

7102-04 Maple Avenue, Takoma Park  
(HPC Case # 37103-08 ~~Z~~)  
Takoma Park Historic District



HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: May 15, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #483323, rear porch alterations

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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 May 14, 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: 7102-7104 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.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

483523

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  
Street Number City State Zip Code

Contractor: Steve Roper/Roper Building and Design Phone No.: 301-286-2580

Contractor Registration No.:

Agent for Owner: Daytime Phone No.: 301-674-2426

### 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: ✓

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.

*Keith Chamberlin*  
Signature of owner or authorized agent

1/22/08  
Date

Approved: *[Signature]* 5/16/08  
For Chairperson, Historic Preservation Commission

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

The house is a 2 story home with a flat roof. It is broken into 4 individual apartments for rental use. It is zoned single family home, R-60, grand father exception for multi-use. It is an outstanding resource for the Montgomery County Historical Society.

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

Remove existing stairs to upper level porch on the rear of the building. The stairs are deteriorating, loose and wobbly, and unsafe for use (liability to owners if used by tenant). Close in upper level porch area to make safe for tenant and visitors. Repair existing porch with wood, using as much of the existing materials as possible, and paint when completed.

## 2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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.

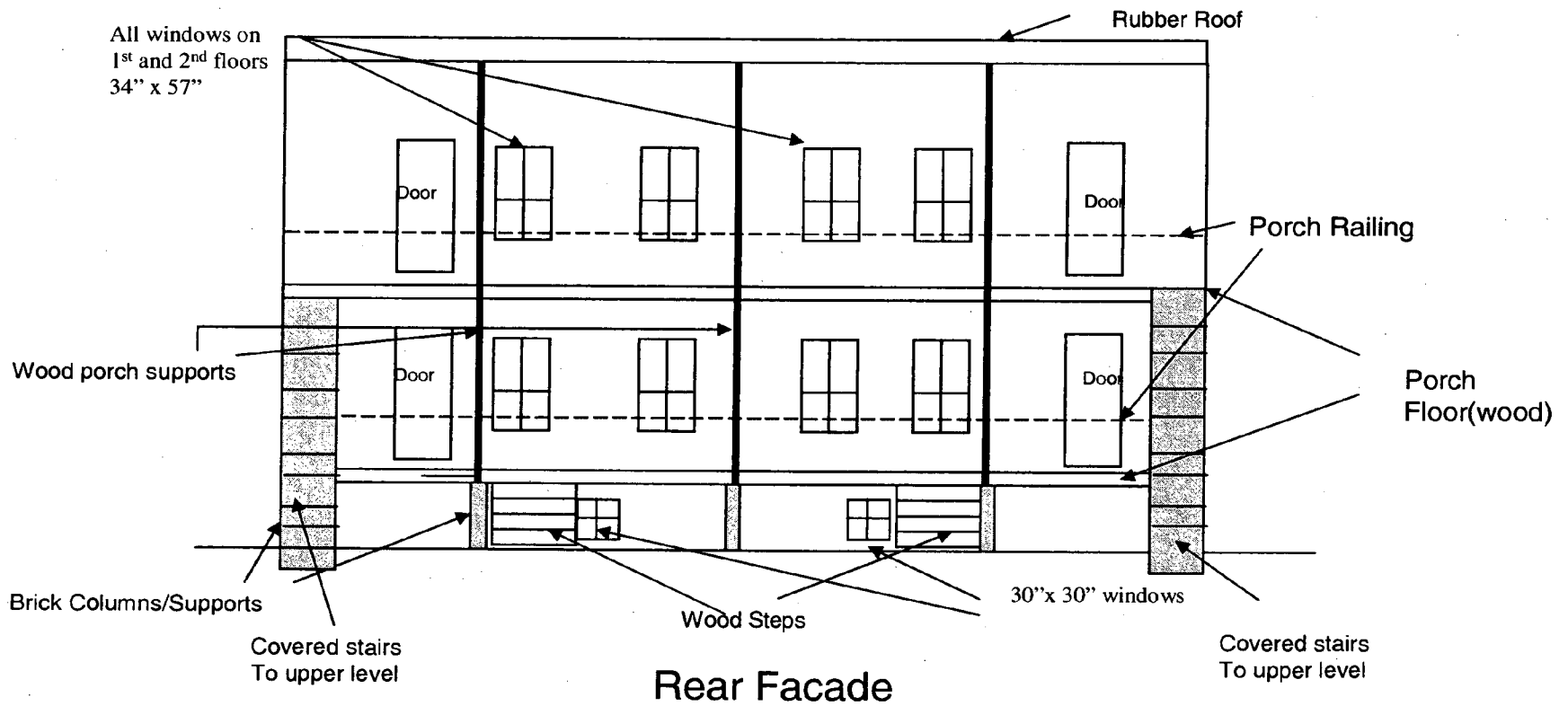
## 5. PHOTOGRAPHS

- 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 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.

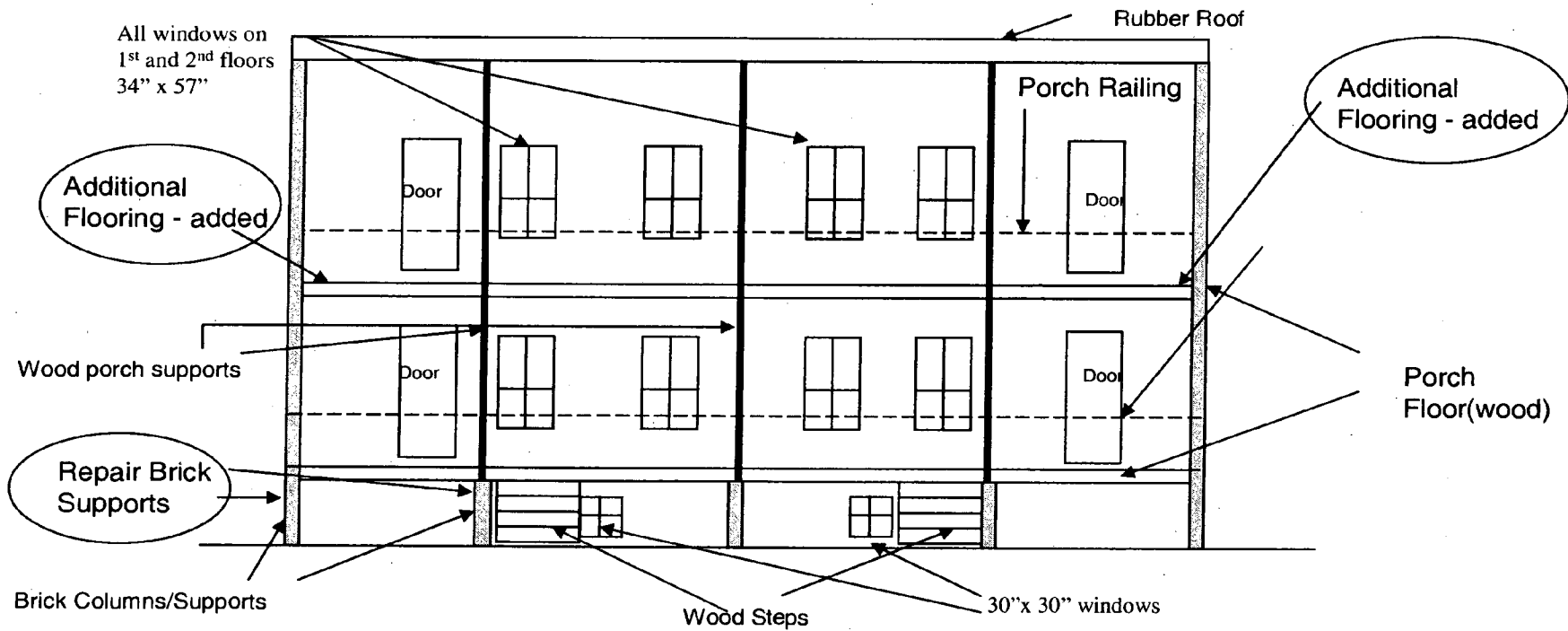
## 7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS



7102 Maple Ave, Takoma Park  
 Application for Permit for Stair Removal/Porch Repair

APPROVED  
 Montgomery County  
 Historic Preservation Staff  
*Janet Silver* 5/16/08

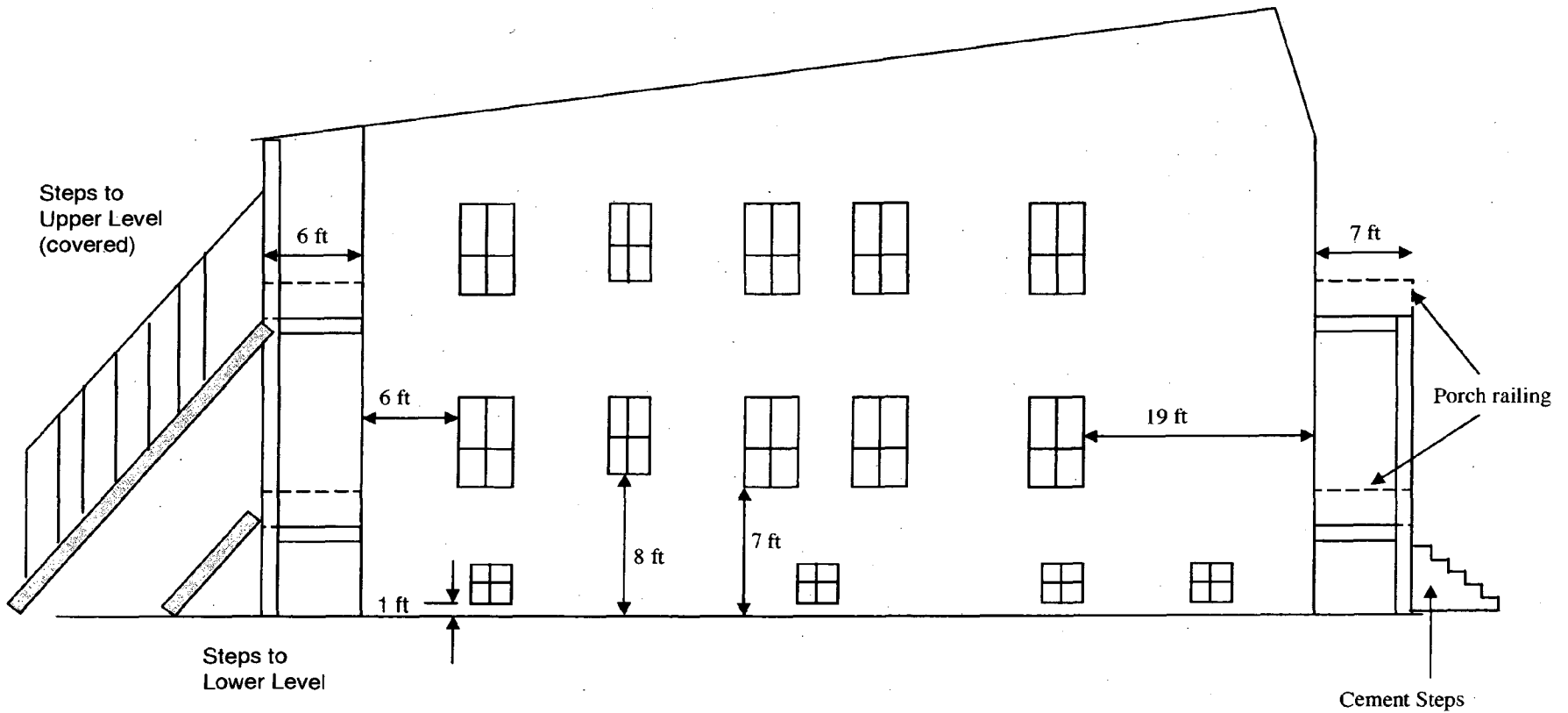
# Plan After Stair Removal



Rear Façade(After stairs removal)

7102 Maple Ave, Takoma Park  
Application for Permit for Stair Removal/Porch Repair

APPROVED  
5/16/08

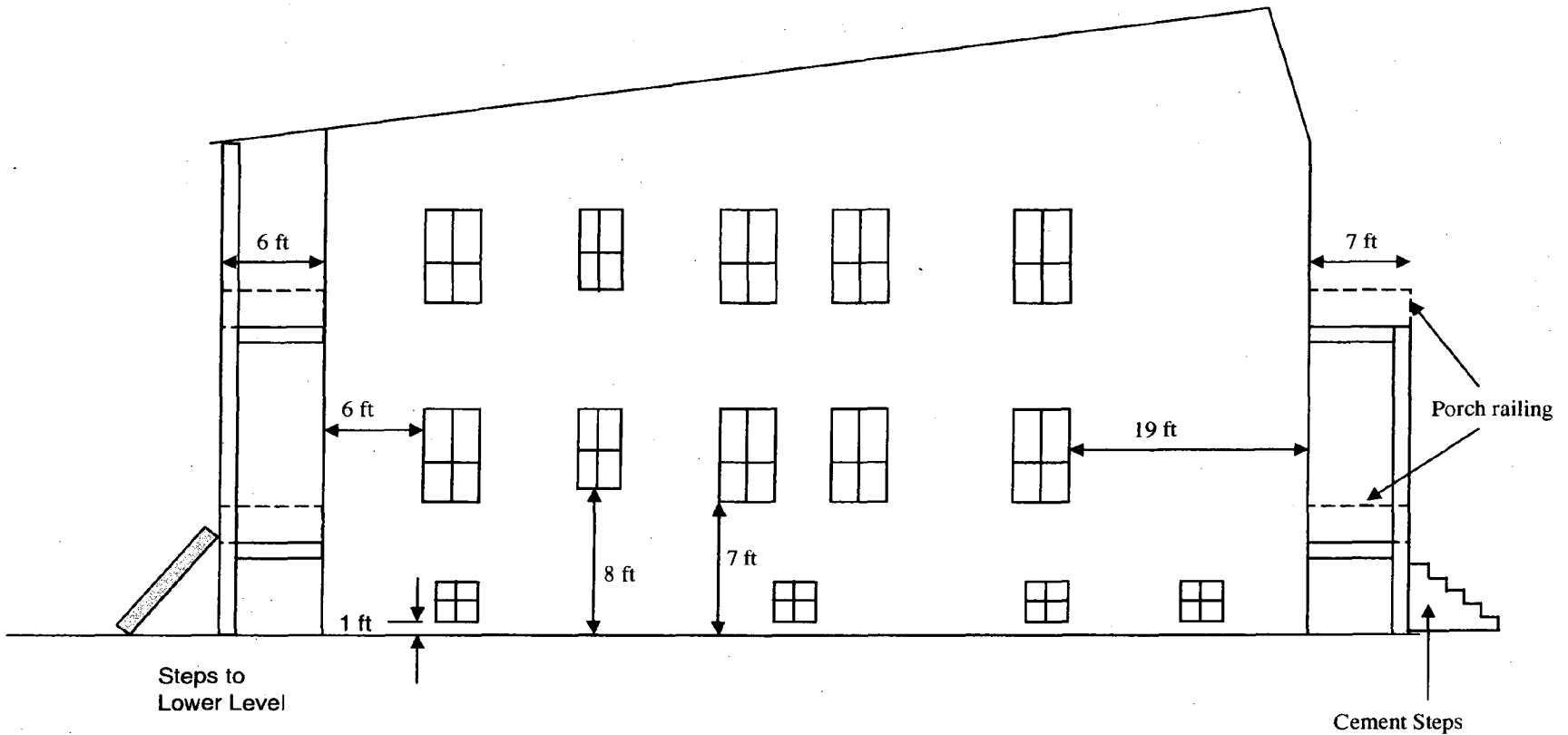


Left Facade

7102 Maple Ave, Takoma Park  
 Application for Permit for Stair Removal/Porch Repair

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*John Silver* 5/16/00

# Plan After Stair Removal

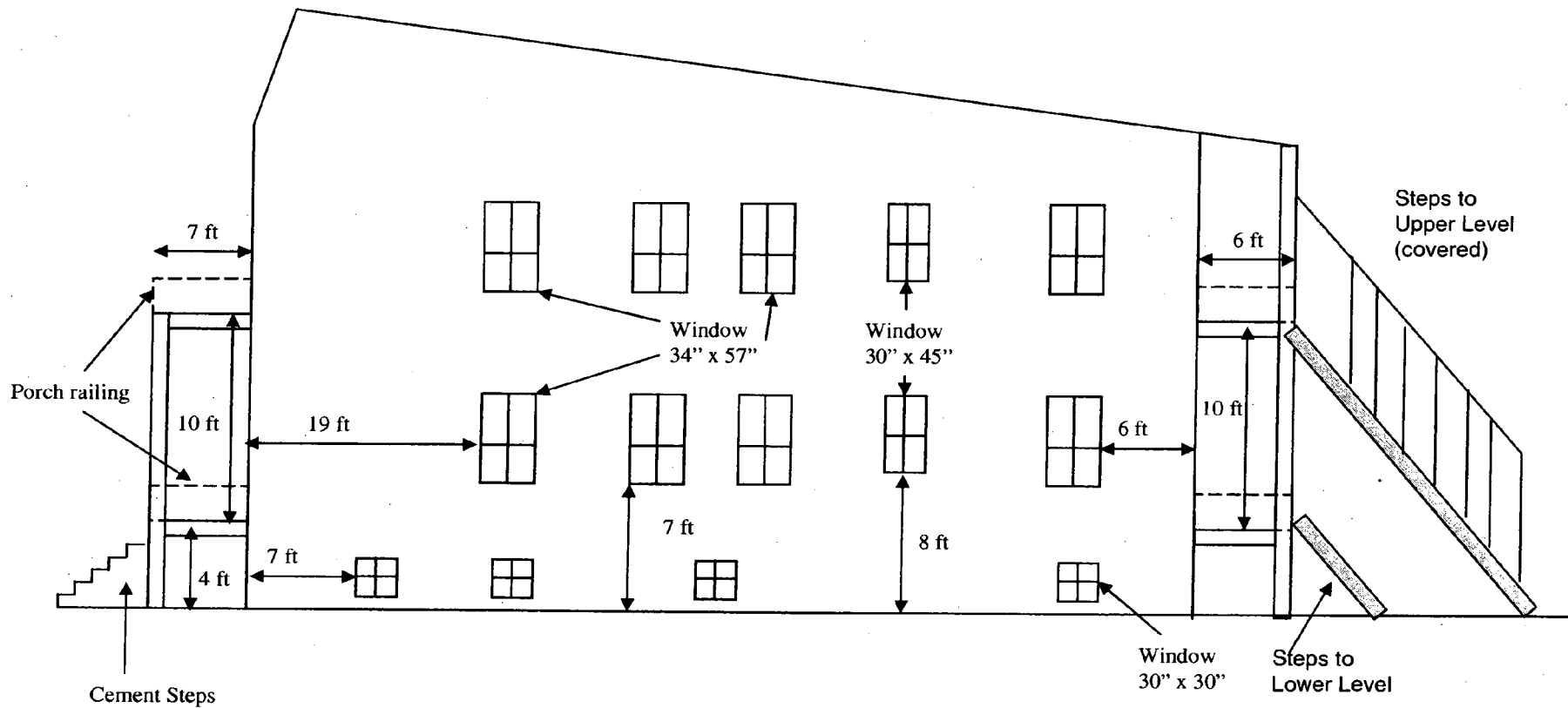


Left Facade

7102 Maple Ave, Takoma Park  
Application for Permit for Stair Removal/Porch Repair

APPROVED  
Montgomery County  
Department of Public Works  
*Carol Linn 5/14/08*



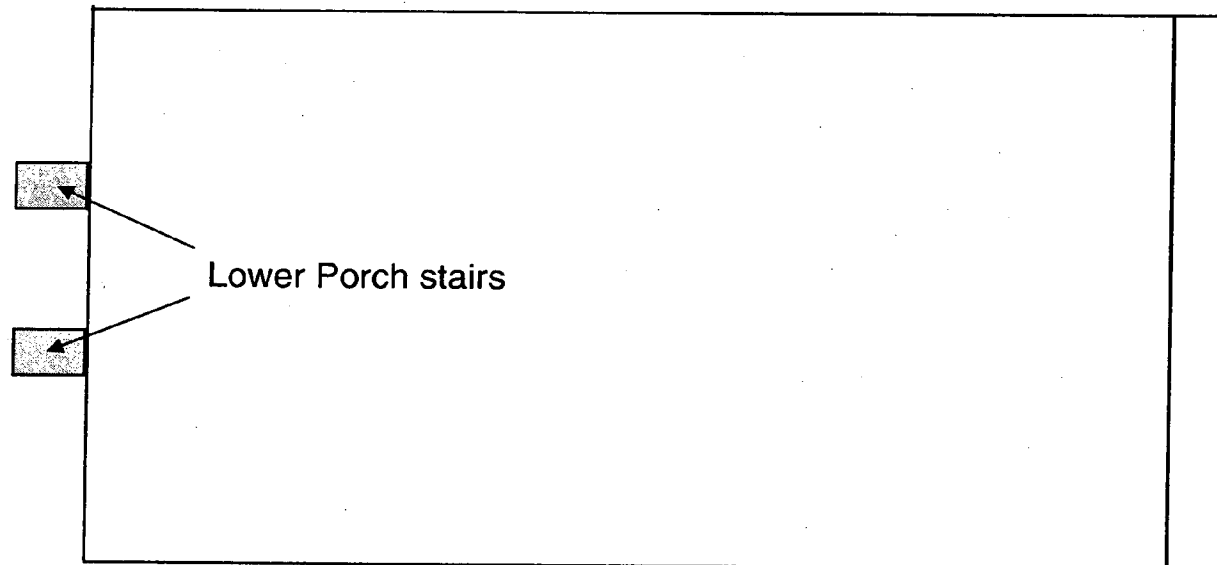


### Right Facade

7102 Maple Ave, Takoma Park  
 Application for Permit for Stair Removal/Porch Repair

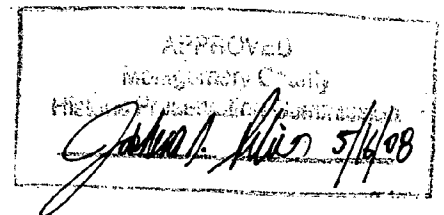
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*John L. Miller* 5/16/09

# Plan After Stair Removal



Top View

7102 Maple Ave, Takoma Park  
Application for Permit for Stair Removal/Porch Repair



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	7102-04 Maple Avenue, Takoma Park	<b>Meeting Date:</b>	5/14/2008
<b>Resource:</b>	Outstanding Resource Takoma Park Historic District	<b>Report Date:</b>	5/7/2008
<b>Applicant:</b>	Keith Chamberlin and Roxanne Fulcher	<b>Public Notice:</b>	4/30/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	37/03-08Z	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear porch alterations		

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**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

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

**HISTORIC CONTEXT**

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886, Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

**PROPOSAL:**

The applicants are proposing to remove two wooden covered stairways from the rear elevation of the house, repair the rotted wooden floor of the existing upper-level rear porch and install screening. The proposed work also includes rebuilding and/or repairing where necessary the brick support piers for the rear porch.

**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 4A)*, 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***

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 to Outstanding Resources.

As a set of guiding principles for design review of Outstanding Resources, the Historic Preservation Commission will utilize the Secretary of the Interior's "Standards for Rehabilitation".

The *Guidelines* that pertain to this project are as follows:

- Plans for all alterations should be compatible with the resource's original design;
- 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***

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

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 a historic site or historic resource within a historic district; or
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; or

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

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
  
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

Staff is recommending that the Commission approve the HAWP application as being consistent with the *Guidelines and Standards*. The proposed work is confined to the rear of the house and utilizes appropriate materials. The proposed work will have no impact on the house or streetscape of 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 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.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

483323 J

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  
Street Number City State Zip Code

Contractor: Steve Roper/Roper Building and Design Phone No.: 301-286-2580

Contractor Registration No.: \_\_\_\_\_

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## LOCATION OF BUILDING/PREMISE

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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:

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- Move
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- Wreck/Raze
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- 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 # \_\_\_\_\_

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

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3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches

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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.

Keith Chamberlin

Signature of owner or authorized agent

4/22/08

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

5

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

The house is a 2 story home with a flat roof. It is broken into 4 individual apartments for rental use. It is zoned single family home, R-60, grand father exception for multi-use. It is an outstanding resource for the Montgomery County Historical Society.

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



**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

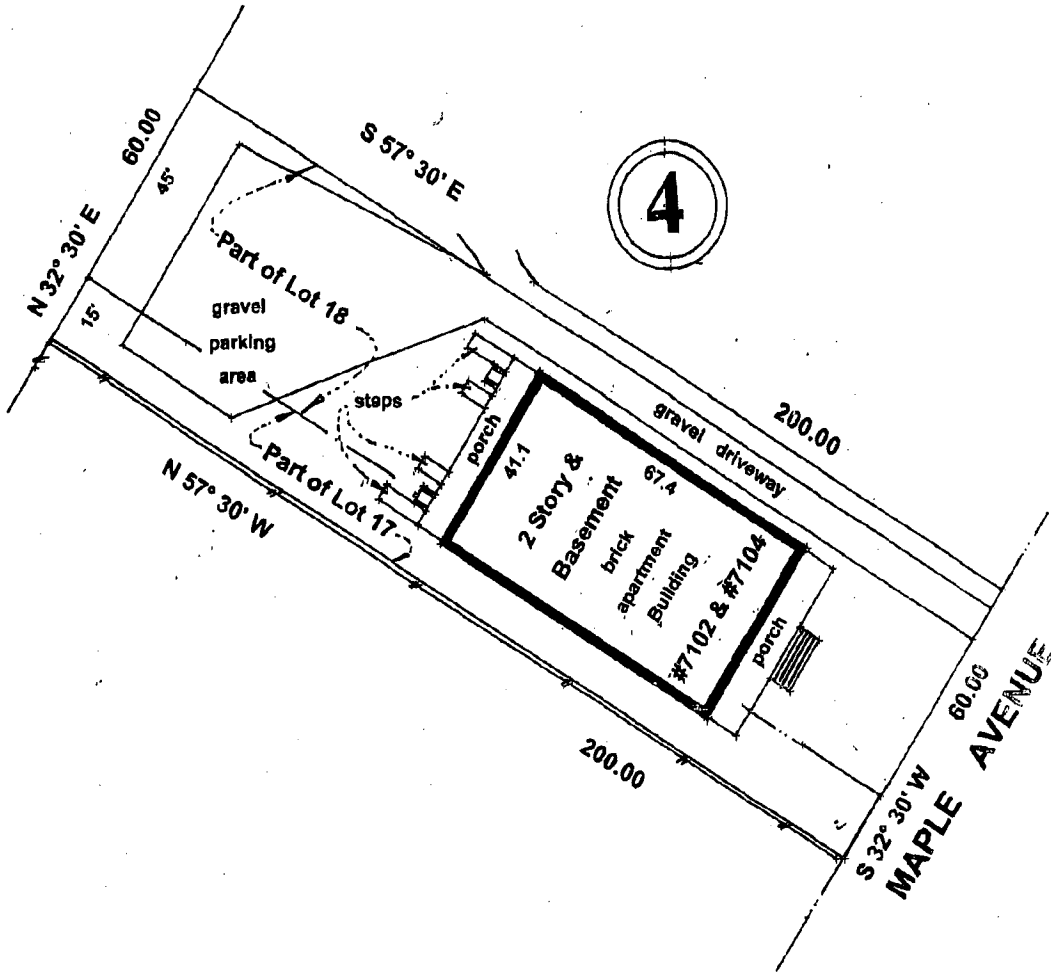
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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

Owner's mailing address	Owner's Agent's mailing address
KEITH CHAMBERLIN 7227 CENTRAL AVE TAKOMA PARK, MD 20912	
Adjacent and confronting Property Owners mailing addresses	
THOMAS TWOMEY 2268 STARBATE LN CHARLOTTESVILLE, VA 22911-6322	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 <b>Takoma Park</b> Montgomery Co., MD	DATE: 2-14-08	SCALE: 1"=30'
	CASE NUMBER: 0813542-MP	
	FILE NUMBER: LT-2080197	



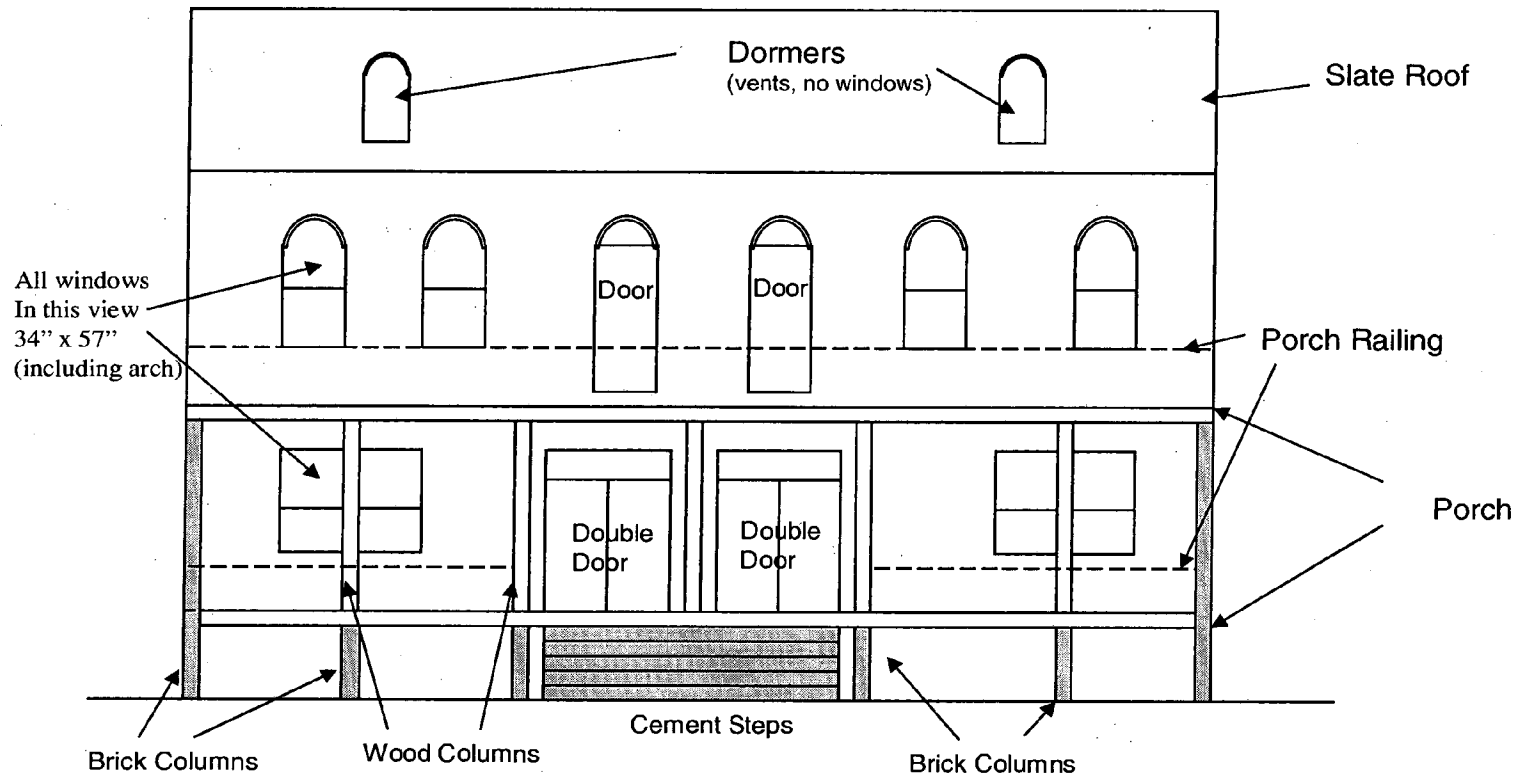
NOTES:

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.

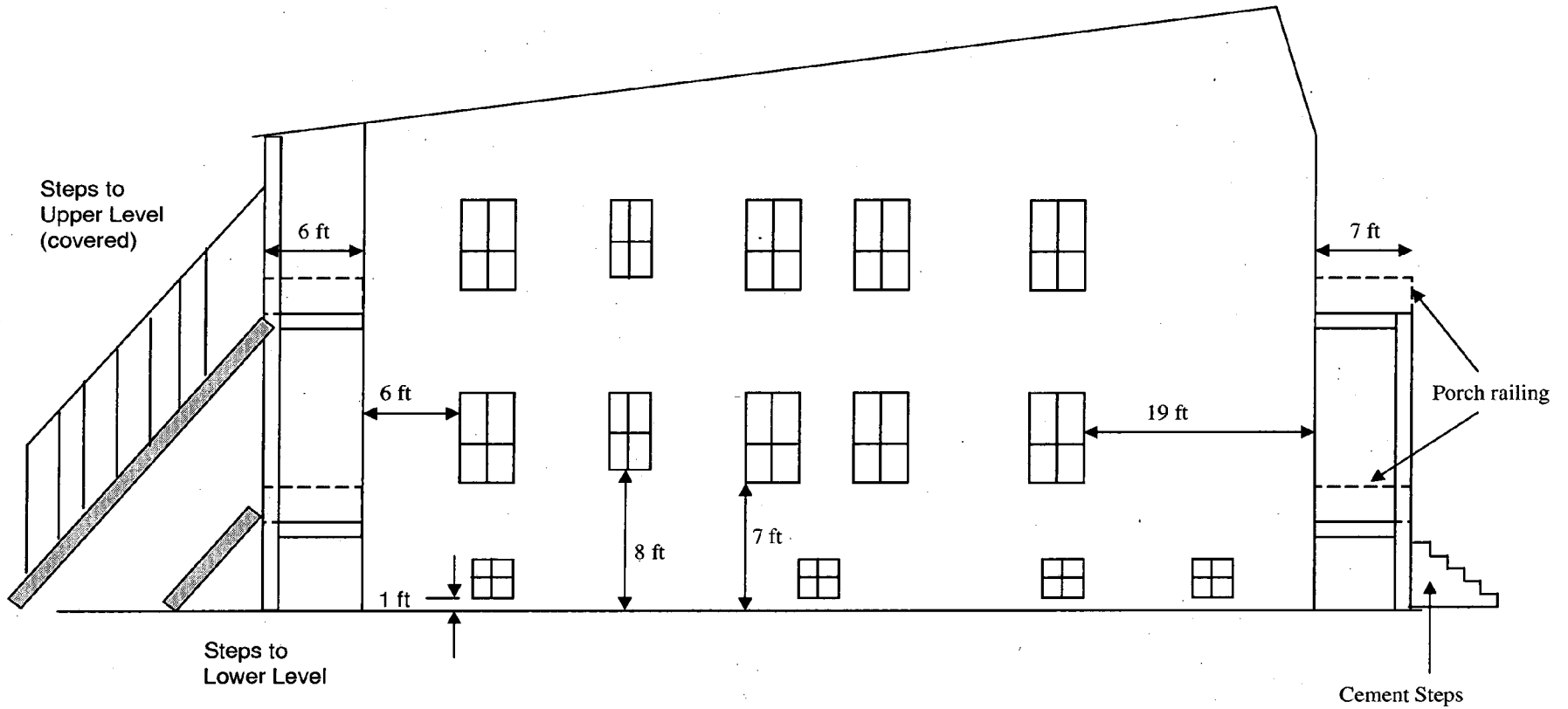
*Braden A. Roberts*  
 BRADEN A. ROBERTS, M.D. 888-290-1922

8



Front Facade

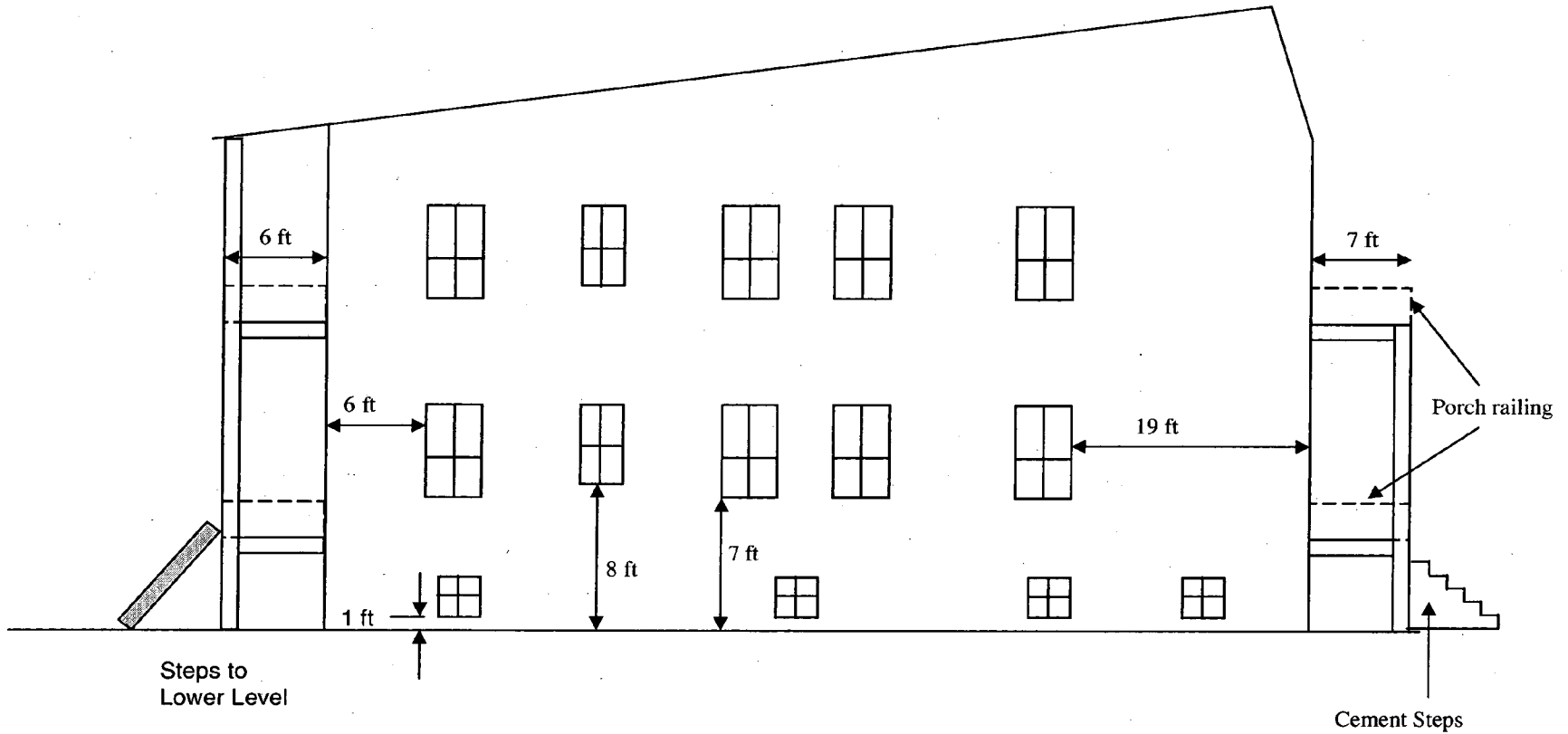
7102 Maple Ave, Takoma Park  
 Application for Permit for Stair Removal/Porch Repair



Left Facade

7102 Maple Ave, Takoma Park  
 Application for Permit for Stair Removal/Porch Repair

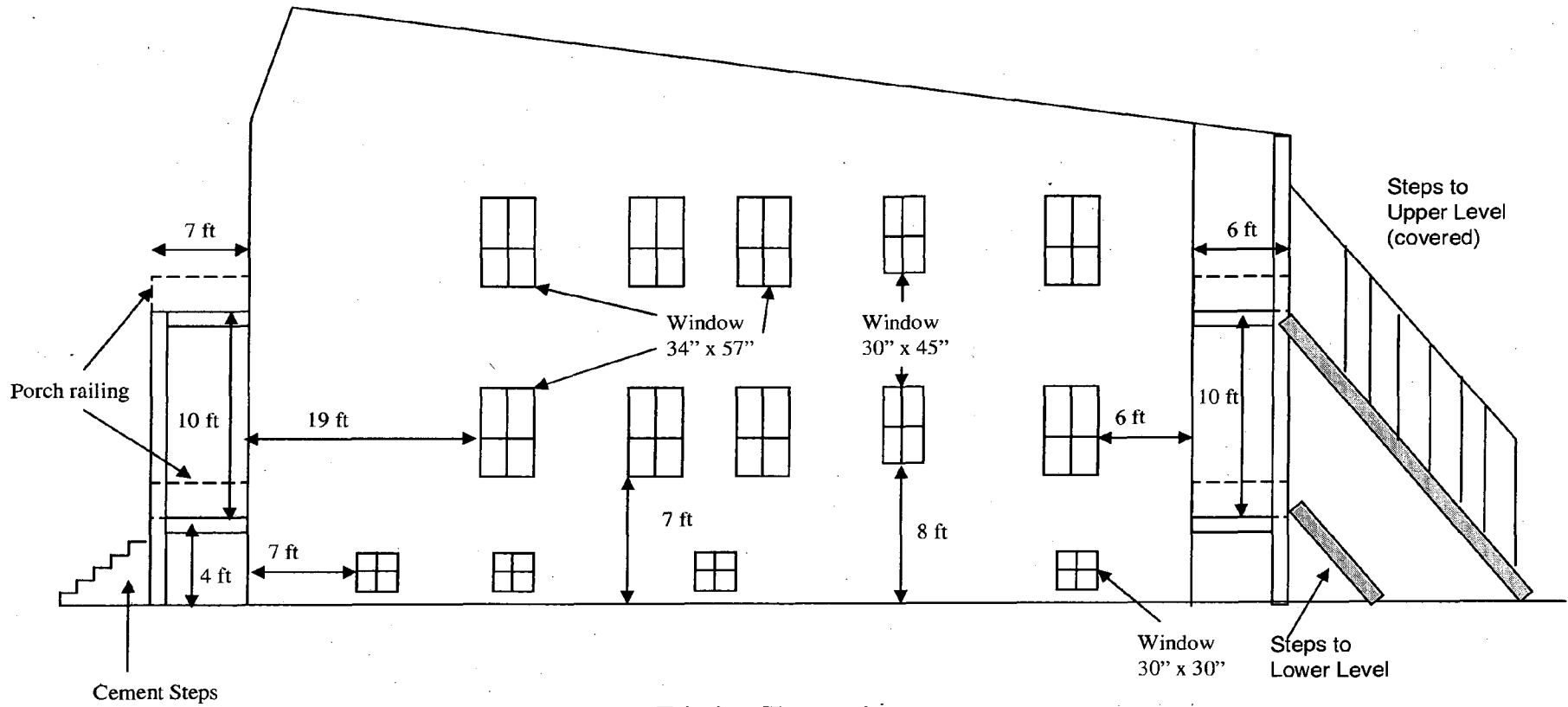
# Plan After Stair Removal



Left Facade

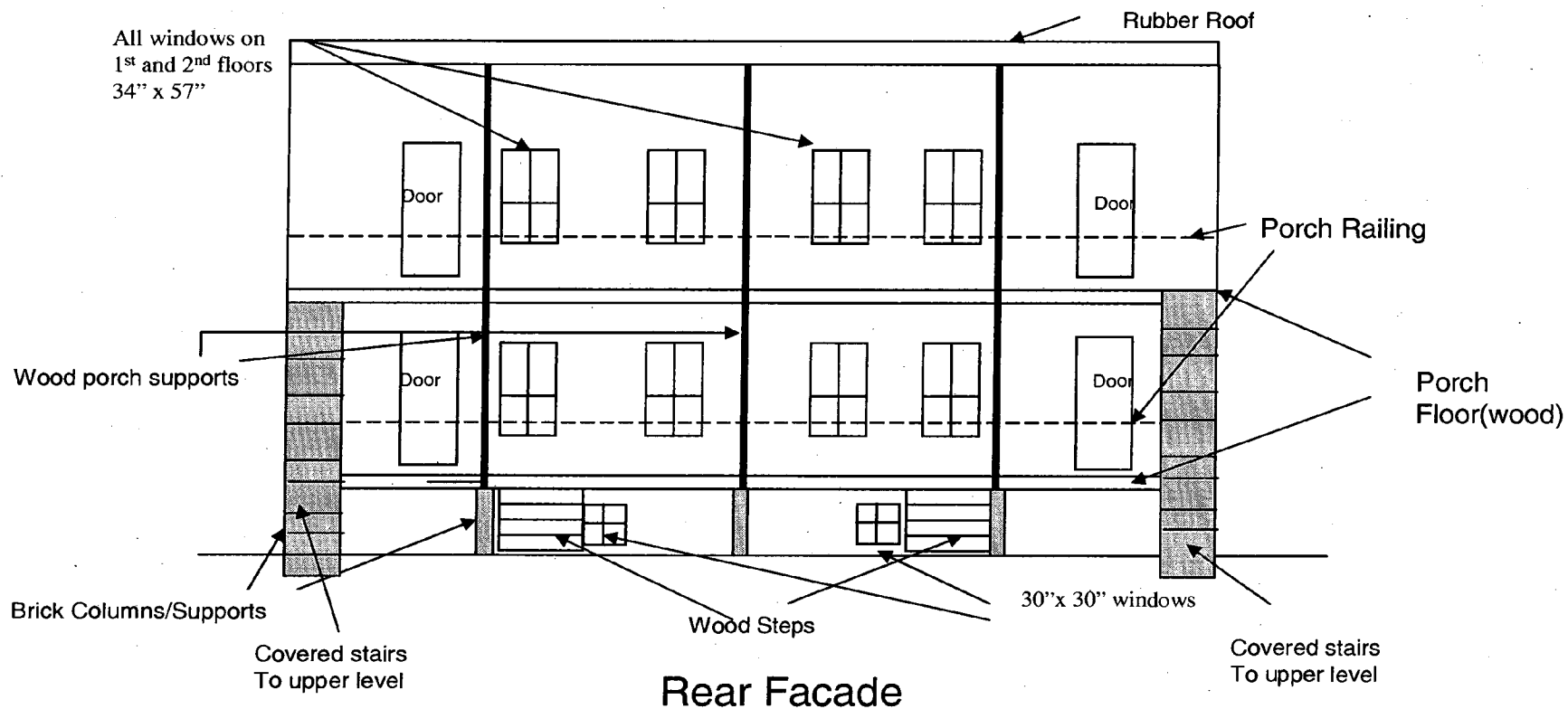
7102 Maple Ave, Takoma Park  
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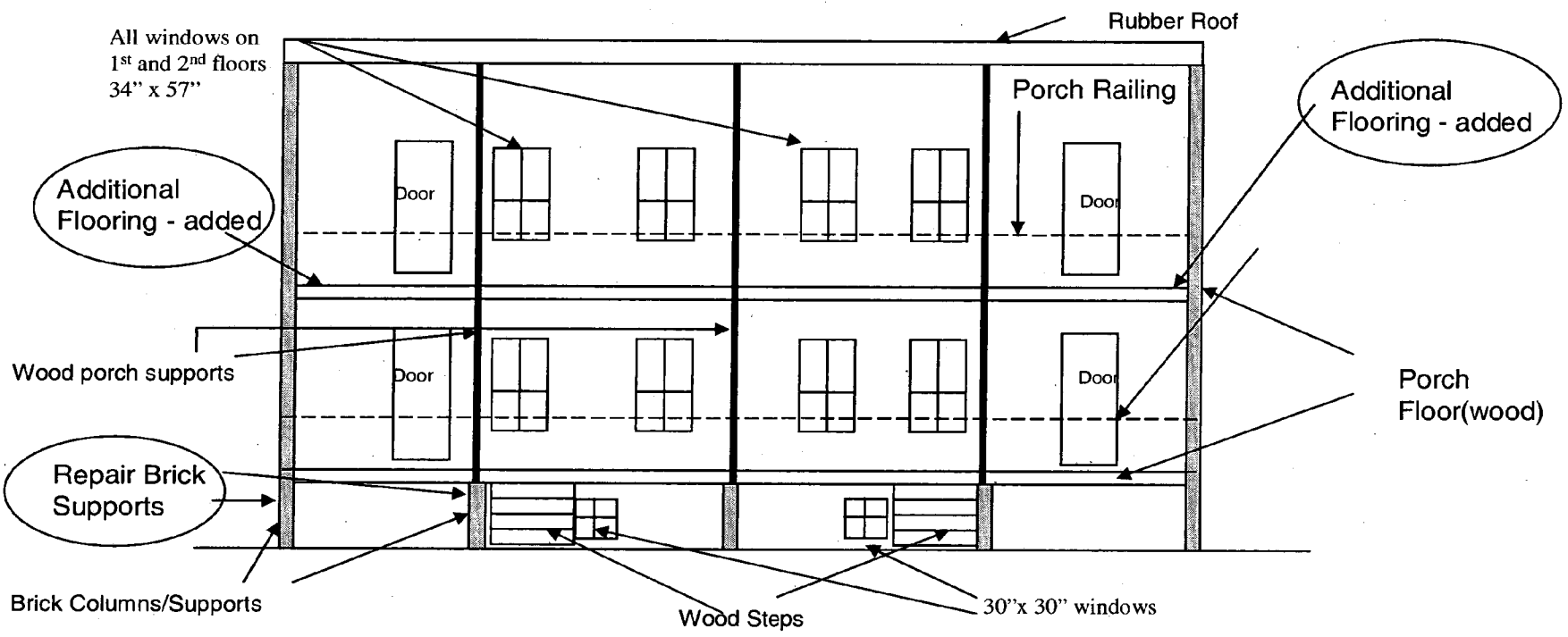
Right Facade

7102 Maple Ave, Takoma Park  
 Application for Permit for Stair Removal/Porch Repair



7102 Maple Ave, Takoma Park  
 Application for Permit for Stair Removal/Porch Repair

# Plan After Stair Removal

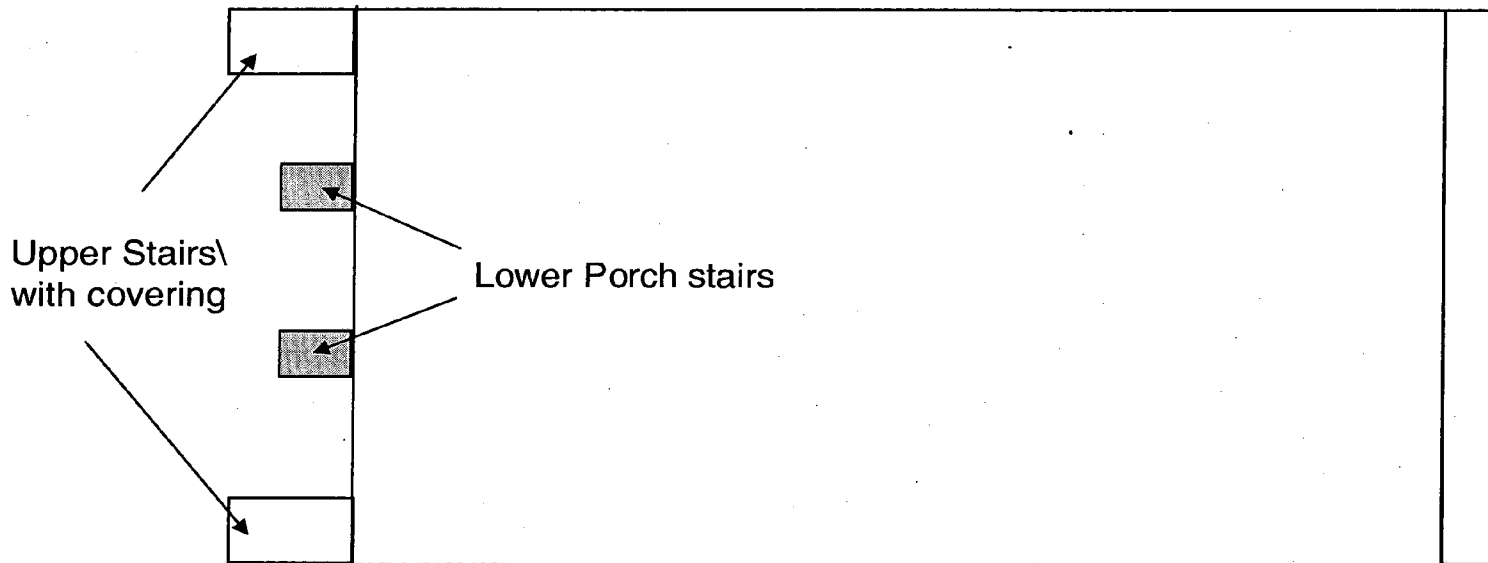


Rear Façade(After stairs removal)

7102 Maple Ave, Takoma Park  
Application for Permit for Stair Removal/Porch Repair







Upper Stairs\  
with covering

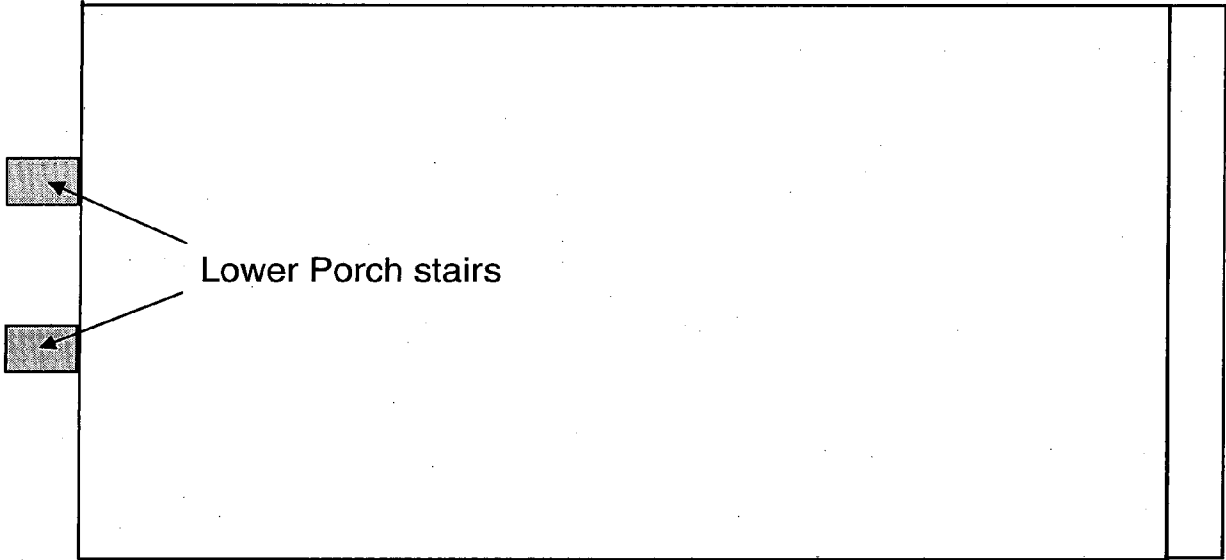
Lower Porch stairs

Top View

7102 Maple Ave, Takoma Park  
Application for Permit for Stair Removal/Porch Repair

15

# Plan After Stair Removal



Top View

7102 Maple Ave, Takoma Park  
Application for Permit for Stair Removal/Porch Repair



Back facade



7102 stairways to upper level

7102/7104 Maple Ave  
Rear porch steps issue



Side view of steps and  
Porch of 7104



Twisted support on 7104 side  
Notice leaning pier, too

7102/7104 Maple Ave  
Rear porch steps issue

710



7102 Steps, very steep  
Some pieces missing and loose/deteriorating



7102 steps from upper  
level porch

7102/7104 Maple Ave  
Rear porch steps issue



7102 steps, looking down



7102 steps roof

7102/7104 Maple Ave  
Rear porch steps issue



7102 Steps, very steep  
Some pieces missing and loose/deteriorating



7102 steps from upper  
level porch

7102/7104 Maple Ave  
Rear porch steps issue



7102 steps, looking down



7102 steps roof

7102/7104 Maple Ave  
Rear porch steps issue





Back facade



7102 stairways to upper level

7102/7104 Maple Ave  
Rear porch steps issue



Side view of steps and  
Porch of 7104



Twisted support on 7104 side  
Notice leaning pier, too

7102/7104 Maple Ave  
Rear porch steps issue