

37/03-04HH 7202 Maple Ave
Takoma Park Historic District

stamped plans

in copy
room

AF 11-3-04

sp architects @
aol.com

301-891-7219



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator
Historic Preservation

AT

SUBJECT: Historic Area Work Permit # 347744

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH ONE CONDITION. The condition of approval is:**

1. Detailed plans will be submitted to staff before final approval stamping.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Julia Sweig and Reed Thompson

Address: 7202 Maple Avenue, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

JUL 10 2004
Case Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Joan Duncan / Chas Poor
Daytime Phone No.: 301.270.0090

Tax Account No. _____
Name of Property Owner: JULIA SWICIG / Reed Thompson Daytime Phone No.: 301.270.1563
Address: 7202 Maple Ave. Takoma Park MD 20912
Street Number City Street Zip Code
Contractor: Not known at this time Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Studio Partnership Architects Daytime Phone No.: 301.270.0090

LOCATION OF BUILDING/PREMISE

House Number: 7202 Street: Maple Ave.
Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
Lot: 33 Block: 5 Subdivision: B.F. Gilberts Addition to T.P.
Eber: 14770 Folio: 268 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> AC	<input type="checkbox"/> Stab	<input checked="" type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Asst	<input type="checkbox"/> Salar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wed (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ _____
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.

Joan Duncan AIA
Signature of owner or authorized agent

6.4.04
Date

Approved: with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____
Signature: Julia O'Malley Date: 7-15-04
Application/Permit No: 34774 Date Filed: _____ Date Issued: _____

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7202 Maple Avenue, Takoma Park	Meeting Date:	07/14/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	07/07/04
Review:	HAWP	Public Notice:	06/30/04
Case Number:	37/03-04HH	Tax Credit:	None
Applicant:	Julia Sweig and Reed Thompson (Joan Duncan and Chas Poor, Architects)	Staff:	Anne Fothergill

PROPOSAL: Construction of rear addition

RECOMMENDATION: Approval with condition

STAFF RECOMMENDATION

Staff recommends approval with the condition that:

1. Detailed plans will be submitted to staff before final approval stamping.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Sears Bungalow
DATE: c. 1911-1918

PROPOSAL

The applicants are proposing to construct a new one-story rear addition. This proposed rear addition has a 6' x 23' section with a gable roof connecting to the new rear 28' x 28' portion with a pyramidal roof. The proposed materials for the new addition are wood shakes for the siding, vinyl-clad wood double-hung and casement windows, and an asphalt shingle roof. This proposal includes the removal of a non-original rear screened porch.

The applicants are also proposing a new side entry on the rear right side of the existing house. They are proposing a 4' wide by 6' long landing that would have a wood canopy with an asphalt shingle roof, wood columns, and wood steps. Two non-original windows would be removed where the new full-view glass door and a new window would be installed. They also are proposing

three double-hung windows on the rear left side of the house; the original windows in this location were removed in an earlier remodeling.

STAFF DISCUSSION

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to Contributing Resources within the historic district.

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

Specifically, the Guidelines state:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Original size and shape of window and door openings should be maintained, where feasible.
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

The proposed additions and alterations will primarily be located at the rear and are compatible and in scale with the existing house. The proposed addition of the house is located behind the house and has a separate and lower roof than the historic house. The proposed design shows a link section which is set in from the front main block of the house and that will assist in differentiation of the old and new sections. The proposed materials are compatible with the resource. Overall the proposed addition is sympathetic to the style, scale, materials, and massing of the historic resource.

Staff will need to see more detailed drawings before the plans can be stamped. In Circle 15 the drawings state “railings/trim not shown” and although staff was able to get a list of materials for this new side entry, more detailed drawings are needed and staff is making this a condition of approval.

This proposal meets the above criteria outlined in the *Takoma Park Guidelines*. Staff recommends approval with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition listed at the beginning of this report** as being consistent with 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 the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301. 270. 0890 0990

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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.

Joan Duncan AIA 6.4.04
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No. 347744 Date Filed: _____ Date Issued: _____

Edn 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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**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:

See Attached

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

See Attached

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.

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.

STUDIO PARTNERSHIP ARCHITECTS

June 4, 2004

HAWP application for Julia Sweig and Reed Thompson, 7202 Maple Ave., Takoma Park, Md. 20912.

Written Description of the Project.

a. Existing structure and environmental setting:

The house is a category 2, Sears bungalow, 1 1/2 story wood frame, constructed c1910- 20, located in the Takoma Park Historic District.

b. General description of the project and its effect on the historic resources, environmental setting, and historic district.

ADDITION:

The proposal is for a new one-story rear addition with a master bedroom suite, dining room and new screen porch. The plan includes a 6' x 23' "link addition" with a gable roof and a 28' x 28' portion with a pyramidal roof. Both roof structures are separate and below the roof of the existing structure.

The rear addition in this proposal is not visible from the street when viewed straight on.

ALTERATIONS TO THE EXISTING STRUCTURE:

The proposal calls for the demolition of an existing screened porch at the rear (not original to house).

There is also a proposed side entry (north elevation) with a 4 foot wide by 6 foot long landing, with a canopy and columns, and steps. Two of the windows at this location (not original to the house) are removed and a new door and new window are added at this location.

At the south elevation, proposed are three new double hung windows at the kitchen. (Original windows at this approximate location were removed in an earlier remodeling.)

MATERIALS:

Siding- wood shakes
Windows and door- clad "Andersen" brand.
Foundation - parged CMU
Roofing- asphalt roof shingles

Fothergill, Anne

From: SPArchitects@aol.com
Sent: Wednesday, July 07, 2004 1:10 PM
To: Fothergill, Anne
Subject: Re: 7202 maple

Hi Anne,

The steps, column and canopy construction are wood. The roofing of the canopy is asphalt shingles. The door is wood with a full view double-insulated glass panel.

Let us know if you need any other information.

Chas and Joan
Studio Partnership Architects

**Adjacent and Across the Street Neighbors of
Reed Thompson and Julia Sweig
7202 Maple Avenue
Takoma Park, MD 20912
301-270-1563**

South Adjacent Neighbor
Maynard and Elaine Mack
7200 Maple Avenue
Takoma Park, MD 20912

North Adjacent Neighbor
Donna Vivio and Paul Schwengels
7204 Maple Avenue
Takoma Park, MD 20912

Rear Adjacent Neighbor
Robin Broad and John Cavanagh
214 Tulip Avenue
Takoma Park, MD 20912

Across the Street Neighbor
Takoma Park Presbyterian Church
310 Tulip Avenue
Takoma Park, MD 20912

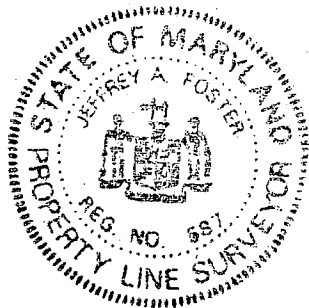
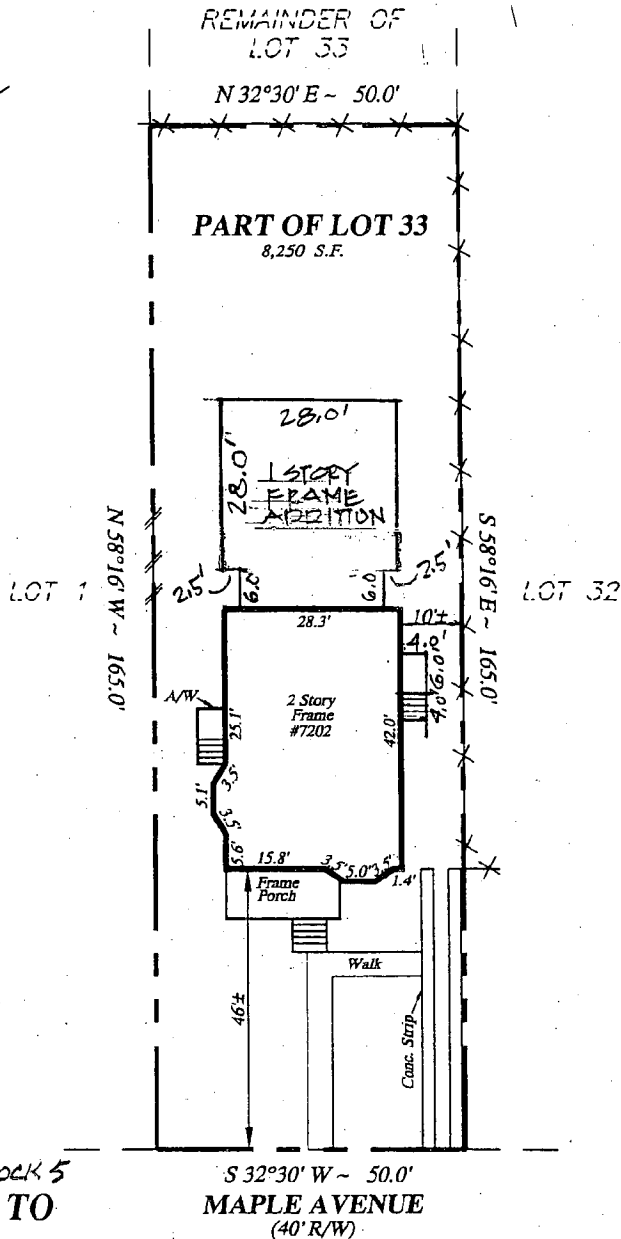
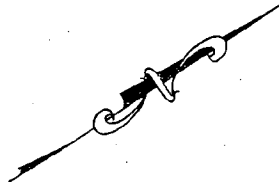
Submitted to Historic Preservation Commission with
Application for Historic Area Work Permit

Date Submitted: June 2004

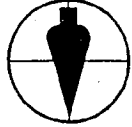
CONSUMER INFORMATION NOTES:

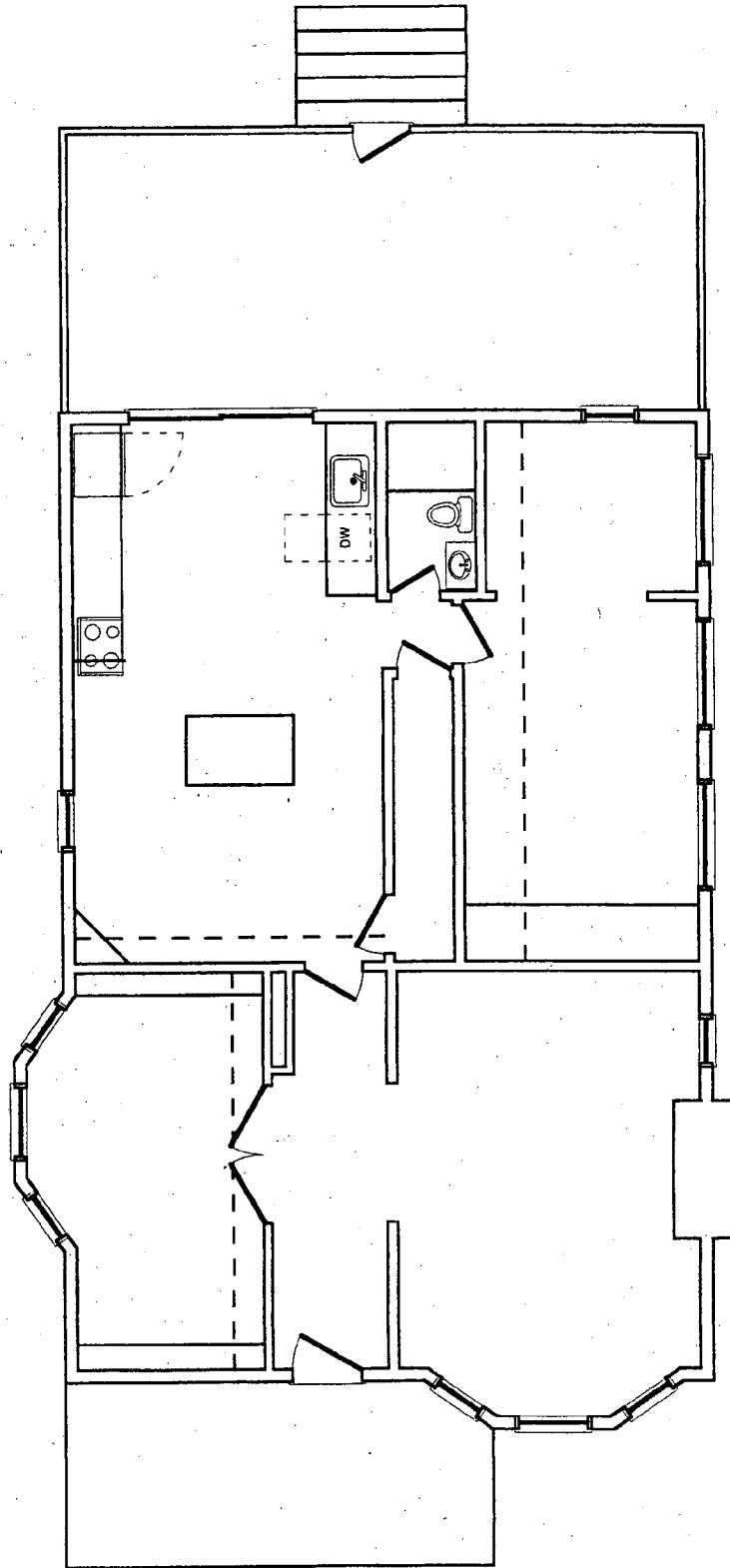
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 Feet.
 Flood Zone "C" per H.U.D. Flood Panel No.0200C.

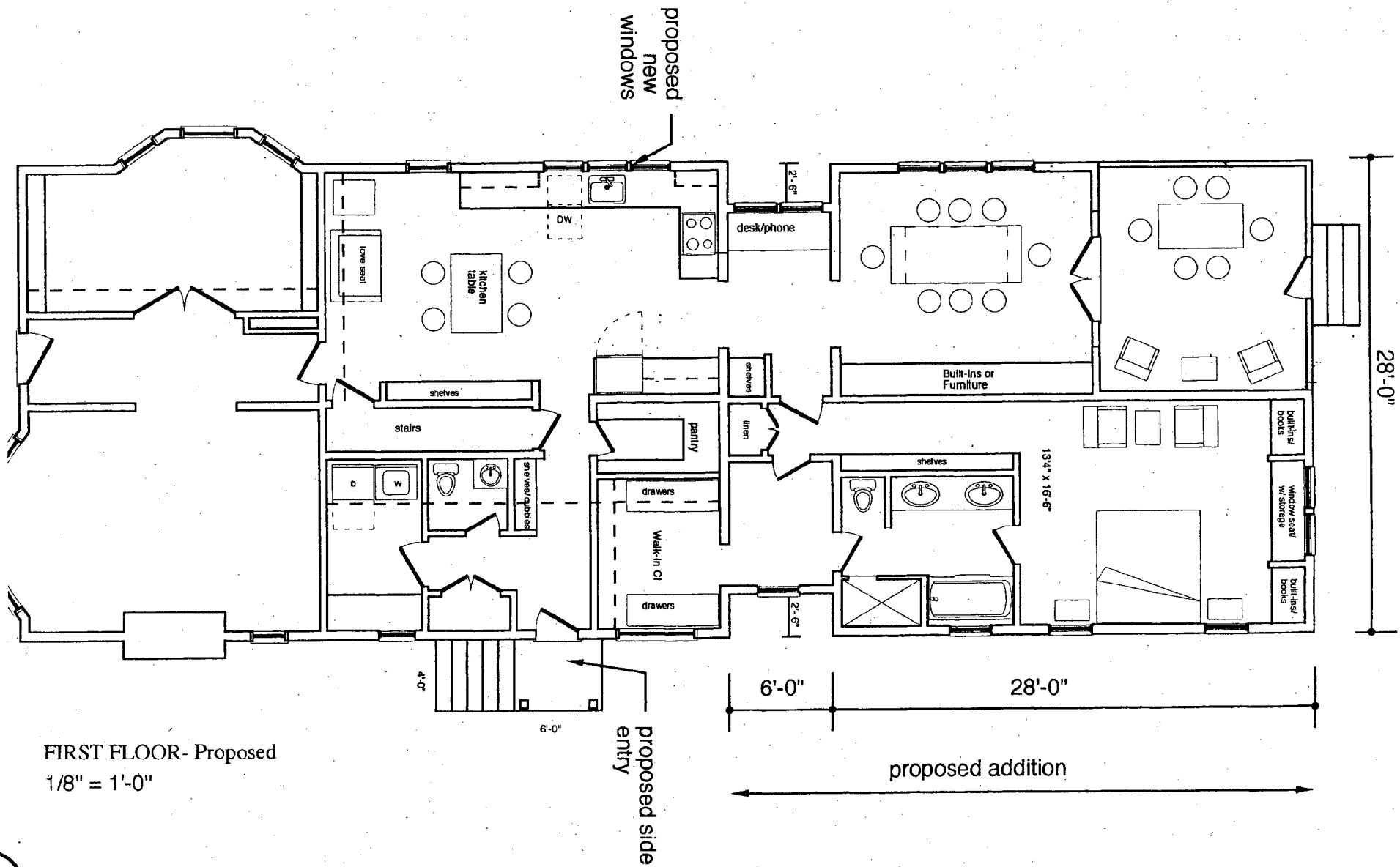


LOCATION DRAWING
PART OF LOT 33 - Block 5
B.F. GILBERTS ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u>	REFERENCES PLAT BK. <u>A</u> PLAT NO. <u>3</u>	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288
	LIBER <u>14770</u> FOLIO <u>288</u>	



FIRST FLOOR- existing
1/8" = 1'-0"



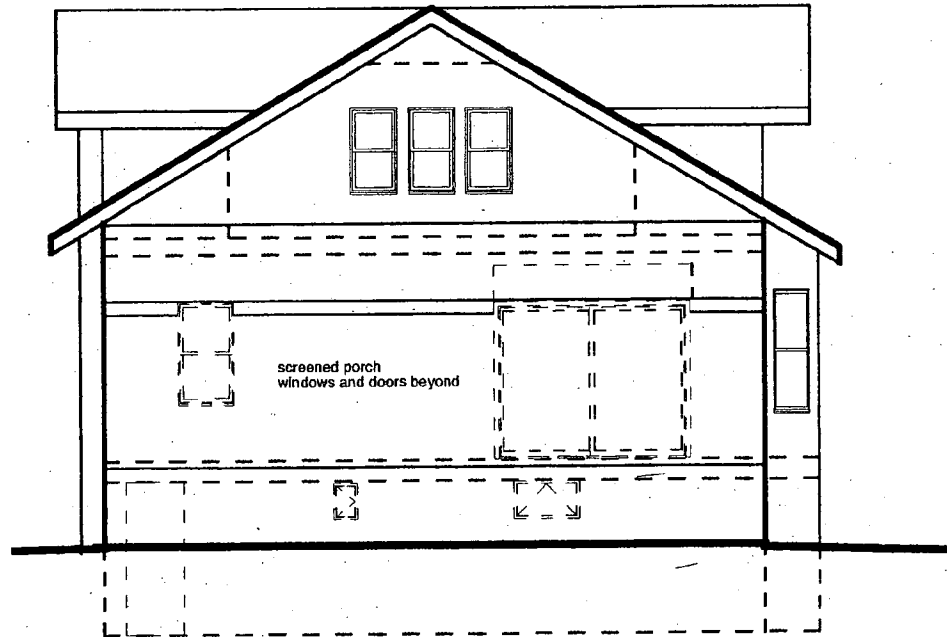
FIRST FLOOR- Proposed
 1/8" = 1'-0"

11



EAST ELEVATION

1/8" = 1'-0"

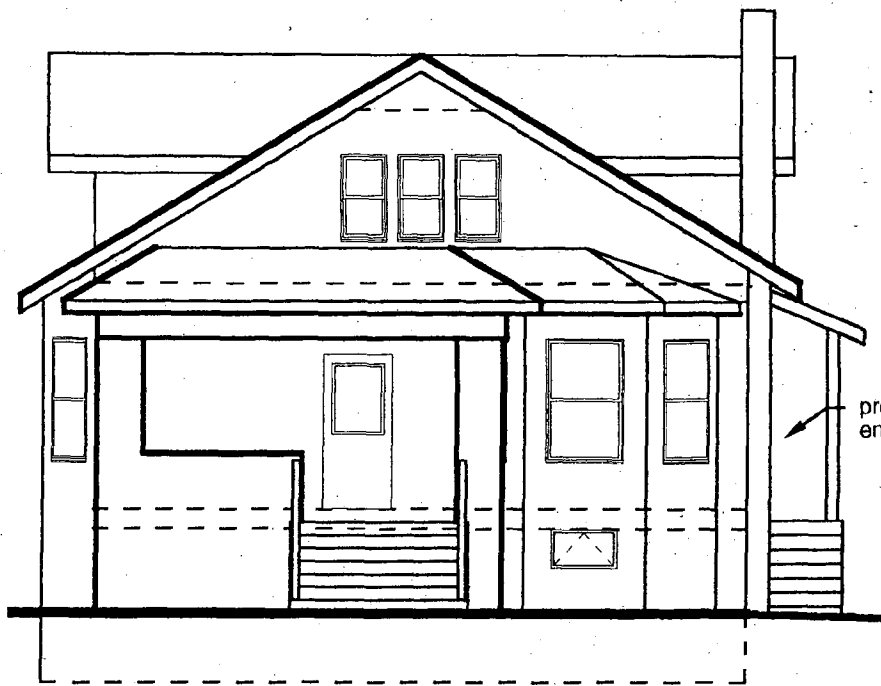


WEST ELEVATION

1/8" = 1'-0"

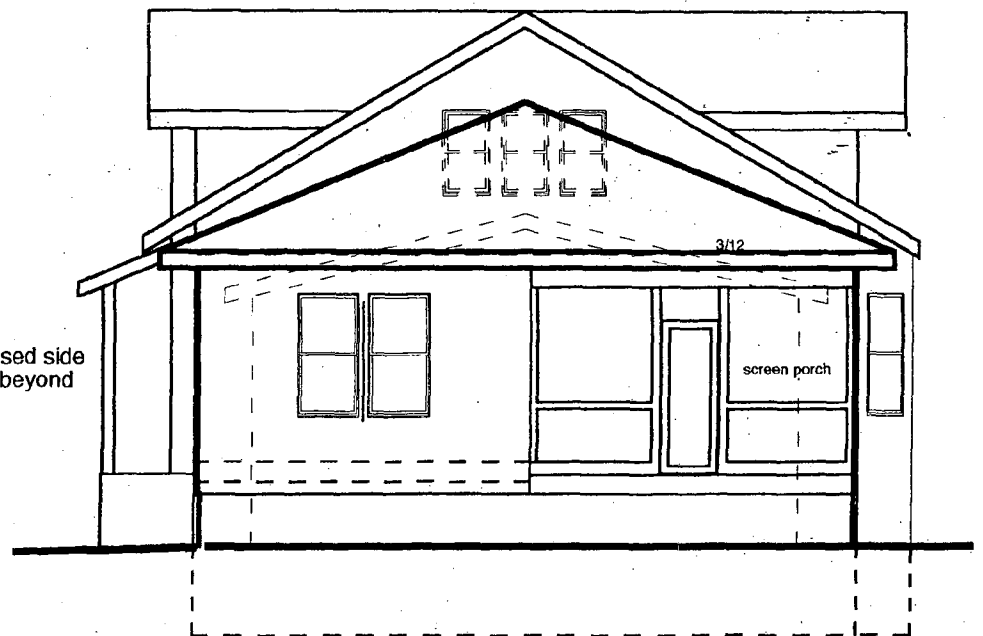
Existing

21



proposed side
entry beyond

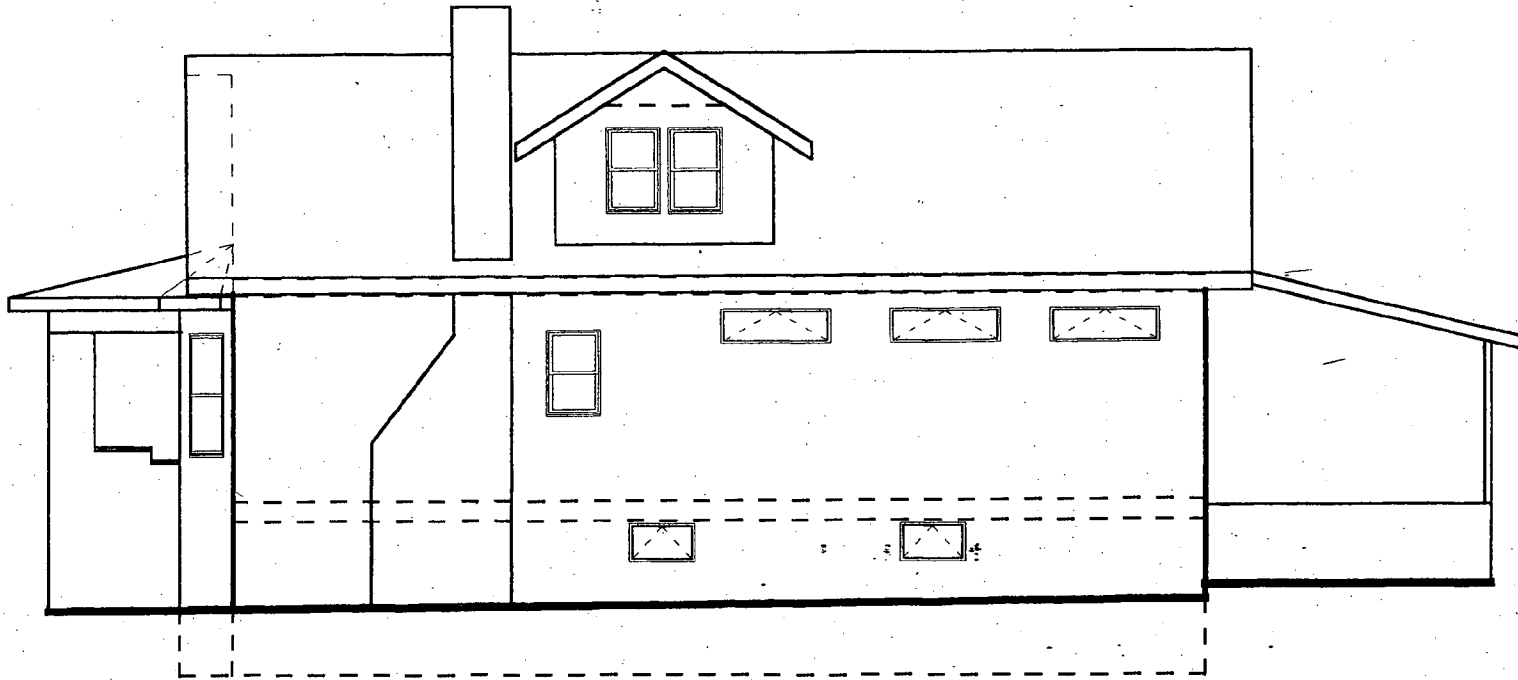
EAST ELEVATION proposed
1/8" = 1'-0"



3/12

screen porch

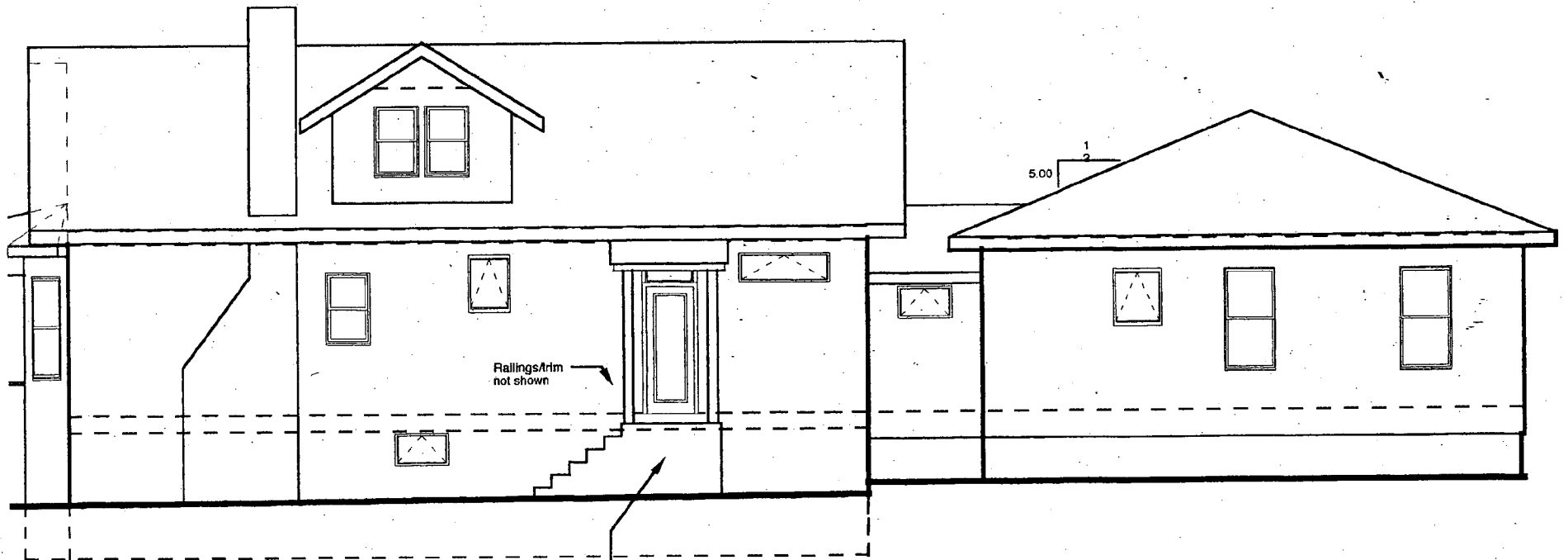
WEST ELEVATION proposed
1/8" = 1'-0"



NORTH ELEVATION - Existing

1/8" = 1'-0"

(11)

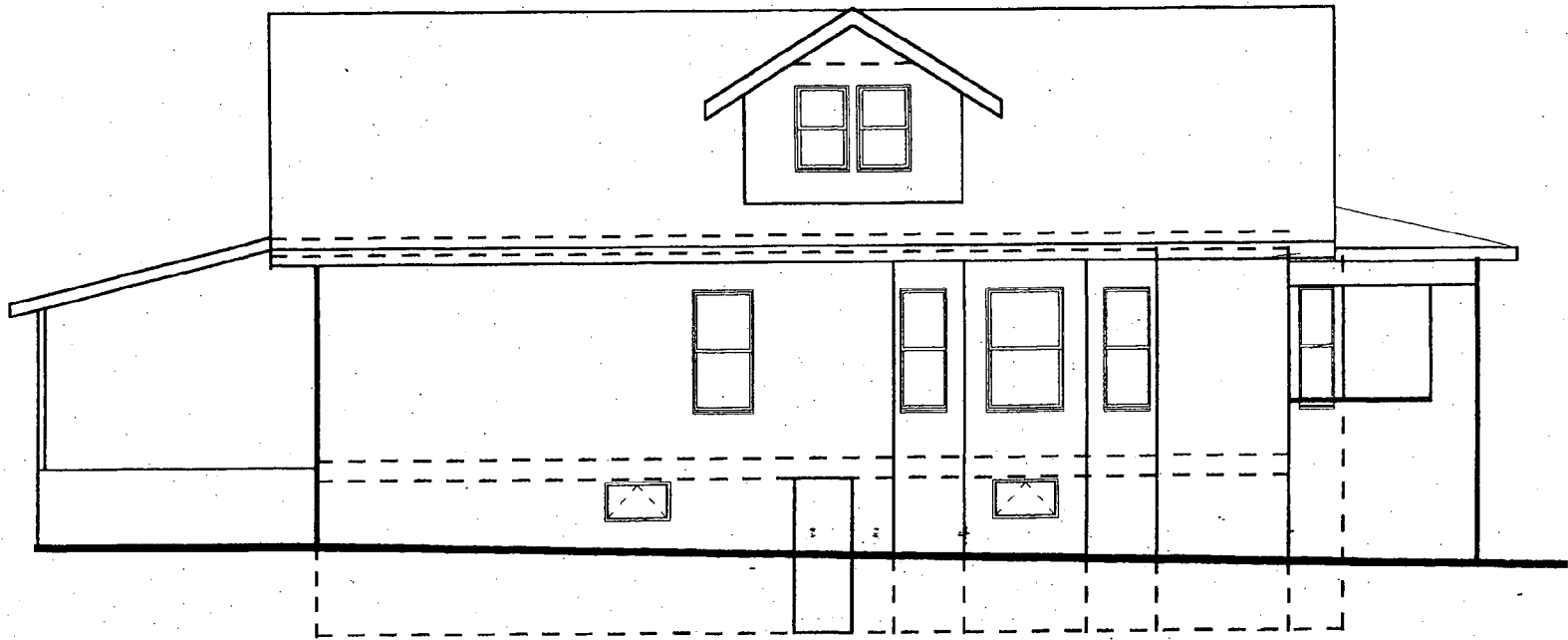


Railings/trim
not shown

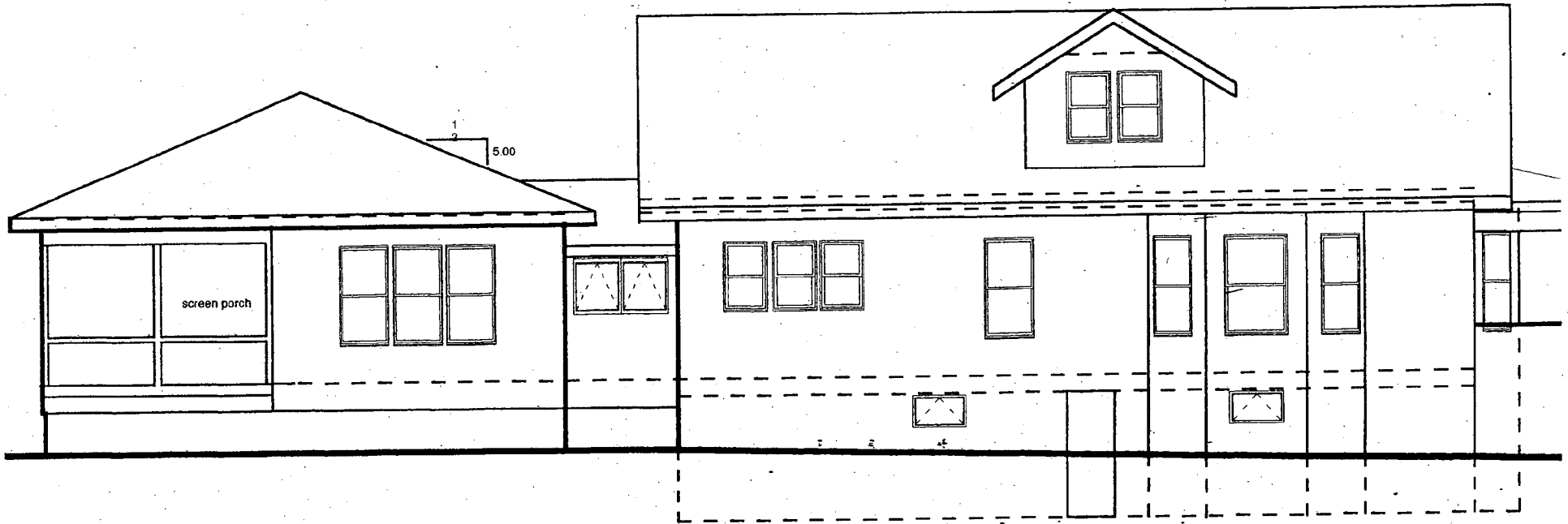
proposed new
side entry

proposed addition

NORTH ELEVATION - proposed
1/8" = 1'-0"

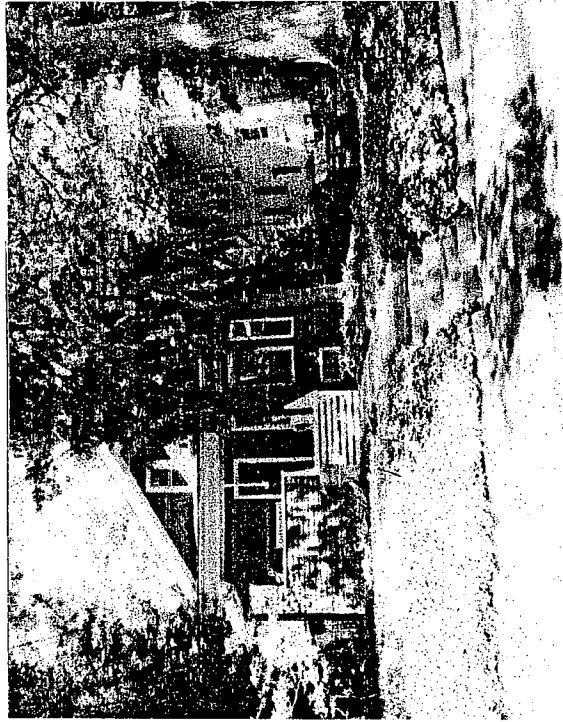


SOUTH ELEVATION - Existing
1/8" = 1'-0"

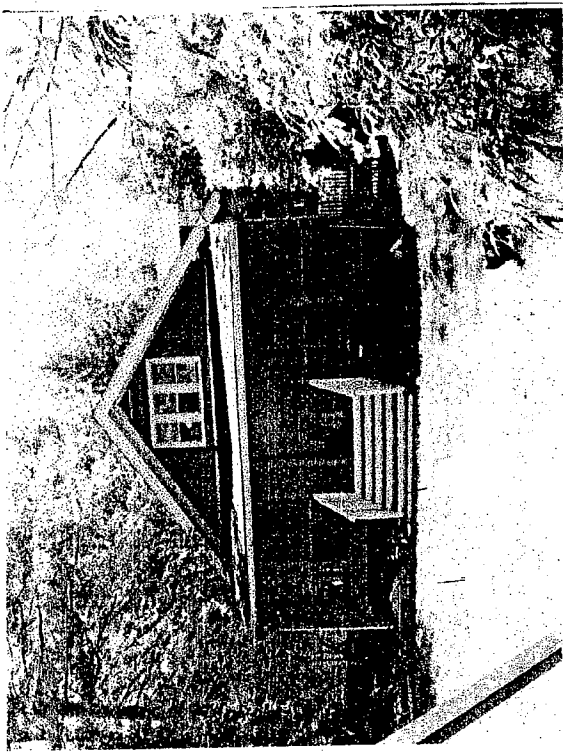


SOUTH ELEVATION - proposed
1/8" = 1'-0"

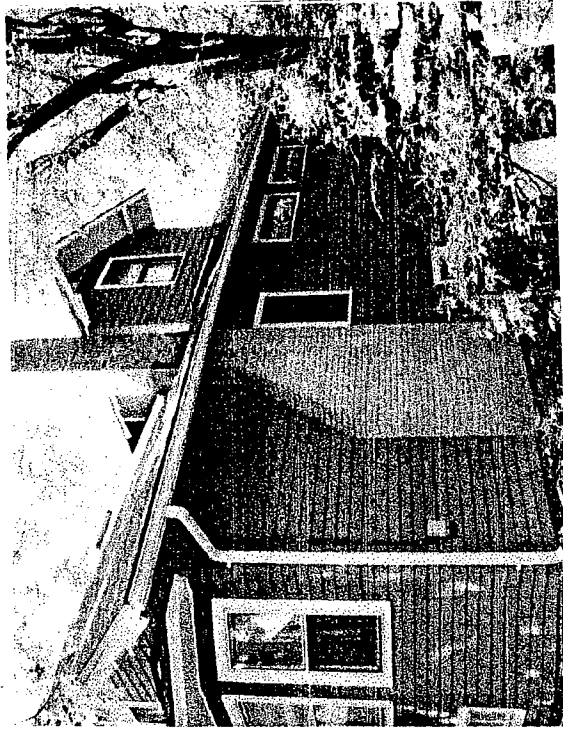
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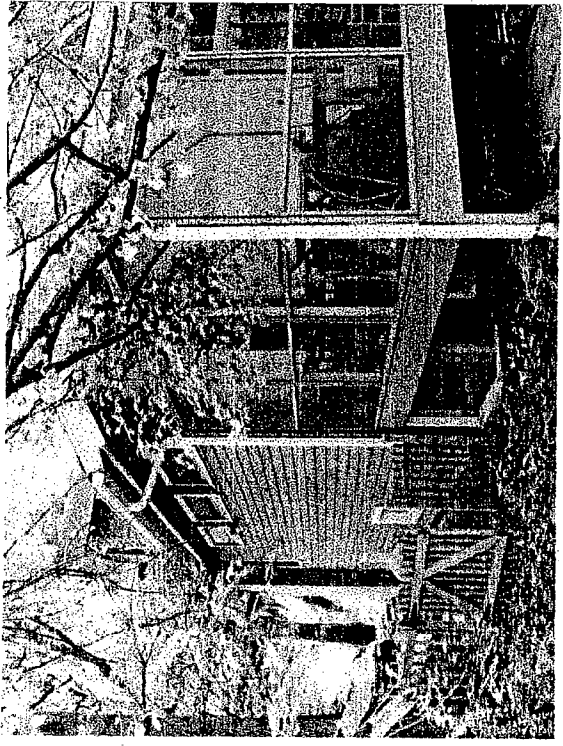
FRONT (EAST)



REAR (WEST)



SIDE (NORTHEAST)



SIDE (NORTHWEST)



SIDE - SOUTH

7202 MAPLE AVE.
TAKOMA PARK (13)

7202 Maple



back of house (screened porch to be removed)



right side (location of new side entry)

