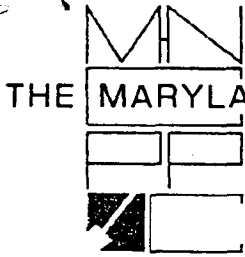


37/3-01C 7310 Maple Avenue
(Takoma Park Historic District)



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

Date: 2/16/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

X Approved

Approved with Conditions: _____

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

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

Applicant: Dana & Karen Czapauskiy

Address: 7310 Maple Ave., Takoma Park 20912

and 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 @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

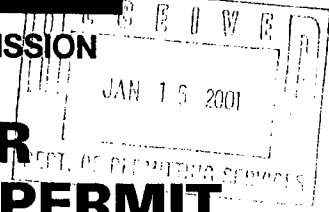


RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

Spec Exception - Accessory Apartment

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400



APPLICATION FOR HISTORIC AREA WORK PERMIT

DIST. 13 sub 25 T/C 74 Lot 19/20
BKS 18400 F
Lib 4578
Folio 300

Tax Account No.: 1086073

Contact Person: DANA E. CZAPINSKI
Daytime Phone No.: 301-213-7070 - Cell
301-270-2312
301-270

Name of Property Owner: DANA & Karen CZAPINSKI Daytime Phone No.: 301-213-7070
301-270-2312

Address: 7310 MAPLE AVENUE TAKOMA PARK, MD Street 20912 Zip Code
Street Number City State

Contractor: LONG FENCE CO. Phone No.: 301-428-9040

Contractor Registration No.: _____ Contractor Lic. # 9615

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7310 MAPLE AVENUE Street: MAPLE AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULLY AVENUE

Lot: 17-20 Block: 5 Subdivision: B.F. Gilbert's subdivision of Takoma Park

Liber: 10629 Folio: 773 Parcel: 13-25-1066073

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

Construct Extend Alter/Renovate A/C Slab Room 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: \$ 2874.60

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 4' 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.

Dana E. Czapski Signature of owner or authorized agent 01-12-01 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 2/14/01

Application/Permit No.: 238630 Date Filed: 1/17/01 Date Issued: _____

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

I. WRITTEN DESCRIPTION OF PROJECT

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

No existing structures where we are placing our fence. Neighbor has a chain link fence - see pictures. Talked with neighbors - they are okay with fence. Telephone number - see below (b)

4' wooden fence in 8' lengths - picket - see pictures

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

Construct fence to match and echo fence that parallels the other side of the yard - no environmental impact - aesthetically improves property. Fence runs under drip line of large oak. Post holes will not touch roots.

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 N/A
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping. N/A

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

4' wooden picket fence - see pictures

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

enclosed

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the effected 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

N/A 4' Fence

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

Le Roy P. Adams 301-270-4221
7312 Maple Ave
Takoma Park, MD 20912

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).

Richard Dove
7315 Maple Avenue
Takoma Park, MD 20912

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE. 301-270-6231
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	7310 Maple Avenue	Meeting Date:	2/14/01
Applicant:	Dana & Karen Czapanskiy	Report Date:	2/7/01
Resource:	Takoma Park Historic District	Public Notice:	1/31/01
Review:	HAWP	Tax Credit:	No
Case Number:	37/3-01C	Staff:	Robin D. Ziek

PROPOSAL: Add section of fencing

RECOMMEND: Approval

DATE OF CONSTRUCTION: ca 1887-1888

SIGNIFICANCE: _____ Individual *Master Plan* Site

Within a *Master Plan* Historic District

_____ Primary Resource

Contributing Resource

_____ Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: This Victorian residence was renovated in the early 20th century and given the aspect of a Colonial Revival house. The property has existing wood picket fencing on much of the perimeter.

PROPOSAL: Add section of wood picket fencing to match existing fencing along a portion of the east (right) side property line to fully enclose the back yard (see Circle **7, B**). The new fencing would be 48" high, and is proposed as a wood picket fence with "Colonial Gothic" posts and gothic pickets (see Circle **9**).

RECOMMENDATION: Approval
Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

①

- X 2. The proposal is compatible in character and nature with the historical, archaeological, 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; or

and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 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

DIST. 13 sub 25

T/C 74 Lot 12/20

BKS 18400 F
L. 6214578
Folio 300

Contact Person: DANA F. CZAPANSKI
Daytime Phone No.: 301-213-7070 - cell
301-270

Tax Account No.: 1086073

Name of Property Owner: DANA & KAREN CZAPANSKI Daytime Phone No.: 301-213-7070

Address: 7310 MAPLE AVENUE Takoma Park, MD 20912
Street Number City Street Zip Code

Contractor: Long Fence Co. Phone No.: 301-428-9040

Contractor Registration No.: _____ Contractor Lic. # 9615

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7310 MAPLE AVENUE Street: MAPLE AVENUE

Town/City: TAKOMA PARK Nearest Cross Street: TULLO AVENUE

Lot: 17-20 Block: 5 Subdivision: B.F. Gilberts subdivision of Takoma Park

Liber: 10629 Folio: 773 Parcel: 13-25-1066073

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 2874.60

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: _____

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3A. Height 4 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.

Dana F. Czapski
Signature of owner or authorized agent
Date: 01-12-01

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 238630 Date Filed: 1/17/01 Date Issued: _____

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N/A

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4. MATERIALS SPECIFICATIONS

4' wooden picket fence - see pictures

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

enclosed

- 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

N/A 4' Fence

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Le Roy P. Adams 301-270-4221
7312 Maple Ave
Takoma Park, MD 20912

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Richard Dove
7315 Maple Avenue
Takoma Park, MD 20912

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(4)

New ady + Graf

1-sided only

James + CA Gray
7312 Maple Ave

Richard Deutsch
7306 Maple Ave
T.P.

Leroy + C.A. Adams
7312 Maple Ave
TP

John Cope
7311 Maple Ave

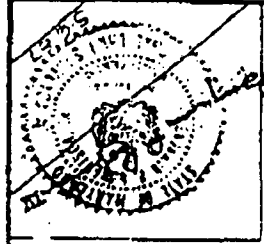
Doris Dove
7313 Maple Ave
TP

Marcy Campos
7309 Maple Ave
TP.

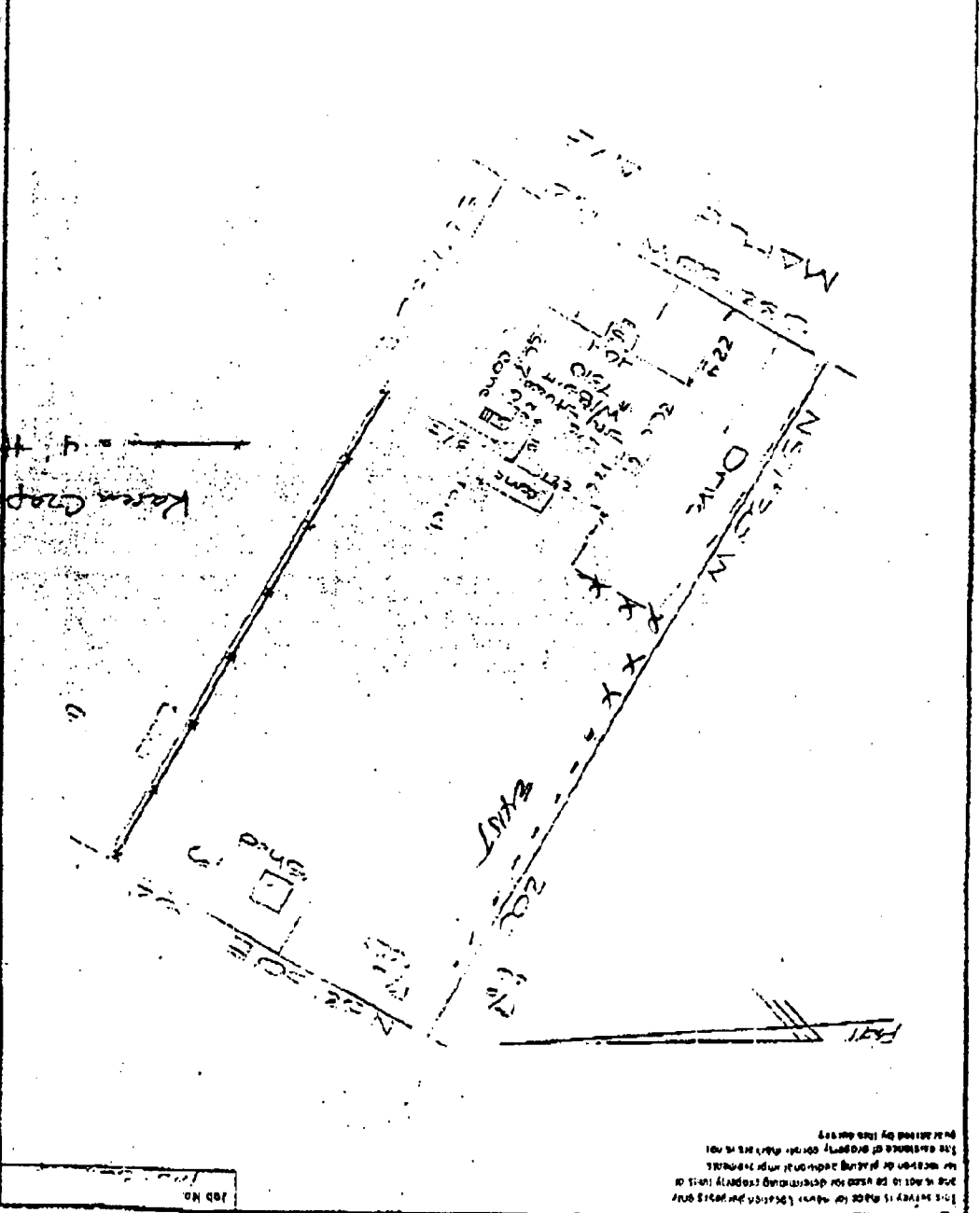


7

RDA REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES INC. ENGINEERS • LAND PLANNERS • LAND SURVEYORS 1507 W. WILSON ROAD • FOND DU LAC, WISCONSIN 54601 PHONE (920) 827-3100		Scale: _____ Date: _____ Project No.: _____ Lot 10 & Part of Lot 11 House Location Record in PL 113
---	--	--



This is certify that to the best of my knowledge and belief the measurements indicated herein are correct as shown. This is not a property line survey. Note: no title research furnished is or done by this company.



Kern Copansky
 4' thick wood fence proposed

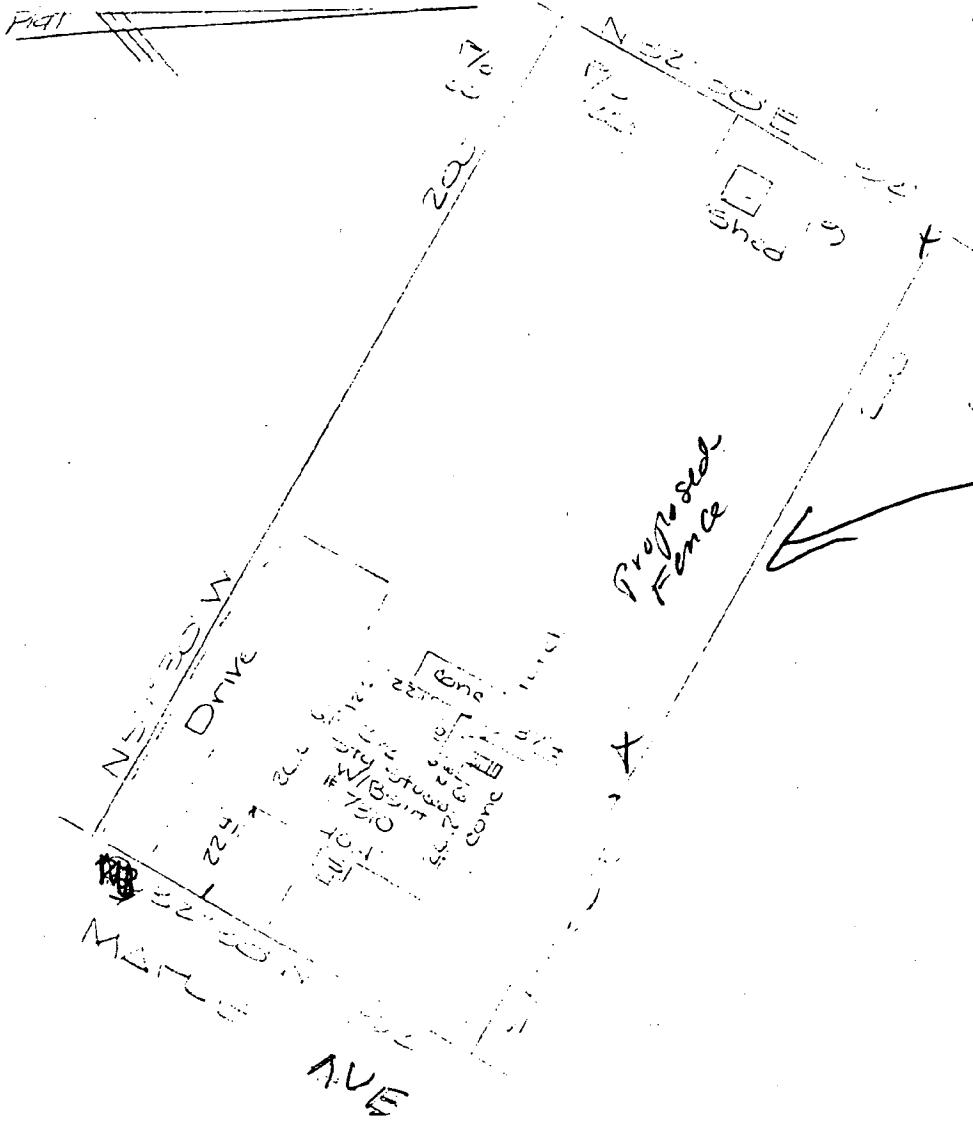
This survey is made for the purpose of determining property lines and the location of existing structures and improvements. It is not intended to be used for any other purpose. Prepared by the surveyor.

Job No. _____

SITE PLAN

This survey is made for house location purposes only and is not to be used for determining property lines or for location or placing additional improvements. The existence of property corner markers is not guaranteed by this survey.

Job No. 112

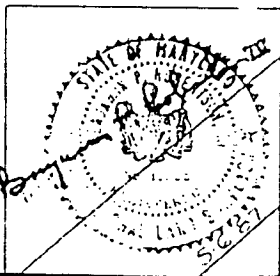


Fence goes here

Proposed Fence

This is to certify that to the best of my knowledge and belief the improvements indicated hereon are located as shown. This is not a property line survey.

Note: no title research furnished to or done by this company



RECORDED IN: PE A/E

House location	
Lot 19 & Part of 20, Subdivision of T...	
SUBDIVISION OF T...	
MONT...	
For: S...	Scale: 1" = 40'

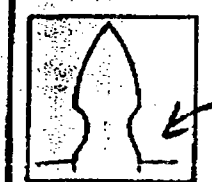
RDA

REAL ESTATE DEVELOPMENT TECHNOLOGY ASSOCIATES INC.
 ENGINEERS • LAND PLANNERS • LAND SURVEYORS
 15207A MARLBORO PIKE • FORD OFFICE BUILDING
 UPPER MARLBORO, MARYLAND 20772
 PHONE (301) 627-3100

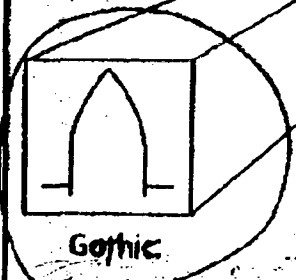
LONG FENCE

SPACED PICKET

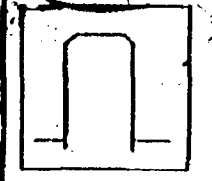
Top View -- Panels in-line with posts.



Colonial Gothic



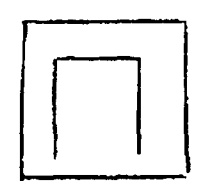
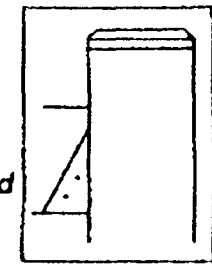
Gothic



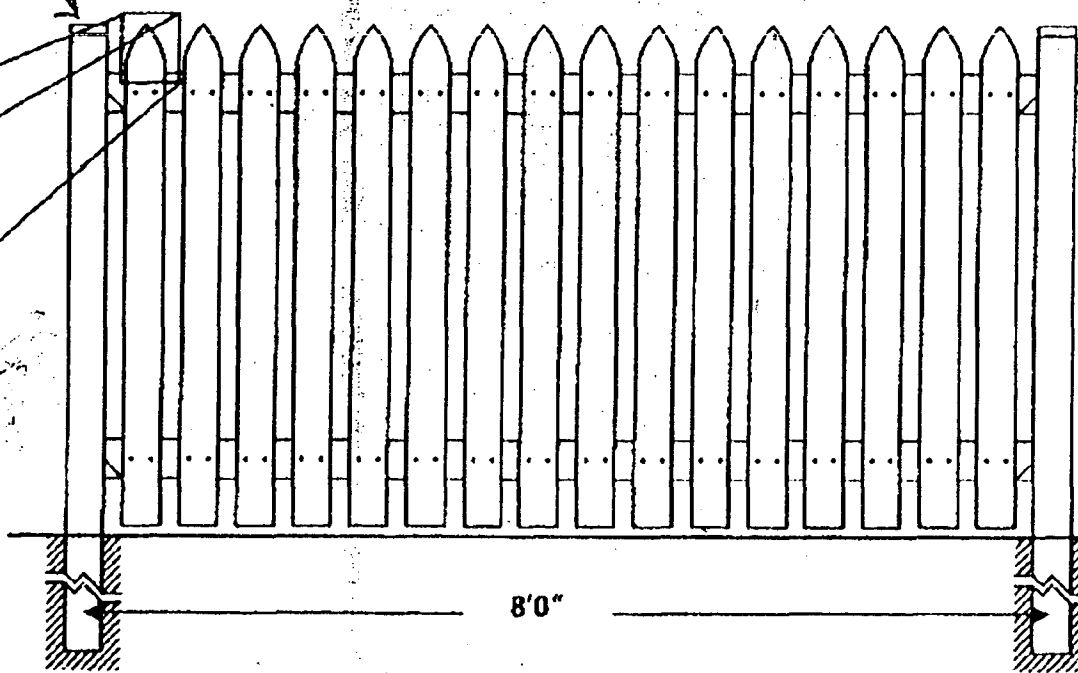
Dog Ear

Colonial Gothic Posts

Galvanized Support Bracket



FLAT TOP



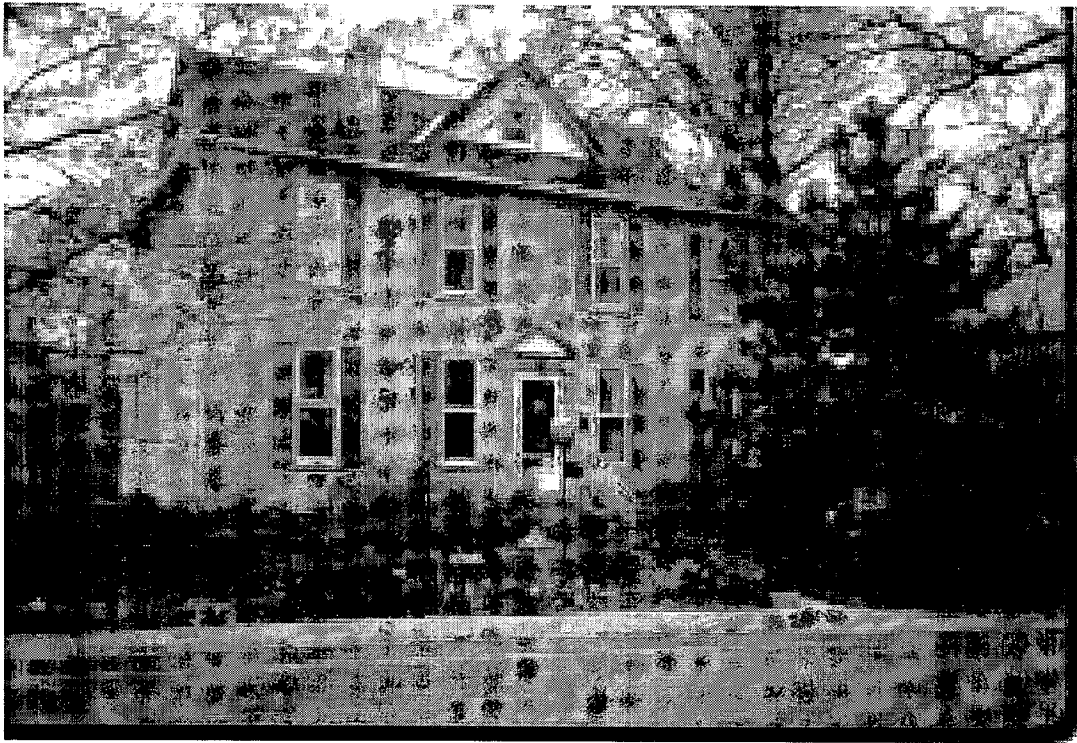
6"
30" - 36"

PROJECT DESCRIPTION	
Job Name	CZAPANSKY
Location	7310 Maple Ave
Date	
Estimator	D. Kennedy

SPECIFICATIONS	
Posts	4x4
Horizontal Supports	2x4
Vertical Boards	1x4x48"
Spacing	2'-2 1/2"

- NTS -

9



10



Fence starts
west side
of driveway
exit

150 ft
to
tree
OK

back yard

Fence
starts
300 ft
from
house





Fence about neighbors start
excavation chain link
wall

150 yr
old oak tree
redwood
my property



back yard



Fence about 1/2 way
down