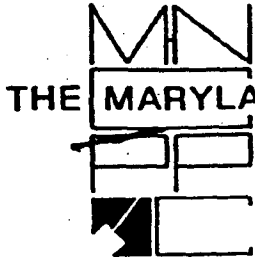


37/3-92B 7207 Maple Avenue
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

MEMORANDUM

TO: Robert Seely, Chief
Division of Construction Codes Enforcement
Department of Environmental Protection

FROM: Gwen Marcus, Historic Preservation Coordinator
Urban Design Division
M-NCPPC

DATE: 10.30.92

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission, at their meeting of 10.28.92 reviewed the attached application by LAVOREL LEISING for a Historic Area Work Permit. The application was:

 Approved Denied

 + Approved with Conditions: _____

- 1) Two skylights, instead of 4, will be installed
- 2) The skylights will be installed toward the rear of the wood
- 3) wooden sash or casement windows will be used - either new or historical stock

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Attachments:

1. _____
2. _____
3. _____
4. _____
5. _____

hawpok.dep



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER VERONIQUE LAVOREL / JON LEISING TELEPHONE NO. (301) 270-0848
(Contract/Purchaser) (Include Area Code)

ADDRESS 7207 MAPLE TAKOMA PARK CITY MD STATE MD ZIP 20912

CONTRACTOR _____ TELEPHONE NO. _____
CDNTRACTOR REGISTRATIDN NUMBER _____

PLANS PREPARED BY _____ TELEPHONE ND. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7207 Street MAPLE AVE.

Town/City TAKOMA PARK Election District 20

Nearest Cross Street TULIP

Lot 18 Block SEAMEE 3 Subdivision B.F GILBERT'S TAKOMA PARK

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	<u>Room Addition</u>
Wreck/Raze	Move	<u>Install</u>	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Dther	Solar
						Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 1500⁰⁰ - 1700⁰⁰

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY CDMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES MACTER

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 () Dther _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Jonathan Leising _____ 7-25-92
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPRDVED _____ For Chairperson, Historic Preservation Commission

DISAPPRDVED _____ Signature _____ Date _____

APPLICATION/PERMIT ND: 1/20/92 57077 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

DWNERSHIP CDDE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7207 Maple Avenue Meeting Date: 10/14/92
Resource: Takoma Park Historic District Review: HAWP/Alt.
Case Number: 37/3-92B Tax Credit: No
Public Notice: 9/30/92 Report Date: 10/7/92
Applicants: V. Lavorel/J. Leising Staff: Nancy Witherell

The applicants propose installing four skylights to the gable roof and two double-hung wood sash windows to the gable ends of a Queen Anne-style house listed as a category 2 resource in the Takoma Park Historic District.

The four skylights would be of one size, installed to align at their top edges. Measuring approximately 22" x 22", the skylights would be visible from the street. They are flat in profile, of clear glass, and would have anodized bronze-color flashings. Note that the proposal submitted by the applicant has been amended during the review period so that all the proposed skylights are of the smaller dimension.

The sash windows (with true divided lights) would be built in the gable ends, one of which faces the street, where no openings currently exist. The front gable end is a prominent feature of the house due to its vertical height and scale and its shingled surface. The windows would measure 24" x 36".

STAFF RECOMMENDATION

The skylights would be entirely visible to public view. The staff recommends that the Commission find the use of skylights in the proposed locations acceptable in this case, however. Flat skylights, when appropriately placed, are considered generally acceptable under the design guidelines adopted during inclusion of the Takoma Park Historic District on the Master Plan for Historic Preservation.

Minor alterations to areas that do not directly front on a public right-of-way--such as vents, metal stovepipes, air conditioners, fences, skylights, etc.--should be allowed as a matter of course.

The staff interprets "areas that do not directly front on a public right-of-way" to mean that side gable faces (as opposed to front gable faces) are acceptable locations for skylights.

The staff also recommends that the proposed sash windows be found consistent with the design guidelines, since they are compatible with the style of the house. Many Queen Anne-style houses have similar gable end windows. As the design guidelines for category 2 resources state:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

In addition, the project is consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER VERONIQUE LAVOREL / JON LESING TELEPHONE NO. (301) 270-0848
(Contract/Purchaser) (Include Area Code)

ADDRESS 7207 MAPLE, TAKOMA PARK CITY MD STATE MD ZIP 20912

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7207 Street MAPLE AVE.

Town/City TAKOMA PARK Election District 20

Nearest Cross Street TULIP

Lot 18 Block/SQUARE 3 Subdivision B.F. GILBERT'S TAKOMA PARK

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Add Alter/Renovate Repair Install Wreck/Raze Move Revocable Revision

Circle One: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 1500⁰⁰ - 1700⁰⁰

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES Master

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

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required).

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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

The house is an 1896 two-story, woodenframw structure (Queen Ann style) with an unfinished attic. One existing skylight on the north-facing roof above the 2nd floor bathroom. A triangle of gingerbread scroll-work decorates the roof peak on the Maple Ave., west-facing side of the house.

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

Conversion of the unfinished attic into usable living space by the addition of four ventilating skylights and two end-wall (both east and west) casement windows.

4209252077

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The installation of two ventilating skylights on both the north- and south-facing roofs. The APC model RLY 2828 (RO 22 $\frac{1}{2}$ X 22 $\frac{1}{2}$) and the Velux model TPS 6 (RO 21 $\frac{1}{2}$ X 39) will be used on both roofs. The installation of one 24 X 36 casement window on each attic end-wall.

- b. the relationship of this design to the existing resource(s):

There is already one skylight on the north-facing roof, towards the bottom near the eave. The two skylights to be added on each roof will be higher (towards the peak) with their tops in line horizontally. Most of the other Queen Ann style houses in the area already have end-wall attic windows of either the double-hung or casement variety.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The proposed work will enhance resident use of the house as intended by the Ordinance (Ch. 24A), and will in no way detract from its appearance or its community value as an historic resource.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name DAN REICHER + CAROLE PARKER ✓
 Address 7209 MAPLE AVE
 City/Zip TAKOMA PARK, MD 20912
2. Name TAKOMA PARK PRESBYTERIAN CHURCH
 Address 7205 MAPLE AVE.
 City/Zip TAKOMA PARK

3. Name NEUENBERGER, JAMES % MELCAR RAYBAR INC., 311 MONTGOMERY ST.
Address 7206 MAPLE AVE (OPPOSITE) LAUREL, MD
City/Zip TAKOMA PARK 20707

4. Name VIVID, DONNA AND SCHWENGELS, PAUL F.
Address 7204 MAPLE AVE E
City/Zip TAKOMA PARK

5. Name MACK, KATHERINE
Address 7208 MAPLE AVE
City/Zip TAKOMA PARK

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

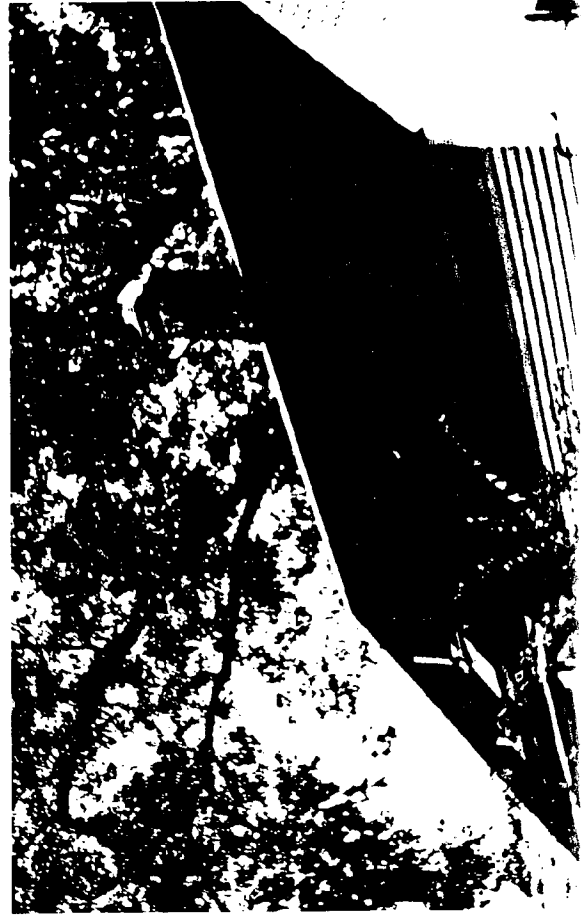
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REAR VIEW FROM BACK YARD

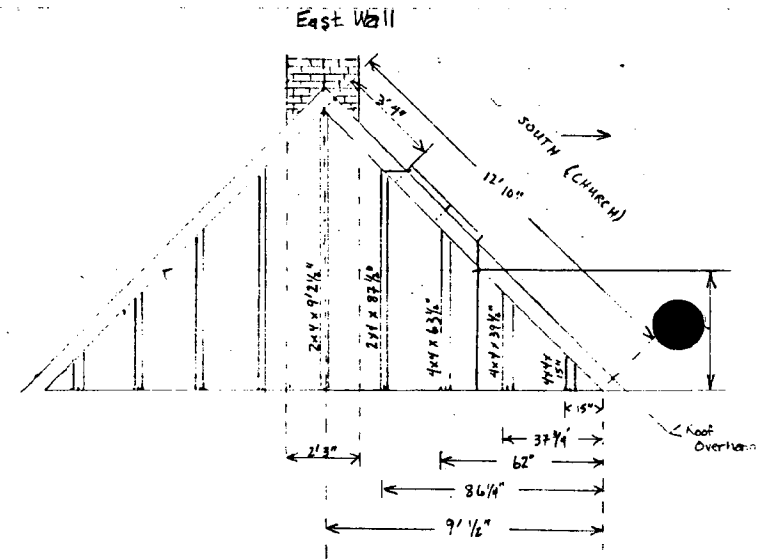
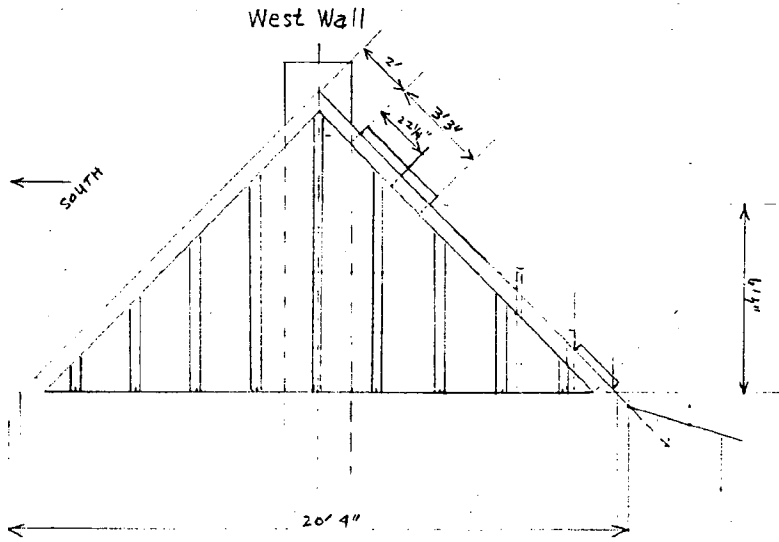


MAPLE AVE. (WEST SIDE) FRONT

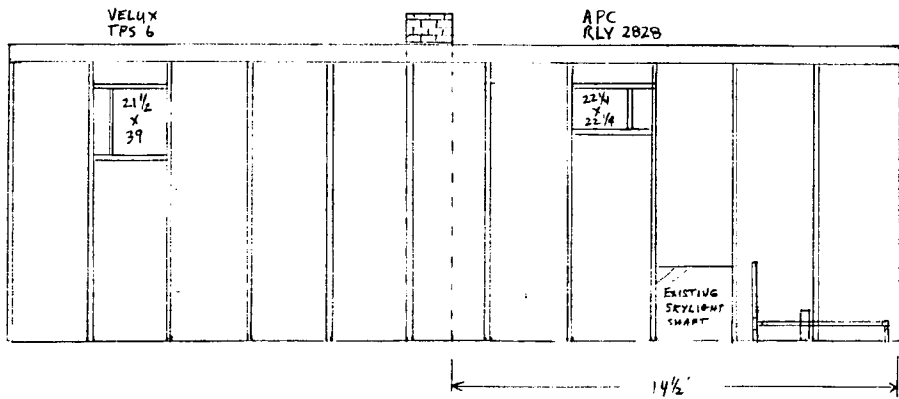


1/4" = 1'

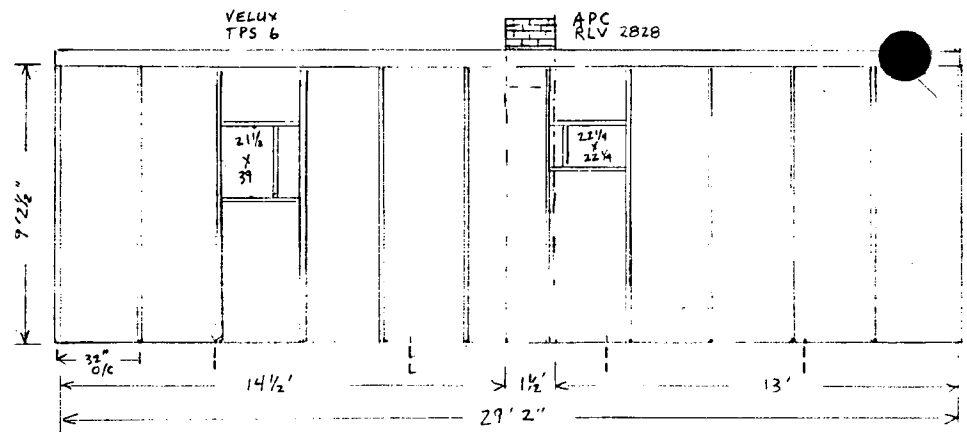
Elevations



North Roof



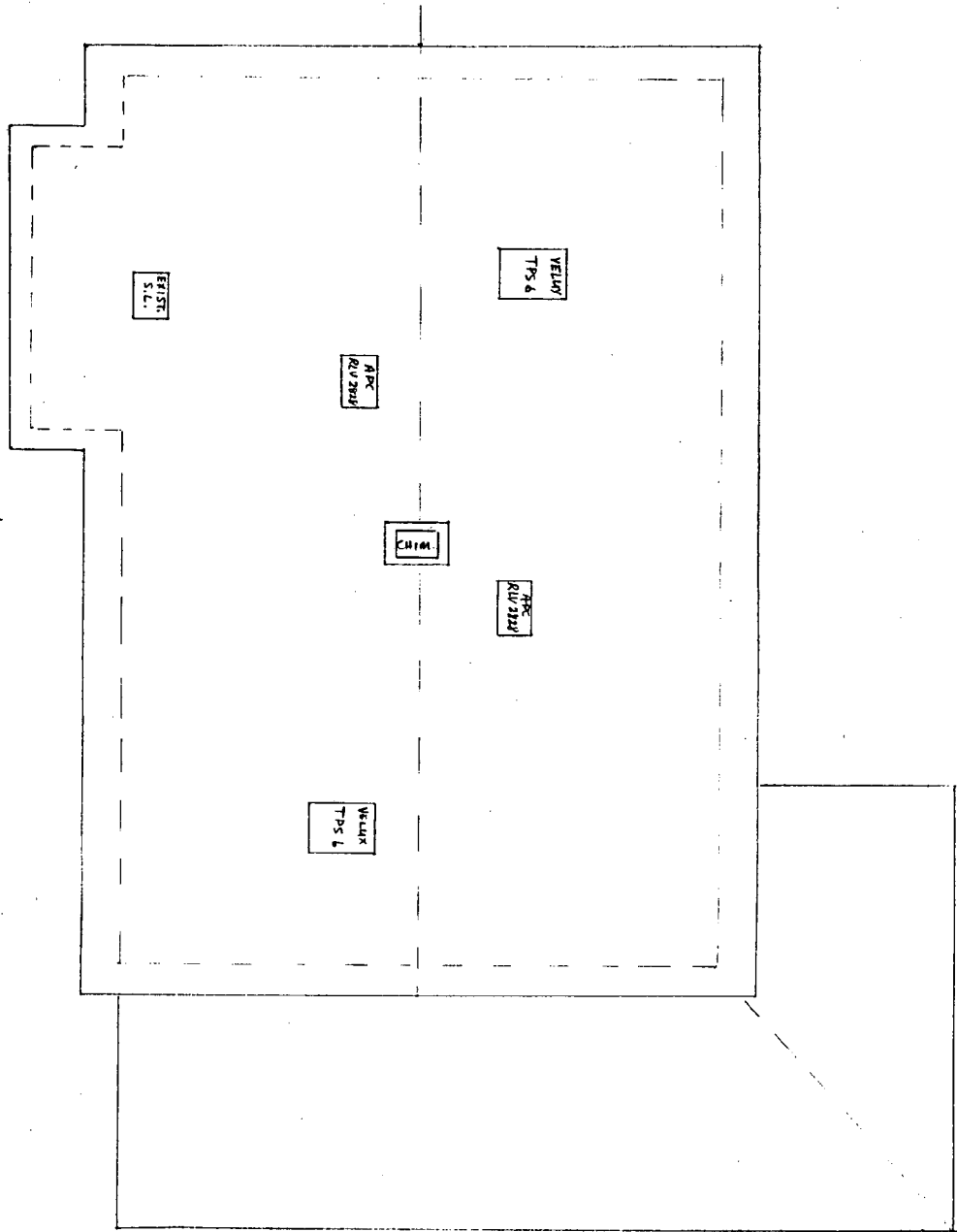
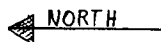
South Roof



①

1/4" = 1'

AERIAL VIEW

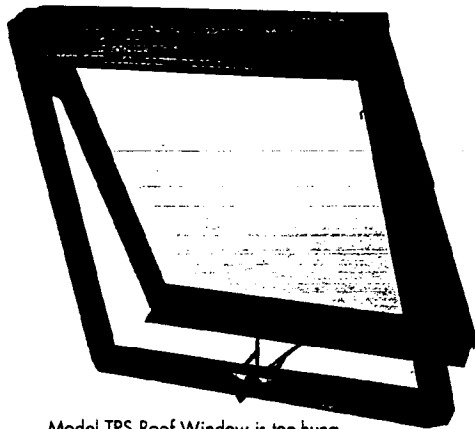


MAPLE AVENUE

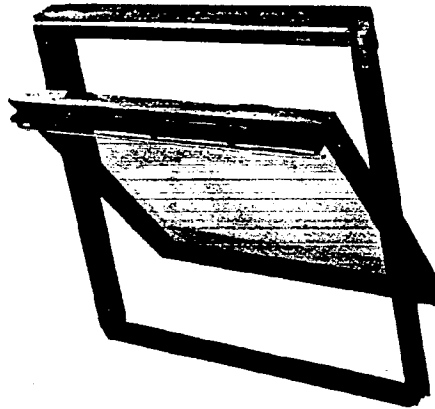
11



Model TPS & Model GGL Roof Windows rotate for easy cleaning of outside glass from inside.



Model TPS Roof Window is top-hung



Model GGL Roof Window is center-mounted

VELUX Roof Windows, designed for in-reach applications, pivot so you can safely and easily clean the outside glass from inside the room. Ideally they're positioned in the ceiling at eye level to give you clear, unobstructed views of the outdoors, while both sitting and standing.

Both Models have an exclusive Ventilation Flap that opens to let in fresh air, even when the window's closed. VELUX Sunscreening Accessories such as our Roller Shades, Venetian Blinds and Exterior Awnings are also offered.

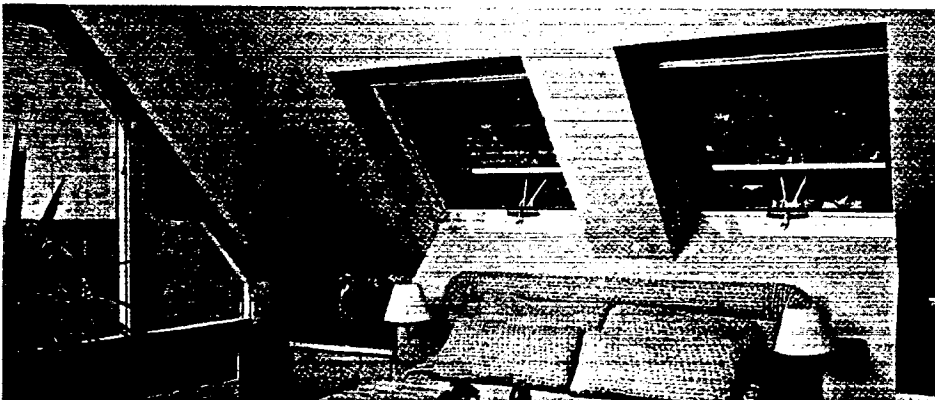
The Model TPS includes a one-piece integrated insect screen. You can operate the window and its sunscreening accessories without ever touching the screen. The sill-mounted Scissor Operator makes opening and closing the window easy and convenient.

The Model GGL comes in two large sizes that meet building code requirements for egress applications.

Note: An insect screen is not available for the Model GGL Roof Window.



Model TPS-2 Roof Windows brighten an attic nursery



Roof Windows rotate to clean outside glass from inside

1	2	4	5	6	3	8
30 7/8 x 38 1/2	30 7/8 x 55	44 3/4 x 46 1/2	27 1/2 x 46 1/2	21 1/2 x 38 1/2	36 7/8 x 62 1/8	52 1/8 x 55

Model TPS sizes (wxh inches)

Model GGL sizes

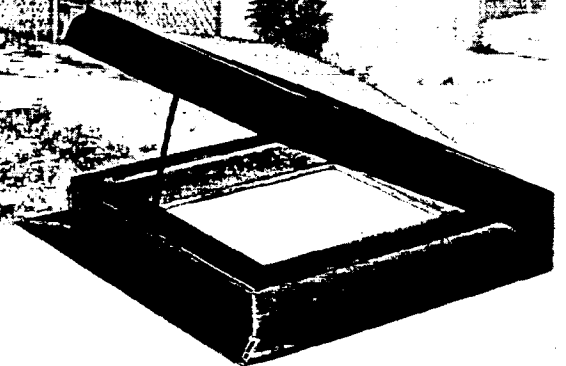
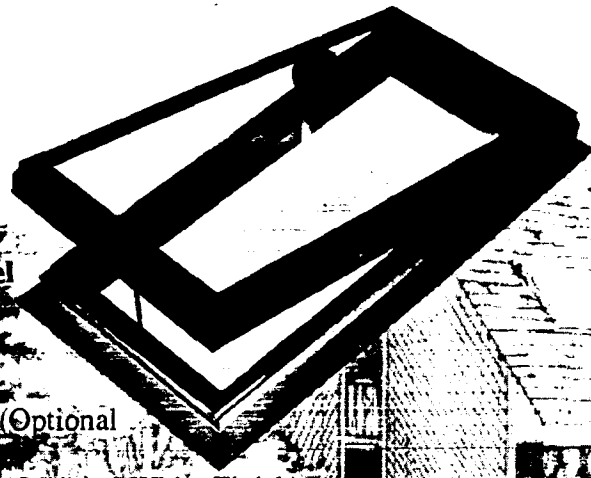
APC

Roof Lights™

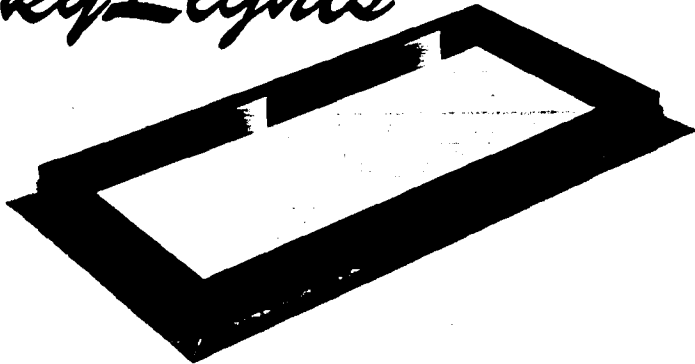
RLV Glass, Venting Model

RL Glass, Non-Venting Model

- 7/8" Insulated Safety Glass
- Clear Grade Wood Interior
- PVC Condensation Gutter
- Self-Flashing Aluminum Curb (Optional Step flashing)
- Bronze-tone Aluminum Frame (Optional White Finish)
- Venting Model Includes Insect Screen and Manual Operator
- 10 Year Warranty



Sky Lights



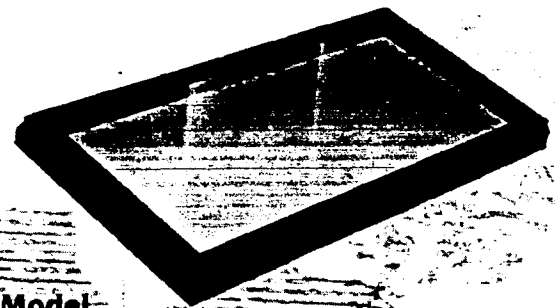
DL-GG Glass, Non-Venting Model

DL-XX Plastic, Non-Venting Model

- Self-Flashing Aluminum Curb
- Clear Grade Wood Interior
- Bronze-tone Aluminum Frame
- PVC Condensation Gutter
- 7/8" Insulated Safety Glass (DL-GG)
- Insulated Acrylic Plastic Domes (DL-XX)
- 10 Year Warranty

DV Plastic, Venting Model

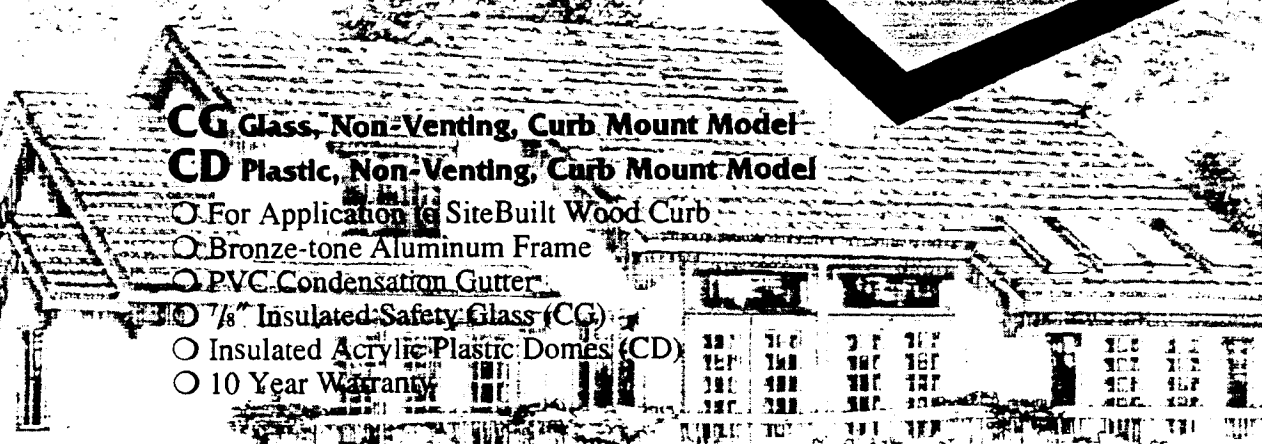
- Insulated Acrylic Plastic Domes
- Self-Flashing Aluminum Curb
- Clear Grade Wood Interior
- Bronze-tone Aluminum Frame
- PVC Condensation Gutter
- Includes Insect Screen and Manual Operator
- 10 Year Warranty

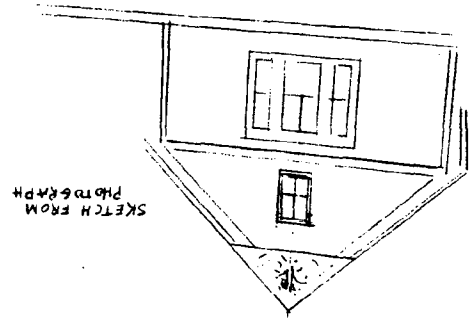


CG Glass, Non-Venting, Curb Mount Model

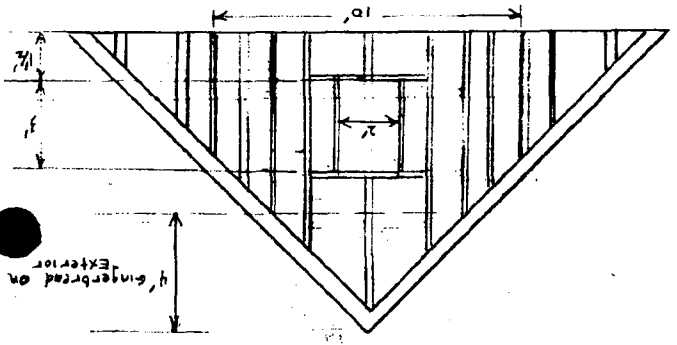
CD Plastic, Non-Venting, Curb Mount Model

- For Application to Site Built Wood Curb
- Bronze-tone Aluminum Frame
- PVC Condensation Gutter
- 7/8" Insulated Safety Glass (CG)
- Insulated Acrylic Plastic Domes (CD)
- 10 Year Warranty





East Wall Window
 same dimensions / same position



West Wall

1/4" = 1'

WEST, FRONT (MIDDLE AVE.) VIEW

with sash
window
drawn an →
photo
(same front)



9209256077

15

SOUTH-FACING ROOF

w/ skylight locations highlighted



(note change in proposal - smaller skylight - to the left -
to to be used at all locations)

①

... NORTH-FACING ROOF

with skylight locations highlighted



← EAST

Two skylights
existing →

EAST, REAR VIEW

(with sock window drawn on photo)



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**



NORTH-FACING ROOF, FROM ADJACENT PROPERTY



MAPLE AVE. (WEST-FACING) FRONT

REAR VIEW, FROM BACKYARD





NORTH-FACING ROOF, CLOSE-UP FROM MAPLE AVE.

