

37/03-04VV 7215 Maple Ave
Takoma Park Historic District

Contributing
Resource

not visible from
pub. R-O-W
app. as matter
of course




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: September 9, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 353352

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED.**

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: A. Joseph and Carol Z. Ossi

Address: 7215 Maple Avenue, Takoma Park, MD

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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Carol Ossi
 Daytime Phone No.: 202-303-5879

Tax Account No.: 01058596

Name of Property Owner: A. Joseph + Carol E Ossi Daytime Phone No.: 301-270-9178

Address: 7215 Takoma Park Maple Ave 20912
Street Number City Street Zip Code

Contractor: Archadeck of Montgomery Co. Phone No.: 301-956-3001

Contractor Registration No.: MHIC 121329

Agent for Owner: John Barrett Daytime Phone No.: 301-926-3001

LOCATION OF BUILDING/PREMISE

House Number: 7215 Street: Maple Ave
 Town/City: Takoma Park Nearest Cross Street: Tulip Ave
 Lot: 22 Block: 3 Subdivision: 25
 Liber: JAK1 Folio: 179 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: **CHECK ALL APPLICABLE:**
 Construct Extend Alter/Renovate A/C Slab Rooms Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 23,000

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

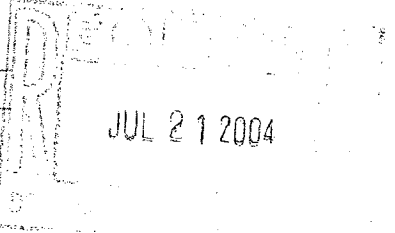
3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

Carol E Ossi
 Signature of owner or authorized agent

7/13/04
 Date

Approved: **Fay Chairperson Historic Preservation Commission**
 Disapproved: _____ Signature: Julia O'Malley Date: 9-9-04
 Application/Permit No.: 353352 Date Filed: _____ Date Issued: _____



SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

1919 bungalow with 1991
2 story addition
- glassboard siding
- large, deep back yard

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

Screened porch and open deck of
southern yellow pine to be constructed
to back of house abutting the
1991 addition

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

SITE PLAN

23

21

S. 32° 30' W. 50.00'

MTL
SM
6.5'

254.10'

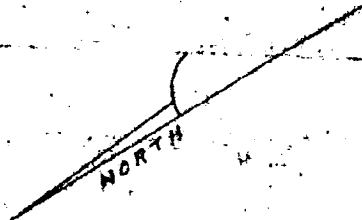
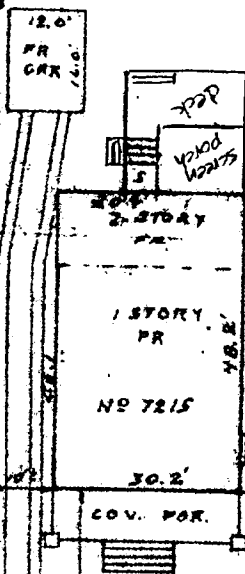
254.10'

LOT 22
BLOCK 3
12,705 ⁹

TILE WALL

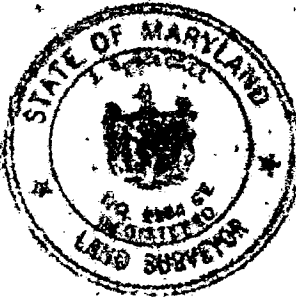
REDEVELOPMENT

John A. DeCall
June 29, 1992



APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley

9-9-04



N. 32° 30' E. 50.00'

NO 7215
MAPLE AVENUE
(40' R/W)

PLAT BOOK NO A

PLAT NO 3

SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

HOUSE LOCATION SURVEY:

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, and specific site conditions, these drawings may need to be modified by the builder to comply with such local codes and regulations, or site conditions.

Design by

archadeck®

or

Montgomery County

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Job Name: 0881

Address: 7215 Maple Ave.

Tacoma Park, MD 20912

Customer Signature: _____

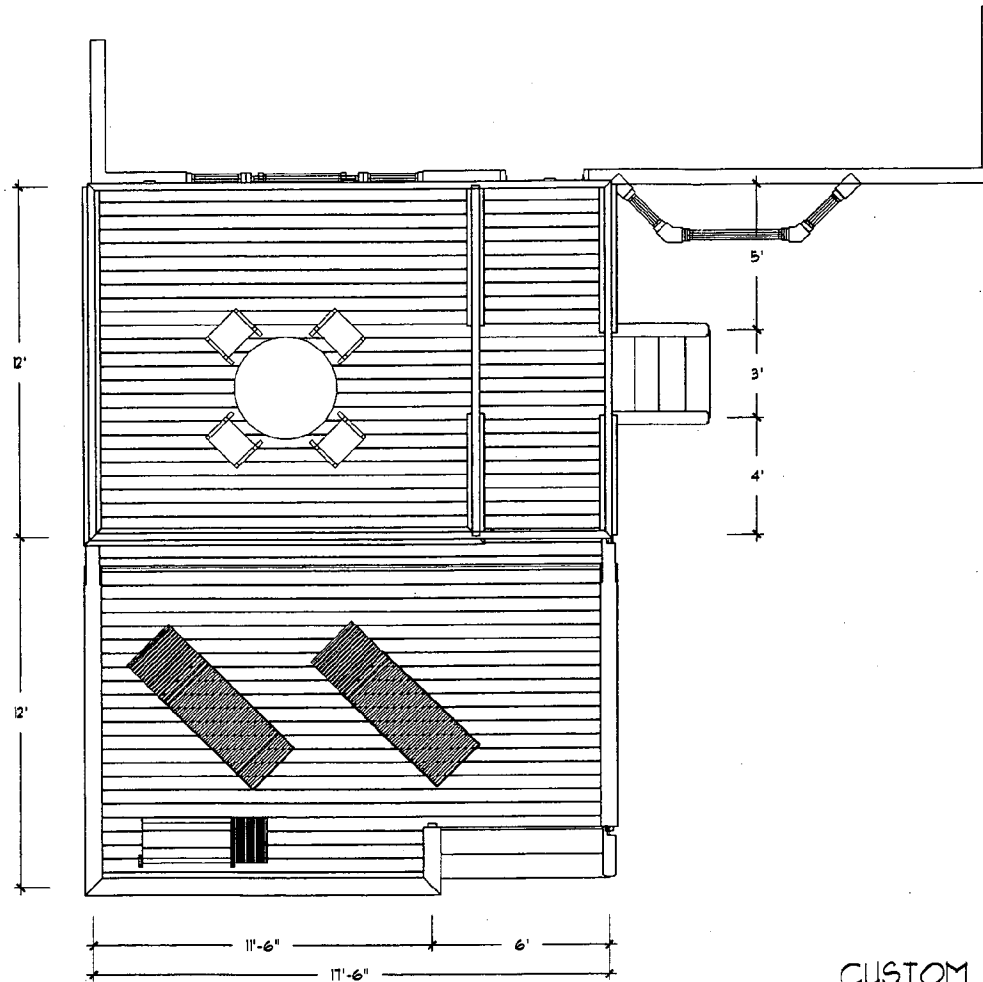
Sales Representative: John Barrett

Date: 5/15/03

Contract Number: 63-

Draftsman: xxx

GENERAL NOTES:



Materials

Pressure treated
Southern Yellow PINE

CUSTOM PLAN

SCALE 1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
Julia A. Malley
9-9-04

All dimensions are approximate. In the event of a difference between the drawn and written dimensions, the written dimension shall prevail. Due to local differences in building codes and regulations, all specific dimensions and details may need to be modified by the builder to comply with such local codes and regulations, or the conditions.

Design by

archadeck®

of
Montgomery County

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Job Name: Ossi

Address: 1215 Maple Ave.

Tacoma Park, MD 20912

Customer Signature: _____

Sales Representative: John Barrett

Date: 5/15/23

Contract Number: 63-

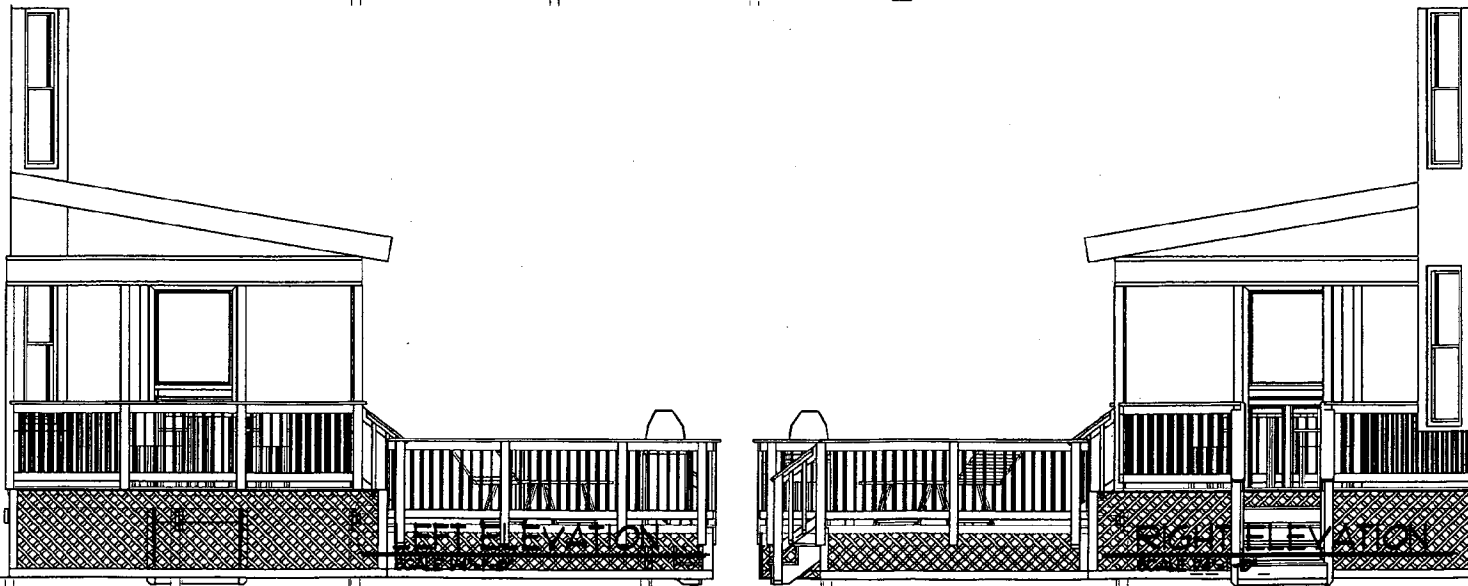
Draftsman: xxx

GENERAL NOTES:

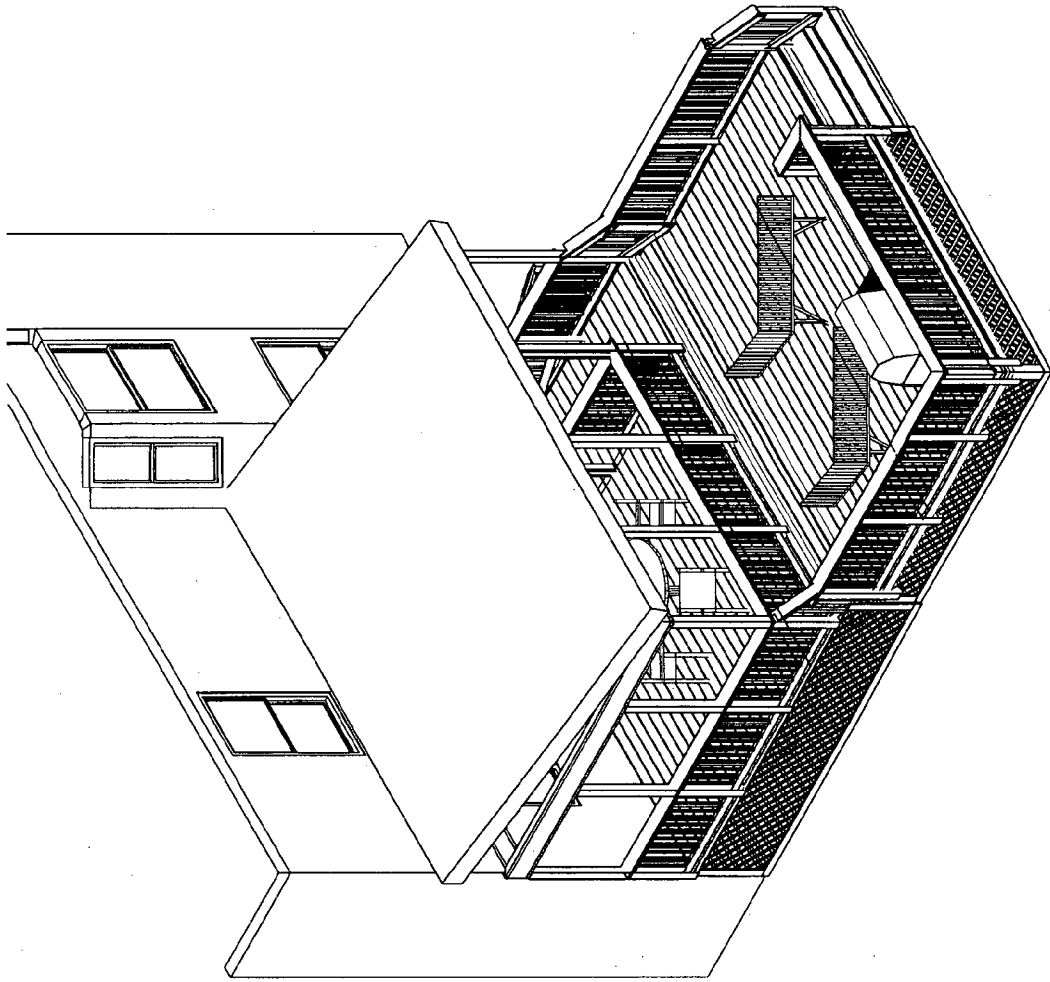


FRONT ELEVATION

SCALE 1/4" = 1'-0"

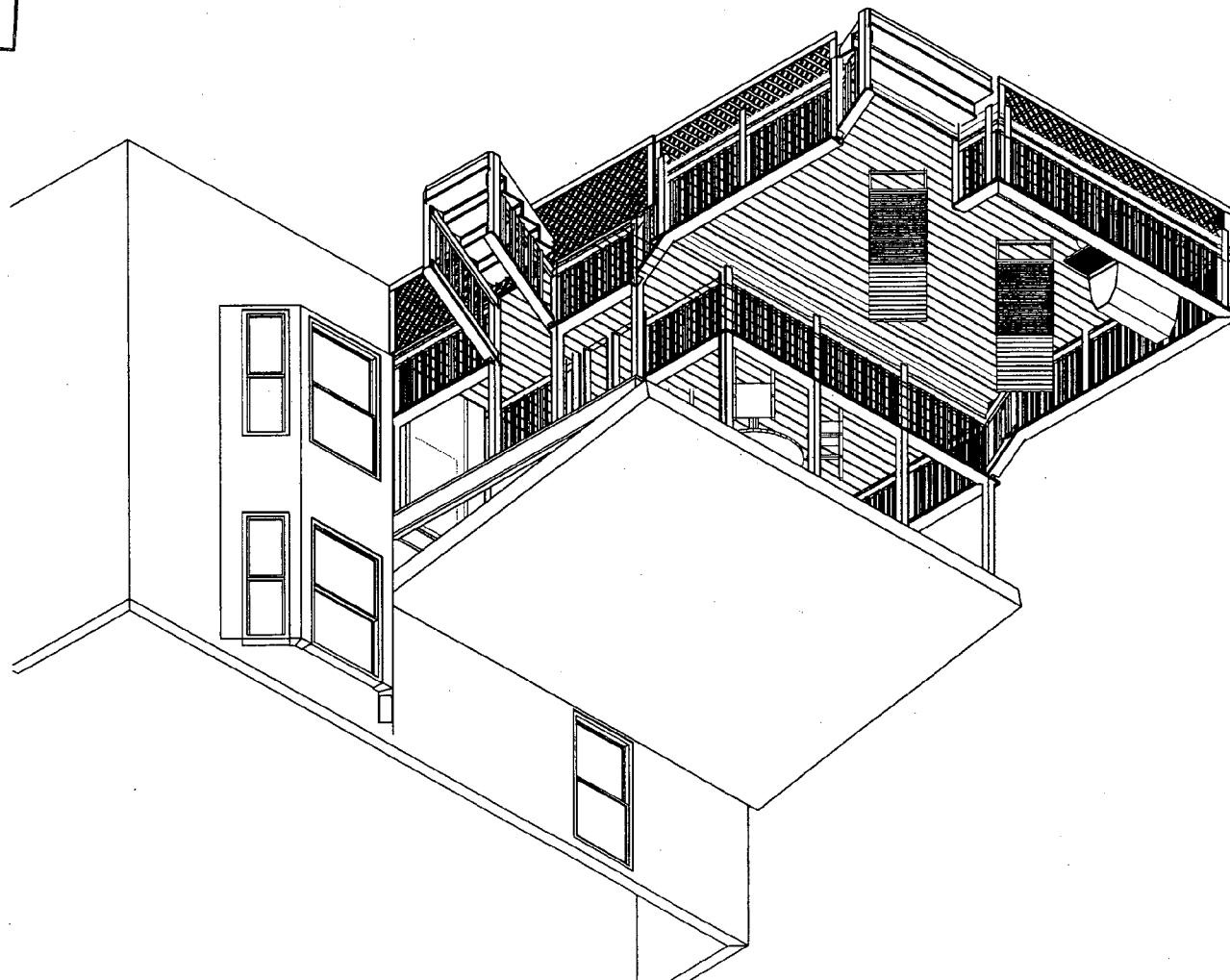


APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley
9-9-04



APPROVED
Montgomery County
Historic Preservation Commission
Julia Walker
9-9-09

APPROVED
Montgomery County
Historic Preservation Commission
John C. Maloney
9-9-84



July 19, 2004

Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

To whom it may concern:

Enclosed please find an application and required attachments for an Historic Work Area Permit for a screened porch and deck addition to our home, located at 7215 Maple Avenue in Takoma Park.

Written Description:

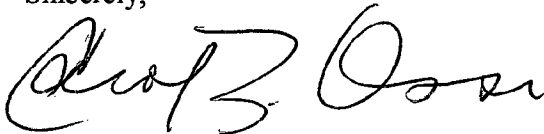
The screened porch and deck to be built onto on the rear of the house, a 1919 bungalow which has been expanded twice by us in the last 26 years - with a 1 story addition in the early 1980's and a 2-story addition in 1991. The 17 1/2' x 24 porch and deck will be built of pressure treated southern yellow pine.

Please find the enclosed attachments:

1. site plan
2. construction plans with materials specification (2)
3. photographs
4. names and addresses of property owners

We look forward to hearing from you regarding the meeting date at which this plan will be reviewed.

Sincerely,



Carol and Joe Ossi
7215 Maple Avenue
Takoma Park, MD 20912

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address Joe and Carol Ossi 7215 Maple Ave Takoma Park MD 20912	Owner's Agent's mailing address John Barrett Archadeck 8302 Brink Rd. Laytonsville, MD 20882
Adjacent and confronting Property Owners mailing addresses	
Susan Bundock and Matt Johnson 7213 Maple Ave. Takoma Park, MD 20912	Richard Chan 7217 Maple Ave. Takoma Park, MD 20912
Chris Intagliata and Larry Asbell 7216 Willow Ave. Takoma Park, MD 20912	Dale Peters Denton 7214 Maple Ave. Takoma Park, MD 20912



View from
Addressing property
7213 Maple



View from public
right of way
7215 Maple Ave.

7215 Maple -
affected - facade -
rear of house -
addition built in 1991



View from adjoining
property - 7217 Maple



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7215 Maple Avenue, Takoma Park	Meeting Date:	09/08/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	09/01/04
Review:	HAWP	Public Notice:	08/25/04
Case Number:	37/03-04VV	Tax Credit:	None
Applicant:	A. Joseph and Carol Z. Ossi	Staff:	Anne Fothergill

PROPOSAL: Construction of rear screened porch and deck

RECOMMENDATION: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Bungalow
DATE: c. 1915-1920

PROPOSAL

The applicants are proposing to construct a rear screened porch and deck measuring 17 ½' x 24'. The porch would be attached to the back of the house, connecting to a 1991 rear addition to the house. The porch and deck would be wood and would not be visible from the street (see photos in Circles 12-14).

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:

- 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.
- 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 addition is located at the rear of the house, the materials are compatible with the existing house, and the new addition will connect to a non-contributing section of the existing house and will not adversely affect the historic house.

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

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application 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.

7215 Maple



right side from street

