

37/3-00II 7129 Maple Avenue *M*
(Takoma Park Historic District)



7129 Maple Ave.

101 E 100



715 Maple Ave.

18. 99



7129 Maple Ave.

1000
1000
1000
1000

1000

1000

1000

1000



7129 Maple Ave.

11/11/11



7129 Maple Ave.

(No. 109)

left side view of the Existing
home



7129 maple Ave.

100 200

100 200 300 400 500 600 700 800 900 1000



Left side view
of the Existing
home

7129 Maple Ave.

(No. 228)



Left side view
of the existing
home

7129 Maple Ave.

...

7129 Maple





7129 Maple Ave

(No. 244)



7129 Maple Ave

1/10/59
1/10/59
1/10/59
1/10/59
1/10/59
1/10/59
1/10/59
1/10/59
1/10/59
1/10/59

1/10/59



7129 Maple Ave

100-500



Left side view
of the existing
house

7129 Maple Ave

7129 Maple Ave



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8-17-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

DPS# 224018
HPC CASE# 37/3-00II

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

Approved

Approved with Conditions: _____

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

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

Applicant: MR & MRS. ROBERT GINSBERG

Address: 7129 MAPLE AVE TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.

HOUSE IS NON-CONTRIBUTING
OUTSTAND OF RESOURCE IN T.P. HISTORIC DISTRICT.
SCREENING HOUSE.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850
240/777 6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: James Maguire
Daytime Phone No.: 410-549-8267

Tax Account No.: 1076642
Name of Property Owner: ROBERT GINSBERG ELLEN S. GINSBERG Daytime Phone No.: 301-270-4332
Address: 7129 MAPLE AVE. TAKOMA PARK MD 20912-4418
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7129 Street: MAPLE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE.
Lot: 8 Block: 3 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: 4276 Folio: 180 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wrack/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 170,000.00

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.

Robert Ginsberg 19 July 2000
Ellen S. Ginsberg 19 July 2000
Signature of owner or authorized agent Date

Approved: X _____
Disapproved: _____
Application/Permit No.: 200 204618 Date Filed: 7/21/00 Date Issued: 8/17/00
Signature of Commission

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing home is a brick Two Story on a narrow lot. The house has an existing addition at the rear approx. 30 years old which will be removed in order to add a larger addition to the house.

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

The project is a two story addition to an existing home. In the area of the new addition no environmental impact will occur. No trees will be affected by the new addition.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

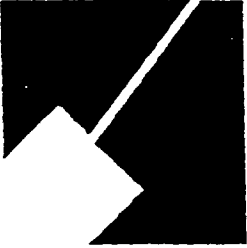
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 61 Marvot Street, Rockville, (301/279-1355).

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

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

<p>owner of 7131 Maple Ave:</p> <p>Jeffrey Henig & Robin Marantz Henig 7131 Maple Ave. Takoma Park, MD 20912</p>	<p>owner of 7116 Maple Ave.:</p> <p>Roland Halstead and Marketa Halstead 7116 Maple Ave. Takoma Park, MD 20912</p>
<p>owner of 7127 Maple Ave.:</p> <p>Giles Crimi 5823 Little Falls Rd. Arlington, VA 22207-1366</p>	
<p>owner of 7118 Willow Ave.:</p> <p>Michael Gordy & Pande Rohini 7118 Willow Ave. Takoma Park, MD 20912</p>	
<p>owner of 7120 Willow Ave.:</p> <p>Michael Mayer 7120 Willow Ave. Takoma Park, MD 20912</p>	
<p>owner of 7112 Maple Ave.:</p> <p>James Douglas & Janet Douglas 7112 Maple Ave. Takoma Park, MD 20912</p>	

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 8-17-00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

DPS # 224618
HPC CASE # 37/3-00II

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

OR'S C
fully surveyed the
ave located all of the in
encroachments either way

MAPLE AVENUE

266.12' to Carroll Ave.

N. 32° 30' E. - 50.0'

45.0'

44.9'

N. 57° 30' W. - 254.1'

LOT - 7

S. 57° 30' E.

LOT - 9

254.1'

118
Shed
95
118

95

50.8'

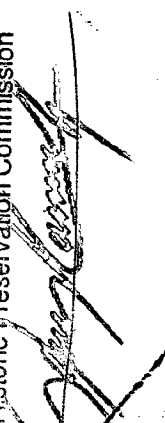
24.3
24.2
24.4 Fr
16.3
16.3

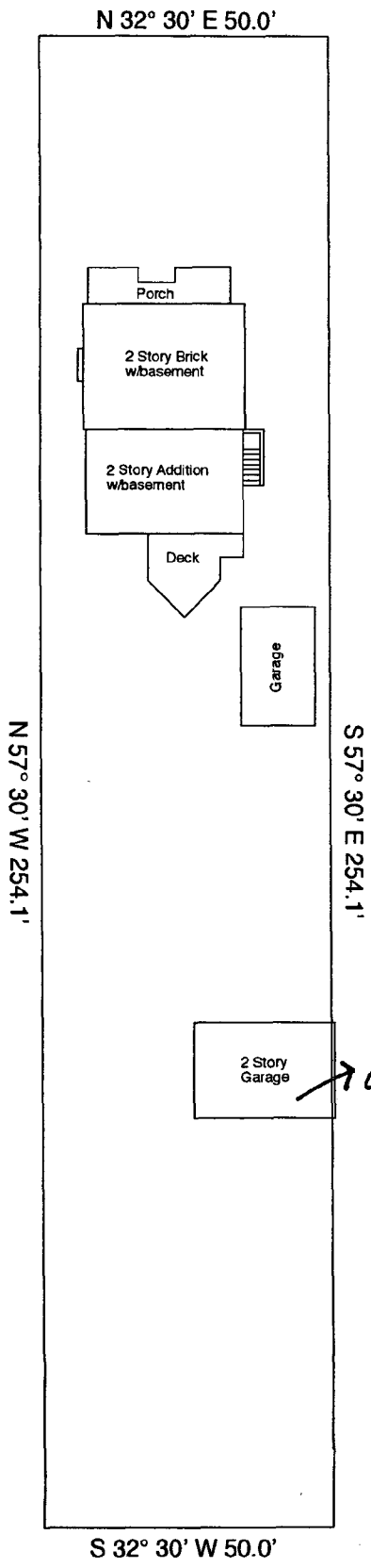
70.2'

S. 32° 30' W. - 50.0'

APPROVED
Montgomery County
Historic Preservation Commission

J. P.
Meryla





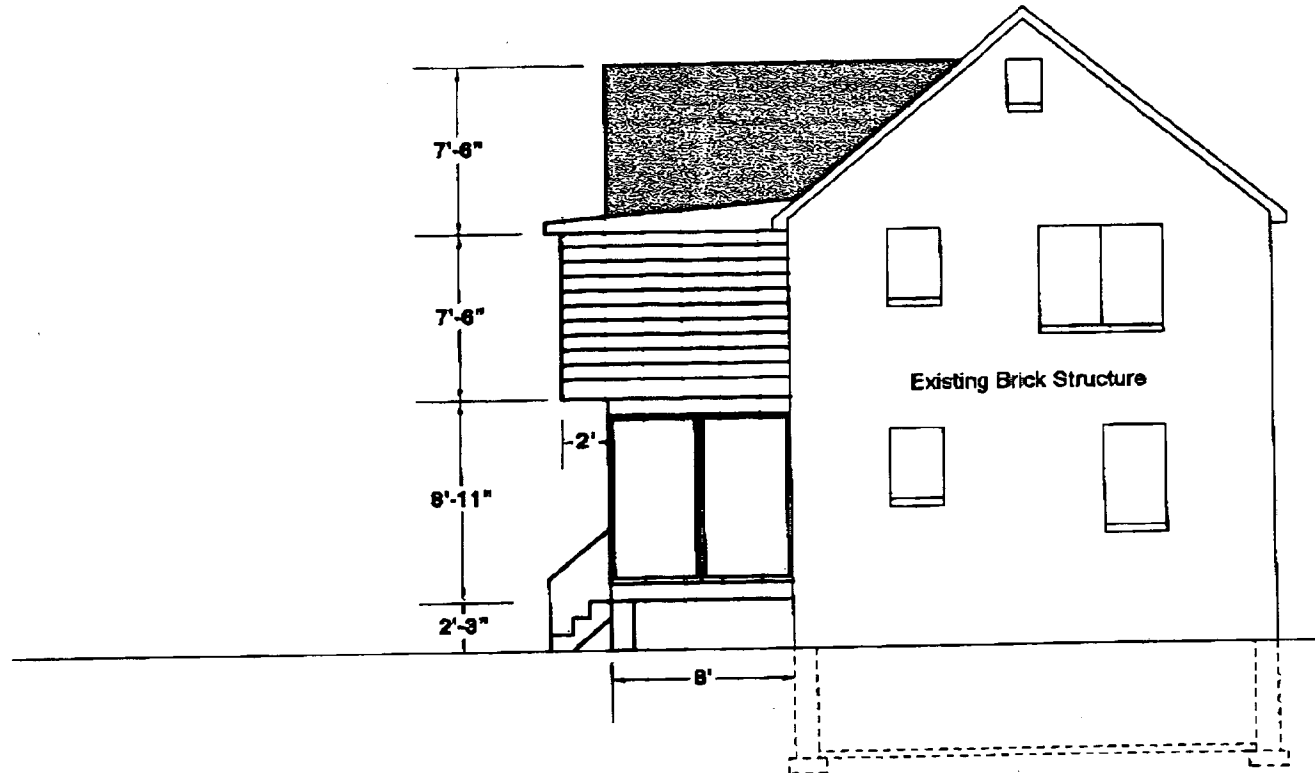
Plat
Scale 1" = 30'

→ OUTSTANDING RESOURCE
CARRIAGE HOUSE

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

⑦



APPROVED
 Montgomery County
 Historic Preservation Commission

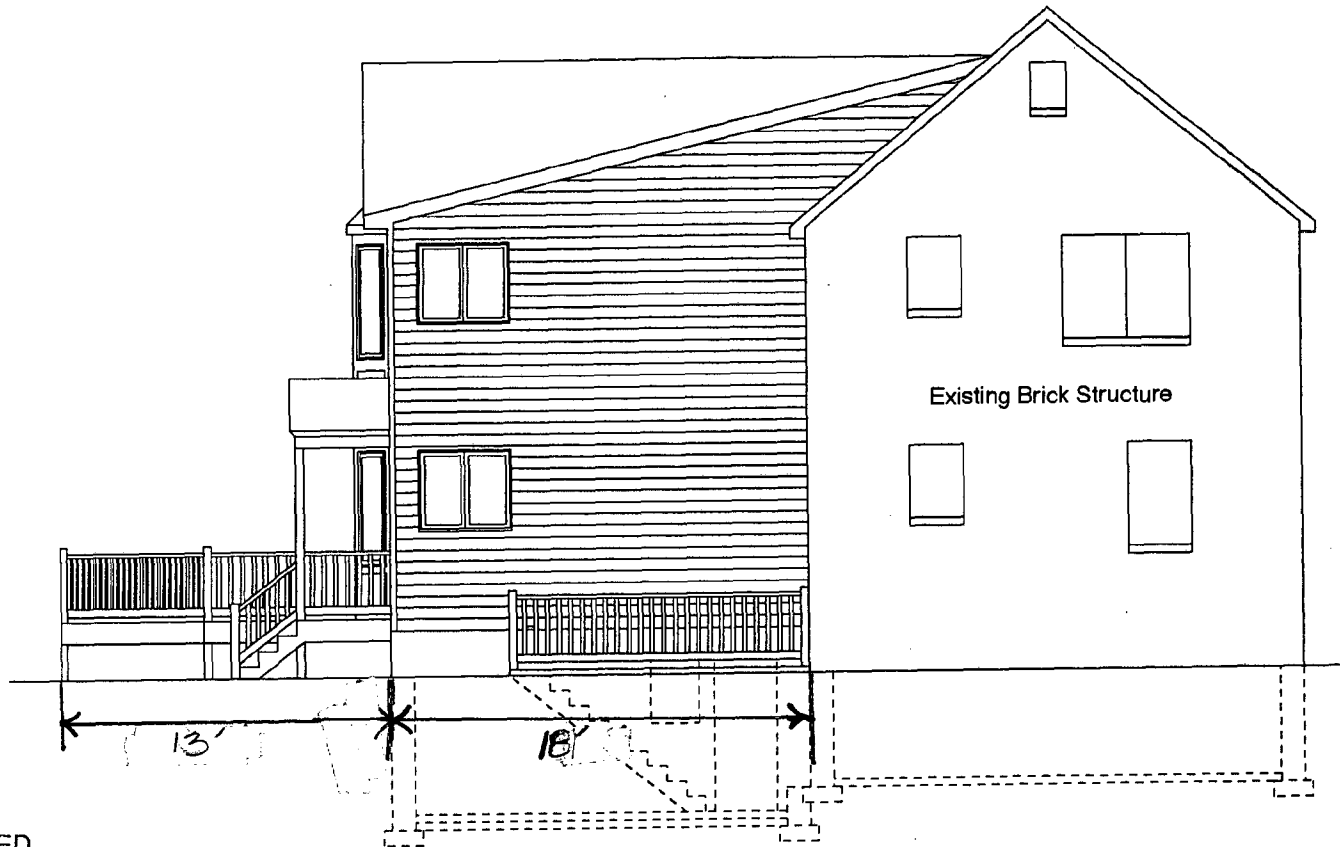
[Handwritten Signature]

**Left Elevation
 Existing Addition**

Scale 1/8" = 1' - 0"

8

Brian K. Michael Co.
 14855 Triadelphia Rd.
 Glenelg, MD 21737

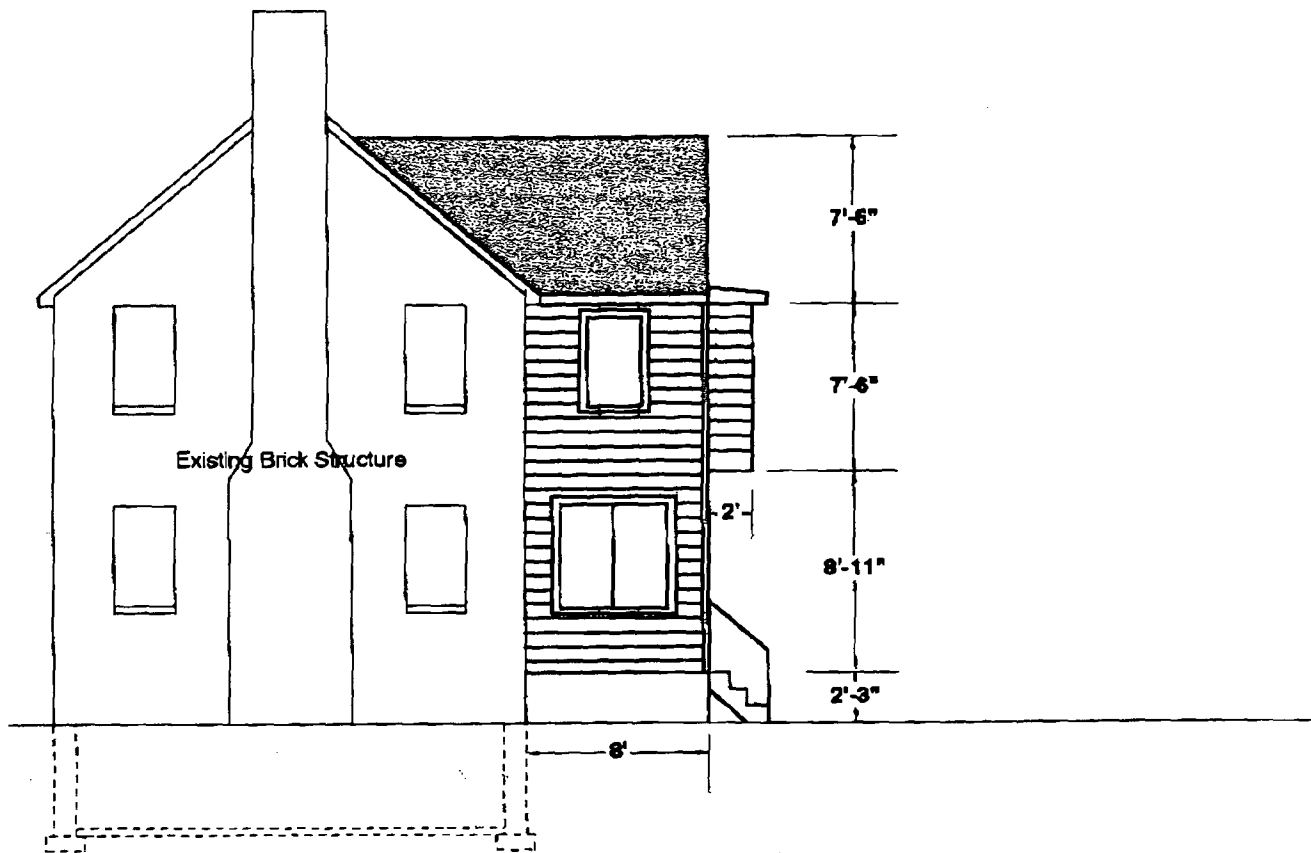


APPROVED
Montgomery County
Historic Preservation Commission

Left Elevation

Scale 1/8" = 1' - 0"

Brian K. Michael Co.
14855 Triadelphia Rd.
Glenelg, MD 21737



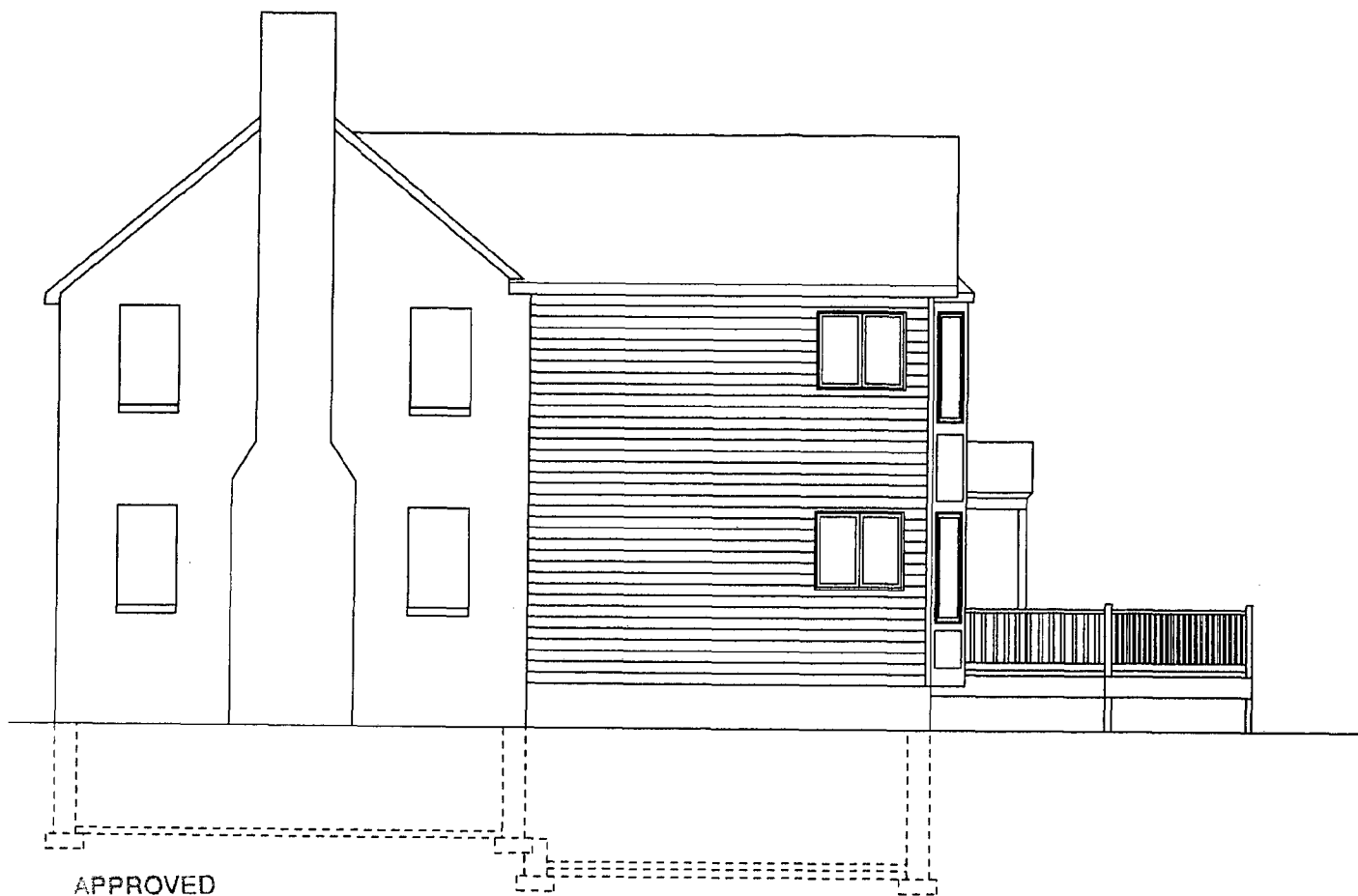
APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

**Right Elevation
 Existing Addition**
 Scale 1/8" = 1' - 0"

10

Brian K. Michael Co.
 14855 Triadelphia Rd.
 Glenelg, MD 21737

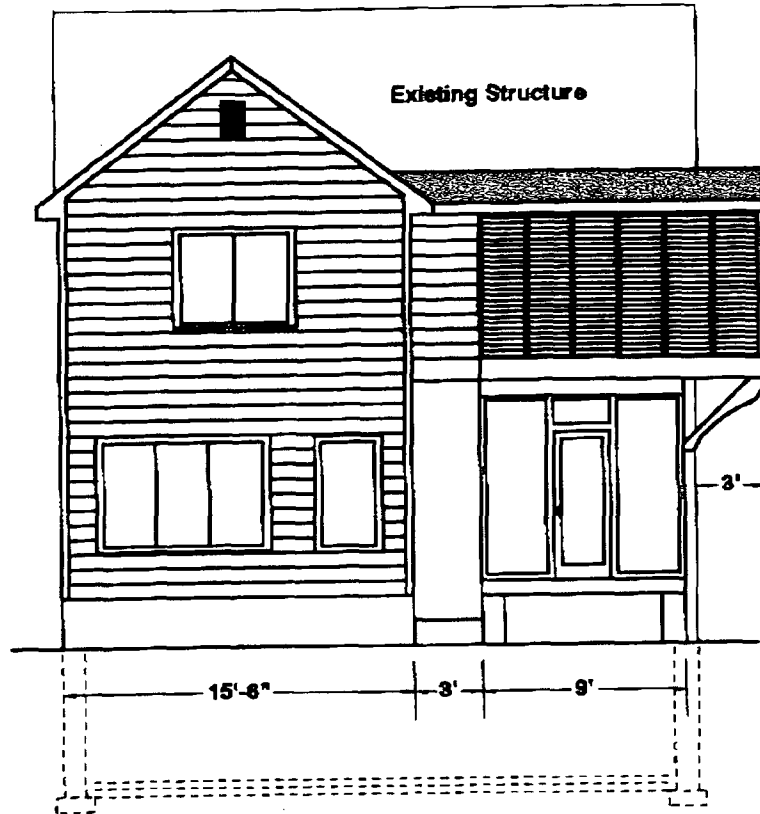


APPROVED
Montgomery County
Historic Preservation Commission

Right Elevation
Scale 1/8" = 1' - 0"



Brian K. Michael Co.
14855 Triadelphia Rd.
Glenelg, MD 21737



APPROVED
Montgomery County
Historic Preservation Commission

**Rear Elevation
Existing Addition**

Scale 1/8" = 1' - 0"

12

Brian K. Michael Co.
14855 Triadelphia Rd.
Glenelg, MD 21737



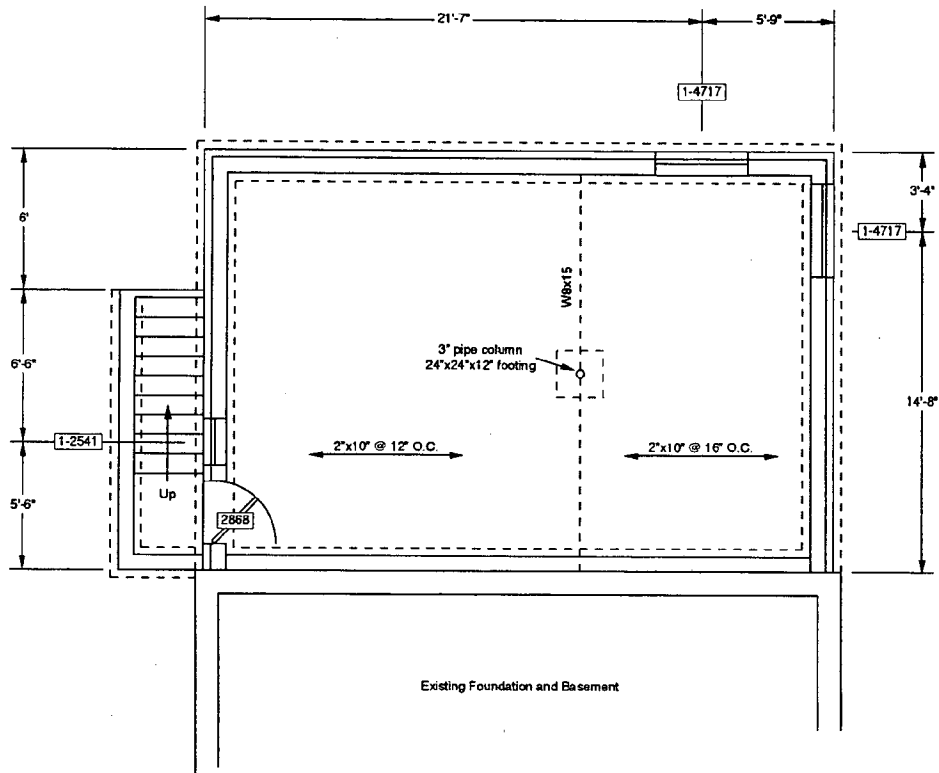
APPROVED
Montgomery County
Historic Preservation Commission

Rear Elevation

Scale 1/8" = 1' - 0"



Brian K. Michael Co.
14855 Triadelphia Rd.
Glenelg, MD 21737



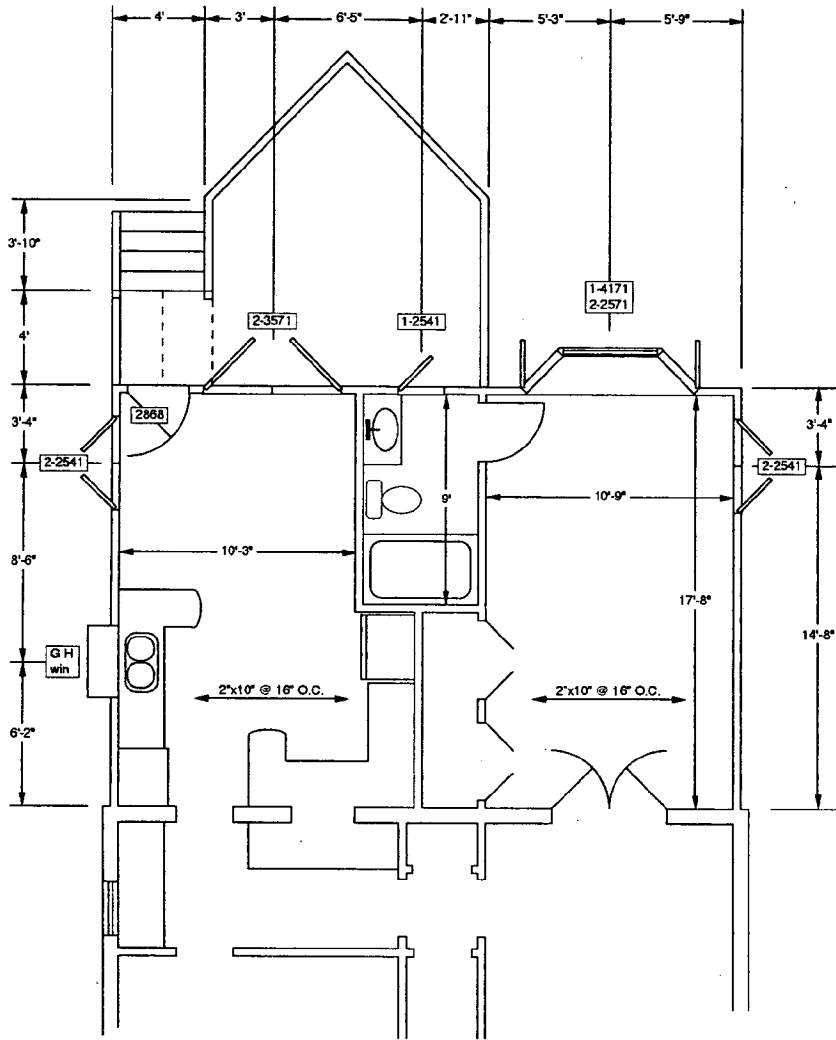
Basement

Scale 1/8" = 1' - 0"

APPROVED
 Montgomery County
 Historic Preservation Commission

Brian K. Michael Co.
 14855 Triadelphia Rd.
 Glenelg, MD 21737

14



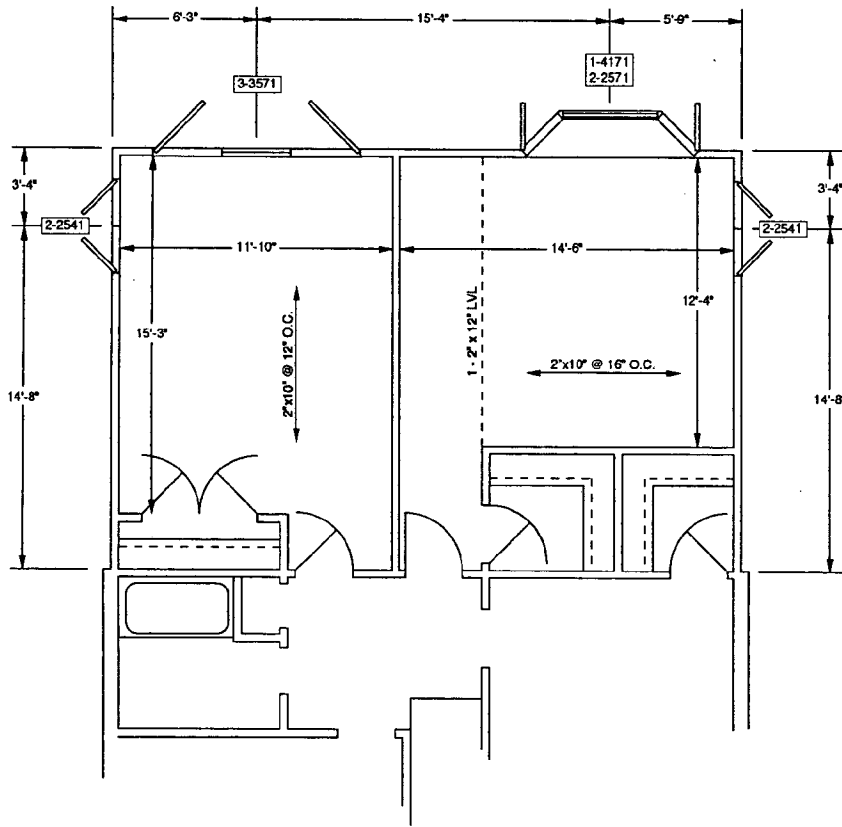
First Floor

Scale 1/8" = 1' - 0"

APPROVED
 Montgomery County
 Historic Preservation Commission

Brian K. Michael Co.
 14855 Triadelphia Rd.
 Glenelg, MD 21737

15



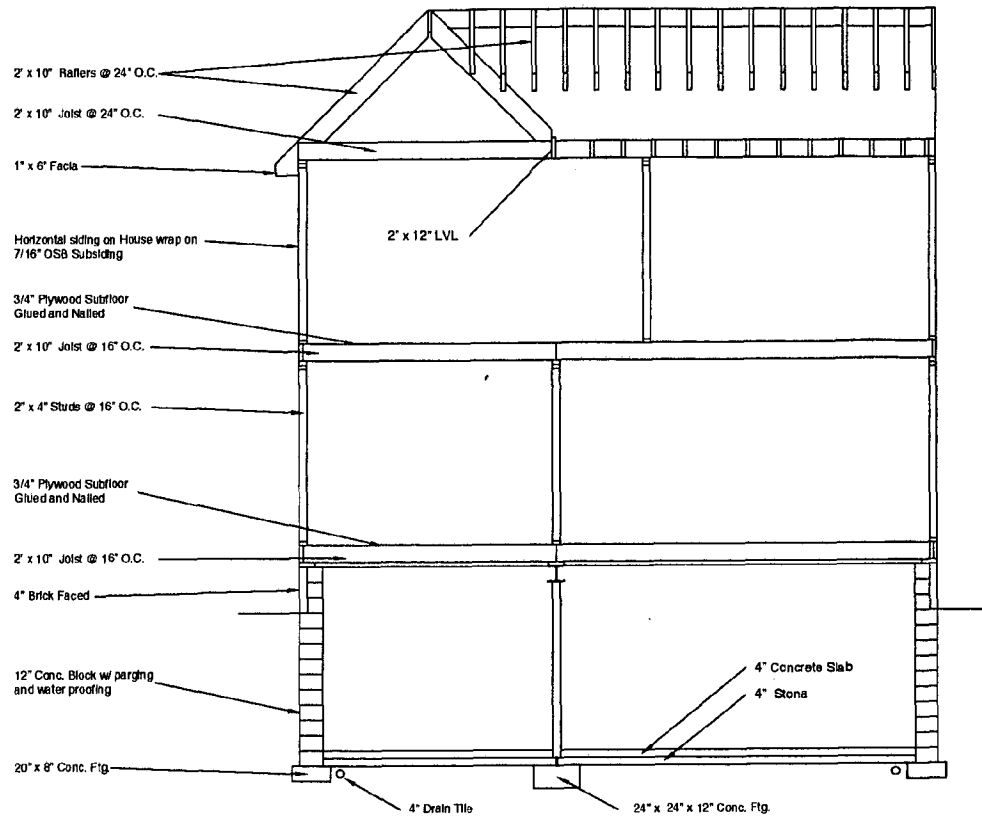
Second Floor

Scale 1/8" = 1' - 0"

APPROVED
 Montgomery County
 Historic Preservation Commission

Brian K. Michael Co.
 14855 Triadelphia Rd.
 Glenelg, MD 21737

16



APPROVED
 Montgomery County
 Historic Preservation Commission

[Handwritten Signature]

Rear Cross Section

Scale 1/8" = 1' - 0"

(17)

Brian K. Michael Co.
 14855 Triadelphia Rd.
 Glenelg, MD 21737

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7129 Maple Avenue, Takoma Park	Meeting Date:	08/16/00
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	08/09/00
Review:	HAWP	Public Notice:	08/02/00
Case Number:	37/03-00II	Tax Credit:	None
Applicant:	Robert and Ellen Ginsberg	Staff:	Michele Naru
PROPOSAL:	Rear Addition	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource in Takoma Park Historic District.
STYLE: Colonial Revival
DATE: 1930s

This Colonial Revival dwelling is located in the Takoma Park Historic District. A pedimented entry porch detailed with wrought iron columns ornaments the principal façade. The house is constructed in brick. The side gable roof is sheathed in asphalt shingles and detailed with a brick, exterior-end chimney. A frame, two-story rear addition (built in 1970) projects from the rear elevation.

The property also contains a non-contributing garage and an outstanding, 19th century carriage house.

PROPOSAL:

The proposal is to remove the existing, non-historic rear frame addition and construct a new two-story rear addition with basement.

The existing rear addition measures 10' in depth and projects an additional 3' beyond the width on the main block of the house.

The proposed new addition will measure 18' in depth and will not project beyond the width of the main block. The new addition will also contain a new deck that will be 13' in depth.

The total depth of the proposed rear addition is approximately 31'. The new addition will be clad in cement board siding with an asphalt shingle roof. The windows will be single light, Pella wood casement windows sheathed in vinyl on the exterior. The rear door will be a 15 light, glazed wood door.

STAFF DISCUSSION

Staff notes that this proposal for alterations to a Non-Contributing Resource should "receive the most lenient level of design review."

In considering the current proposal, staff turned to the *Takoma Park Historic Preservation Review Guidelines*, which was prepared in 1993 to provide guidance to the Historic Preservation Commission in their consideration of new proposals within the historic district. The following guidelines pertain to this proposal.

- 1. 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.**

The proposed new rear addition is sympathetic with the resource's architectural design and respects the existing environmental setting. No trees will be affected in order to construct this new addition. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #9 and #10:

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 proportion, and massing to protect the integrity of the property and its environment.

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.

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777 6370

OPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: James Maguire
Daytime Phone No.: 410 549-8867

Tax Account No.: 1076642
Name of Property Owner: ROBERT GINSBERG ELLEN S. GINSBERG Daytime Phone No.: 301-270-4332
Address: 7129 MAPLE AVE. TAKOMA PARK MD 20912-4418
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7129 Street: MAPLE AVE.
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE.
Lot: 8 Block: 3 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
Liber: 4276 Folio: 180 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE. CHECK ALL APPLICABLE.
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Plaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 170,000.00

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.

Robert Ginsberg 19 July 2000
Ellen S. Ginsberg 19 July 2000
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

4

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

1. WRITTEN DESCRIPTION OF PROJECT

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

The existing home is a brick two story on a narrow lot. The house has an existing addition at the rear approx. 30 years old which will be removed in order to add a larger addition to the house.

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

The project is a two story addition to an existing home. In the area of the new addition no environmental impact will occur. No trees will be affected by the new addition.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

5

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

owner of 7131 Maple Ave.:

Jeffrey Henig & Robin Marantz Henig
7131 Maple Ave.
Takoma Park, MD 20912

owner of 7116 Maple Ave.:

Roland Halstead and Marketa Halstead
7116 Maple Ave.
Takoma Park, MD 20912

owner of 7127 Maple Ave.:

Giles Crimi
5823 Little Falls Rd.
Arlington, VA 22207-1366

owner of 7118 Willow Ave.:

Michael Gordy & Pande Rohini
7118 Willow Ave.
Takoma Park, MD 20912

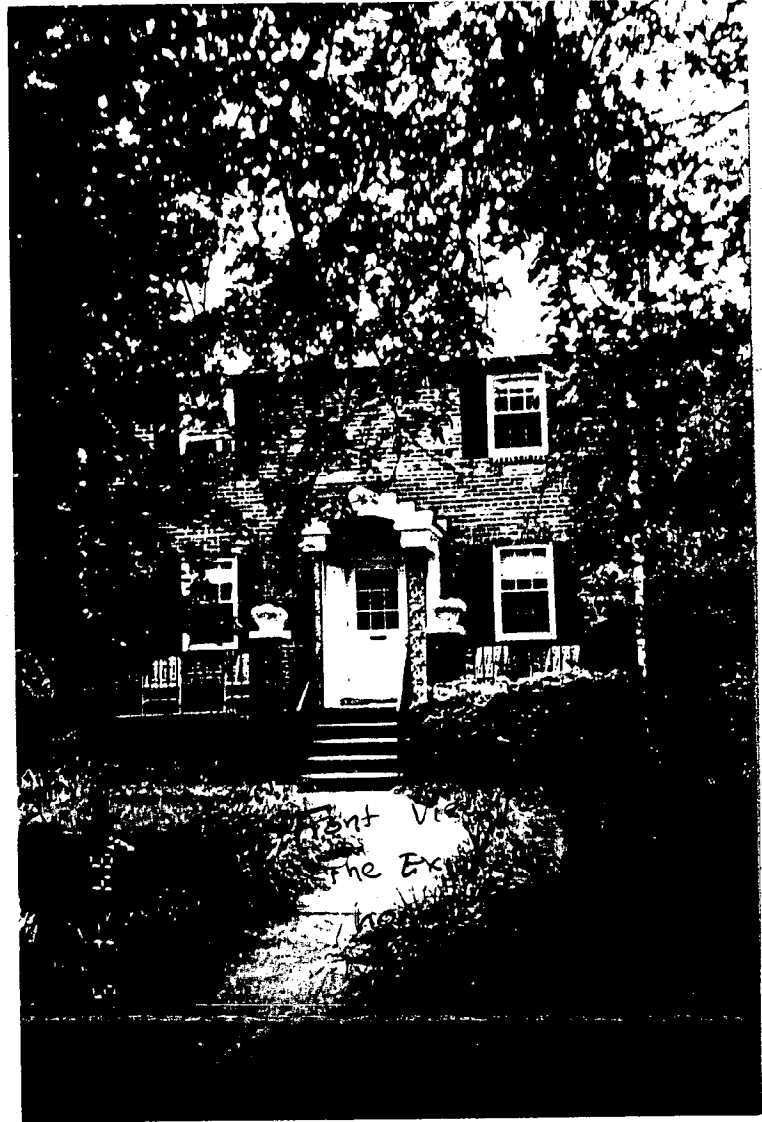
owner of 7120 Willow Ave.:

Michael Mayer
7120 Willow Ave.
Takoma Park, MD 20912

owner of 7112 Maple Ave.:

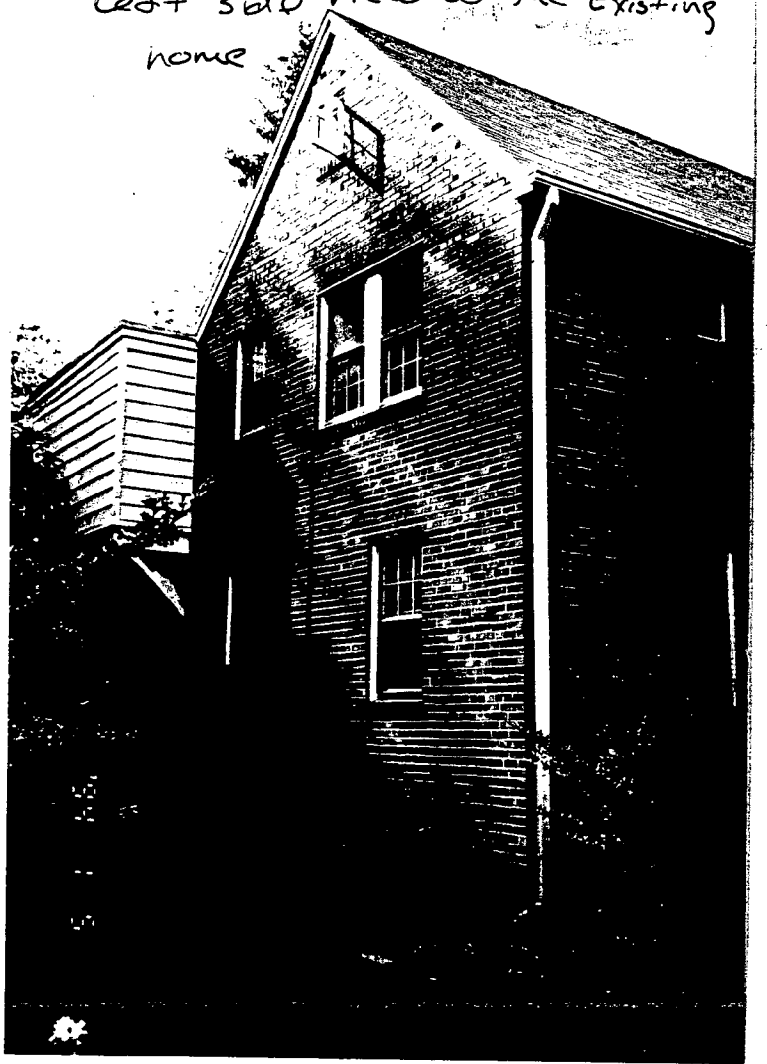
James Douglas & Janet Douglas
7112 Maple Ave.
Takoma Park, MD 20912

(6)



FRONT ELEVATION

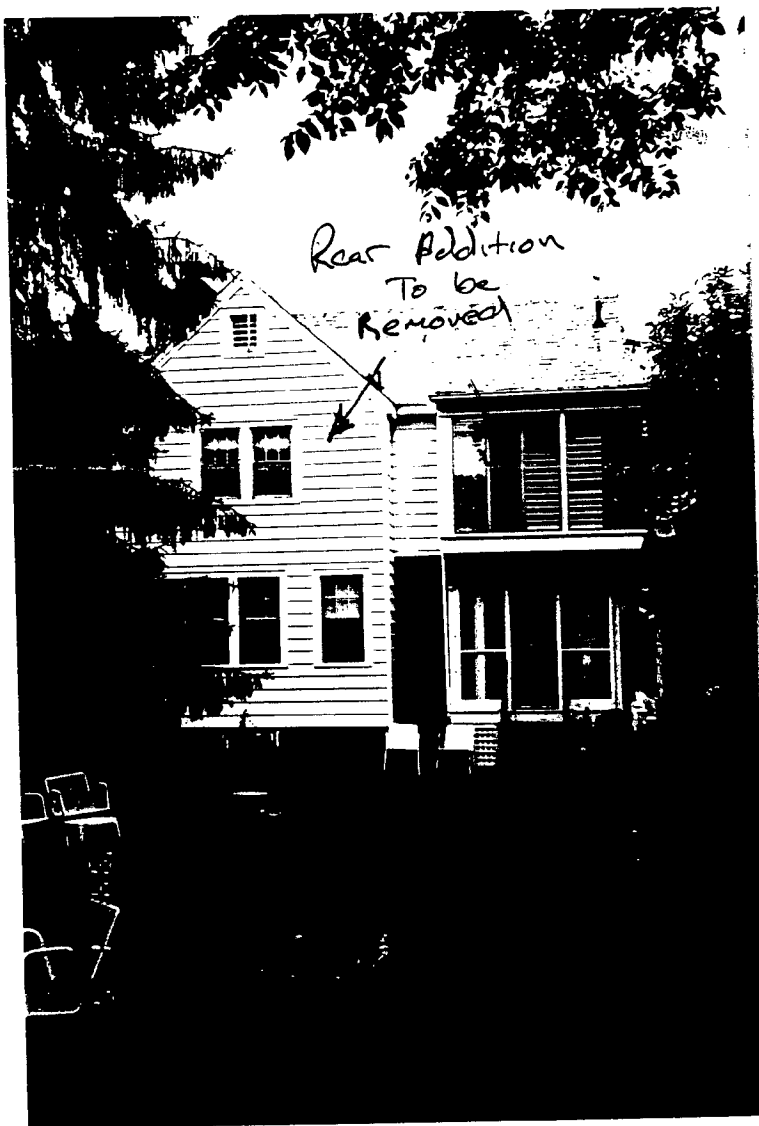
left side view of the Existing
home





RIGHT ELEVATION

20



(2)