37/3-96C 7204 Maple Avenue
(Takoma Park Historic District)

7204 Maple Avenue
HPC 1/17/96 #3713-96C
Takoma Park HD.

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

December 28, 1995

MEMORANDUM

TO: Interested Property Owners

FROM: Robin Ziek, Historic Preservation Planner
Patricia Parker, Historic Preservation Planner
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Preservation Commission Review of HAWP Applications

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The Historic Preservation Commission has received a Historic Area Work Permit (HAWP) application for a property in your neighborhood. The enclosed agenda lists the HAWP applications currently under review.

Please note the Commission's meeting date, time, and location on the agenda. You are welcome to attend this meeting and, if you wish, you may offer comments and information to the Commissioners. You may also submit written comments in advance of the meeting to the Commission at the letterhead address.

HAWP applications are on file at the office of the Commission's staff. To see them, or to ask questions about the meeting, the HAWP application process, or other historic preservation matters, please call either of us at 495-4570.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY
January 10, 1996

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium

A. Jeffrey and Paula Simenauer, for new construction at 11210 Kenilworth Avenue, Garrett Park (HPC Case No. 30/13-96A) (Garrett Park Historic District)

B. Paul Cooksey, agent for owner (Hevia), for alterations at 7135 Carroll Avenue, Takoma Park (HPC Case No. 37/3-96A) (Takoma Park Historic District)

C. Clare McLane, agent for owner (Rini), for addition and deck at 7322 Baltimore Avenue, Takoma Park (HPC Case No. 37/3-96B) (Takoma Park Historic District)

D. Paul Schwengels and Donna Vivr, for alterations and window replacement at 7204 Maple Avenue, Takoma Park (HPC Case No. 37/3-96C) (Takoma Park Historic District)

E. John B. and D.A. Murphy, for stair rail at 3814 Washington Street, Kensington (HPC Case No. 31/6-96A) (Kensington Historic District)

(OVER)

III. PRELIMINARY CONSULTATIONS - 8:30 p.m.

A. Doug Horsman, for new construction at Lot 3, North Street, Brookeville (Brookeville Historic District, #23/65)

IV. SUBDIVISION - 9:15 p.m.

A. #1-96038, **Woodside** - This property lies within Locational Atlas Resource #36/4, Woodside Historic District.

V. MINUTES - 9:45 p.m.

A. December 6, 1995

VI. OTHER BUSINESS

A. Commission Items

B. Staff Items

VII. ADJOURNMENT

THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

NO SUCH NUMBER

RETURN TO SENDER

SUBURBAN MD P&DC 208 12209 DEC 29'95

SILVER SPRING MD.

U.S.POSTAGE

PB METER 6752748

1-18-96
1216
NSN

Presbyterian Church
Takoma Park Trust
7201 Maple Avenue
Takoma Park, MD 20912

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

DATE: January 18, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

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

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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 Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

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

DATE: January 18, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

__X__ Approved _____ Denied

_____ Approved with Conditions: _____

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

Applicant: Paul Schwengels / Donna Vivo; Scott W. Steil, AIA, Agent

Address: 7204 Maple Avenue, Takoma Park, Md. 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7204 Maple Avenue

Meeting Date: 1/10/96

Resource: Takoma Park Historic District

HAWP: Alterations

Case Number: 37/3-96C

Tax Credit: No

Public Notice: 12/27/95

Report Date: 1/3/96

Applicants: Paul Schwengels & Donna ~~Vivo~~ Vivio

Staff: Patricia Parker

PROPOSAL: Replace windows;install balcony w/railing

RECOMMEND: Approval w/ Condition

BACKGROUND

The applicant seeks approval from the Historic Preservation Commission to make alterations to the rear of a Four Square Prairie Style house, a contributing resource in the Takoma Park Historic District. These changes include removing two windows within an oversize opening and replacing them with a new french door. The door would provide access to a new cantilevered wood balcony 3'9" deep by 9'0" wide on the second level at the rear.

The applicant also proposes to replace the other six existing windows on the second level at the rear with sliding or awning windows within the existing openings. The new windows with snap-in muntins configured for six lites, would have the same configuration as the existing windows.

STAFF DISCUSSION

Staff notes that the rear facade has already experienced change and that this proposal would not be visible from the public street. The proposed changes would be confined to the rear of the property. The house is situated on a 200' deep lot and the existing sideyard would be maintained.

As a suggestion, staff would encourage the applicant to consider a more symmetrical placement of the new french door and balcony by locating the new french door opening and balcony one bay to the east. Staff feels that this location would be more appropriate. But the applicant's architect has chosen the current location to avoid re-framing. This issue would not be a condition for approval.

The applicant proposes to use either awning or sliding window units. Either awning or sliding windows could be used within the existing openings. As proposed, the windows of either type would have snap-in muntins to offer the appearance of a window with six lites. Staff does not find this proposal acceptable even though the change would affect the rear facade only. After discussion with the applicant's architect, the applicant has agreed to use a single lite in each window, rather than to use snap-in muntins. Staff feels that this proposal could be approved.

STAFF RECOMMENDATION

With the following condition, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 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 the Secretary of the Interior's Standards for Rehabilitation #2, and #9 and #10:

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; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall 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;and

Condition:

1. The new windows installed in the existing openings shall be one lite. Snap-in muntins are **not** permitted.

Montgomery County Government

Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____

DAYTIME TELEPHONE NO. ( )

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Paul Schwengels ~~Donna Vivod~~ DAYTIME TELEPHONE NO. ( )

ADDRESS 7204 Maple Ave. (CITY) Takoma Park (STATE) MD. (ZIP CODE)

CONTRACTOR Kensington Construction TELEPHONE NO. (301) 585-7449

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER Scott W. Sterl, AIA DAYTIME TELEPHONE NO. (703) 790-5154

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7204 STREET Maple Ave

TOWN/CITY Takoma Park NEAREST CROSS STREET Eastern Ave

LOT 32 BLOCK 5 SUBDIVISION Takoma Park

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Wreck/Raze Install Revocable Revision

CIRCLE ALL APPLICABLE: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall *(complete Section 4)* Single Family Other Window replacement

1B. CONSTRUCTION COST ESTIMATE $ 9,000

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.

Scott W. Sterl — Signature of owner or authorized agent

12/18/95 — Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

1. **WRITTEN DESCRIPTION OF PROJECT**

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

2 story frame & stucco w/ front porch, circa 1910-1920 (bungalow/ artist crafts)

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

window replacement - new wood windows w/ interior wood grills - pattern similar to exist. - cantilevered deck on rear of house with railing to match existing front porch

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 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.

a. 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.

b. 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**

a. 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.

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.

6. **TREE SURVEY**

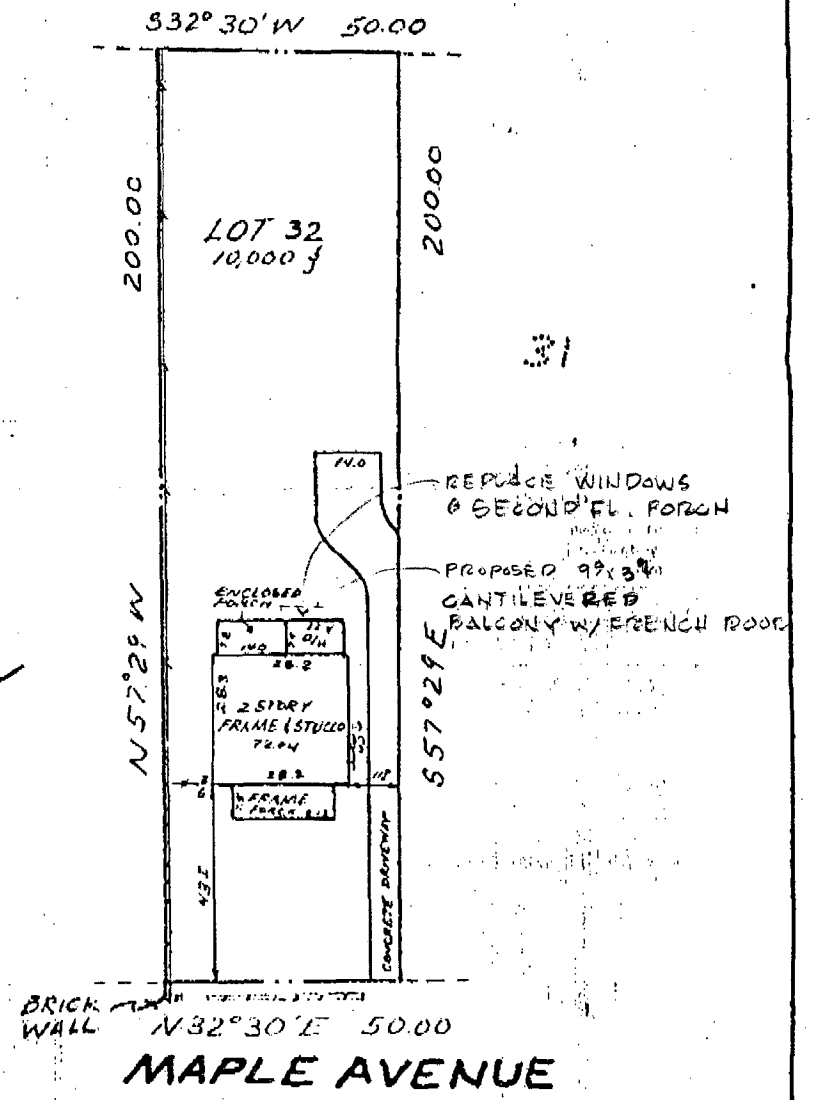
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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, (279-1355).

STATE OF MARYLAND
FRANCIS J. TACK
No. 9164
REGISTERED
PROFESSIONAL LAND SURVEYOR

BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF OUR MAPS.



LOCATION OF HOUSE
LOT 32 BLOCK 5
TAKOMA PARK
MONTGOMERY COUNTY, MD.

HUD FLOOD MAP NOT AVAILABLE. 12.14.95

SURVEYOR'S CERTIFICATE	REFERENCES	SNIDER, BLANCHARD, LAUGHLAND & TACK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS	
THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED.	PLAT BK. A	341 W. Patrick Street, Frederick, MD 21701, (301) 694-5544	2 Professional Dr., Suite 116, Gaithersburg, MD 20879, (301) 948-5100
	PLAT NO. 3		
REGISTERED LAND SURVEYOR MD # 9164	LIBER	DATE OF LOCATIONS	SCALE: 1" = 40'
		WALL CHECK:	DRAWN BY: LJ
	FOLIO	HSE. LOC.: 10-22-86	JOB NO.: 86-6914
		BOUNDARY:	

Confronting & Adjoining Property Owners

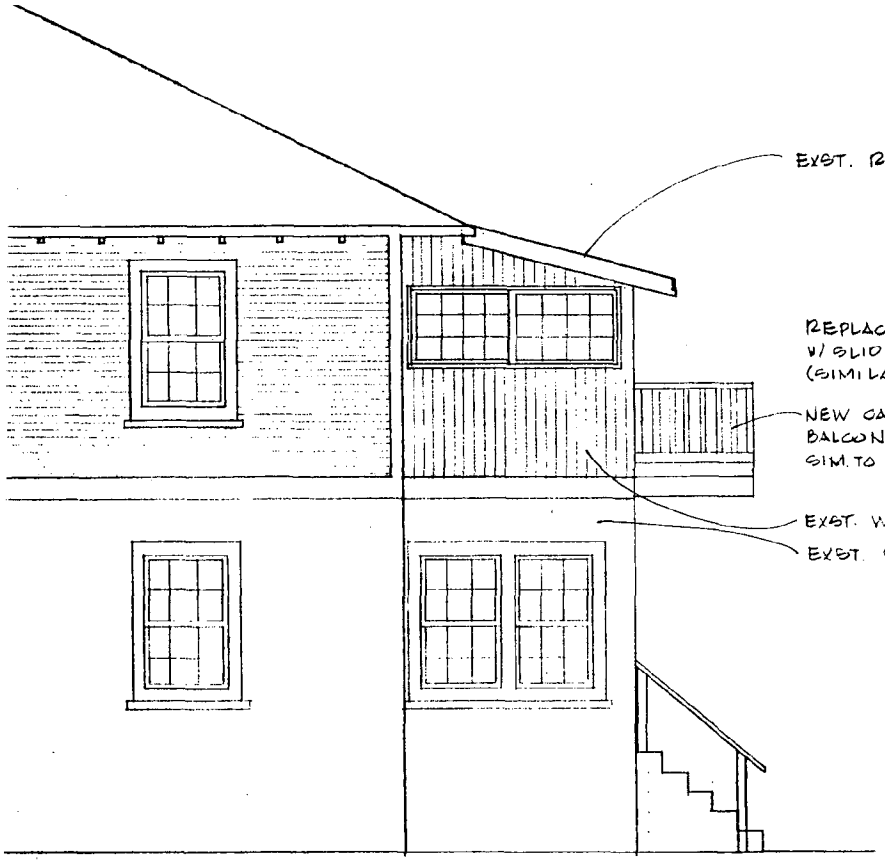
7205 Cedar Ave
Linda R. McKnight
Takoma Park, MD 20912

7206 Maple Ave.
Romnel E Moreno & Mary T. Kim
Takoma Park, MD. ~~20910~~ 20912

7202 Maple Ave
Shirley True
Takoma Park, MD. 20912

7207 Maple Ave.
Veronique Lavorel
Takoma Park, MD 20912

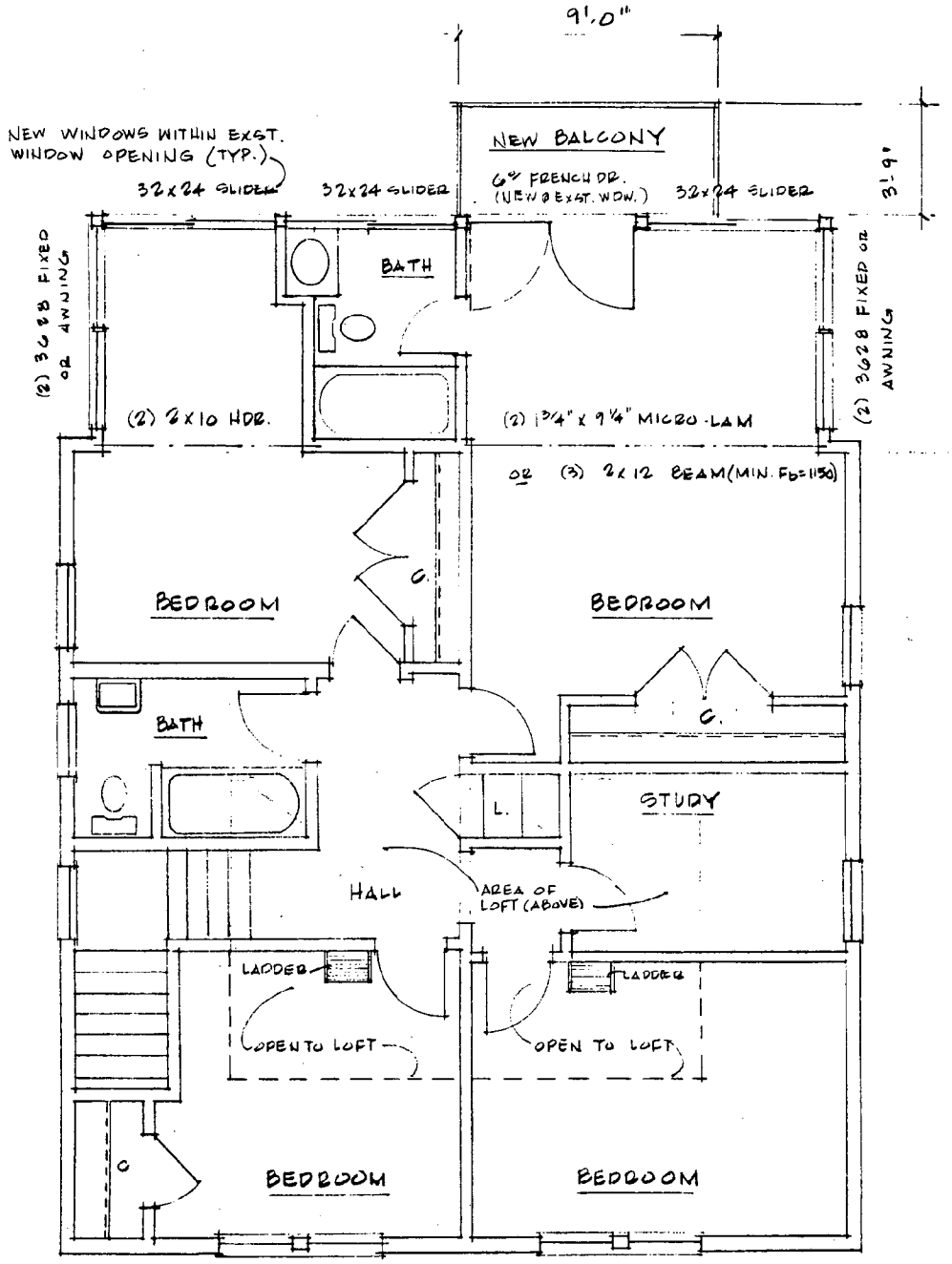
7201 Maple Ave.
Presbyterian church Takoma Park Tr.
Tulip & Maple Aves.
Takoma Park, MD 20912



SIDE ELEVATION (NE-SE ELEV. SIM. BUT REVERSED)

REAR ELEVATION (NW)

REMODELING FOR PAUL SCHWENGELS & DONNA VIVIO 7204 MAPLE AVE., TAKOMA PARK, MD. DRAWN @ 1/4" = 1'-0" 12.14.95



SECOND FLOOR PLAN 1/4" = 1'-0"

REMODELING FOR: PAUL SCHWENGELS & DONNA VIVIO
7204 MAPLE AVE. TAKOMA PARK, MD.

DRAWN @ 1/4" = 1'-0"

12.14.95

SIDE

REMODELING FOR PAUL SCHWENGELS & DONNA VIVIO

[illegible] AVE [illegible]

10

10.16.95

Montgomery County Government

Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
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APPLICATION FOR HISTORIC AREA WORK PERMIT

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Scott W. Sterl — Signature of owner or authorized agent

12/18/95 — Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

FRONT

REAR

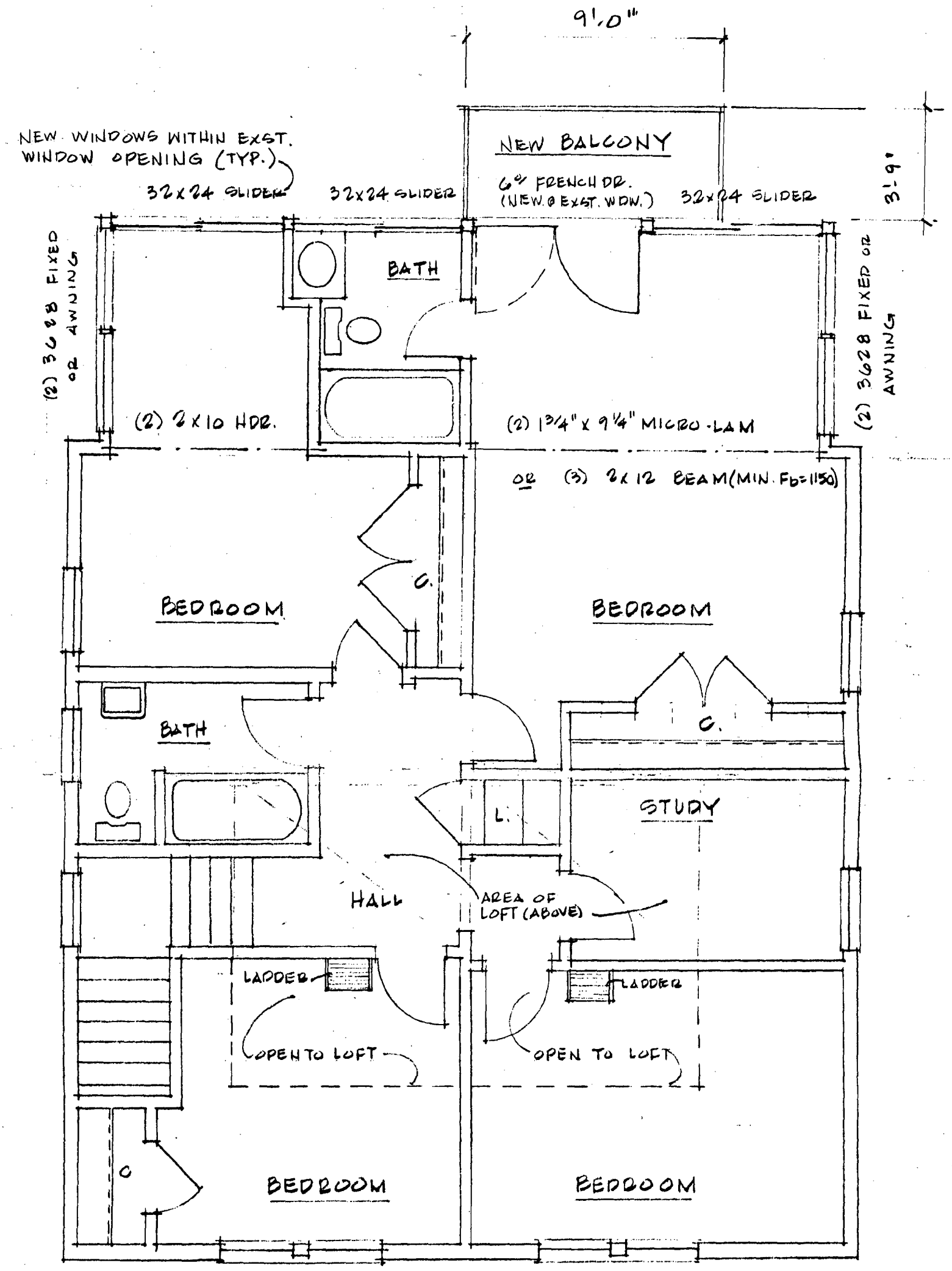
REMODELING FOR: PAUL SCHWENGELS & DONNA VIVIO
7204 MAPLE AVE. TAKOMA PARK, MD. 12.14.95

SIDE

REMODELING FOR: PAUL SCHWENGELS & DONNA VIVIO

7304 MAPLE AVE. TAKOMA PARK, MD. 12.14.95

Extra

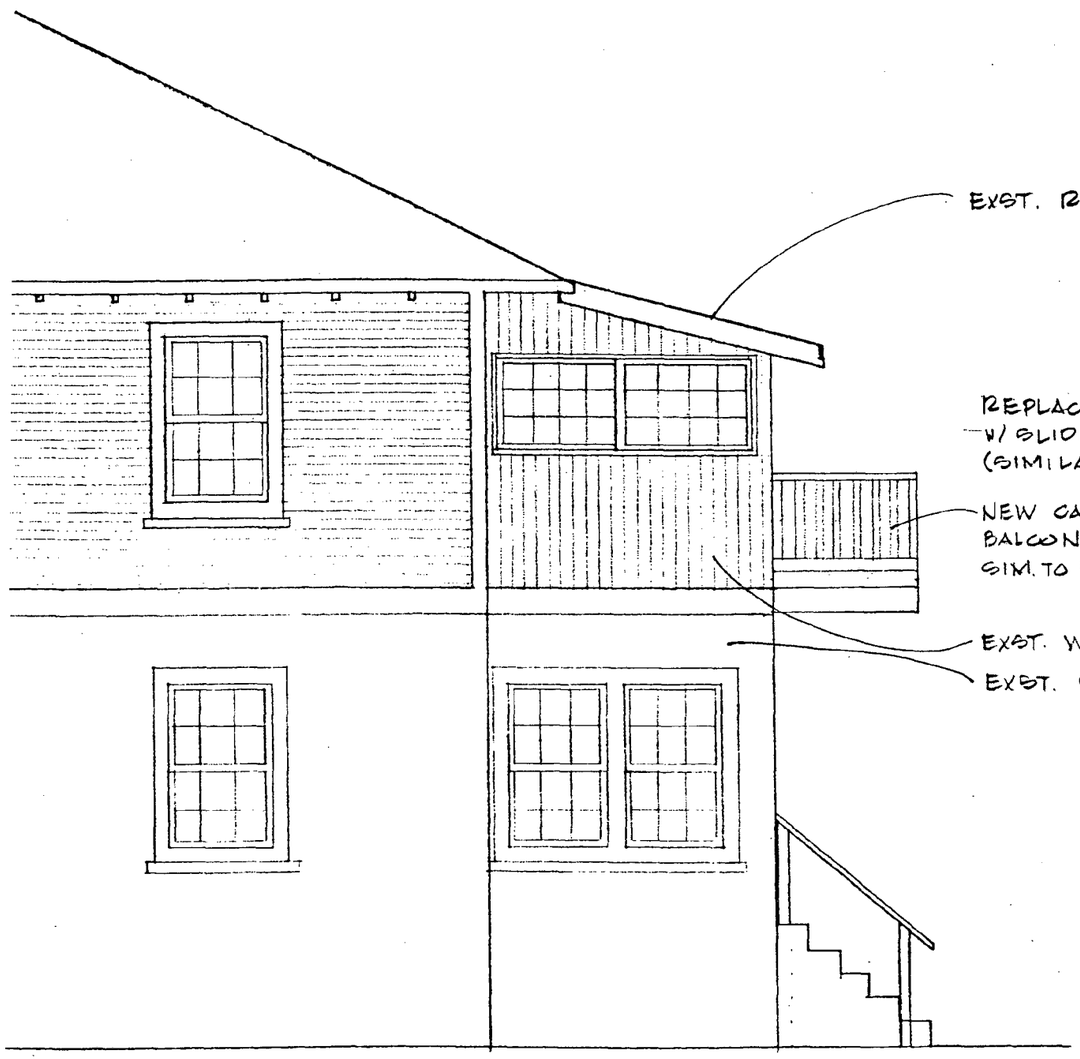


SECOND FLOOR PLAN 1/4"=1'-0"

REMODELING FOR: PAUL SCHWENGELS & DONNA VIVIO
7204 MAPLE AVE. TAKOMA PARK, MD.

DRAWN @ 1/4"=1'-0"

12.14.95



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