

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7027 Eastern Ave., Takoma Park	Meeting Date:	12/19/2018
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	12/12/2018
Applicant:	Mellissa Francis M. (Martin Davis, Architect)	Public Notice:	12/5/2018
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-18BBBB	Staff:	Michael Kyne
PROPOSAL:	Partial demolition and construction of new front porch		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Takoma Park Historic District
STYLE: Ranch
DATE: c. 1930s-40s

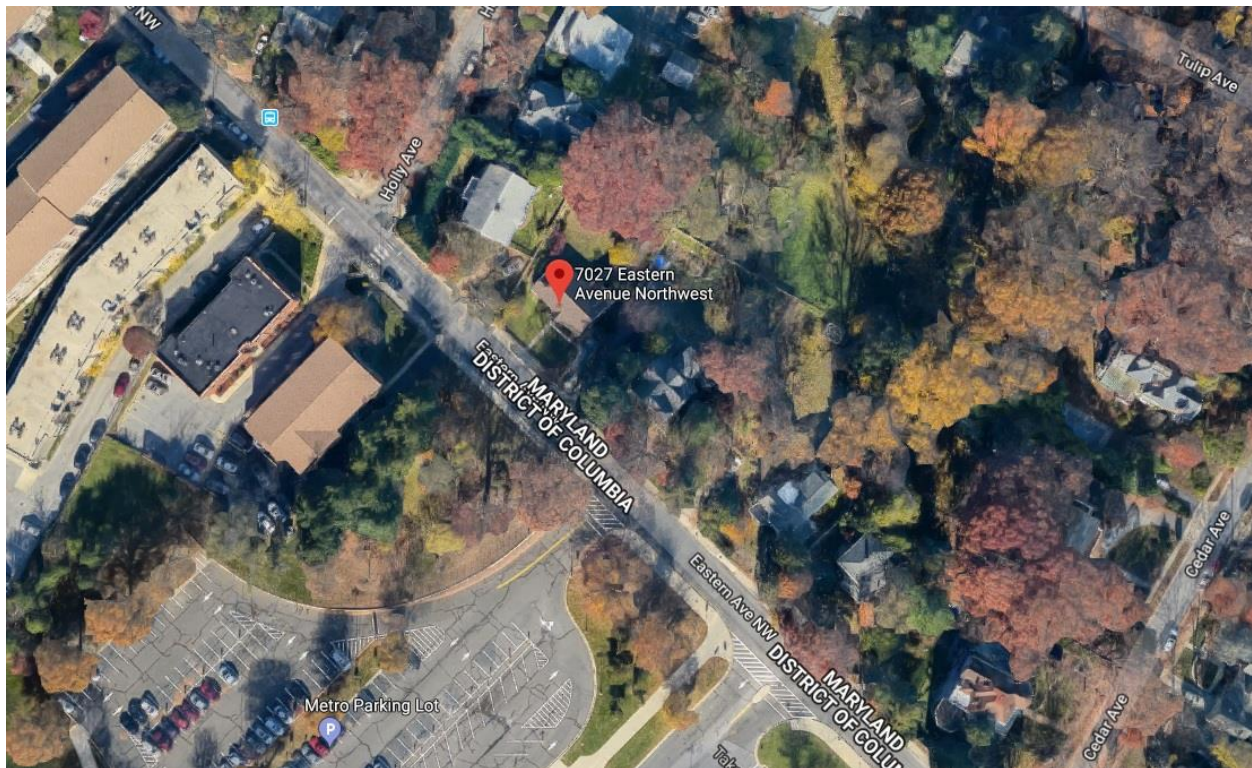


Fig. 1: Subject property.

PROPOSAL

The applicants propose to replace the existing 4' deep x 6' long covered front porch with a new 7' deep x 20' long covered front porch.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standard's for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

- The design review emphasis will be restricted to changes that are all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and
- The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the historic district.

The Guidelines contain the following statements pertaining to Non-Contributing/Out-of-Period Resources:

- Non-Contributing/Out-of-Period Resources are either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district's primary periods of historical importance. These types of resources should receive the most lenient level of design review.
- Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." Standards 2, 9, and 10 most directly apply to the application before the commission:

#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.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF DISCUSSION

The subject property is a Non-Contributing resource on the southwestern edge the Takoma Park Historic District. The front of the house faces Eastern Avenue, with the District of Columbia on the opposite side of the street. The house to the east (right) is a Contributing Resource.

The applicants propose to replace the existing 4' deep x 6' long covered front porch with a new 7' deep x 20' long covered front porch. The proposed materials include pressure treated lumber, Trex decking,

vinyl flashing and painted wood fascia boards and railings. The applicant proposes to wrap the 6 x 6 support posts and beams with vinyl sleeves and trim.

Staff is generally supportive of the proposal, finding that, because the property is a Non-Contributing Resource and the confronting properties are outside of the historic district, it has minimal potential to detract from the character of the historic district. Regarding the proposed vinyl sleeves, trim, and flashing, staff would not recommend approval of these materials for Contributing or Outstanding Resources; however, given the location of the subject property at the edge of the historic district and the direction provided by the *Guidelines*, staff recommends approval of the proposal as submitted.

To reiterate, the *Guidelines* state that Non-Contributing Resources should receive the most lenient level of design review and that, except for major additions and alterations to the scale and massing which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole, most alterations and additions to Non-Contributing Resources should be approved as a matter of course. Staff finds that the proposal does not impair the character of the historic district as a whole. Staff also finds that, in accordance with the *Standards*, the proposal will not remove or alter features that characterize the property (or, in this case, the resource/historic district).

However, the Commission might find that the proposal would introduce incompatible materials on a proposed feature that will be highly visible from the public right-of-way and review the proposal with greater scrutiny. If so, the Commission may make a finding that the proposed materials (i.e., vinyl sleeves, wraps, and flashing) are incompatible with the house and/or streetscape and stipulate that more appropriate materials such as wood be used.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation #2*, and *Takoma Park Historic District Guidelines* outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the *Takoma Park Historic District Guidelines* identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPB - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: deck.martin@comcast.net Contact Person: Martin Davis
Daytime Phone No.: 240-832-5208
Tax Account No.: 01061060
Name of Property Owner: Melissa Francis M. Daytime Phone No.: _____
Address: 7027 Eastern Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Maxland Deck Builders LLC Phone No.: 240-832-5208
Contractor Registration No.: 126508 MHIC Lic
Agent for Owner: Lee Vines Jr Daytime Phone No.: 240-535-0201

LOCATION OF BUILDING/PERMIT

House Number: 7027 Eastern Ave Street: _____
Town/City: Takoma Park MD 20912 Nearest Cross Street: Holly Ave
Lot: 22 Block: 7 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimator: \$ 12,285

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 _____ 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.

Lee Vines Jr
Signature of owner or authorized agent

11/26/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 859225 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Remove 6x4 existing old front porch
and install new 20x17 20x7 wood porch.
new porch will be painted in white

(See Attached Docs.)

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

New porch to be located in front of
house. to replace old porch.

2. 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.

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

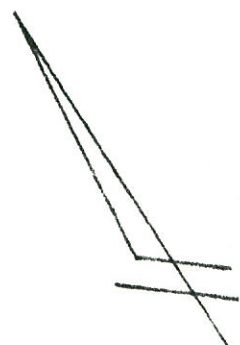
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

NOTE : THIS LOCATION IS VALID FOR 180 DAYS FROM THE DATE ON THE PLAN.

NOTE: This location for title purposes only - not to be used for determining property lines. Property owner Markers Not guaranteed by this location



IMPROVEMENT LEGEND

S - S
 P - F
 D - I

B/E = Basement Entry
D/W = Drive
C = Conc
St = S
Br = B
Fr = Fr
++ = Fence

G = ()
O/H = Overhead
Por = Porosity
Sty = Styrene
Asph = Asphalt



Hand-drawn survey map of Lot 22, 6358g. The map shows the following features and measurements:

- Lot 22, 6358g**: The main subject of the survey.
- 1/2 Story Brick & Frame # 7027**: The main house structure, with dimensions 23.0, 12.3, 7.1, 14.7, 1.4, 7.1, 43.9, and 34.0.
- Porch**: A small structure attached to the house, with a dimension of 13.9.
- Br & Fr Shed.**: A brick and frame shed located to the right of the house.
- Stone Wall**: Located on the left side of the lot, with a dimension of 22.12.
- Part of Lot 23 10055**: A portion of the adjacent lot to the left.
- Asphalt Drive**: A driveway located to the right of the house, with a dimension of 32.4.
- Boundary Bearings and Distances**:
 - Top boundary: $N 60^{\circ} 45' E$ 67.75'
 - Right boundary: $S 29^{\circ} 15' W$ 118.24'
 - Bottom boundary: $N 45^{\circ} 00' W$ 70.4'
 - Left boundary: $N 29^{\circ} 15' E$ 22.12'
- Other Measurements**:
 - 10.380 (distance from left boundary to house)
 - 10' (distance from top boundary to house)
 - 10.7 (distance from left boundary to house)
 - 1.4 (distance from left boundary to house)
 - 32.4 (distance from house to asphalt drive)
 - 70.4 (distance from house to bottom boundary)

LOCATION OF HOUSE
LOT 22 & PART OF LOT 23, BLOCK 7
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

FLOOD ZONE C PER FEMA MAP

I HEREBY CERTIFY THAT THE LOCATION OF ALL THE EXISTING MINES ON THE ABOVE DESCRIBED PROPERTY HAS BEEN ESTABLISHED BY A FIELD LOCATION.

REFERENCES

FLAT BK 7

FLAT NO 552

LIBER 26110

FOLIO 153



HALLER-BLANCHARD & ASSOCIATES

P.O. BOX 1774
FREDERICK, MARYLAND 21702
(301) 228-2206 FAX (301) 228-2248

DATE OF PLANS

SCALE: 1" = 20'

WALL CHECK:

INR LOC: 9-14-04

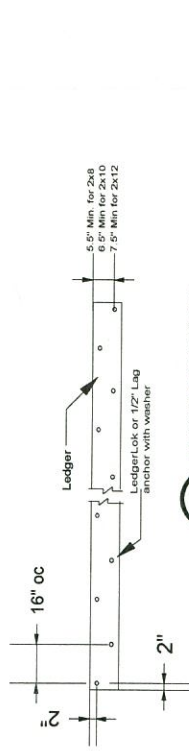
BOUNDARY:

DRAINING BY: BB

JOB NO: 04-25953

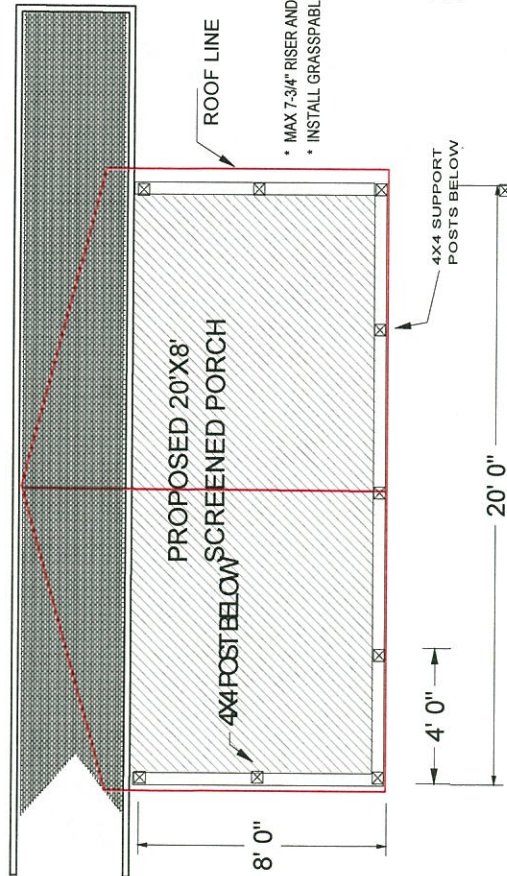
THIS LOCATION FOR MORTGAGE PURPOSES FOR Francis

7

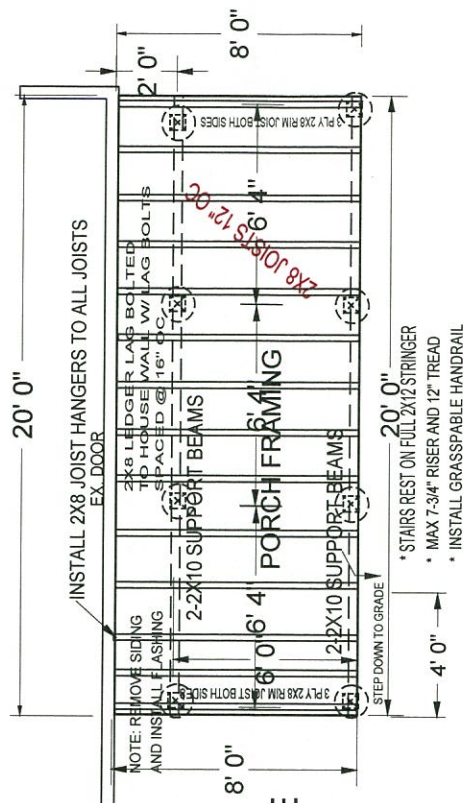


O1
A4
LEDGER CONNECTION
Scale : 1/4" = 1' -0"

O1
A1
PROPOSED DECK
Scale : 1/4" = 1' -0"

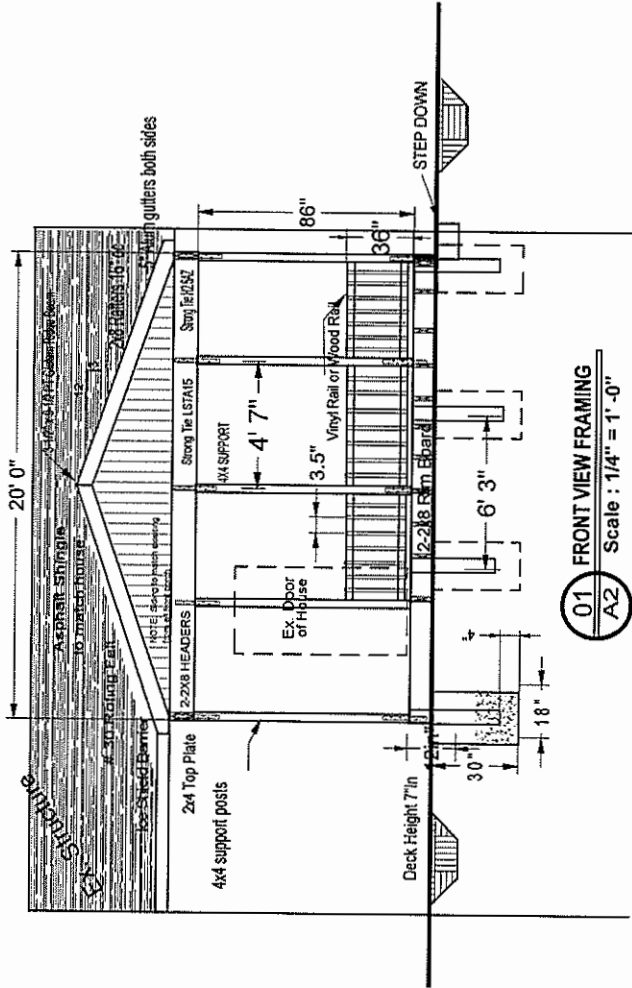


HEIGHT 12"IN ABOVE GRADE

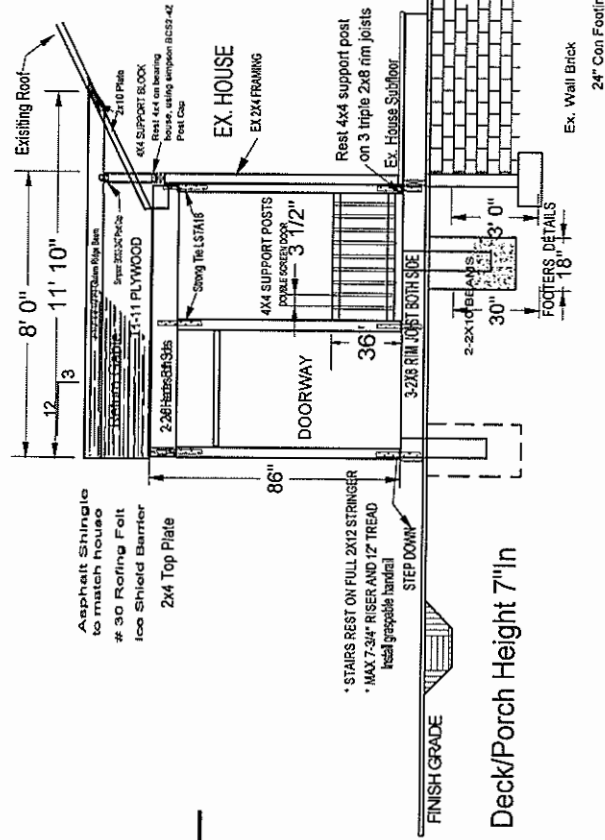


O1
A2
PROPOSED FRAMING
Scale : 1/4" = 1' -0"

CLIENT: FRANCIS MELISSA 7027 EASTERN AVE TAKOMA PARK MD 20912-4235	CONTRACTOR: M MARYLAND DECK BUILDERS, LLC 301-792-2518 MHIC LIC 126508			SHEET TITLE: FRAMING PLANS ELEVATION DETAILS		SHEET NO A1 09/05/20	
	COUNTY DRAWN BY: SCALE:			MONTG. CO. NELSON FLORES 1/4"=1'-0"			
	SUBMISSION			DATE		NO	



01 FRONT VIEW FRAMING
A2 Scale : 1/4" = 1'-0"



01 LEFT SIDE VIEW ELEVATION
A3 Scale : 1/4" = 1'-0"

Deck/Porch Height 7" In

MATERIAL:
DECK/PLATFORM FRAMING: All framing is to be pressure treated wood approved for ground contact. deck joists, are 2x8s 12" oc, Ledger board 2x8 lag bolted to house wall. Deck support posts will be 6x6s pressure treated posts approved for ground contact.
FRAMING: All material will pressure treated wood, painted on with paint, or wrapped in white pvc vinyl trims.
ROOF/SHINGLE: Asphalt shingle to match existing one on house.
ROOF SUPPORT POSTS: All roof support posts 4x4 pressure treated painted in white or wrap with white vinyl sleeve.

CLIENT: FRANCIS MELISSA 7027 EASTERN AVE TAKOMA PARK MD 20912-4235	CONTRACTOR: M MARYLAND DECK BUILDERS, LLC 301-792-2518 MHIC LIC 126508	SHEET TITLE: FRAMING PLANS ELEVATION DETAILS		SUBMISSION		DATE	NO	COUNTY	MONTG. CO.	SHEET NO: A 1	09/05/2018
		DRAWN BY: NELSON FLORES		SCALE:						1/4"=1'-0"	

GENERAL SCOPE OF WORK & MATERIAL AND BUILDING DESCRIPTION

PROPOSE FRONT PORCH: We are proposing to replace 4x6 existing front porch, with a new 20'ftx7'ft front porch. Material that we are proposing is Trex Select Composite decking, and wood rail and posts holding roof to be wood painted in white with semi-gloss exterior paint. Front porch will have no doors or screening. Front porch will be one step down as existing one.

DECK FRAMING: All framing will be 100% pressure treated lumber. The 6x6s support post will be Treated wood, approved for ground contact.

FOOTERS: Dig footers 30-inches deep and 8-inches wide; pour footers with 4000psi ready mix concrete. All footers will have 12-inches thick concrete base, to comply with Howard county building code.

SUPPORT BEAMS: Framing will have 2- 2x8 rim joist pressure treated with a max span of 8 ft. Beams will be supported by notched 6x6's pressure treated post, approved for ground contact. All 6x6 post will be wrapped with white vinyl sleeves, also beams will be wrapped with white vinyl trims. Deck will be self-support with front beams and back beam, and ledger board bolted to existing house.

LEDGER BOARD: 2x8 ledger board lag-bolted to house wall w/bolts ½"x5" hot dip galvanized lag screws spaced 12" OC or Fasten-Master Ledgerlock.

DECK FLASHING: Existing siding will be removed before installing ledger board. Vinyl flashing will be installed prior installation of ledger board. Ledger board lag bolted to house using ½"x5" Hot Dip galvanized lag screws with washers.

JOIST: All Joists will be 2x8 pressures treated lumber install 12-inches on center. They will be face-nailed in front with a set of four nails (nails will be hot dipped galvanized or coated and approved for use with Treated lumber) all hardware i.e. joist hangers, carriage or hex bolts, angle brackets, nails, screws, etc. will be Hot Dip galvanized and approved for contact with pressure treated lumber. All joists will be toe-nailed down to beams, with set of 3 nails 3" inch.

DECKING: Trex Select composite decking, see color available below.

PORCH FACIA BOARD: All facia will be wood painted in white exterior paint.

RAIL: All rail to be wood painted in white, rail Hight will be 36" in height

DRAWINGS & PERMITS: Designs and building permit are Included.

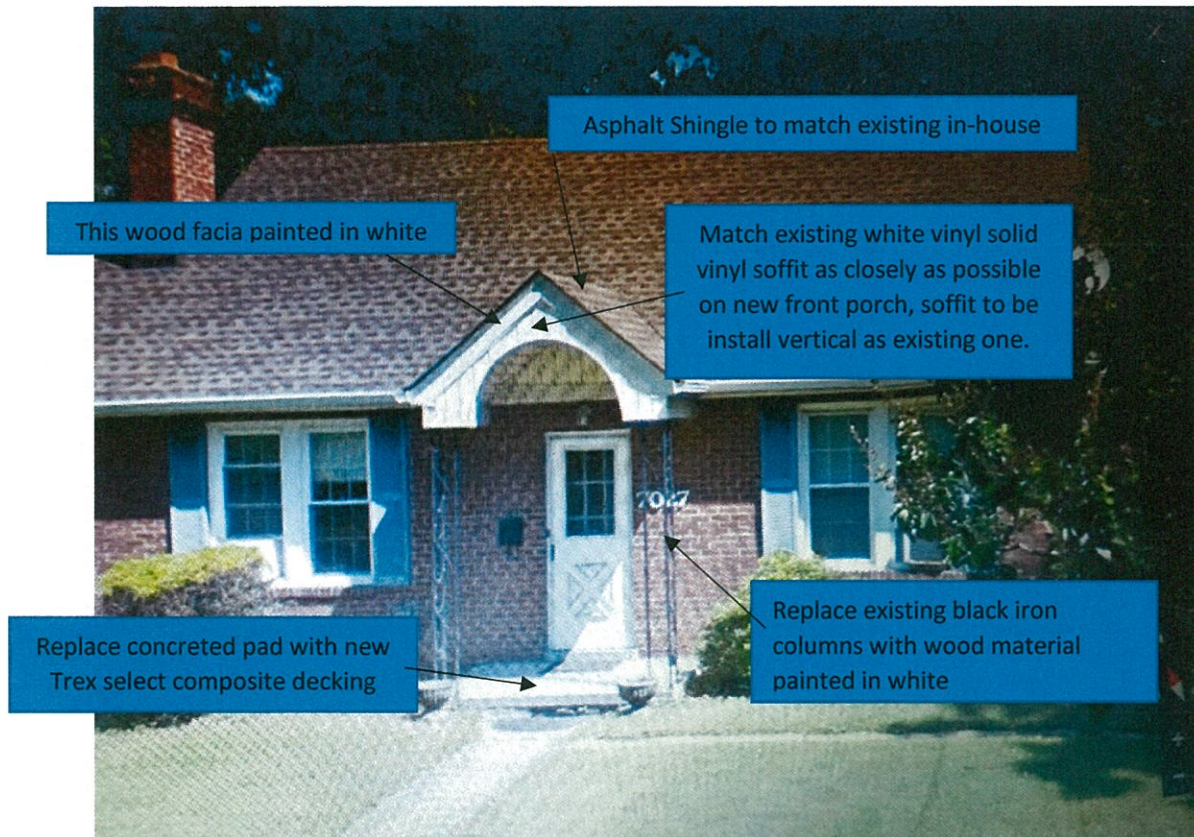
TREX SELECT COLORS AVAILABLE



EXISTING FRONT PORCH. BLACK LINES SHOW LOCATION OF NEW PROPOSED PORCH.



EXISTING PROPERTY CONDITION FRONT PORCH



This will give a general idea of how a 20'ftx8'ft front porch will look
With the material specification above. (SAMPLE PICTURE)



Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 01061060			
Owner Information					
Owner Name:		FRANCIS MELISSA M		Use:	RESIDENTIAL
Mailing Address:		7027 EASTERN AVE TAKOMA PARK MD 20912-4235		Principal Residence:	YES
				Deed Reference:	/44534/ 00100
Location & Structure Information					
Premises Address:		7027 EASTERN AVE TAKOMA PARK 20912-4235		Legal Description:	PT LT 23 BFG
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
JN41	0000	0000		0025	
					Block:
					7
					Lot:
					22
					Assessment Year:
					2019
					Plat No:
					552
					Plat Ref:
Special Tax Areas:		Town:		TAKOMA PARK	
		Ad Valorem:			
		Tax Class:		74	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1935	1,168 SF		7,363 SF	111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
1	YES	STANDARD UNIT	BRICK	1 full	
					Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2018	07/01/2019	
Land:	308,400	308,400			
Improvements	103,800	103,800			
Total:	412,200	412,200	412,200		
Preferential Land:	0				
Transfer Information					
Seller: FRANCIS MELISSA M ET AL		Date: 08/07/2012		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /44534/ 00100		Deed2:	
Seller: CLARKE, EVELYN W TRUSTEE		Date: 10/12/2004		Price: \$375,000	
Type: ARMS LENGTH IMPROVED		Deed1: /28446/ 00696		Deed2:	
Seller: CLARKE, EVELYN W		Date: 12/03/2003		Price: \$0	
Type: NON-ARMS LENGTH OTHER		Deed1: /26110/ 00053		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					
Homestead Application Status: Approved 07/31/2018					

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 13 Account Number - 01065706			
Owner Information					
Owner Name:		FEIDEN PETER A &		Use:	RESIDENTIAL
Mailing Address:		MARY J HOLIN 7025 EASTERN AVE TAKOMA PARK MD 20912		Principal Residence:	YES
				Deed Reference:	/08702/ 00785
Location & Structure Information					
Premises Address:		7025 EASTERN AVE TAKOMA PARK 20912-0000		Legal Description:	PT LT 4 BFG
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:
JN41	0000	0000		0025	
					Block:
					7
					Lot:
					P3
					Assessment Year:
					2019
					Plat No:
					Plat Ref:
Special Tax Areas:		Town:		TAKOMA PARK	
		Ad Valorem:			
		Tax Class:		74	
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1898	2,353 SF		14,129 SF	111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	Last Major Renovation
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of	As of	As of	
		01/01/2016	07/01/2018	07/01/2019	
Land:	340,100	340,100			
Improvements	289,800	289,800			
Total:	629,900	629,900	629,900		
Preferential Land:	0				
Transfer Information					
Seller:		Date: 02/16/1989		Price: \$252,000	
Type: ARMS LENGTH IMPROVED		Deed1: /08702/ 00785		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00		0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Search Result for MONTGOMERY COUNTY

<http://sdat.dat.maryland.gov/RealProperty/Pages/default.aspx>

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

Owner's mailing address Francis Melissa M. 7027 Eastern Ave Takoma park, MD 20912	Owner's Agent's mailing address Martin Davis 361 Gaylor RD Glen Burnie, MD 21060
Adjacent and confronting Property Owners mailing addresses	
Feiden Peter A. Mary Hdsn 7025 Eastern Ave Takoma park, MD 20912	Marnell Martha Stacey D. 7101 Holly Ave Tokoma park, MD 20912