

37/3-01MM 7412 Maple Avenue ¹⁰
(Takoma Park Historic District)







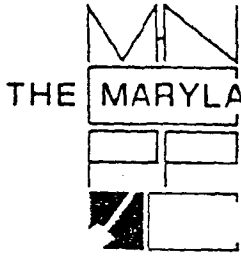












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 11/15/01

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

HPC# 37/3-01 MM

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: RICK AND SHERYL GROSS GLASER

Address: 7412 MAPLE AVE

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.



JRN 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: ALAN ABRAMS
 Daytime Phone No.: 301 270 4799
 Tax Account No.: 01065763
 Name of Property Owner: RICK GLASER & SHERYL G. GLASER Daytime Phone No.: 301 562 1526
 Address: 7412 MAPLE AVE TAKOMA PK MD 20912
Street Number City State Zip Code
 Contractor: HERITAGE BLDG & RENOV. Phone No.: 301 270 4799
 Contractor Registration No.: _____
 Agent for Owner: A. ABRAMS Daytime Phone No.: " "

LOCATION OF BUILDING/PREMISE

House Number: 7412 Street: MAPLE AVE
 Town/City: TAKOMA PK Nearest Cross Street: VALLEY VIEW
 Lot: P-9 Block: 86 Subdivision: ~~RESIDUAL~~ 25
 Liber: _____ Folio: _____ Parcel: _____

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: \$ 85,000

1C. If this is a revision of a previously approved active permit, see Permit # NA

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: _____

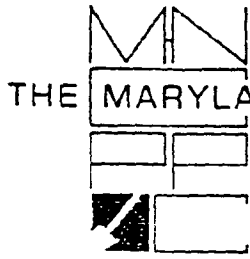
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches NA
 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.

Alan Abrams Signature of owner or authorized agent 10.5.01 Date

Approved: _____
 Disapproved: _____ Signature: _____ Date: 10/25/01
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



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

Date: 11/15/01

MEMORANDUM

TO: Historic Area Work Permit Applicants
FROM: Gwen Wright, Coordinator
Historic Preservation Section
SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

HPC # 37/3-01 MM.

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. 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 the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 @ permits.emontgomery.org of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7412 Maple Avenue, Takoma Park	Meeting Date:	10/24/01
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/17/01
Review:	HAWP	Public Notice:	10/10/01
Case Number:	31/03-01MM	Tax Credit:	None
Applicant:	Rick and Sheryl Gross Glaser	Staff:	Michele Naru
PROPOSAL:	Demolition and New Rear Addition	RECOMMEND:	Approve

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District.
STYLE: Bungalow
DATE: 1923

The subject house is a Category Two, vernacular style, side-gabled bungalow, with full width front porch and shed dormer facing Maple Avenue. It is uniformly clad with aluminum, applied over original (undetermined) materials. The foundation is rusticated cement block. The house is situated on a steeply sloping lot, with finish floor elevation approximately 10' above street level at the centerline of the property. The lot is 50' wide and 200' deep; most of the other lots on Maple Avenue are of similar size. House styles within view of the subject house range in age and style, including several Dutch colonial revivals, non-descript WWII area brick two-stories, and a very similar bungalow immediately to the north. Tax assessment records date the house to 1923.

PROPOSAL:

The proposal is to remove the existing shed roofed structure at the rear of the house, and to construct a single story addition in its place and beyond. The existing structure includes a screened kitchen porch, a small pantry, and a fully enclosed and tempered portion that may have originally been a sleeping porch. The structure was built on masonry piers identical to the masonry of the main foundation. The north and west elevations include bands of wood casement windows that are substantially inoperable due to serious racking and settling of the structure between the piers. The existing substructure is not capable of bearing modern load requirements, and the existing roof cannot be extended without loosing the minimum required headroom for habitable space.

The proposed 501 sf addition is a generally rectangular plan that will extend the kitchen, and provide an associated dining area, family room, and entry area; and will extend a small area at the right rear of the existing house to provide a bedroom and dressing area. The new structure will offset obliquely 2'-4" beyond the left side of the existing house (similar to the projection of the existing dining room bay on that same side) to obtain light from the south. The new back door will be placed at a similar angle (facing north), for convenient access to the parking area. The new roof will run perpendicular to the main roof to distinguish the new structure from the original portion of the house. The pitch and overhang of the new roof will be similar to the original roof. Cladding is to be fiber-cement clapboard, run at a slightly narrower exposure than the existing aluminum over-cladding. Fenestration is to be wood, double hung windows with wide casing, similar to original materials.

Because of the slope of the lot, and proximity of the adjacent house, the left elevation will not be visible from the right-of-way. The right elevation will be visible but not prominent. The addition would add 58% to the 856 sf footprint of the existing house.

STAFF DISCUSSION

The *Takoma Park Guidelines* state :

“Contributing resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.”

“The HPC considers alterations to Contributing resources in terms of their impact on the overall character of the district and the streetscape. Alterations should be compatible in their size, scale and architectural character, rather than for their particular architectural features.”

“Major additions should, where feasible, be placed to the rear of the 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.”

Staff commends the applicant’s desire to use sympathetic materials in the design of this addition. The proposed addition is very compatible to the style, scale and massing of the historic resource and will not negatively impact the integrity of the resource or the surrounding landscape of the historic district. 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,

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**, and that, 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.



JRNTO: DEPARTMENT OF PERMITTING SERVICES
260 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: ALAN ABRAMS

Daytime Phone No.: 301 270 4799

Tax Account No.: 01065763

Name of Property Owner: RICK GLASER & SHERYL G. GLASER Daytime Phone No.: 301 562 1526

Address: 7412 MAPLE AVE TAKOMA PK MD 20912
Street Number City State Zip Code

Contractor: HERITAGE BLDG & RENOV. Phone No.: 301 270 4799

Contractor Registration No.: _____

Agent for Owner: A. ABRAMS Daytime Phone No.: " "

LOCATION OF BUILDING/PREMISE

House Number: 7412 Street: MAPLE AVE

Town/City: TAKOMA PK Nearest Cross Street: VALLEY VIEW

Lot: P-9 Block: 86 Subdivision: ~~REDAKED~~ 25

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 85,000

1C. If this is a revision of a previously approved active permit, see Permit # NA

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 NA

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.

Alan Abramo
Signature of owner or authorized agent

10.5.01
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(4)

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

1. WRITTEN DESCRIPTION OF PROJECT

SEE ATTACH.

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

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

SEE ATTACH.

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).

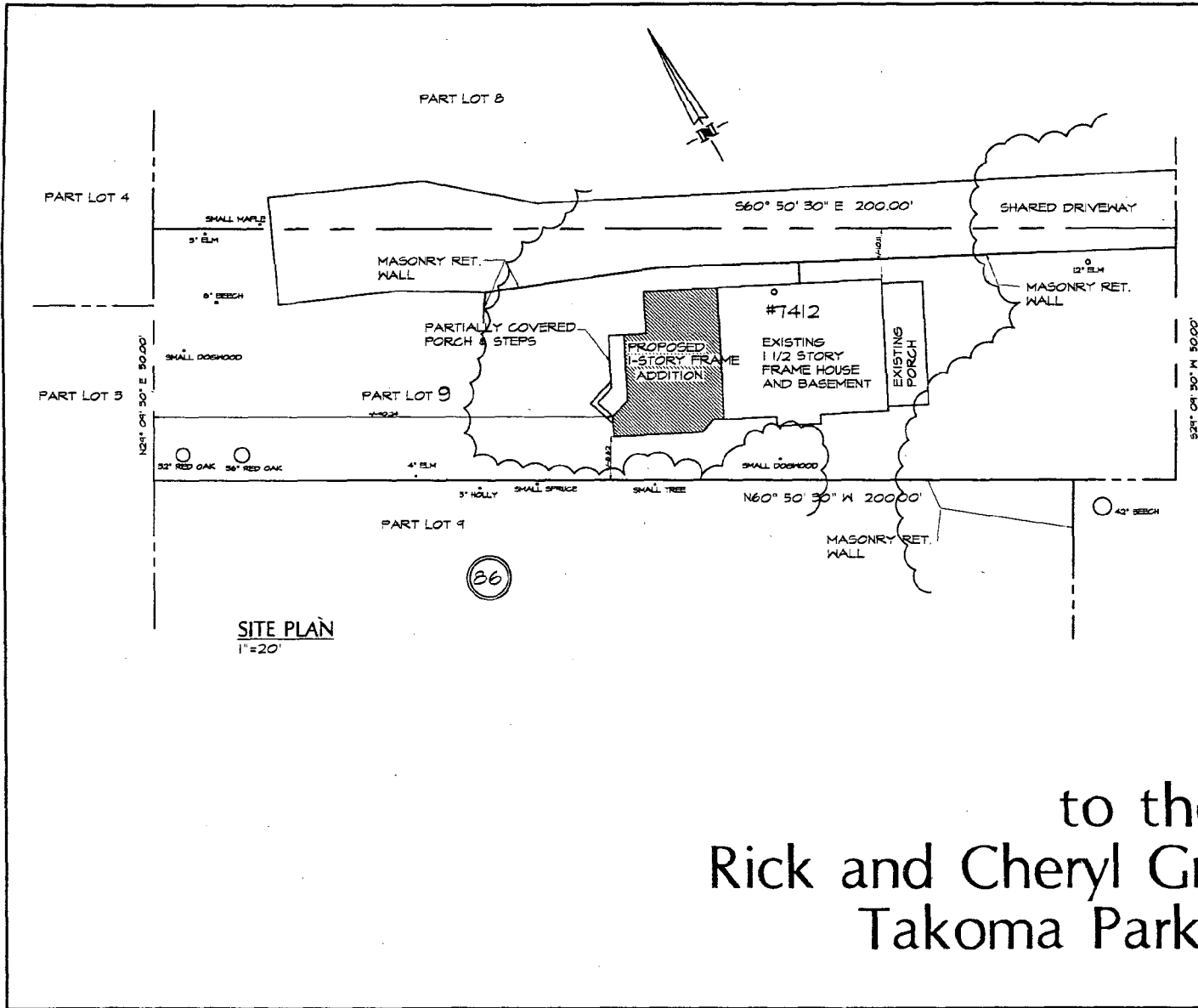
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

ADDENDUM TO APPLICATION OF RICK AND SHERYL GROSS GLASER
7412 MAPLE AVENUE, TAKOMA PARK
5-Oct-01

ADDRESS OF CONFRONTING OR CONTIGUOUS PROPERTY	LEGAL DESCRIPTION OF PROPERT	PROPERTY OWNER	MAILING ADDRESS
7410 Maple Ave Takoma Park, MD 20912	Lot # 9 Block # 86	EDW M+ JT Edwards	PO Box 5945 Takoma Park, MD 20912
7414 Maple Ave Takoma Park, MD 20912	Lot # 8 Block # 86	Mark W. Shupe Judy A. Jaffie	Same as address
7411 Cedar Ave Takoma Park, MD 20912	Lot # 3 Block # 86	David + Y Vega	Same as address
7413 Cedar Ave Takoma Park, MD 20912	Lot # 4 Block # 86	Richard K. + SL Nakamura	Same as address
7413 Maple Ave Takoma Park, MD 20912	Lot # 41 Block # 87	Margaret M. Gray	Same as address
7414 Maple Ave Takoma Park, MD 20912	Lot # 40 Block # 87	Deborah Nelson Thomas F. Brune	7411 Maple Ave Takoma Park, MD 20912
7409 Maple Ave Takoma Park, MD 20912	Lot # 39 Block # 87	W.E. Jr.+ C JG Robinson	Same as address

9



SITE PLAN
1"=20'

36

MAPLE AVENUE

INDEX OF DRAWINGS

COVER SHEET/SITE PLAN	A1
EXISTING FLOOR PLANS	A2
EXISTING ELEVATIONS	A3
PROPOSED FLOOR PLAN	A4
PROPOSED ELEVATIONS	A5

Addition to the home of Rick and Cheryl Gross Glaser Takoma Park, Maryland



SITE PLAN
HAWP SET
SCALE: 1"=20'

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4788 Fax: (301) 270-0188

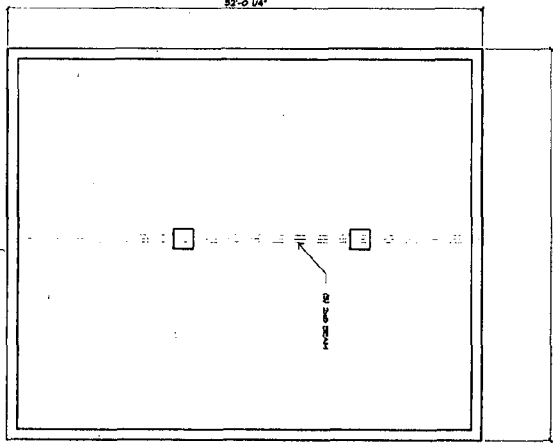
**RICK & CHERYL GROSS
GLASER RESIDENCE**
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

OCT 5, 2001

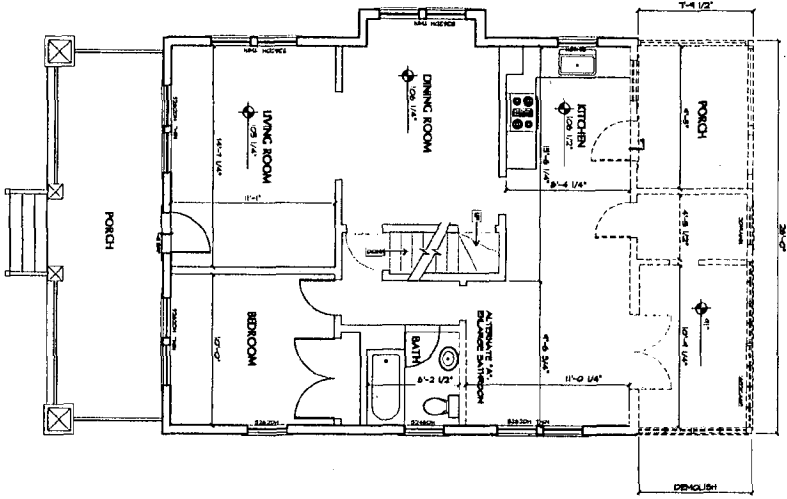
SECRET
A1
5

7

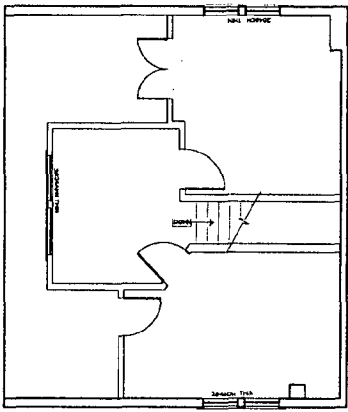
8



EXISTING BASEMENT PLAN
1/8"=1'-0"



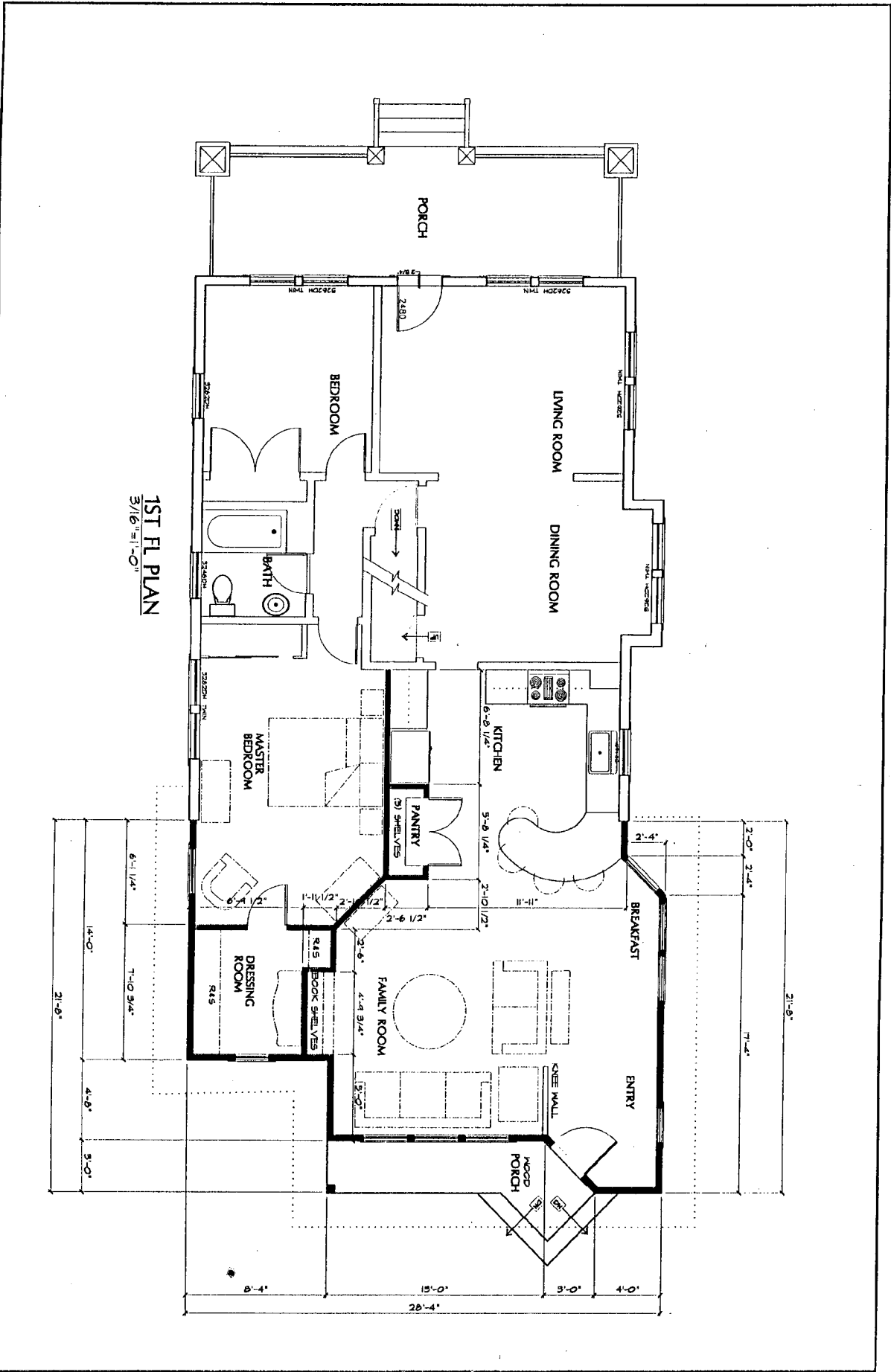
EXISTING 1ST FL PLAN
1/8"=1'-0"



EXISTING 2ND FL PLAN
1/8"=1'-0"

<p>SHEET A2 OF 5</p>	<p>OCT 5, 2001 RICK & CHERYL GROSS GLASER RESIDENCE 7412 MAPLE AVE. TAKOMA PARK, MD 20912</p>	<p><i>Heritage Building & Renovation, Inc.</i> 208 Manor Circle Takoma Park, MD 20912 (301) 270-4789 Fax: (301) 270-0188</p>	<p>EXISTING FLOOR PLANS HAWP SET SCALE: 1/8"=1'0"</p>	
----------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------	--

6

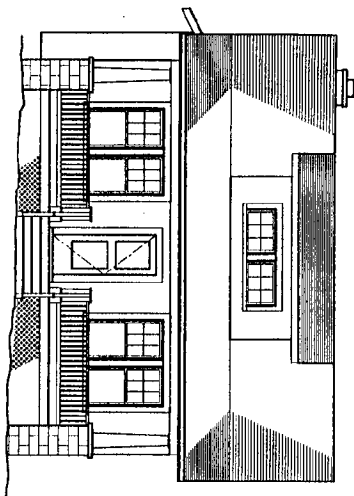


1ST FL. PLAN
3/16"=1'-0"

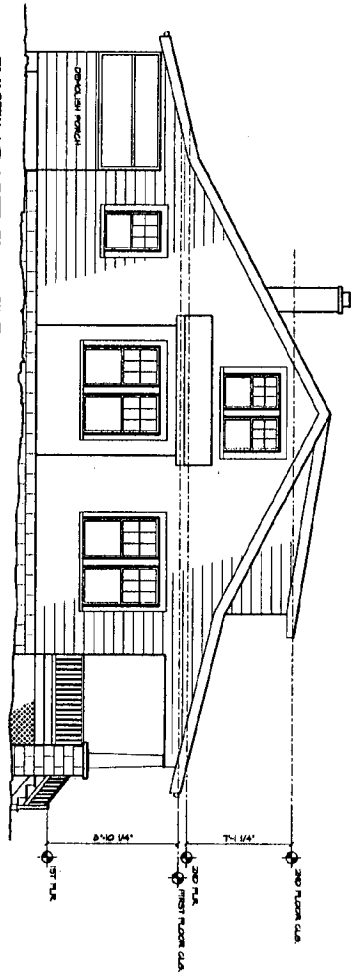
<p>5 A4 SHEET</p>	<p>RICK & CHERYL GROSS GLASER RESIDENCE 7412 MAPLE AVE. TAKOMA PARK, MD 20912</p>	<p>Heritage Building & Renovation, Inc. 208 Manor Circle Takoma Park, MD 20912 (301) 270-4799 Fax: (301) 270-0186</p>	<p>PROPOSED 1ST FLOOR PLAN HAWP SET SCALE: 3/16"=1'-0"</p>	
---------------------------	---------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------	--

10

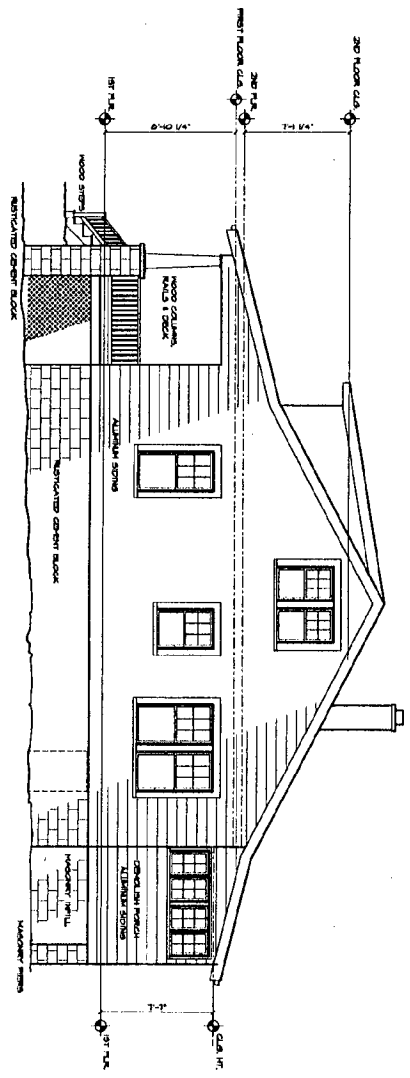
EXISTING FRONT ELEVATION
1/8" = 1'-0"



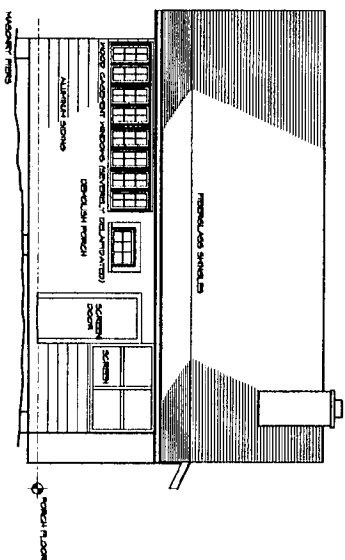
EXISTING LEFT ELEVATION
1/8" = 1'-0"



EXISTING RIGHT ELEVATION
1/8" = 1'-0"



EXISTING REAR ELEVATION
1/8" = 1'-0"



SECRET
A.3
5
OCT 5 2001

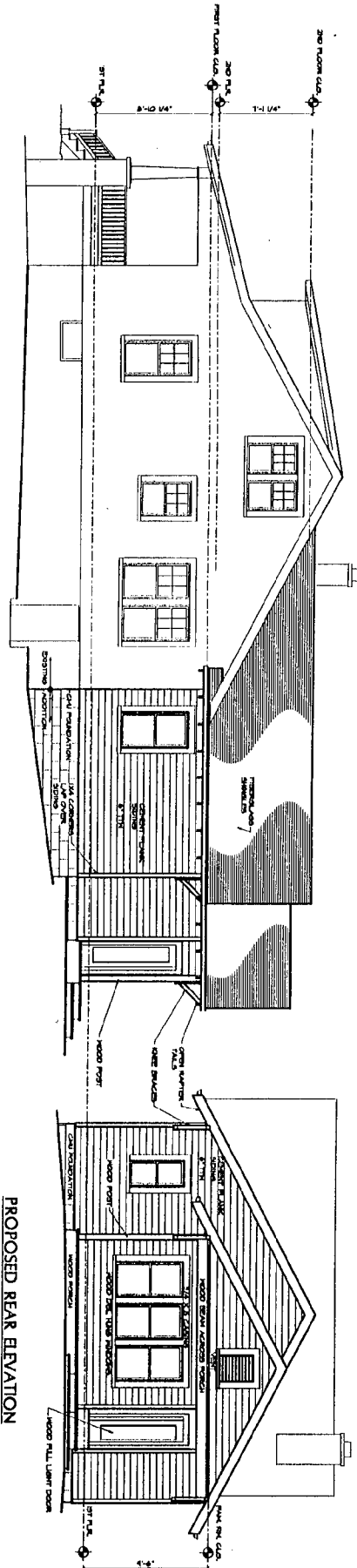
RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0168

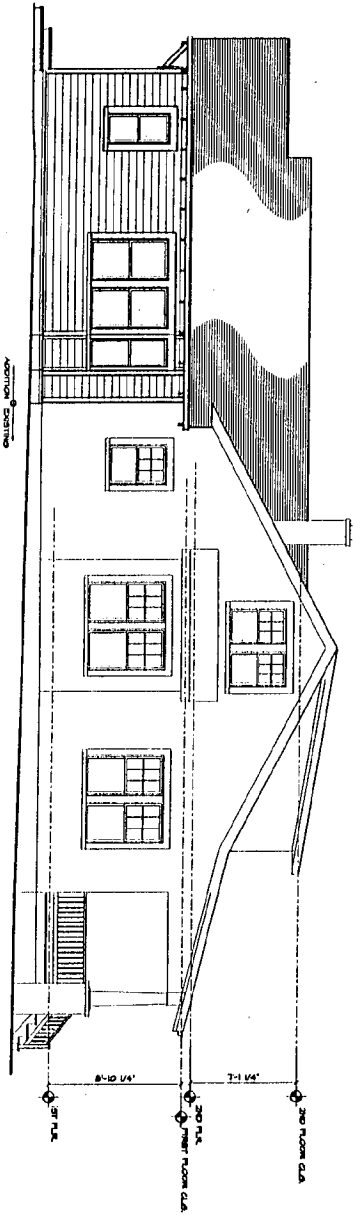
EXISTING
FLOOR PLANS
HAWP SET
SCALE: 1/8" = 1'-0"



11

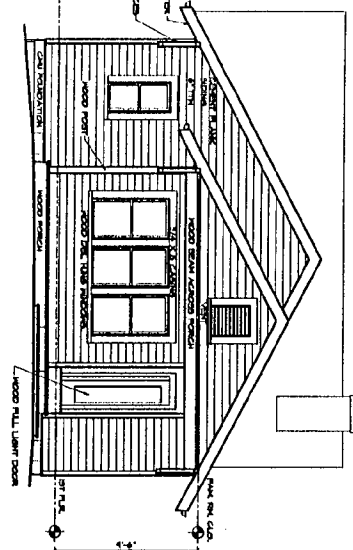


PROPOSED RIGHT ELEVATION
1/4\"/>



PROPOSED LEFT ELEVATION
1/4\"/>

PROPOSED REAR ELEVATION
1/4\"/>



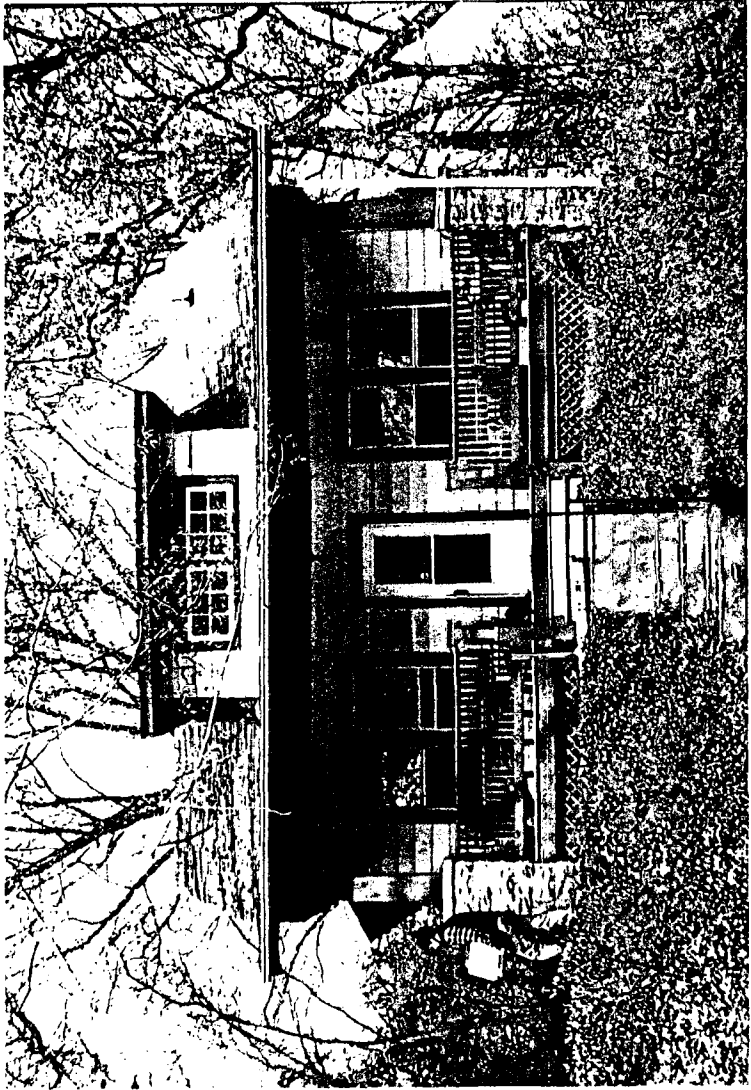
AS
OF
5

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

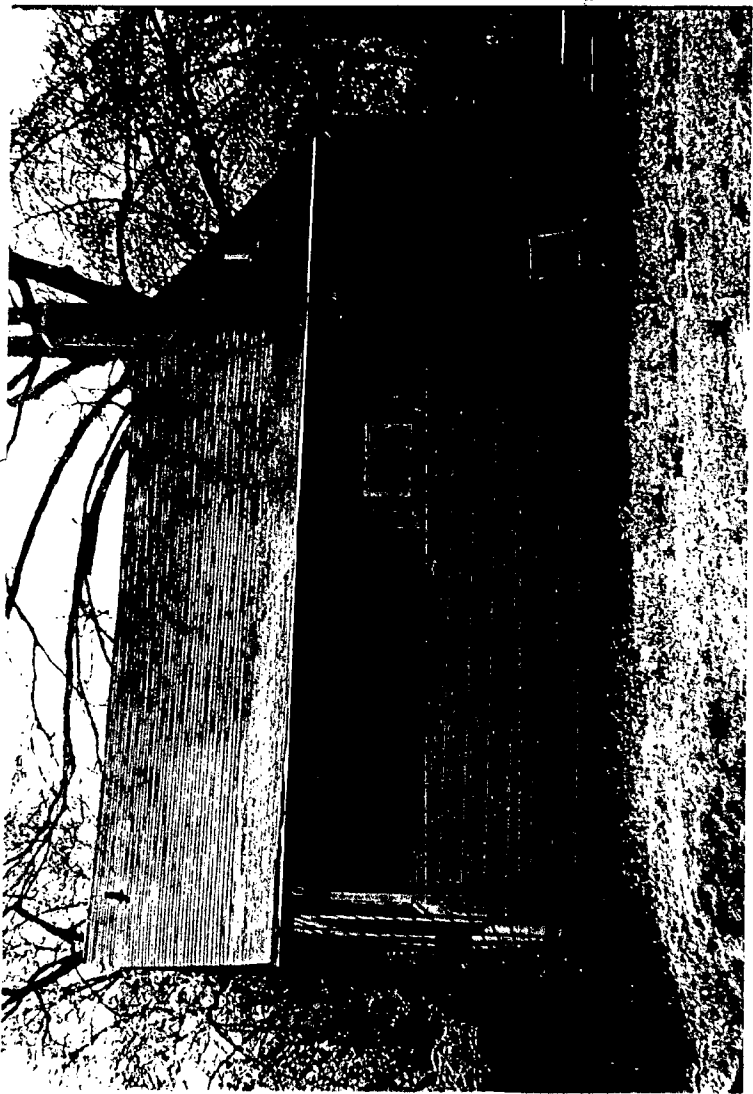
Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4700 Fax: (301) 270-0166

PROPOSED
ELEVATIONS
HAWP SET
SCALE: 1/8"=1'0"









HOUSE TO
THE LEFT



NOTE SIM.
HOUSE TO
THE RIGHT



ADDENDUM TO APPLICATION OF RICK AND SHERYL GROSS GLASER
7412 MAPLE AVENUE, TAKOMA PARK
5-Oct-01

ADDRESS OF CONFRONTING OR CONTIGUOUS PROPERTY	LEGAL DESCRIPTION OF PROPERTY	PROPERTY OWNER	MAILING ADDRESS
7410 Maple Ave Takoma Park, MD 20912	Lot # 9 Block # 86	EDW M+ JT Edwards	PO Box 5945 Takoma Park, MD 20912
7414 Maple Ave Takoma Park, MD 20912	Lot # 8 Block # 86	Mark W. Shupe Judy A. Jaffie	Same as address
7411 Cedar Ave Takoma Park, MD 20912	Lot # 3 Block # 86	David + Y Vega	Same as address
7413 Cedar Ave Takoma Park, MD 20912	Lot # 4 Block # 86	Richard K. + SL Nakamura	Same as address
7413 Maple Ave Takoma Park, MD 20912	Lot # 41 Block # 87	Margaret M. Gray	Same as address
7414 Maple Ave Takoma Park, MD 20912	Lot # 40 Block # 87	Deborah Nelson Thomas F. Brune	7411 Maple Ave Takoma Park, MD 20912
7409 Maple Ave Takoma Park, MD 20912	Lot # 39 Block # 87	W.E. Jr.+ C JG Robinson	Same as address

ADDENDUM TO APPLICATION FOR HISTORIC AREA WORK PERMIT

Owners: Rick and Sheryl Gross Glaser
Project Address: 7412 Maple Avenue, Takoma Park

1. Description of Project

A. Description of existing structure and setting:

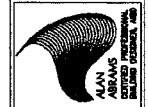
The subject house is a Category Two vernacular style side gabled bungalow, with full width front porch and shed dormer facing Maple Avenue. It is uniformly clad with aluminum, applied over original (undetermined) materials. The foundation is rusticated cement block. The house is situated on a steeply sloping lot, with finish floor elevation approximately 10' above street level at the centerline of the property. The lot is 50' wide and 200' deep; most of the other lots on Maple Avenue are of similar size. House styles within view of the subject house range in age and style, including several Dutch colonial revivals, non-descript WWII area brick two-stories, and a very similar bungalow immediately to the north. Tax assessment records date the house to 1923.

B. General description of project and impact

The proposal is to remove the existing shed roofed structure at the rear of the house, and to construct a single story addition in its place and beyond. The existing structure includes a screened kitchen porch, a small pantry, and a fully enclosed and tempered portion that may have originally been a sleeping porch. The structure was built on masonry piers identical to the masonry of the main foundation. The north and west elevations include bands of wood casement windows that are substantially inoperable due to serious racking and settling of the structure between the piers. The existing substructure is not capable of bearing modern load requirements, and the existing roof cannot be extended without losing the minimum required headroom for habitable space.

The proposed 501 sf addition is a generally rectangular plan that will extend the kitchen, and provide an associated dining area, family room, and entry area; and will extend a small area at the right rear of the existing house to provide a bedroom and dressing area. The new structure will offset obliquely 2'-4" beyond the left side of the existing house (similar to the projection of the existing dining room bay on that same side) to obtain light from the south. The new back door will be placed at a similar angle (facing north), for convenient access to the parking area. The new roof will run perpendicular to the main roof to distinguish the new structure from the original portion of the house. The pitch and overhang of the new roof will be similar to the original roof. Cladding is to be fiber-cement clapboard, run at a slightly narrower exposure than the existing aluminum over-cladding. Fenestration is to be wood double hung windows with wide casing, similar to original materials.

Because of the slope of the lot, and proximity of the adjacent house, the left elevation of the addition will not be visible from the right-of-way. The right elevation will be visible but not prominent. The addition would add 58% to the 856 sf footprint of the existing house.



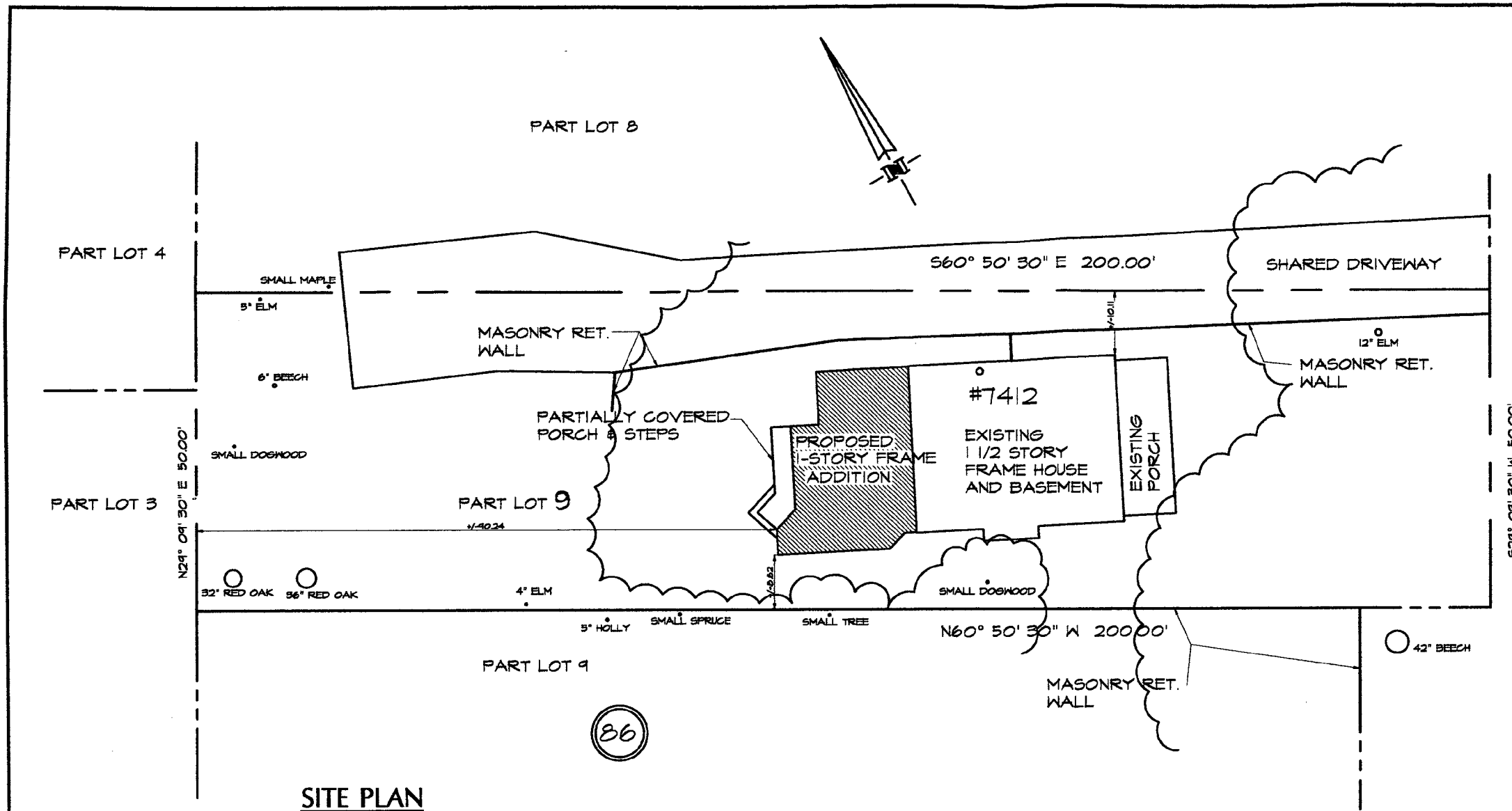
SITE PLAN
HAWP SET
SCALE: 1"=20'

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

OCT 5, 2001

SHEET
A1
OF
5



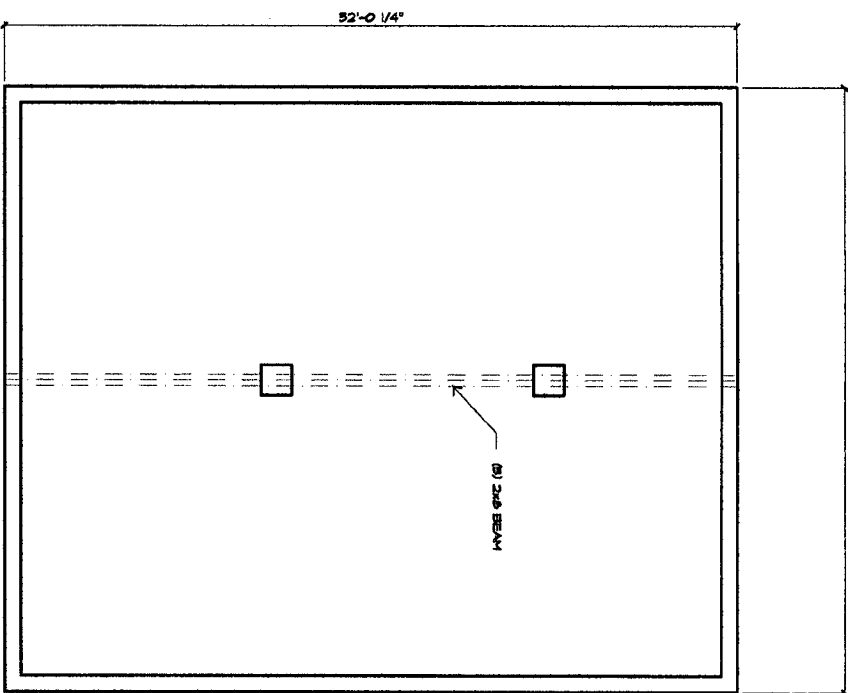
SITE PLAN
1"=20'

INDEX OF DRAWINGS

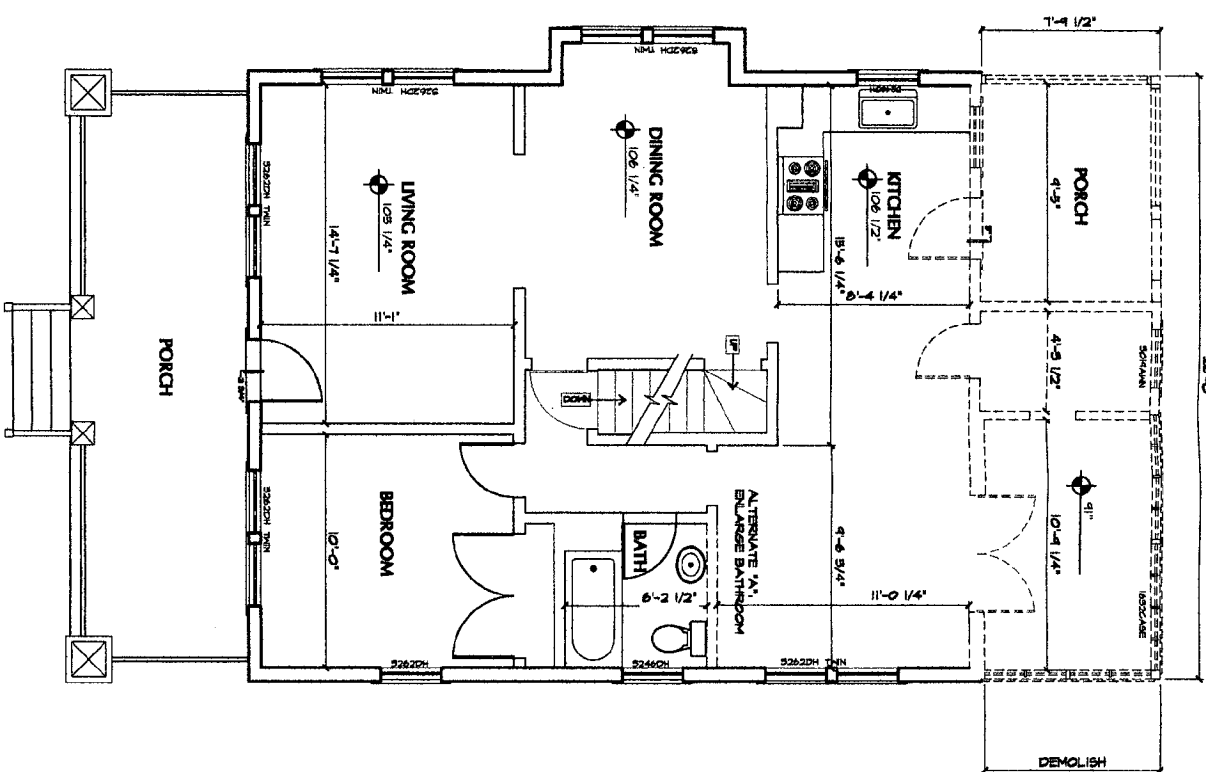
COVER SHEET/SITE PLAN	A1
EXISTING FLOOR PLANS	A2
EXISTING ELEVATIONS	A3
PROPOSED FLOOR PLAN	A4
PROPOSED ELEVATIONS	A5

Addition to the home of Rick and Cheryl Gross Glaser Takoma Park, Maryland

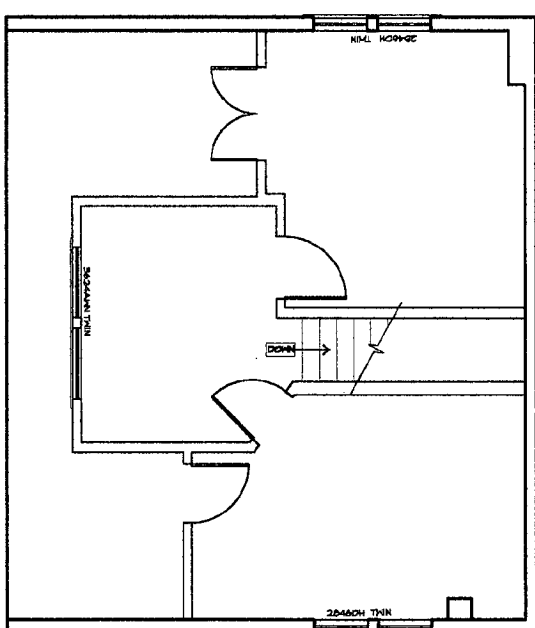
MAPLE AVENUE



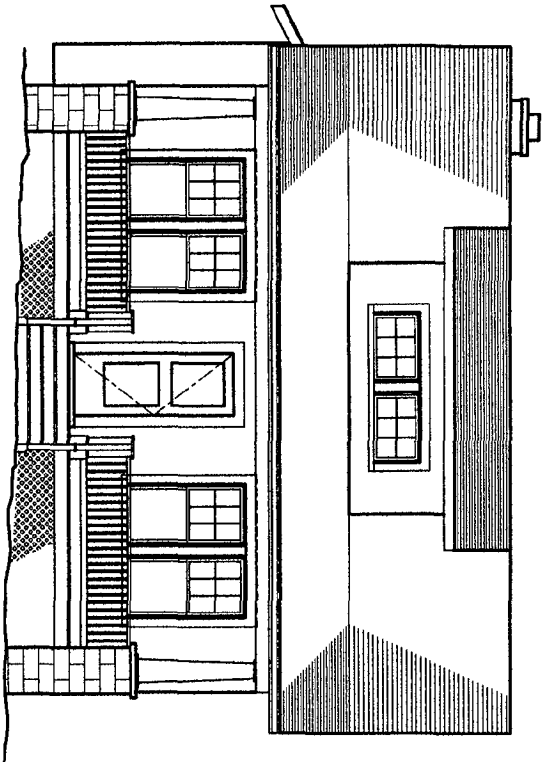
EXISTING BASEMENT PLAN
1/8" = 1'-0"



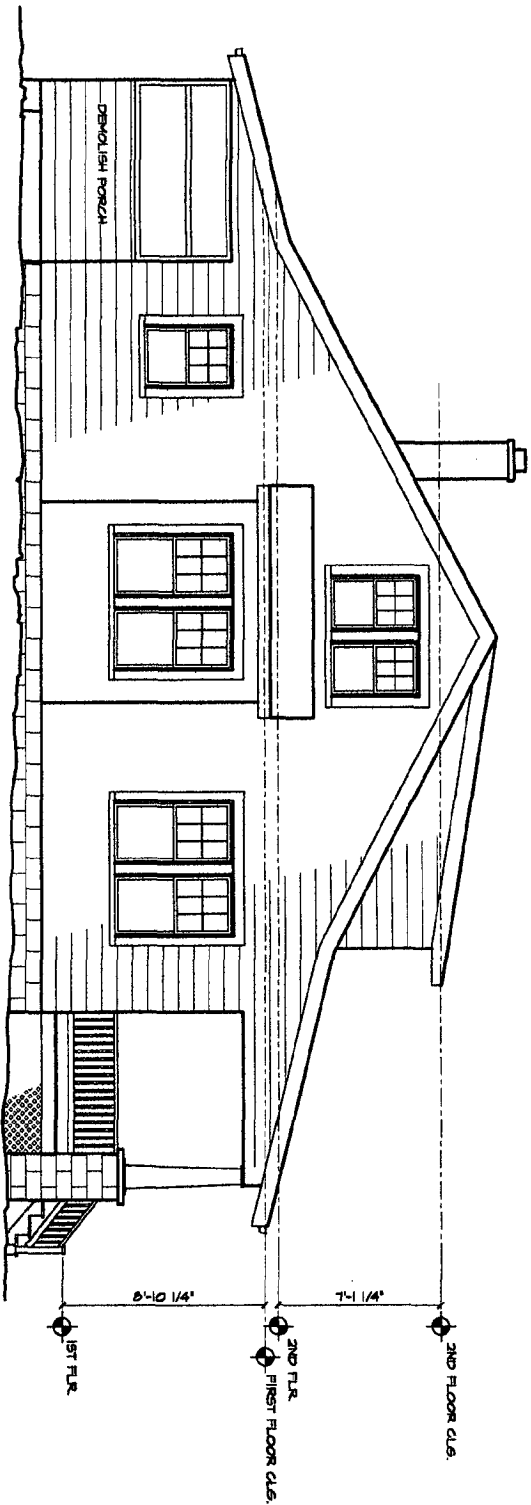
EXISTING 1ST FL PLAN
1/8" = 1'-0"



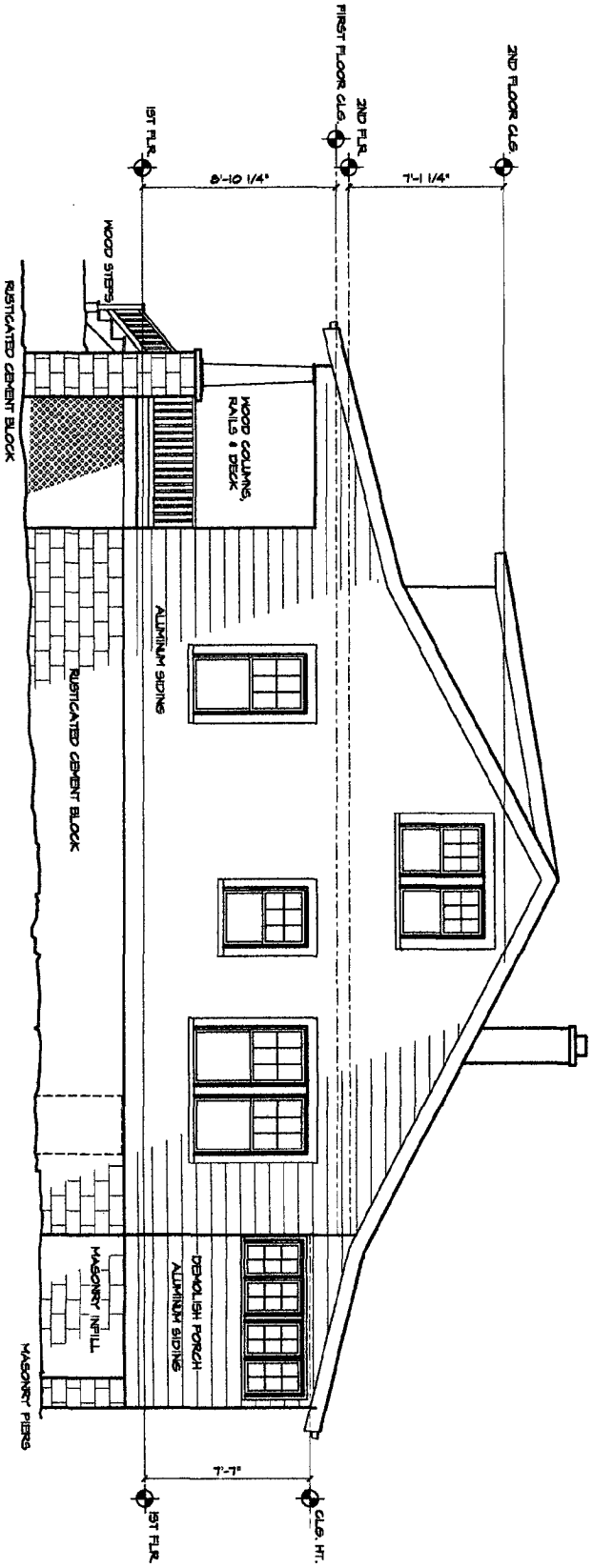
EXISTING 2ND FL PLAN
1/8" = 1'-0"



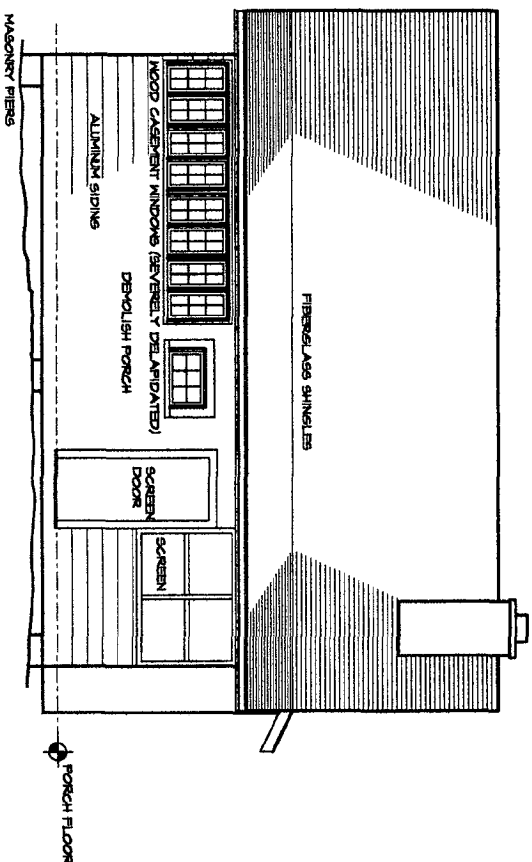
EXISTING FRONT ELEVATION
1/8"=1'-0"



EXISTING LEFT ELEVATION
1/8"=1'-0"



EXISTING RIGHT ELEVATION
1/8"=1'-0"



EXISTING REAR ELEVATION
1/8"=1'-0"

SHEET
A3
OF
5

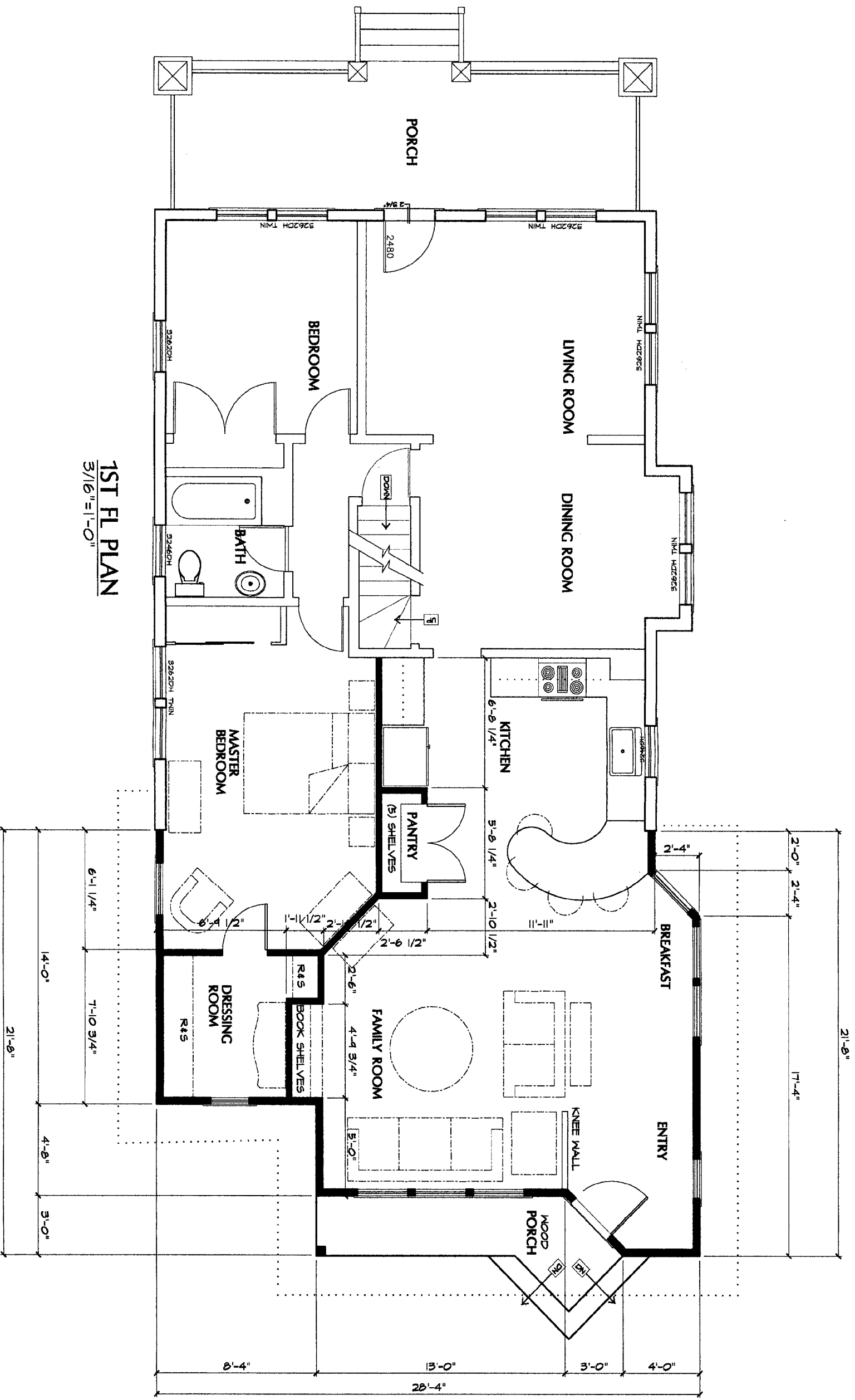
OCT 5, 2001

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

EXISTING
FLOOR PLANS
HAWP SET
SCALE: 1/8"=1'0"





1ST FL PLAN
 3/16"=1'-0"

SHEET
A4
 OF
5

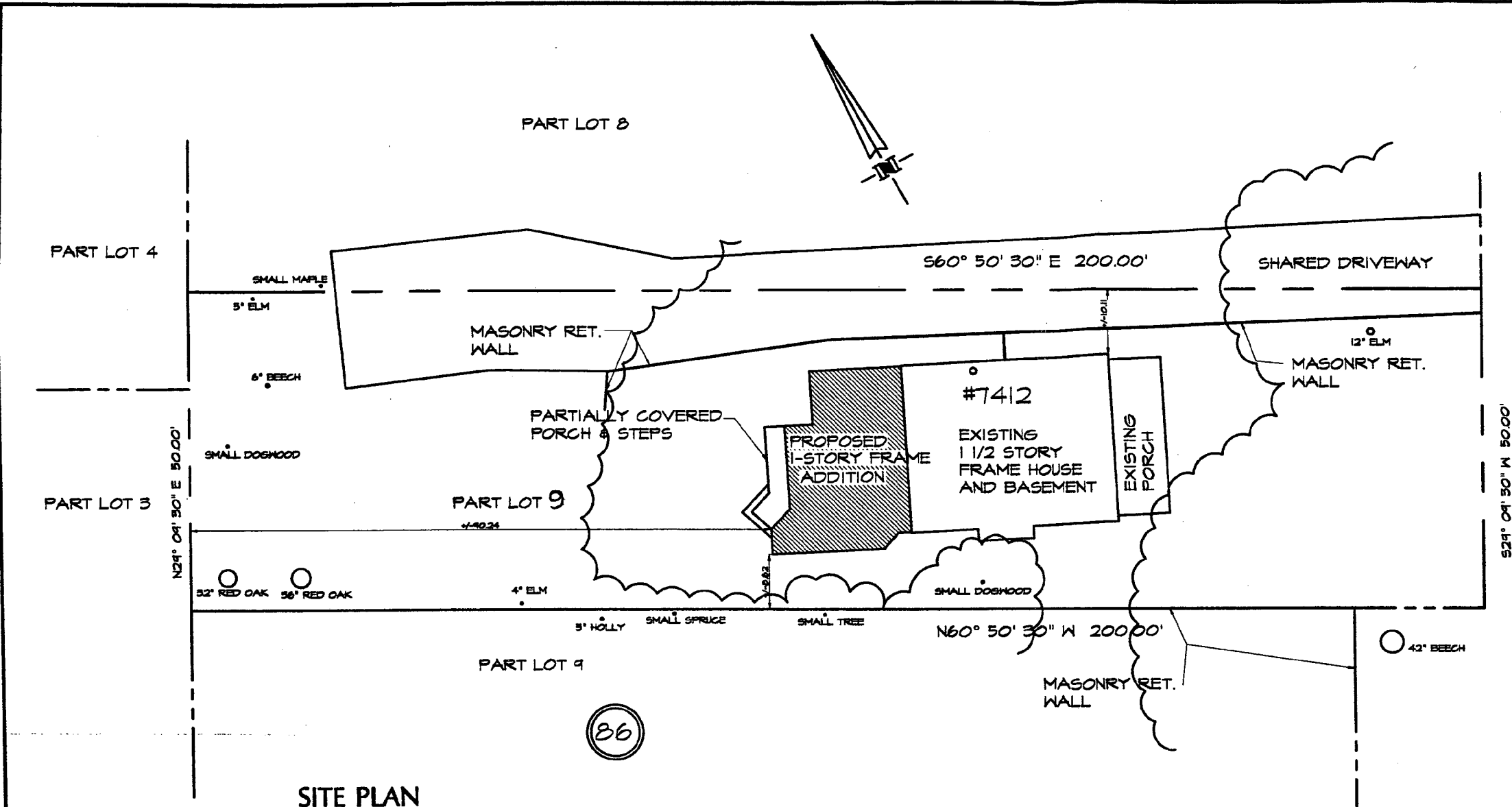
OCT 5, 2001

**RICK & CHERYL GROSS
 GLASER RESIDENCE**
 7412 MAPLE AVE.
 TAKOMA PARK, MD 20912

Heritage Building & Renovation, Inc.
 208 Manor Circle
 Takoma Park, MD 20912
 (301) 270-4799 Fax: (301) 270-0166

**PROPOSED
 1ST FLOOR PLAN
 HAWP SET**
 SCALE: 3/16"=1'0"





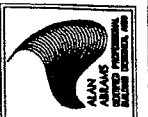
SITE PLAN
1"=20'

INDEX OF DRAWINGS

COVER SHEET/SITE PLAN	A1
EXISTING FLOOR PLANS	A2
EXISTING ELEVATIONS	A3
PROPOSED FLOOR PLAN	A4
PROPOSED ELEVATIONS	A5

Addition to the home of Rick and Cheryl Gross Glaser Takoma Park, Maryland

MAPLE AVENUE



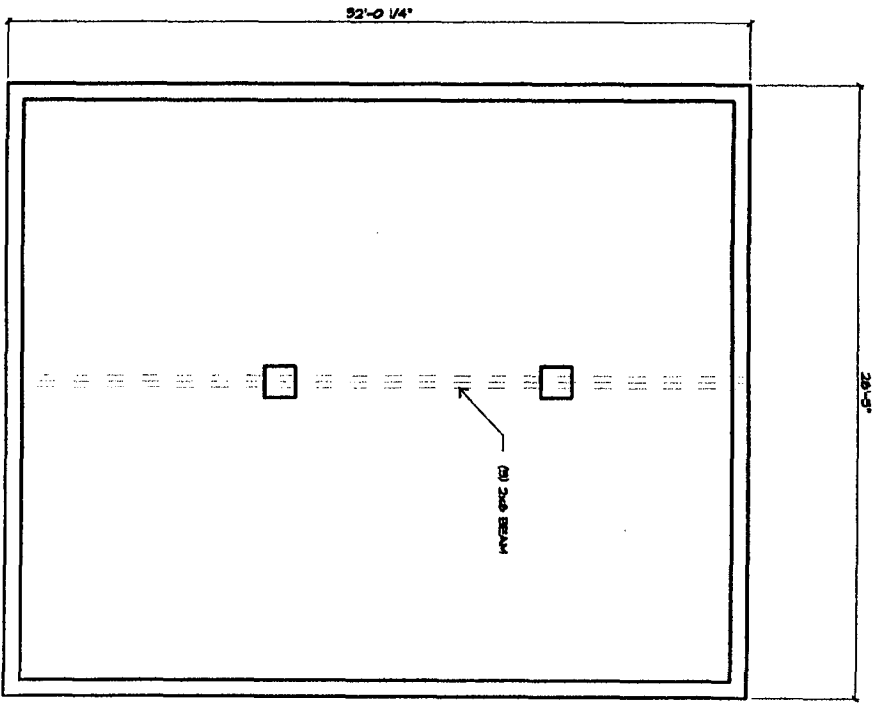
SITE PLAN
HAWP SET
SCALE: 1"=20'

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4789 Fax: (301) 270-0166

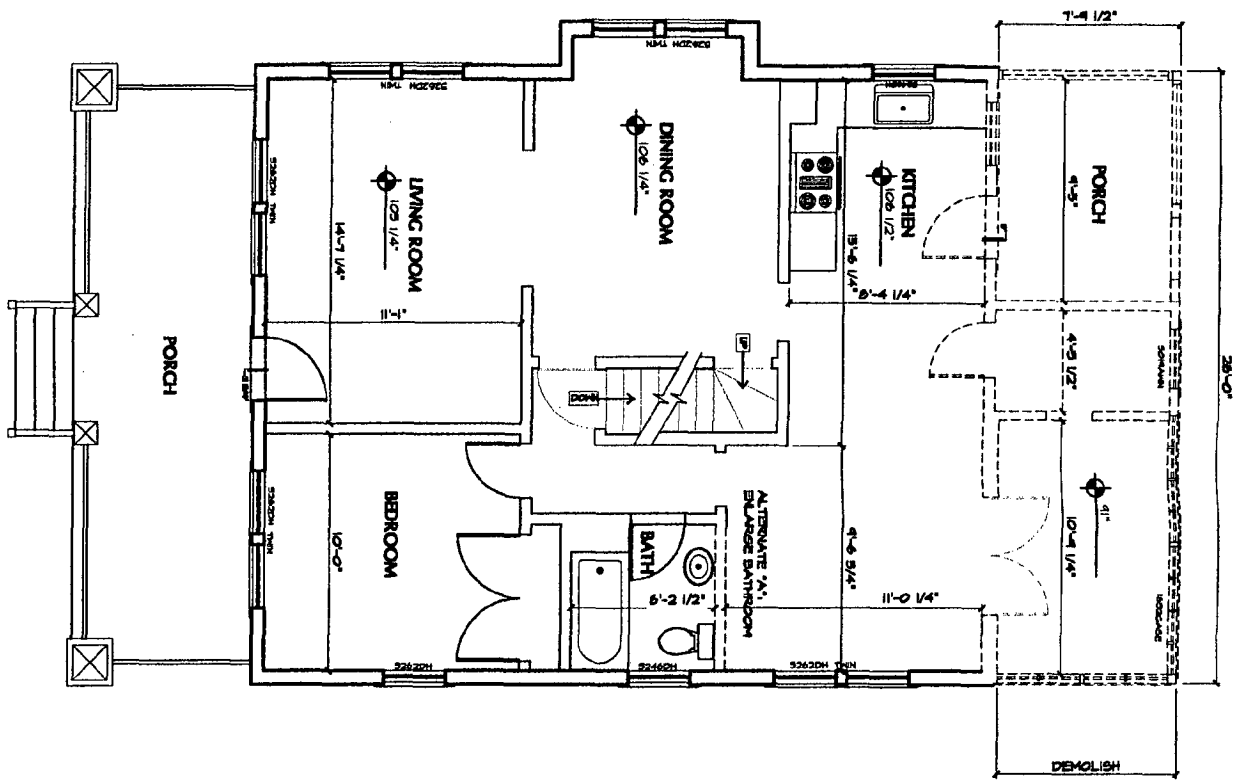
RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

OCT 5, 2001

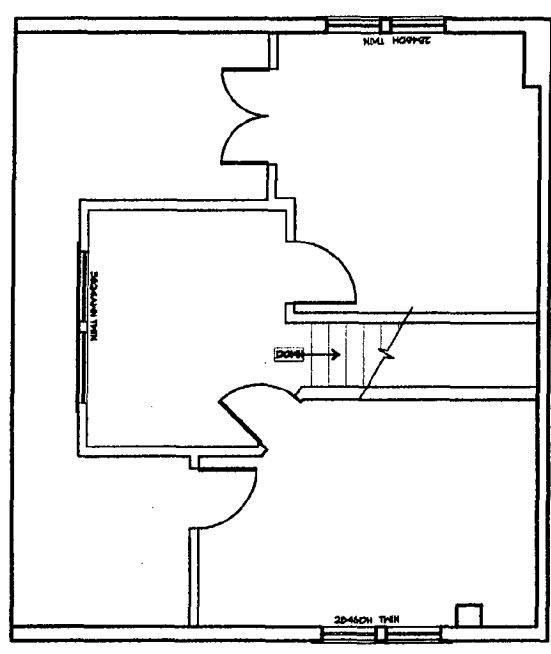
SHEET
A1
OF
5



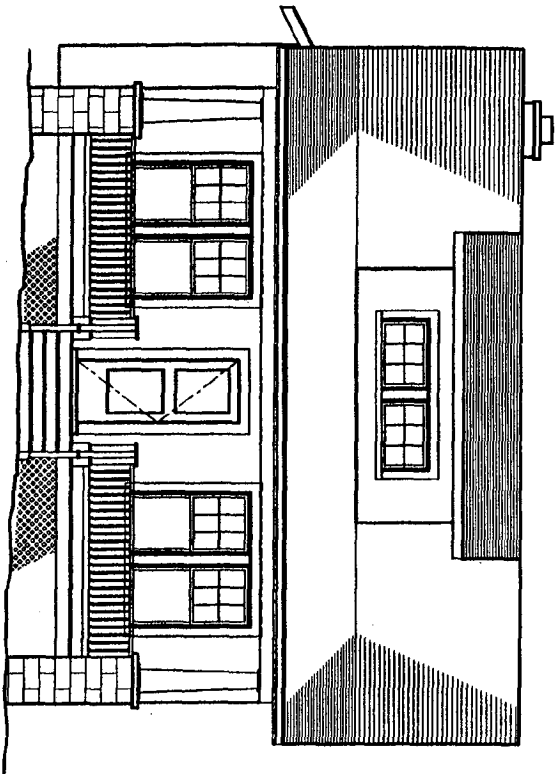
EXISTING BASEMENT PLAN
1/8"=1'-0"



EXISTING 1ST FL PLAN
1/8"=1'-0"



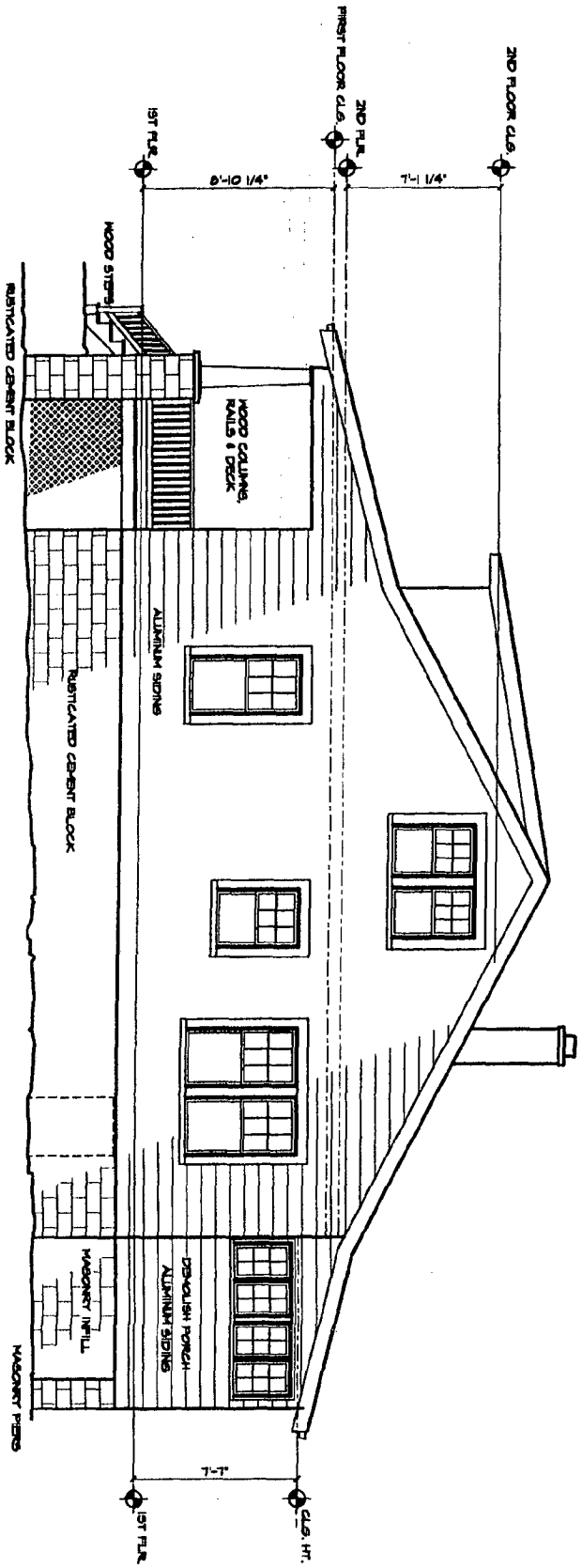
EXISTING 2ND FL PLAN
1/8"=1'-0"



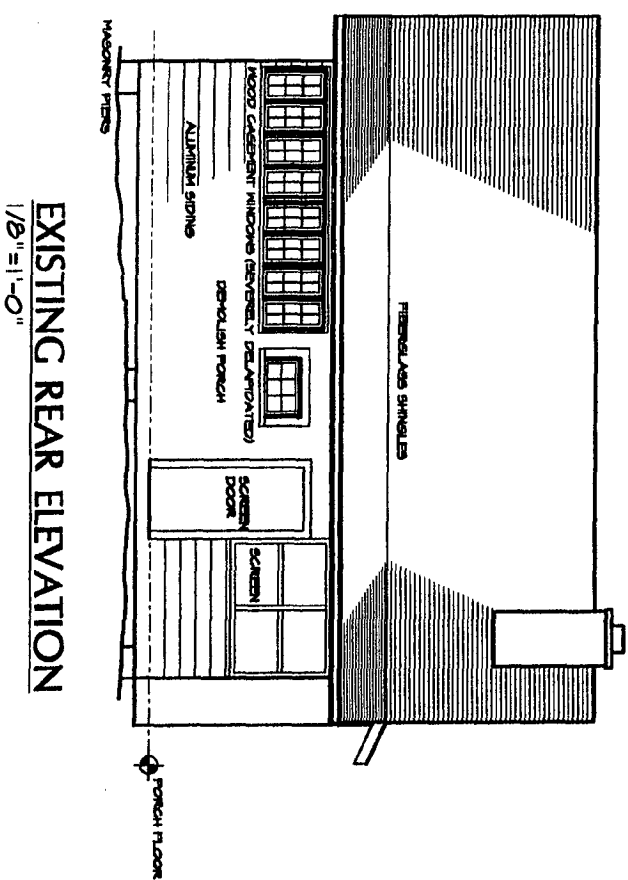
EXISTING FRONT ELEVATION
1/8" = 1'-0"



EXISTING LEFT ELEVATION
1/8" = 1'-0"



EXISTING RIGHT ELEVATION
1/8" = 1'-0"



EXISTING REAR ELEVATION
1/8" = 1'-0"

SHEET
A3
OF
5

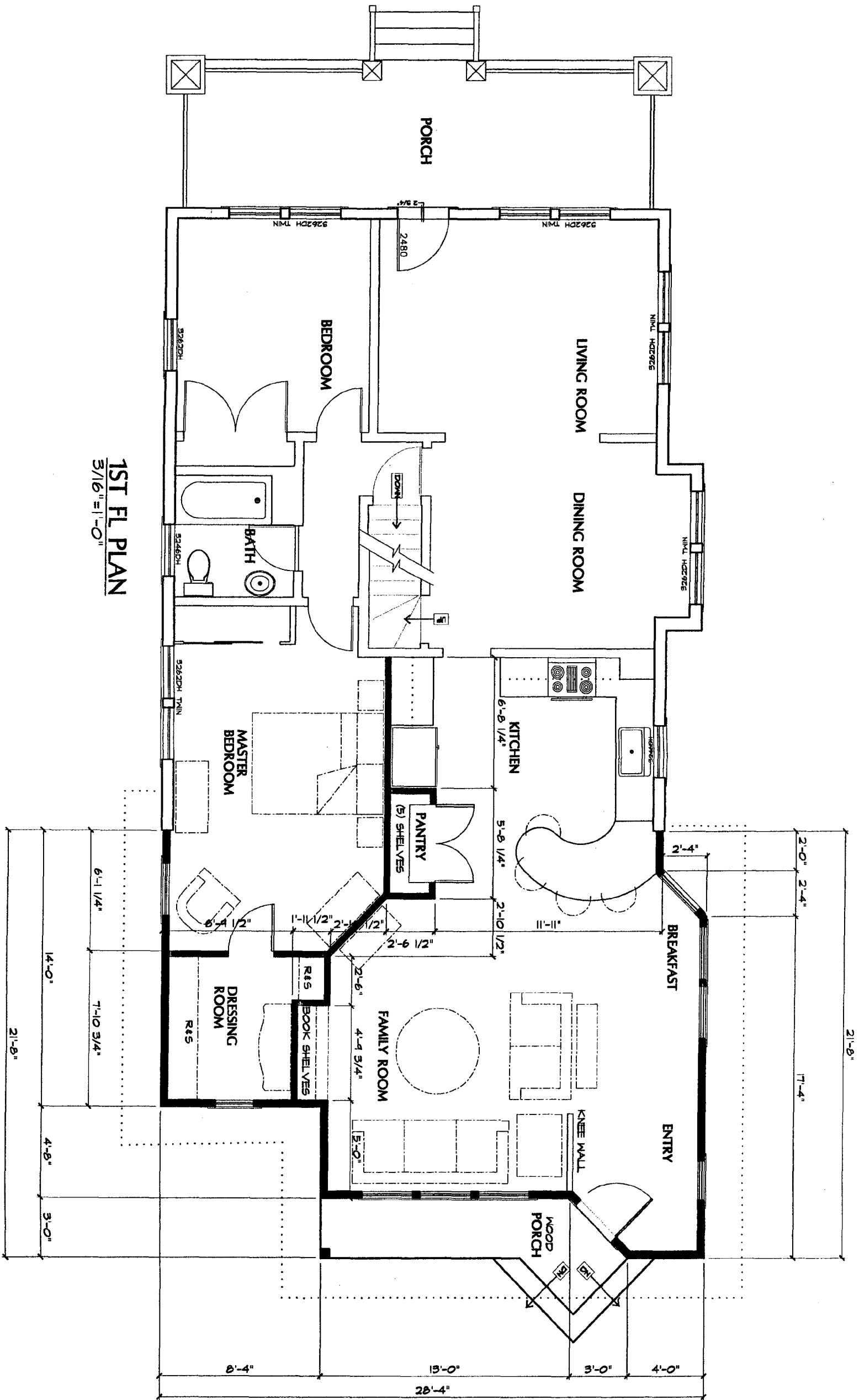
OCT. 5, 2001

**RICK & CHERYL GROSS
GLASER RESIDENCE**
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0168

**EXISTING
FLOOR PLANS
HAWP SET**
SCALE: 1/8" = 1'-0"





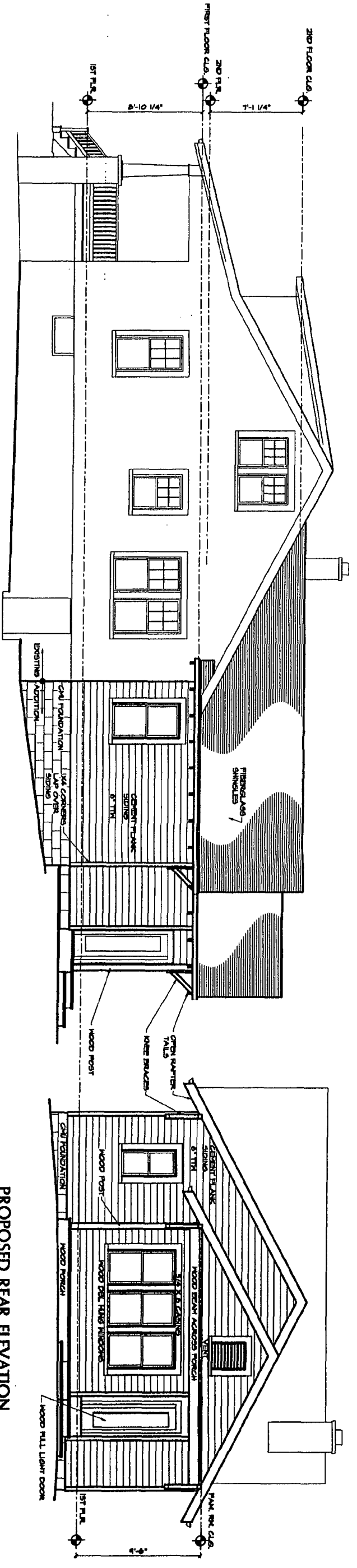
SHEET
A4
 OF
5

**RICK & CHERYL GROSS
 GLASER RESIDENCE**
 7412 MAPLE AVE.
 TAKOMA PARK, MD 20912

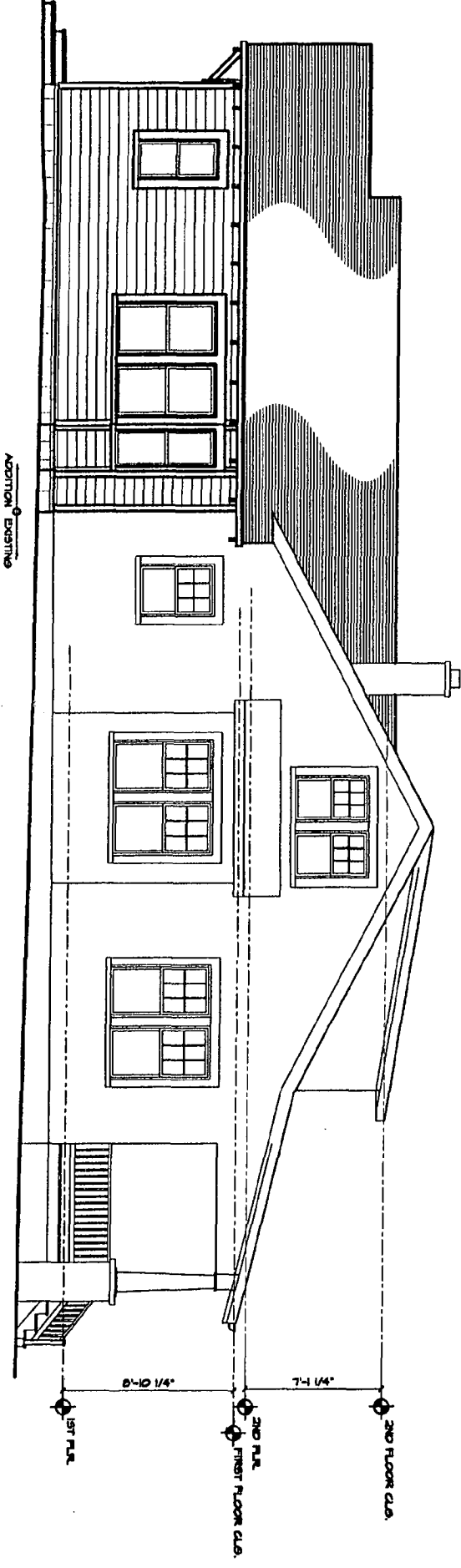
Heritage Building & Renovation, Inc.
 208 Manor Circle
 Takoma Park, MD 20912
 (301) 270-4799 Fax: (301) 270-0166

**PROPOSED
 1ST FLOOR PLAN
 HAWP SET**
 SCALE: 3/16" = 1'-0"

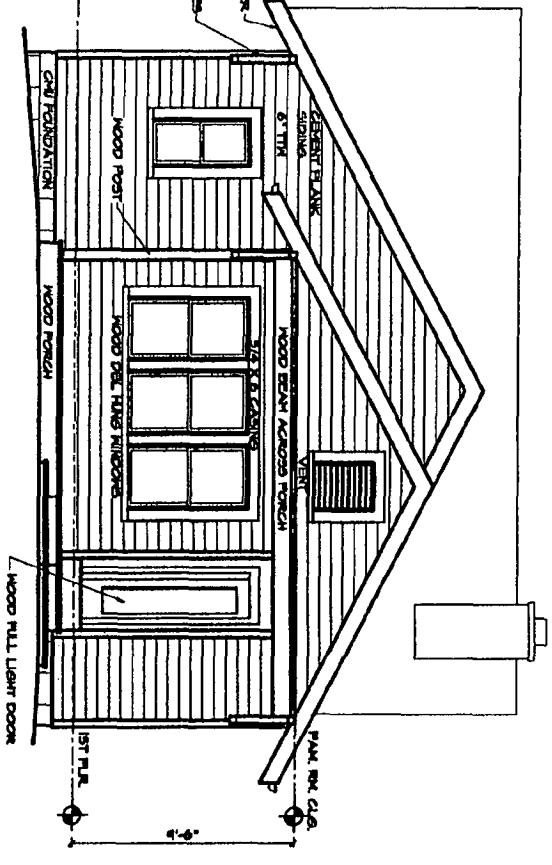




PROPOSED RIGHT ELEVATION
1/4"=1'-0"



PROPOSED LEFT ELEVATION
1/4"=1'-0"



PROPOSED REAR ELEVATION
1/4"=1'-0"

SHEET
A5
OF
5

OCT. 5, 2001

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVE.
TAKOMA PARK, MD 20912

Heritage Building & Renovation, Inc.
208 Manor Circle
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0168

PROPOSED
ELEVATIONS
HAWP SET
SCALE: 1/8"=1'-0"



ADDENDUM TO APPLICATION FOR HISTORIC AREA WORK PERMIT

Owners: Rick and Sheryl Gross Glaser
Project Address: 7412 Maple Avenue, Takoma Park

1. Description of Project

A. Description of existing structure and setting:

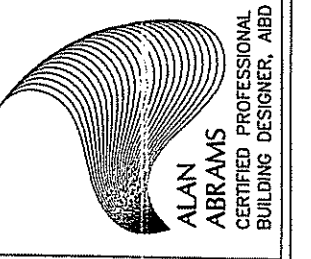
The subject house is a Category Two vernacular style side gabled bungalow, with full width front porch and shed dormer facing Maple Avenue. It is uniformly clad with aluminum, applied over original (undetermined) materials. The foundation is rusticated cement block. The house is situated on a steeply sloping lot, with finish floor elevation approximately 10' above street level at the centerline of the property. The lot is 50' wide and 200' deep; most of the other lots on Maple Avenue are of similar size. House styles within view of the subject house range in age and style, including several Dutch colonial revivals, non-descript WWII area brick two-stories, and a very similar bungalow immediately to the north. Tax assessment records date the house to 1923.

B. General description of project and impact

The proposal is to remove the existing shed roofed structure at the rear of the house, and to construct a single story addition in its place and beyond. The existing structure includes a screened kitchen porch, a small pantry, and a fully enclosed and tempered portion that may have originally been a sleeping porch. The structure was built on masonry piers identical to the masonry of the main foundation. The north and west elevations include bands of wood casement windows that are substantially inoperable due to serious racking and settling of the structure between the piers. The existing substructure is not capable of bearing modern load requirements, and the existing roof cannot be extended without losing the minimum required headroom for habitable space.

The proposed 501 sf addition is a generally rectangular plan that will extend the kitchen, and provide an associated dining area, family room, and entry area; and will extend a small area at the right rear of the existing house to provide a bedroom and dressing area. The new structure will offset obliquely 2'-4" beyond the left side of the existing house (similar to the projection of the existing dining room bay on that same side) to obtain light from the south. The new back door will be placed at a similar angle (facing north), for convenient access to the parking area. The new roof will run perpendicular to the main roof to distinguish the new structure from the original portion of the house. The pitch and overhang of the new roof will be similar to the original roof. Cladding is to be fiber-cement clapboard, run at a slightly narrower exposure than the existing aluminum over-cladding. Fenestration is to be wood double hung windows with wide casing, similar to original materials.

Because of the slope of the lot, and proximity of the adjacent house, the left elevation of the addition will not be visible from the right-of-way. The right elevation will be visible but not prominent. The addition would add 58% to the 856 sf footprint of the existing house.



COVER SHEET,
SITE PLAN, INDEX
PERMIT SET
SCALE 1"=20'

Heritage Building & Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVENUE
TAKOMA PARK, MD 20912

NOV 8, 2001

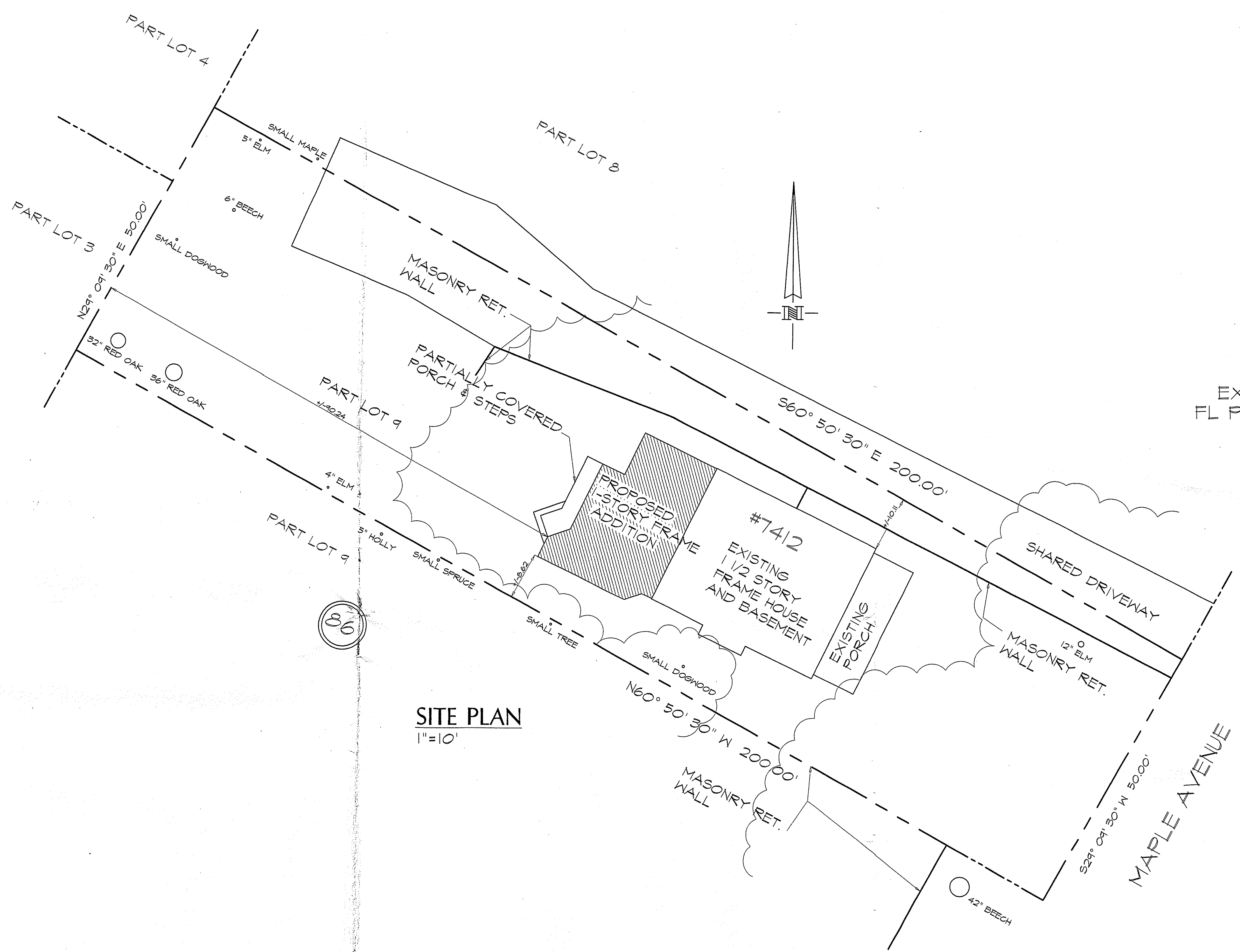
SHEET
1
OF
6

INDEX OF DRAWINGS

COVER SHEET/SITE PLAN	A1
EXISTING FLOOR PLANS & ELEVATIONS	A2
FL PLAN, FNDTN, FRAMING & ELEC PLANS	A3
ELEVATIONS, SCHEDULES	A4
SECTIONS	A5
SECTIONS	A6

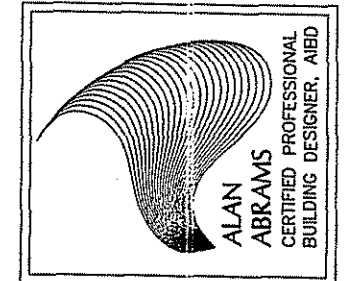
SITE PLAN
1"=10'

86



Addition to the home of Rick and Sheryl Gross Glaser Takoma Park, Maryland

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/11/01



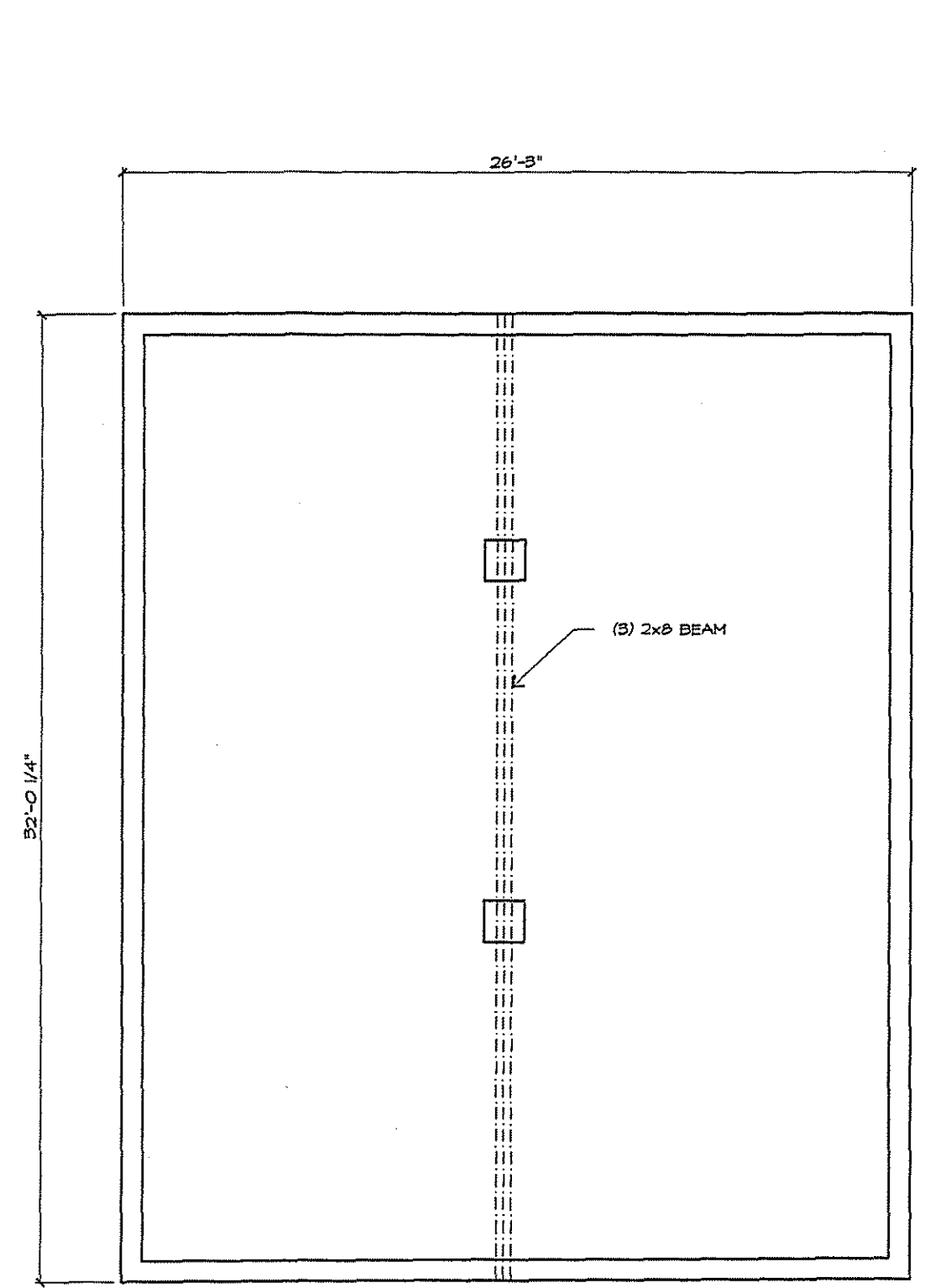
EXISTING FL PLANS
& ELEVATIONS
PERMIT SET
SCALE: 3/16"=1'-0"

Heritage Building & Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

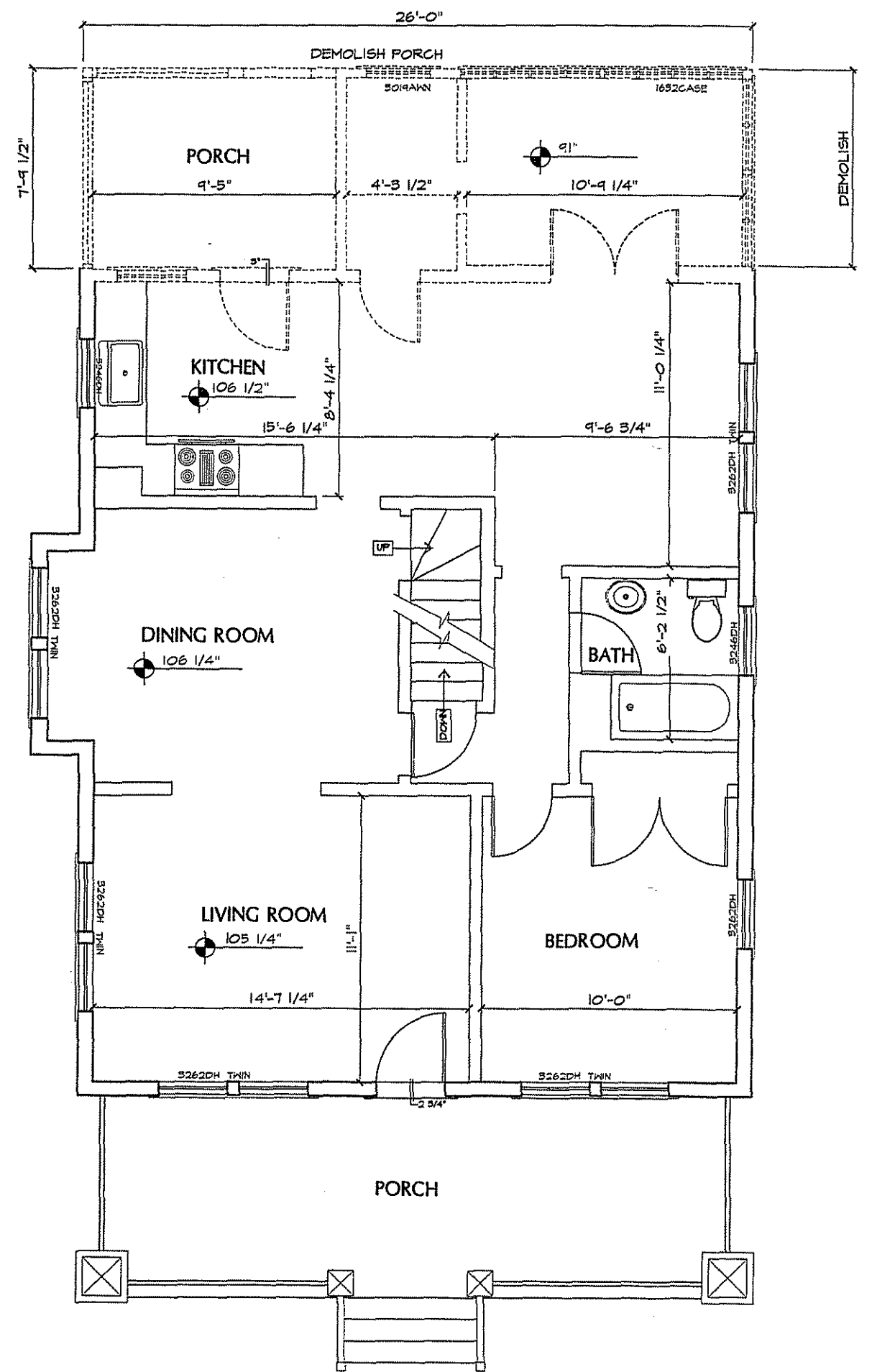
RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVENUE
TAKOMA PARK, MD 20912

NOV 8, 2001

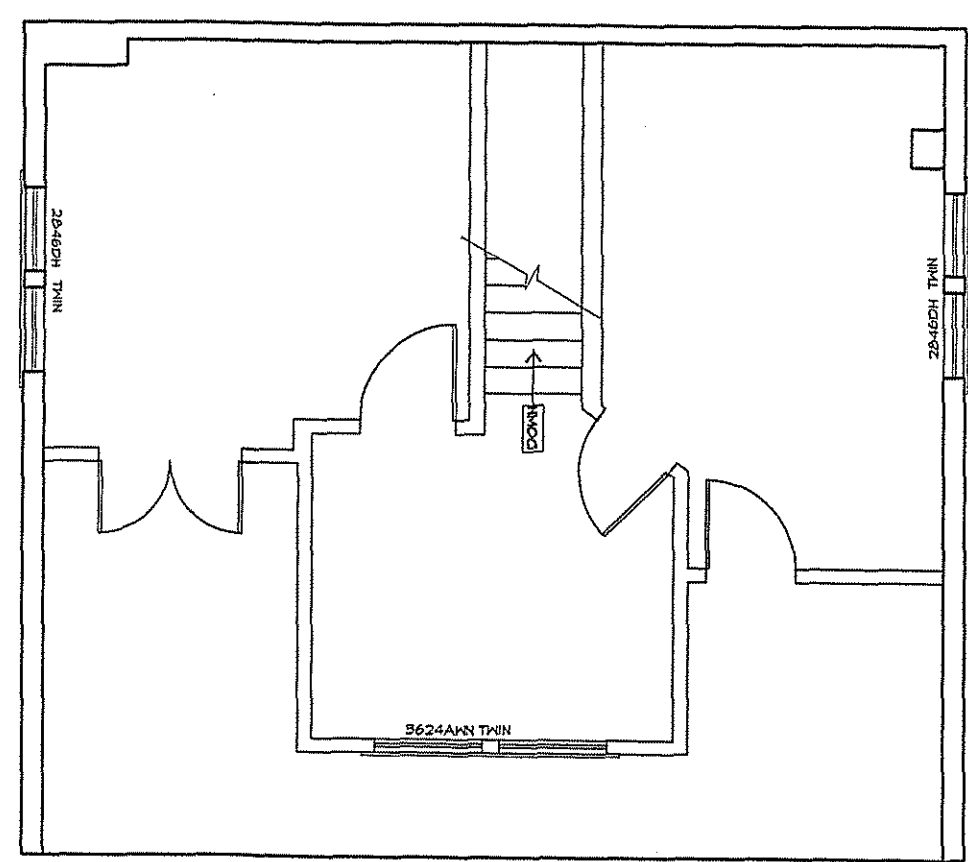
SHEET
2
OF
6



EXISTING BASEMENT PLAN
3/16"=1'-0"



EXISTING 1ST FL PLAN
3/16"=1'-0"



EXISTING 2ND FL PLAN
3/16"=1'-0"



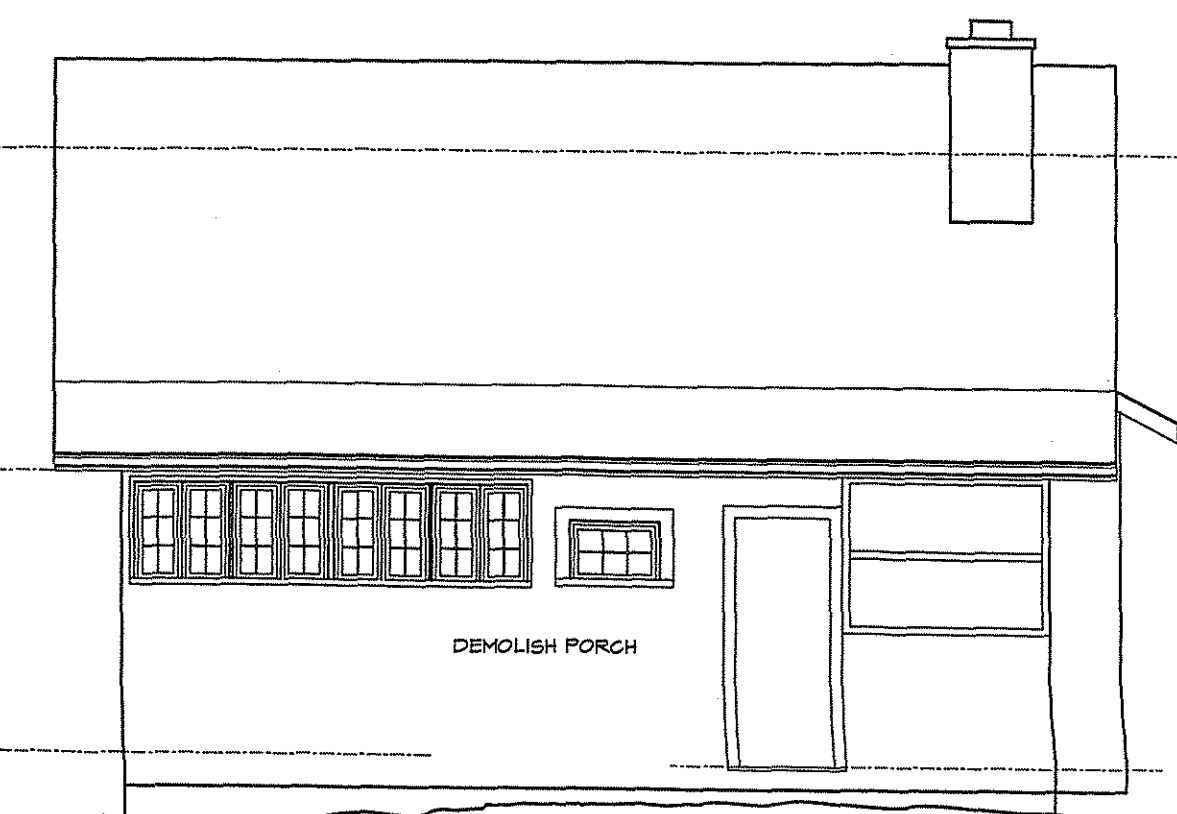
EXISTING FRONT ELEVATION
3/16"=1'-0"



EXISTING LEFT ELEVATION
3/16"=1'-0"

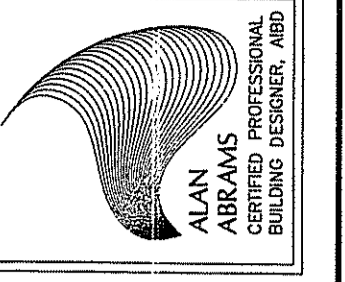


EXISTING RIGHT ELEVATION
3/16"=1'-0"



EXISTING REAR ELEVATION
3/16"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
11/15/01



1ST FL, FNDN, FRA-
MING & ELEC PLANS
PERMIT SET
SCALE 1/4"=1'-0" OR AS NOTED

Heritage Building & Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

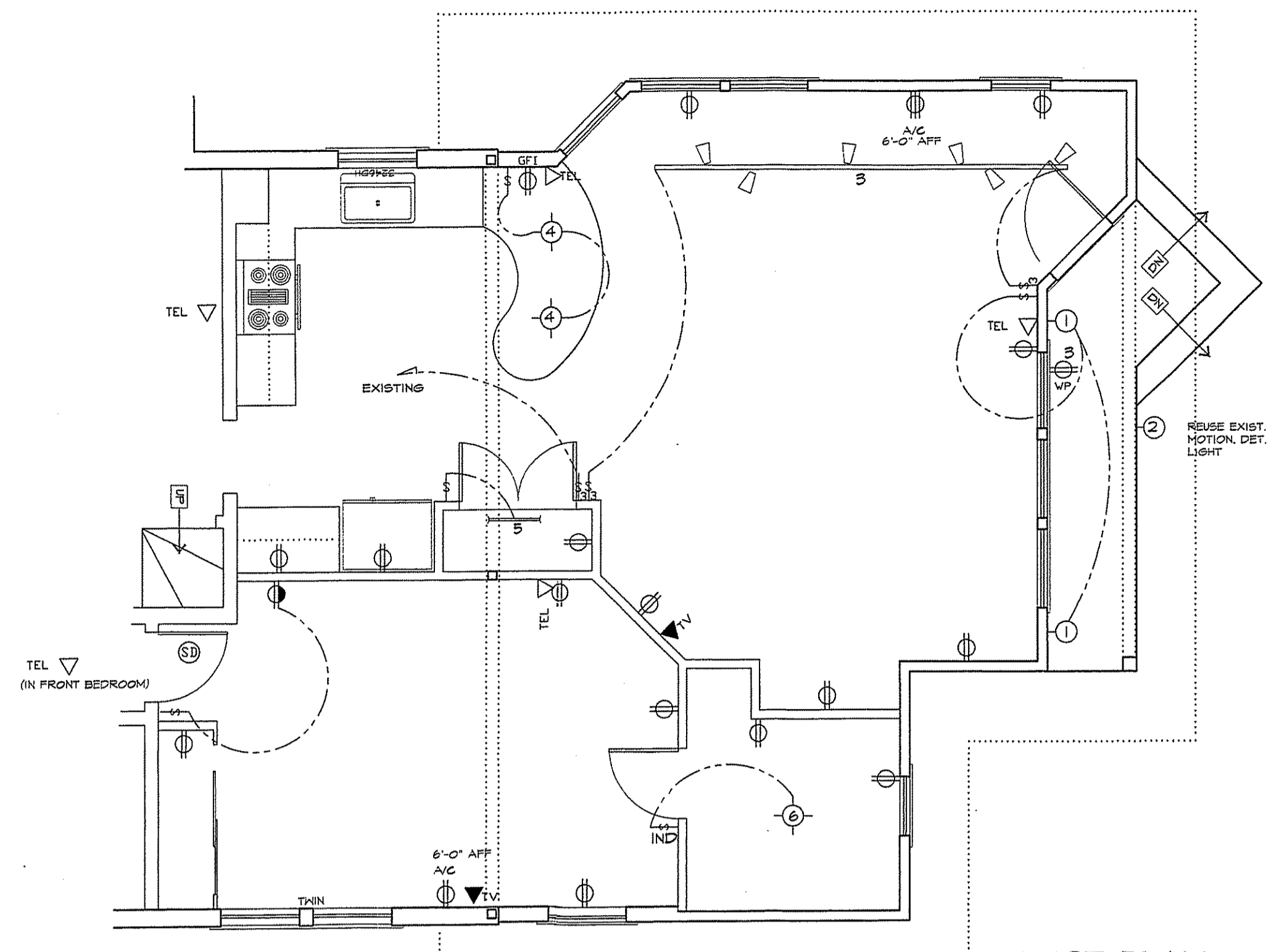
RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVENUE
TAKOMA PARK, MD 20912

NOV 8, 2001

SHEET
3
OF
6

ELECTRICAL FIXTURE SCHEDULE

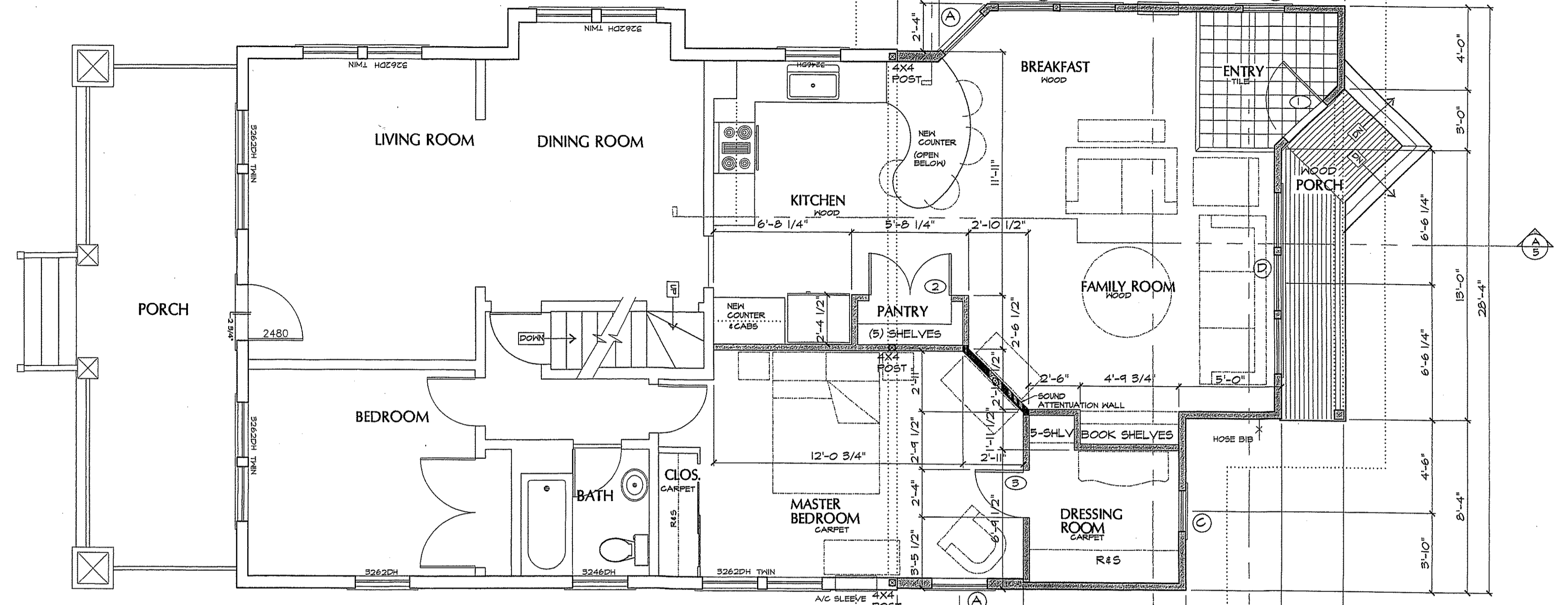
MARK	QNTY	LOCATION	DESCRIPTION	MANFR	CATALOG #	FINISH	LAMP
1	2	PORCH	WALL MOUNT, DAMP LOCATION				
2	1	REAR GABLE	REUSE EXISTING MOT. DET. UNIT				
3	14 LF	SOUTH WALL, FAM ROOM	TRACK				
4	2	OVER PENINSULA	PENDANT				
5	1	PANTRY	FLUORESCENT, PLASTIC HOUSING				
6	1	DRESSING ROOM	CEILING MT.				



ELECT PLAN
1/4"=1'-0"

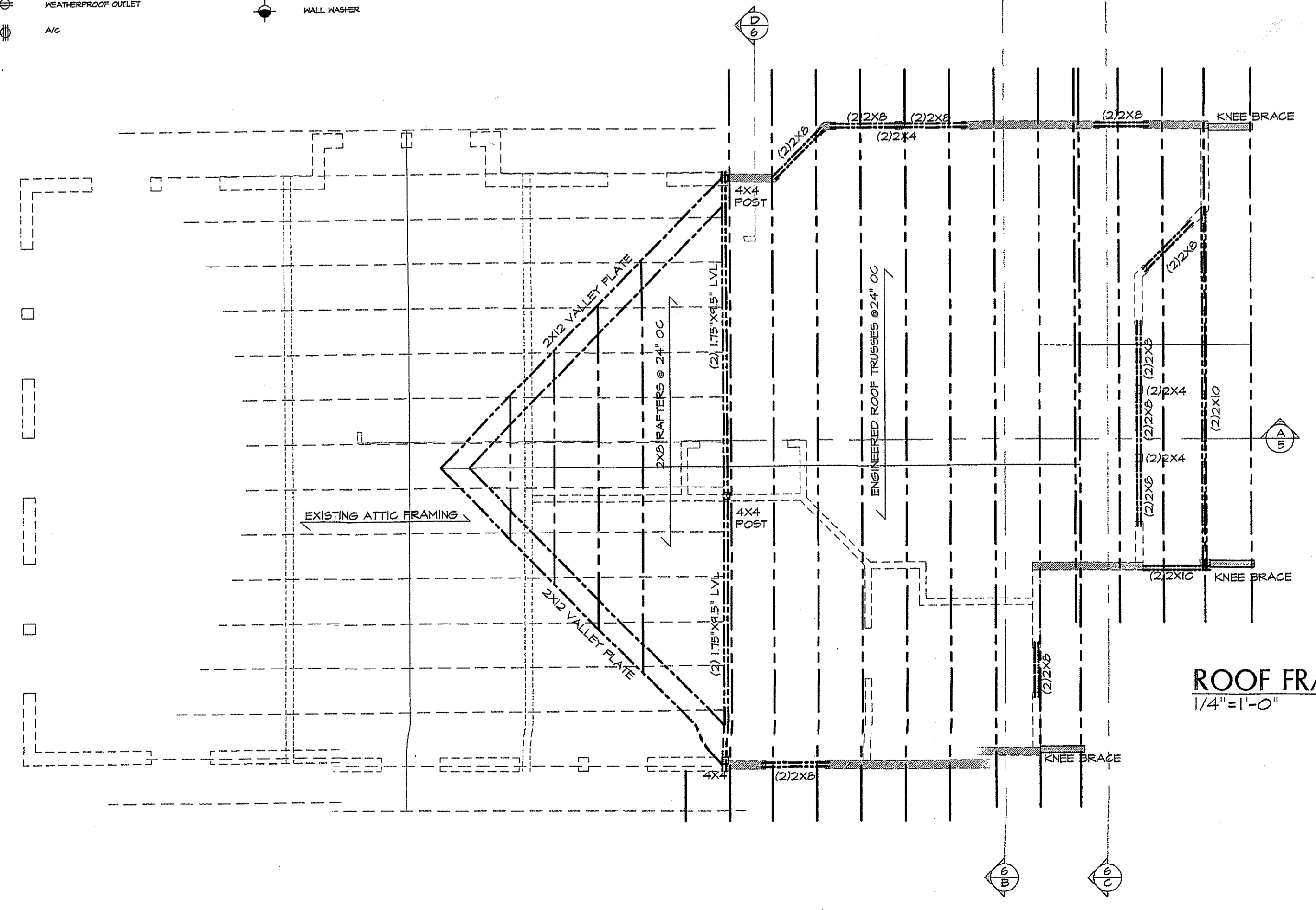
- ELECTRICAL LEGEND**
- ⊕ SINGLE POLE SWITCH
 - ⊕ND SINGLE POLE SWITCH WITH INDICATOR LIGHT
 - ⊕ SINGLE POLE DOOR JAMB SWITCH
 - ⊕ 3-WAY SWITCH
 - ⊕ 4-WAY SWITCH
 - ⊕ SMOKE DETECTOR
 - ⊕ DUPLEX OUTLET
 - ⊕ DUPLEX OUTLET, SPLIT 4 SWITCHED
 - ⊕ WEATHERPROOF OUTLET
 - ⊕ A/C
 - ⊕ GFI GROUND-FAULT INTERRUPTER OUTLET
 - TEL 4-PR TELEPHONE OUTLET CAT 5 CABLE
 - TV DUAL COAXIAL TV OUTLET
 - BATHROOM VENT-LIGHT
 - PADDLE FAN-LIGHT
 - FLUORESCENT LIGHT
 - CEILING MOUNT LIGHT
 - HALL MOUNT LIGHT
 - HALL HATCHER

ELECTRICAL NOTES
INCL. OUTLETS TO CODE.
ALL DEVICES TO BE WHITE W/ PAINTABLE METAL COVERS.
COVERING TO BE "C" SIZE. MATCH HEIGHTS OF EXISTING.
INCLUDE SMOKE DETECTORS THROUGHOUT THE HOUSE
PER MONT. CO. CODE.

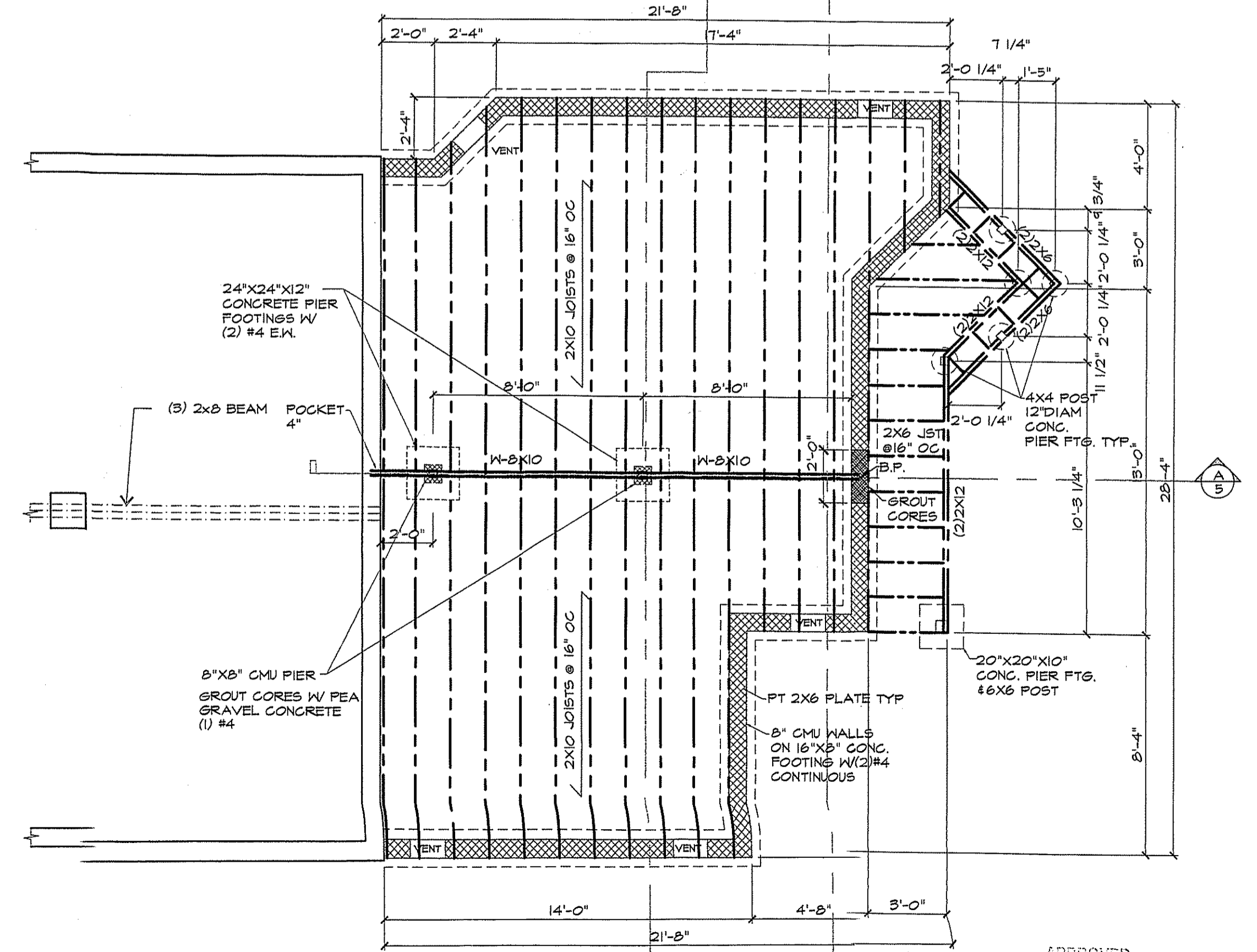


1ST FL PLAN
1/4"=1'-0"

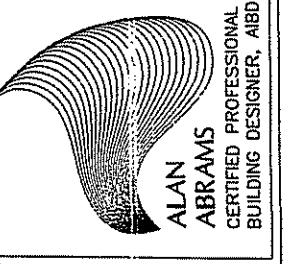
FOUNDATION & 1ST FL FRAMING PLAN
1/4"=1'-0"



ROOF FRAMING PLAN
1/4"=1'-0"



APPROVED
Montgomery County
Historic Preservation Commission
11/15/01



ELEVATIONS

PERMIT SET

SCALE 1/4"=1'-0" OR AS NOTED

Heritage Building & Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVENUE
TAKOMA PARK, MD 20912

NOV 8, 2001

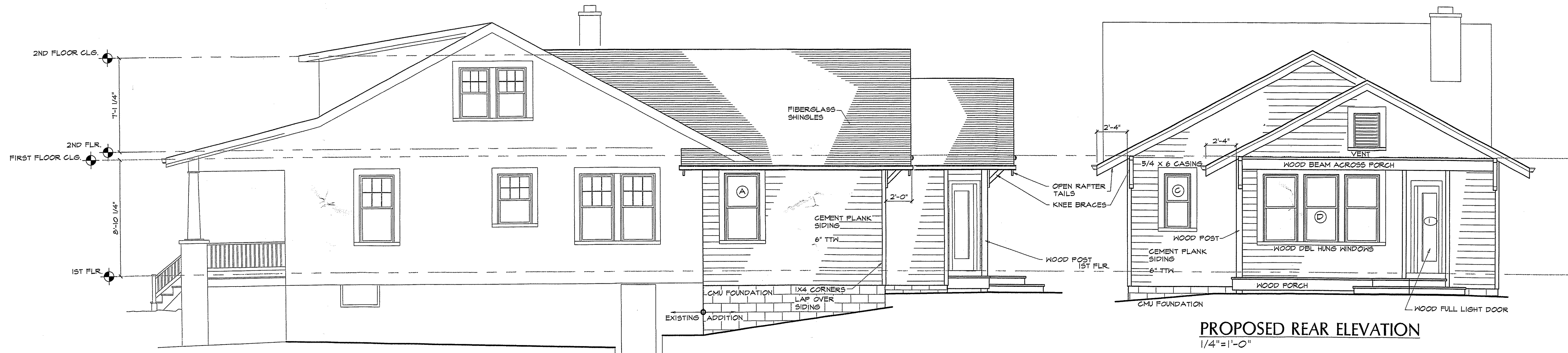
SHEET
4
OF
6

WINDOW SCHEDULE

MARK	QNTY	DESCRIP	MANUFCTR	R.O.	GRILLE	JAMB	CASING	FINISH	GLAZING	HDWR	SCRN/LINER COLOR	REMARKS
A	2	WOOD TILT D/H 11-20X28	WEATHERSHIELD	2'-10 5/16"X5'-5 5/8"	NONE	4 9/16"	5/4X6	PRIMED EXT. ONLY	LOW E/ARGON	WHITE	WHITE	4" HOLLOW MULL BETWEEN UNITS
B	1	TWIN WOOD TILT D/H 21-20X28	WEATHERSHIELD	5'-11 5/8"X5'-5 5/8"	NONE	4 9/16"	5/4X6	PRIMED EXT. ONLY	LOW E/ARGON	WHITE	WHITE	
C	2	WOOD TILT D/H 11-20X22	WEATHERSHIELD	2'-2 5/16"X4'-5 5/8"	NONE	4 9/16"	5/4X6	PRIMED EXT. ONLY	LOW E/ARGON	WHITE	WHITE	4" HOLLOW MULL BETWEEN UNITS
D	1	TRIPLE WOOD TILT D/H 31-20X28	WEATHERSHIELD	4'-0 15/16"X5'-5 5/8"	NONE	4 9/16"	5/4X6	PRIMED EXT. ONLY	LOW E/ARGON	WHITE	WHITE	

DOOR SCHEDULE

MARK	QTY	DESCRIPTION	MANUF.	LOCATION	HARDWARE	REMARKS
1	1	2/8X6/8X1 3/4" 118 LE	THERMOTRU	REAR ENTRY	5/8" FLN ORB/BISON 605	2X4 JAMB
2	1	4/0X6/8X1 3/8" DOUBLE 5-PANEL EMBOSSED MASONITE W/C		PANTRY	DUMMY KNOBS & BULLET CATCHES	SMOOTH SURFACE COLONIST
3	1	REUSE EXISTING PANTRY DOOR		DRESSING ROOM	5/8" FLN ORB/BISON 605	SMOOTH SURFACE COLONIST



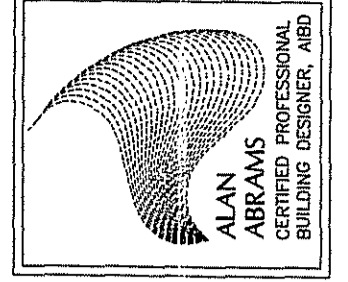
PROPOSED RIGHT ELEVATION
1/4"=1'-0"

PROPOSED REAR ELEVATION
1/4"=1'-0"



PROPOSED LEFT ELEVATION
1/4"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 11/15/01



SECTION

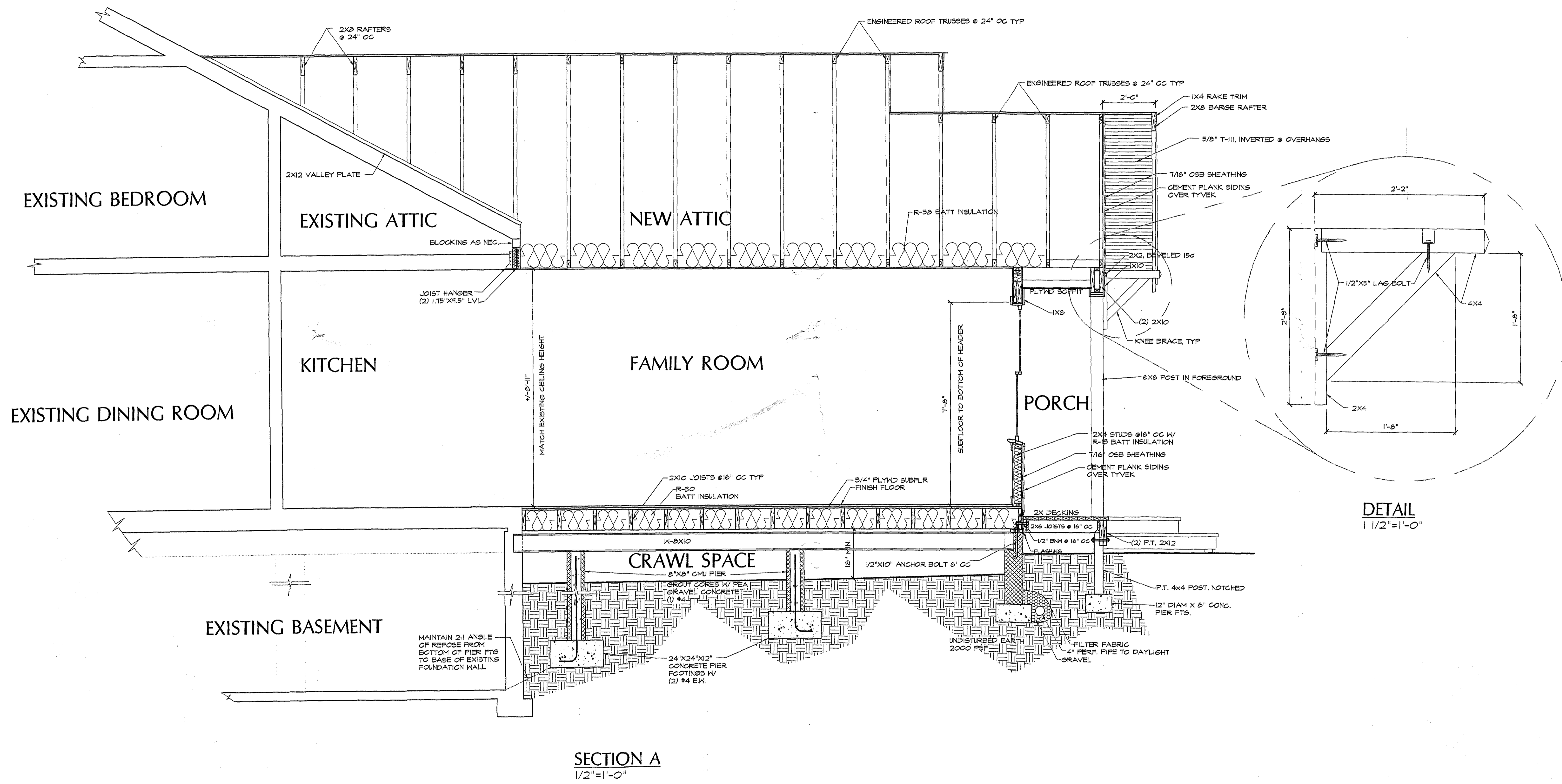
PERMIT SET
SCALE 1/2"=1'-0"

Heritage Building & Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVENUE
TAKOMA PARK, MD 20912

NOV 8, 2001

SHEET
5
OF
6

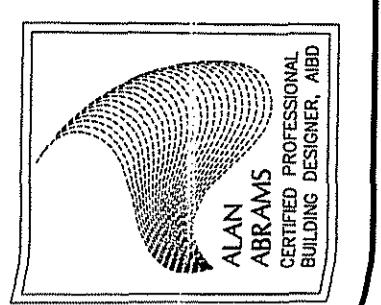


SECTION A
1/2"=1'-0"

DETAIL
1 1/2"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 11/15/01



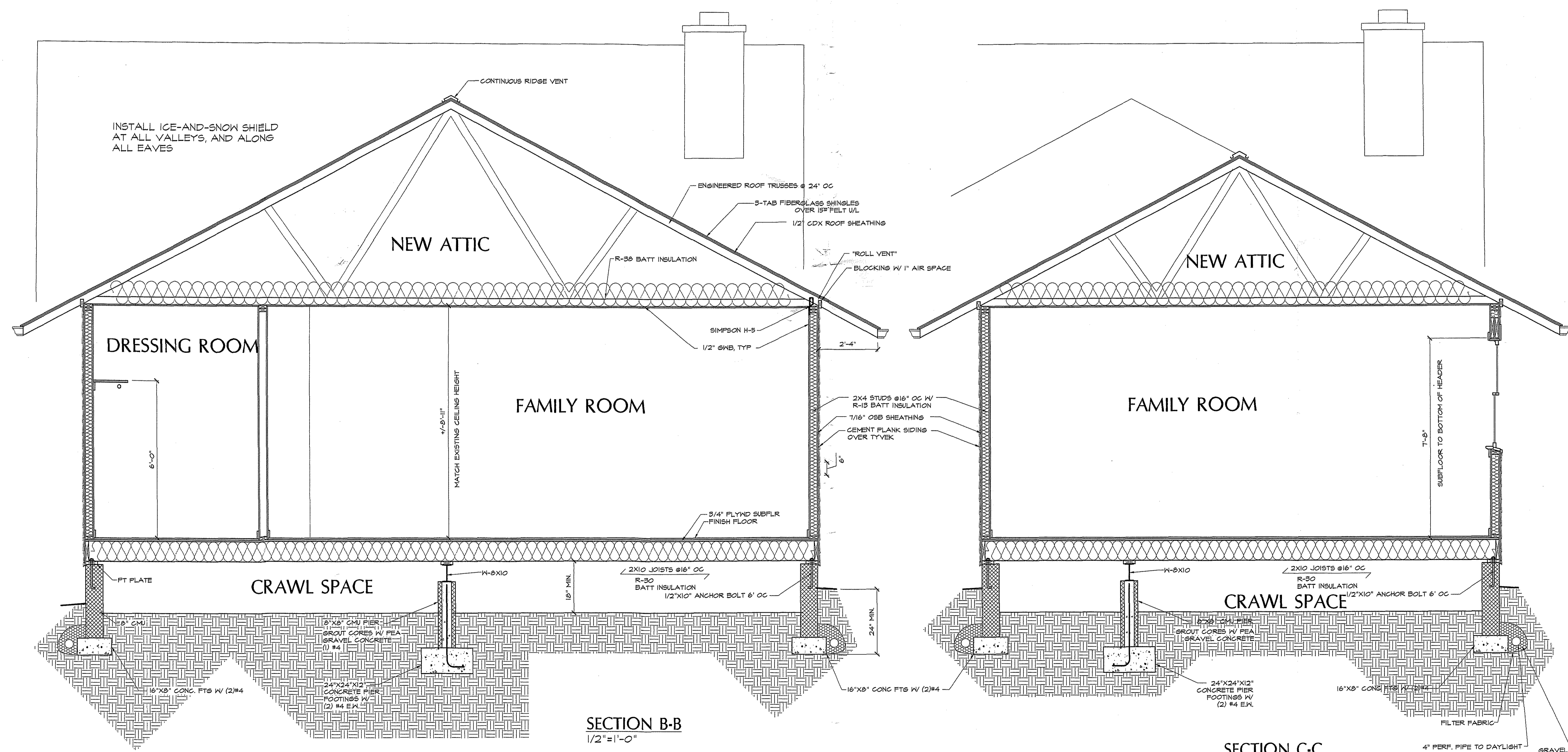
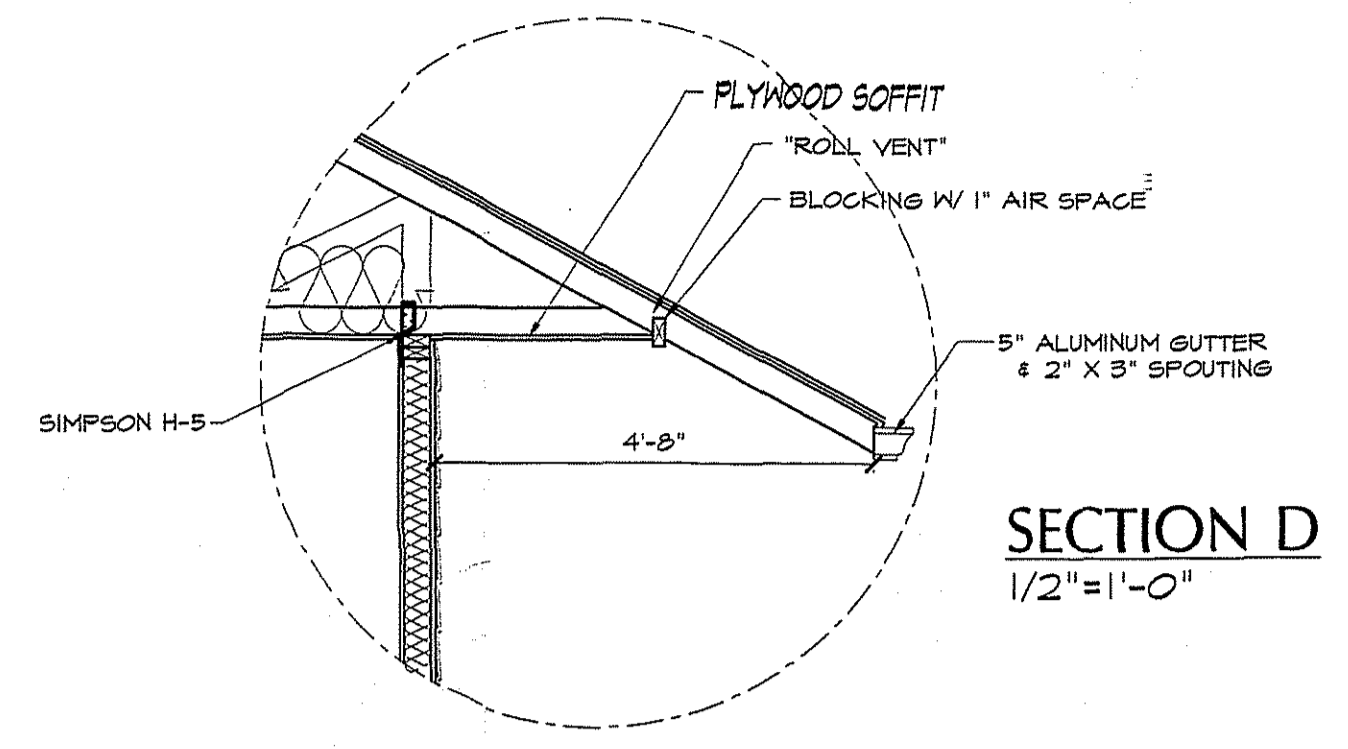
SECTIONS
PERMIT SET
SCALE: 1/2"=1'-0"

Heritage Building & Renovation, Inc.
7334 Carroll Avenue
Takoma Park, MD 20912
(301) 270-4799 Fax: (301) 270-0166

RICK & CHERYL GROSS
GLASER RESIDENCE
7412 MAPLE AVENUE
TAKOMA PARK, MD 20912

NOV 8, 2001

SHEET
6
OF
6



SECTION B-B
1/2"=1'-0"

SECTION C-C
1/2"=1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

© 11/15/01

Handwritten text in the left margin, possibly a title or page number, which is mostly illegible due to fading and bleed-through.

