

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

<b>Address:</b>	7418 Maple Ave., Takoma Park	<b>Meeting Date:</b>	5/23/18
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	5/18/18
<b>Applicant:</b>	Jeff and Amber Bell	<b>Public Notice:</b>	5/11/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-1800	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Tree House Construction		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Takoma Park Historic District  
**STYLE:** Cape Cod  
**DATE:** c. 1930-40

The house at 7418 Maple Ave., Takoma Park is a one-and-a-half story, side-gable, asphalt-shingled, Cape Cod, with gable dormers. The house is three bays wide with six-over-six windows at either side of the central entrance. To the rear there is a later, non-historic, addition with a shed roof, sided in Hardi clapboards. The gravel driveway is placed to the right of the house, which, because of the significant slope of Maple Ave. is one floor below grade. A large concrete retaining wall, capped by a single row of bricks, separates the front yard from the driveway.



Figure 1: 7418 Maple Ave.

**PROPOSAL**

The applicant is proposing to construct a tree house and playground in the rear of the property.

**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 24A)*, 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***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

***Montgomery County Code, Chapter 24A***

- (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;

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

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 proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

In the rear of the property there are two tree stumps, approximately 7' (seven feet) and 5' (five feet) tall. The applicant proposes to construct a playground and treehouse in two platforms using the tree stumps as a base.

On top of the taller, rear, stump the applicant proposes to construct an enclosed treehouse. The treehouse will be 8' 9" (eight feet, nine inches) tall; and 8' (eight feet) wide by 11' (eleven feet) deep). The treehouse section will have a low-pitched roof and a combination of wood clapboard siding and wood shingle siding. The treehouse section will be supported by 2" x 8" (two by eight inch) diagonal braces. The treehouse will be more than 25' (twenty-five) feet to the rear of the house and will be several feet below ridge line of the house.

In front of the treehouse section will be a platform section built on top of the lower tree stump. The platform will have a wood guardrail. The platform will be 7' 6" (seven feet, six inches) deep and 8' (eight feet) wide. To provide access to the platform the applicant proposes to construct a ladder on the left side and a climbing rope to the right side.

The drawings also show a circular slide and note that it is an optional component. Staff encourages the HPC to evaluate this slide as part of the proposal as its approval will eliminate the need for a post-approval revision to the design. The proposed slide is a totally enclosed slide consistent with the drawing shown on A102 of the application.

Staff finds that the proposal will not alter the scale and massing of the non-contributing resource or the surrounding streetscape. The treehouse and playground will set largely behind the house and will only be minimally visible from the public right-of-way. Additionally, the step slope and retaining wall to the right of the lot, further limit the view of the proposed construction from the right-of-way.

Staff additionally finds that the treehouse is of a form and materials that are consistent with an accessory structure in the Takoma Park Historic District and supports approval.



Figure 2: Street view of 7418 Maple Ave., showing limited view of tree stumps.



Figure 3: Closer view showing right side of house with stumps minimally visible.

**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application;

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: b.p.davis@att.net Contact Person: BEN DAVIS  
 Daytime Phone No.: (202) 744-8794  
 Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: JEFFREY BELL Daytime Phone No.: \_\_\_\_\_  
 Address: 7418 MAPLE AVE TAKOMA PARK MD 20912  
Street Number City State Zip Code  
 Contractor: CONSTRUCTION AND SAFETY SERVICES Phone No.: (202) 744-8794  
 Contractor Registration No.: 08932  
 Agent for Owner: BENJAMIN DAVIS Daytime Phone No.: (202) 744-8794

**LOCATION OF BUILDING/PREMISE**

House Number: 7418 Street: MAPLE AVE  
 Town/City: TAKOMA PARK Nearest Cross Street: PHILADELPHIA  
 Lot: 7C Block: 86 Subdivision: PETTY ESTATE  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF ACTION/TAKE/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: TREEHOUSE

1B. Construction cost estimate: \$ 7500

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: N/A  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: N/A

**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]  
Signature of owner or authorized agent

5/2/2018  
Date

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

836132

**SEE REVERSE SIDE FOR INSTRUCTIONS**

6

**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:

BUILD A TREE HOUSE WITH SLIDE ON EXISTING  
TREE TRUNK

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

PLAY GROUND SET FOR KIDS TO INCLUDE A  
TREE HOUSE, SLIDE, CLIMBING NET, ETC

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.
- 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**

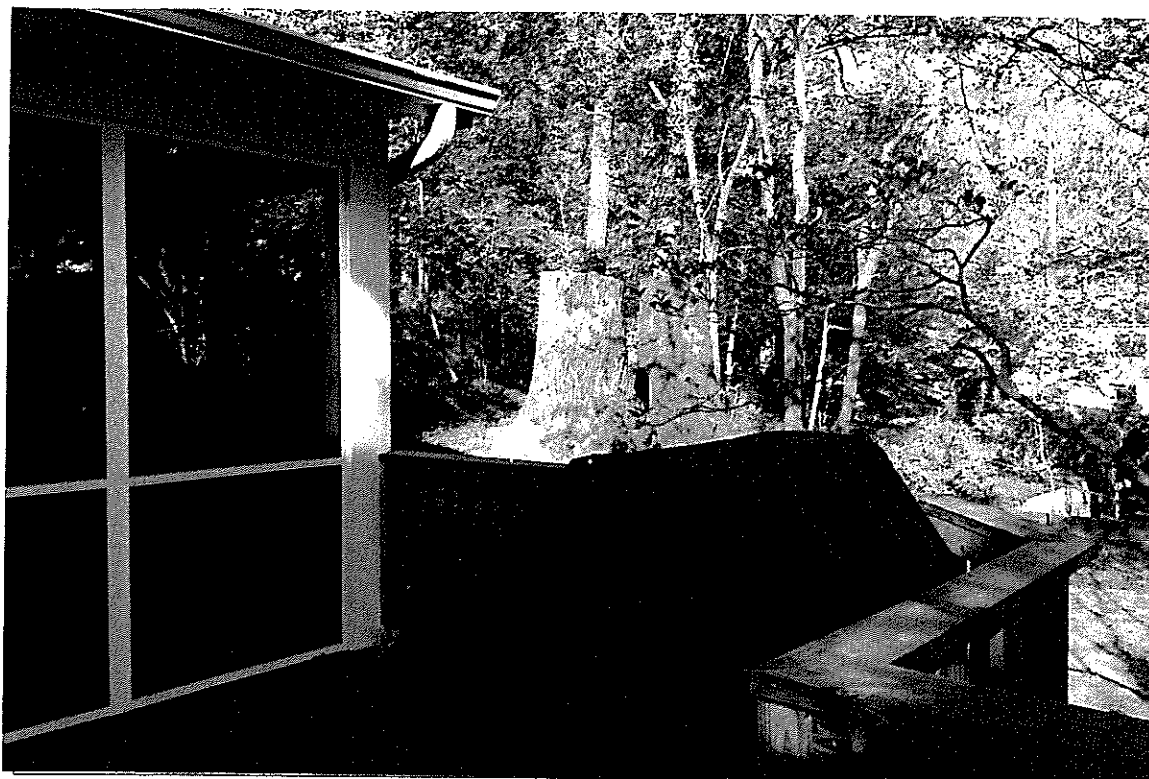
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

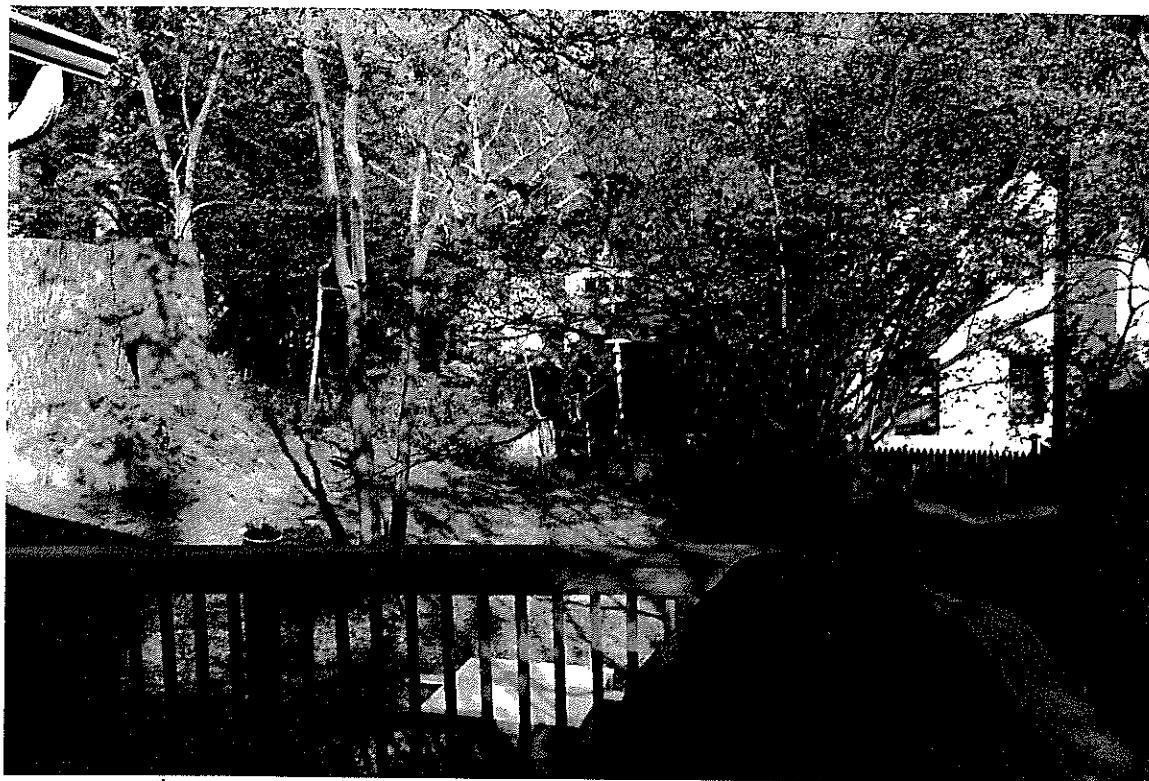
<p><b>Owner's mailing address</b>                  JEFF &amp; AMBER BELL                  7418 MAPLE AVE                  TAKOMA PARK, MD 20912</p>	<p><b>Owner's Agent's mailing address</b>                  BEN DAVIS                  212 T. ST NW                  WASHINGTON, DC 20001</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>7416 MAPLE AVE</p>	<p>7420 MAPLE AVE</p>
<p>7417 MAPLE AVE</p>	<p>7419 MAPLE AVE</p>
<p>7411 MAPLE AVE</p>	<p>7421 MAPLE AVE</p>



Existing Property Condition Photographs (duplicate as needed)



Detail: VIEW FROM DECK



Detail: VIEW FROM DECK

Applicant: \_\_\_\_\_

Page: \_\_\_\_\_

9

# KID'S BACKYARD TREE-HOUSE DESIGN

7418 MAPLE AVE., TAKOMA PARK, MD

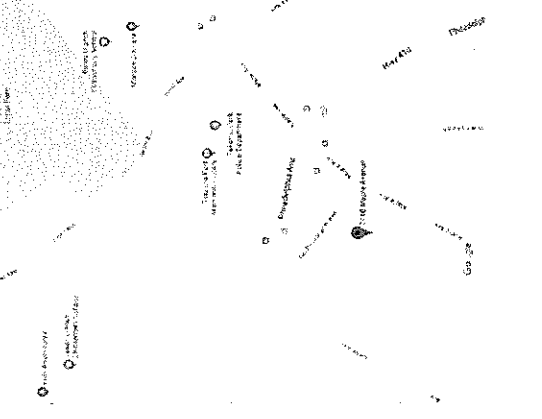
## HISTORIC REVIEW SET

APRIL 9, 2018

### SHEET NOTES

- ALL WORK SHOWN ON THESE PLANS SHALL BE CONSIDERED TO BE PART OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAKOMA PARK, MARYLAND.
- THE CONTRACTOR SHALL FURNISH ALL MATERIALS AND LABOR NECESSARY FOR THE PROPER CONSTRUCTION OF THE PROJECT. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
- WHERE WALLS OR CEILING ARE EXPOSED BY NEW CONSTRUCTION, FLOORING, CEILING AND INTERJECTING PARTITION AT ALL AREAS OF PARTITION REMOVAL.
- ALL EXISTING CONDITIONS PROVIDED ARE TO BE MAINTAINED AND PROTECTED. ANY DAMAGE TO EXISTING CONDITIONS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAKOMA PARK, MARYLAND.
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- DO NOT REMOVE OR MODIFY EXISTING STRUCTURAL COMPONENTS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TAKOMA PARK, MARYLAND.
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### LOCATION MAP



**OWNER**  
**QEWORRELL ASSOCIATES**  
4 TORRENCE COURT  
KENSINGTON, MD 20885

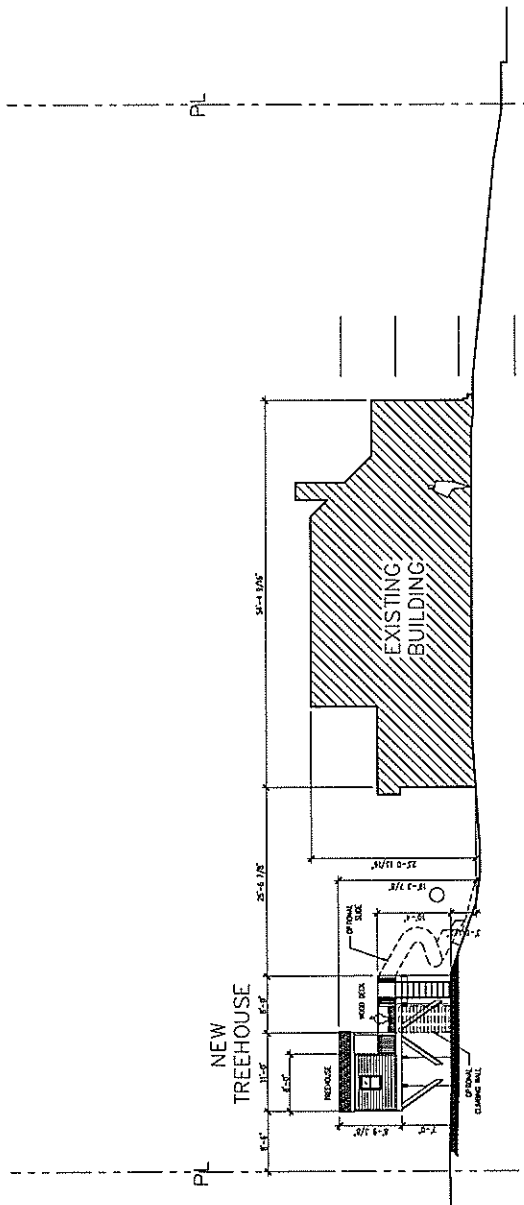
**DESIGNER**  
**IRIE DESIGNS**  
1400 KENNEDY AVENUE  
SUNGERSVILLE, OHIO 44122

**PROJECT TITLE**  
**NEW TREE HOUSE**  
7418 MAPLE AVE  
TAKOMA PARK, MD

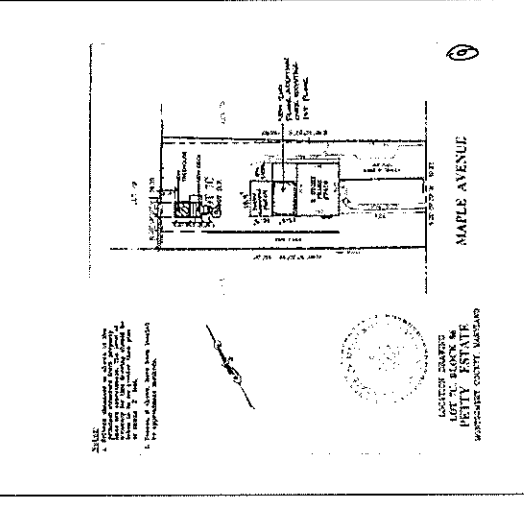
**DATE**  
APRIL 9, 2018

**SCALE**  
AS SHOWN

**SHEET NO.**  
A101



1 PROFILE VIEW  
SCALE: 1/8" = 1'-0"



2 SITE PLAN  
SCALE: 1/32" = 1'-0"

**PROJECT TITLE**  
**TREE HOUSE PLANS & DETAILS**

**OWNER**  
**QEWORRELL ASSOCIATES**  
4 TORRENCE COURT  
KENSINGTON, MD 20885

**DESIGNER**  
**IRIE DESIGNS**  
1400 KENNEDY AVENUE  
SUNGERSVILLE, OHIO 44122

**PROJECT TITLE**  
**NEW TREE HOUSE**  
7418 MAPLE AVE  
TAKOMA PARK, MD

**DATE**  
APRIL 9, 2018

**SCALE**  
AS SHOWN

**SHEET NO.**  
A101

10

NO.	DATE	DESCRIPTION

**NEW TREE HOUSE**  
 7415 MAPLE AVE  
 TAKOMA PARK, MD

PROJECT NO. \_\_\_\_\_  
 TREE HOUSE PLANS & DETAILS

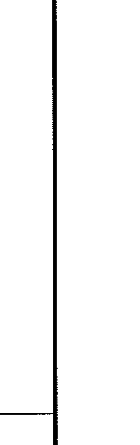
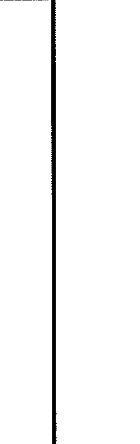
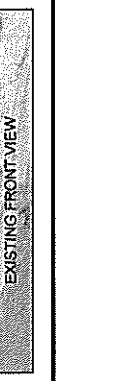
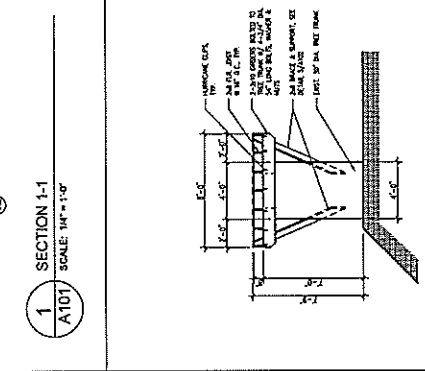
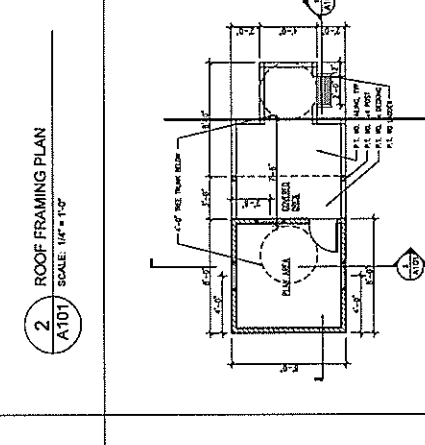
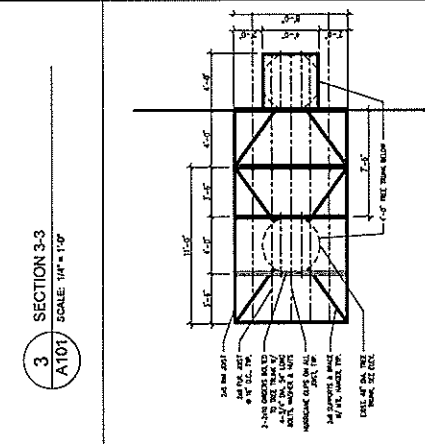
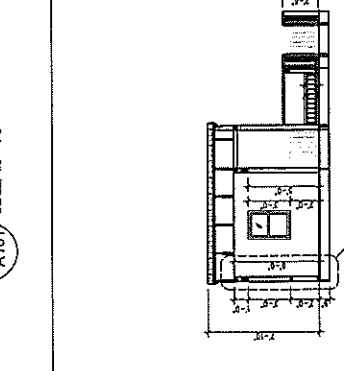
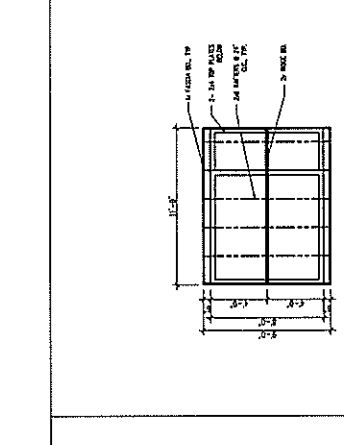
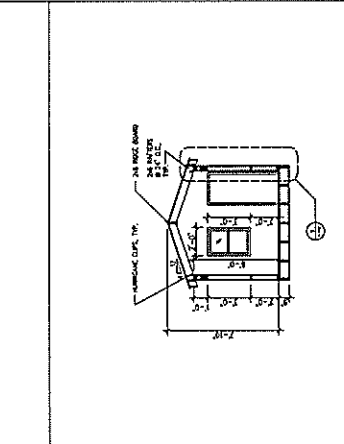
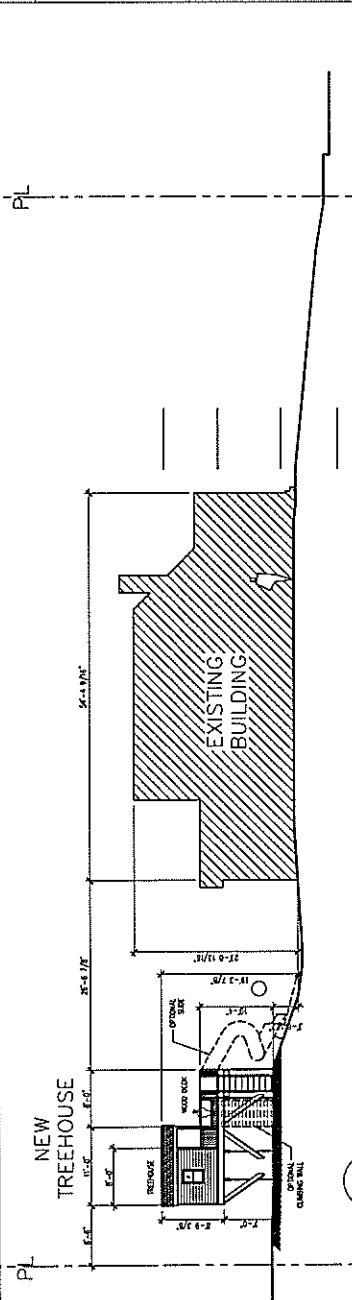
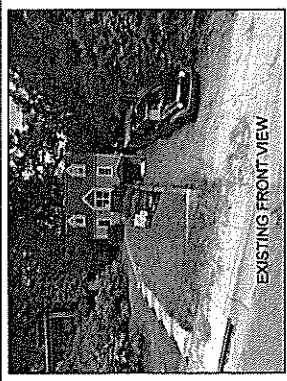
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 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 TOTAL SHEETS: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_  
 TREE HOUSE PLANS & DETAILS

DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 PROJECT NO. \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_  
 TOTAL SHEETS: \_\_\_\_\_

**SHEET NOTES**

- GENERAL**  
 1. THE FOLLOWING LISTINGS HAVE BEEN OBTAINED IN THE DESIGN:  
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:  
 3. ALL MATERIALS SHALL BE OF THE BEST QUALITY AVAILABLE.  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:  
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- FOUNDATION**  
 1. FOUNDATIONS ARE TO BE CONSTRUCTED TO BEAR ON NATURAL SOIL WITH A CAPACITY OF 2500 POUNDS PER SQUARE FOOT. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" CLEARANCE FROM EXISTING GRADE.  
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- CONCRETE**  
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH CONCRETE WITH 4% AIR ENTRAINMENT.  
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- WOOD FRAMING**  
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- ROOFING**  
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- MECHANICAL**  
 1. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:  
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 10. ALL MECHANICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES.
- ELECTRICAL**  
 1. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:  
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:  
 3. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:  
 4. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES:  
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11

