



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert Sutton
Chairman

Date: March 30, 2023

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1020137: New handrails on front porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the March 22, 2023 HPC meeting.

- 1. Specifications and dimensions for the newel posts shall be shown on all applicable drawings;**
- 2. Profile and dimensions of the proposed handrail and dimensions of the bottom rail shall match the existing porch handrail;**
- 3. Dimensions and spacing of the balusters shall match the porch balusters; and**
- 4. Additional details and specifications showing the method of construction and materials to be used that will anchor the newel posts to the porch and ground.**

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Katherine Ivceвич
Address: 7218 Maple Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or Michael.Kyne@montgomeryplanning.org to schedule a follow-up site visit.





**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: KATHERINE IVCEVICH
Address: 7218 MAPLE AVENUE
202-415-0387
Daytime Phone: _____

E-mail: KATIERIDDS@GMAIL.COM
City: TAKOMA PARK MD Zip: _____
Tax Account No.: _____

AGENT/CONTACT (if applicable):

N/A

REVIEWED
By Michael Kyne at 11:56 am, Mar 30, 2023

Daytime Phone: _____

APPROVED
Montgomery County
Historic Preservation Commission

E-mail: _____
City: _____
Contractor:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Historic Takoma

Is the Property Located within an Historic District? Y Yes/District Name _____
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7218 Street: Maple Avenue
Takoma Park Tulip Ave.
Town/City: _____ Nearest Cross Street: _____
P24 5
Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>wood hand railings</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kate Ivceovich

2/2/2023

Signature of owner or authorized agent

Date

REVIEWED

By Michael Kyne at 11:56 am, Mar 30, 2023

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Montgomery County
Historic Preservation Commission



HAWP APPLICATION: MAILING ADDRESS

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address
7218 Maple Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

N/A

Adjacent and confronting Property Owners mailing addresses

Mr. and Mrs. Seth Shames
7300 Maple Avenue
Takoma Park, MD 20912

Mr. and Mrs. Daniel Walker
7216 Maple Avenue
Takoma Park, MD 20912

Mr. and Mrs. Ronald Schneck
7219 Maple Avenue
Takoma Park, MD 20912

Mr. and Mrs. Thomas Rumbaugh
7301 Maple Avenue
Takoma Park, MD 20912

7301 Maple Avenue
Takoma Park, MD 20912

7217 Maple Avenue
Takoma Park, MD 20912

7217 Cedar Avenue
Takoma Park, MD 20912

7301 Cedar Avenue
Takoma Park, MD 20912

7221 Cedar Avenue
Takoma Park, MD 20912

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The four-square three-story house with front porch was built in 1909. The fenced lot includes a small front yard, ample back yard and an adjacent gravel driveway. The lot size is approximately 12,000 sq. ft. Originally, the porch steps had a pair of wood railings (as seen in a historic photo). At some undetermined point, they were removed and replaced with cement sides.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We'd like to restore a similar set of wood railings to facilitate accessibility to and from the home. Our aim is to replicate the originals as closely as possible while working around the poured cement sides. Material would be primarily wood, with metal nails and screws. The railings will be painted white to match the columns.

REVIEWED

By Michael Kyne at 11:56 am, Mar 30, 2023

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Robert H. Mott

Work Item 1: Front step railing pair installation 

Description of Current Condition:
Porch has poured cement concrete sides flanking the steps. No railings are present.

Proposed Work:
Install pair of wood railings next adjacent cement areas. Railings were part of the original home design before they were removed at some point (not by us).

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED

By Michael Kyne at 11:56 am, Mar 30, 2023

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Montgomery County

Historic Preservation Commission



City of Takoma Park

Housing and Community Development

REVIEWED

By Michael Kyne at 11:56 am, Mar 30, 2023

Main Office 301-891-7119

www.takomaparkmd.gov



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Montgomery County

Historic Preservation Commission

MUNICIPALITY LETTER

December 23, 2022

To: Katherine Ivcevic
7218 Maple Avenue, Takoma Park, MD 20912
katieridds@gmail.com 2024150387

To: Department of Permitting Services
2425 Reedie Drive, 7th floor
Wheaton, Maryland 20902

From: Planning and Development Services Division

THIS IS NOT A PERMIT – For Informational Purposes Only

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

Representative Name: Katherine Ivcevic katieridds@gmail.com 2024150387

Location of Project: 7218 Maple Avenue (front porch)

Proposed Scope of Work: We simply wish to rebuild the original pair of wood railings that were removed at some point prior to our ownership. It's a major accessibility issue for our aging parents.

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

City Of Takoma Park

The City of Takoma Park permits for the following issues:

Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or urbanforestmanager@takomaparkmd.gov.

Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information on visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <https://takomaparkmd.gov/services/permits/> or contact the Department of Public Works at 301-891-7633.

Failure to comply with the City's permitting requirements could result in other administrative actions within the provisions of the law.

REVIEWED

By Michael Kyne at 11:56 am, Mar 30, 2023

Planning Department

Key: 19fe84f123e88a3ff4576219059d5fbc

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Montgomery County

Historic Preservation Commission

Ronald H. [Signature]

der and

REVIEWED

By Michael Kyne at 12:01 pm, Mar 30, 2023

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Montgomery County
Historic Preservation Commission

Ronald A. Norton

REVIEWED

By Michael Kyne at 12:01 pm, Mar 30, 2023

APPROVED

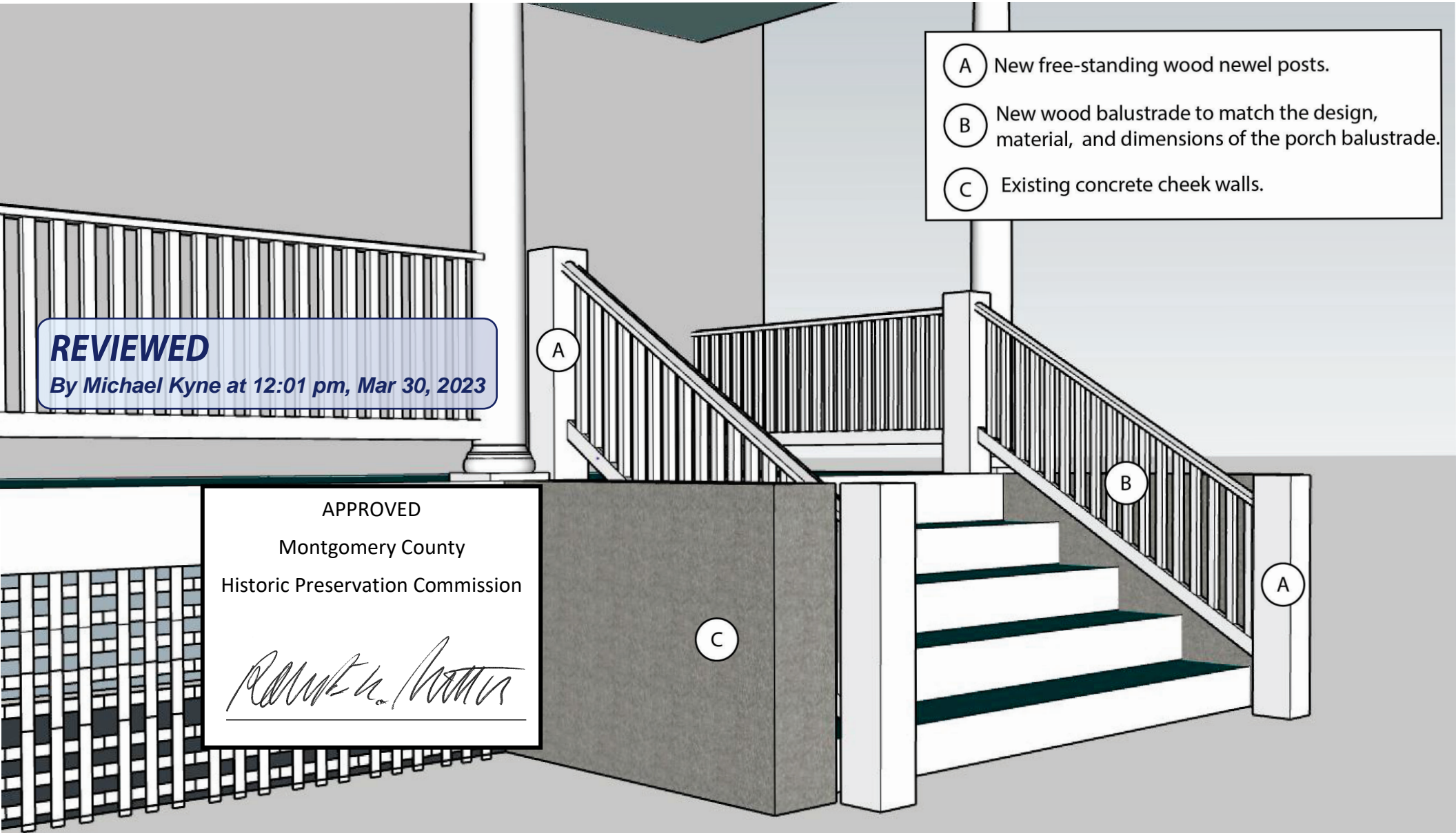
Montgomery County
Historic Preservation Commission

Ronald A. Patton



*Sept. 6 - 1909 -
This is our new house*

218 Maple Ave. Takoma Park, Md.
(now 7218 Maple Ave.)



- (A) New free-standing wood newel posts.
- (B) New wood balustrade to match the design, material, and dimensions of the porch balustrade.
- (C) Existing concrete cheek walls.

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Historic Preservation Commission
Ronald A. Patton

Post Installation: Contractor will cut existing slate, dig hole, pour concrete and rebar, set base anchor, install post, and fill slate around base. The top newel porch will be anchored to the existing porch with a base plate to the existing decking (covered with trim).

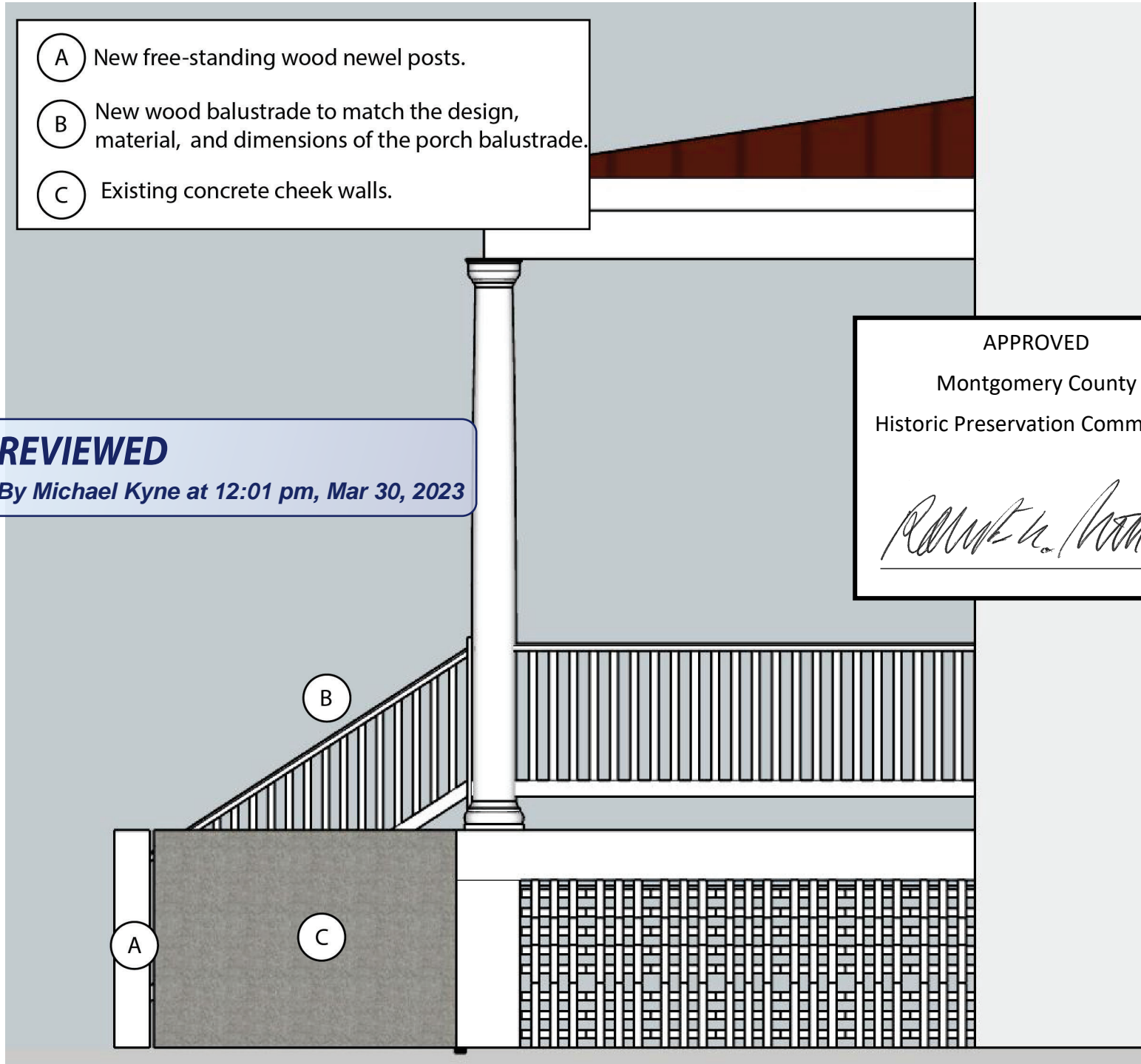
Balustrade: The proposed stair balustrade (dimensions of the handrail/bottom rail and spacing between balusters) will match the existing porch balustrade.

- (A) New free-standing wood newel posts.
- (B) New wood balustrade to match the design, material, and dimensions of the porch balustrade.
- (C) Existing concrete cheek walls.

REVIEWED

By Michael Kyne at 12:01 pm, Mar 30, 2023

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Historic Preservation Commission



REVIEWED

By Michael Kyne at 12:02 pm, Mar 30, 2023

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