

37/03-04X 7209 Maple Ave
Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner (w)
Historic Preservation Section

SUBJECT: Historic Area Work Permit #342293 – Studio Addition

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

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

Applicant: John and Ellen Bell

Address: 7209 Maple Avenue, Takoma Park Historic District

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

STUDIO PARTNERSHIP ARCHITECTS

April 24, 2004

HAWP application for Ellen and John Bell, 7209 Maple Ave., Takoma Park, Md. 20912.

Written Description of the Project.

a. Existing structure and environmental setting:

The house is a category 1, Victorian vernacular style, 2 1/2 story wood frame, constructed c1900. At the rear of the house, is a contemporary two story addition with deck. In the rear yard is a one-story detached shed.

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

The proposal includes a three foot extension to the existing rear deck with new railing and modification of the existing rear stair from deck to grade.

The proposal also calls for the demolition of the existing deteriorating, 9-10" x 20'11", one story shed and the addition of a new structure. The new one-story, slab on grade accessory building includes a 14'x 19' studio space with attached 6'x12' storage space and 6'x10' greenhouse. There would be a wood pergola structure with corrugated fiberglass roofing which would extend from underneath the deck to the end of the greenhouse. There would be a 6' x 8' patio with an open trellis structure at the southeast corner of the outbuilding. The patio and walk way would be flagstone.

The proposal calls for 2 sections of approximately 3' high retaining walls located entirely on the property and new exterior steps from the walk to the area under the deck.

The siding for the new work will be wood clapboard and the roof pre-finished metal.

The entire proposal is for work at the rear of the house. The accessory building is not attached to the house and is located significantly below the grade level at the front elevation. The floor elevation of the new accessory building is approximately 3'-7" below the current floor elevation of the existing basement.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
 240/717-5370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR
 HISTORIC AREA WORK PERMIT

RECEIVED

APR 27 2004

Dept. of Permitting Services
 Division of
 Geospatial Management

Contact Person: Ellen Bell
 Daytime Phone No.: 301 891-2223

Tax Account No.: _____

Name of Property Owner: John & Ellen Bell Daytime Phone No.: 301 891-2223
 Address: 7909 Maple Ave. Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: Not known @ this time Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: Studio Partnership Architects Daytime Phone No.: 301 270.0990

LOCATION OF BUILDING/PREMISE

House Number: 7209 Street: Maple Ave.
 Town/City: Takoma Park Nearest Cross Street: Tulip Ave.
 Lot: 19 Block: 3 Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Blaze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ Not knowne this time
 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 3 feet 0 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.

Ellen Bell
 Signature of owner or authorized agent

5-02-04
 Date

Approved: X Ellen Bell For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 7/15/04
 Application/Permit No.: 342293 Date Filed: 4/27/04 Date Issued: _____

**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 plot. 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 decline 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7209 Maple Avenue, Takoma Park	Meeting Date:	05/26/04
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	05/19/04
Review:	HAWP	Public Notice:	05/12/04
Case Number:	37/03-04X	Tax Credit:	None
Applicant:	John and Ellen Bell	Staff:	Michele Naru

PROPOSAL: Shed Demolition and New Accessory Building Construction; Rear Deck Extension with Pergola; Patio, Walkway, Retaining Wall and Trellis installation; Tree Removal

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Victorian Vernacular
DATE: c1900

The house located at 7209 Maple Avenue is an outstanding resource within the Takoma Park Historic District. The subject house is a 2-1/2 story, frame, gabled structure. The house is clad in horizontal siding and detailed with a full-width front porch detailed with Doric columns. The gable end is detailed with wood shingles and a lancet window. The house still has its original 2/2 wood sash windows.

There is a small frame garage/shed located in close proximity to the rear, south corner of the house. This garage/shed has been significantly altered. The roof has been raised and a concave roof was installed. Additionally, a shed roof extension was added protruding from its south elevation.

The lot measures 254' deep and 50' wide and slopes considerably toward the rear property line. The house is flanked by c.1900, contributing resources.

PROPOSAL: The applicant is proposing to (See Circle 10):

1. Demolish the existing shed/garage structure (9'10" x 20'11") on the lot.

2. Construct a 26'L x 19'W x 12'6"H(max height -majority of building will be 8'10" in height) studio/storage/greenhouse building on the site of the existing shed/garage. The new building will be constructed on a slab foundation, with wood siding and metal roofing.
3. Construct a wood pergola with a flagstone walkway and a corrugated fiberglass roof. The new pergola and walkway will commence from the lower level of the deck, along the side elevation of the new building.
4. Install an open trellis with a 6' x 8' flagstone patio underneath to be located in front of the greenhouse entrance.
5. Remove a existing pear tree from the property.
6. Extend the existing deck projecting from the second story of the rear elevation 3' in length.
7. Reorient the existing deck staircase to face the rear yard.
8. Install a 3' high retaining walls (see location on circle 10).

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to outstanding resources within the historic district. The *Takoma Park Guidelines* define outstanding resources as:

A resource, which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historical associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

This proposed structure is to be located in the rear yard – barely visible for the public right-of-way. Additionally, the proposed new studio/shed/greenhouse construction will be compatible with the main structure in terms of size, height, scale and massing and, built with sympathetic materials (wood siding, metal roofing). Staff supports the modern design of this building and notes that the Commission typically supports detached, new construction that is of the current period, stylistically. As such, staff is recommending approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

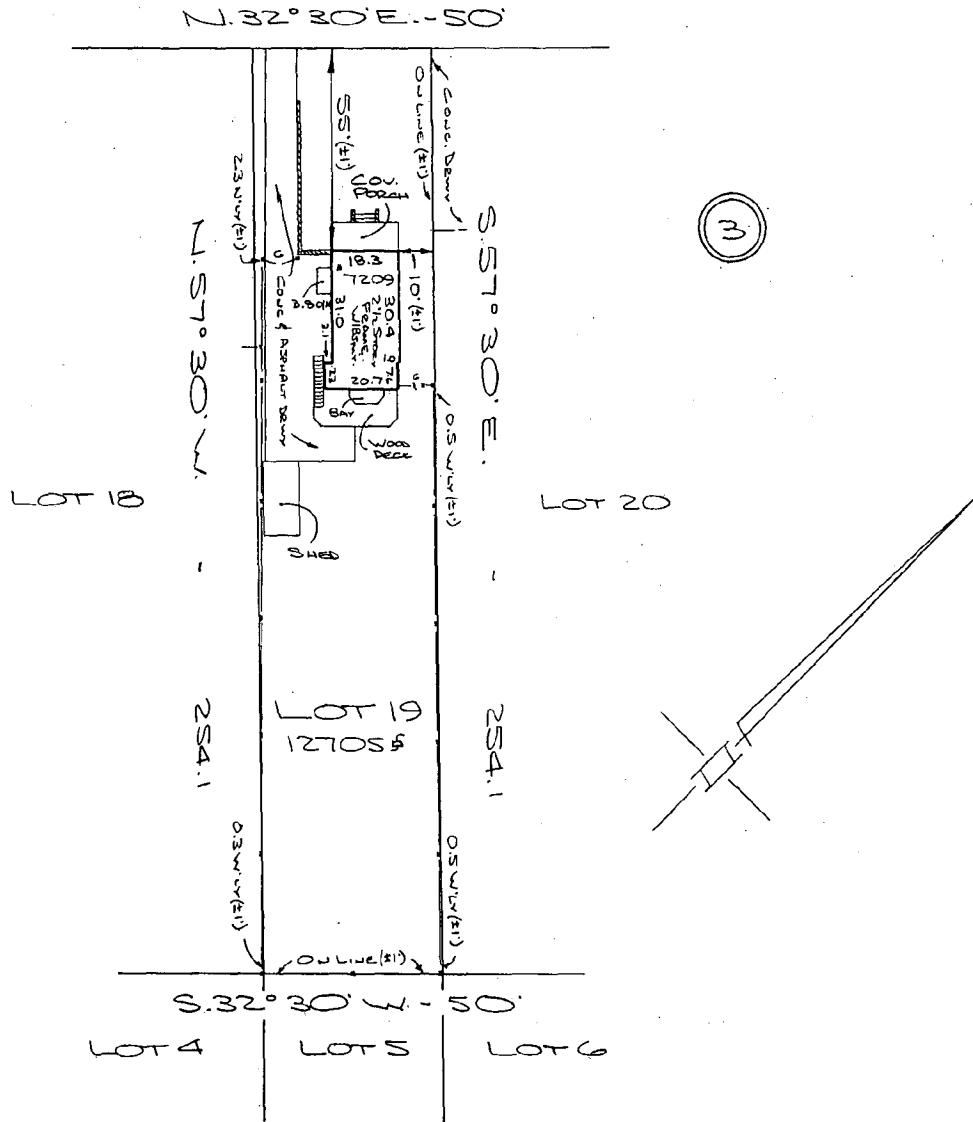
The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district; and

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 Takoma Park Historic District Guidelines, Approved and Adopted in August, 1992.

With the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits, if applicable, and 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) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

MAPLE AVENUE



Capitol Surveys, Inc.
 10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 19 BLOCK 3

TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

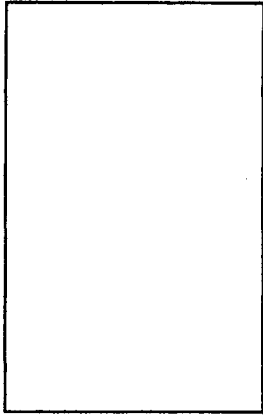
Recorded in Plat Book **A** Plat **3** Scale 1" = 40'

CASE: 1715-97 FILE: 57643

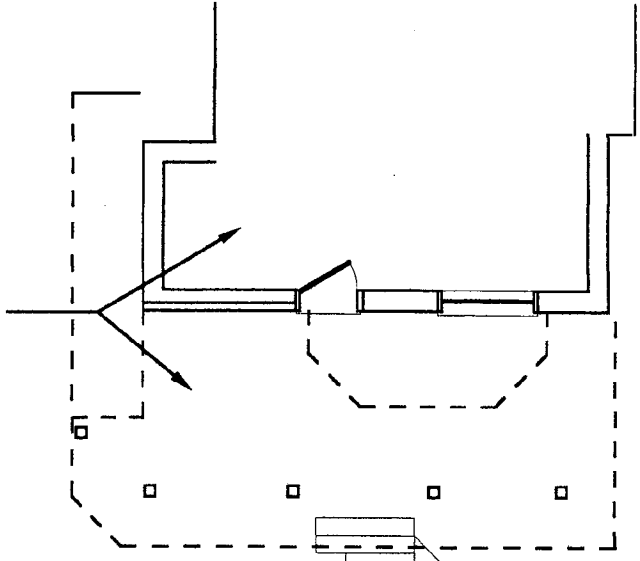
DATE: OCTOBER 6, 1997

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and to the best of my belief of what can be visually and accessibly observed.

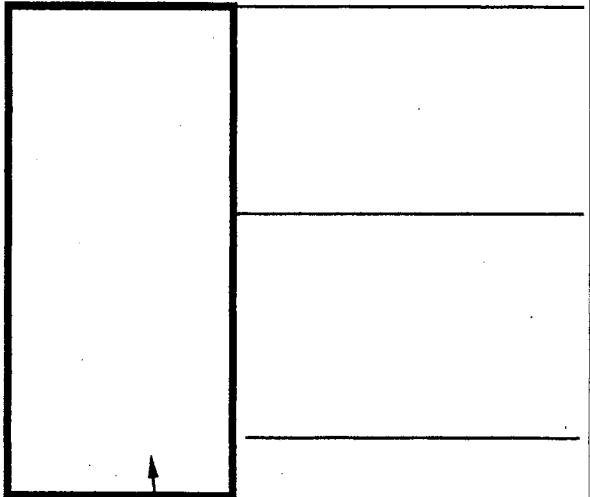
STATE OF MARYLAND
 REGISTERED PROFESSIONAL SURVEYOR
 No. 522
 Edward L. [Signature]
 Maryland Property Line Surveyor No. 522



EXISTING
HOUSE AND
DECK ABOVE.



REMOVE
~~DOGWOOD~~
PEARL TREE



RAZE EXISTING 9'-10" X 20'-11"
SHED.

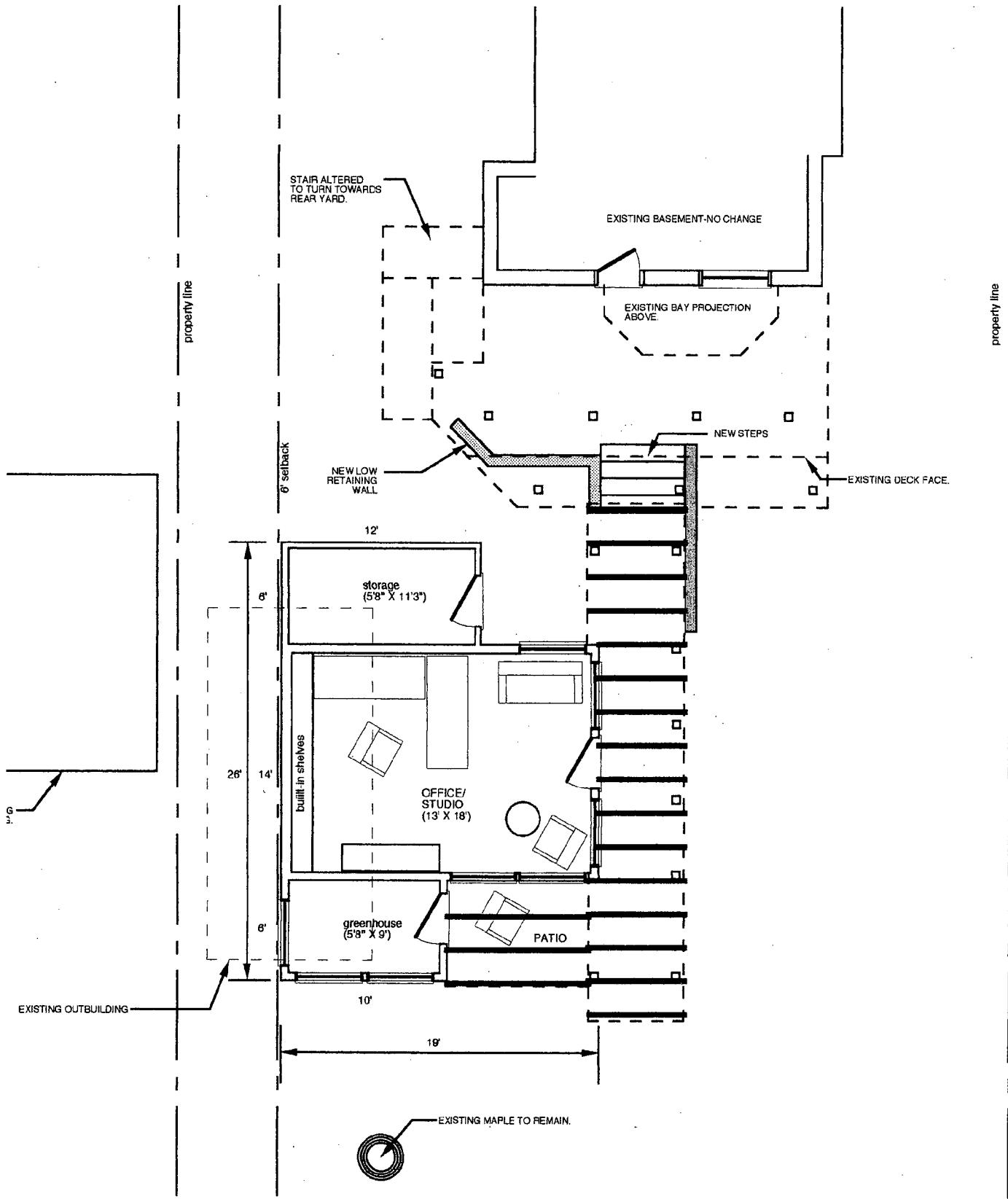
EXISTING MAPLE TREE.



TREE SURVEY
EXISTING CONDITIONS
SITE PLAN

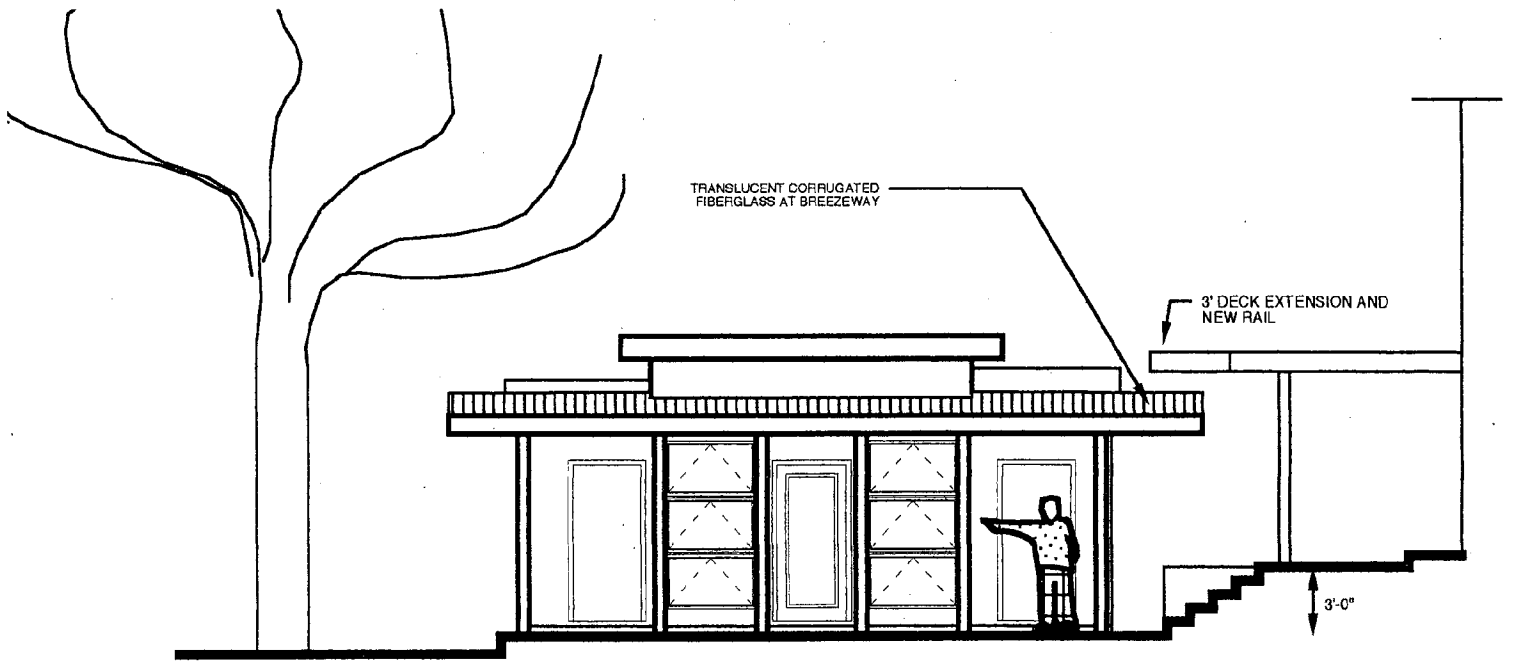


SCALE: 1/8" = 1'-0"

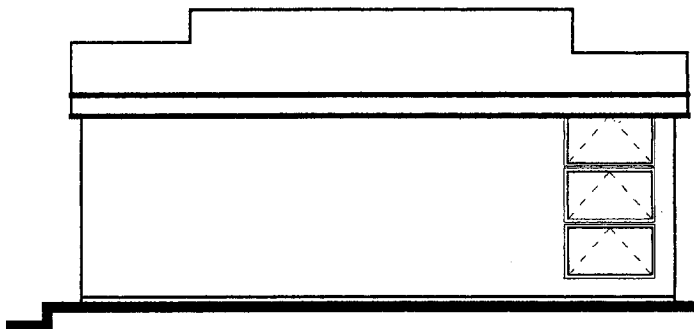


REAR YARD
 SITE PLAN/ FLOOR PLAN
 OF PROPOSED STRUCTURE
 SCALE: 1/8" = 1'-0"

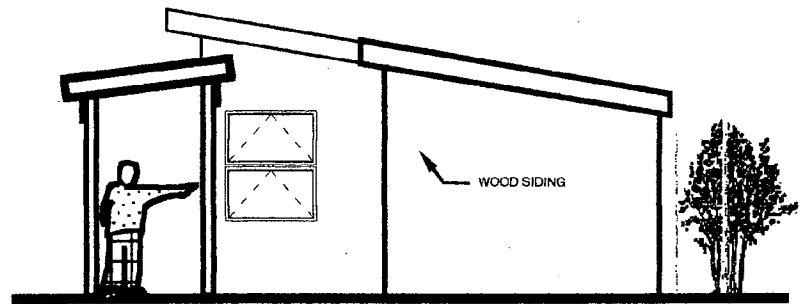




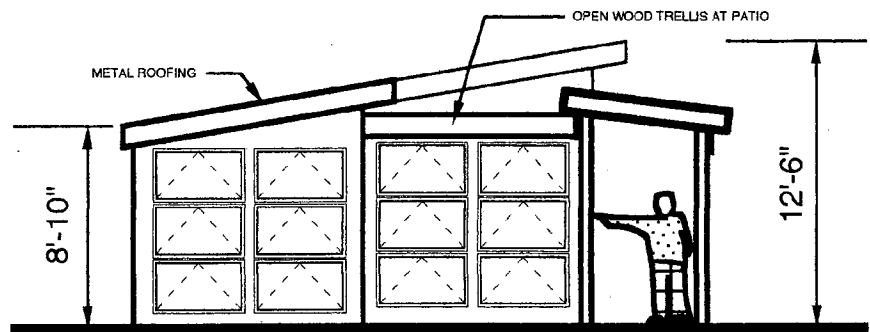
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHWEST ELEVATION



SOUTHEAST ELEVATION


ELEVATIONS SCALE: 1/8" = 1'-0"



Date: July 15, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit #342293 – Studio Addition

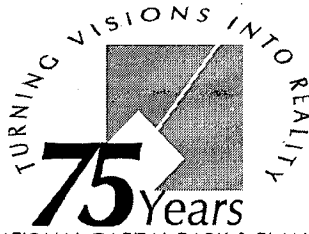
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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 28, 2004

MEMORANDUM

TO: John and Ellen Bell
7209 Maple Avenue, Takoma Park Historic District

FROM: Michele Naru, Planner (m)
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 342293

Your Historic Area Work Permit application for a rear addition was **approved** by the Historic Preservation Commission at its May 26, 2004 meeting.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you stamped drawings and an official approval letter (given at the time of drawing stamping). 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

STUDIO PARTNERSHIP ARCHITECTS

April 24, 2004

HAWP application for Ellen and John Bell, 7209 Maple Ave., Takoma Park, Md. 20912.

Written Description of the Project.

a. Existing structure and environmental setting:

The house is a category 1, Victorian vernacular style, 2 1/2 story wood frame, constructed c1900. At the rear of the house, is a contemporary two story addition with deck. In the rear yard is a one-story detached shed.

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

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RETURN TO DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 246-777-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

RECEIVED

APR 27 2004

Dept. of Permitting Services
 Division of
 Casework Management

Contact Person: Ellen Bell
 Daytime Phone No.: 301 891-2223

Tax Account No.: _____
 Name of Property Owner: John & Ellen Bell Daytime Phone No.: 301 891-2223
 Address: 7209 Maple Ave. Takoma Park MD 20912
Street Number City Street Zip Code
 Contractor: Not known @ this time Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Studio Partnership Architects Daytime Phone No.: 301 270.0940

LOCATION OF BUILDING/PREMISE

House Number: 7209 Street: Maple Ave.
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 Lot: 19 Block: 3 Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

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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.

Ellen Bell
 Signature of owner or authorized agent

5-02-04
 Date

Approved: X Ellen Bell Vice-Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 7/15/04
 Application/Permit #: 342293 Date Filed: 4/27/04 Date Issued: _____

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*Stamped
dupes on July 15, 2004
same dupes as
attached to
this staff
report.*

List of neighbors bordering 7209 Maple Avenue, Takoma
Park, MD 20912

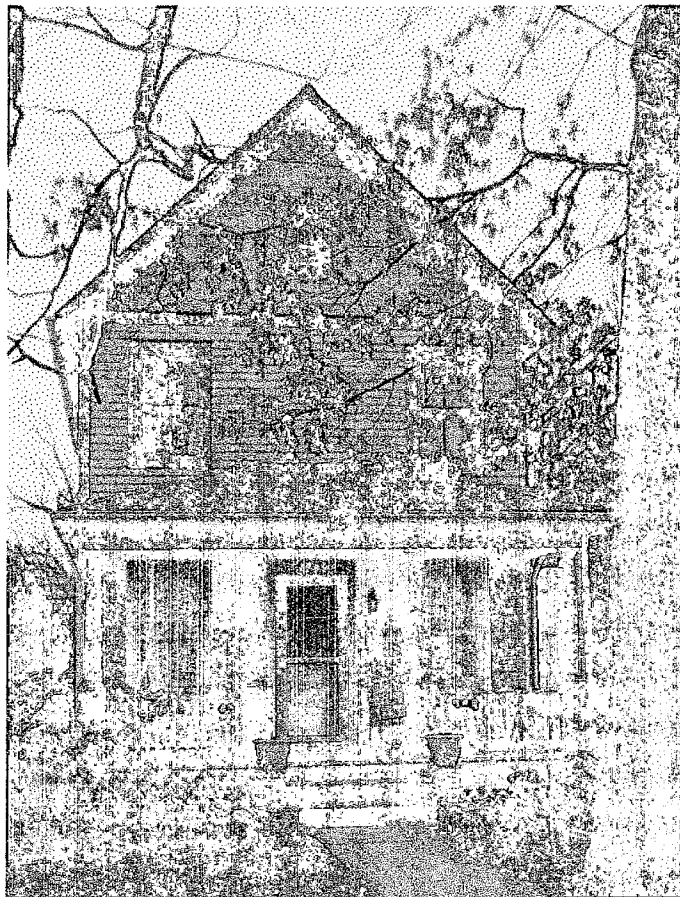
Susan Phillips 7207 Maple Ave

Vilo Josey 7211 Maple Ave

Kathy Coon/Michael Lichten 7210 Maple Ave

Cathy Mack 7208 Maple Ave

Sunny Morgan ~~7209~~ Willow Ave
7210



NORTHWEST ELEVATION



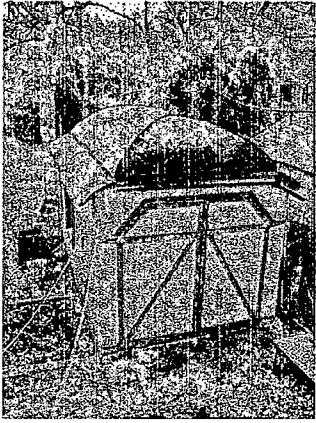
NORTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NW ELEVATION



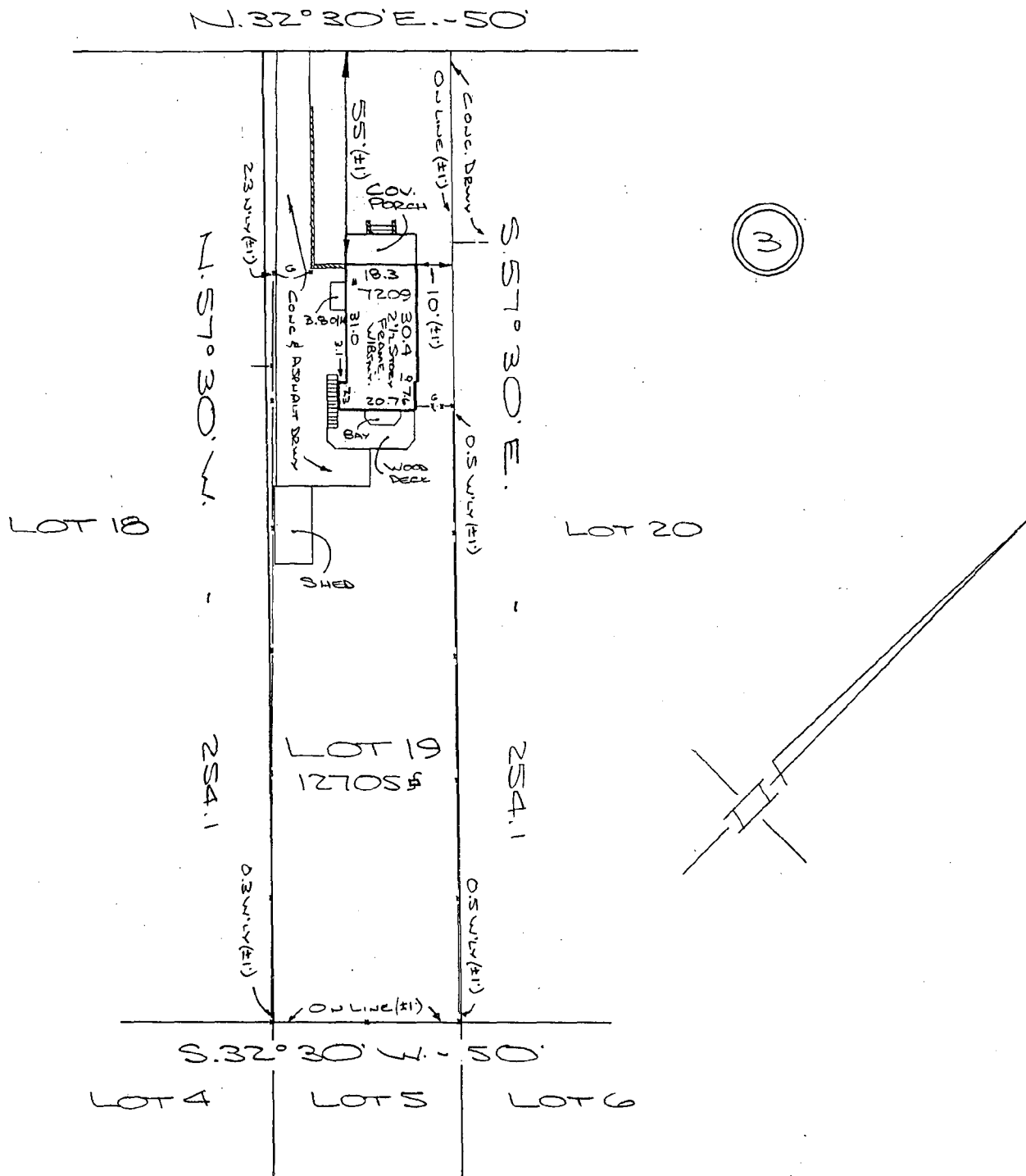
SE ELEVATION



NE ELEVATION

14

MAPLE AVENUE



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only 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; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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 refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 19 BLOCK 3

TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

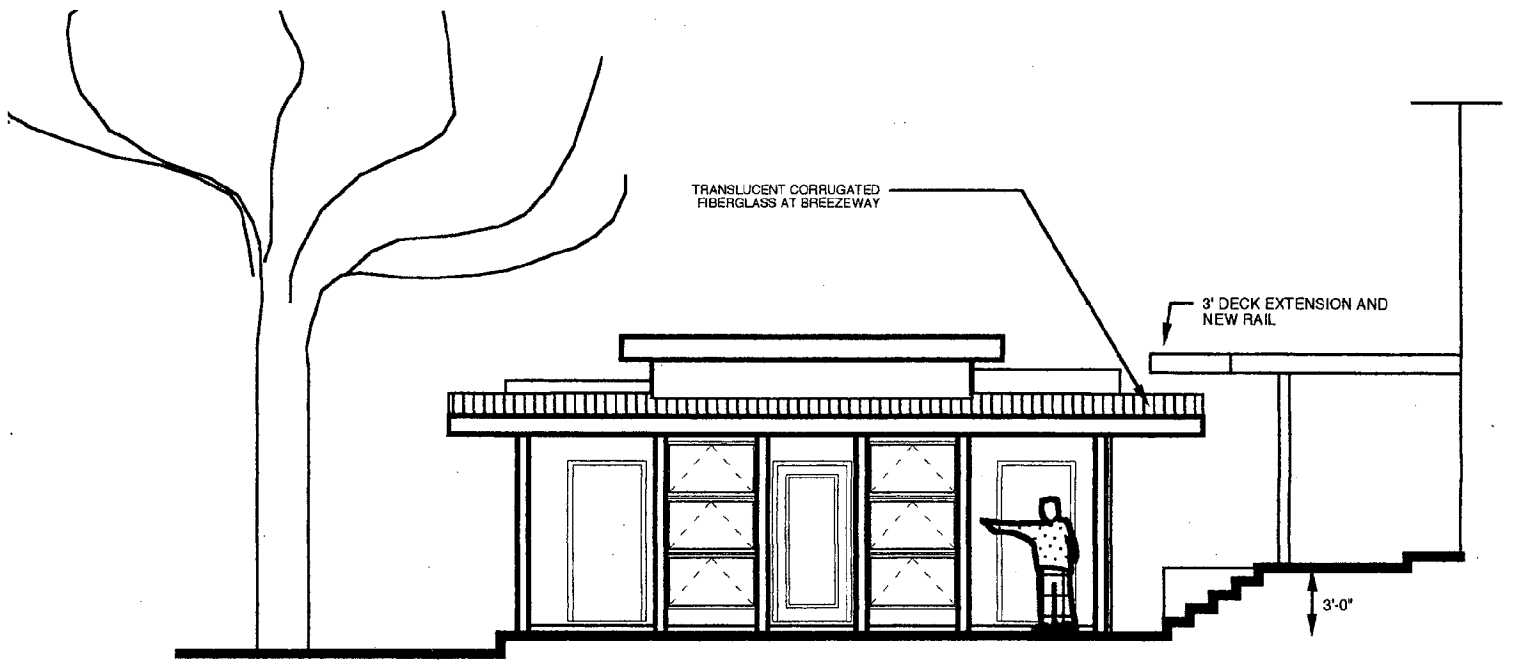
Recorded in Plat Book **A** Plat **3** Scale 1" = 40'

CASE: 1715-97 FILE: 57643

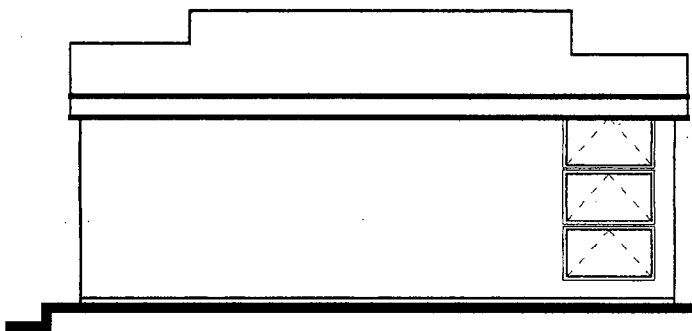
DATE: OCTOBER 6, 1997

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

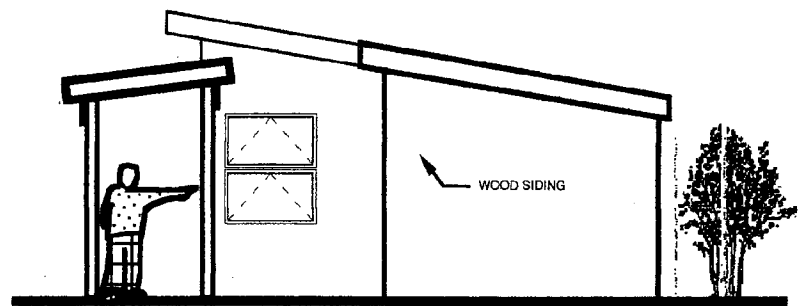
EDWARD L. LOPEZ, JR.
 MARYLAND PROPERTY LINE SURVEYOR
 No. 522



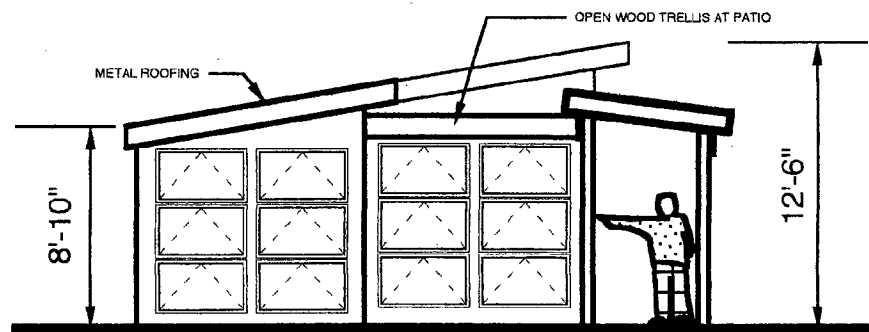
NORTHEAST ELEVATION



SOUTHWEST ELEVATION

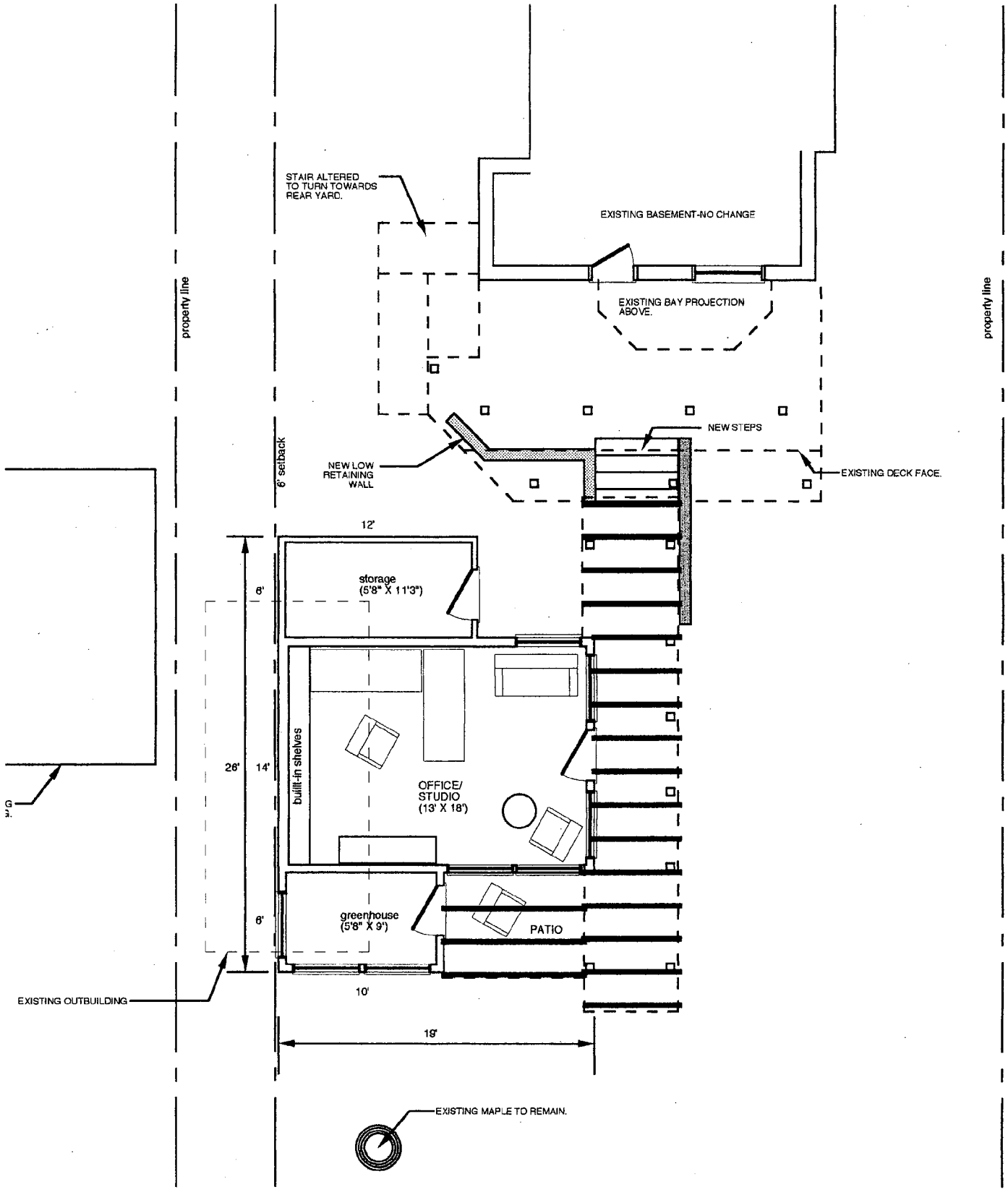


NORTHWEST ELEVATION



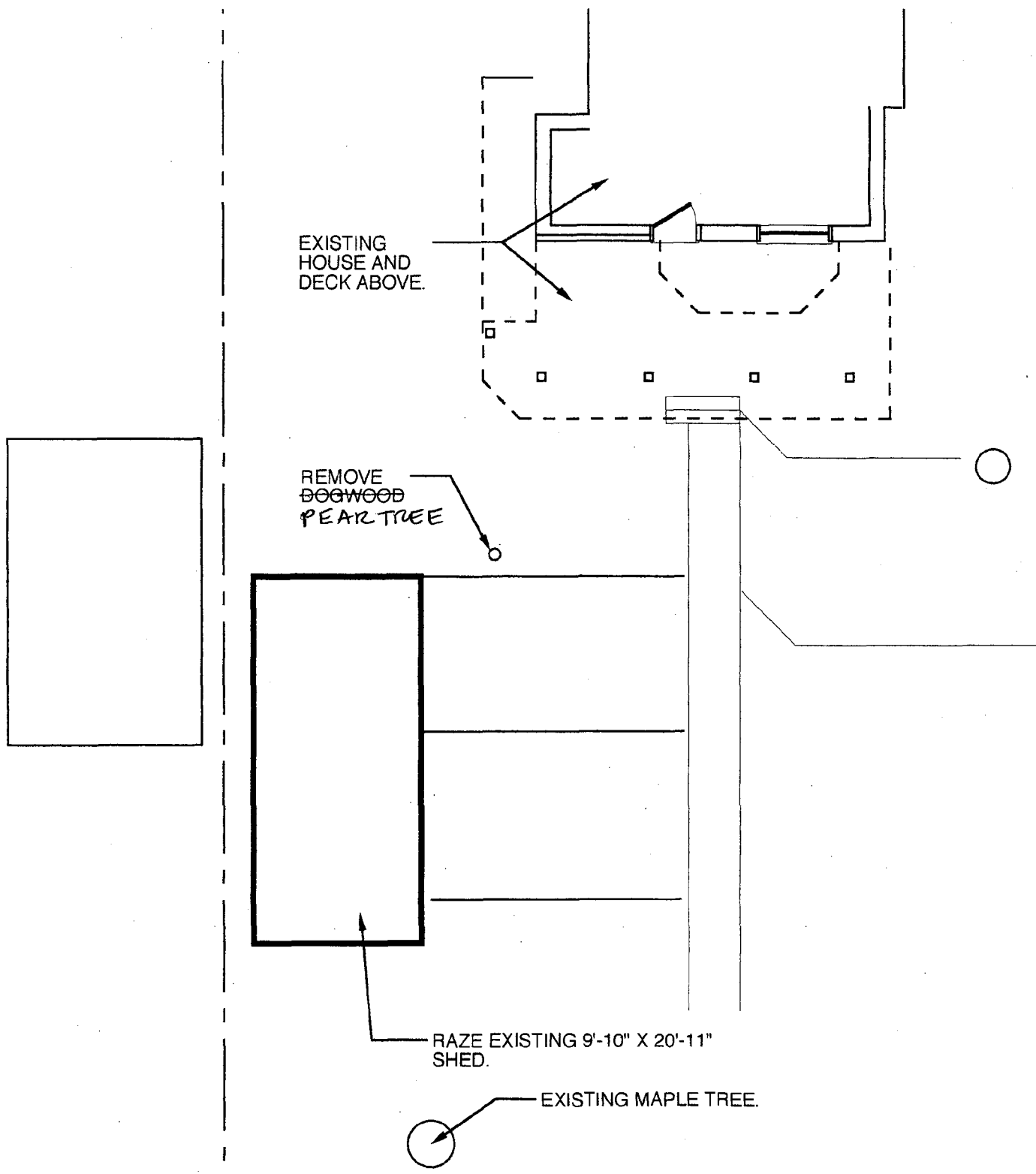
SOUTHEAST ELEVATION

ELEVATIONS SCALE: 1/8" = 1'-0"



REAR YARD
 SITE PLAN/ FLOOR PLAN
 OF PROPOSED STRUCTURE
 SCALE: 1/8" = 1'-0"





TREE SURVEY
 EXISTING CONDITIONS
 SITE PLAN



SCALE: 1/8" = 1'-0"