

7137 Maple ave.
Takoma Park

37/3-08 AAA
HAWP





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 09/11/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #493458 – Walkway removal and 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 September 10, 2008 meeting.

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: Tom and Caroline Alderson
Address: 7137 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: 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 / 202-302-3528
Address: 7137 Maple Ave, Takoma Park, MD 20912
Street Number City State Zip Code
Contractor: self Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 7137-9 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip
Lot: P 11 Block: 3 Subdivision: _____
Liber: 5151 Folio: 740 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: walkway / paths
1B. Construction cost estimate: \$ 2500
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.

Caroline Alderson 8/5/08
Signature of owner or authorized agent Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 9-11-08
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

#493458

SEE TYPED TEXT (ATTACHED)

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

1. **WRITTEN DESCRIPTION OF PROJECT** Outstanding Resource with high integrity.
 - a. Description of existing structure(s) and environmental setting, including their historical features and significance:
The 1885 double house has been an apartment building since the 1920s. Concrete walks were installed to each apartment entrance sometime later, perhaps when the previous owner renovated the house in 1962. The walks have grown patchy and unattractive. As part of our ongoing work to terrace impervious surfaces and return areas to green, ~~surfaces~~ we would like to replace the concrete walks with flagstone laid on stone dust with ammonium sulfate & sulfur rich soil between stones to promote growing moss between ~~stones~~. The flagstone paths will be more naturalistic and in keeping with the historic character of the property.
 - b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district.
2. **SITE PLAN** In 1989 we removed asphalt covering the Site and environmental ~~background~~ - this will extend the green space to create more landscaped front & side yards. We also plan to remove the driveway tracks behind the front plane of the house + put grass in their place.
 - 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**

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**

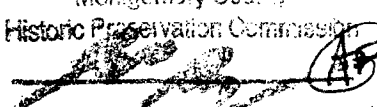
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.
7. **ADDRESSES OF ADJACENT AND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



REPLACEMENT WALKWAY
TYPE - IRREGULAR
FLAGSTONE ON STONE
DUST WITH MOSS
JOINTS

APPROVED
Montgomery County
Historic Preservation Commission



9-11-08

MAPLE

AVE.

REPLACE CONCRETE WALKWAYS
WITH FLAGSTONE ON STONE DUST + SOIL BETWEEN
(CROSS JOINTS) (NO MORTAR)

40' R/W

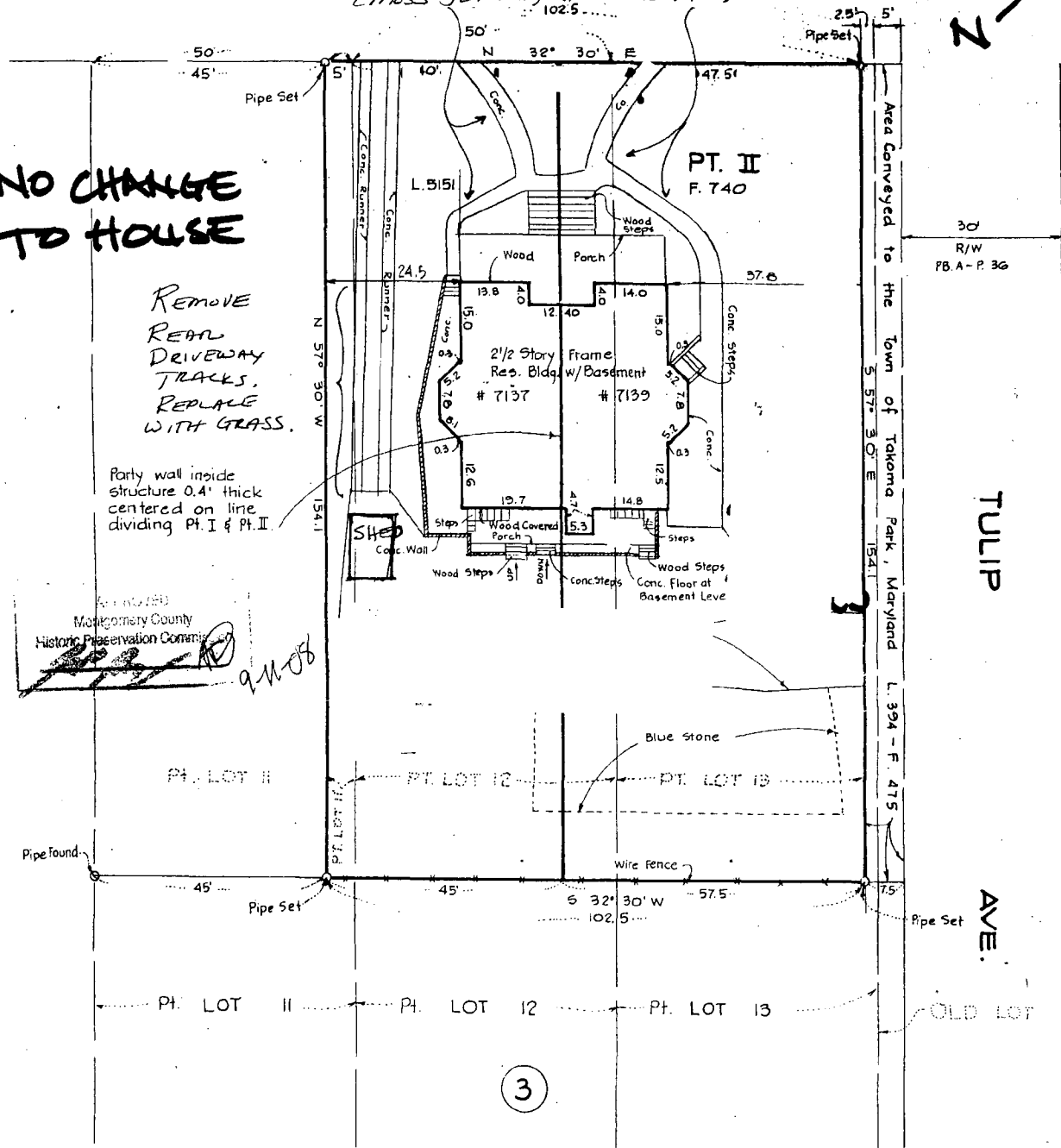
NO CHANGE
TO HOUSE

REMOVE
REAR
DRIVEWAY
TRACKS,
REPLACE
WITH GRASS.

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

Montgomery County
Historic Preservation Commission

9/11/03



SURVEYOR'S CERTIFICATE:

1" = 20'

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

APPROVED
Montgomery County
Historic Preservation Commission
4/10/03

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7137 Maple Avenue, Takoma Park	Meeting Date:	9/10/08
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	9/03/08
Applicant:	Caroline Alderson	Public Notice:	8/27/08
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08E	Staff:	Anne Fothergill
Proposal:	Walkway removal and installation		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Takoma Park Historic District
STYLE: Stick Style
DATE: 1885

PROPOSAL

The applicants are proposing to remove the existing non-historic concrete walkways (installed in the 1960s) and replace with irregular flagstone paths as shown in the site plan in Circle 8. The applicants also propose to remove the section of concrete driveway tracks that are located behind the front plane of the house.

STAFF RECOMMENDATION

Staff recommendation of **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.

7137 maple





7137 Maple Ave Front

(=)



7137 MAPLE FRONT DRIVEWAY