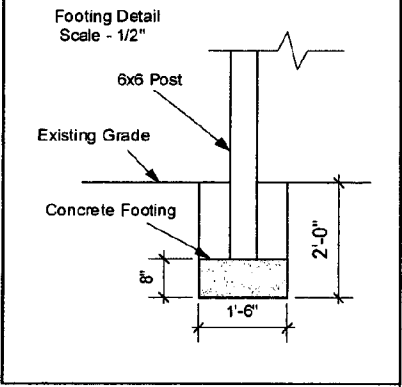
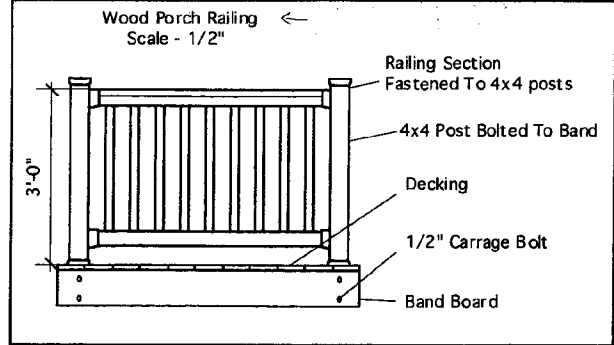
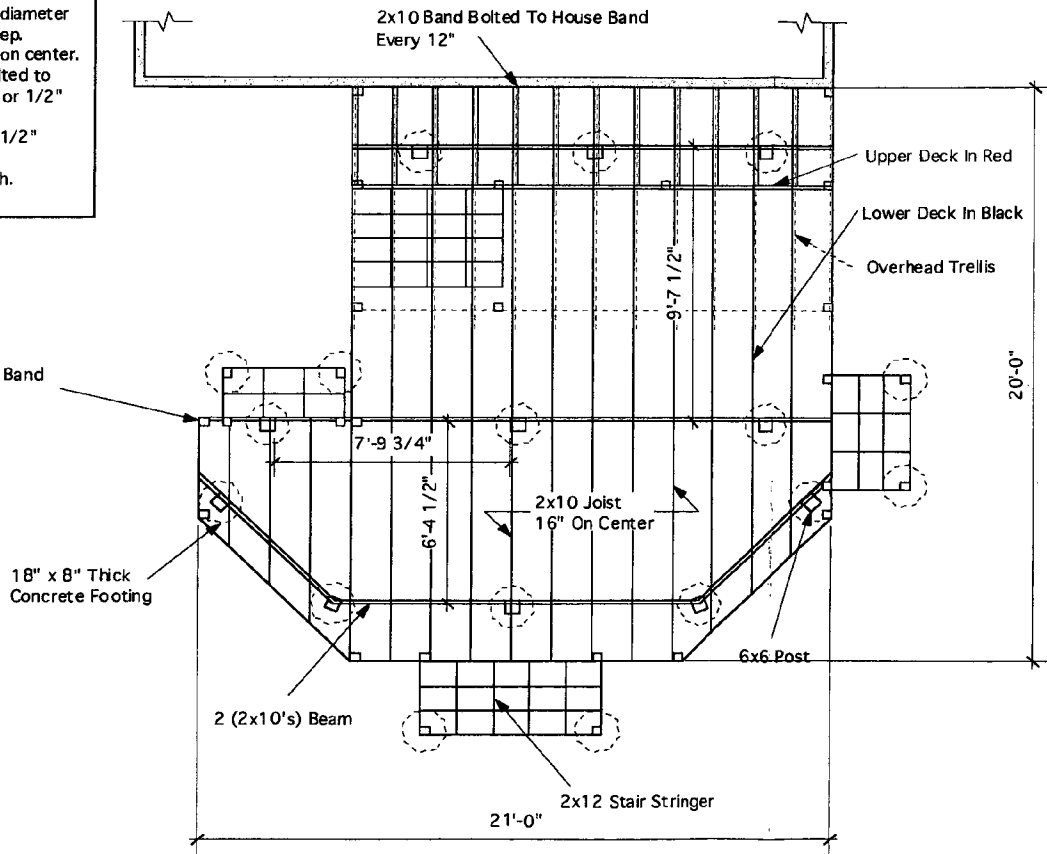


37/03-05Q 7112 Maple Avenue
Takoma Park Historic District

Jim Douglas
 7112 Maple Ave.
 Takoma Park, Md. 20912
 301 - 270 - 2148

Deck Framing

- Notes**
1. 2x10 Ledger bolted to house band board, using 1/2" Lag bolts every 36".
 2. Footings to be 18" in diameter
 3. Footings to be 30" deep.
 4. Floor joists to be 16" on center.
 5. 4x4 Handrail posts bolted to band with 1/2" lag bolts or 1/2" carriage bolts.
 6. 2x2 Pickets spaced 3 1/2" apart.
 7. Handrail, least 36" high.



Scale - 1/4" = 1'

MURPHY SUNDECKS
 Murphy Sundecks
 15889 Crabbs Branch Way
 Rockville Md. 20855
 (301) 590-9600

APPROVED
 Montgomery County
 Historic Preservation Commission


Michael...
 4/28/05



Date: April 28, 2005

MEMORANDUM

TO: Jim and Janet Douglas

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application # 379028

The Historic Preservation Commission at its April 27, 2005 meeting **approved** your Historic Area Work Permit application for a rear deck installation at 7112 Maple Avenue, Takoma Park.

When you file for your building permit at DPS, you must take with you the attached stamped drawings, the signed HAWP application and the official approval letter. 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 at <http://permits.emontgomery.org> of your anticipated work schedule.

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



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 28, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner (M)
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 379028

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED** with a **condition**. The condition of approval is:

The applicant will contact the Takoma Park arborist to ensure that the project will not require a tree protection plan.

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

Applicant: Jim and Janet Douglas

Address: 7112 Maple Avenue, Takoma Park Historic District

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.



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

JL
DPS - #8
RECEIVED

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT OF CASE WORK MEMO

Contact Person: Jim Douglas
Daytime Phone No.: 202-606-3053
Tax Account No.: 01057785
Name of Property Owner: Jim/Sant Douglas Daytime Phone No.: 202-606-3053
Address: 7112 Maple Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Murphy Sundecks Phone No.: 301-950-2600
Contractor Registration No.: MHC # 120811
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 10,000
 1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature] 3/31/05
Signature of owner or authorized agent Date

Approved: X W/CONDITION For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: Julia O'Malley Date: 4/28/05
 Application/Permit No. 379028 Date Filed: _____ Date Issued: _____

Application for Historic Area Work Permit

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

1. Written Description of Project

Construction of a back porch.

Background. Circa early 1908's the previous owners of this house (constructed circa 1910) enclosed a first floor back porch and a second floor sleeping porch. The back porch was replaced by a crudely built, simple unfinished stoop of pressure treated lumber. The rear face of the house rises uninterrupted for two storeys. The sheer face is magnified by the installation of new vertically oriented windows. *See Picture #1.* The back stoop is functional at best, but deteriorating. In addition, the back of the house provides no functional area for outdoor eating or relaxing.

Proposed structure. New porch will be built 2 feet off the ground after stepping down from the 56-inch height of the back door. The structure will extend 19 feet from the back of the house at the further point. The two corners further from the house will be "cut off" to avoid a boxy look and to accommodate the existing vegetable garden (north side) and tree (south side). *See Figure 1.* The porch will "wrap" around an existing concrete slab, which provides access to a basement door. This design avoids excavation necessary to relocate basement access while visually screening that access. Stairs will provide access to the basement stairs, the backyard, and the garden pond (south side).

To further break up the sheerness of the back of the house and provide shade for the back of the kitchen a pergola will be constructed at the height of the top of the first storey and extending out approximately 6 feet. *See Figures 2 and 3.*

The porch will be constructed of pressure treated lumber. The porch railings and latticework will be constructed to match that of the front of the house to integrate the new porch with the house. *See Picture #7.* The entire porch will be painted to match the front porch and the house.

Setting and Effect. The new porch will not be visible from the street. *See Pictures #5 and #6.* It will be visible from the back yards of the neighbors to the south and north (O'Connor and Halstead). *See Pictures #3 and #4.* It will not be visible from the rear neighbors. *See Picture #1.* The new porch will enhance the overall quality and appearance of the existing house by softening the sheer face and massing created by the previous renovation. Through the use of design elements and painting the new porch will be an integrated part of the structure and appearance of the house – unlike the current unpainted, crude stoop or unlike a "typical" unpainted deck.

2. Site Plan

See attached plat showing property, location of house, and location of existing landscape features.

3. Plans and Elevations

Attached are two copies of plans, including elevations, showing dimensions; marked as Figures 1, 2, and 3.

4. Materials

Porch will be built of pressure treated lumber that will be painted to match house. Railings, staircases, and other elements will match design of front porch.

5. Photographs

Attached are photographs showing the façade and views from the public right of way as well as adjoining properties.

6. Tree Survey

Only one tree is in the vicinity of the proposed porch. The porch is outside of the dripline of the tree. The posts for the porch will be approximately 2 feet inside the exterior edge of the porch, making them even further from the dripline of the tree.

7. Adjoining Property Owners

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

Richard and Laurie O'Connor
7110 Maple Ave.
Takoma Park MD 20912

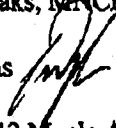
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7129 Maple Ave.
Takoma Park MD 20912

Steven Hoggard and Daphna Rubin
7190 Cedar Ave.
Takoma Park MD 20912

Blair Brown and Susan Gerone
701 Cedar Ave.
Takoma Park MD 20912

VIA FAX TO: 301-563-3412

April 26, 2005

To: Michelle Oaks, MNCPPC/HPC
From: Jim Douglas 
Subject: Deck at 7112 Maple Ave.

Attached find an e-mail statement from Brett Linkletter, Takoma Park City Arborist, regarding NO CONFLICT between the proposed deck and trees in the area.

If you have any questions you can reach me during the day at 202-606-3053 or at home at 301-270-2148.

Attachment



WASHINGTON D.C. AREA'S LARGEST SINGLE SOURCE PROVIDER OF BUNDLED TELECOMMUNICATIONS SERVICES



Starpower Webmail
 a download of 10 Mbps
 a fastest download
 a free for 12 months

Message View

Delete Prev Next Reply/All Forward/Inline Full Headers Inbox Message 32 of 33

Inbox

FOLDERS

- Inbox
- Draft
- Sent
- Junk Mail
- Trash [Empty]
- My Folders

Date: Tue, 26 Apr 2005 14:56:13 -0400
 From: "Brett Linkletter" <BrettL@takomagov.org> Add To Address Book | This is Spam
 Subject: 7112 Maple Avenue
 To: <jm1ougla@starpower.net>

InterACTIVE Music
 a burn your own CD's
 a over 1 million songs
 a free for 3 months

Jim,
 I took a look at the area where the proposed new deck for your home will go and did not find any conflicts with trees on your property or your neighbors' property. So, a tree protection plan with the City of Takoma Park is not required.

McAfee Virus Scan
 a prevent viruses
 a multi-layered protection
 a free for 3 months

Please let me know if you have any questions or concerns.

Thanks,
 Brett Linkletter
 City Arborist
 Takoma Park, MD
 301/391-7612

Delete Prev Next Reply/All Forward/Inline Open Inbox 32 of 33

Inbox

II-L

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7112 Maple Avenue, Takoma Park	Meeting Date:	04/27/05
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	04/20/05
Review:	HAWP	Public Notice:	04/13/05
Case Number:	37/03-05Q	Tax Credit:	None
Applicant:	Jim and Janet Douglas	Staff:	Michele Oaks
Proposal:	Deck Installation		
Recommendation:	Approve with condition		

RECOMMENDATION:

Staff recommends that the Commission approve this HAWP application with the condition that:

- The applicant will contact the Takoma Park arborist to ensure that the project will not require a tree protection plan.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Four Square
DATE: c1910s

PROPOSAL:

The applicant is proposing to construct a painted wood, deck with pergola at the rear of the subject house as per the attached plans.

STAFF RECOMMENDATION:

Approval
 Approval with conditions.

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

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

 x 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; or

 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
355 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE MD 20850
249/777-6370

JL

DPS - #8

RECEIVED

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT OF CASE WORK MGMT

Contact Person: Jim Douglas

Daytime Phone No.: 202-606-3053

Tax Account No.: 01057785

Name of Property Owner: Jim/Jean Douglas Daytime Phone No.: 202-606-3053

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

Contractor: Murphy Sundecks Phone No.: 301-950-9600

Contractor Registration No.: MHC # 120811

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7112 Maple Ave Street: _____

Town/City: Takoma Park Nearest Cross Street: Tulip

Lot: 25 pt. 26 Block: 4 Subdivision: Takoma Park

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- 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: \$ 10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

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3A. Height _____ feet _____ inches

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- 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]
Signature of owner or authorized agent

3/31/05
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 379028 wlett Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

Application for Historic Area Work Permit

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

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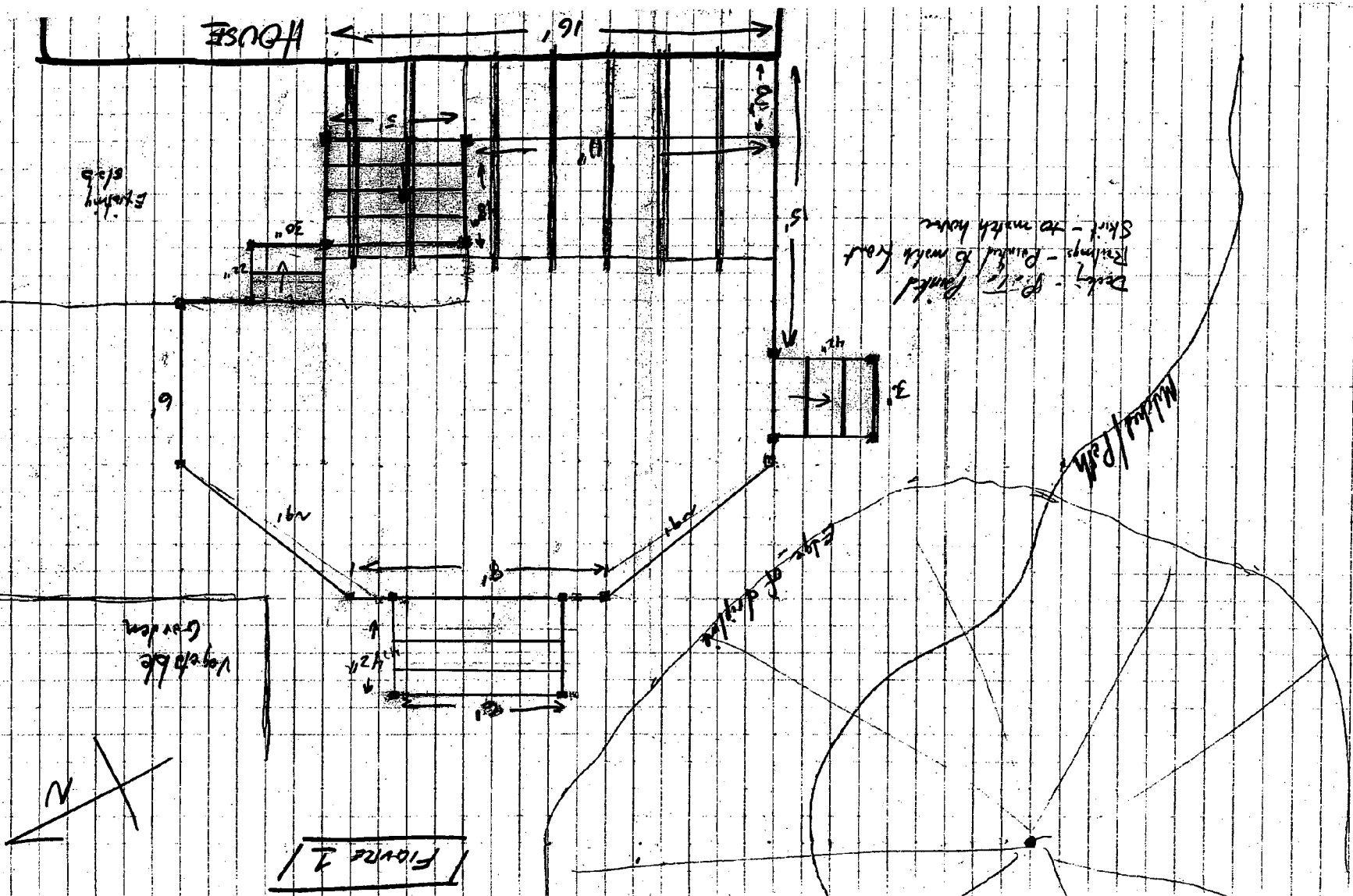


Figure 2

①

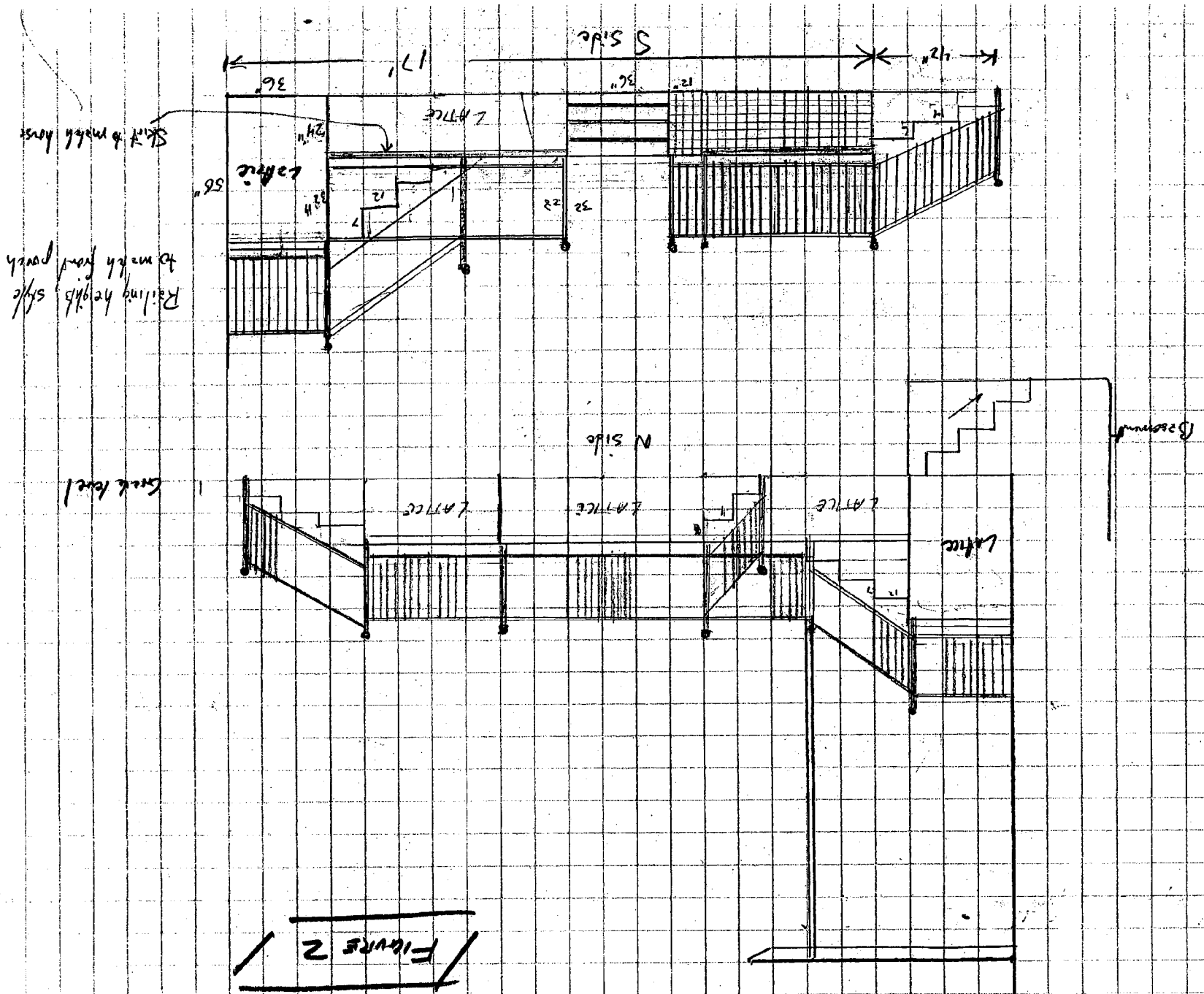


FIGURE 2

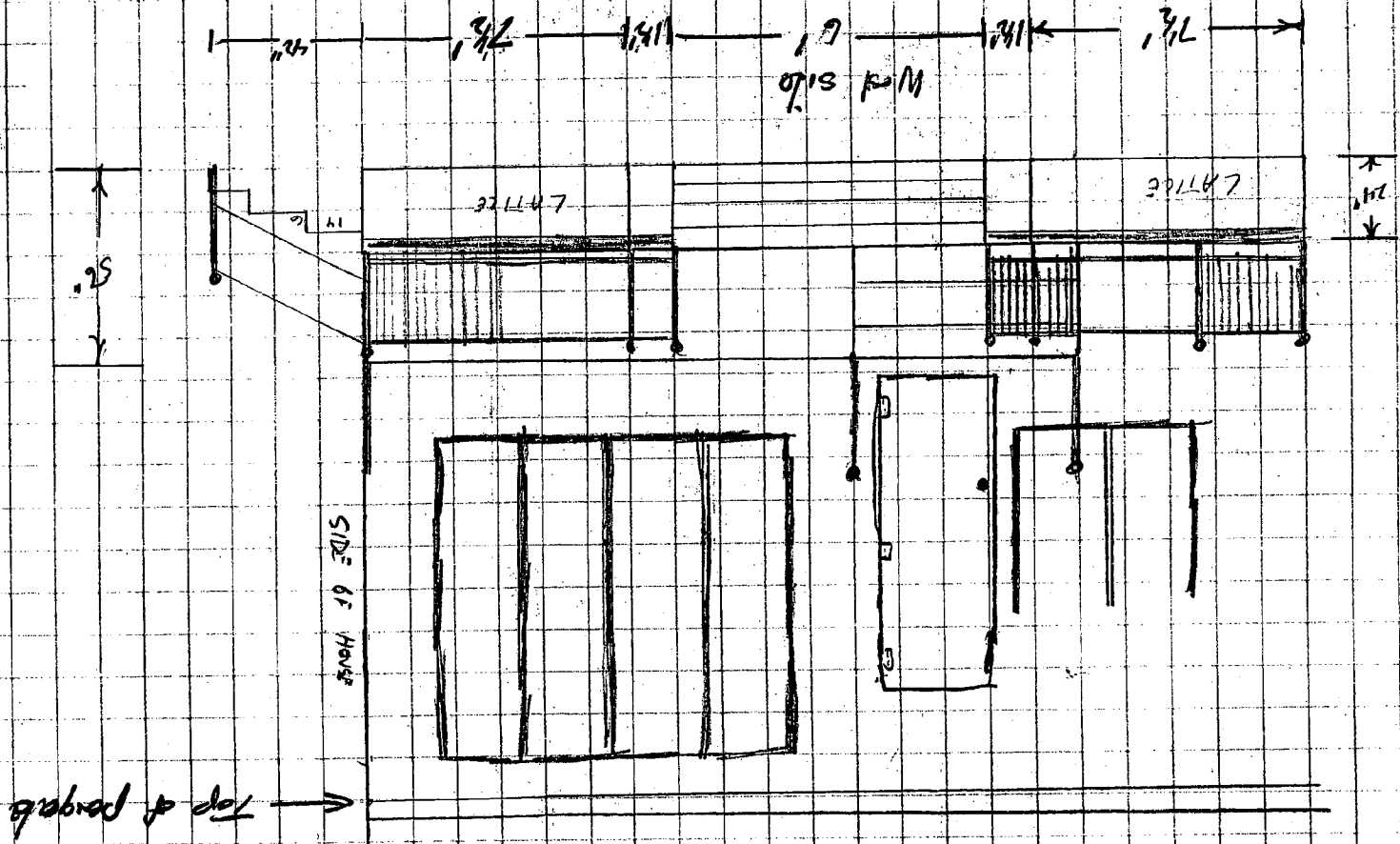


FIGURE 3

WEST SIDE - Back of house

Photographs

Picture #1 – Existing rear of house, from back of property



Picture #2 – Existing rear of house, showing approximate height and layout of porch (red ribbon)



Picture #3 – View from north (Halstead) side, showing approximate layout and height of porch.



Picture #4 – View from south (O'Connor) side, showing approximate layout and height of porch.



Picture #5 – Front of house from street



Picture #6 – Front of house from street



Picture #7 – Detail of front porch – new rear porch will match railing, lattice, and skirt

