

37/3-02LL 7120 Maple Avenue
(Takoma Park Historic District)

R

14

| : <



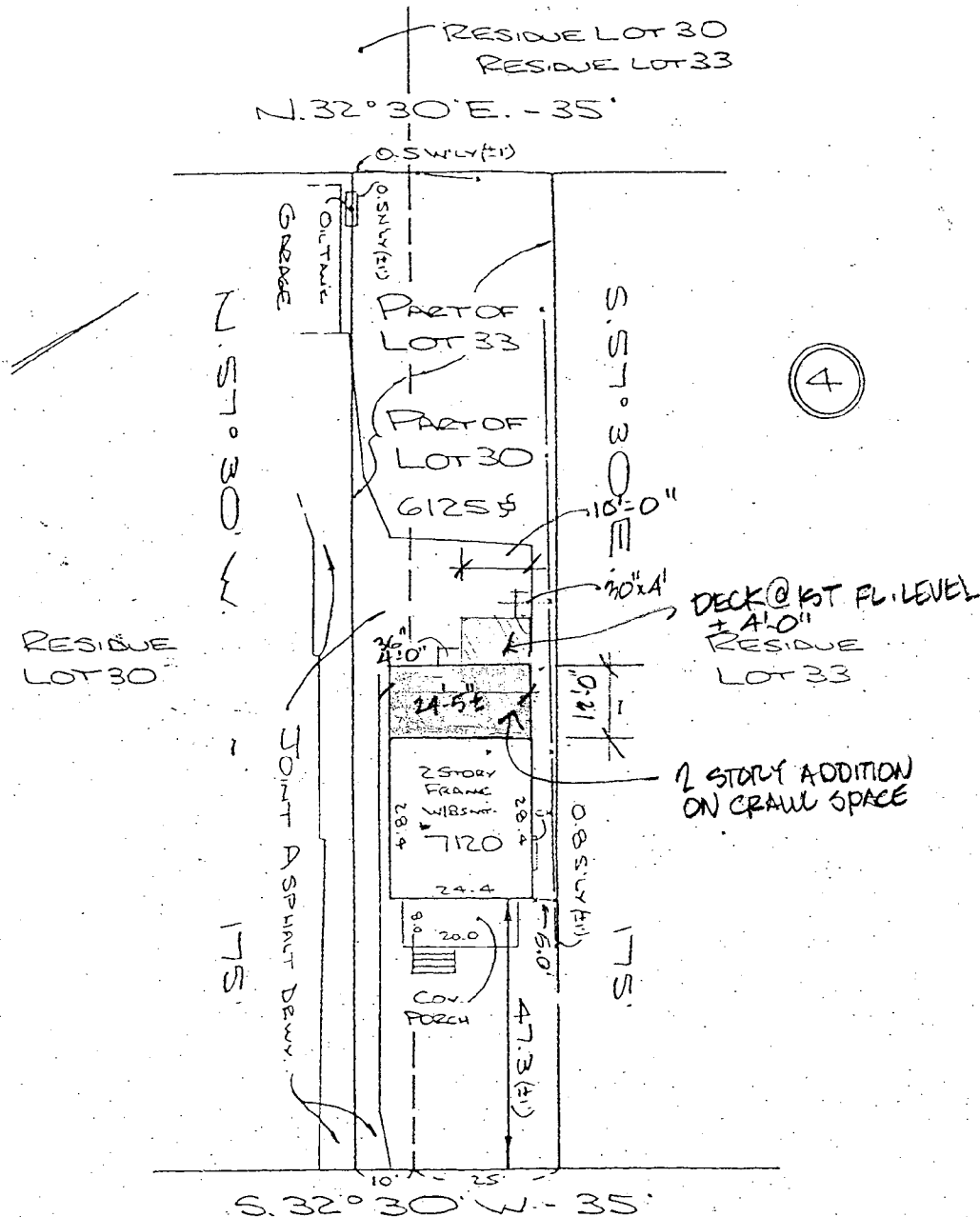
Premier Construction Services
SPECIAL PROJECTS | SINCE 1982

Joseph Klockner
President

6480 Sligo Mill Road
Takoma Park, MD 20912
(301) 270-3033
fax 270-1441
jos@klockner.net
www.klockner.net

ADDITION TO:
**WESLEY WEIDMAN
 RESIDENCE**

7120 MAPLE AVE
 TAKOMA PARK MD
 20912

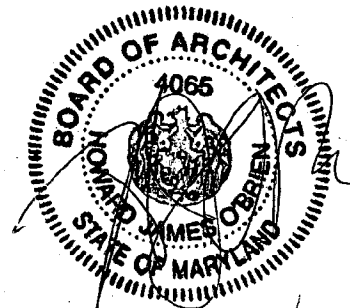


7120
 MAPLE AVENUE
 1" = 30'

NOTES

- ① ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES
- ② ALL FINISHES TO MATCH EXISTING U.O.N.
- ③ ALL FIXTURES, APPLIANCES ETC SUPPLIED BY OWNER TO BEAR THE U.L. LABEL
- ④ ALL WORK TO COMPLY WITH HISTORIC DISTRICT WORK PERMIT

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 09/12/02

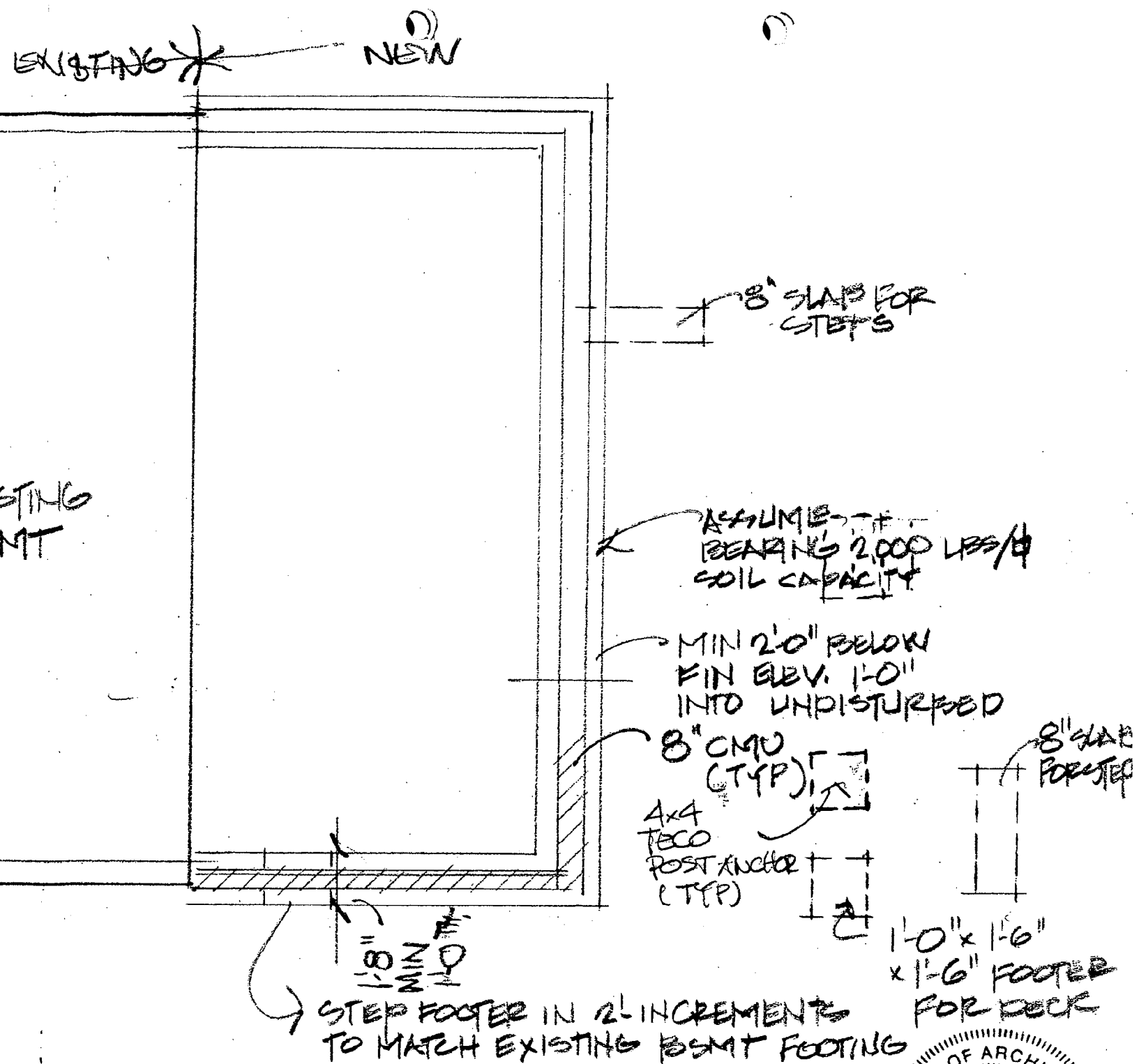
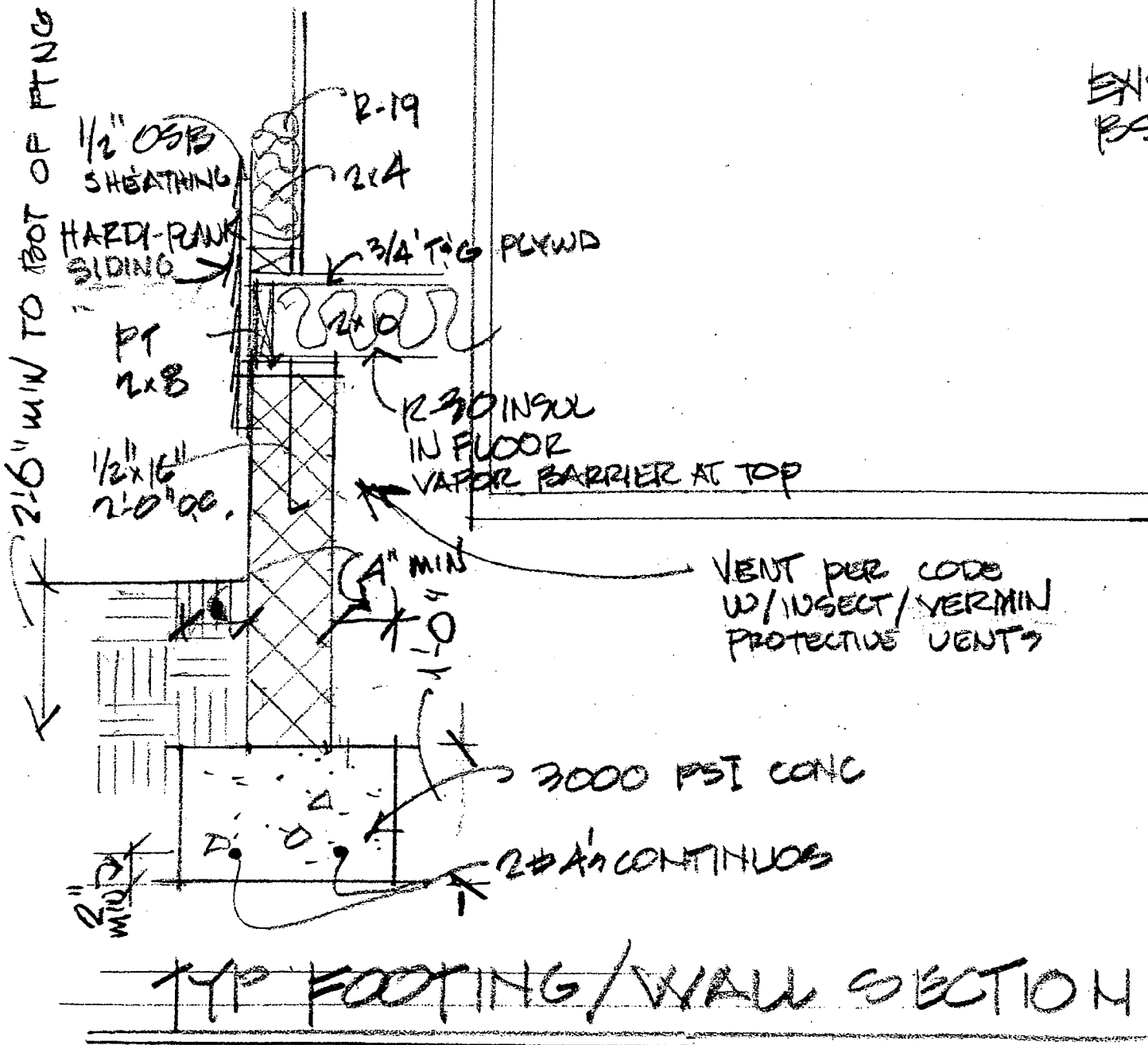


9.10.2002

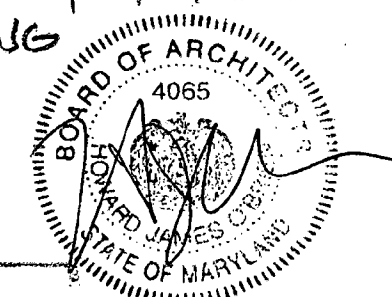
A-1

JOS. KLOCKNER & COMPANY
 6480 Sligo Mill Road
 Takoma Park MD 20912

SITE PLAN



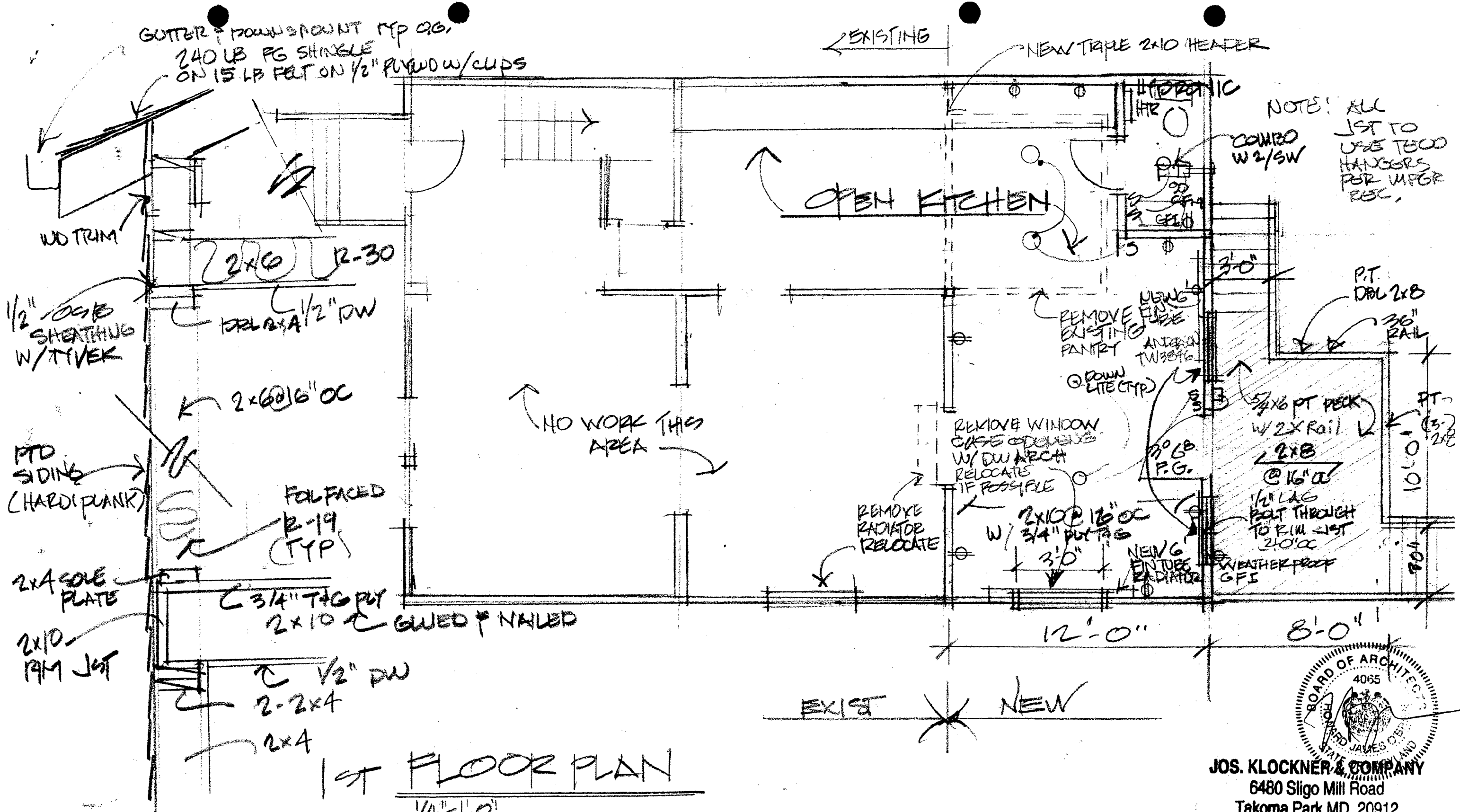
FOUNDATION PLAN



APPROVED
Montgomery County
Historic Preservation Commission

JOS. KLOCKNER & COMPANY
6480 Sligo Mill Road
Takoma Park MD 20912

A-2



GUTTER + DOWNSPOUT TYP OG,
 240 LB PG SHINGLE
 ON 15 LB FELT ON 1/2" PLYWD W/CLIPS

← EXISTING → NEW TRIPLE 2x10 HEADER

NOTE: ALL
 JST TO
 USE T500
 HANGERS
 FOR W/FR
 ESC.

WD TRIM

2x6 R-30

1/2" OSB SHEATHING
 W/T/VEK

2x4 @ 1/2" DW

2x6 @ 16" OC

NO WORK THIS
 AREA

PTD
 SIDING
 (HARD PLANK)

FOL FACED
 R-19
 (TYP)

2x4 SOLE
 PLATE

3/4" TAG PUT
 2x10 GLUED + NAILED

2x10
 RM JST

1/2" DW
 2-2x4

2x4

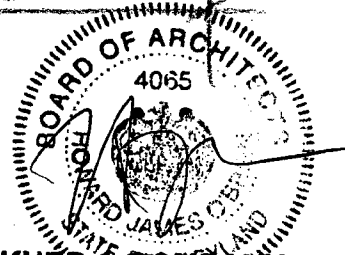
1ST FLOOR PLAN

1/4" = 1'-0"

TYP WALL SECTION

120 MAPLE

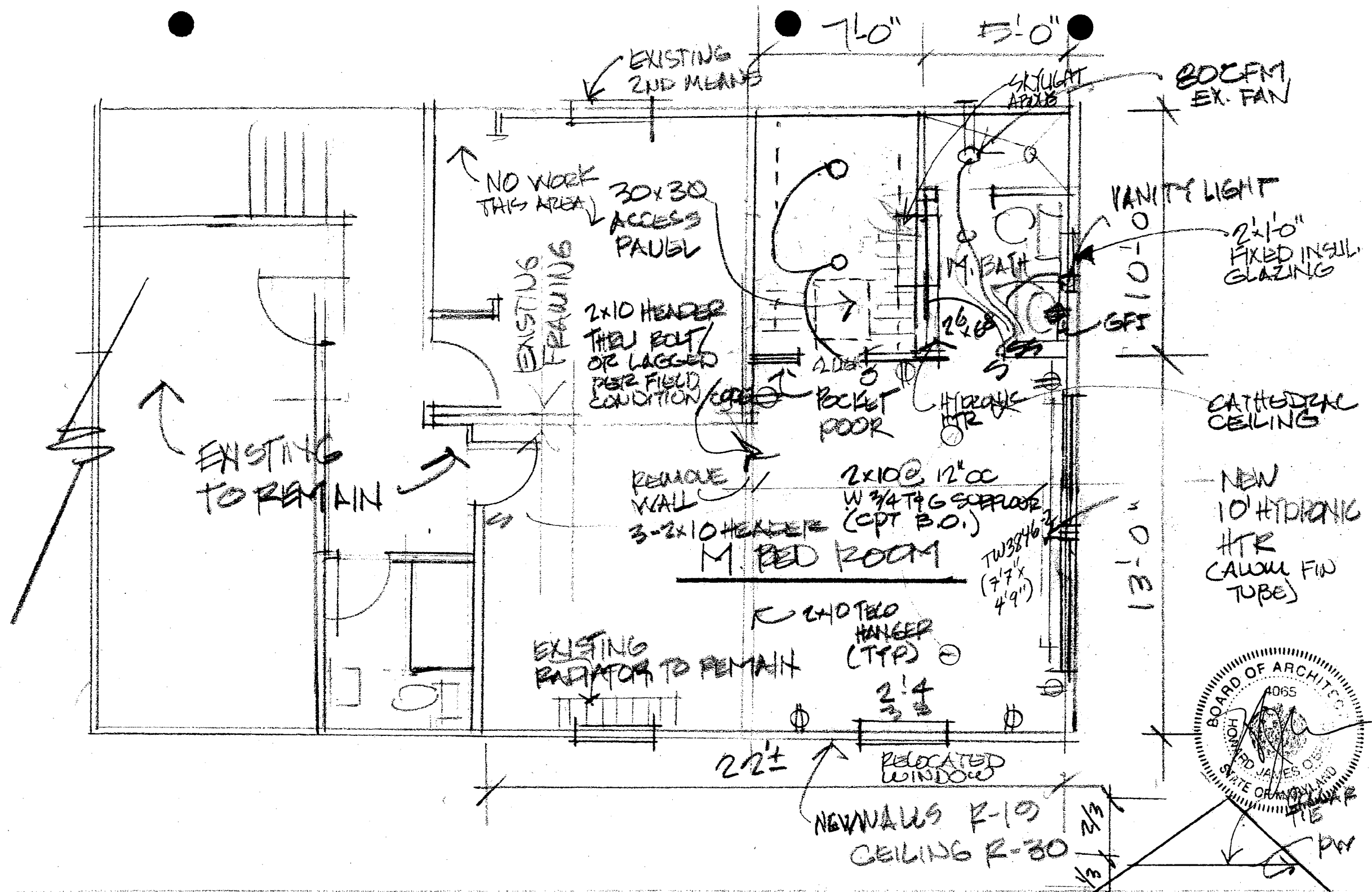
1ST FL.



JOS. KLOCKNER & COMPANY
 6480 Sligo Mill Road
 Takoma Park MD 20912

APPROVED
 Montgomery County
 Historic Preservation Commission

A-3



2ND FLOOR PLAN

1/4" = 1'-0"

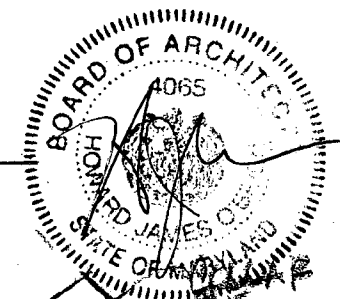
7120 MAPLE AVENUE

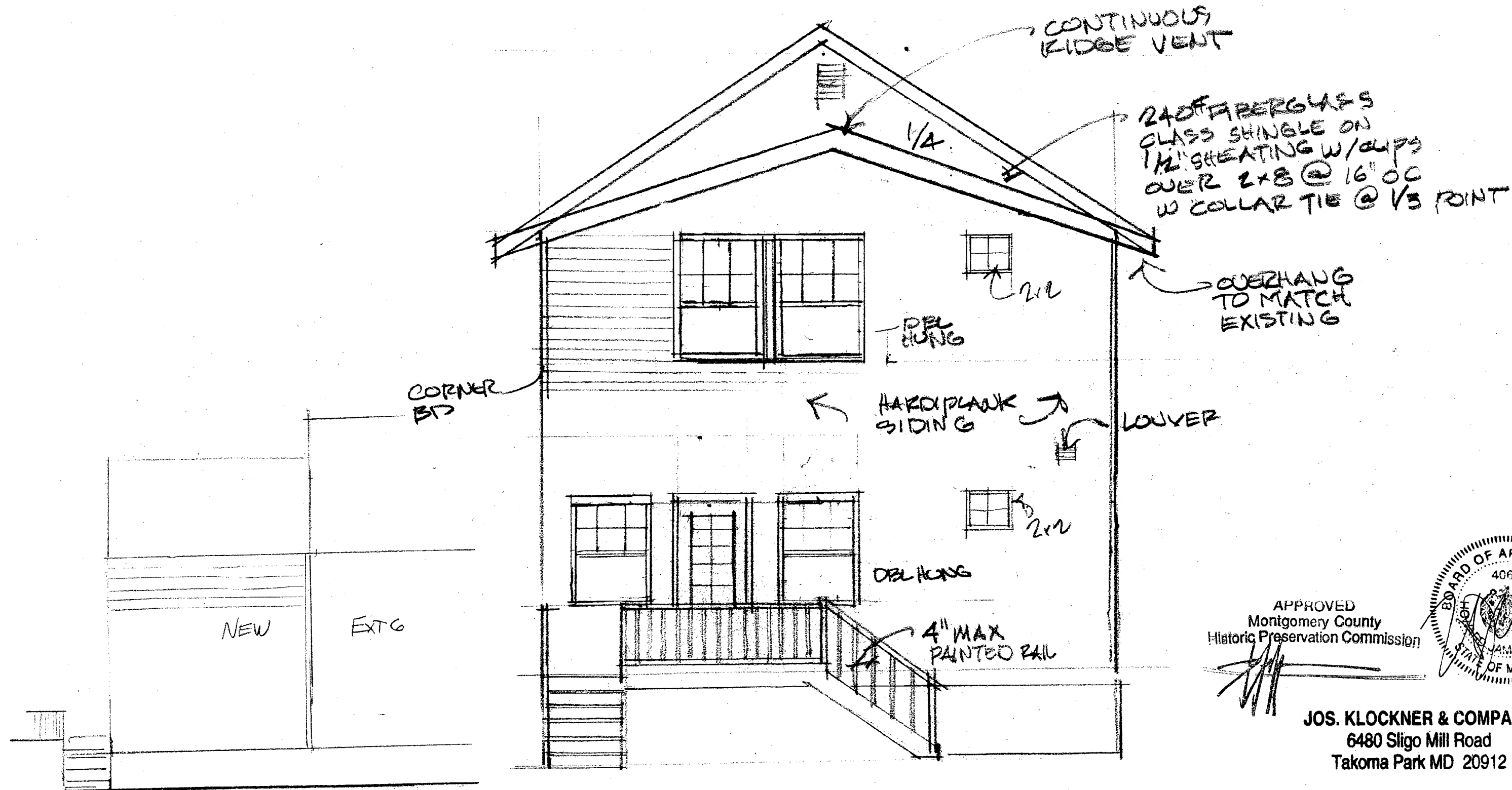
APPROVED
Montgomery County
Historic Preservation Commission

CONCEPT @
CLING (NTS)

JOS. KLOCKNER & COMPANY
6480 Sligo Mill Road
Takoma Park MD 20912

A-4

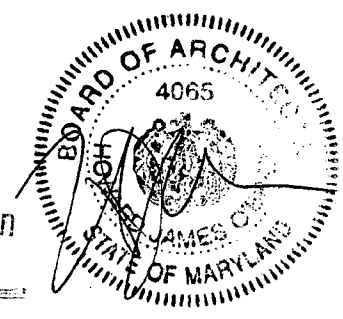




SIDE ELEVATION
N.T.S.

REAR ELEVATION (TYP)

APPROVED
Montgomery County
Historic Preservation Commission



JOS. KLOCKNER & COMPANY
6480 Sligo Mill Road
Takoma Park MD 20912

A-5



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

September 12, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 37/3-02LL

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

Approved Denied **Approved with Conditions:**

1. Rear porch railing will have inset pickets and cap rail, and be painted. Details to be approved at a staff level.
2. New addition to be separated from original house with wood vertical trim board.
3. New windows to be true-divided light (TDL), or simulated TDL, with dimensional muntins on the inside and outside of the glass "sandwich".
4. Hardi-Plank may be used on the rear addition.

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

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

Applicant: Patricia Weidman & Robin Wesley
7120 Maple Avenue
Takoma Park, MD 20912



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
21 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
301/5970

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Robin Wesley

Daytime Phone No.: 301 891 2965

Tax Account No.: Tax ID # 161301065502

Name of Property Owner: Patricia Weidman/Robin Wesley Daytime Phone No.: 301 891 2965

Address: 7120 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Joseph Klockner Phone No.: 301 270 3033

Contractor Registration No.: 32483

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: Maple Ave

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: P30133 Block: 4 Subdivision: Takoma Park

Liter: 6284 Folio: 527 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 100,000

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.

Robin Wesley Signature of owner or authorized agent Date: 7/31/02

Approved: X w/conditions _____ Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/11/02

Application/Permit No.: 285979 Date Filed: _____ Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Two story frame house in Historic District of Takoma Park. 3 bedroom 1 bath. Unfinished basement. 1 story open porch on front of house. Sleeper porch off back of house with porch below.

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

Project is a 2 story addition to the back of house. Addition will replace current sleeper porch + porch in back. Addition will include sun room + 1/2 bath on 1st floor and extended bedroom and bath on 2nd. Addition will not be visible from front of house.

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the drip-line 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.

NOTE: Correction: Hardiplank proposed for addition.

II N

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7120 Maple Avenue **Date:** 09/11/02
Applicant: Patricia Weidman & Robin Wesley **Report Date:** 09/4/02
Resource: Takoma Park Historic District **Public Notice:** 08/25/02
Review: HAWP **Tax Credit:** No
Site Number: 37/3-02LL **Staff:** Robin D. Ziek
PROPOSAL: Remove 13" caliper silver maple and replant as per City of Takoma Park;
Remove rear sleeping porch, construct new rear addition
RECOMMEND: Approve with Conditions

CONDITIONS

1. Rear porch railing will have inset pickets and cap rail, and be painted. Details to be approved at a staff level.
2. New addition to be separated from original house with wood vertical trim board.
3. New windows to be true-divided light (TDL), or simulated TDL, with dimensional muntins on the inside and outside of the glass "sandwich".
4. *Hardi-plank is permissible on addition.*

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman
DATE: ca. 1910

This 2-story wood frame structure has a front-facing gable roof with large brackets at the eaves (see Circle 14). The original wood siding has been covered with asbestos shingles. The front porch has a front-facing gable roof, and the driveway is on the left side of the house. At the rear, there is a two-story rear addition, with a 2nd story sleeping porch, and a pantry addition at the first floor level (see Circle 15). The 13" maple tree is on the left side of the rear addition (see Circle 16).

PROPOSAL

The applicant proposes to remove the maple tree and the existing two-story rear addition to accommodate the construction of the new rear addition. The applicant plans to plant one new oak tree in the front yard, in the panel near the driveway; and, plant an additional oak tree in the back yard near the new deck.

The rear addition with sleeping porch and pantry will be removed. The new addition matches the depth of the existing sleeping porch, although the new addition will be as wide as the house. Vertical trim boards will be used to mark the break between the old and new construction. The new construction will provide space for a larger kitchen, and first floor powder room. Upstairs, the extra space will be used for a master bedroom with walk-in closet and master bath (see Circle 11, 12). The additional will be sided with wood clapboard, in anticipation of the future removal of the asbestos shingle and the restoration of the original wood siding (not including in this HAWP). The new windows will be Anderson vinyl-clad wood windows with fenestration to match the existing windows.

hardy plank
proposed

STAFF DISCUSSION

As a Contributing Resource in the Historic District, rear additions are approvable under the Takoma Park *Guidelines*. Staff discussed with the applicant the possibility of in-setting the rear addition to help preserve the exterior massing. The applicant felt, however, that this will be awkward in both the kitchen on the first floor and the bedroom on the 2nd floor, because the rear addition will provide additional space in a single room in each case. Staff notes that the proposed new rear addition is small (12' in depth), and actually matches the depth of the existing sleeping porch. Similarly, the roof to the new addition will be lower than the roof of the original house, thus preserving the original massing. Vertical trim boards will accentuate the original house corners, and new windows will further differentiate the old from the new.

STAFF RECOMMENDATION

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Guidelines* 9 :

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

with subject to the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office at 240-777-6210 prior to commencement of work, and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 888 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20880
 240.387.3870

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Robin Wesley
 Daytime Phone No.: 301 891 2965

Tax Account No.: Tax ID # 161301065502
 Name of Property Owner: Patricia Weidman/Robin Wesley Daytime Phone No.: 301 891 2965
 Address: 7120 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code
 Contractor: Joseph Klockner Phone No.: 301 270 3033
 Contractor Registration No.: 32483

Agent for Owner: _____ Daytime Phone No.: _____
 Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: Maple Ave
 Town/City: Takoma Park Nearest Cross Street: Tulip
 Lot: P301³³ Block: 4 Subdivision: Takoma Park
 Liber: 6284 Folio: 527 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/renovate	<input type="checkbox"/> AC	<input type="checkbox"/> Shb	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input checked="" type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/riaze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 100,000

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

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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.

Robin Wesley 7/31/02
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: 285979 Date Filed: _____ Date Issued: _____

3

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4

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address - <i>Same as Property</i> Robin Wesley + Patricia Weidman 7130 Maple Ave. Takoma Park, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Kimberlee Keller 7135 Maple Ave. Takoma Park, MD 20912</p>	<p>← Lot Across the Street</p>
<p>Mark Freudenberger 7118 Maple Ave Takoma Park, MD 20912</p>	<p>← Lot beside the property Right side</p>
<p>Gene Holmes 7122 Maple Ave Takoma Park, MD 20912</p>	<p>← Lot beside the property Left side</p>
<p>Thomas Siegler Park Tulip Avenue Takoma Park MD 20912</p>	<p>← Lot Behind the property</p>

g:addresses: noticing table

5

City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR
PUBLIC WORKS DEPARTMENT
TEL: (301) 585-8333



MUNICIPAL BUILDING
7500 MAPLE AVENUE
TAKOMA PARK, MD 20912

July 30, 2002

Robin Wesley
Patricia Weidman
7120 Maple Avenue
Takoma Park, Maryland 20912

Dear Ms. Wesley & Ms. Weidman:

The City of Takoma Park has granted preliminary permit approval for you to remove the 13 inch diameter at breast height (dbh) silver maple tree located at the back right side of your property. Preliminary approval means that the City will post the property for a 15 day period beginning July 31, 2002 and ending August 14, 2002, for public comment. If no objections are filed by the community, you will be granted a permit to remove the trees pending receipt of your signed agreement to adhere to the City's replanting/replacement requirements. The replanting/replacement agreement is enclosed, the terms of which require you to replant one 2 ½ inch caliper tree, or make a contribution of \$257.00 to the City's Tree Fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

Sincerely,

Brett Linkletter
City Arborist
301-891-7612

Enclosure

6

City of Takoma Park, Maryland

OFFICE OF THE DIRECTOR
PUBLIC WORKS DEPARTMENT
TEL (301) 585-8333



MUNICIPAL BUILDING
7500 MAPLE AVENUE
TAKOMA PARK, MD 20912

July 30, 2002

Robin Wesley
Patricia Weidman
7120 Maple Avenue
Takoma Park, MD 20912

In order to receive a permit to remove an urban forest tree within the City of Takoma Park you must agree to replant or contribute an equivalent amount to the City's Tree Fund as per Ordinance No. 1995-5. Replacement trees shall be nursery stock trees with a minimum size of 2 1/2 inches in caliper for deciduous trees, or 10 feet in height for evergreen trees and guaranteed for one (1) year. You are required to provide the City with the species and location(s) where you wish to plant the tree(s), as approval is necessary prior to planting. Tree(s) must be planted within six (6) months of the date this agreement is signed. The City will conduct a site visit to confirm the planting.

Where it is not feasible or desirable to replace trees on site, the replacement requirement may be satisfied by planting trees at another location within the City or by a contribution equivalent to the installed market value of the required replacement trees to the City's tree planting fund.

The tree replacement requirements based on the City of Takoma Park Tree Ordinance are stated below:

Number of 2 1/2 inch caliper trees:
One

Robin J. Wesley 8/2/02
Signature Date

OR

Tree Fund Contribution of:
\$257.00

Robin J. Wesley 8/2/02
Signature Date

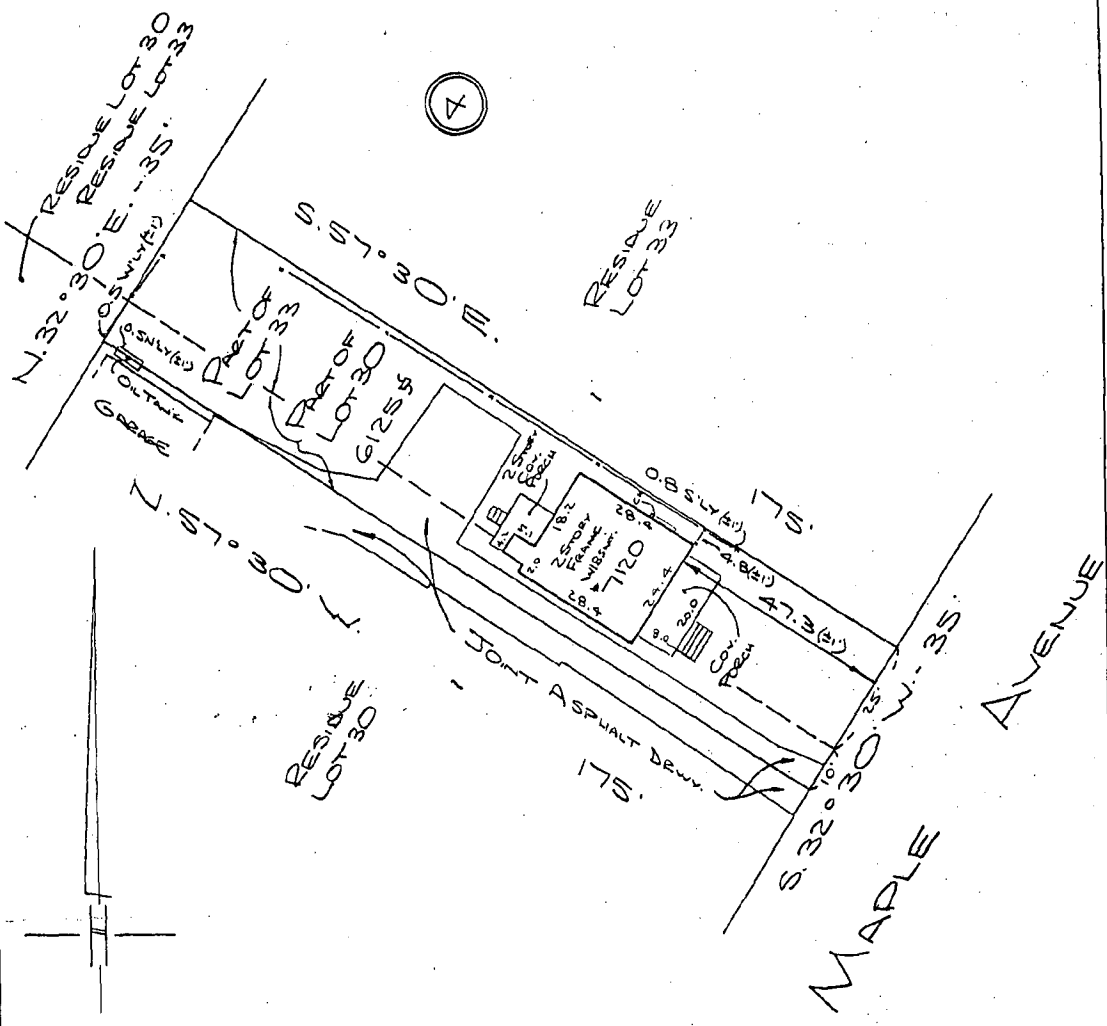
If no appeals are filed in opposition to your permit request, the permit will be issued after completion of the 15 -day posting period, receipt of this signed tree planting agreement or payment of replacement tree cost and approval from the Historic Preservation Commission. You must apply to the Historic Preservation Commission directly. HPC can be reached at 301-563-3400.

Sincerely,

Brett Linkletter
Brett Linkletter
Certified Arborist

RETURN THIS LETTER TO THE PUBLIC WORKS DEPARTMENT WITH YOUR SIGNATURE NEXT TO YOUR DECISION. IF YOU DECIDE NOT TO REMOVE THE TREE(S), PLEASE SO STATE AND RETURN THIS LETTER. THANK YOU.

(7)



NOTE: Property subject to and benefited by an eight foot (8') Right of Way centered along the Southwesterly property line for joint driveway purposes.

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

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 PART OF LOTS 30 & 33 BLOCK 4
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book **A** Plat **3** Scale 1" = 30'
 CASE: **836-01** FILE: **67165**
 DATE: **APRIL 9, 2001**

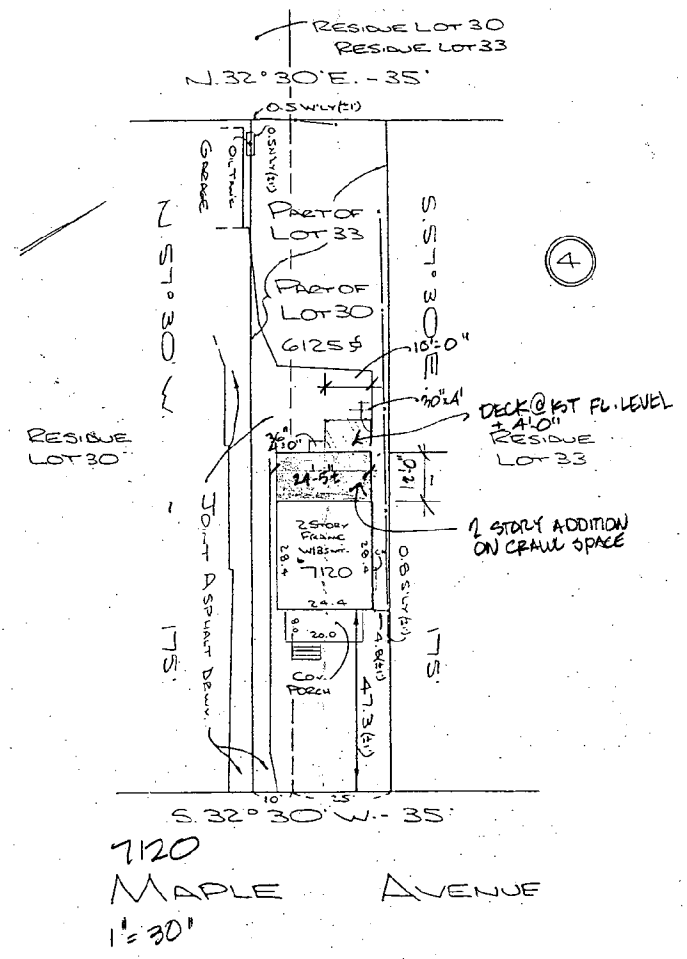
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

(8)

ADDITION TO:
WESLEY WEIDMAN RESIDENCE

7120 MAPLE AVE
 TAKOMA PARK MD
 20912



7120
 MAPLE AVENUE
 1" = 30'

NOTES

- ① ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES
- ② ALL FINISHES TO MATCH EXISTING U.O.N.
- ③ ALL FIXTURES, APPLIANCES ETC SUPPLIED BY OWNER TO BEAR THE U.I. LABEL
- ④ ALL WORK TO COMPLY WITH HISTORIC DISTRICT WORK PERMIT

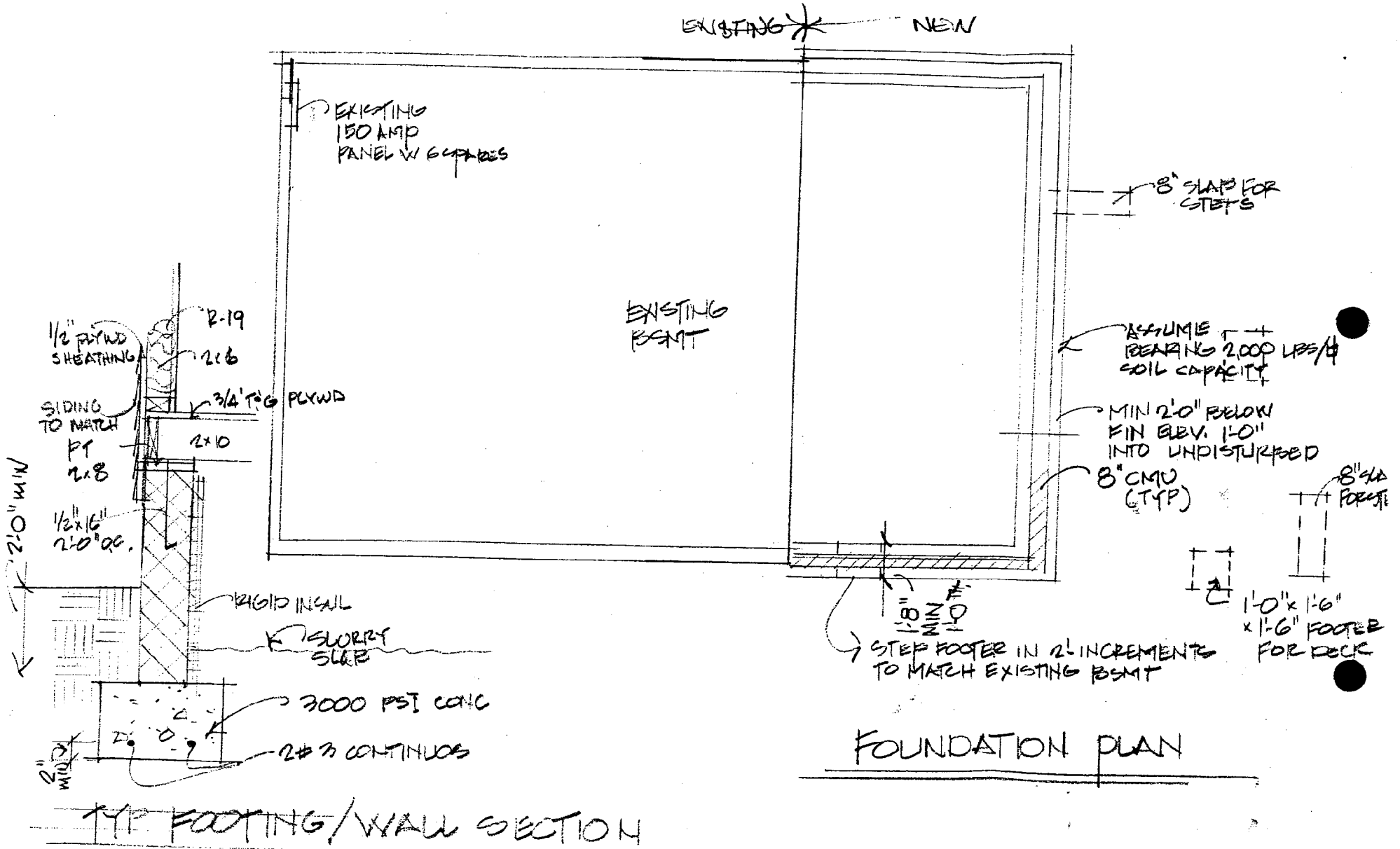
SITE PLAN

JOS. KLOCKNER & COMPANY
 6480 Sligo Mill Road
 Takoma Park MD 20912

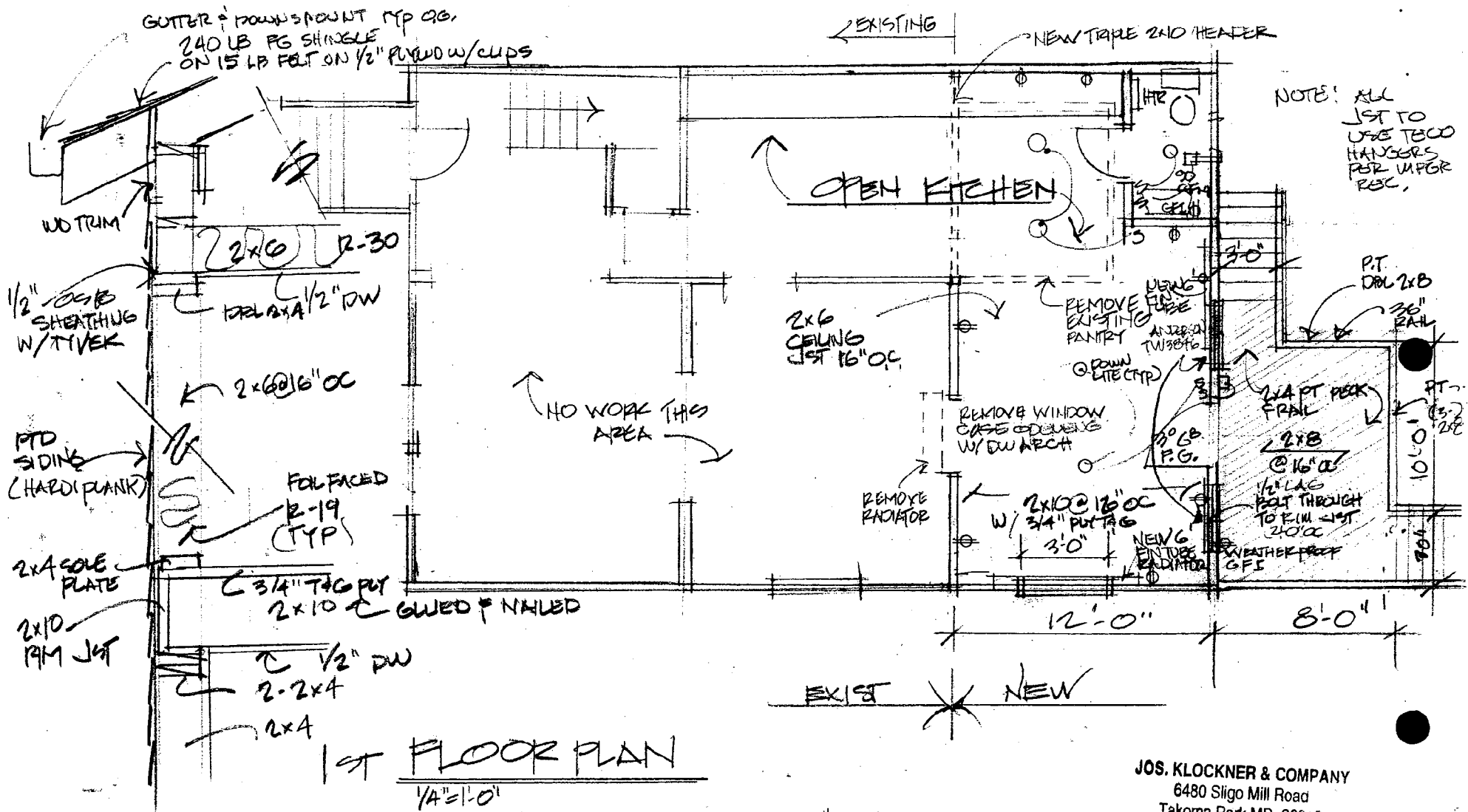
8/5/02

A-1

6



10



NOTE: ALL
1ST TO
USE T800
HANGERS
PER UFG
REC.

1ST FLOOR PLAN

1/4" = 1'-0"

TYP WALL SECTION

1120 MAPLE

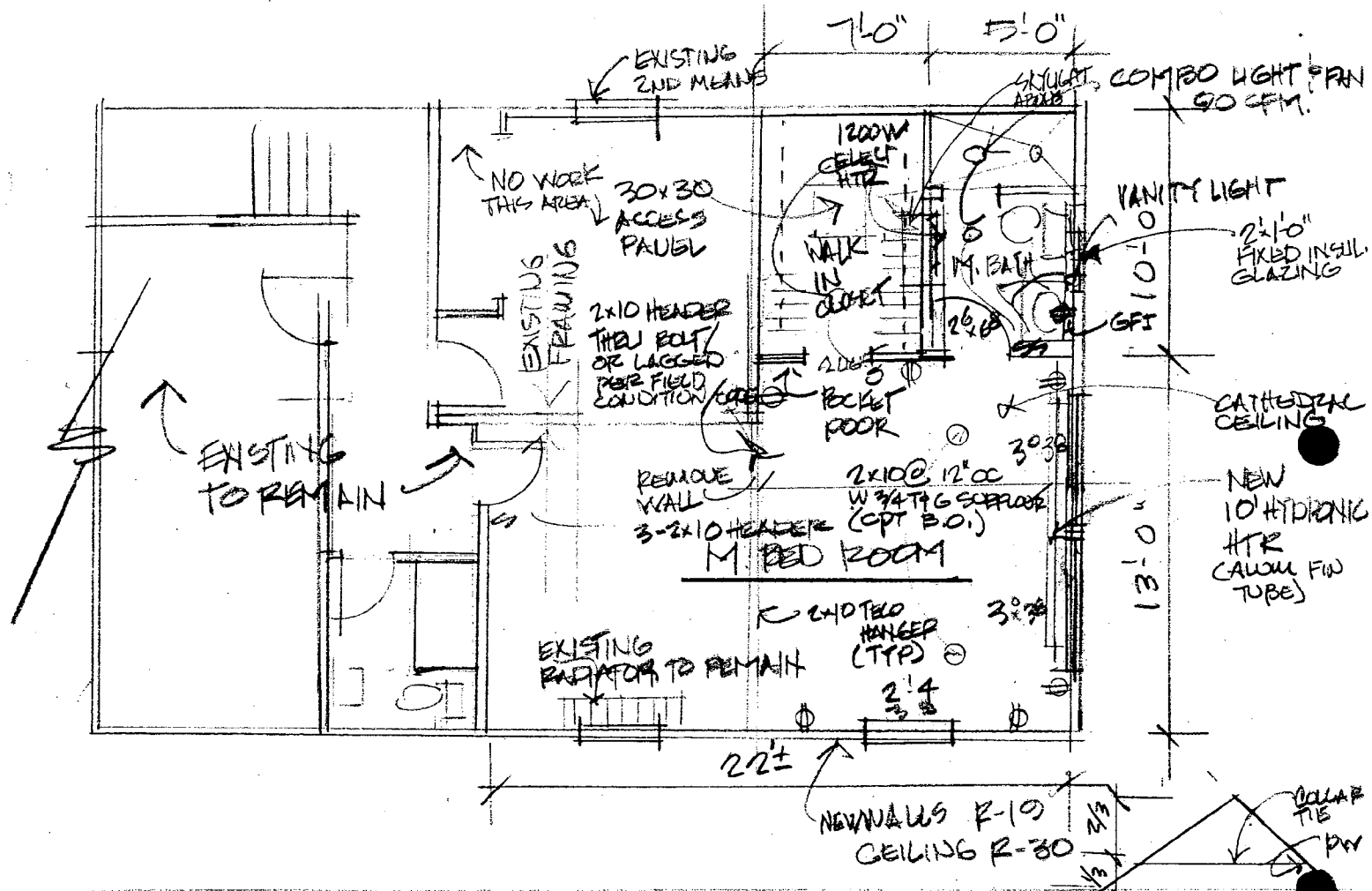
1ST FL.

8/5/02

A-3

JOS. KLOCKNER & COMPANY
6480 Sligo Mill Road
Takoma Park MD 20912





2ND FLOOR PLAN

1/4" = 1'-0"

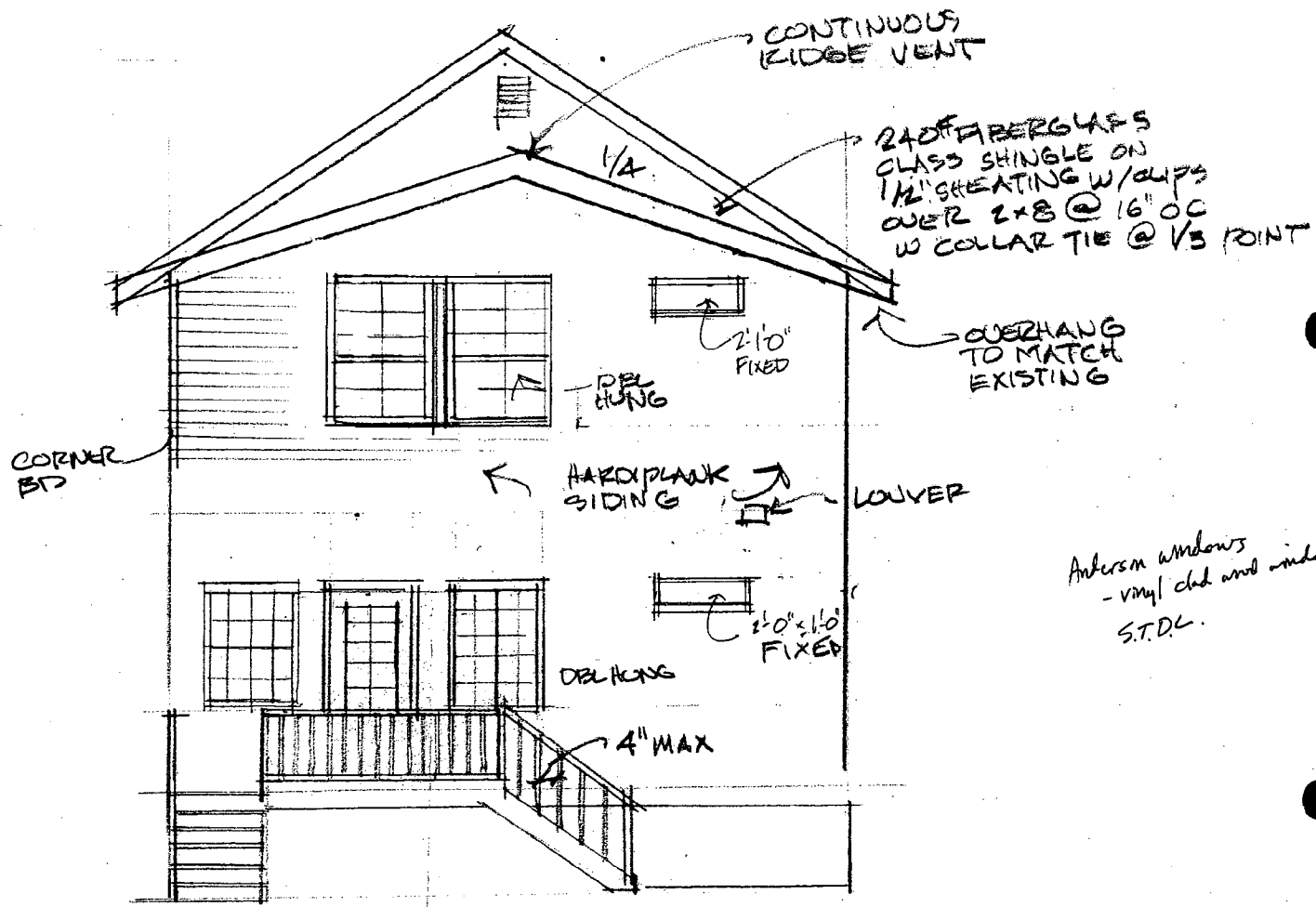
7120 MAPLE AVENUE

JOS. KLOCKNER & COMPANY
 6480 Sligo Mill Road
 Takoma Park MD 20912
 8-5-02

CONCEPT @
 CWG (CNTS)

A-4

12



PEAK ELEVATION (TYP)

JOS. KLOCKNER & COMPANY
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 8/5/02

A-5

13



(E) Front of the house
No work being done

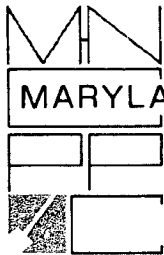


Back of the house. Sleeper porch (2nd floor) is separating from the house and slants downward. The bottom porch is sagging in the middle. The addition would replace these porches and would only go out 12 feet from the main house.

5



16



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

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Joseph Klouner FAX NUMBER: 301. 270. 144/

FROM: Robin Zek

DATE: 9.9.02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE:

Only pages 1 & 2 of staff report. Remaining pages were
submitted by you / source.

7120 Maple Ave.
Takoma Ave.

(driveway side)

- Side elevation - need drawing vertical from at edge (back) or change in windows? (bathrooms.)

Deck railings - specify:

Set back (s) for rear addition? in terms of roof symmetry & interior space

rear Porch fail to be painted.

