

37/3-97CC 7129 Maple Avenue
(Takoma Park Historic District)

7129 Maple Ave.

Takoma Park, MD 20912-4418

15 September 1997

Robin D. Ziek
Historic Preservation Planner
Montgomery County Department of Park and Planning
The Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Dear Ms. Ziek:

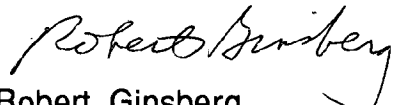
Thanks you so much for your assistance in the processing of the application that my wife and I had submitted in July for an Historic Area Work Permit to redo our residential roof.

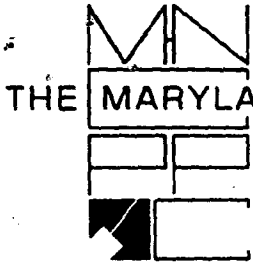
We appreciate your professionalism and expertise that helped our understanding as well as expedited the processing. When we returned from lecturing in Spain, we were pleased to find that you had advanced our application to the hearing stage with a positive recommendation. The approval at the hearing then allowed us to promptly arrange for the roof work. We feel safer--and dryer--now with the new, approved roofing.

Thanks too for your letter of 14 August 1997, clarifying the data survey for Takoma Park.

The first time that a resident of an Historic District applies for a work permit, the paperwork and process can be daunting. But now we know better what our duties are if we need to file applications in the future.

Sincerely,


Robert Ginsberg



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

DATE: 8/14/97

MEMORANDUM

TO: Robert Hubbard, Acting Director
Department of Permitting Services

FROM: ¹⁰²⁶ Gwen Wright, Historic Preservation Coordinator
Montgomery County Department of Park and Planning

SUBJECT: Historic Area Work Permit

The Montgomery County 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 ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Robert & Ellen Ginsberg

Address: 7129 Maple Ave., Takoma Park, MD. 20912

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: _____
 Daytime Phone No.: _____
 Tax Account No.: 16 13 01076642
 Name of Property Owner: ROBERT & ELLEN GINSBERG Daytime Phone No.: 301-270-4332
 Address: 7129 MAPLE AVE. TAKOMA PARK MD 20912-4418
Street Number City State Zip Code
 Contractor: JACK'S ROOFING COMPANY, INC. Phone No.: 301-585-4985
 Contractor Registration No.: MHC No. 6915
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7129 Street: MAPLE AVE.
 Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE.
 Lot: 8 Block: 3 Subdivision: "B.F. GILBERT'S ADDITION TO TAKOMA PARK"
 Liber: 4276 Folio: 180 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 3,000.

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.

Robert Ginsberg 8 July 1977
Signature of owner or authorized agent Date

Approved: _____ For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 8/14/97
 Application/Permit No.: 9707100089 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:

THREE BUILDINGS ARE LOCATED ON THE PROPERTY IN QUESTION: (1) A GARAGE, (2) A CARRIAGE HOUSE, AND (3) A RESIDENTIAL HOUSE. ONLY THE CARRIAGE HOUSE (CA. 1880) IS DESIGNATED AS AN HISTORICAL PROPERTY. NO CHANGE IS PROPOSED TO THE CARRIAGE HOUSE OR TO THE GARAGE (CA. 1920). THE ALTERATION REQUESTED IS TO THE RESIDENTIAL HOUSE (CA. 1930). THE PROPERTY IS WITHIN A DESIGNATED HISTORICAL DISTRICT. OTHER PROPERTIES WITHIN THIS DISTRICT EXHIBIT A GREAT VARIETY OF STYLES AND PERIODS RATHER THAN ONE STYLE FROM ONE PERIOD. THE TAKOMA PARK ARCHITECTURAL CHARACTER IS DIVERSITY.

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

THE PROJECT CALLS FOR REPLACEMENT OF THE SLATE ROOF BY A SHINGLED ROOF. THE SHINGLED ROOF WOULD BE COMPATIBLE WITH THE PROPERTY, SINCE THE CARRIAGE HOUSE AND GARAGE HAVE SHINGLED ROOFS, AS DO MOST OF THE STRUCTURES ON MAPLE AVENUE IN THE HISTORICAL DISTRICT. THE SHINGLING WOULD HARMONIZE WITH THE NEIGHBORHOOD. (CONTINUED IN ACCOMPANYING STATEMENT)

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 wells, 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.

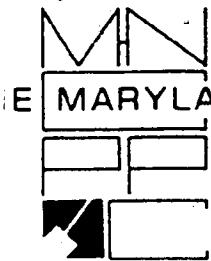
6. TREE SURVEY

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, (301/279-1355).

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.



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

DATE: 8/14/97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus^{RDZ}, 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!

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

August 14, 1997

Mr. and Mrs. Robert Ginsberg
7129 Maple Avenue
Takoma Park, MD 20912

Dear Mr. and Mrs. Ginsberg:

The HPC reviewed and approved your proposal at the August 13th meeting. I decided to take the project to the HPC even though you were not in town because, in my judgement, it was readily approvable.

If you need to speak with the HPC, and would like to meet with them at the next meeting on September 10th, please let me know and I will put you on the agenda. Meanwhile, I will proceed with the processing of your HAWP, and I am enclosing for your records the approved application.

I would like to make one correction to your letter dated 17 September 1990, where you express your understanding that structures which are not specifically mentioned in the Takoma Park survey data base, i.e., the single car garage on your property, are not protected under Chapter 24A. Please note that the HPC is required to review any and all proposed changes and alterations to the exterior of properties, including the appurtenances and environmental setting. I include a copy of Chapter 24A for your use. You should know, of course, that the HPC is also guided by the Takoma Park Guidelines. Since your garage is a Non-Contributing element in the district, any proposed changes to this structure would be reviewed accordingly.

Please let me know if you have any further questions. I can be reached at (310) 495-4570. I hope you had an enjoyable summer.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robin D. Ziek', written in a cursive style.

Robin D. Ziek
Historic Preservation Planner

Enc.

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7129 Maple Avenue

Meeting Date: 8/13/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-97CC

Tax Credit: Yes

Public Notice: 7/30/97

Report Date: 8/6/97

Applicant: Robert & Ellen Ginsberg

Staff: Robin D. Ziek

PROPOSAL: Roof replacement

RECOMMENDATIONS:
APPROVAL

DATE OF CONSTRUCTION: 1930s

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

ARCHITECTURAL DESCRIPTION: Colonial Revival brick house, with a small frame garage and a 19th century carriage house in the back yard. The residence is considered Non-Contributing, while the carriage house is considered an Outstanding Resource.

PROPOSAL: Remove original slate roof on residence, and install fiberglass shingles. There are already fiberglass shingles on both the 19th century carriage house and on the small garage. Slates are in poor condition.

RECOMMENDATION: X 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:

 X 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

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

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: 16 13 01076642

Name of Property Owner: ROBERT & ELLEN GINSBERG Daytime Phone No.: 301-270-4332

Address: 7129 MAPLE AVE. TAKOMA PARK MD 20912-4418
Street Number City State Zip Code

Contractor: JACK'S ROOFING COMPANY, INC. Phone No.: 301-585-4985

Contractor Registration No.: MHIC No. 6915

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7129 Street: MAPLE AVE.

Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE.

Lot: 8 Block: 3 Subdivision: "B.F. GILBERT'S ADDITION TO TAKOMA PARK"

Liber: 4276 Folio: 180 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- | | |
|---|---|
| <p>1A. CHECK ALL APPLICABLE:</p> <p><input type="checkbox"/> Construct <input type="checkbox"/> Extend <input checked="" type="checkbox"/> Alter/Renovate</p> <p><input type="checkbox"/> Move <input type="checkbox"/> Install <input type="checkbox"/> Wreck/Raze</p> <p><input type="checkbox"/> Revision <input type="checkbox"/> Repair <input type="checkbox"/> Revocable</p> | <p>CHECK ALL APPLICABLE:</p> <p><input type="checkbox"/> A/C <input type="checkbox"/> Slab <input type="checkbox"/> Room Addition <input type="checkbox"/> Porch <input type="checkbox"/> Deck <input type="checkbox"/> Shed</p> <p><input type="checkbox"/> Solar <input type="checkbox"/> Fireplace <input type="checkbox"/> Woodburning Stove <input type="checkbox"/> Single Family</p> <p><input type="checkbox"/> Fence/Wall (complete Section 4) <input checked="" type="checkbox"/> Other: <u>ROOF</u></p> |
|---|---|

1B. Construction cost estimate: \$ 3,000.

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.

Robert Ginsberg
Signature of owner or authorized agent

8 July 1977
Date

Approved: _____ For Chairperson, Historic Preservation Commission

(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:

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

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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.

7129 Maple Ave.
Takoma Park, MD 20912-4418
Phone & FAX: 301-270-4332

Sent by Registered Mail 8 July 1997

Department of Permitting Services
250 Hungerford Dr.
Rockville, MD 20850

Dear Department Officers:

We are hereby applying for an Historical Area Work Permit for work on our home at the above address.

Inclosed is the completed Application. Two copies of our Site Plan and Plans and Elevations are inclosed, using a surveyor's certificate. Inclosed is a list of addresses of adjacent and confronting property owners, insofar as we can obtain that information.

Inclosed as photographic documentation, are 32 numbered and captioned photos. The photos were shot on 3 July 1997. Unless otherwise noted, all views are of 7129 Maple. The list follows:

1. Front Roof Slates
2. Front Roof Slates
3. Front Roof Slates
4. Front Roof Slates
5. Front Roof Slates
6. Front Roof
7. Front Roof
8. Front Roof
9. Front Roof
10. Front Roof
11. Front
12. 7131, 7129, 7127
13. 7131, 7129, 7127
14. 7129, 7127
15. 7131, 7129, 7127

16. 7135, 7133, 7133
17. 7131, 7129
18. 7129, 7127
19. 7116 Maple
20. Slates above Driveway
21. Driveway
22. Street View
23. Rear Slates
24. Rear Slates
25. Rear Roof
26. Rear House
27. Rear House
28. View from Carriage House
29. Rear Carriage House
30. Garage and Carriage House
31. View from Rear House
32. Rear House

This letter continues the general description of the project, as entered on the rear of the Application (no. 1, b). Since this letter also contributes general background and precise reasons for the project, it should be considered part of the Application.

In the course of decades, we have had repairs made on the roof that were meant to maintain the slates. However, in recent years such repairs have failed because the remaining slates have deteriorated materially to the point where they can no longer hold up as roofing. The slates flake, crumble, and shatter. Roofing experts, including Donald Dryburgh and Jack's Roofing, had advised us that the slate roof is unrepairable and would have to be replaced in full.

We have chosen a different material for the new roof: shingles--and it is for this change of material that we are seeking permission. These reasons govern our choice:

1. The cost of re-roofing with slate is prohibitive. Estimates run in the neighborhood of \$32,000, the original cost of the house, and ten times the cost of a shingle roof. We cannot afford this expenditure which would cause us to suffer undue hardship in these our advanced

years.

2. The falling slates constitute a safety hazard. Replacement of at least the front roof should be done as soon as possible.

3. We are being deprived of reasonable use of our house due to the leaks caused by the old roof. Replacement should be done as soon as possible.

4. The shingled roof would not substantially alter the appearance of the house, since trees would conceal much of the roof from the street.

5. The historical building on our property, the carriage house, would be enhanced if a shingle roof were also placed on the residential house.

6. The shingling would save the roof over our heads, thereby preserving our house and enhancing the historic district.

We respectfully ask for a hearing to be scheduled at which we may be present, after 17 August 1997, for we are leaving in a few hours to lecture in Spain and will not be back until late in August. Please notify us in writing of such a hearing.

Sincerely,

Robert Ginsberg *Ellen S. Ginsberg*
Robert Ginsberg and Ellen S. Ginsberg

HAWP APPLICATION:

ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

7127 Maple Ave.:
Bridget M. Crimi
3705 Harrison St., NW
Washington, DC 20015

7131 Maple Ave.:
Robin Henig & Jeffrey Henig
7131 Maple Ave.
Takoma Park, MD 20912

7118 Willow Ave.:
Rahini Pande and Michael Gordy
7118 Willow Ave.
Takoma Park, MD 20912

7120 Willow Ave.:
Michael D. Mayer
7120 Willow Ave.
Takoma Park, MD 20912

7116 Maple Ave.:
Roland Halstead & Marketa Halstead
7116 Maple Ave.
Takoma Park, MD 20912

7112 Maple Ave.:
James Douglas & Janet Douglas
7112 Maple Ave.
Takoma Park, MD 20912

7129 Maple Ave.
Takoma Park, MD 20912
(301) 270-4332

COPY

17 September 1990

Ms. Carol Kennedy
Urban Design Division
The Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Dear Ms. Kennedy:

Thank you for recently chatting with me by phone to clarify the status of my property at the above address on the Takoma Park Resources Database for the proposed enlarged Historic District. And thank you subsequently sending me the print-out page covering my property.

I am an enthusiastic supporter of the enlarged Historic District. We really have an historic community with notable architectural heritage. It is worth saving, especially as it neighbors the nation's capital.

I write to record my understanding of the status of my property. Please correct that understanding if it is mistaken. The listing that occurred in the Takoma Park city newspaper of 1 September was quite misleading, and years hence supporters of the Historic District may misunderstand just what is covered at my address. Ambiguities can best be dispelled in advance. I ask that you retain this letter in your files.

Three buildings are located on the property in question: a garage, a carriage house, and a residential house. The wooden garage is not mentioned in your printout of the 17 July 1990 Database; hence, it is not covered by any restrictions of the Historic District. ← * The carriage house, dating from the nineteenth century, is listed as Outstanding. The rank "1" listed for the address applies to the carriage house. The house, brick, 1930s, is listed as Noncontributing or out of period. It is ranked "NC." The rank "1" listed for the address does not apply to the house.

Sincerely,

Robert Ginsberg
Robert Ginsberg

8

NOTE : All outbuildings are protected by the Ordinance, unless specifically mentioned as not being protected! Robin Zick 7/67

House Location Plat
Lot 8 - Block 3
B.F. GILBERT'S ADDITION
TO TAKOMA PARK

Date AUGUST 19, 1972

Montgomery County, Maryland

**SITE PLAN and
PLANS AND ELEVATIONS**

Case No. 66336-11d.

SURVEYOR'S CERTIFICATE

**FOR
7129 MAPLE AVE.**

We hereby certify that we have carefully surveyed the property shown hereon in accordance with the descriptions of record and; have located all of the improvements shown hereon by transit-tape survey and; that there are no encroachments either way across property lines other than shown.

**CITY OF
TAKOMA
PARK,
MD**

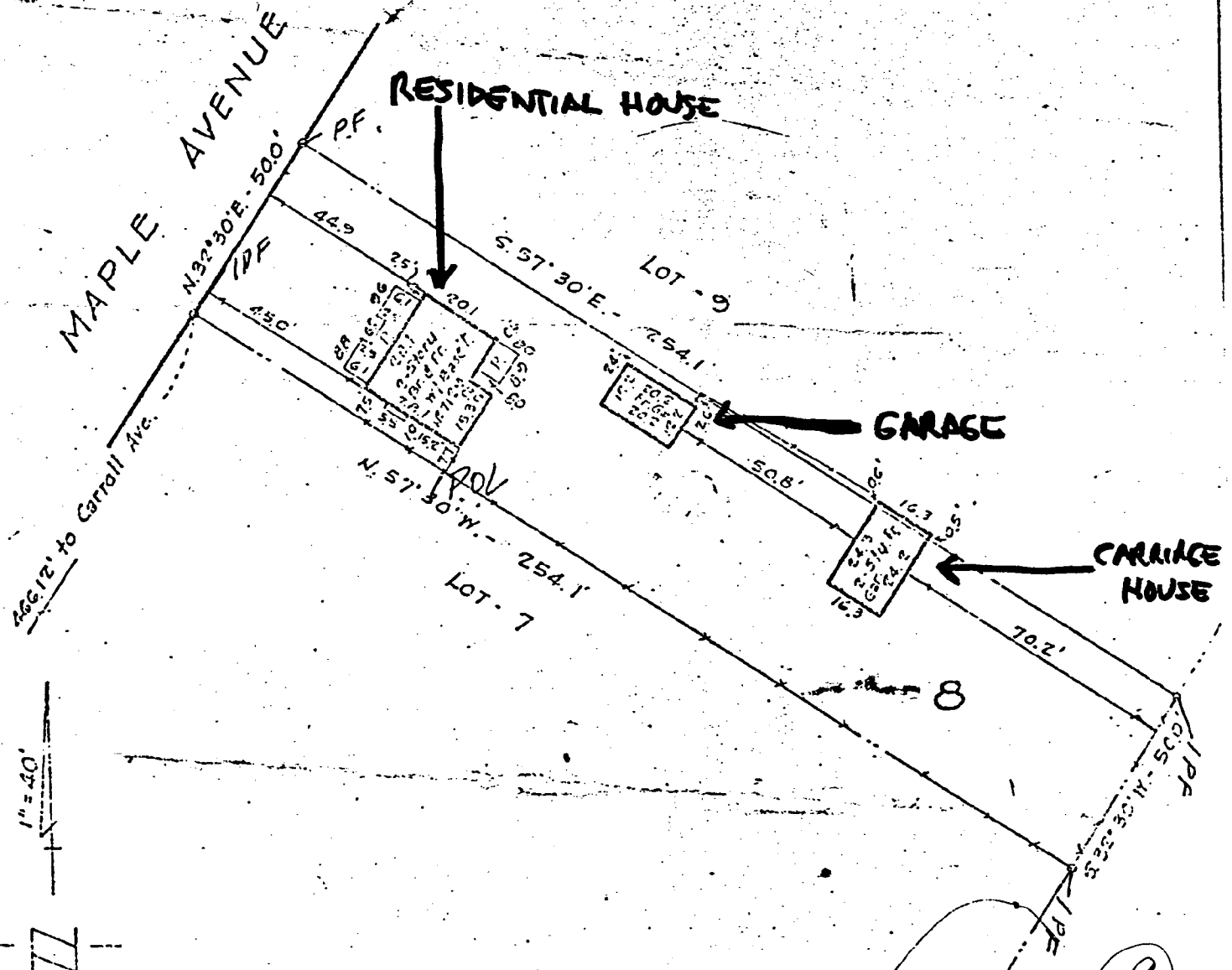
Plat Book A

Plat 3

WORTHINGTON & ASSOCIATES

• Land Surveyors •
• Silver Spring, Maryland

J. P. Worthington, Jr.
J. P. Worthington, Jr.
Maryland Reg. No. 3135



SURVEYED 7-5-1980

NOTE:

No property corners have been set
by this survey unless otherwise noted

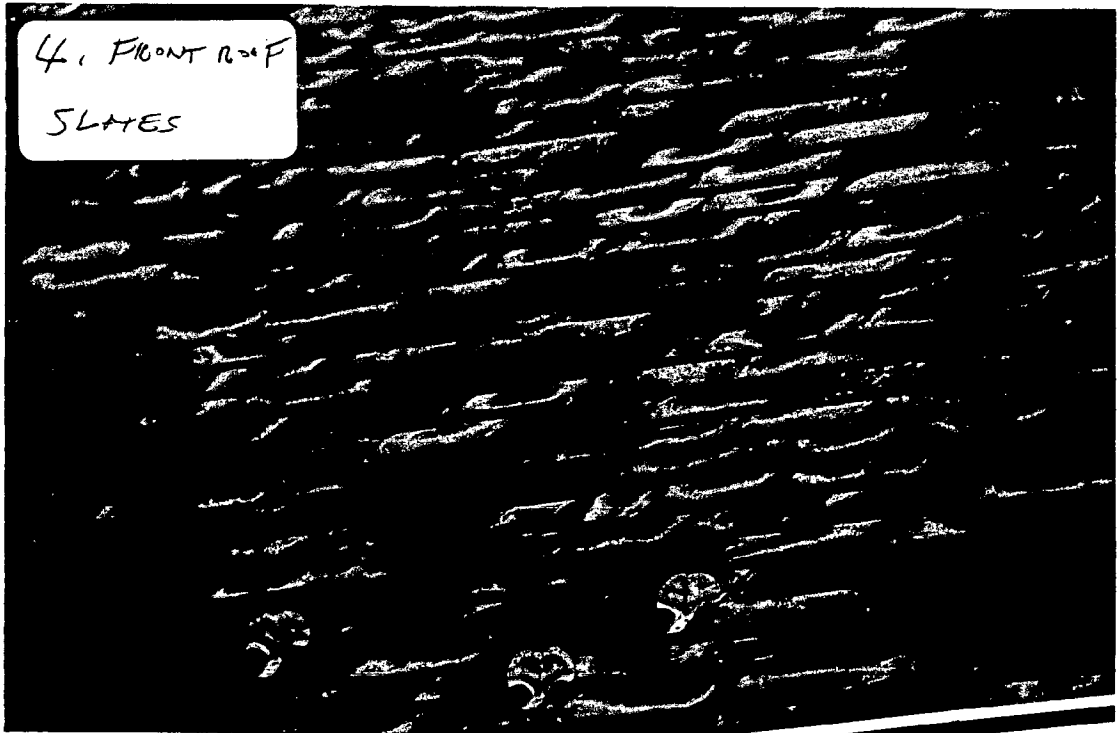
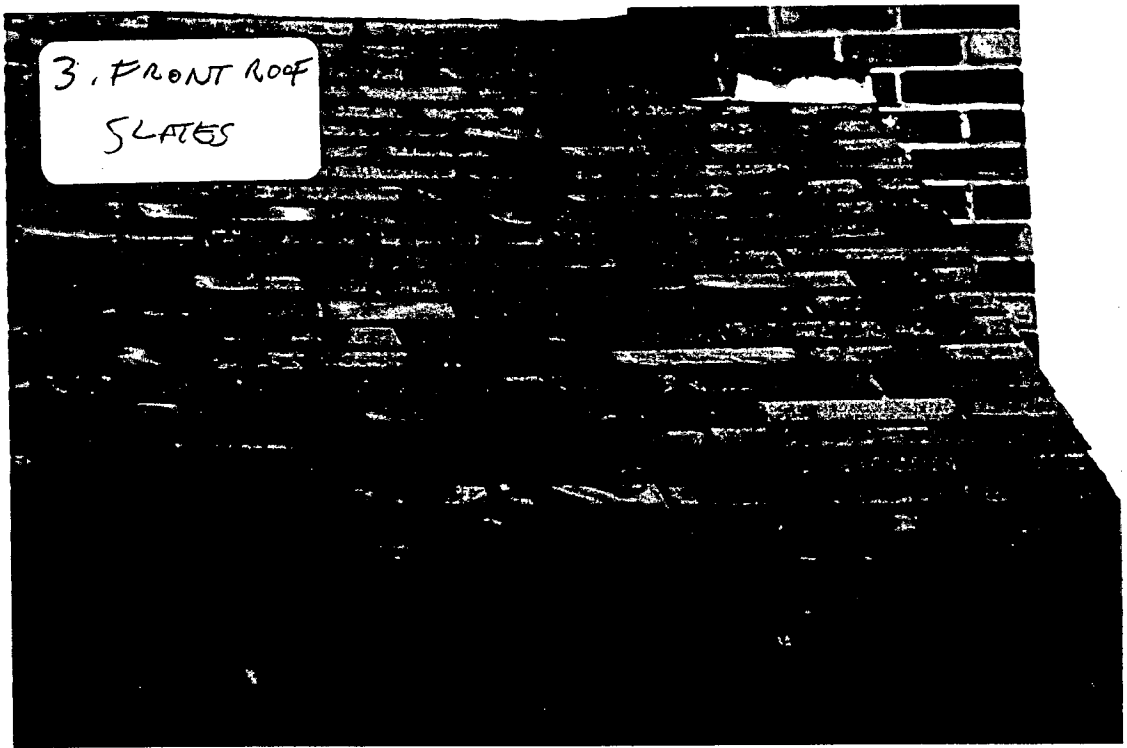
P.O.L. SET & ALL PIPES FOUND

Albert Smith

File No. 77-335

FOR HEATHER SURVEYS MD REG 153



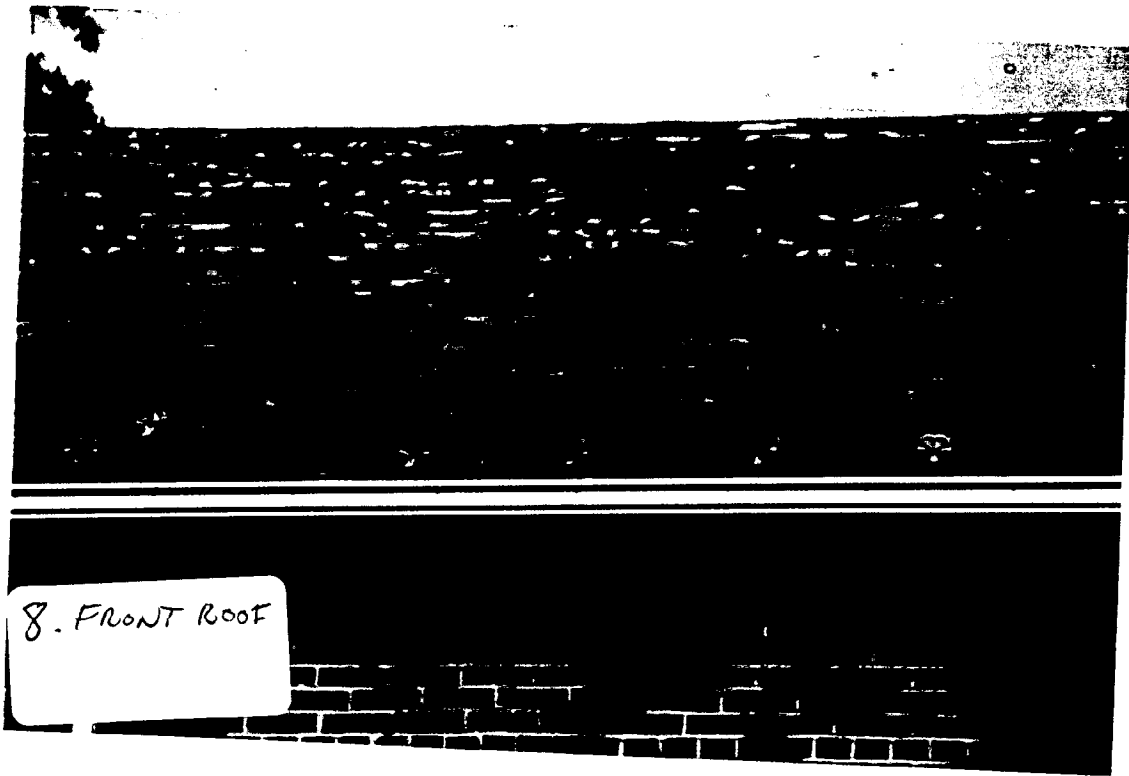


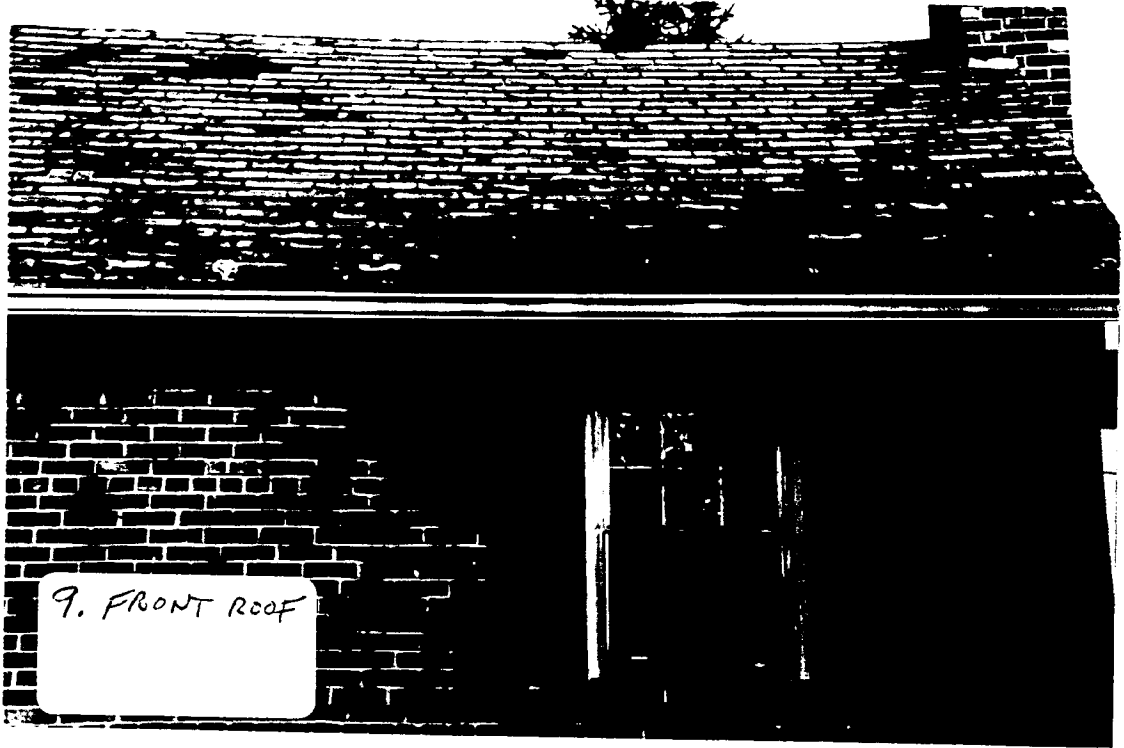


5. FRONT ROOF
SLATES



6. FRONT ROOF







51



13. 7131, 7129,
7127

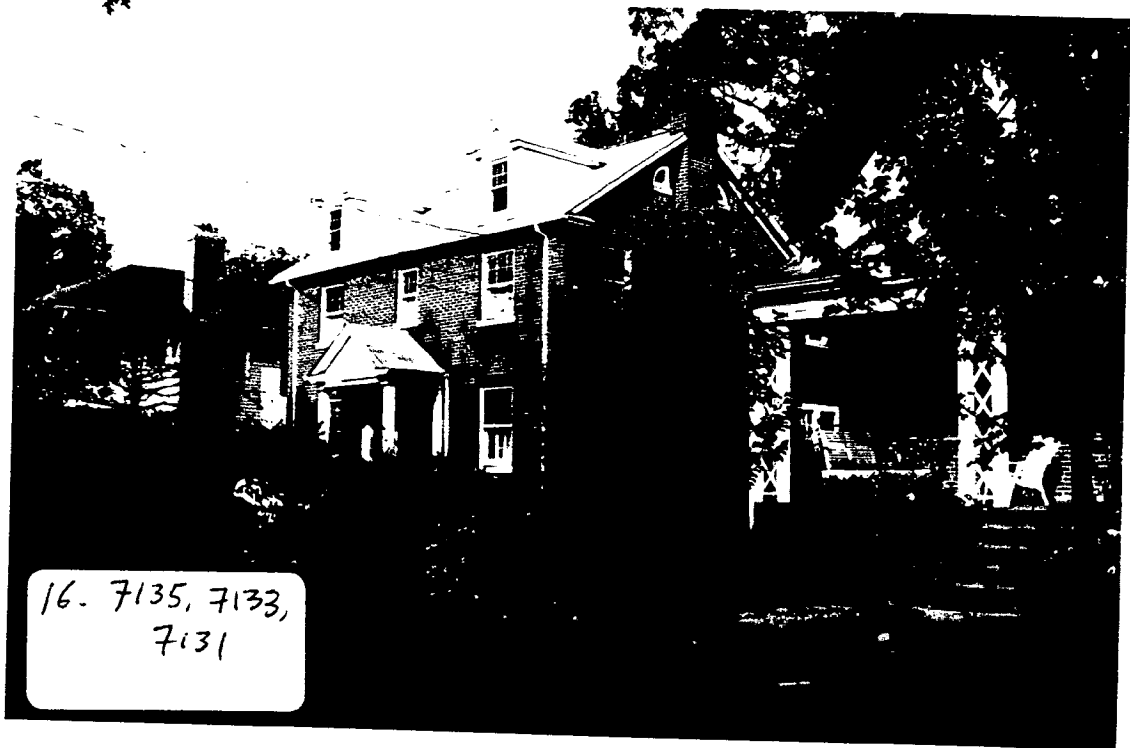


14. 7129, 7127

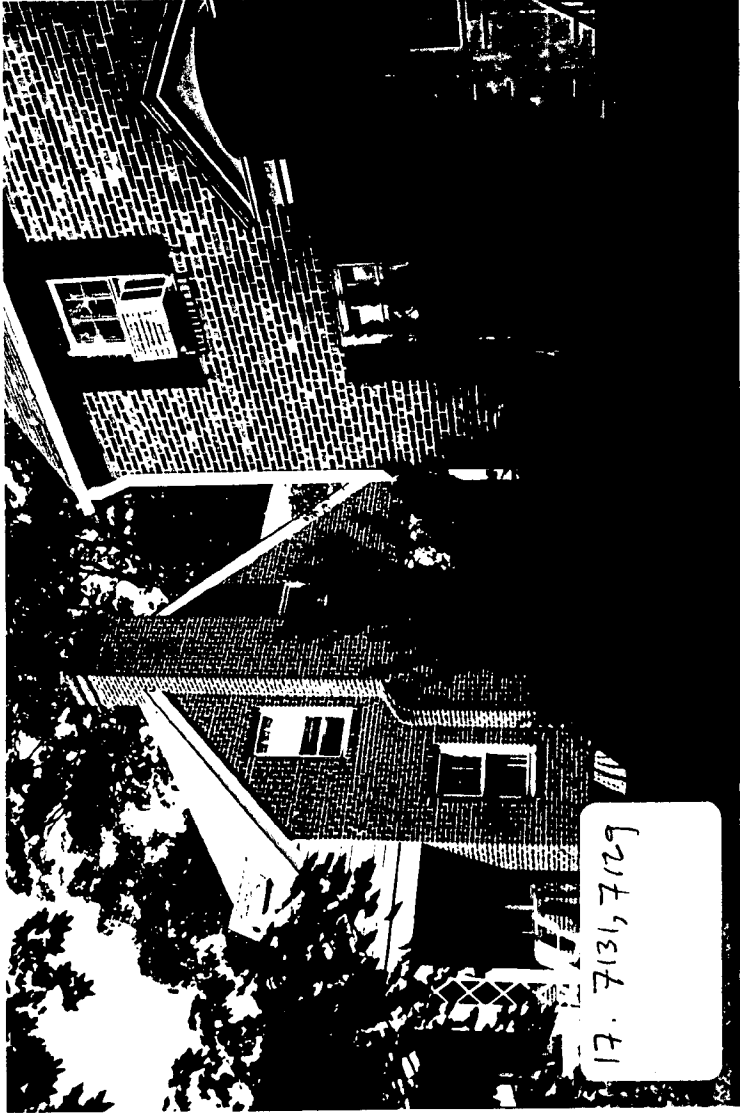
16



15. 7131, 7129,
7127

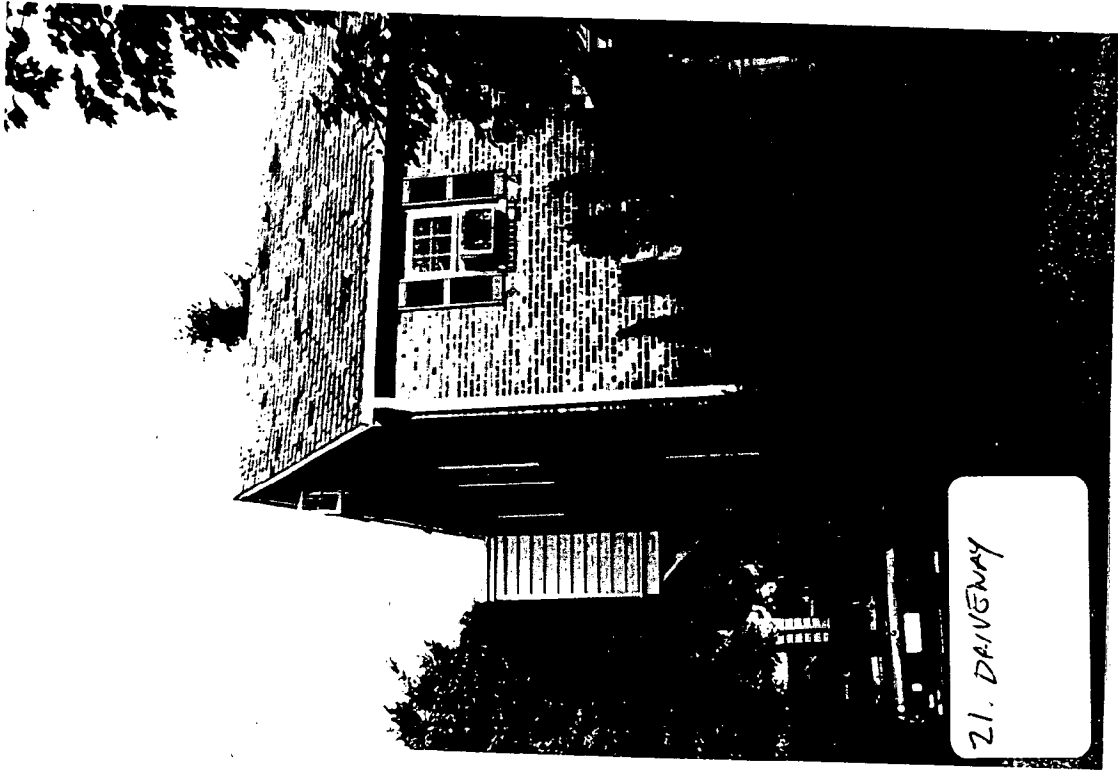


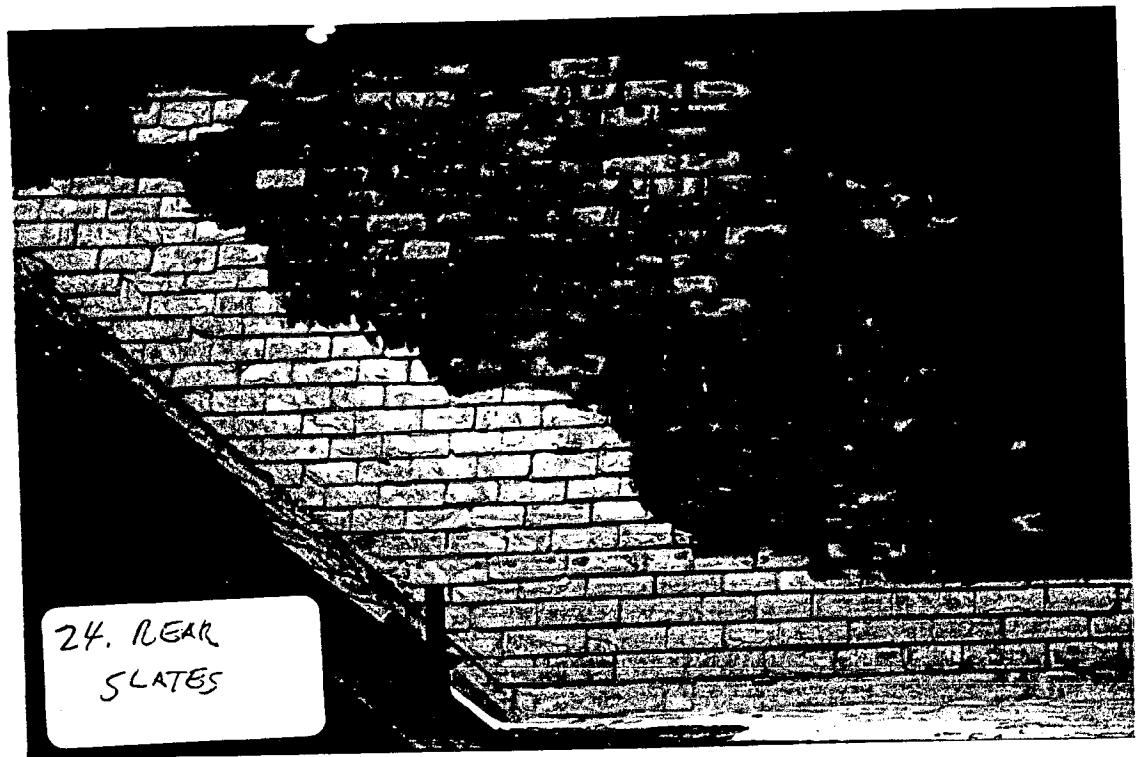
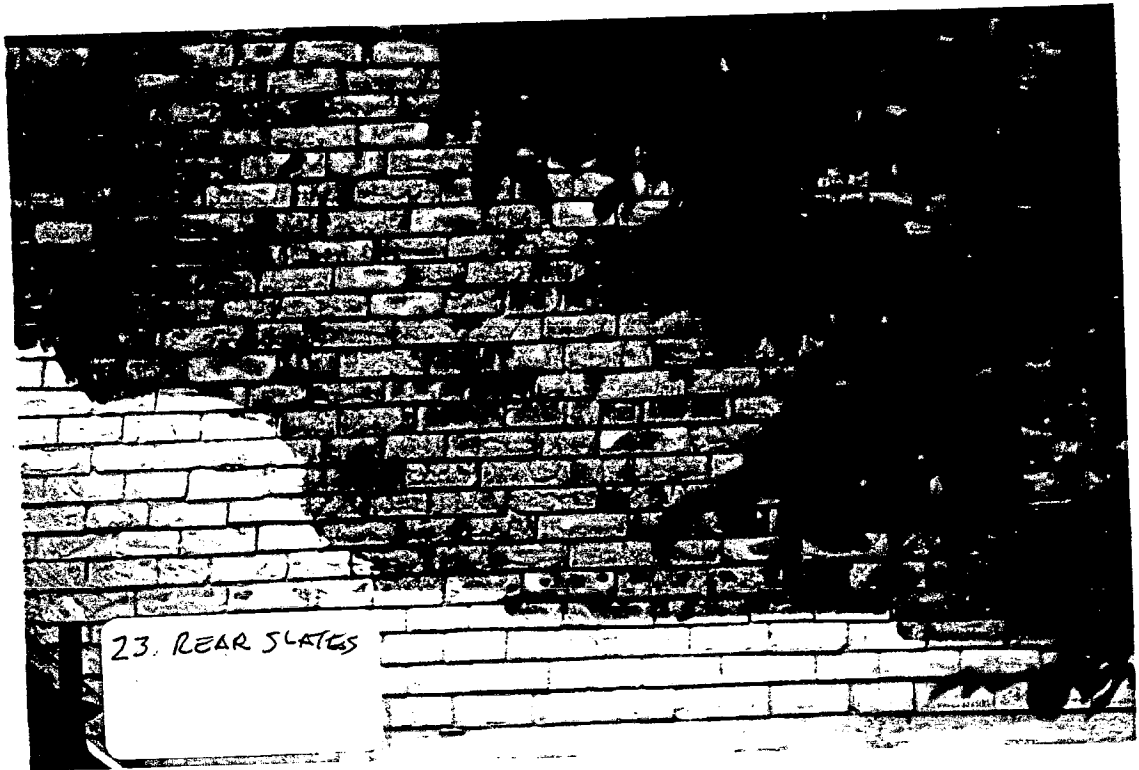
16. 7135, 7133,
7131



81









25 REAR ROOF



26 REAR HOUSE

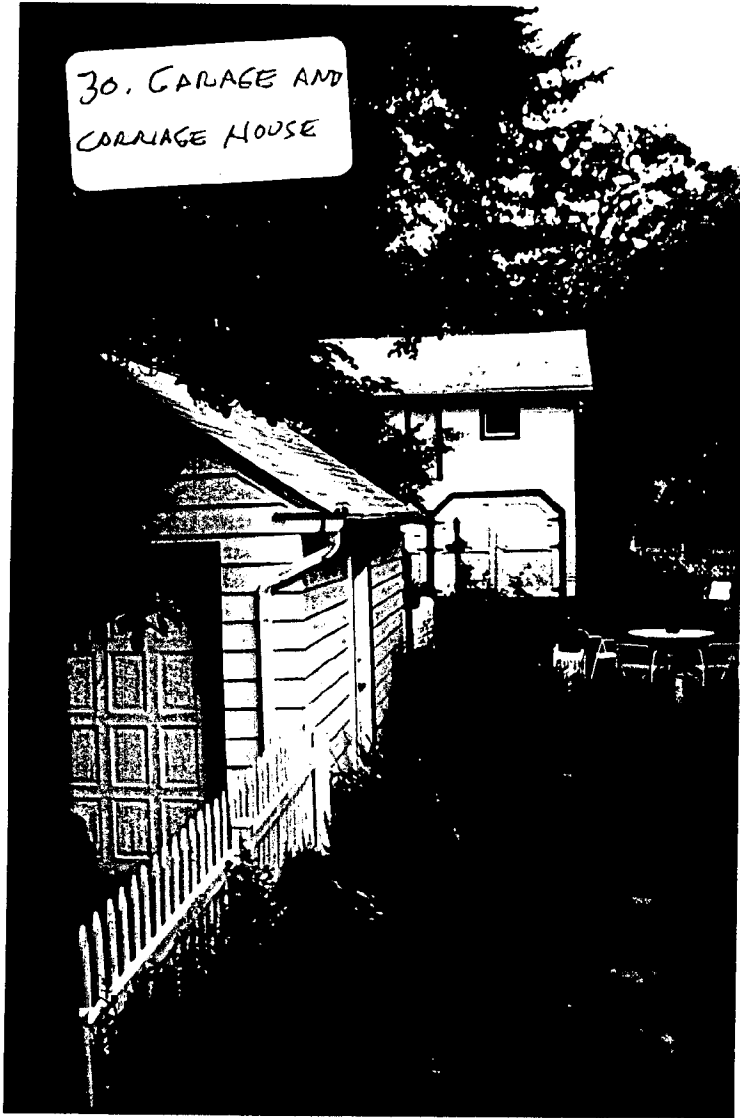


27 - REAR HOUSE

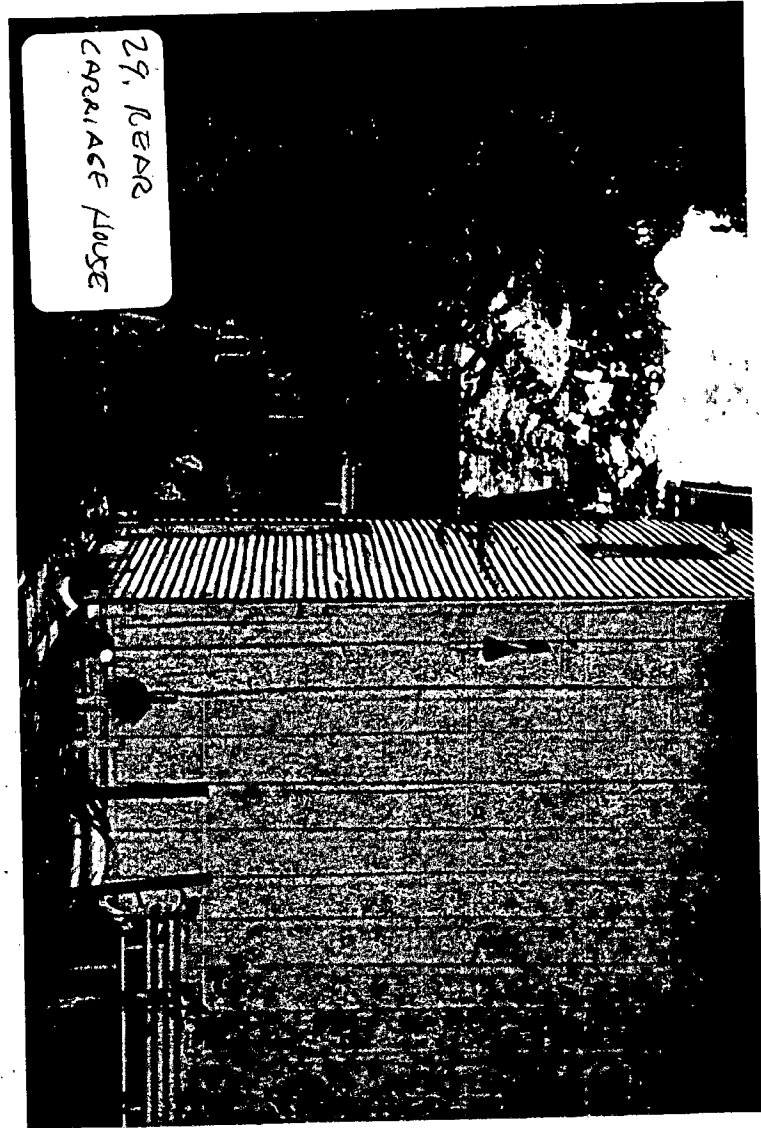


28. VIEW FROM
CARRIAGE HOUSE

30. GARAGE AND
CORNAGE HOUSE



29. REAR
GARAGE HOUSE



24



7129 Maple Ave.
Takoma Park, MD 20912-4418
Phone & FAX: 301-270-4332

Sent by Registered Mail 8 July 1997

Department of Permitting Services
250 Hungerford Dr.
Rockville, MD 20850

Dear Department Officers:

We are hereby applying for an Historical Area Work Permit for work on our home at the above address.

Inclosed is the completed Application. Two copies of our Site Plan and Plans and Elevations are inclosed, using a surveyor's certificate. Inclosed is a list of addresses of adjacent and confronting property owners, insofar as we can obtain that information.

Inclosed as photographic documentation are 32 numbered and captioned photos. The photos were shot on 3 July 1997. Unless otherwise noted, all views are of 7129 Maple. The list follows:

1. Front Roof Slates
2. Front Roof Slates
3. Front Roof Slates
4. Front Roof Slates
5. Front Roof Slates
6. Front Roof
7. Front Roof
8. Front Roof
9. Front Roof
10. Front Roof
11. Front
12. 7131, 7129, 7127
13. 7131, 7129, 7127
14. 7129, 7127
15. 7131, 7129, 7127

16. 7135, 7133, 7133
17. 7131, 7129
18. 7129, 7127
19. 7116 Maple
20. Slates above Driveway
21. Driveway
22. Street View
23. Rear Slates
24. Rear Slates
25. Rear Roof
26. Rear House
27. Rear House
28. View from Carriage House
29. Rear Carriage House
30. Garage and Carriage House
31. View from Rear House
32. Rear House

This letter continues the general description of the project, as entered on the rear of the Application (no. 1, b). Since this letter also contributes general background and precise reasons for the project, it should be considered part of the Application.

In the course of decades, we have had repairs made on the roof that were meant to maintain the slates. However, in recent years such repairs have failed because the remaining slates have deteriorated materially to the point where they can no longer hold up as roofing. The slates flake, crumble, and shatter. Roofing experts, including Donald Dryburgh and Jack's Roofing, had advised us that the slate roof is unrepairable and would have to be replaced in full.

We have chosen a different material for the new roof: shingles--and it is for this change of material that we are seeking permission. These reasons govern our choice:

1. The cost of re-roofing with slate is prohibitive. Estimates run in the neighborhood of \$32,000, the original cost of the house, and ten times the cost of a shingle roof. We cannot afford this expenditure which would cause us to suffer undue hardship in these our advanced

years.

2. The falling slates constitute a safety hazard. Replacement of at least the front roof should be done as soon as possible.

3. We are being deprived of reasonable use of our house due to the leaks caused by the old roof. Replacement should be done as soon as possible.

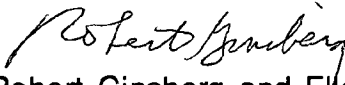
4. The shingled roof would not substantially alter the appearance of the house, since trees would conceal much of the roof from the street.

5. The historical building on our property, the carriage house, would be enhanced if a shingle roof were also placed on the residential house.

6. The shingling would save the roof over our heads, thereby preserving our house and enhancing the historic district.

We respectfully ask for a hearing to be scheduled at which we may be present, after 17 August 1997, for we are leaving in a few hours to lecture in Spain and will not be back until late in August. Please notify us in writing of such a hearing.

Sincerely,

 
Robert Ginsberg and Ellen S. Ginsberg







5. FRONT ROOF
SLATES



6. FRONT ROOF



7. FRONT ROOF



8. FRONT ROOF







13. 7131, 7129,
7127



14. 7129, 7127



15. 7131, 7127,
7127



16. 7135, 7133,
7131









23. REAR SLATES



24. REAR
SLATES





27 - REAR HOUSE



28. VIEW FROM
CARRIAGE HOUSE



29. BEAR
CARRIAGE HOUSE



30. CARriage AND
CARRIAGE HOUSE



31. VIEW FROM
REAR HOUSE



32. REAR HOUSE