

7135 maple avenue
Takoma park

37/3-08 HHH
HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 10/24/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #496827-Fencing replacement

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 October 22, 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: Kimberlee Keller
Address: 7135 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





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

A
DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Gerry Ellsbury Jr
Daytime Phone No.: (301) 585-2780

Tax Account No.: 13-01058450

Name of Property Owner: Kimberlee Keller Daytime Phone No.: (301) 585-2780

Address: 4135 Maple Ave Takoma Park MD 20910
Street Number City Street Zip Code

Contractor: Plumb Space Builders LLC Phone No.: 301-585-2780

Contractor Registration No.: 85014

Agent for Owner: Gerry Ellsbury Jr Daytime Phone No.: (301) 585-2780

LOCATION OF BUILDING/PREMISE

House Number: 4135 Street: Maple Ave

Town/City: Takoma Park Nearest Cross Street: _____

Lot: 11 Block: 3 Subdivision: BFG Takoma Park

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: \$ 4,200.00

1C. If this is a revision of a previously approved active permit, see Permit # 110

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 6 feet 0 inches (wood fence replacement/repair)

- 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.

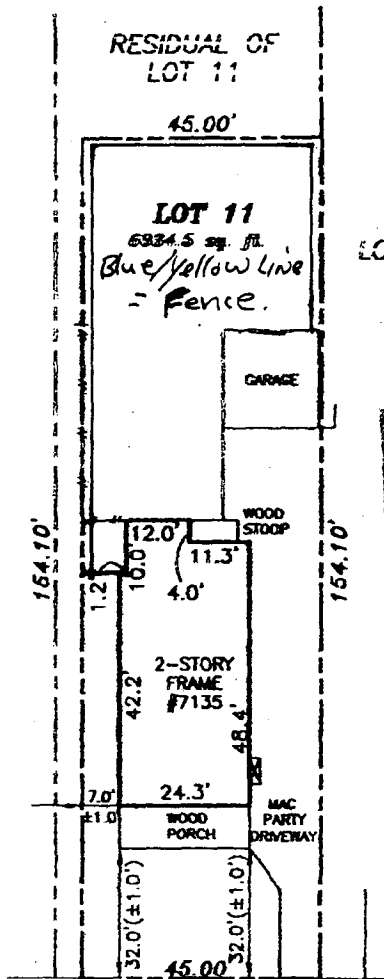
Gerry Ellsbury Jr Signature of owner or authorized agent 09/20/08 Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/23/08
Application/Permit No.: 496827 Date Filed: 9/30/08 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

10 Venice

FROM Gerny Ellsbury 3016028283



APPROVED
Montgomery County
Historic Preservation Commission

10-27-09

1642 9/11/08

Part of Contract
Dated &
Signed: 9/11/08



MAPLE AVENUE

Property predates modern day zoning.
No evidence of property corners was found. Apparent occupation is shown.
NOTE: PROPERTY IS SNOW COVERED.

Date: 3-16-09 Scale: 1"=30' Dm: HZ
Plat Book: A
Plat No.: 3 NO TITLE REPORT FURNISHED
Work Order: 99-1667
Address: 7135 MAPLE AVENUE
District: 13
Jurisdiction: MONTGOMERY COUNTY, MARYLAND

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best knowledge and that, unless noted otherwise, it has been prepared in accordance with the description of record. This survey is not a boundary survey and the local existence of property corners is neither guaranteed nor implied. Fence lines shown, are approximate in location. This property does not lie within a 10 flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are available information and are subject to the interpretation of the originator.

LOCATION DRAWING
PART OF LOT 11
BLOCK 3
TAKOMA PARK

Stephen J. Wentzold

NOTE: 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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 refinancing.



Meridian Surveys, Inc
811 Russell Avenue
Suite #303
Gaithersburg, MD 20878
(301) 721-9400

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7135 Maple Avenue, Takoma Park	Meeting Date:	10/22/08
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	10/15/08
Applicant:	Kimberlee Keller (Gerry Ellsbury Jr., Agent)	Public Notice:	10/08/08
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-08HHH	Staff:	Anne Fothergill
Proposal:	Fencing replacement		

STAFF RECOMMENDATION

- Approval
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
 STYLE: Four Square
 DATE: 1921

PROPOSAL

The applicant is proposing the replacement of the existing 6' tall deteriorated wood picket fencing located behind the house. The applicant is proposing the same material, style, and height for the new fencing. While in-kind replacement would not require HPC approval, the proposal is to extend the fence approximately 10 feet on the left side and because of this change in the fencing location, a HAWP is required. There will be no other changes to the fencing which is entirely at the rear of the property.

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

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240 777-9370

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Gerry Ellsbury Jr
Daytime Phone No.: (301) 585-2782

Tax Account No.: 13-01058450
Name of Property Owner: Kimberlee Keller Daytime Phone No.: (301) 585-2782
Address: 7135 Maple Ave Takoma Park Md 20912
Street Number City Street Zip Code
Contractor: Plumb Square Builders LLC Phone No.: (301) 585-2782
Contractor Registration No.: 85014
Agent for Owner: Gerry Ellsbury Jr Daytime Phone No.: (301) 585-2782

LOCATION OF BUILDING/PREMISE

House Number: 7135 Street: Maple Ave
Town/City: Takoma Park Nearest Cross Street: _____
Lot: 11 Block: 3 Subdivision: BPG Takoma Park
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: \$ 4,200.00
1C. If this is a revision of a previously approved active permit, see Permit # n/a

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

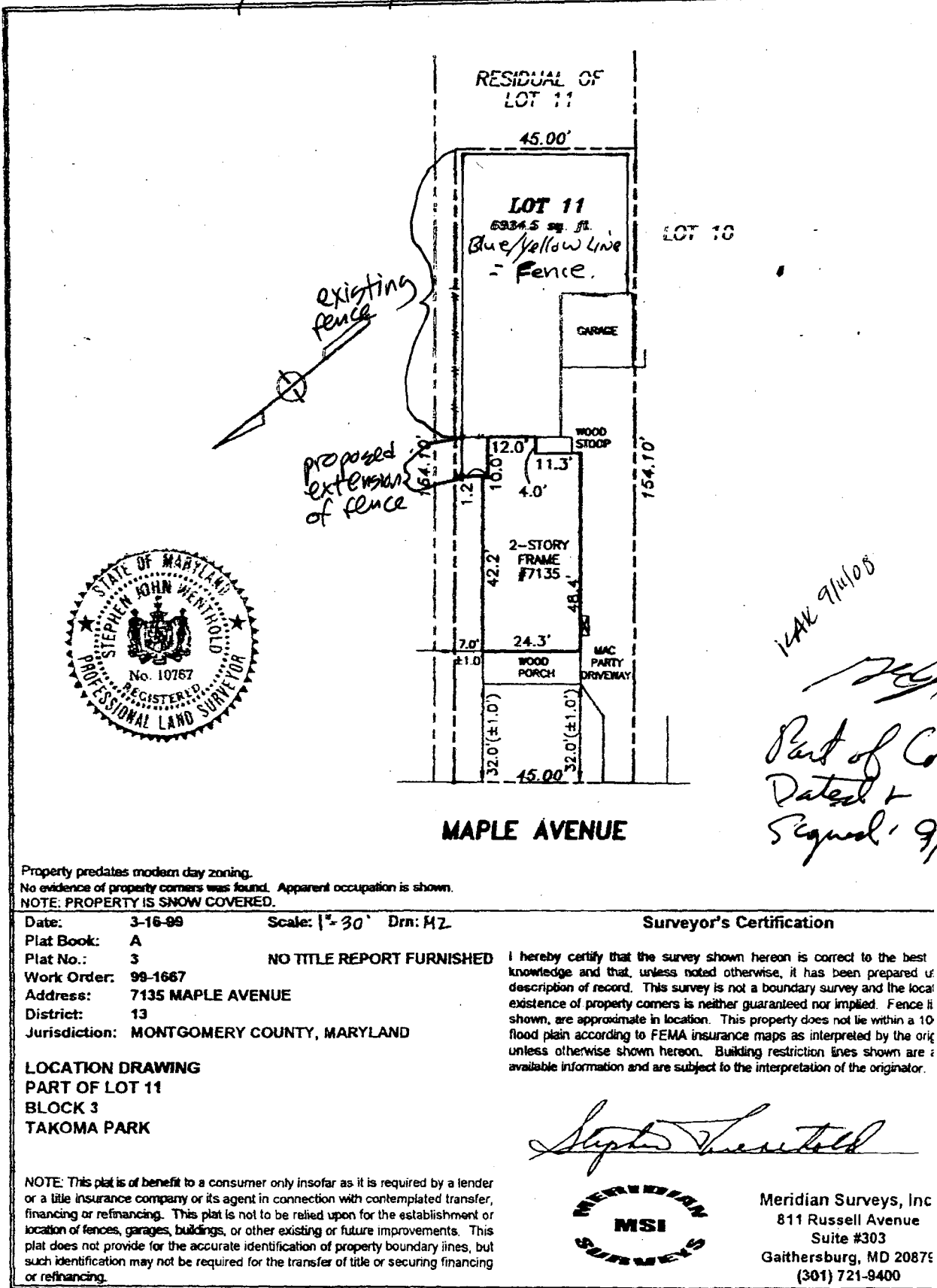
3A. Height 6 feet 0 inches (wood fence replacement/repair)
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

D. Rustep Agent for Plumb Square Builders LLC 09-30-08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 496827 Date Filed: 9/30/08 Date Issued: _____

10 VENISE
 FROM Gerny Ellsbury 3016028283



Property predates modern day zoning.
 No evidence of property corners was found. Apparent occupation is shown.
 NOTE: PROPERTY IS SNOW COVERED.

Date: 3-16-99 Scale: 1" = 30' Drn: HZ
 Plat Book: A
 Plat No.: 3 NO TITLE REPORT FURNISHED
 Work Order: 99-1667
 Address: 7135 MAPLE AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MARYLAND

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best knowledge and that, unless noted otherwise, it has been prepared in accordance with the description of record. This survey is not a boundary survey and the local existence of property corners is neither guaranteed nor implied. Fence lines shown, are approximate in location. This property does not lie within a 10' flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are based on available information and are subject to the interpretation of the originator.

LOCATION DRAWING
 PART OF LOT 11
 BLOCK 3
 TAKOMA PARK

Stephen J. Wenthold

NOTE: 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. 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 refinancing.



Meridian Surveys, Inc
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20878
 (301) 721-9400

7135 Maple



Keller
7135 maple Ave



Keller
7135 Maple Ave
Takoma Park



(1 of 4)

Keller
7135 Maple Ave
Takoma Park



(2 of 4)

Keller
9135 maple Ave
Takoma Park



(3 of 4)

Keller
7135 Maple Ave
Tahoma Park



(4 of 4)