

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	7216 Maple Avenue, Takoma Park	Meeting Date:	3/22/2023
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	3/15/2023
Applicant:	Marissa & Dan Walker (Maria Wright, Architectural Designer)	Public Notice:	3/8/2023
Review:	Preliminary Consultation	Tax Credit:	N/A
		Staff:	John Liebertz

Permit Number: 1022993

PROPOSAL: Partial demolition and new construction.

STAFF RECOMMENDATION

Staff recommends that the applicant make any changes recommended by the Historic Preservation Commission (HPC) and return for a Historic Area Worker Permit (HAWP).

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c. 1924

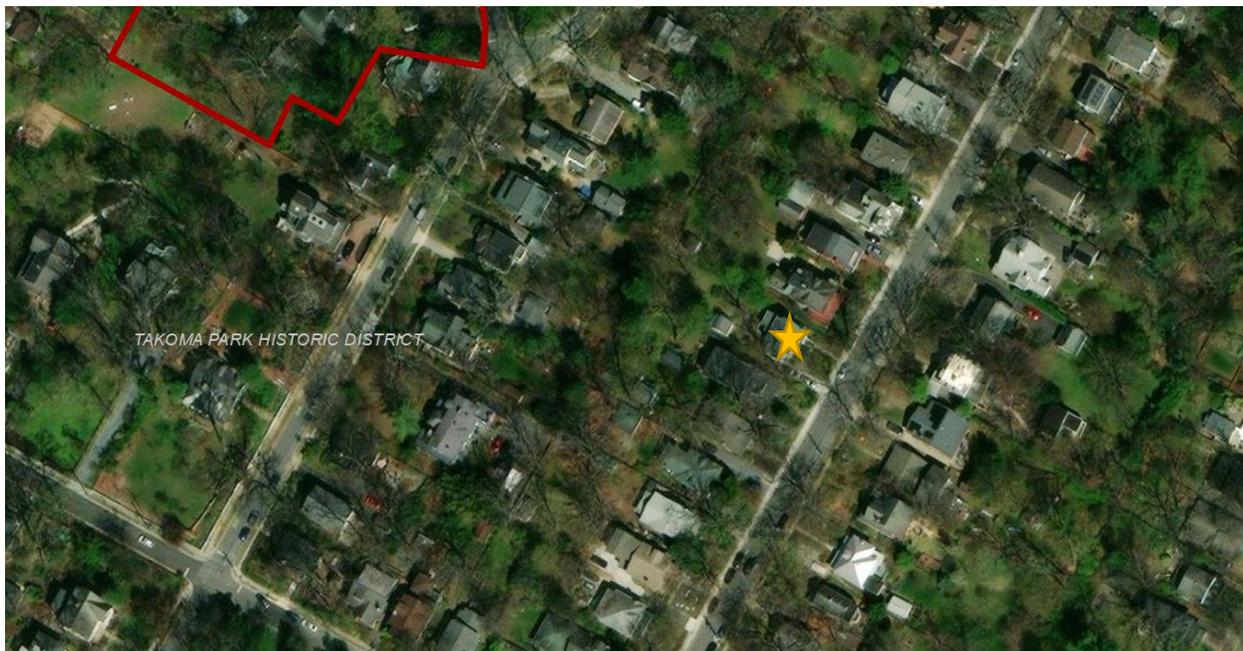


Figure 1: The subject property at 7216 Maple Avenue is located on the west side of Maple Avenue. The red line is the boundary of the Master Plan Historic District and the yellow star is the location of the subject dwelling.

PROPOSAL

The applicant proposes to demolish a non-historic, one-story addition (built ca. 1989) and construct a two-story addition.

APPLICABLE GUIDELINES

The Historic Preservation Office and Historic Preservation Commission (HPC) consult several documents when reviewing alterations and new construction within the Takoma Park Historic District. 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 three documents is outlined below.

Takoma Park Historic District Guidelines

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

- The design review emphasis will be restricted to changes that are 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 historic district.

A majority of the buildings in the Takoma Park Historic District have been assessed as being “Contributing Resources.” While these buildings may not have the same level of architectural or historical significance as Outstanding Resources or may have lost some degree of integrity, collectively, they are the basic building blocks of the Takoma Park district. They are important to the overall character of the district and the streetscape due to their size, scale, and architectural qualities, rather than for their particular architectural features.

Contributing Resources should receive a more lenient level of design review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource.

The following guidance which pertains to this project are as follows:

- All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.
- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.

- Some non-original building materials may be acceptable on a case-by-case basis. artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.
- Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code, Chapter 24A-8

The following guidance which pertains to this project are as follows:

- (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 ensure 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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation

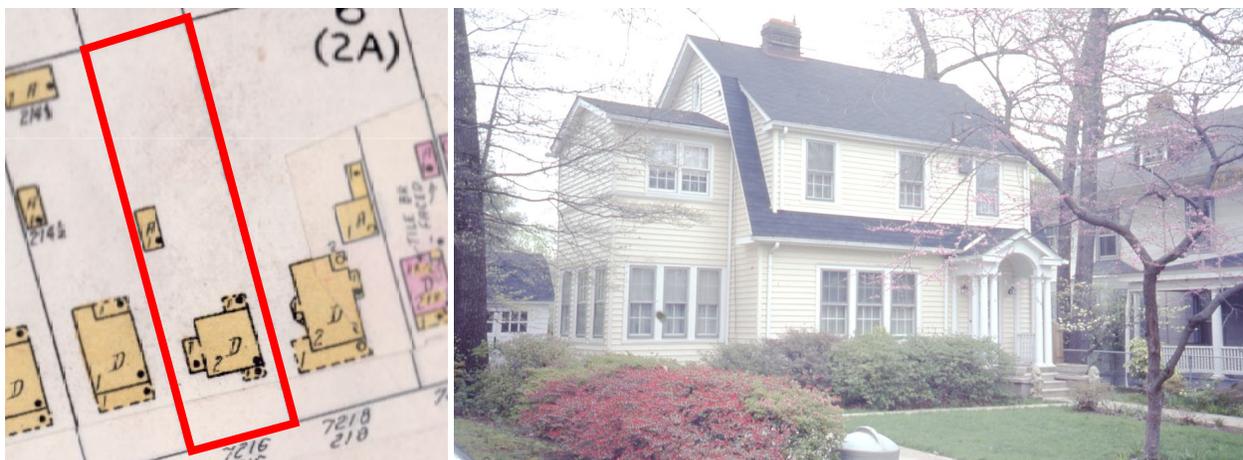
The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

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

The subject property is a Contributing Resource to the Takoma Park Historic District and features a two-story, Dutch Colonial-styled house constructed c. 1924. The wood-frame house rests on a rusticated block foundation, is covered with vinyl siding, and capped with a side-gambrel roof with overhanging closed eaves with returns. The asphalt-shingle roof features nearly full-width shed dormers on its eastern (front) and western (rear) slopes. An internal brick chimney pierces the ridge of the roof. The main entrance features a single-leaf door with a half-circle fanlight protected by a non-historic portico supported by six columns. Typical window fenestration consists of four-over-four and six-over-six, double-hung, wood-sash windows.

There have been several alterations to the house. Sanborn Fire Insurance Maps (1927-1963) depict a one-story, wing on the southern (side) elevation. The footprint of this wing remains intact, but previous owners constructed a second story at an unknown date (c. 1970). In 1989, a one-story addition demolished a small rear portico/porch on the northwest corner of the building. This addition likely coincides with the covering of the siding with the current vinyl siding. There are no known HAWPs associated with the property.



**Figure 2: Sanborn Fire Insurance Maps, 1927-1963 (left) and ca. 1985 photograph of the facade (right).
Source: Sanborn Fire Insurance Company (left), Montgomery Planning (right).**

Demolition of Rear Addition

The applicant proposes to demolish the one-story, non-historic rear addition (approximately 13' x 11.75') located on the northwest corner of the house (*Figure 3*). Staff finds that the request is consistent with the applicable guidelines as it was built in the late twentieth century (c. 1989) and is not a character defining feature of the dwelling or district.



Figure 3: Aerial view looking at the north elevation (left) and view of the west (rear) elevation from the backyard, 2023. The blue arrows point to the non-historic rear addition to be demolished.
Source: Montgomery Planning.

Description of Proposed Rear Addition

The applicant proposes to construct a two-story, wood-frame, rear addition on the northwest corner of the historic house. The addition consists of a hyphen (approximately 16' x 14'3") that connects the historic house to a side-gambrel section with shed dormers (15'6" x 16'). Both sections of the addition rest on a poured concrete foundation. The walls of the hyphen and side gambrel sections are sheathed with board and batten cementitious fiberboard and smooth cementitious fiberboard lap siding, respectively. The addition's asphalt shingle roof and overhanging closed eaves with returns matches the design of the historic house. The soffit is constructed of cementitious fiberboard panels. The ridge of the addition is 5'3" below the existing ridge of the house. Fenestration consists of casement, fixed, and double-hung, aluminum-clad, wood windows, and sliding glass doors. All windows and doors have cellular polyvinyl chloride trim.

The north (side) elevation of the addition is setback approximately 14' from the face of the historic house. This section would have limited visibility from the public rights-of-way due to the existing two-story wing. On the first story of the two-bay hyphen, a set of flagstone steps with a 3'6"-wide wood landing accesses a set of sliding glass doors. The first and second stories are separated with a shed roof that provides a horizontal emphasis and connects the historic and proposed gambrel roofs. The second story features two sets of paired, four-light, casement windows. The three-bay, side-gambrel section projects 1'6" from the face of the hyphen. The first story consists of three tall four-over-four, double-hung windows located above a four-light fixed window. The upper gambrel end features a single four-over-four, double-hung window.

The single-bay west (rear) elevation of the addition consists of sliding glass doors on the first story accessed by a stair (material not indicated) and two sets of paired four-light casement windows in the shed dormer.

On the north elevation, the addition is setback 6" from the historic house. The hyphen and gambrel roof sections are on a continuous plane (approximately 31'6"), but are distinguished from each other with the roof form, siding, and trim boards. Fenestration on this elevation is limited. The side-gambrel section

features a single four-over-four, double-hung window located above a four-light fixed window. The upper gambrel features a paired, four-light, casement window. The first story of the hyphen has a single, four-over-four window, double-hung window. The first and second stories are separated with a shed roof that connects the historic gambrel and proposed gambrel roofs and provides a horizontal emphasis. The second story of the hyphen features a single and paired four-light casement window.

Proposed Rear Addition – Concept, Scale, and Massing

The HPC should consider and discuss the applicant’s overall conceptual approach to the addition. The designer selected a literal replication of the historic house (with respect to form) connected by a hyphen which prioritizes compatibility over differentiation. A smaller-scaled, side-gambrel addition with shed dormers connects to a larger side-gambrel house with shed dormers. Staff finds this approach consistent with the applicable guidelines due to the use of a hyphen and differentiated scale. Successful projects that lean towards literal replication require the addition to be small when compared to the historic resource. The designer dropped the ridgeline of the proposed addition 5’3” from the ridgeline of the historic house which allows the new construction to be subservient.

Staff finds that the overall size of the addition would not overwhelm the character of the house or the surrounding district. The addition’s south elevation would have limited to no visibility from Maple Avenue due to the existing two-story wing on the historic house. The north elevation would be visible, but partially obscured due to the spacing of the houses and proximity of the neighbor’s wraparound porch. Staff, however, recommends that the north elevation of the proposed addition be farther setback from the plane of the historic house. The HPC generally requires additions to be inset 1’ (one foot) compared to the 6” proposed by the applicant. While the existing addition is co-planer with the historic house, it is much smaller than the proposed addition (12’ compared to 31’6”) and not appropriate as a point of comparison or justification for this continued condition. The additional setback would provide the historic building greater relief from the addition and further limit visibility of the new construction from Maple Avenue.



Figure 4: View of the east and north elevations (left) and east and south elevation (right) from the sidewalk on Maple Avenue, 2023.

Source: Montgomery Planning.

Proposed Rear Addition – Design

Staff finds the proposed design of the addition to be compatible with the historic house and surrounding district. The proposed windows recall the design and fenestration patterns of the historic house with modern influences. The sliding glass doors and flag stone steps proposed on the south and west elevations of the addition would not be visible from the public rights-of-way.

Proposed Rear Addition - Materials

Staff finds the proposed materials to be compatible with the historic house and surrounding district. The HPC regularly approves the use of aluminum-clad wood doors and windows, cementitious fiberboard siding (lap siding and board-and-batten siding), and cellular polychloride trim on additions to Contributing Resources in the Takoma Park Historic District. The use of board-and-batten siding differentiates the hyphen from the historic house and serves as a transition to the side-gambrel addition with lap siding. While the applicant proposes to match the exposure of the proposed cementitious fiberboard lap siding to the existing vinyl siding on the historic house, staff does not find this to be necessary as the vinyl siding is a non-historic material. Other exposures could be considered but the submission doesn't indicate the dimensions of the existing vinyl siding or proposed siding.

Staff finds the proposed use of matching asphalt shingle to be compatible with the historic house and surrounding district. However, future submissions should note whether the existing roof has three-tab shingles or architectural shingle and include specifications for the proposed roof.

Proposed Rear Addition - Trees

Staff recommends the applicant submit a copy of the Tree Impact Assessment and Protection Plan when filing a Historic Area Work Permit (HAWP). The root zone for Tree B will be within the limit of disturbance as shown on the site plan and tree survey.

Items to be Included in HAWP Application

Staff recommends the following items be included in the HAWP application:

1. Existing condition or as-built drawings.
2. Accurately depict windows on the historic house. For example, the model includes four-over-four windows on the historic façade instead of the existing six-over-six windows.
3. Roof plan.
4. Increase inset of setback of the north elevation to 1' at a minimum. The HPC may find that a greater depth is warranted.
5. Detail drawings for the east elevation of the side-gambrel addition that shows the face of the proposed dormers (which are not shown in the current set of drawings).
6. Specification sheets for all doors, windows, siding, soffit, trim, roofing, hardscaping (steps), lighting, etc. Note the exposure of the lap siding and dimensions of the board-and-batten.
7. Note that all PVC trim will be solid-core, millable, and painted in final installation.
8. Label the type of asphalt shingle roof (three-tab or architectural) on the existing house and include specification for the new roof.
9. The proposed addition is missing corner boards and water table trim on the south and west elevations but shows them on the north elevation. Revise drawing and label materials as needed.
10. Label the proposed material for the steps on the west elevation.
11. Label dimensions on all elevations.
12. Label foundation material and treatment on the north elevation.
13. Include a copy of Tree Impact Assessment and Protection Plan. If any trees require removal, include those in the HAWP application.

STAFF RECOMMENDATION

Staff recommends that the applicant make any changes suggested by the HPC and return for a HAWP with any requested information.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Marissa & Dan Walker
Address: 7216 Maple Ave.
Daytime Phone: 917-498-6605

E-mail: marissagrimeswalker@gmail.com dan.walker.law@gmail.com
City: Takoma Park Zip: 20912
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Maria Wright
Address: 7505 Jackson Ave.
Daytime Phone: 443.994.8777

E-mail: Maria@MJWdesignsLLC.com
City: Takoma Park Zip: 20912
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Takoma Park, Maryland

Is the Property Located within an Historic District? Yes/District Name Takoma Park, Maryland
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 7216 Street: Maple Avenue
Town/City: Takoma Park Nearest Cross Street: Tulip Ave
Lot: 26 Block: 5 Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

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

2/28/23
Signature of owner or authorized agent Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

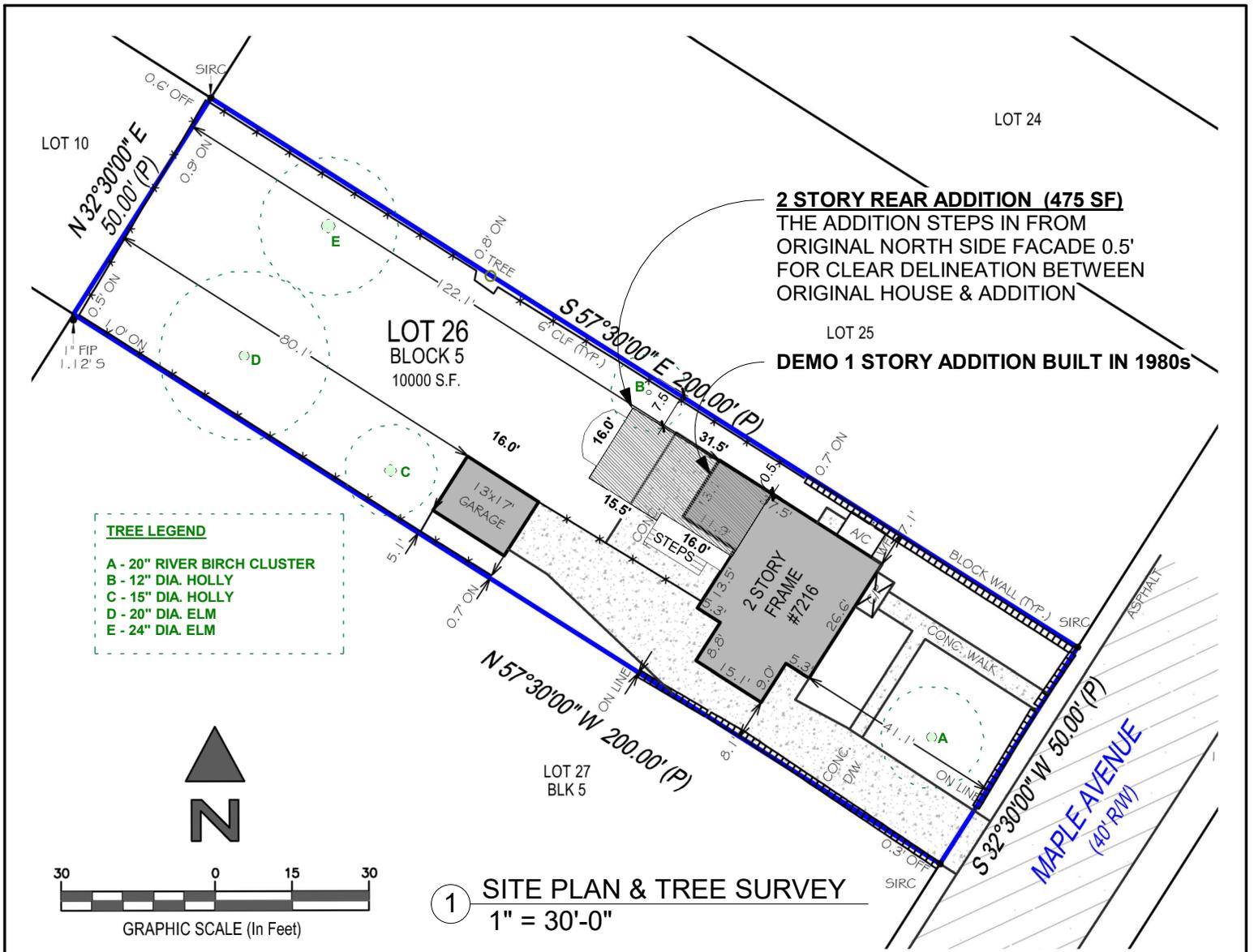
Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



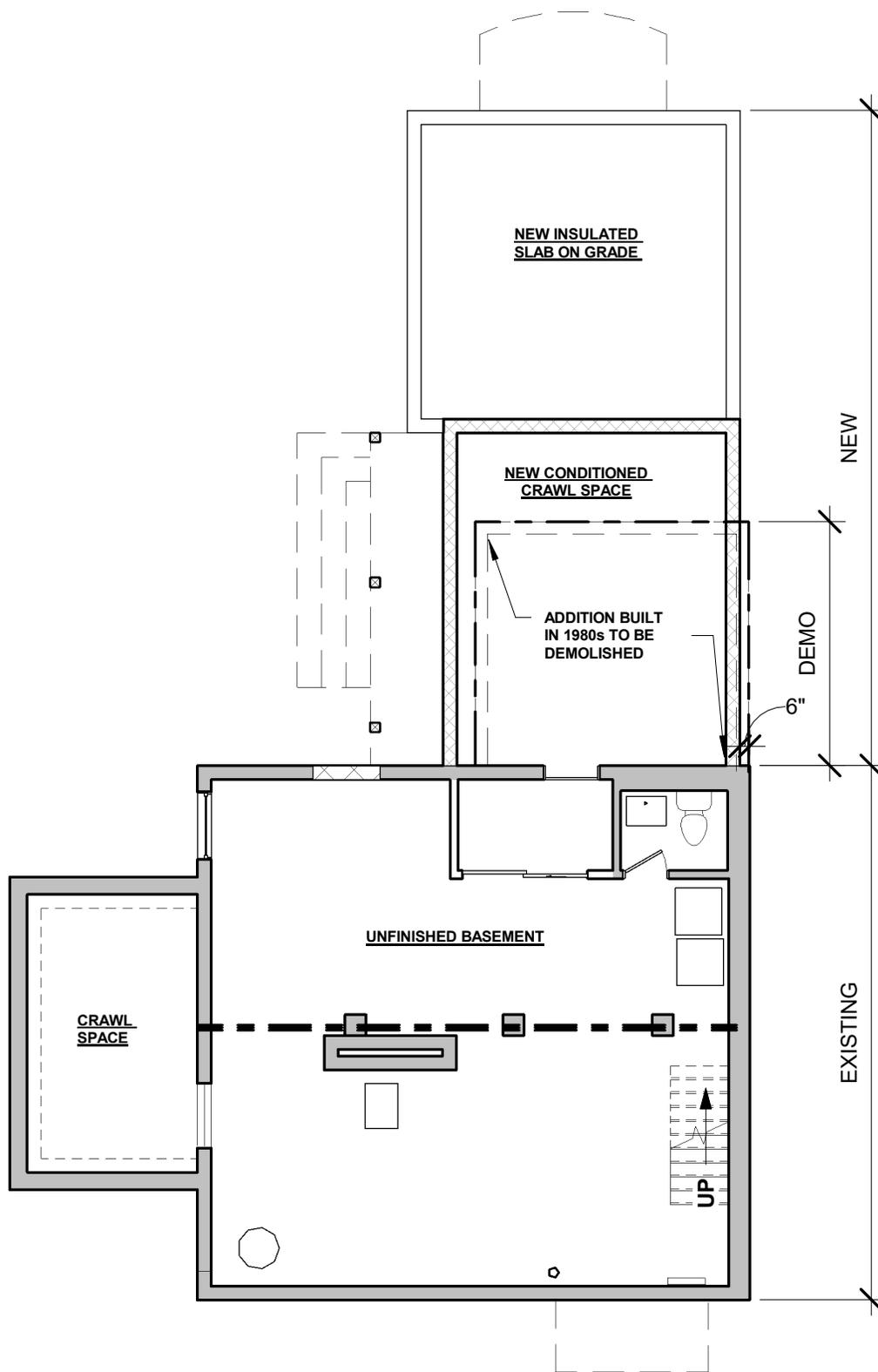
1 SITE PLAN & TREE SURVEY
1" = 30'-0"

PROJECT INFORMATION:

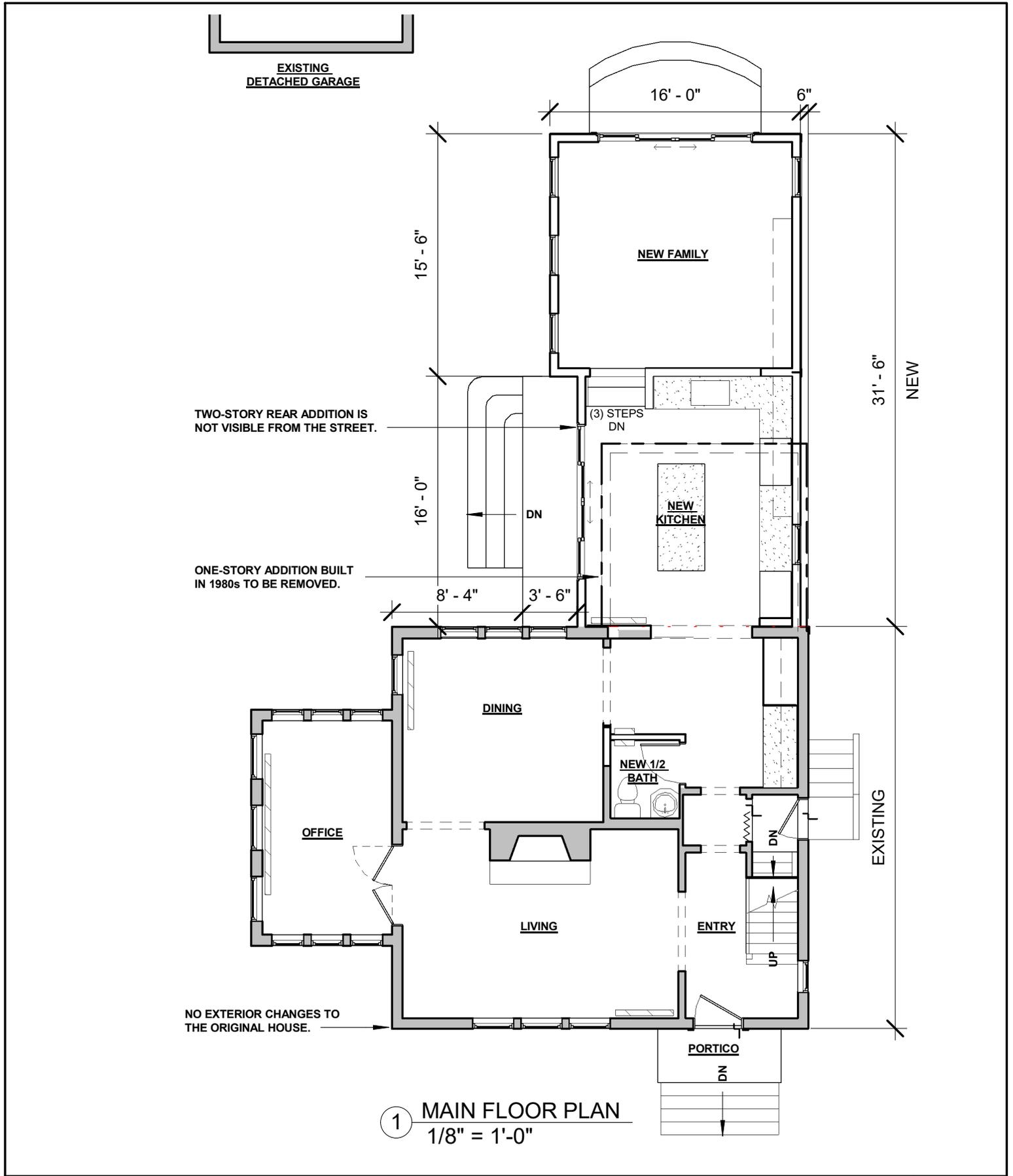
THE EXISTING TWO STORY WOOD FRAMED RESIDENCE IS A CONTRIBUTING RESOURCE IN THE TAKOMA PARK HISTORIC DISTRICT. THE PROJECT SCOPE INCLUDES REMOVING A ONE STORY REAR ADDITION THAT WAS CONSTRUCTED IN THE 1980s. THERE ARE NO EXTERIOR CHANGES TO THE FRONT AND SIDE ELEVATIONS OF THE ORIGINAL RESIDENCE. THE TWO STORY REAR ADDITION WILL NOT BE VISIBLE FROM THE STREET. THE FIRST FLOOR ADDITION INCLUDES RELOCATING THE EXISTING KITCHEN AND ADDING A FAMILY ROOM. THE SECOND FLOOR ADDITION INCLUDES A PRIMARY BEDROOM SUITE.

APPLICABLE CODES:

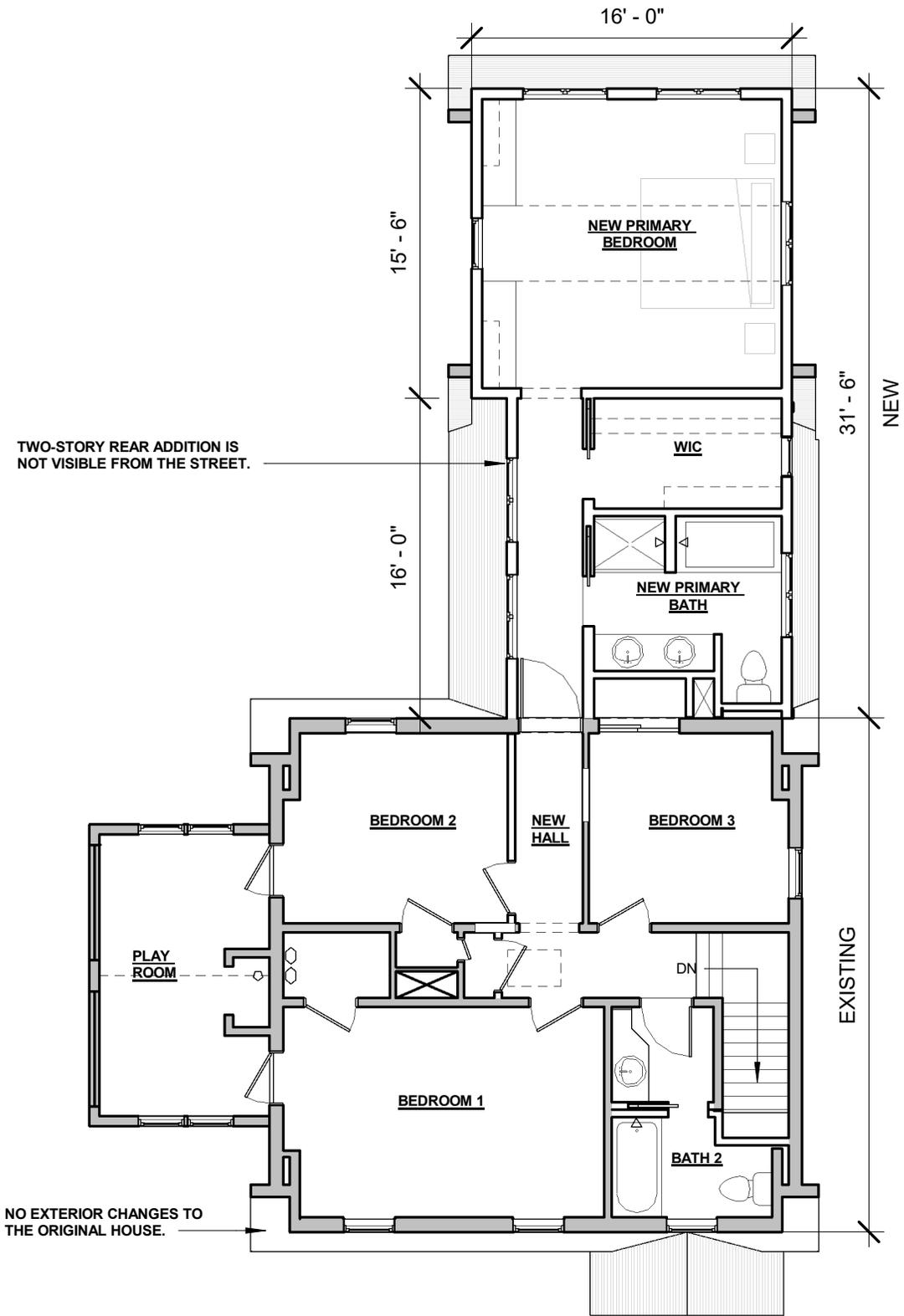
2018 IBC AND IRC AS REVISED BY MONTGOMERY COUNTY.



① **NEW BASEMENT PLAN**
 1/8" = 1'-0"



① MAIN FLOOR PLAN
 1/8" = 1'-0"



① NEW UPPER FLOOR PLAN
 1/8" = 1'-0"



EXISTING

NO CHANGES TO FRONT ELEVATION

① NEW EAST (FRONT) ELEVATION
1/8" = 1'-0"

EXISTING VINYL SIDING, TRIM, SOFFIT,
AND FASCIA TO REMAIN

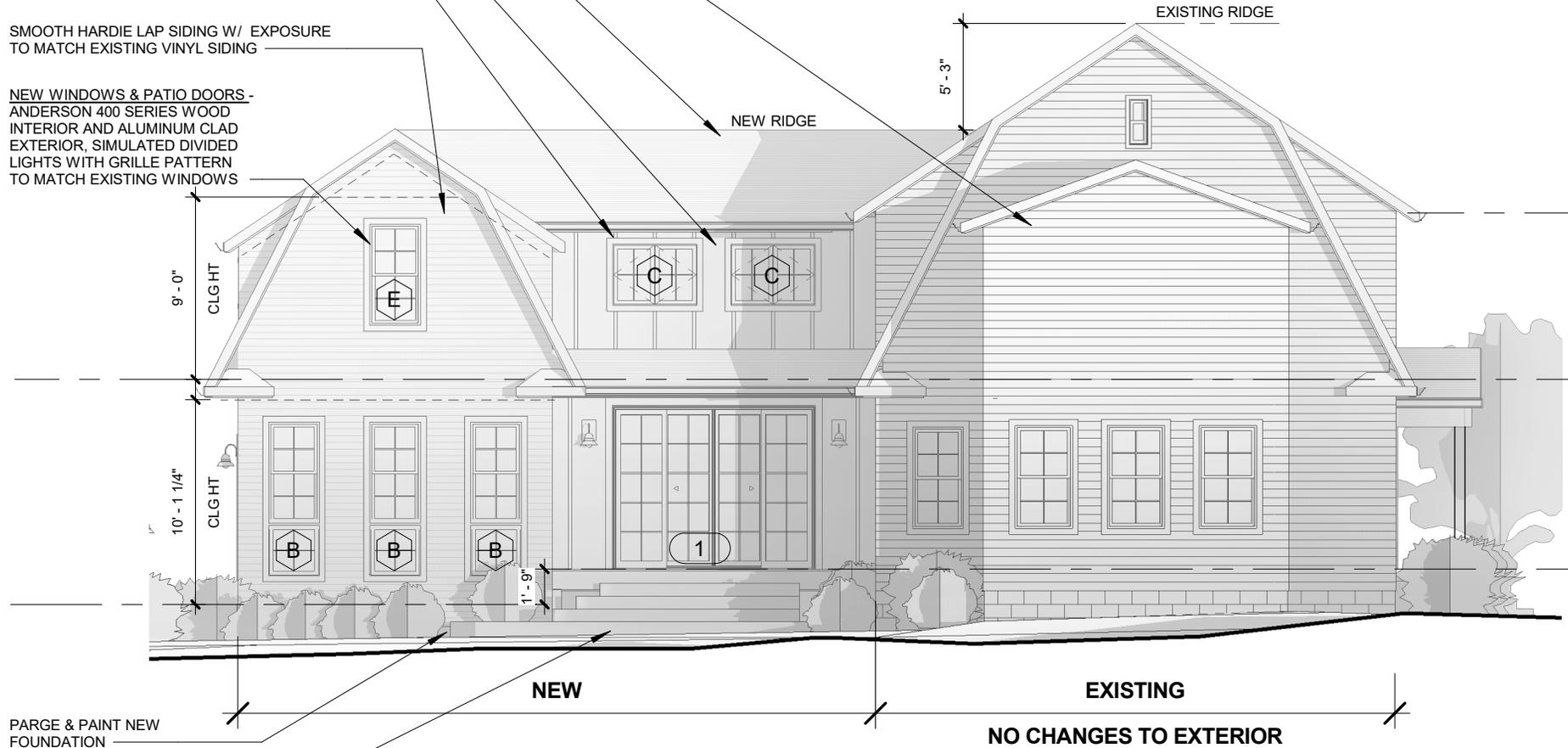
NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING

BOARD & BATTEN SIDING - SMOOTH HARDIE
PANELS W/ VERTICAL BATTEN STRIPS

5/4x4 PVC WINDOW TRIM TO MATCH
PROFILE ON EXISTING HOUSE.

SMOOTH HARDIE LAP SIDING W/ EXPOSURE
TO MATCH EXISTING VINYL SIDING

NEW WINDOWS & PATIO DOORS -
ANDERSON 400 SERIES WOOD
INTERIOR AND ALUMINUM CLAD
EXTERIOR, SIMULATED DIVIDED
LIGHTS WITH GRILLE PATTERN
TO MATCH EXISTING WINDOWS



① **NEW SOUTH (SIDE) ELEVATION**
1/8" = 1'-0"

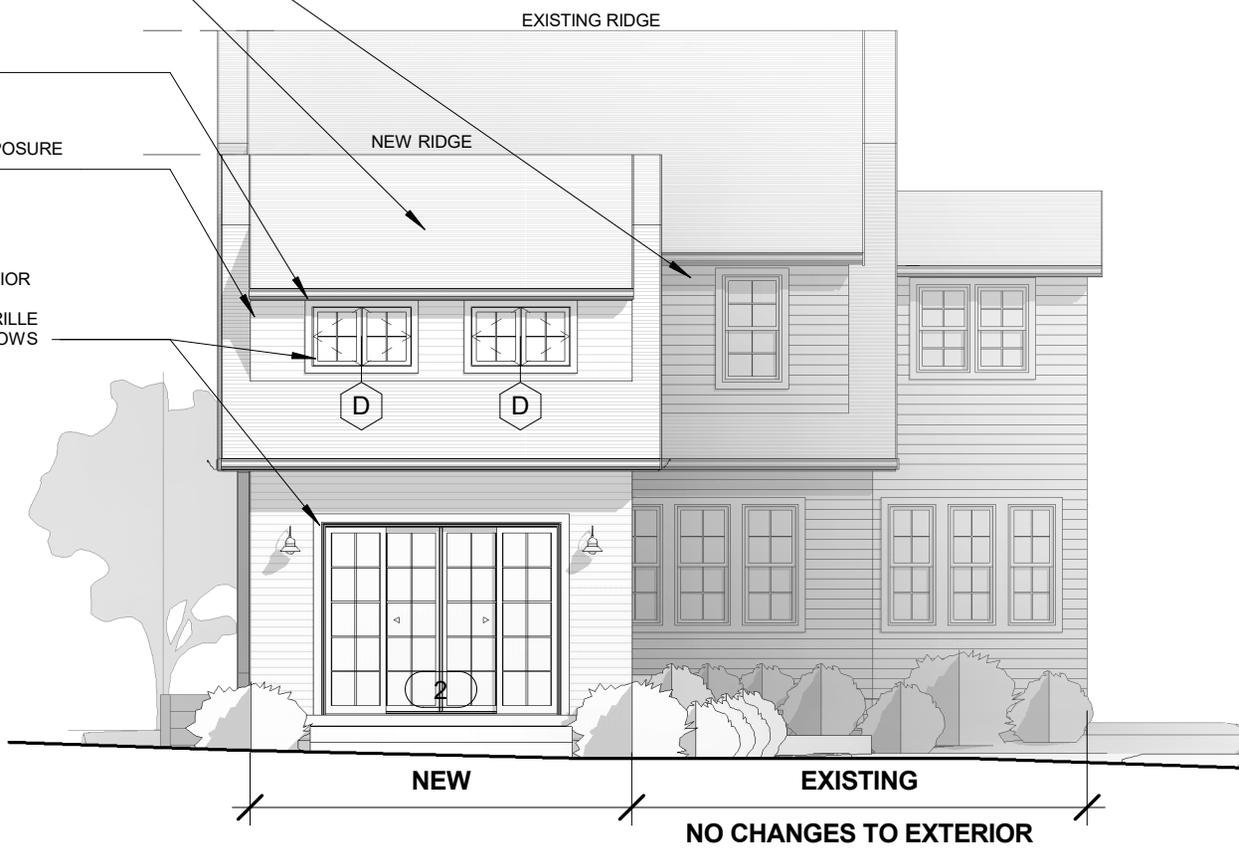
EXISTING VINYL SIDING, TRIM, SOFFIT,
AND FASCIA TO REMAIN

NEW ASPHALT SHINGLE ROOF TO MATCH EXISTING

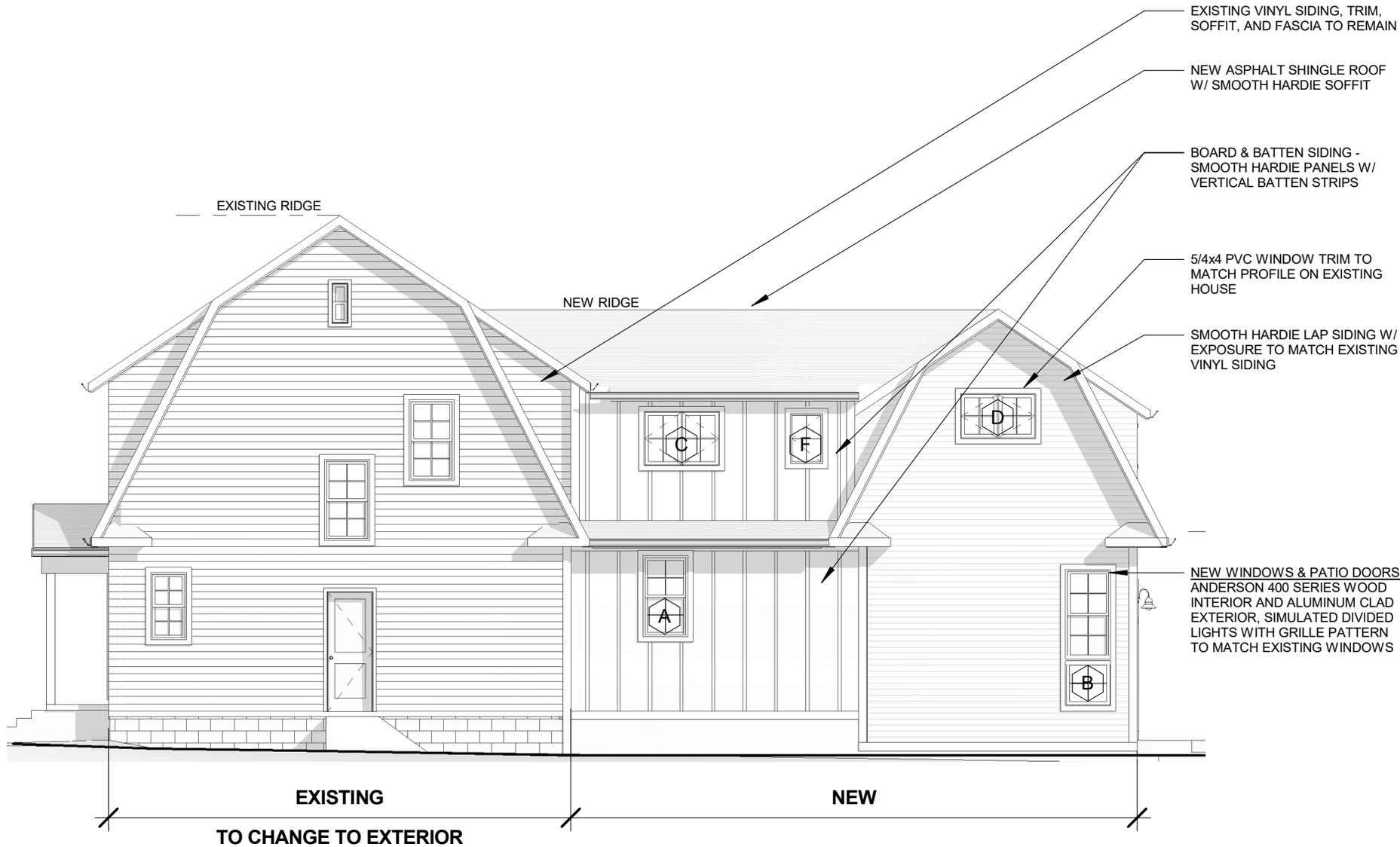
5/4x4 PVC WINDOW TRIM TO MATCH
PROFILE ON EXISTING HOUSE.

SMOOTH HARDIE LAP SIDING W/ EXPOSURE
TO MATCH EXISTING VINYL SIDING

NEW WINDOWS & PATIO DOORS -
ANDERSON 400 SERIES WOOD INTERIOR
AND ALUMINUM CLAD EXTERIOR,
SIMULATED DIVIDED LIGHTS WITH GRILLE
PATTERN TO MATCH EXISTING WINDOWS



① NEW WEST (REAR) ELEVATION
1/8" = 1'-0"



EXISTING VINYL SIDING, TRIM, SOFFIT, AND FASCIA TO REMAIN

NEW ASPHALT SHINGLE ROOF W/ SMOOTH HARDIE SOFFIT

BOARD & BATTEN SIDING - SMOOTH HARDIE PANELS W/ VERTICAL BATTEN STRIPS

5/4x4 PVC WINDOW TRIM TO MATCH PROFILE ON EXISTING HOUSE

SMOOTH HARDIE LAP SIDING W/ EXPOSURE TO MATCH EXISTING VINYL SIDING

NEW WINDOWS & PATIO DOORS - ANDERSON 400 SERIES WOOD INTERIOR AND ALUMINUM CLAD EXTERIOR, SIMULATED DIVIDED LIGHTS WITH GRILLE PATTERN TO MATCH EXISTING WINDOWS

EXISTING RIDGE

NEW RIDGE

EXISTING

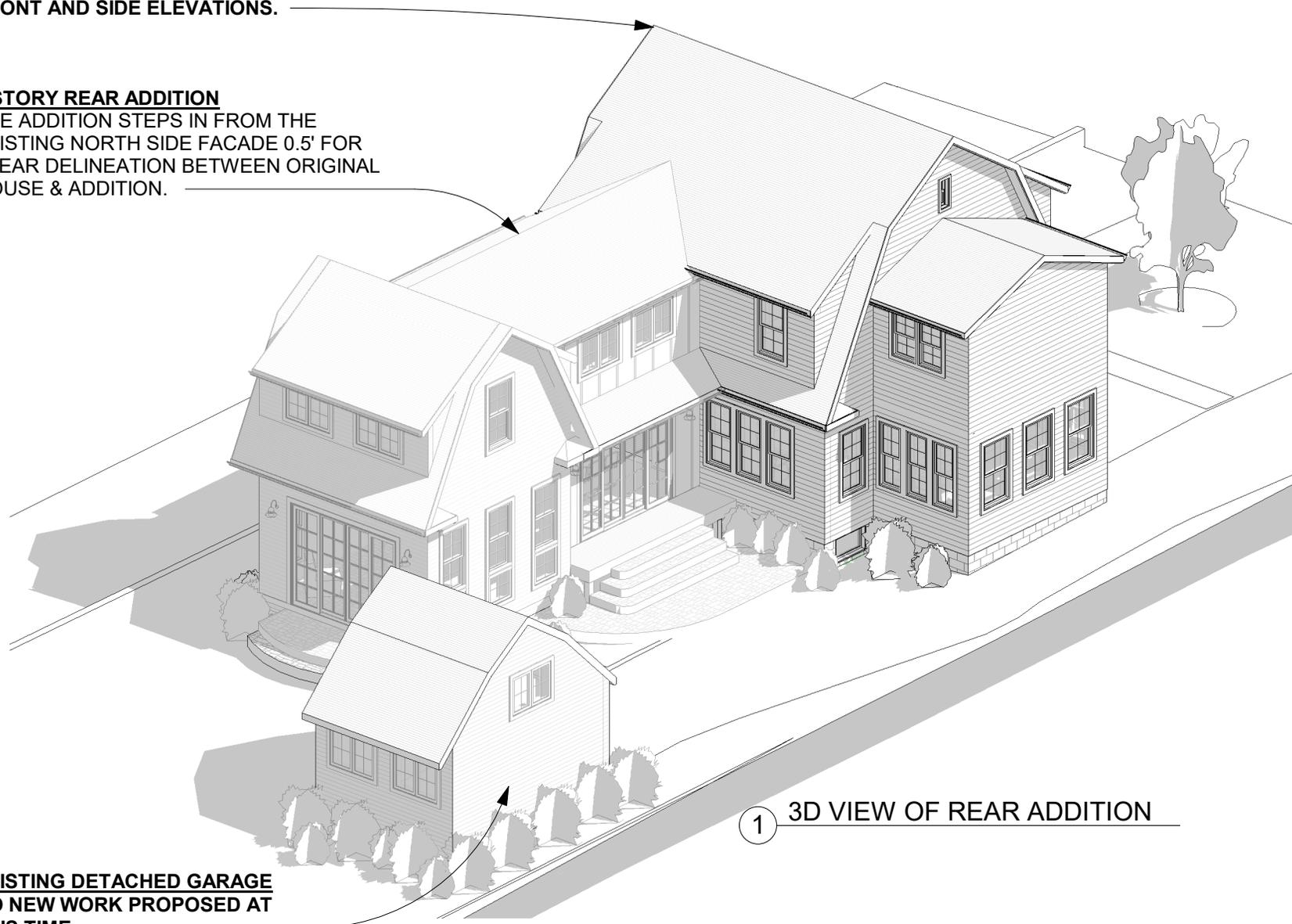
NEW

TO CHANGE TO EXTERIOR

① NEW NORTH (SIDE) ELEVATION
1/8" = 1'-0"

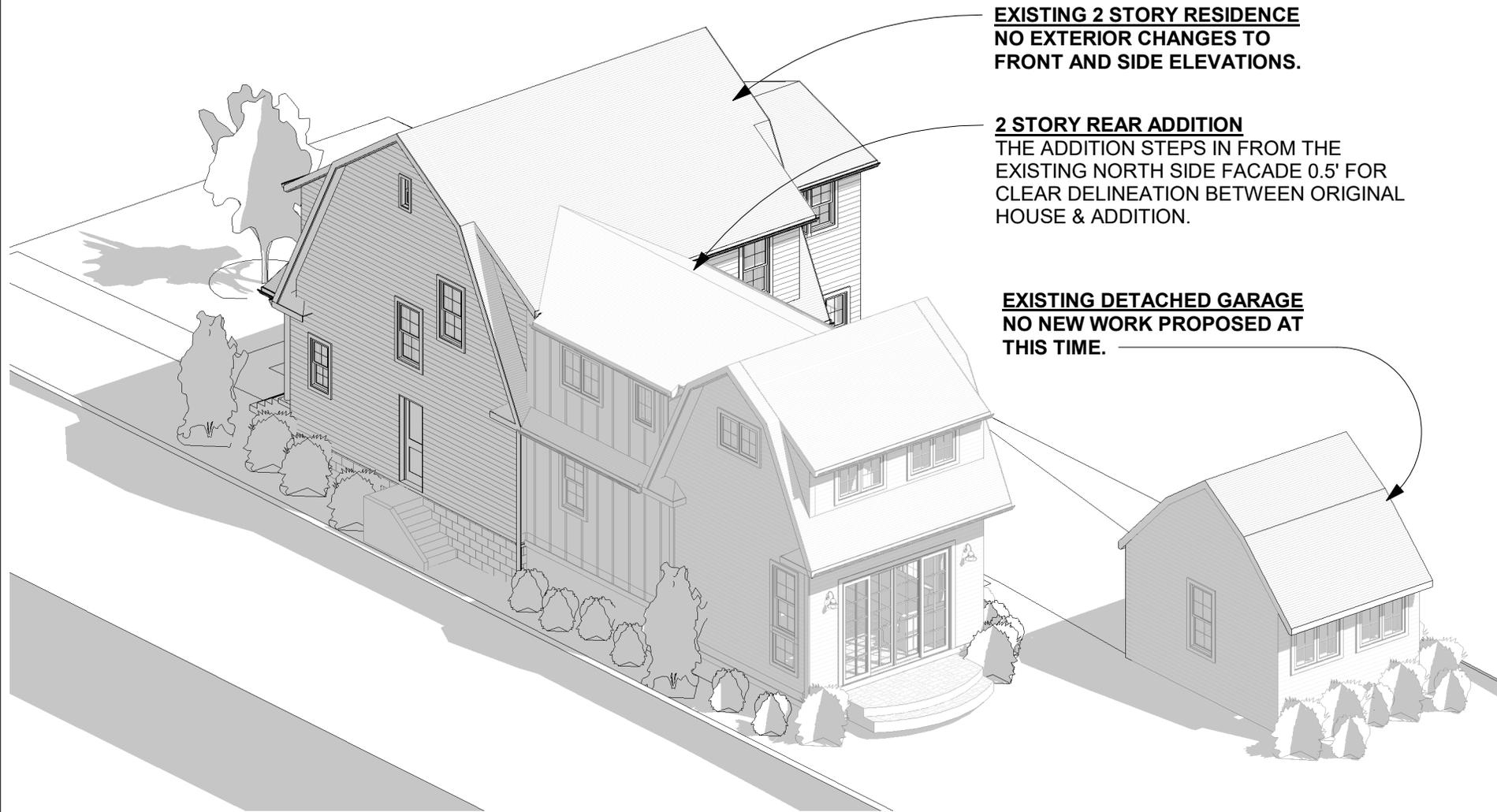
EXISTING 2 STORY RESIDENCE
NO EXTERIOR CHANGES TO
FRONT AND SIDE ELEVATIONS.

2 STORY REAR ADDITION
THE ADDITION STEPS IN FROM THE
EXISTING NORTH SIDE FACADE 0.5' FOR
CLEAR DELINEATION BETWEEN ORIGINAL
HOUSE & ADDITION.



① 3D VIEW OF REAR ADDITION

EXISTING DETACHED GARAGE
NO NEW WORK PROPOSED AT
THIS TIME.



EXISTING 2 STORY RESIDENCE
NO EXTERIOR CHANGES TO
FRONT AND SIDE ELEVATIONS.

2 STORY REAR ADDITION
THE ADDITION STEPS IN FROM THE
EXISTING NORTH SIDE FACADE 0.5' FOR
CLEAR DELINEATION BETWEEN ORIGINAL
HOUSE & ADDITION.

EXISTING DETACHED GARAGE
NO NEW WORK PROPOSED AT
THIS TIME.



EXISTING 1 STORY REAR ADDITION
THE CURRENT ADDITION IS FLUSH WITH
THE ORIGINAL HOUSE.

2 STORY REAR ADDITION

EXISTING 2 STORY RESIDENCE
NO EXTERIOR CHANGES TO FRONT
AND SIDE ELEVATIONS.



**EXISTING EAST (FRONT) VIEW
FROM ACROSS MAPLE TOWARDS
NORTH ELEVATION**





**EXISTING EAST (FRONT) VIEWS
FROM ACROSS MAPLE**





EXISTING WEST (REAR)



**EXISTING EAST (FRONT)
COVERED PORCH**



**EXISTING
NORTH (SIDE)**



**EXISTING DRIVEWAY &
DETACHED GARAGE**



**EXISTING EAST
(FRONT)**



**EXISTING SOUTH
(SIDE)**



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/28/2023

Application No: 1022993
AP Type: HISTORIC
Customer No: 1458662

Comments

The first floor addition includes relocating the existing kitchen and adding a family room. The second floor addition includes a primary bedroom suite.

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Location 7216 Maple AVE 7505 Jackson Ave Takoma Park, MD 20912
Othercontact Wright (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work Existing two story framed residence is a contributing resource in the Takoma Park Historic District. A one story rear structure from the 1980s will be demolished. A two story rear addition is proposed. There are no exterior changes to the front and side elevations of the original residence.