

32 36H 7133 Maple Avenue  
(Takoma Park Historic District)

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

DATE: 3/27/96

MEMORANDUM

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

FROM: <sup>RDZ</sup> 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: Patricia Neill + Wabi Aboudu

Address: 7133 MAPLE AVENUE, 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.



RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

Historic Preservation Commission  
 (301) 495-4570

RECEIVED

# APPLICATION FOR HISTORIC AREA WORK PERMIT

FEB 26 1996

PERMITS  
 DDSR/DEP

CONTACT PERSON PATRICIA NEILL  
 DAYTIME TELEPHONE NO. (202) 473-9567

TAX ACCOUNT # 1075636

NAME OF PROPERTY OWNER PATRICIA E. NEILL  
WABIS. ABDURDU DAYTIME TELEPHONE NO. 202) 473-9567

ADDRESS 7133 MAPLE AVE TAKOMA PARK MD 20912  
CITY STATE ZIP CODE

CONTRACTOR OWNER TELEPHONE NO. ( ) same

CONTRACTOR REGISTRATION NUMBER n/a

AGENT FOR OWNER OWNER DAYTIME TELEPHONE NO. (202) 473-9567

### LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 7133 STREET MAPLE AVE

TOWN/CITY TAKOMA PARK NEAREST CROSS STREET TULIP AVE

LOT 10 BLOCK 3 SUBDIVISION TAKOMA PARK

LIBER 6658 FOLIO 189 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 GARAGE

1B. CONSTRUCTION COST ESTIMATE \$ 15,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # n/a

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER N/A

2B. TYPE OF WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER N/A

### 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.

Patricia E. Neill Wabis. Abdurdu 2/22/96  
 Signature of owner or authorized agent Date

APPROVED  For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 3/27/96

APPLICATION/PERMIT NO: 91002270061 DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

The house originally had a garage on the approximate site of the proposed structure. All that remains is the concrete slab and side foundations. We will remove old concrete slab first.

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

The proposed garage is setback slightly from the site of the original. Materials will be compatible with the materials of the house - wood & cedar shake.

**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 affected 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**

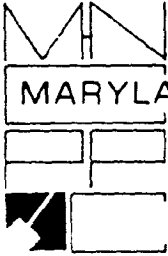
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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 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).

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.

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



DATE: 3/27/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: <sup>DDC</sup> 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!

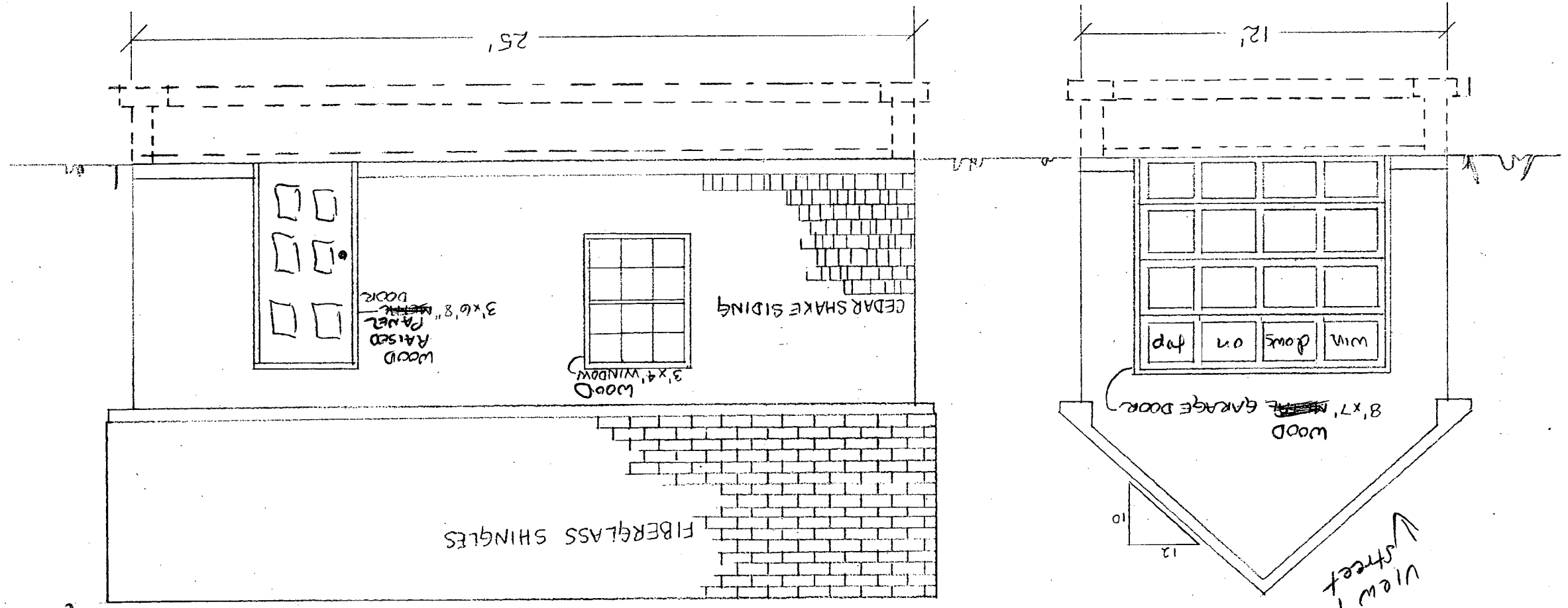
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 3/22/88

RECEIVED

FEB 26 1996

PERMITS  
 DDSR/DEP

SCALE: 1/4" = 1'



7131 MAPLE  
 neighbors view  
 7135 MAPLE  
 neighbors view  
 will be same  
 minus door  
 & window

PROPOSED GARAGE  
 ABOUDOU/NEIL  
 7133 MAPLE AVENUE  
 TRKOMA PARK, MD. 20912  
 PHONE: (301) 270-1605

View from  
 Street

516 FAY  
725-3741

+ garage door  
opener?

21 x 25

PROPOSED GARAGE  
ABOUDOU/NEILL  
7133 MAPLE AVENUE  
TAKOMA PARK, MARYLAND 20912  
PHONE : (301) 270-1605

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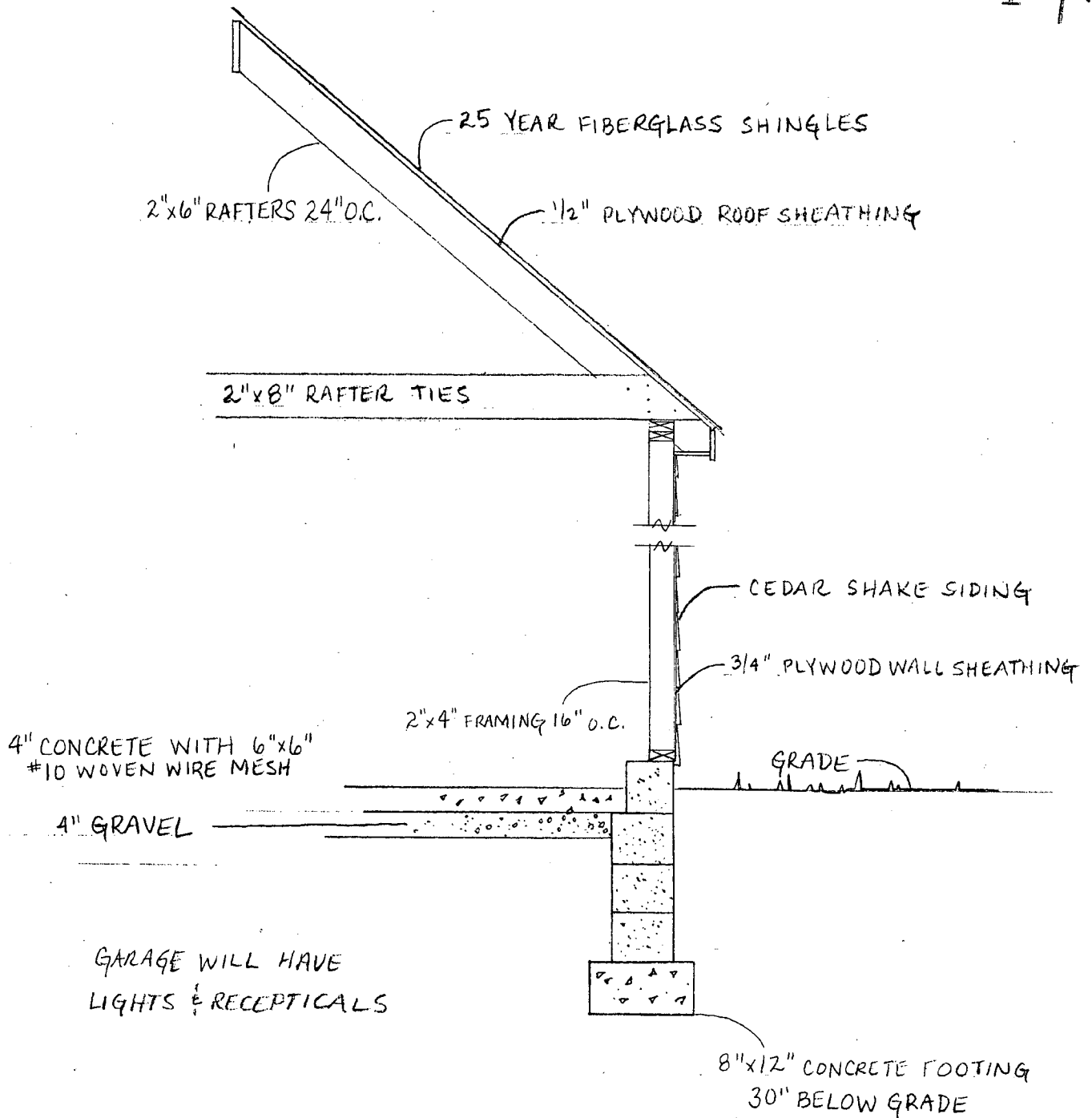
PERMITS  
DDSR/DEP

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten signature]*  
3/27/96

CROSS SECTION

SCALE : 1/2" = 1'





**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 7133 Maple Avenue

Meeting Date: 3/27/96

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-96H

Tax Credit: No

Public Notice: 3/13/96

Report Date: 3/20/96

Applicant: Patricia Neill & Wabi Aboudou

Staff: Robin D. Ziek

**PROPOSAL:** Construct new garage

**RECOMMEND:** APPROVAL

**DATE OF CONSTRUCTION:** c1930-1950

**SIGNIFICANCE:**

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

**ARCHITECTURAL DESCRIPTION:** Colonial Revival

**PROPOSAL:** Remove existing concrete slab (measuring 18' x 7') where a garage once stood. Construct a new garage measuring 12' x 25' in the area of the old garage, but moved towards the rear approximately 10', and in from the property line approximately 5'. The garage would be a one-story structure, made of wood and sided with wood shingles. They propose a fiberglass shingle roof, and would have a wood raised-panel door and a wood window on the elevation facing their rear yard. The elevation facing their neighbor's house would be plain, without a door or window.

**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
- 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 subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

①

# APPLICATION FOR HISTORIC AREA WORK PERMIT

FEB 26 1996

PERMITS  
DDSR/DEP

PATRICIA NEILL

CONTACT PERSON \_\_\_\_\_  
DAYTIME TELEPHONE NO. (202) 473-9567

TAX ACCOUNT # 1075636

NAME OF PROPERTY OWNER PATRICIA E. NEILL  
WABI S. ABDOU DAYTIME TELEPHONE NO. 202 473-9567

ADDRESS 7133 MAPLE AVE TAKOMA PARK MD 20913  
CITY STATE ZIP CODE

CONTRACTOR OWNER TELEPHONE NO. ( ) Same  
CONTRACTOR REGISTRATION NUMBER n/c

AGENT FOR OWNER OWNER DAYTIME TELEPHONE NO. (202) 473-9567

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LOT 10 BLOCK 3 SUBDIVISION TAKOMA PARK  
LIBER 6658 FOLIO 189 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 GARAGE

1B. CONSTRUCTION COST ESTIMATE \$ \$15,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # n/c

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Patricia E Neill Wabi S. Abdou 2/22/96  
Signature of owner or authorized agent Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

2

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**6. TREE SURVEY**



.... = LOCATION OF NEW GARAGE

PAT NEILL / WABI ABUDDO  
7133 MAPLE AVE - GARAGE PROPOSAL  
ADJACENT & CONFRONTING  
PROPERTY OWNERS:

ADJACENT:

7131 Maple Ave Jeff & Robin Henig  
7135 Maple Ave Lisa Sommers

CONFRONTING:

7118 Maple Ave Mark & Karen  
Freudenberger

RECEIVED

FEB 26 1996

PERMITS  
DDSR/DEP

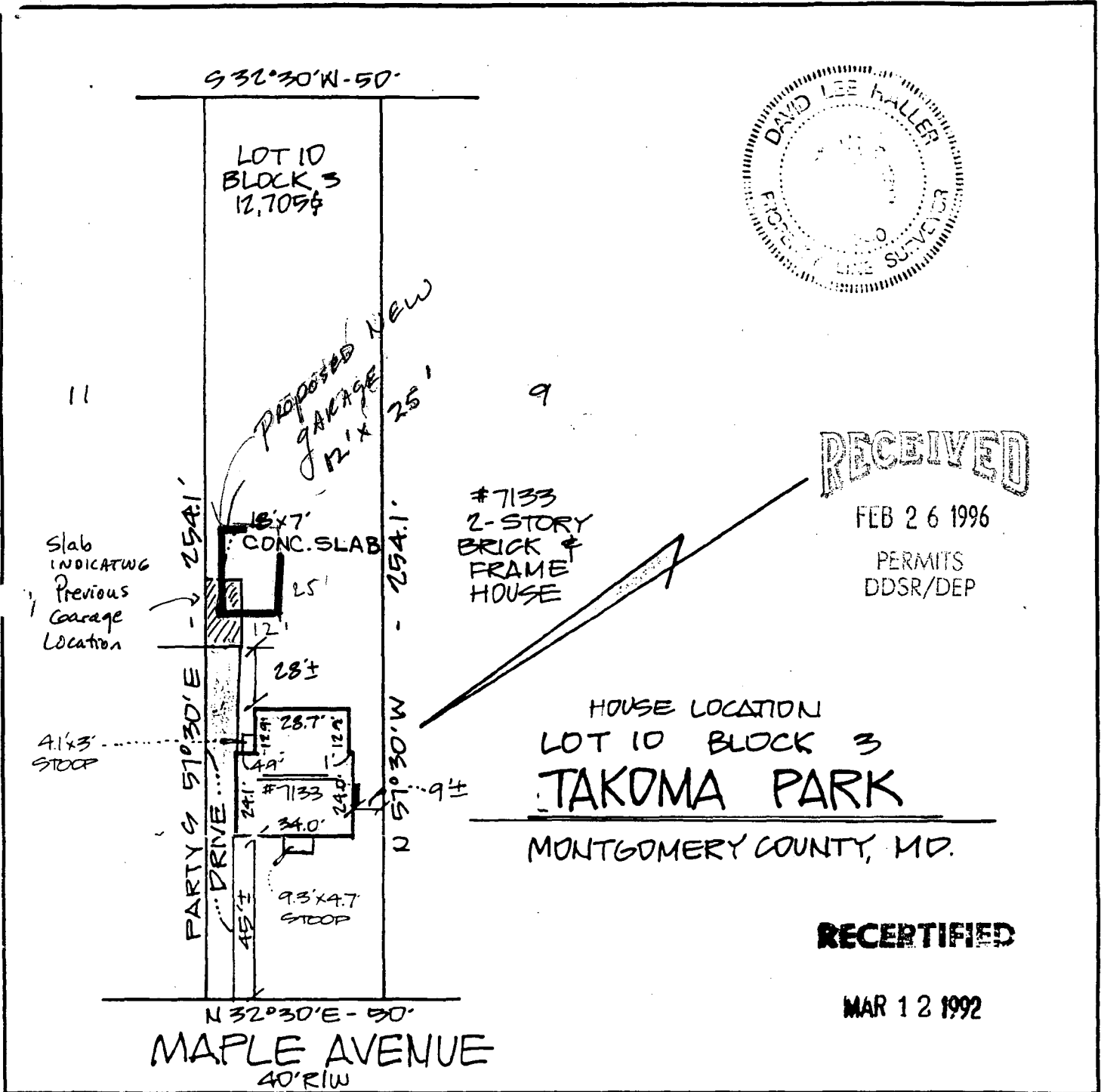
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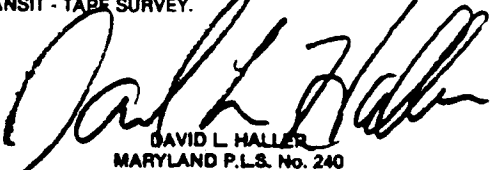


Note: Not in flood plain.  
Ref Dept. of Environmental  
Protection (Water Resources Sect.)

CASE No. **1773**

NOTE: This location for title purposes only — not to be used for determining property lines. Property corner Markers Not guaranteed by this location.



<b>CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.  DAVID L. HALLER MARYLAND P.L.S. No. 240	<b>REFERENCES</b> PLAT BK. <b>A</b> PLAT NO. <b>3</b>	<b>Bull &amp; Associates</b> LAND SURVEYORS/CONSULTANTS (301) 428-9111 P.O. Box 348 GERMANTOWN, MARYLAND 20874
	LIBER. FOLIO	

NOTE: B.R.L. Information, if shown, obtained from M.N.C.P.P.C.

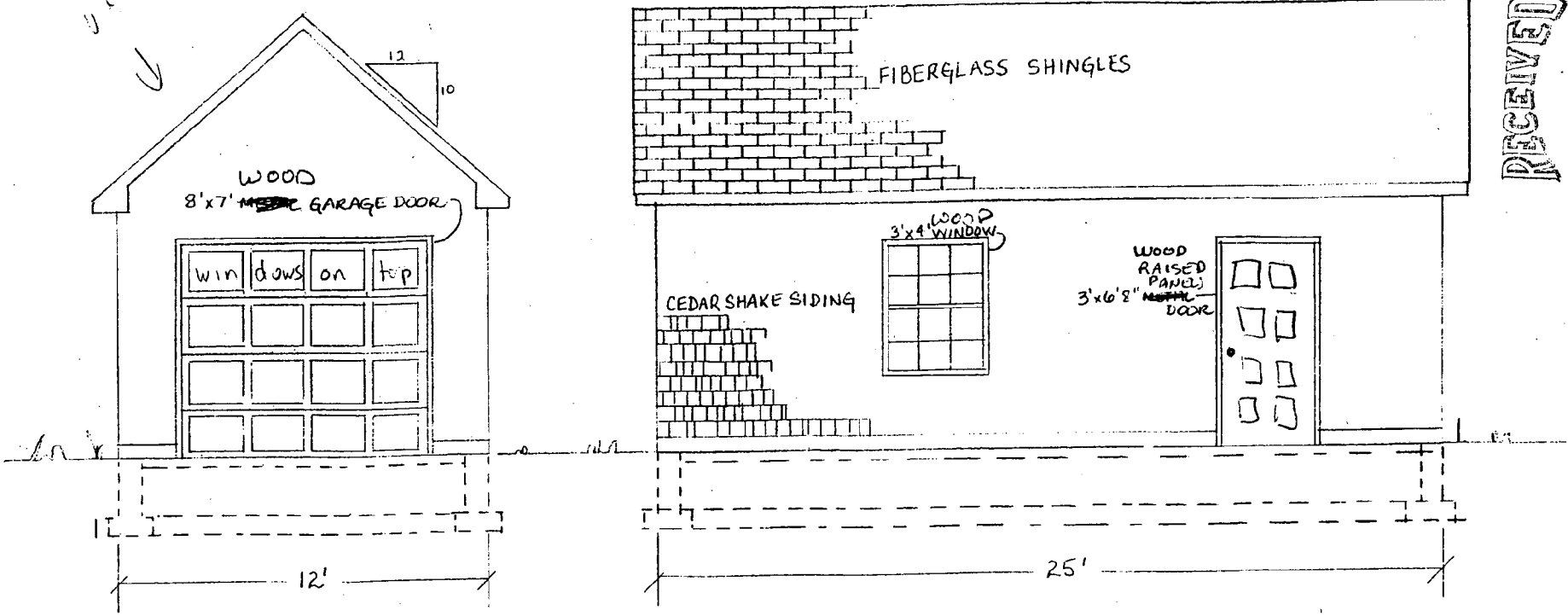
6

PROPOSED GARAGE  
ABOUDOU/NEILL  
7133 MAPLE AVENUE  
TAKOMA PARK, MD. 20912  
PHONE: (301) 270-1605

7131 Maple Ave  
↓ neighbor's view

7135 Maple  
neighbor's view  
will be same  
minus door & window

↓ view from  
street



SCALE: 1/4" = 1'

RECEIVED

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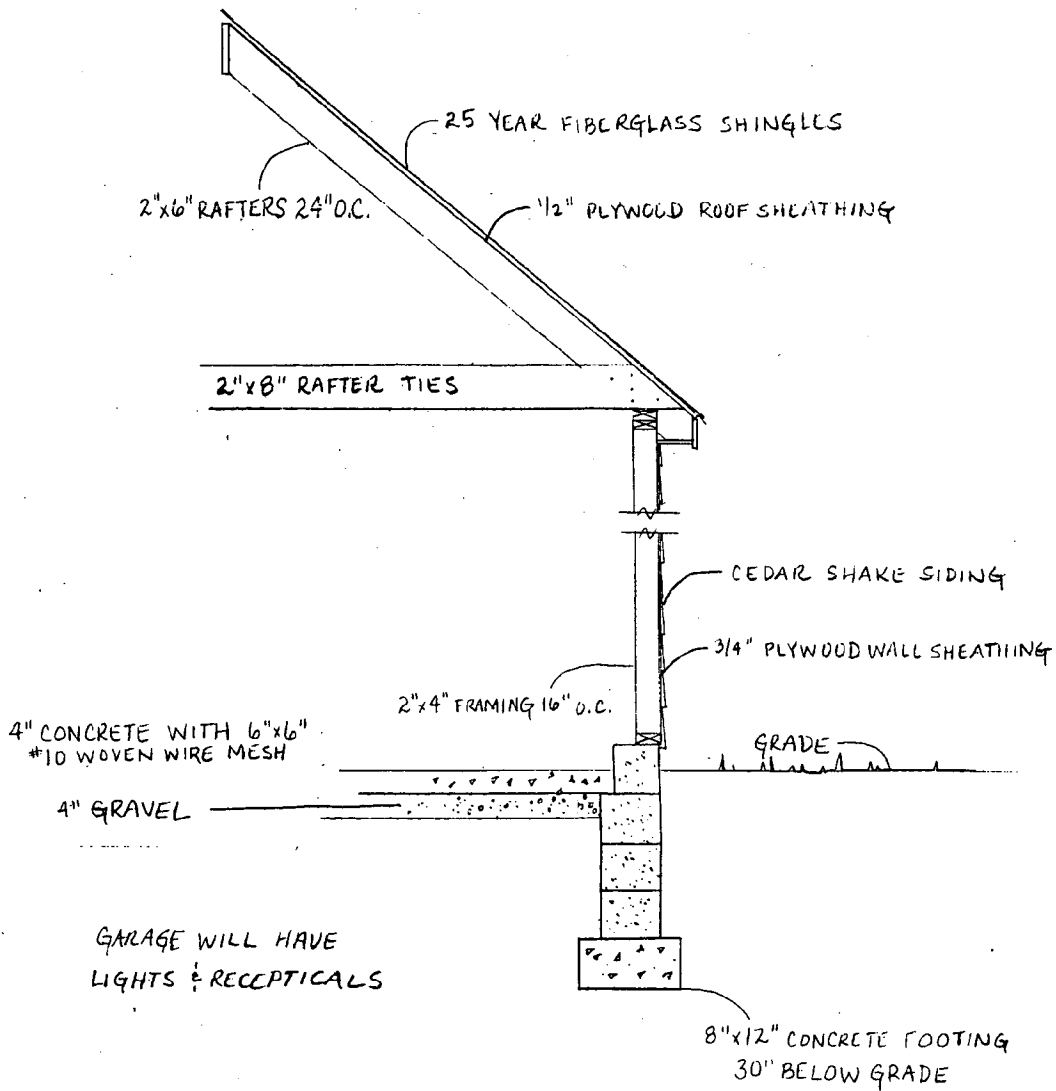
7

PROPOSED GARAGE  
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PHONE : (301) 270-1605

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FEB 26 1996  
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CROSS SECTION

SCALE : 1/2" = 1'



8



3/96

TAROMA PARK

2133 MAPLE AVE.

