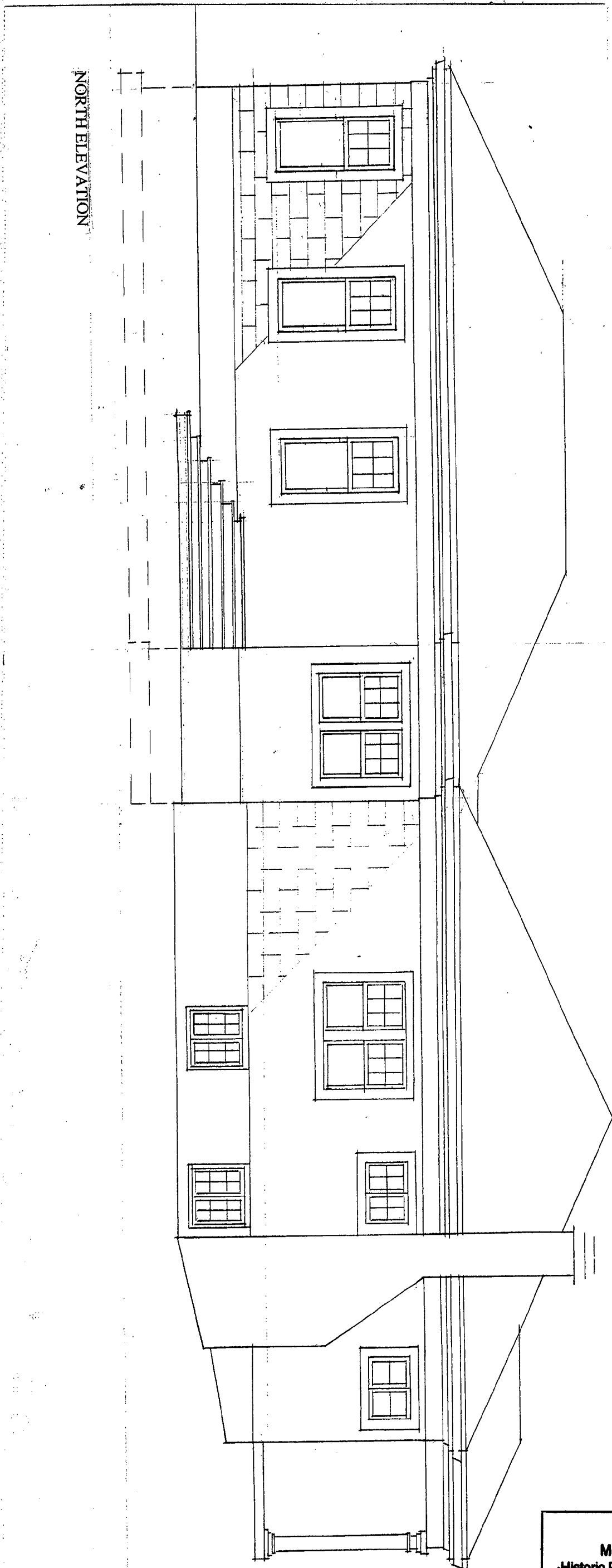
APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
6/14/04

EAST ELEVATION



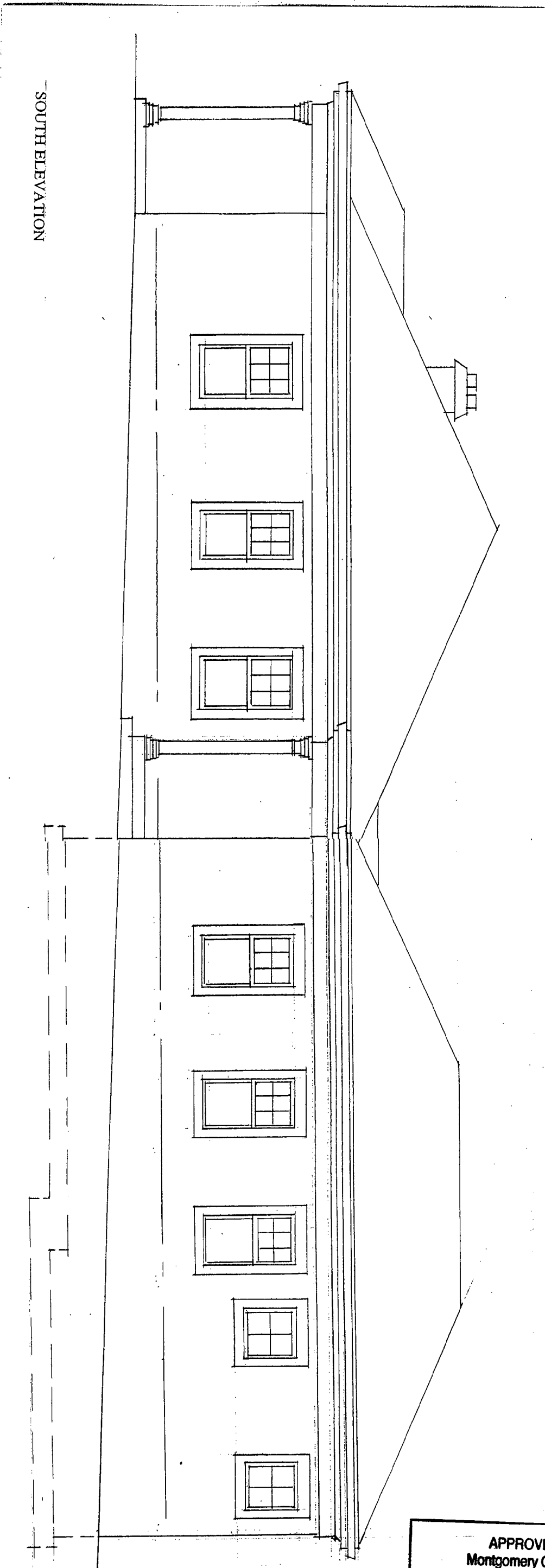
APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
① 6/14/04

NORTH ELEVATION

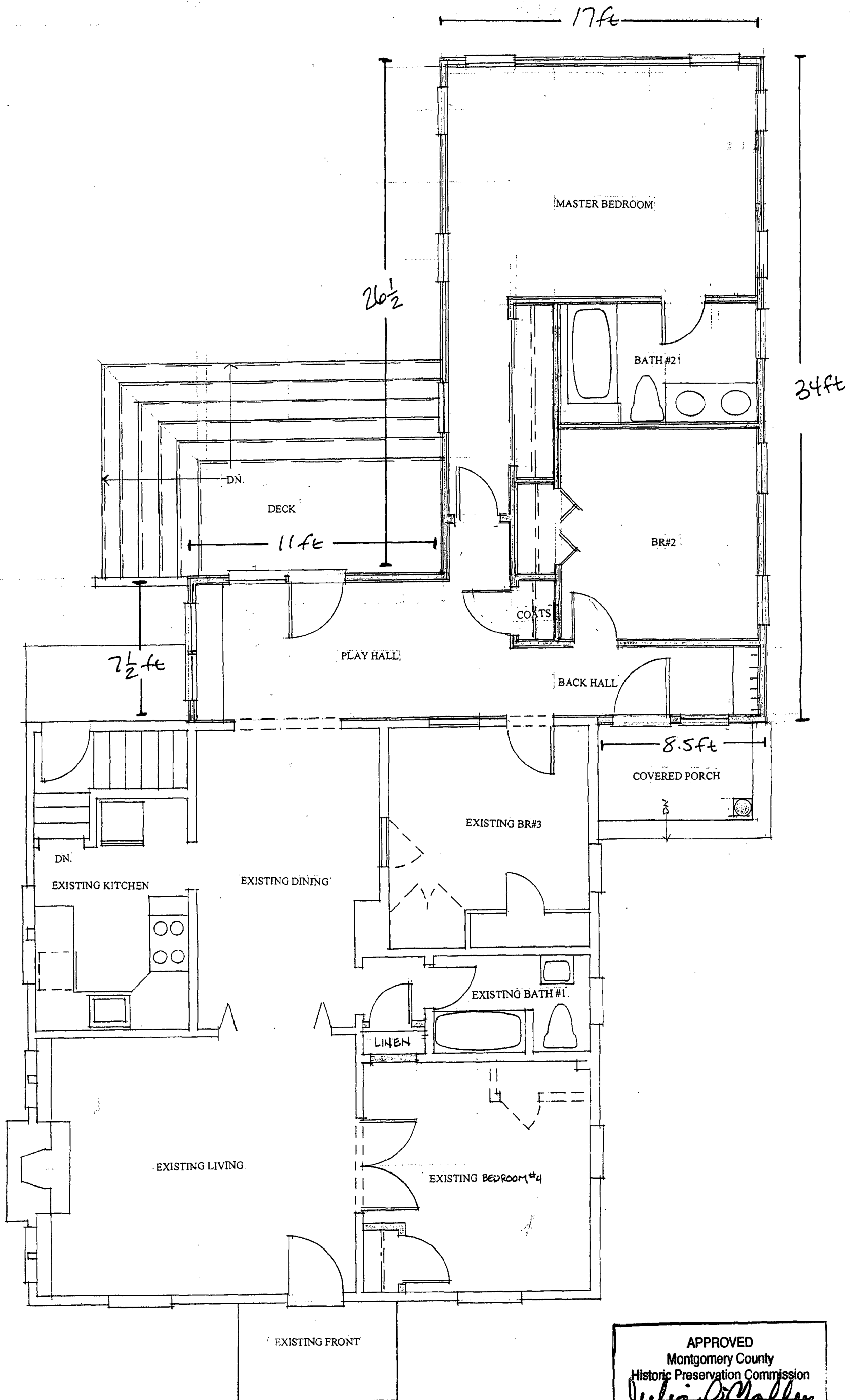


APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
6/14/04

SOUTH ELEVATION



APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
12/6/14/04



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley
 12/6/04/04

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7315 Baltimore Avenue, Takoma Park **Meeting Date:** 05/12/04
Resource: Contributing Resource **Report Date:** 05/05/04
 Takoma Park Historic District
Review: HAWP **Public Notice:** 04/28/04
Case Number: 37/03-04V **Tax Credit:** N/A
Applicant: Brian Finlay **Staff:** Michele Naru

PROPOSAL: Construct a new rear addition

RECOMMEND: Approval with conditions

approved w/ staff conditions

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The proposed material selection for the exterior cladding of the addition will be painted, horizontal wood/Hardi-plank siding or synthetic stucco. Final selection to be approved by staff.
2. The proposed material selection for the exterior cladding on the main massing will be true or synthetic stucco.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: 1928

The house located at 7315 Baltimore Avenue is a contributing resource within the Takoma Park Historic District. The building is a one-story, hipped roofed, frame Colonial Revival house. The house is detailed with a broad cornice and a hipped roofed entry portico, supported by Doric columns. The original 6/1, double-hung sash windows still exist on the main massing, yet the original pebbledash stucco (which is very deteriorated) has been covered with asbestos shingle. The current lot also contains an approx 42' long asphalt driveway along its front, western property line and several mature trees.

PROPOSAL:

The applicant is proposing to:

1. Construct a rear, single story addition with covered entry porch. With the

advice of the Takoma Park Arborist, Brett Linkletter, the proposed addition is offset from the existing structure by approx. nine feet, to avoid negatively impacting the existing three large oak trees on the property. The proposed new structure will add a child's bedroom (10' x 11'), a master bedroom (12' x 16') and an ensuite bathroom (6' x 10'). The proposed addition will be clad in stained wood, board and batten siding and covered by a hip roof with asphalt shingles to match the existing structure.

2. Construct a wood deck at the rear of the new addition.
3. Extend the existing brick patio approx. 100 sq. ft.
4. Construct a simple wooden shed clad in stained, wood board and batten siding.
5. Possibly remove the existing Leland Cyprus trees along the western property line – only if their health is compromised as part of the proposed construction. The applicants will re-plant four, Leland Cyprus trees if the existing trees are removed.
6. Remove the existing asbestos and pebbledash stucco on the original massing and replace it with wood, stained, board and batten siding.

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:

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.

Staff generally supports the above proposal noting 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 – and only slightly visible from the public right-of-way. Staff’s concern with the proposed addition lies with the proposed board and batten cladding for the addition and the main house. Board and Batten was a typical building material for Gothic Revival, mid 19th century primary structures and most commonly seen on outbuildings in the early 20th century. As such, it would be incompatible with this late 1920’s Colonial Revival building. The original massing of this house was historically pebbledash stucco. Currently it is in an irreparable state under the asbestos shingle siding. Staff would like to see the applicant return the historic massing back to the pebbledash stucco façade with the notation that all of this rehabilitation work would be eligible for County Tax Credits. If pebbledash stucco is not a feasible option for the homeowner, staff would be willing to support the utilization of a synthetic stucco product. Additionally, a frame addition utilizing wood or hardi-plank horizontal siding would be a compatible building material for a Colonial Revival building. Staff is recommending that the applicant utilize a horizontal siding (Hardi-plank or wood) on the addition and stucco or synthetic stucco on the main massing.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve with the abovementioned conditions*** 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,

and with the approved and adopted Takoma Park Historic District Guidelines, August 1992.

and 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 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.

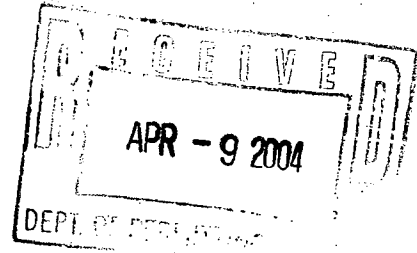


RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT



Contact Person: BRIAN FINLAY
Daytime Phone No.: 202-557-7553

Account No.: _____
Name of Property Owner: BRIAN FINLAY Daytime Phone No.: 202-557-7553
Address: 7315 BALTIMORE AVE TAKOMA 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: 7315 Street: BALTIMORE AVE
Town/City: TAKOMA PARK Nearest Cross Street: EASTERN AVE
Lot: 7 Block: 78 Subdivision: TAKOMA PARK
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 80,000
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.

[Signature]
Signature of owner or authorized agent

4/8/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 341078 Date Filed: _____ Date Issued: _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

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

SEE ATTACHED

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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.

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.

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.

TREE SURVEY

If you are proposing construction adjacent to or within the drip-line 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.

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).

(41)

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

Owner's mailing address

**Brian and Susan Finlay
7315 Baltimore Ave.,
Takoma Park, MD 20912**

Owner's Agent's mailing address

**Brian and Susan Finlay
7315 Baltimore Ave.,
Takoma Park, MD 20912**

Adjacent and confronting Property Owners mailing addresses

Anne and Scott Glusker
7319 Baltimore Ave.,
Takoma Park, MD 20912-4137

Pam Loprest and Hugh Courtney
7316 Baltimore Ave.,
Takoma Park, MD 20912-4137

Ken Wyner
7313 Baltimore Ave.,
Takoma Park, MD 20912-4137

Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing home at 7315 Baltimore Avenue was constructed in 1928. The house is a simple frame construction with a hip roof. It encompasses approximately 940 square feet on a single floor plus a basement with limited clearance. The home sits on a lot of approximately 10,000 square feet (see site plan attached). The house is young in comparison to the adjacent homes on Baltimore Avenue and can best be described as a variation of a single story colonial revival:

- 7319 Baltimore Avenue—Victorian home built in 1908
- 7316 Baltimore Avenue—Colonial Revival built in 1911
- 7313 Baltimore Avenue—Craftsman style home built in 1896

Regrettably, the house was re-covered in asbestos cement shingles in a horizontal pattern. The original siding was a coarse stucco That has sustained heavy damage and is unlikely to be salvageable.

The lot at 7315 Baltimore Avenue is heavily treed with two large white oak trees approximately 100” DBH and 103” DBH and one red oak tree approximately 70” DBH within 40 feet of the rear of the existing house (see site plan). In addition, four younger Leland Cyprus trees measuring from 27” DBH down to 20” DBH are located between the existing home and our neighbor at 7313 Baltimore Ave. While these trees are not especially attractive, for reasons of privacy, both we and our neighbor feel strongly that these trees remain untouched.

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

My wife and two children ages one and two moved into our house in Takoma Park in October of 2003. Given the very limited space in the existing house and the generous lot size, we propose to build an addition of approximately 660 square feet onto the back of the existing structure that is both proportionate and in keeping with the existing home and with the neighboring houses on Baltimore Avenue.

The addition will encompass a single story out the back end of the home so as to maintain the existing street elevation. We are working closely with our architect and the City Arborist of Takoma Park, Brett Linkletter, to ensure that construction avoids disturbing the existing trees on the lot, and as such, the addition will be offset from the existing structure by approximately 9 feet so as to avoid interference to the maximum extent possible. The offset will also allow room down the road for a phase two construction of a small screened porch in the hollow of the “L” footprint of the build out. The proposed new structure will add three new rooms—an additional child’s bedroom (approximately 10’x11’), a master bedroom (12’x16’) and an ensuite bathroom (6’x10’). The addition will be covered by a hip roof with roof shingles to match the existing structure.

We plan to leave the existing Leland Cyprus trees in place however, in order to stay as far away as possible from the three large oaks, the addition will come within several feet of the base of the Cyprus trees. Once construction is complete, we plan to replant four Leland Cyprus trees between the two houses. Brett Linkletter, the city arborist, believes that replanting these trees will allow us to better control their growth patterns, provide quick privacy, and ensure their long-term survival. The existing Cyprus trees will not be removed unless their health becomes imperiled.

We propose to cover the addition in a board and batten siding in keeping with the cottage like atmosphere of the property. While this is not traditional siding in Takoma Park, we believe that the atmosphere of the street and copious tree coverage would lend itself to a pine board and batten stained natural colors to best bring out the character of the wood. The simple exterior architectural details of the addition will be fashioned to match the existing house. This will include a small front porch column to match the existing portico at the front of the house. A small garden will be planted in front of the addition to reduce visibility from the street. The front elevation of this house will be largely unchanged upon completion of this addition.

A wooden deck will be added out the rear of the addition. Ultimately, the footprint of that deck will be used to construct a small screened in porch in a second phase of construction for which we will return to the Commission for approval. A small extension of the existing rustic brick patio will be added extending from the left rear of the existing house out 10 feet toward the fence line and back 10 feet toward the rear of the yard (see site plan). Finally, the site survey completed by Snider and Associates for the original closing on our home in October 2003 shows the remnants of a frame shed at the rear of the property. We propose constructing a simple wooden shed on the site of the former shed. The structure will be covered in board and batten siding and painted or stained to match the addition to the house.

The architect for this project is Jack Brady of Dunn Brady Associates in Washington, DC.

Site Plan

See attached

Plans and Elevations

See attached

Material Specifications

The proposed addition to the home will as closely approximate the existing structure as is possible. In phase one of this construction, the existing cement shingles on the existing structure will not be touched. We propose to cover the addition in a stained pine board

and batten siding. In phase two of construction, we would like to remove the cement asbestos siding, which is not original to the house, and replace it with a stained board and batten siding to match the addition. The addition and the existing home will be painted/stained to match.

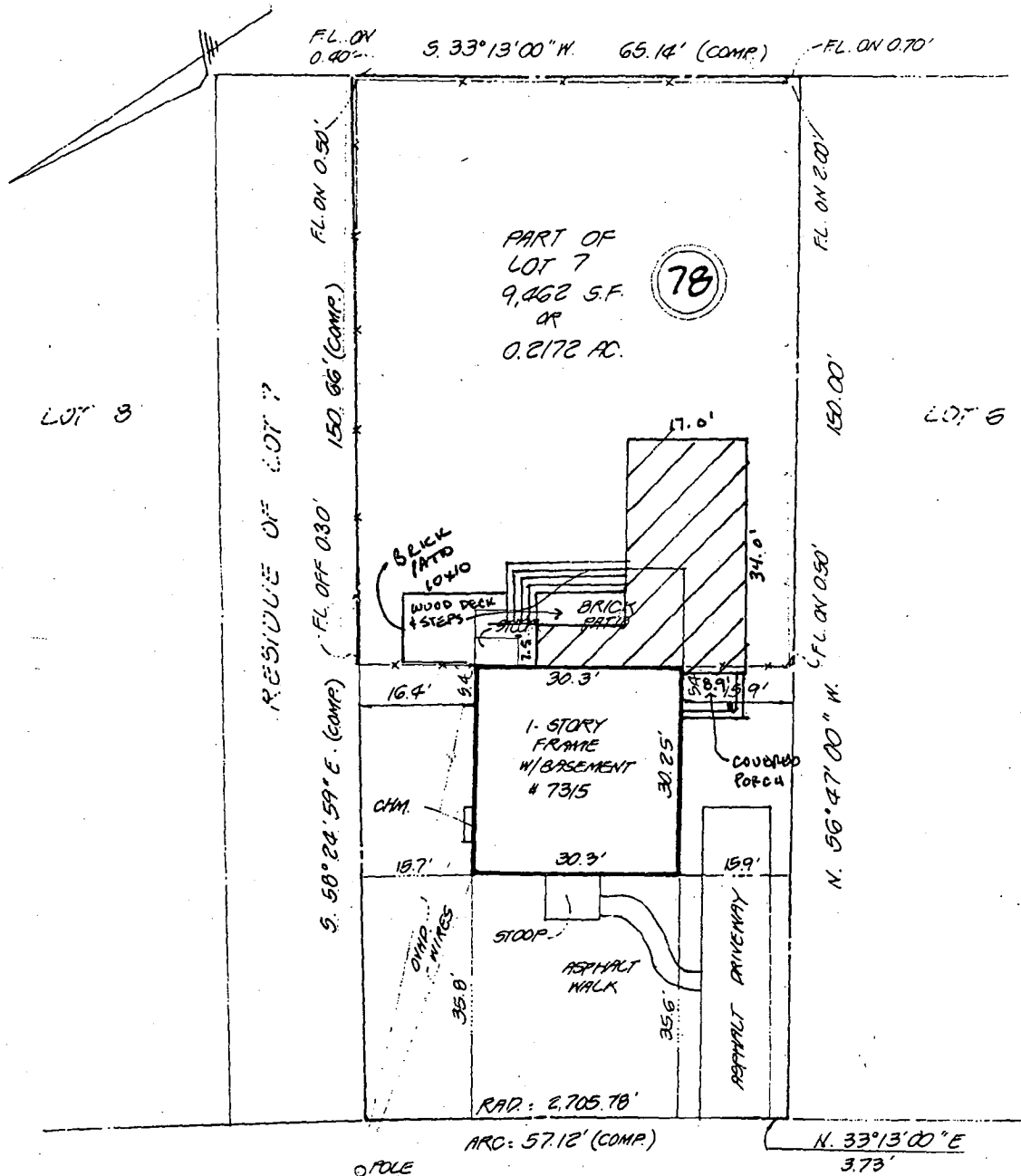
The roof of the proposed addition will be covered in asphalt shingles to match the existing roof.

Photographs

See attached

Tree Survey

See attached



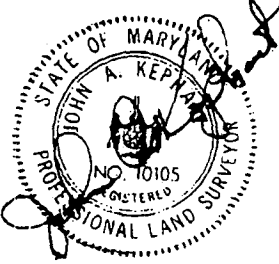
HOUSE LOCATION SURVEY

LOT PART OF LOT 7	BLOCK 78	SECTION	SUBDIVISION TAKOMA PARK
-------------------------	-------------	---------	-----------------------------------

SCALE: 1" = 20'
 DATE: OCT. 22 2003
 CLIENT: JACK BRADY
 CASE:

This property lies within a minimal flood hazard zone as determined by F.E.M.A.:
 ZONE: PANEL: 200 C
 MAP: 240049
 REVISED: JUNE 10, 1992
 No title report furnished.

Surveyor's Certificate
 I hereby certify that the position of all the existing improvements shown on the above described property has been carefully determined by a transit-tape survey and that unless shown otherwise, there are no encroachments.
 No property corners set.



ENGINEERING - PLANNING - SURVEYING

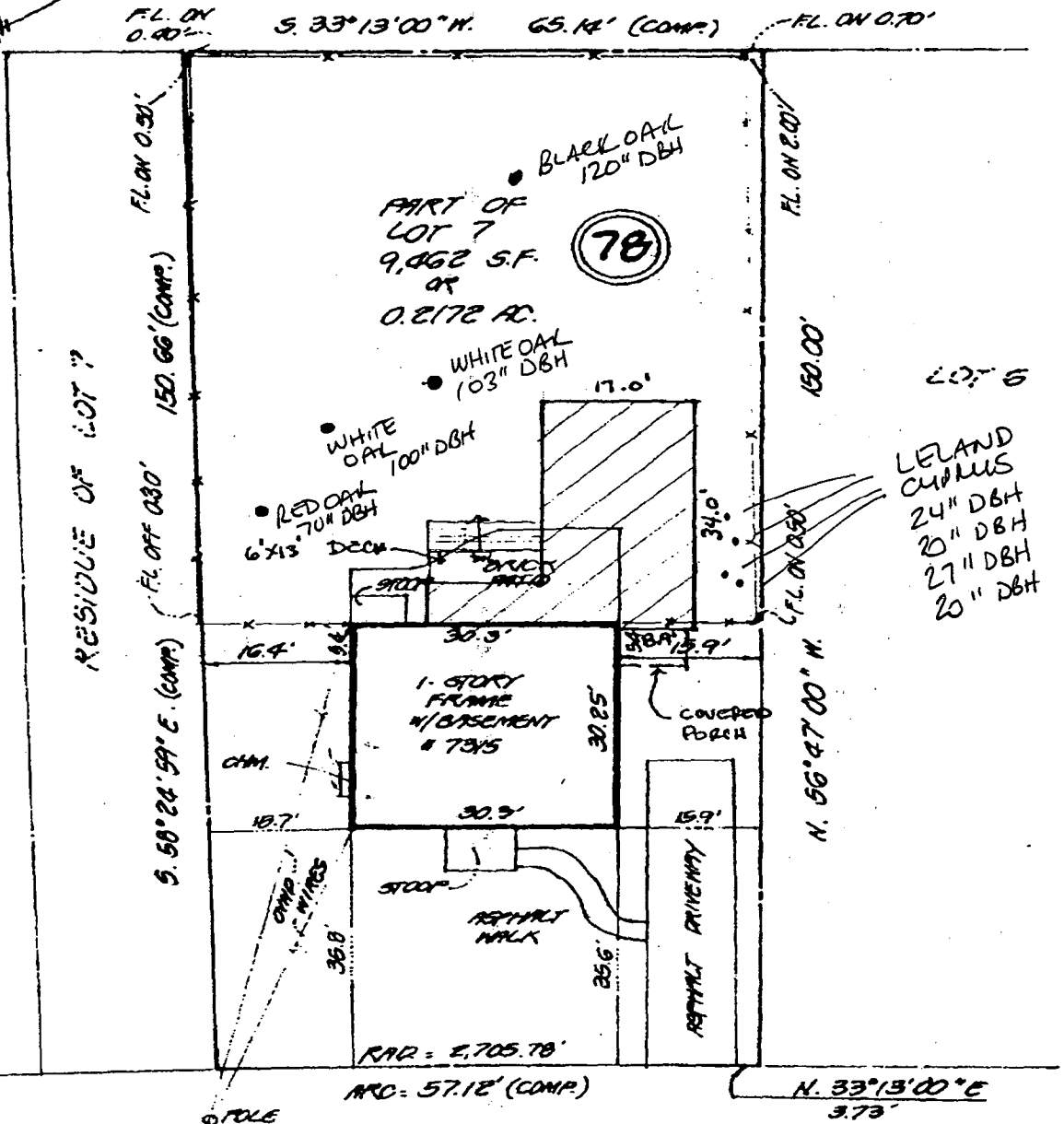
KEPHART & COMPANY

• MARYLAND
 • VIRGINIA
 • WASHINGTON, D.C.
 • WEST VIRGINIA

16

(301)-868-9688 (703)-548-5252
 9112 SPRING ACRES ROAD - CLINTON, MARYLAND 20735

TREE SURVEY



BALTIMORE AVENUE

HOUSE LOCATION SURVEY

LOT PART OF LOT 7	BLOCK 70	SECTION	SUBDIVISION TAKOMA PARK
-------------------------	-------------	---------	-----------------------------------

SCALE: 1" = 20'
 DATE: OCT. 22 2003
 CLIENT: JERRY BRADY
 CASE:

This property lies within a minimal flood hazard zone as determined by F.E.M.A.
 ZONE: PANEL: 200 C
 MAP: 240049
 REVISED: JUNE 16, 1992
 No title report furnished.

Surveyor's Certificate
 I hereby certify that the position of all the existing improvements shown on the above described property has been carefully determined by a transit-tape survey and that unless shown otherwise, there are no encroachments.
 No property corners set.



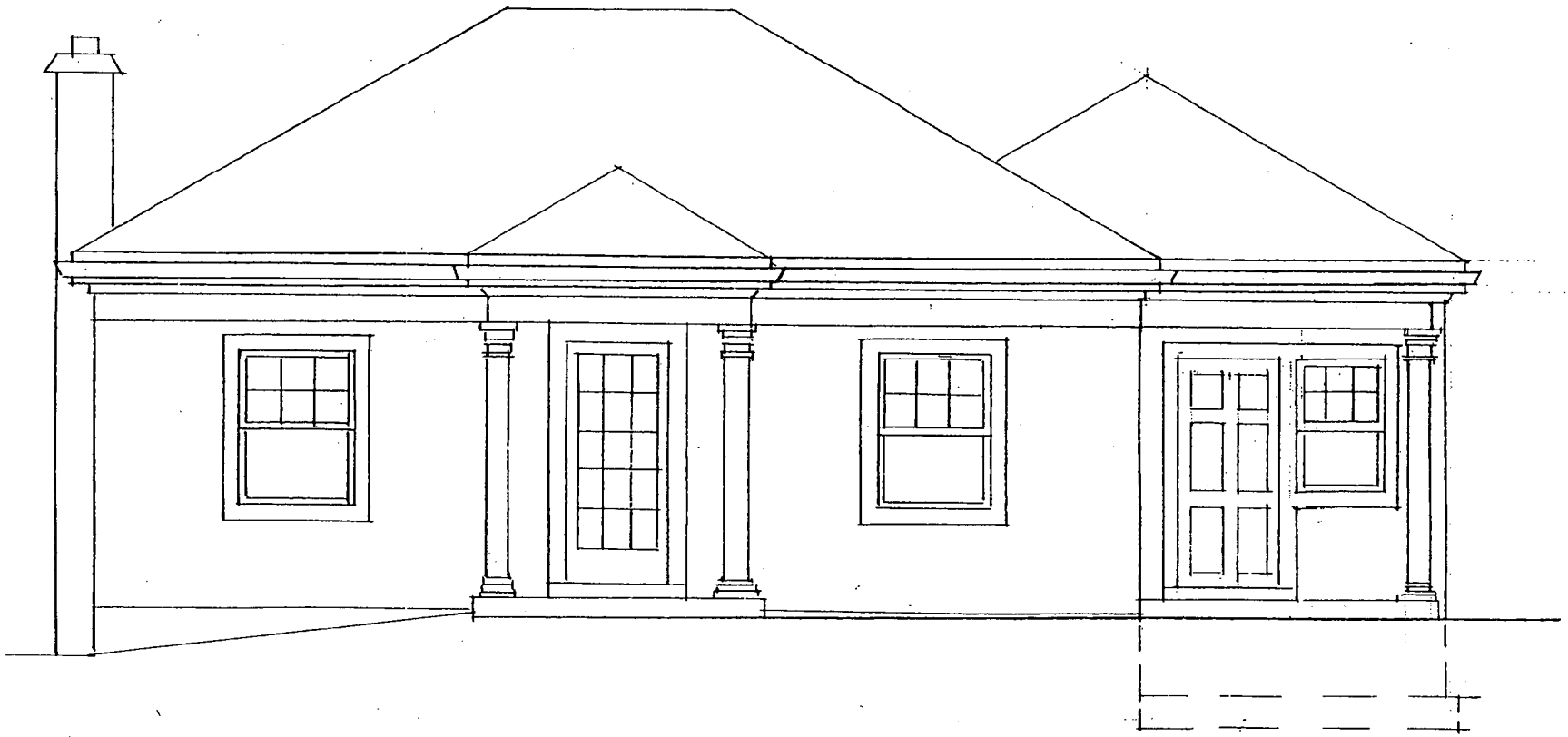
ENGINEERING - PLANNING - SURVEYING

KEPHART & COMPANY

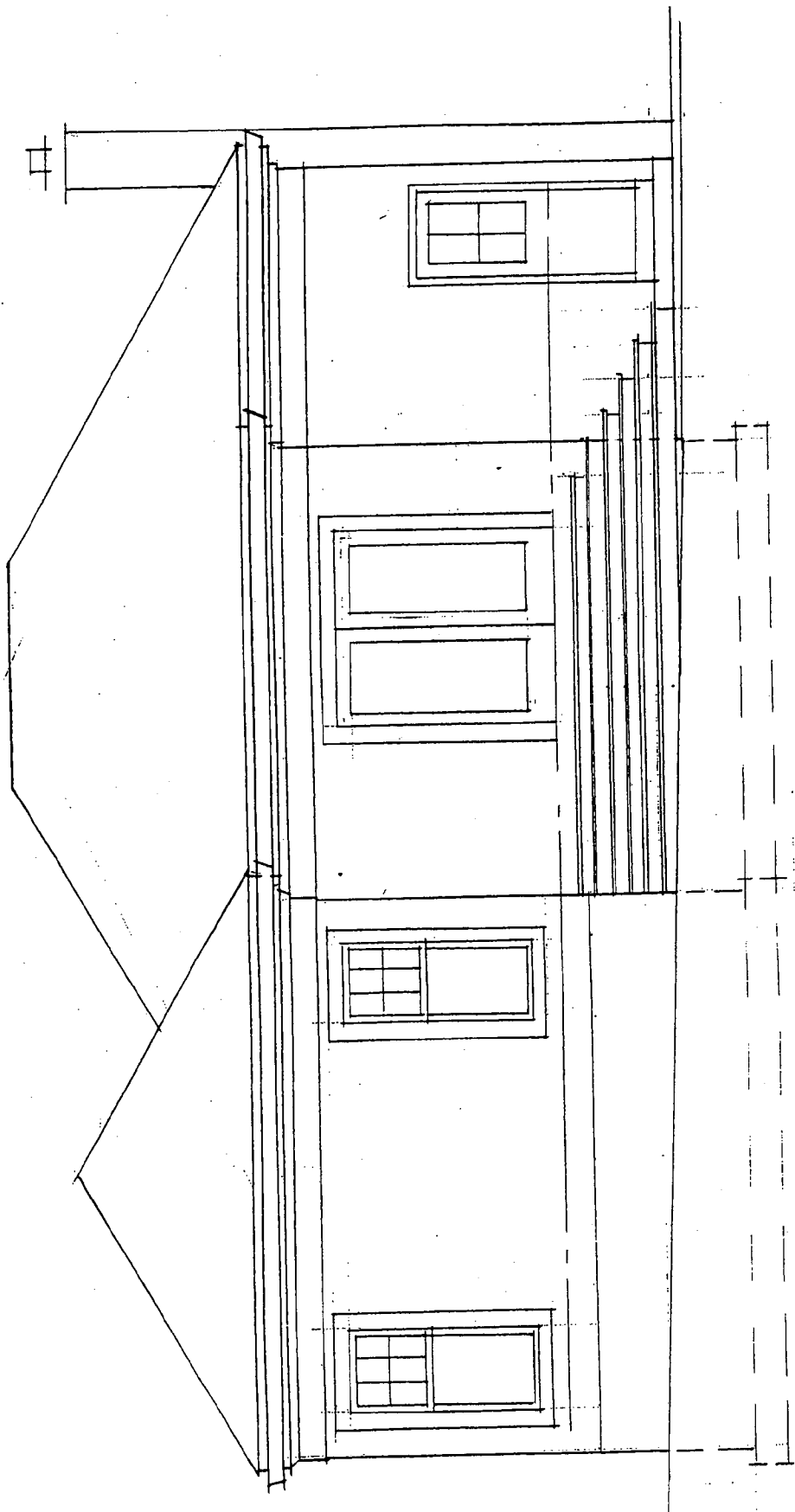
• MARYLAND
 • VIRGINIA
 • WASHINGTON, D.C.
 • WEST VIRGINIA

(301)-868-9688 (703)-548-8252
 9112 SPRING ACRES ROAD - CLINTON, MARYLAND 20735

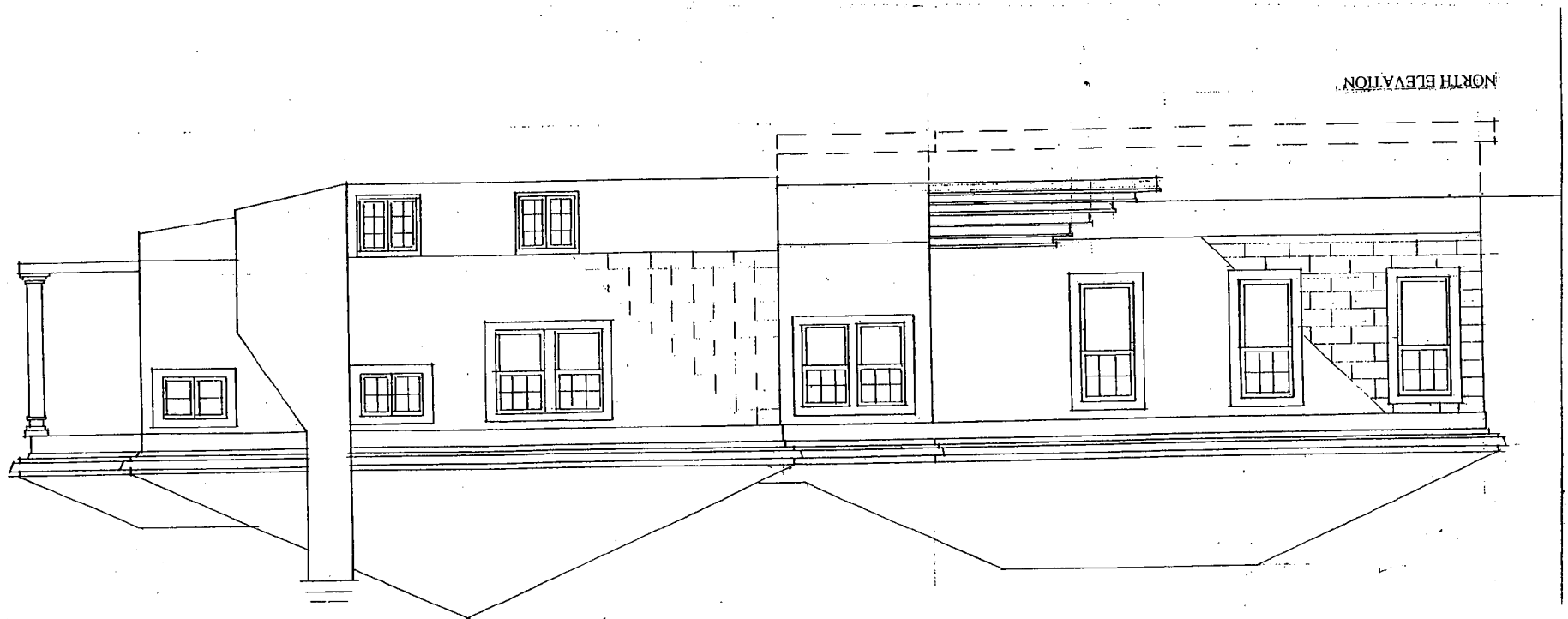
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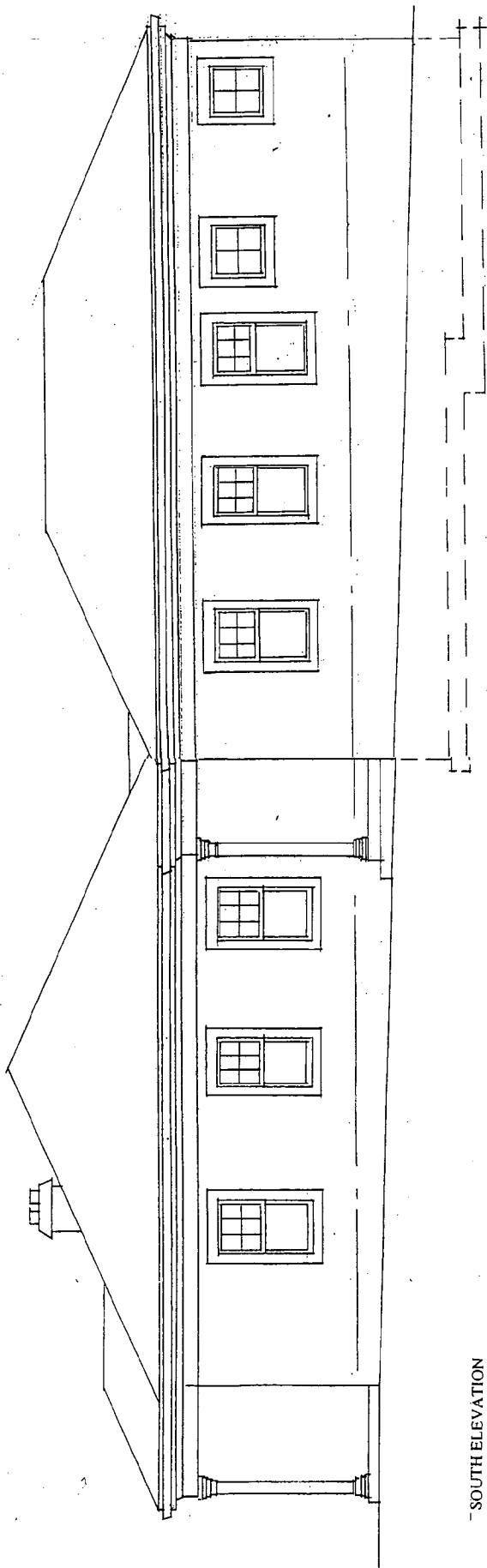


WEST ELEVATION

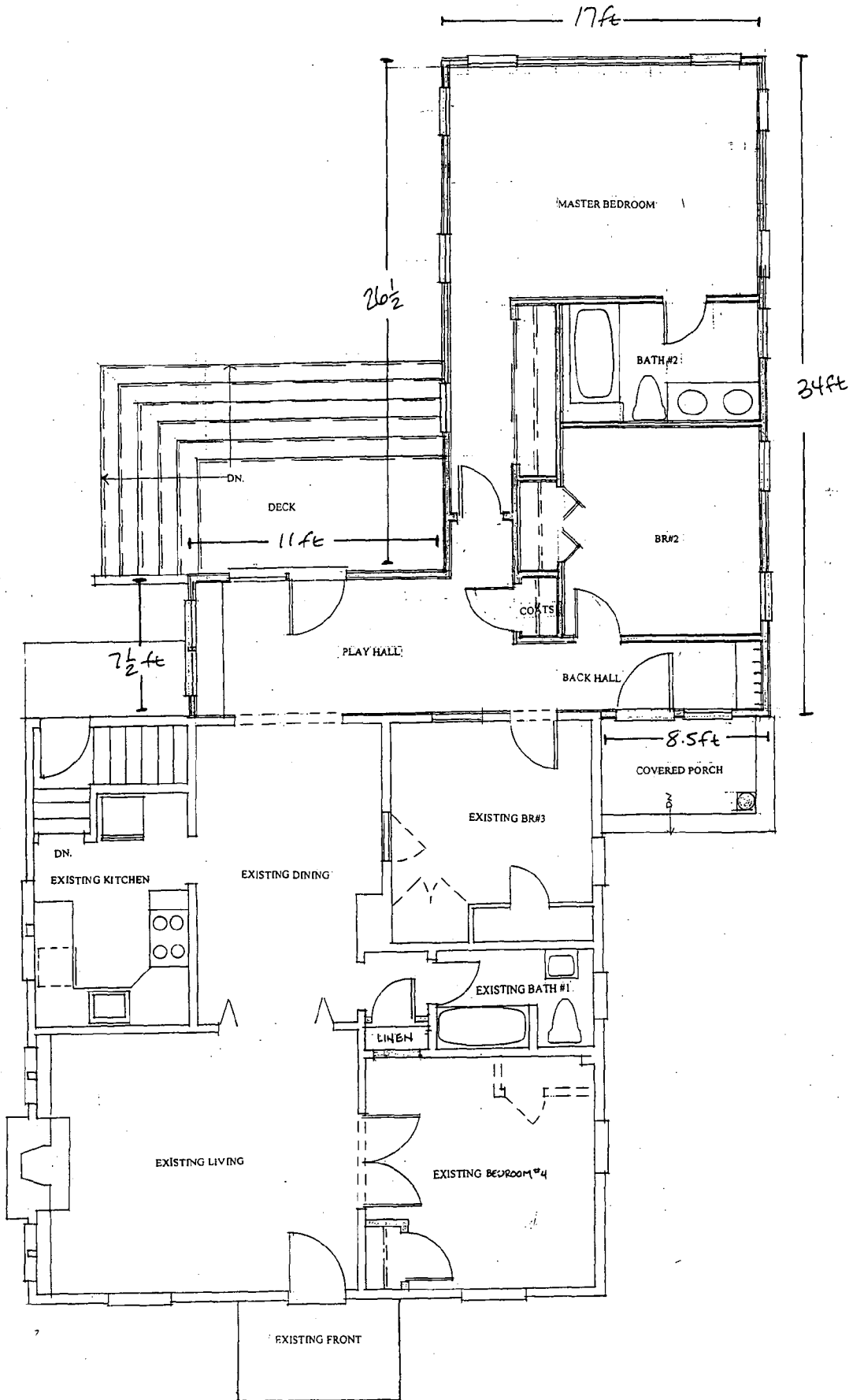


EAST ELEVATION





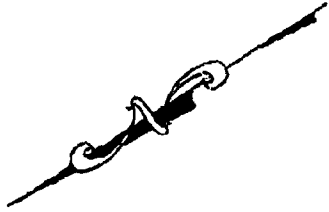
SOUTH ELEVATION



22

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.



Notes :

1. Flood zone "C" per H.U.D. panel No. 0200C.
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 2 feet.
3. Fences, if shown, were located by approximate methods.
4. No property corners found.

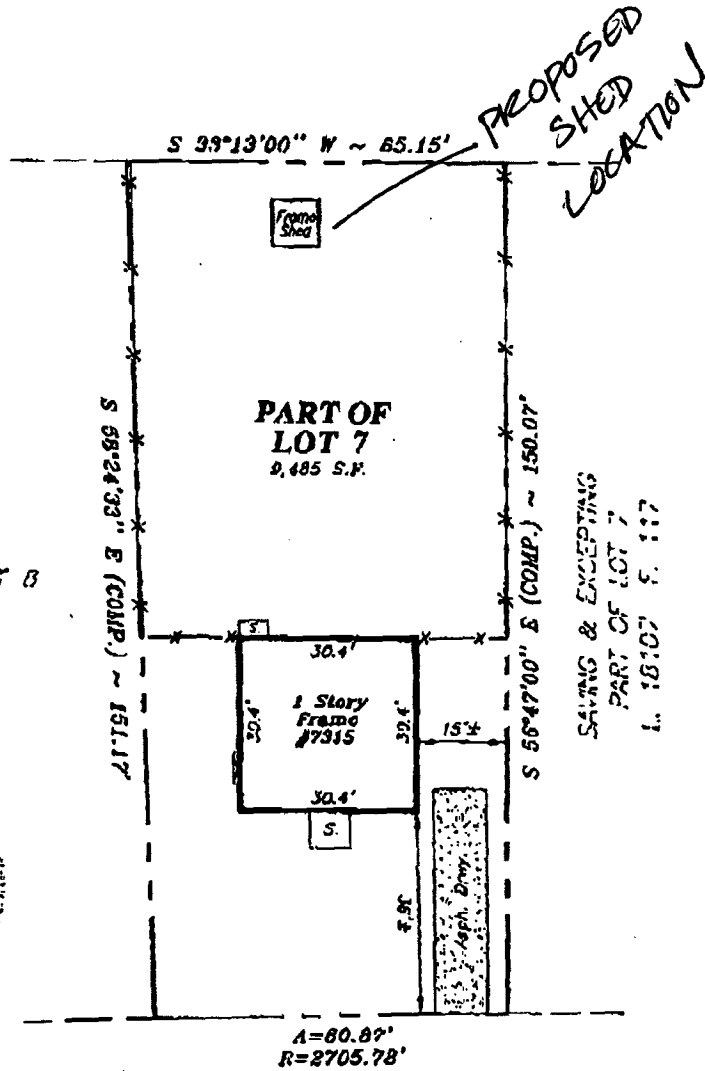


LOCATION DRAWING
PART OF LOT 7, BLOCK 78

**T.P.L. & T. CO.'S
SUBDIVISION
OF**

**TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND**

LOT B



A=60.87'
R=2705.78'

BALTIMORE AVENUE

SURVEYOR'S CERTIFICATE

"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."

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 527

REFERENCES

PLAT BK. D
PLAT NO. 23

LIBER 19107
FOLIO 117



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 210
Gathersburg, Maryland 20879
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS: _____
SCALE: 1" = 30'
WALL CHECK: _____
DRAWN BY: V.G.S.
USE LOC.: 09-18-03
JOB NO.: 03-6770

Naru, Michele

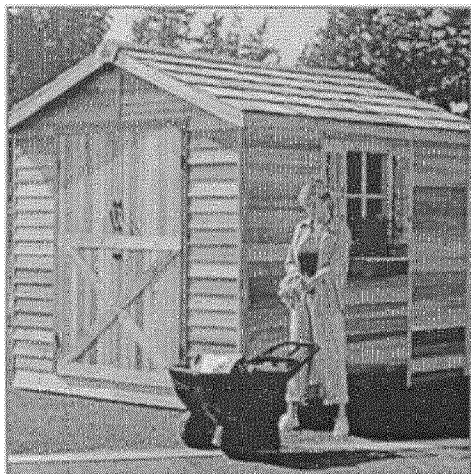
From: Brian Finlay [bfinlay@vi.org]
Sent: Monday, May 03, 2004 3:34 PM
To: Naru, Michele
Subject: Shed Photo
Importance: High

Hey Michele -

Here is a photo of the shed we'd like to put up -- with one exception... we'd like to side it in board and batten. It'll be square and cover the exact same proportions and location that the "frame shed" is showing on the original site survey... which I'm faxing to you as I type.

Hope this helps and sorry it wasn't included in the original package

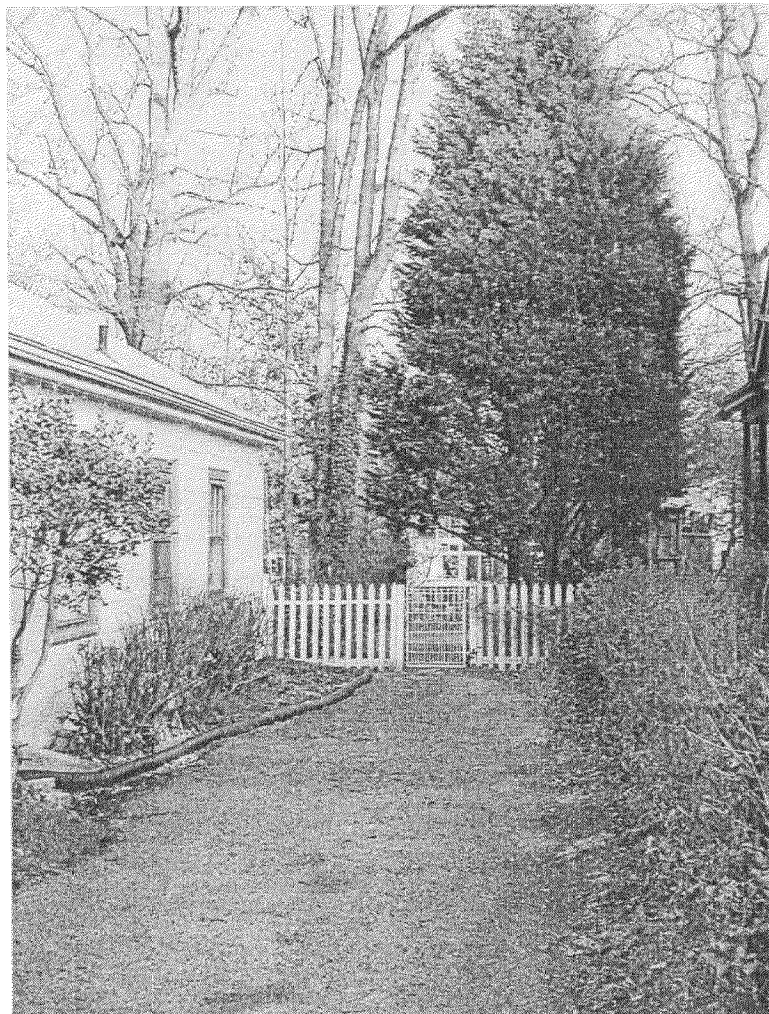
Brian



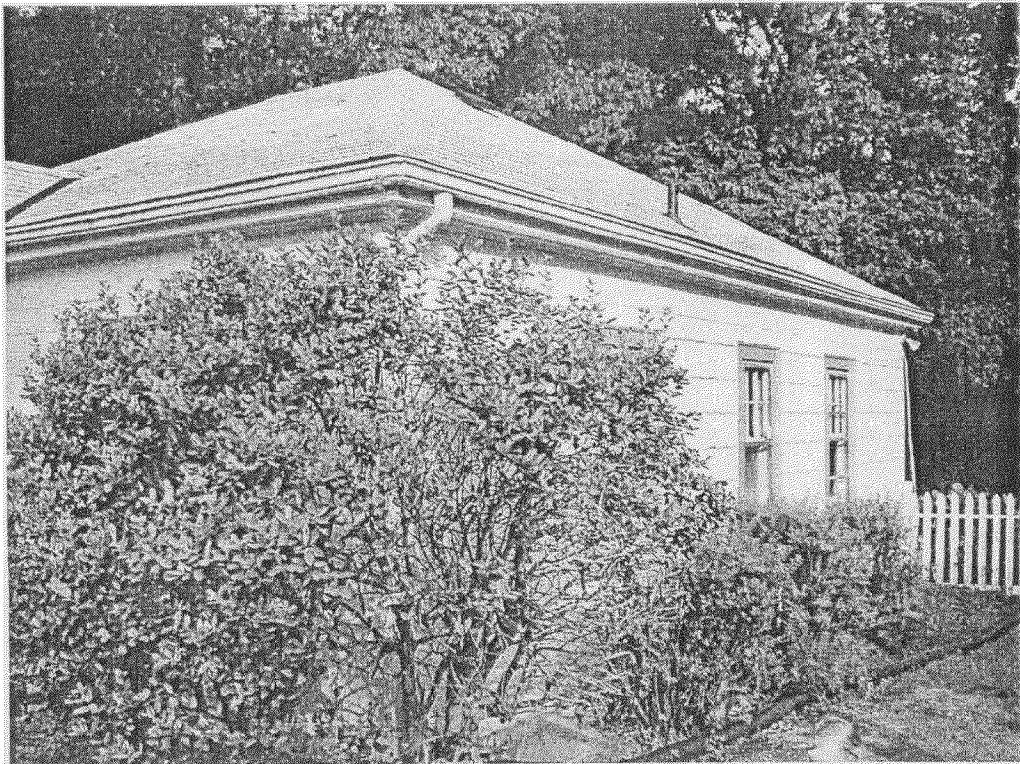
Front elevation



Side view #1



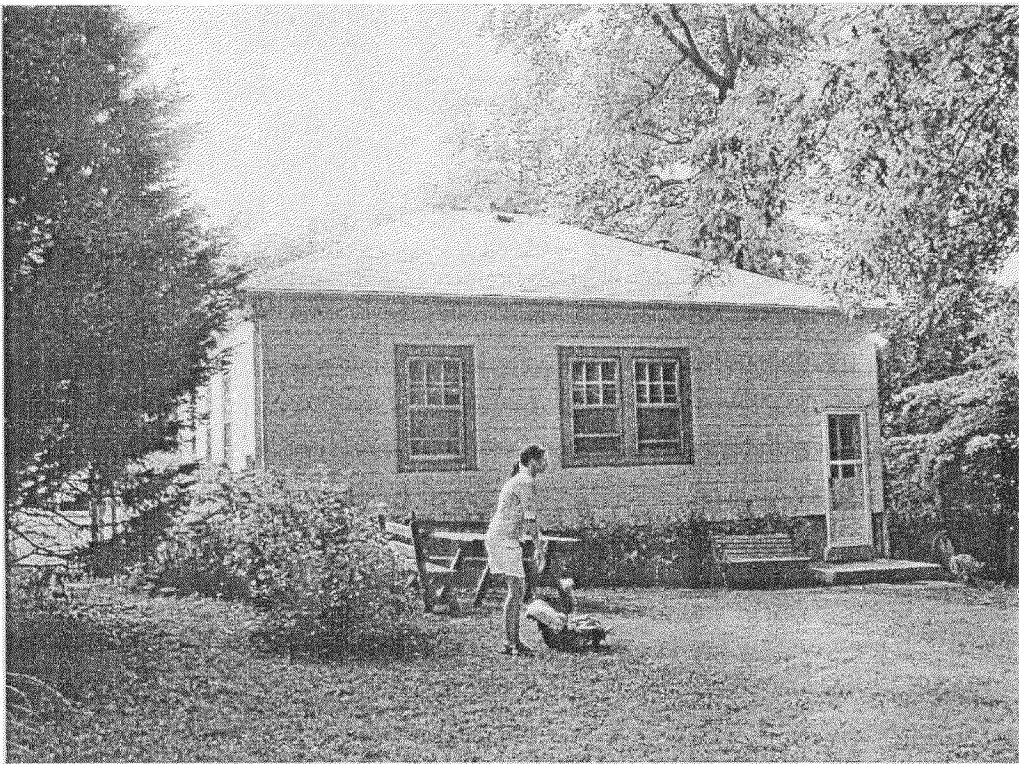
Side view #2



Rear view #1



Rear view #2



Front elevation



Side view #1



Side view #2



Rear view #1



Rear view #2

