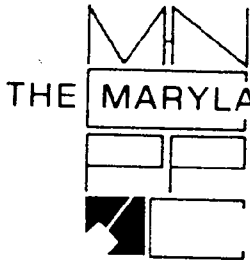


37/3-95JJ 7110 Maple Avenue  
(Takoma Park Historic District)



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

DATE: 12/6/95

MEMORANDUM

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

FROM: 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: \_\_\_\_\_

*New Basement windows will be wood, painted to match other windows*

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Richard O'Connor

Address: 7110 Maple Avenue, Takoma Park

\*\*\*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.



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

DATE: 12/6/95

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, <sup>202</sup>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!

\* Add the enclosed stamped set of drawings.



# Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
217-3625

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1066860

NAME OF PROPERTY OWNER Richard O'Connor TELEPHONE NO. 301-270-6595  
(Contract/Purchaser) 7110 Maple Ave (Include Area Code)  
ADDRESS Takoma Park M.D. 20912  
CITY STATE ZIP  
CONTRACTOR owner TELEPHONE NO. same  
CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
PLANS PREPARED BY Paul Treseder TELEPHONE NO. 301-891-2911  
(Include Area Code)  
REGISTRATION NUMBER \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number 7110 Street Maple Ave  
Town/City Takoma Park Election District \_\_\_\_\_  
Nearest Cross Street Tulip  
Lot 22 Block 4 Subdivision Takoma Park  
Liber. 7048 Folio 115 Parcel \_\_\_\_\_

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 \$ \$10,000

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 \_\_\_\_\_ 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.

Richard O'Connor 11/14/95  
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED  w/conditions For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 12/6/95

APPLICATION/PERMIT NO: 951140065 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

Address: 7110 Maple Avenue

Meeting Date: 12/6/95

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-95JJ

Tax Credit: No

Public Notice: 11/22/95

Report Date: 11/29/95

Applicant: Richard O'Connor

Staff: Robin D. Ziek

**PROPOSAL:** Rear addition

**RECOMMEND:** APPROVAL  
w/conditions

---

BACKGROUND

STYLE: Four Square

DATE: early 20th century

SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION

The applicant proposes to construct a screen-in porch structure at the back of the house. The proposed structure has two sections: a small rectangular connector with a full basement below, and a larger rectangular screened-in porch room beyond which would be constructed on brick piers. The additional basement space would be used for a playroom.

All new materials are proposed to match existing materials on the house. The brick foundation material will match existing brick foundation material. The trim will be wood. The hip roof of the new porch room is designed to echo the hip roof of the main house. There is no new siding proposed for the new addition - all of the walls are screen.

STAFF COMMENTS

The existing house is a two story brick structure with two frame additions at the rear. The rear additions are clad with 5" beaded-board painted white. The proposed new construction is for a porch structure which is off-set from the main house and will read as a new addition. Use of natural materials (brick, wood) and screening for the addition is compatible with the historic district. The fiberglass shingles for the new addition will match the existing shingles.

The proposed addition is modest in scale and not readily visible from the public right-of-way. The use of natural and matching materials will help to blend the addition with the existing construction, while the use of a large off-set helps define the addition.

①

The proposal meets the Takoma Park Guidelines for Contributing Resources that state:

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

### STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)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 with Standard 10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**subject to the following conditions:**

**1) the new basement windows will be wood, painted to match existing windows**

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.

2

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1066860

NAME OF PROPERTY OWNER Richard O'Connor TELEPHONE NO. 301-270-6595  
 (Contract/Purchaser) 7110 Maple Ave (Include Area Code)

ADDRESS Takoma Park CITY STATE MD. ZIP 20912

CONTRACTOR owner TELEPHONE NO. Same

PLANS PREPARED BY Paul Treseden CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. 301-891-2911  
 (Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number 7110 Street Maple Ave

Town/City Takoma Park Election District \_\_\_\_\_

Nearest Cross Street Tulip

Lot 22 Block 4 Subdivision Takoma Park

Liber 7048 Folio 115 Parcel \_\_\_\_\_

- 1A. TYPE OF PERMIT ACTION: (circle one)
- |            |                   |                |           |                                 |      |                      |                   |
|------------|-------------------|----------------|-----------|---------------------------------|------|----------------------|-------------------|
| Construct  | <u>Extend/Add</u> | Alter/Renovate | 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 _____       |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ \$10,000
- 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                   | 2B. TYPE OF WATER SUPPLY                      |
| 01 ( <input checked="" type="checkbox"/> WSSC | 01 ( <input checked="" type="checkbox"/> WSSC |
| 02 ( ) Septic                                 | 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:
- 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.

Richard O'Connor 11/14/95  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission

DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

3

APPLICATION/PERMIT NO: 9571140065 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

**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.)

*We plan on building an addition to the  
basement and build replacement screen porch.  
materials will be compatible with existing  
materials.*

(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**



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Home is in the Takoma Park Historic District. Home was built between 1909-1912. It is an American Foursquare brick home. Home is listed as a Category 2 in historic designation. In 1986 we added a three story addition to the rear of the home.

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

We plan on expanding the basement. On top of the new basement we will build a screened porch. This will replace existing deck. The roof of the porch will be compatible with the existing hip roof. The above ground section of the basement will be built with facing brick which is similar to the brick we used for the addition.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

We plan on using brick piers for the porch, the bricks for basement will be the same. The porch will be constructed of pressure treated lumber, exposed areas will be covered with similar siding as existing addition.

- b. the relationship of this design to the existing resource(s):

The hip roof of the porch is similar to the hip roof of the main house and addition. The brick on the new addition to the basement will be the same type used for the addition.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Porch addition has been designed to be compatible with existing structure. Most of new addition will not be visible from street.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plan drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Edward T. + G.M. McMahon  
 Address 7105 Cedar Ave  
 City/Zip Takoma Park, MD 20912
2. Name Jim + Janet Douglas  
 Address 7112 maple Ave  
 City/Zip Takoma Park, MD 20912

3. Name Thomas Twomey  
Address 7315 Willow Ave  
City/Zip Takoma Park, MD 20912

4. Name Bridget M. Crimi  
Address 3705 Harrison St. N.W.  
City/Zip Washington D.C. 20015

Lot Block  
Pt. 6 3  
Pt. 7

5. Name \_\_\_\_\_  
Address ~~Washington D.C.~~  
City/Zip ~~Takoma Park, MD 20912~~

6. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

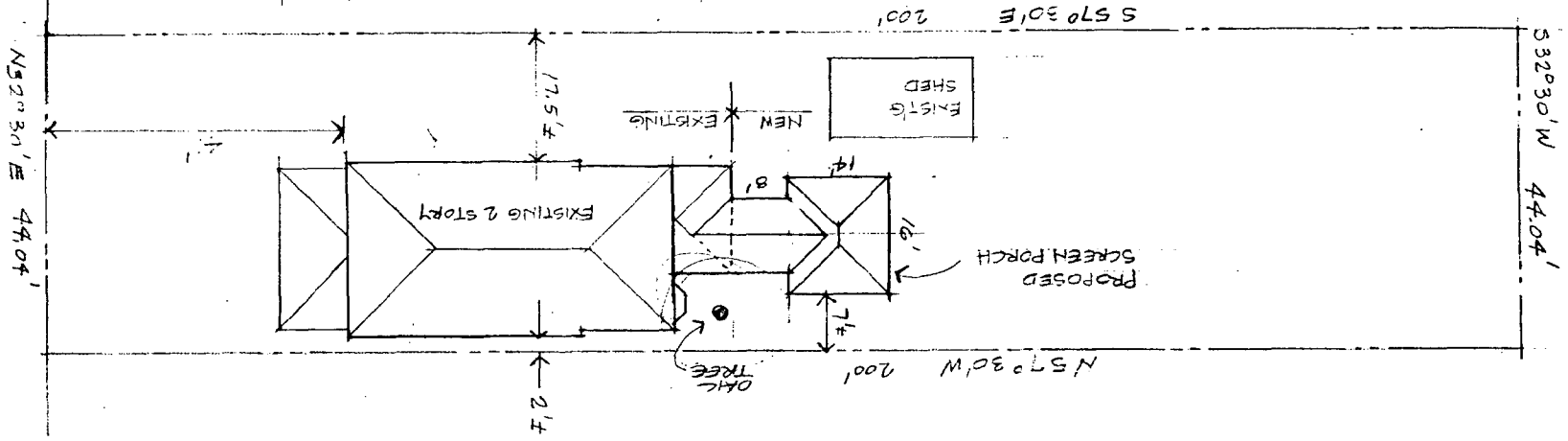
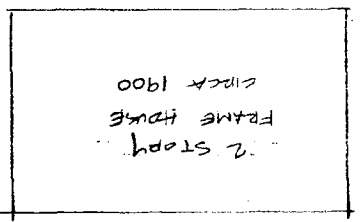
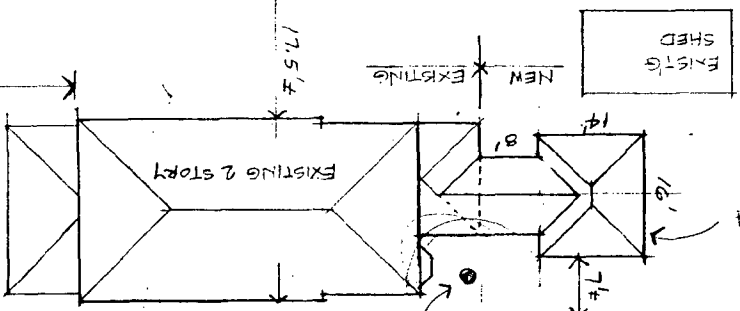
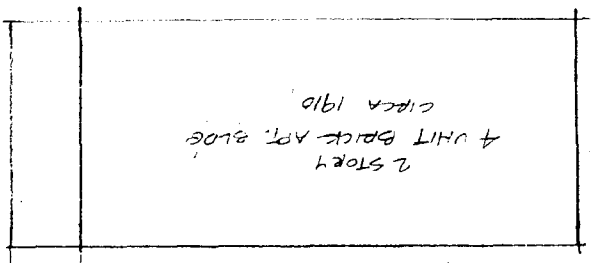
7. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

8. Name \_\_\_\_\_  
Address \_\_\_\_\_  
City/Zip \_\_\_\_\_

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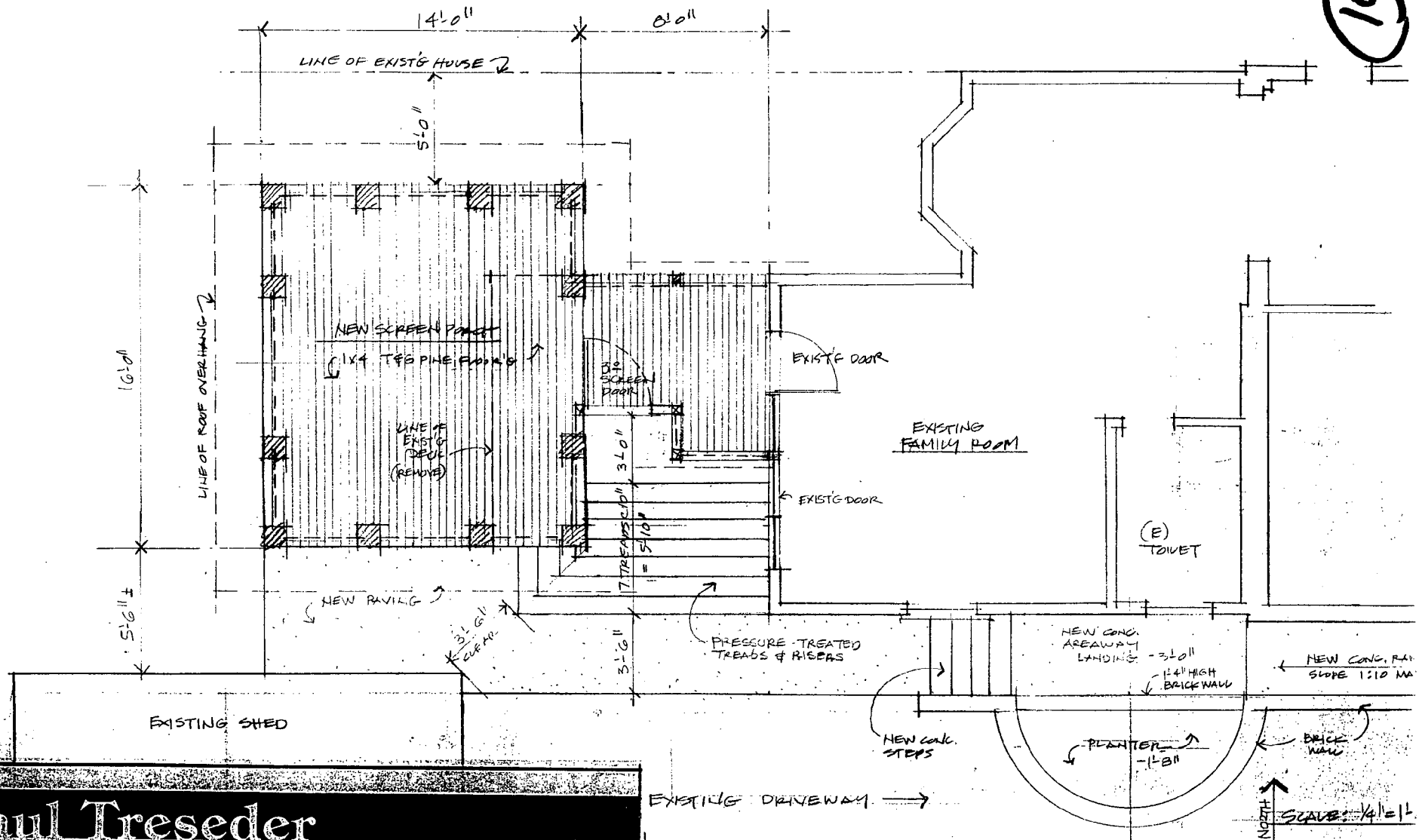
North

LOT # 22, Block 4  
B.F. GILBERT'S SUBDIVISION OF FRONT PARK  
SITE PLAN SCALE: 1" = 20'-0"



MAPLE AVENUE

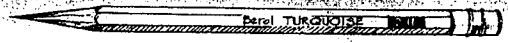
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Paul Treseder

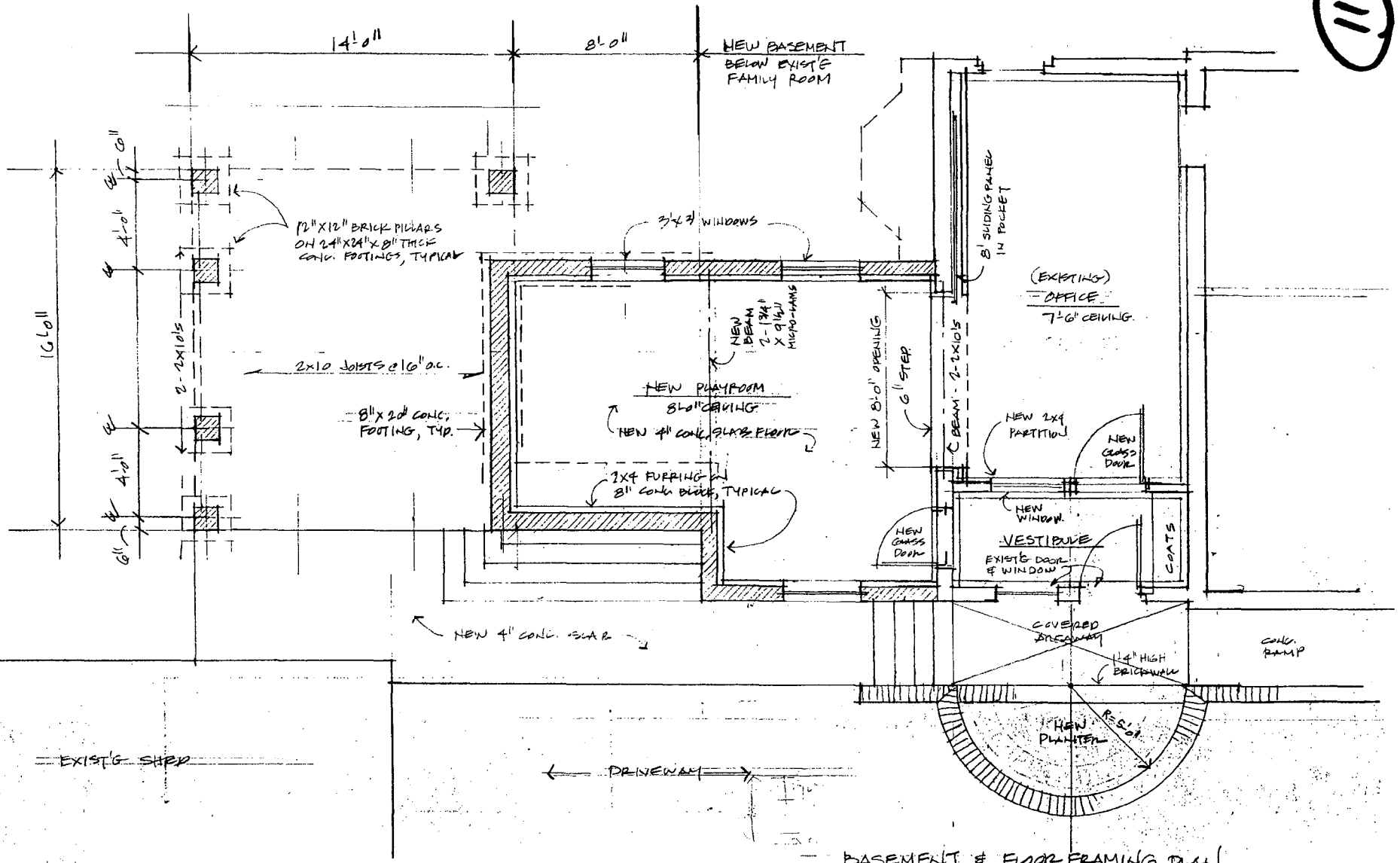
ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912



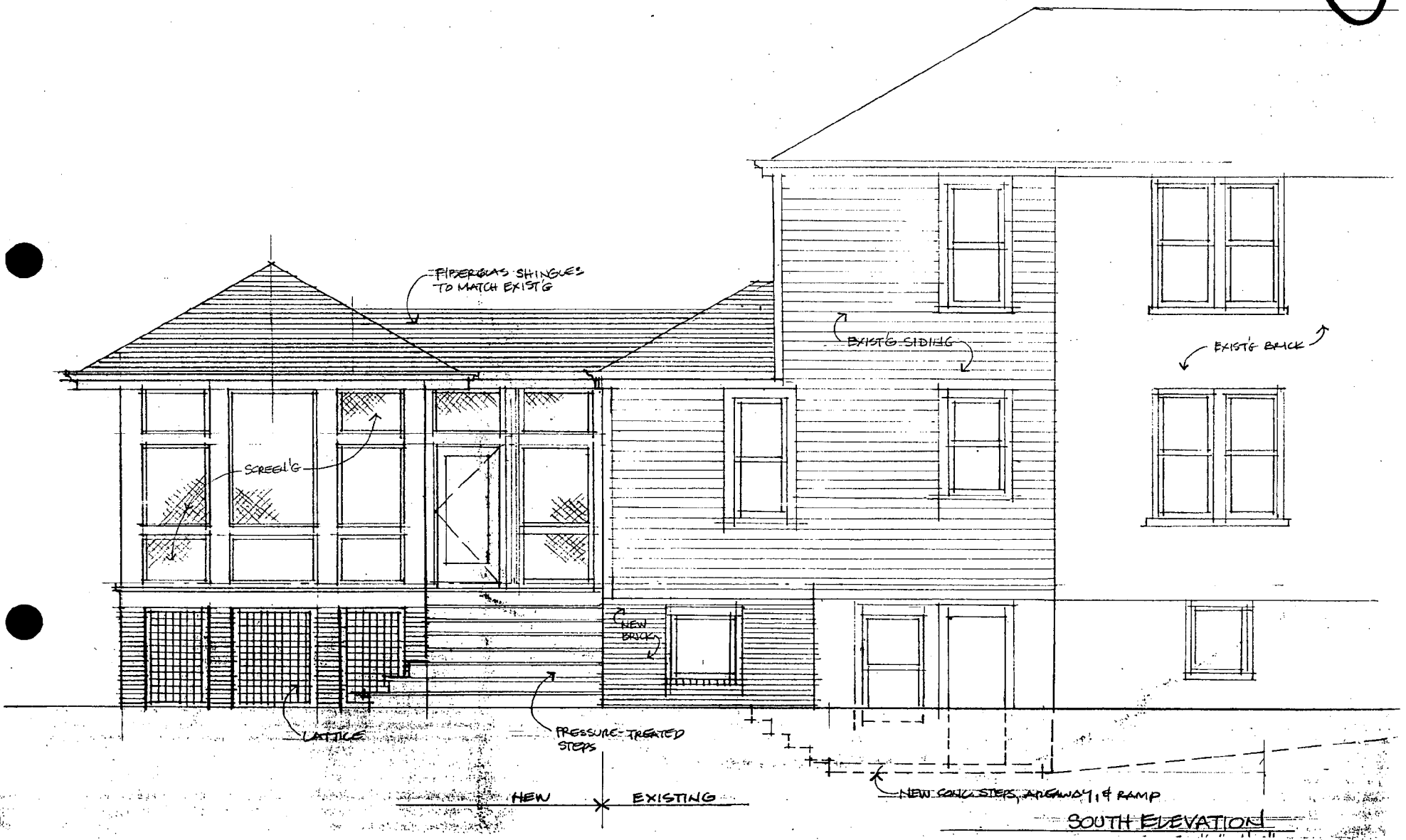
(301) 891-2911

NEW SCREEN PORCH ADDITION for the O'CONNOR RESIDENCE - 7110 MAPLE AVENUE, TAKOMA PARK



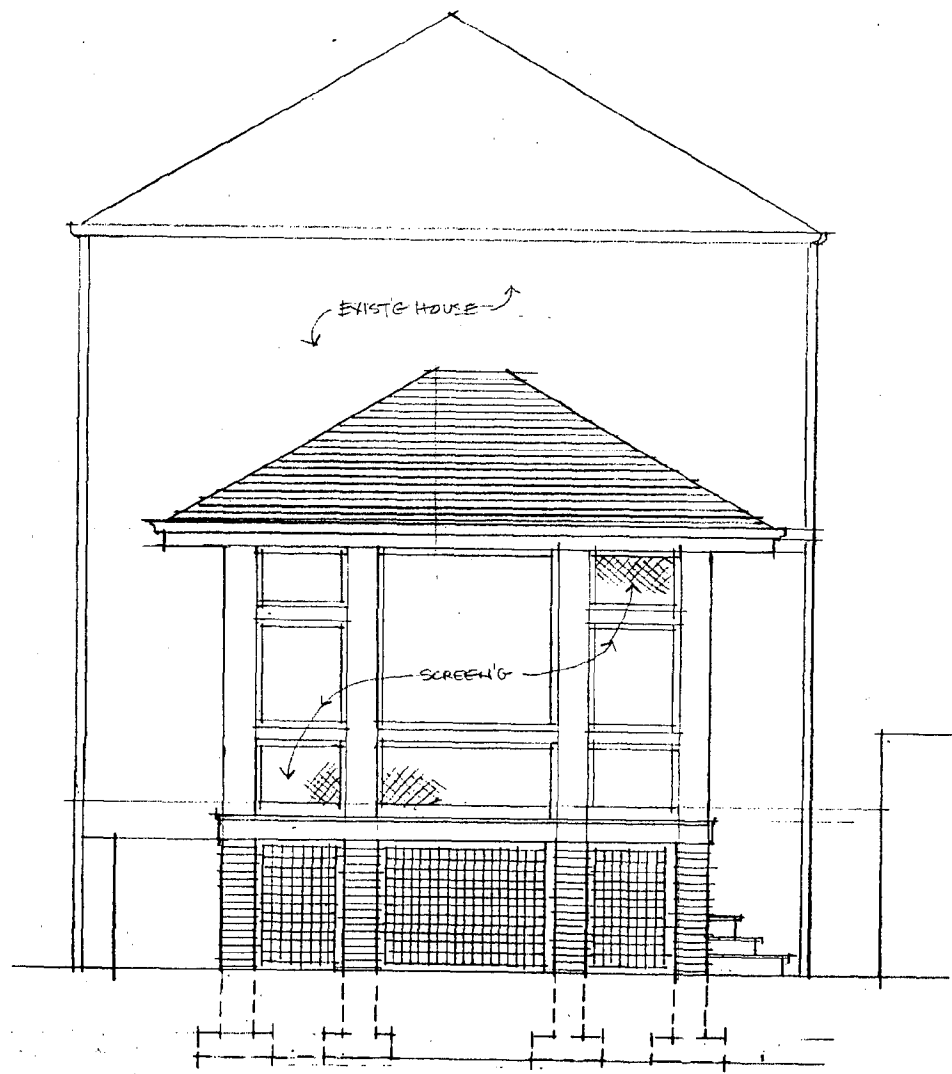
BASEMENT & FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



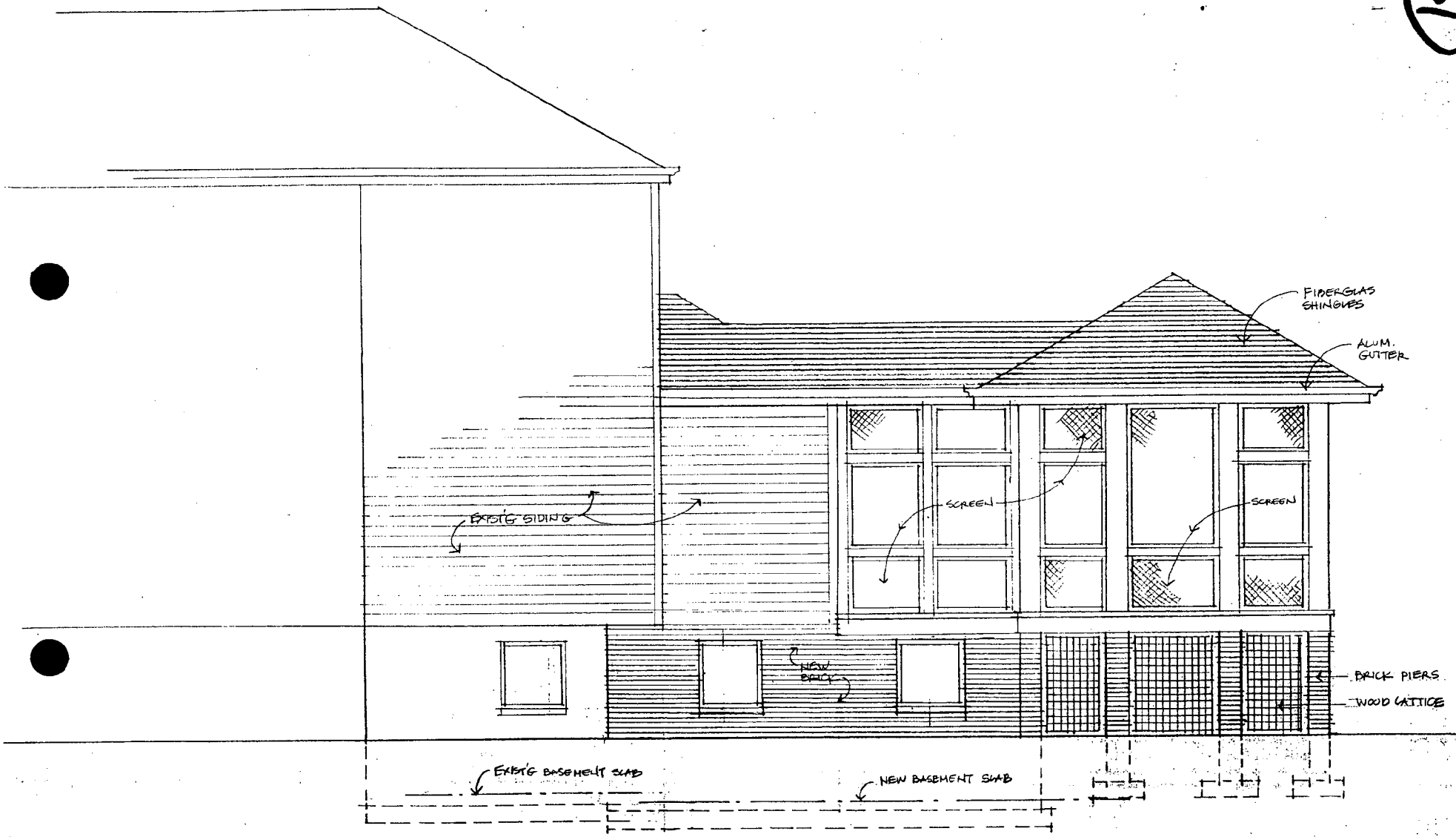
SOUTH ELEVATION





WEST ELEVATION

14



EXIST' SIDING

FIBERGLAS SHINGLES

ALUM. GUTTER

SCREEN

SCREEN

NEW BRICK

BRICK PIERS

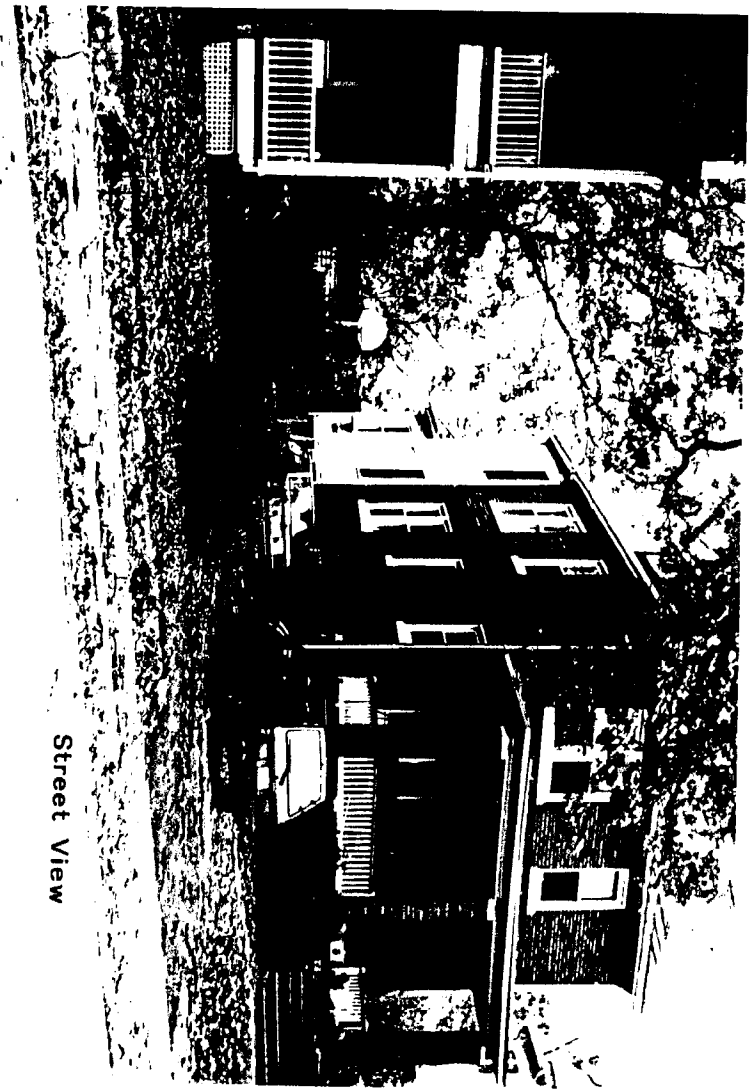
WOOD LATTICE

EXIST' BASEMENT SLAB

NEW BASEMENT SLAB

NORTH ELEVATION

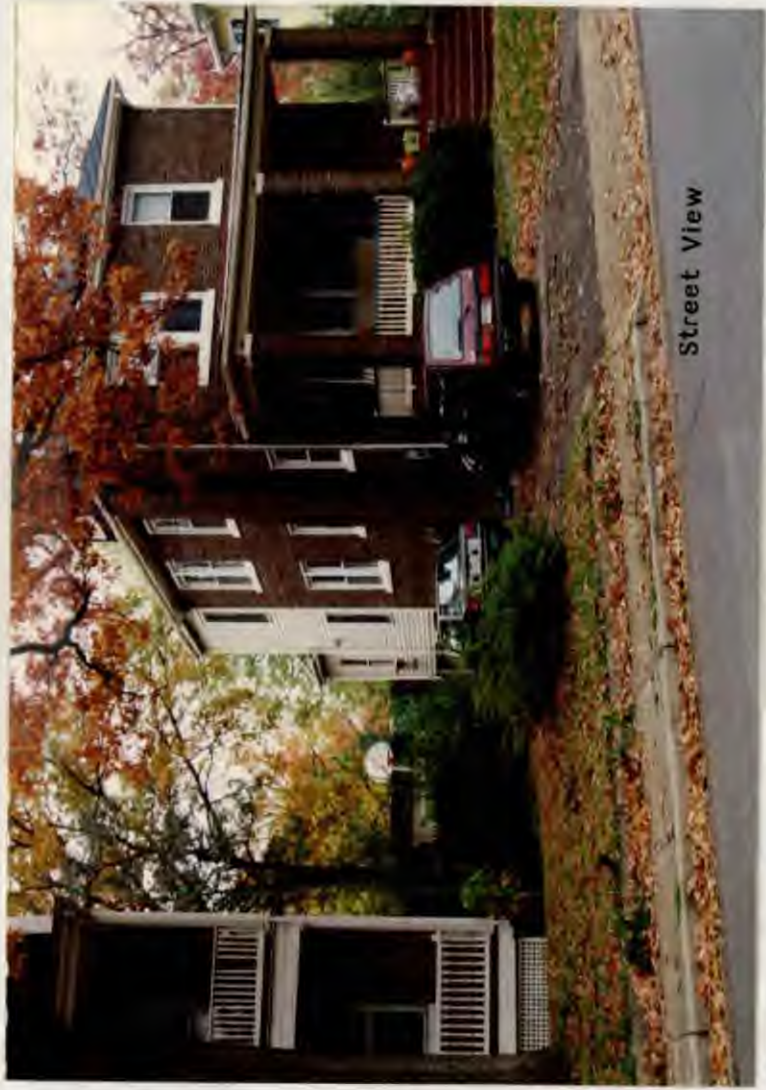
15



Street View



16



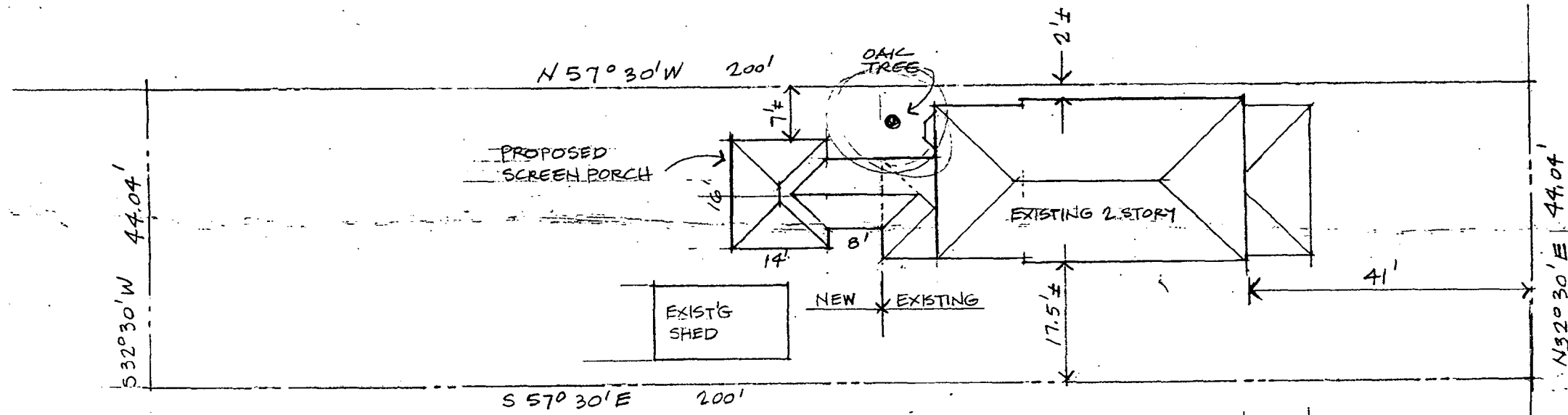
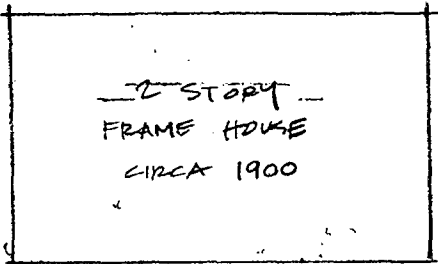
Street View



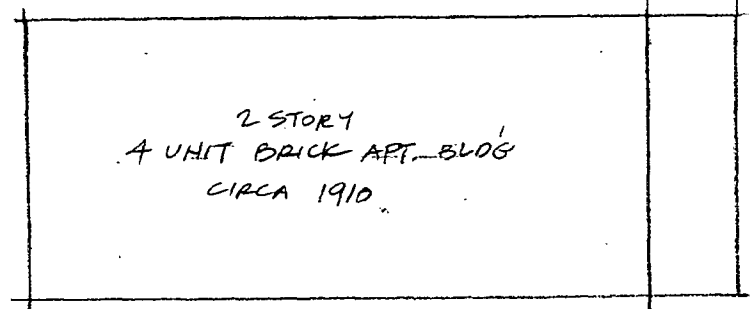
Rear View



Vincent Property



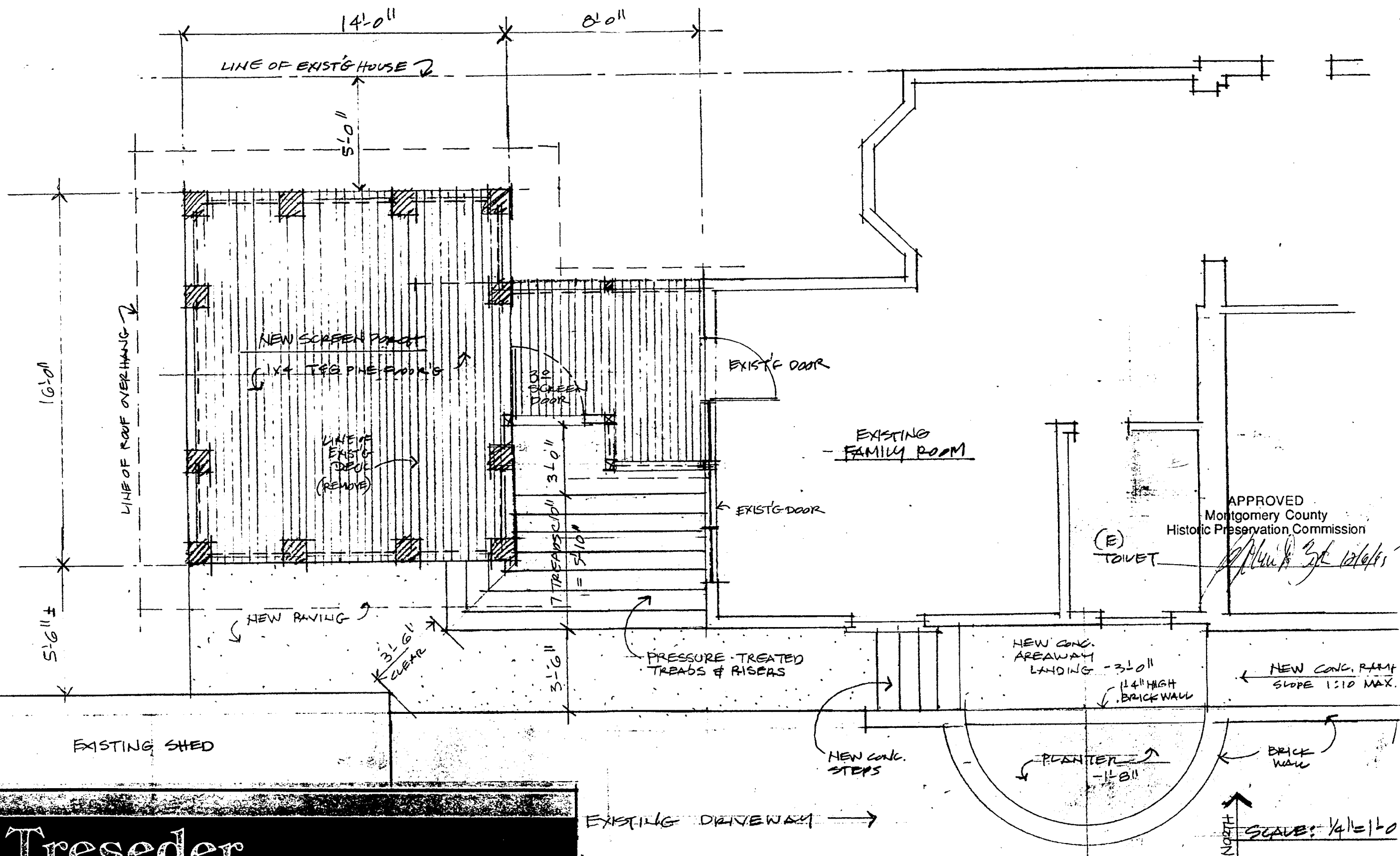
MAPLE AVENUE



APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 12/6/15

LOT # 22, BLOCK 4  
B.F. GILBERT'S SUBDIVISION OF TAKOMA PARK  
SITE PLAN SCALE: 1" = 20'-0"  
# 7110 MAPLE AVENUE, TAKOMA PARK, MD.



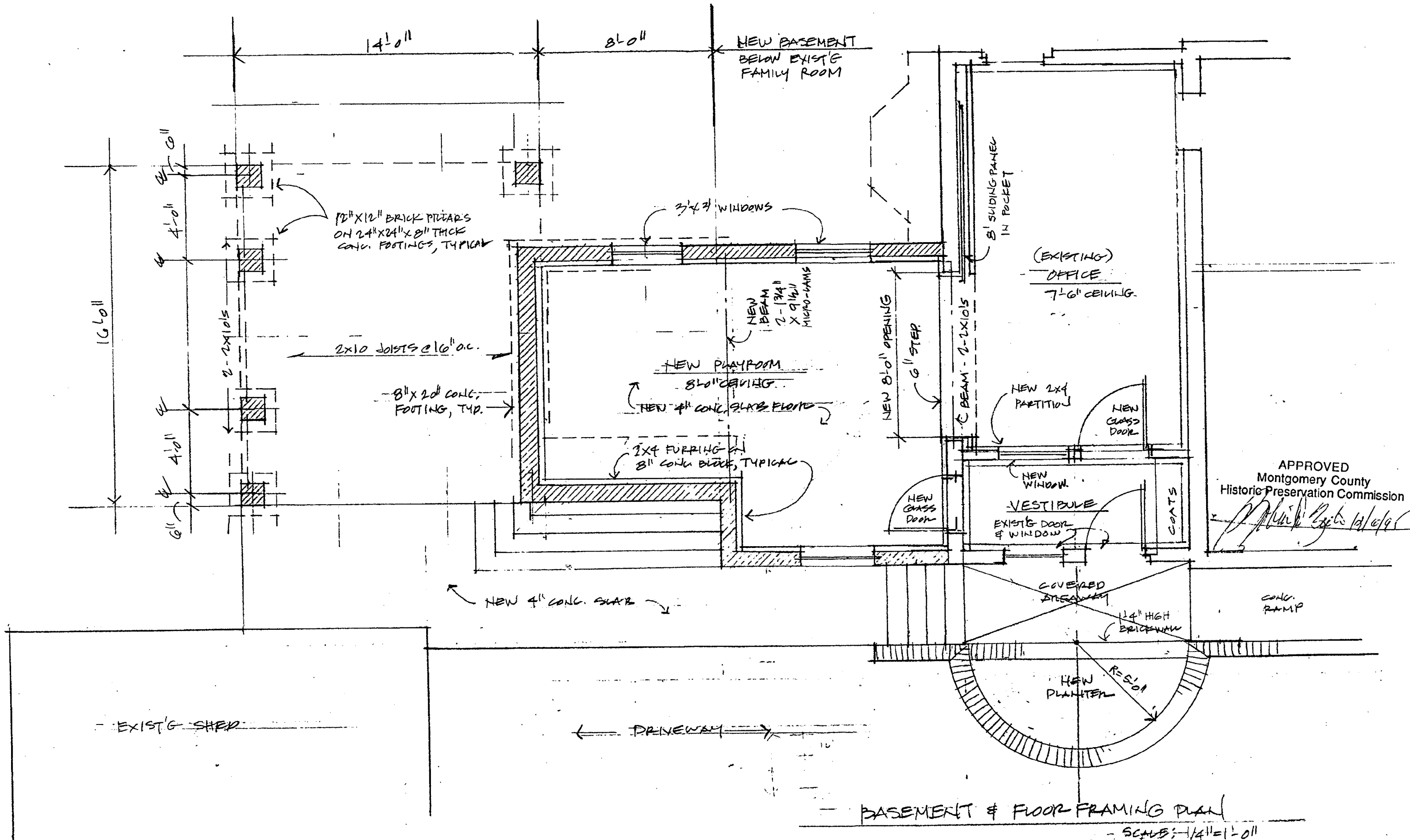


APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*

**Paul Treseder**  
 ARCHITECT AIA  
 6 Montgomery Avenue, Takoma Park, MD 20912  
 (301) 891-2911

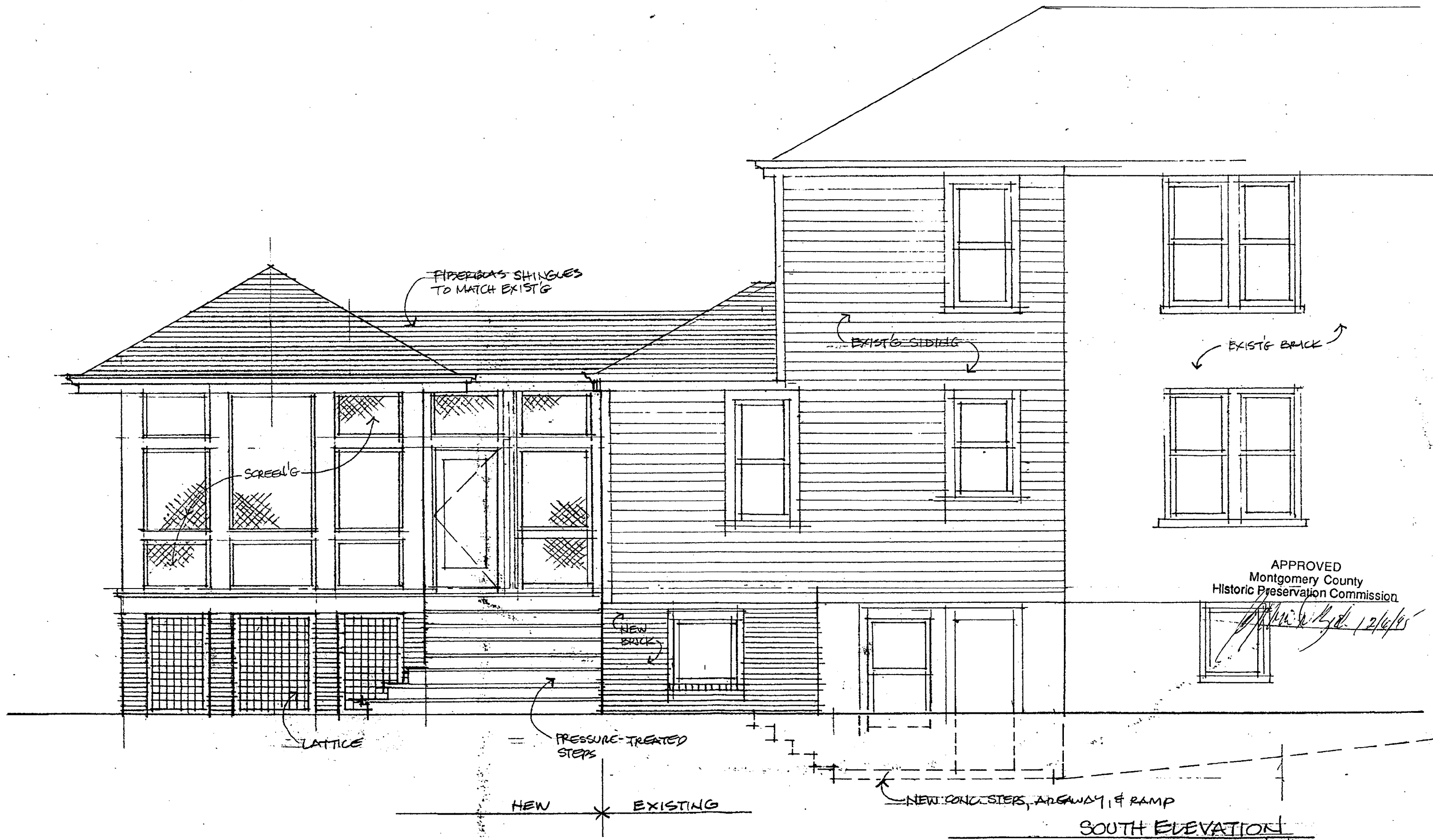
NEW SCREEN PORCH ADDITION for the  
 O'CONNOR RESIDENCE • 7110 MAPLE AVENUE, TAKOMA PARK





APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]* 12/12/95

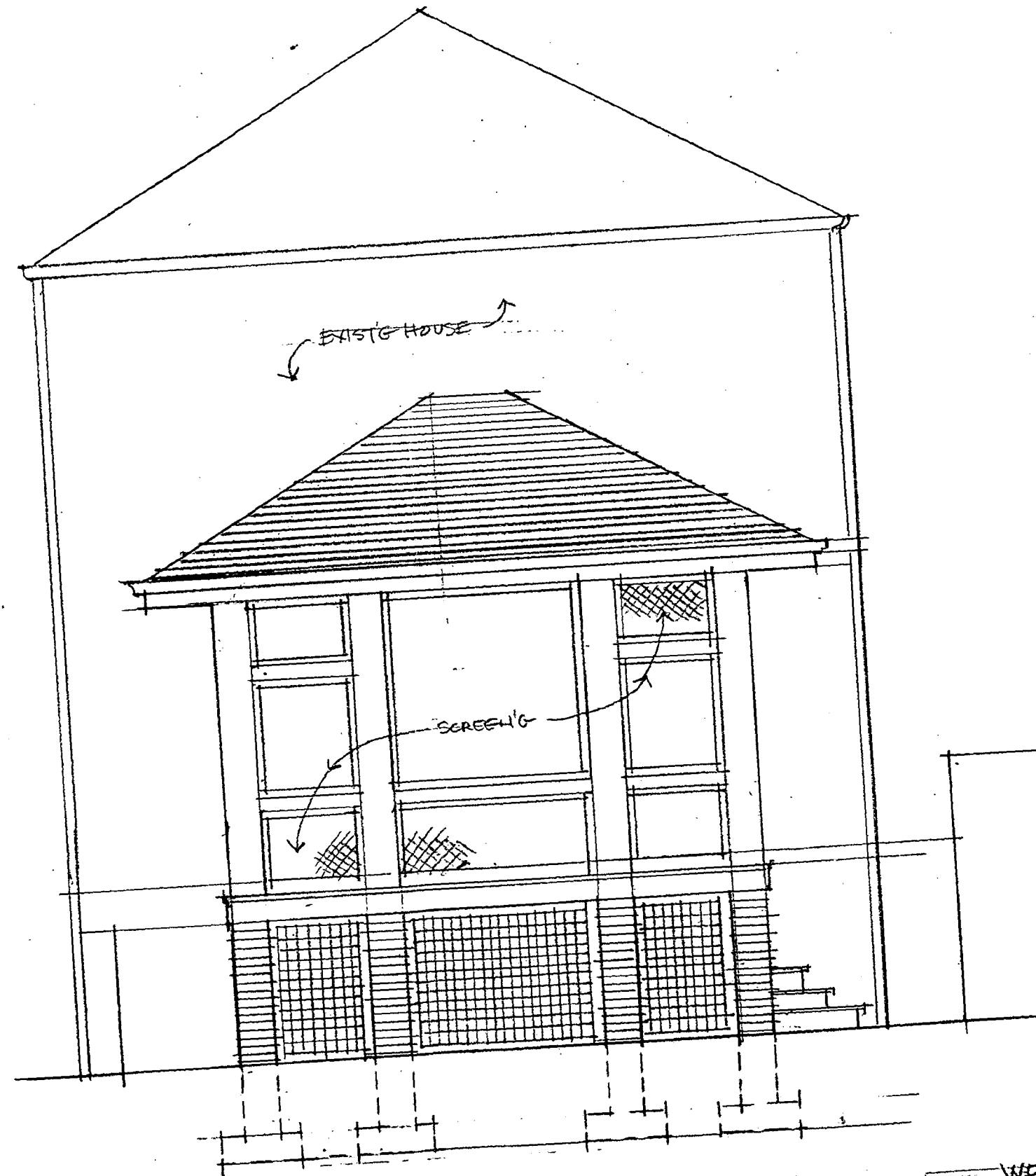
BASEMENT & FLOOR FRAMING PLAN  
 - SCALE: 1/4" = 1'-0"



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*[Signature]* 12/6/85

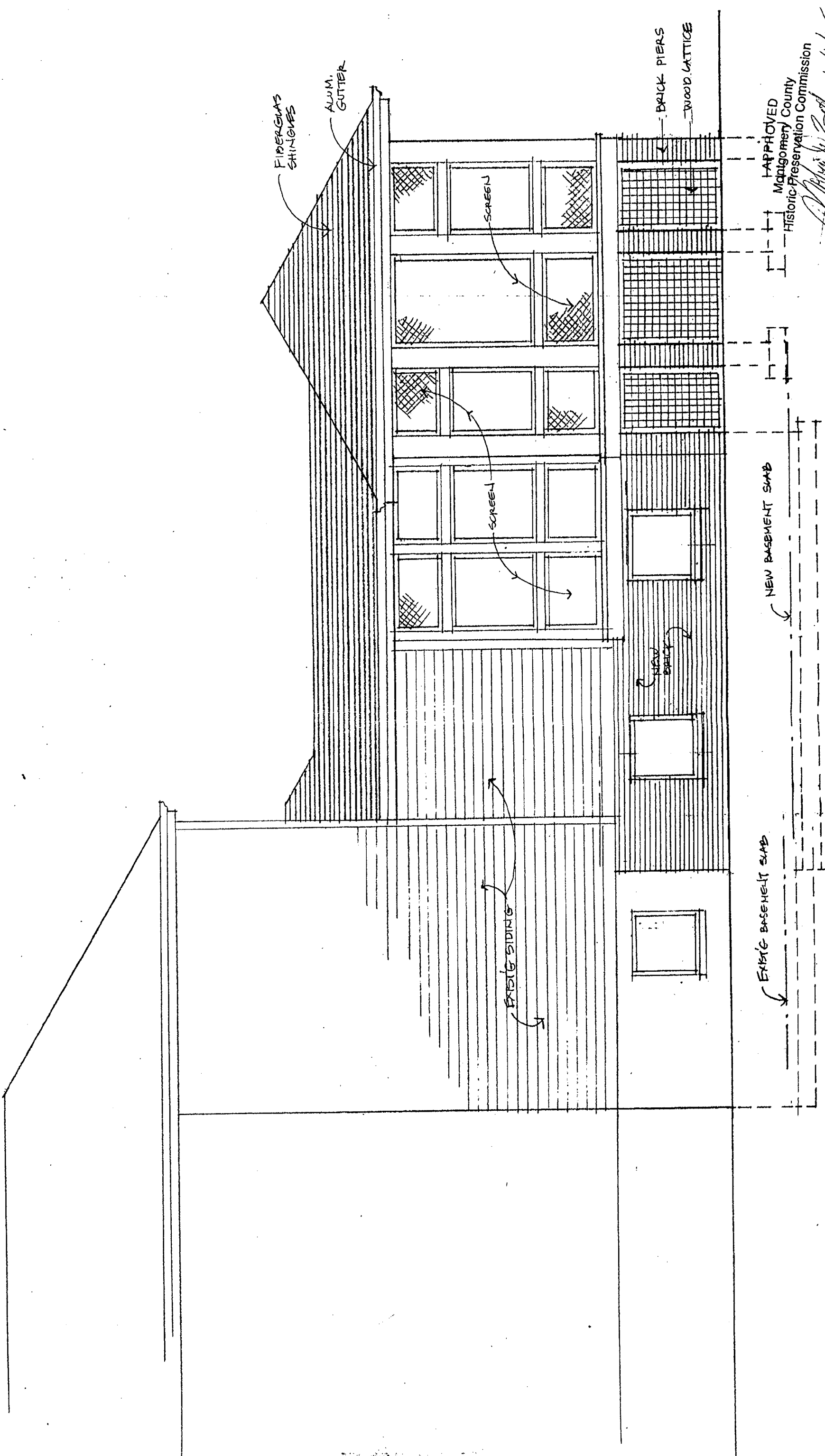
**SOUTH ELEVATION**



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten signature]*  
12/16/05

WEST ELEVATION



FIBERGLAS SHINGLES

ALUM. GUTTER

SCREEN

SCREEN

EXIST'G SIDING

BRICK PIERS  
WOOD LATTICE

EXIST'G BASEMENT SLAB

NEW BASEMENT SLAB

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]*  
12/6/95

NORTH ELEVATION