

37/03-04XX 7308 Baltimore Ave
Takoma Park Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 9, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 354079

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

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: Glenn Jackson

Address: 7308 Baltimore Avenue, Takoma Park, MD 20912

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
295 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE MD 20850
240/777-6370

DPS - #8

RECEIVED

AUG 04 2004

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: GLENN JACKSON

Daytime Phone No.: 301-286-9872

Tax Account No.: 161301078914

Name of Property Owner: GLENN JACKSON Daytime Phone No.: 301-286-9872 [Home: 301-589-0596]

Address: 7308 BALTIMORE AVE TAKOMA PARK, MD 20912
Street Number City State Zip Code

Contractor: WORK BY OWNER Phone No.: 301-286-9872

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7308 Street: BALTIMORE AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TAKOMA AVENUE + BALTIMORE AVENUE

Lot: 19 Block: 76 Subdivision: TAKOMA PARK

Liber: 2297 Folio: 392 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Reversible

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

1C. If this is a revision of a previously approved active permit, see Permit # NO

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 4 feet 4 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.

Glenn Jackson
Signature of owner or authorized agent

5-July-2004

Approved:

For Chairperson of Historic Preservation Commission

Disapproved: _____

Signature: Julia O'Malley

Date: 9-9-04

Application/Permit No.: 354079

Date Filed: 8-5-04

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:

EXISTING WIRE FENCE BORDERS ON NORTHWEST LOT
(LOT #2) AND NORTHEAST LOT (LOT #18). WIRE
IS RUSTY AND POSTS NO LONGER SECURELY
HOLD FENCE. WIRE FENCE HAS NO HISTORICAL
FEATURE OR SIGNIFICANCE.

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

WIRE FENCE WILL BE REPLACED WITH WOOD
SLAT AND POST FENCE. THE REPLACED FENCE (WIRE)
WILL BE REMOVED ENTIRELY. THE NEW SLAT
FENCE, WHILE NOT VIEWABLE FROM STREET, WILL
BETTER FIT-IN WITH HISTORIC NEIGHBORHOOD/DISTRICT.

2. SITE PLAN (SEE ATTACHED)

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

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

3. PLANS AND ELEVATIONS (SEE ATTACHED)

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS (SEE ATTACHED)

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 (SEE ATTACHED)

- 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 (SEE ATTACHED)

If you are proposing construction adjacent to or within the crown 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 (SEE ATTACHED)

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 Morroe 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.

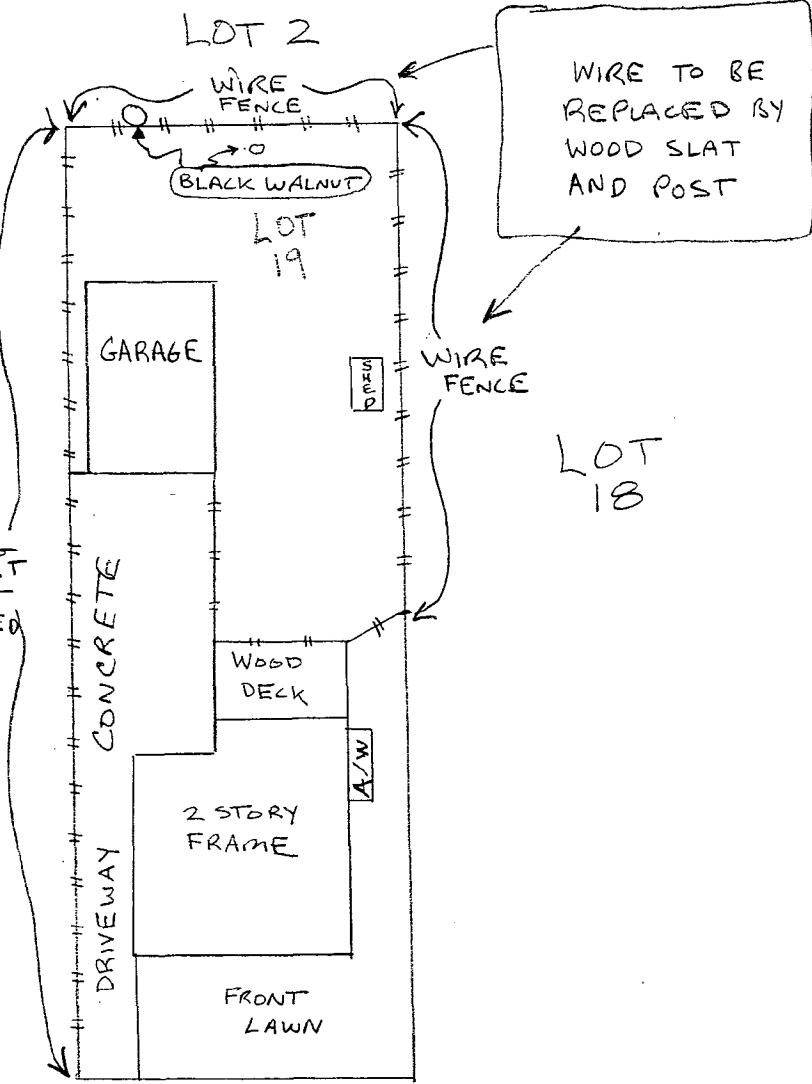
2. SITE PLAN

3. PLANS AND LAYOUT

6. TREE SURVEY
(TWO BLACK WALNUT
LOCATED NEAR
EXISTING FENCE
LINE)

LOT
20

EXISTING
WOOD SLAT
WILL NOT
BE ALTERED



WIRE TO BE
REPLACED BY
WOOD SLAT
AND POST

LOT
18

BALTIMORE AVENUE

LOCATION DRAWING
FENCE REPAIR

SCALE 1" = 30'
 7308 BALTIMORE AVE
 PLAT BOOK B
 PLAT 23
 LOT 19
 BLOCK 76

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley

9-9-09

GLENN JACKSON
 PHONE 301-286-9872

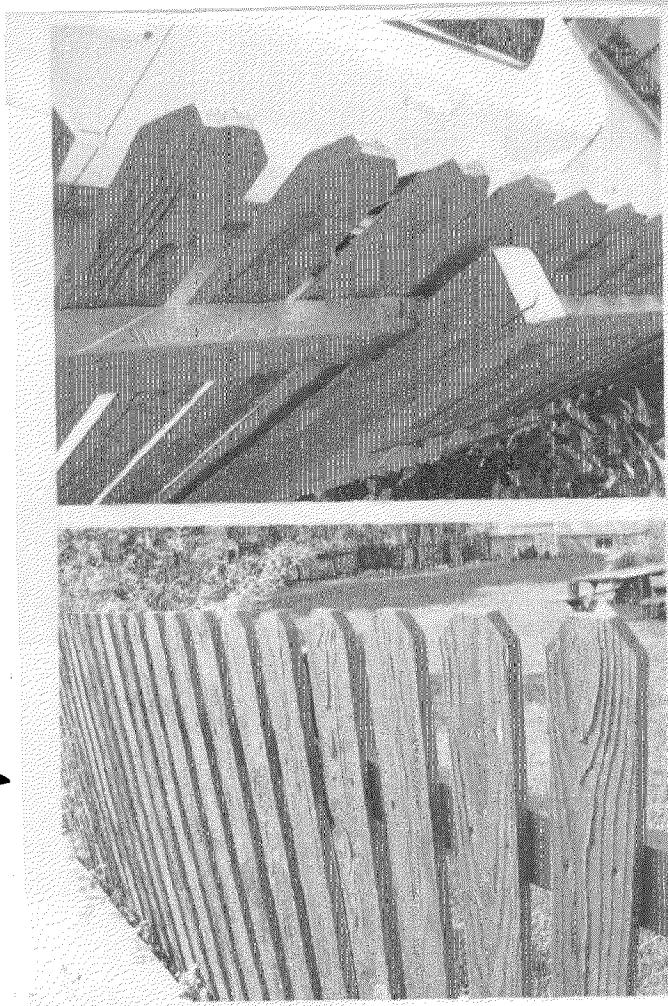
No. 937 811E
 Engineers Computation Pad

SWAETTLER®

4. MATERIALS SPECIFICATIONS

PROPOSED WOOD SLAT FENCE WITH WOOD POSTS
(NEIGHBOR'S FENCE AS EXAMPLE)

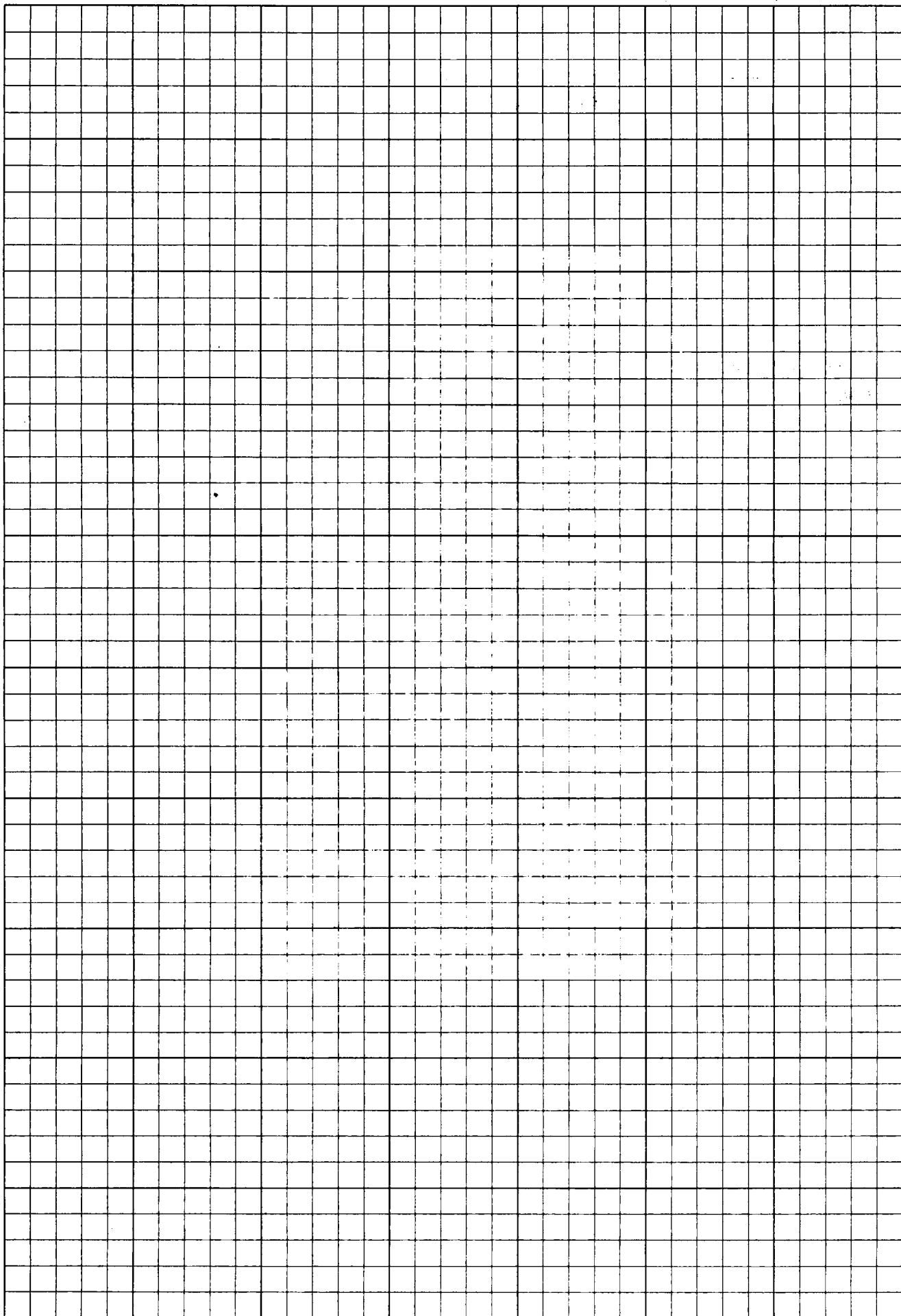
WOOD IS
PRESSURE TREATED
AND THEN
STAINED



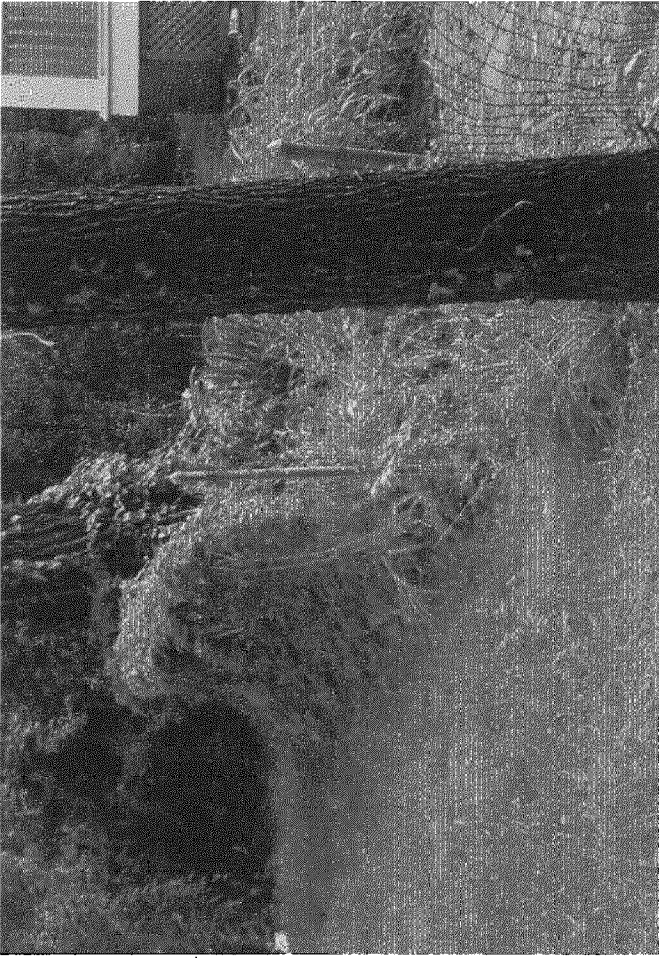
SLAT &
POST
STRUCTURE

SLAT
GEOMETRY

GLENN JACKSON
301-286-9872



5. PHOTOGRAPHS



↕ EXISTING WIRE FENCE ↕



↕ EXISTING WIRE FENCE RUSTY POSTS ↕



GLENN JACKSON 301-286-9872

5. PHOTOGRAPHS



↑ EXISTING WIRE FENCE RUNS ALONG SHEO



↓ EXISTING WIRE FENCE ON REAR OF LOT



↑ EXISTING WIRE FENCE ↓



GLENN JACKSON 301-286-9872

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

Owner's mailing address GLENN JACKSON 7308 BALTIMORE AVENUE TAKOMA PARK, MARYLAND 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
CAROL LINDEMAN 7300 BALTIMORE AVENUE TAKOMA PARK, MARYLAND 20912	
JERRY ERNST 7805 TAKOMA AVENUE SILVER SPRING, MARYLAND 20912	
ELLEN BROWN 7310 BALTIMORE AVENUE TAKOMA PARK, MARYLAND 20912	

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

LOT 20:

CAROL LINDEMAN
7300 BALTIMORE AVE
TAKOMA PARK, MD 20912

LOT 2:

JERRY ERNST
7805 TAKOMA AVE
SILVER SPRING, MD 20912

LOT 18:

ELLEN BROWN
7310 BALTIMORE AVENUE
TAKOMA PARK, MD 20912

GLENN JACKSON
301-286-9872

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	7308 Baltimore Avenue, Takoma Park	Meeting Date:	09/08/04
Applicant:	Glenn Jackson	Report Date:	09/01/04
Resource:	Outstanding Resource Takoma Park Historic District	Public Notice:	08/25/04
Review:	HAWP	Tax Credit:	None
Case Number:	#37/03-04XX	Staff:	Anne Fothergill
PROPOSAL:	Fence installation	RECOMMEND:	Approval

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

PROJECT DESCRIPTION:

SIGNIFICANCE: Outstanding Resource in the Takoma Park Historic District
 STYLE: Craftsman
 DATE: c. 1985-1910

PROPOSAL:

The applicant is proposing installation of a new wood fence behind the house and along the right side property line ending at the rear deck. The proposed fence is wood slats and posts and 4' 4" tall. The applicant will be removing a wire fence in the same location. The existing wood slat fence on the left side of the house will remain. The new fence will not be visible from the street. See photos of house and existing fence in Circles 7-10.

Staff recommends approval.

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

 X 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.

7308 Baltimore



existing wire fence