

37/3-2000A 7208 Maple Avenue <sup>R</sup>  
(Takoma Park Historic District)

301-270-5367

*Walter's of Much*



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: January 12, 2000

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: *GW* 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  Denied  
 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: Katherine P. Mack

Address: 7208 Maple Avenue, Takoma Park MD 20912

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 DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO DEPARTMENT OF PERMITS SERVICES 200 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850 301-217-6373

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Katherine P. Mack Daytime Phone No.: 301-944-7351

Tax Account No.: Name of Property Owner: Katherine P. Mack Daytime Phone No.: 301-470-6531, 301-270-5367, or 301-944-7351 Address: 7208 Maple Avenue Takoma Park MD 20912

LOCATION OF BUILDING/PREMISE

House Number: 7208 Street: Maple Avenue Town/City: Takoma Park Nearest Cross Street: Tulip Avenue Lot: 30 Block: 5 Subdivision: B.F. Gilberts Addition

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Reze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: sidewalks

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 1 feet 4 inches; 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: On party line/property line

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.

Signature of owner or authorized agent: Katherine P. Mack Date: 12/21/99

Approved: X For Chairperson Historic Preservation Commission; Disapproved: Signature: Date: 1/12/00; Application/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

3713-00A

2

**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:

cinder block retaining wall (two courses high)  
and concrete sidewalk in front yard of a 1921  
clapboard bungalow.

No special historic significance per se, but  
the property is part of an historic district.

The wall is broken down in places.

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

Replace the 16" cinder block wall with a  
masonry wall. Replace the aged concrete  
sidewalks with stone set in dust. No  
negative historic or environmental impact.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 effected 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.

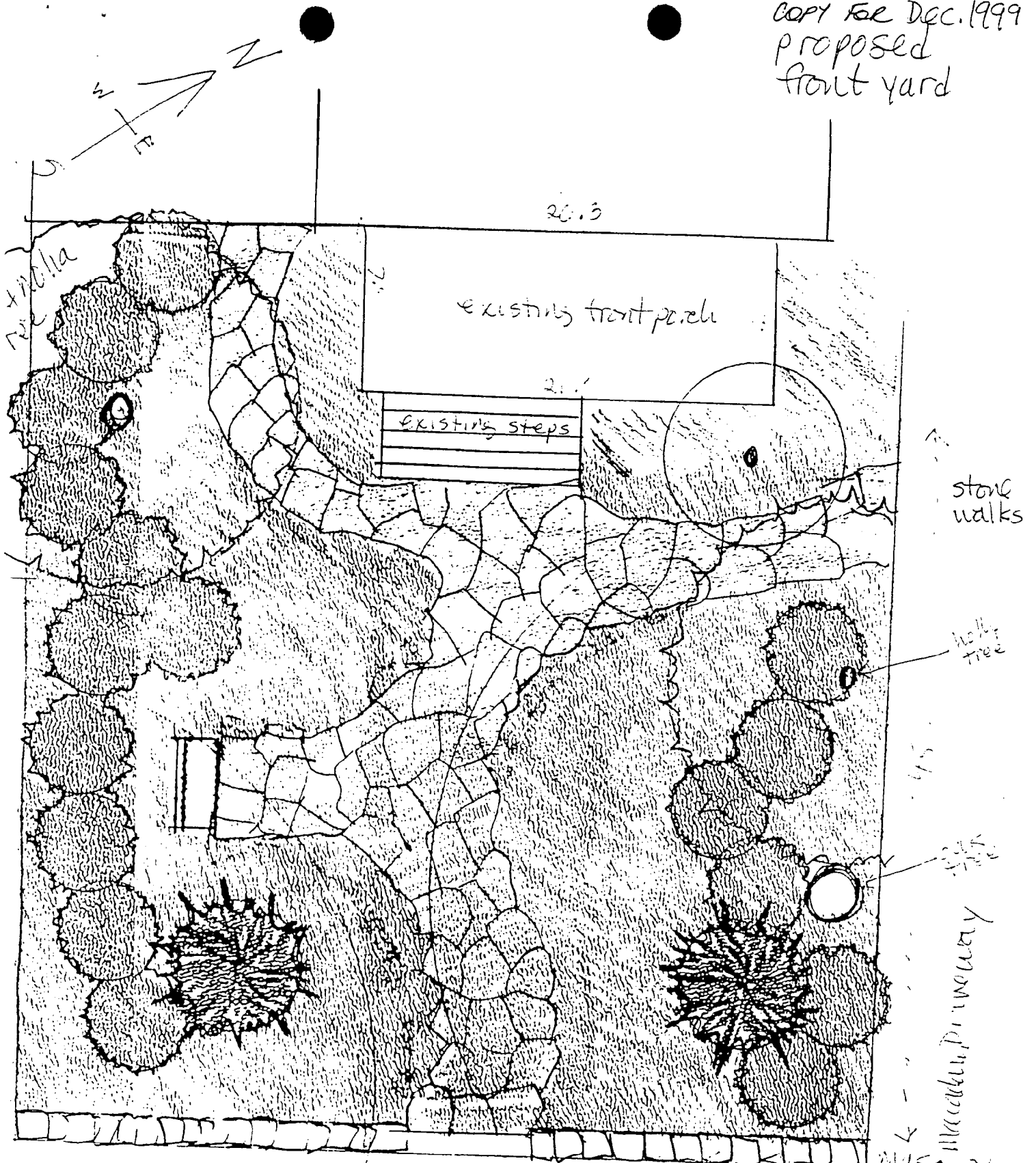
**6. TREE SURVEY**

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.

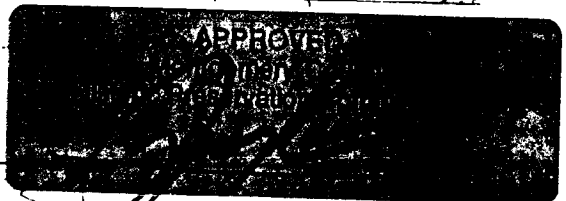
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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 of 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).

COPY FOR DEC. 1999  
proposed  
front yard



MACK RESIDENCE ENTRY LAYOUT STUDY 92



***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 7208 Maple Avenue Meeting Date: 1/12/00  
 Applicant: Katherine P. Mack Report Date: 1/5/00  
 Resource: Takoma Park Historic District Public Notice: 12/29/99  
 Review: HAWP Tax Credit: No  
 Case Number: 37/3-2000A Staff: Robin Ziek

**PROPOSAL:** Modify existing retaining wall and front walk

**RECOMMEND:** Approval

**DATE OF CONSTRUCTION:** ca. 1910-1920

**SIGNIFICANCE:**  Individual Master Plan Site  
 Within a Master Plan Historic District  
 Primary Resource  
 Contributing Resource  
 Non-Contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Bungalow

**PROPOSAL:** Replace existing concrete front walk with meandering stone walk. Replace existing concrete block retaining wall (18") with stone retaining wall (18") along public sidewalk.

**RECOMMENDATION:**  Approval  Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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, archaeological, 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

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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Signature of owner or authorized agent: Katherine P. Mack Date: 12/21/99

Approved: X For Chairperson, Historic Preservation Commission; Disapproved: Signature: Date: 1/12/00; Application/Permit No.: Date Filed: Date Issued:

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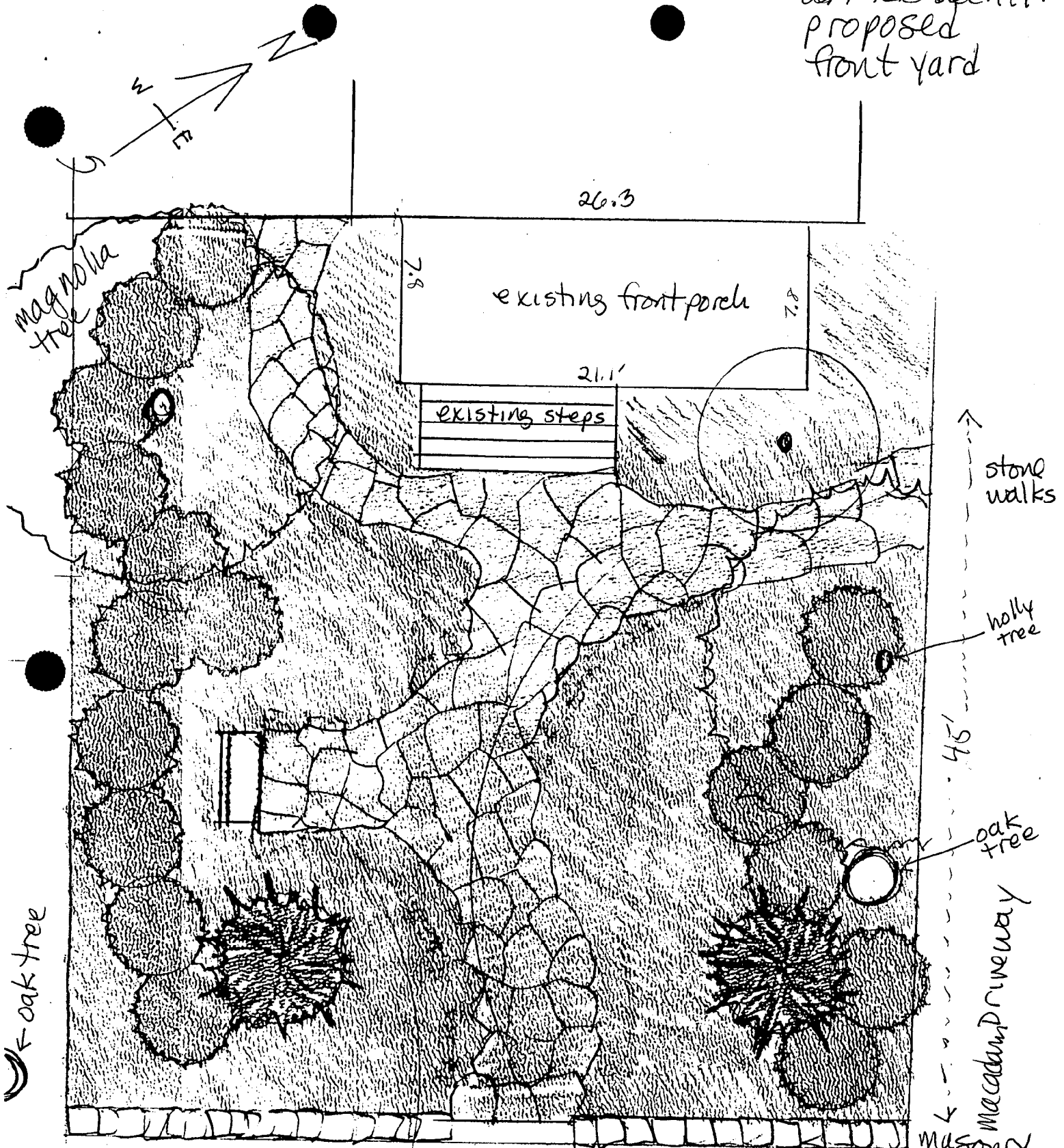
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

3

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

<p>Rommel Moreno Mary kim 7206 Maple Avenue Takoma Park, MD 20912</p>	<p>7209 Maple Avenue Takoma Park, MD 20912</p>
<p>Michael Lichten Katharine Coons 7210 Maple Avenue Takoma Park, MD 20912</p>	
	<p>(4)</p>

COPY FOR DEC. 1999  
proposed  
front yard



MACK RESIDENCE - ENTRY LAYOUT STUDY

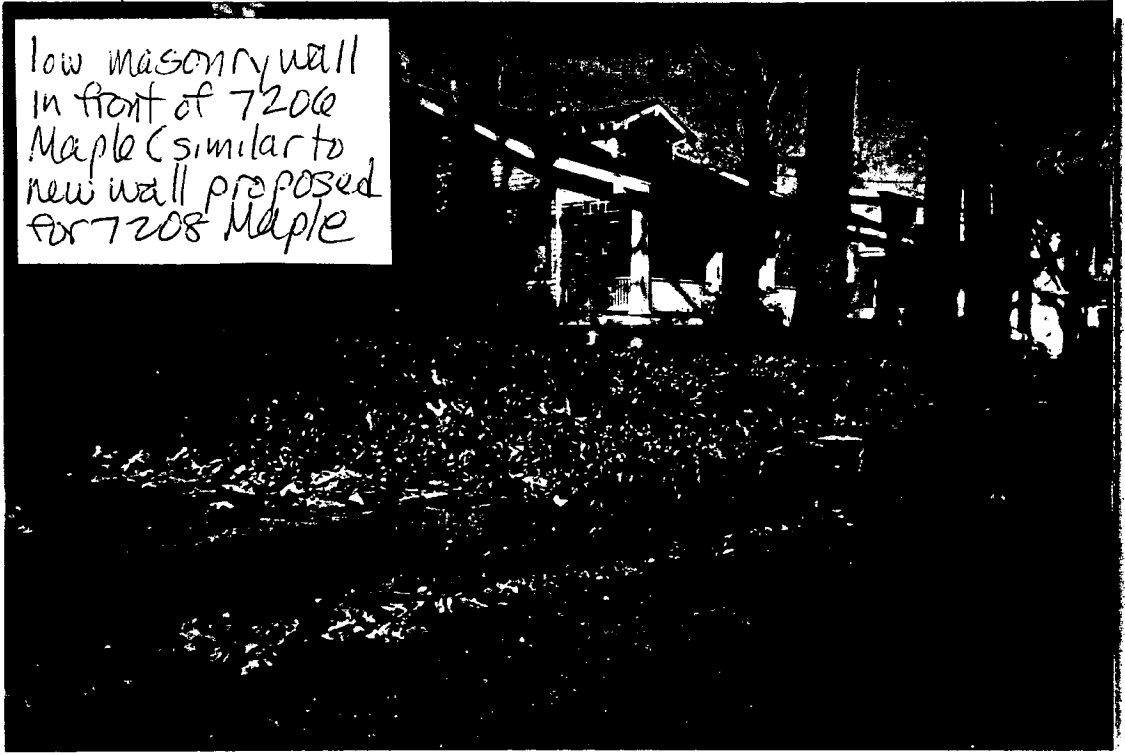
50'

7208 Maple Avenue  
Takoma Park

5



low masonry wall  
in front of 7200  
Maple (similar to  
new wall proposed  
for 7208 Maple





low masonry wall  
in front of 7206  
Maple (similar to  
new wall proposed  
for 7208 Maple

New photos delivered  
12/27 showing damaged  
wall



7208 Maple Av.  
retaining wall  
and sidewalk



7208 Maple Av,  
retaining wall and  
sidewalk