

TV P
Michele

3773-01H 7327 Baltimore Avenue
(Takoma Park Historic District)

PHOTOS

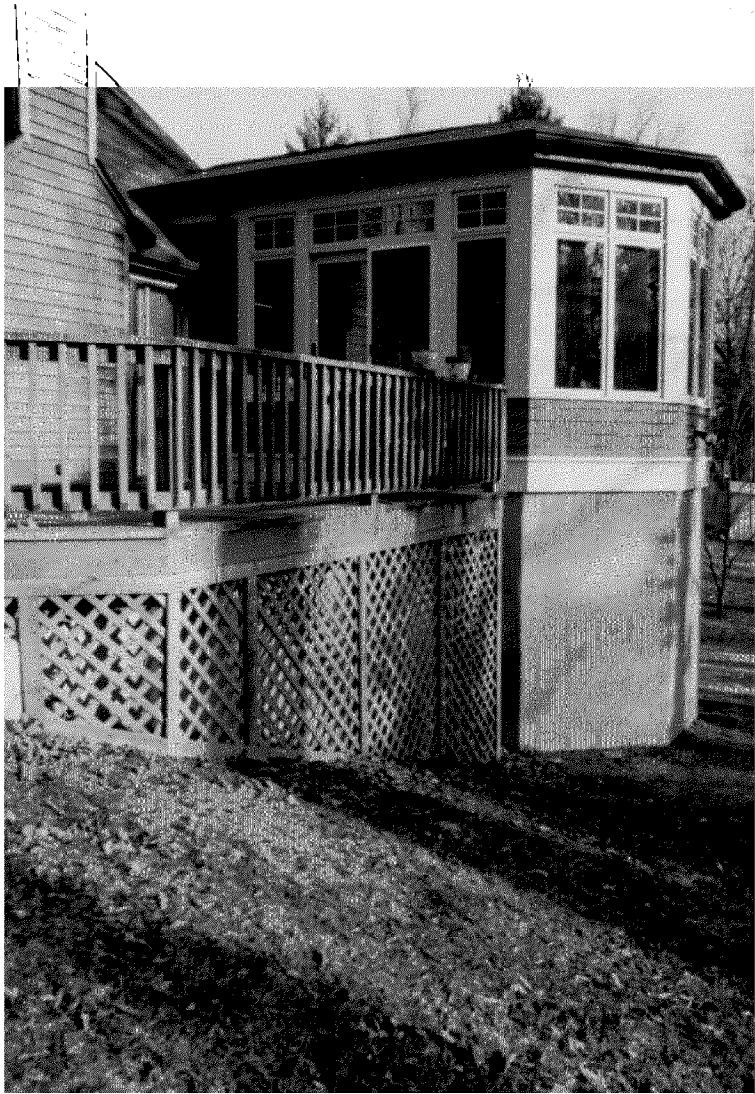
9329 BATHING AVE.

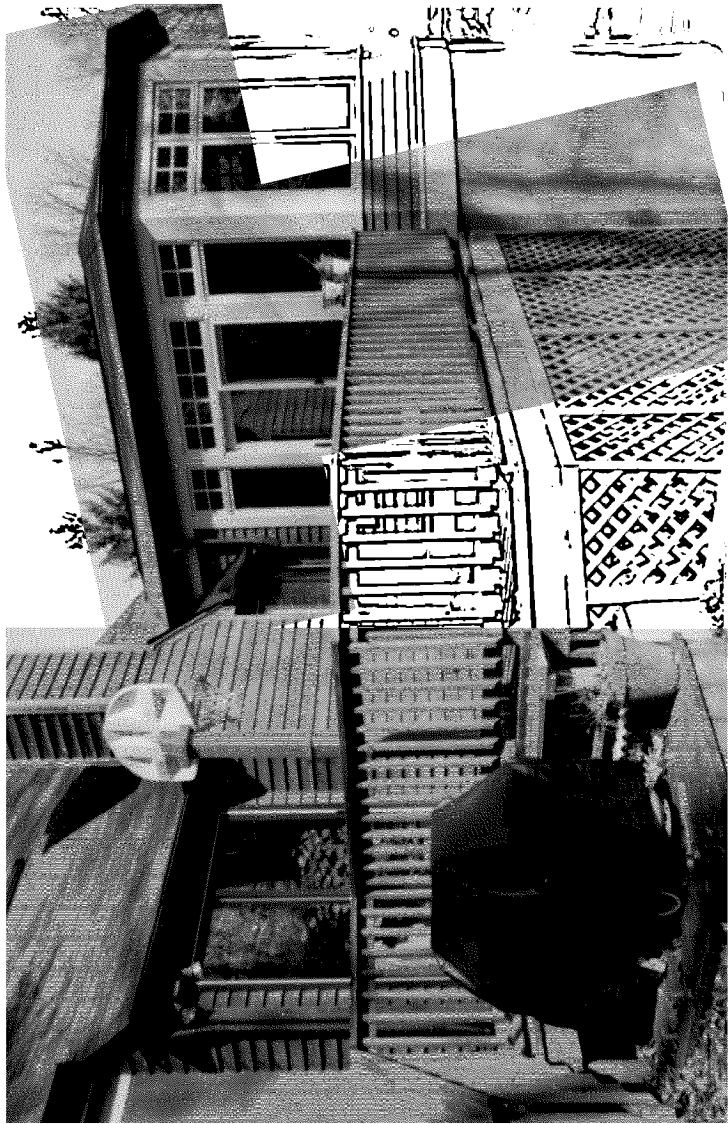
7TH FLOOR, WASHINGTON, D.C.

20912



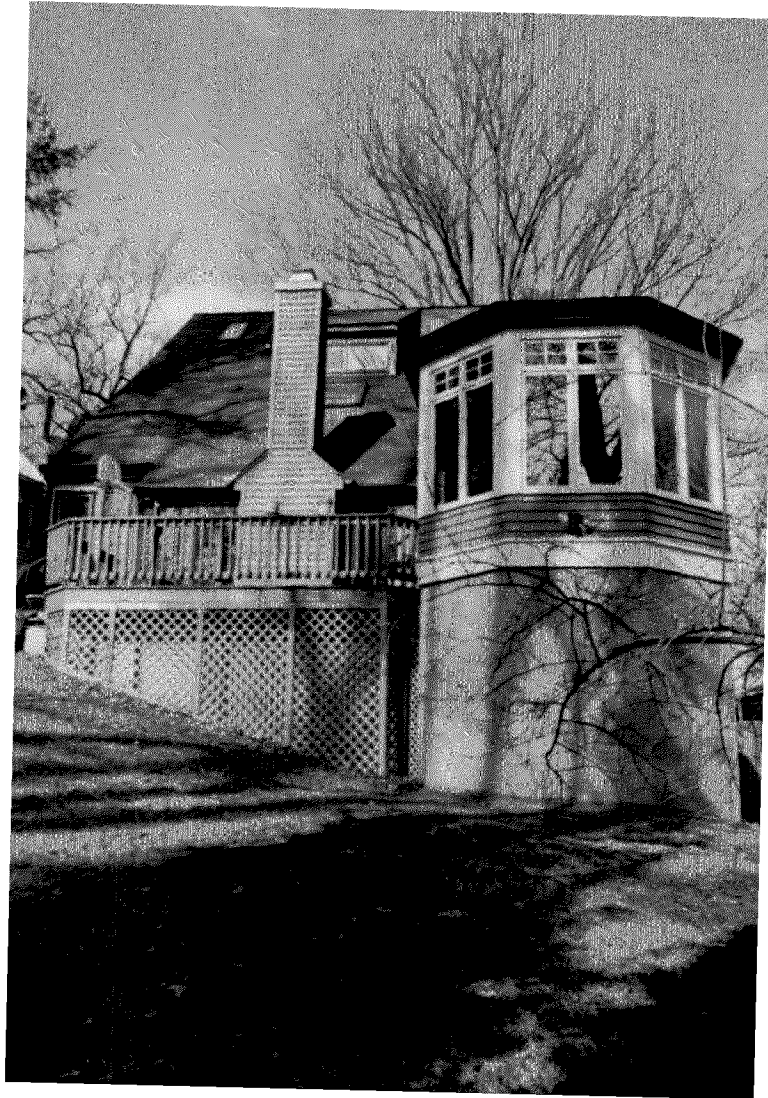










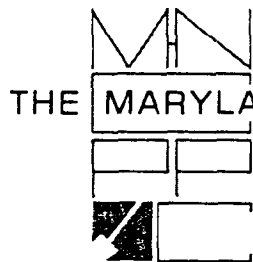












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 4-26-01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC# 37/3-01H DPS# 243467

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

 Approved

X Approved with Conditions: ① The entire deck will
be installed using wood materials.
② The deck's wood handrails will be
painted or stained.

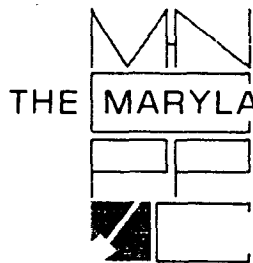
and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: JOYCE BRANDA + STANLEY REED

Address: 7327 BALTIMORE AVE., TAKOMA PARK H.D.

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.



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

Date: 4-26-01

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# 37/3-01H DPS# 243467

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. 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!

C:\hawpapr.wpd



DEPARTMENT OF PERMITTING SERVICES
288 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: Joyce Branda
Daytime Phone No.: 202-307-0231

Tax Account No.: 13-1074712
Name of Property Owner: Joyce R Branda + Stanley Paul Daytime Phone No.: 202-307-0231
Address: 7327 Baltimore Avenue - Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: LANDWORKS, INC. Phone No.: 301-685-4400
Contractor Registration No.: 40156

Agent for Owner: _____ Daytime Phone No.: _____
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7327 Street: Baltimore Avenue
Town/City: Takoma Park Nearest Cross Street: Albany Ave.
Lot: 10A Block: 78 Subdivision: Takoma Park
Liber: _____ Folio: _____ Parcel: Plat Book 47

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
IB. Construction cost estimate: \$ 12,000
IC. If this is a revision of a previously approved active permit, see Permit # 130 APPROVED MATERIALS

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.

Joyce Branda April 17, 2001
Signature of owner or authorized agent Date

Approved: W. J. Johnson For the Historic Preservation Commission
243467 Signature: Date: 4-26-01
Disapproved: _____
Application/Permit 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 environmental setting, including their historical features and significance:

The existing house is a bungalow style house built in 1985. It is set on a deep sloping lot. The house is within the historic district of Takoma Park.

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

The project would add a new deck to the rear of the house, replacing the existing deck. A kitchen renovation/addition was constructed last year after we received a HANP and zoning variance for building on the side lot. The new deck will add approximately 8 feet to the rear of the lot, but otherwise is almost the same configuration as the existing deck.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7327 Baltimore Ave, Takoma Park	Meeting Date:	04/25/01
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	04/18/01
Review:	HAWP	Public Notice:	04/11/01
Case Number:	37/03-01H	Tax Credit:	None
Applicant:	Joyce Branda and Stanly Reed	Staff:	Michele Naru
PROPOSAL:	Deck Expansion/Installation	RECOMMEND:	Approval w/ cond

STAFF RECOMMENDATION

Staff recommends the Historic Preservation Commission approve this HAWP with the condition that:

1. The entire deck will be installed using wood materials.
2. The deck's wood handrails will be painted. *or stained!*

PROJECT DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource in Takoma Park Historic District.
STYLE: Modern: Bungalow
DATE: 1985

PROPOSAL:

The applicant is proposing to:

1. Expand their existing deck size from (14' wide x 19-1/2' long) to (22' wide x 28' long).
The decking material will be will be constructed of wood with white, PVC handrails (Circles 1-10).

STAFF RECOMMENDATION:

Approval
 Approval with conditions:

1. The entire deck will be installed using wood materials.
2. The deck's wood handrails will be painted.

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.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 4. Removal of accessory building that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.

7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



DEPARTMENT OF PERMITTING SERVICES
 288 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: Joyce Branda
 Daytime Phone No.: 202-307-0231

Tax Account No.: 13-1074712
 Name of Property Owner: Joyce R Branda + Stanley Red Daytime Phone No.: 202-307-0231
 Address: 7327 Baltimore Avenue - Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: LANDWORKERS, INC. Phone No.: 301-585-6400
 Contractor Registration No.: 40156

Agent for Owner: _____ Daytime Phone No.: _____
 Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7327 Street: Baltimore Avenue
 Town/City: Takoma Park Nearest Cross Street: Albany Ave.
 Lot: 10A Block: 78 Subdivision: Takoma Park
 Liber: _____ Folio: _____ Parcel: Plat Book 47

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Blaze	<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: \$ 12,000

1C. If this is a revision of a previously approved active permit, see Permit # 130 APPROVED MATERIALS

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: [Signature] Date: March 17, 2001

Approved: 243467 For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

37/3.01H (5)

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

1. WRITTEN DESCRIPTION OF PROJECT

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- a. the scale, north arrow, and date;
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- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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ADJACENT AND CONFRONTING
OWNERS

7327 BALTIMORE AVE

MARK GINSBERG
7325 BALTIMORE AVE
TAKOMA PARK, MD 20912

HELEN PERRY
7329 BALTIMORE AVE
TAKOMA PARK, MD 20912

JAMES WELU
7330 PINEY BRANCH RD
T.P., MD 20912

JOHN WALKER
7328 PINEY BRANCH RD

ARNOLD KOHEN
7324 BALTIMORE AVE
TAKOMA PARK, MD 20912

ROBERT RINI
7322 BALTIMORE AVE

March 21, 2001

MAR 21 2001

VIA HAND DELIVERY

Department of Permitting Services
255 Rockville Pike – Second Floor
Rockville, Maryland 20850

Re: 7327 Baltimore Avenue, Takoma Park, Maryland 20912\
Application for Historic Area Work Permit

Dear Sir or Madam:

Please find enclosed our application for an Historic Area Work Permit for the above referenced address. The application seeks permission to replace our existing deck at the rear of our house. The deck is not visible from the street.

The proposed deck replacement is the final stage of a construction project we began in 1999. I am attaching copies of the May 21, 1999 building permit and the Historic Preservation Commission Staff Report recommending approval of our proposed kitchen and eating area renovation, which was, in fact, completed last year. I am also attaching two copies of the construction drawings for the proposed new deck, photographs of the current deck, and a list of adjacent and confronting property owners and their mailing addresses, which have not changed since May of 1999.

Please let me know if there is any additional information or documentation necessary for consideration of our application. We would very much appreciate it if review of our application could be expedited.

Very truly yours,


Stanley J. Reed

SJR/blb

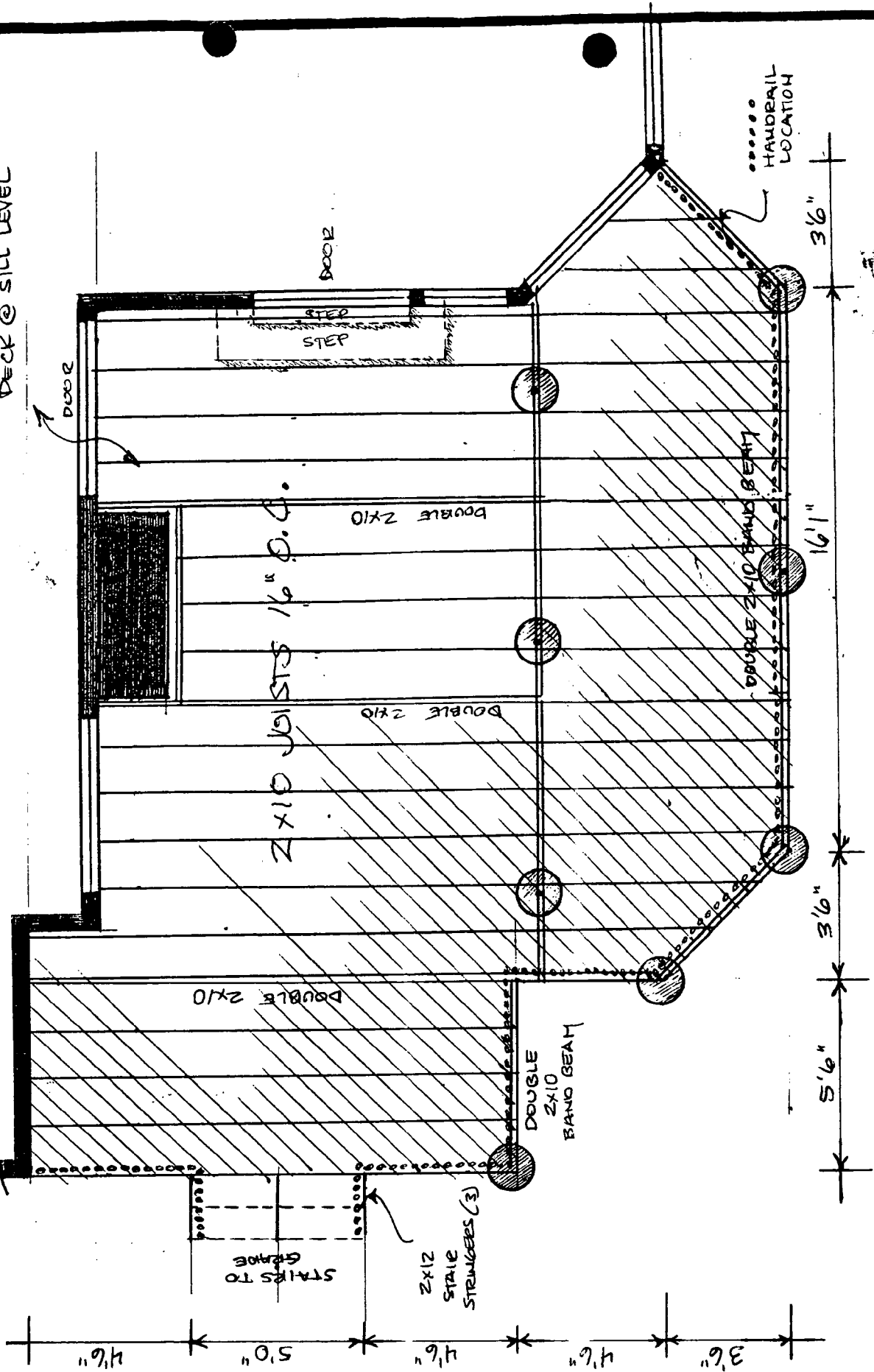
Enclosures

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(2)

HOUSE 1"=40"

DECK @ SILL LEVEL

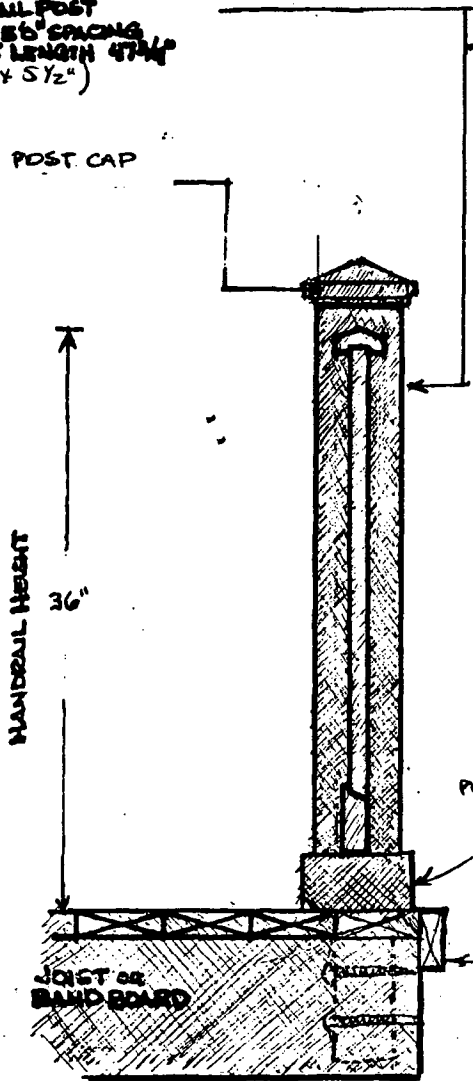


DECK FRAMING PLAN

SCALE: 1"=4'0" — 7327 BALTIMORE AVE. TAKOMA PARK, MD 20912

PVC-WRAPPED
 1/2" RAIL POST
 MAX 55" SPACING
 POST LENGTH 47 1/4"
 (5 1/2" x 5 1/2")

PVC POST CAP



HANDRAIL HEIGHT
 36"

JOIST OR
 BAND BOARD

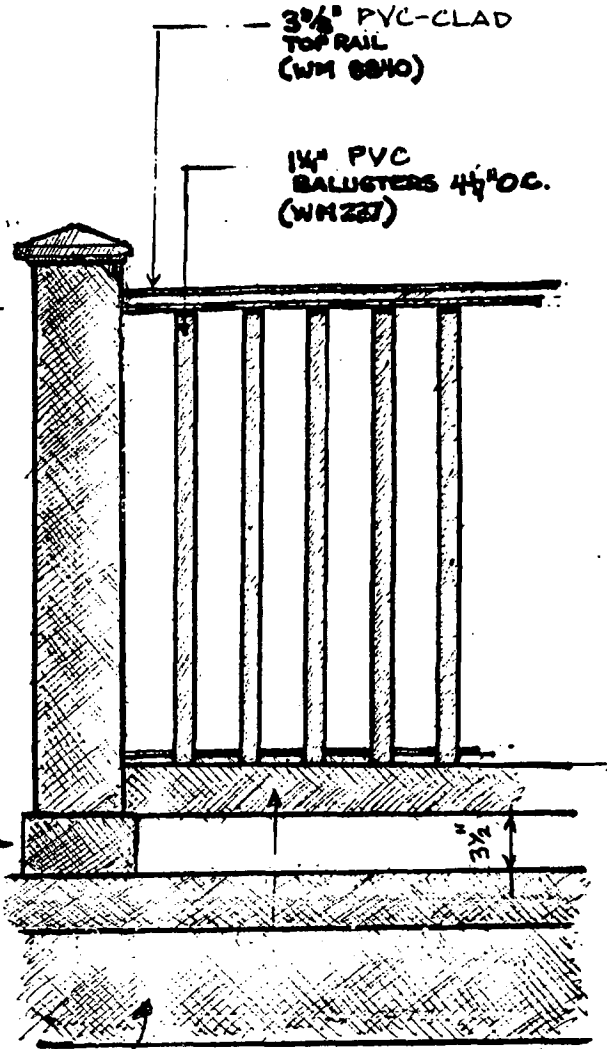
1x4
 POST BASE

2x4
 FASCIA

POST LENGTH
 47 1/4"

3/4" PVC-CLAD
 TOP RAIL
 (WM 6840)

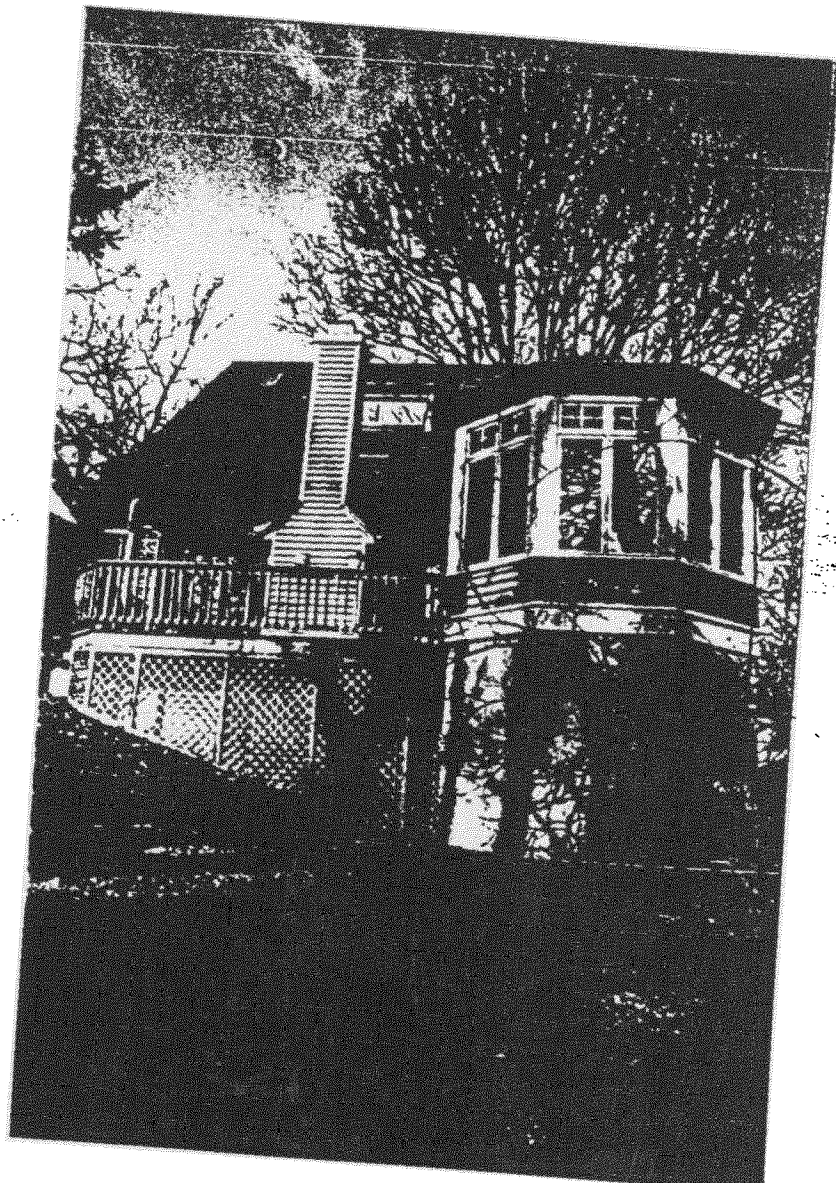
1 1/2" PVC
 BALUSTERS 4 1/2" OC.
 (WM 237)



2x10 JOIST/
 BAND BOARD

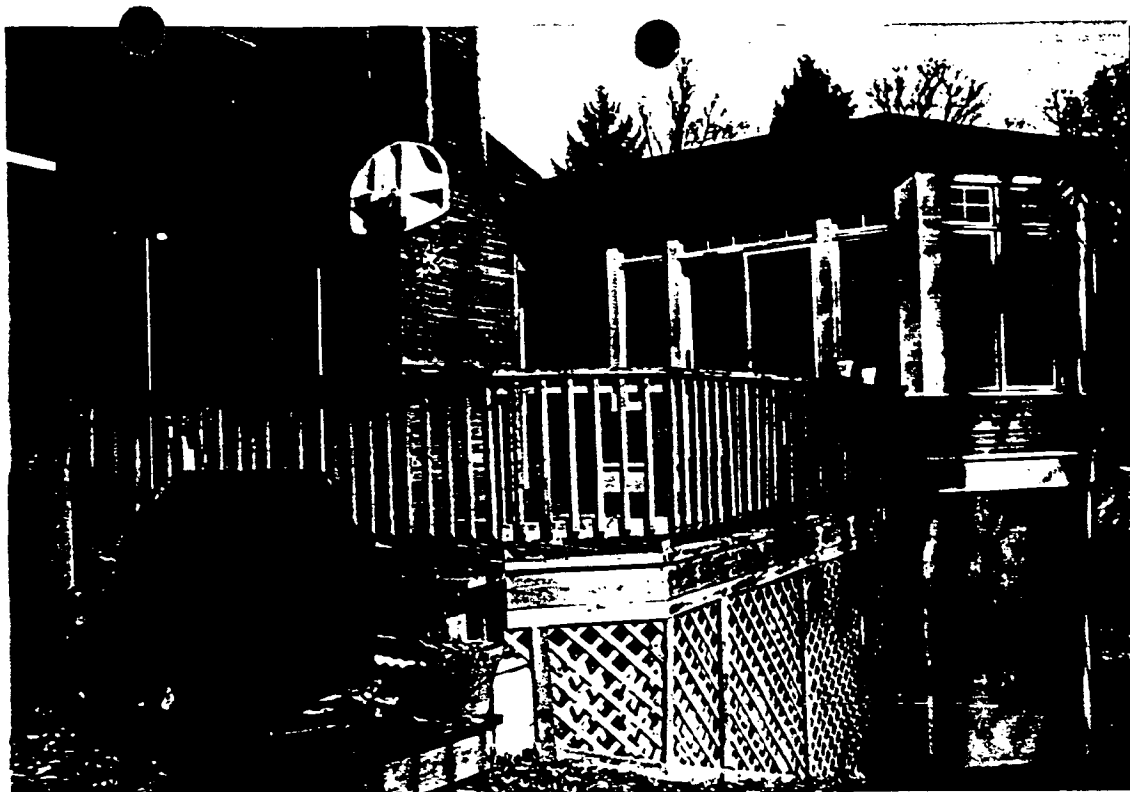
3/4" PVC-CLAD
 PORCH RAIL BOTTOM
 (WM 6841)

**CLASSIC
 PORCH HANDRAIL**



(11)





March 21, 2001

MAR 21 2001

VIA HAND DELIVERY

Department of Permitting Services
255 Rockville Pike – Second Floor
Rockville, Maryland 20850

Re: 7327 Baltimore Avenue, Takoma Park, Maryland 20912\
Application for Historic Area Work Permit

Dear Sir or Madam:

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Please let me know if there is any additional information or documentation necessary for consideration of our application. We would very much appreciate it if review of our application could be expedited.

Very truly yours,


Stanley J. Reed

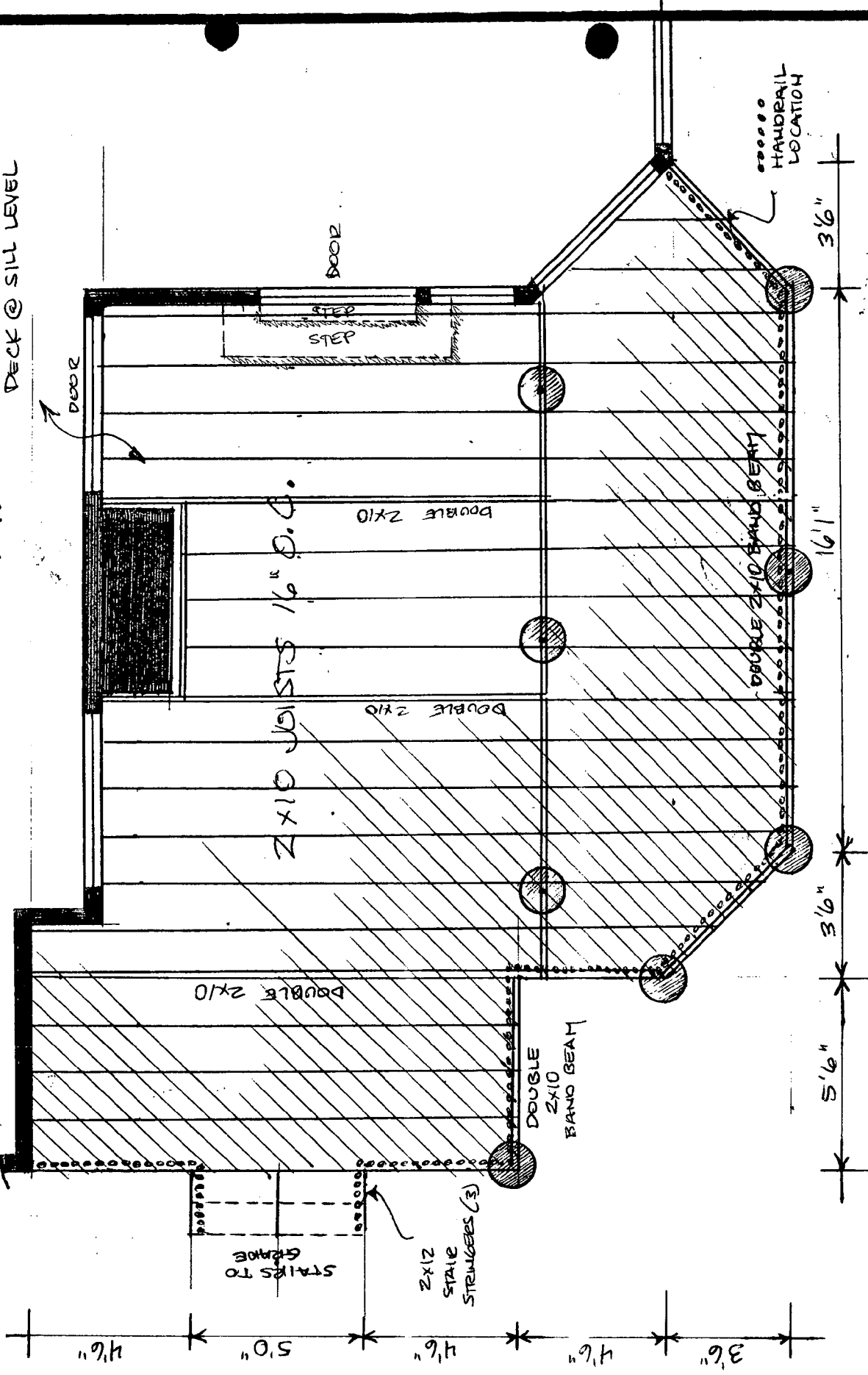
SJR/blb

Enclosures

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House 1"=40'

DECK @ SILL LEVEL



DECK FRAMING PLAN

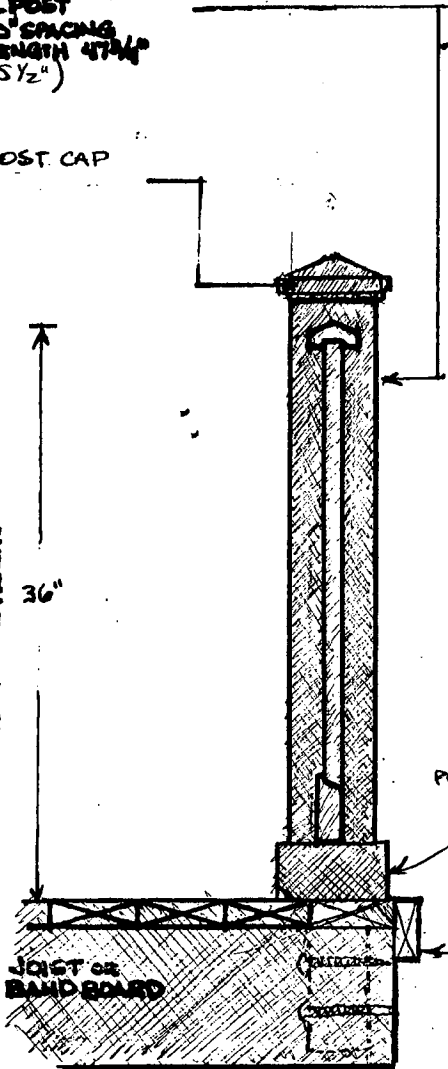
SCALE: 1"=4'0" — 7327 BALTIMORE AVE. TAKOTA PARK, MD 20912

PVC-WRAPPED
 1 1/4" RAIL POST
 MAX 50' SPACING
 POST LENGTH 47 1/4"
 (5 1/2" x 5 1/2")

PVC POST CAP

HANDRAIL HEIGHT

36"



3 1/8" PVC-CLAD
 TOP RAIL
 (WM 6840)

1 1/4" PVC
 BALUSTERS 4 1/2" OC.
 (WM 237)

POST LENGTH
 28 1/2"

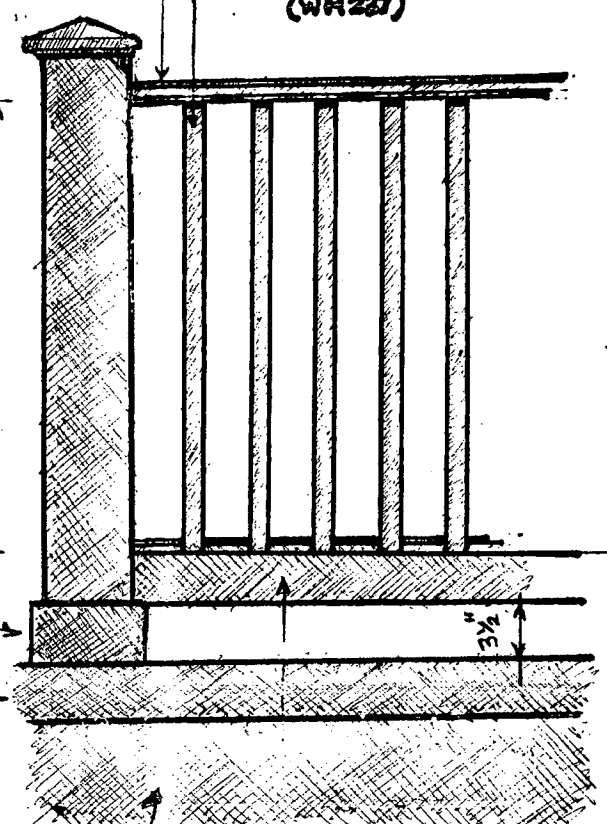
1x4
 POST BASE

2x4
 FASCIA

JOIST OR
 BAND BOARD

2x10 JOIST/
 BAND BOARD

3 1/8" PVC-CLAD
 PORCH RAIL BOTTOM
 (WM 6841)



CLASSIC

PORCH HANDRAIL



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

Owner's mailing address <i>ATTACHED</i>	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
<i>ATTACHED</i>	

Joyce R. Branda and Stanley J. Reed
7327 Baltimore Ave.
Takoma Park, Md. 20912

Property Tax Acct. No. 13-1074712

Neighbors:

Korinna Horta
Arnold Kohen
7324 Baltimore Avenue

Helen Perry
7329 Baltimore Avenue

Mark Ginsberg
Elaine Anderson
7325 Baltimore Avenue

5

MONTGOMERY COUNTY, MARYLAND

Department of Permitting Services

255 Rockville Pike, 2nd Floor

Rockville, MD 20850

BUILDING PERMIT

PERMIT NO 9994210084

MAY 21, 1999

EXPIRES: 05/21/00

THIS IS TO CERTIFY THAT:

STANLEY J REED
7327 BALTIMORE AVE
TAKOMA PARK MD 20912
(301)562-6694

HAS PERMISSION TO ALTER 0000 HISTORIC SITE

REGARDLESS OF SET BACK SHOWN,
THIS BUILDING MUST NOT EXTEND BEYOND ESTABLISHED BUILDING LINE.

PREMISE ADDRESS 7327 BALTIMORE AVE TAKOMA PARK
LOT 100 BLOCK ZONE SUBDIVISION
LIEFP FOLIO PARCEL PLATE GRID
ELECTION DISTRICT 13 TAX ACCOUNT NO 00000000
PERMIT FEE \$ 00.000.000
INFACT FEE \$ 0.000.000 ESTIMATED COST \$00 000.000

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7327 Baltimore Avenue Meeting Date: 5/12/99
Resource: Takoma Park Historic District Review: HAWP
Case Number: 37/3-99L Tax Credit: No
Public Notice: 4/28/99 Report Date: 5/5/99
Applicant: Stanley Reed & Joyce Branch Staff: Robin D. Ziek
PROPOSAL: Rear addition RECOMMEND: Approval

RESOURCE: Non-Contributing Resource in Takoma Park Historic District
DATE: 1985

This is a 1-1/2 story frame bungalow which was built in the then-*Locational Atlas* Historic District in 1985. The builder installed single-light windows instead of the multi-light windows which had been in the application. The owners would like to match the existing condition.

PROJECT DESCRIPTION

The applicant proposes to enlarge the kitchen and add a breakfast area as an extension along the (plan) east side of the house. All of the materials would match the existing, including the wood siding, wood windows, wood trim, and asphalt roofing shingles. The addition would extend 2' into the side yard (see Circle 7), and then extend an additional 22' into the rear yard..

STAFF DISCUSSION

As the existing resource is non-contributing in the historic district, the alterations are reviewed in terms of their impact on the overall district. Staff notes that the house was initially sited well back from the street in order to protect existing trees (see Circle 6). The proposed addition is, therefore, that much further back from the public right-of-way, and will not be readily visible.

The proposed addition is compatible in terms of massing, scale and materials, and will not encroach on the sense of open space in the district. The Takoma Park Guidelines note that "Most alterations and additions to Non-contributing Resources should be approved as a matter of course. The only exceptions would be major additions...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole" (p.17).

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of 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 Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Meg Clarke

Daytime Phone No.: 301-563-6694

Tax Account No.: 13-1074712

Name of Property Owner: Stanley J. Reed & Joyce R. Brando Daytime Phone No.: 301-585-7105

Address: 7327 Baltimore Ave. Takoma Park, MD 20912.
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Meg Clarke Daytime Phone No.: 301-563-6694

LOCATION OF BUILDING/PREMISE

House Number: 7327 Street: Baltimore Ave

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

Lot: 10A Block: 78 Subdivision: Takoma Park.

Liber: _____ Folio: _____ Parcel: Plat Book 47

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|---|--|--|--|------------------------------------|---|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input 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.

Margaret E. Clarke
 Signature of owner or authorized agent

April 15, 1999
 Date

**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 house is a bungalow-style house, built in the 1970's. It is set on a deep, sloping lot. The house is within the historic neighborhoods of Takoma Park, renowned for their Victorian + Bungalow styled homes.

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

The project is a 3'-0" x 20'-0" kitchen addition and a 10'-0" x 16'-0" breakfast room to the rear of the kitchen addition. The intention of the design is to be compatible with the existing house. We will use materials to match the existing - wood siding, wood windows w/ wood trim & matching asphalt shingles. From the street, the impact of the new work will be minimal. You will see a 3'-0" addition with a shed roof + wood

2. **SITE PLAN** Siding that is set back 22'-0" from the front porch.

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

(4)

Joyce R. Branda and Stanley J. Reed
7327 Baltimore Ave.
Takoma Park, Md. 20912

Property Tax Acct. No. 13-1074712

Neighbors:

Korinna Horta
Arnold Kohen
7324 Baltimore Avenue

Helen Perry
7329 Baltimore Avenue

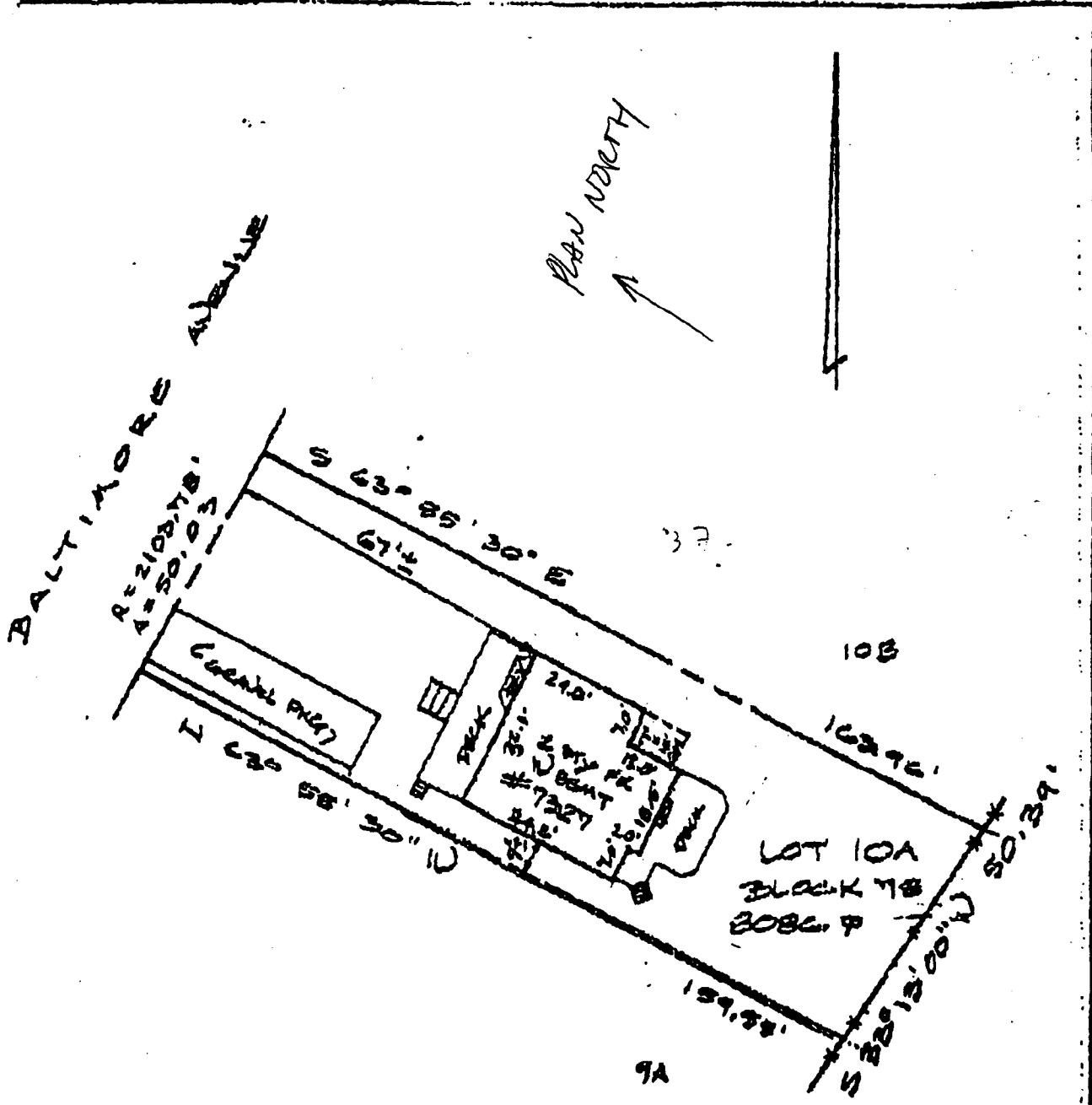
Mark Ginsberg
Elaine Anderson
7325 Baltimore Avenue

5

FROM: ROBERT GOLDMAN, ESQ. DIAMOND TIR

R-60 7 set back
6,000 sq ft

JUL. 22. 1995 6:07PM P 1
PHONE NO. : 301 670 3447



Property shown hereon is not in a flood plain per existing records unless otherwise noted.

O'CONNELL & LAWRENCE, INC.
SURVEYORS, ENGINEERS & LAND PLANNERS
17806 Georgia Avenue, Suite 302
Clary Maryland 20832
Tel: 301-457-6700 Fax: 301-457-6792

HOUSE LOCATION
LOT 10A BLOCK 7B
TAKOMA PARK HOME TRUST COMPANY
PLAT BOOK 47 PLAT 394B
TAKOMA PARK
MONTGOMERY COUNTY MARYLAND

SURVEYOR'S CERTIFICATION

I hereby certify that the property delineated hereon is in accordance with the Plat of [unclear] and that the [unclear] were [unclear] by accepted field procedures and include permanent [unclear] property lines, but prepared for the exclusive use of [unclear] the life therein, within six months from the [unclear] report furnished.

Jefferson W. Lawrence
Professional Land Surveyor - Jefferson W. Lawrence

Job No 622-15
Scale 1" = 30'
DATE
WELL OR
Final Loc 1/27/95
RECORD

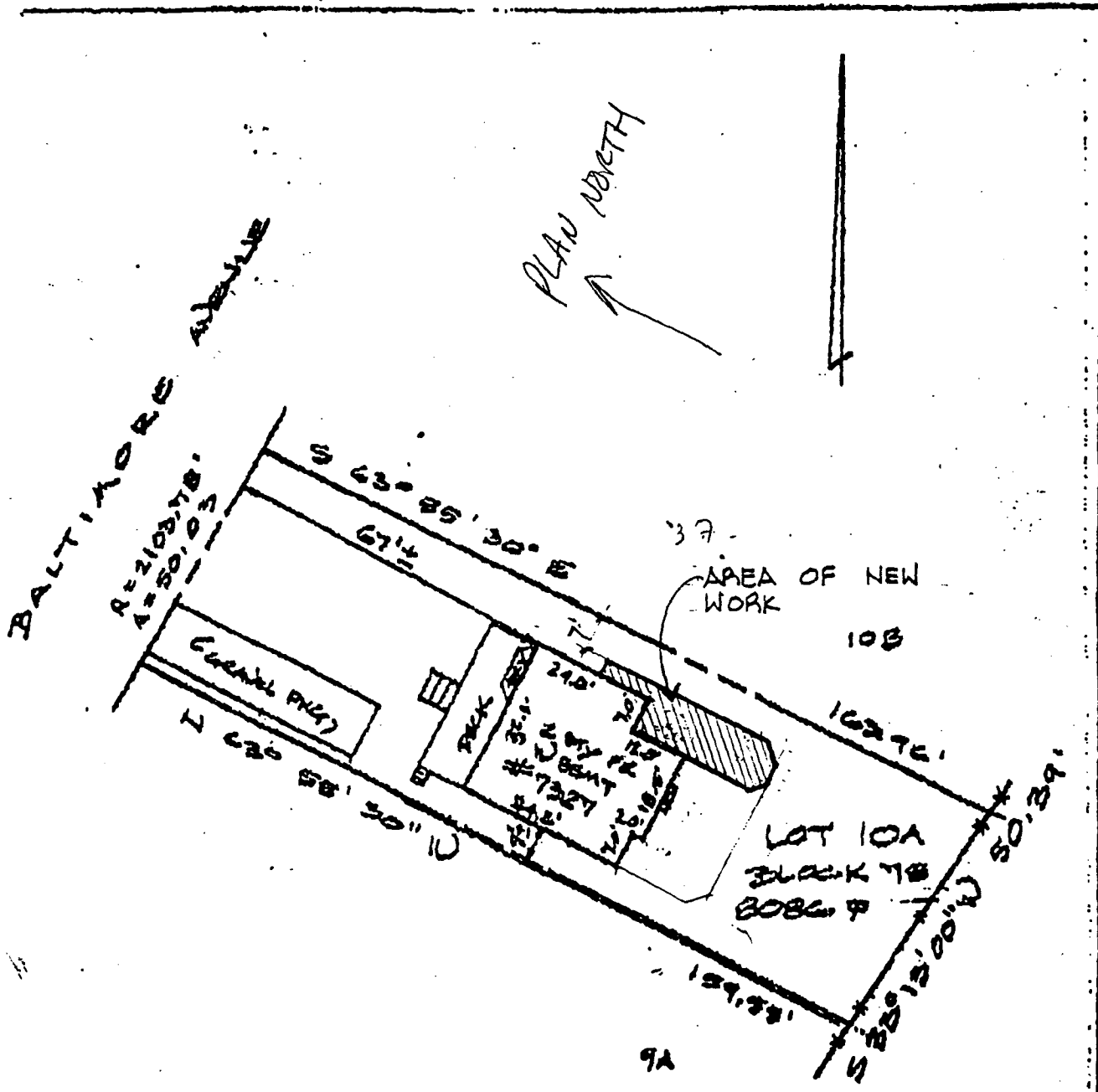
6

RE: ROBERT GOLDMAN ESQ. & JAMES T. H.

R-60
6,000 \$

7 set book.

JUL. 22. 1995 6:07PM P 1
PHONE NO. : 301 670 3447

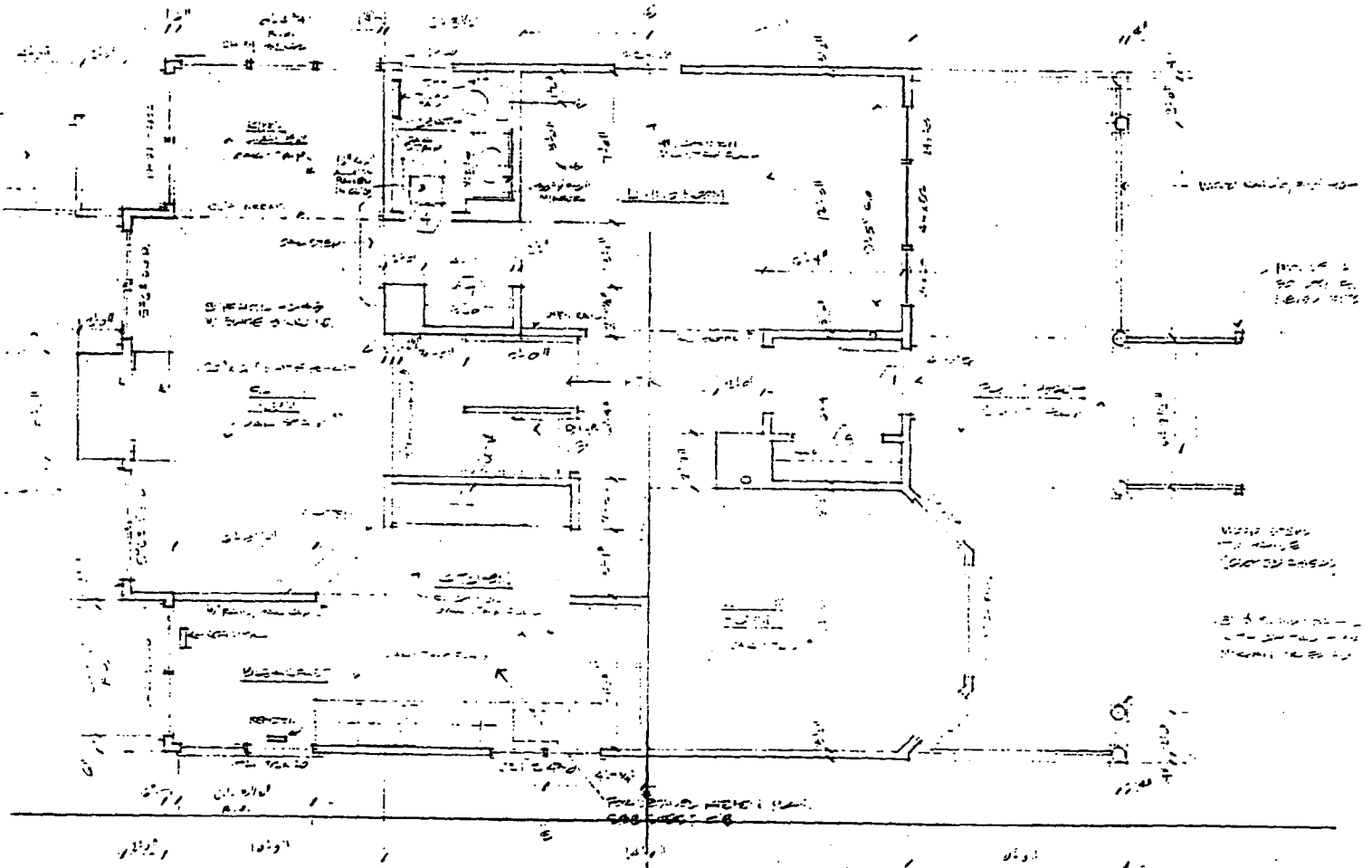


Property shown hereon is not in a flood plain per existing records unless otherwise noted.

O'CONNELL & LAWRENCE, INC. SURVEYORS, ENGINEERS & LAND PLANNERS 17904 Georgia Avenue, Suite 302 Clary Maryland 20812 710 924-4570 Fax (301) 664-8472	HOUSE LOCATION LOT 10A BLOCK 7B TAKOMA PARK HOME TRUST COMPANY PLAT BOOK-47 PLAT 3943 TAKOMA PARK MONTGOMERY COUNTY MARYLAND
---	--

I, the undersigned, do hereby certify that the property delineated hereon is in accordance with the Plat of [Name] and that the bearings and distances were verified by accepted field practices and include permanent monuments, if any. This plat is not to be construed as a warranty of title, but is prepared for the exclusive use of the client and is subject to the terms and conditions set forth in the report furnished.	LAND SURVEYOR'S CERTIFICATION I, the undersigned, do hereby certify that the property delineated hereon is in accordance with the Plat of [Name] and that the bearings and distances were verified by accepted field practices and include permanent monuments, if any. This plat is not to be construed as a warranty of title, but is prepared for the exclusive use of the client and is subject to the terms and conditions set forth in the report furnished.	Job No 622-15 Scale 1" = 30' DATE Work On Final Loc 1/27/98 Record 950071
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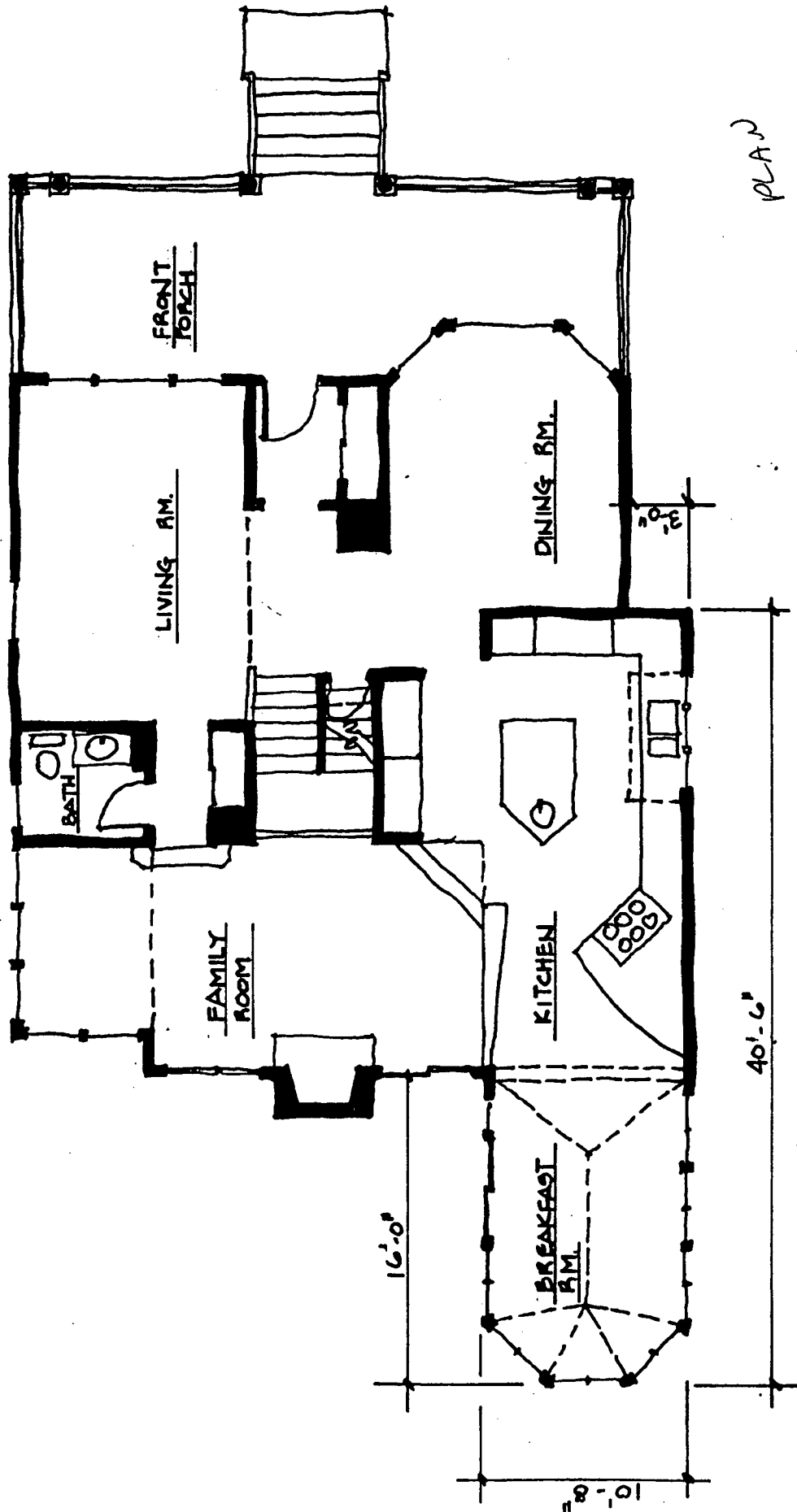
7



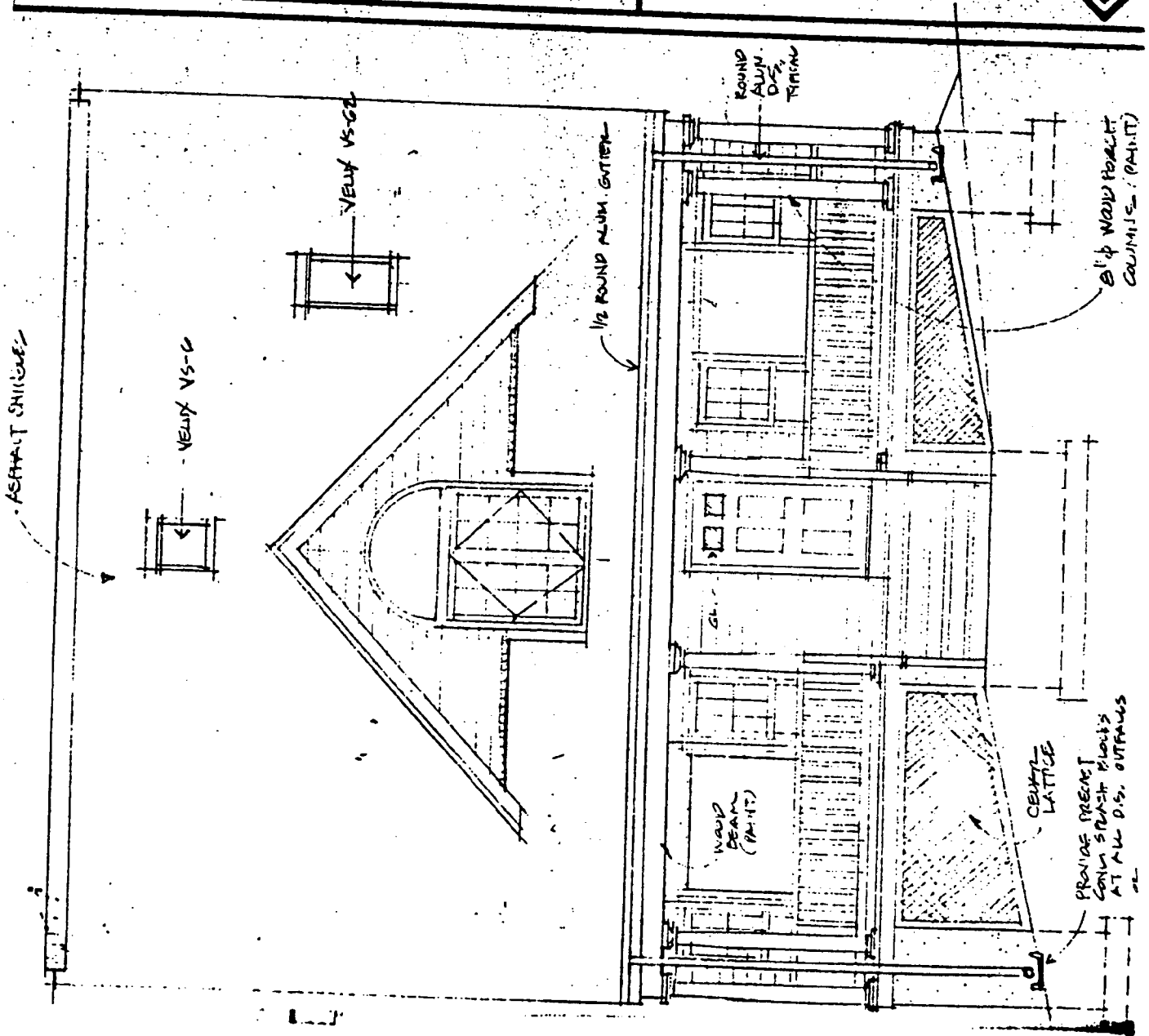
FIRST FLOOR PLAN

→ PLAN NORTH

EXISTING FLOOR PLAN



PROPOSED 1st FLOOR PLAN
 1/8" = 1'-0"

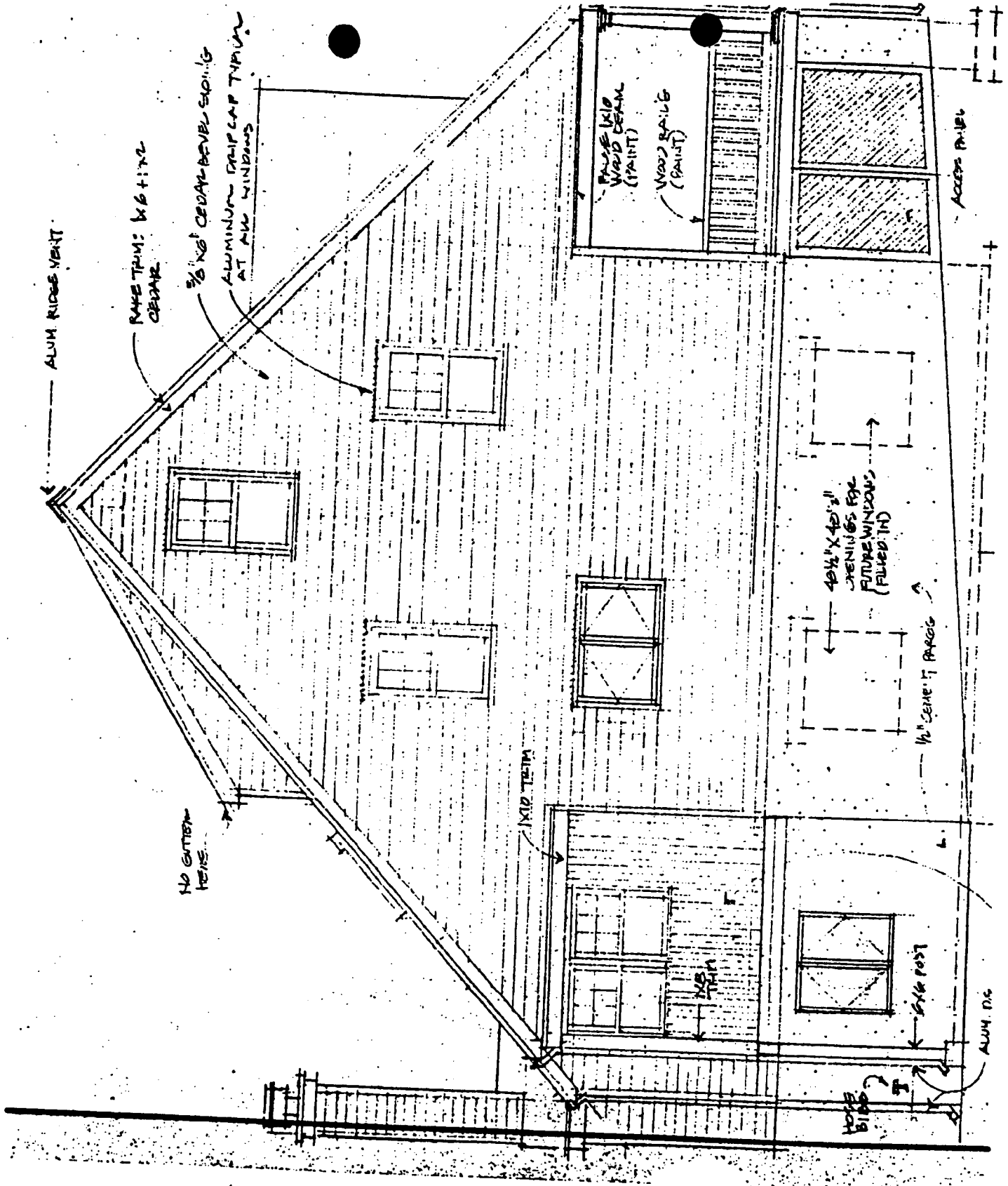


EXISTING NORTH ELEVATION

EXISTING
 NOTE: WINDOWS, AS INSTALLED, ARE 1/2\"/>

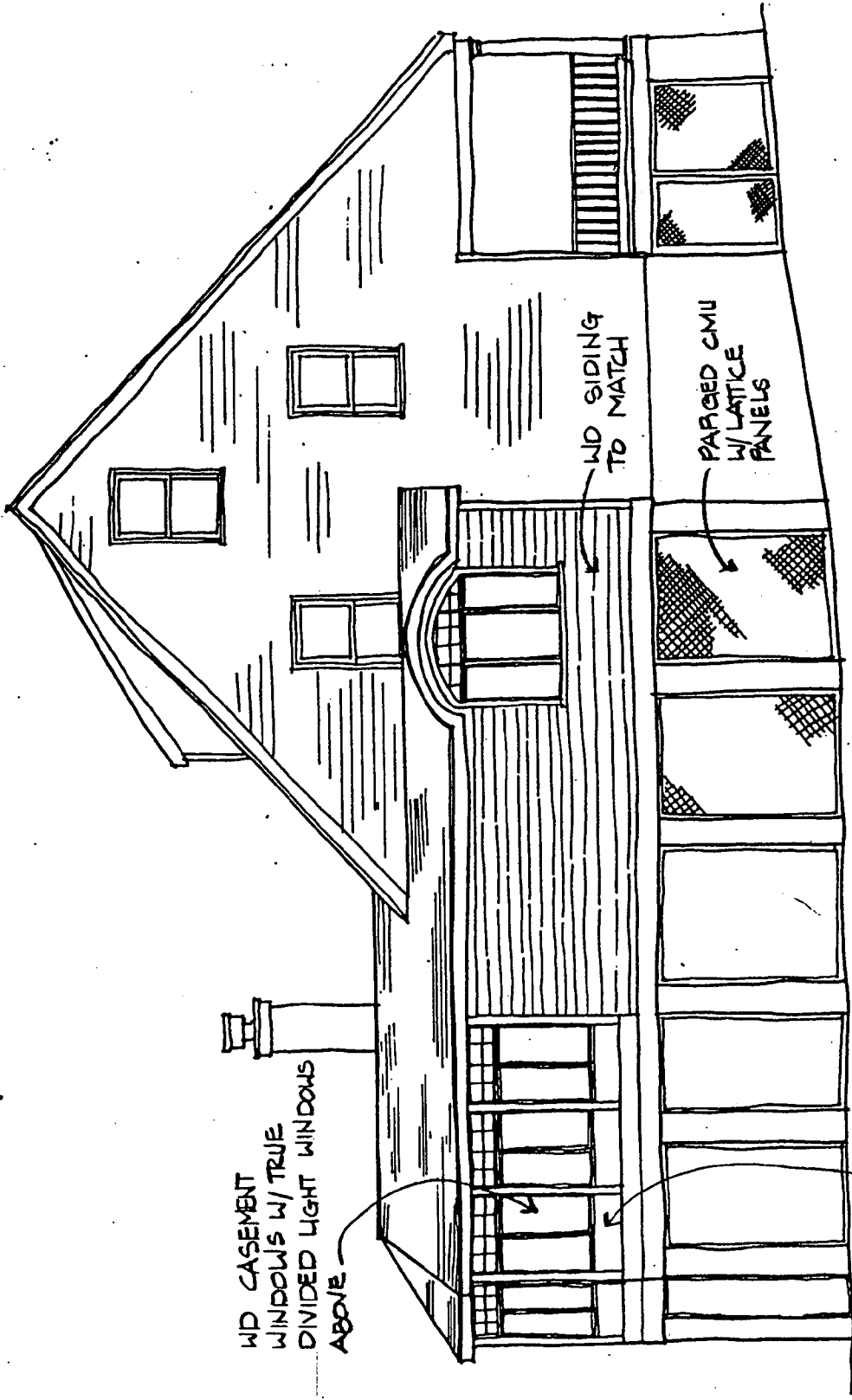


NORTH ELEVATION



EXISTING EAST ELEVATION

NOTE: EXISTING WINDOWS, AS INSTALLED, PAGE 4,



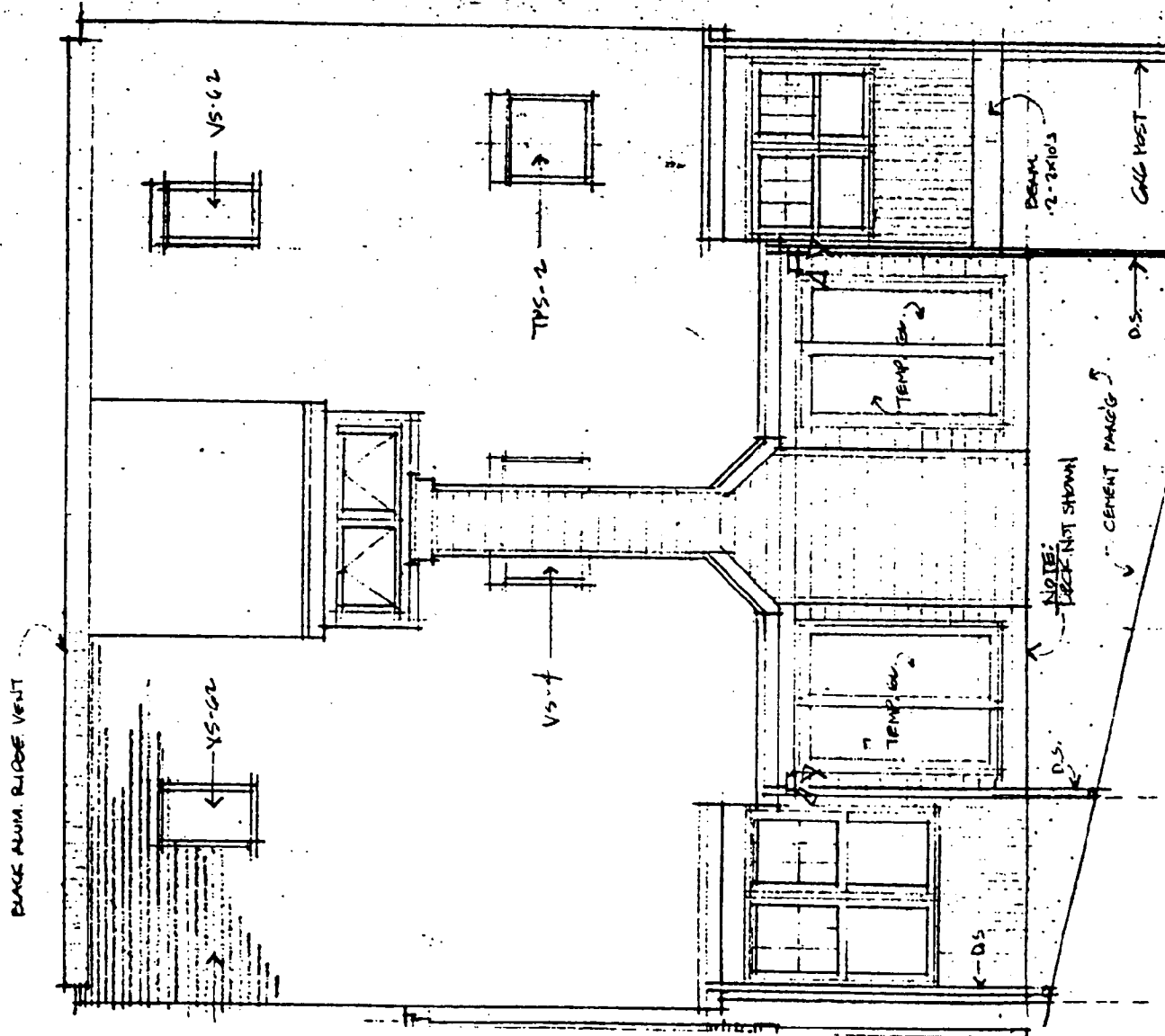
WD CASEMENT
WINDOWS W/ TRUE
DIVIDED LIGHT WINDOWS
ABOVE

WD SIDING
TO MATCH

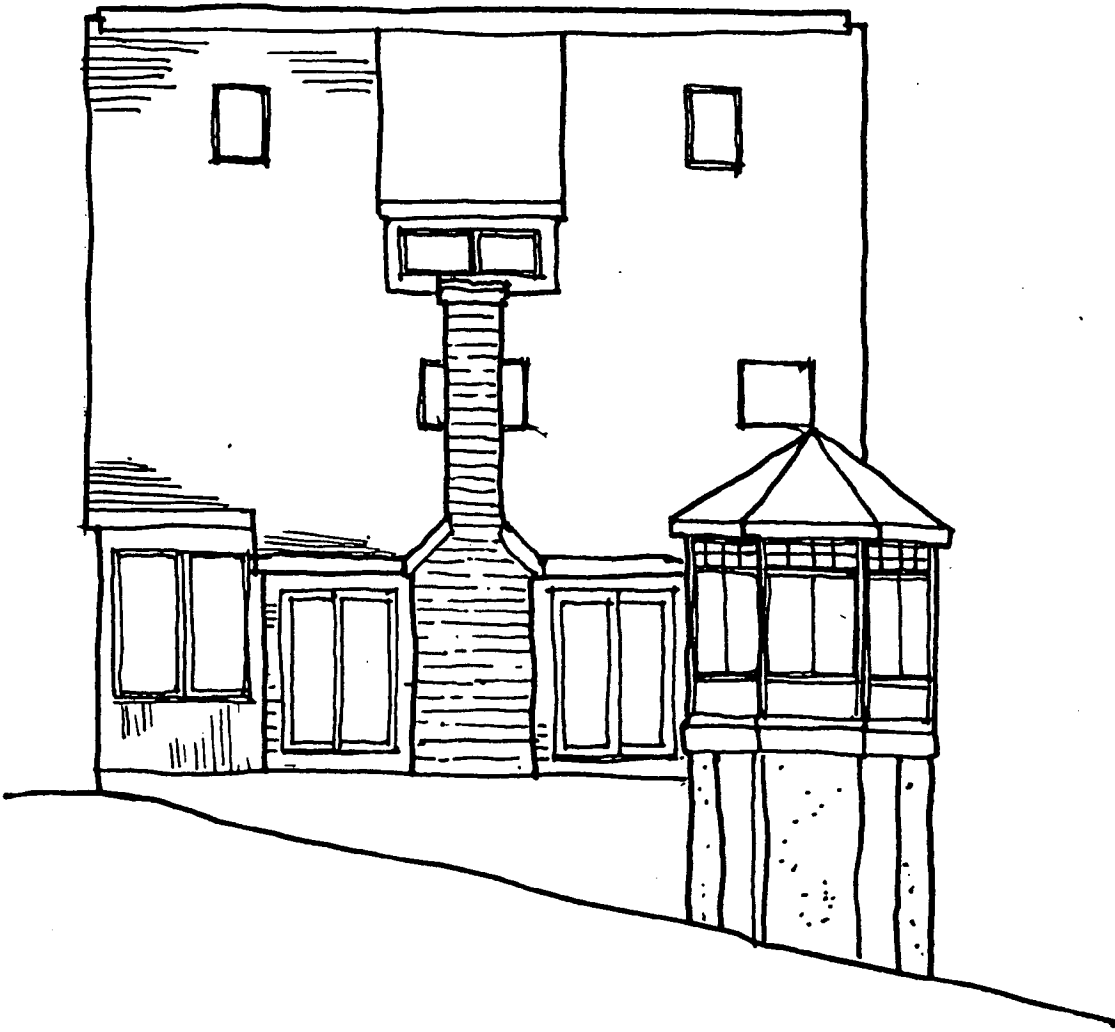
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W/ LATTICE
PANELS

MDO PANELS

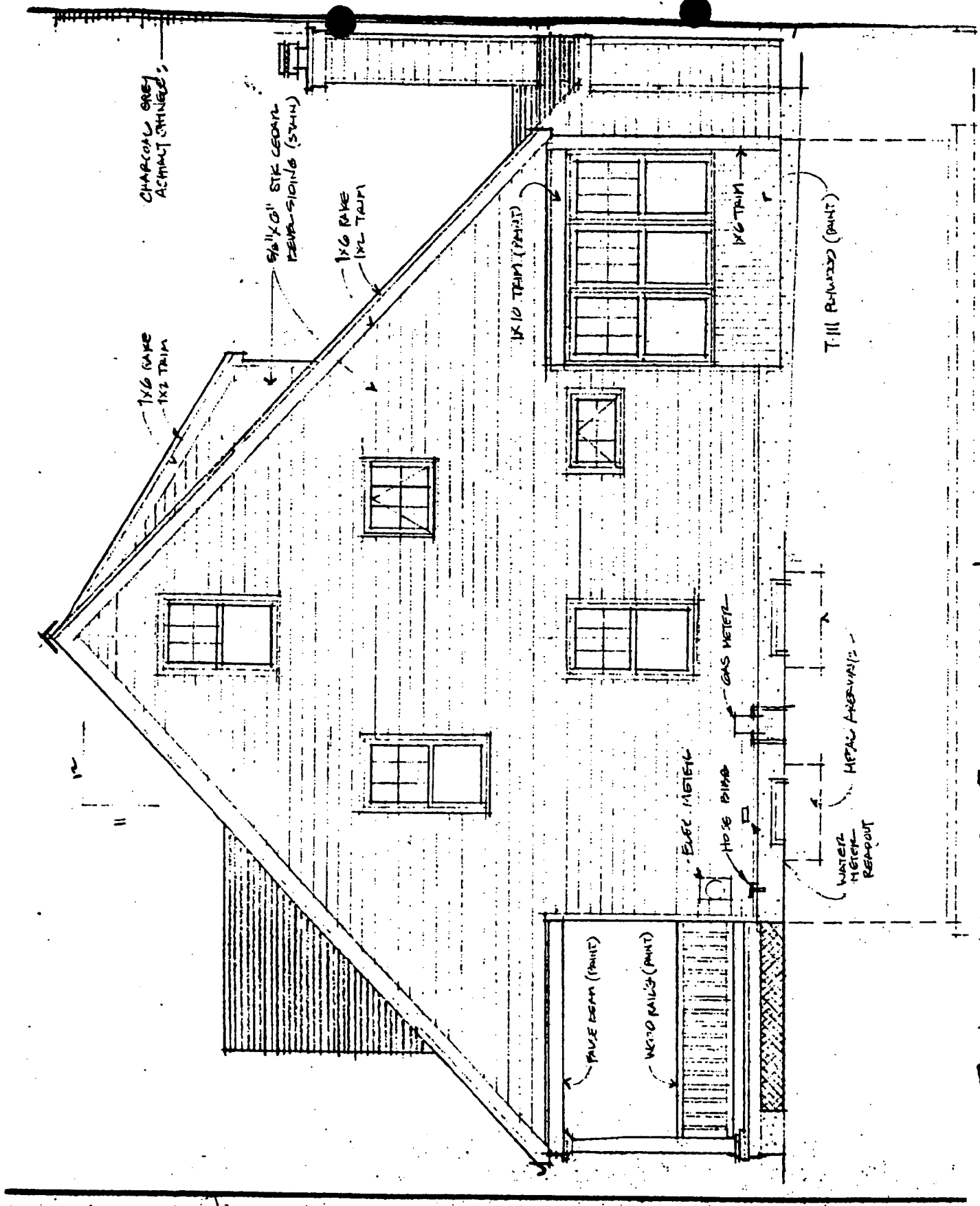
PROPOSED EAST ELEVATION



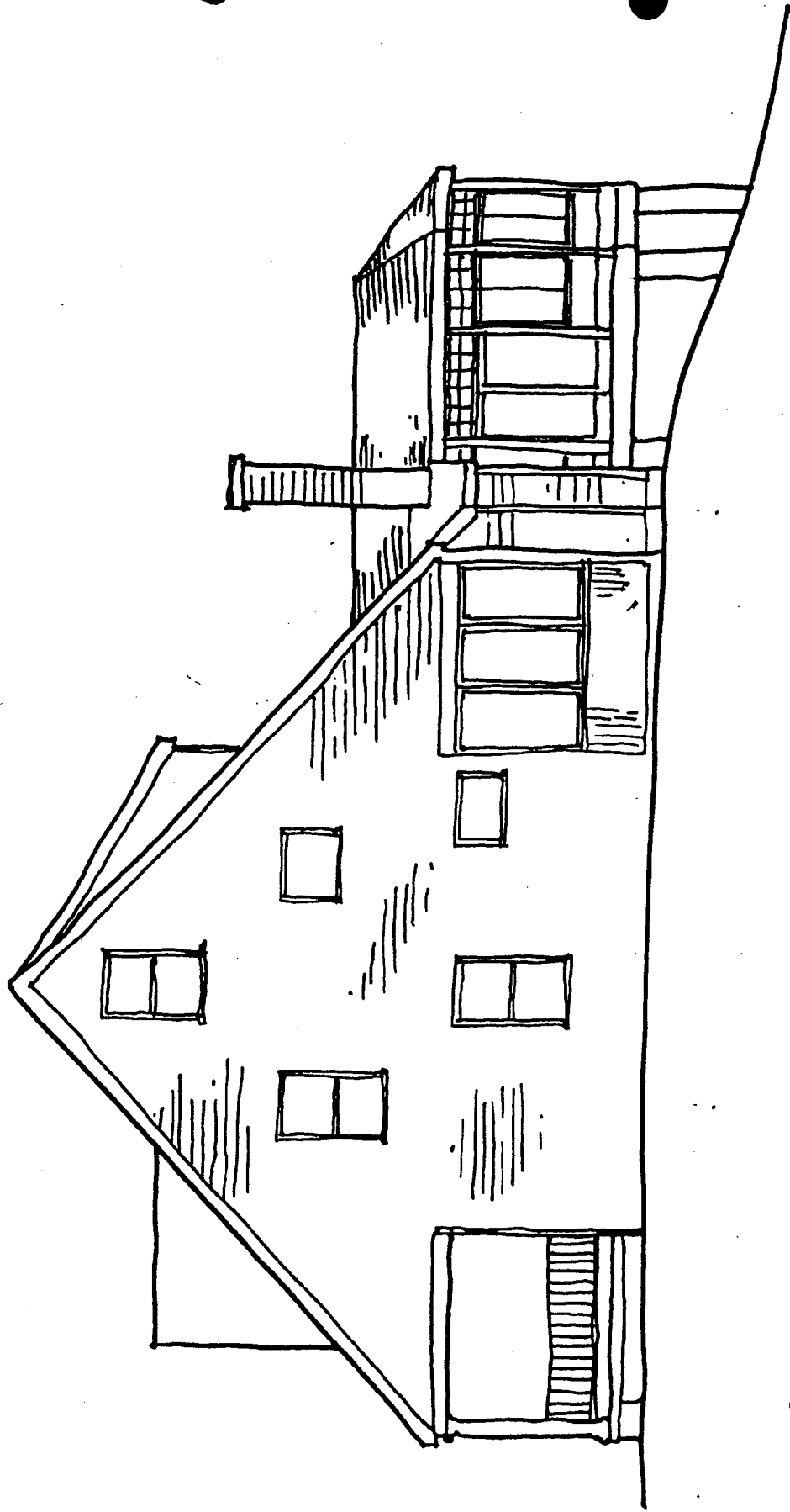
EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



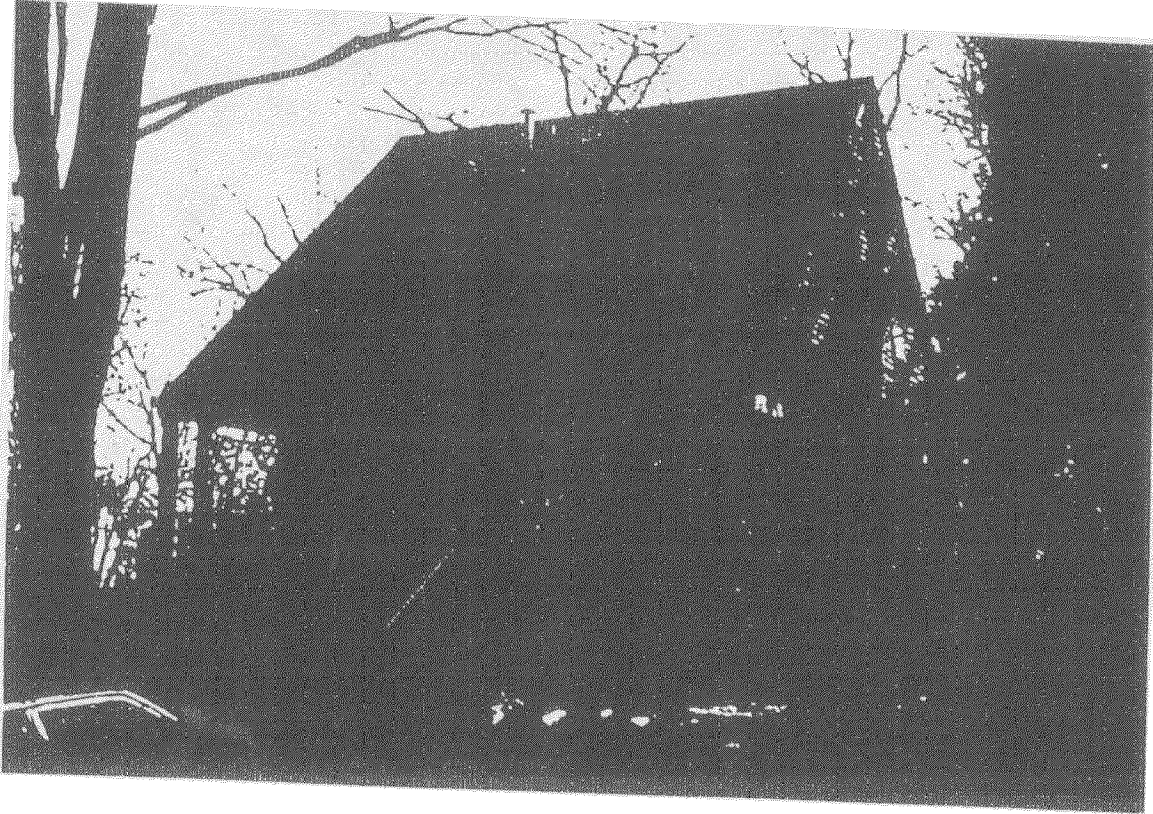
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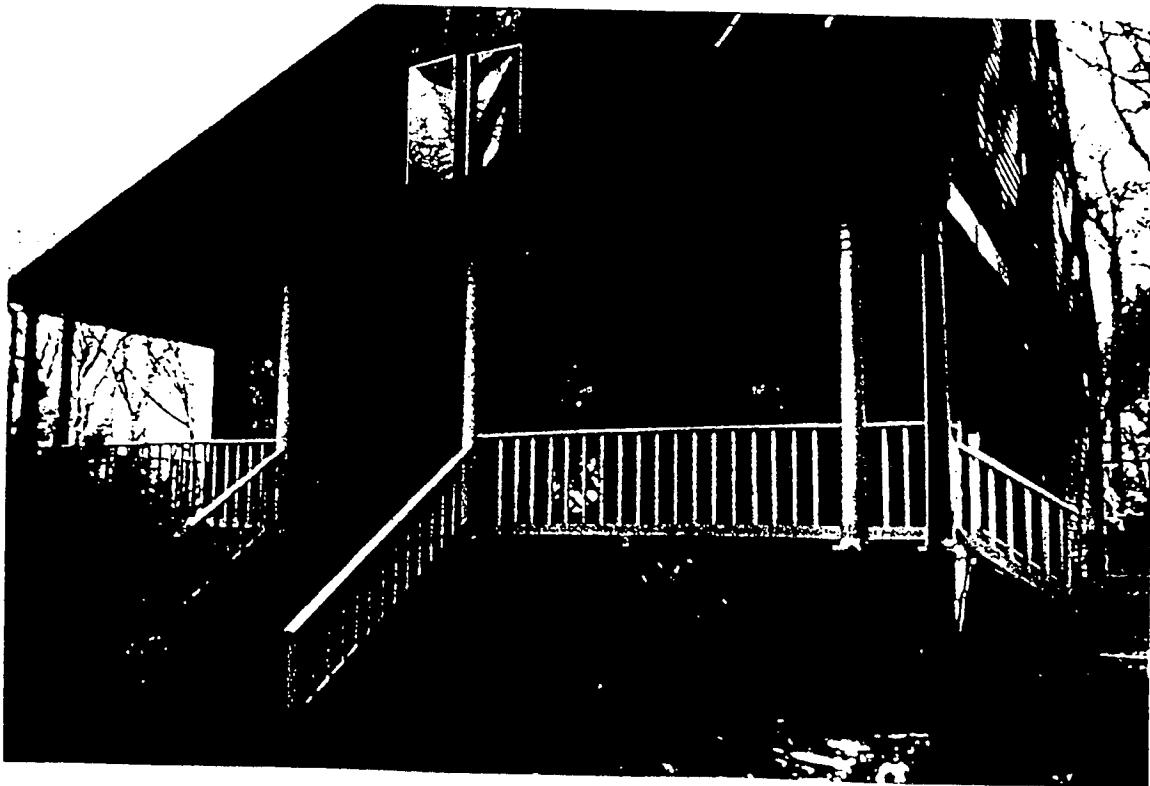
PROPOSED WEST ELEVATION

1.7

BRANDA / REED



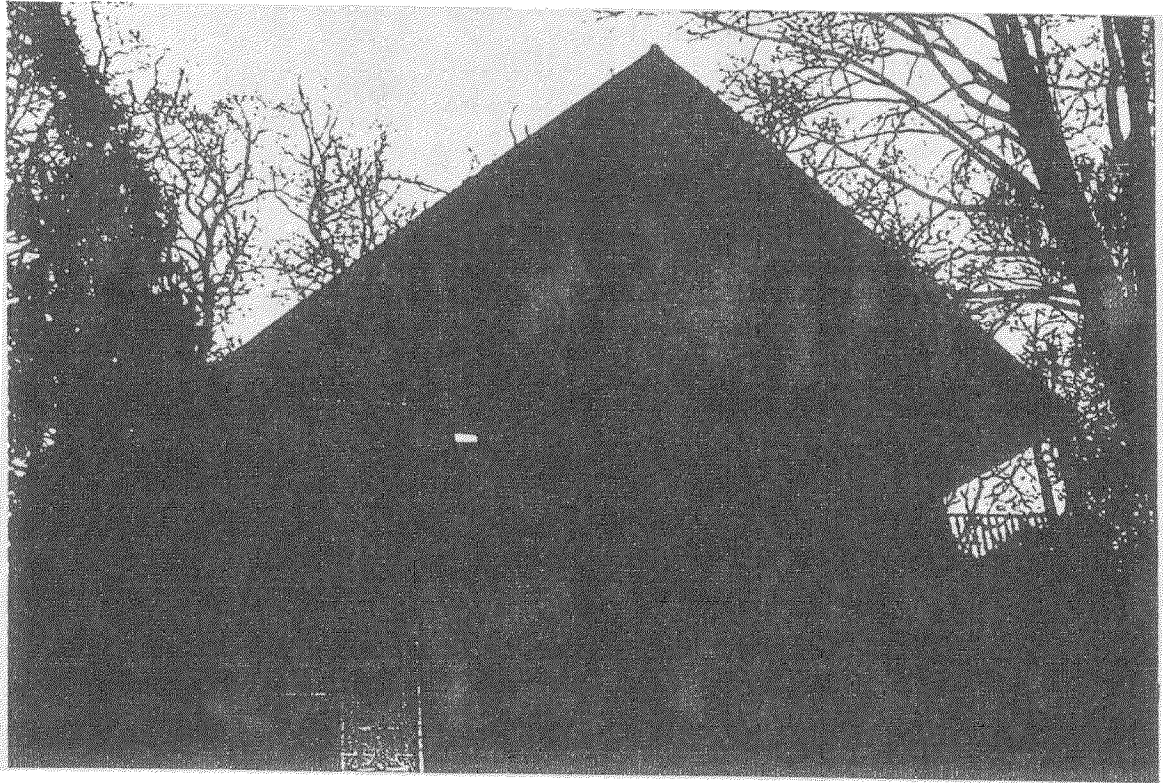
NORTH ELEVATION FRONT



FRONT

NORTH ELEVATION

(18)



EAST ELEVATION (LEFT) SIDE



SOUTH ELEVATION REAR



SOUTH (REAR)
ELEVATION



(RIGHT SIDE)

WEST
ELEVATION (20)

BA-2496
BA-1480
BA-2624
BA-2738

BUFFALO AVE
30
4
6
11

ALBANY AVENUE
25
24
23
22
21
20
19
18

(76)

(75)

R-60

(78)

(11)

(79)

(12)

CLEVELAND ROAD

THIS COPY IS THE PROPERTY OF THE NATIONAL CAPITAL PARK & PLANNING COMMISSION.

Handwritten signature

(80A)

(82)

(100)

BRANCH

ROAD

HOLLY

BARCLAY AVE.

DOGWOOD

AVENUE

BIRCH

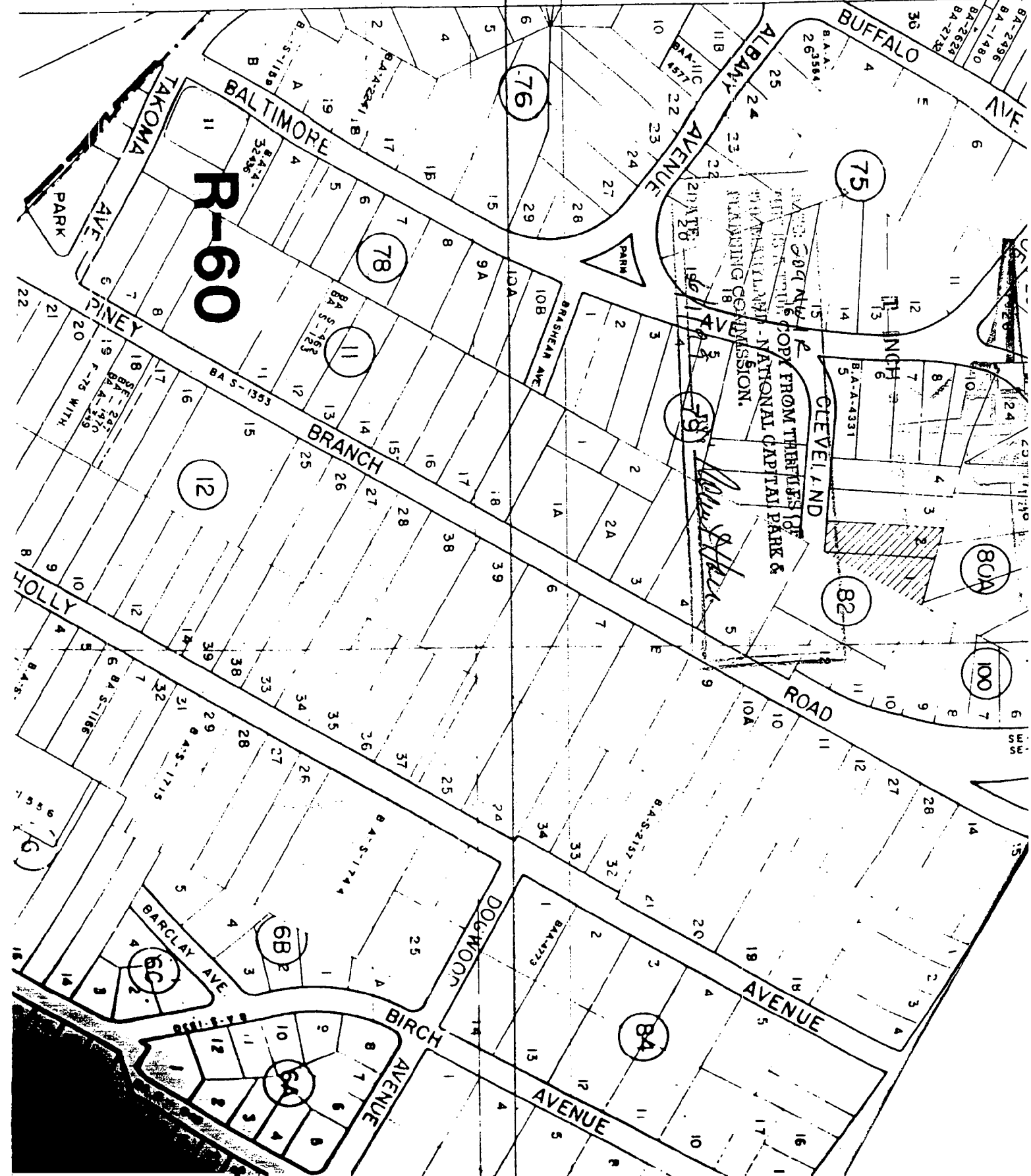
AVENUE

(68)

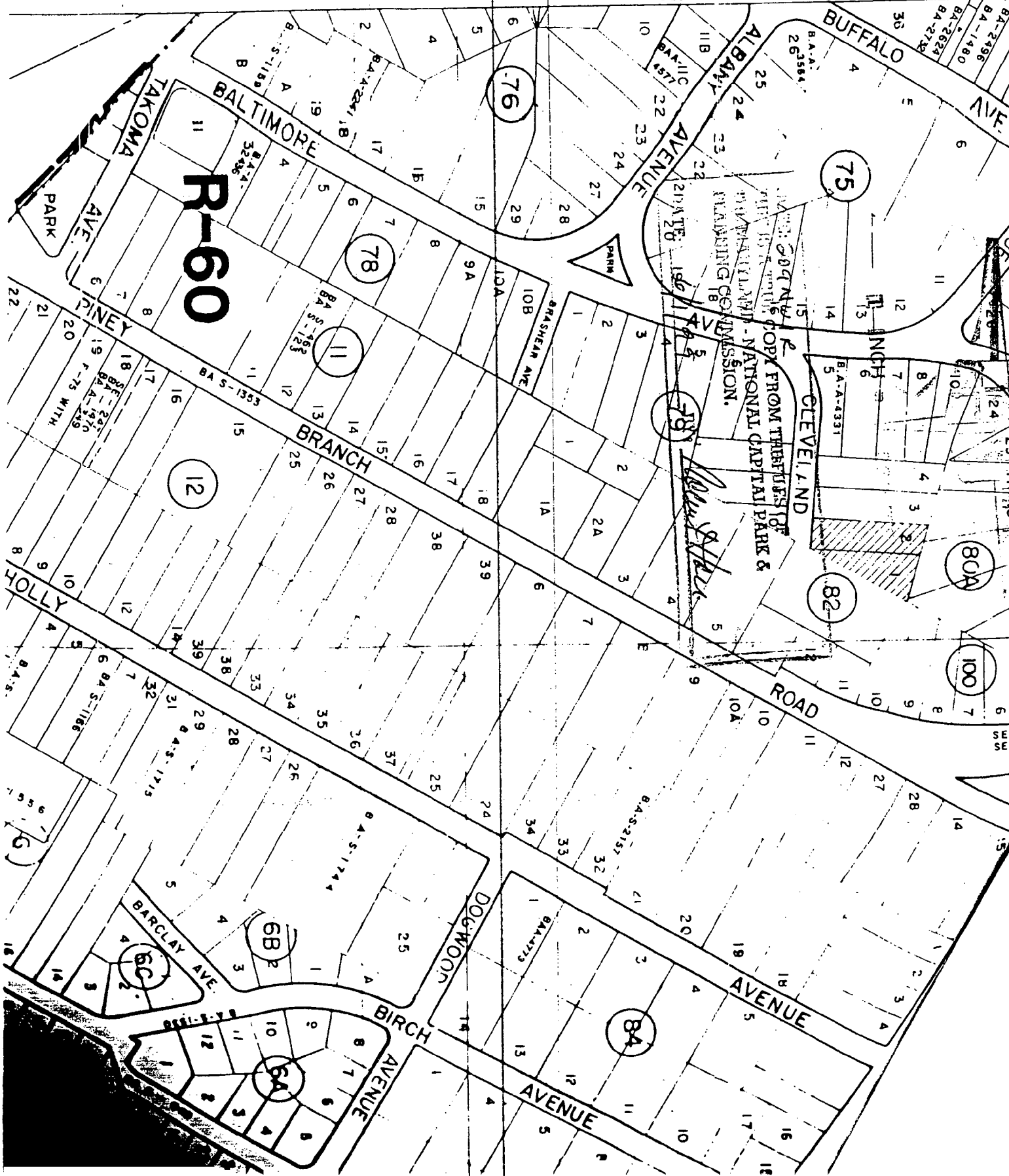
(69)

(84)

(6A)



B.A.-A-1528



R-60

76

75

78

11

12

79

80A

82

100

6B

6C

6A

6A

(6)

PARK

COPY FROM THIRTIETH OF JUNE 1975 TO THE NATIONAL CAPITAL PARK & PLANNING COMMISSION.

James S. Hall

CLEVELAND ROAD

BRUSH AVE

B.A.-A-43331

BALTIMORE

TAKOMA AVE

PARK

WINNEY

BRANCH

HOLLY

DOGWOOD

BIRCH

AVENUE

BUFFALO AVE

ALBANY AVENUE

B.A.-2496
B.A.-1480
B.A.-2024
B.A.-2739

B.A.-A-263584

PAN-11C
4577

B.A.-A-2241

B.A.-S-1189

B.A.-A-3246

B.A.-S-1353

B.A.-A-4331

B.A.-S-125

B.A.-S-1744

B.A.-S-1715

B.A.-S-1188

B.A.-S-2157

B.A.-A-773

B.A.-S-79

B.A.-S-1189

B.A.-S-1189

B.A.-S-1189

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