

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

FILE



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

FROM: Tania Tully, Senior Planner *TGT*
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 **Approved** 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.





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

DPS - #0

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CAROLINE ALDERSON
Daytime Phone No: 202-501-9156

Tax Account No: 01058472
Name of Property Owner: TOM & CAROLINE ALDERSON Daytime Phone No: 202-501-9156
Address: 7137 MAPLE AVE, TAKOMA PARK, MD 20912

Contractor: _____ Phone No: _____
Contractor Registration No: _____
Agent for Owner: _____ Daytime Phone No: _____

LOCATION OF BUILDING/PREMISE
House Number: 7137-7139 Street: MAPLE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP
Lot: P11 Block: 3 Subdivision: 025
Elder: 5151 Folio: 740 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Floor Addition Porch Deck Shed 2 SMALL SHEDS
 Move Install Wreck/Retire Sider Fireplace Woodburning Stove Single Family
 Revision Repair Reversible Fence/WSP (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 12,000

1C. This is a revision of a previously approved active permit. see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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

2A. Height: _____ feet _____ inches
3D. 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 in fee and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Caroline Alderson
Signature of owner or authorized agent

3/20/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia D. Malley Date: 7/12/08
Application/Permit No: 425172 Date filed: 6-21-08 Date Issued: _____

Est: 6/21/99 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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

1. WRITTEN DESCRIPTION OF PROJECT

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

1885 VICTORIAN DOUBLE HOUSE (FRAME)
ON DOUBLE CORNER LOT - OUTSTANDING RESOURCE

THE DESIGN DOES NOT SUIT AN ATTACHED ADDITION

WE HAD A PERMIT TO CONSTRUCT A 12X24 WOOD
OUTBUILDING TO USE AS STUDIO-SHOP & STORAGE FOR
BLG MATERIALS BUT NOW REALIZE 2 SMALLER
SEPARATE BUILDINGS WILL HAVE LESS IMPACT.

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

PLACE TWO HIGH QUALITY WOOD PREFAB.
TRADITIONAL SHED BUILDINGS AT
① END OF DRIVEWAY - TO STORE LAWN, GARDEN
EQUIPMENT, BIKES, ETC - 8X16
② REAR CORNER: 10X12 - TO STORE BLG MATERIALS
& USE AS SHOP SPACE FOR ONGOING
RESTORATION & REPAIRS

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 7 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

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

4. MATERIALS SPECIFICATIONS

ATTACHED

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

NO IMPACT - N/A

If you are proposing construction adjacent to or within the crown 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 Morgan Street, Rockville, (301)270-1355).

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



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

OPS - #8

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Caroline Alderson
 Signature of owner or authorized agent

3/20/03
 Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 425172 Date Filed: 6-21-06 Date Issued: _____

Call 6-21-06 **SEE REVERSE SIDE FOR INSTRUCTIONS**

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 multi-family 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:

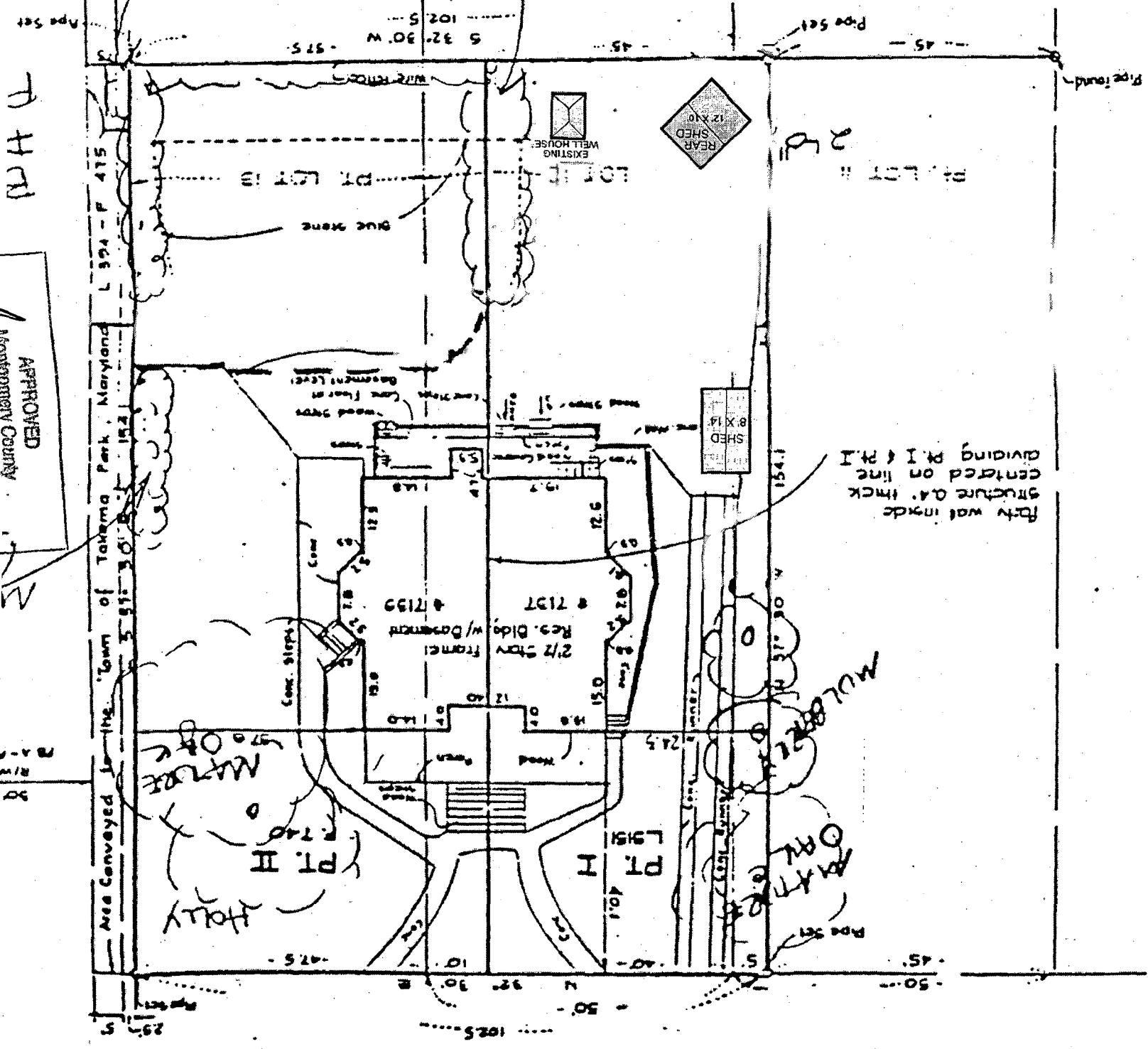
Owner-Occupant -
Caroline Alderson, 7137 Maple Avenue, Takoma Park, MD 20912

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



Party wall inside
 structure 4" thick
 centered on line
 dividing P.I. & P.I.

MULCH
OR OTHER

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 7/13/06

Area Conveyed to the Town of Takoma Park, Maryland

7447D

2'-0" R/W

App Set

Pipe Set

Pipe found

Pipe Set



wood steps
 wood deck
 concrete floor
 concrete foundation

2 1/2 story frame
 Rec. Bldg. w/ Deck
 47137

P.I. H

P.I. I

MULCH
OR OTHER

L 564 - F 415

5'-0" - 15'-5"

5'-0" - 15'-5"

5'-0" - 15'-5"

5'-0" - 15'-5"

5'-32" - 30" W - 57.5

45

45

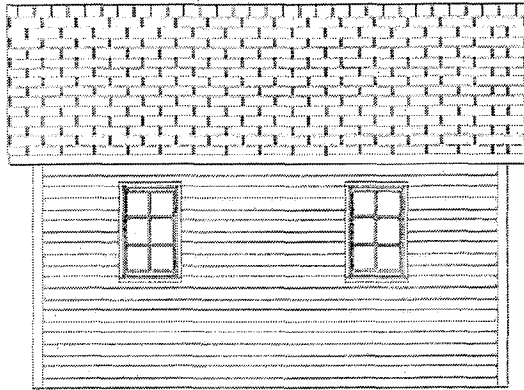
5'-32" - 30" W - 47.5

45

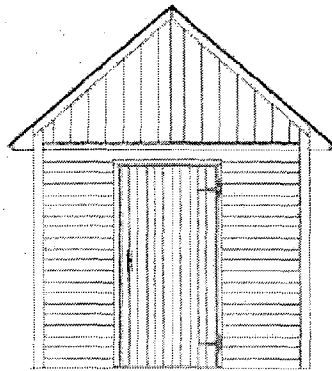
45

50 - 102.5

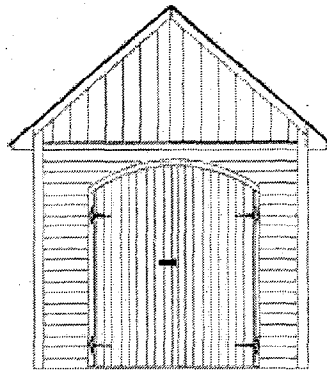
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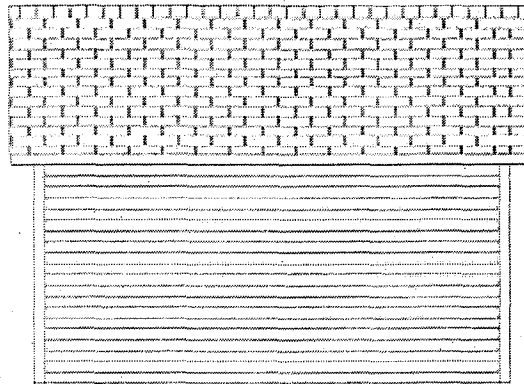
8 x 14 Cabana - Front Elevation



Left Side Elevation



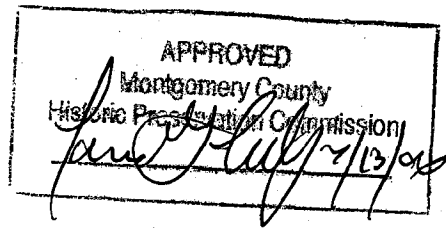
Right Side Elevation



8 x 14 Cabana - Rear Elevation

8 x 14 Cabana Pricing	
Base Price (panelized & delivered)	\$4,759
Siding	Cedar 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	\$250
Total	\$5,892

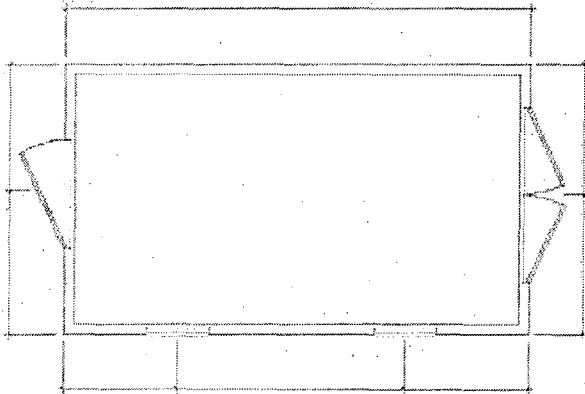
- Notes:**
- doors to be 79" in height
 - interior wall height 87"
 - pressure-treated bottom plates
 - standard door shown for location only
 - gable siding to be horizontal - not as shown



1
 Cabana Village sheds, 800 info@cabanavillage.com
 959
 3808

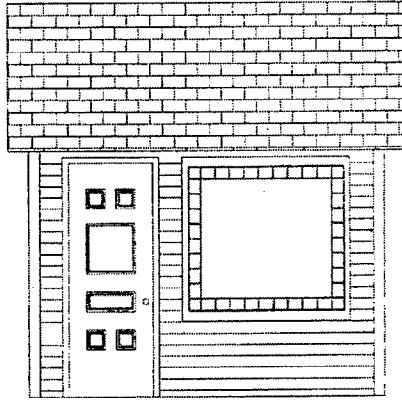
Cabana Village sheds, garden sheds, storage sheds, pool houses, cal

go back to previous page

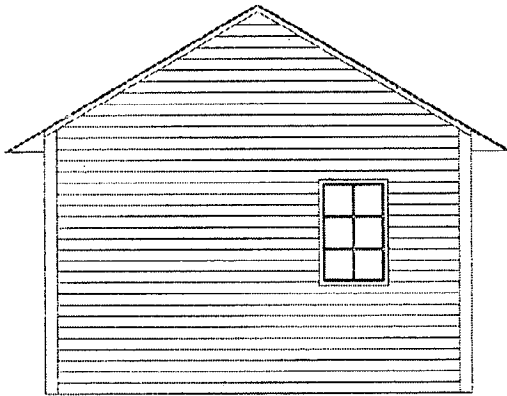


8 x 14 Cabana - Floor Plan

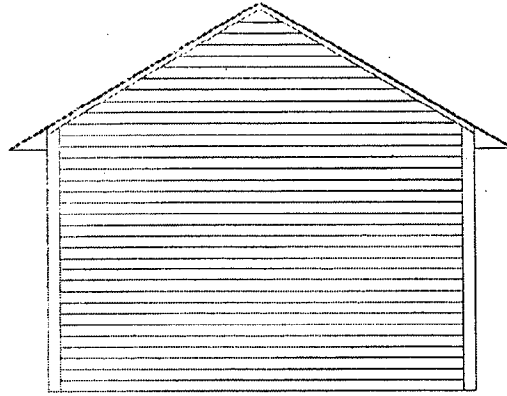
APPROVED
Montgomery County
Historic Preservation Commission
Paul Kelly 7/13/06



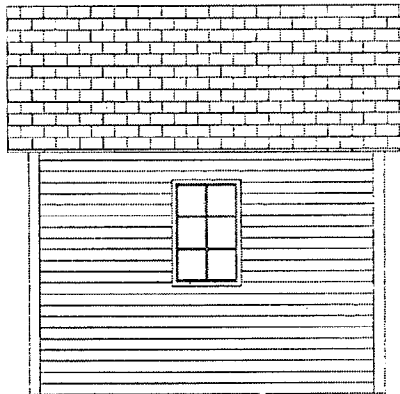
12' X 10' FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission
Paul Kelly 7/13/06

- pricing
- ordering
- shipping
- site directory
- resources

- brochure
- price quote

- siding choices
- foundation
- assembly
- materials
- pre-fabrication
- insulating
- faq
- warranty

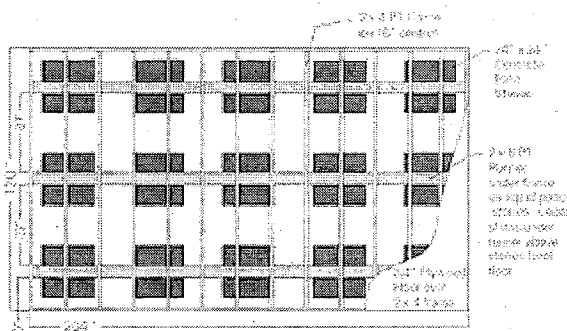
- contact info
- feedback

- bargains

Foundation Options

1. Patio Stone Foundation

All our shed and cabana kits come with a plywood floor built on a 2x4 sub-structure and supported by 2x6 pressure treated runners lain flat. The simplest foundation uses patio stones (12" x 24" x 2" concrete slabs) placed at intervals under the runners to support the floor.



10 x 17 Storage Shed Floor Plan

Patio Stone Floor Detail (click to enlarge)

Building Permits

If the structure is not going to be heated, this type of foundation is acceptable to permitting authorities in many jurisdictions. In general, structures under 120 sq. ft. do not require a permit, and this type of foundation provides a simple and cost effective solution. 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 landscapè 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

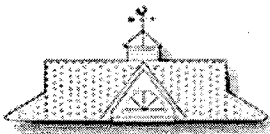
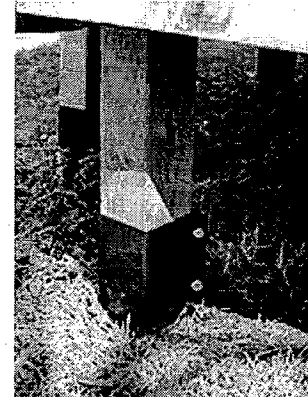
deducted from the price of the cabana and a pressure-treated bottom wall plate (the part of the framing that touches the pad) and sill gasket will be supplied. If you don't require our floor, you can deduct \$1.00 per square foot of structure from the price.

3. Concrete Footings

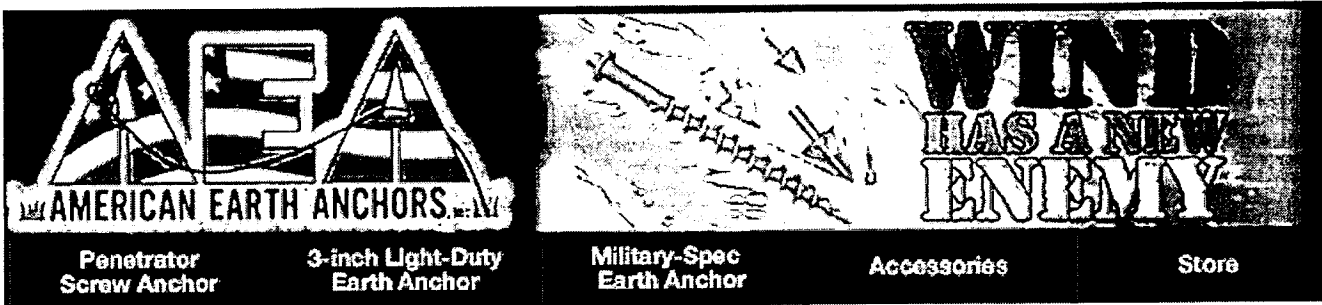
If you would like to use a wood floor and your permitting authorities do not permit a patio stone foundation, or you would like to construct your cabana on a sloping or uneven grade, you can pour concrete footings to support the floor. The footings should be 10" in diameter and be drilled well below 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.



1 800 959 3808



The Penetrator – Screw Anchors

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▶ Technical Details
▶ Installation
▶ Get a Quote
Use links at top for information on other products



18" Penetrator

Developed specifically for the United States Army, the 18" Penetrator anchor 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.

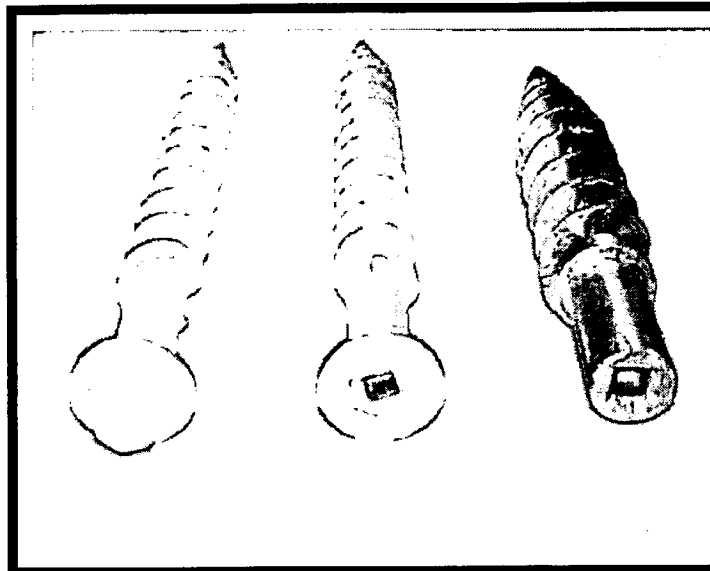


Compared to straight-shank stakes or cumbersome augers, the 18" Penetrator anchor provides an impressive 2,500 pounds of hold to secure anything from a mailbox to a tool shed.

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866-520-8511

Outside the US,
please call
1-508-520-8511

Australia & New Zealand
Order from our new,
exclusive distributor
SOLARONLINE



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

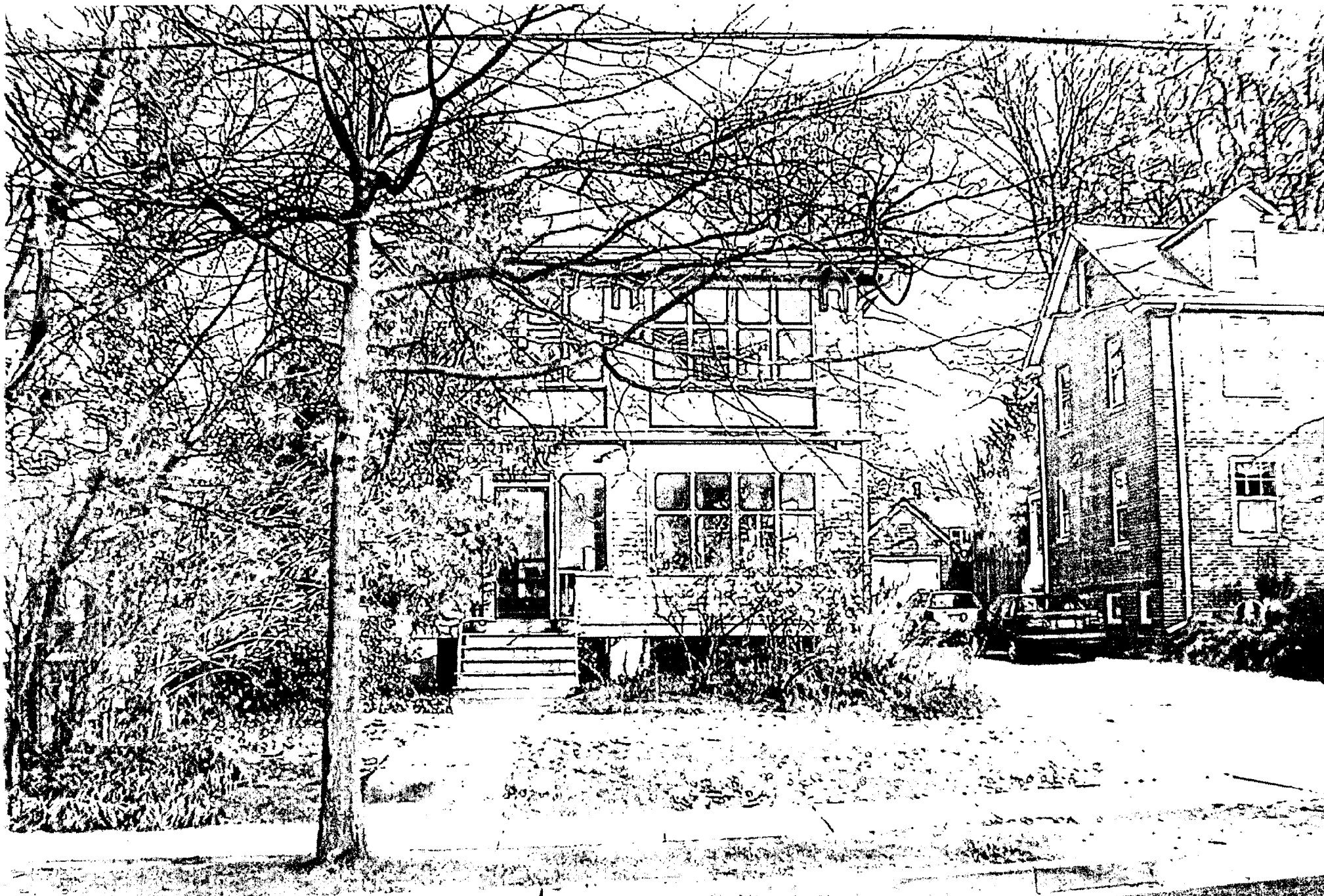
The 14" Penetrator is a reusable screw anchor designed specifically for fence post applications. It is s



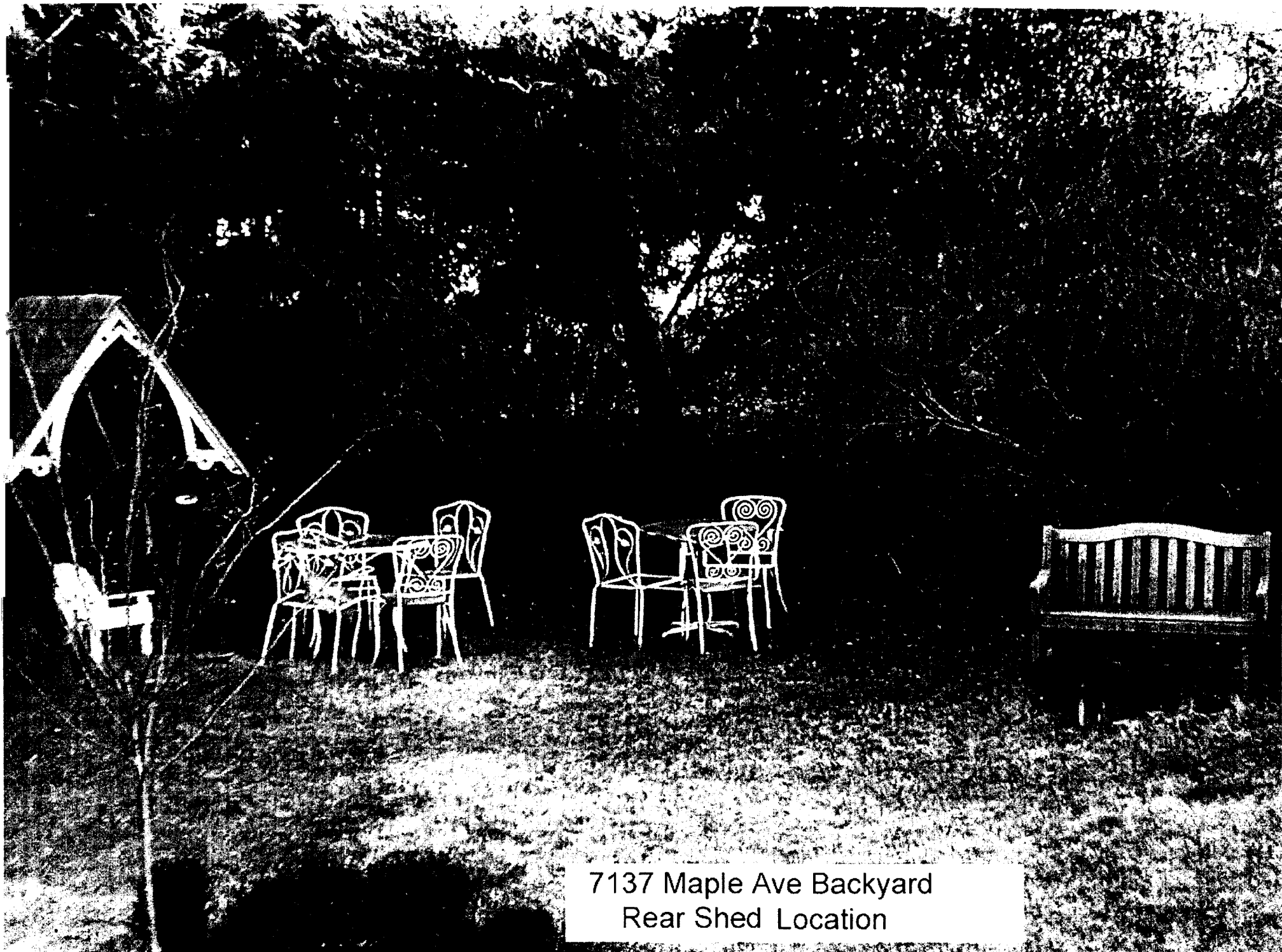
7137 Maple Ave Front



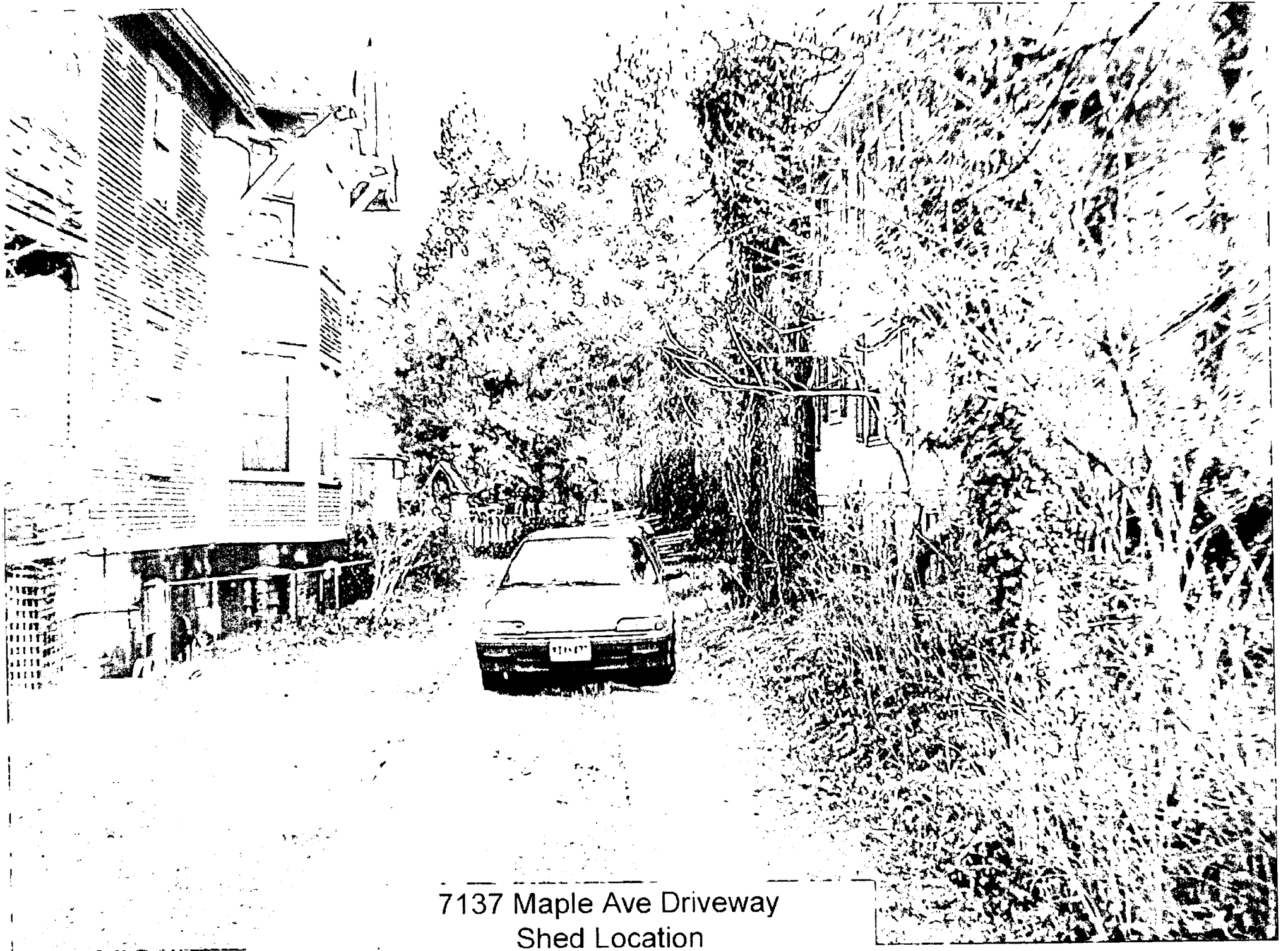
7137 Maple Ave Driveway
View between 7135 and 7137 Maple Ave Front



7135 Maple Ave Front



7137 Maple Ave Backyard
Rear Shed Location



7137 Maple Ave Driveway
Shed Location



7137 Maple Ave Backyard
Rear Shed location

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:	37/03-06HH	Staff:	Tania Tully
PROPOSAL:	installation of two sheds		
RECOMMENDATION:	Approve		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the **Takoma Park Historic District**
STYLE: Stick Style double house
DATE: 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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1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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 this foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies (state and I) hereby acknowledging and accept this to be a condition for the issuance of this permit.

Caroline Alderson
Signature of owner or authorized agent

3/20/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 425172 Date Filed: 6-21-06 Date Issued: _____

Form 6-21-99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

1885 VICTORIAN DOUBLE HOUSE (FRAME)
ON DOUBLE CORNER LOT - OUTSTANDING RESOURCE

THE DESIGN DOES NOT SUIT AN ATTACHED ADDITION

WE HAD A PERMIT TO CONSTRUCT A 12X24 WOOD
OUTBUILDING TO USE AS STUDIO-SHOP & STORAGE FOR
BLG MATERIALS BUT NOW REALIZE 2 SMALLER
SEPARATE BUILDINGS WILL HAVE LESS IMPACT.

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

PLACE TWO HIGH QUALITY WOOD PREFAB.
TRADITIONAL SHED BUILDINGS AT
① END OF DRIVEWAY - TO STORE LAWN, GARDEN
EQUIPMENT, BIKES, ETC - 8X16
② REAR CORNER: 10X12 - TO STORE BLG MATERIALS
& USE AS SHOP SPACE FOR ONGOING
RESTORATION & REPAIRS

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

ATTACHED

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

NO IMPACT - N/A.

If you are proposing construction adjacent to or within the crown 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)279-1359.

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

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 multi-family 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.

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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

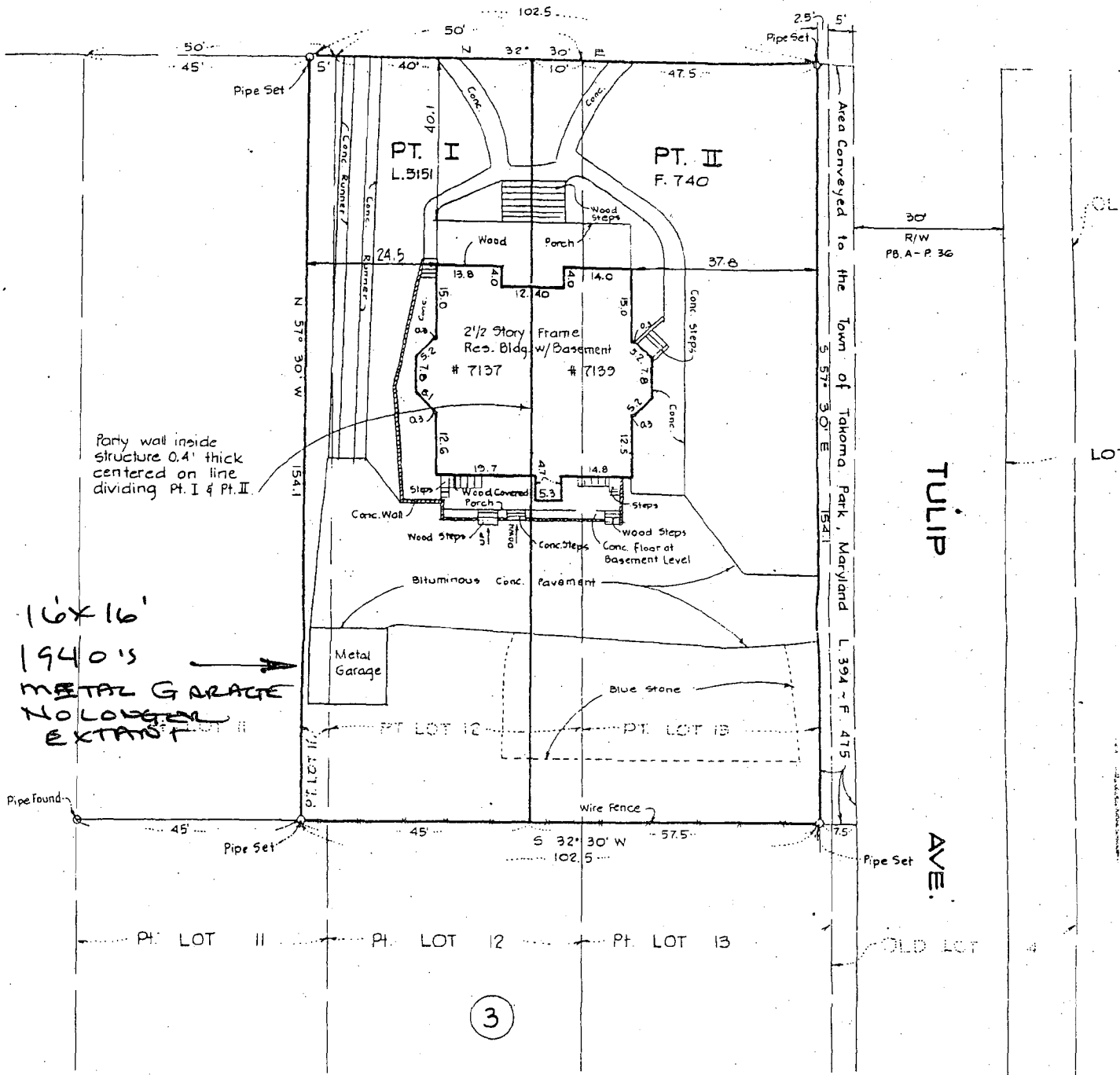
311 Tulip (corner across street, same side): Takoma Park Presbyterian Church

MAPLE

AVE.

40' R/W

Pipe Found



Party wall inside structure 0.4' thick centered on line dividing Pt. I & Pt. II

16' x 16'
1940'S
METAL GARAGE
NO LONGER
EXTANT

SURVEYOR'S CERTIFICATE:

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, 1978 and recorded among the Land Records of Montgomery County, Maryland in Liber 5151 at Folio 740, being also parts of lots 11, 12 & 13 Blk. 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.
E. J. SHEPHERD JR.

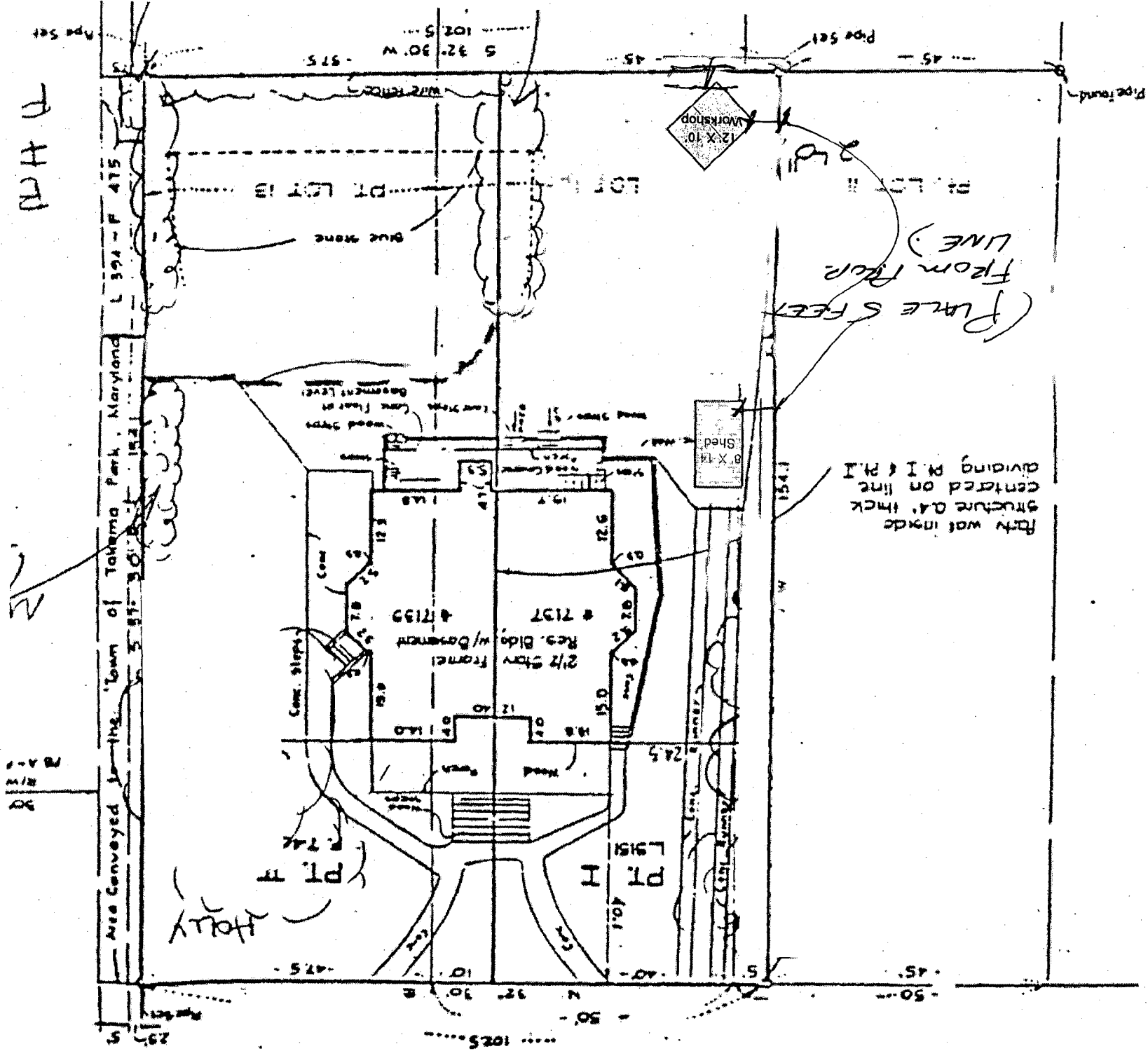
Professional Land Surveyor, MD. # 2539

March 16, 1987

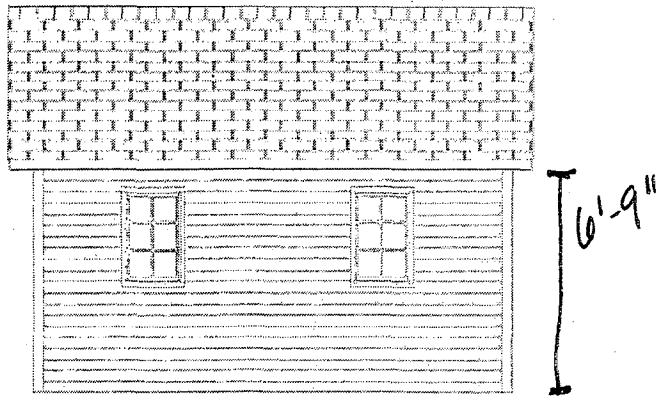
BUILD PARTS

Montg. Scale

OYSTE
CIVIL ENGR
2419 REP



SHED (END OF DRIVEWAY)



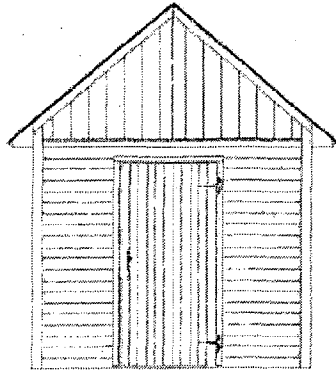
8 x 14 Cabin - Front Elevation

Order This

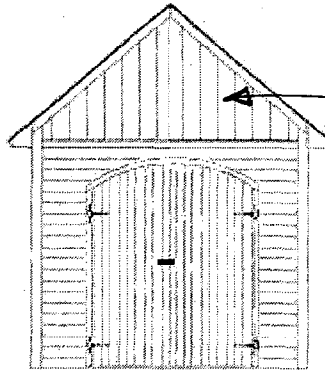
Customize This

Print This

WINDOWS TDL. WOOD



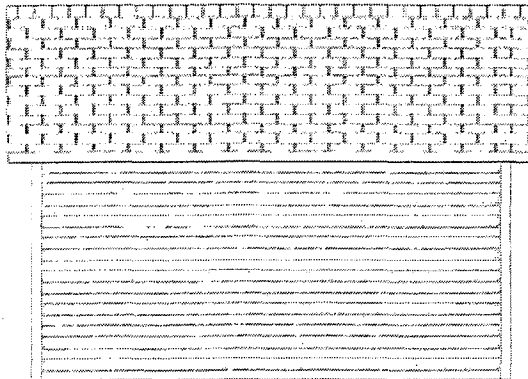
Left Side Elevation



Right Side Elevation

ALL SIDING WILL BE HORIZONTAL

WOOD SIDING
TRIM, DOORS



8 x 14 Cabin - Rear Elevation

CabanaVillage

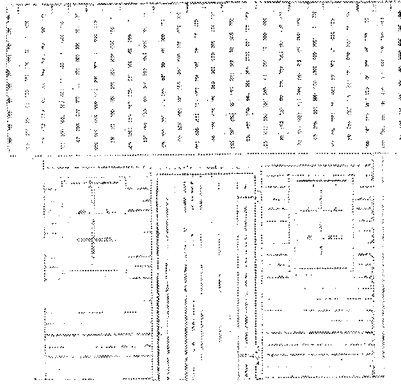
1 800 959 3808

info@cabanavillage.com



go **back** to previous page

SHOP (REAR CORNER) OPTION A



12 x 10 Cabana - Front Elevation

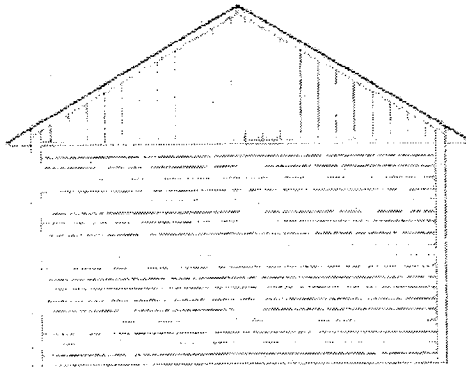
WINDOWS
WOOD
TOL

12 x 10 Cabana Pricing	
<u>Base Price</u> (panelized & delivered)	\$5,299
Siding	Cedar Channel
Floor Included? yes	\$0
Extra Wall Height: 0" (81" Total)	\$0
Structural Package: (Plyw'd & Wrap)	\$795
featured options:	
Doors	
1 Standard (LH) Door	\$169
Windows	
3 Standard Windows @ \$129 ea.	\$387
Options	
Total	\$6,650

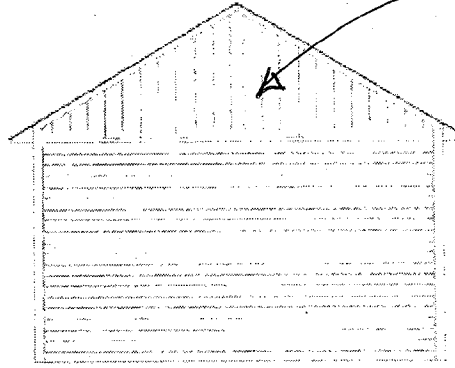
Order This

Customize This

Print This



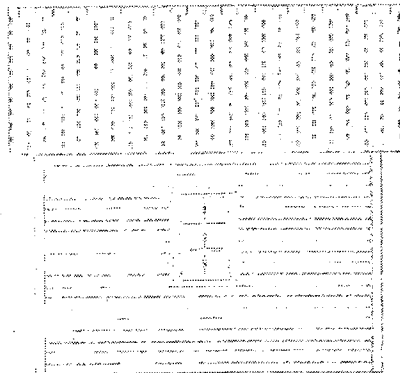
Left Side Elevation



Right Side Elevation

SIDING WILL BE
~~BE~~ HORIZONTAL

WOOD
SIDING
TRIM
WINDOWS,
DOORS

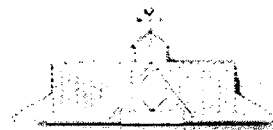


12 x 10 Cabana - Rear Elevation

CabanaVillage

1 800 959 3808

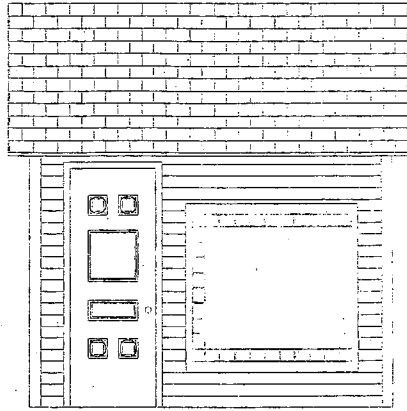
info@cabanavillage.com



go **back** to previous page

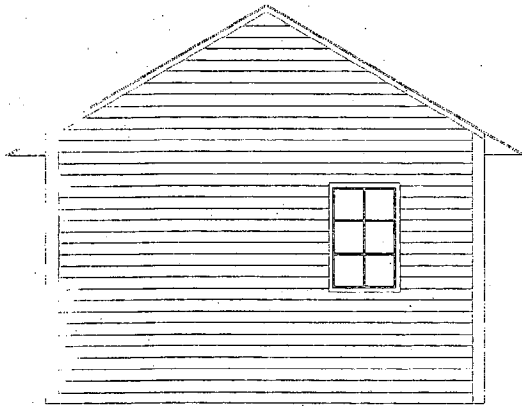


SHOP
OPTION B
(PREFERRED)

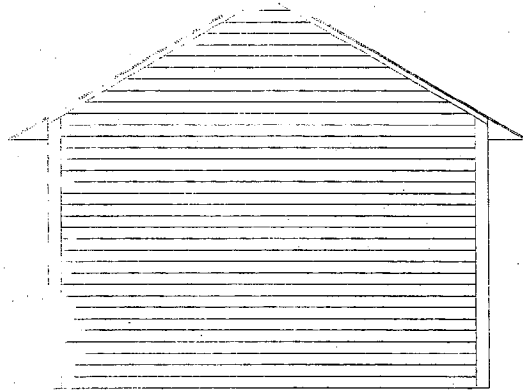


12' X 10' FRONT ELEVATION

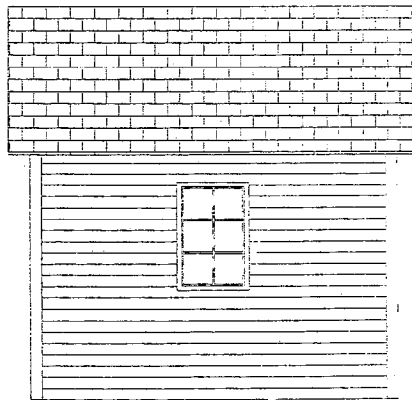
SALVAGE
DOOR +
WINDOW - WOOD
(TDL)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



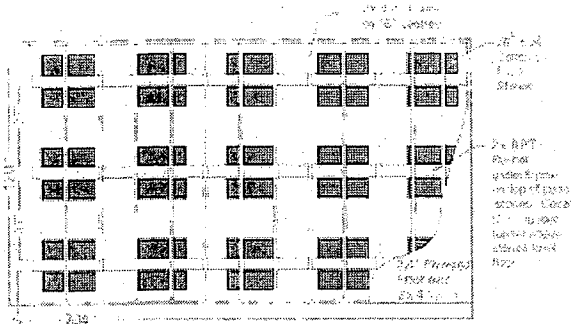
REAR ELEVATION

WOOD
SIDING,
TRIM, DOORS,
WINDOWS

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



7137 Maple Ave Front

12



7135 Maple Ave Front



7137 Maple Ave Driveway
View between 7135 and 7137 Maple Ave Front
SHED : BEHIND CAR - AT REAR FENCE

(16)



7137 Maple Ave Driveway
Shed Location

(17)



7137 Maple Ave Backyard
Workshop Location

(A)

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address CAROLINE ALDERSON 7137 MAPLE AVENUE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Kim. Banks KELEET 7135 MAPLE TAKOMA PARK</p>	<p>7124 (ACROSS STREET) JENKIFER SALOMA</p>
<p>310 TULIP (Behind House) LYNN + JOHN SCHEIDER</p>	<p>311 TULIP TAKOMA PRESBYT. CHARLOTTE ACROSS CORNER</p>

UAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
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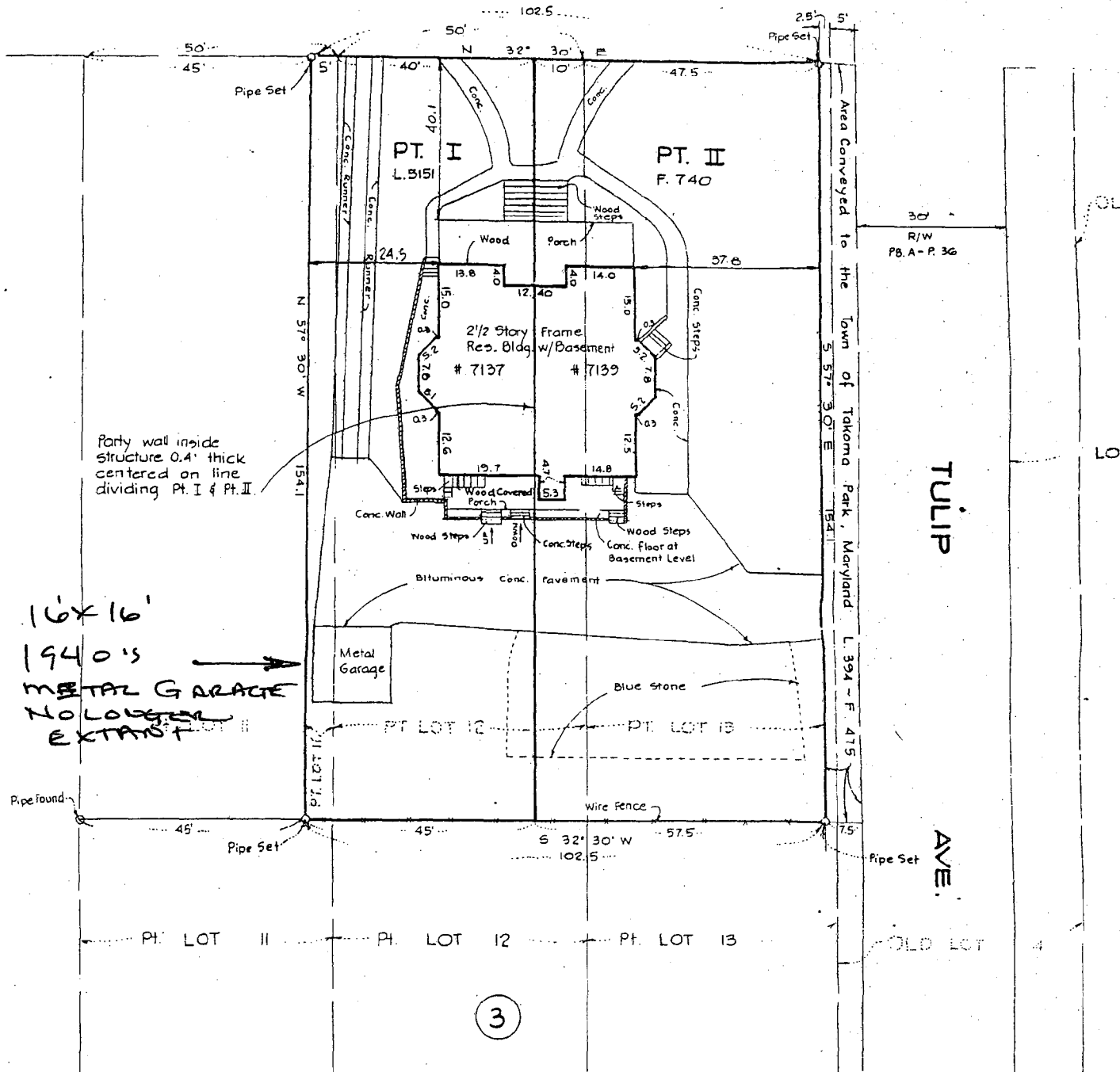
311 Tulip (corner across street, same side): Takoma Park Presbyterian Church

MAPLE

AVE.

40' R/W

Pipe Found



Partly wall inside structure 0.4' thick centered on line dividing Pt. I & Pt. II

16' x 16'
1940's
METAL GARAGE
NO LONGER
EXIST

SURVEYOR'S CERTIFICATE:

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The improvements were located by a transit-tape survey made March 12, 1987. Unless shown hereon, there are no visible encroachments.

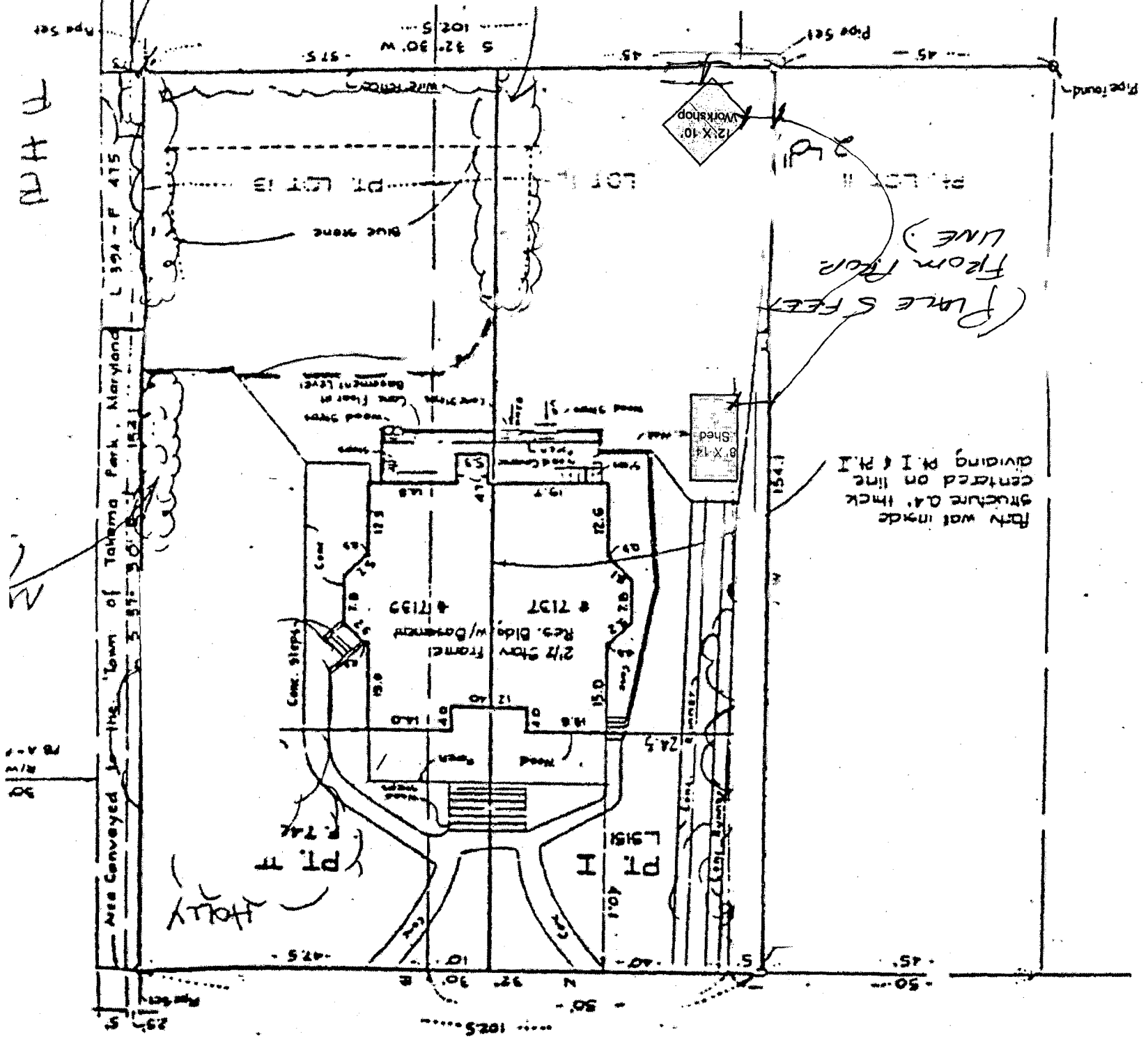
E.J. Shepherd Jr.
E.J. SHEPHERD JR.
Professional Land Surveyor, MD. # 2599

March 16, 1987

BUILD
PARTS

Montg
Scale:

OYSTE
CIVIL ENG
2419 REE



7447

Lot conveyed to the Town of Takoma Park, Maryland L 394 - F 415

Holly
PI II

(Place 5 Feet From Floor Line)

Party wall inside structure 0.4' thick centered on line dividing PI I & PI II

12' x 10' Workshop

8' x 14' Shed

2 1/2
2 1/2
2 1/2

Pipe Set

Pipe Set

Pipe Found

297 S

1025

45

S 32° 30' W - 57.5

45

PI LOT 13

LOT 1

PI LOT 11

Blue Mene

Concrete Floor at Basement Level

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

Wood Steps

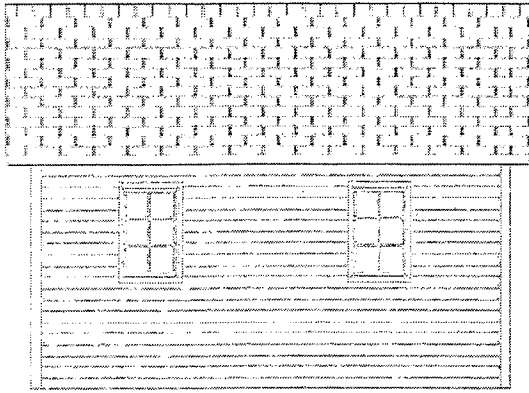
Wood Steps

Wood Steps

Wood Steps

Wood Steps

SHED (END OF DRIVEWAY)

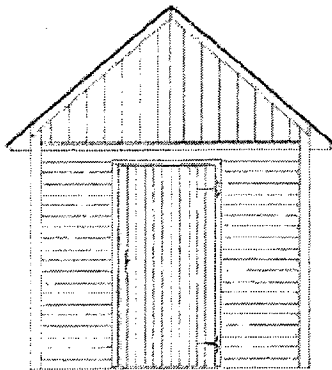


6'-9"

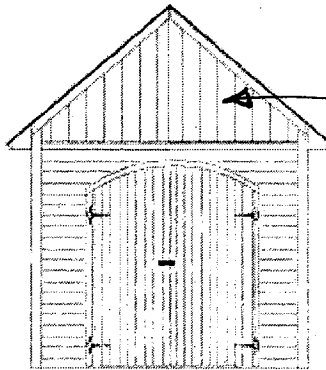
8 x 14 Cabin - Front Elevation

Order This | Customize This | Print This

WINDOWS TOL. WOOD



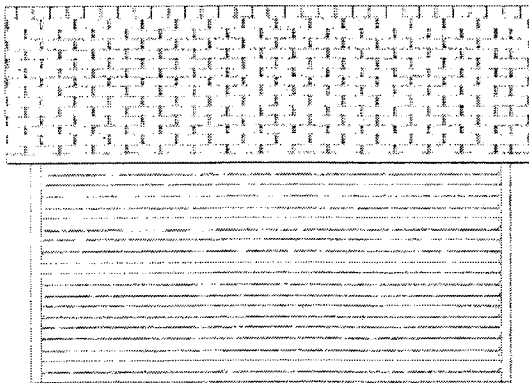
Left Side Elevation



Right Side Elevation

ALL SIDING WILL BE HORIZONTAL

WOOD SIDING
TRIM, DOORS



8 x 14 Cabin - Rear Elevation

CabanaVillage

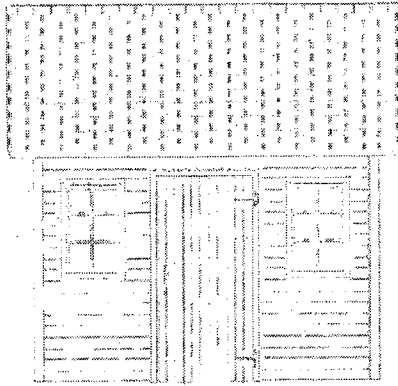
1 800 959 3808

info@cabanavillage.com



go back to previous page

SHOP (REAR CORNER) OPTION A



12 x 10 Cabana - Front Elevation

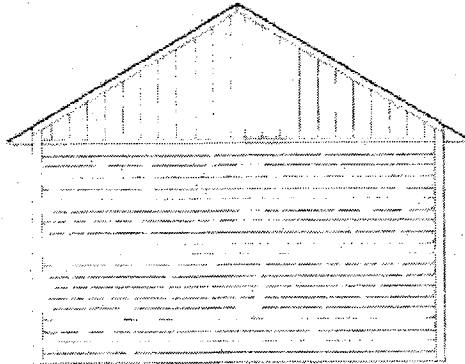
WINDOWS
WOOD
TOL

12 x 10 Cabana Pricing	
Base Price (panelized & delivered)	\$5,299
Siding	Cedar Channel
Floor Included? yes	\$0
Extra Wall Height: 0" (81" Total)	\$0
Structural Package: (Plyw'd & Wrap)	\$795
featured options:	
Doors	
1 Standard (LH) Door	\$169
Windows	
3 Standard Windows @ \$129 ea.	\$387
Options	
Total	\$6,650

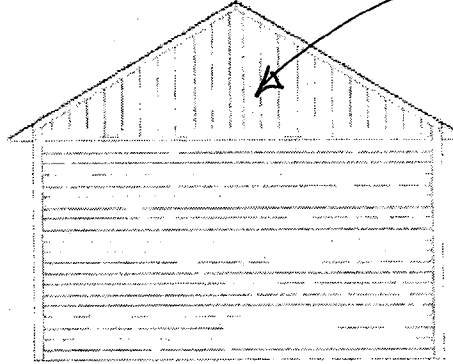
Order This

Customize This

Print This



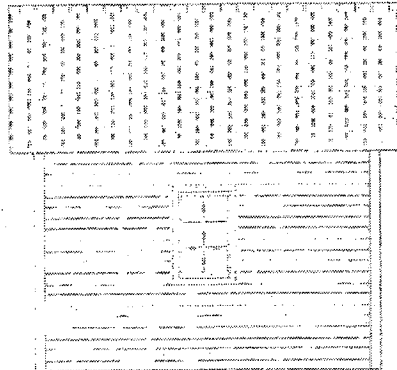
Left Side Elevation



Right Side Elevation

SIDING WILL BE.
~~HORIZONTAL~~

WOOD
SIDING
TRIM
WINDOWS,
DOORS



12 x 10 Cabana - Rear Elevation

CabanaVillage

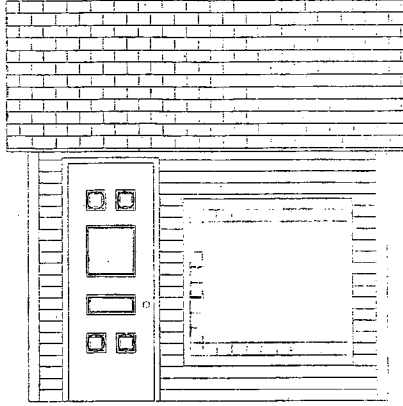
1 800 959 3808

info@cabanavillage.com



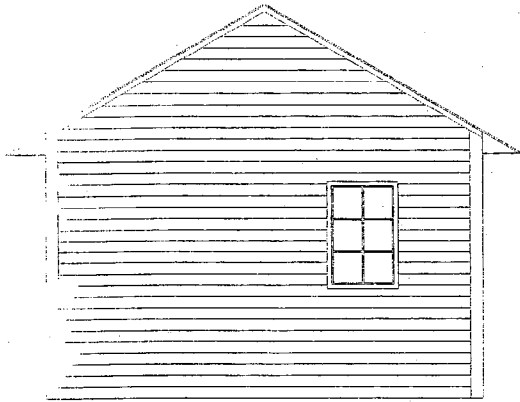
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SHOP
OPTION B
(PREFERRED)

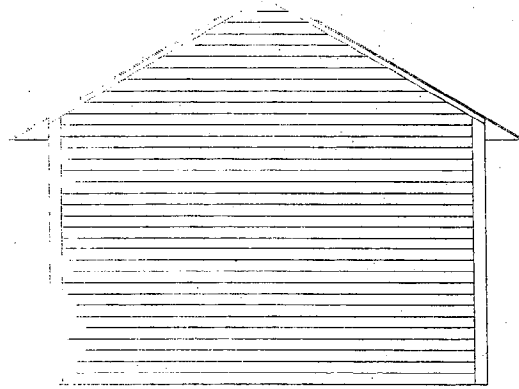


12' X 10' FRONT ELEVATION

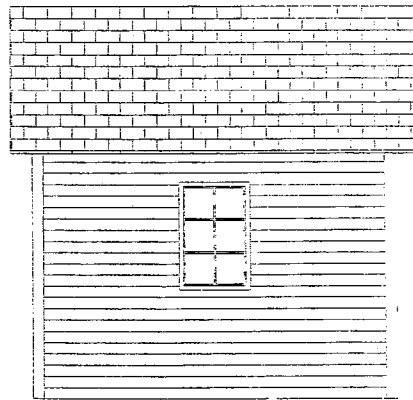
SAVAGE
DOOR +
WINDOW - WOOD
(TDL)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



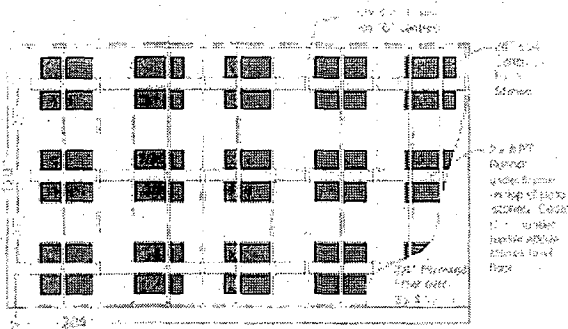
REAR ELEVATION

WOOD
SIDING,
TRIM, DOORS,
WINDOWS

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



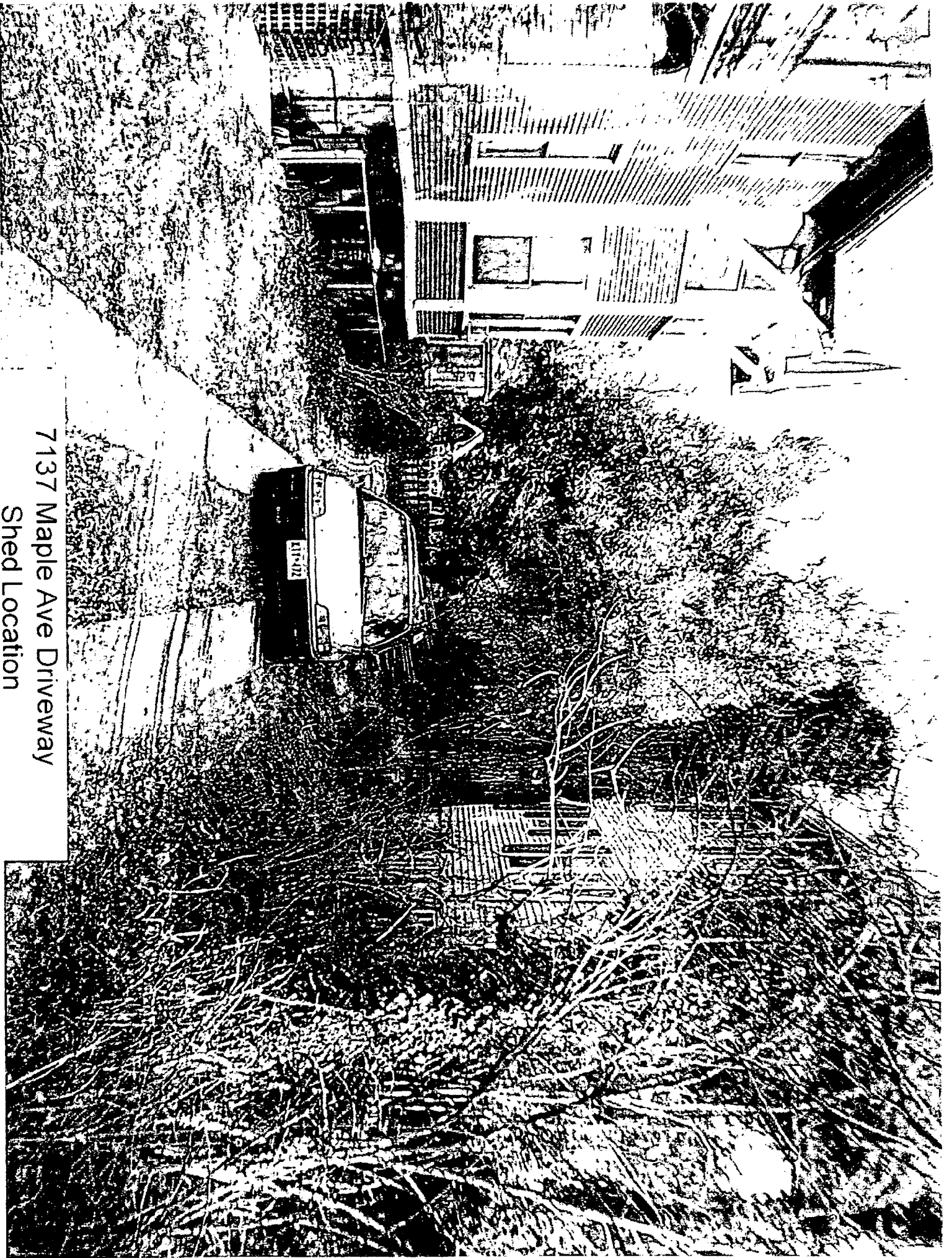
7137 Maple Ave Front



7135 Maple Ave Front



7137 Maple Ave Driveway
View between 7135 and 7137 Maple Ave Front
SHED : BEHIND CAR - AT REAR FENCE



7137 Maple Ave Driveway
Shed Location



7137 Maple Ave Backyard
Workshop Location

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:	37/03-06HH	Staff:	Tania Tully
PROPOSAL:	installation of two sheds		
RECOMMENDATION:	Approve		

STAFF RECOMMENDATION:

Staff is recommending that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the **Takoma Park Historic District**
STYLE: Stick Style double house
DATE: 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 encouraged

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
266 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: CAROLINE ALDERSON

Daytime Phone No.: 202-501-9156

Tax Account No.: 01058472

Name of Property Owner: TOM & CAROLINE ALDERSON

Daytime Phone No.: 202-501-9156

Address: 7137 MAPLE AVE, TAKOMA PARK, MD 20912

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7137-7139 Street: MAPLE

Town/City: TAKOMA PARK Nearest Cross Street: TULIP

Lot: P11 Block: 3 Subdivision: 025

Lot: 5151 Folio: 740 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

2 SMALL SHEDS

1B. Construction cost estimate: \$ 12,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSG 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.

Caroline Alderson
Signature of owner or authorized agent

3/20/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 425172 Date Filed: 6-21-06 Date Issued: _____

Form 6-21-05

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

1885 VICTORIAN DOUBLE HOUSE (FRAME)
ON DOUBLE CORNER LOT. OUTSTANDING RESOURCE

THE DESIGN DOES NOT SUIT AN ATTACHED ADDITION

WE HAD A PERMIT TO CONSTRUCT A 12X24 WOOD
OUTBUILDING TO USE AS STUDIO-SHOP & STORAGE FOR
BLG MATERIALS BUT NOW REALIZE 2 SMALLER
SEPARATE BUILDINGS WILL HAVE LESS IMPACT.

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

PLACE TWO HIGH QUALITY WOOD PREFAB.
TRADITIONAL SHED BUILDINGS AT

① END OF DRIVEWAY - TO STORE LAWN, GARDEN
EQUIPMENT, BIKES, ETC - 8X16

② REAR CORNER: 10X12 - TO STORE BLG MATERIALS
& USE AS SHOP SPACE FOR ONGOING
RESTORATION & REPAIRS

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 7 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

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

4. MATERIALS SPECIFICATIONS

ATTACHED

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

NO IMPACT - N/A.

If you are proposing construction adjacent to or within the crown 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)279-1359.

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

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 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 multi-family 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

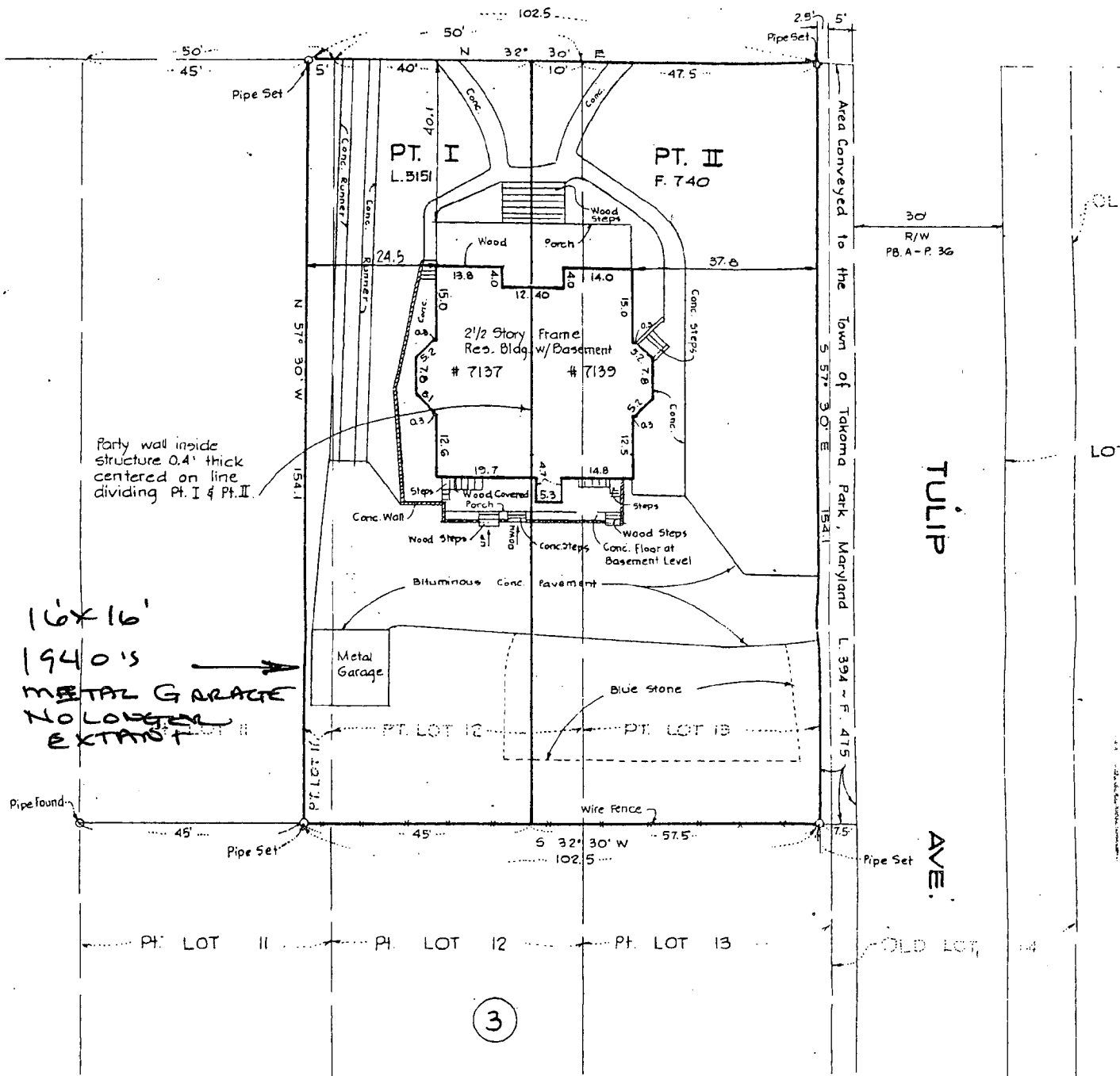
311 Tulip (corner across street, same side): Takoma Park Presbyterian Church

MAPLE

AVE.

40' R/W

Pipe Found



SURVEYOR'S CERTIFICATE:

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, 1978 and recorded among the Land Records of Montgomery County, Maryland in Liber 5151 at Folio 740, being also parts of lots 11, 12 & 13 Blk. 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.

March 16, 1987

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

BUILDING PARTS

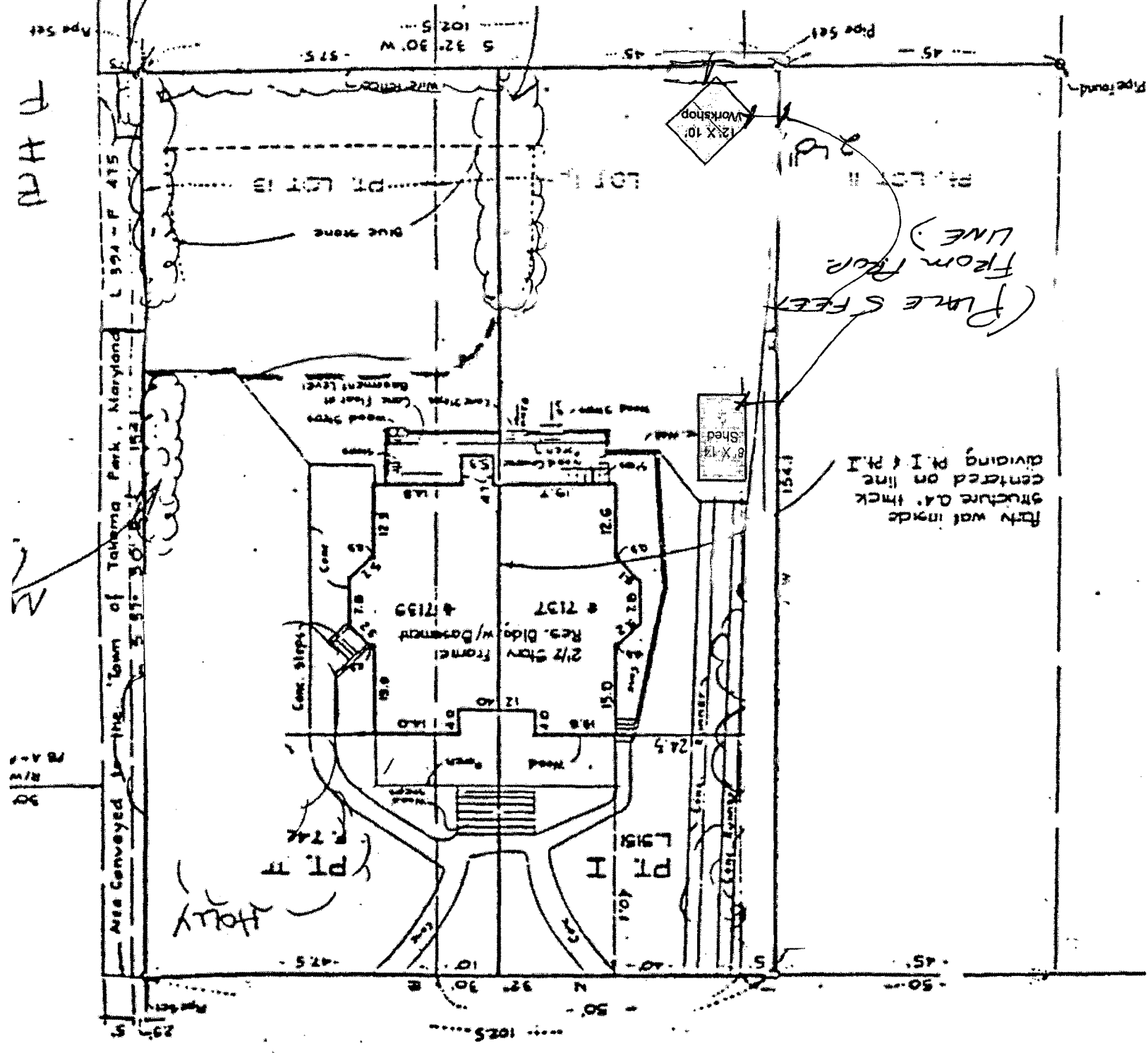
T

Montg. Scale:

OYSTER

CIVIL ENGINE
2419 REP





Party was inside structure & thick dividing P.I. & P.I.I centered on line

(Fire Line) From Floor

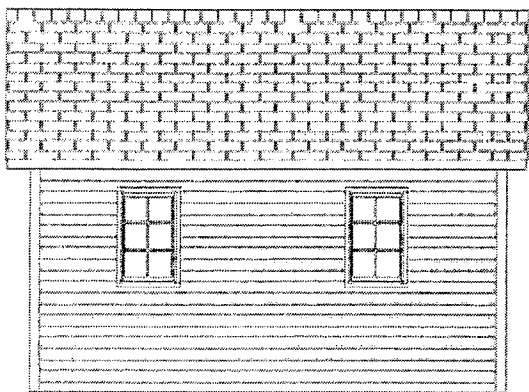
Ass Conveyed to the Town of Takoma Park, Maryland L 594 - P 415

R/W R/V

74474

HOLLY

SHED (END OF DRIVEWAY)

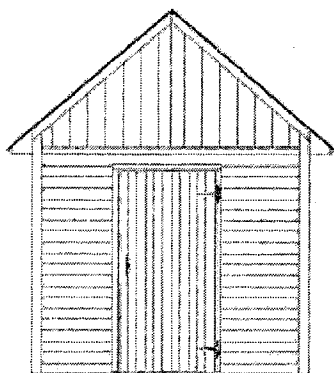


6'9"

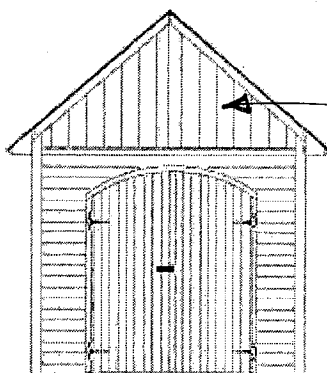
8 x 14 Cabin - Front Elevation

Order This Customize This Print This

WINDOWS TDL. WOOD



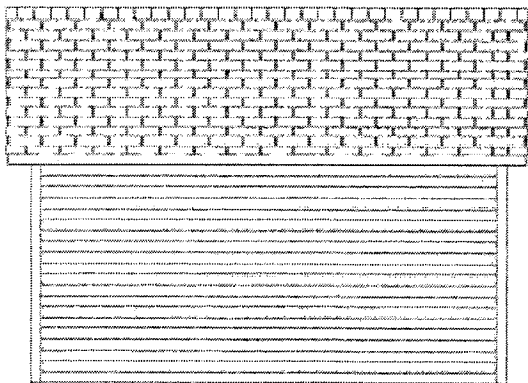
Left Side Elevation



Right Side Elevation

ALL SIDING WILL BE HORIZONTAL

WOOD SIDING
TRIM, ROOFS

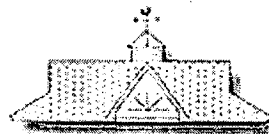


8 x 14 Cabin - Rear Elevation

CabanaVillage

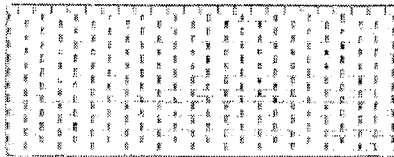
1 800 959 3808

info@cabanavillage.com



go back to previous page

SHOP (REAR CORNER) OPTION A

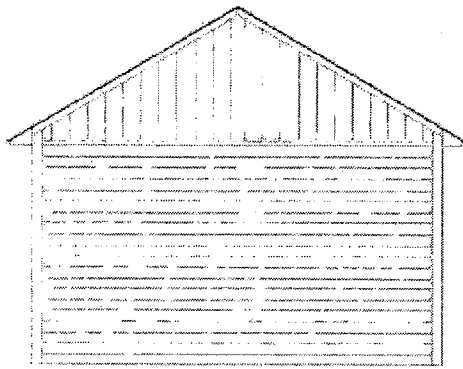


12 x 10 Cabana - Front Elevation

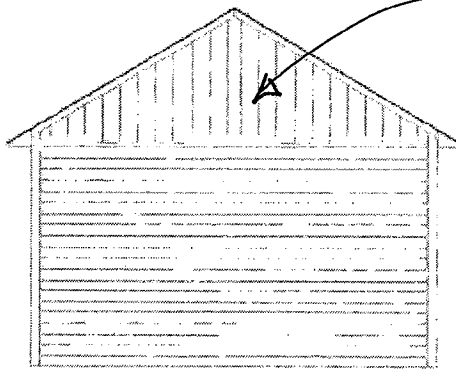
WINDOWS
WOOD
TBL

12 x 10 Cabana Pricing	
Base Price (panelized & delivered)	\$5,299
Siding	Cedar Channel
Floor Included? yes	\$0
Extra Wall Height: 0" (81" Total)	\$0
Structural Package: (Plyw'd & Wrap)	\$795
featured options:	
Doors	
1 Standard (LH) Door	\$169
Windows	
3 Standard Windows @ \$129 ea.	\$387
Options	
Total	\$6,650

Order This Customize This Print This



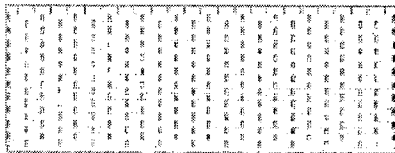
Left Side Elevation



Right Side Elevation

SIDING WILL BE
~~BUT~~ HORIZONTAL

WOOD
SIDING
TRIM
WINDOWS,
DOORS



12 x 10 Cabana - Rear Elevation

CabanaVillage

1 800 959 3808

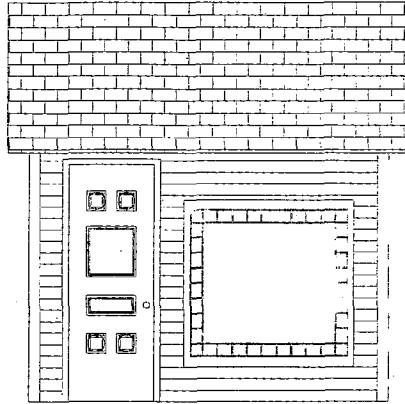
info@cabanavillage.com



go **back** to previous page

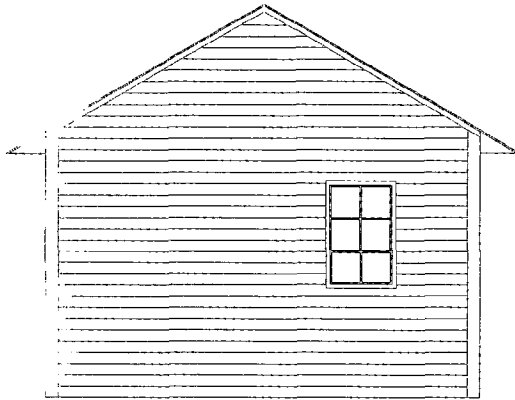


SHOP
OPTION B
(PREFERRED)

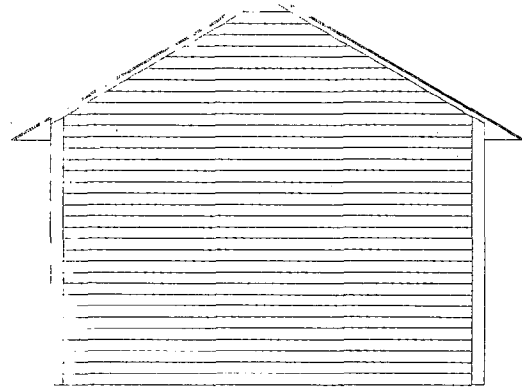


12' X 10' FRONT ELEVATION

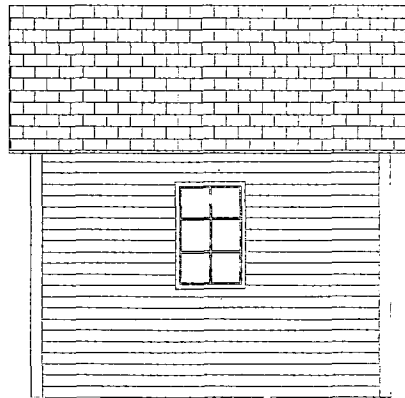
SALVAGE
DOOR +
WINDOW - WOOD
(TDL)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



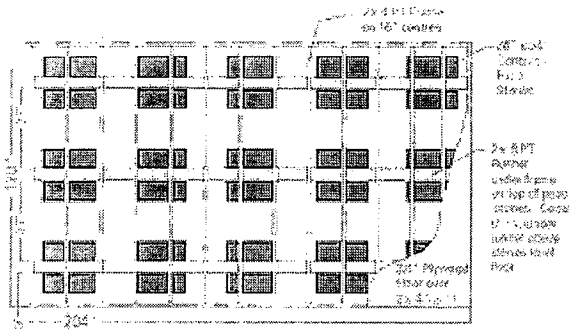
REAR ELEVATION

WOOD
SIDING,
TRIM, DOORS,
WINDOWS

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



7137 Maple Ave Front

14

7135 Maple Ave Front



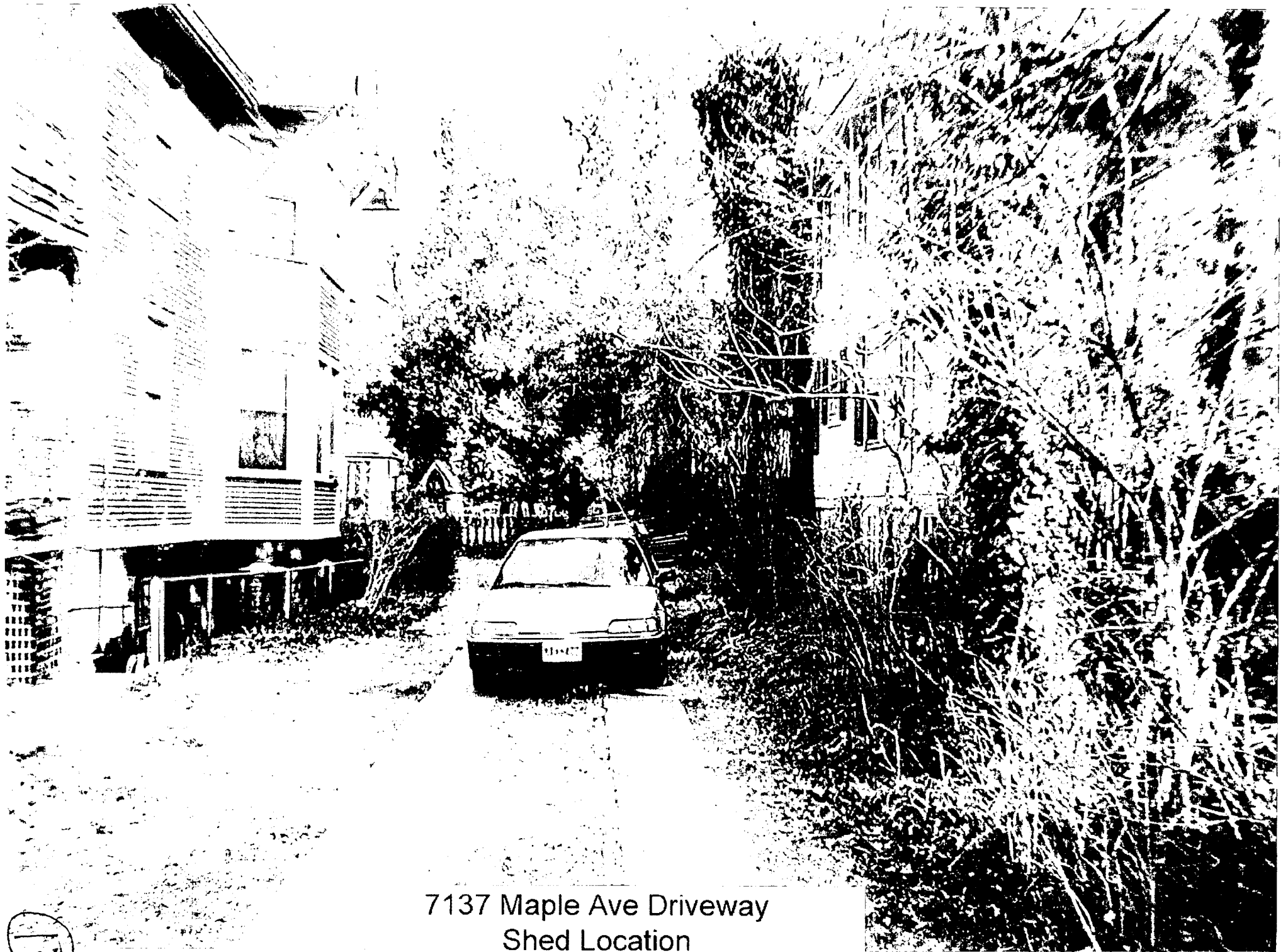


7137 Maple Ave Driveway

View between 7135 and 7137 Maple Ave Front

SHED : BEHIND CAR - AT REAR FENCE

16



7137 Maple Ave Driveway
Shed Location

17



7137 Maple Ave Backyard
Workshop Location

2

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

<p>Owner's mailing address CAROLINE ALDERSON 7137 MAPLE AVENUE TAKOMA PARK, MD 20912</p>	<p>Owner's Agent's mailing address</p>
<p>Adjacent and confronting Property Owners mailing addresses</p>	
<p>Kim. Reed KELEER 7135 MAPLE TAKOMA PARK</p>	<p>7124 CACROSS STREET JENNIFER SALOMA</p>
<p>310 TULIP (Behind House) LYNN + JOHN SCHEDER</p>	<p>311 TULIP TAKOMA PRESBYT. CHURCH ACROSS CORNER</p>