



37/03-06S	7209 Maple Ave
Takoma Park Historic District, 37/03	





HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: April 27, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section, M-NCPPC

SUBJECT: Historic Area Work Permit # **416256** for an existing deck extension

The Montgomery County Historic Preservation Commission (HPC) reviewed the attached application for a Historic Area Work Permit (HAWP) at its public hearing on April 26, 2006. This application was **APPROVED** with a condition. The condition of approval was that:

The structures in the previously approved HAWP permits (#342293 and #369465) are not to be constructed and the active permits are to be voided and deleted from the system.

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: John and Ellen Bell

Address: 7209 Maple Avenue, Takoma Park (Takoma Park Historic District)

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will contact the Historic Preservation Office if they propose to make any alterations to the approved plans.





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

DPS - #8

416256
Michelle

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.: _____

Name of Property Owner: JOHN + ELLEN BELL Daytime Phone No.: 301 891 2223
Address: 7209 MAPLE AVE TAKOMA PARK MD 20912
Street Number City State Zip Code

Contractor: KINGSTON BUILDERS Phone No.: 703 323-6527

Contractor Registration No.: MHIC # 18234

Agent for Owner: ELIZABETH MITCHEL Daytime Phone No.: 703 323-6527

LOCATION OF BUILDING/PREMISE

House Number: 7209 Street: MAPLE AVE
Town/City: TAKOMA PARK Nearest Cross Street: TULIP AVE
Lot: 19 Block: 7200 Subdivision: _____
Liber: _____ Folio: _____ 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 _____ 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

Ellen Bell
Signature of owner or authorized agent

3-26-06
Date

Approved: XW/CONDITION For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 4/27/06

Application/Permit No.: 416256 Date Filed: _____ Date Issued: _____

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:

The existing deck was built in the 1980's out of pressure treated wood. It is about 18 ft wide flush with the width of the house and about 6 ft deep. It has no historical features or significance ~~and~~ Only the existing staircase is visible from the street.

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

The new plan extends the deck 5 ft over a cement patio and add a staircase to the back yard. None of the new construction would be visible from the street. The house would remain as historic as it is now.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

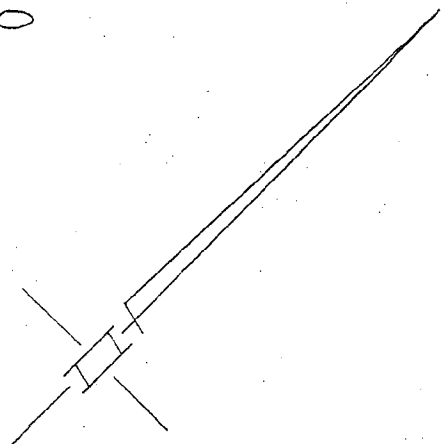
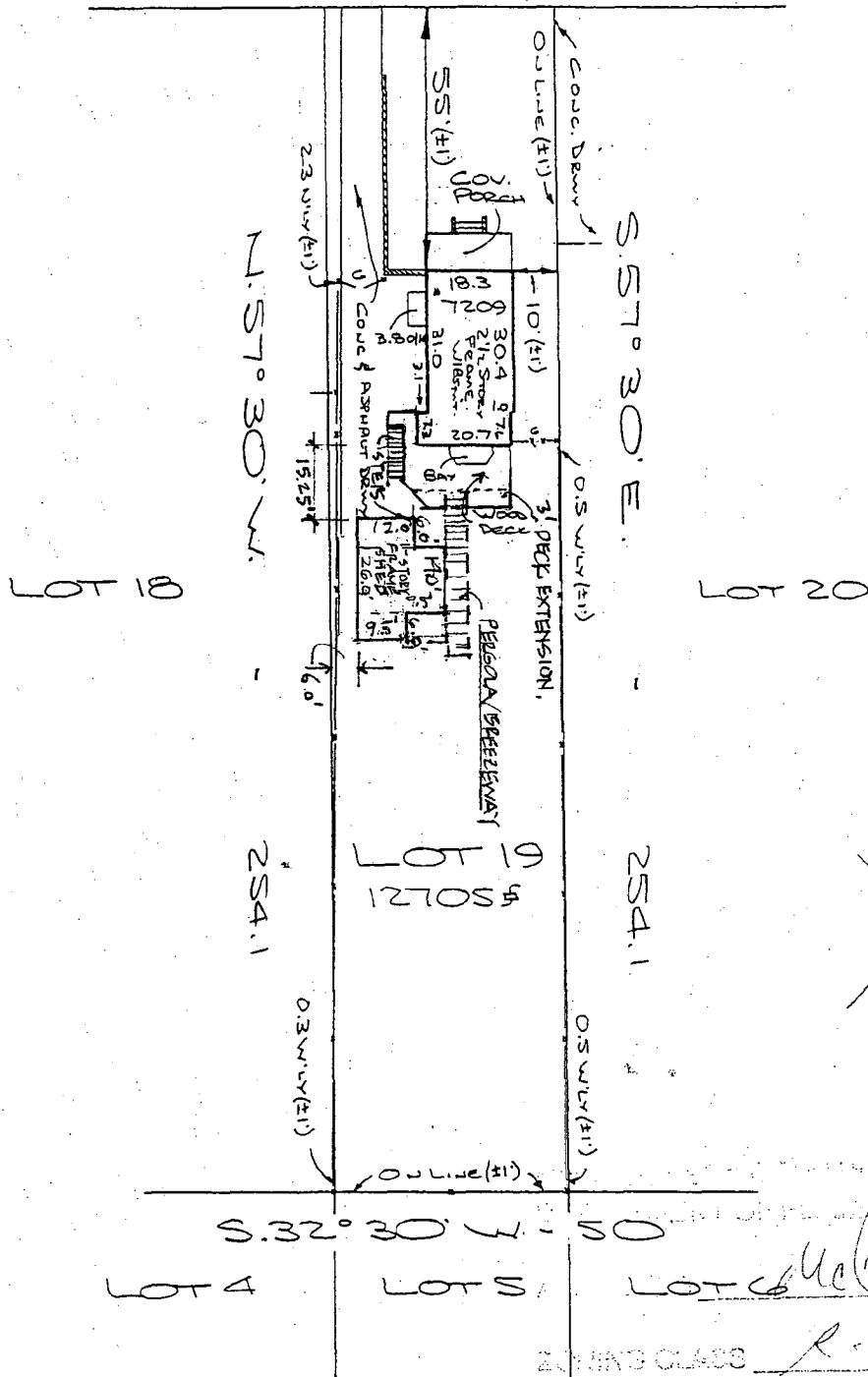
If you are proposing construction adjacent to or within the profile of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

MAPLE AVENUE

N. 32° 30' E. - 50'



BOARD OF APPEALS CASE
 EXT 44, 3' WALK PER 1700

7-way
 R-60
 PAGE 10/11

3-17-06

S. 57° 30' E.

CONC. DRIVE
ONLINE (F1)
10' (F1)
0.5 W/1.5 (F1)

30.4
2 1/2 STORY
FRAME.
W/1.5 W/1.5

2.3 W/1.5 (F1)

CONC & ASPHALT DRIVE

existing evergreen tree

5'-0"

EXIST DECK STAIR

NEW STAIR

EDGE OF DECK
ADDITION

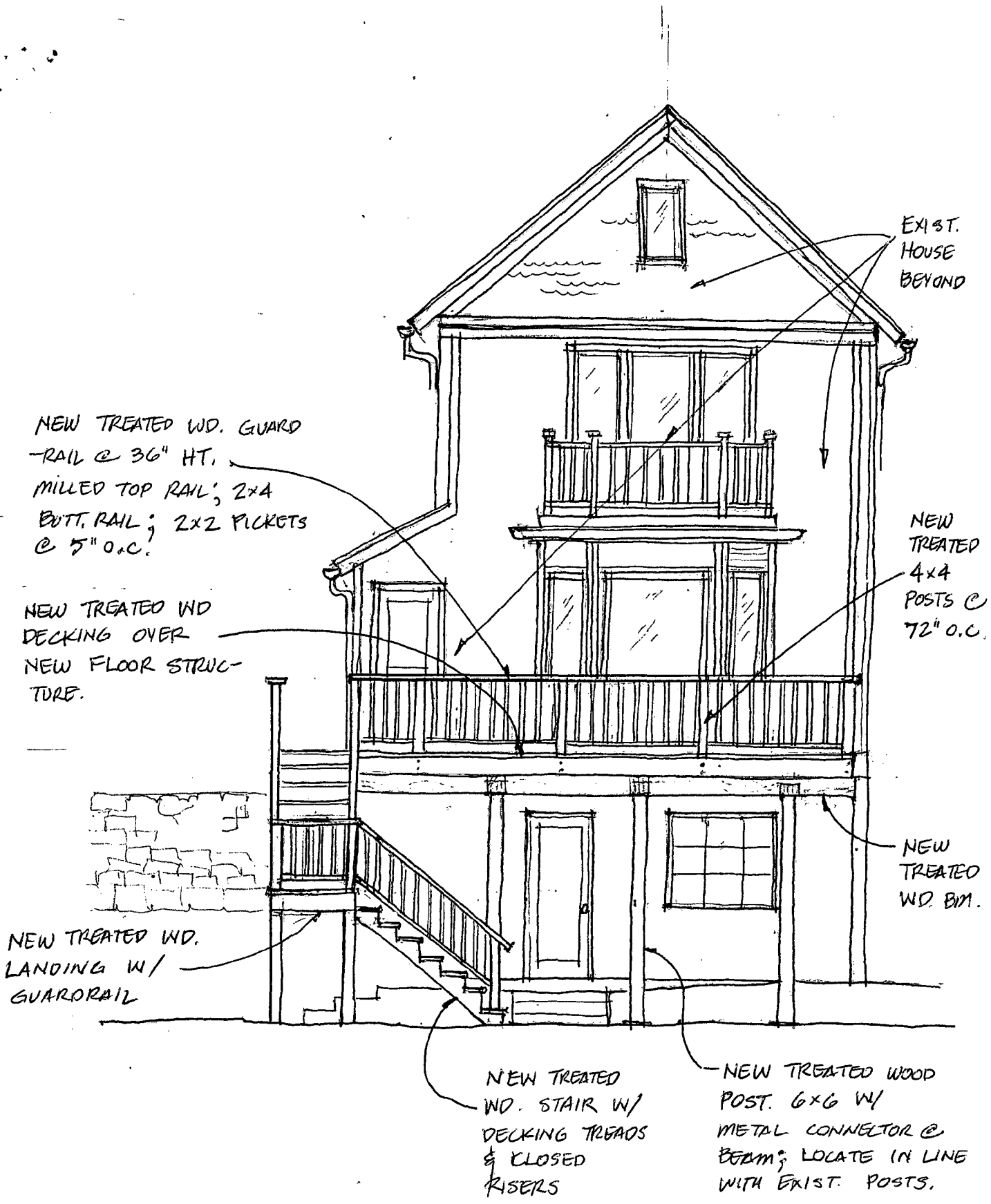
LINE OF
EXIST DECK

GARAGE

N. 57° 30' W.

APPROVED
Montgomery County
Historic Preservation Commission
Michelle Adams
4/27/06





APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle Ochs
 7/27/06

~ PROPOSED BACK ELEVATION ~
 BELL RESIDENCE
 7209 MAPLE AVE, T.P., MD.

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	7209 Maple Avenue, Takoma Park	Meeting Date:	4/26/2006
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	4/19/2006
Applicant:	John and Ellen Bell	Public Notice:	4/12/2006
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-06S	Staff:	Michele Oaks
PROPOSAL:	Existing Deck Extension		

RECOMMENDATION: Approve with condition

BACKGROUND

The applicants have applied for and received approval from the Commission for two separate Historic Area Work permits in the recent past.

On May 26, 2004, the Commission approved with no conditions a HAWP application (#342293) to:

1. Demolish the existing shed/garage structure (9'10" x 20'11") on the lot.
2. Construct a 26'L x 19'W x 12'6"H (max height -majority of building will be 8'10" in height) studio/storage/greenhouse building on the site of the existing shed/garage. The new building will be constructed on a slab foundation, with wood siding and metal roofing.
3. Construct a wood pergola with a flagstone walkway and a corrugated fiberglass roof. The new pergola and walkway will commence from the lower level of the deck, along the side elevation of the new building.
4. Install an open trellis with a 6' x 8' flagstone patio underneath to be located in front of the greenhouse entrance.
5. Remove an existing pear tree from the property.
6. Extend the existing deck projecting from the second story of the rear elevation 3' in length.
7. Reorient the existing deck staircase to face the rear yard.
8. Install 3' high retaining walls.

On January 26, 2005, the Commission approved a second HAWP application (#369465) with two conditions. The conditions of approval were 1. The revised design submitted at the public hearing is approved. 2. The deck and stairs will be wood, not Trex. 3. All windows and doors will be wood, not aluminum-clad. The proposal included in this HAWP application was to:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding within the Takoma Park Historic District
STYLE: Victorian Vernacular
DATE: c1900

PROPOSAL:

The applicants propose to extend their existing deck, which protrudes from the second floor on the rear elevation, five feet (5'). They also propose to install a staircase, which will provide access to the first floor and to their back yard.

No trees affected, nor proposed to be removed as part of this HAWP proposal.

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

The structures in the previously approved HAWP permits (#342293 and #369465) are not to be constructed and the active permits are to be voided and deleted from the system.

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.



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

DPS - #8

416256
Michele

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Lot: 19 Block: 7200 Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ _____
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.
Ellen Bell 3-26-06
Signature of owner or authorized agent Date

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

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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.

March 30, 2006

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

Susan Phillips
7207 Maple Avenue
Takoma Park, MD 20912

Cathy Mack
7208 Maple Avenue
Takoma Park, MD 20912

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

Sunny Morgan
7208 Willow Avenue
Takoma Park, MD 20912

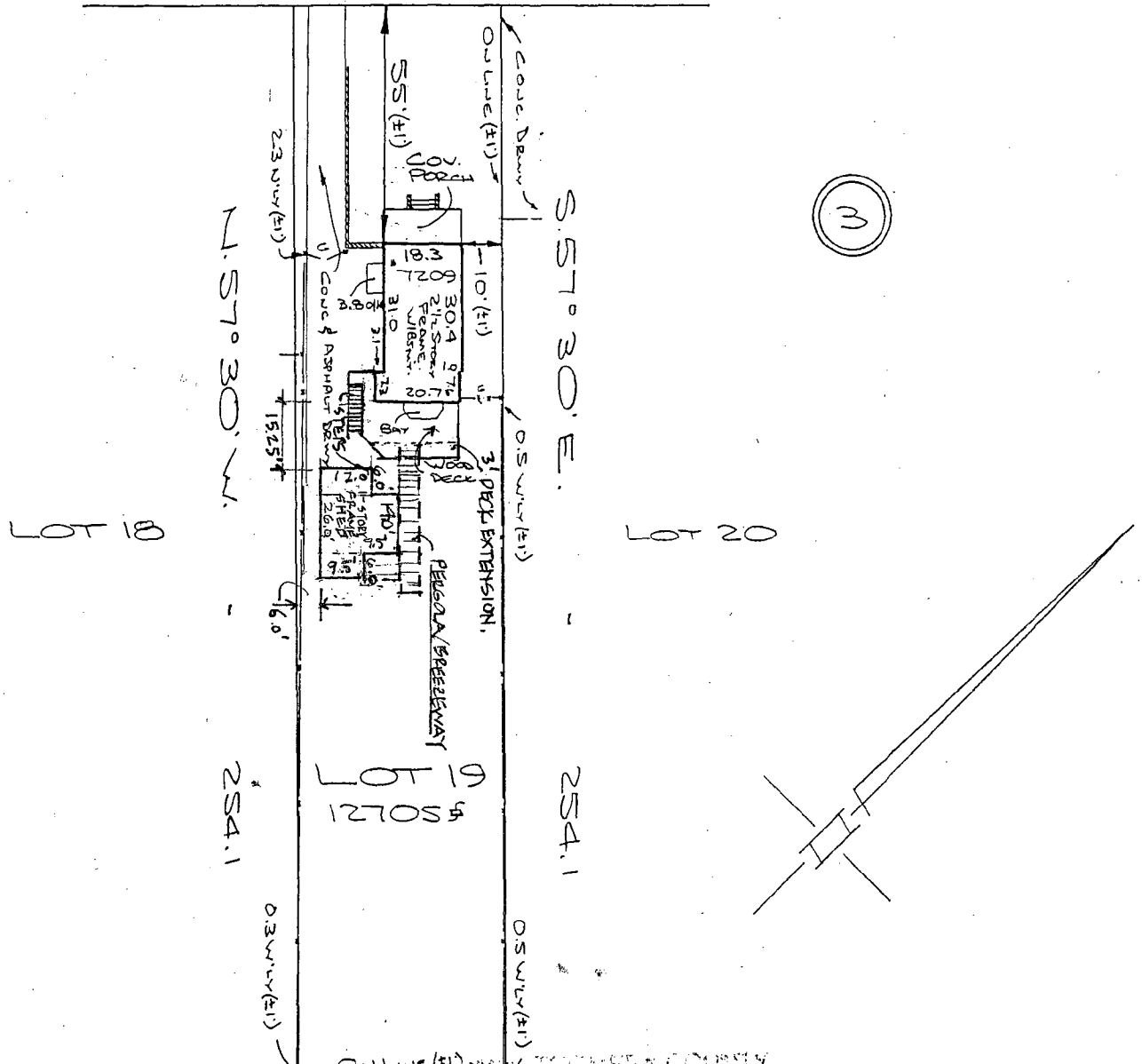
The above are our immediate neighbors.

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

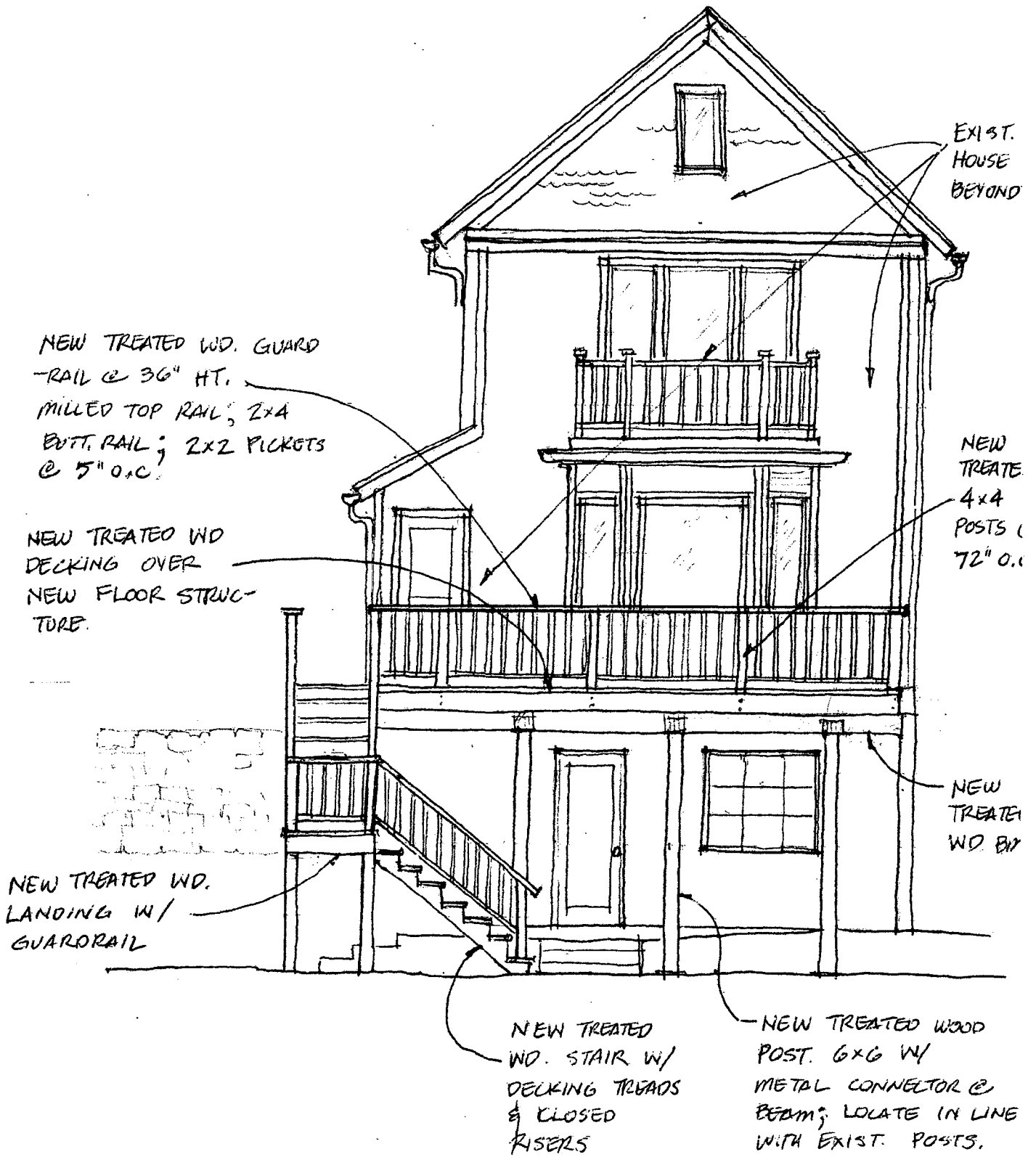
301.891.2223

MAPLE AVENUE

N. 32° 30' E. - 50'



DEPARTMENT OF PLANNING SERVICES
 ZONING CLASS R-60 PAGE 2/2
 BOARD OF APPEALS CASE EXT 84, 3' WALL PER HOC



~ PROPOSED BACK ELEVATION ~

BELL RESIDENCE

7209 MAPLE AVE, T.P., MD.

S. 57° 30' E.

CONC. DRWY

O.S. W'LY (±1')

ON LINE (±1')

CON. PORCH

55' (±1')

10' (±1')

18.3

12.09

30.4 19.76
2 1/2 STORY
FRAME.
W/BSPT.

5.2

5'-0"

LINE OF EXIST DECK

EDGE OF DECK ADDITION

NEW STAIR

31.0

3.1

7.2

Bay

EXIST DECK STAIR

GARAGE

CONC & ASPHALT DRWY

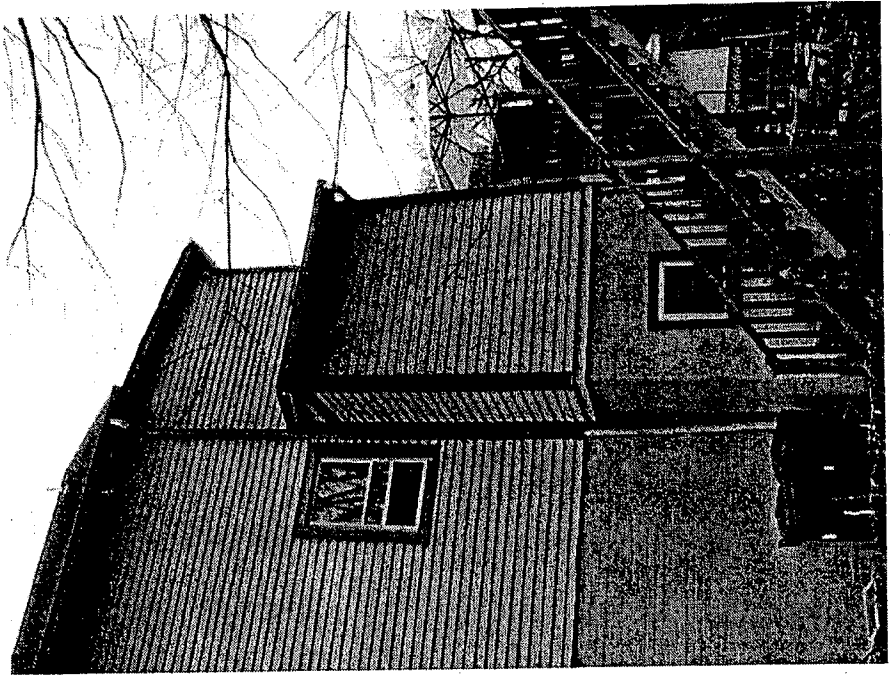
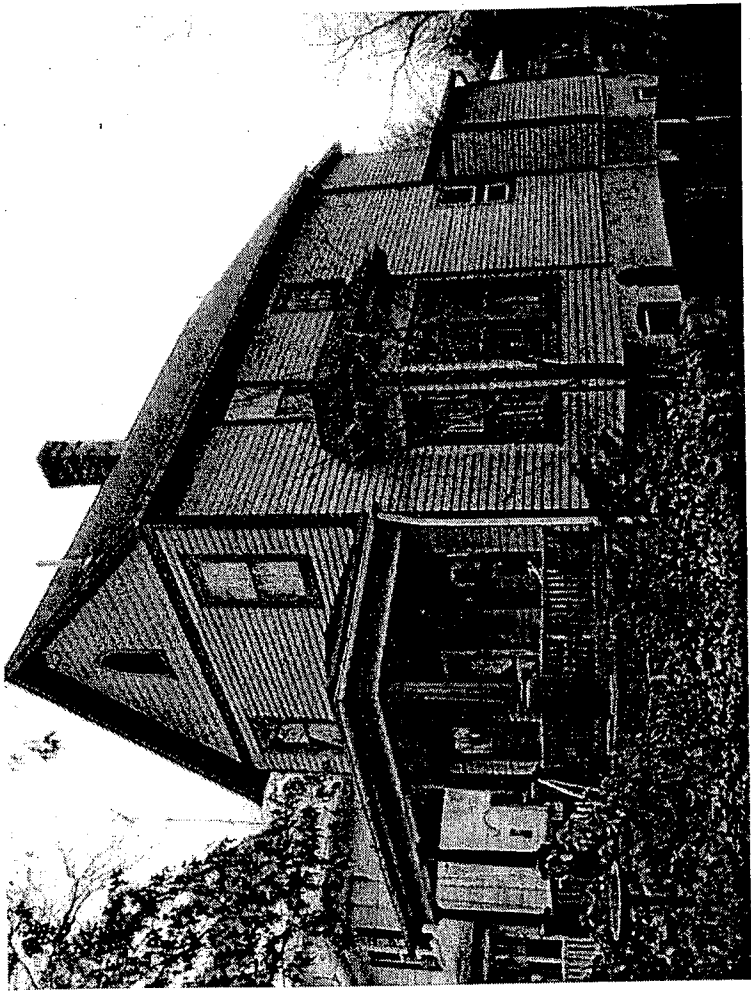
2.3 N'LY (±1')

N. 57° 30' W.

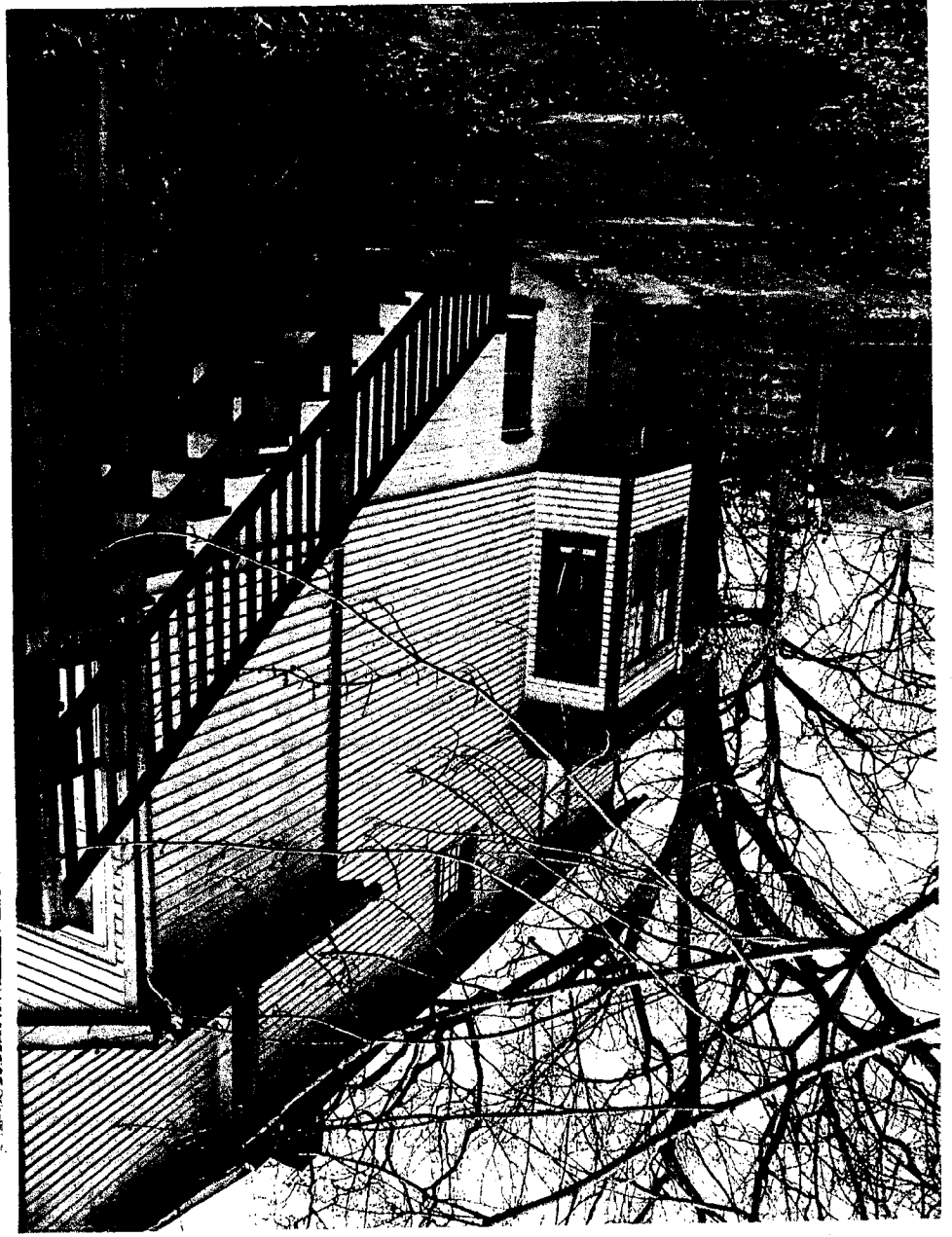
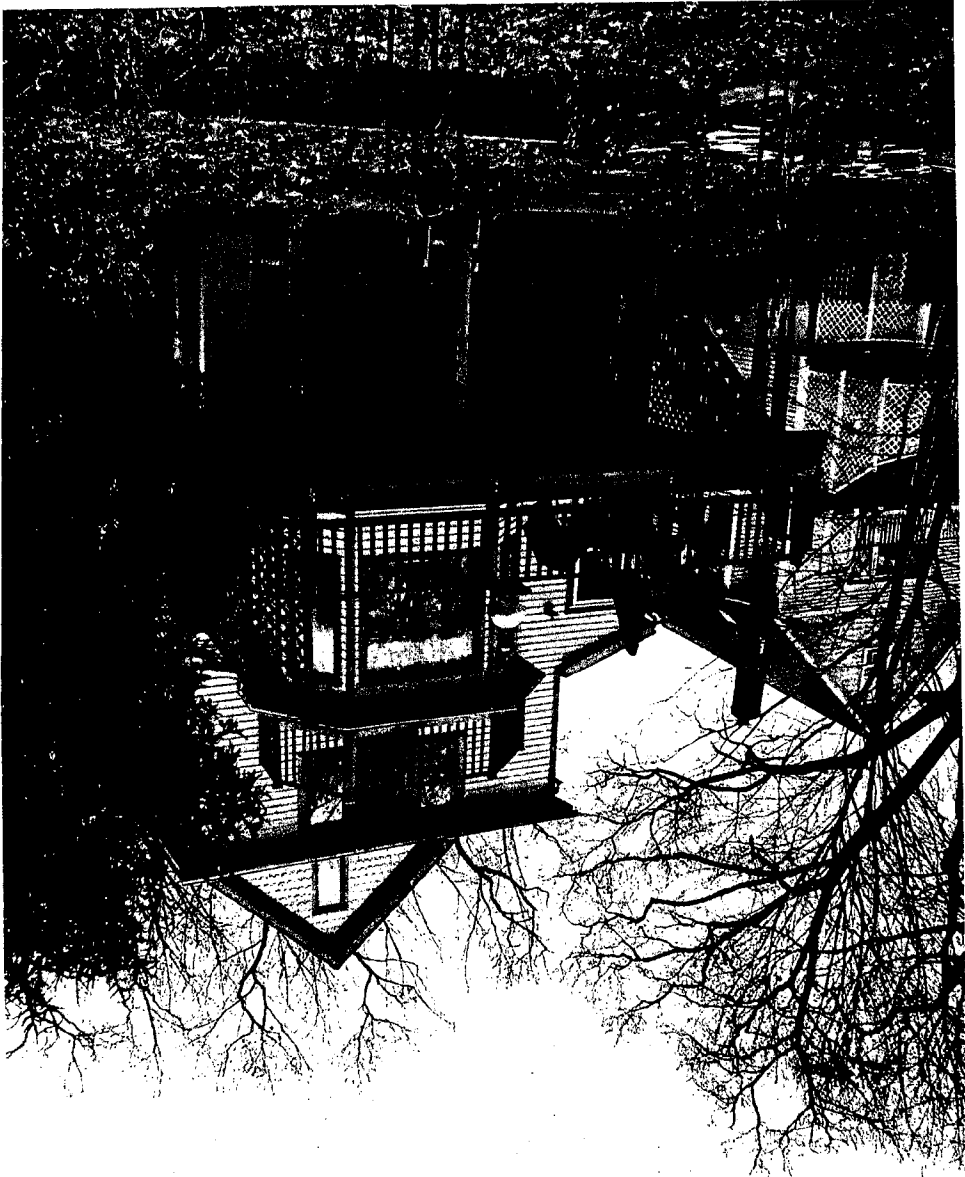
3-17-06

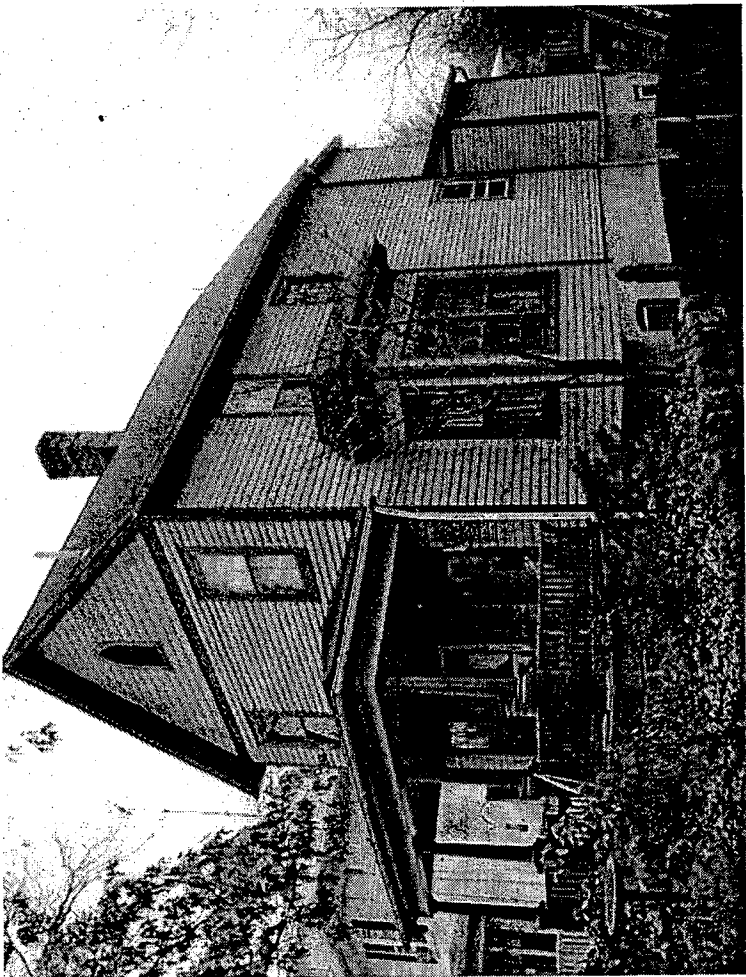


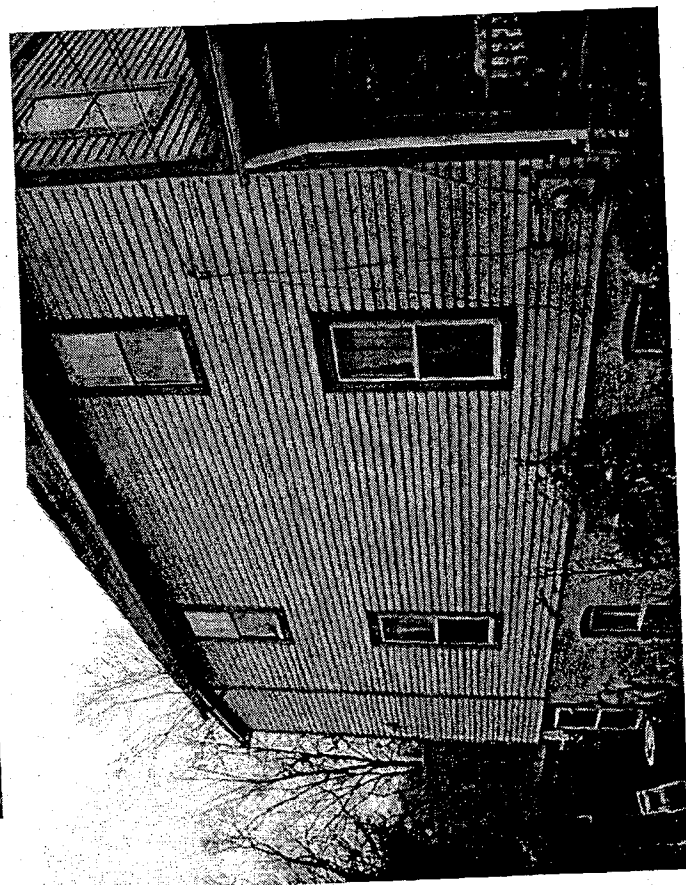
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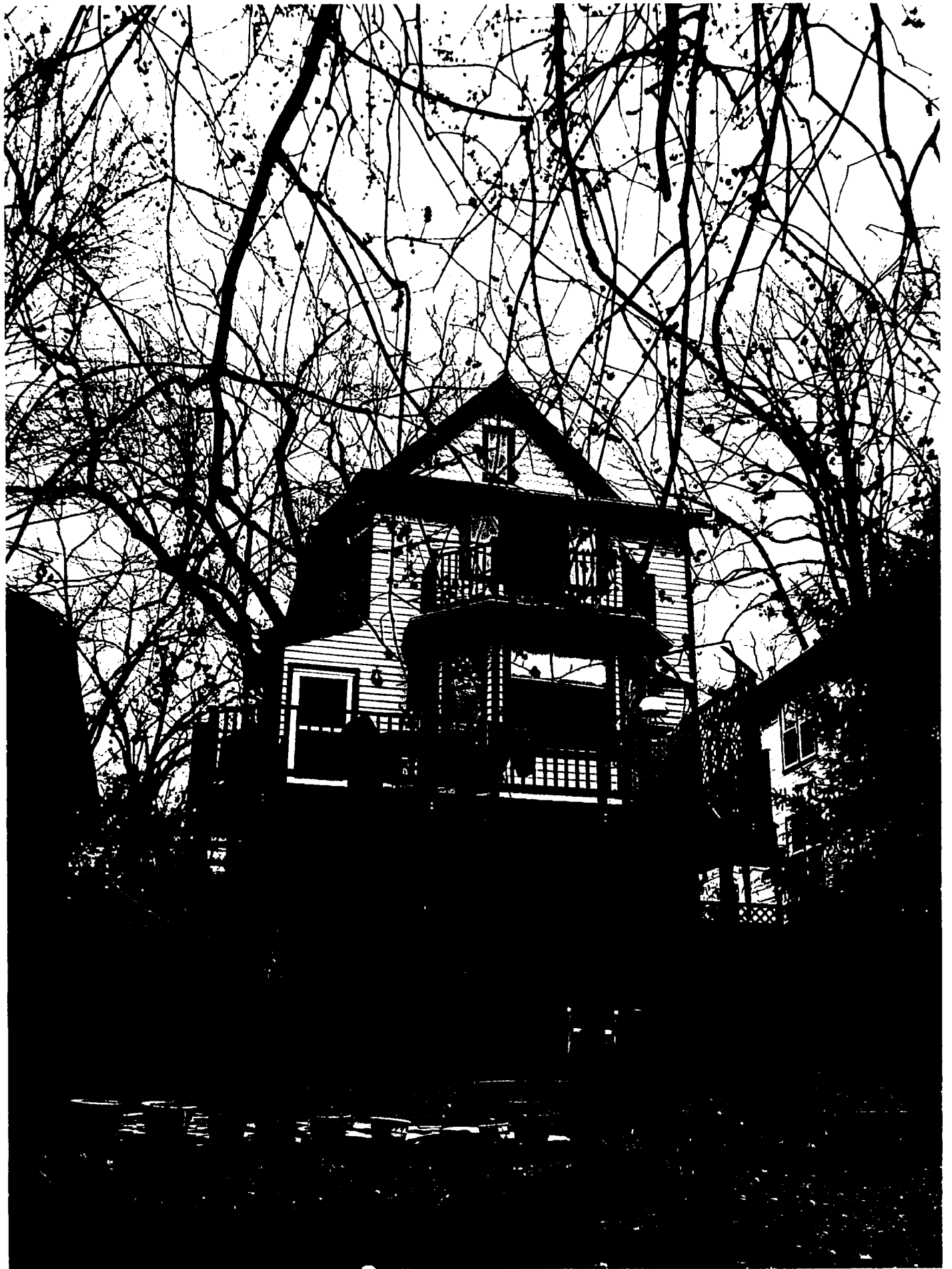














March 30, 2006

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