

37/3 7418 Maple Ave.

37/3-89T

III B

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 11, 1989

CASE NUMBER: 37/3 - 89T

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 7418 Maple Avenue

DISCUSSION:

The applicant is proposing construction of a 10' x 30' deck at the rear of this c. 1930's cottage. Apparently, a 12' x 30' addition has already been added to the structure in recent years. The deck will be relatively invisible from Maple Avenue.

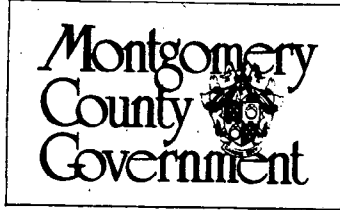
STAFF RECOMMENDATION:

In concurrence with the LAC, staff recommends approval, and finds that the proposal does not constitute substantial alteration.

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Applicant's Sketches
4. Photographs

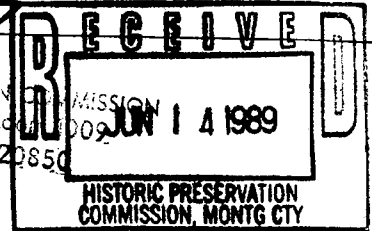
JBC:av
1237E



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
270-1327

279.8097



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1056473
NAME OF PROPERTY OWNER NIKOLA M. TOKIC TELEPHONE NO. 301 270-6378
(Contract/Purchaser) (Include Area Code)
ADDRESS 7418 Maple Avenue Takoma Park, MD 20912
CITY STATE ZIP
CONTRACTOR SELF TELEPHONE NO.
CONTRACTOR REGISTRATION NUMBER
PLANS PREPARED BY TELEPHONE NO.
(Include Area Code)
REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE
House Number 7418 Street Maple Avenue
Town/City Takoma Park Election District
Nearest Cross Street Valley View
Lot 7C Block 86 Subdivision PETTY ESTATES
Liber 4682 Folio 402 Parcel

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other
1B. CONSTRUCTION COSTS ESTIMATE \$ 1000.00
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT #
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY
1E. IS THIS PROPERTY A HISTORICAL SITE?

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
01 () WSSC 02 () Septic 01 () WSSC 02 () Well
03 () Other 03 () Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT feet 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 of owner or authorized agent (agent must have signature notarized on back) Date
Nikola M. Tokic 6/13/89

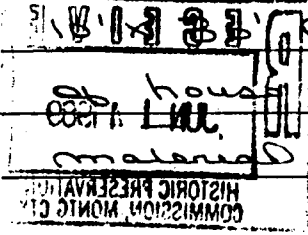
APPROVED _____ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

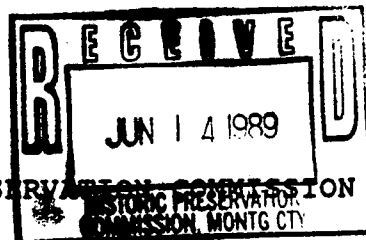
DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

	Rectangular deck flush w/railing
800 111	
material	pressure treated pine, natural color
HISTORIC PRESERVATION COMMISSION MONTGOMERY COUNTY MARYLAND	

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

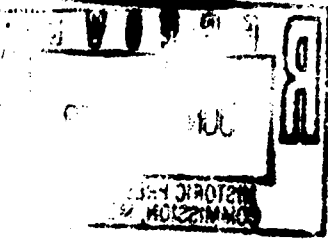
EXTERIOR ALTERATIONS

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: 7418 Maple Avenue
Takoma Park, MD
- d. Property owner's name, address and phone number:
Nicola M. Tokic
7418 Maple Avenue,
Takoma Park, MD 20912
(h) 270-6378 (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 _____ No X _____.

II. Description of work proposed.

- a. Briefly describe proposed work:
Rear deck; cedar (natural finish)
Not visible from street
- b. Is this work on the front, rear, or side of the structure?
Rear
- c. Is the work visible from the street?
No
- d. What are the materials to be used?
Wood
- e. Are these materials compatible with existing materials? How? If not, why?
House is frame (Cape Cod). This is a very modest alteration not visible from the 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

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)

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

Date on which application received: 6/13/89

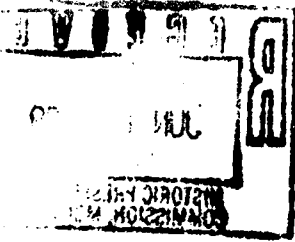
Date of LAC meeting at which application was reviewed: 6/13/89

Form completed by: Caroline Alderson

Title: Chairman

Member of: Takoma Park LAC

Date: 6/13/89



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

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)

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

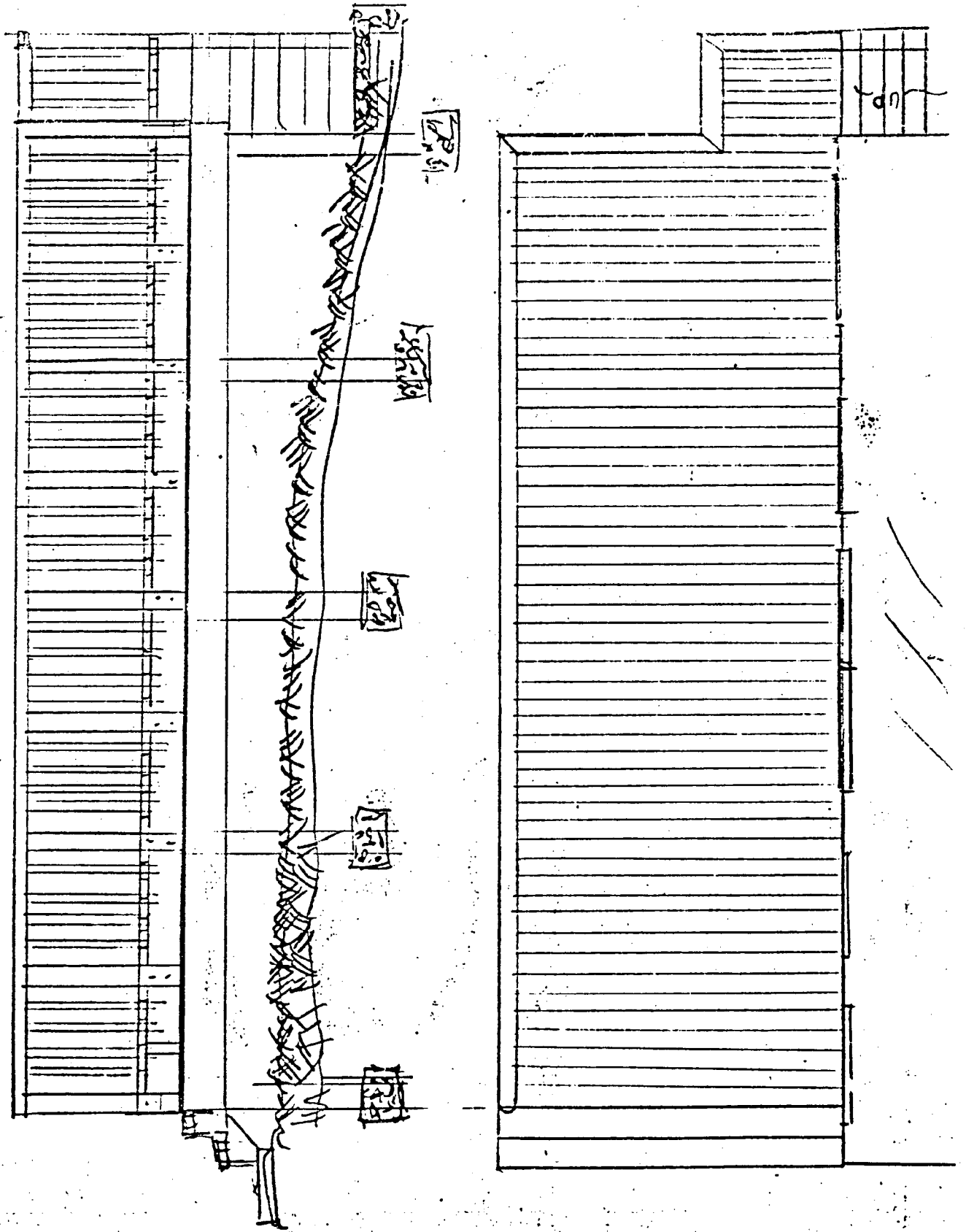
Date on which application received: 6/13/89

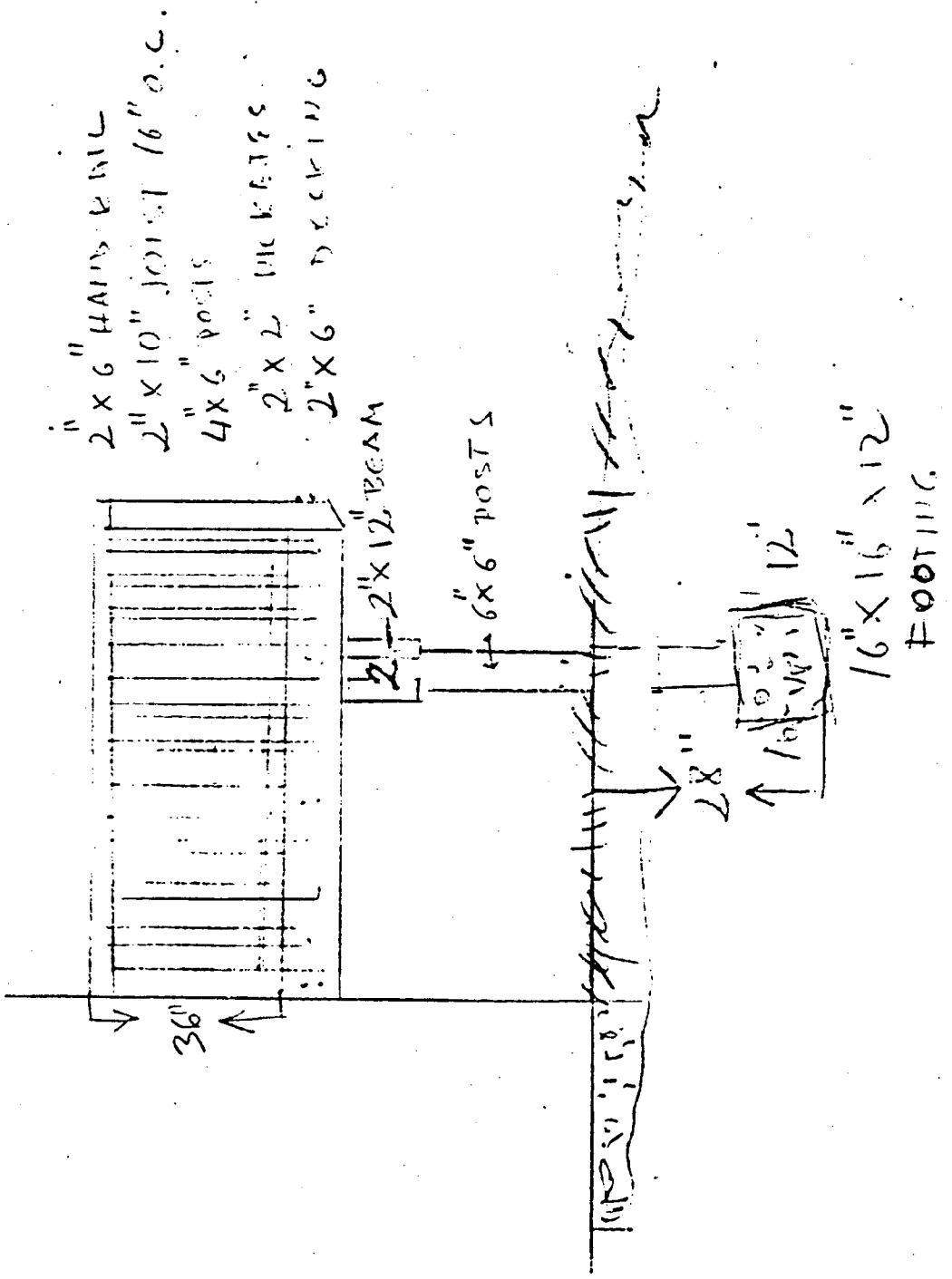
Date of LAC meeting at which application was reviewed: 6/13/89

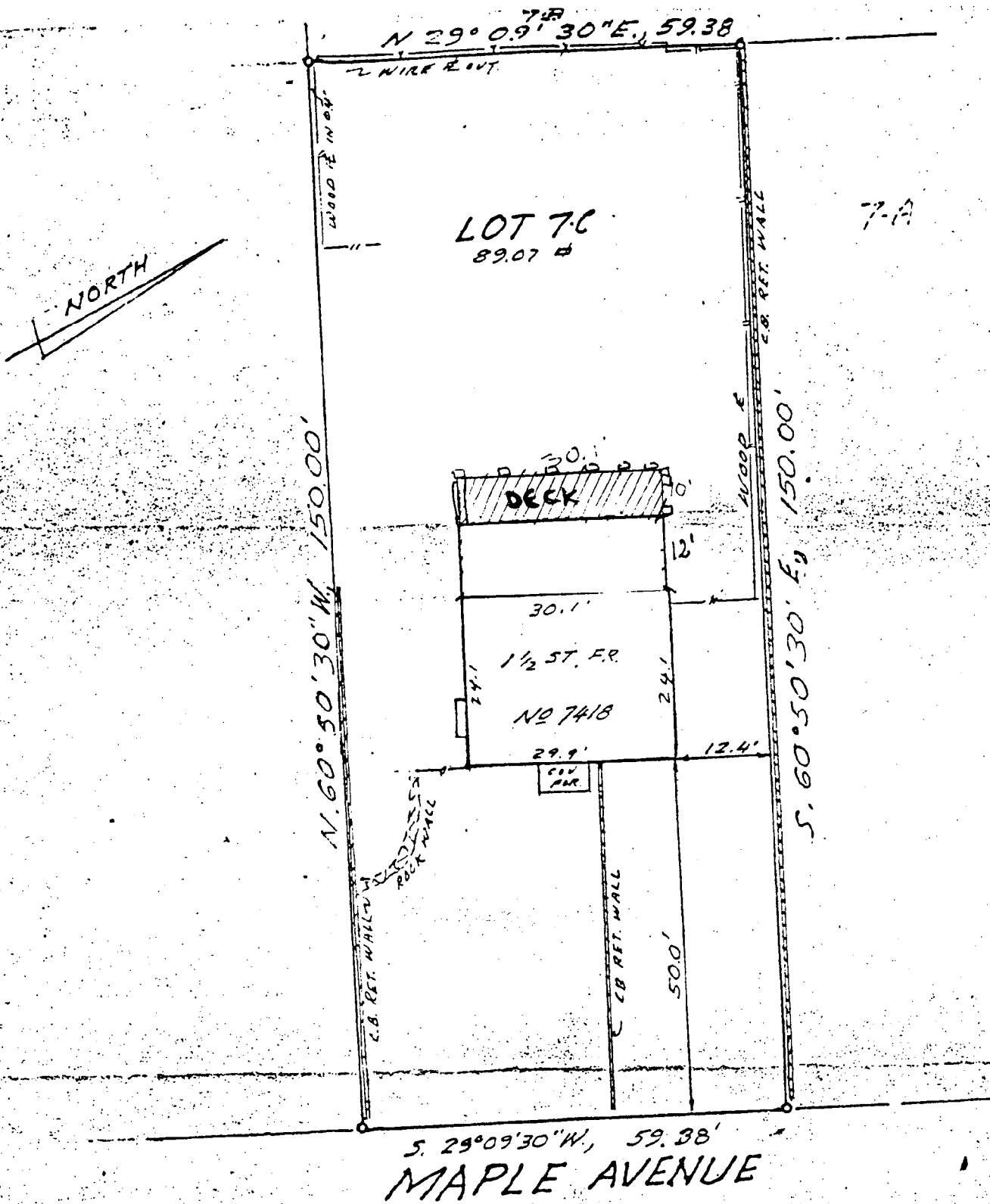
Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 6/13/89







SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THIS PROPERTY SHOWN HEREON IN ACCORDANCE WITH RECORD DESCRIPTION; THAT ALL THE EXISTING BUILDINGS HAVE BEEN LOCATED BY TRANSIT-TAPE SURVEY; THAT LOT CORNERS HAVE NOT BEEN SET BY THIS SURVEY UNLESS OTHERWISE SHOWN.

PLAT BOOK No 26
PLAT No 1645

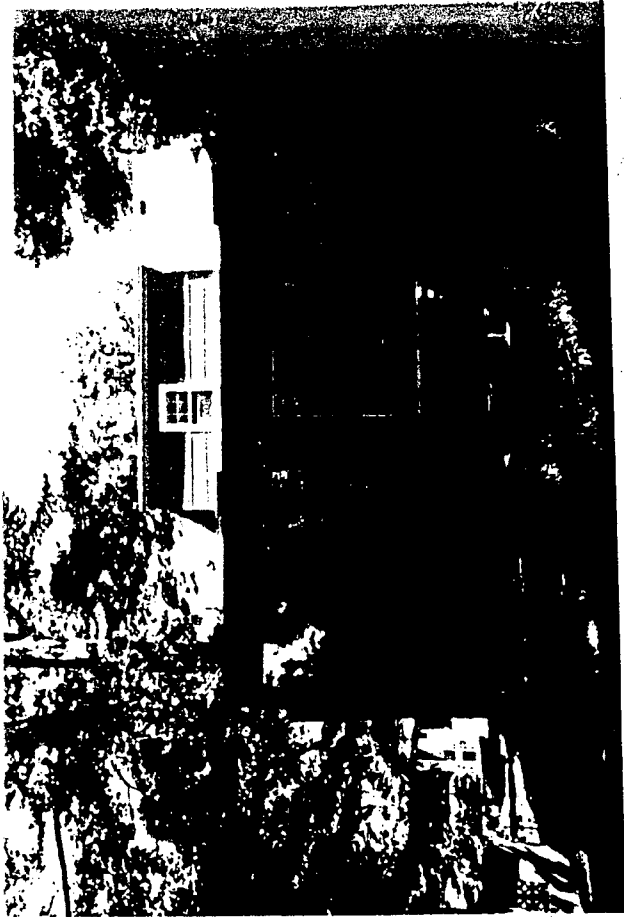
DATE: JULY 2 1975

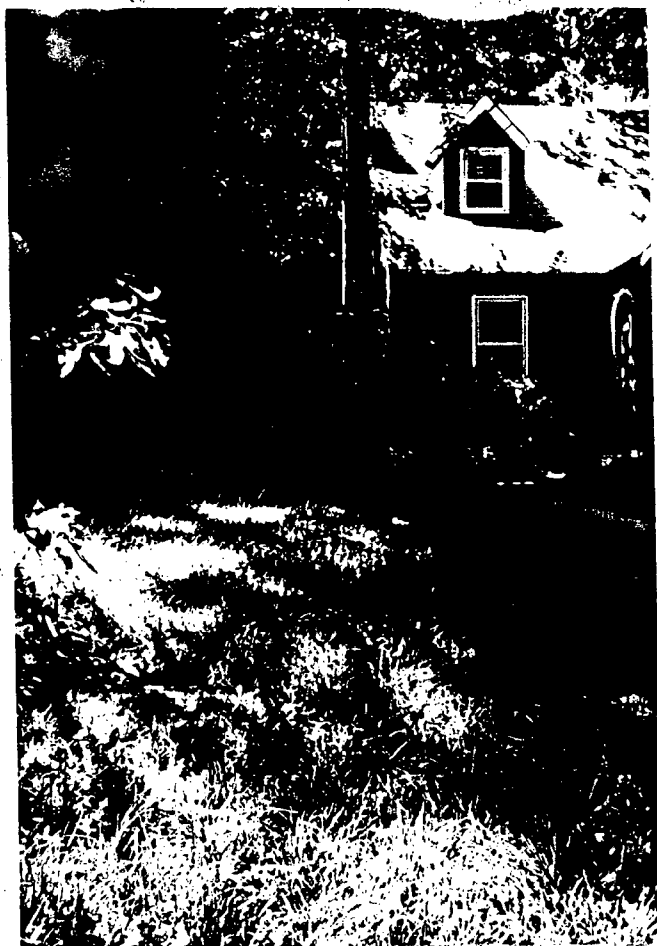
BY: John S. McCall
JOHN S. MCCALL
REGISTERED LAND SURVEY

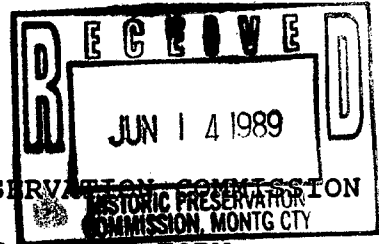
HOUSE LOCATION SURVEY TAKOMA PARK, MONTGOMERY COUNTY, MARYLAND

LOT	BLOCK	SECTION	PLAT OF SUBDIVISION	A RESUBDIVISION OF
7-C	86		LOTS 9A, 9B, 12A & 12B, BLOCK 85 LOTS 7A, 7B & 7C BLOCK 86	LOTS 9 & 12 BLOCK 85 & 107 BLOCK 86
SCALE: 1" = 50'			DATE: <u>JULY 2, 1975</u> CERTIFIED CORRECT	
DAVID C. GALEFOND, ATTY			JOHN S. MCCALL LAND SURVEYOR, MD. REG No 2284 8601 HEMPSTEAD AVE. BETHESDA, MD. 20834	
			CERTIFIED LAND SURVEYOR	

PETTY ESTAD







MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
LOCAL ADVISORY COMMITTEE REVIEW FORM

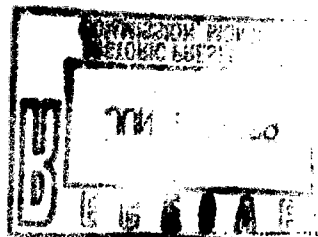
EXTERIOR ALTERATIONS

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: 7418 Maple Avenue
Takoma Park, MD
- d. Property owner's name, address and phone number:
Nicola M. Tokic
7418 Maple Avenue,
Takoma Park, MD 20912
(h) 270-6378 (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 _____ No X.

II. Description of work proposed.

- a. Briefly describe proposed work:
Rear deck; cedar (natural finish)
Not visible from street
- b. Is this work on the front, rear, or side of the structure?
Rear
- c. Is the work visible from the street?
No
- d. What are the materials to be used?
Wood
- e. Are these materials compatible with existing materials? How? If not, why?
House is frame (Cape Cod). This is a very modest alteration not visible from the 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

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)

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

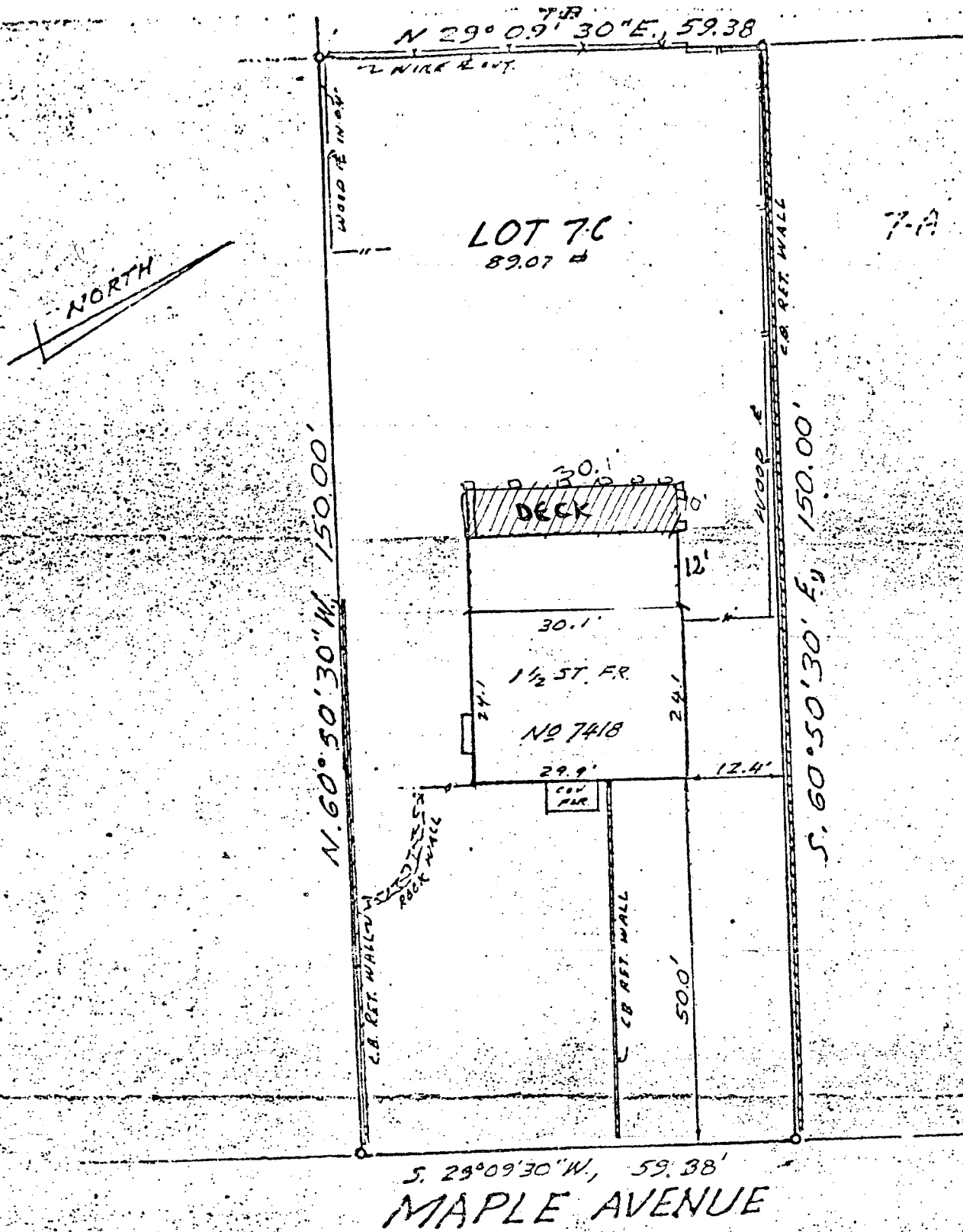
Date on which application received: 6/13/89

Date of LAC meeting at which application was reviewed: 6/13/89

Form completed by: Caroline Alderson
Title: Chairman

Member of: Takoma Park LAC

Date: 6/13/89



SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THIS PROPERTY SHOWN HEREON IN ACCORDANCE WITH RECORD DESCRIPTION; THAT ALL THE EXISTING BUILDINGS HAVE BEEN LOCATED BY TRANSIT-TAPE SURVEY; THAT LOT CORNERS HAVE NOT BEEN SET BY THIS SURVEY UNLESS OTHERWISE SHOWN.

PLAT BOOK NO. 26
 PLAT NO. 1645

DATE: JULY 2, 1975

BY: John S. McCall
 JOHN S. MCCALL
 REGISTERED LAND SURVEYOR

HOUSE LOCATION SURVEY			TAKOMA PARK, MONTGOMERY COUNTY, MARYLAND	
LOT	BLOCK	SECTION	PLAT OF SUBDIVISION	A RESUBDIVISION OF
7-C	86		LOTS 9A, 9B, 12A & 12B, BLOCK 85	LOTS 9 & 12, BLOCK 85
			LOTS 7A, 7B & 7C, BLOCK 86	LOT 7, BLOCK 86
SCALE: 1" = 50'			JOHN S. MCCALL	DATE: JULY 2, 1975
MONTGOMERY COUNTY ATTORNEY			LAND SURVEYOR, MD. REG. NO. 2284	CERTIFIED CORRECT
				<u>John S. McCall</u>

