

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7306 Maple Ave., Takoma Park	Meeting Date:	3/27/19
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/20/19
Applicant:	Amit and Anjali Patel	Public Notice:	3/13/19
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Partial Demolition and Building Addition		

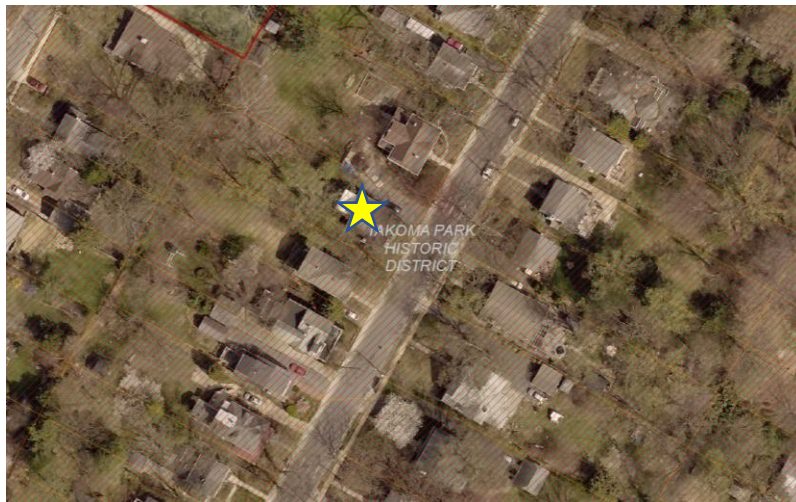
STAFF RECOMMENDATION

Staff Recommends the applicant makes the revisions recommended by the HPC and return for either a second preliminary consultation or a HAWP.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Takoma Park Historic District
STYLE: Craftsman
DATE: c.1910-20

The subject property is a two-story, wood-sided, gable-L house with a one-story porch that wraps around the right side of the building. The front façade is four bays wide with a left door and replacement vinyl one-over-one windows. Original wood windows are still present on the façade and certain locations on the side elevations as noted in the attached drawings and narrative. The house has a narrow setback from the lot line to the left and a driveway to the right.



PROPOSAL

Much of the work proposed is replacement in-kind and does not need HPC review or a HAWP including:

- Porch repairs;
- Roof and rafter repairs;
- Chimney repairs;
- Window repairs;
- Gutter repair;
- North porch repairs; and
- Painting

Much of this work is eligible for the County Historic Preservation Tax Credit. If the chimney needs to be rebuilt, Staff recommends the applicant consult with Staff to ensure that the work will be an in-kind replacement and will not require a HAWP.

The other work proposed will require a HAWP. This work includes a new roof over the north porch, installation of new skylights, and a new rear addition.

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 Standards for Rehabilitation (*Standards*). The pertinent information in these documents is outlined below.

Takoma Park Historic District Design 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 at 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 district.

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation.

Some of the factors to be considered in reviewing HAWPs on Contributing Resources include:

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

Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. – should be allowed as a matter of course; alterations to areas that do not directly front on a public way-of-way which involve the replacement of or damaged to original ornamental or architectural features are discouraged, but may be considered and approved on a case-by-case basis

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged, but not automatically prohibited

While additions should be compatible, they are not required to be replicative of earlier architectural styles

Original size and shape of window and door openings should be maintained, where feasible

Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to 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 from the public right-of-way should be allowed as a matter of course

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes several alterations to the house including the introduction of skylights, revisions to the north (right) side porch, and a rear addition.

Skylights

The applicant proposes to install two new skylights, one on the north slope and one on the south slope of the principal gable. Staff finds that due to the height and pitch of the roof, these features will not be highly visible from the right-of-way and does not constitute a substantial alteration under 24A-8(b)(1) and Staff would recommend approval at the HAWP stage.

North Porch

Currently, the side entrance on the north elevation has a simple gable roof covering the side door. The applicant proposes removing this roof and reconstructing it with a side facing gable of approximately the same dimensions and extending the roof to the rear, creating a side/rear wrap around porch. The roof will be covered in standing seam metal, matching the roof proposed at the rear, discussed below. This will not change the appearance of the house from the front but will be visible from an oblique angle. This visibility is increased due to the double-width driveway to the right.

Staff finds that the extending this roofline would change the massing and balance of the design and would be highly visible from the public right-of-way. Staff recommends this feature be eliminated from the design or altered to lessen its visual impact.

Rear Addition

The applicant proposes removing the rear deck and a rear addition and constructing a new rear gable addition. These features have been heavily modified from any historic configuration and their removal will not detract from the historic character or surrounding district and Staff recommends approval of the demolition of these features.

The rear addition will have a large, rear facing gable and is based on the shape of the historic house. Exact dimensions were not included in the drawings, but it appears that the addition will be inset by approximately 6" (six inches) from the historic wall plans and the roof ridge will be approximately 1' (one foot) lower than the historic roof ridge and will match the roof slope. The addition will be clad in fiber cement in a 5" (five-inch) reveal and will have an architectural shingle roof. The proposed windows will be six-over-one aluminum clad wood windows on the north and west elevation and will have six-lite casement windows on the south elevation. The north elevation will have two pairs of sash windows on the second floor. The south elevation will have a row of six-lite casement windows on the first floor and two six-lite casement windows on the second floor (the drawings label these windows incorrectly as sash windows. The rear elevation has four pairs of six-over-one sash windows, including one set in and second floor central bay. The applicant also proposes to install a triple set of single-lite casement windows on the first floor in the northwest corner.

The applicant proposes constructing a screened-in porch to the rear with a standing seam metal hipped roof above. The framing, stairs, and railing of the porch will all be wood. The roofline of the porch will connect to the extension of the north porch, discussed above.

Staff finds that the architectural detailing for the addition is consistent with the character of the historic house as required by the *Design Guidelines*. Additionally, Staff finds that the materials selected for the addition are consistent with the historic character and have been found to be appropriate for new construction and additions to contributing resources in the Takoma Park Historic District. Staff's primary concern is the size and massing of the proposed addition. The proposed addition will be inset from the historic wall planes; however, the northwest corner of the addition will be highly visible from the right of way due to the side setback and large shared driveway. Staff finds that the design of the new construction needs to be inset more than its current configuration but cannot make a more specific recommendation without dimensions for the current proposal. Staff finds that the inset to the south is acceptable however, for two primary reasons. First, the south elevation is less visible from the right-of-way than the north; and second, the south chimney breaks up the wall plane, whereas the north elevation is a single wall plane.

Staff additionally finds that the rear porch should not project beyond the wall plane of the addition. This projection alters the balance and massing of the design and will be visible from the right-of-way. Due to the depth of the lot, Staff would be supportive of a deeper porch that did not project quite as wide.

In addition to the recommended revisions, when the applicant returns for a second preliminary consultation or a HAWP, the applicant needs to include detailed window specifications and metal roofing specifications. Staff finds that a field-turned metal roof would be acceptable, however, some metal roofing systems, particularly when using a hipped roof, alter the roofline to an extent that is incompatible with the character of the historic district.

STAFF RECOMMENDATION

Staff Recommends the applicant makes the revisions recommended by the HPC and return for either a second preliminary consultation or a HAWP.



HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: APATEL7306@GMAIL.COM Contact Person: ANJALI PATEL
 Daytime Phone No.: 215-805-0559
 Tax Account No.: 13-01072894
 Name of Property Owner: Amit and Anjali Patel Daytime Phone No.: 215-805-0559
 Address: 7306 Maple Ave. Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: To Be Selected Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: JONATHAN KUHN Daytime Phone No.: 202-494-5061

LOCATION OF BUILDING PREMISE

House Number: 7306 Street: Maple Ave
 Town/City: Takoma Park Nearest Cross Street: Tulip Ave
 Lot: 920 Block: 5 Subdivision: 0025
 Liber: _____ Folio: _____ Parcel: 0000

PART ONE: TYPE OF BUILDING ACTION/CHANGE

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: Roof, gutters

1B. Construction cost estimate: \$ 300,0001C. 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.

Amit Patel

Signature of owner or authorized agent

3/6/19

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

2. **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.

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.

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.

Attachment to Application for HAWP—7306 Maple Avenue
Section 1- Written Description of the Project

1a. Description of existing structure(s) and environmental setting, including their historical features and significance.

Built in the 1920s, 7306 Maple is a contributing resource to the Takoma Park Historic District. The two-story craftsman home has a walk out basement and unfinished attic. A covered three-columned wood porch runs the length of the front of the home. The house has two glass-paneled front doors, only one of which is currently functional. Double hung wood windows, with a single pane in the lower panel and six panes in the fixed lower panel, flank each of the front doors. There is an additional entrance on the north side of the house that is accessible from the downward sloping driveway by a set of steps and a small covered side porch. The roof of the main structure has deep eaves with exposed rafters and is supported by triangular braces on the front side of the house. The chimney attached to the south side of the home is constructed from cream-colored brick. The home sits on a flat fronted lot that slopes downward to a long single backyard.

1b. 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 combination of a new extension off the back of the home and rehabilitation/restoration of the existing structure. We will be seeking county tax credits for eligible rehabilitation/restoration/and ordinary maintenance work.

Rehabilitation/Restoration/Ordinary Maintenance:

Front porch: The railing, steps, and parts of the flooring of the existing front porch are rotting and the lattice gate under the porch that allows access to the gas meter is broken. Furthermore, the wiring on the front light shorts quickly, the roof is in need of replacement and the ceiling fans are rusting. As part of this project, the porch railing and floorboards and under-porch access gate will be rebuilt in kind, the exterior electric lines will be rewired and brought up to code, and the porch light and electric fans will be replaced. The roof will be replaced in-kind, and the entire porch will be repainted. To the extent portions of the existing porch are salvageable, they will be retained.

Roof and chimney: The roof is at nearing the end of its useful life, and has broken down in parts allowing a slow intrusion of water into the second floor bathroom and the northeastern corner bedroom. Moreover, the exposed rafters close to the chimney appear to be rotting and the chimney bricks and mortar are deteriorating, likely due to the roof's condition. The roof and affected rafters will be replaced in kind. The chimney will be repointed or, as necessary, rebuilt, and new flashing will be installed where the chimney meets the roofline.

Doors and windows: The interior of the home is energy inefficient. The original doors and windows at the front and north/south sides of the house will be

Attachment to Application for HAWP—7306 Maple Avenue

Section 1- Written Description of the Project

rehabilitated, including by repainting, replacing broken sashes, and adding weather stripping.

Gutters and downspouts: The current drainage systems is breaking apart and in places does not direct water away from the home, which has caused cracking in the interior walls and may have caused damage to the foundation. The gutters and downspouts will be replaced with materials that are substantially similar and in keeping with the historic character of the house, and will include drain covers that prevent leaves from entering. The drain covers will not be visible from the street.

North-Side small porch:

The side porch stairs and railing are rotting and the roof has reached the end of its useful life. Under the porch, the cinder-block support columns are leaning and the lattice doors do not close properly. With the exception of the back railing (discussed further below), each of these components will be rehabilitated or replaced in-kind. Because the ground slopes downwards at that location, the supports may need to be augmented with concrete in order to level them appropriately.

House painting:

The entire original structure will be repainted.

Addition and Other Modifications

North Side: The back railing of the north-side small porch will be removed. The porch will be extended along the side of the house to connect to the new covered back porch. A new roof will be built over the extension. There will be a minimal impact, if any, to the historic district as the existing porch stairs and roof will be retained and repaired. Additionally, because the ground slopes downward at that location, only a small portion of the porch extension will be visible from certain limited locations on the public right of way. Additionally, we will be installing a Level 2 car charger underneath the existing side porch. This will not be visible from the public right-of-way as it will be enclosed in the lattice gate.

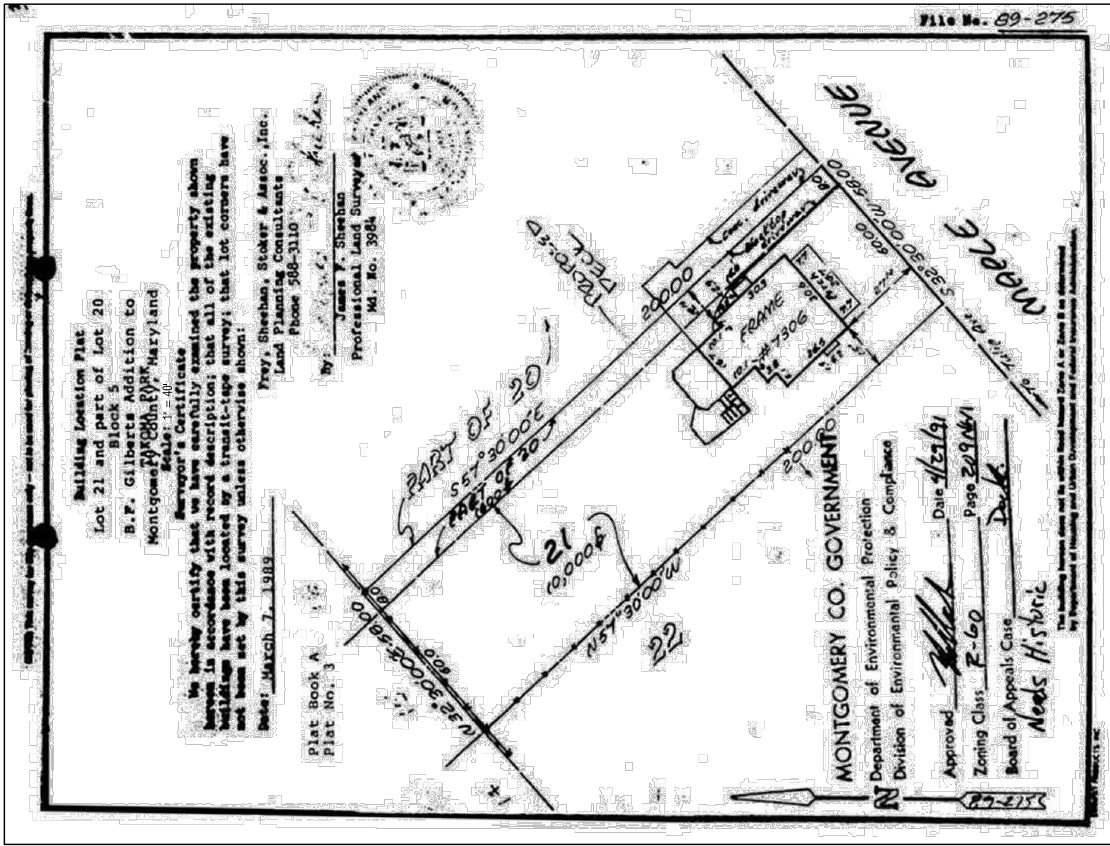
Rear: The existing first and second floor additions, 1st floor closet, back deck, and the shed under the deck will all be removed. The existing additions were originally porches that were constructed on unknown dates, and were enclosed and finished also on unknown dates. The existing closet was added to the house at an unknown date and is structurally unsound as it was attached to the 1st floor at the back of the house with no support to anchor it to the ground. The extension will consist of a new room on the basement level that will provide structural support to the levels above. The room will connect to the existing structure through an existing door. The existing structural support underneath the 1st and 2nd floor additions that are being removed will remain in place. The first floor addition will consist of a kitchen and dining room, and an attached covered deck. A new storage unit will be constructed under the back deck. A new master bedroom, bathroom, and closet will

Attachment to Application for HAWP—7306 Maple Avenue
Section 1- Written Description of the Project

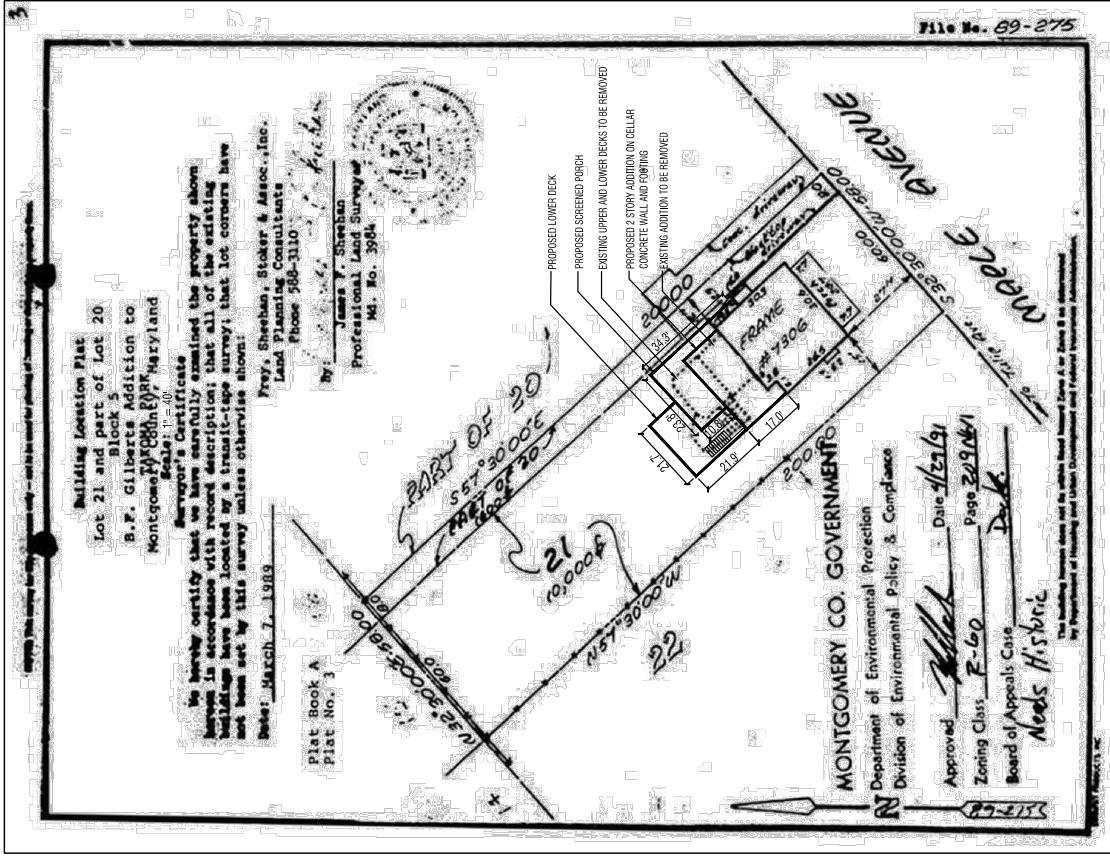
be constructed on the second floor. The addition will make use of existing doors and openings so as to not unduly compromise the back-side of the original structure. Any asbestos siding that is removed during the course of the project, will be taken off and disposed of in compliance with applicable state and federal laws. The rear addition will not impact the Historic District as it will not be visible from the public right of way. The addition will be inset 6 inches from the rear corner of the original main structure, and the roofline will be 1 foot lower than the existing roofline.

Interior Modifications:

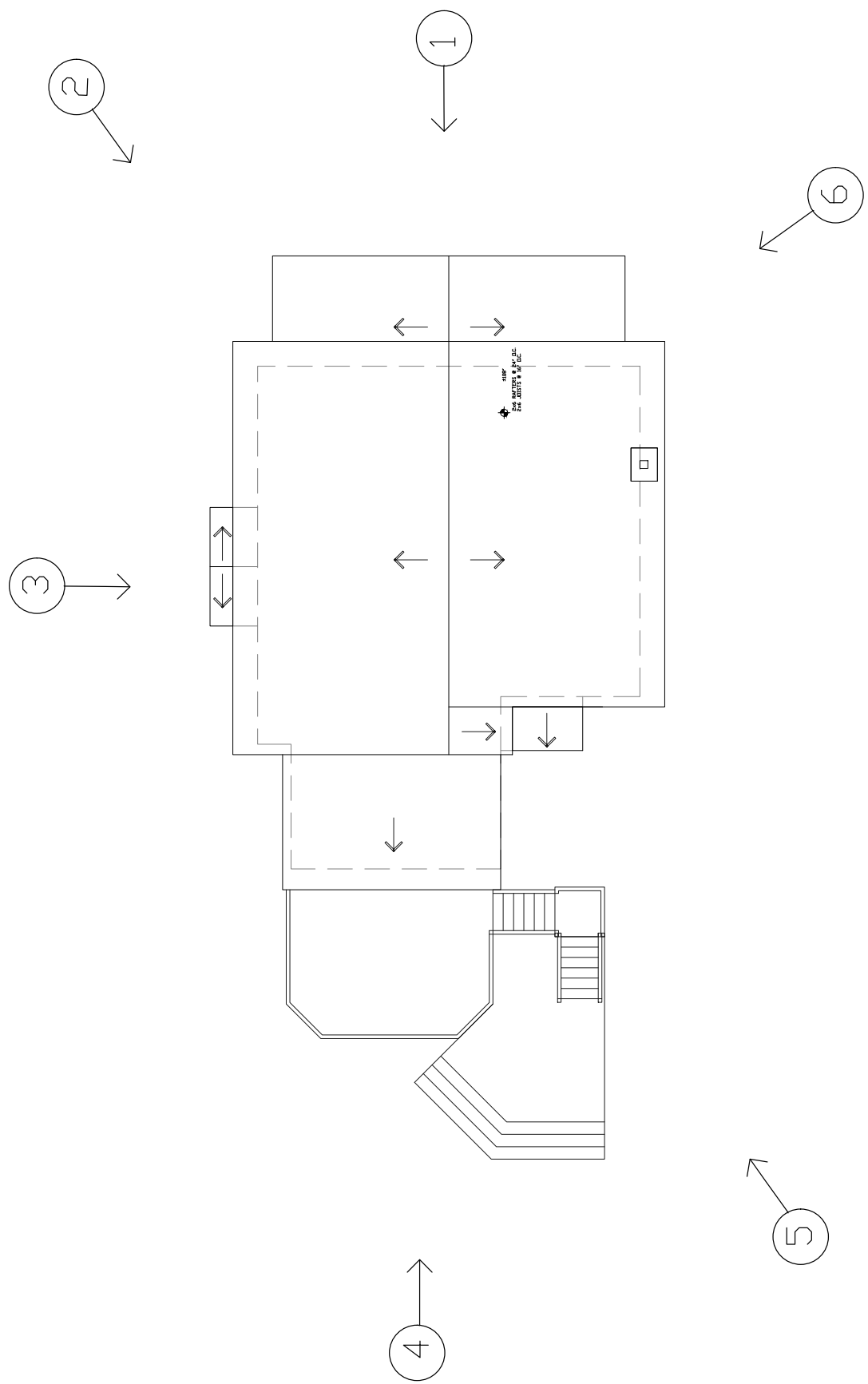
The existing bathrooms on the first and second floor will remain in their current locations but will be reconfigured, and the bedroom on the first floor will be modified to create a new hallway. The third floor attic is currently accessible only by a trap door and ladder. A new set of stairs will be constructed to access the attic, and the third floor will be refinished to make it useable space. Two new skylights will be added to the third floor in order to enhance natural light. Because of the pitch and height of the roof, the skylights will likely not be visible from the streetscape.



EXISTING



PROPOSED





1 EXISTING STREET FRONT VIEW (EAST)



2 EXISTING FRONT SIDE ELEVATION



3 EXISTING SIDE ELEVATION (NORTH)



4 EXISTING REAR ELEVATION (WEST)



5 EXISTING REAR SIDE ELEVATION



6 EXISTING SIDE ELEVATION (SOUTH)

Patel Residence

7306 Maple Ave,
Takoma Park, MD 20912

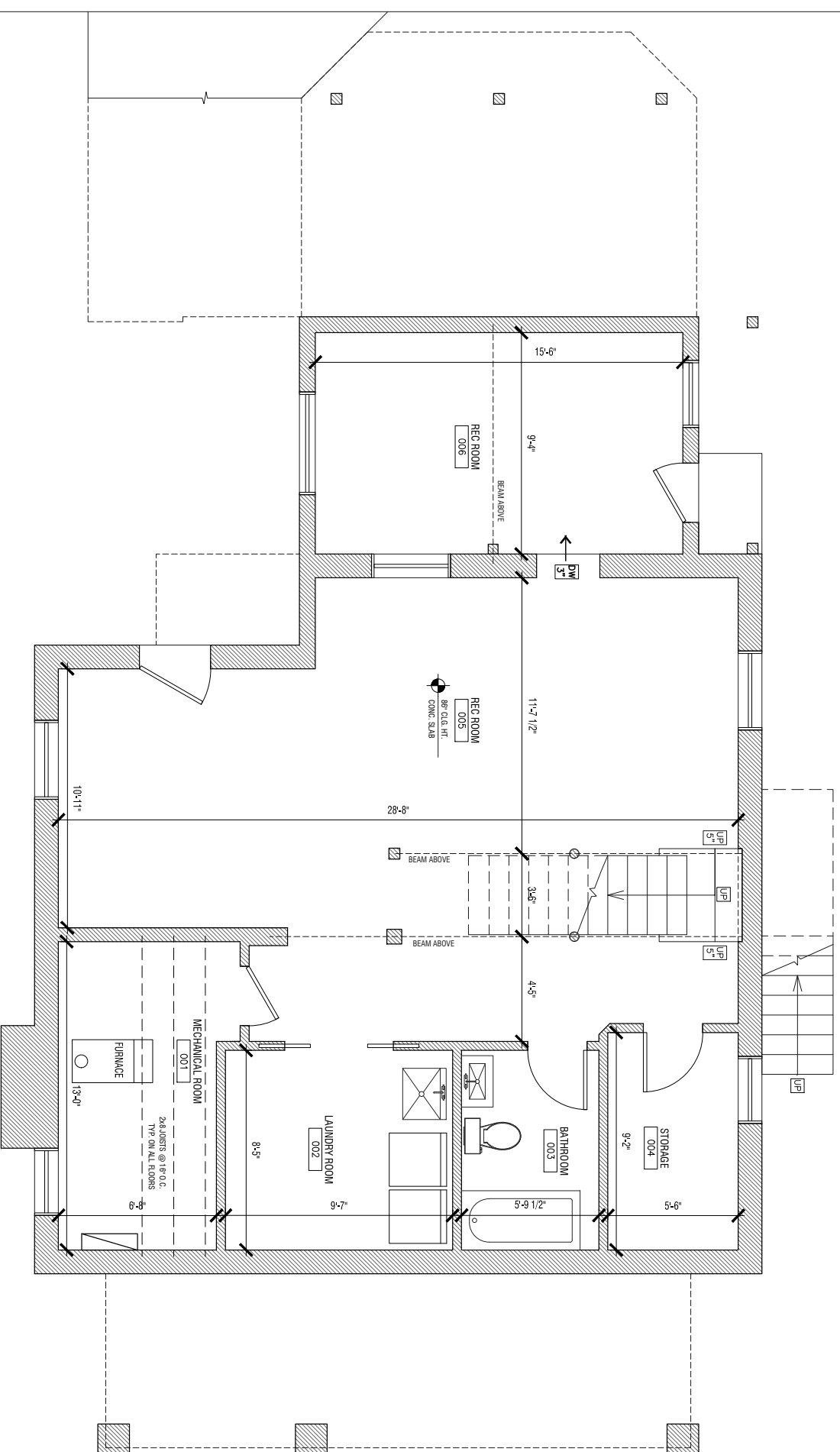
Historic Preservation Commission Submission : 03.06.19

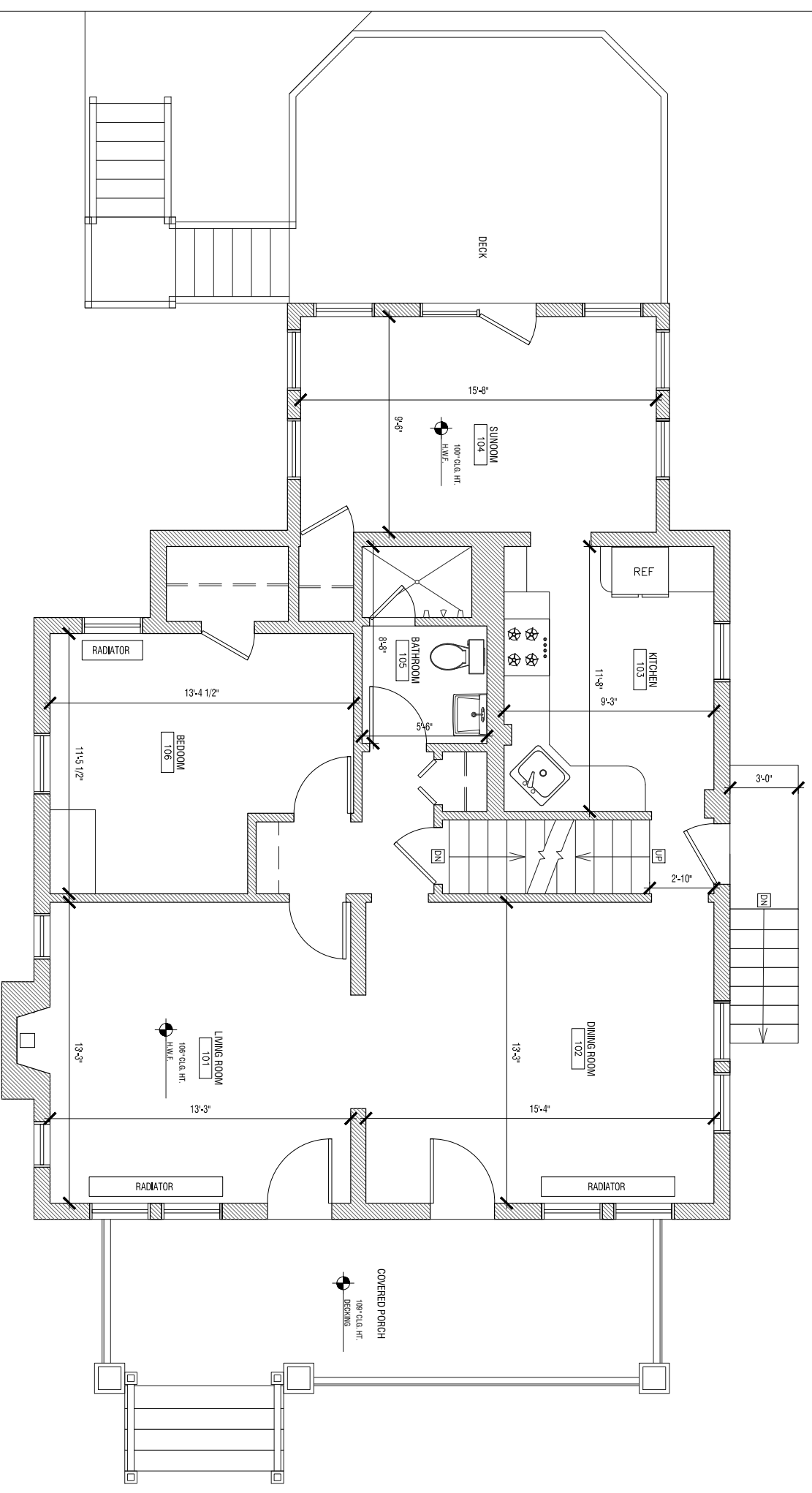
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03.06.19

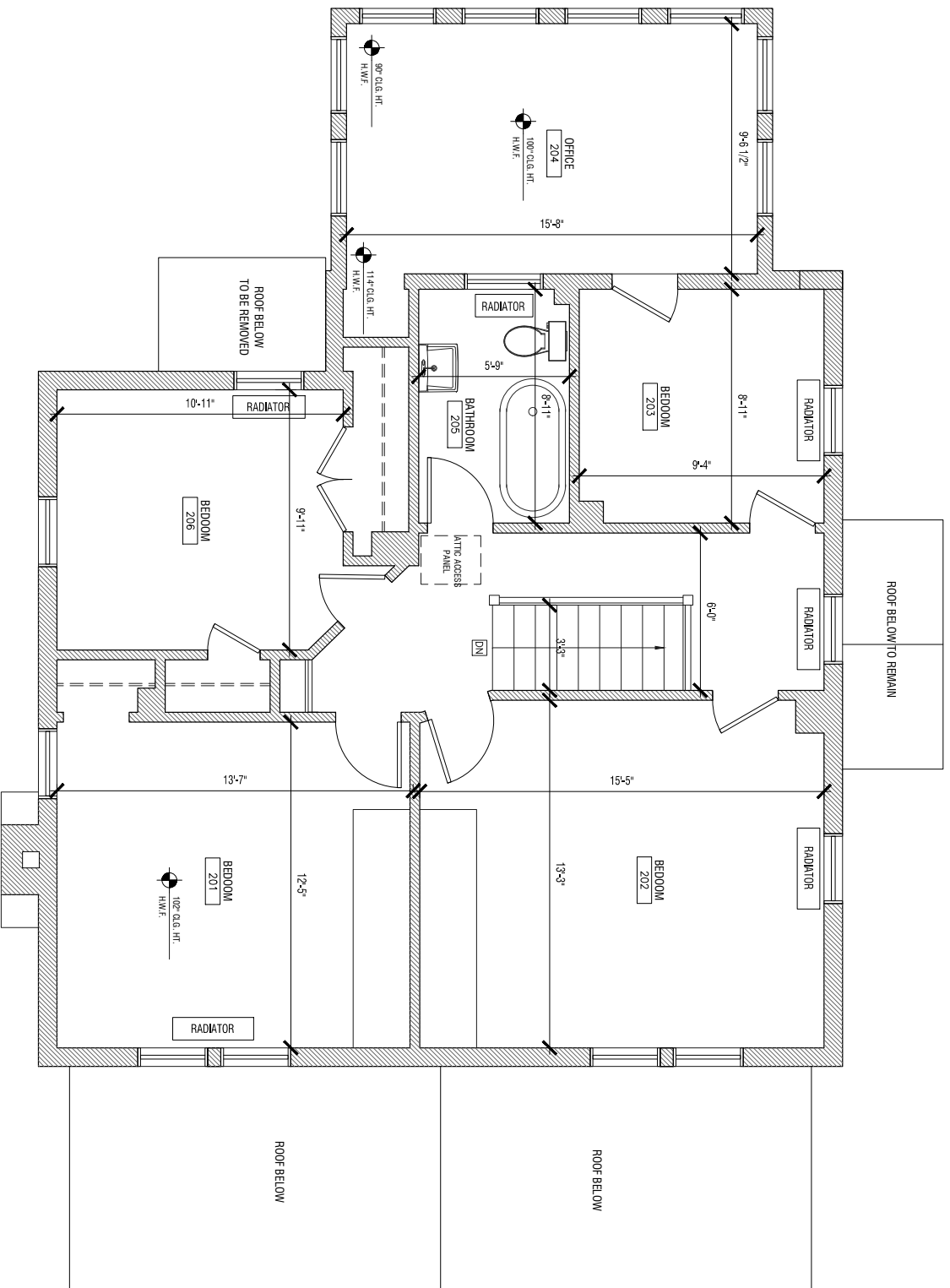
EXISTING CELLAR
FLOOR PLAN

D/01





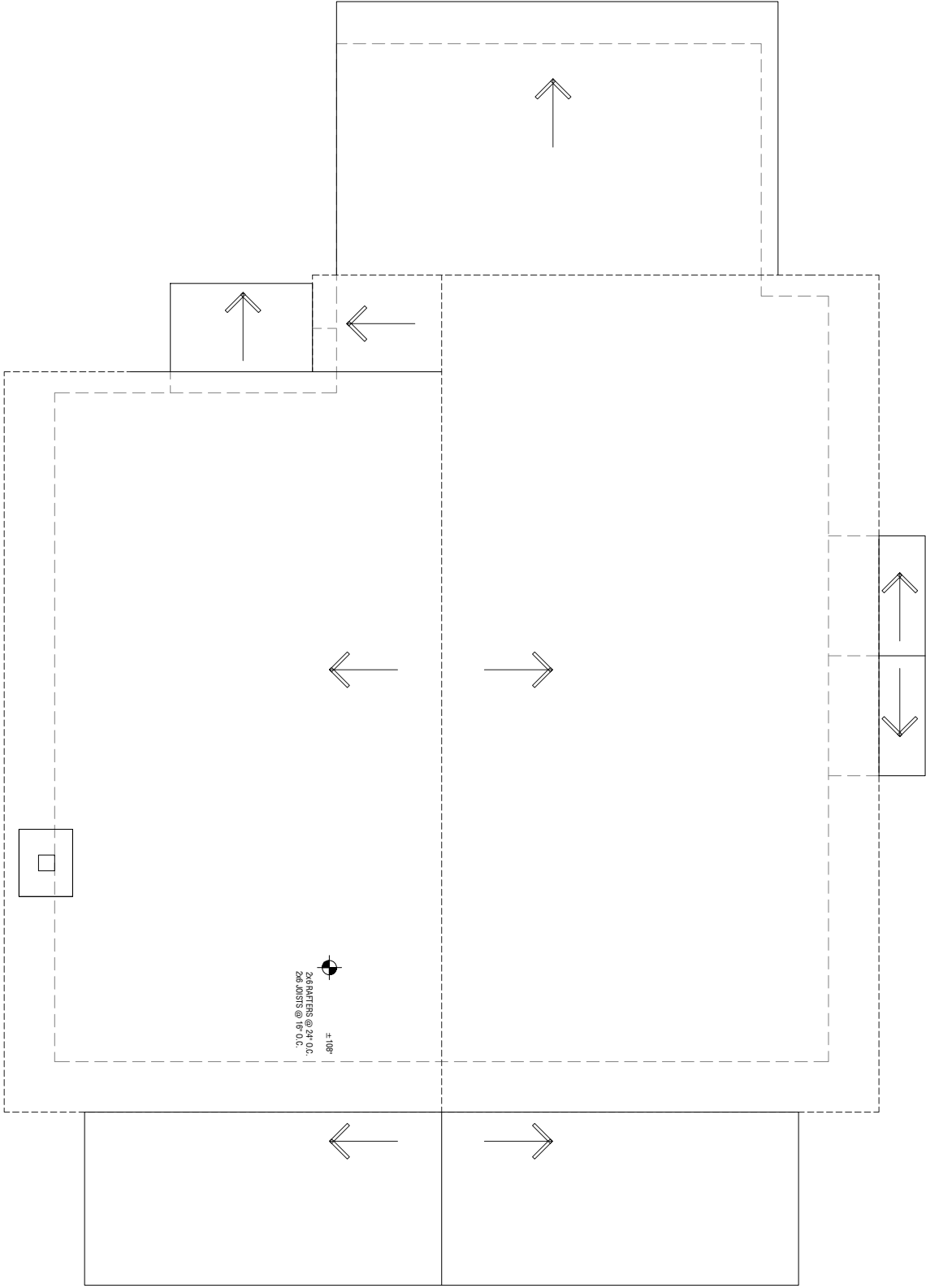
Patel Residence
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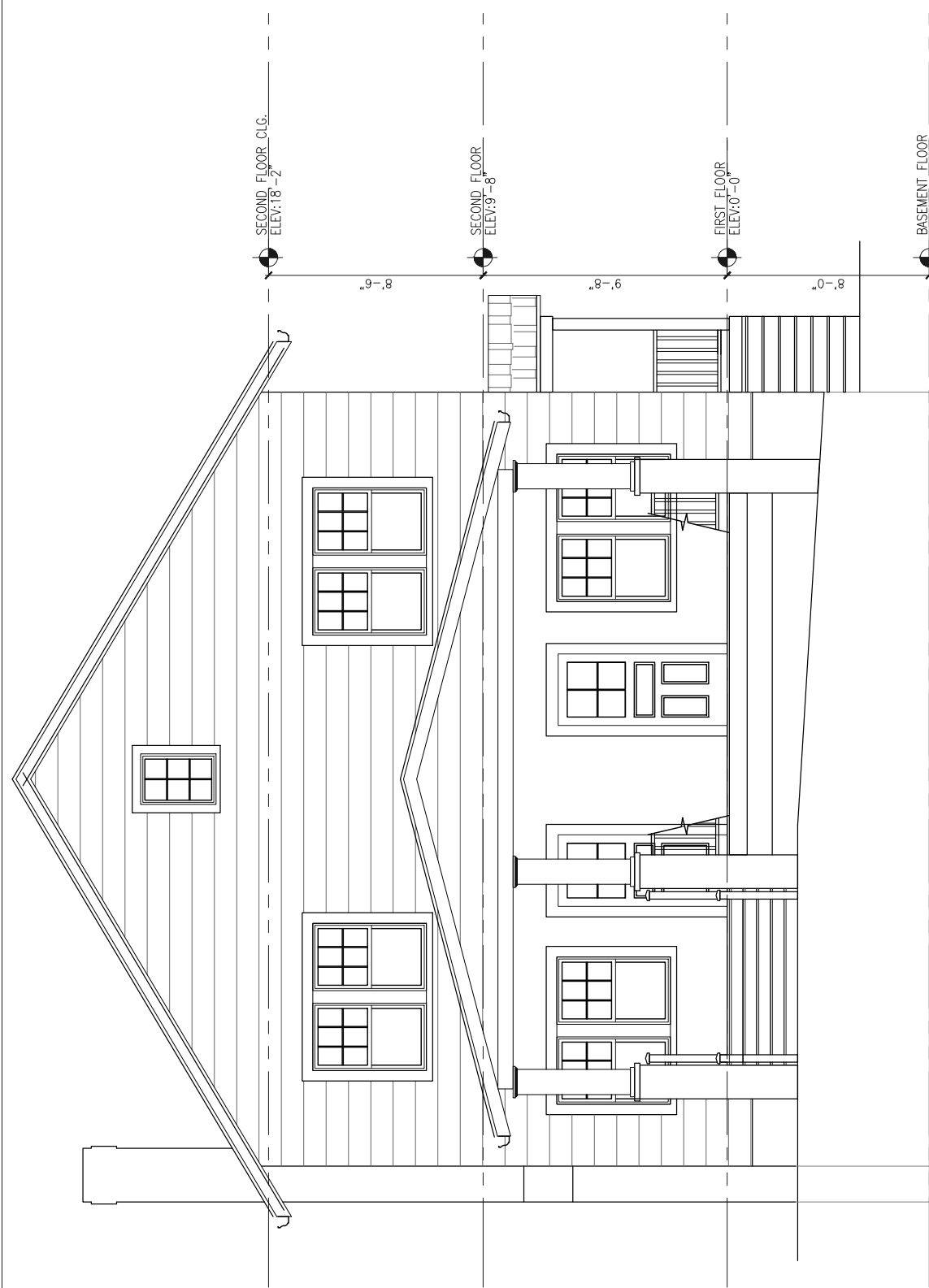


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SCALE 1/4" = 1'-0"

**EXISTING SECOND
FLOOR PLAN**

D103





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SCALE: 1/4" = 1'-0"

**EXISTING FRONT
ELEVATION (EAST)**

D201



Historic Preservation Commission Submission : 03.06.19
SCALE: 1/4" = 1'-0"

EXISTING NORTH
ELEVATION

D202

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JKA



SECOND FLOOR CLG.
ELEV: 18'-2"

SECOND FLOOR
ELEV: 9'-8"

FIRST FLOOR
ELEV: 0'-0"

BASEMENT FLOOR
ELEV: -8'-0"

9'-8"

8'-6"

0'-8"

Historic Preservation Commission Submission : 03.06.19
SCALE: 1/4" = 1'-0"

EXISTING REAR
ELEVATION (WEST)

D203

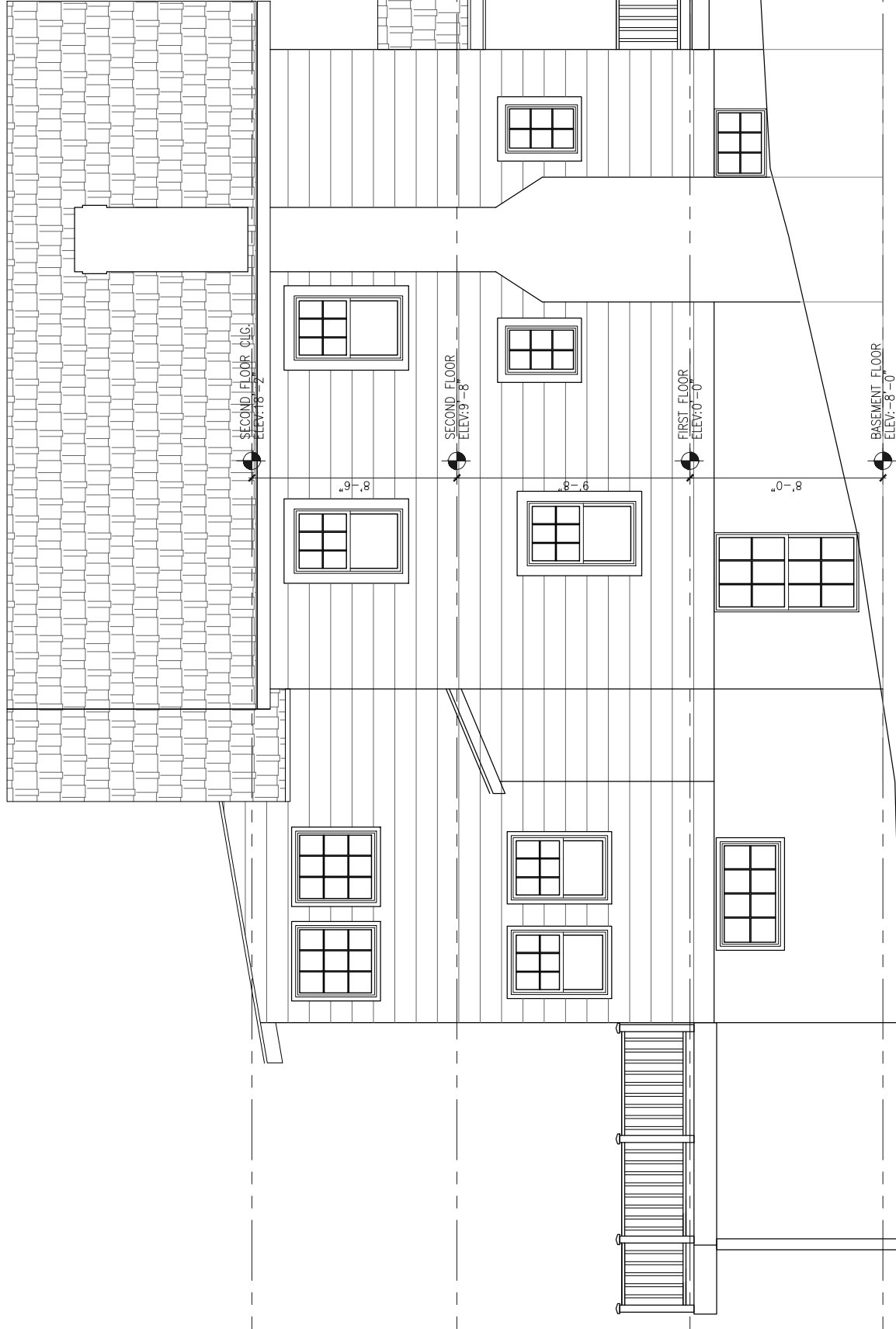
Patel Residence

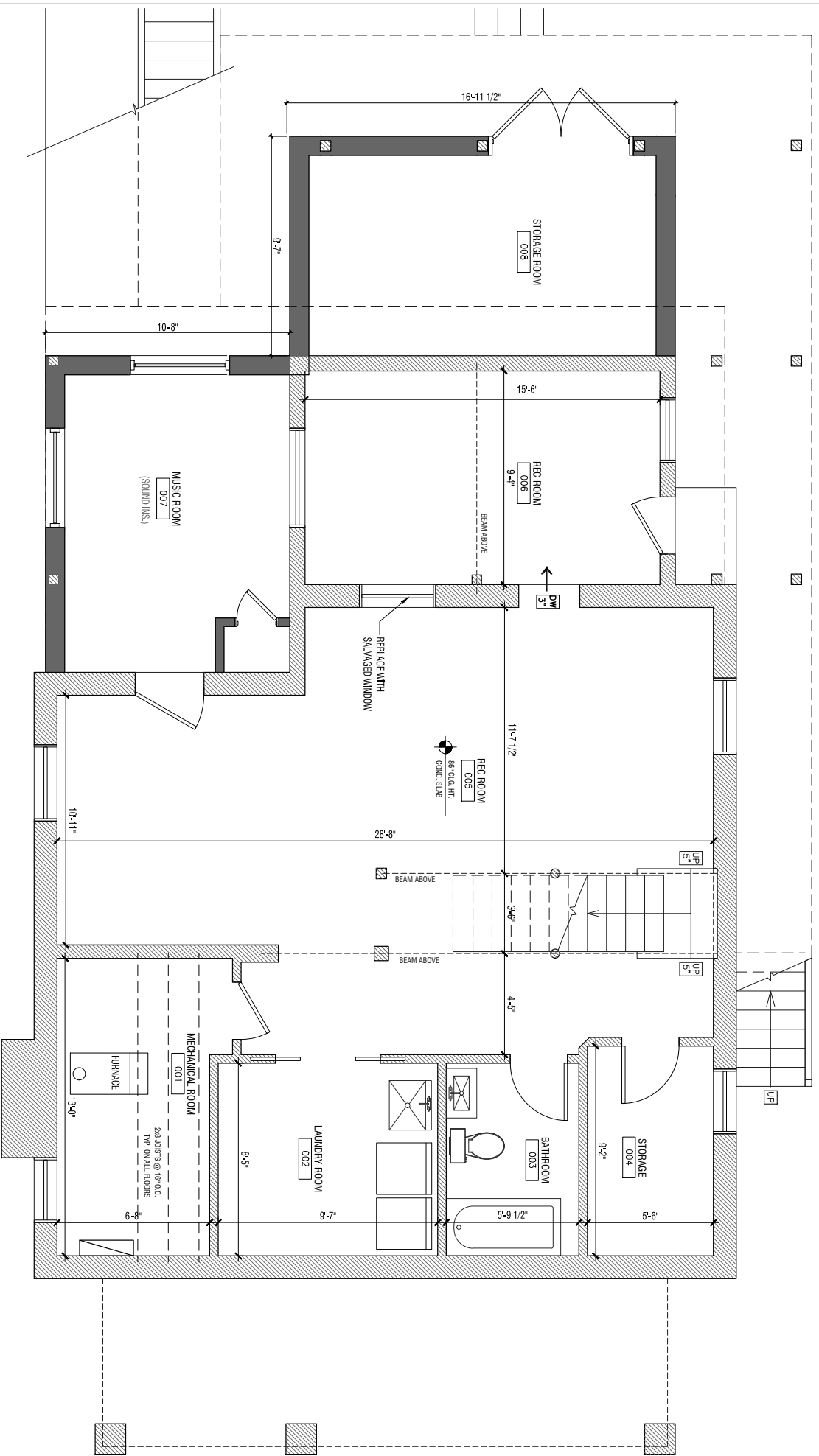
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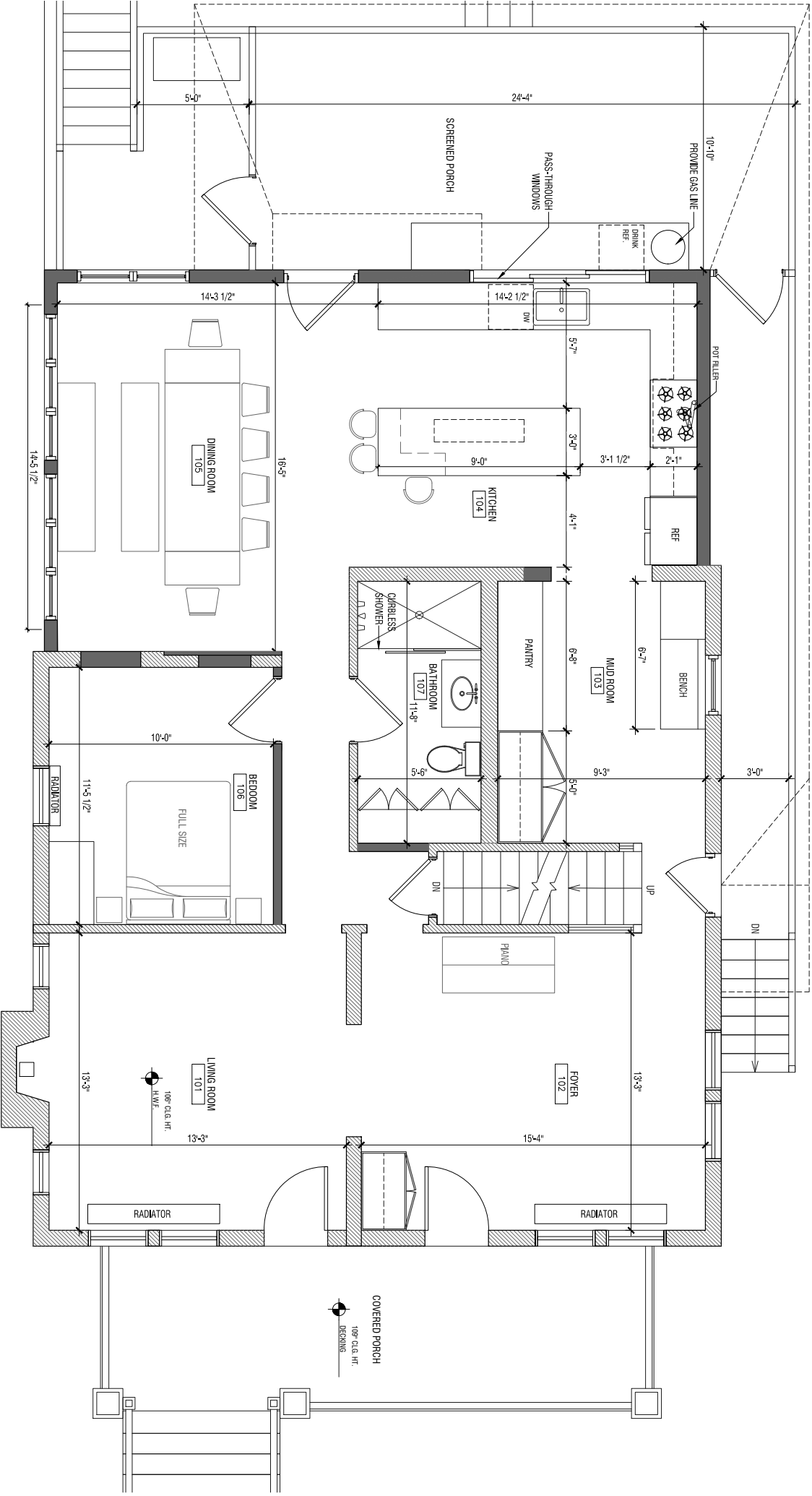
Patel Residence

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PROPOSED CELLAR FLOOR PLAN

A101



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**PROPOSED FIRST
FLOOR PLAN**

A102

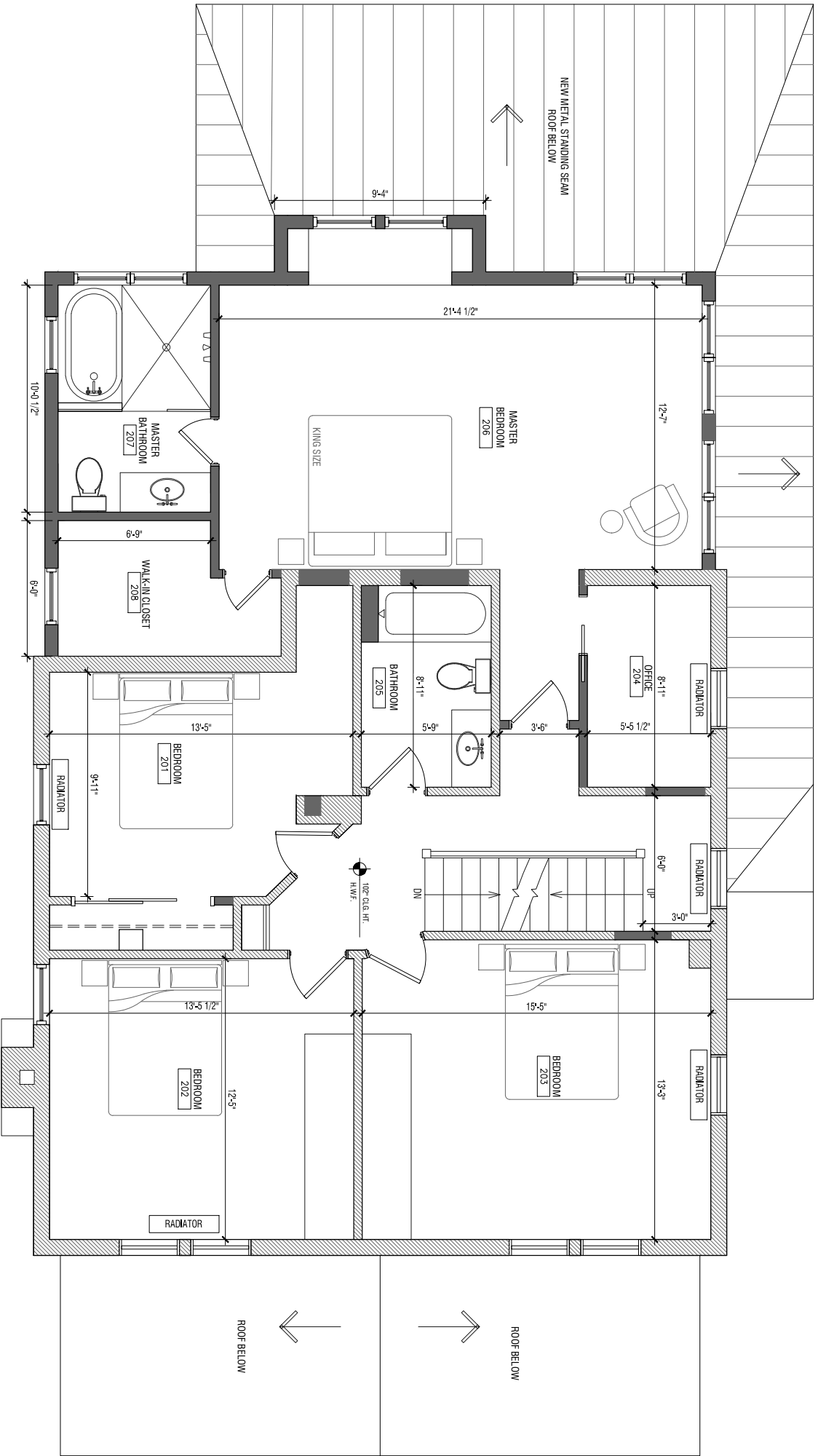
Patel Residence

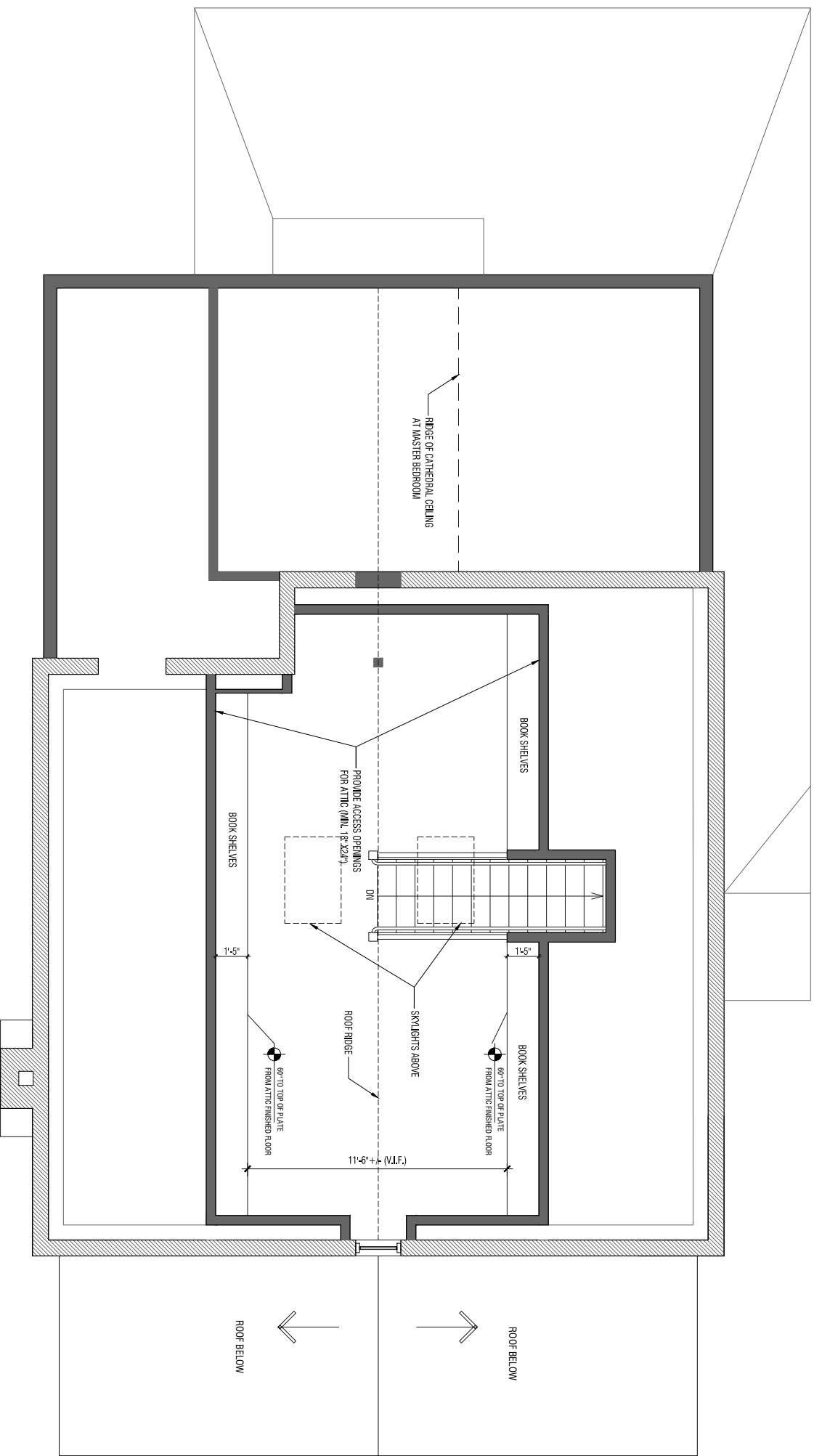
7306 Maple Ave,
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PROPOSED SECOND
FLOOR PLAN

A103

Historic Preservation Commission Submission : 03.06.19
SCALE 1/4" = 1'-0"





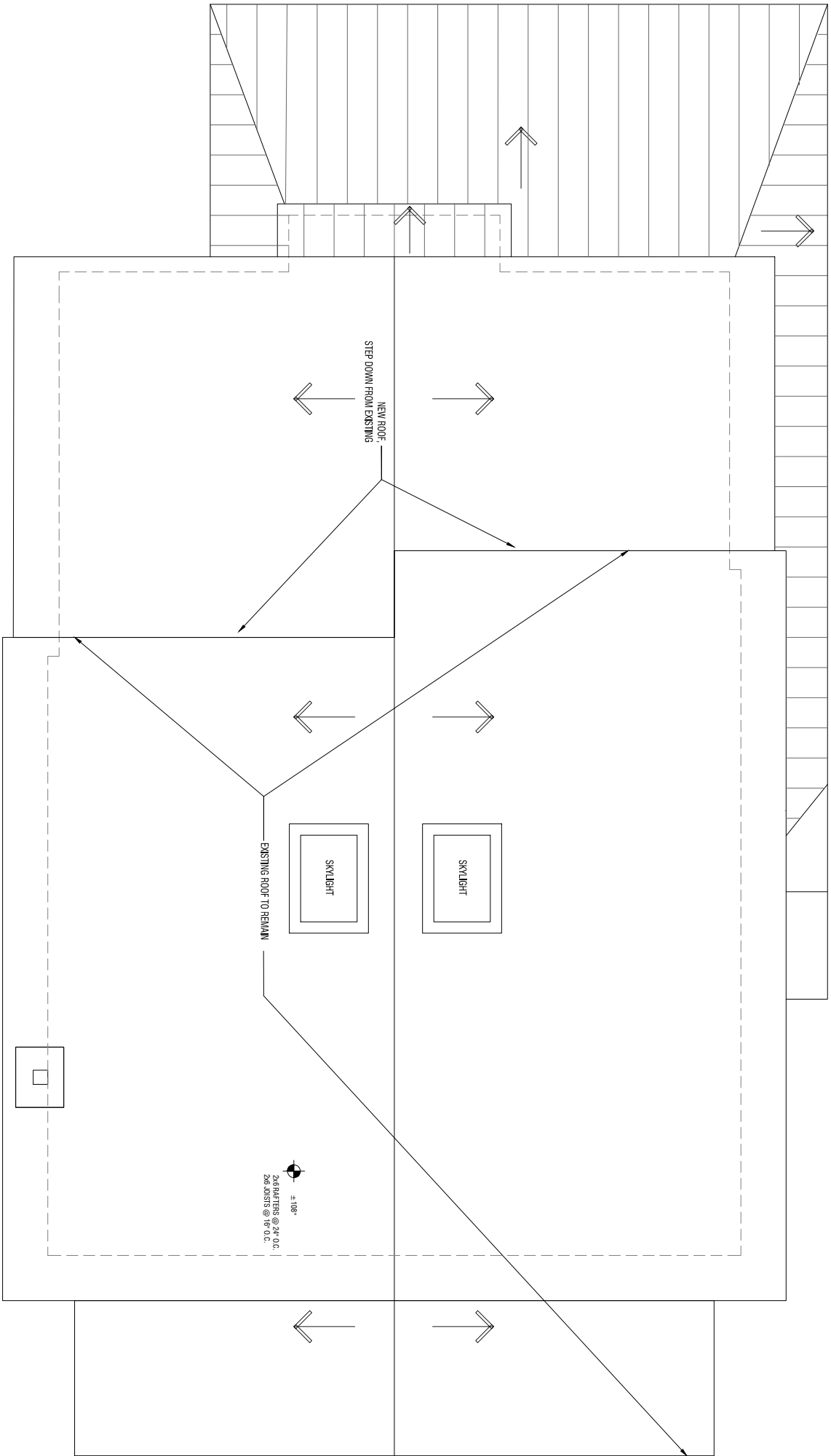
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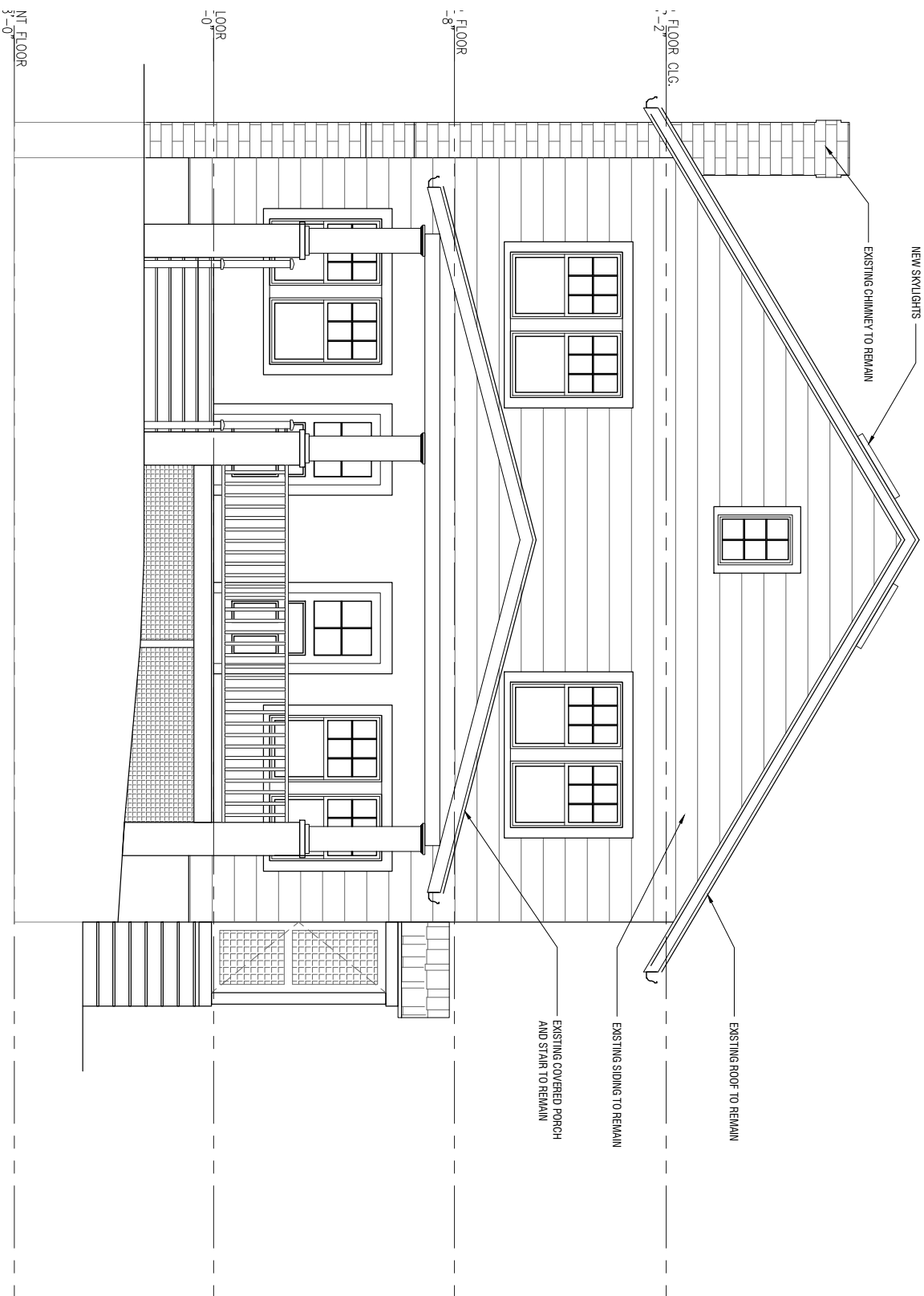
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PROPOSED
ROOF PLAN

A105







JKa

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PROPOSED NORTH
ELEVATION

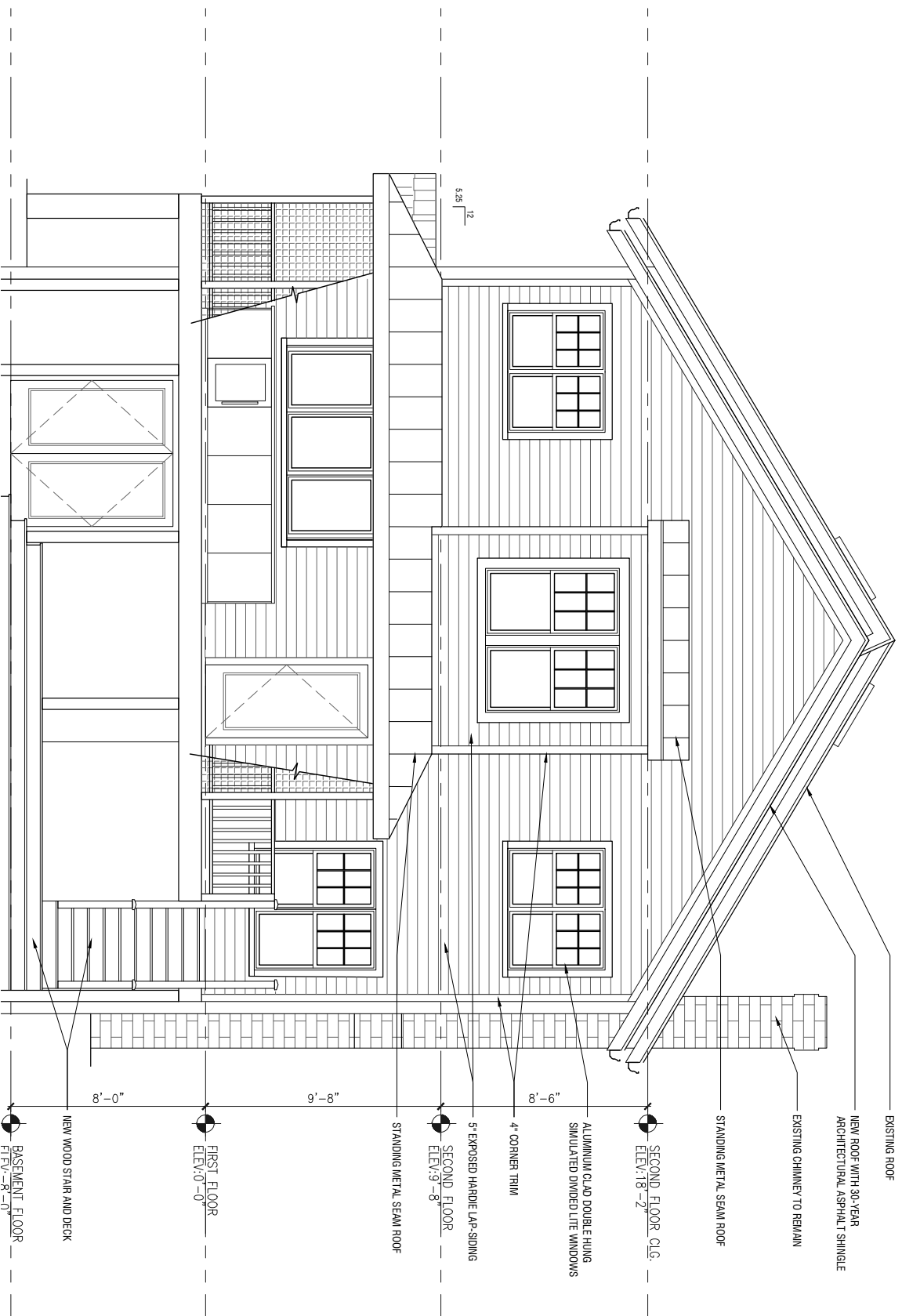
A202

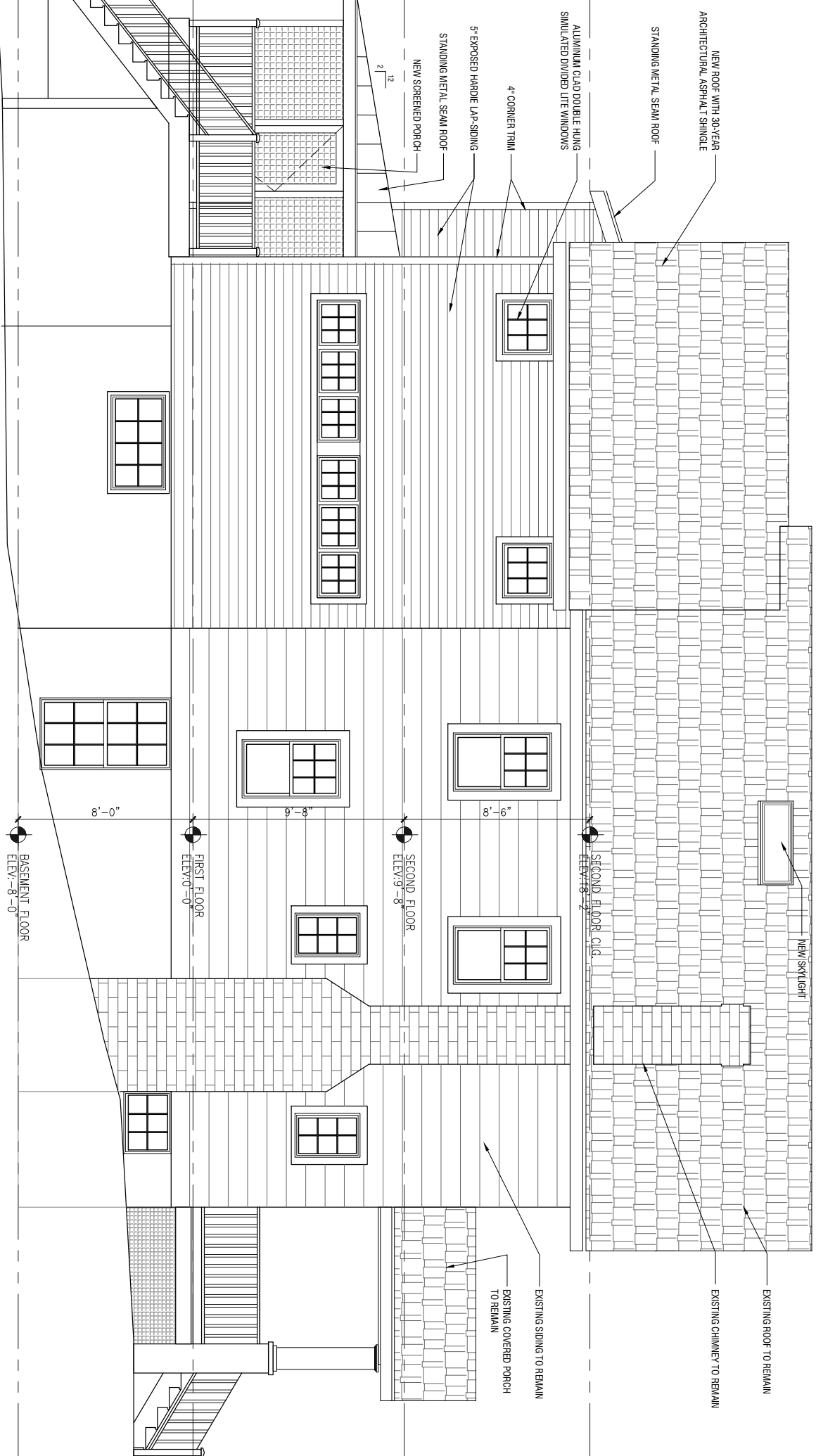
Patel Residence
7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission : 03.06.19
SCALE: 1/4" = 1'-0"

**PROPOSED REAR
ELEVATION (WEST)**

A203





JONATHAN KUHN ARCHITECT
ONE F STREET NW, WASHINGTON, DC 20001
202.494.5061
JONATHAN@KUHNARCHITECT.COM
WWW.KUHNARCHITECT.COM

Patel Residence

7306 Maple Ave,
Takoma Park, MD 20912

Historic Preservation Commission Submission : 03.06.19
SCALE 1/4" = 1'-0"

**PROPOSED SOUTH
ELEVATION**

A204

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT OF HOUSE FROM CONFRONTING OWNER'S SIDEWALK (PUBLIC RIGHT OF WAY)



Detail: SOUTH SIDE OF THE HOUSE FROM ADJACENT OWNER'S SIDEWALK (PUBLIC RIGHT OF WAY)

Applicant: ANJAL AND AMIT PATEL

Page: 1

Existing Property Condition Photographs (duplicate as needed)



Detail: NORTH SIDE OF THE HOUSE FROM ADJACENT OWNER'S SIDE WALK (PUBLIC RIGHT OF WAY)



Detail: SOUTH SIDE OF THE HOUSE FROM ADJACENT OWNER'S YARD

Applicant: ANJALI AND AMIT PATEL

Page: 2

Existing Property Condition Photographs (duplicate as needed)



Detail: NORTH SIDE OF THE HOUSE FROM DRIVEWAY SHARED WITH ADJACENT OWNER



Detail: BACK OF THE HOUSE FROM THE BACKYARD (VIEW FROM PARCEL BEHIND THE HOUSE)

Applicant: ANJALI AND AMET PATEL

Page: 3

Existing Property Condition Photographs (duplicate as needed)



Detail: FRONT PORCH BROKEN RAILING



Detail: FRONT PORCH ^{REHAB} ~~ROOF~~ EXISTING WINDOWS & DOORS REHAB

Applicant: ANJALI AND AMIT PATEL

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: CHIMNEY DETERIORATING, BROKEN EAVE



Detail: INTERIOR WATER DAMAGE FROM ROOF, NEAR CHIMNEY

Applicant: ANJAL AND AMIT PATEL

Existing Property Condition Photographs (duplicate as needed)



Detail: 2ND FLOOR REAR INTERIOR DAMAGE



Detail: BROKEN DOWNSPOUTS

Applicant: ANJALI AND AMIT PATEL

Page: 6

Existing Property Condition Photographs (duplicate as needed)



Detail: INTERIOR BASEMENT WATER DAMAGE FROM DOWNSPOUTS



Detail: SIDE PORCH BROKEN/ROTTING STEPS

Applicant: ANJALI AND AMIT PATEL

Page: 7

Existing Property Condition Photographs (duplicate as needed)



Detail: SIDE PORCH + SUPPORT TO BE REHABED, BACK RAILING REMOVED
PORCH TO BE EXTENDED, ROOF TO REMAIN



Detail: EXISTING IS +
NO FLOOR ADDITION, BACK DECK + STONE DECK
UNDER DECK TO BE REMOVED. (NORTH VIEW)

Applicant: ANJALI AND AMRIT PATEL

Page: 8

Existing Property Condition Photographs (duplicate as needed)



Detail: REAR 1ST+2ND FLOOR ADDITIONS, 1ST FLOOR CLOSET, BACK DECK
TO BE REMOVED (SOUTH SIDE VIEW)

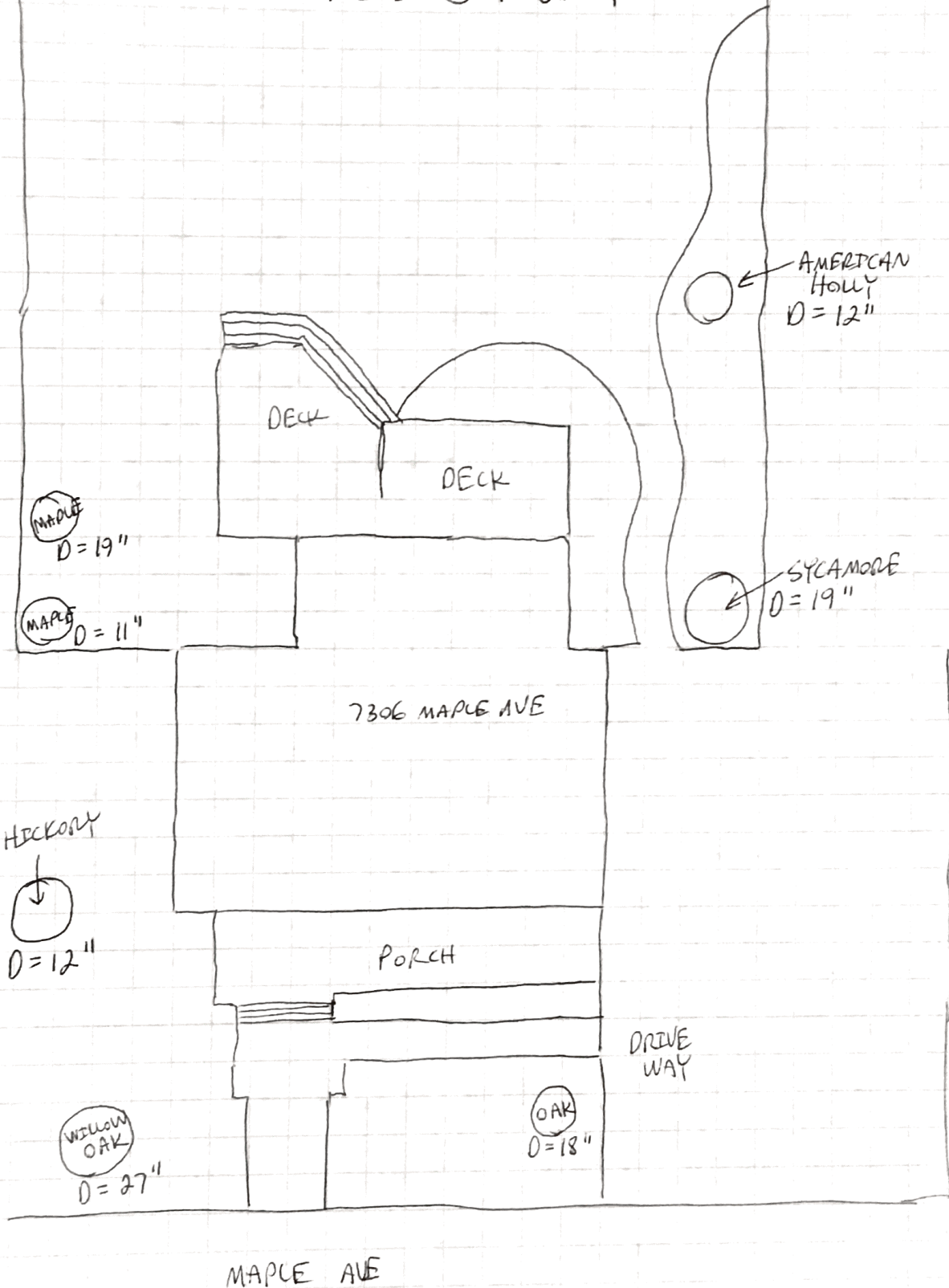


Detail: 1ST FLOOR WITH NO LOWER SUPPORT
CLOSET

Applicant: ANJALI AND AMIT PATEL

Page: 9

SECTION 6 TREE SURVEY



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

Owner's mailing address

Amit and Anjali Patel
7306 Maple Ave.
Takoma Park, MD 20912

Owner's Agent's mailing address

Jonathan Kuhn
One P Street, NW
Washington, DC 20001

Adjacent and confronting Property Owners mailing addresses

(Adjacent to the South)

Haluk Ergun and Lucy Mikulak
7304 Maple Ave.
Takoma Park, MD 20912

(Adjacent to the North)

Justin and Catherine Ramsdell
7310 Maple Ave.
Takoma Park, MD 20912

(Adjacent to the Rear)

David Corn and Welmoed Laanstra
7309 Cedar Ave.
Takoma Park, MD 20912

(Confronting)

Lisa and Stefanie Alfonso-Frank
7307 Maple Ave.
Takoma Park, MD 20912