

37/03-06R 7120 Maple Avenue
Takoma Park Historic District, 37/03



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 4/27/06

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #416804, shed installation

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 4/26/2006 meeting.

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: Nicholas Curabba & Vanessa Wight

Address: 7120 Maple Avenue, 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
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

416804 A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nicholas Curabba

Daytime Phone No.: 202 624-2059

Tax Account No.: _____

Name of Property Owner: Nicholas Curabba / Vanessa Night Daytime Phone No.: 301 270 2706

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

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7120 Street: Maple Avenue

Town/City: Takoma Park Nearest Cross Street: Talip Avenue

Lot: pt. of 30, 33 Block: 4 Subdivision: B.F. Gilbert's Addition to Takoma Park

Liber: 19201 Folio: 278 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ foot _____ 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.

Nicholas A. Curabba
Signature of owner or authorized agent

4/5/06
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Judith M. Mallett Date: 4-27-06

Application/Permit No.: 416804 Date Filed: _____ Date Issued: _____

Page 2 of HWAP Application

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance: The residential home and property at 7120 Maple Avenue has been categorized as a "Contributing Resource" to the Takoma Park Historical Area. No alteration, modification, addition, or demolition to the existing structure is being proposed in this application.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and where applicable, the historic district: The project is the installation of a pre-fabricated shed on the western-most corner of the backyard of 7120 Maple Ave. The shed, when fully installed, will be 6 feet x 8 feet x 6 feet, and will not be visible from any public right-of-way. The shed will not be in the dripline of any tree, and installation of the shed will not result in the removal or alteration of any tree.

2. SITE PLAN

- a. SEE ATTACHED PLAT

3. PLANS AND ELEVATIONS

- a. After consultation with Montgomery County Historic Preservation Commission, this information was determined to be not applicable to this application.

4. MATERIALS SPECIFICATIONS

- a. 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. Roof shingles are self-sealing shingles; frame consists of 2x4; walls are pine clapboard shingles; floor is pressure treated wood; foundation is concrete blocks.

5. PHOTOGRAPHS

- a. Attached

6. TREE SURVEY

- a. Not required

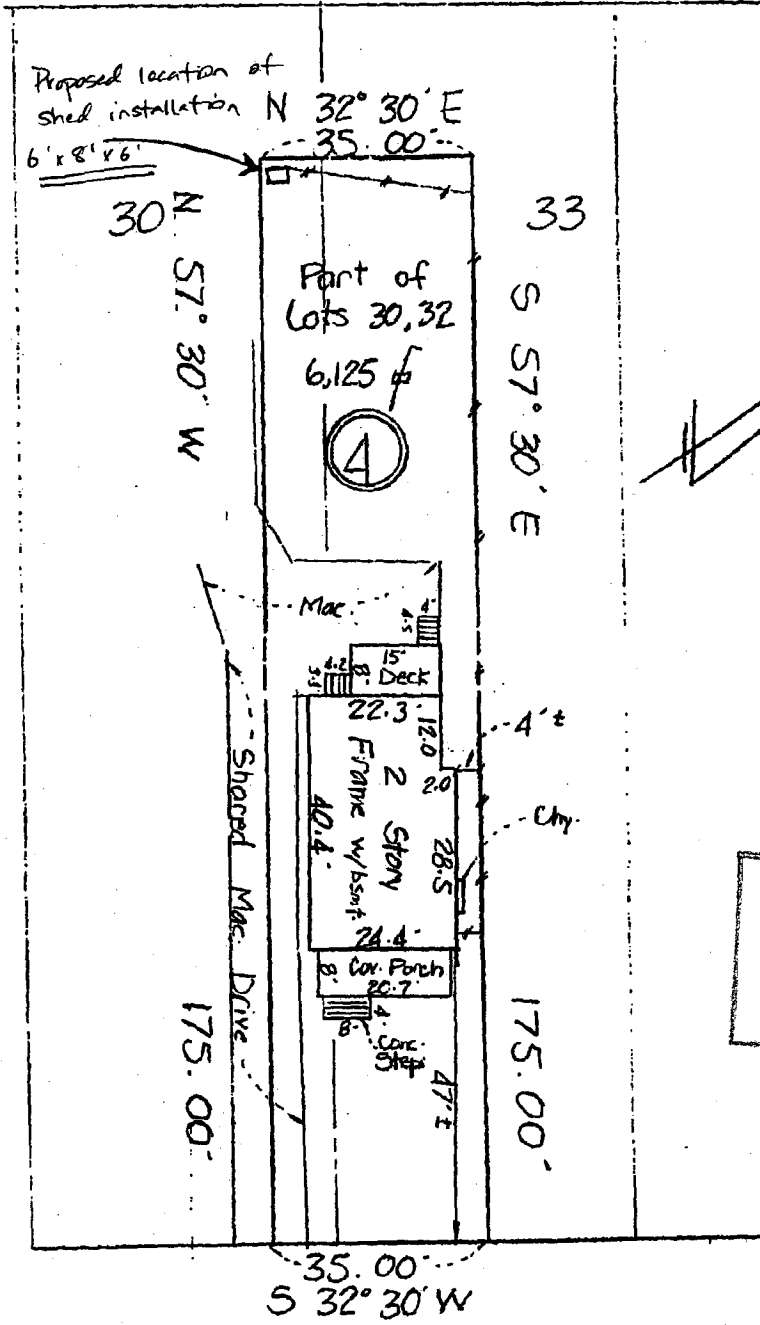
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

- a. See attached

NOTES:

This plat is not intended for use in the establishment of property lines, but prepared for the exclusive use of the present property owner(s) of record and/or those who purchase, mortgage or guarantee the title within six months from the date hereof and as to then I warrant this house location survey. For title purposes only.

No title report furnished at this time, subject to all easements and rights of ways of record. Property corners have not been set with this survey. Property information was taken from the best available records. This location plat is not to be used for the construction of fences or other improvements. A boundary Survey and lot stakeout would have to be performed to determine the location of all property lines as shown. The Property shown hereon is located within Zone C as shown on F.E.M.A. Flood Insurance Rate Map Community Panel No. 240647 C of MONTGOMERY County, Maryland.



APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley

4-27-06



MAPLE AVENUE
40' R/W

Drawn By: TD
Checked By: TD
Date: 6/17/05
Scale: 1" = 30'
Job No. H-05-233
Case No. 71045-TR

SURVEYOR'S CERTIFICATE

HOUSE LOCATION SURVEY



See page 5 for order form, options and upgrades

Shown in photo: 10' x 10' HideAway Shed, cedar siding, peak roof, white/gray roof shingles

The HideAway — Perfect for smaller yards and smaller items!

- Door-window layout
- Your choice of roof style, shingle color and siding
- 40" double door
- Window with flower box & shutters
- Gable vents (increases air circulation)
- 2" x 4" construction and pressure treated floor joist



THE HIDEAWAY

*Proposed shed will be 6' x 8' x 6

APPROVED
 Montgomery County
 Historic Preservation Commission

Julia O'Malley

AP

4-27-06

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7120 Maple Avenue, Takoma Park	Meeting Date:	4/26/2006
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	4/19/2006
Applicant:	Nicholas Curabba and Vanessa Wight	Public Notice:	4/12/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06R	Staff:	Anne Fothergill
PROPOSAL:	Shed installation		
RECOMMENDATION:	Approve		

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Craftsman
DATE: 1923

PROPOSAL

The applicants propose installation of a 6' x 8' x 6' wood shed with an asphalt shingle roof. The shed will be located at the rear left of their lot and will not be visible from the public right-of-way.

STAFF RECOMMENDATION:

- Approval**
 Approval with conditions

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

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private

utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or

- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

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.



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Liber: 19201 Folio: 278 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # _____

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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.

Nicholas A. Curabba 4/5/06
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 416804 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP APPLICATION: MAILING ADDRESS FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Nicholas S. Curabba Vanessa R. Wight 7120 Maple Avenue Takoma Park, MD 7120	Owner's Agent's mailing address n/a
Adjacent and confronting Property Owners mailing addresses	
Adjacent: George McCabe 7122 Maple Avenue Takoma Park, MD 20912	Adjacent: Mark S. Fruedenberger 7118 Maple Avenue Takoma Park, MD 20912
Confronting: City of Takoma Park Thomas-Siegler Carriage House Takoma Park, MD 20912	

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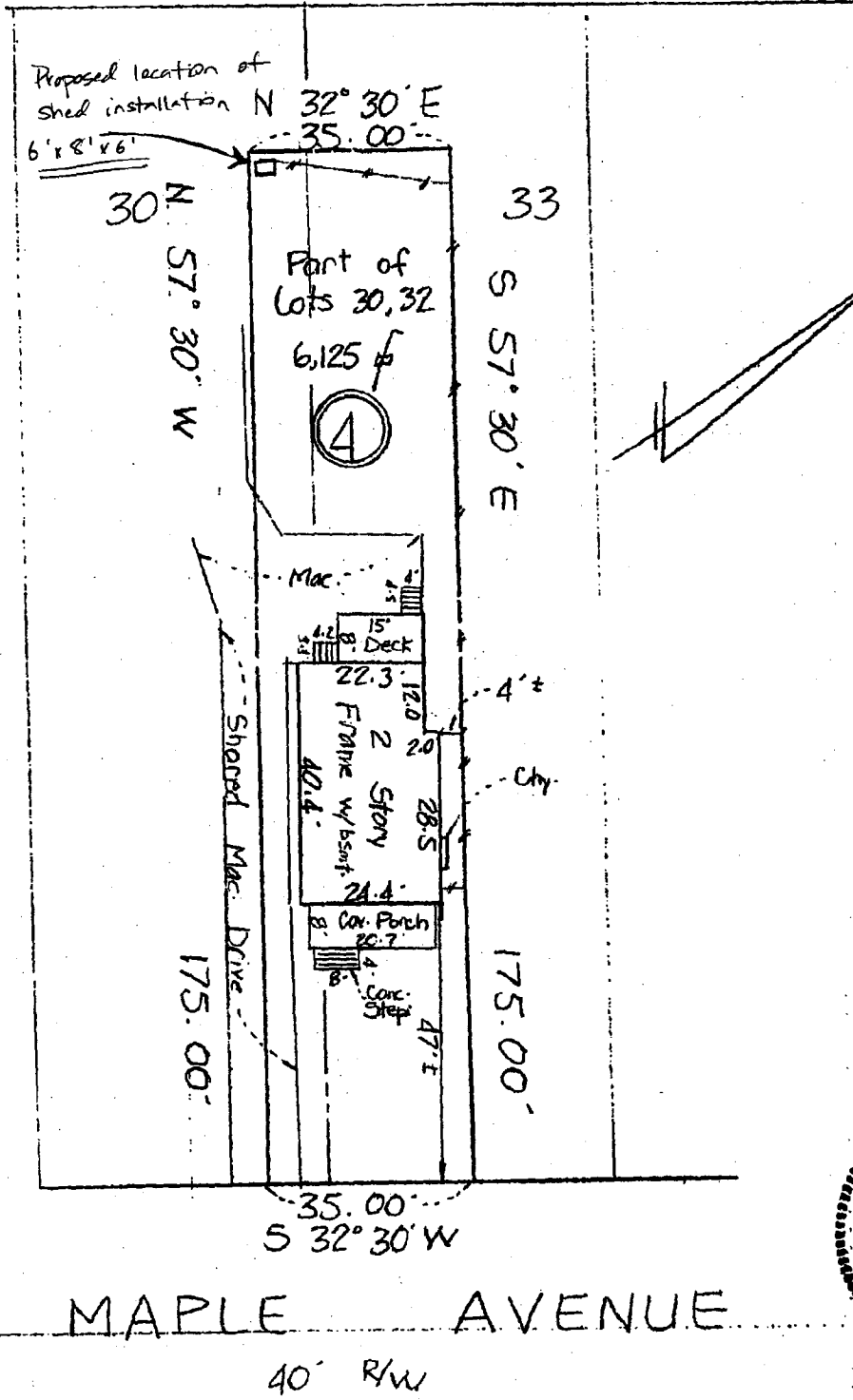
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The Property shown hereon is located within Zone 6 as shown on F.E.M.A Flood Insurance Rate Map Community Panel No. 246629 of Montgomery County, Maryland.



Drawn By:	TO
Checked By:	
Date:	6/17/05
Scale:	1" = 30'
Job No.:	H-05-233
Case No.:	71045-RK

(6)



See page 5 for order form, options and upgrades

Shown in photo: 10' x 10' HideAway Shed, cedar siding, peak roof, white/gray roof shingles

The HideAway — Perfect for smaller yards and smaller items!

- Door-window layout
- Your choice of roof style, shingle color and siding
- 40" double door
- Window with flower box & shutters
- Gable vents (increases air circulation)
- 2" x 4" construction and pressure treated floor joist



THE HIDEAWAY

*Proposed shed will be 6' x 8' x 6

8

View facing Thomas-Sigler Carriage House





View facing 7118 Maple Ave.



View from Deck porch of 7120 Maple Ave.

7120 Maple

