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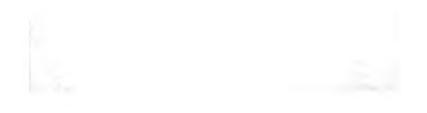


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MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

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

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	4 MRS.	FOREN	et ginst	ERG
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 <u>and</u> not more than two weeks following completion of work.

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	HISTORIC PRESERVATION COMMISSION
	301/563-3400
	APPLICATION FOR
HIST	ORIC AREA WORK PERMIT
	Contact Person: Cames Marwich
	Devime Phone No.: 410-549-8367
Tax Account No.: 107	-642
ACCOUNT NO.	ERT GINSBERG RELIENS. GINSBE NG Davime Phone No.: 301-270-4332 PLE AVE. TAKOMA PARK MD 20912-4418 Cry Start Zip Code
Latress 7129 MAI	PLEAVE, TAKOMA PARK MD 20912-4418
Stewer Numb	-
	Phane Ne.:
Contractor Registration No.:	
Agent for Owner:	Daytime Phone No.:
DEATION OF BUILDING/PR	IEMISE
House Number: 7129	Street MAPLE AVE.
TOWN/City: TAKOMA 1	PARK Nearest Closs Street TULIP AVE.
Lot. Block	3 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK
liber 4276 Enter	180 Percel
PART ONE: TYPE OF PERMI	Street MAPLE AVE. PARK Nearest Closs Street TULIP AVE. 3 Subdivision: B.F. GILBERT'S ADDITION TO TAKOMA PARK 180 Parcel ITACTION AND USE
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SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS A LICATION.

WRITTEN DESCRIPTION OF PROJECT

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

The existing home	en a brick Two Story
an in a lat	The house has an existing
ALX: J.U	approx, 30 years ably 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 stor	addition	to an
existing home	In the are	a of the	new addition
no environmental	in pact in	sill occur.	no trees will
be affected by	the new of	dition.	
De avected ou			

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 welkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landacaping.

3. PLANS AND ELEVATIONS

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

- Schemetic construction plana, with merked dimensions, indicating location, size and general type of wells, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facedes), with marked dimensions, clearly indicating proposed work in relation to suisting 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 tabeled photographic prints of each facede of existing resource, including deteils of the effected portions. All labels should be placed on the front of photographic.
- 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.

5. TREE SURVEY

If your are proposing construction adjecent to or within the driptine of any tres 6° or larger in diameter (at approximately 4 feet above the ground), you must like 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 <u>A11</u> 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 lot(s) or percells) which lie directly across the surearchighway from the percel in quastion. You can obtain this information from the Department of Assessments and Taxation, 61 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INX) 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.

LAWP APPLICATION: ADDRES S OF ADJAC	CENT & CONFRONT S 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. Arlingtion, VA 22207-1366	
owner of 7118 Wllow 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 Dougias & Janet Douglas 7112 Maple Ave. Takoma Park, MD 20912	

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 DPS # 224(018 HDC CASE # 37/3-00 II Historic Area Work Permit Application - Approval of Application/Release of
SUBJECT:	Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

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.

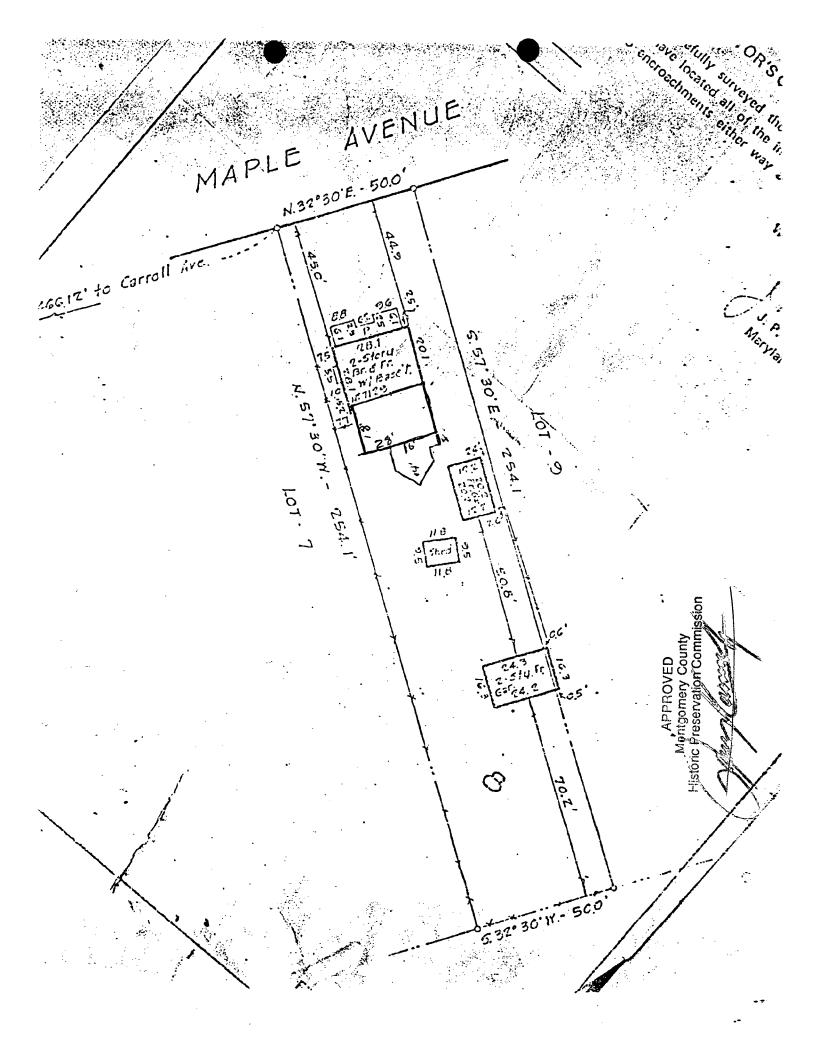
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

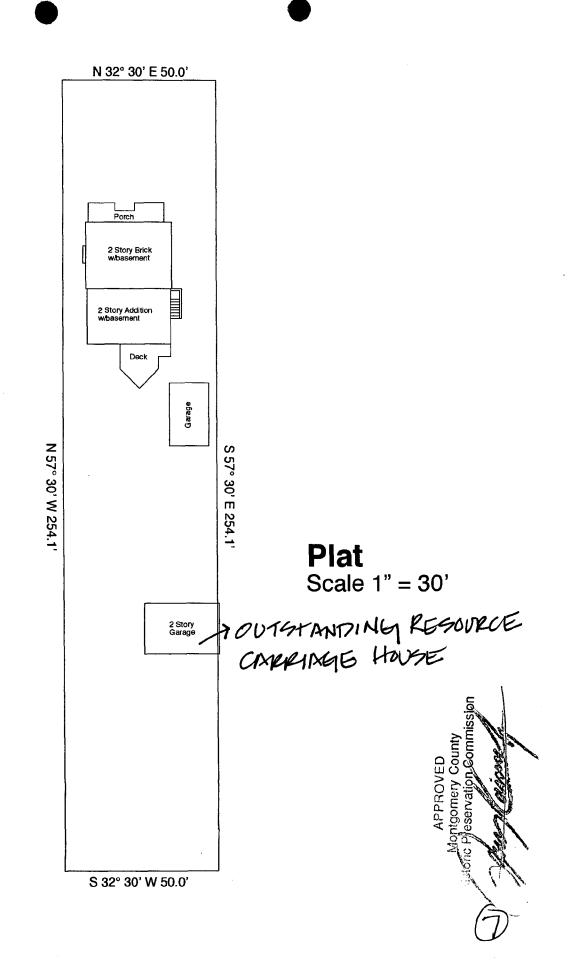
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing 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.

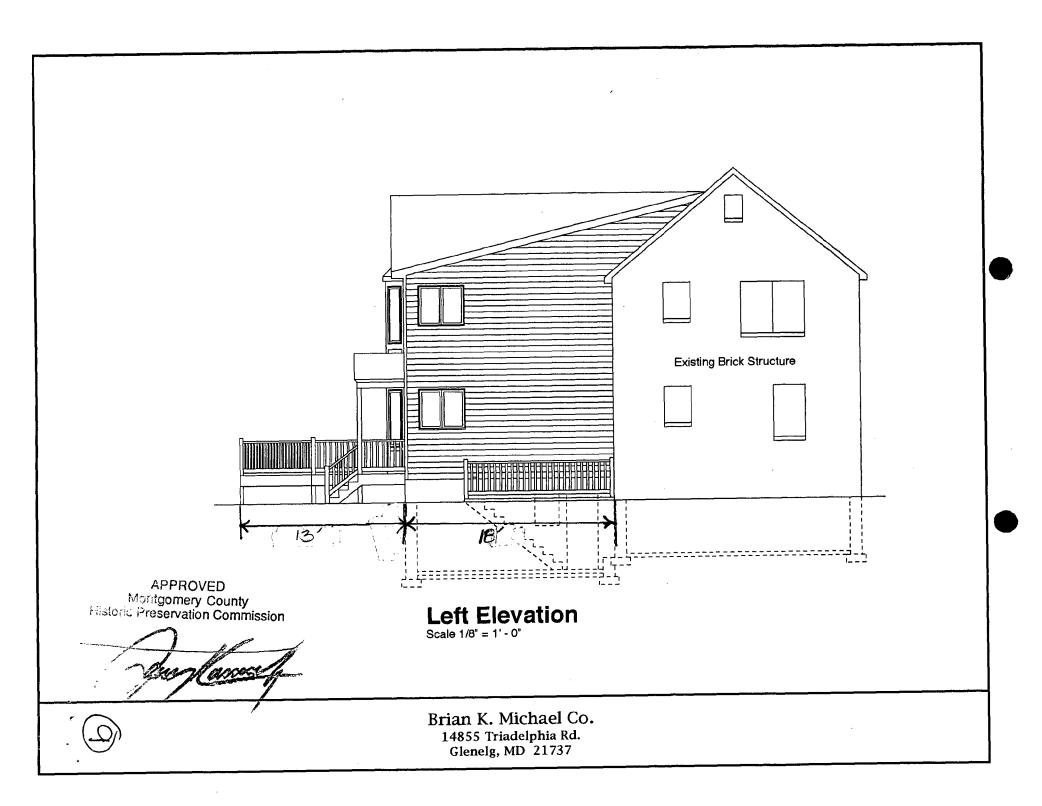
Thank you very much for your patience and good luck with your project!

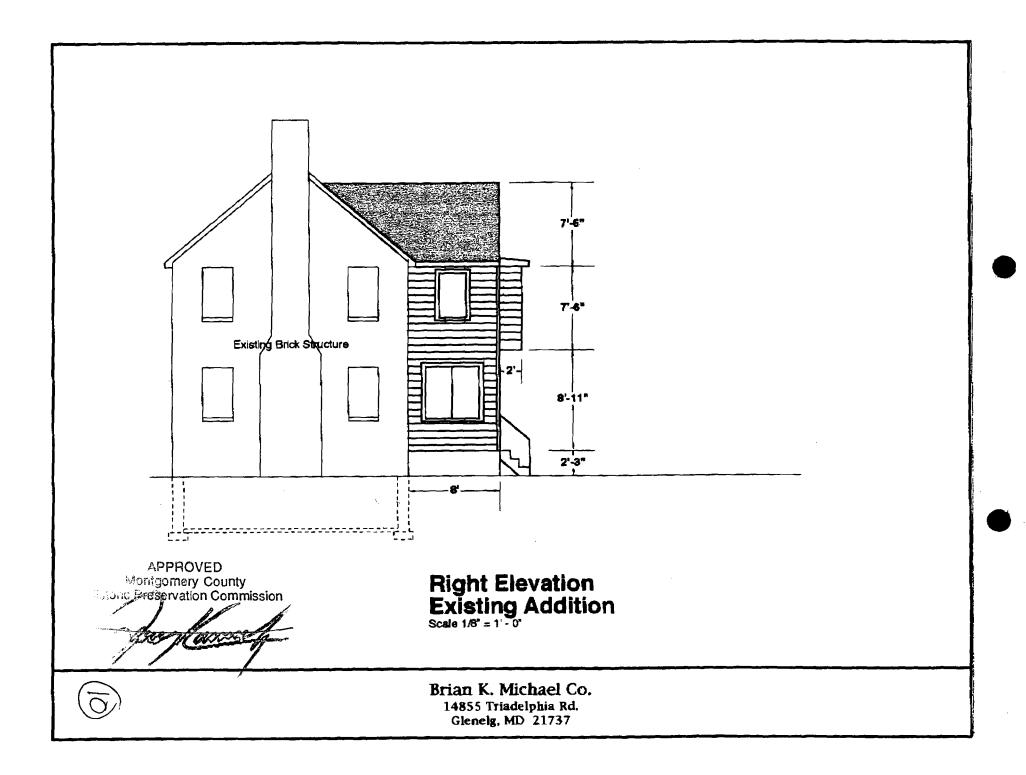


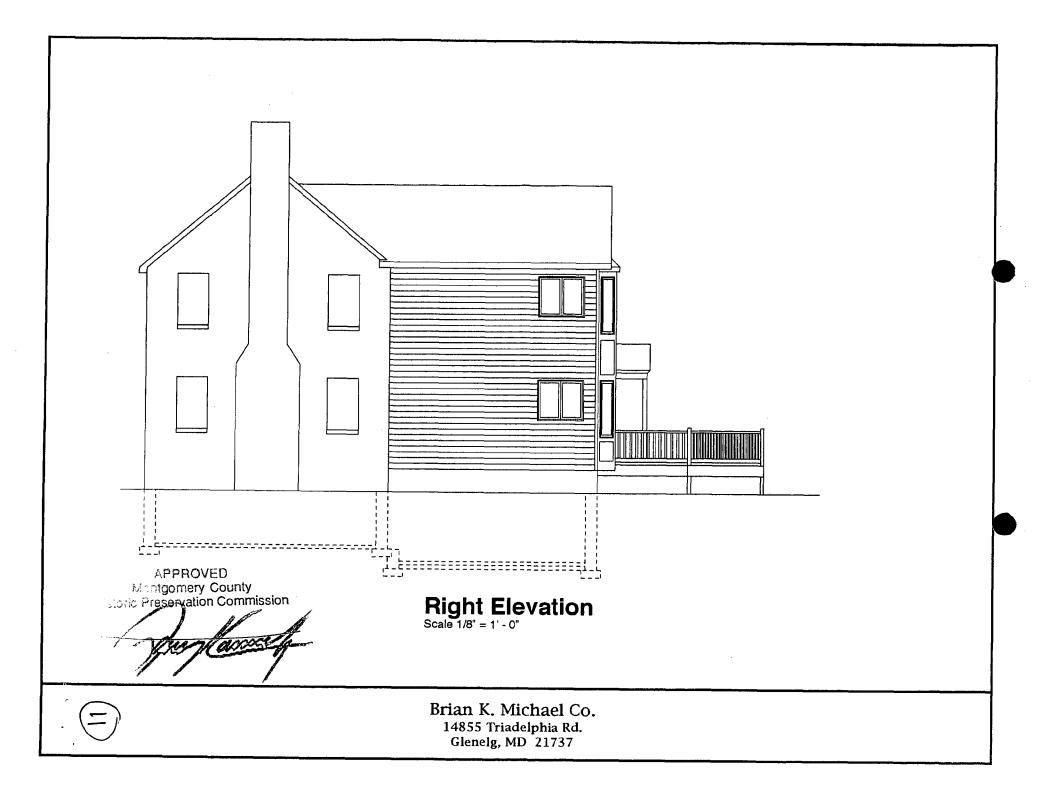


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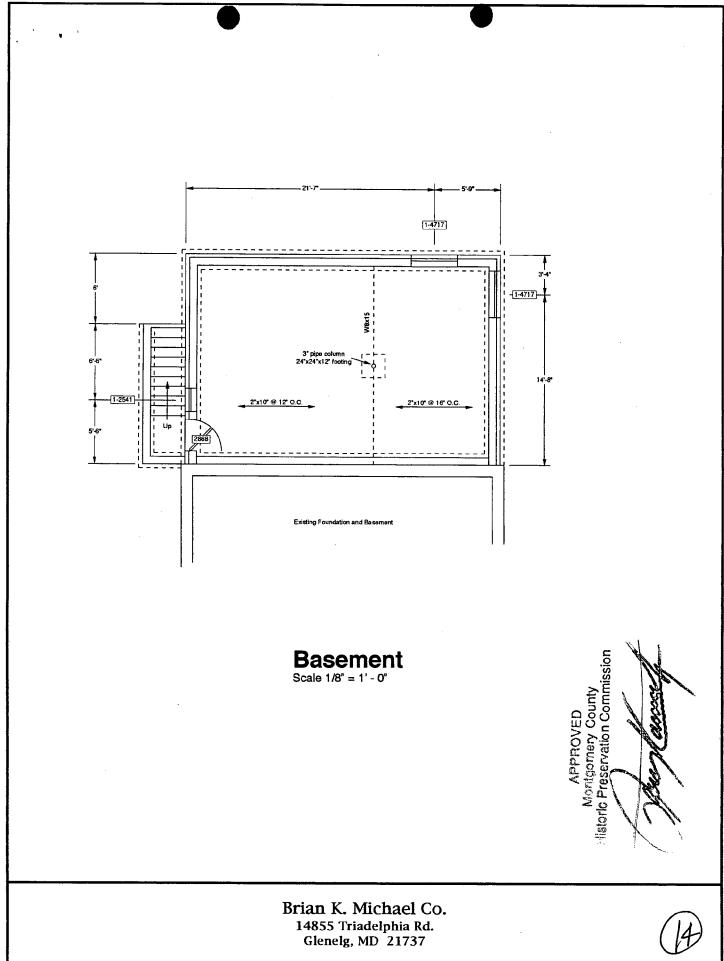


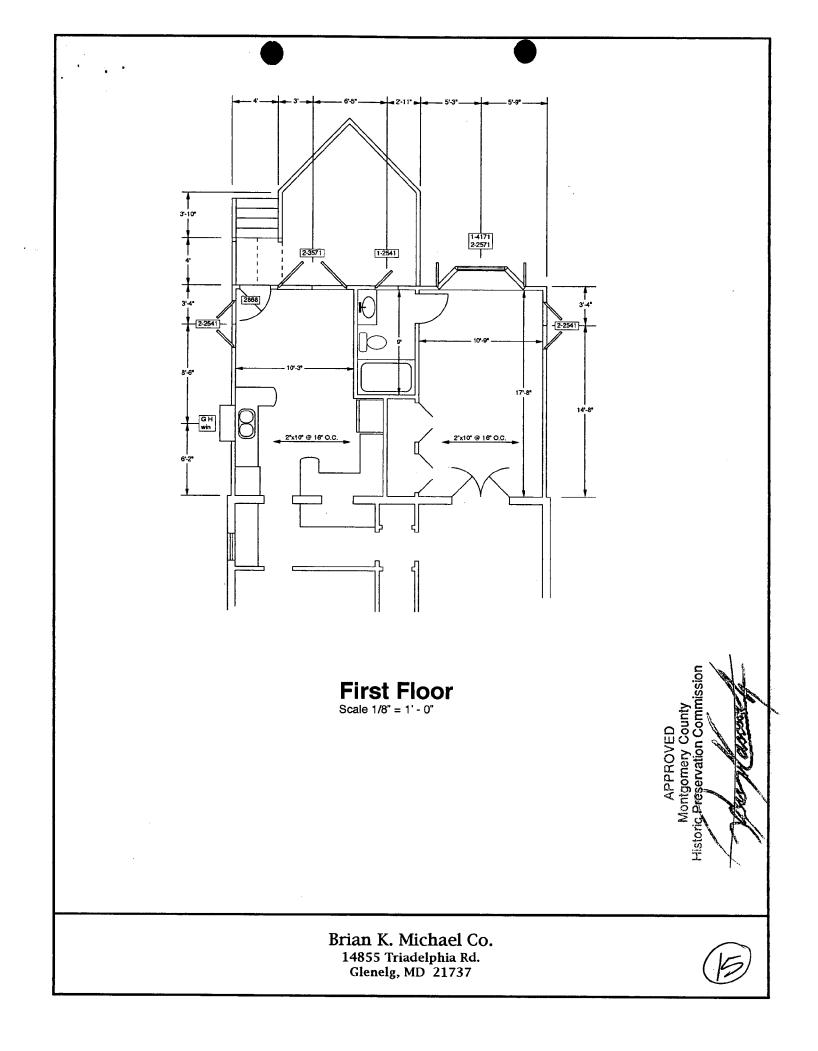
APPROVED Montgomery County Historic Preservation Commission

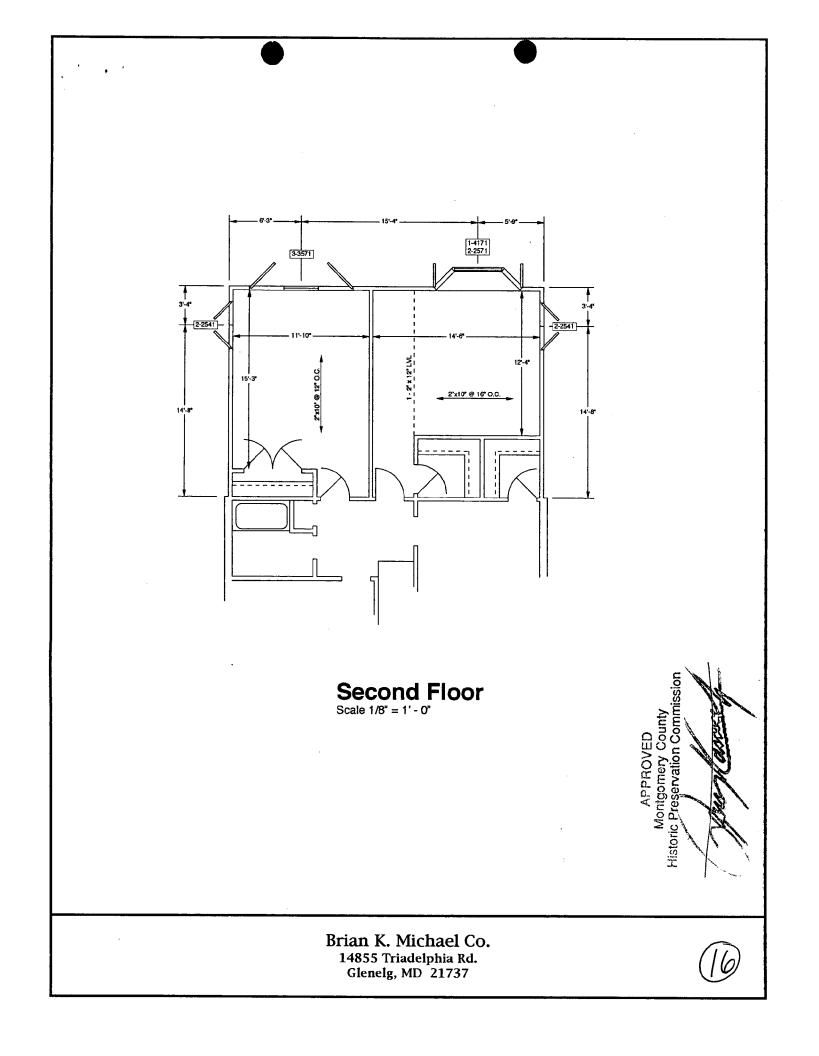
Rear Elevation

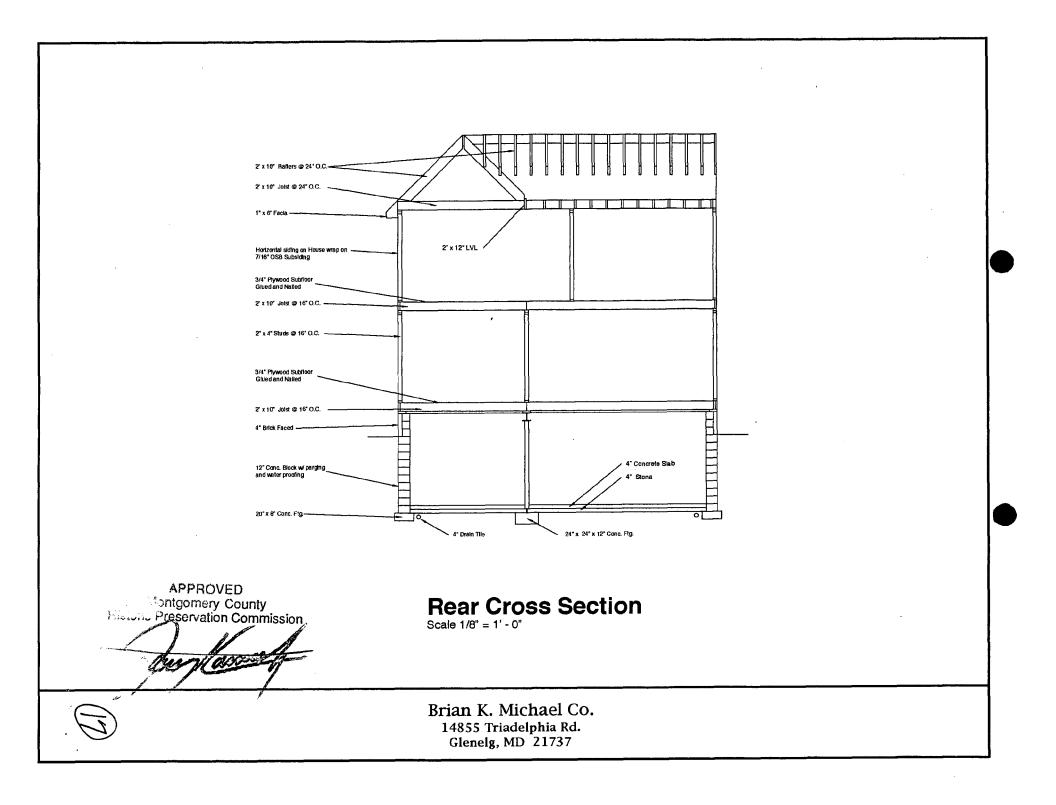
Scale 1/8" = 1' - 0"

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 Staf		Staff: Michele Naru	
PROPOSAL: Rear Addition		RECOMMEND: Approval	

PROJECT DESCRIPTION:

SIGNIFICANCE:Non-Contributing Resource in Takoma Park Historic District.STYLE:Colonial RevivalDATE: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 twostory 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.

HISTORIC PRESERVATION COMMISSION 301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT
Contest Porson: James Maquire
Daytime Phone No. 410 549-8867
1076642
Tax Account No:
ADDRESS: 7129 MAPLE AVE. TAKOMA PARK MD 20912-4418
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:
IDEATION OF BUILDING PREMISE
House Number: 7129 Street MAPLE AVE. Town/City: TAKOMA PARK Nearess Cross Street. TULIP AVE.
TOWNVCITY: <u>TAKOMA PARK</u> Lot. <u>8</u> Hock <u>3</u> Luber: <u>4276</u> Folio: 180 Percel. <u>8</u> Percel. <u>70LIP AVE</u> <u>70LIP AVE</u>
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TOTOLLOWING ITEMS MUST BE COMPLETED AND THE REQUINED DOCUMENTS MUST ACCOMPANY THE APPLICATION.

1 WRITTEN DESCRIPTION OF PROJECT

Description of existing structure(s) and environment	tel setting, including their historical leatures and significance:
The existing he	me is a brick Two story The house has an existing
on a marrow Lot	The house has an existing
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 stor	zy addition	to an
existing home	In the ac	the of the	new addition
no environmental	im pact	will occur.	no trees will
be affected by	the new	addition.	
De anecien			

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 data;
- b. dimensions of all existing and proposed structures; and
- c. site features such as welkways, driveways, fences, ponds, streams, trash dumpeters, mechanical equipment, and landacaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a formation larger than 11" x 17" Plans on 8 1/2" x 11" paper are preferred.

- Schemetic construction plans, with merked 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 (lacades), 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 elevatione drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work to 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 facede of axisting resource, including details of the effected 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 tabels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the driptine of any trea 6° or larger in diameter (at approximately 4 feet above the ground), you must like 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 <u>A11</u> projects, provide an accurate list of adjacent and confronting property owners (not tenents), including names, addresses, and zip codes. This list should include the owners of all lots or percels which adjoin the percel in question, as well as the owner(s) of lot(s) or percel(s) which lie directly across the street/highway from the percel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Roctville, (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 PNOTOCOPIED DIRECTLY ONTO MAJUNG LABELS.



HAWP APPLICATION: ADD SSES OF A	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. Arlingtion, VA 22207-1366	
owner of 7118 Wllow 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	

لماصحه مستصبيها فبالمعدلة بالانتجاب والمروريات والالات المتحسب الارار الراريا المراسا المارات

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FRONT ELEVATION







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