

37/3-96EE 7310 Maple Avenue
(Takoma Park Historic District)



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

DATE: Sept 11, 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

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: Sept 11, 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:

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: Dana F Czaplansky

Address: 7310 Maple Ave Takoma Park 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

John E. Collins 301 864-6148

CONTACT PERSON DANA F CZAPANSKI OR DAYTIME TELEPHONE NO. (301) 270-2312

TAX ACCOUNT #

NAME OF PROPERTY OWNER DANA F CZAPANSKI DAYTIME TELEPHONE NO. (301) 270 2317

ADDRESS 7310 MAPLE AV. TAK. PK. MD. 20912 CITY STATE ZIP CODE

CONTRACTOR 101 THE FENCE PLACE TELEPHONE NO. (301) 864-6148 CONTRACTOR REGISTRATION NUMBER 48187

AGENT FOR OWNER JOHN E. COLLINS DAYTIME TELEPHONE NO. (301) 864-6148

LOCATION OF BUILDING/PREMISE HOUSE NUMBER 7310 STREET MAPLE AV. TOWN/CITY TAK. PARK NEAREST CROSS STREET LOT 19 BLOCK 20 SUBDIVISION TAKOMA PARK LIBER FOLIO PARCEL

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: Construct, Extend, Alter/Renovate, Repair, Move, Porch, Deck, Fireplace, Shed, Solar, Woodburning Stove, Wreck/Raze, Install, Revocable, Revision, Fence/Wall (complete Section 4), Single Family, Other. 1B. CONSTRUCTION COST ESTIMATE \$ 1995. 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC 02 () SEPTIC 03 () OTHER 2B. TYPE OF WATER SUPPLY 01 (X) WSSC 02 () WELL 03 () OTHER

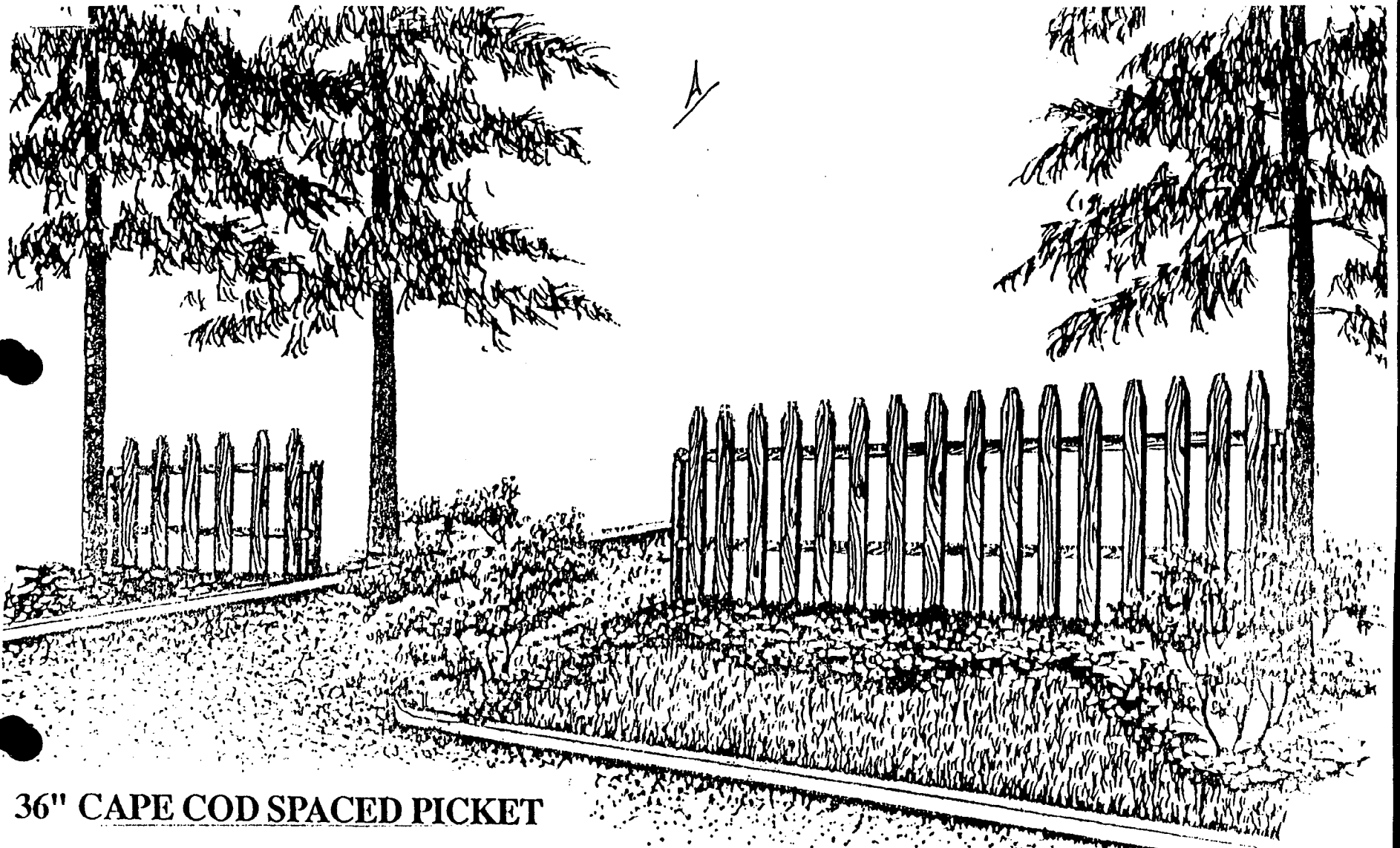
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 3A. HEIGHT 6 feet inches WOOD 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 (X) On public right of way/assessment

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 John E. Collins Date 7/30/96

APPROVED For Chairperson Historic Preservation Commission



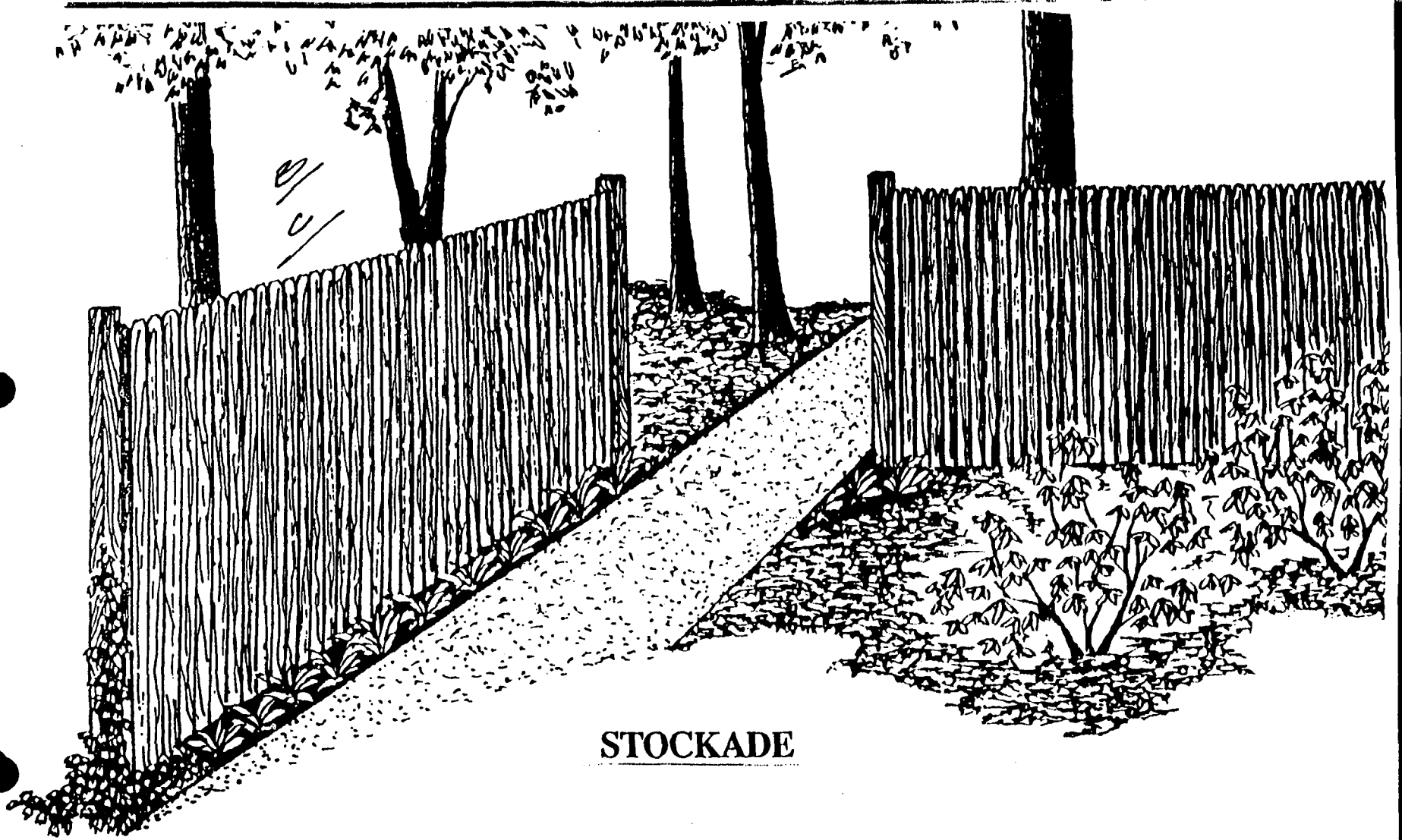
36" CAPE COD SPACED PICKET



THE FENCE PLACE
P.O. Box 130
4601 Kenilworth Avenue
Bladensburg, MD 20710

APPROVED
Montgomery County
Historic Preservation Commission

Don Kodial 9-12-96



STOCKADE



THE FENCE PLACE
P.O. Box 130
4601 Kenilworth Avenue
Bladensburg, MD 20710

APPROVED
Montgomery County
Historic Preservation Commission

Stockade 9-12-96

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

A ELIZABETH JONES & RICHARD DEUTSCH B
7306 MAPLE AV.
TAK. PARK, MD.
(301) 270-9560

ROBERT LAZON
7309 CEDAR AV.
TAK. PARK, MD.
(301) 587-7654

C KAY JOHNSON
7311 CEDAR AV.
TAK. PARK, MD.
(301) 587-0699

**Expedited
Historic Preservation Commission Staff Report**

Address: 7310 Maple Avenue

Meeting Date: 09/11/96

Resource: Takoma Park Historic District

Public Notice: 08/28/96

Case Number: 37/3-96EE

Report Date: 09/04/96

Review: HAWP

Tax Credit: No

Applicant: Dana F. Czapanskiy

Staff: Perry Kephart

DATE OF CONSTRUCTION: 1887.

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Colonial Revival 2 1/2 story stucco w/ 20th c. alterations.

PROPOSAL: Build 6' stockade fence across rear of property and 36" picket fence enclosure (16' x 65') on left side of backyard.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

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

- x 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; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;
or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with **exactly matching** materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.

2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:

a. repair or replacement of masonry foundations with new materials that match the original closely,

b. installation of vents, venting pipes, and exterior grills,

c. new installation of gutters.

4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.

5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.

6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.

7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

John E. Collins 301 864-6148

CONTACT PERSON DANA F CZAPANSKI JR
DAYTIME TELEPHONE NO. (301) 270-2312

TAX ACCOUNT # _____

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CITY STATE ZIP CODE

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CONTRACTOR REGISTRATION NUMBER 48182

AGENT FOR OWNER JOHN E. COLLINS DAYTIME TELEPHONE NO. (301) 864-6148

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7310 STREET MAPLE AV.

TOWN/CITY TAK. PARK NEAREST CROSS STREET _____

LOT 19 BLOCK 20 SUBDIVISION TAKOMA PARK

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$ \$1995.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

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 _____

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On party line/property line _____ Entirely on land of owner On public right of way/easement _____

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John E. Collins Signature of owner or authorized agent Date 7/30/96

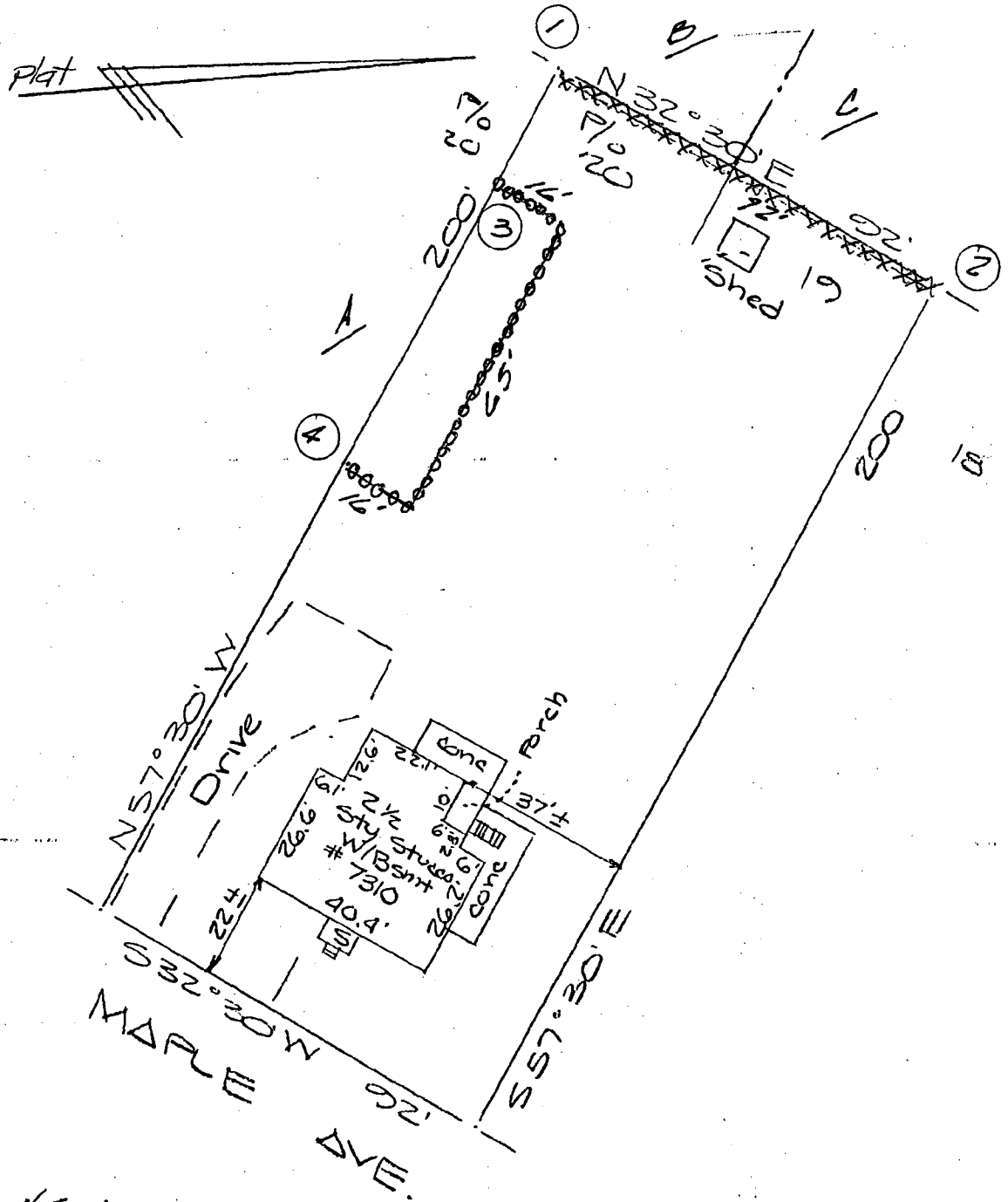
APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

(4)

This survey is made for House Location purposes only, and is not to be used for determining property lines or for location or placing additional improvements. The existence of property corner markers is not guaranteed by this survey.

Job No. **MO 848 Q**



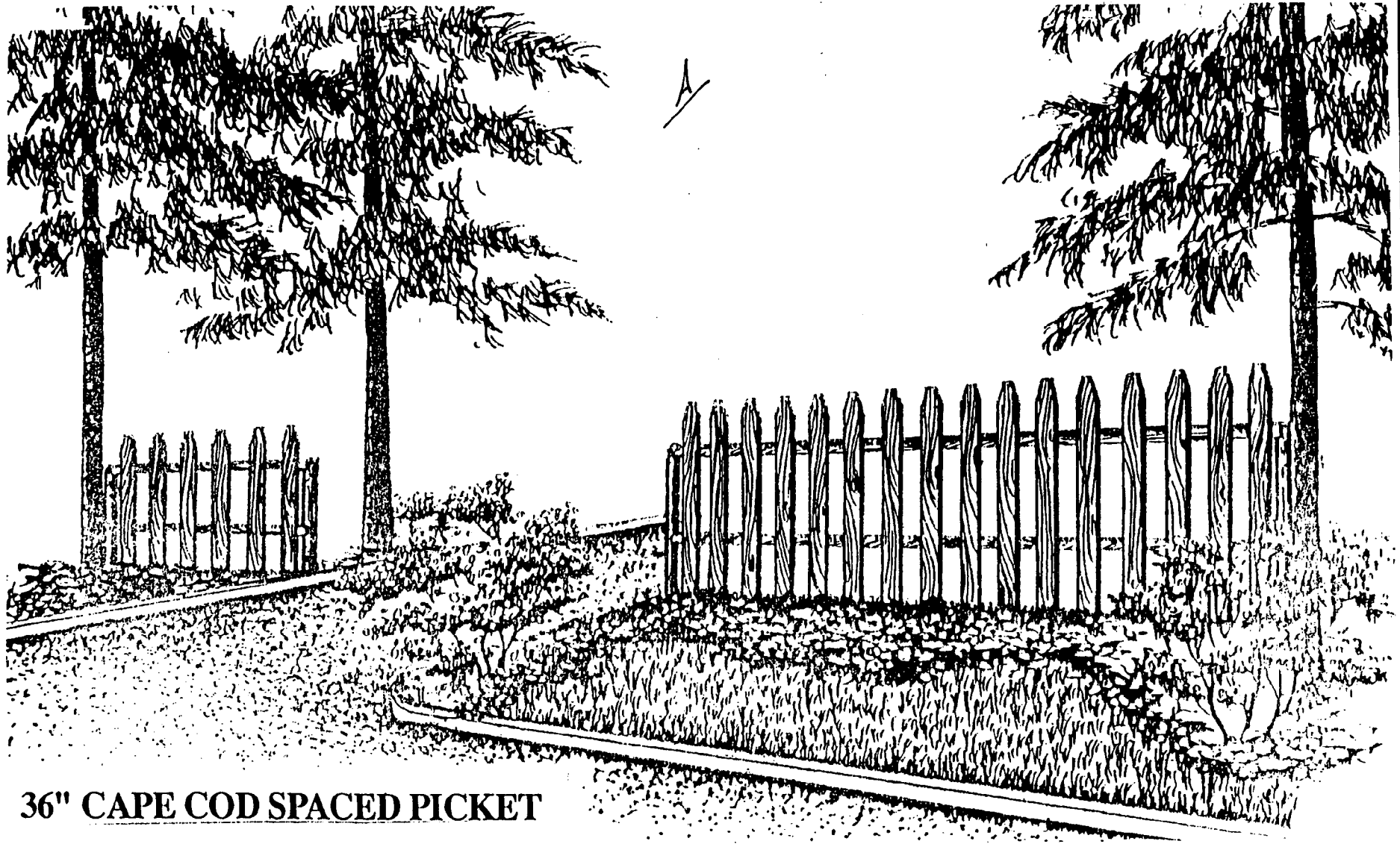
Notes:
INSTALL:
 1-2 ~~xxxx~~ 6' SPRUCE STOCKADE
 3-4 ~~oooo~~ 3' X 16' 36" BOTH SP. PINK.

5

IFIA
 Member
 International Fence
 Industry Association
THE FENCE PLACE
 P.O. Box 130
 4601 Kenilworth Avenue
 Bladensburg, MD 20710

This is to certify that to the best of my knowledge and belief the improvements indicated hereon are located as shown. This is not a property line survey.



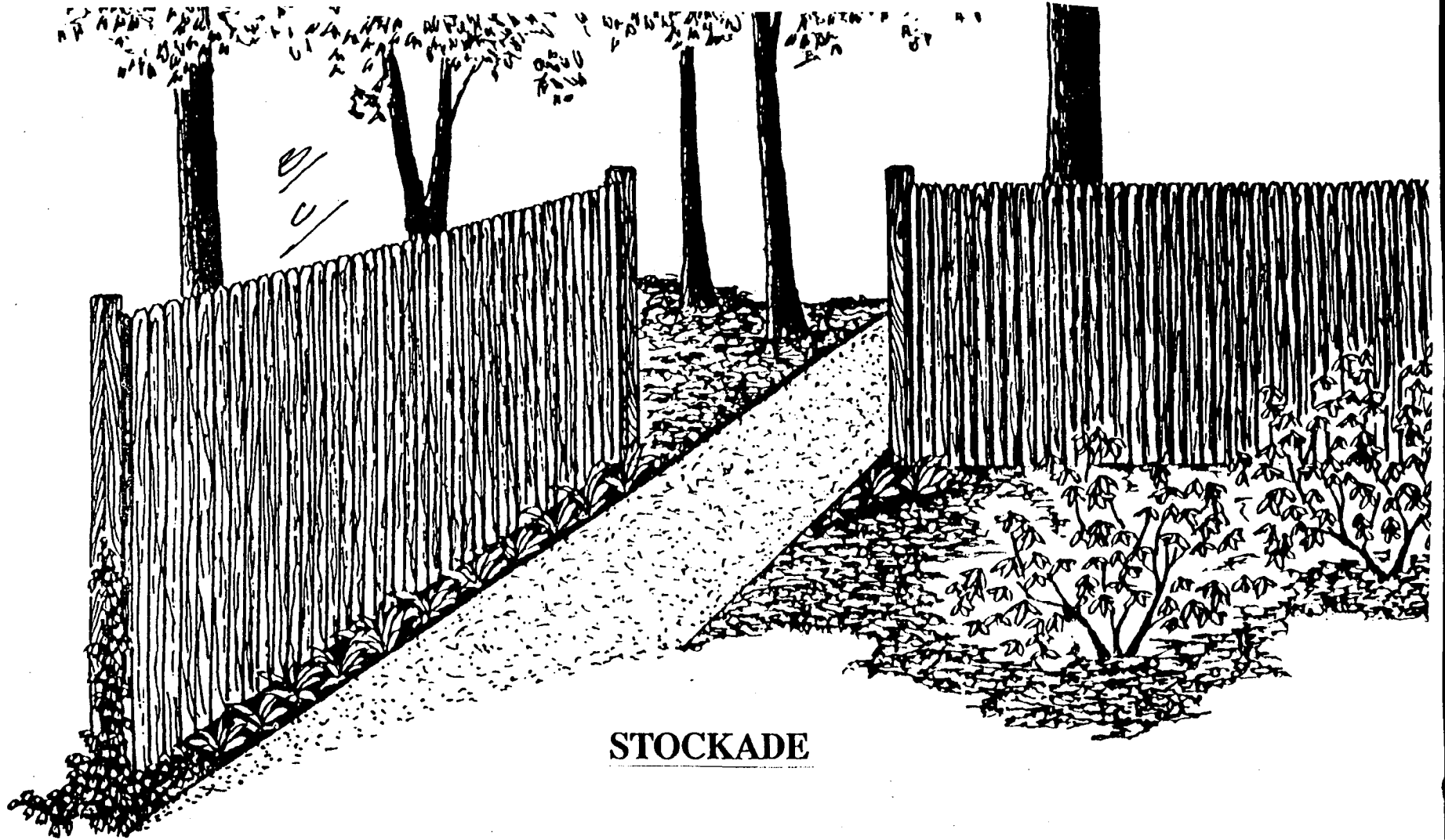


36" CAPE COD SPACED PICKET



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9



STOCKADE



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2

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

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