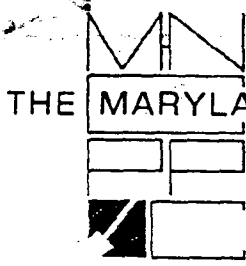


37/3-01GG 7112 Maple Avenue ^R
(Takoma Park Historic District)

File



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

Date: 9/26/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

#257578

3713-0169

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

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: Jim + Janet Douglass

Address: 7112 Maple Ave, Takoma Park MD 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
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: JIM DOUGLAS
Daytime Phone No.: 202, 208, 7963

Tax Account No.: 01057785
Name of Property Owner: Jim / Janet Douglas Daytime Phone No.: 202, 208, 7963
Address: 7112 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7112 Maple Ave Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Tedip
Lot: 25 part 26 Block: 4 Subdivision: Takoma Park
Liber: 13524 Folio: 312 Parcel: 13-25-1057785

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: \$ 10,000
 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: _____

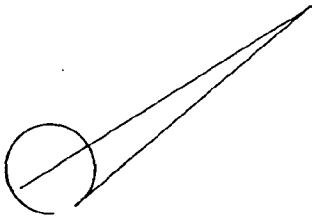
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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.

Signature of owner or authorized agent: _____ Date: 8/30/01

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 257578 Date Filed: 8/30/01 Date Issued: _____

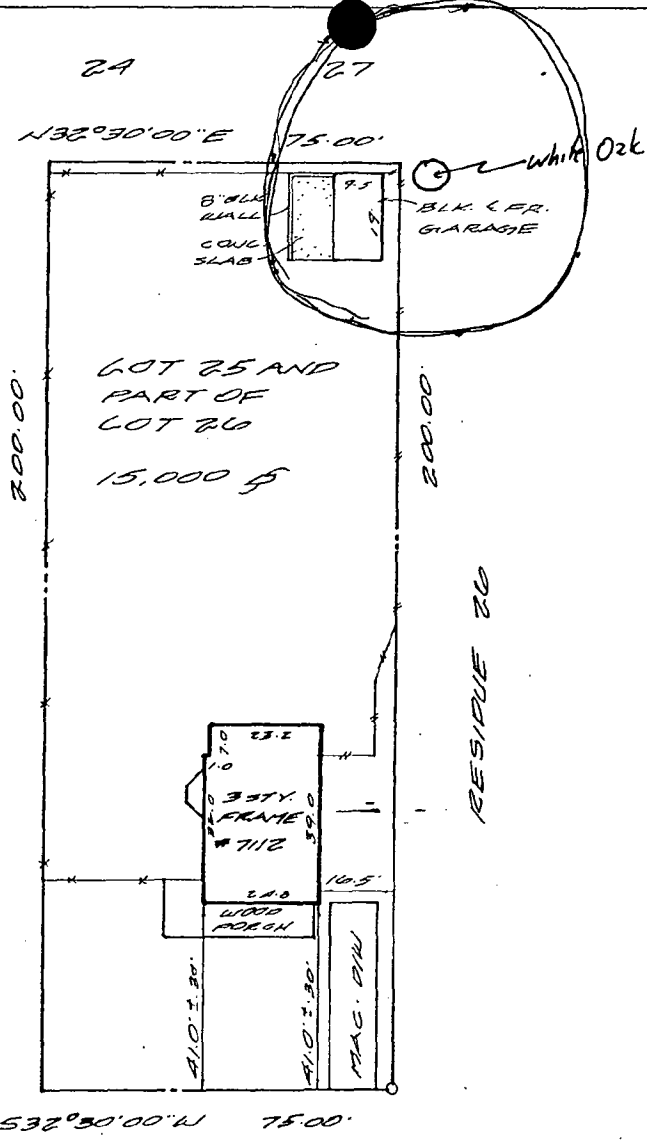


22

NOTE:
PROPERTY PREDATES
MODERN DAY ZONING

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
9/26/01



LOCATION DRAWING
LOT 25 AND PART OF LOT 26 BLOCK A
TAKOMA PARK

MAPLE AVENUE

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

[Signature: Stephen J. Wenthold]
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

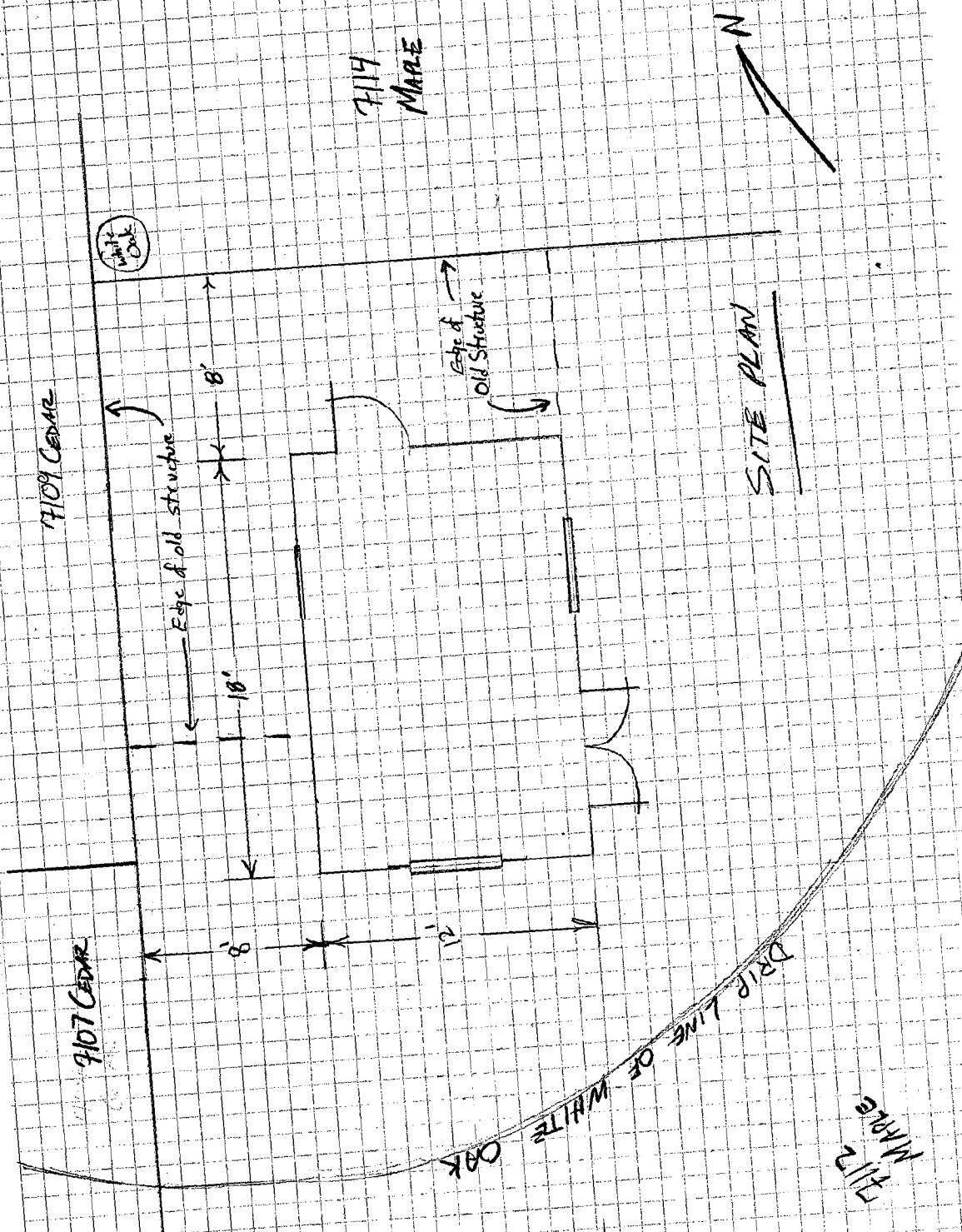
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This 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.

Date: 7.10.95
Scale: 1" = 40'
Plat Book: A
Plat No.: 3
Work Order: 95-1527

Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 712 MAPLE AVENUE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD.

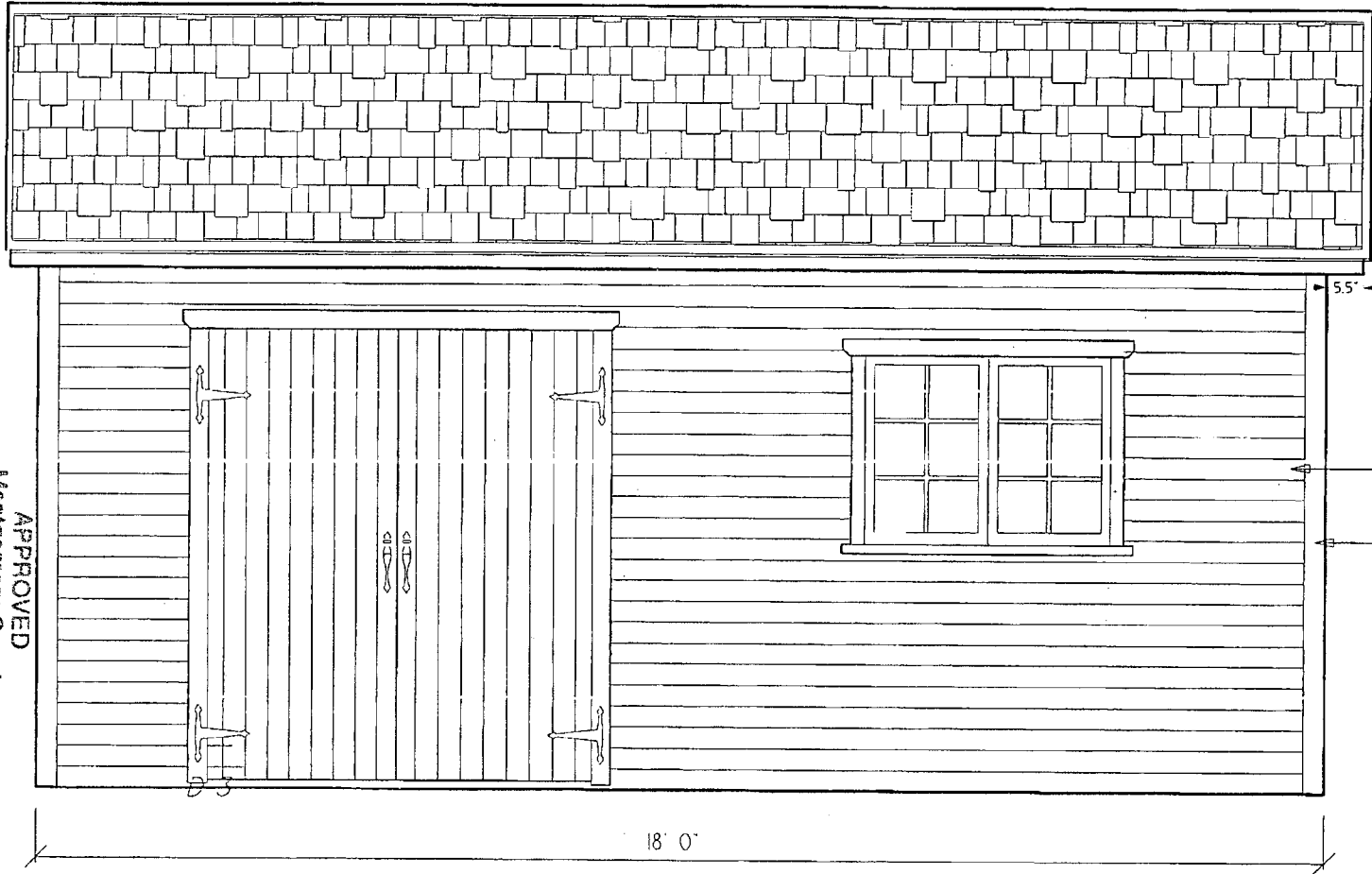
NO TITLE REPORT FURNISHED



SITE PLAN

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 202
 4/20/01



Overhang

Cedar Channel Siding

Corner Trim Board

18' 0"

5.5'

Front Elevation.
N.T.S.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
DOR 9/26/01

Detail No.
L-1

Mr. Jim Douglas
7112 Maple Avenue
Takoma Park, MD
20912, USA

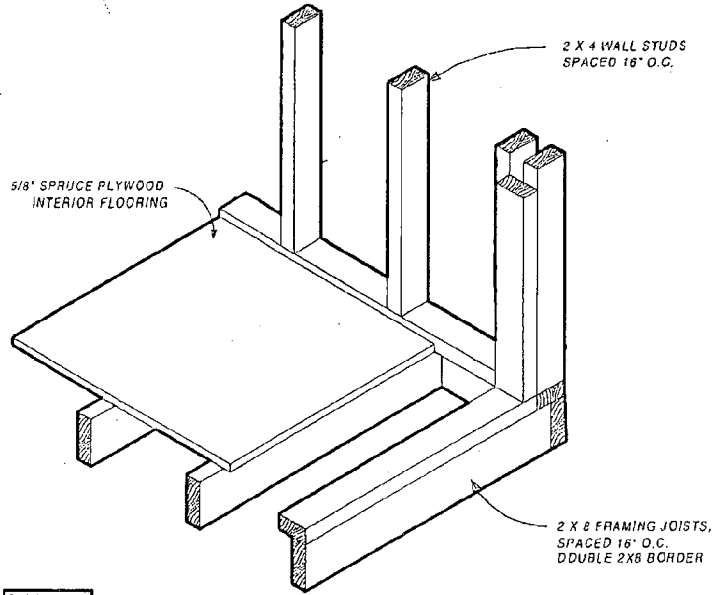
DATE	August 1st, 2001
SCALE	S.E.D.
DRAWN	N.T.S. (Not To Scale.)
SHEET	2 of 5

Custom Cabana
12' 0" x 18' 0"



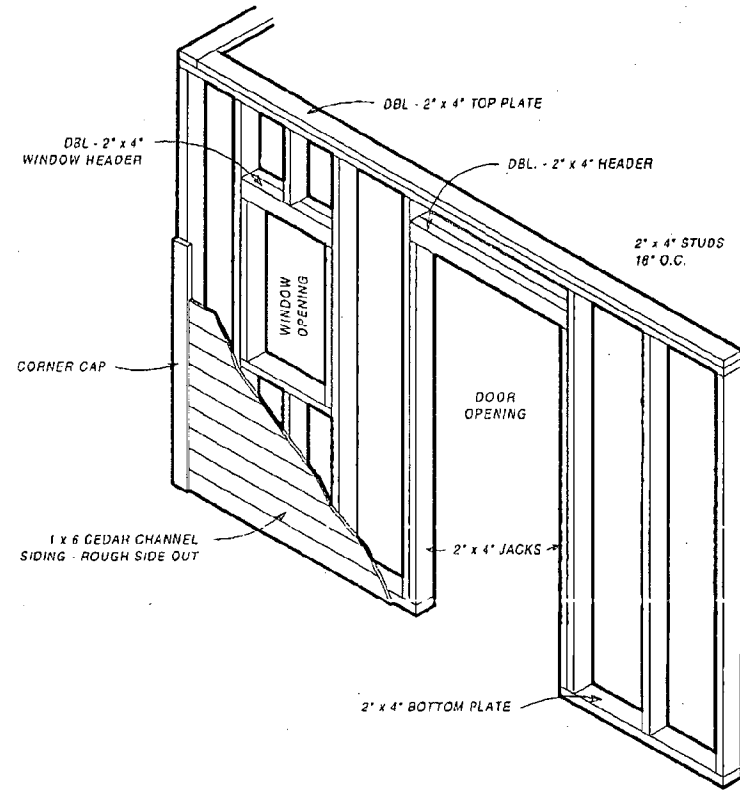
Summerwood Products Inc.
733 Progress Avenue
Toronto, ON, M1H 2W7
416.498.9379 Fax 416.498.2454
e-mail: design@summerwood.com
www.summerwood.com

NO.	REVISIONS/NOTES



Detail No.
F-1

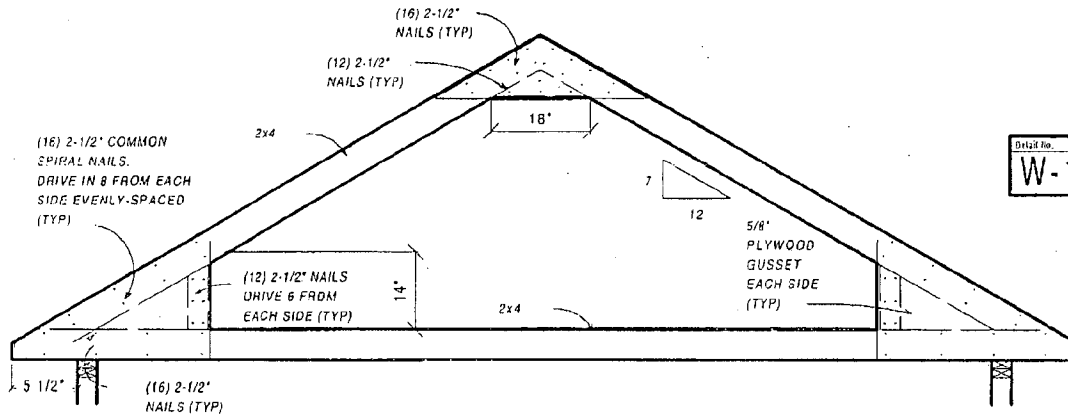
Typical Floor Section.
N.T.S.



Detail No.
W-1

Typical Wall Section.
N.T.S.

Notes:
All Walls 2 x 4 @ 16" O.C. on 2 x 4 Bottom Plate & 2 x 4 Top Plate.
All Siding - Cedar Channel Siding
Roof Trusses Spaced @ 24" O.C.
Interior Decking is 5/8" Spruce Plywood.
All Fasteners are Non-Corrosive.
All Lumber is Architectural Grade No. 1 & 2 Premium Western Red Cedar & Pine.



Detail No.
R-1

Typical Roof Truss.
N.T.S.

Mr. Jim Douglas
7112 Maple Avenue
Takoma Park, MD
20912, USA

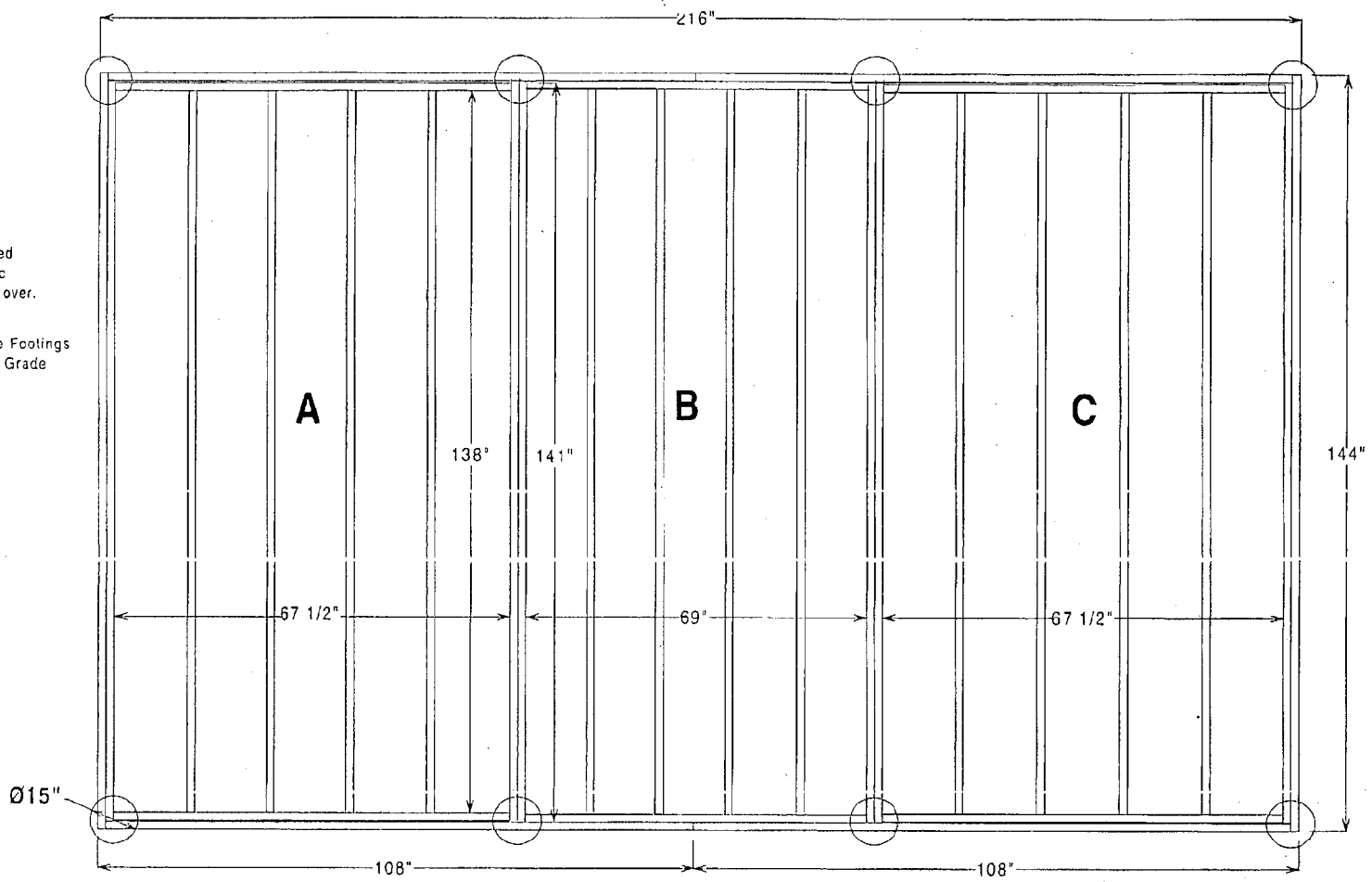
DATE	August 1st, 2001
SCALE	S.E.D.
DRAWN	N.T.S. (Not To Scale.)
SHEET	4 of 5

18' 0" x 12' 0"
Custom Cabana



Summerwood Products Inc.
733 Progress Avenue
Toronto, ON, M1H 2W7
416.498.9379 Fax 416.498.2454
e-mail: design@summerwood.com
www.summerwood.com

NO.	REVISIONS/NOTES



Cabana Floor

2" x 8" Pressure-Treated joists spaced @ 16" o.c with 5/8" S.P. Plywood over.

15" Diameter Concrete Footings At Depth of 24" Below Grade By Homeowner

R
S

Floor Plan Elevation

Mr. Jim Douglas
7112 Maple Avenue
Takoma Park, MD
20912, USA

DATE	August 1st 2001
SCALE	S.D.
DRAWN	N.T.S. (Not To Scale.)
SHEET	5 of 5

12' 0" x 18' 0"
Floor Plan

Summerwood Products Inc.
733 Progress Avenue
Toronto, ON, M1H 2W7
416.498.9379 Fax 416.498.2454
e-mail: design@summerwood.com
www.summerwood.com

No.	REVISIONS/NOTES

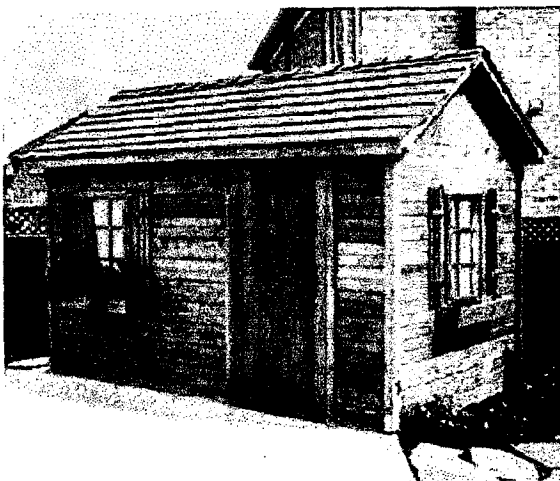
Representative Pictures of Structure Features



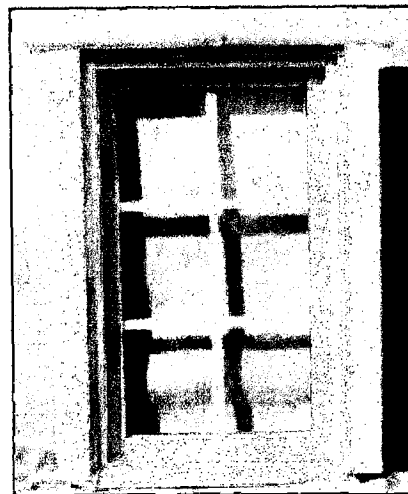
General view of style



Double door



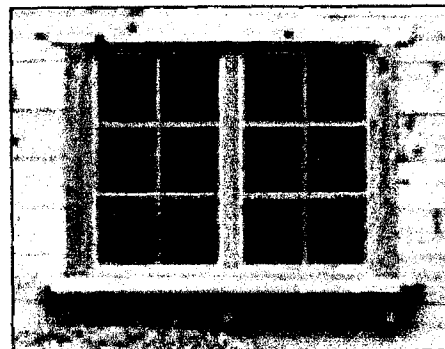
Single Door and Single Window



Single Window



Double Window



APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten Signature]
2002 9/20/01

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7112 Maple Avenue	Meeting Date:	9/24/01
Applicant:	Jim and Janet Douglass	Report Date:	9/17/01
Resource:	Takoma Park Historic District	Public Notice:	9/10/01
Review:	HAWP	Tax Credit:	No
District Number:	37/3-01GG	Staff:	Robin D. Ziek

PROPOSAL: Demolish existing garage. Construct new garden shed.

RECOMMEND: Approval

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District
STYLE: Four Square-Gabled
DATE: c 1900-1920

The 2-1/2 story frame house has a wrap-around porch. The garage sits in the rear NW corner of the property. The garage appears to have originally been a 2-car concrete block structure, with stone-faced quoins. At some point, the roof of this structure must have collapsed, and a small 1-car structure was built using two walls of the original structure (see Circle *16, 17*). The remaining walls of the original structure were retained as a storage enclosure.

PROPOSAL

The applicant proposes demolish the concrete garage and enclosure at the rear of the property. The area would be cleared, and a new garden shed would be built in approximately the same vicinity (see Circle *7, 8*). The County's setbacks have changed since the old garage was built, and the new structure would be set 8' from the property lines. The building would measure 18' x 12' (see Circle *9-15*).

STAFF DISCUSSION

The original garage is essentially in ruins. Restoration of this structure would actually amount to a reconstruction because of the loss of integrity. The proposed new garden shed is of an appropriate scale, massing and uses appropriate materials for the district.

STAFF RECOMMENDATION

Staff recommends that the Commission find this 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 Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



RN TO: DEPARTMENT OF PERMITTING SERVICES
 250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD 20850
 301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

Contact Person: Jill Douglas

Daytime Phone No.: 202.208.7963

Tax Account No.: 01057785

Name of Property Owner: Jim/Janet Douglas Daytime Phone No.: 202.208.7963

Address: 7112 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7112 Maple Ave Street: Maple Ave

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: 25 part 26 Block: 4 Subdivision: Takoma Park

Liber: 13524 Folio: 312 Parcel: 13-25-1057785

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: 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: \$ 10,000

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.

 Signature of owner or authorized agent 8/30/01
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 257578 Date Filed: 8/30/01 Date Issued: _____

Richard and Laurie O'Connor
7110 Maple Ave.
Takoma Park MD 20192

Robert and Ellen Ginsburg
7129 Maple Ave.
Takoma Park MD 20191

Steven Hoggard & Daphna Rubin
7109 Cedar Ave.
Takoma Park MD 20192

Blair Brown & Susan Gerone
7107 Cedar Ave.
Takoma Park MD 20192

Application for Historic Area Work Permit

Jim & Janet Douglas
7112 Maple Ave.
Takoma Park MD 20912

1. Written Description of Project

A. Removal of old shed/garage.

Structure to be removed sits at the rear of the subject property on the corner of the rear (West) and side (North) property lines. See attached site plans and Photos #1 and #2. This structure is a 20X20 foot structure of three concrete block walls (the fourth wall is a combination of wood doors and an open area) sitting on a slab. See Photos generally. Exact age of structure is unknown, but presumably it was constructed contemporaneously with the house (estimated date of construction: 1910). Aside from the block walls the structure appears to be constructed of scrap wood. The front gable is pieced together pieces of plywood, the middle wall includes an old door (non-functional), and the roof and joists are miscellaneous dimensions. One hypothesis is that at one time the roof spanned the full structure.

Condition of structure is extremely poor. The block walls are lifted and cracked (presumably by the immediately adjacent tree). See Photos #6 – 11. The roof is in extremely poor condition, with several leaks (bicycles and other items have to be protected with tarps). The front double doors are coming off their hinges and no longer shut. At this time the structure provides no security for garden and recreation items stored there and minimal protection from the elements. Plexiglas was added to the door and north side window openings by the current owners to provide a modicum of physical and weather protection.

The structure is barely visible from the street in either summer or winter. See Photos #3 and #4. However, the structure sits immediately adjacent to rear of properties at 7116 Maple and 7109 Cedar and would be reasonably called an eyesore to both of those properties.

Repair/renovation of the structure is not feasible. The broken slab and block walls cannot be repaired and the continued growth of the tree will further damage the walls and slab. Furthermore, the structure adversely affects the critical root zone of the tree.

B. Replacement Structure

Owners propose to replace the shed with a new a 12X18 foot wooden shed sitting approximately 8 feet from rear and side property lines. See attached site plans.

5

This structure will be sided with rough cut cedar and have a double door facing the house (as the current structure does). The peaked roof matches that of the house and surrounding houses. Asphalt shingles to match house (as nearly as possible) will be used.

The structure is a partially prefabricated kit. Drawings are attached, as are representative pictures of the general style and features. A hand-drawn sketch of the structure is also attached.

Overall this structure is designed to blend tastefully with the surrounding area, to be unintrusive in the rear of the property, and to provide physical and weather security.

Construction will take place within the critical root zone of a majestic white oak tree (visible in several of the attached photos). A permit to work within the critical root zone of the tree is pending with the City of Takoma Park.

2. Site Plans

See attached.

3. Plans and Elevations

Two copies of plans and elevations are attached.

4. Materials Specifications

Exterior siding will be rough-cut cedar and will remain unpainted.

5. Photographs

Several photographs of the current structure, including view from Maple Ave., are included and referenced in description of project above.

Representative pictures of the type of structure (showing siding, doors, windows) are attached.

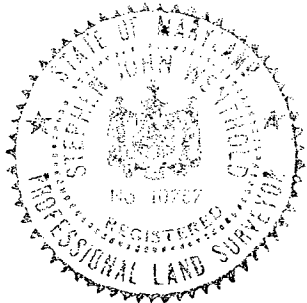
6. Tree Survey

The attached site plans show the location of a mature white oak, under which the structure will sit.

7. Names and Addresses of Adjacent and Confronting Property Owners

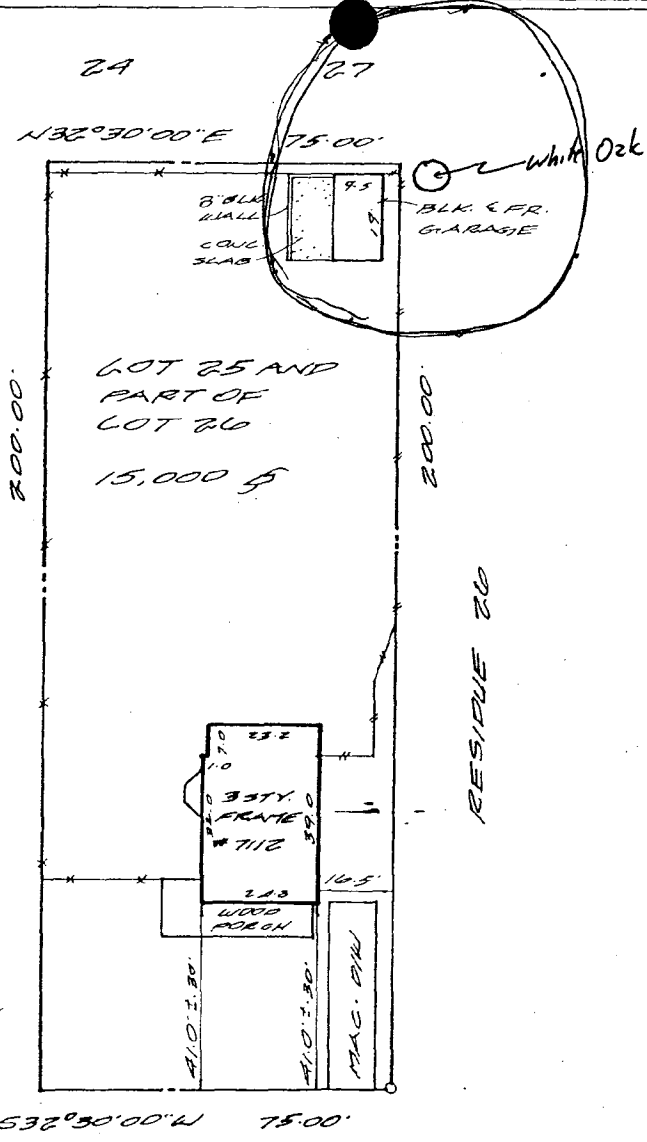
Roland and Marguita Halstead
7116 Maple Ave.
Takoma Park MD 20912

6



22

NOTE:
PROPERTY PREDATES
MODERN DAY ZONING



LOCATION DRAWING
LOT 25 AND PART OF LOT 26 BLOCK A
TAKOMA PARK

MAPLE AVENUE

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This 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.

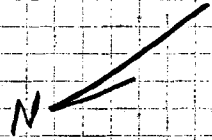
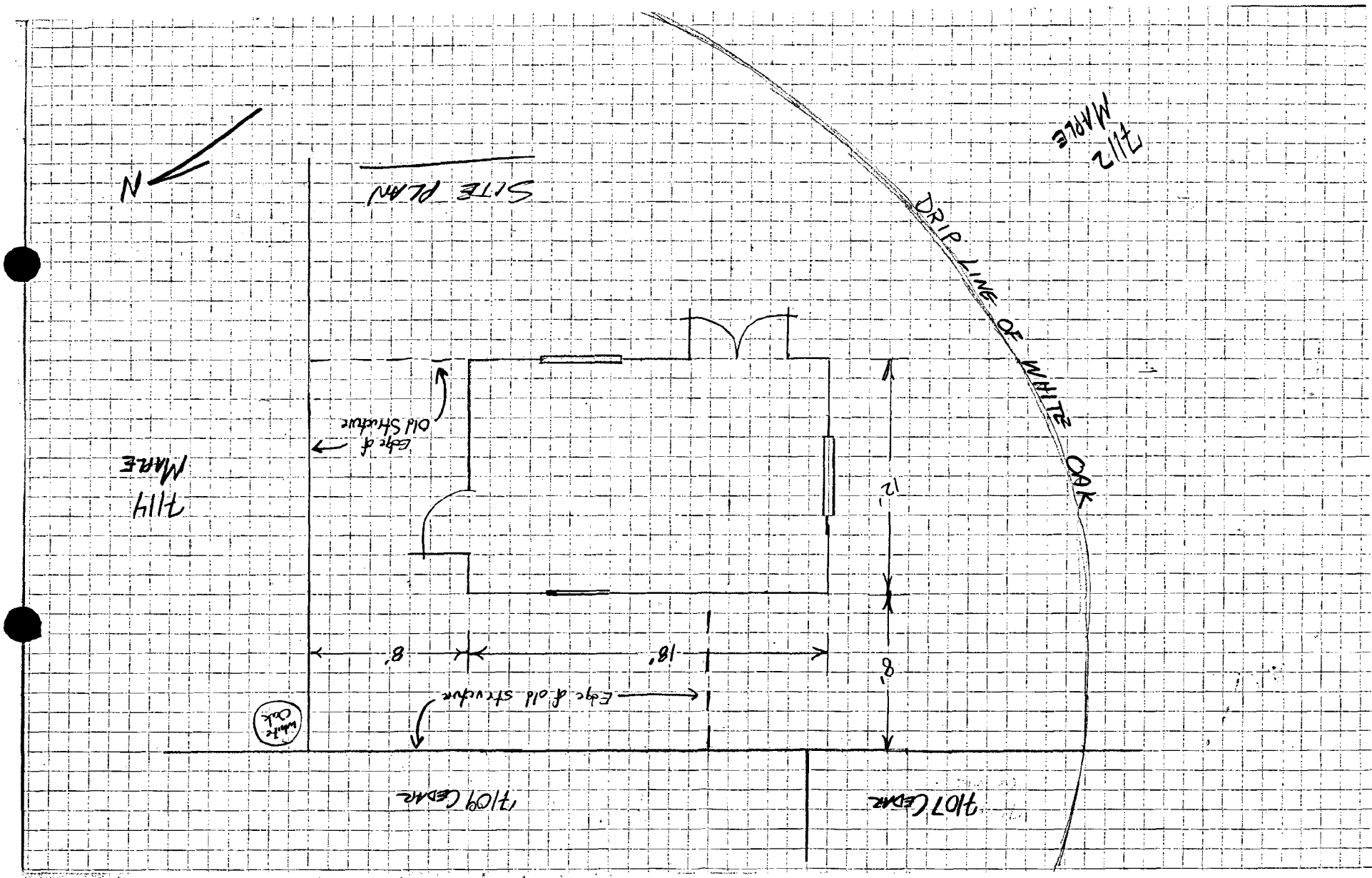
Date: 7.10.95
Scale: 1" = 40'
Plat Book: A
Plat No.: 3
Work Order: 95-1527

Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 7112 MAPLE AVENUE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED

7



SITE PLAN

1714 MARE

1712 MARE

DRIP LINE OF WHITE OAK

Edge of Old Structure

8'

18'

12'

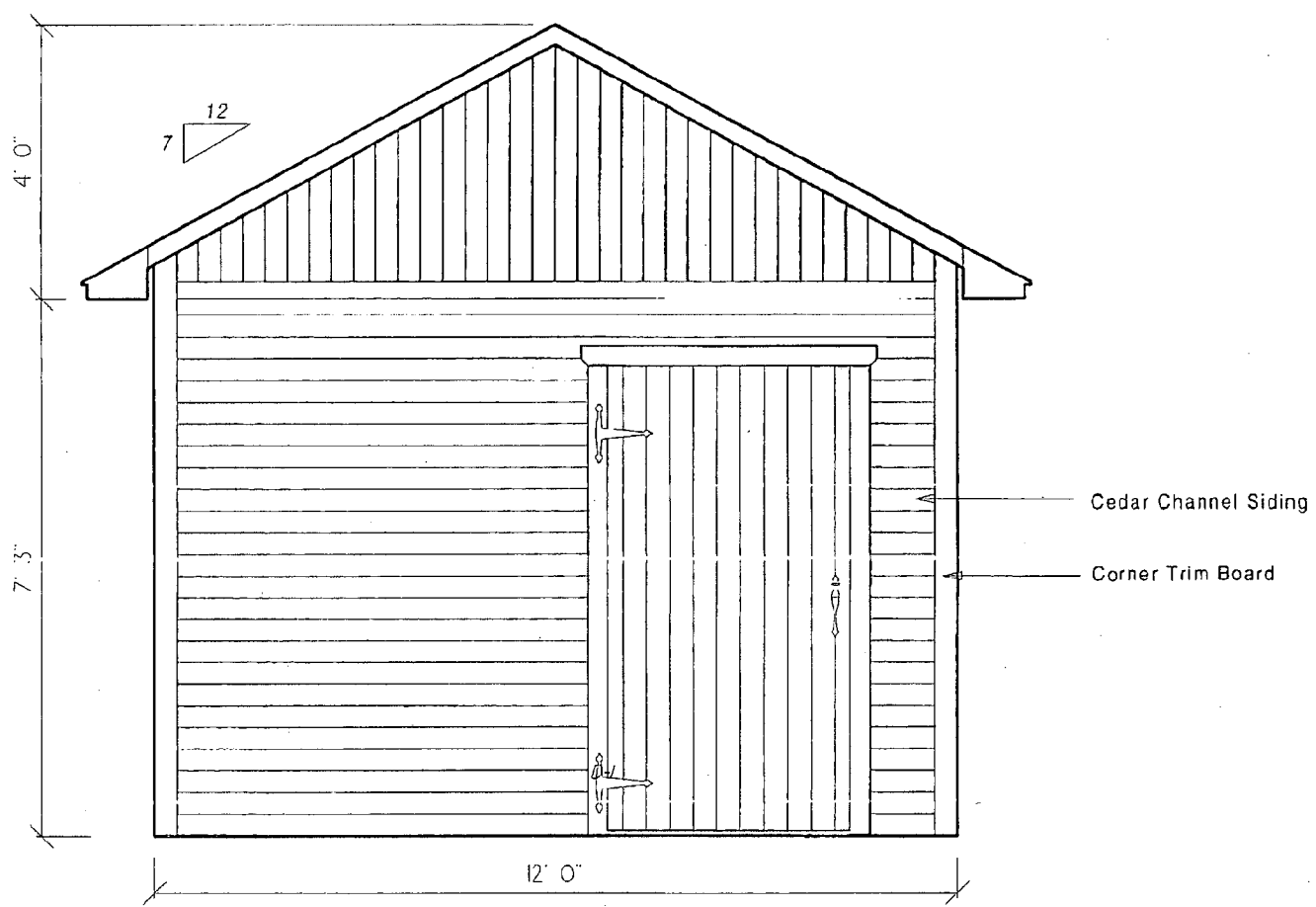
8'

Edge of old structure

White Oak

1709 CEDAR

1707 CEDAR



Cedar Channel Siding
 Corner Trim Board

Note:
 Right Side Elevation Shown,
 Left Side Elevation Same
 But Without Door and a Window
 In Its Place

Left & Right Side Elevations.
 N.T.S.

6

Detail No.
 L-1+2

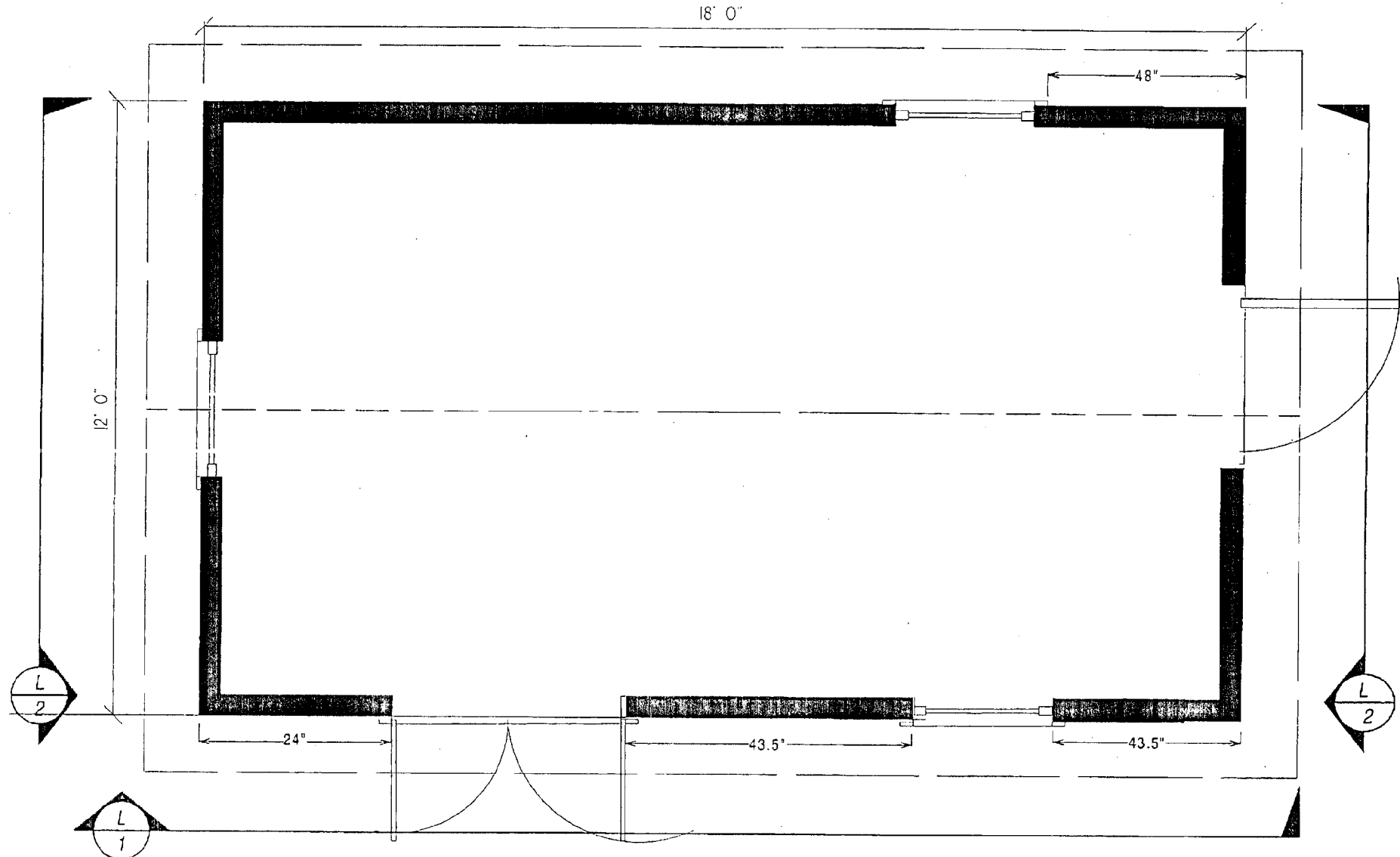
Mr. Jim Douglas
 7112 Maple Avenue
 Takoma Park, MD
 20912, USA

DATE	AUGUST 1st, 2001
SCALE	S.E.D.
DRAWN	N.T.S. (Not To Scale.)
SHEET	3 of 5

Custom Cabana
 12' 0" x 18' 0"

Summerwood Products Inc.
 733 Progress Avenue
 Toronto, ON, M1H 2W7
 416.498.9379 Fax 416.498.2454
 e-mail: design@summerwood.com
 www.summerwood.com

NO.	REVISIONS/NOTES



Detail No.
F-P

Floor Plan.
N.T.S.

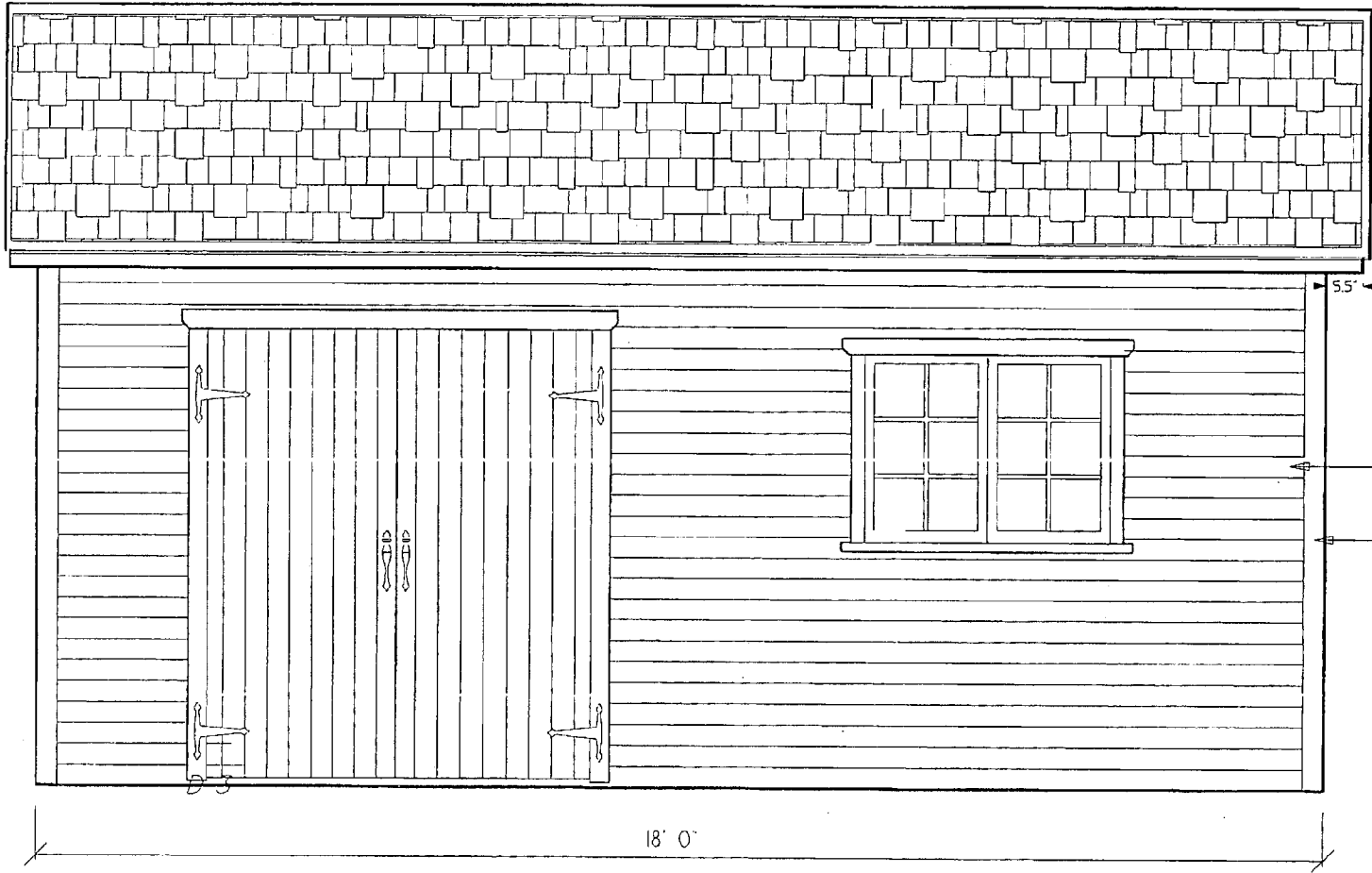
Mr. Jim Douglas
7112 Maple Avenue
Takoma Park, MD
20912, USA

DATE	August 1, 2001
SCALE	S.E.D.
DRAWN	N.T.S. (Not To Scale.)
SHEET	1 of 5

Custom Cabana
12' 0" x 18' 0"


SUMMERWOOD
 PRODUCTS
 Summerwood Products Inc.
 733 Progress Avenue
 Toronto, ON, M1H 2W7
 416.498.9379 Fax 416.498.2454
 e-mail: design@summerwood.com
 www.summerwood.com

NO.	REVISIONS/NOTES



Overhang

Cedar Channel Siding

Corner Trim Board

18' 0"

5.5"

Detail No.
L-1

Front Elevation.
N.T.S.

121

Mr. Jim Douglas
7112 Maple Avenue
Takoma Park, MD
20912, USA

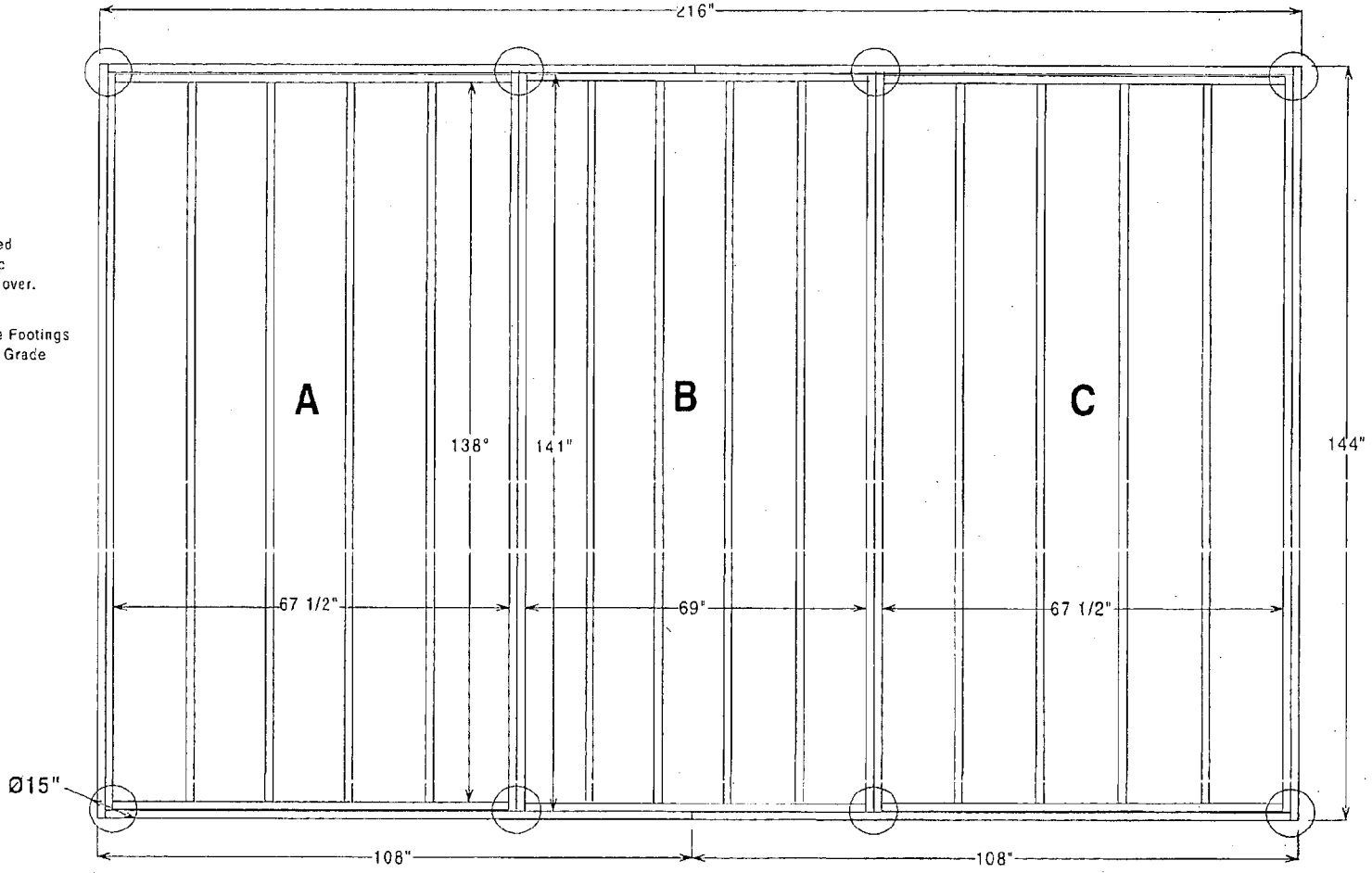
DATE	August 1st, 2001
SCALE	S.E.D.
DRAWN	N.T.S. (Not To Scale.)
SHEET	2 of 5

Custom Cabana
12' 0" x 18' 0"

SUMMERWOOD
PRODUCTS

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e-mail: design@summerwood.com
www.summerwood.com

NO.	REVISIONS/NOTES



Cabana Floor
 2" x 8" Pressure-Treated joists spaced @ 16" o.c with 5/8" S.P. Plywood over.
 15" Diameter Concrete Footings At Depth of 24" Below Grade By Homeowner

R
S

Floor Plan Elevation

Mr. Jim Douglas
 7112 Maple Avenue
 Takoma Park, MD
 20912, USA

DATE	August 1st 2001
SCALE	S.D.
DRAWN	N.T.S. (Not To Scale)
SHEET	5 of 5

12' 0" x 18' 0"
 Floor Plan

Summerwood Products Inc.
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 Toronto, ON, M1H 2W7
 416.498.9379 Fax 416.498.2454
 e-mail: design@summerwood.com
 www.summerwood.com

NO.	REVISIONS/NOTES

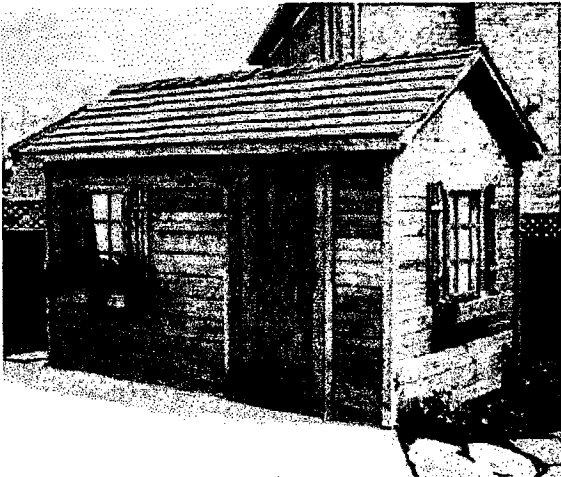
Representative Pictures of Structure Features



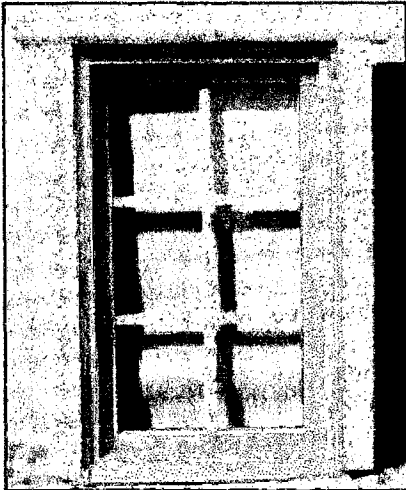
General view of style



Double door



Single Door and Single Window



Single Window



Double Window

51

Rough Sketch -
SE Perspective
(As seen from house)

7110 Maple

7112 Maple

12'

18'

Cedar Siding

7114 Maple

Hardwood Siding

N

7109 Cedar

7107

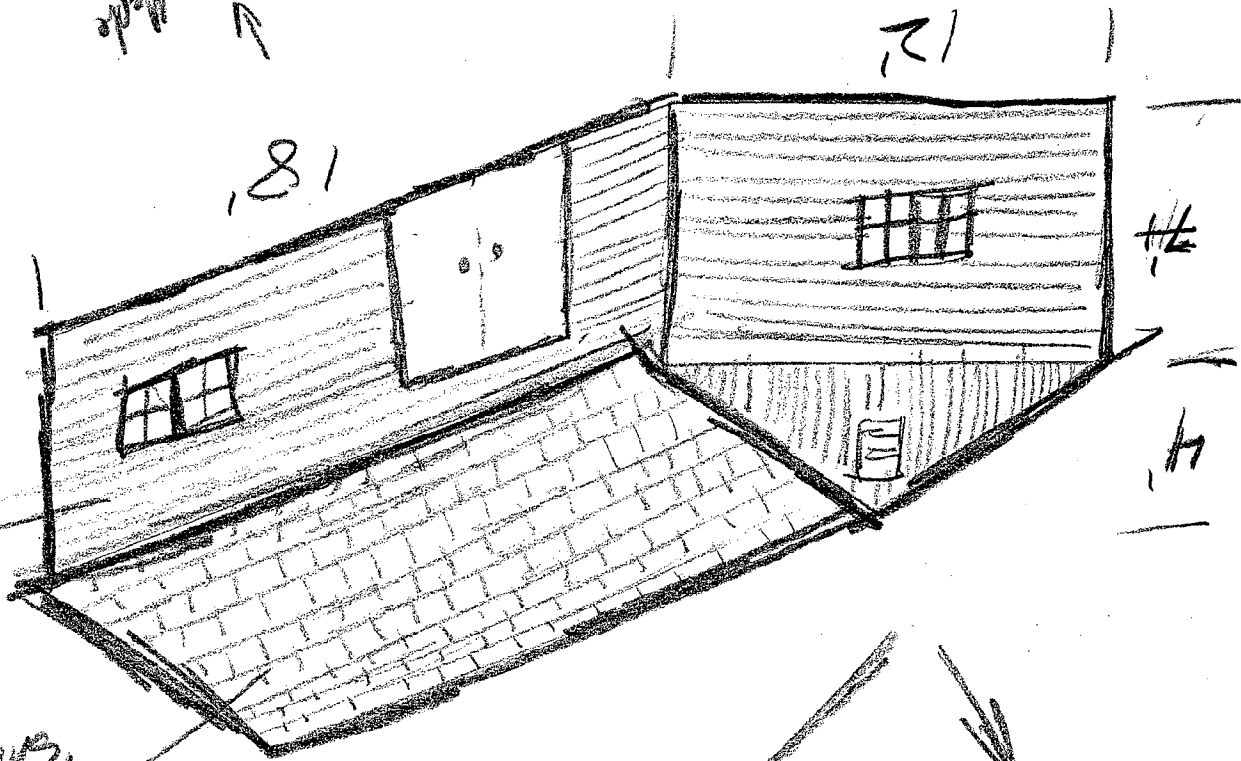


Photo #1: View from middle of backyard, winter; 7109 Cedar in background.



Photo #2: Aerial view from 3rd floor of house

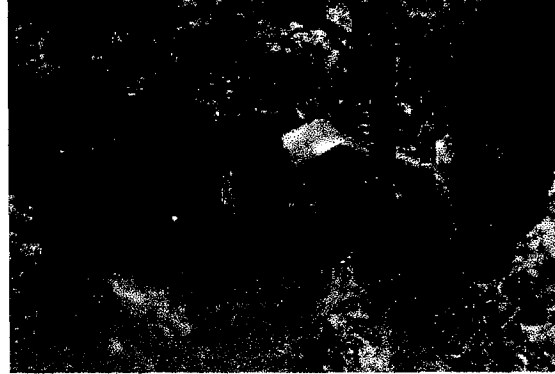


Photo #3: View from street, winter. 7116 Maple to right.

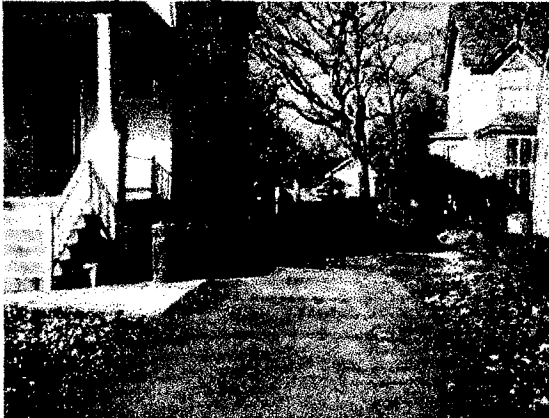


Photo #4: View from top of drive (near garbage cans in Photo #3), summer.



Photo #5: Front of structure; maximum closure of doors due to warped frame, support.

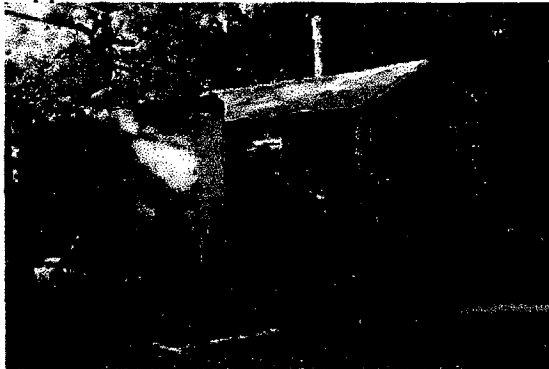


Photo #6: Detail of old window in left (south) wall in Photo #5



Photo #7: Aerial view looking North, showing open/covered areas and broken wall above south window.



Photo #8: North wall (facing 7116 Maple), showing broken wall above north window.



Photo #9: North wall (facing 7116 Maple), showing broken wall above and below north window.



Photo #10: View from southwest (7109 Cedar) showing broken wall above south window and broken wall on west wall (south side).



Photo #11: Rear (west) wall facing 7109 Cedar showing broken wall (lower middle of picture).



Photo #12: Interior of covered portion, looking at window on south side. Light above window is from holes in roof. Column to right of blue tarp necessary to support roof.



Photo #14: Interior roof; light showing in middle of photo is holes in roof

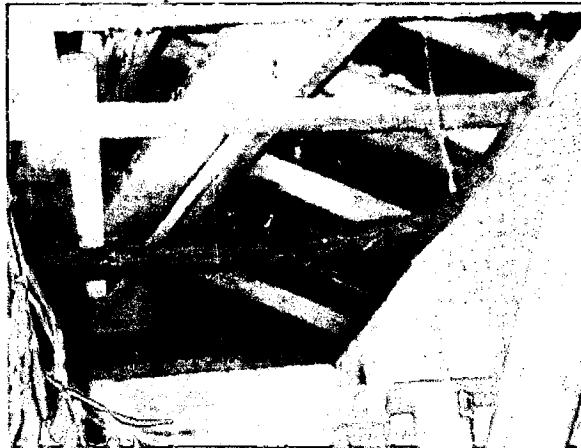


Photo #13: Rear wall showing crack (above roll of fencing)



Robin

7129 Maple Ave.
Takoma Park, MD 20912-4418

17 September 2001

Montgomery County Historic Preservation Commission
c/o The Maryland-National Capital Park and Planning Commission
c/o Montgomery County Department of Park & Planning
8787 Georgia Ave.
Silver Spring, MD 20910-3760

Re: HPC Case No. 37/3-01GG

Dear Historic Preservation Commission:

We are writing in favor of the application for an Historic Area Work Permit (HAWP) for garage demolition and shed construction at 7112 Maple Ave., Takoma Park, MD 20912.

Our residential property at 7129 Maple is directly across the street from the property in question. Every day, for 29 years, we have had to see the dilapidated garage at 7112 Maple.

That decaying structure has not been used as a garage for all these decades. It has no aesthetic, historic, or utilitarian value. It is a blot on the Historic District.

The proposal of the present owners, Jim and Janet Douglass, to demolish the old structure and construct a shed are excellent. The result will be of positive value to this section of the Takoma Park Historic District. Please grant their request for a HAWP.

Sincerely,

Robert Ginsberg *Ellen S. Ginsberg*
Dr. Robert Ginsberg & Dr. Ellen S. Ginsberg