



37/03-05D 7209 Maple Ave  
Takoma Park, MD 20912



stamped  
plans in  
copy room

3-9-05

AF



A NOTE FROM  
Ellen Bell

3-8-05

Hi Anne -

Please call me at

301 891 2223 or

cel 301 254 6242

when my plans are  
stamped and ready to  
be picked up -

Thanks -

ELLEN  
BELL

**mspca**  **angell**  
Kindness and Care for Animals

## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Wednesday, February 23, 2005 12:17 PM  
**To:** 'SPA'  
**Subject:** RE: 7209 Maple Ave TP

I have reviewed your email and fax requesting a revision to the approved HAWP for 7209 Maple. I believe that the change you are requesting is minor and can be approved at a staff level. Please accept this email as your approval to make these changes. The new elements will have the same conditional approval as the rest of the HAWP--wood decking and wood windows and doors. When your permit sets of plans are ready you can bring them in (3 sets) and leave them at the front desk and I will call you when they are stamped.

Thanks, Anne

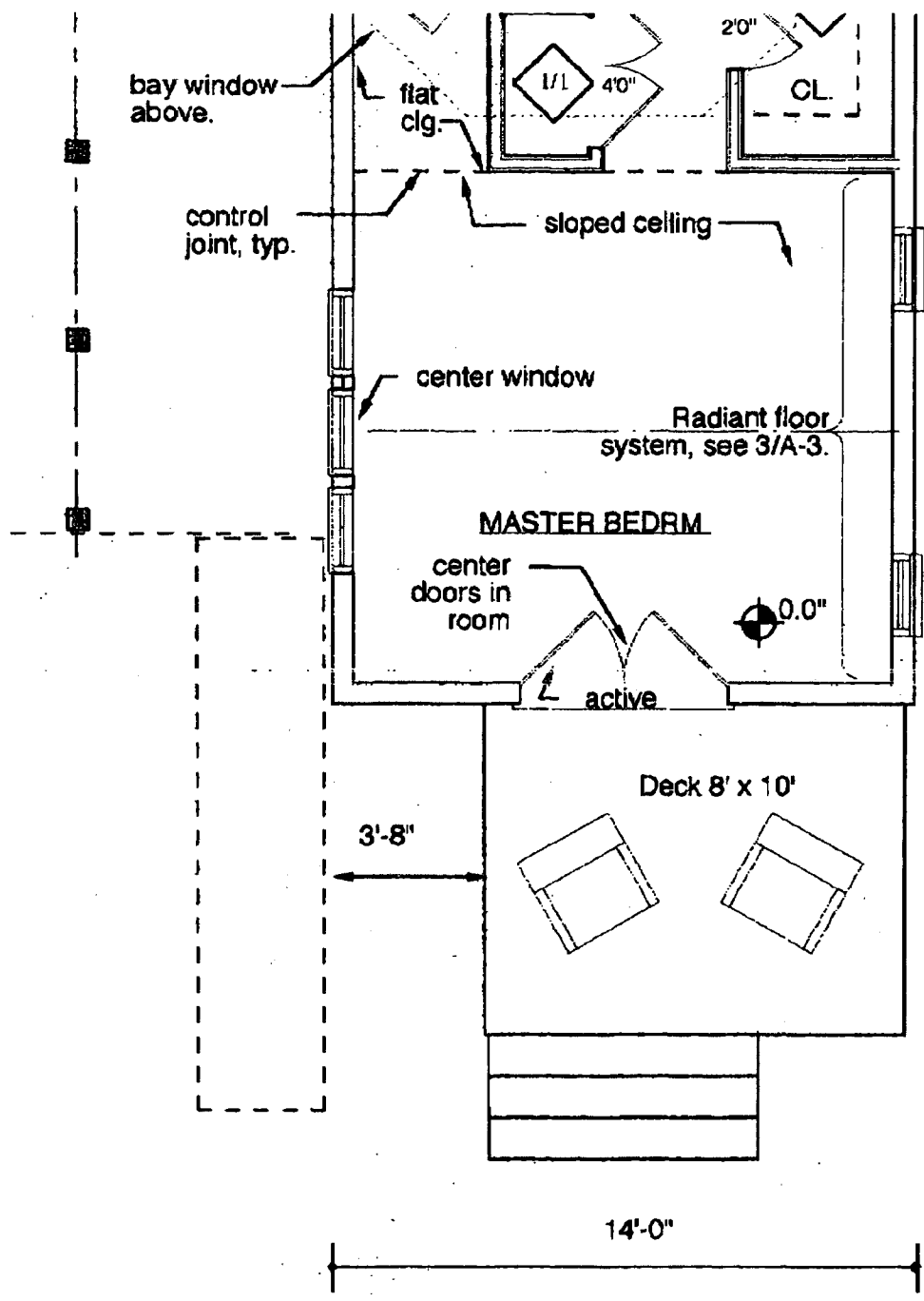
-----Original Message-----

From: SPA [mailto:sparchitects@aol.com]  
Sent: Wednesday, February 23, 2005 9:15 AM  
To: Fothergill, Anne  
Subject: Re: 7209 Maple Ave TP

Just sent the fax.

On Feb 23, 2005, at 9:08 AM, Fothergill, Anne wrote:

> yes, please do. Fax #: 301-563-3412. Thanks!  
>  
> -----Original Message-----  
> From: SPA [mailto:sparchitects@aol.com]  
> Sent: Tuesday, February 22, 2005 2:29 PM  
> To: Fothergill, Anne  
> Subject: 7209 Maple Ave TP  
>  
>  
> Hi Anne-  
>  
> Last month the Commission approved a proposal for 7209 Maple Ave.  
> Takoma Park with two conditions.  
>  
> The owners have recently decided that they would like to change the  
> location of the door and reconfigure some windows. Also there would be  
> a new close to grade level deck in the rear as a result of changing the  
> door location? Can we fax these changes to you then discuss?  
>  
> Thanks-  
>  
> Chas Poor AIA and Joan Duncan AIA  
>



is 6'-8" high. Provide lintels.

Note 2: enlarge existing door opening for new 6'-8" high door, provide lintel.

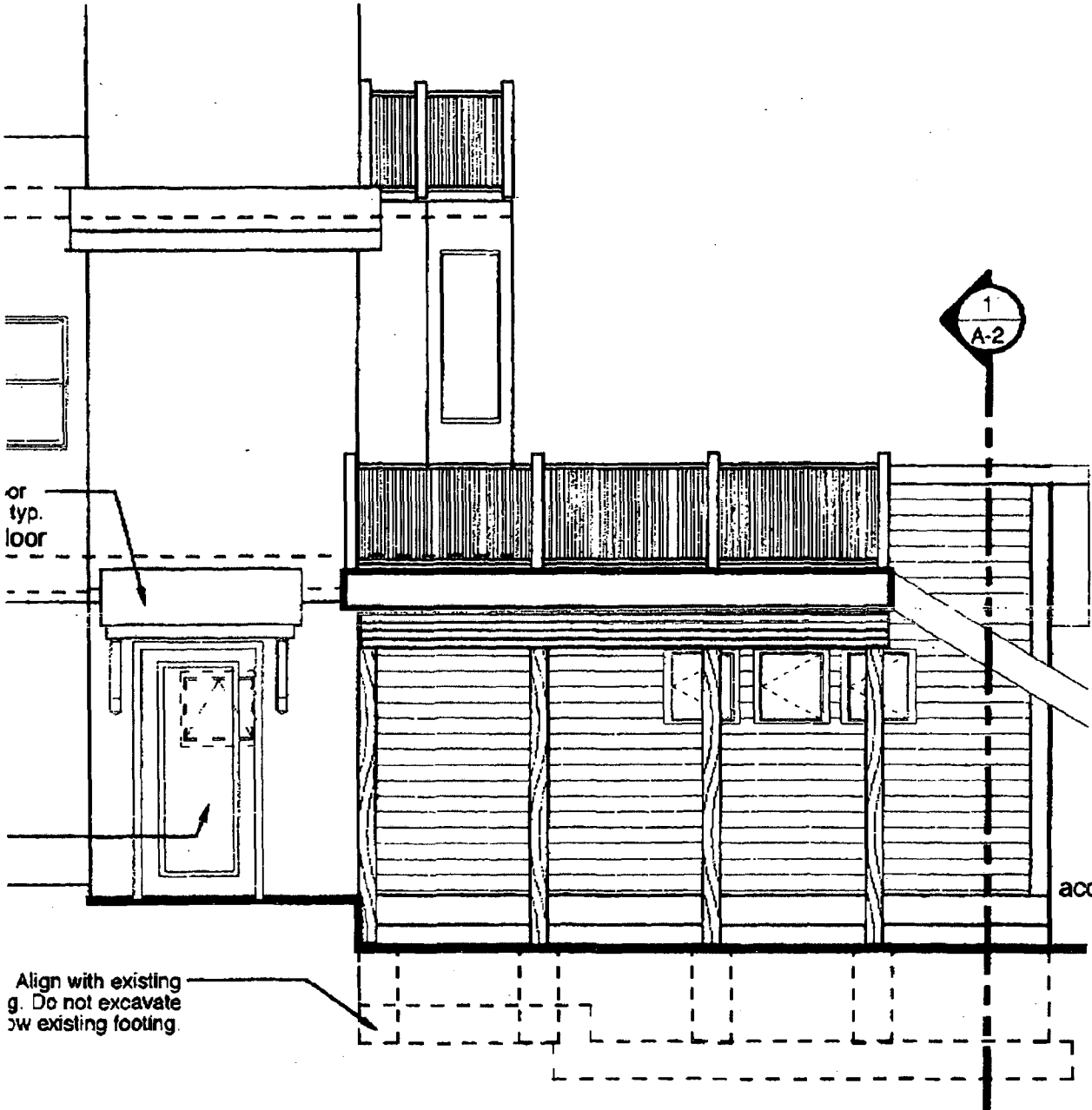


Existing evergreen tree. See owner for tree protection plan.

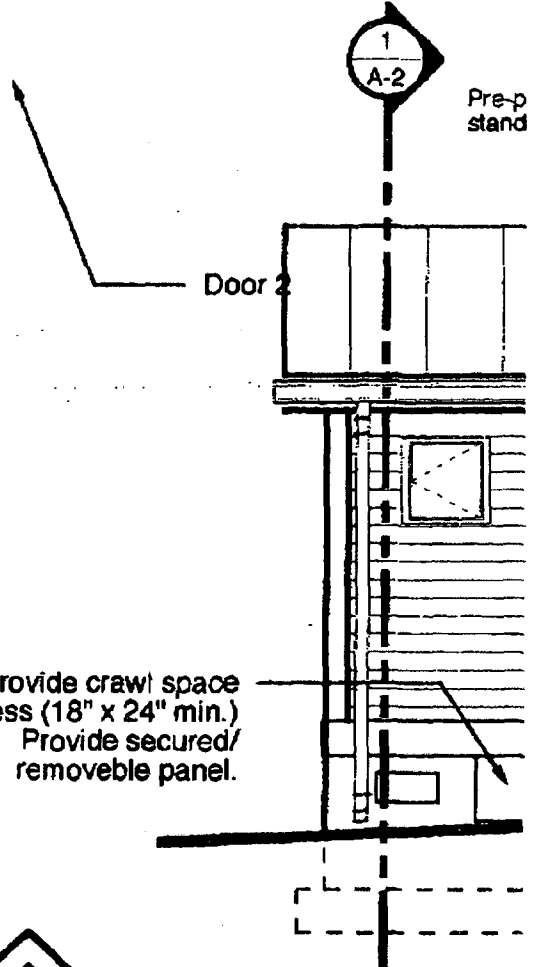
14'-9"

Revising  
7209 Maple Ave  
Tacomoma Park  
2-23-05

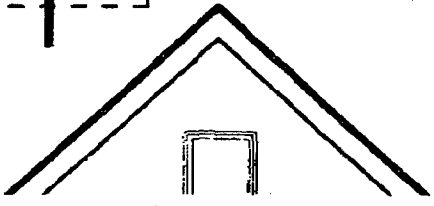
Post-it® Fax Note	7671	Date	2-23-05	# of pages	3
To	Ann C. Fisher, III	From	Studio Partnership		
Co./Dept.	MNCP-P	Co.	Architect		
Phone #		Phone #	301.270.0940		
Fax #	301.563-3412	Fax #	301.270.0092		

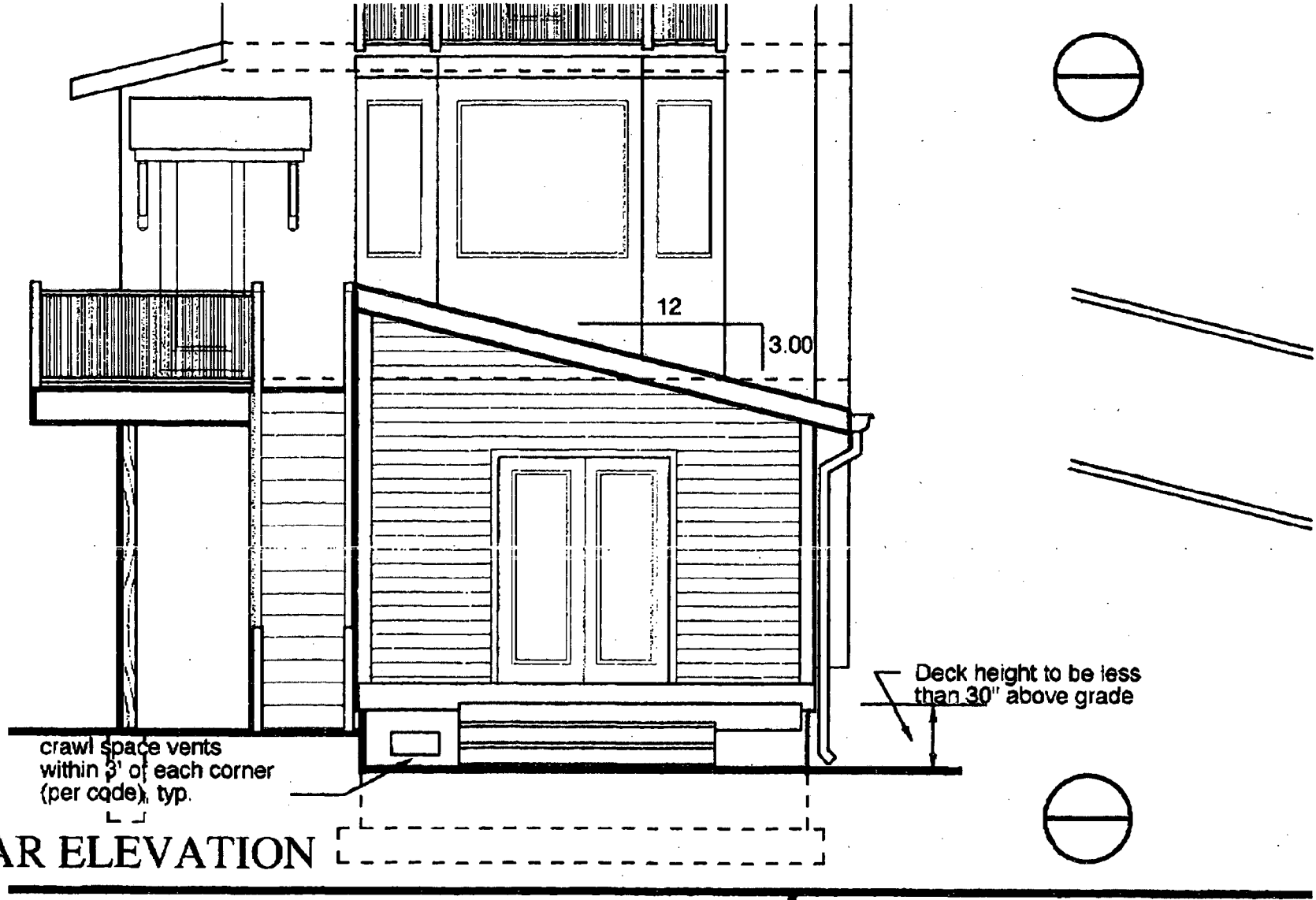


# SOUTHWEST ELEVATION



# NORTH





crawl space vents  
within 3' of each corner  
(per code), typ.

Deck height to be less  
than 30" above grade

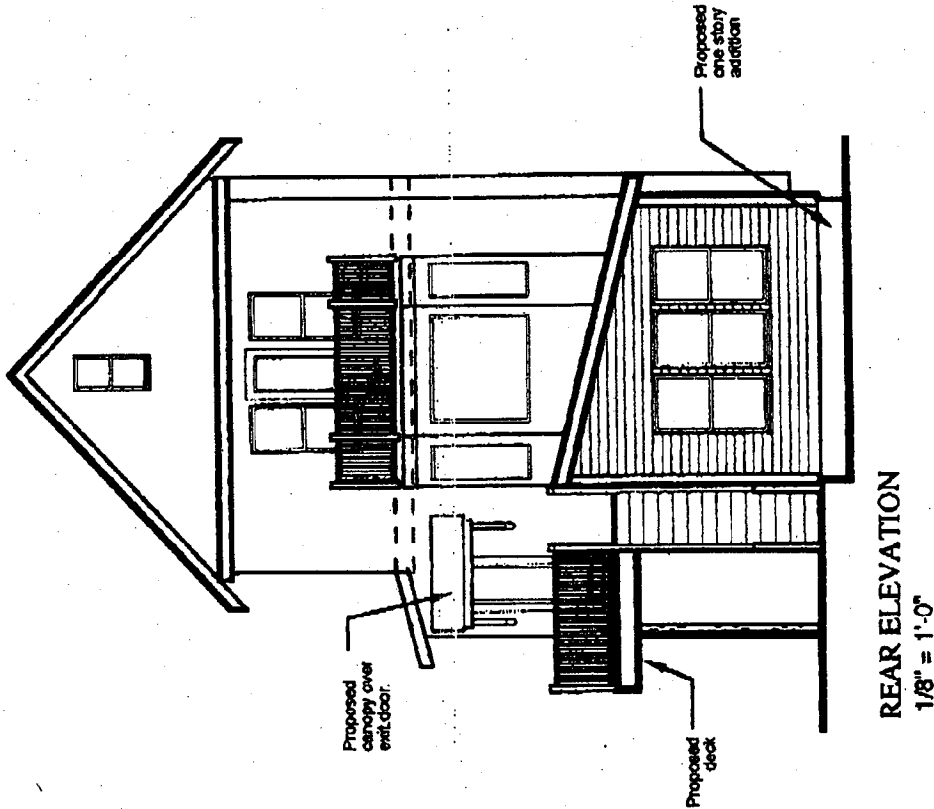
FRONT ELEVATION

7209 Maple Ave. T.P.

7209 MAPLE

Design option # 2  
(no parapet wall)

Fost-it* Fax Note 7671		Date 1.24.05	# of pages 3
To Anne Pothorqill		From	
Co./Dept. PISCY VATION		Co. SP ARCHITECTS	
Phone #		Phone # 301.270.0990	
Fax # 301.563.3912		Fax # 301.270.0092	



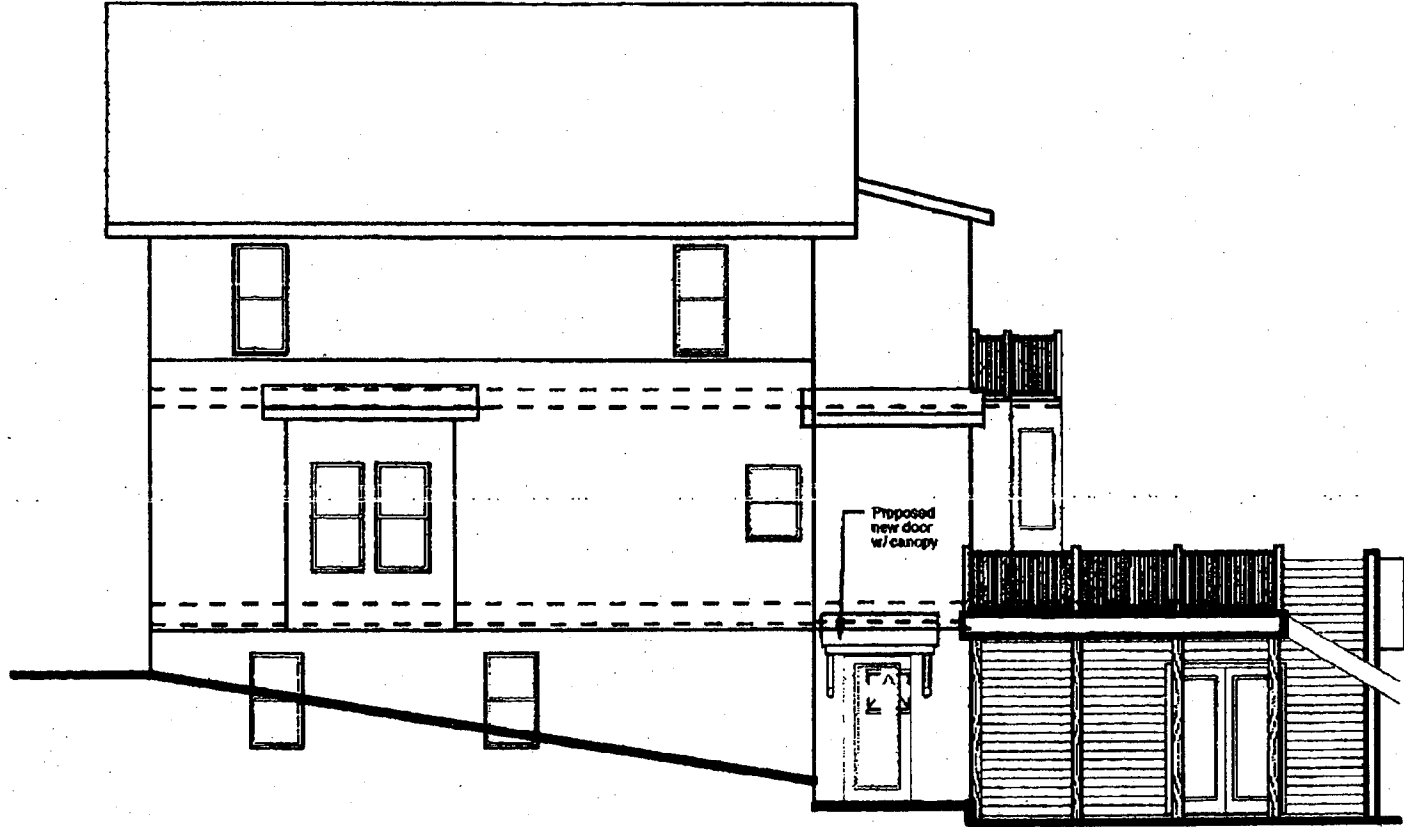
STUDIO PARTNERSHIP ARCHITECTS  
 25 PINE AVENUE  
 TAKOMA PARK, MARYLAND 20912  
 301.270.0990 301.270.0092 FAX



STUDIO PARTNERSHIP ARCHITECTS  
25 PINE AVENUE  
TAKOMA PARK, MARYLAND 20912  
301.270.0990 301.270.0092 Fax

6-20-1995 3:12AM

FROM

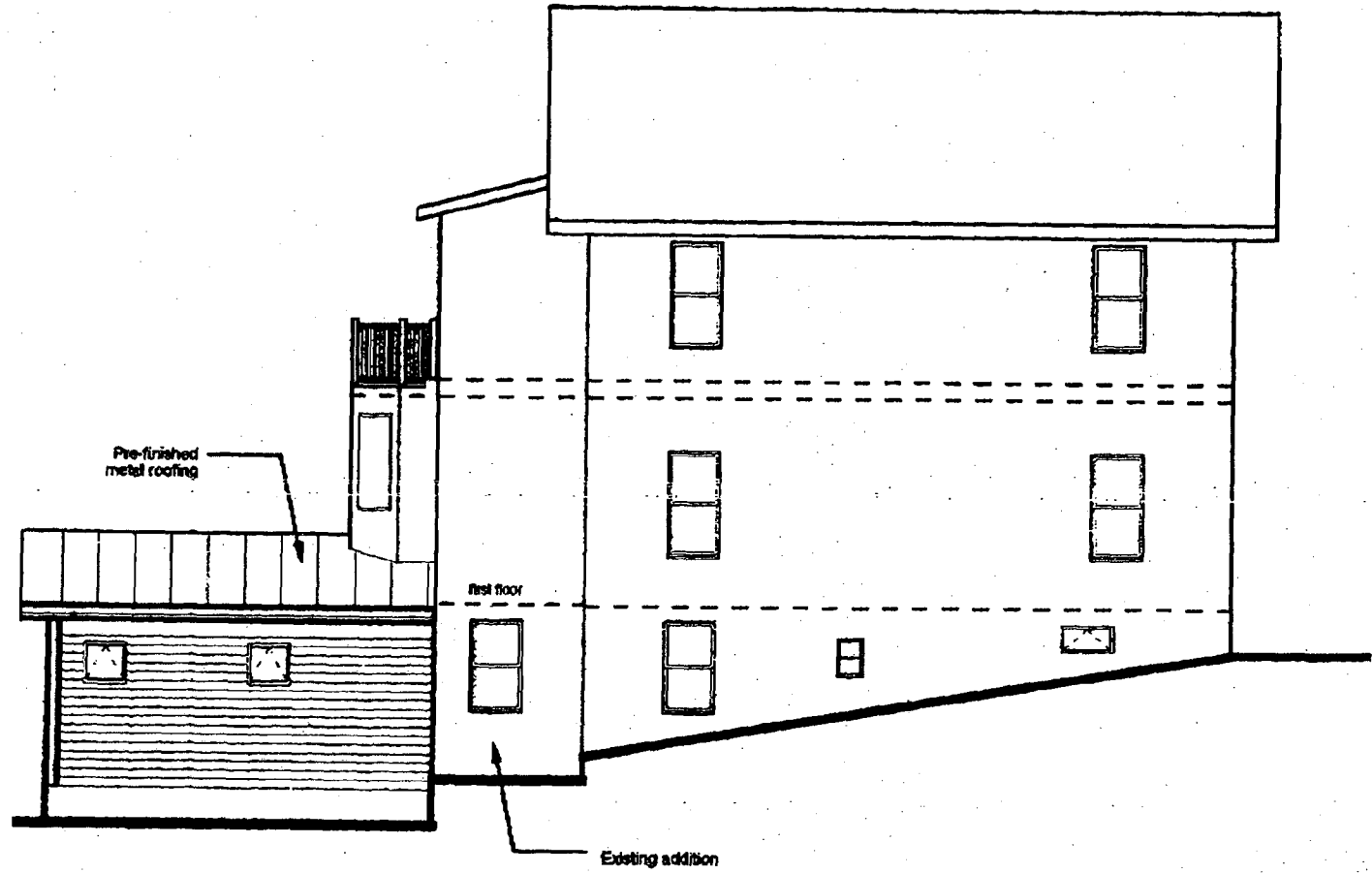


SOUTHWEST ELEVATION

1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS  
25 FINE AVENUE  
TAKOMA PARK, MARYLAND 20912  
301.270.0990 301.270.0092 Fax

6-20-1995 3:12AM FROM



NORTHEAST ELEVATION

1/8" = 1'-0"



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
 255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
 210/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: John & Ellen Bell Daytime Phone No.: 301. 891. 2223  
 Address: 7209 Maple Ave. Takoma Park MD. 20912  
Street Number City State Zip Code  
 Contractor: not known e this time Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

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

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Dismantle  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Reversible  Fence/Wall (complete Section 3)  Other: \_\_\_\_\_  
 1B. Construction cost estimate: \$ Not known e this time  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height \_\_\_\_\_ 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: \_\_\_\_\_

Approved: with 3 conditions For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley Date: 1-27-05  
 Applications/Permit No.: 3169465 Date Filed: 1-3-04 Issued: \_\_\_\_\_




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: January 27, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 369465

---

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

1. The rear parapet wall will not be built.
2. The deck and stairs will be wood, not Trex.
3. All windows and doors will be wood, not aluminum-clad.

The 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: John and Ellen Bell

Address: 7209 Maple Ave., Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	7209 Maple Avenue, Takoma Park	<b>Meeting Date:</b>	01/26/05
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	01/19/05
<b>Review:</b>	HAWP	<b>Public Notice:</b>	01/12/05
<b>Case Number:</b>	37/03-05D	<b>Tax Credit:</b>	None
<b>Applicant:</b>	John and Ellen Bell	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Construction of rear addition and deck

**RECOMMENDATION:** Approval with two conditions

**STAFF RECOMMENDATION**

Staff is recommending approval with the following conditions:

1. The deck and stairs will be wood, not Trex.
2. All windows and doors will be wood, not aluminum-clad.

*approved  
w/ revised  
design as  
submitted  
w/ out  
parapet  
& staff conditions*

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource  
**STYLE:** Folk Victorian  
**DATE:** c. 1900

**PROPOSAL**

The applicants are proposing to (see Circles 8-15 for elevations and floor plans):

1. Remove an existing rear deck.
2. Construct a one-story 14' x 18'6" rear addition that would connect at the ground level to an existing two-story addition. The addition will be clad in wood clapboard and have a metal roof. The proposed windows are aluminum clad double hung windows and awning windows.
3. Construct a 9'4" x 14'9" Trex deck at the rear of the house off the first floor with Trex steps to grade.
4. Install a canopy cover (wood with asphalt shingle roof) at the existing rear first floor door.
5. Install an aluminum clad French door with a canopy cover (wood with asphalt shingle roof) at the ground level, left side rear of the existing addition section of the house.

**STAFF DISCUSSION**

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* and the *Secretary of Interior's Standards for Rehabilitation* when reviewing changes to Outstanding Resources within the historic district.

The *Takoma Park Guidelines* define Outstanding Resources as:

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

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

- plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- emphasize placement of major additions 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.
- preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- all changes and additions should respect existing environmental settings, landscaping and patterns of open space.

Additionally, *Standards #9 and 10 of The Secretary of the Interior's Standards for Rehabilitation* pertain to this project:

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

10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition to this house is located at the rear of the building, is at the ground level and one story in height, and is essentially an addition to an existing addition. This addition, in terms of its massing and siting, would not adversely affect the resource or the district and meets the *Guidelines*.

However, staff is concerned with some of the material choices. The HPC generally only allows Trex for decking material on Non-Contributing Resources, and therefore staff would recommend wood for the new deck and stairs. Additionally, although there are a variety of window types and materials at the house, including some steel windows on the existing addition, the HPC usually requires all wood windows and doors for an Outstanding Resource, and staff would recommend that material change as a condition of approval for this application.

Staff recommends approval with two conditions.

## **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application **with the conditions listed at the beginning of this report** 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,

and 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 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](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Ellen Bell

Daytime Phone No.: 301-891-2223

Tax Account No.: \_\_\_\_\_

Name of Property Owner: John & Ellen Bell Daytime Phone No.: 301-891-2223

Address: 7209 Maple Ave. Takoma Park MD 20912  
Street Number City Street Zip Code

Contractor: not known e this time Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 7209 Maple Ave. Street: Maple Ave.

Town/City: Takoma Park Nearest Cross Street: Tulip Ave.

Lot: 19 Block: 3 Subdivision: \_\_\_\_\_

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |   |  |   |  |  |  |  |  |                               |
|---|--|---|--|--|--|--|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate         | <input checked="" type="checkbox"/> AC                   | <input checked="" type="checkbox"/> Slab | <input 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 checked="" type="checkbox"/> Wreck/Reuse | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace       | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |  |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable              | <input type="checkbox"/> Fence/Wall (complete Section 4) |  | <input type="checkbox"/> Other: _____      |  |  |                               |

1B. Construction cost estimate: \$ Not known this time

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_
- 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

- 3A. Height \_\_\_\_\_ 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: \_\_\_\_\_

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 3169465 Date Filed: 1-3-04 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**



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

**WRITTEN DESCRIPTION OF PROJECT**

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

see attached

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

see attached

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 end 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 arbor 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).

December 20, 2004

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

Written Description of the Project.

a. Existing structure and environmental setting:

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

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

The proposal includes the demolition of an existing rear deck at the first floor level and the addition of a new 9'-4" x 14'-9" rear deck at the first floor level and the addition of a 14' x 18'-6" one-story rear addition at the lower level. There will be a new stair from the deck to the rear yard.

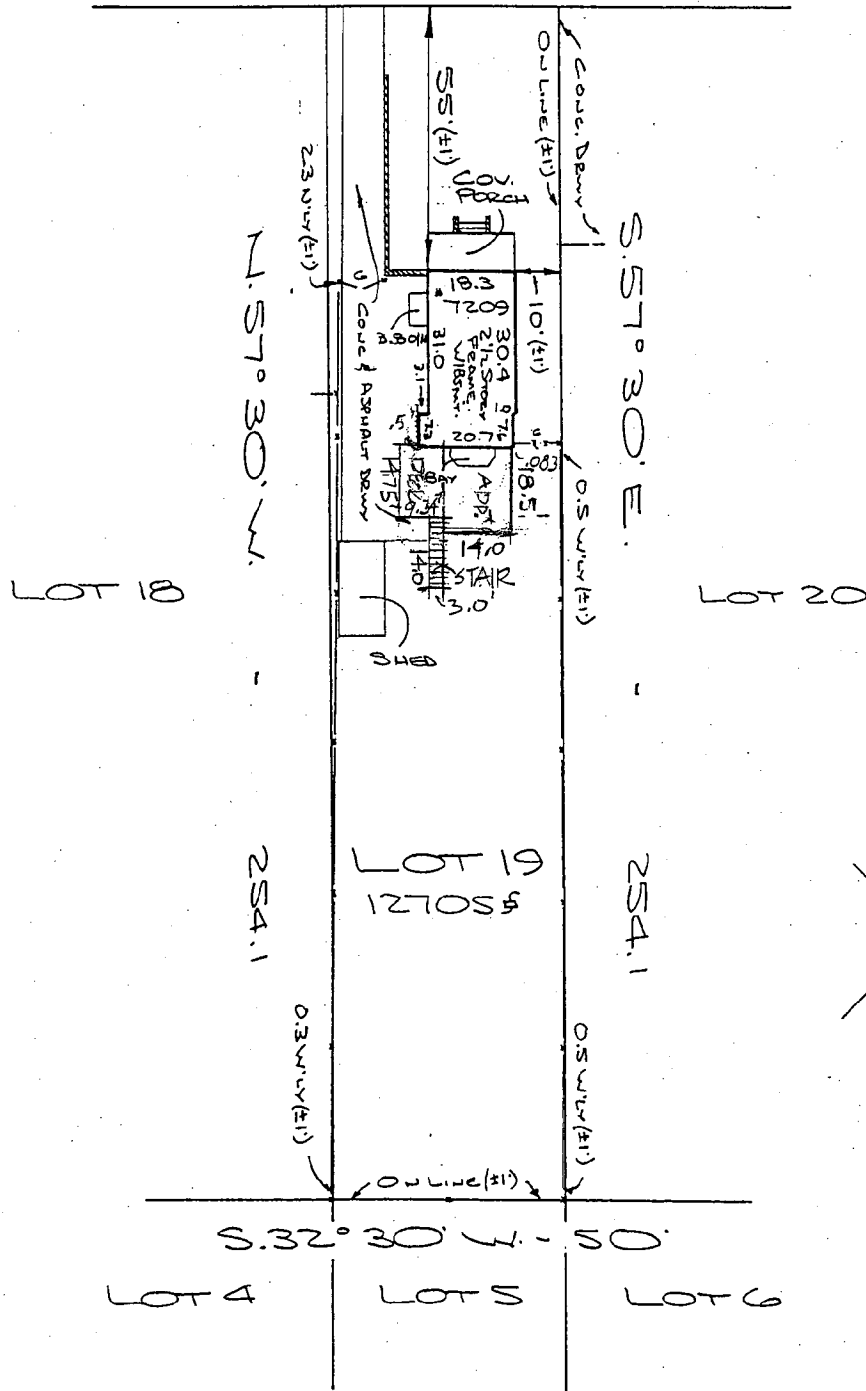
The siding for the addition will be wood clapboard and the roof pre-finished metal. The windows will be aluminum clad double hung windows and awning windows and there will be a new French door.

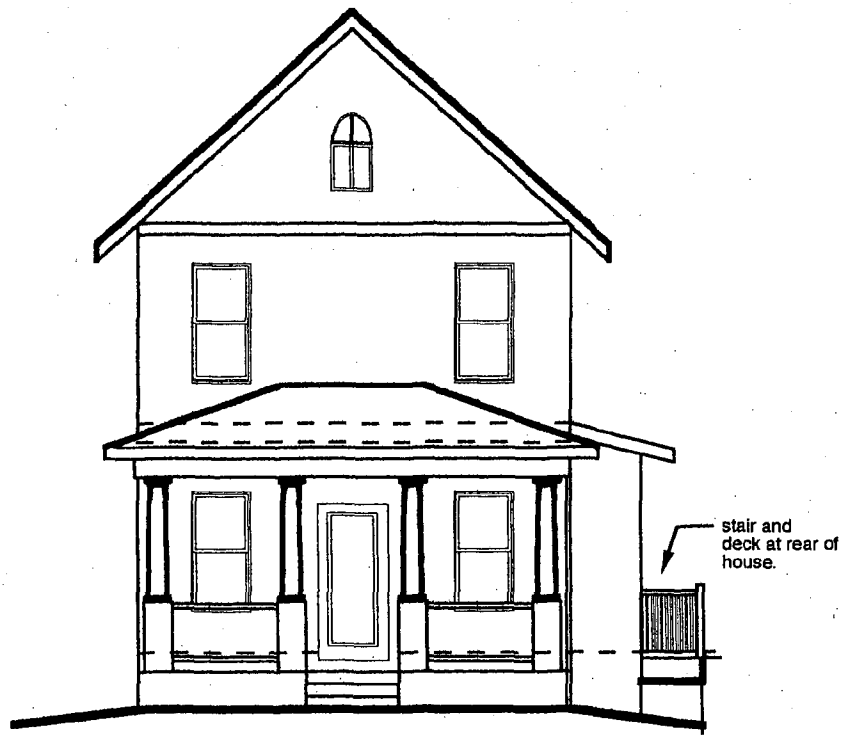
Modifications to the existing (non original) addition will include a new full view door at the south elevation with a canopy cover and also a new canopy cover at the existing rear first floor door leading out to the deck.

The entire proposal is for work at the rear of the house. The addition is in line with the existing structure. The deck cantilevers 3 feet beyond the face of the existing house.

# MAPLE AVENUE

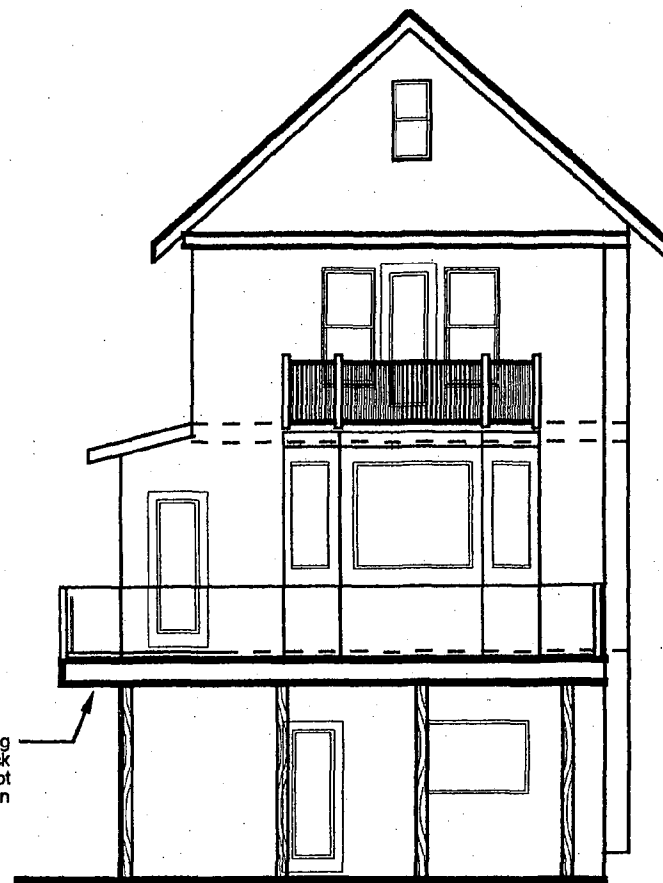
N. 32° 30' E. - 50'





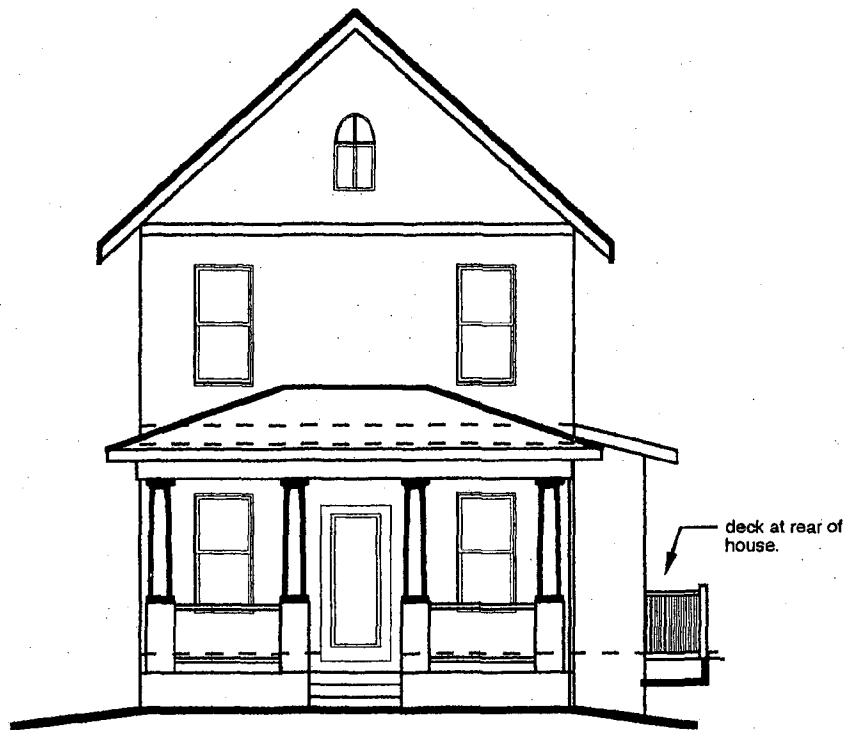
EXISTING FRONT ELEVATION

1/8" = 1'-0"

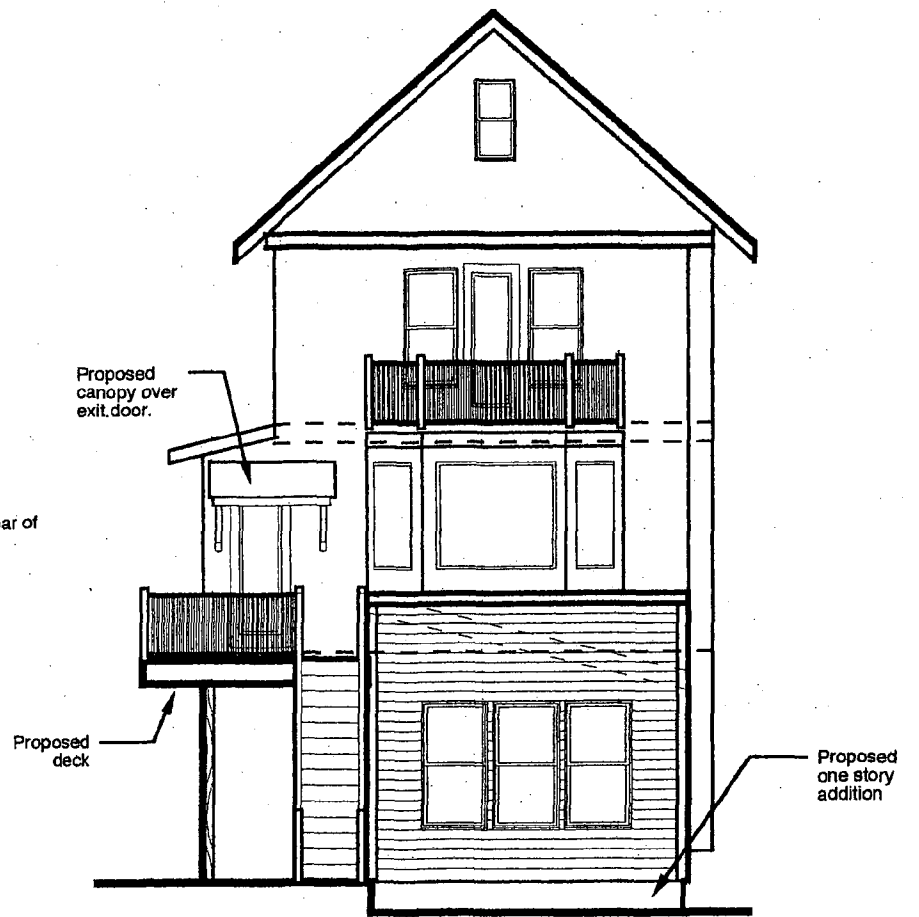


EXISTING REAR ELEVATION

1/8" = 1'-0"

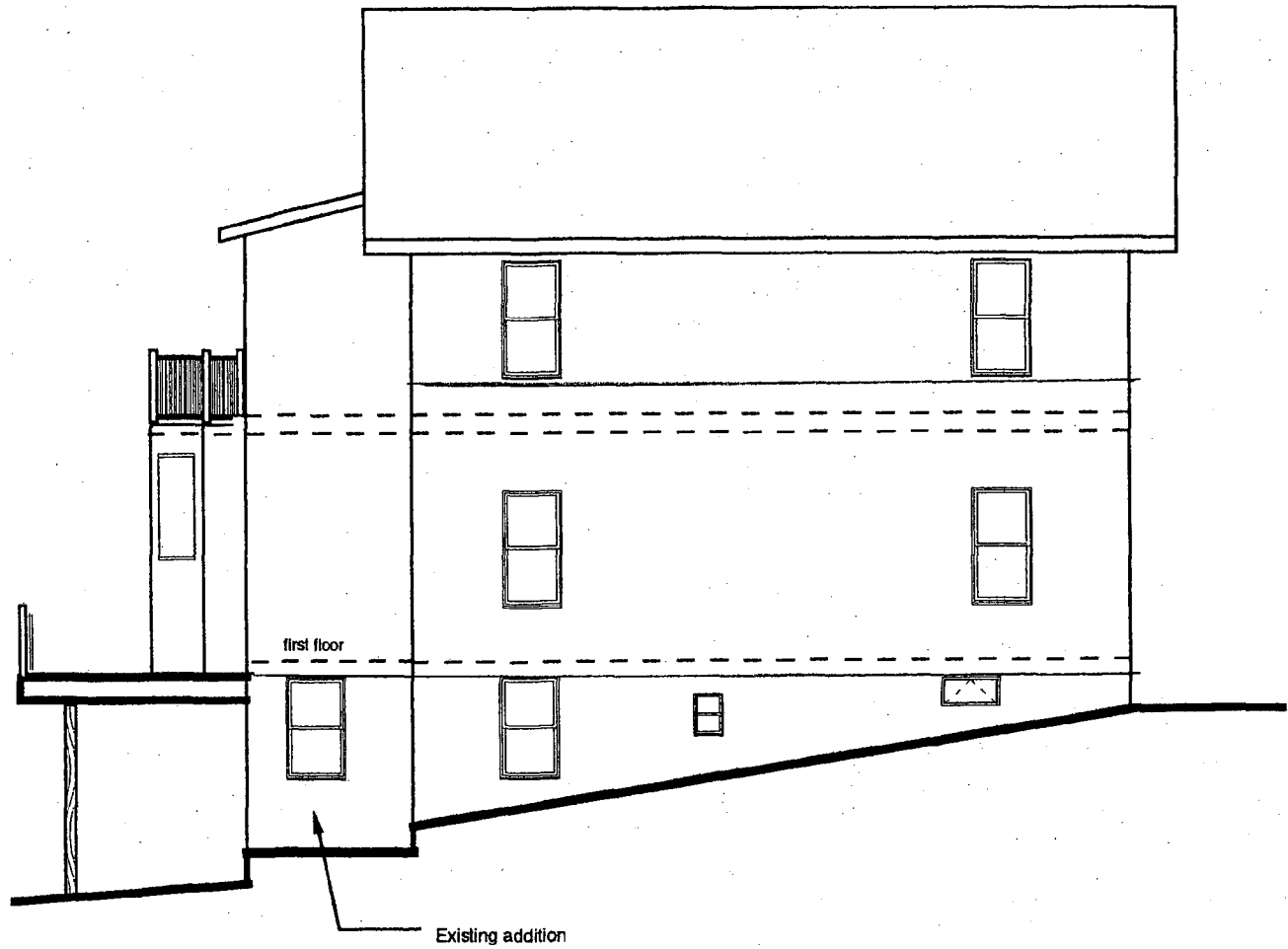


FRONT ELEVATION  
 1/8" = 1'-0"



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

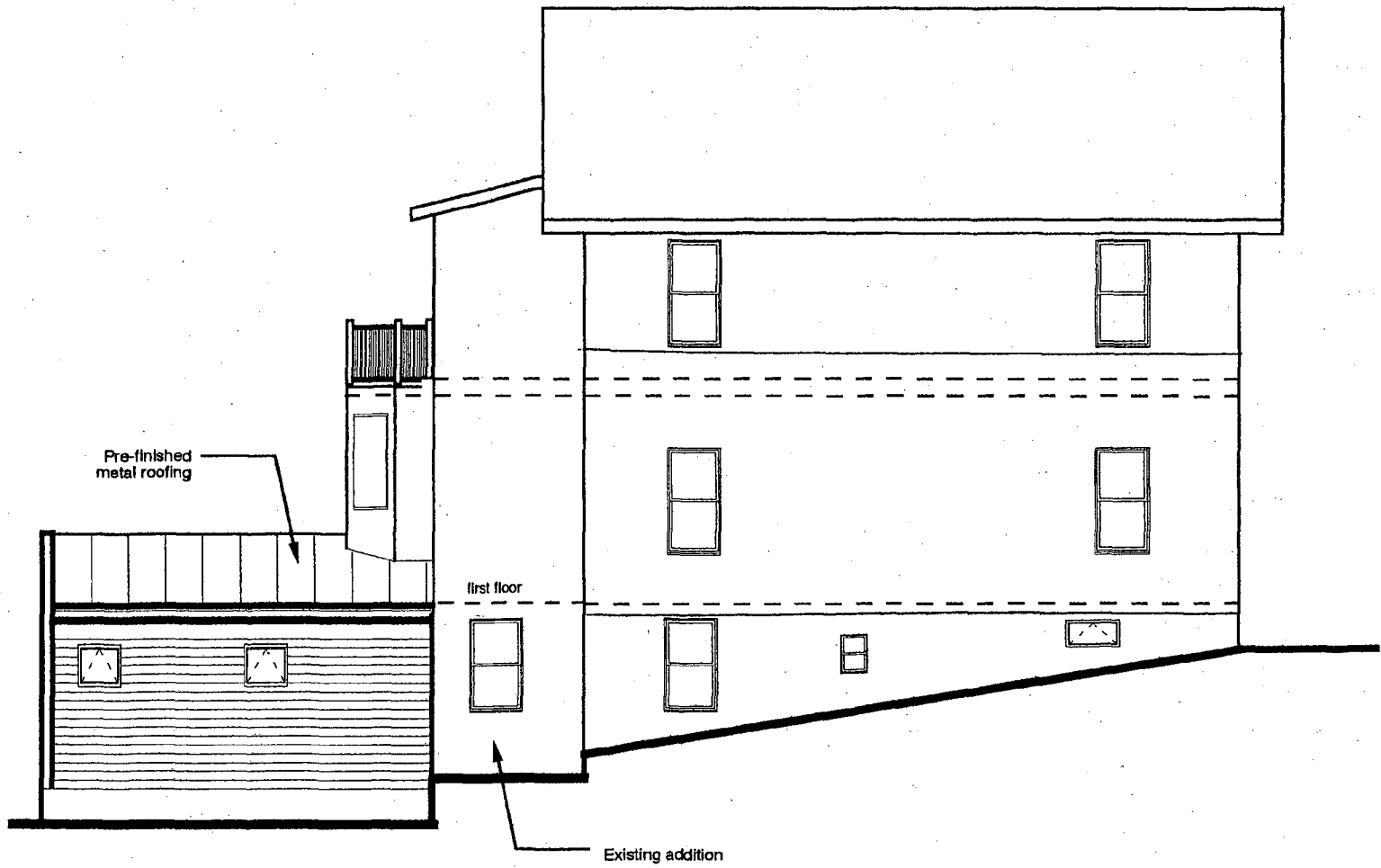
6



EXISTING NORTHEAST ELEVATION

1/8" = 1'-0"

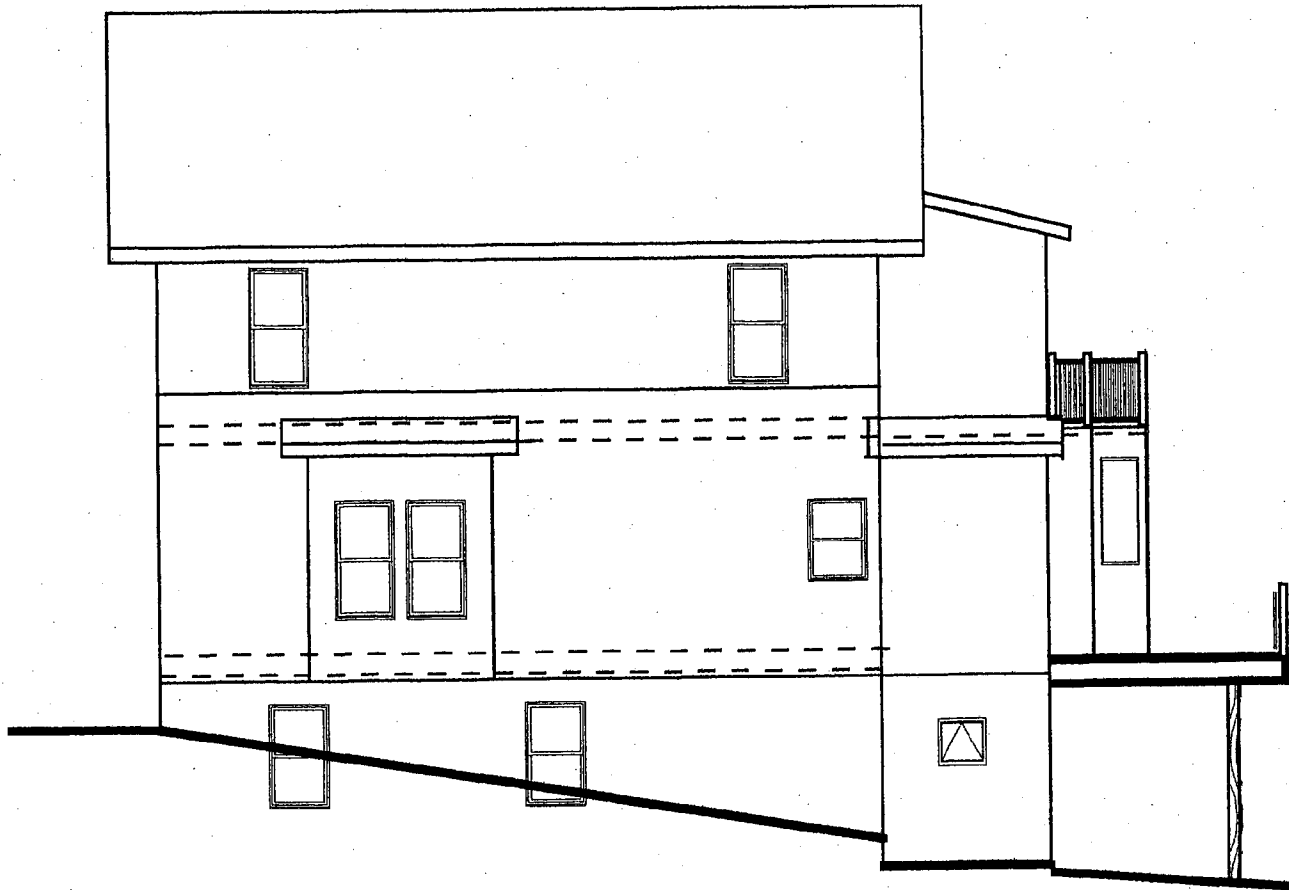
01



NORTHEAST ELEVATION

1/8" = 1'-0"

11



EXISTING SOUTHWEST ELEVATION

1/8" = 1'-0"

21

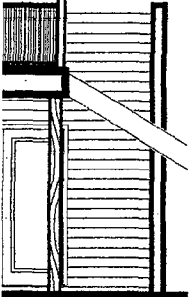
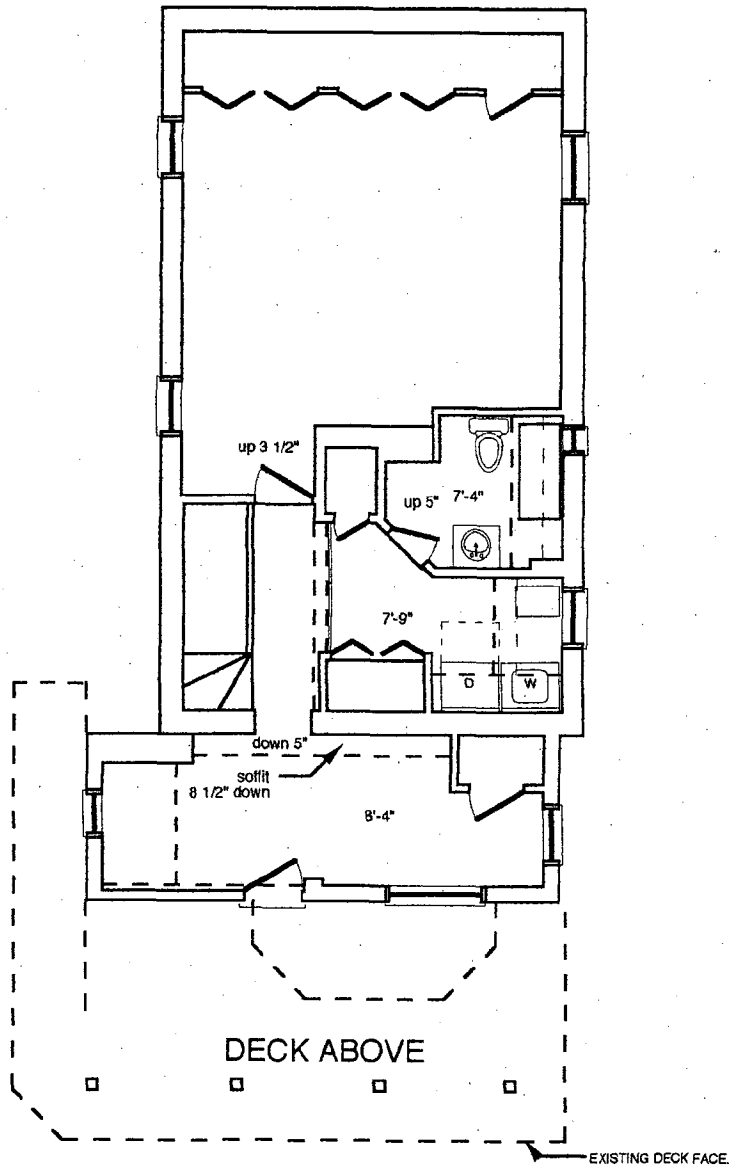




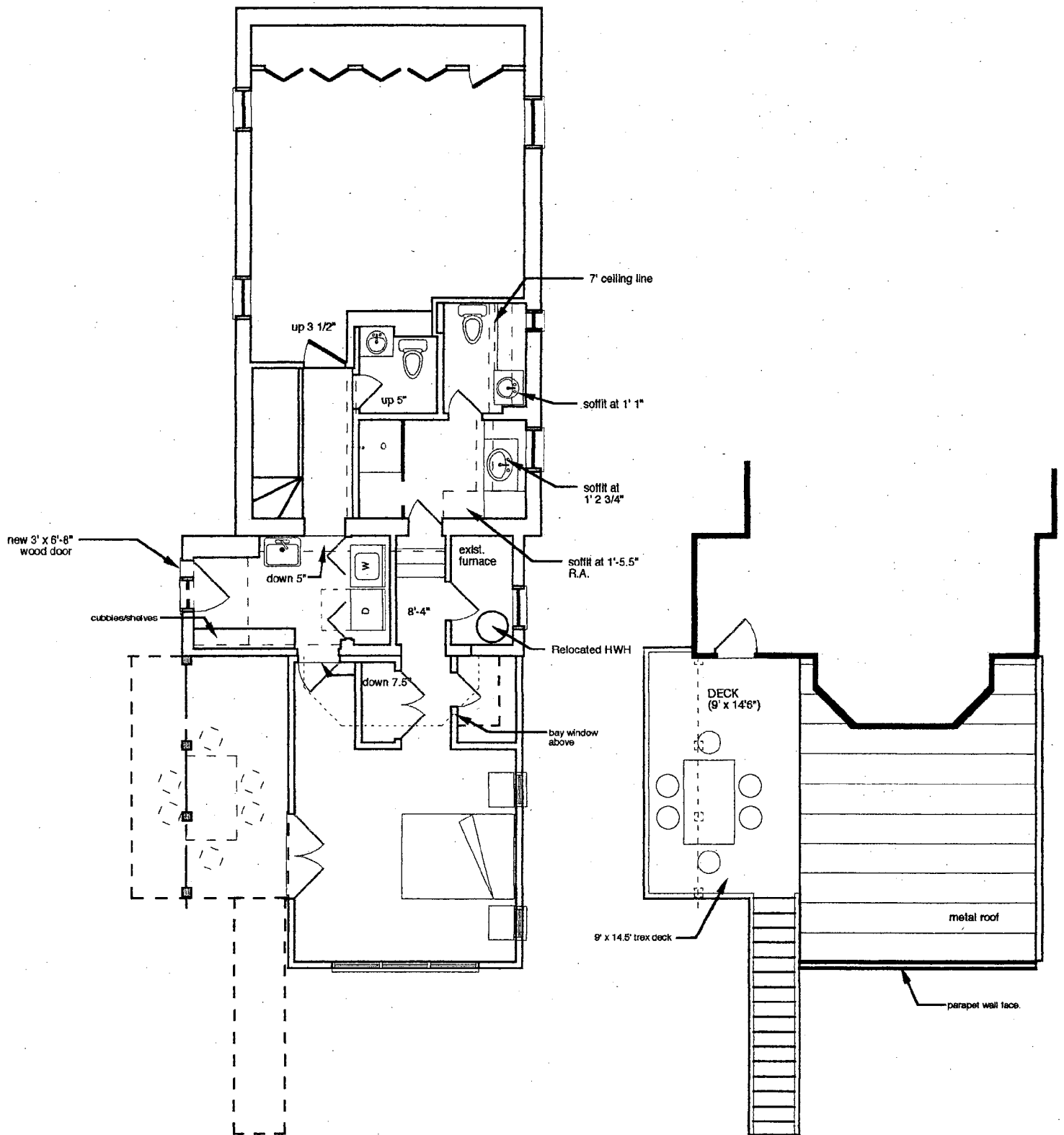
SOUTHWEST ELEVATION

1/8" = 1'-0"

13



EXISTING  
 LOWER LEVEL FLOOR PLAN  
 1/8" = 1'-0"



REAR YARD SITE PLAN  
 LOWER LEVEL FLOOR PLAN ↗  
 1/8" = 1'-0"

FIRST FLOOR/DECK PLAN/ROOF PLAN  
 1/8" = 1'-0"



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION

(17)

January 3, 2005

Historic Preservation Commission  
List of Neighbors  
Application for Historic Area Work Permit

Susan Phillips  
7207 Maple Avenue  
Takoma Park, MD 20912

Cathy Mack  
7208 Maple Avenue  
Takoma Park, MD 20912

Irene Huntoon/David Reiser  
7211 Maple Avenue  
Takoma Park, MD 20912

Sunny Morgan  
7208 Willow Avenue  
Takoma Park, MD 20912

The above are our immediate neighbors.

Ellen Bell/John Bell  
7209 Maple Avenue  
Takoma Park, MD 20912

301.891.2223

