

7102-04 Maple Avenue, Takoma Park
HPC Case No 37103-08N
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: April 10, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Joshua Silver, Senior Planner *JDS*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #480663, storm window 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 April 9, 2008 meeting.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Keith Chamberlin & Roxanne Fulcher

Address: 7102-04 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

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Keith Chamberlin
Daytime Phone No.: 301-286-2580
Tax Account No.: 161301068620
Name of Property Owner: Keith Chamberlin and Roxanne Fulcher
Daytime Phone No.: 301-286-2580
Address: 7227 Central Ave, Takoma Park, MD 20912
Contractor: Steve Roper/Roper Building and Design
Phone No.: 301-674-2426
Contractor Registration No.: 809 Olive Dr., Silver Spring, MD 20905
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 7102/7104 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: Carroll Ave
Lot: P1 17, P1 18 Block: 4 Subdivision: Takoma Park
Liber: 13424 Folio: 457 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate AC 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 #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: Signature: [Signature] Date: 4/18/09
Application/Permit No.: 480663 Date Filed: Date Issued:

**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 house is an outstanding resource to the Montgomery County Historical Society. It is a two story victorian home. It is zoned R-60, and grandfathered for multi-use, but has 2 addresses, 7102 and 7104 Maple Ave. It was built in 1912 and up until the recent purchase, has been used as a four unit rental facility.

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

Install storm windows over existing windows. Total of 46 storm windows. The contractor has chosen Gorell Series 1000 storm windows. (See attached). Four windows are 30" x 45", ten windows are 30" x 30". Thirty two windows are 34" x 57". Of the thirty two windows, 4 have arches and will be custom made storms. The front facing windows have no grids but the side and back windows do. The storm windows are aluminum construction (no plastic) and will have no grids so the original look of the house will be preserved. The intent of this project is to save energy costs and to be visually as unobtrusive as possible.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as 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.
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6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline 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).

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LOCATION: Home / Replacement Windows / Storm Doors and Windows / 1000 Series

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- Less Window Maintenance?
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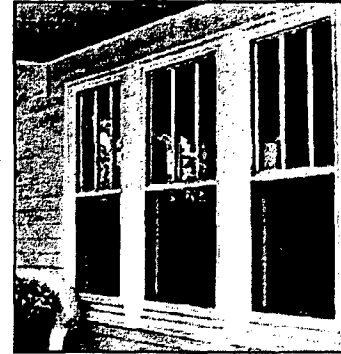
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- Buying The Right Windows
- Learning About Windows
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1000 SERIES Storm Windows

Gorell storm windows represent a practical, cost-effective way to protect your home from harsh weather, help lower your energy bills and enhance the appearance of your home. Gorell storm windows are available in three distinctive styles—picture windows, horizontally sliding units and double-hungs. These quality-engineered products will give your home a beautiful new look while maintaining the interior charm and beauty of your existing windows.

[Buying Help](#) | [Sizes](#)



STANDARD BENEFITS:

- Commercial-grade extruded aluminum frames—in soft white—extend the life of your primary windows and make your home look more beautiful.
- Marine glazing gaskets seal the glass to the frame for better cushioning and a snug fit.
- Triple interlocking sash inserts seal out the elements.
- Heavy-duty metal corner keys add strength to insert frames.
- Double-hung units feature heavy-duty metal slide bolts that are stronger and more durable than plastic parts used by other manufacturers—and last years longer.
- Anti-bow pins at the mid-points of both inserts keep the inserts in place to provide a tighter seal—even in strong winds.
- Pile weather stripping around the sash panels provides a close-fitting seal to keep out air and moisture.
- Adjustable sill expanders with built-in weeps enable the windows to fit openings tightly—even in out-of-square situations.

OPTIONS:

- Stylish almond and bronze colors allow you to match or contrast these windows to the color of your home or primary windows.
- Tempered safety glass gives you an additional level of safety.
- Obscure glass offers privacy as well as beauty, while allowing in light.
- 'Oriel-style' design provides asymmetrical sash size configuration that allows you to custom design Gorell storm windows to match the original design of your prime windows.
- Durable screens made of fiberglass mesh—or aluminum mesh if you prefer a more traditional look—provide years of service.

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APPROVED
 Mandatory Order
Joseph L. ... 4/18/08

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EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7102-04 Maple Avenue, Takoma Park	Meeting Date:	4/9/2008
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	4/2/2008
Applicant:	Keith Chamberlin and Roxanne Fulcher	Public Notice:	3/26/2008
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-08N	Staff:	Josh Silver
PROPOSAL:	Storm window installation		

STAFF RECOMMENDATION:

Approval

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource Within The Takoma Park Historic District
STYLE: Italianate (Fourplex)
DATE: c1907

PROPOSAL:

The applicants are proposing to install 46 aluminum exterior storm windows (Gorell Series 1000) at the subject property. The proposed storm window style is consistent with other storm windows in the Takoma Park Historic District.

APPLICABLE GUIDELINES:

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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DPS - #8

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LOCATION OF BUILDING/PREMISE

House Number: 7102/7104 Street: Maple Ave

Town/City: Takoma Park Nearest Cross Street: Carroll Ave

Lot: Pt 17, Pt 18 Block: 4 Subdivision: Takoma Park

Liber: 13424 Folio: 457 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: [checked]

1B. Construction cost estimate: \$ [checked]

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

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

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3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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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.

Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 480663 Date Filed: Date Issued:

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4

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address

KEITH CHAMBERLIN
~~7227 CENTRAL AVE~~
TAKOMA PARK, MD 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

THOMAS TWOMEY
2268 STARGATE LN
CHARLOTTESVILLE, VA
229 11-6322

ELIOT SCHWARTZ & KAREN FISHMAN
7103 CEDAR AVE
TAKOMA PARK, MD 20912

DONALD DRYBURGH
7100 MAPLE AVE
TAKOMA PARK, MD 20912

EDWARD MCMAHON
7105 CEDAR AVE
TAKOMA PARK, MD 20912

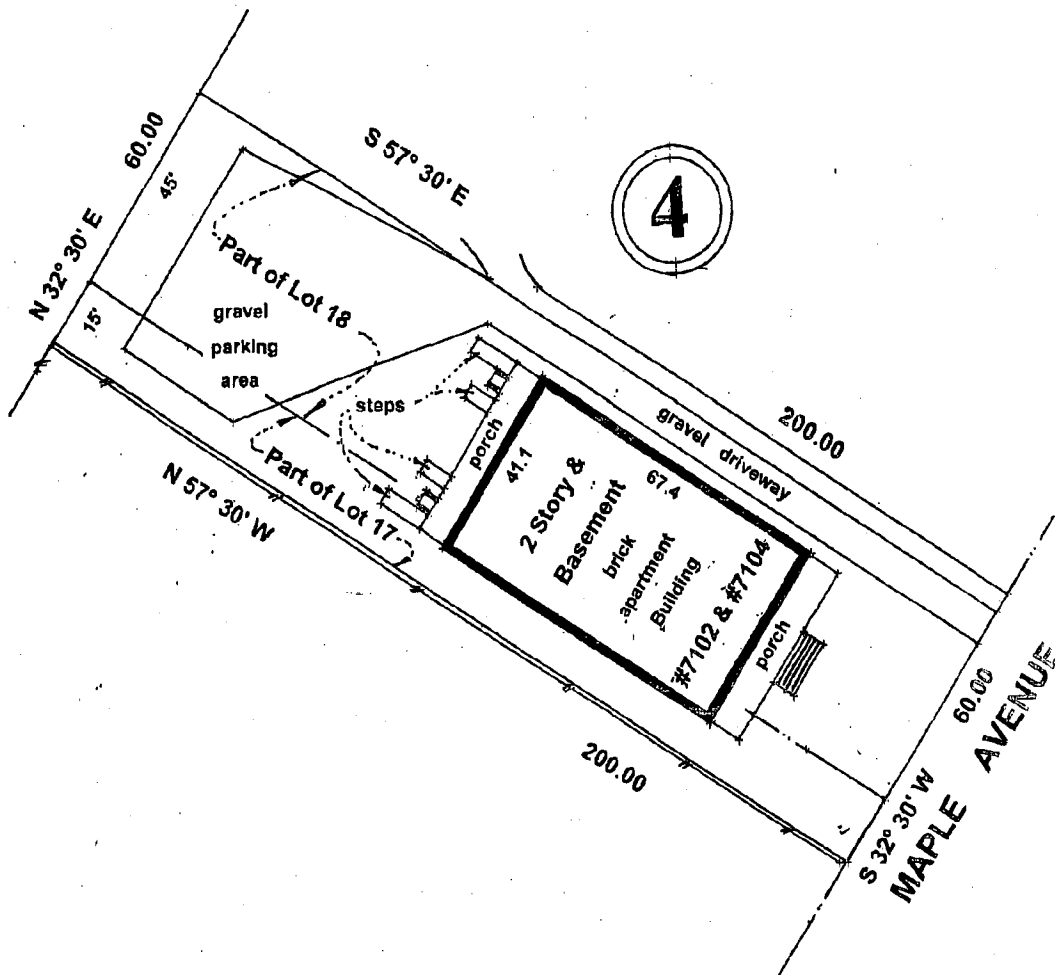
DANCE EXCHANGE
7117 MAPLE AVE
TAKOMA PARK, MD 20912

TAKOMA BUSINESS CENTER LLC
4 EVERGREEN RD #200
SEVERNA PARK, MD 21146-3802

SANFORD NEWMAN &
CHRISTINE OWENS
~~7101 CEDAR AVE~~
TAKOMA PARK, MD 20912

LANDTECH ASSOCIATES, INC.

10260 OLD COLUMBIA ROAD SUITE J
 COLUMBIA, MARYLAND 21046-1721
 PHONE: 410-290-8099 TOLL FREE: 888-290-1920
 FAX: 410-290-8299 TOLL FREE 888-290-1922



Location Survey of:	LOT: Pt.17, Pt.18	BLOCK: 4
#7102--7104 Maple Ave.	PLAT BK: "A"	PLAT#: 3
B. F. Gilbert's Addition to Takoma Park	DATE: 2-14-08	SCALE: 1"=30'
Montgomery Co., MD	CASE NUMBER: 0813542-MP	FILE NUMBER: LT-2080197

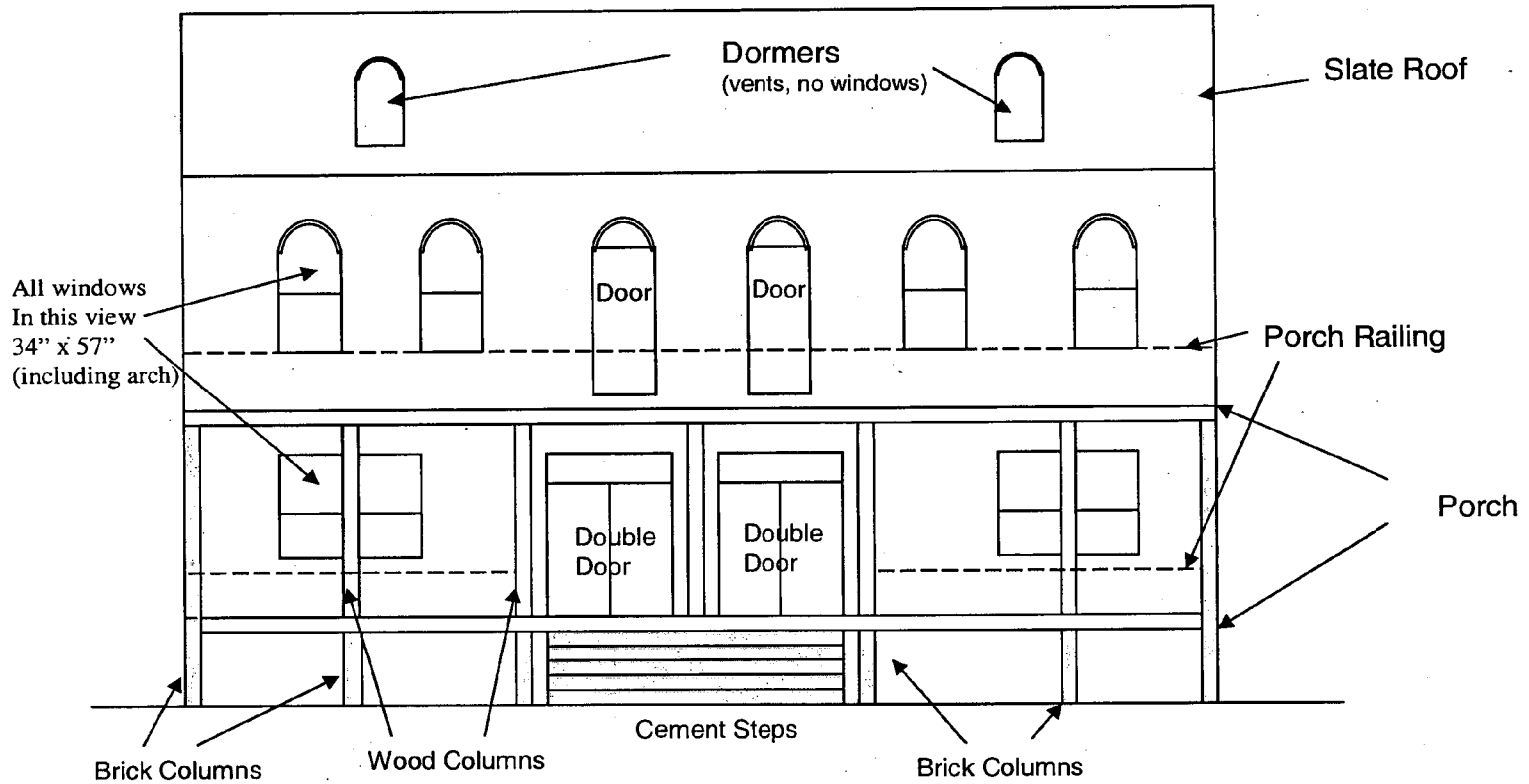


NOTES:

1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company, or its agent in connection with contemplated transfer, financing or re-financing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
3. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
5. Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
6. This plat is not to be used for the issuance of permits.
7. No title report furnished.

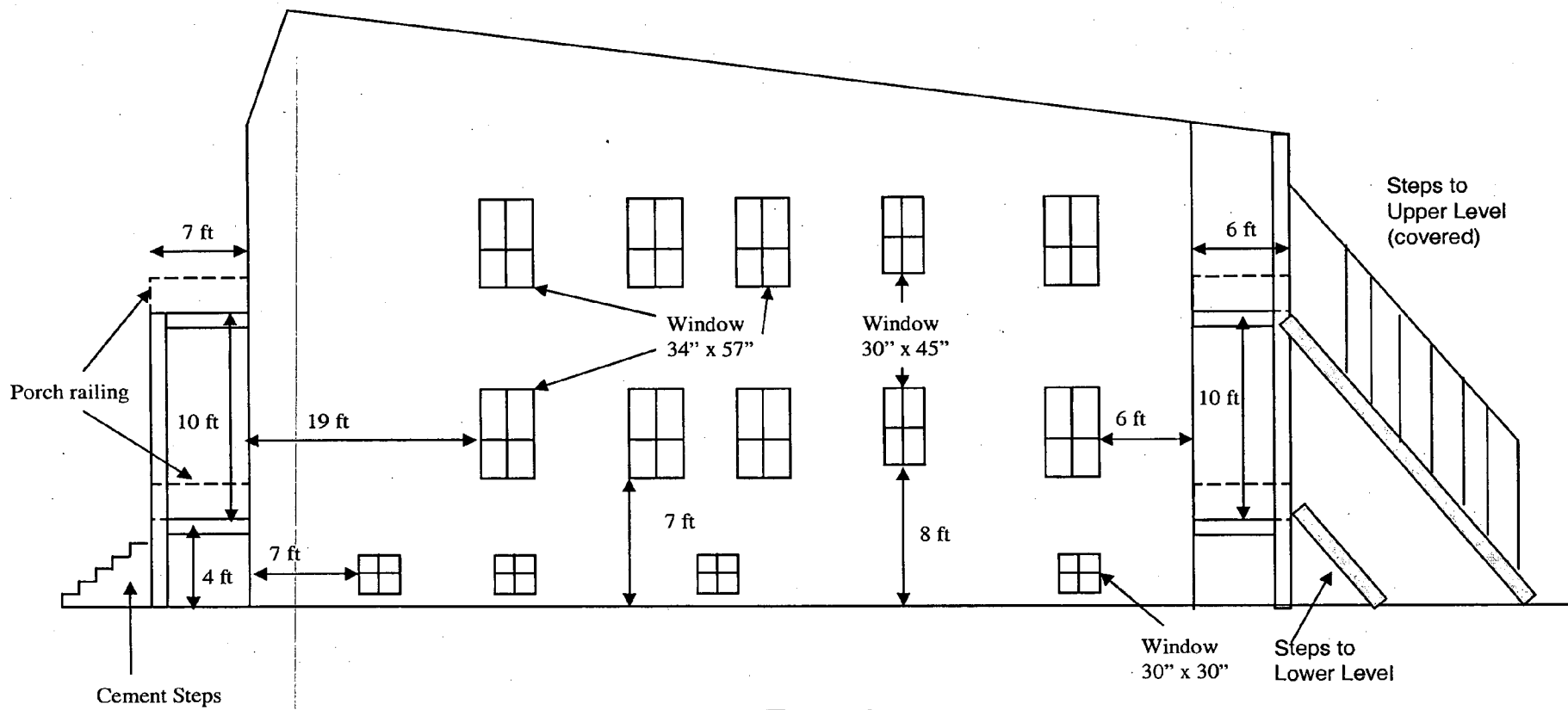
CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Grady A. Rogers
 GRADY A. ROGERS, LAND SURVEYOR



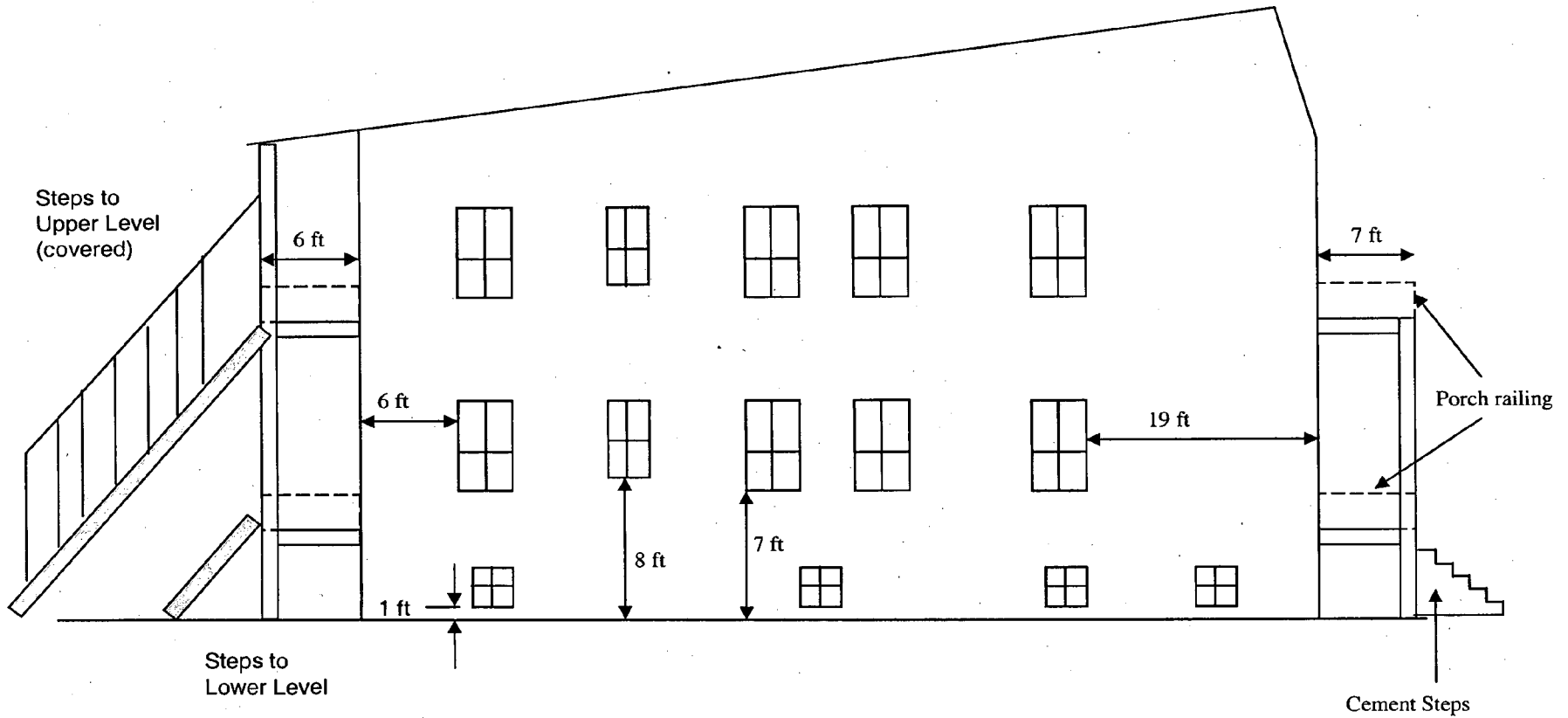
Front Facade

7102 Maple Ave, Takoma Park
 Application for Permit for Storm Windows



Right Facade

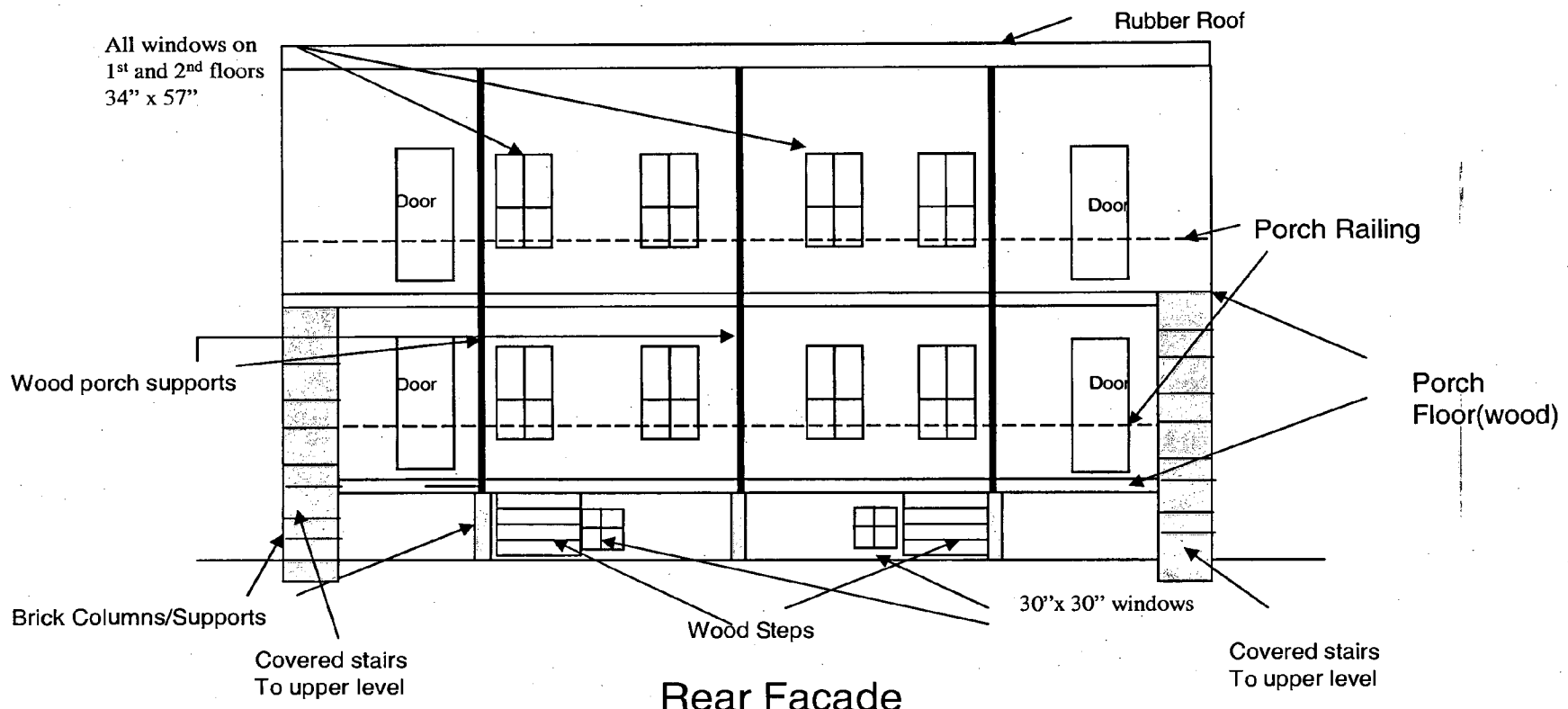
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Left Facade

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6



Rear Facade

7102 Maple Ave, Takoma Park
 Application for Permit for Storm Windows



7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows

(=)



Left Street View



Right Street View

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Left Facade



Right Facade

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Basement Windows



Right Facade (windows)

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Basement Windows



Right Facade (window)

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Front Window view 1



Front window view 2

16

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Adjacent House (EXAMPLE) with storm

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



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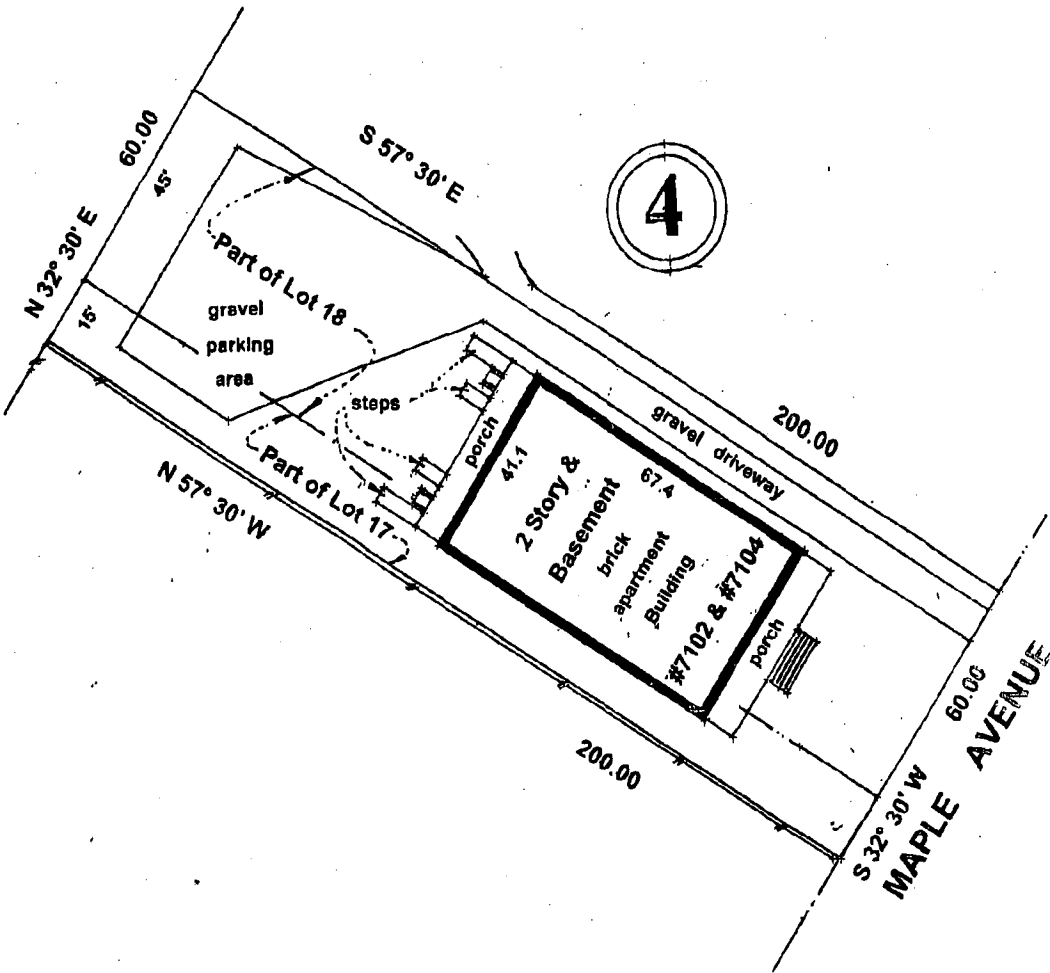
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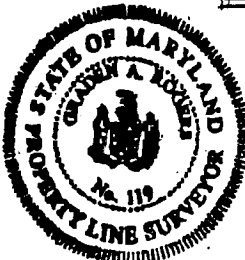
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 COLUMBIA, MARYLAND 21046-1721
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5. Property subject to any/all rights-of-way, easements, and/or covenants of record and/or imposed by law.
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7. No title report furnished.

CERTIFICATION: I hereby certify that the position of the significant visible improvements on the above described property has been carefully established in compliance with the "Minimum Standards of Practice" for the State of Maryland.

Grady A. Roberts
 GRADY A. ROBERTS, M.D. 119



7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows

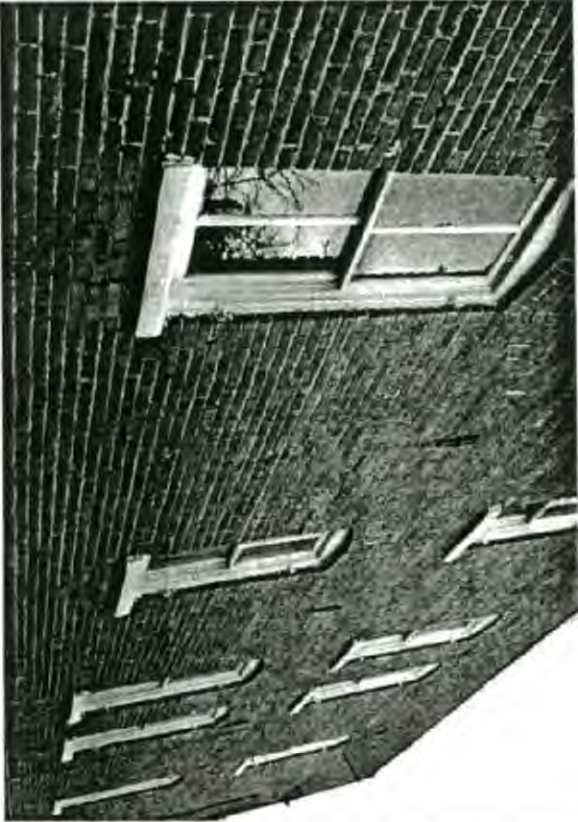


Left Street View



Right Street View

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Left Facade



Right Facade

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Basement Windows



Right Facade (windows)

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows

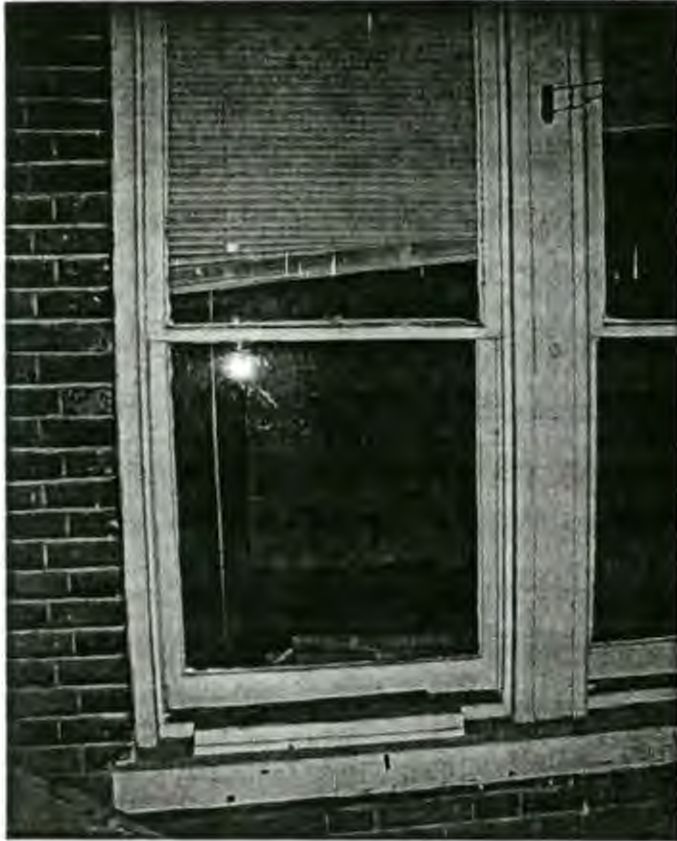


Basement Windows



Right Facade (window)

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



Front Window view 1



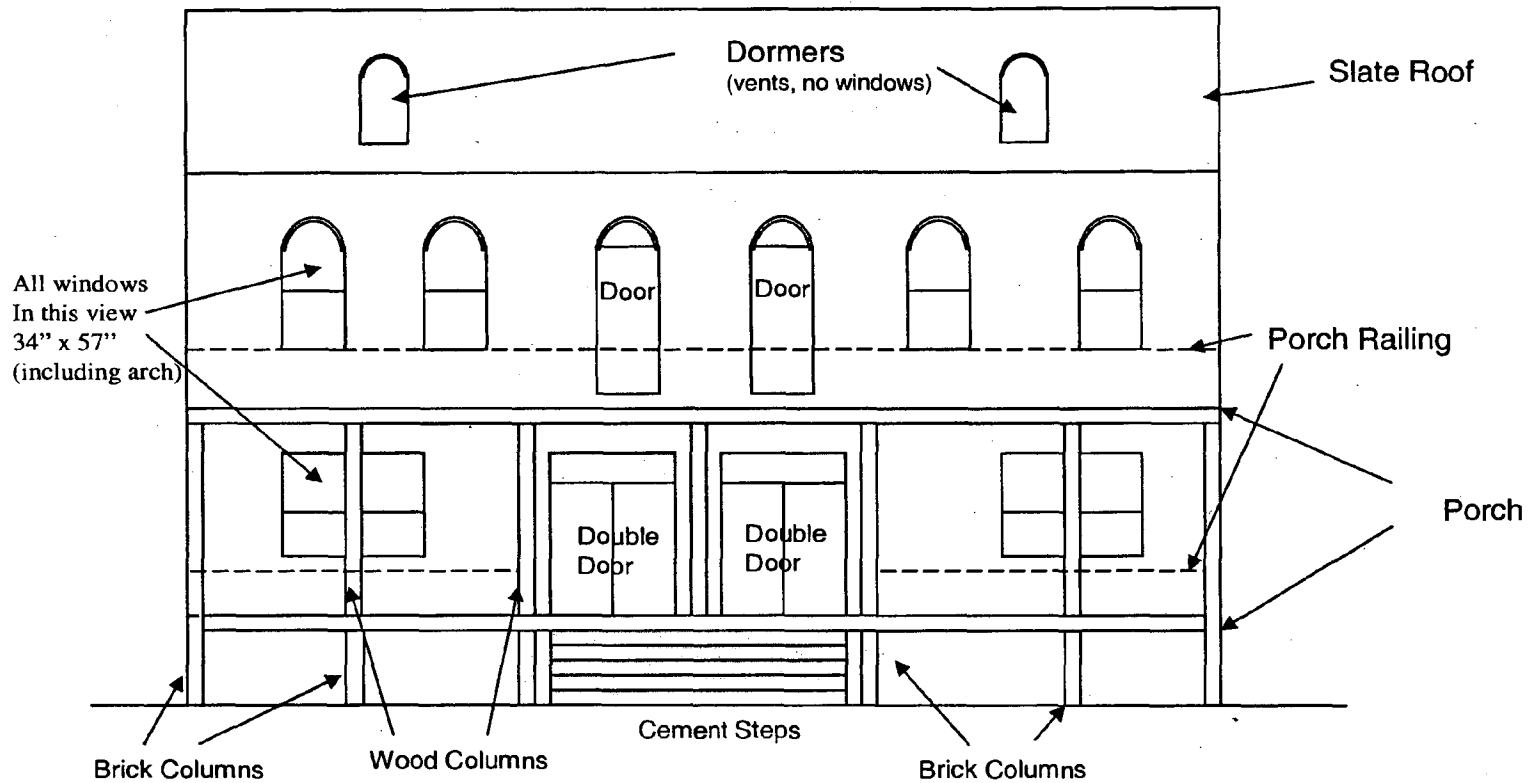
Front window view 2

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



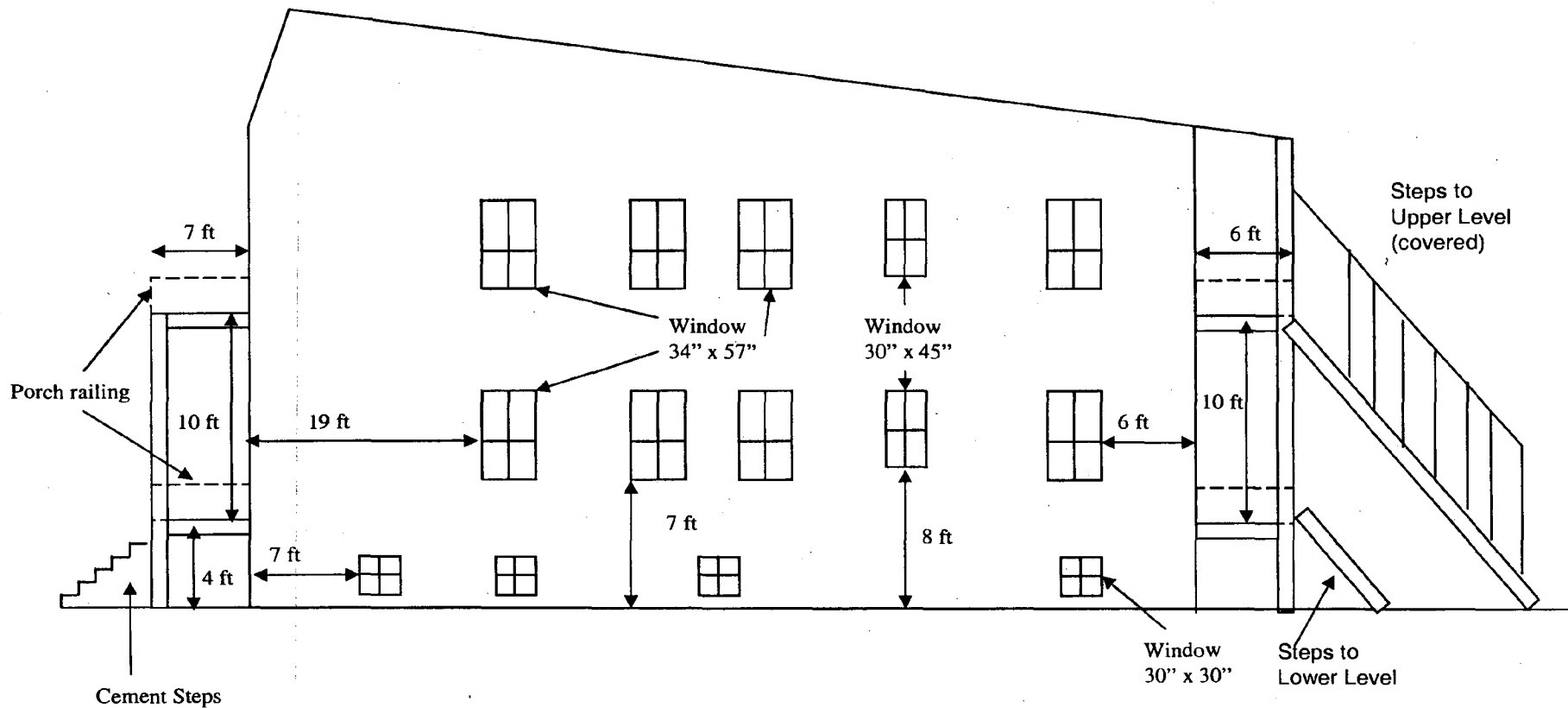
Adjacent House (EXAMPLE) with storm

7102 Maple Ave, Takoma Park
Application for Permit for Storm Windows



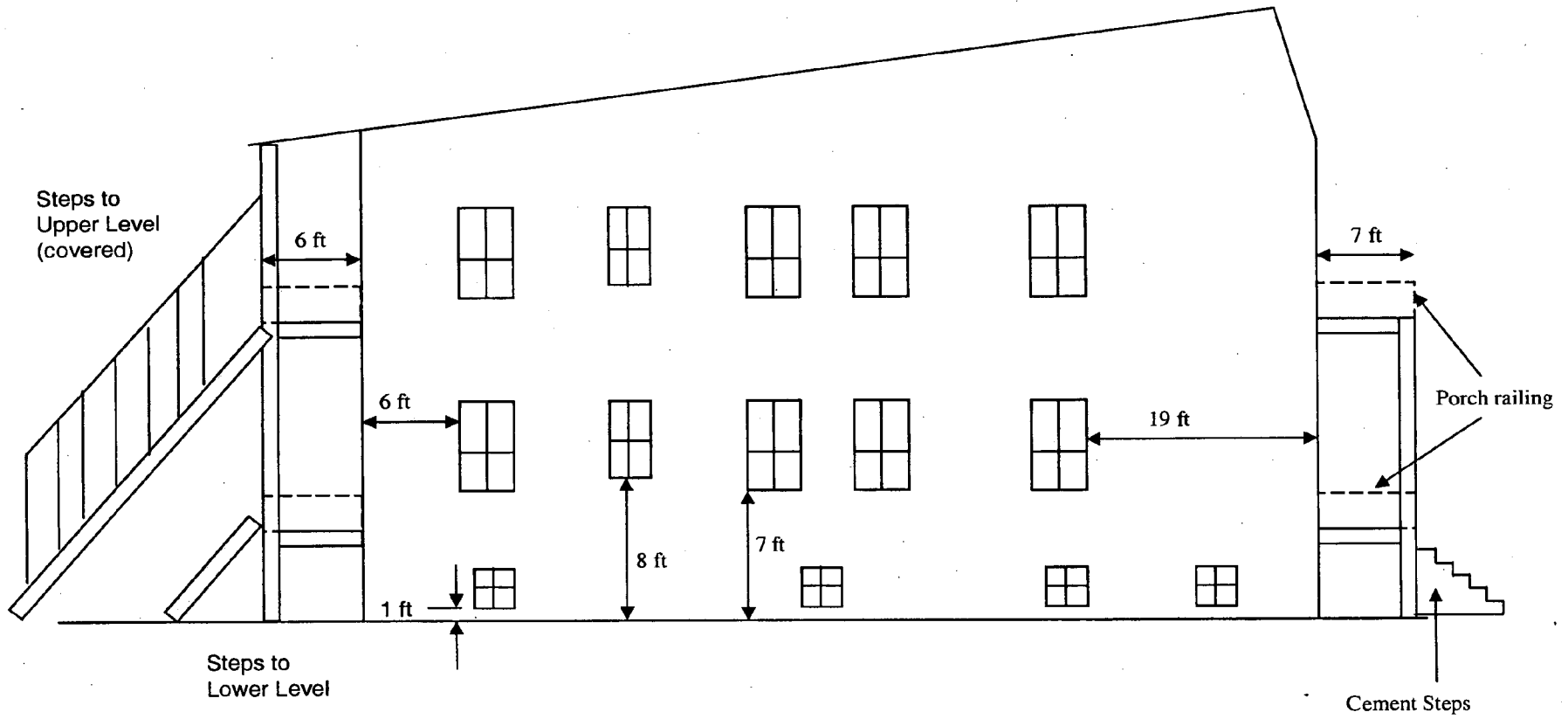
Front Facade

7102 Maple Ave, Takoma Park
 Application for Permit for Storm Windows



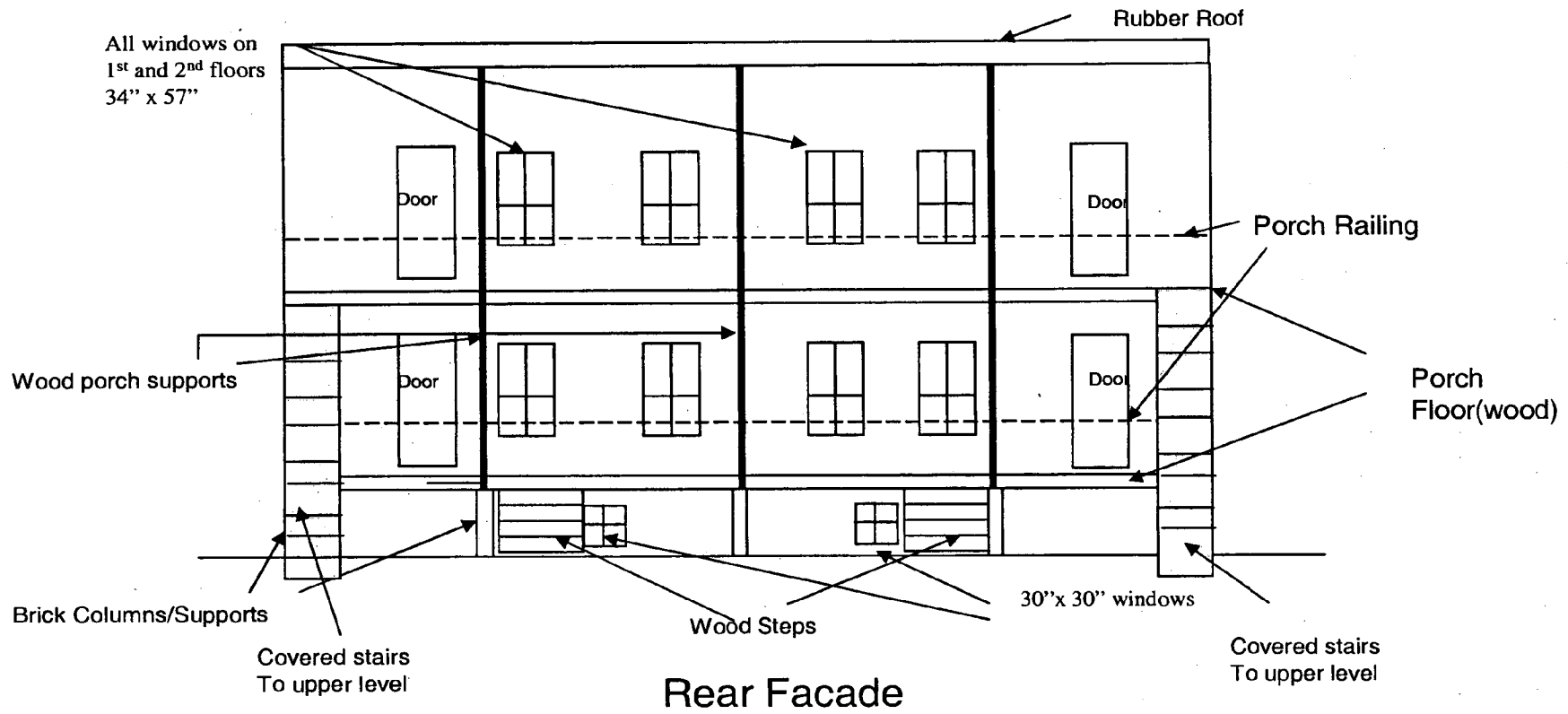
Right Facade

7102 Maple Ave, Takoma Park
 Application for Permit for Storm Windows



Left Facade

7102 Maple Ave, Takoma Park
 Application for Permit for Storm Windows



7102 Maple Ave, Takoma Park
 Application for Permit for Storm Windows