37/3 7403 Maple Ave. 37/3-891

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
то:	Robert Seely, Chief Department of Environmental Protection Division of Construction Codes Enforcement
FROM:	Jared Cooper, Historic Preservation Specialist Department of Housing and Community Development Division of Community Planning and Development
SUBJECT:	Historic Area Work Permits
of 5	ontgomery County Historic Preservation Commission at their meeting
Permit.	application by <u>Navid Fagan</u> for an Historic Area Work The application was:
	Approved
	Denied
	With Conditions:
Attachmen	ts:
1. <i>#A</i>	We Application
3. Pho 4.	tos of Existing Structure
5.	

JC:jcm 1016E



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100 Maryland Avenue, Rockville, Maryland 20850

Contract to the settle of

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1070053	
NAME OF PROPERTY OWNER DAVID M. FAGAN & N.G. VAN	SCHOUWSTELEPHONE NO. 301 270-8574
(Contract/Purchaser) ADDRESS 7403 MAPLE AUF. TAKOMA PARK MD	(Include Area Code)
ADDRESS 7403 MAPLE ANG. TAXOMA PARK MD	STATE ZIP
CONTRACTOR	TELEPHONE NO.
CONTRACTOR REGISTRAT	
PLANS PREPARED BY	TELEPHONE NO.
	(Include Area Code)
REGISTRATIONNUMBER	and the second of the second o
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LOCATION OF BUILDING/PREMISE	
House Number 7403 Street MAPLE AVE.	The state of the s
Town/City TAXOMA PARK HARROWS STANDARD HOUSE EL	ection District description and a manage described a second and the
Nearest Cross Street PHILA DELPHIA ANE.	
Lot 35 Block 87 Subdivision Holmes A	My North Subdivistor of Taroual Prize (1914) A. T. C.
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Liber 86.20 Folio 216 Parcel 13-25-407/07	35 3 = 364, (LOT) 364, (NS+1/5 + NO FOOR LITE LIPS (25))
1A. TYPE OF PERMIT ACTION: (circle one)	Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair	
	Fence/Wall (complete Section 4) Other
And the second s	POPER STATE OF THE PROPERTY OF
1B. CONSTRUCTION COSTS ESTIMATE \$ 40,000.	STATE INDICATION AND APPLICATION OF THE STATE OF THE STAT
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE	
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERIO	
1E. IS THIS PROPERTY A HISTORICAL SITE? NO	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADD	
2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 (WSSC 02 () Septic 03 () Other	01 () WSSC 02 () Well 03 () Other
03 \ / Other	OS (/ 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 or	ne 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).
	on, 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	s to be a condition for the issuance of this permit.
1221 - Hickory	A. D. 1919
CSignature of owner or authorized agent (agent must have signature notarized	I on back) Date
***************	· * * * * * * * * * * * * * * * * * * *
ADDROVED	
APPROVED For Chairperson, Historic Pres	ervation Commission
DISAPPROVED Signature	Date 5/5/49
APPLICATION/PERMIT NO:	FILING FEE:\$
DATE FILED:	PERMIT FEE: \$
DATE ISSUED: OWNERSHIP CODE:	BALANCE \$
UWINL NORTH COURT	_ RECEIPT NO: FEE WAIVED:

SEE REVERSE SIDE FOR INSTRUCTIONS

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(If more spa	ice is needed, attach additional s	heets on plain or lined pap	er to this application)	
ATTACH TO TE	A CODE ON TONE OF CODE	OF CHOU SITE DEANS		Iding location with dimensions,
				S (floor plans, elevations, etc.),
PHOTOGRAPHS	OF THE AREA AFFECTED, as	are necessary to fully desc	ribe the proposed worl	La company of the second
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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

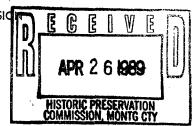


Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850 279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSIC 51 Monroe Sirset Room 1009 Rockville, Md. 20850



TAX ACCOUNT #	1070053			COMMISSION, MONTG CTY
NAME OF PROPERT	YOWNER DAVID M. FALA	N & N. G. UAN S	HOUNETELEPHONE NO	301 270-8574
(Contract/Pur	chaser)	0 - 1	(Include Area Code)	
ADDRESS 7403	MAPLE AVE. JAKOMA	PARIC, MD	20912	ZIP
CONTRACTOR				
		ACTOR REGISTRATIO	ON NUMBER TELEPHDNE NO	
PLANS PREPARED 8	· ·	•	(Include Area Code)	
	REGIST	RATION NUMBER _		·
LOCATION OF BUILD	DINC/DDEMICE		1	
LOCATION OF BUIL				
House Number 124	03 Street	MAPLE AVE.	· · · · · · · · · · · · · · · · · · ·	
Town/City TAX	OMA PARK	Elec	ction District	
Nearest Cross Street	PHILADELPHIA ANE.			
Lot 35 Block	Subdivis	ion HOLMES AN	D AUSTIN SUBDIVISIO	N OF TAKOMA PARK
Liber 8620 Folio		process of the contract of the	;	25-1076042-107.35
Liber Dia Polito	Farcei	10100.		
1A. TYPE OF PE	RMIT ACTION: (circle one)		Circle One: A/C	Slab Room Addition
Construct			Porch Deck Fire	•
Wreck/Raze	Move Install Revo	cable Revision	Fence/Wall (complete	Section 4) Other
1B. CONSTRUCT	TION COSTS ESTIMATE \$ 40,	000.	,	
1C. IF THIS IS A	REVISION OF A PREVIOUSLY	APPROVED ACTIVE	PERMIT SEE PERMIT #	
	NAME OF ELECTRIC UTILITY C			!
1E. IS THIS PRO	PERTY A HISTORICAL SITE? _	NO		
DART TWO . COMPL	ETE FOR NEW CONSTRUCTION	AND EXTEND/ADDI	TIONS	
	EWAGE DISPOSAL	AND EXTEND/ADDI	2B. TYPE OF WATER SU	PPLY
	NSSC 02 () Septic		01 (WSSC	02 () Well
03 () (Other	<u>:</u>	03 () Other	*
PART THREE COM	PLETE ONLY FOR FENCE/RETA	AINING WALL		
•	feet inches	i i		
	ther the fence or retaining wall is t		e of the following locations:	
1. On party	ine/Property line	:		
2. Entirely 3. On publi	an land of owner		(Revocable Letter Required)	
J. On public	Origin of way/easement	1.		·
1 hereby certify tha	t I have the authority to make the	ne foregoing application	n, that the application is correc	t, and that the construction will comply with
plans approved by all	agencies listed and I hereby ackno	wledge and accept this	to be a condition for the issuanc	e of this permit.
a	11/1/21		10	11
Jyn	Mysocu	our-	ugu	J 11, 1989 Date
	or authorized agent (agent must ha			Date
	:			
APPROVED ——	For Cha	rperson, Historic Prese	ervation Commission	•
DISAPPROVED	Signatu	re	Date	
		1		
	MIT NO:	1	FILING FEE:\$	
DATE FILED:			PERMIT FEE: \$	
DATE ISSUED:OWNERSHIP CODE			BALANUES	FEE WAIVED:
SHAFIRMIN CODE		 	ntoen i No.	FEL 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.	Loca	tion	of	prope	erty
----	------	------	----	-------	------

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property:

XXX 7403 Maple Avenue, Takoma Park

d. Property owner's name, address and phone number:

Nicolien Van Schouwen/Mr. Fagen 7403 Haple Avenue, Takona Park, MD 20912

(h) 270-8574

(W)_

- 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. REXEX

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 xx street. Rear deck (not visible from street). 3' picket fence (front), stained grey; rear stockade fence (xx 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 studeded to match original, existing foundation; clapboard walls, double hung windows, glazed French doors. Front changes replicate original materials.

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

- 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

77.3

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 new

The LAC commends the 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

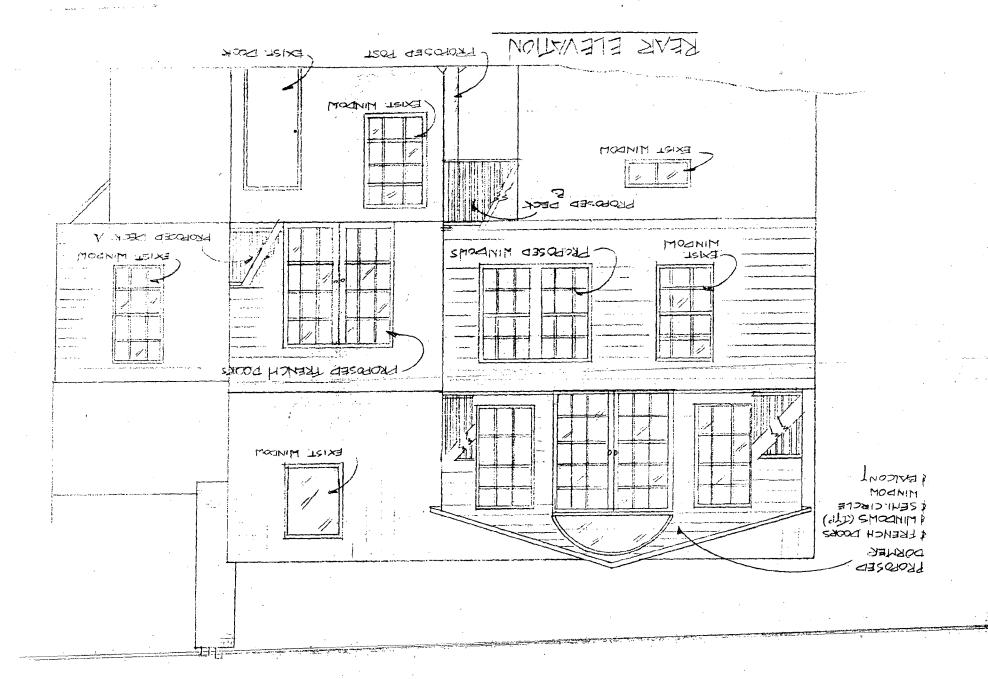
Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

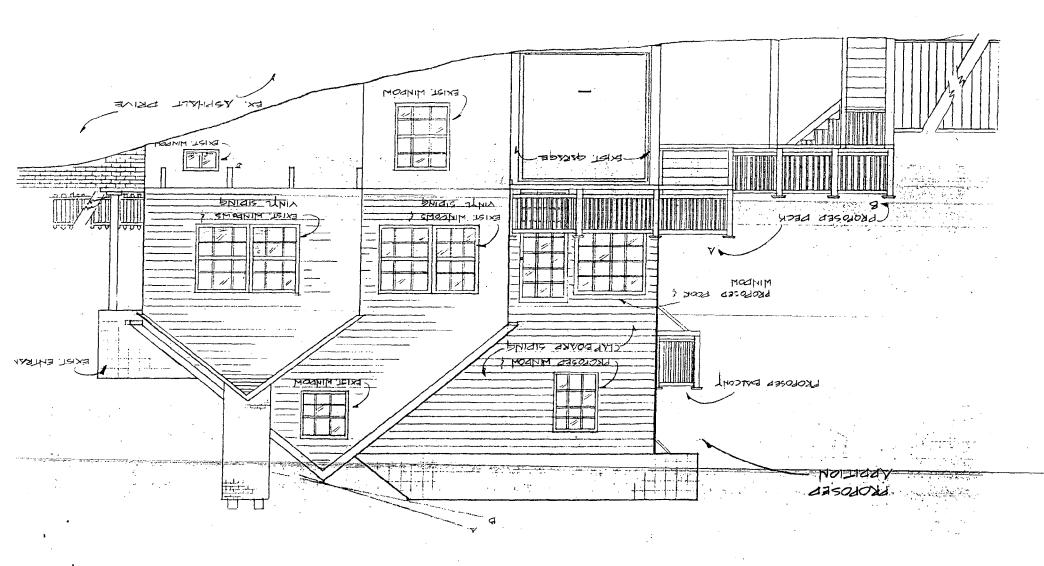
Date: 4/25/89

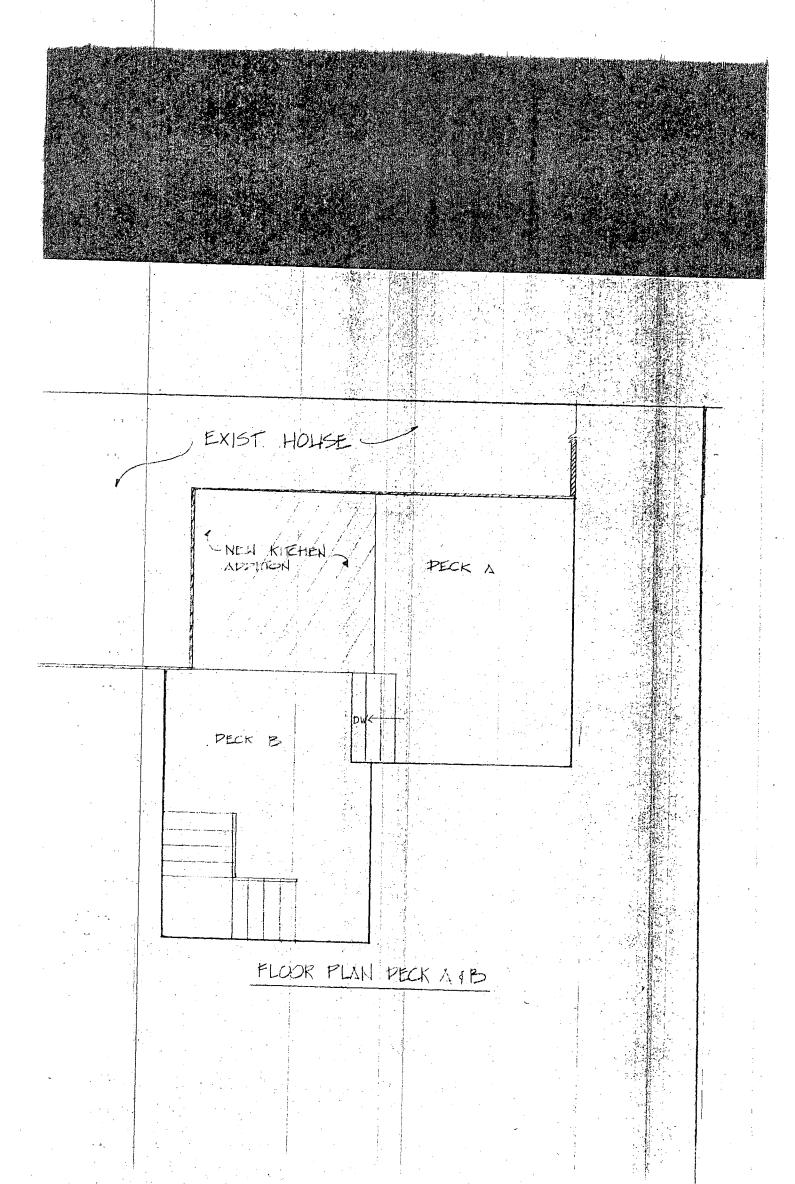


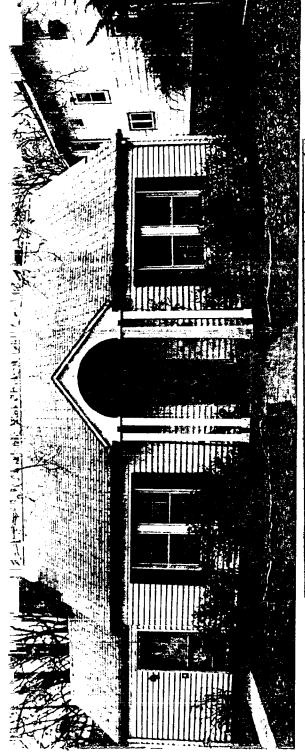
EXISTING FRONT ELEVATION

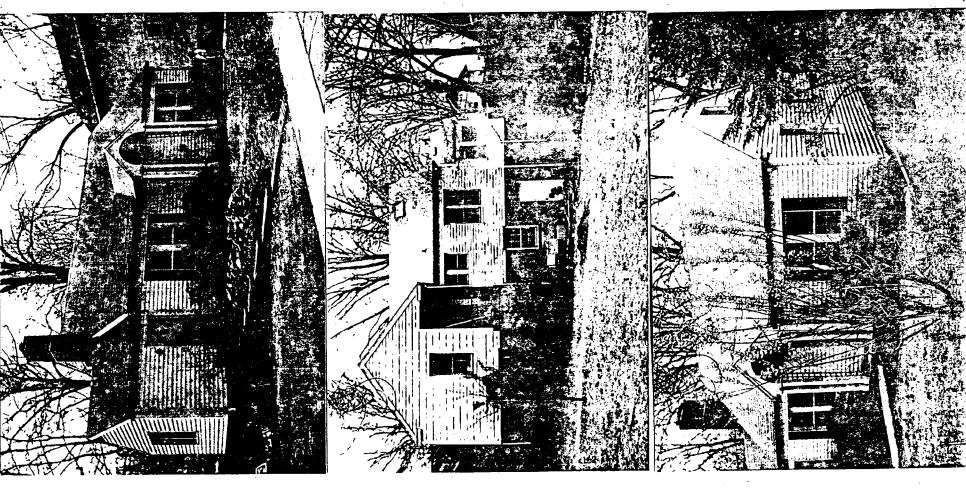


NORTH SIPE ELEVATION











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:

XXX 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)

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 All sides.
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III. Recommendations of the Local Advisory Committee

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 - 2. How could this proposal be altered so as to be approved?
- The LAC commends the 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.

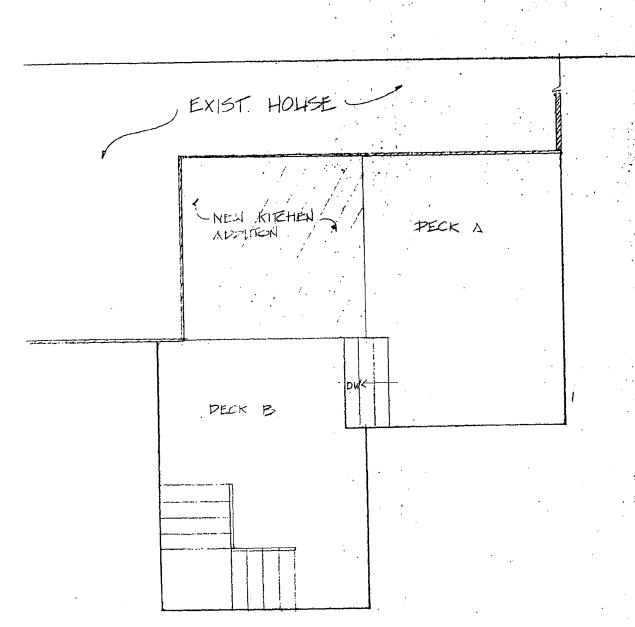
Date on which application received: 4/1/89 Revised 4/25/89

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

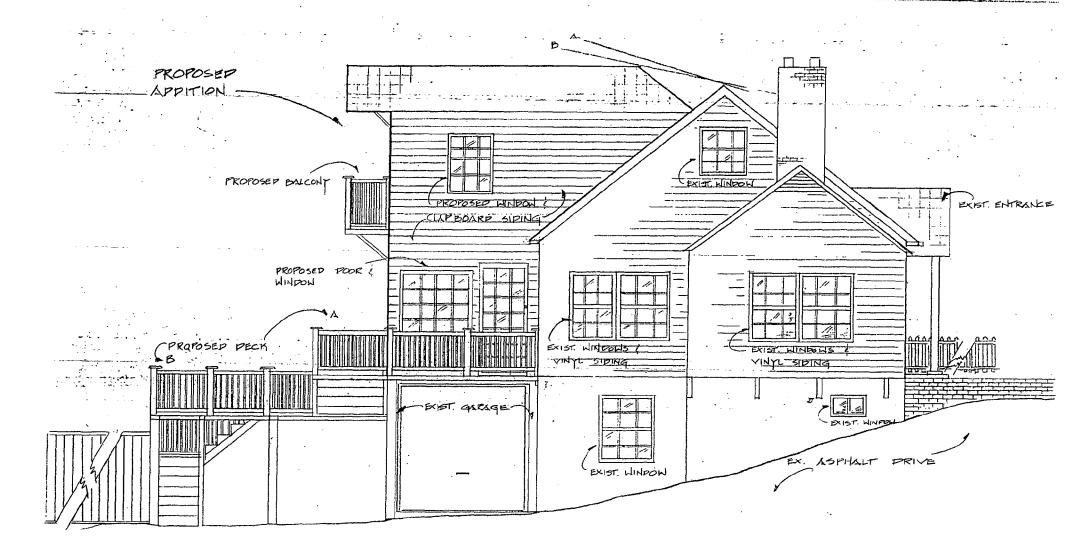
Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 4/25/89

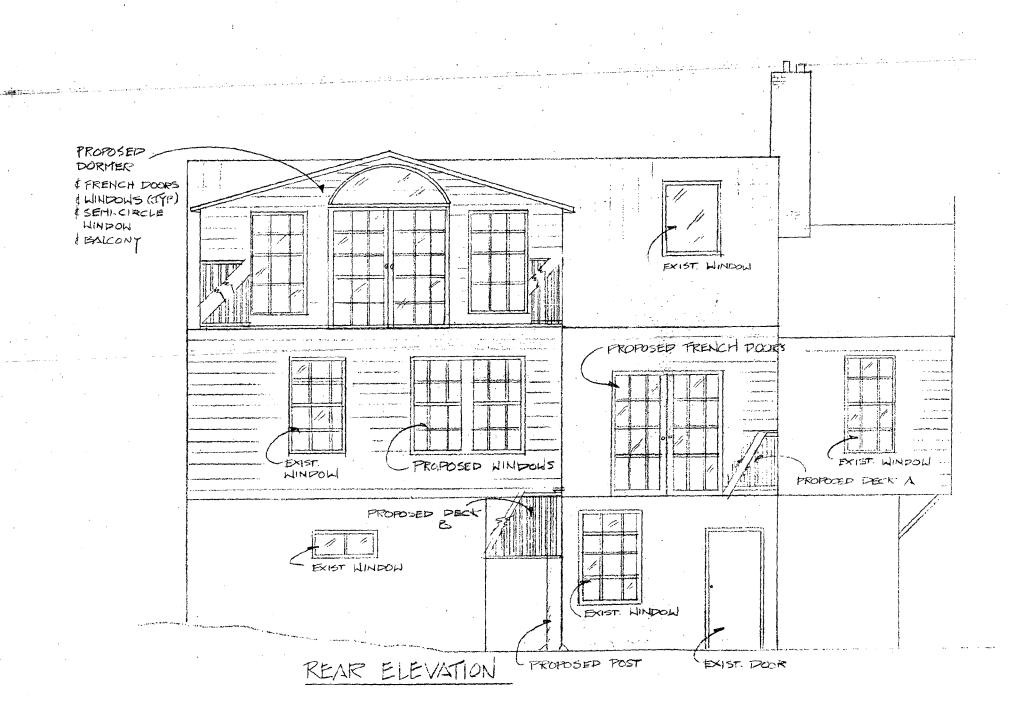


FLOOR PLAN PECK A & B



NORTH SIDE ELEVATION

SCALE 1/4".1'0"



HOULD TROOK ELEVATION

