37/03-06HH 7137 Maple Ave Takoma Park Historic District, 37/03

-

,



# HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan County Executive Julia O'Malley Chairperson

Date: 7/13/06

## **MEMORANDUM**

TO:	Robert Hubbard, Director
	Department of Permitting Services
	Tet
FROM:	Tania Tully, Senior Planner Historic Preservation Section
	Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #425172, installation of two sheds

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was <u>Approved</u> at the July 12, 2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Caroline & Tom Alderson

Address: 7137 Maple Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



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

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301-303-3416

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 welkways, driveways, fonces, ponds, streams, trash dumpstors, mechanical equipment, and landscaping,

#### 3. PLANS AND ELEVATIONS

You must subout 2 copies of mone and elevations in a formation locer than 11" x, 12". Plane on 8 1/2" x 11" mone are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of wells, window and door opinings, and other fixed textures of both the existing resource(s) and the proposed work.
- b. (levaluous (lacades), with marked dimensions, clearly indicating processed work in telation to existing construction and, when appropriate, contaxt, All materials and factures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each lacade affected by the proposed work is required.

#### 4. MATERIALS SPECIFICATIONS

ATTACHED

General description of materials and manufacturell iterus proposed tor incorporation in the work of the project. This information may be included an your design drawings:

#### 5. PHOTOGRAPHS

- a. Clearly tabeless photographic prints of each lacade of existing resource, including details of the offected portions. All labels should be placed on the front of photographic.
- b. Clearly label photographic wints of the resource as viewed from the public right-of-way and of the arljoining properties. All labels should be placed on the front of photographic.

THEE SUBVEY 6.

IMACT - NA

If you are proposing construction adjacent to or writing the or core of any tree of an larger in diameter (at approximately 4 feet above the ground), you must the accurate tree survey identifying the size, tocation, and species of each tree of at least that dimension.

#### 7. ADURESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For <u>ALL</u> projects, provide an acquiate list of adjacent and confronting property owners (not tertaints), including names, addipaces, and rip codos. This list should include the pwners of all lots or parcels which advoir the parcel in question, as well as the owner(s) of lot(s) or parcelts) which lie directly across the street/bighway from the parcel in question. You can octain this information from the Department of Assessments and Toxation, S1. Monron 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 PROTOCOPICO DIRECTLY ONTO MAILING LABELS.

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# **APPLICATION FOR HISTORIC AREA WORK PERMIT**

## 1. Description

**a. Property:** 7137-7139 is an 1885 frame Stick Style double house that is an imposing and picturesque presence on the corner of Maple and Tulip in Takoma Park's first subdivision. It features a 5 a roof of gables on a hip, all but the rear gable supported by pairs of heavy chamfered 6 X 6 brackets. Full length porches and balconies featuring 6 X 6 chamfered posts, decorative brackets and Chinese Chippendale railings stretch across the front and back facades. Side facades feature central bay windows rising from the basement through second floors. The house is an architecturally outstanding and exceptionally intact resource, in part a due to a 20 year restoration effort which has replicated many original features lost during the property's long postwar decline.

## History & conditions:

After the building was condemned in 1960 a previous owner rehabilitated it for multifamily use to 1960s standards, preserving exterior walls, windows, and trim and replacing most interior fixtures. While under absentee ownership, the rear yard was paved. In the late 1980s, we removed the pavement rear yard hardscape, installing a smaller bluestone parking area instead, to create green space behind the house and a modest planted border on the side. After purchasing the house, we removed a large (approx. 16 X 16) deteriorated, corrugated 1940s metal garage from the rear yard to secure fire insurance.

**b. Project:** This project will provide grade level shed storage for lawn mowers, garden equipment and bicycles (to serve both houses in an 8 foot wide X 14 foot long traditional wood shed to be placed at the end of the Maple Avenue driveway tracks. It is designed to read from the street as a small wooden garage. A rear door will be provided at the end facing the yard to provide easy access to bicycles and outdoor activity equipment, with gardening tools, equipment and supplies accessed from the front. A second 10 side X 12 deep structure in the rear corner of the yard will house building restoration materials, supplies, equipment and a small area for plant propagation and repairs in progress for our extensive and ongoing restoration, repair and landscaping work. Our intent is to minimize impact on the house and grounds by separating the buildings from the house, pursuing two smaller buildings rather than one larger one, placing them at the edges of the yard's key green space, and designing them to read from the street as traditional accessory structures.

Recreating the 16 X 16 garage building in its former location is not desirable now that grass and shrubs occupy the paved area where the garage was located. Preserving this green space is important to the historic character and esthetic integrity of the property. For this reason, we also decided not to construct a 12 X 24 traditional wood outbuilding in the rear yard for which we received a permit in the mid 90s. Too much of the green space would be compromised.

Placement of the shop building in the rear corner of the lot minimizes its impact on the green space and allows it to read as a traditional garden structure blended into mature

4. Material Specifications: Attached.

5. Photographs: Attached.

6. Tree Survey: N/A

7. Adjacent Property Owners:

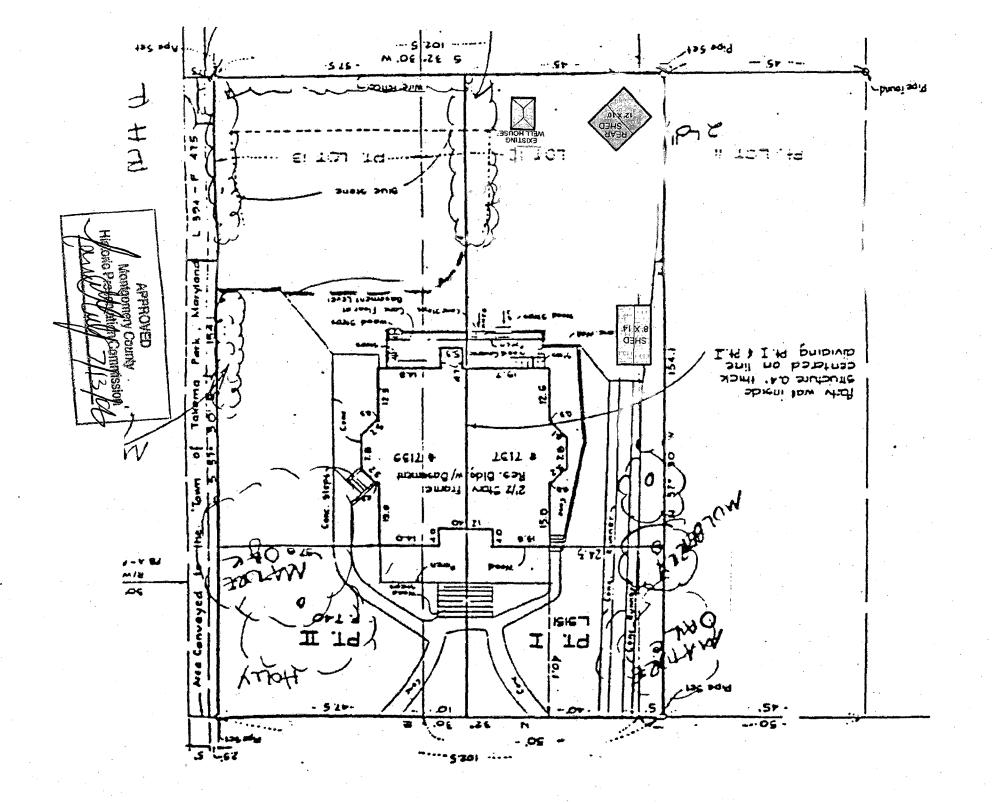
Owner-Occupant -Caroline Alderson, 7137 Maple Avenue, Takoma Park, MD 20912

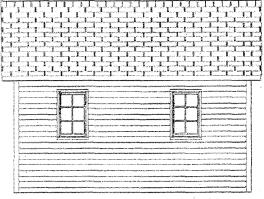
7135 Maple – Kim Keller

7124 Maple (across street) - Jennifer Saloma

301 Tulip (behind our house) - John and Lynn Scheider

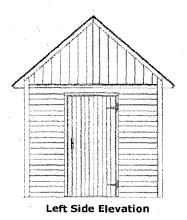
311 Tulip (corner across street, same side): Takoma Park Presbyterian Church

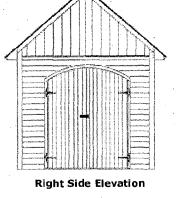


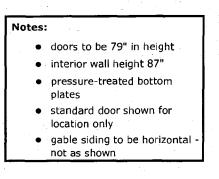


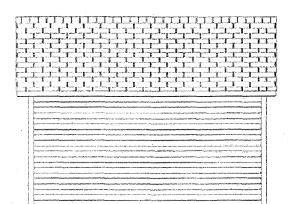
8 x 14 Cabana - Front Elevation

8 x 14 Cabana Pricing			
Base Price (panelized & delivered)	\$4,759		
Siding Ce	dar Channel		
Floor Included? yes	\$0		
Extra Wall Height: +6" (87" Total)	\$196		
Structural Package? no	\$0		
featured options:			
Doors	· · · · ·		
1 Double Arch Door	\$429		
Windows			
2 Standard Windows @ \$129 ea.	\$258		
Options			
1 40 Degree Roof	<u>\$</u> 250		
Total	\$5,892		









8 x 14 Cabana - Rear Elevation

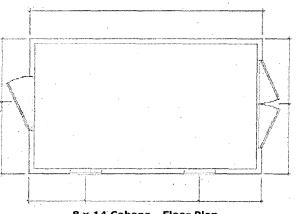
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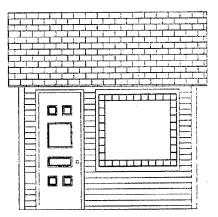
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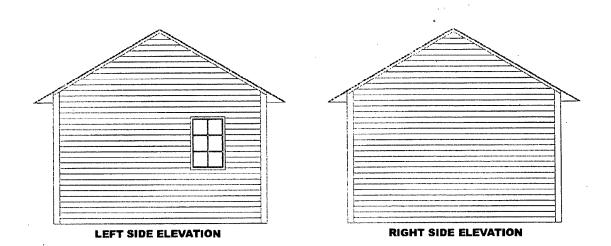




APPROVED Montgomery County Montgomery Sommission



12' X 10' FRONT ELEVATION



REAR ELEVATION

APPROVED omory Coersty 1 Compasion

CabanaVilla Garden Buildi home		kits □ spa enclosures
Helpful Info pricing ordering shipping site directory resources FREE Stuff	<b>1. Patio Stone Foundation</b> All our shed and cabana kits come with a plywo sub-structure and supported by 2x6 pressure tr The simplest foundation uses patio stones (12" slabs) placed at intervals under the runners to s	eated runners lain flat. x 24" x 2" concrete
brochure		Building Permits
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Product Info		If the structure is
siding choices foundation assembly materials pre-fabrication insulating faq warranty	Stad Pilitano keritik canton Distriction D	not going to be heated, this type of foundation is acceptable to permitting authorities in many jurisdictions. In general, structures
Contact Us	15 Control 10 Control	under 120 sq. ft. do
contact info feedback		not require a permit, and this type of
Special Offers	10 x 17 Storage Shed Floor Plan	foundation provides
bargains		a simple and cost effective solution.

Patio Stone Floor Detail (click to enlarge)

n it, 2 You should always consult your local authority before starting any building project.

Site preparation for this kind of foundation usually consists of removing the sod, putting down landscape cloth to discourage weeds from growing underneath your structure, and putting down crushed gravel to help promote good drainage.

#### 2. Poured Concrete Pad

You can also pour a concrete pad as a foundation for your structure. The pad can either be the exact size of your structure, thereby allowing the siding to hang over the edge of the pad, or it can be larger than the structure, in which case you will need to cut the overhanging siding. The siding will just overhang the edge of the pad if the pad is exactly the size of the cabana. For example, an 8 x 12 cabana requires a pad exactly 8' x 12' (96.0" x 144.0"). You can find Five-Sided Shed and Cabana dimensions here. It is recommended that you make the pad smaller by 1/2" in both dimensions to accommodate any roughness in the concrete. There is a tendency for the concrete forms to be pushed outward by the force of the wet concrete, so it is very important that the concrete form be extremely rigid and well supported. As you will not require the wood floor, its cost will be

http://www.cabanavillage.com/foundation.asp

deducted from the price of the cabana and a pressure-treated bottom wall plate (the part of the framing that touches the pad) and sill gasket will be supplied. If you don't require our floor, you can deduct \$1.00 per square foot of structure from the price.

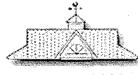
#### **3.** Concrete Footings

If you would like to use a wood floor and your permitting authorities do not permit a patio stone foundation, or you would like to construct your cabana on a sloping or uneven grade, you can pour concrete footings to support the floor. The footings should be 10" in diameter and be drilled well below frost line (4' in most jurisdictions; please consult your local authority). In some cases beams and/or posts may be required to support the floor (not included in the kit). For a nominal fee, Cabana Village can provide you with a design and drawing for a support structure that you will be able to take to your local permitting authority for approval.

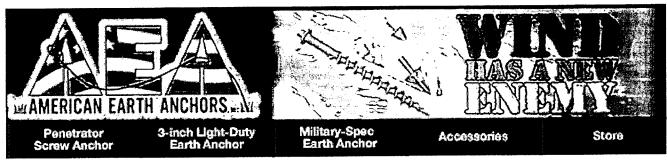
## 4. Super Spikes

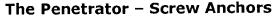
In some situations, Super Spikes (available at your local lumber dealer) can also be used in lieu of footings when building a support structure. Again you will need to consult you local permitting authority to see if this option is suitable in your jurisdiction.

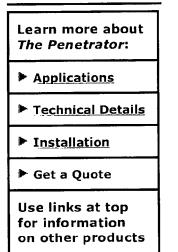




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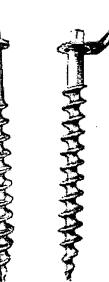




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## 18" Penetrator

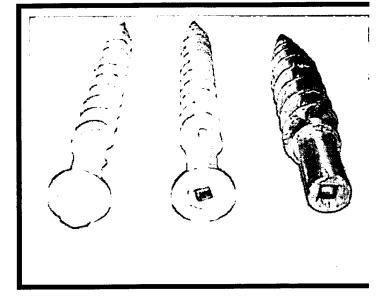
Developed specifically for the United States Army, the 18" Penanchor made of high quality, lightweight 356-T6 aluminum. The

Penetrator makes it the only earth anchor available that combines superior pullout resistance, ease of installation and dependability at an affordable price.

Its 1" hex head accommodates easy installation with a 3/4" impact wrench or ratcheting T-Handle. The wide cast-in lip or optional tie-off ring makes guying or tying-off exceptionally convenient in many applications.



Compared to straight-shank stakes or cumbersome augers, the d Penetrator anchor provides an impressive 2,500 pounds of holdi to secure anything from a mailbox to a tool shed.

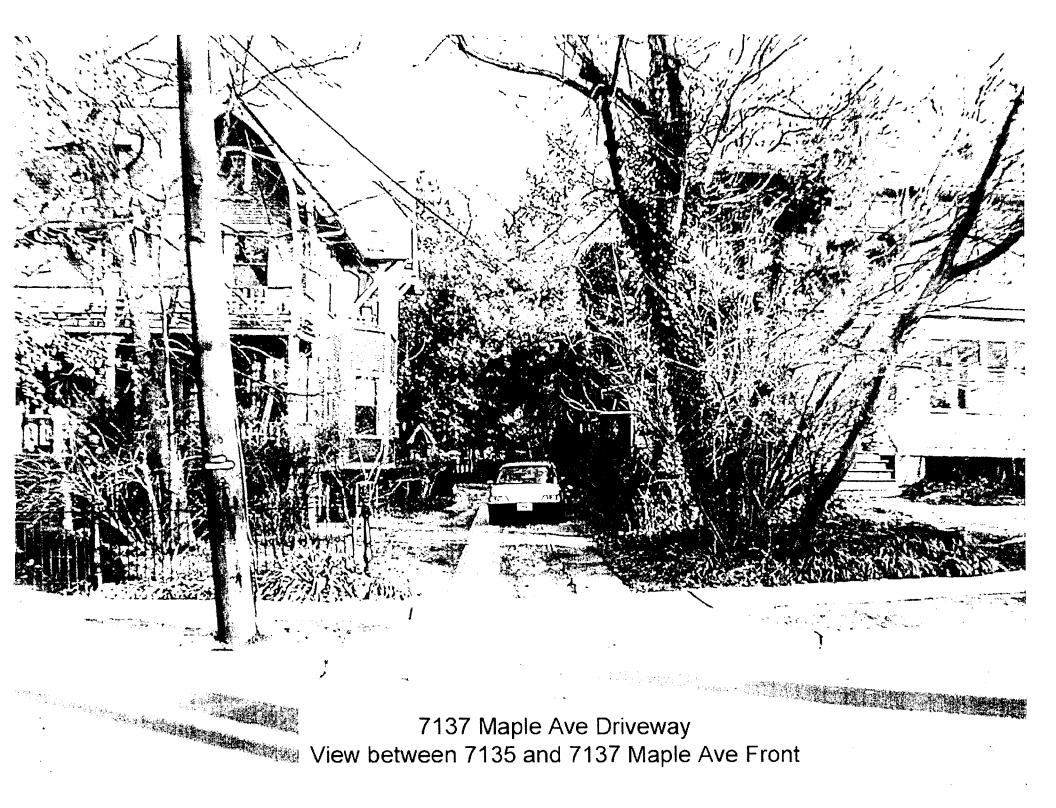


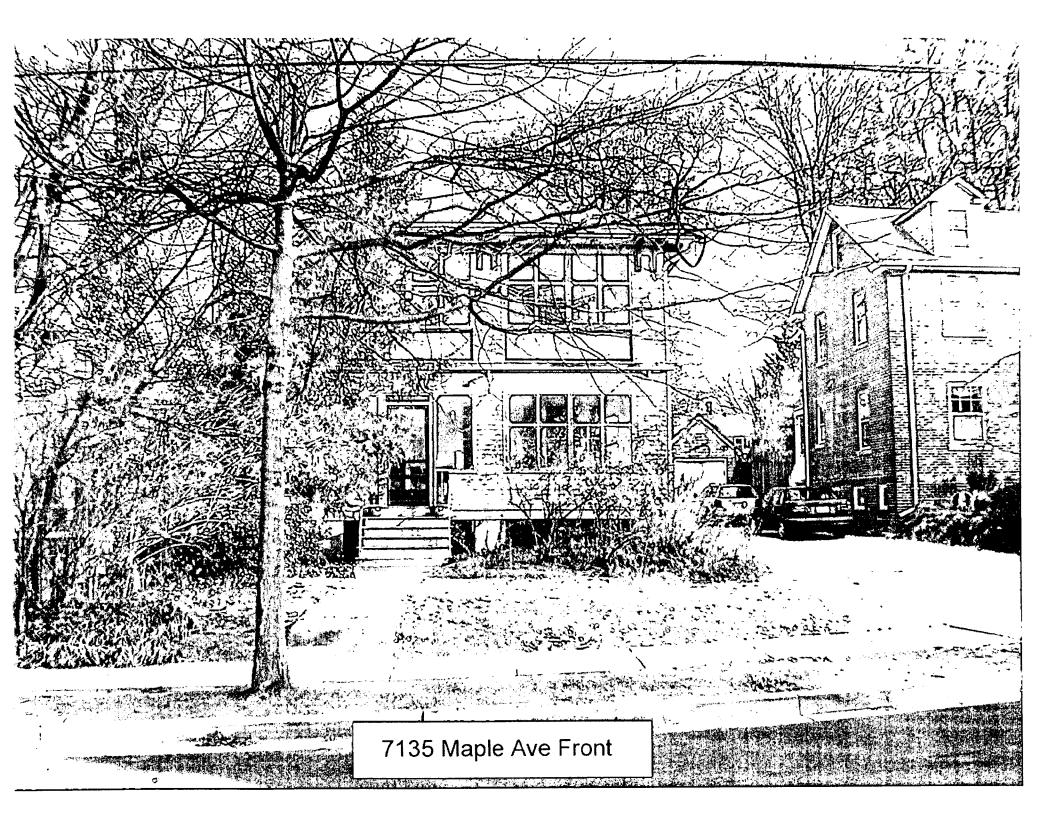
Penetrator Screw Anchors -- 18" models with hex head (left) and half-inch square drive for flush-mount applications. The 14" Penetrator for fence-post installations is at right

# 14" Penetrator

The 14" Penetrator is a reusable screw anchor designed specifically for fence post applications. It is sj

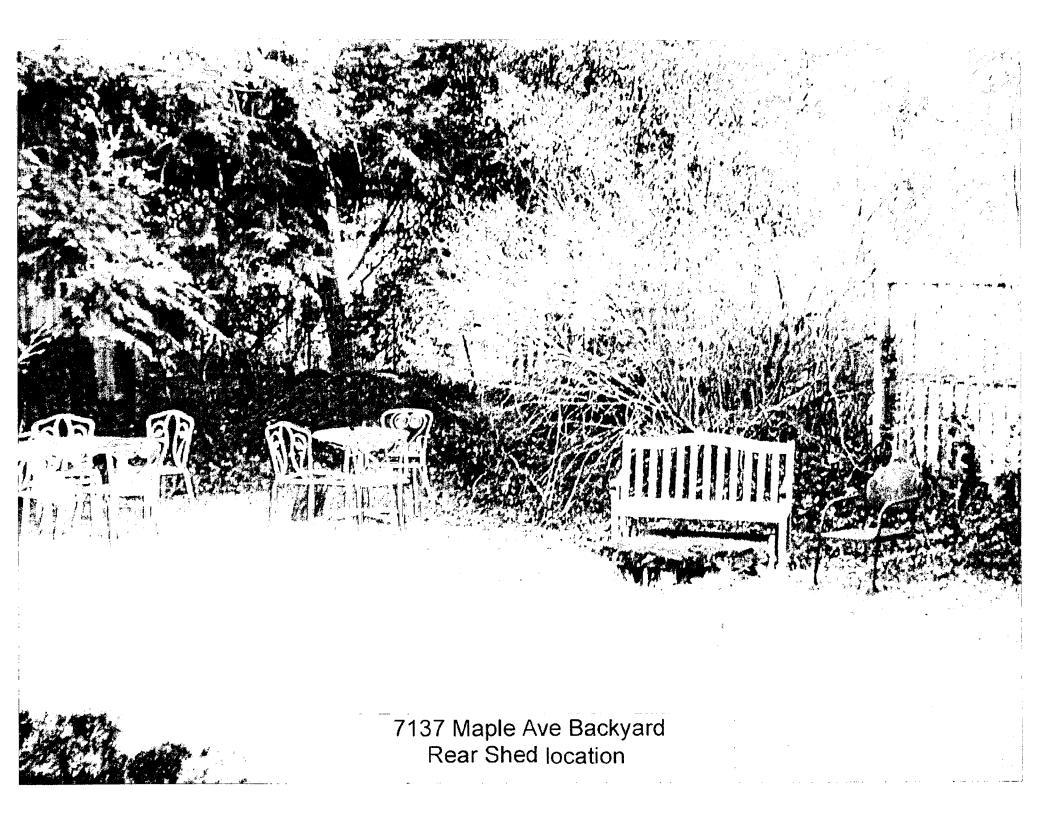












	HISTORIC PRESERVATION COMMISSION STAFF REPORT			
Address:	7137 Maple Ave, Takoma Park	Meeting Date:	7/12/2006	
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	7/5/2006	
Applicant:	Caroline & Tom Alderson	Public Notice:	6/28/2006	
Review:	HAWP	Tax Credit:	None	
Case Number:	37/03-06НН	Staff:	Tania Tully	
PROPOSAL:	installation of two scheds			

**RECOMMENDATION:** Approve

## **STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application.

## ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:Outstanding Resource within the Takoma Park Historic DistrictSTYLE:Stick Style double houseDATE:1885

See Circle 6 for the property description.

### PROPOSAL:

The applicants are proposing to construct the following:

- 8'x14' wood shed at the end of the Maple Avenue driveway at the rear plane of the house for storage of lawn and athletic equipment (Circle 10)
- 10'x12' wood outbuilding in the rear corner of the yard for storage of restoration materials and supplies. It will also provide a small amount of workshop space. (Circles 11 & 12)

#### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A),* 

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

### Secretary of the Interior's Standards for Rehabilitation:

## **STAFF DISCUSSION**

The proposed outbuilding will have a combined 232 sq. ft. footprint and will minimally impact the green space in the yard (Circle 9A). The proposed construction method will also have minimal impact on the land and makes these structures somewhat temporary in nature (Circle 13). The designs are traditional gable structures with horizontal wood siding and wood doors and windows. The applicants are proposing to modify the larger stock shed with a salvage door and window of Victorian design (Circle 12).

The proposed outbuildings are compatible with the Takoma Park Historic District and with the historic house itself. This proposal meets all applicable *Standards* and *Guidelines* and will not impair the Historic District.

## **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

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	Barring Shore No. 202 - 501 - 9156
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Name of Property	Quiner TOM & CAROLINE Dayling Paper No. 202-501-9156
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	Длунны Улрав На .
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PART THREE:	COMPLETE ONLY FOR FENCE ALTINING WALL
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# THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

#### 1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structures and significance: IBBS VL GTORIAN DOUBLE TOUSE (PRAME) G RESOURCE DOUBL CORA .01 OVISTANOIN ATTACHED ADDITION AD Suit LONSTRO いのつ TD AS STUD or D 7 Er l GARBEN ORI AWN EDUIPM ATER, ACT REA 10RN 0 STOR SPA 1 2 NGOING Eston 7200

485

#### SITE PLAN 2.

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

a. the scale, north Arrow, and date;

b. innensions of all existing and proposed structures; and

sine features much as workways, driveways, lences, ponds, streams, trash dumpstors, niechanical equipment, and lendscaping. с,

#### PLANS AND FLEVATIONS 3.

You must subrun 2 copies of plans and elevations in a farmal national nation 11 x 12". Plans on 8 1/2" x 11" pound are preferred.

- 3. Schematic construction plans, with marked demensions, indicating location, size and general type of walls, window and door opanings, and other fixed testures of both the existing resource(s) and the proposed work
- b. Llevenors (lacades), 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 elavations drawings. An existing and a proposed elevation drawing of each facede affected by the proposed work is required.

#### 4. MATERIALS SPECIFICATIONS

ATTACHED

General description of materials and menufactured iterus proposed to incorporation in the work of the project. This information may be included on your design drawings.

#### 5. PHOTOGRAPHS

THEE SURVEY

δ.

- n Crearly tabeled photographic prints of each facade of existing resource, including details of the affected partients. All tables should be placed on the front of photographs.
- b. Elevely 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 tions of photographs.

IMACT - NA

If you are profrosting construction adjacent to or written tex or none of any tree 67 or larger in diameter (at approximately 4 (est above the ground), you must file an accurate tree survey identifying the size, incention, and species of each tree of at least that dimension.

#### ADDRESSES OF ADJACENT AND CONFRONTING PHOPERTY OWNERS 7.

For ALL projects, provide an accurate list of adjacent and controlling property owners (not tenants), including names, addresses, and tip codes. This list should include the owners at all lots or parcels which as on the second in question, as well as the owner(s) of lat(s) or parcel(s) which lie directly across the streeyblotway from the parcet in question, You can access mis information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

# **APPLICATION FOR HISTORIC AREA WORK PERMIT**

## 1. Description

**a. Property:** 7137-7139 is an 1885 frame Stick Style double house that is an imposing and picturesque presence on the corner of Maple and Tulip in Takoma Park's first subdivision. It features a 5 a roof of gables on a hip, all but the rear gable supported by pairs of heavy chamfered 6 X 6 brackets. Full length porches and balconies featuring 6 X 6 chamfered posts, decorative brackets and Chinese Chippendale railings stretch across the front and back facades. Side facades feature central bay windows rising from the basement through second floors. The house is an architecturally outstanding and exceptionally intact resource, in part a due to the a 20 year restoration effort which has replicated many original features lost during the property's long postwar decline.

## History & conditions:

After the building was condemned in 1960 a previous owner rehabilitated it for multifamily use to 1960s standards, preserving exterior walls, windows, and trim and replacing most interior fixtures. While under absentee ownership, the rear yard was paved. In the late 1980s, we removed the pavement rear yard hardscape, installing a smaller bluestone parking area instead, to create green space behind the house and a modest planted border on the side. After purchasing the house, we removed a large (approx. 16 X 16) deteriorated, corrugated 1940s metal garage from the rear yard to secure fire insurance.

**b.** Project: This project will provide grade level shed storage for lawn mowers, garden equipment, bicycles (to serve both houses), and garden supplies in an 8 foot wide X 14 foot long traditional wood shed to be placed at the end of the Maple Avenue driveway tracks. It is designed to read from the street as a small wooden garage. A rear door will be provided at the end facing the yard to provide easy access to bicycles and outdoor activity equipment, with gardening tools, equipment and supplies accessed from the front. A second 10 side X 12 deep structure in the rear corner of the yard will house building restoration materials, supplies, equipment and a small shop for our extensive and ongoing restoration and repair work. Our intent is to minimize impact on the house and grounds by separating the buildings from the house, pursuing two smaller buildings rather than one larger one, placing them at the edges of the yard's key green space, and designing them to read from the street as traditional accessory structures.

Recreating the 16 X 16 garage building in its former location is not desirable now that grass and shrubs occupy the paved area where the garage was located. Preserving this green space is important to the historic character and esthetic integrity of the property. For this reason, we also decided not to construct a 12 X 24 traditional wood outbuilding in the rear yard for which we received a permit in the mid 90s. Too much of the green space would be compromised.

Placement of the shop building in the rear corner of the lot minimizes its impact on the green space and allows it to read as a traditional garden structure blended into mature shrubs bordering the yard. Driveway access is not necessary, so the green space in front

of the building can be completely maintained and additional shrubs added later. (Note: the small playhouse will be moved to another area of the yard).

Placing the shed structure at the end of the Maple Avenue driveway just behind the house will allow it to read as a traditional garage and minimize incursion into the principal green space. The side yard area is the utilitarian zone of the property and neighboring house, as the location of our extended driveway and their HVAC equipment. Mulberry trees that once separated the two houses died several years ago as a result of age and drought. After installing the shed, we intend to reestablish this as a more lushly planted area with large flowering shrubs, small trees, ferns, and other perennials.

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Note two design alternatives submitted for the shop's front facade. The first shows the manufacturer's standard door flanked by two standard windows. The manufacturer is also willing to frame the openings to accommodate our own salvage door and windows, shown in the second elevation. This option creates a more transparent garden facade with greater detail and interest than contemporary construction will offer. The 6 paneled door and large window, featuring a large central pane surrounded by 32 smaller panes, were salvaged from a Victorian row house before its demolition. The large window will be installed as a fixed unit backed by clear polycarbonate (Lexan) inside the building for security. Smaller operable windows will be located on the rear wall and left side for ventilation and additional daylight.

The shed at the end of the driveway will feature a pair of shallow arched doors in the front suggesting an early garage or carriage house, with a smaller single door in back. I may substitute a vintage paneled door in the rear wall to help that facade better blend with the garden.

The buildings come with plywood floors built on a 2x4 sub-structure and supported by 2x6 pressure treated runners laid flat. We prefer the simplest foundation option using patio stones (12" x 24" x 2" concrete slabs) on a gravel bed, placed at intervals under the runners to support the floor as shown in the attachment

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**3.** Plans and Elevations: Attached (full framing and foundation details to be submitted with work permit)

4. Material Specifications: Attached.

5. Photographs: Attached.

6. Tree Survey: N/A

7. Adjacent Property Owners:

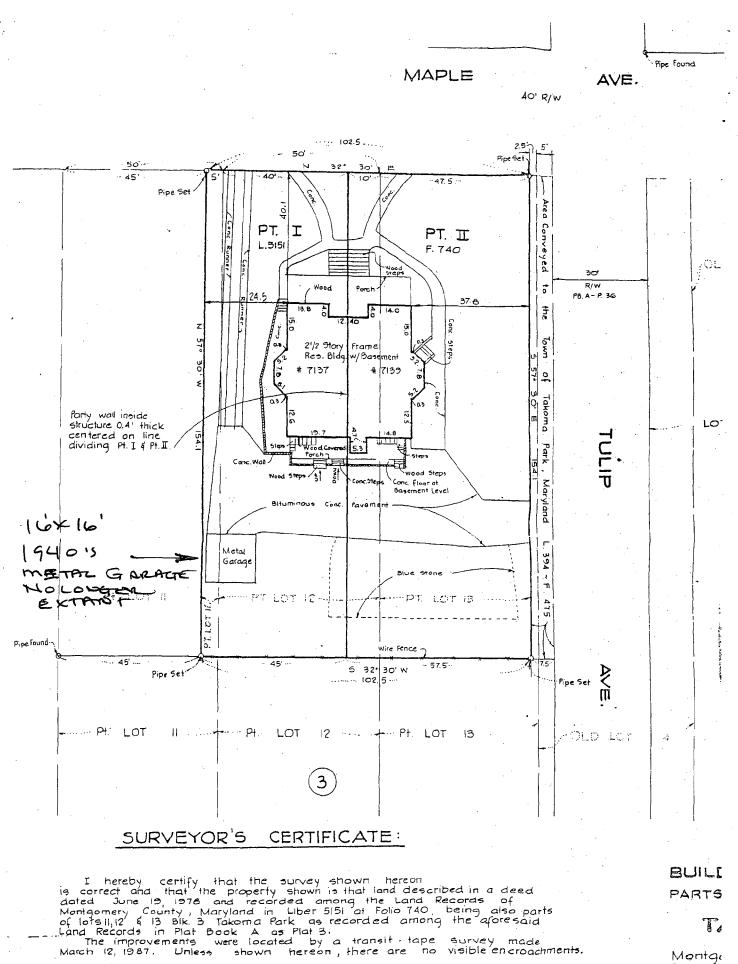
Owner-Occupant -Caroline Alderson, 7137 Maple Avenue, Takoma Park, MD 20912

7135 Maple – Kim Keller

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311 Tulip (corner across street, same side): Takoma Park Presbyterian Church



E.J. SHEPHERD JR

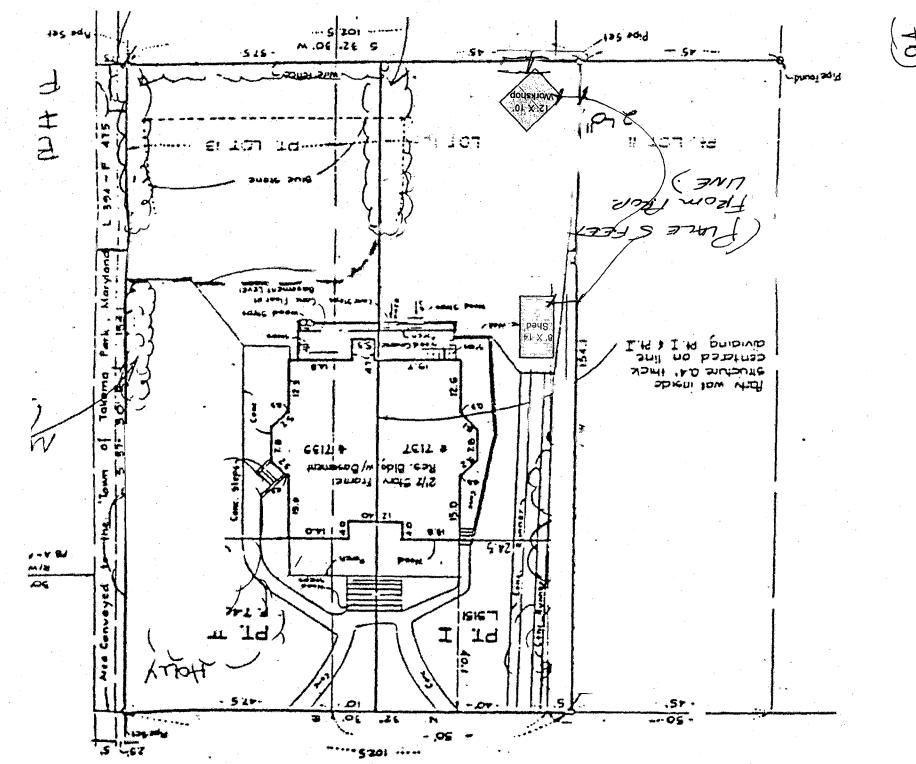
March 16, 1987

Professional Land Surveyor, MD. # 2539

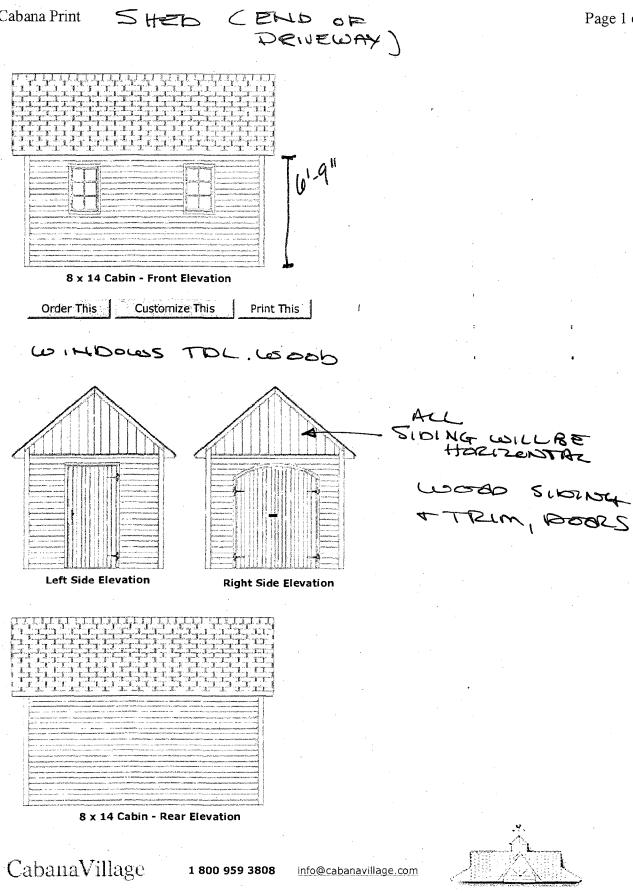
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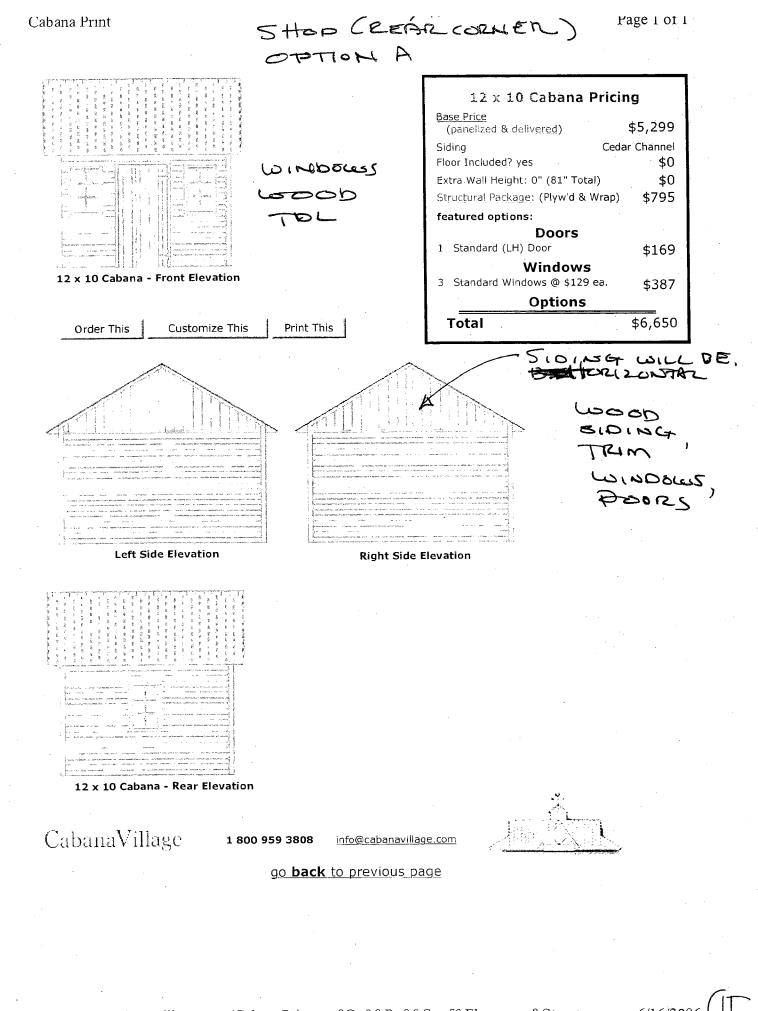


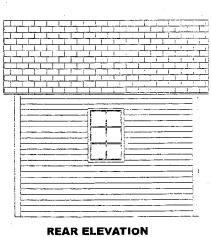
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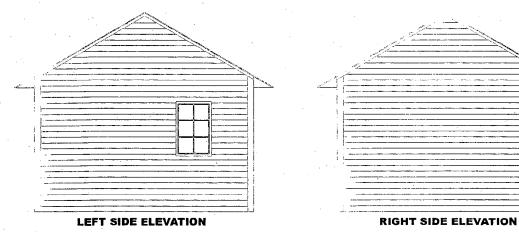
go back to previous page

Page 1 of 1





W000 TRIM, 20025 LO, NOBLES



12' X 10' FRONT ELEVATION

OPTION B (PREFERRED)

WINDOW - USOOD

(TDL)

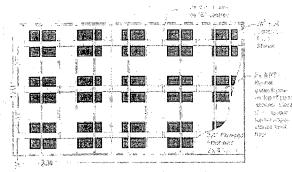
SHOP

SALVACE DOOR +

## HISTORIC AREA WORK PERMIT (Continued) 7137 Maple Avenue shed buildings

## Foundation:

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10 x 17 Storage Shed Ficor Plan

## **Material Specs:**

2 x 4 premium spruce framing

1/2" plywood roof sheathing

3/4" plywood floor

Pressure-treated bottom plate and sill gasket (when structure is to be mounted on concrete pad)

1" clear cedar door jambs and window frames

Clear cedar on all door and window casings

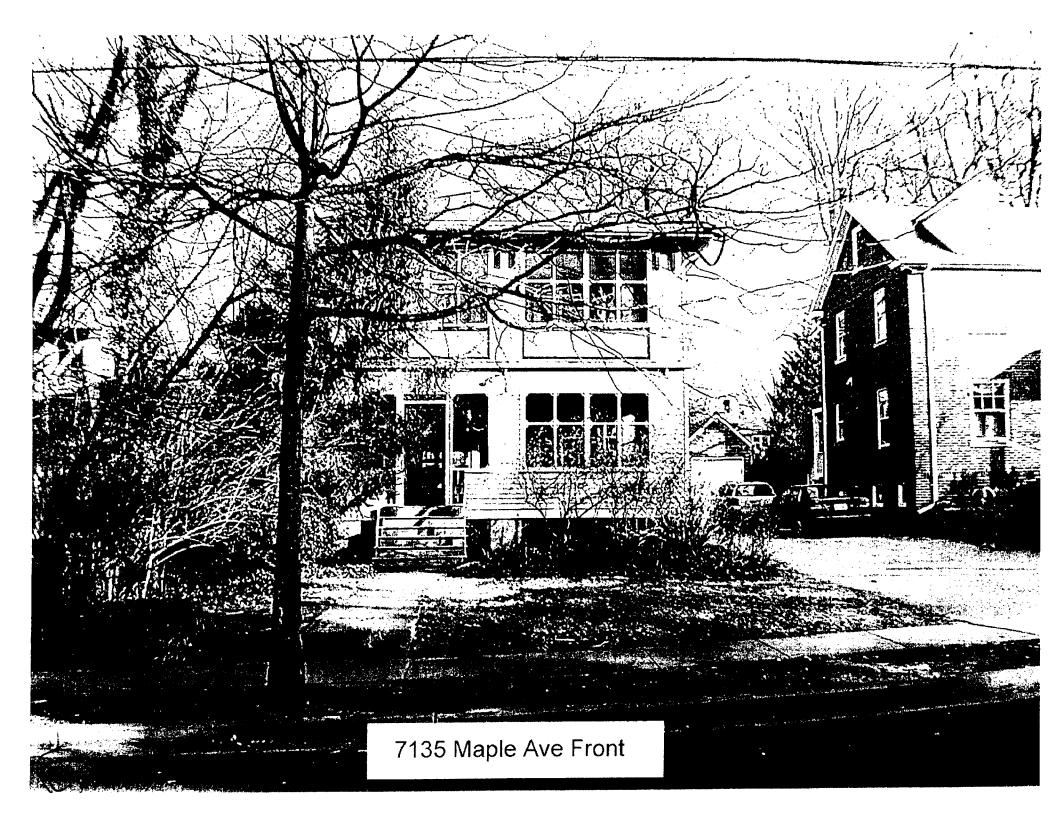
Double top plate on all structures

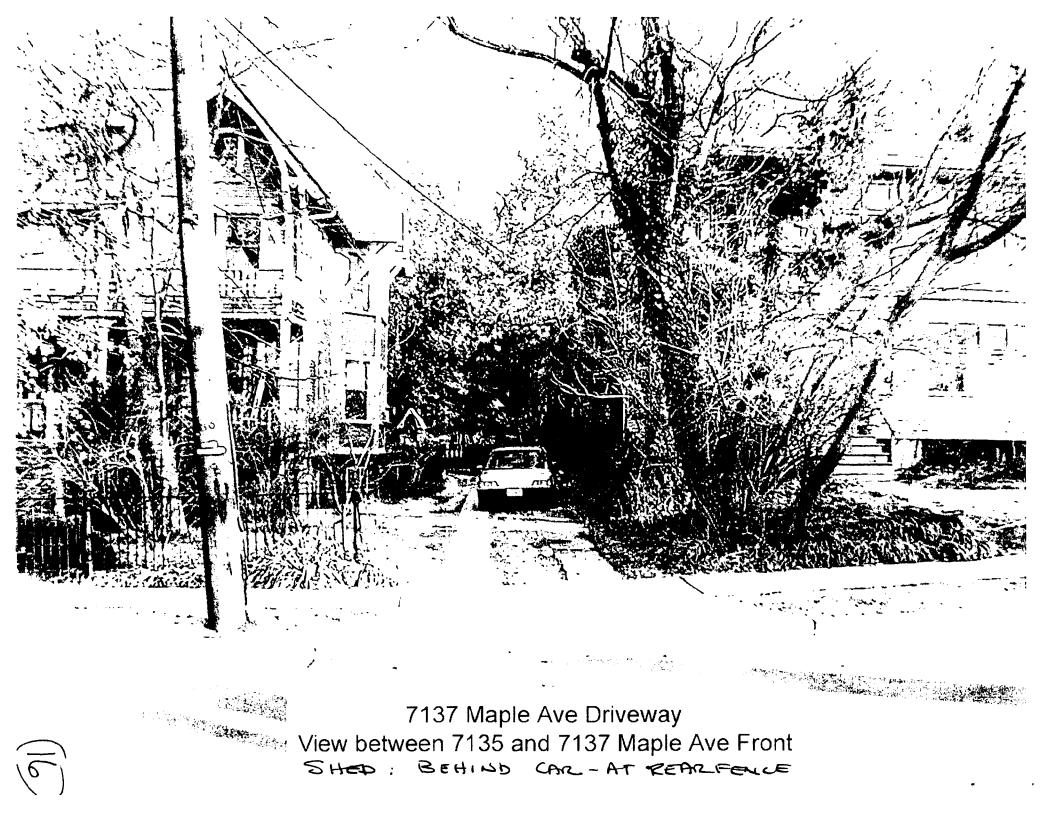
Select Tight Knot (STK) cedar for all trim

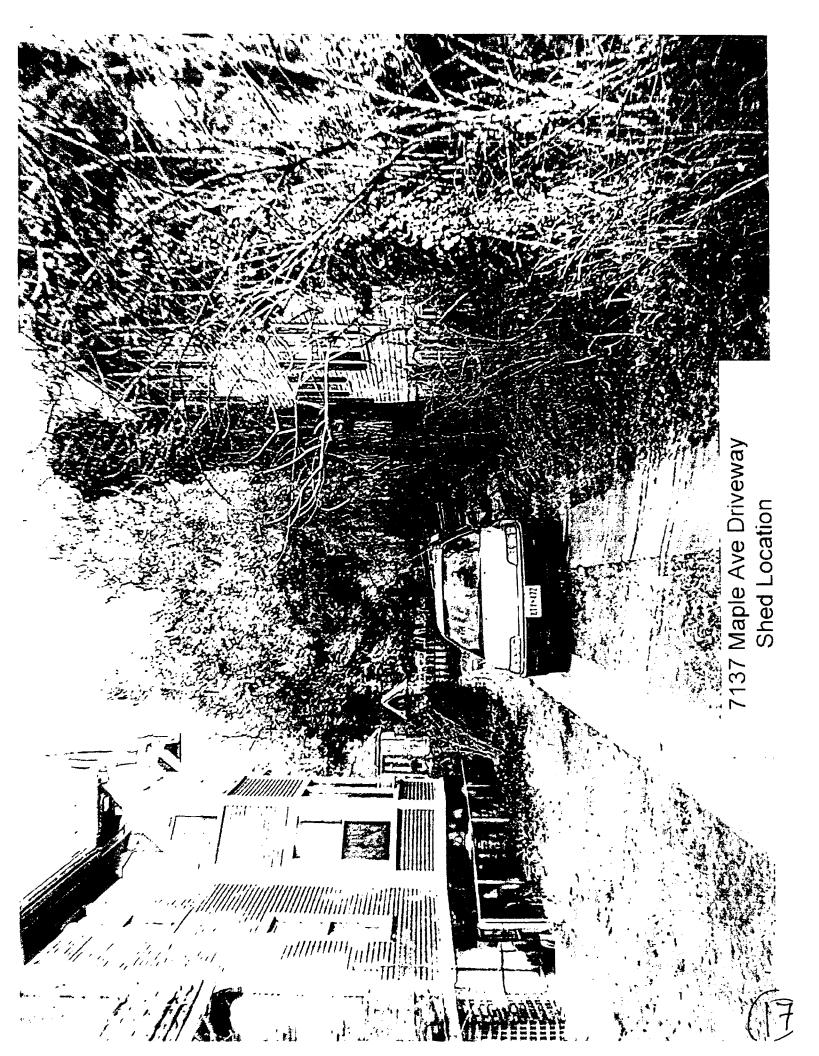
8" overhang standard on all structures Shed walls: 81 inches (6' 9")

True divided light windows











**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING** [Owner, Owner's Agent, Adjacent and Confronting Property Owners] **Owner's** mailing address **Owner's Agent's mailing address** CAROLINE ALDERSON 7137 MAPLE AVENUE TAKEMA PARK, MD 20912 Adjacent and confronting Property Owners mailing addresses KIM. BRANKS KELEER 7124 LACROSS STREET 7135 MAPLE JENNIFEN SPLOMA TAILOMA PARK 310 TULIP THOSE 311 JULIF LYNN JOHN SCHEDER THROMA PRESBY. CHURLEF ARRES LORNER

(19)

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p.4

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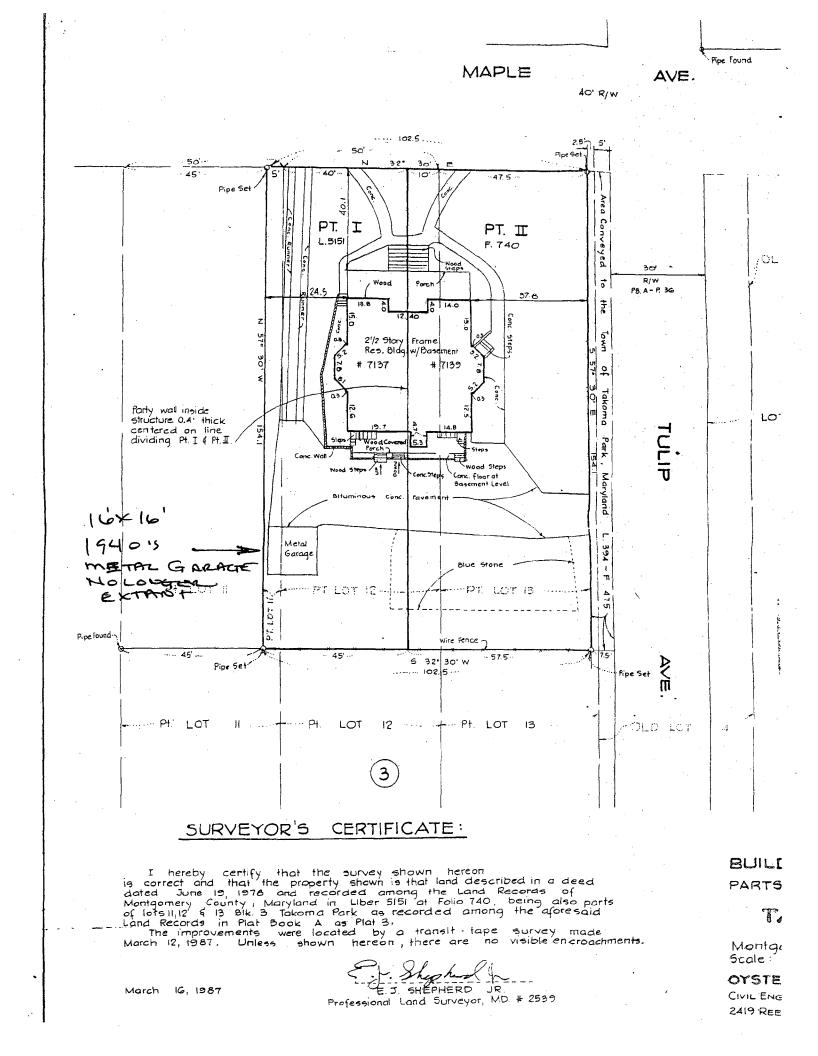
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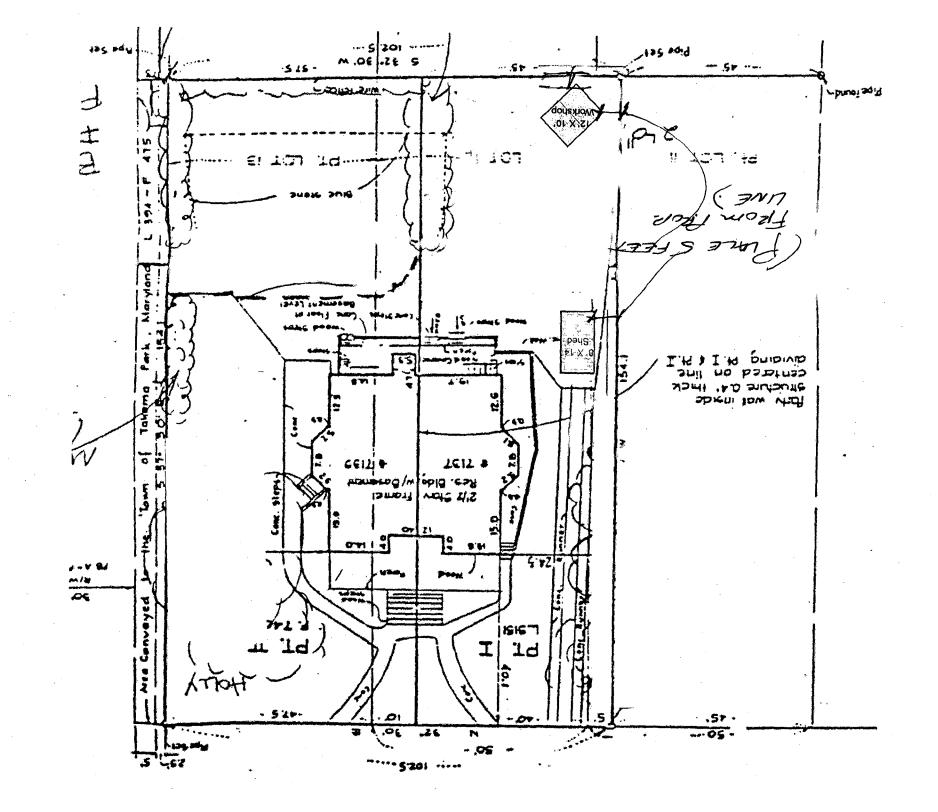
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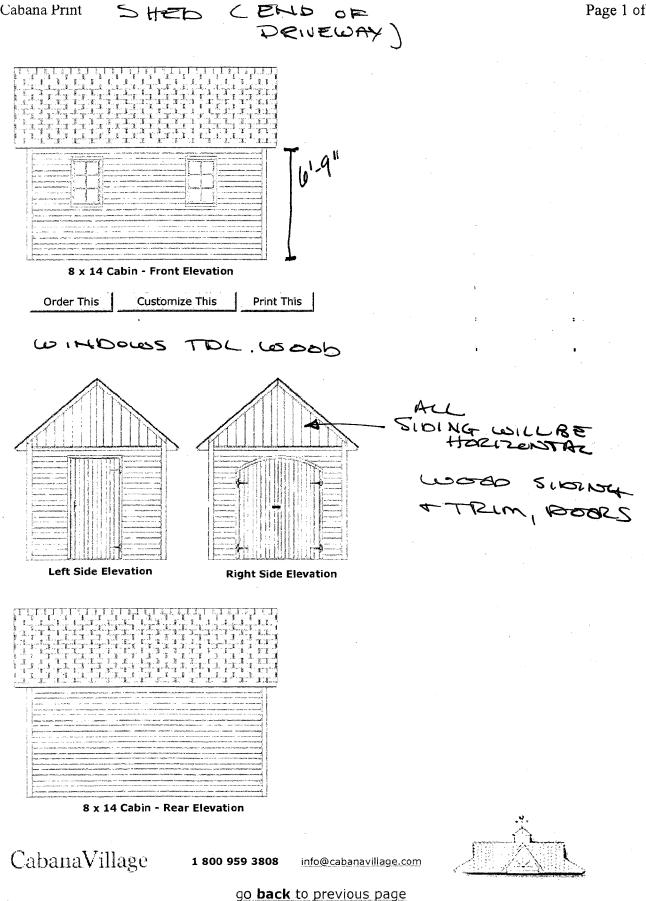
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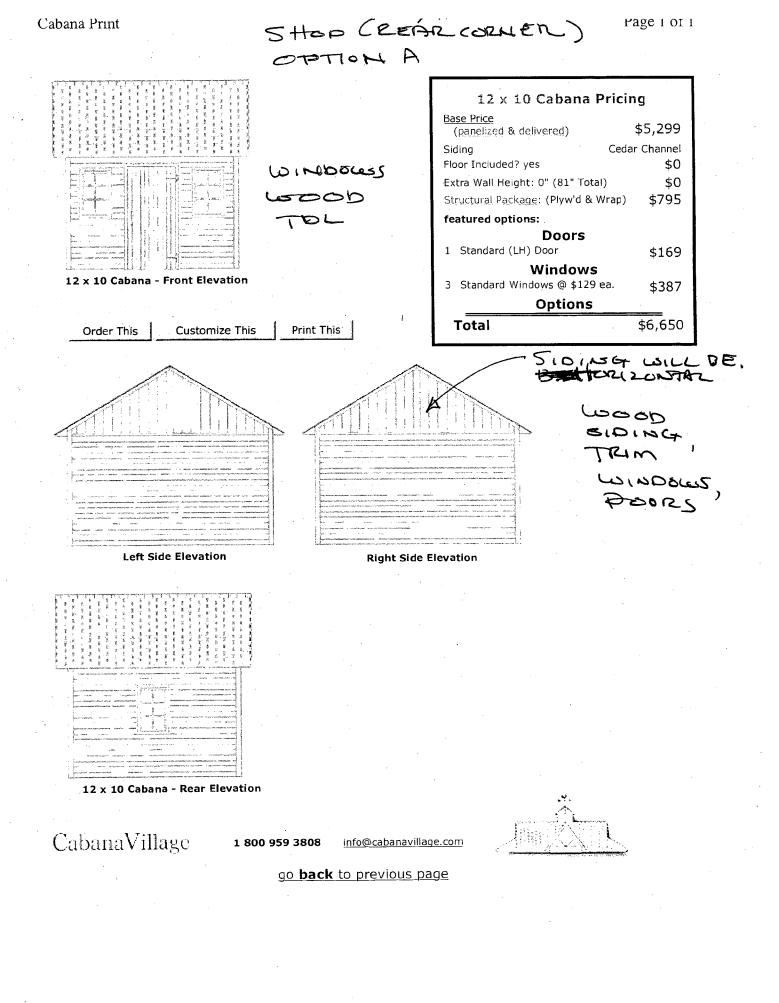
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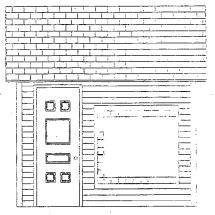








http://www.cabanavillage.com/CabanaPrint.asp?C=0&P=0&Sc=f&Floor=yes&Struct=yes... 6/16/2006



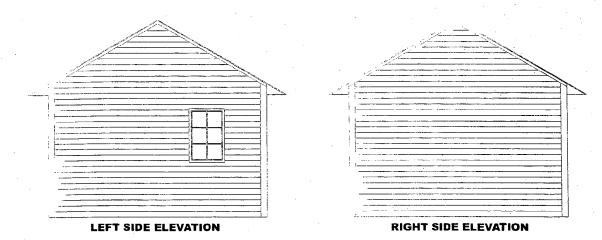
12' X 10' FRONT ELEVATION

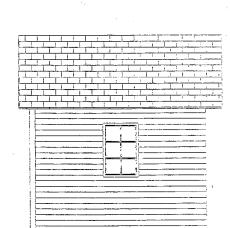
SALVACTE DOOR + WINDOW - USOOD LTDL)

SHOP

OPTION B

(PREFERRED)





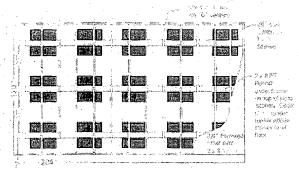
waap TRIM, 20025 LO, N DOGLES

**REAR ELEVATION** 

# HISTORIC AREA WORK PERMIT (Continued) 7137 Maple Avenue shed buildings

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10 x 17 Storage Shad Floor Plan

#### Material Specs:

2 x 4 premium spruce framing

1/2" plywood roof sheathing

3/4" plywood floor

Pressure-treated bottom plate and sill gasket (when structure is to be mounted on concrete pad)

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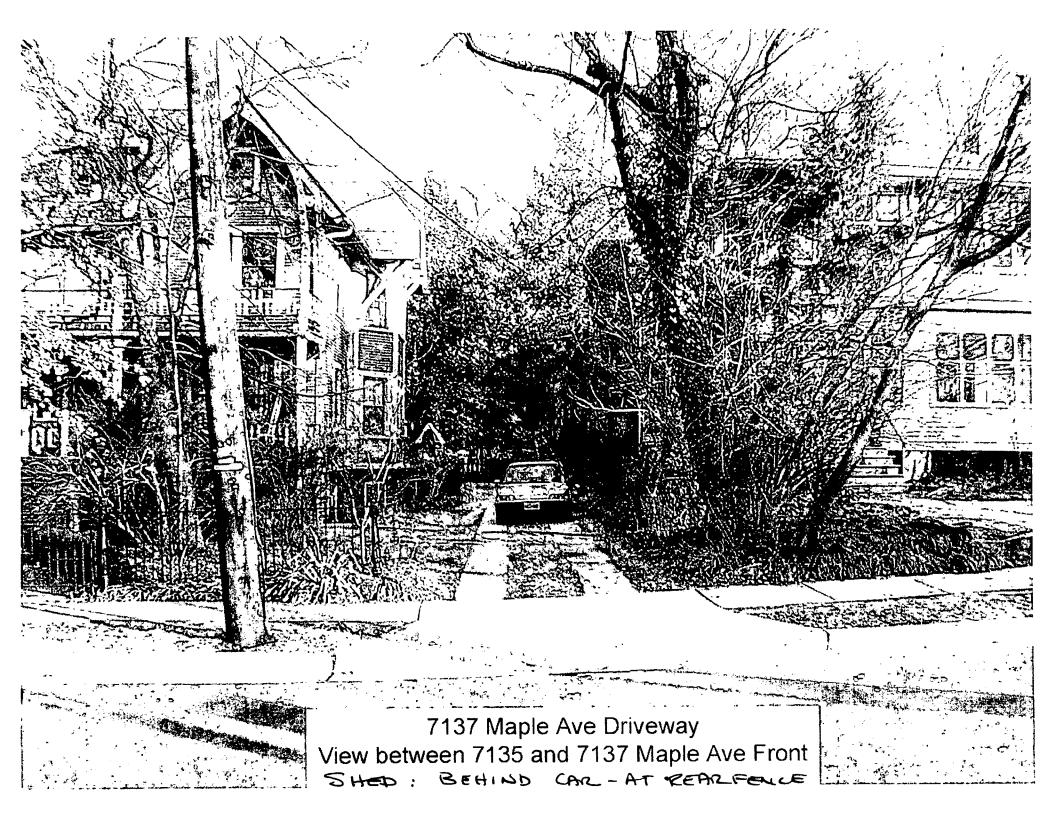
8" overhang standard on all structures

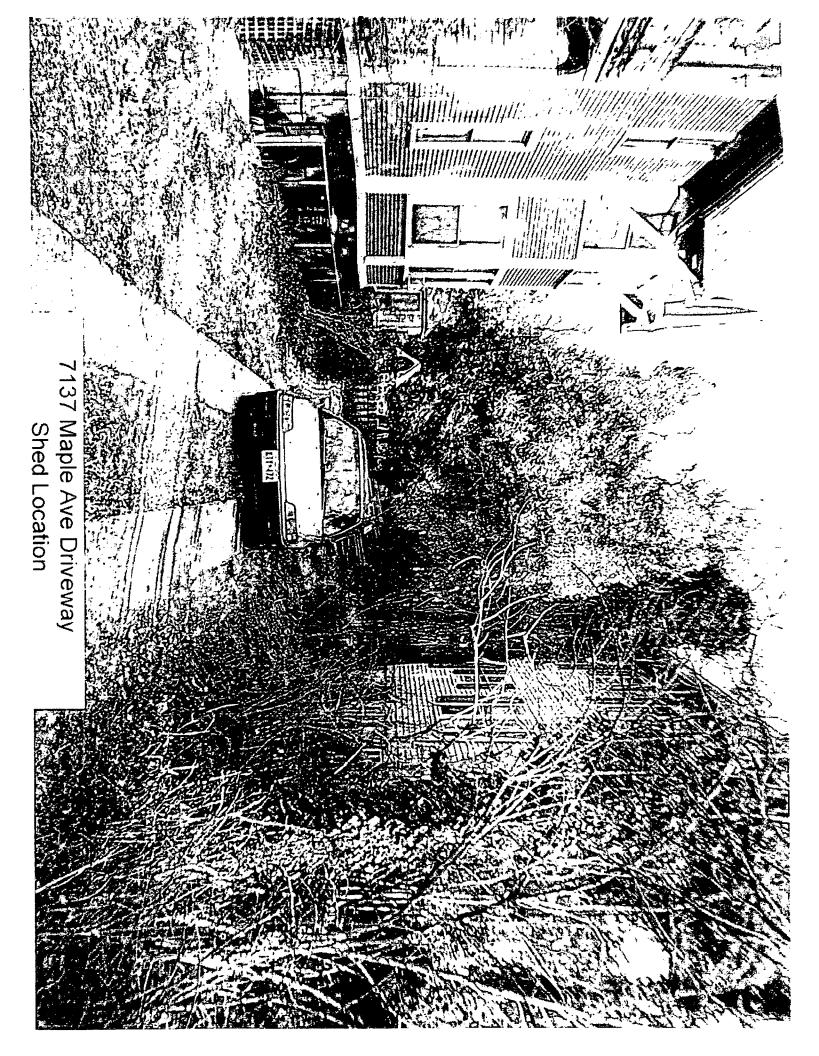
Shed walls: 81 inches (6' 9")

True divided light windows











### HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7137 Maple Ave, Takoma Park	Meeting Date:	7/12/2006
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	7/5/2006
Applicant:	Caroline & Tom Alderson	Public Notice:	6/28/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06НН	Staff:	Tania Tully

**PROPOSAL:** installation of two scheds

**RECOMMENDATION:** Approve

# **STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application.

# ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:Outstanding Resource within the Takoma Park Historic DistrictSTYLE:Stick Style double houseDATE:1885

See Circle 6 for the property description.

#### PROPOSAL:

The applicants are proposing to construct the following:

- 8'x14' wood shed at the end of the Maple Avenue driveway at the rear plane of the house for storage of lawn and athletic equipment (Circle 10)
- 10'x12' wood outbuilding in the rear corner of the yard for storage of restoration materials and supplies. It will also provide a small amount of workshop space. (Circles 11 & 12)

## **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines), Montgomery County Code Chapter 24A (Chapter 24A),* 

and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

#### Takoma Park Historic District Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Outstanding Resources have the highest level of architectural and/or historical significance. While they will receive the most detailed level of design review, it is permissible to make sympathetic alterations, changes and additions. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation* 

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

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, setback, and materials

Emphasize placement of major additions to the rear of 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 porches, 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 encourages

All changes and additions should respect existing environmental settings, landscaping, and patterns of open space

#### Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
  - 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

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

# Secretary of the Interior's Standards for Rehabilitation:

#### STAFF DISCUSSION

The proposed outbuilding will have a combined 232 sq. ft. footprint and will minimally impact the green space in the yard (Circle 9A). The proposed construction method will also have minimal impact on the land and makes these structures somewhat temporary in nature (Circle 13). The designs are traditional gable structures with horizontal wood siding and wood doors and windows. The applicants are proposing to modify the larger stock shed with a salvage door and window of Victorian design (Circle 12).

The proposed outbuildings are compatible with the Takoma Park Historic District and with the historic house itself. This proposal meets all applicable *Standards* and *Guidelines* and will not impair the Historic District.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

	301/563-3400 APPLICATION FOR	
	<b>RIC AREA WORK PERMIT</b>	
	Contact Prizzon: CAROLINE 1	FLDERSON
	1 202 - COI	-9151
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# 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 sotting, including their historical teatures and sliphilitegoce: OUSTANDING RESOURCE LOT-ON DOUBL ATTACHED ADDITION Suit AN 24 10000 TO LONSITIO мı MACE FOR AS STL WIL 5 れきやみ DUD Zites AWN, GARDEN Onsu -10 EDUIPME BLG-MATERIACS REARCORN 10x12 TO STORE SPA JANGOING AS 5 Hop EN 2. SITE PLAN ston 72.00

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

e. the scale, north arrow, und date;

- b, dimensions of all existing and proposed structures; and
- c. Site features mich as wolkways, driveways, fences, ponds, streams, trash dumpstors, quechanical equipment, and londscaping.

#### 3. PLANS AND ELEVATIONS

You must subout 7 copies of plans and elevations in a formation larger than 11° x 12°. Plans on 8 1/2° x 11° paine are preferred.

- a. Schematic Construction plans, with market domensions, indicating location, size and general type of wells, window and door openings, and other liked testures of both the existing resource(s) and the proposed work.
- b. Elevations (Accades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, contaxt. 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

ATTACHED

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

#### 5. PHOTOGRAPHS

- a Clearly tabeled photographic prints of each tacade of existing resource, including details of the infected particles. All labels should be placed on the front of plicitographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-physic and of the arijoining properties. All labels should be placed on the front of photographic.

5. THEE SURVEY

NA IMACT

If you are proposing construction adjacent to provide tex or time of may tree 6° or larger in diameter (at approximately 4 feet above the ground), you must file an accurate free survey identifying the side, rocarism, and species of each tree of at least that dimension.

#### 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL svojects, provide an accurate list of adjacent and confronting progerty owners (not ferrants), including names, addrastes, and tip ondos. This list should include the owners of all lats or parcels which about the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which his directly across the streathighway from the parcel in question, for can accurate this information from the Department of Assessments and Taxation, 51 Monroe Street, forcivile, (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 PHOTOCOPICO DIRECTLY ONTO MAILING LABELS.

# **APPLICATION FOR HISTORIC AREA WORK PERMIT**

# 1. Description

**a. Property:** 7137-7139 is an 1885 frame Stick Style double house that is an imposing and picturesque presence on the corner of Maple and Tulip in Takoma Park's first subdivision. It features a 5 a roof of gables on a hip, all but the rear gable supported by pairs of heavy chamfered 6 X 6 brackets. Full length porches and balconies featuring 6 X 6 chamfered posts, decorative brackets and Chinese Chippendale railings stretch across the front and back facades. Side facades feature central bay windows rising from the basement through second floors. The house is an architecturally outstanding and exceptionally intact resource, in part a due to the a 20 year restoration effort which has replicated many original features lost during the property's long postwar decline.

# History & conditions:

After the building was condemned in 1960 a previous owner rehabilitated it for multifamily use to 1960s standards, preserving exterior walls, windows, and trim and replacing most interior fixtures. While under absentee ownership, the rear yard was paved. In the late 1980s, we removed the pavement rear yard hardscape, installing a smaller bluestone parking area instead, to create green space behind the house and a modest planted border on the side. After purchasing the house, we removed a large (approx. 16 X 16) deteriorated, corrugated 1940s metal garage from the rear yard to secure fire insurance.

**b. Project:** This project will provide grade level shed storage for lawn mowers, garden equipment, bicycles (to serve both houses), and garden supplies in an 8 foot wide X 14 foot long traditional wood shed to be placed at the end of the Maple Avenue driveway tracks. It is designed to read from the street as a small wooden garage. A rear door will be provided at the end facing the yard to provide easy access to bicycles and outdoor activity equipment, with gardening tools, equipment and supplies accessed from the front. A second 10 side X 12 deep structure in the rear corner of the yard will house building restoration materials, supplies, equipment and a small shop for our extensive and ongoing restoration and repair work. Our intent is to minimize impact on the house and grounds by separating the buildings from the house, pursuing two smaller buildings rather than one larger one, placing them at the edges of the yard's key green space, and designing them to read from the street as traditional accessory structures.

Recreating the 16 X 16 garage building in its former location is not desirable now that grass and shrubs occupy the paved area where the garage was located. Preserving this green space is important to the historic character and esthetic integrity of the property. For this reason, we also decided not to construct a 12 X 24 traditional wood outbuilding in the rear yard for which we received a permit in the mid 90s. Too much of the green space would be compromised.

Placement of the shop building in the rear corner of the lot minimizes its impact on the green space and allows it to read as a traditional garden structure blended into mature shrubs bordering the yard. Driveway access is not necessary, so the green space in front

of the building can be completely maintained and additional shrubs added later. (Note: the small playhouse will be moved to another area of the yard).

Placing the shed structure at the end of the Maple Avenue driveway just behind the house will allow it to read as a traditional garage and minimize incursion into the principal green space. The side yard area is the utilitarian zone of the property and neighboring house, as the location of our extended driveway and their HVAC equipment. Mulberry trees that once separated the two houses died several years ago as a result of age and drought. After installing the shed, we intend to reestablish this as a more lushly planted area with large flowering shrubs, small trees, ferns, and other perennials.

The buildings will be purchased as quality, largely prefabricated structures incorporating a number of custom options tailoring the designs to this property. We selected this company (Cabana Village) because it offers traditional all wood structures with sufficient options and custom capability to meet our needs affordably. The framing and all exterior materials are natural cedar (we'll paint to match the house). Walls are cedar German siding (horizontal) and windows are Cedar with true divided lights. Standard roofing is asphalt. If we can afford it, we'll substituted painted corrugated metal.

Note two design alternatives submitted for the shop's front facade. The first shows the manufacturer's standard door flanked by two standard windows. The manufacturer is also willing to frame the openings to accommodate our own salvage door and windows, shown in the second elevation. This option creates a more transparent garden facade with greater detail and interest than contemporary construction will offer. The 6 paneled door and large window, featuring a large central pane surrounded by 32 smaller panes, were salvaged from a Victorian row house before its demolition. The large window will be installed as a fixed unit backed by clear polycarbonate (Lexan) inside the building for security. Smaller operable windows will be located on the rear wall and left side for ventilation and additional daylight.

The shed at the end of the driveway will feature a pair of shallow arched doors in the front suggesting an early garage or carriage house, with a smaller single door in back. I may substitute a vintage paneled door in the rear wall to help that facade better blend with the garden.

The buildings come with plywood floors built on a 2x4 sub-structure and supported by 2x6 pressure treated runners laid flat. We prefer the simplest foundation option using patio stones (12" x 24" x 2" concrete slabs) on a gravel bed, placed at intervals under the runners to support the floor as shown in the attachment

**2.** Site Plan: Attached. Disregard all tree notations. Only the Holly, unaffected by this project, survives. The oak and mulberries died years ago.

**3.** Plans and Elevations: Attached (full framing and foundation details to be submitted with work permit)

# 4. Material Specifications: Attached.

5. Photographs: Attached.

6. Tree Survey: N/A

# 7. Adjacent Property Owners:

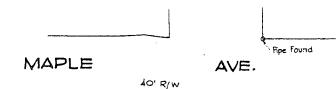
Owner-Occupant -Caroline Alderson, 7137 Maple Avenue, Takoma Park, MD 20912

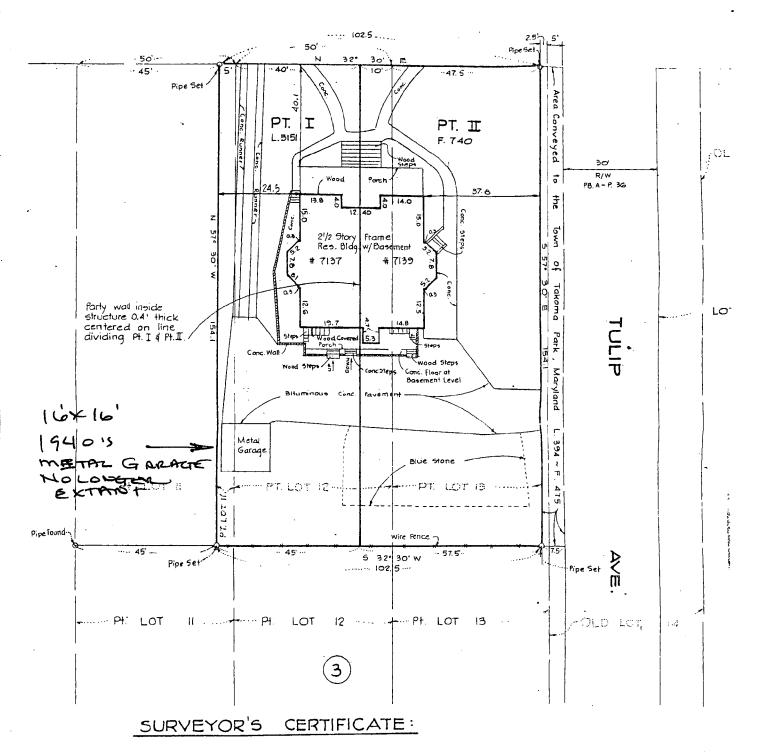
7135 Maple – Kim Keller

7124 Maple (across street) - Jennifer Saloma

301 Tulip (behind our house) - John and Lynn Scheider

311 Tulip (corner across street, same side): Takoma Park Presbyterian Church





I hereby certify that the survey shown hereon is correct and that the property shown is that land described in a deed dated June 19, 1976 and recorded among the Land Records of Monigomery County, Maryland in Liber 5151 at Folio 740, being also parts of lots11,12 & 13 Bik. 3 Takoma Park as recorded among the aforesaid Land Records in Plat Book A as Plat 3. The improvements were located by a transit, tape survey made March 12, 1987. Unless shown hereon, there are no visible encroachments.

E.J. SHEPHERD JR. Professional Land Surveyor, MD. # 2539

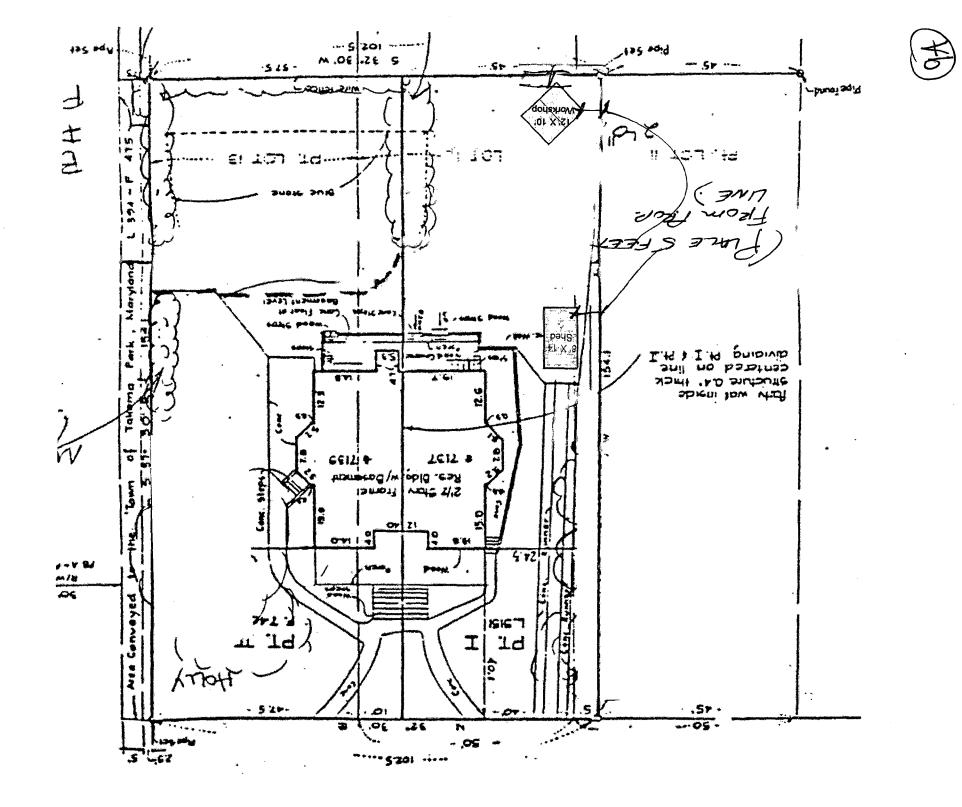
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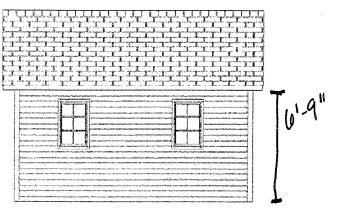
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8 x 14 Cabin - Front Elevation

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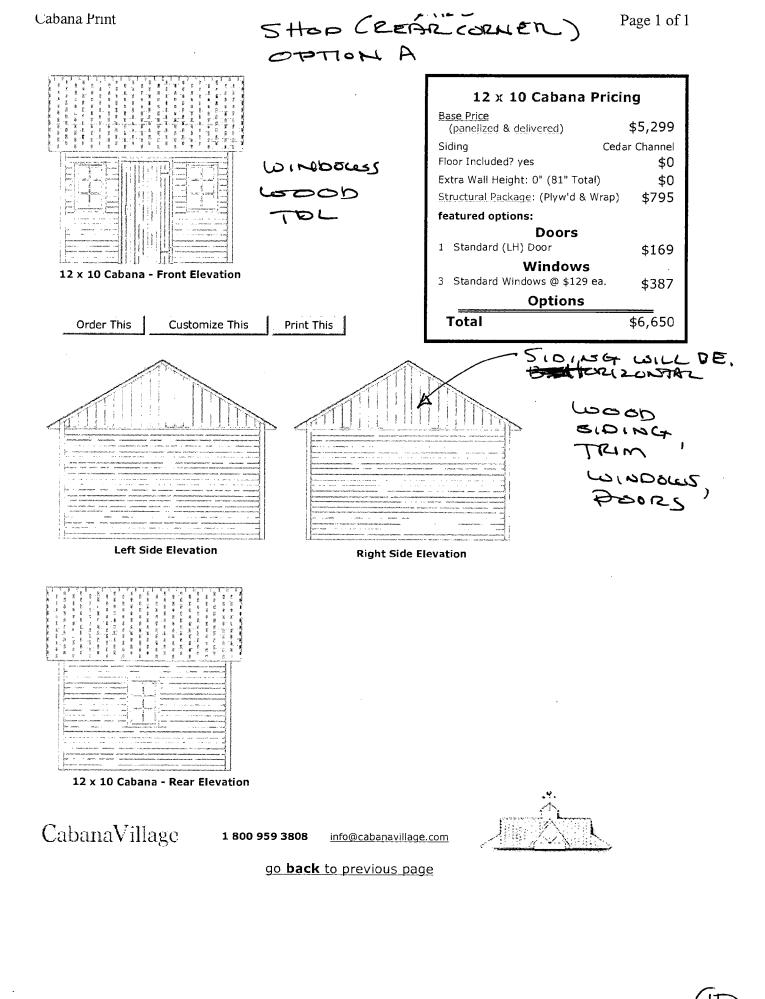


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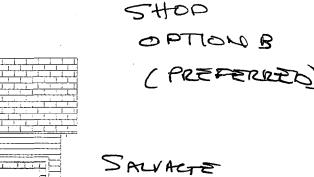
info@cabanavillage.com

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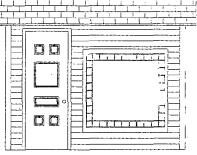
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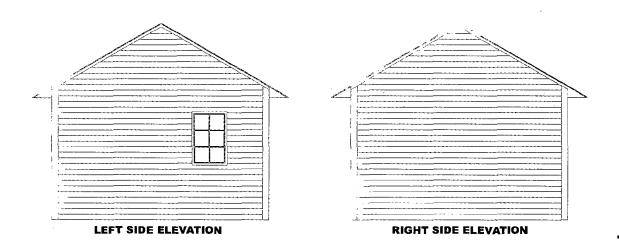
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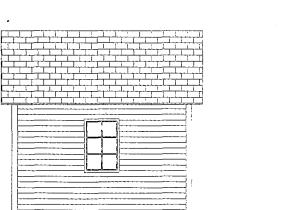
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WINDOW - WOOD



12' X 10' FRONT ELEVATION





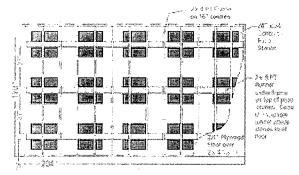
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# HISTORIC AREA WORK PERMIT (Continued) 7137 Maple Avenue shed buildings

### Foundation:

The buildings come with a plywood floor built on a 2x4 sub-structure and supported by 2x6 pressure treated runners lain flat. The simplest foundation option (our preference) uses patio stones (12" x 24" x 2" concrete slabs) placed at 3 feet on center intervals (3 feet on center) under the runners to support the floor. The 8 X 14 shed will require three patio stones across and 4 in length. The 10 X 12 shop will require three patio stones across and 3 in length.



10 x 17 Storage Shed Floor Plan

### **Material Specs:**

2 x 4 premium spruce framing

1/2" plywood roof sheathing

3/4" plywood floor

Pressure-treated bottom plate and sill gasket (when structure is to be mounted on concrete pad)

1" clear cedar door jambs and window frames

Clear cedar on all door and window casings

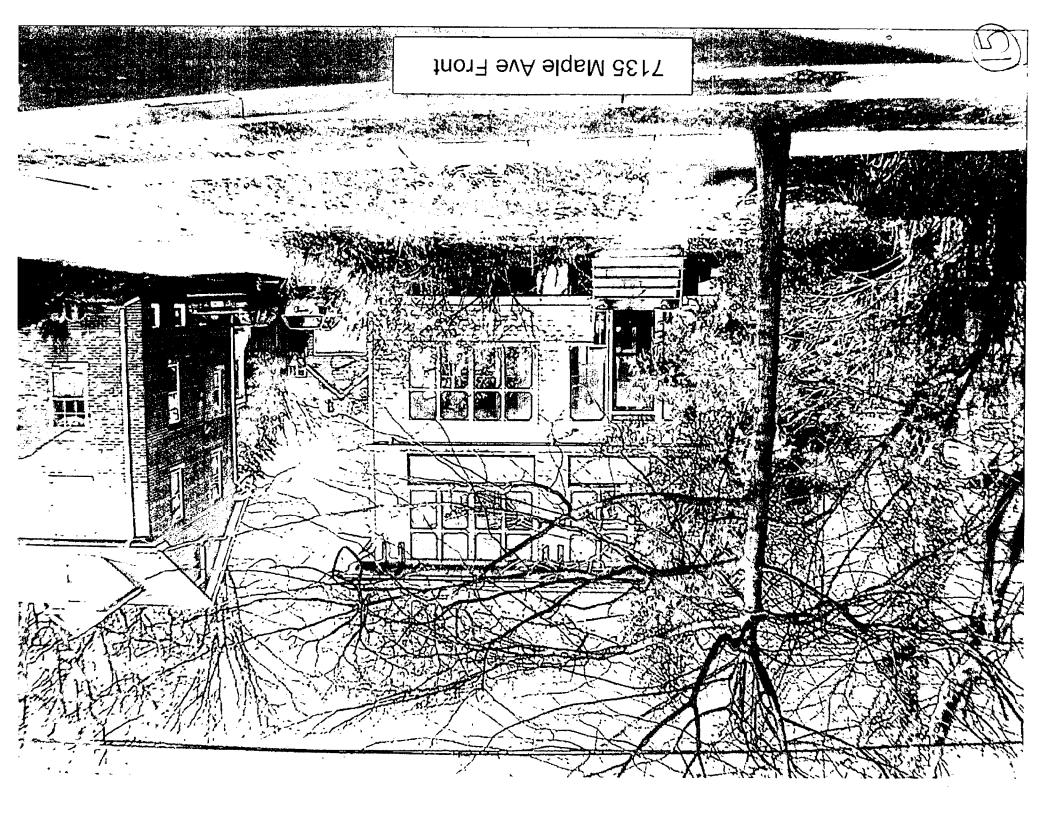
Double top plate on all structures

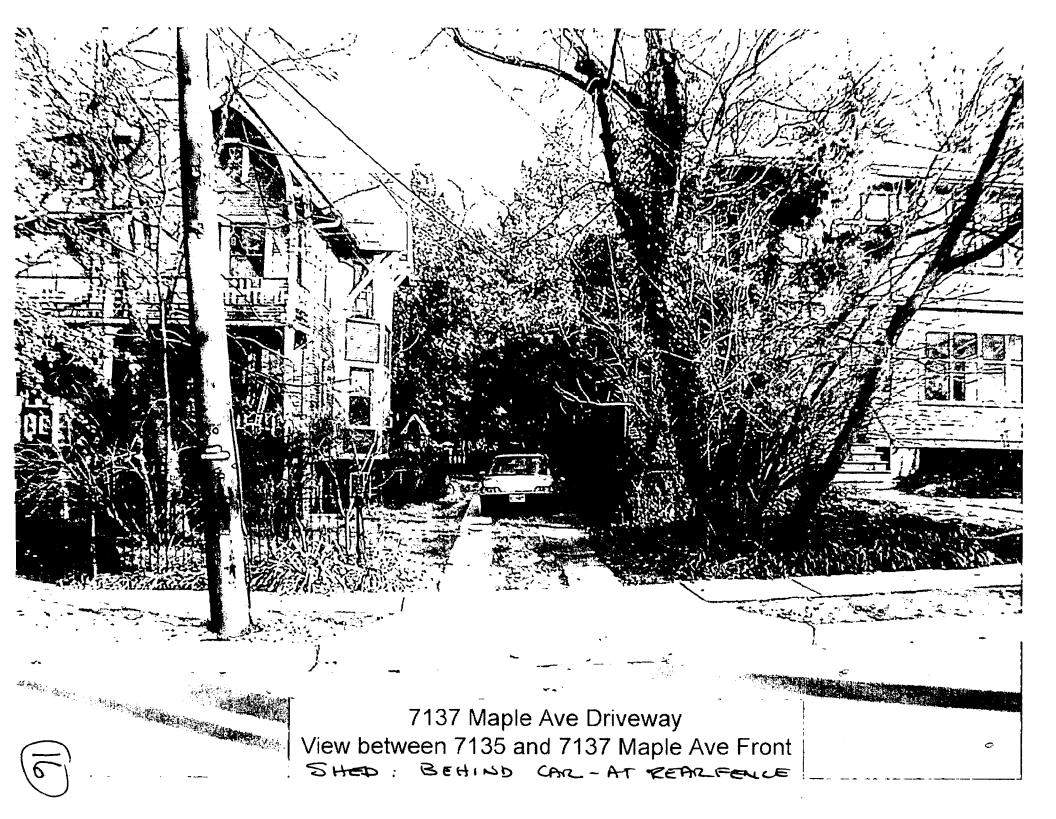
Select Tight Knot (STK) cedar for all trim

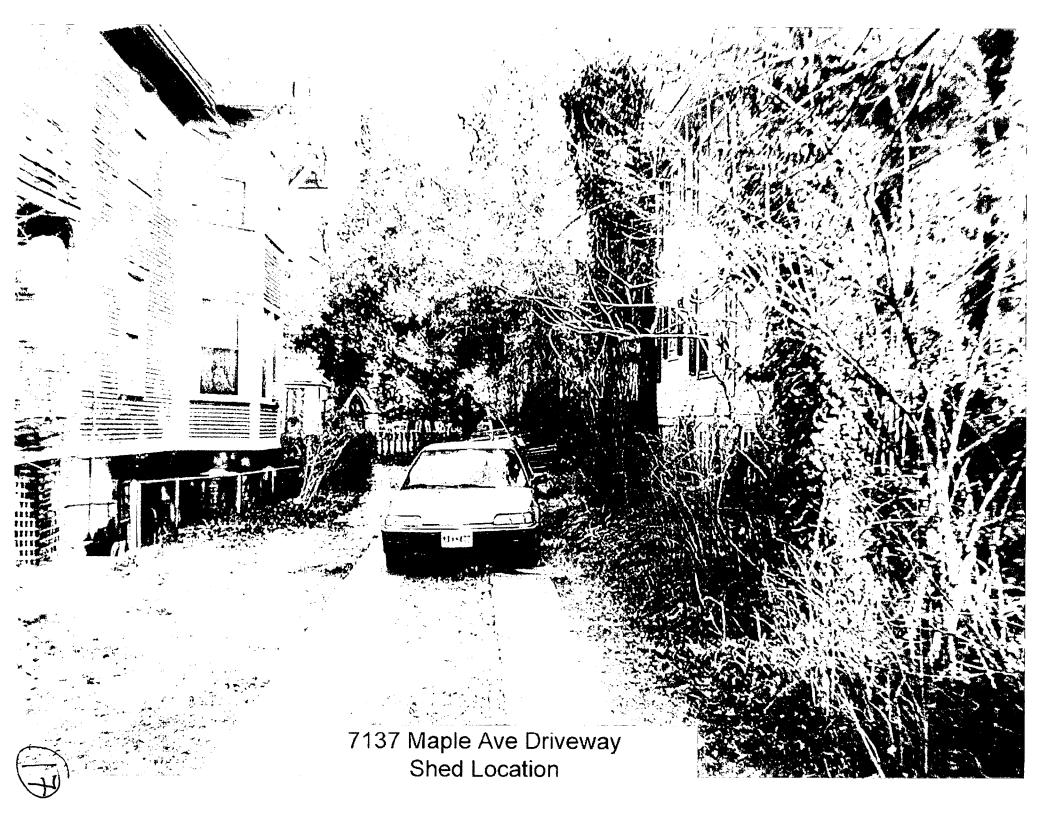
8" overhang standard on all structures

Shed walls: 81 inches (6' 9") True divided light windows











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	ILING ADDRESSES FOR NOTIFING acent and Confronting Property Owners]
Owner's mailing address CARULINIE ALDERSON 7137 MAPLE AVENUE TAKEMA PARK, MD 20912	Owner's Agent's mailing address
	Property Owners mailing addresses
Kim. BROOKS KELLER 7135 MAPLE TAILCOMA PARK	TENK, FER SPLOMA
310 TULIA HOUSE	D 311 TULIP DER TAKOMA PRESBET. CHARLEY ALRES LORNER
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