

7118 Maple Avenue, Takoma Park
[HP Case # 37/03-12E]
Takoma Park H.D.





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: March 15, 2012

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #590644, front walkway replacement

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 14, 2012 meeting.

- 1. The applicant must consult with the City of Takoma Park, Arborist to determine if a tree protection plan is required for the proposed walkway replacement. If a tree protection plan is required it must be implemented prior to any work recommencing at the subject property.*

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: Joanna Veltri

Address: 7118 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 the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: STEPHEN STRACER
Daytime Phone No.: 202 423 8171

Tax Account No.: _____
Name of Property Owner: JOANNA VELTRI Daytime Phone No.: _____
Address: 7112 MARIE AVE TAKOMA PARK, MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7112 Street: MARIE AVE
Town/City: TAKOMA PARK Nearest Cross Street: TUHP AVENUE
Lot: PART OF 30 Block: 4 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|---|--|--|------------------------------------|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Stab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input 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 checked="" type="checkbox"/> Other: <u>FRONT WALKWAY REPLACEMENT</u> | | | |

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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 _____ foot _____ 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.

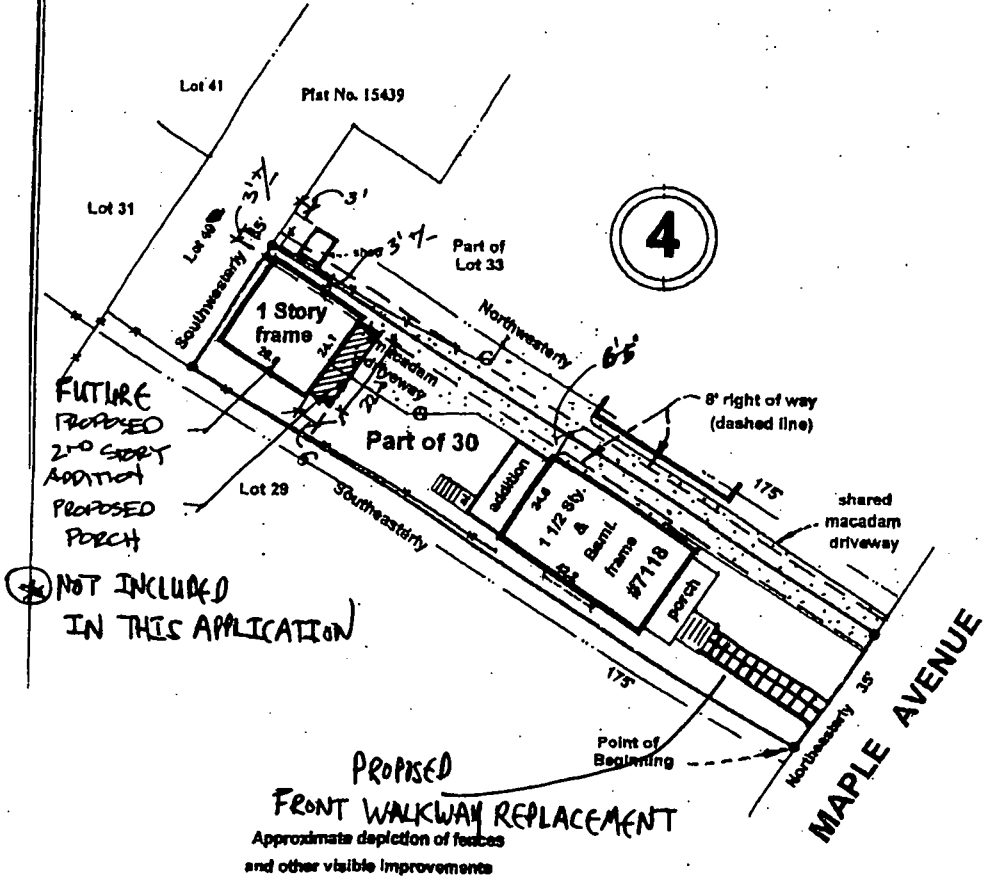
Loni Kruparis Signature of owner or authorized agent 2-8-12 Date

Approved: [Signature] for Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/15/12
Application/Permit No.: 590644 Date Filed: 2/8/12 Date Issued: _____

3

LANDTECH ASSOCIATES, INC.

10260 OLD COLUMBIA ROAD SUITE J
 COLUMBIA, MARYLAND 21046-1731
 PHONE: 410-290-8099 TOLL FREE: 888-290-1920
 FAX: 410-290-8399 TOLL FREE 888-290-1923



PROPOSED FRONT WALKWAY REPLACEMENT
 Approximate depiction of fences and other visible improvements

Location Survey of:	LOT: Part of 30	BLOCK: 4
#7118 Maple Avenue	PLAT BK: "A"	PLAT#: 3
B. F. Gilbert's Addition to	DATE: 2-19-09	SCALE: 1" = 30'
Takoma Park	CASE NUMBER: GT-09-4536MD	
Montgomery Co., MD	FILE NUMBER: LT-2090207	



- NOTES:
1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
 3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 4. Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
 5. Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
 6. This plat is not to be used for the issuance of permits.
 7. No title report furnished.

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Braden A. Rogers
 BRADEN A. ROGERS - M.D. PROP. L.S. LIC. NO. 119

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 3/15/12

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7118 Maple Avenue, Takoma Park	Meeting Date:	3/14/2012
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/7/2012
Applicant:	Joanna Veltri, (Stephen Strasser, Architect)	Public Notice:	2/27/2012
Review:	HAWP (RETROACTIVE)	Tax Credit:	No
Case Number:	37/03-12E	Staff:	Josh Silver
PROPOSAL:	Front walkway replacement		

STAFF RECOMMENDATION:

- Approve
 Approve with conditions

- The applicant must consult with the City of Takoma Park, Arborist to determine if a tree protection plan is required for the proposed walkway replacement. If a tree protection plan is required it must be implemented prior to any work recommencing at the subject property.*

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Bungalow
DATE: 1915-30a

PROPOSAL:

The applicant is proposing to remove and replace an existing front yard concrete walkway with brick in the same location. The existing walkway dimensions and connection between the front porch and public right-of-way will be maintained. The existing walkway is in close proximity to a mature tree. Staff has notified the city arborist to ensure appropriate tree protection measures are implemented if necessary.

APPLICABLE GUIDELINES:**Montgomery County Code; Chapter 24A-8**

- 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 RECOMMENDATION:

Staff recommends that the Commission **approve with conditions the HAWP application** as being consistent with Chapter 24A-8(b), (1) and (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 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 joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



DEPARTMENT OF PERMITTING SERVICES
255 SOUTH WALKER DRIVE SUITE 200 ROCKVILLE, MD 20850
202-791-2000

DPS - #8

J

**HISTORIC PRESERVATION COMMISSION
301/563-3400**

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: STEPHEN STRASSER

Daytime Phone No.: 202 423 8171

Tax Account No.: _____

Name of Property Owner: JOANNA VELTRI Daytime Phone No.: _____

Address: 7118 MAPLE AVE TAKOMA PARK, MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7118 Street: MAPLE AVE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVENUE

Lot: PART OF 30 Block: 4 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:

- AC Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: FRONT WALKWAY REPLACEMENT

1B. Construction cost estimate: \$ _____

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.

Lorin Kruppis
Signature of owner or authorized agent

2-8-12
Date

Approved: _____ For Chairperson, Historic Preservation Commission

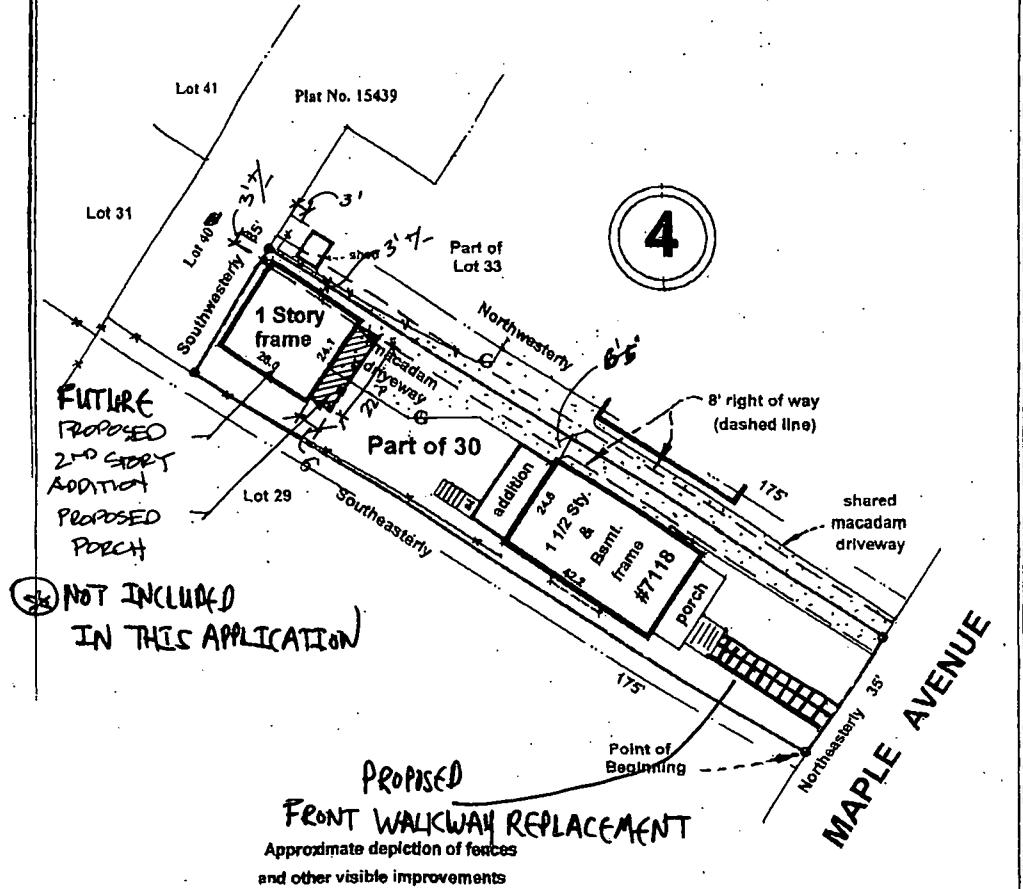
Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 590644 Date Filed: 2/8/12 Date Issued: _____

3

LANDTECH ASSOCIATES, INC.

10260 OLD COLUMBIA ROAD SUITE J
 COLUMBIA, MARYLAND 21046-1721
 PHONE: 410-290-8099 TOLL FREE: 888-290-1920
 FAX: 410-290-8299 TOLL FREE 888-290-1922



PROPOSED FRONT WALKWAY REPLACEMENT

Approximate depiction of fences and other visible improvements

Location Survey of:	LOT: Part of 30	BLOCK: 4
#7118 Maple Avenue	PLAT BK: "A"	PLAT#: 3
B. F. Gilbert's Addition to	DATE: 2-19-09	SCALE: 1" = 30'
Takoma Park	CASE NUMBER: GT-09-4536MD	
Montgomery Co., MD	FILE NUMBER: LT-2090207	



NOTES:

1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
5. Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
6. This plat is not to be used for the issuance of permits.
7. No title report furnished.

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Braden A. Rogers
 BRADEN A. ROGERS - M.D. PROP. L.S. LIC. NO. 119

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

Owner's mailing address

Joanna Veltri
7118 Maple Avenue
Takoma Park, MD 20912

Owner's Agent's mailing address

Stephen F Strasser
Strasser:STUDIO
205 G St. SW
Washington, DC 20024

Adjacent and confronting Property Owners mailing addresses

Roland W. Jr & J.M. Halstead
7116 Maple Avenue
Takoma Park, MD 20912

The City Of Takoma Park
205 Tulip Avenue
Takoma Park, MD 20912

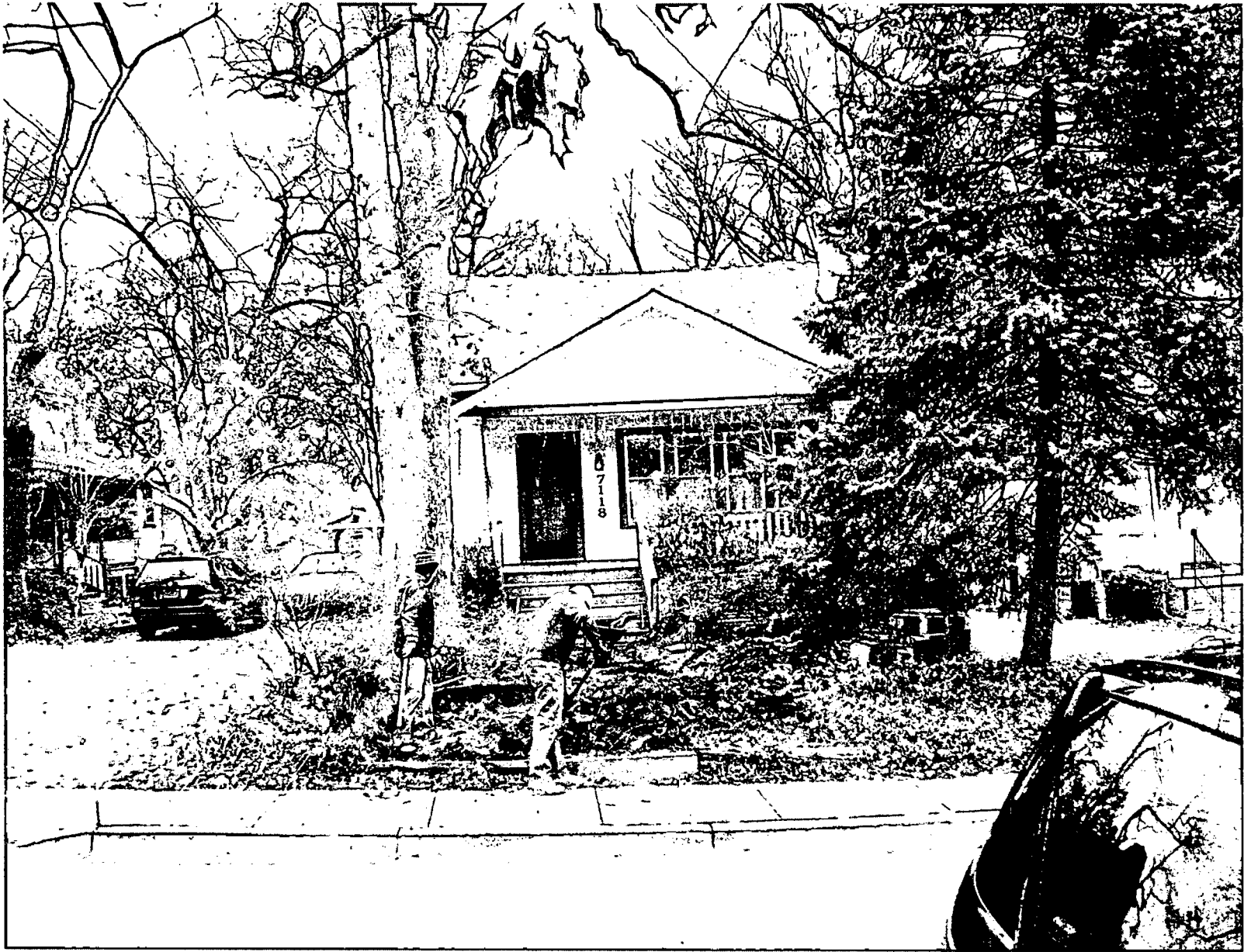
Neil T. Spring
7120 Maple Avenue
Takoma Park, MD 20912

Patricia E. Neill & Aboudou S. Wabi
7133 Maple Avenue
Takoma Park, MD 20912

718
MAPLE

9





7