

37/3 7403 Maple Ave.
37/3-89I

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: April 26, 1989

CASE NUMBER: #37/3 - 89I

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7403 Maple Avenue

DISCUSSION:

The applicant is proposing the following changes to this mid-20th century traditional home: 1) first floor kitchen expansion at rear (10' x 10'); 2) expansion of rear dormer width; 3) removal of vinyl siding (covering brick on original portion of structure); 4) replace door with window on principal elevation; 5) install two-level rear deck; 6) install 3' picket fence in front yard; 7) install 6' stockade fence in rear yard. The structure is a contributing resource in this Atlas District.

STAFF RECOMMENDATION:

Staff feels that none of the proposed work constitutes substantial alteration. While some relatively major changes are proposed, particularly at the rear elevation, the addition is "honest" and sensitive to the existing structure.

ATTACHMENTS:

1. HAWP Application and attachment
2. LAC Review Form
3. Elevation Drawings
4. Photographs

COMMISSION ACTION:

JBC:av
1084E

MEMORANDUM

DATE: 5/5/89

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

FROM: Jared Cooper, ^{JRC} Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 5/4/89 reviewed the attached application by David Fagan for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: _____

Attachments:

1. HAWP Application
2. Elevation Drawings
3. Photos of Existing Structure
4. _____
5. _____

JC:jcm
1016E



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327

03/13/89

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1070053

NAME OF PROPERTY OWNER DAVID M. FABAN & N.G. VAN SCHOONWIJCK TELEPHONE NO. 301 270-8574
 (Contract/Purchaser) (Include Area Code)

ADDRESS 7403 MAPLE AVE. TAKOMA PARK MD 20912
 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____
 CONTRACTOR REGISTRATION NUMBER _____

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7403 Street MAPLE AVE.

Town/City TAKOMA PARK Election District _____

Nearest Cross Street PHILADELPHIA AVE.

Lot 35 Block 87 Subdivision HOLMES AND AUSTIN SUBDIVISION OF TAKOMA PARK

Liber 8620 Folio 216 Parcel 13-25-1070053-PA Lot 36; 13-25-1070042-1070035

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

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	<u>Room Addition</u>	
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	
			Revision	Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove
				Other: <u>217-26-281004</u>			

1B. CONSTRUCTION COSTS ESTIMATE \$ 40,000.

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? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 (<input checked="" type="checkbox"/>) WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 (<input checked="" type="checkbox"/>) WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 6 feet 0 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.

[Signature] Signature of owner or authorized agent (agent must have signature notarized on back) April 11 1989 Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 5/5/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

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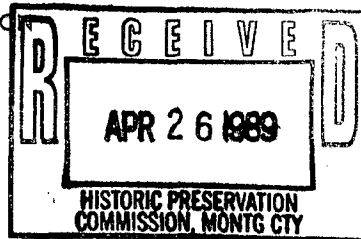
JBC:av
1084E



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

HISTORIC PRESERVATION COMMISSION
51 Monroe Street Room 1009
Rockville, Md. 20850



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1070053

NAME OF PROPERTY OWNER DAVID M. FAGAN & N.G. VAN SCHOUWEN TELEPHONE NO. 301 270-8574
(Contract/Purchaser) (Include Area Code)

ADDRESS 7403 MAPLE AVE. TAKOMA PARK, MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7403 Street MAPLE AVE.

Town/City TAKOMA PARK Election District _____

Nearest Cross Street PHILADELPHIA AVE.

Lot 35 Block 87 Subdivision HOLMES AND AUSTIN SUBDIVISION OF TAKOMA PARK

Liber 8620 Folio 216 Parcel 13-25-1070053 - Pt. Lot 36; 13-25-1070042 - Lot 35

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install 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 \$ 40,000.

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? 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 _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 6 feet 0 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.

[Signature] Signature of owner or authorized agent (agent must have signature notarized on back) April 11, 1989 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Description of Proposed Work:

Item 1: Kitchen addition. A 10' x 10' extension of the existing kitchen will be built in the rear of the house, incorporating the existing balcony (see photo). Supporting structure will be of metal post and beam construction (painted white), or a slump block wall, stuccoed to match the existing foundation. Exterior will be 1" x 6" clapboard siding, painted white. Windows will be traditional, double hung, to match the existing house windows. A door (traditional, full window style) will open to the proposed deck (see below). This addition will not be visible from the street.

Item 2: Dormer. This will be a large (22' x 22') gable-style dormer, extending in the rear of the house over the bedroom and (expanded) kitchen on the main floor. The exterior will also be of white clapboard 1" x 6". The windows will also be double hung of traditional style, with the exception of a semi-circle accent window on each end. The roof will be of grey asphalt shingles matching the existing roof, and the peak will extend 3' above the existing main roofline to allow for 8' interior side walls for the dormer.

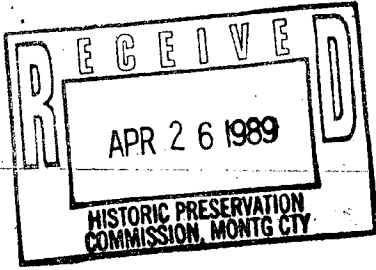
Item 3: Removal of siding. The original brick exterior was covered with vinyl siding in the mid-1970's. We propose to remove the siding and expose the original brick walls and wood trim (white).

Item 4: Window. The existing "office" on the north side of the house was added in the 1960's. We propose to remove the outside door and install a double hung window in the wall facing the street.

Item 5: Deck. In the rear of the house we propose to construct a deck of approximately 250 square feet. The deck will not be visible from the street.

Item 6: Picket fence. It is proposed to install a 3' picket fence surrounding the front yard. Material will be cedar pickets, stained gray.

Item 7: Stockade fence. It is proposed to install a 6' stockade fence to surround the back yard. Material will be cedar, in 8' sections.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: ~~XXXX~~ 7403 Maple Avenue, Takoma Park
- d. Property owner's name, address and phone number:

Nicolien Van Schouwen/Mr. Fagen
7403 Maple Avenue, Takoma Park, MD 20912

(h) 270-8574 (w)

- e. Is this property a contributing resource within the historic district? Yes X No _____.
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No _____.

II. Description of work proposed. ~~REXX~~

- a. Briefly describe proposed work:
Rear, 2 story addition to 1 story cape cod. Shallow rear gable will project slightly above main roof ridge, but not enough to be visible from ~~sg~~ street. Rear deck (not visible from street). 3' picket fence (front), stained grey; rear stockade fence (~~de~~ cedar). Replace inappropriate door in front facade of side addition with double hung window matching originals in main house. Remove vinyl siding to expose original brick walls.
- b. Is this work on the front, rear, or side of the structure?
All sides.
- c. Is the work visible from the street?
Some (see above).
- d. What are the materials to be used?
Rear addition: metal frame; foundation stuccoed to match original, existing foundation; clapboard walls, double hung windows, glazed French doors. Front changes replicate original materials.
- e. Are these materials compatible with existing materials? How? If not, why?

Yes. Clapboard is acceptable for rear addition to brick houses of Colonial Revival styles. Other materials replicate originals, except for semi-circular rear window, which is not visible from street

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet

2 and 5

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

The requested conditions have been met. The revised submission reduces the height of the rear gable so that it does not project visibility above the existing roof ridge.

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8

2. How could this proposal be altered so as to be approved?

IV. Additional comments

The LAC commends the ^{new} owner's interest in restoring the front facade, which has been insensitively altered by previous owners. They have cooperated with the LAC in modifying their original proposal so that rear changes will not be evident from the street.

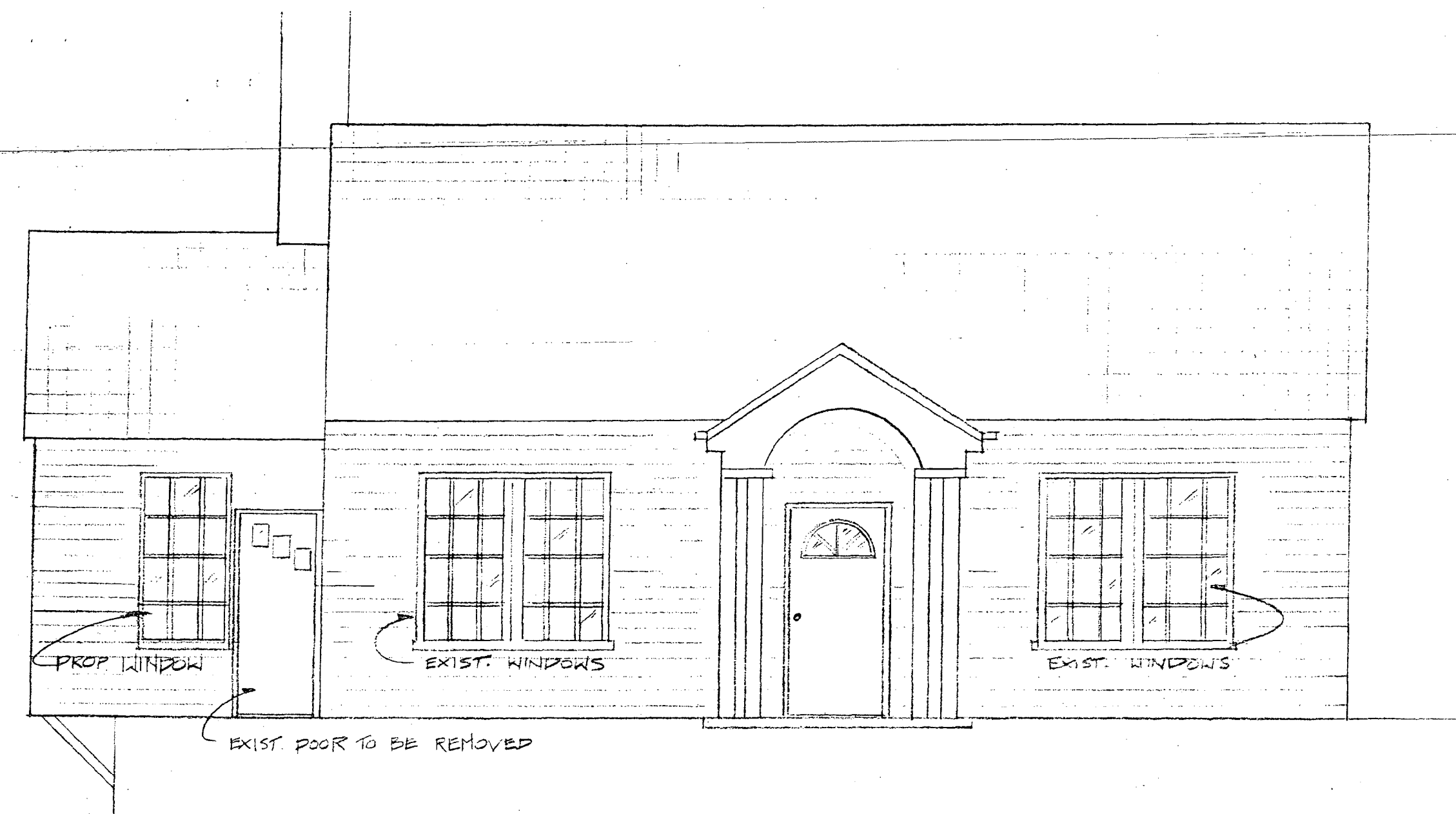
Date on which application received: 4/1/89 Revised 4/25/89

Date of LAC meeting at which application was reviewed: 4/18/89

Form completed by: Caroline Alderson Title: Chairman

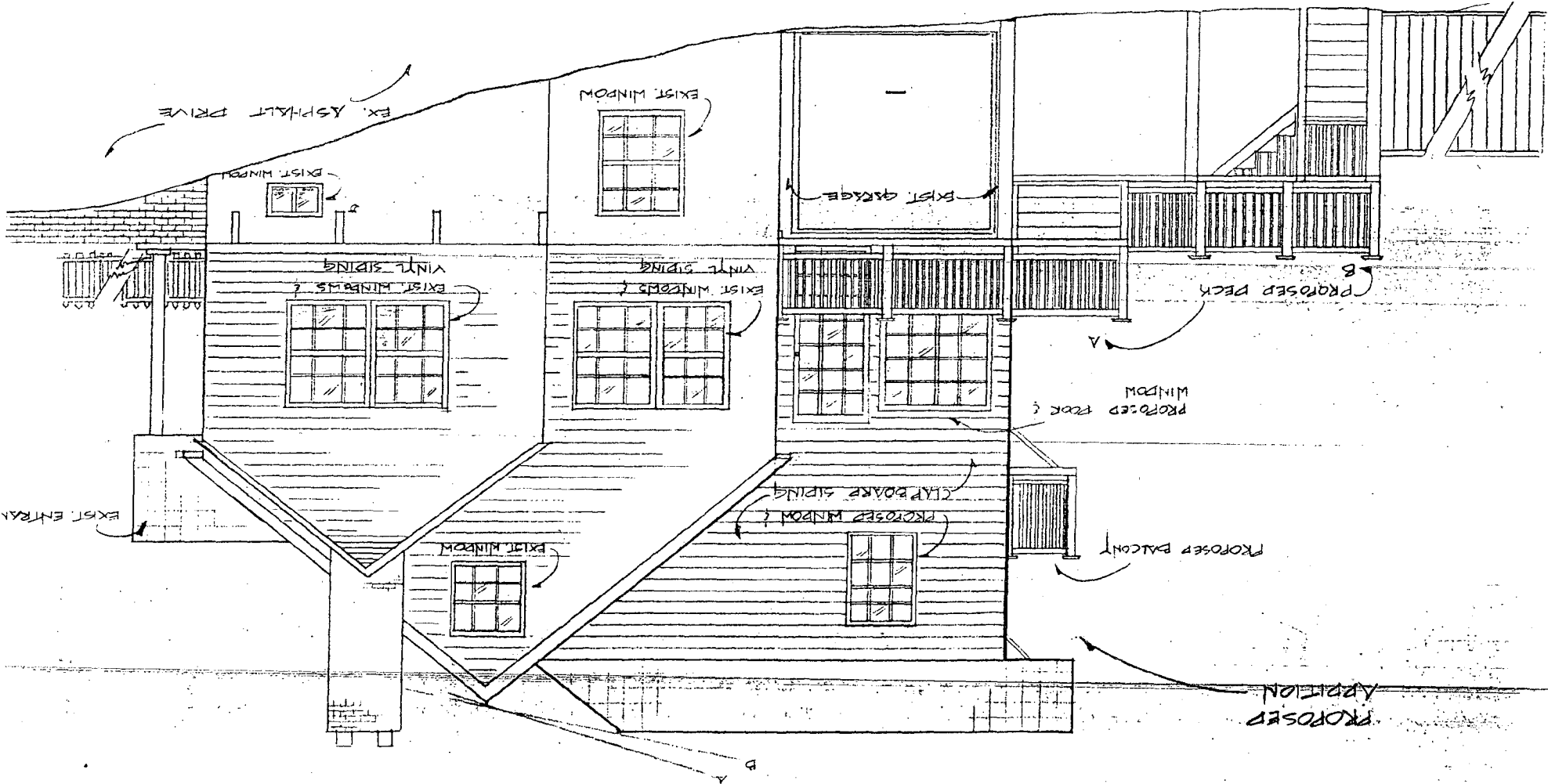
Member of: Takoma Park LAC

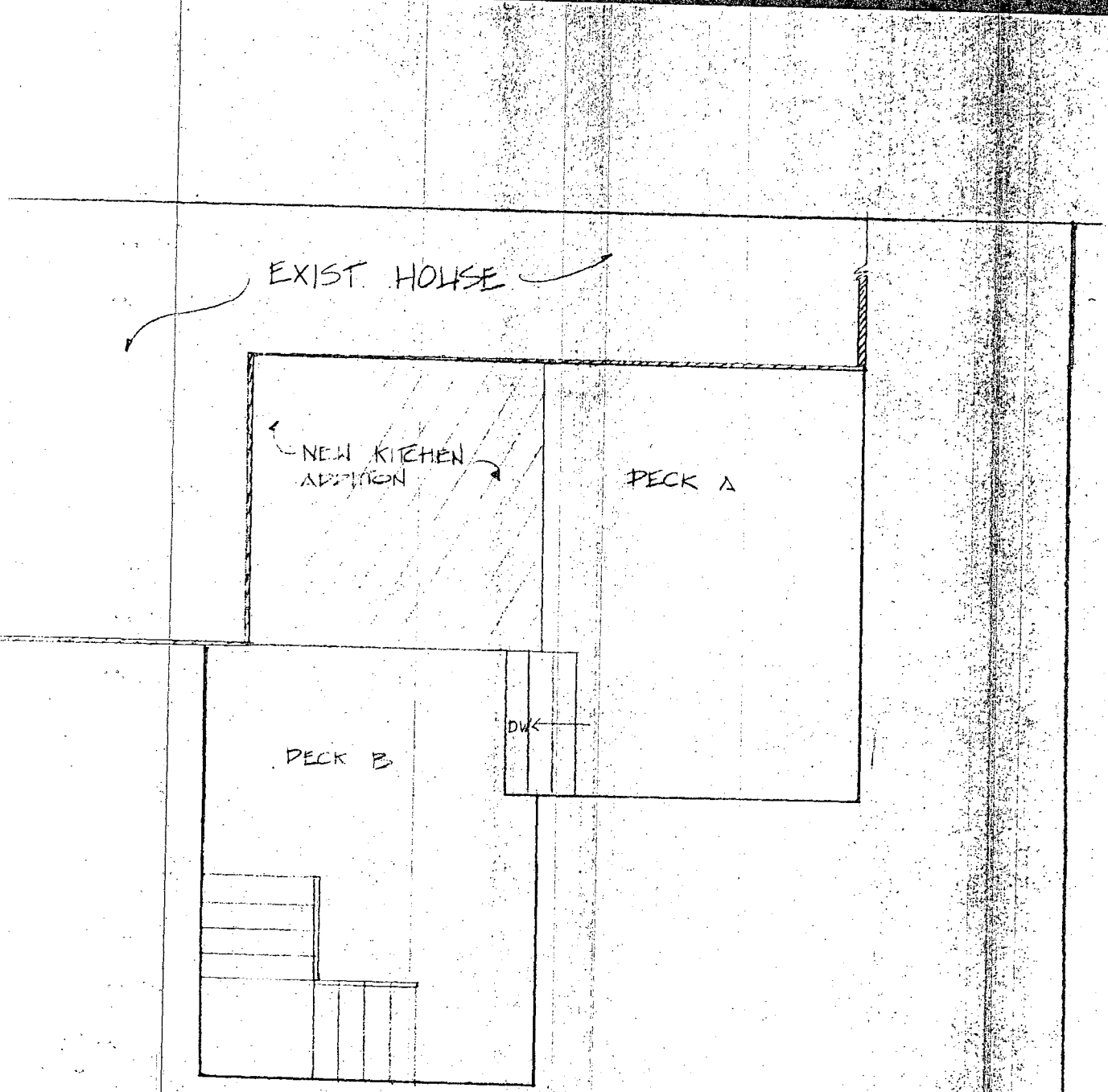
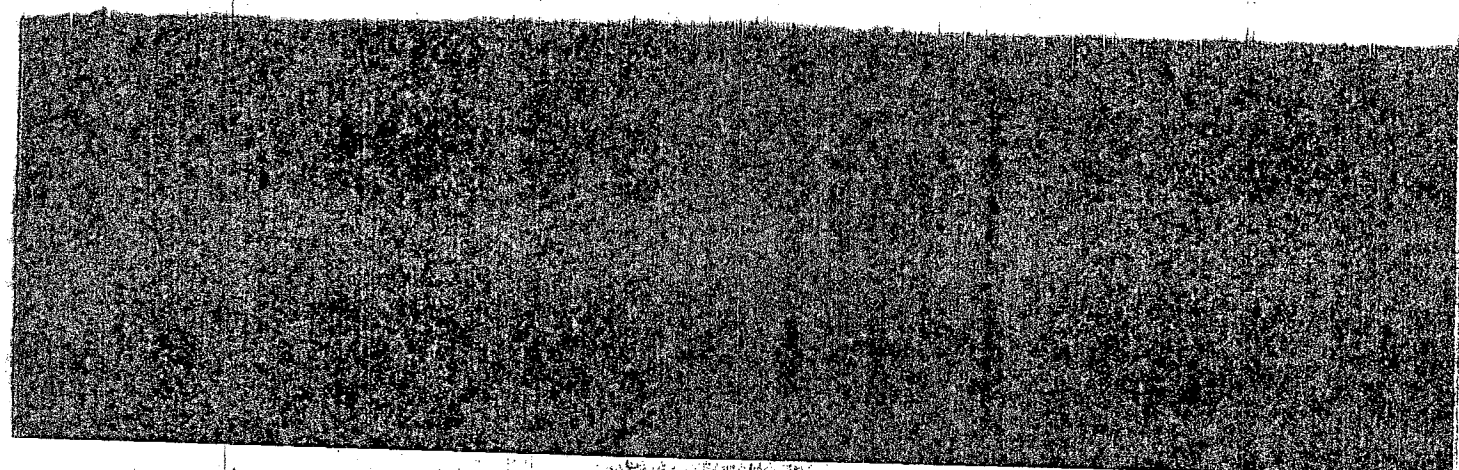
Date: 4/25/89



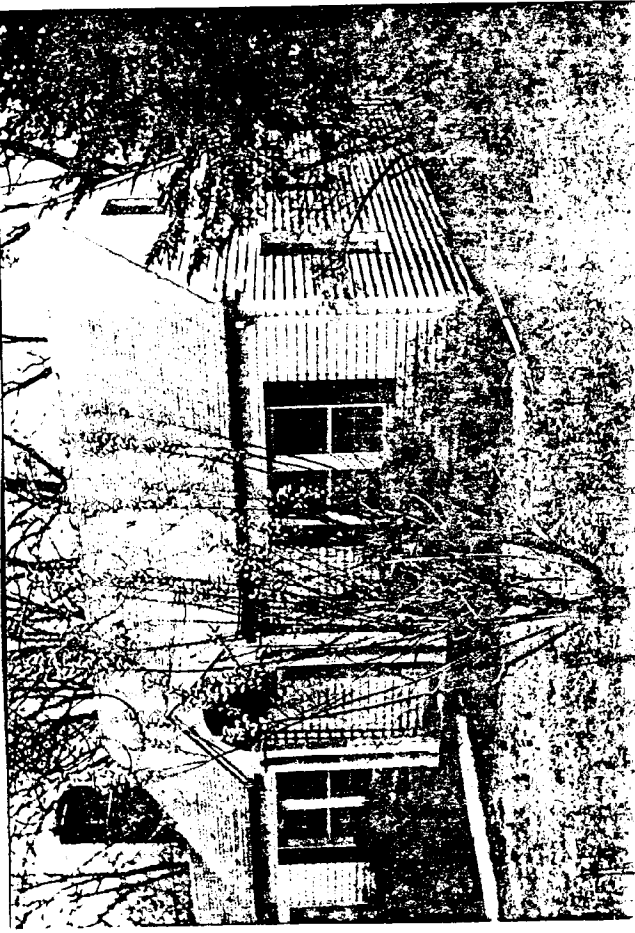
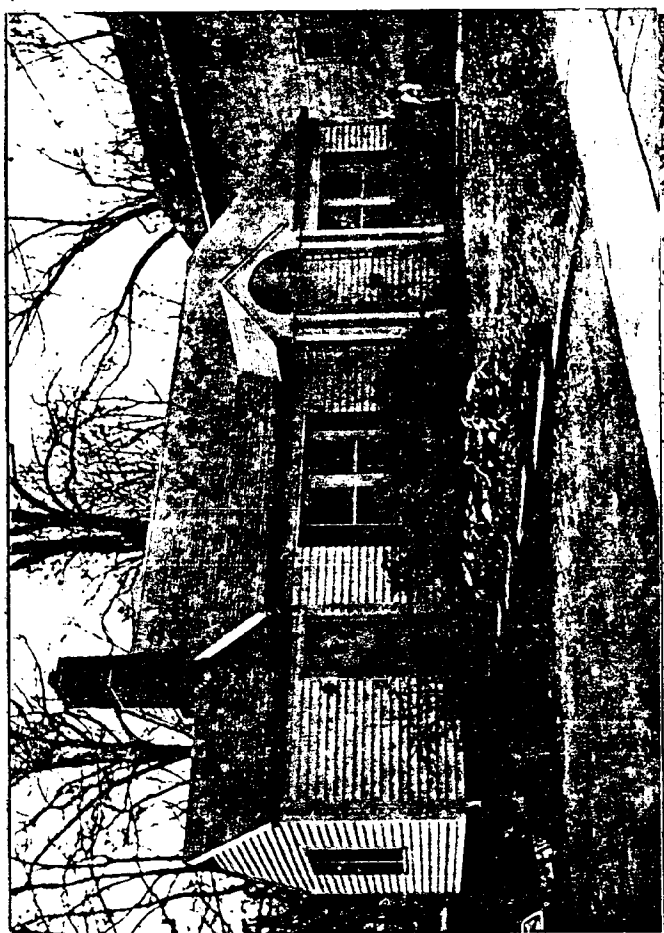
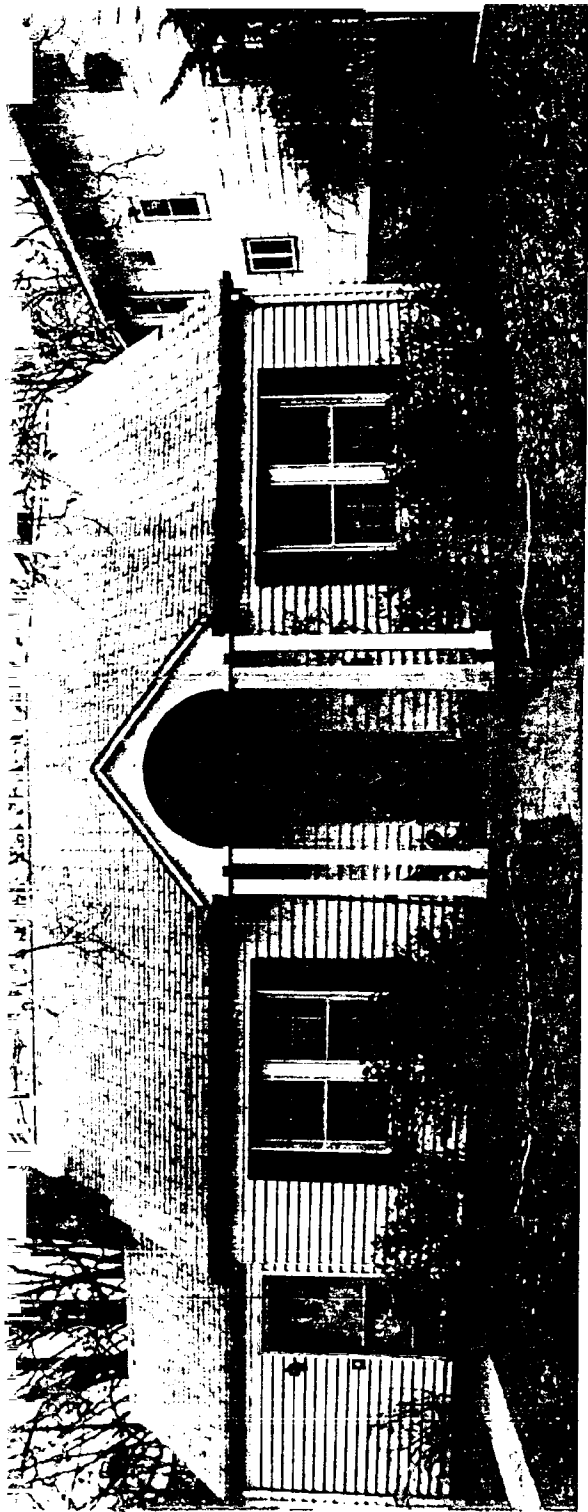
EXISTING FRONT ELEVATION

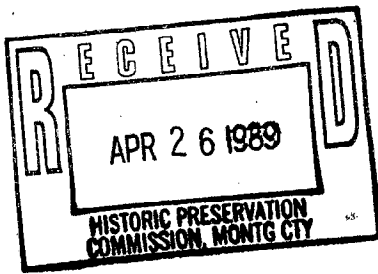
NORTH SIDE ELEVATION
SCALE 1/4"=1'-0"





FLOOR PLAN DECK A & B





MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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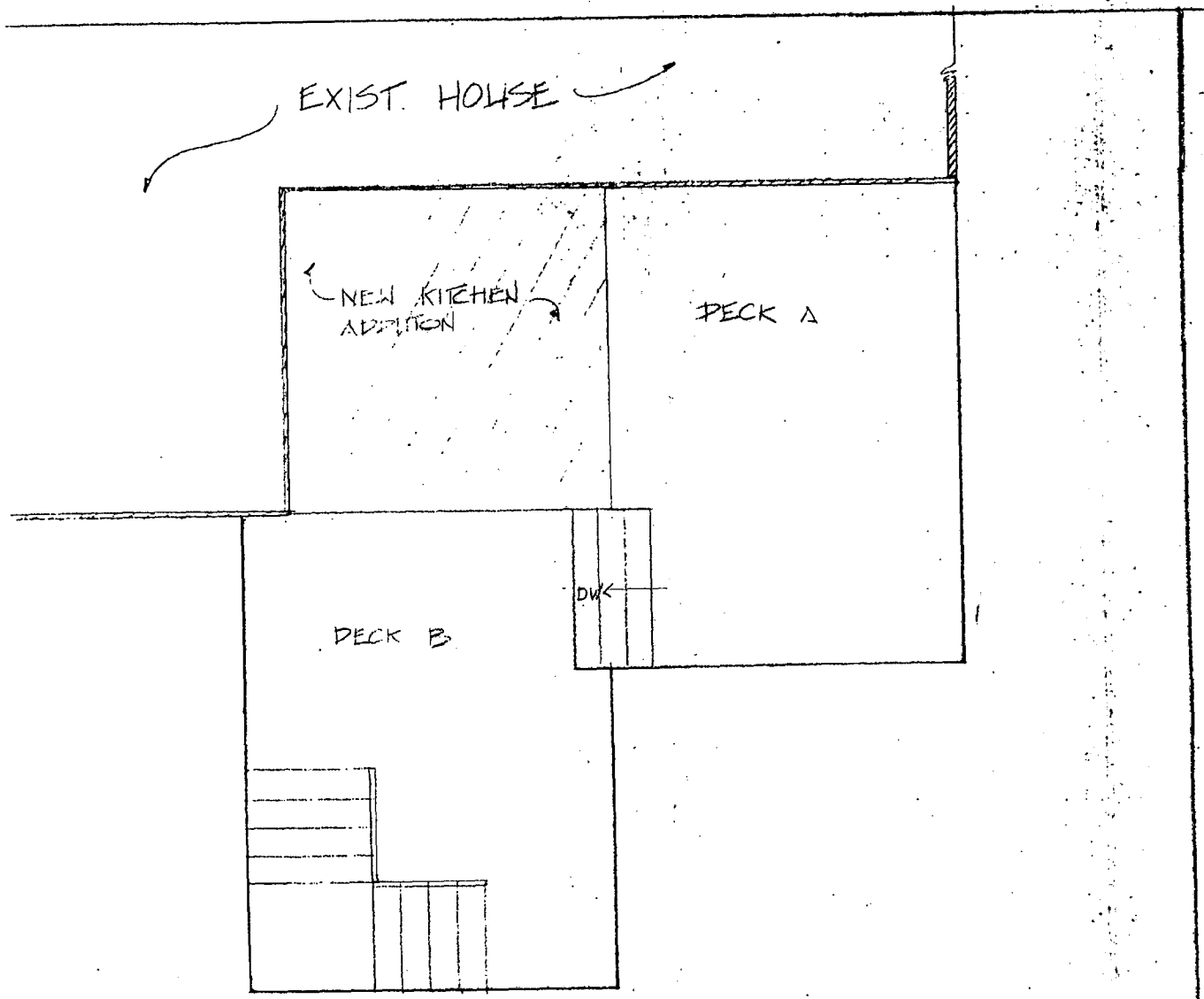
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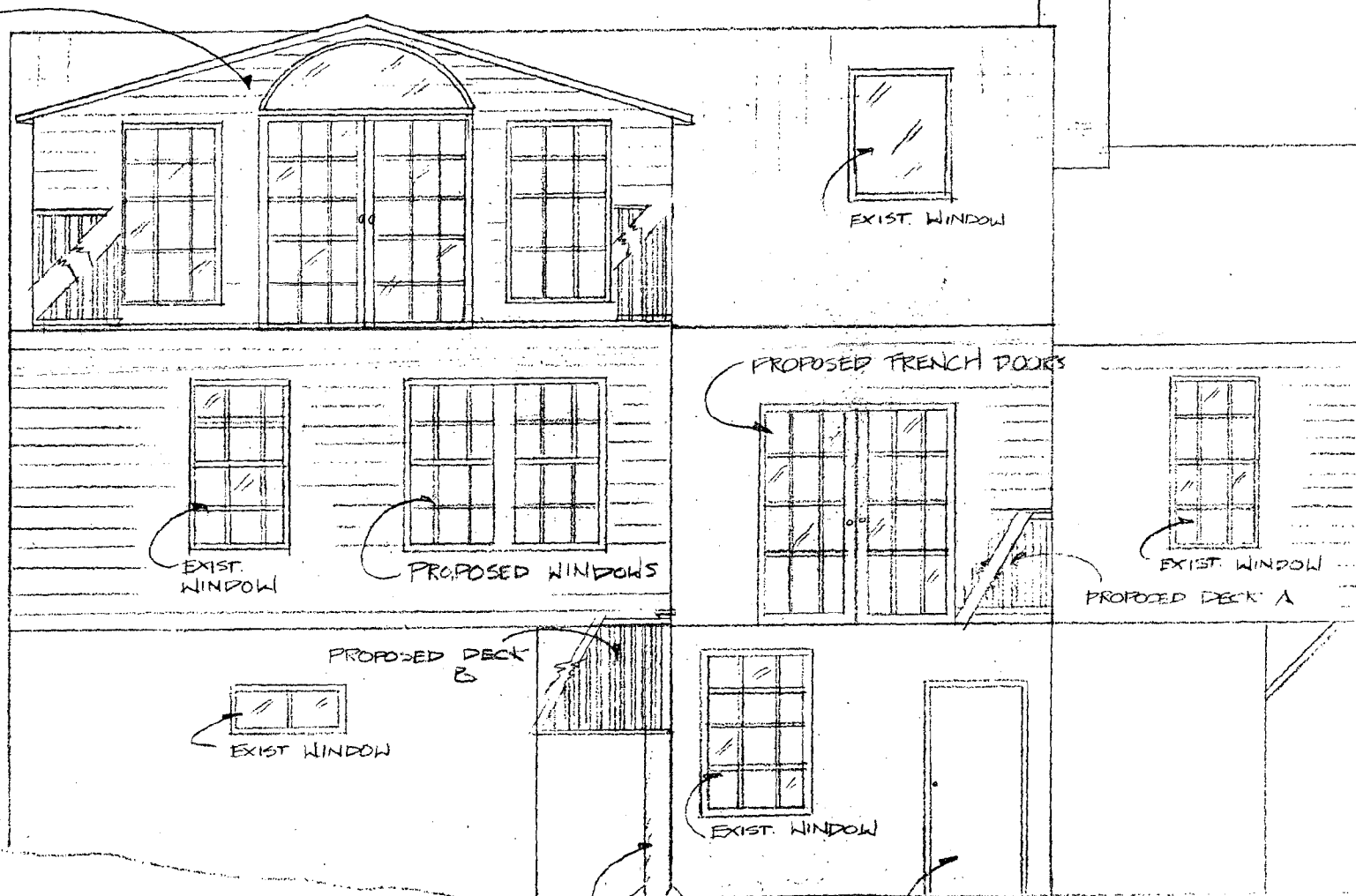
Member of: Takoma Park LAC

Date: 4/25/89



FLOOR PLAN DECK A & B

PROPOSED
DORMER
& FRENCH DOORS
& WINDOWS (RTP)
& SEMI-CIRCLE
WINDOW
& BALCONY

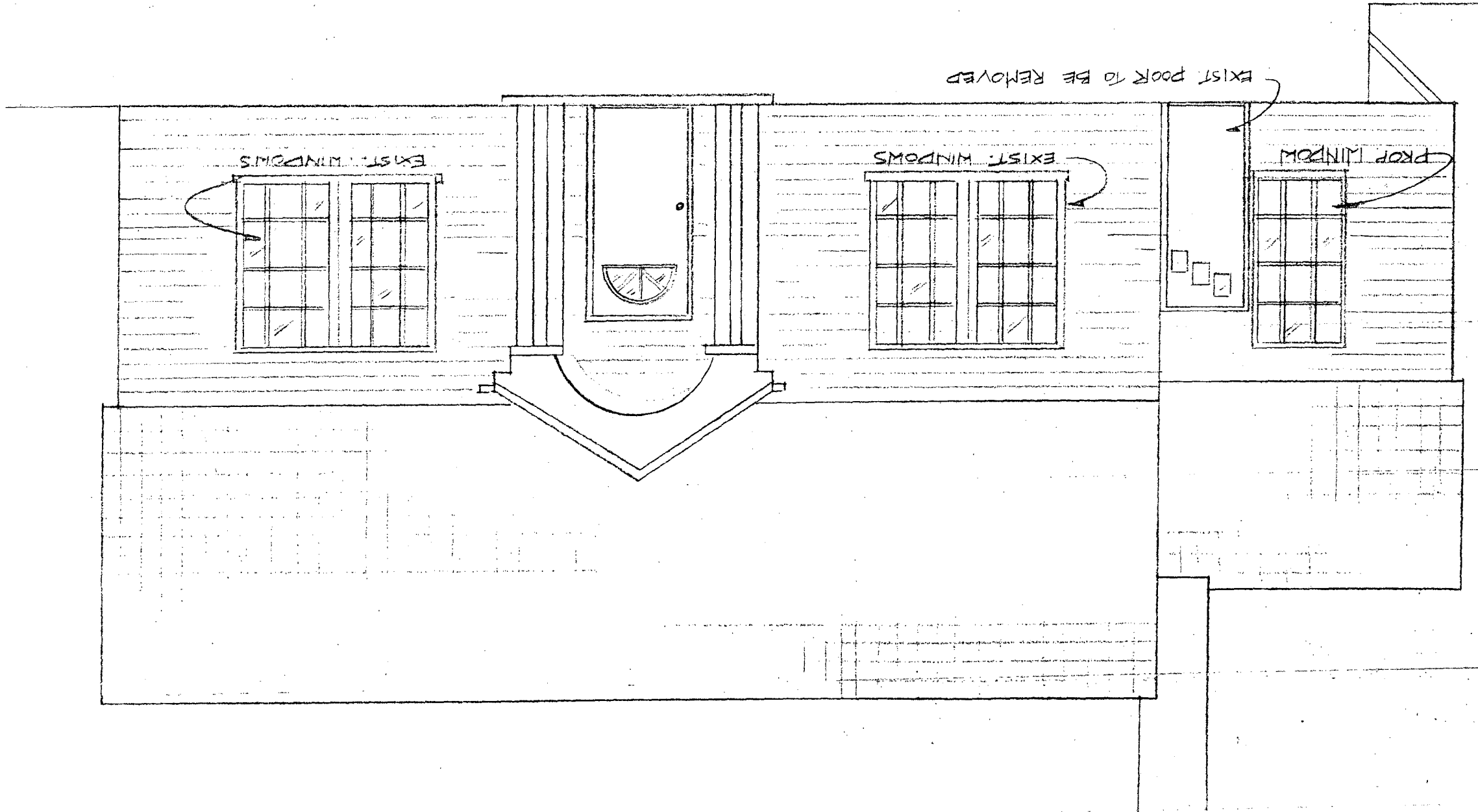


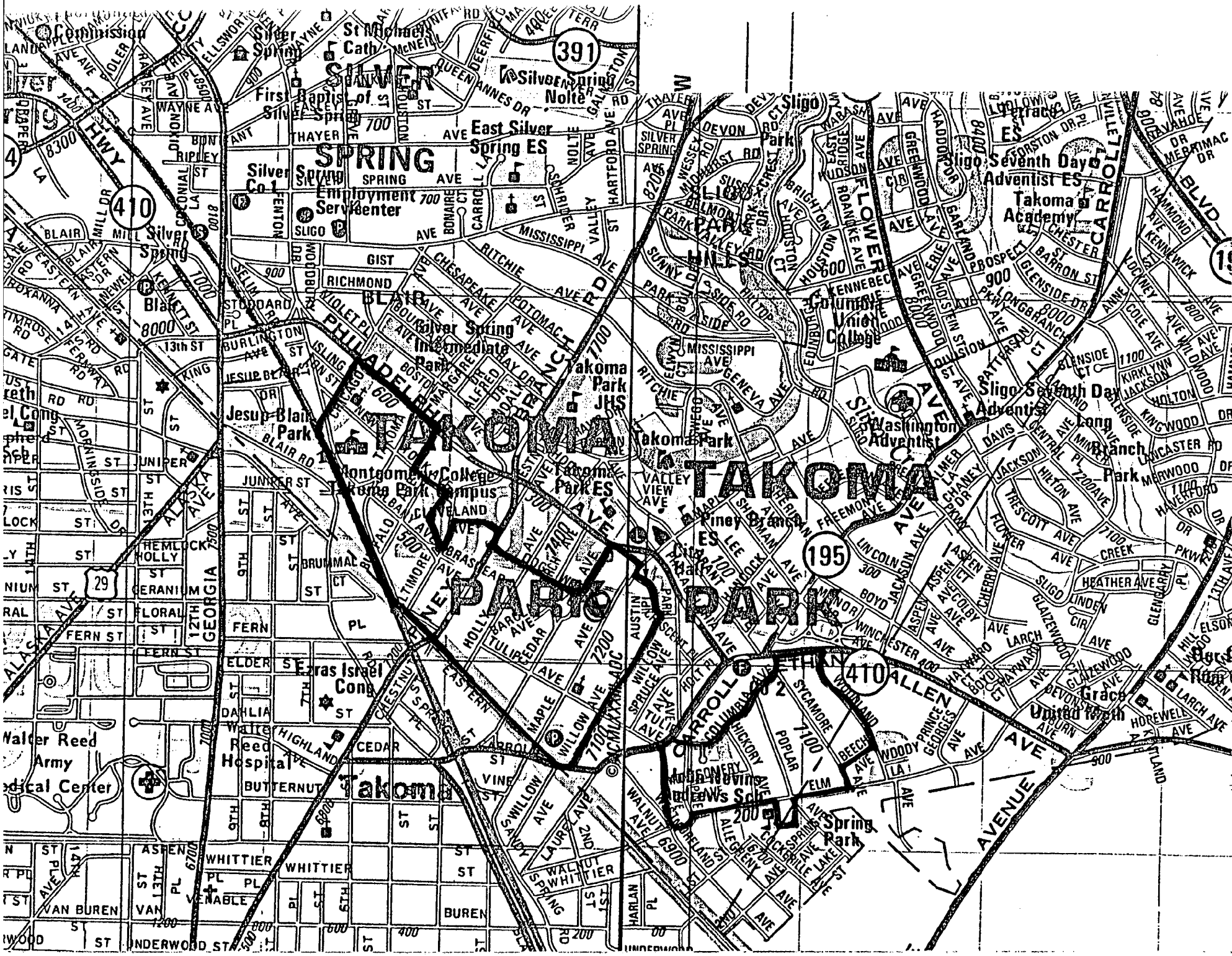
REAR ELEVATION

PROPOSED POST

EXIST. DOOR

EXISTING FRONT ELEVATION





SILVER

SPRING

TAKOMA

PARK

Takoma

391

410

195

410

195

Map contains numerous street names including: Silver Spring, East Silver Spring, Sligo, Takoma Park, Carroll Park, and various residential streets like Belmont, Sunnyvale, and Kennebec. Landmarks include Jesup Blair Park, Takoma Park Campus, and the Walter Reed Army Medical Center.