

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

<b>Address:</b>	7102 Maple Ave., Takoma Park	<b>Meeting Date:</b>	7/10/2024
<b>Resource:</b>	Outstanding Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	7/3/2024
<b>Applicant:</b>	Roxanne Fulcher & Keith Chamberlin Rosalind Grigsby, Agent	<b>Public Notice:</b>	6/26/2024
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	1074837	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Porch Demolition and Reconstruction		

**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with one condition** the HAWP application:

1. Details for the proposed railing need to be submitted for review and approval. Final approval authority to ensure the railing is compatible with the character of the building is delegated to Staff.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Takoma Park Historic District  
**STYLE:** Italianate  
**DATE:** c.1904



*Figure 1: The subject property is located near the edge of the Takoma Park Historic District.*

## **PROPOSAL**

The applicant proposes to demolish the existing front porch and construct a new front porch.

## **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)*. Ordinarily, projects occurring in the section of the historic district known as "Takoma Old Town" also utilize Ordinance No. 2592, which provide additional guidance within this commercial area. The ordinance does not include any guidance for work in the public right-of-way or infrastructure improvements. The pertinent information in these four 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.

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. The guiding principles to be utilized by the Historic Preservation Commission are the *Secretary of the Interior's Standards for Rehabilitation*

Specifically, some of the factors to be considered in reviewing HAWPs on Outstanding Resources:

Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setback, and materials

Emphasize placement of major additions to the rear of existing structures so that they are less visible from the public right-of-way

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;
  - (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;
- (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 will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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 two-story brick, multi-family house near the edge of the historic district. The building has a full-width, two-story front porch that is the subject of the current HAWP. The existing wood porch is built on brick piers with fiberglass columns. There is a very heavy entablature and a low

second-floor railing. The porch shows sign if both fire and water damage and is failing structurally in several areas. The applicant proposes to demolish the existing porch and construct a new porch in the same footprint.

### **Porch Demolition**

The evaluation of the existing porch shows areas of rot and charring, and shows that many of the repairs were carried out in a piecemeal fashion. The joists on both the first and second floors have also deteriorated. The applicant considered the possibility of repairing the existing porch, but larger concerns regarding the structural integrity and the overall complexity of the recommended repairs have led the applicant to conclude that the porch needs to be demolished. Additionally, the front stairs are too steep to comply with the current building code, and the railing openings are larger than what is allowed. Staff concurs with the applicant's assessment and recommends the HPC approve the demolition.

Staff finds the applicant has thoroughly evaluated and documented the porch condition which shows the extent of the damage and some of the repairs carried out in years past. Based on this documentation, Staff finds the porch has deteriorated beyond reasonable repair and that the demolition is warranted.

Staff additionally finds that this is likely not the original porch design for several reasons. First, the porch has five fiberglass columns, with square brick columns at the porch ends. The brick used in the columns does not match the brick piers. And for these reasons, the material is clearly not historic. Second, there are three copies of this building in the immediate surrounding area (7102-04 Maple Ave., 7106-08 Maple Ave., and 7103-05 Cedar Ave). All three of them have different porch designs. The difference in design, coupled with the evident damage and repairs further reinforces Staff's position that the porch at the subject property is not the historic configuration, but is instead a reasonably sympathetic facsimile. Staff recommends the HPC approve the porch demolition under the *Design Guidelines*, 24A-8(b)(2) and (4); and Standards 2 and 6.

### **Porch Construction**

The applicant proposes to construct a new porch in the same footprint as the existing porch. Many of the visual details of the new porch will match the existing including brick-faced CMU piers, a wood structure, wood trim, a wood railing and columns, with a wood beadboard ceiling. The most significant material change is replacing the existing concrete stairs with wood stairs that satisfy the code requirement for rise and run. The existing first-floor level will be 6" (six inches) lower than the existing and the second-floor level will be 6" (six inches) higher than the existing porch. Additionally, the entablature will be narrower, which results in much taller columns than the current fiberglass columns.

Staff finds the materials proposed for the porch, including brick columns, wood stairs, wood tongue and groove flooring, wood columns, and wood trim are all period-appropriate and consistent with the building's architectural character. Staff further finds the simple design is consistent with the character of the building and its style, per the *Design Guidelines*, and does not create a false sense of history. The only outstanding design issue is a detail of the proposed railing was not included in the submitted plans. The porch stair section drawing shows a 4" x 4" (four inch by four inch) newel post but does not include any additional details about the railing. Staff recommends the HPC add a condition to the approval of this HAWP that requires the applicant to submit railing details to Staff. Final approval authority for the railing can be delegated to Staff to ensure it is compatible with the building's materials and architectural character. Staff recommends the HPC approve the HAWP with the recommended condition under 24A-8(b)(1), (2), (4), and (d); the *Design Guidelines*, and Standards 2, 9, and 10.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), (6), and (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10*;

and with the general condition that the applicant shall present an electronic set 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



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

FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name \_\_\_\_\_  
 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: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ 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 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.

\_\_\_\_\_  
Signature of owner or authorized agent

\_\_\_\_\_  
Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

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

Our home is an outstanding historical resource located in the Takoma Park Historic District. Built between 1904-12, it is one of three nearly identical brick, Italianate style, 2-story, 4-unit apartment buildings with two-story porches, front and rear, that the Lamond family built. Originally named *The Wallace*, it sits next door to one, *The Bruce*, and cross-diagonally behind its other sibling, 7103-05 Cedar Avenue. Additional adjacent neighbors include single family homes, next door and behind, and the parking lot of a high-rise office building, directly across Maple.

Our proposed work will restore and repair our property's two-story front porch.

The assessment of the porch, existing and original, is underpinned with consultations with numerous professionals, including contractors and architects.

The existing porch has been significantly altered and repaired, most likely due to a fire that began on the upper-level and traveled below to damage columns and balustrades but did not reach the tongue and groove (T&G) on the lower floor.

Alterations/repairs were made with charred, water-damaged, irregularly cut, and painted pieces; both planed and un-planed wood; OSB plywood, roofing materials (tar-paper, asphalt, flashing), and decking as well as off-the-shelf materials. Repairs and alterations are cobbled together, rather than planned, and appear to be made with either at-hand and or inexpensive materials, which suggests structural changes to the upper-level were made install less-expensive, shorter, and wider columns.

#### Existing Upper-Level

- (1) Joists extending from the house and T&G are charred. And approximately 3 x 42 ft. of T&G and a joist that ran the length of the house upon which T&G was installed are missing from its front. About 3 feet has been cut from the ends of all joists (extending outward from the house).
- (2) One-inch thick OSB plywood was installed on top of the remaining T&G as well as over the area where T&G was removed. A beam that would have run lengthwise likely burned, and a 2x4 was installed to replace it. OSB was attached to the 2x4.
- (3) The 3-foot joist segments cut from original joists were reattached to them at an angle toward the columns. The joists portions were made long enough to reach and be attached to the beam resting on top of the columns by sistering longer 2x4s to them.
- (4) To compensate for structural support lost at the front of the floor when original joists were removed (shortened by ~3'), fascia was made to provide some structural support: 2x4s were installed behind the fascia, which were connected to the two horizontal beams.
- (5) Roofing materials (tar paper, asphalt, flashing, etc.), not intended to withstand heavy foot traffic or the placement of furniture, were installed over the OSB plywood (that had been installed over as well as to replace some T&G).
- (6) The original balustrades have been replaced with existing, made from pressure treated 2x4s and 5/4" decking materials, of which some are tagged *Hechinger*, and of which non were installed with structural support. In addition to lacking structural support, all wobble, and wood is deteriorating and paint peeling. Note: Square balusters are appropriate for the architectural style of the house and its construction period.



### Existing Lower-Level

- (1) All original columns (7) have been replaced. Existing columns consist of five fiberglass columns and two brick piers that were made taller to serve as a column at each end of the porch.
- (2) An approximately 42' beam—two segments, one made of un-planed (old) and the other new lumber, has been installed on top of the columns. (Upper-porch joists connect to the beam.)
- (3) T&G, underpinning frame (joists, etc.), likely original, are significantly deteriorated. They are chipped, squishy in places, missing wood pieces and nails as well as have protruding nails.
- (4) Front fascia, likely original, is missing large segments, and has been covered with synthetic wood in an effort to protect it from additional damage.
- (5) Fascia, likely original, along the porch sides as well as T&G in the same area are in poor condition, at least partially due to being exposed to weather.
- (6) Original balustrades have been replaced. Existing have various-sized, turned spindles that have been shortened at their bases. The height of railings has been increased, probably to compensate for shortening of the balusters (lumber has been added horizontally at the bottom of railings). Note: The turned spindle is inappropriate for the architectural style of the house and a completely different style from those on the porch's upper-level.

### Impact of Alterations

- (1) Compromised structural integrity
  - a. Joists have been cut short. Consequently, structural support is missing at the front portion of the upper-floor where balustrades have been installed.
  - b. Replacement columns are too short to reach/support the upper-level.
- (2) Caused or exacerbated water damage
  - a. Water does not flow away from the house because the upper-floor's original slope has been eliminated: water puddles, sits on porch, and leaks into the house.
  - b. Water leaks into the house through two doors because plywood was installed to be level with the thresholds of those doors.
  - c. The width of the upper-level floor has been reduced, which removed the original floor's slight overhang that directed water away from the porch below: water drops directly onto the lower- from the upper-floor to exacerbate the deterioration (erosion) of the T&G on the lower-floor.
  - d. Roofing material that was installed on upper-floor is not suitable for foot-traffic, etc.: material has become compromised, so water travels into the upper structure to cause damage as well as to drip onto the lower-floor.

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

Our work plans shifted from repair to existing to restore after we received estimates upward of \$85K and concerns about hidden deterioration, existing (original) material lifespan, and the structural integrity due to significant alterations.

The work proposed will reinstate the porch's original architectural design and structure, inclusive of *whole* joists, *functional* columns and balustrades, and (sloped away from house) floors. Restored design elements will include: columns, balustrades (posts, railings, balusters), beadboard ceilings, lattice, fascia, ceiling, and T&G (lower-level). The uncovered (no roof) upper floor will retain its existing because the floor must withstand foot-traffic and usage (placement of furniture, etc.).

Two existing sibling properties provide models of original architectural design and elements to support the proposed work (see photos and table include herein).

The work proposed will retain existing ceiling fans, and electric outlets.

The work proposes repair to existing (original) of the following: brick piers, concrete foundations and steps., front doors and thresholds, and windows and their trim.

The footprint of the porch will not be changed.



**Comparison of 3 Sibling Properties’ Existing Porches:  
Existing Architectural Design @ 7102-04 Maple Compared to 7106-08 Maple @ 7103-05 Cedar**

	<b>7102-04 Maple Avenue</b>	<b>7106-08 Maple Avenue</b>	<b>7103-05 Cedar Avenue</b>	<b>7102-04 Maple Avenue PROPOSAL</b>
<b>Building Height</b>				
<b>Lower Porch Ceiling Height</b>	*			
<b>Column Height</b>	102”	108”	112”	~112”
<b>Column Diameter @ base</b>	10”	8”	10”	~8”
<b>Column Style (PHOTOS)</b>				
<b>Upper-Lower Fascia Height</b>	33”	15”	15”	~15”

Notes:

1. Fascia @ 7102-04 Maple is more than twice as tall as others.
2. Columns @ 7102-04 Maple are shorter than others.
3. 7102-04 portion of ceiling closest to building is likely original as it is below original joists. Also, brick is below ceiling is clean—no paint to indicate ceiling has been raised.
4. 7106-08 Maple ceiling is shorter but columns are taller than 7102-04 Maple.

## Work Item 1: reinstate original architectural design and elements on upper-level

### Description of Current Condition:

The entire upper-level has been altered, most likely due to a fire that began there and traveled below to damage columns and balustrades but did not reach the tongue and groove (T&G) on the lower floor. (Photos 1,2)

Alterations/repairs were cobbled together with charred, water-damaged, irregularly cut, and painted pieces; planed and un-planed wood; OSB plywood; roofing materials (tar-paper, asphalt, flashing), decking; and off-the-shelf products. Structural changes were likely made to install shorter, wider, and less-expensive columns. (Photo 1).

The porch's structural integrity has been compromised. (Photos 2,3,4,5)

- (1) Upper-level joists extending from the house as well as T&G are charred. And approximately 3 x 42 ft. of T&G and a joist that ran the length of the house upon which T&G was installed are missing from its front. About 3 feet has been cut from the ends of all joists (extending outward from the house). (Photo2)
- (2) One-inch thick OSB plywood was installed on top of the remaining T&G as well as over the area where T&G was removed.
- (3) An original slope on the upper-floor causing water to move away from the house was eliminated when OSB was installed level with the thresholds of two doors. This alteration resulted in watering puddling on the floor as well as leaking through the doors into the house. (Photo 6,9)
- (4) The upper-level floor has been shortened, which removed a slight overhang. Consequently, water drips from the upper- directly onto the lower-floor, causing T&G deterioration.
- (5) A beam that would have run lengthwise likely burned, and a 2x4 was installed to replace it. OSB was attached to the 2x4. (Photo6)
- (6) Joist segments (3') cut from original joists were reattached to them at an angle toward the columns. The joists portions were made long enough to reach and be attached to the beam resting on top of the columns by sistering longer 2x4s to them. (Photo19)
- (7) A gap between the upper-floor and columns was addressed by increasing the height of the original 15" fascia by 18" to create the existing 33" fascia. To compensate for structural support lost at the front of the floor when original joists were

### Proposed Work:

- I. The proposed work will reinstate original architectural design, align with 2024 building code, and use materials approved by the Montgomery County Historic Commission.

### Proposed work includes:

- a) Installation of architectural elements of original style including balustrades with square balusters, and 15" fascia.
  - b) Reinstatement of original structural design to include installation of straight, *unbroken* joists that support entire floor, and floor that slopes away from the house.
  - c) Priming and painting (2 coats) all appropriate surfaces/elements.
- II. The work proposed will not change existing upper porch floor elements (roofing materials) as they best enable the porch to sustain challenges from the weather and usage (people, foot-traffic, placement of furniture, etc.).

<p>removed (shortened by ~3'), fascia was made to provide some structural support: 2x4s were installed behind the fascia, which were connected to the two horizontal beams. (Photo A, 1)</p> <p>(8) Roofing materials (tar paper, asphalt, flashing, etc.), not intended to withstand heavy foot traffic or the placement of furniture, were installed over the OSB plywood (that had been installed over and in areas where T&amp;G was missing). (Photo 6,7)</p> <p>(9) The original balustrades have been replaced, Existing are made from pressure treated 2x4s and 5/4" decking materials. Some are tagged <i>Hechinger</i>. Installed without structural support, all wobble. All are deteriorating. Balusters are square, which is the appropriate architectural style for the house and its construction period. (Photo A,7)</p>	
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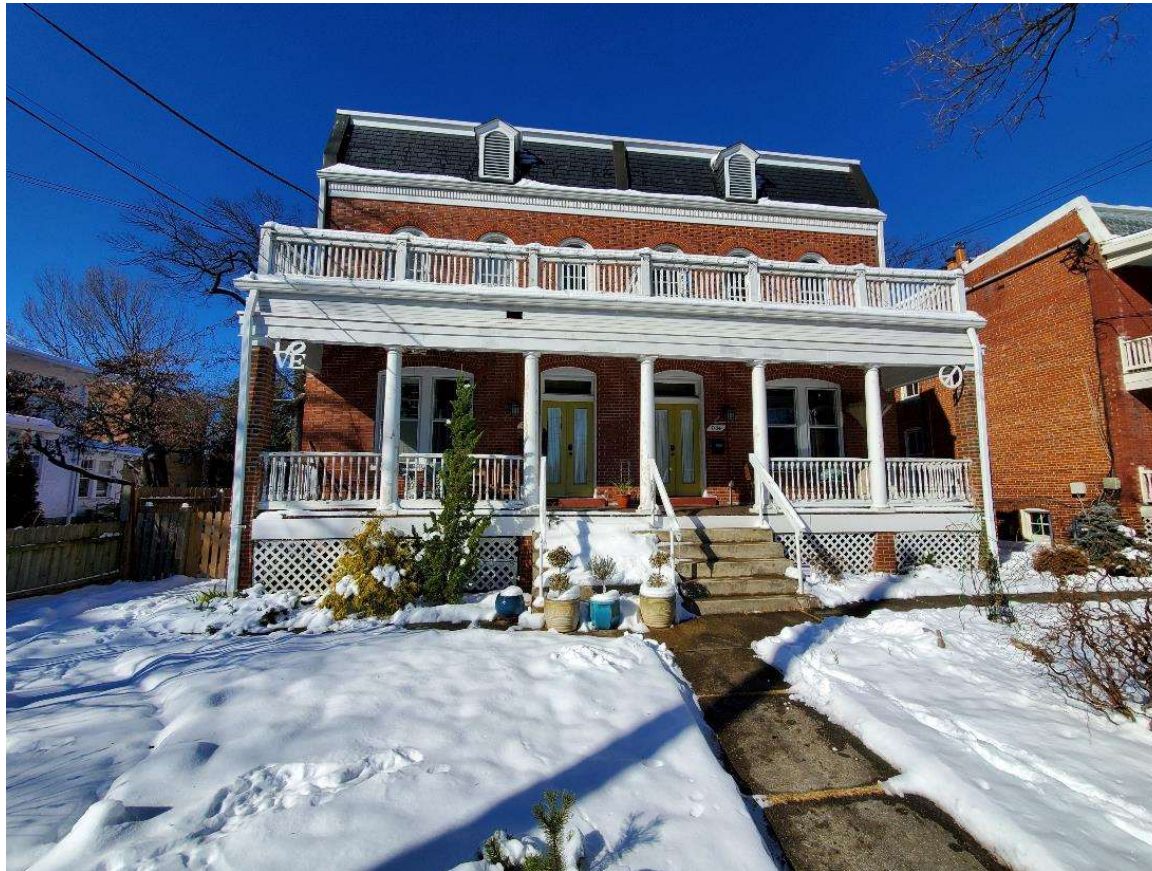
**Work Item 2: reinstate original architectural design/elements on lower-level**

<p>Description of Current Condition:</p> <p>(1) All original columns (7) were replaced with existing—five fiberglass and two brick piers that were made taller to serve as a column at each end of the porch. An approximately 42' foot beam—two segments of which one is made of un-planed (old) and the new lumber, was installed on top of the columns. (Photo9)</p> <p>(2) The existing balustrades have various-sized, turned spindles, which have been shortened. The height of railings has been increased, probably to compensate for shortening the balusters (lumber has been added horizontally at the bottom of railings). The turned spindle is inappropriate for the architectural style of the house and a completely different style from those on the upper-level. (Photo 12)</p> <p>(3) T&amp;G, underpinning frame (joists, etc.) and fascia, all likely original, have deteriorated significantly; they are chipped, squishy in places, missing portions and nails, and have protruding nails. (Photo 13)</p> <p>(4) Large segments are missing from the fascia along the front, which has been covered with synthetic wood in an effort to prevent additional damage. Fascia (and T&amp;G) at each end of the porch are in very bad condition. (Photo 12)</p>	<p>Proposed Work:</p> <p>The proposed work will reinstate original architectural design and elements with materials approved by the Montgomery County Historic Commission. Proposed work will meet 2024 building codes.</p> <p>Proposed work includes:</p> <ol style="list-style-type: none"> <li>Reconstructing structural framework,</li> <li>Replacing T&amp;G flooring, beadboard ceiling, lattice.</li> <li>Installing seven ~112" tall, 8" wide @ base, tapered columns, and balustrades with square balusters,</li> <li>Prime and paint (2 coats) all surfaces.</li> </ol>
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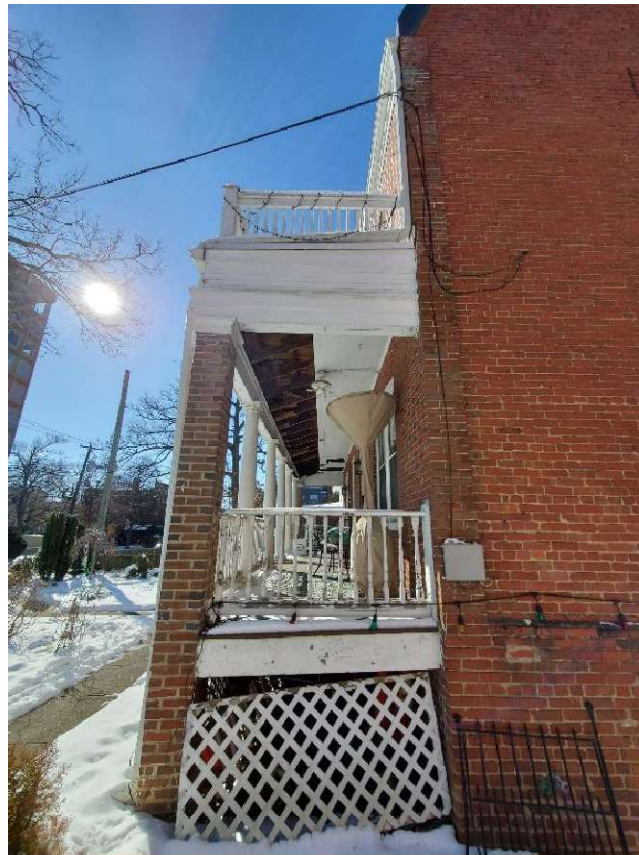
**Work Item 3: repair to existing; resolve problems**

<p><b>Description of Current Condition:</b></p> <ul style="list-style-type: none"><li>(1) Brick piers and their foundations (6) are missing mortar or/and brick. (Photo 13,18)</li><li>(2) Wood is deteriorating or missing and paint is peeling on and around doors (4 (2 double)), thresholds, eight windows and trim.</li><li>(3) Railings along steps are unsafe (no fall protection between railing posts). (Photo 14)</li></ul>	<p><b>Proposed Work:</b></p> <p>Proposed work will to reinstate original architectural design and elements with materials approved by the Montgomery County Historic Commission. And meet 2024 building codes.</p> <p>Proposed work includes:</p> <ul style="list-style-type: none"><li>(1) Repoint/repair brick piers and their foundations.</li><li>(2) Repair two double doors and windows.</li><li>(3) Repair stair railings to 2024 code.</li><li>(4) Prime and paint (2 coats).</li></ul> <p>Note: Proposed work emphasize sustainability. This includes resolving water issues as well as those sun-related—the east-facing porch is beaten by morning sun.</p>
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**Photo A - 7102 Maple Ave – Front Elevation**



**Photo B - 7102 Maple Ave – Side Elevation-North**



**Photo C - 7102 Maple Ave – Side Elevation-South**

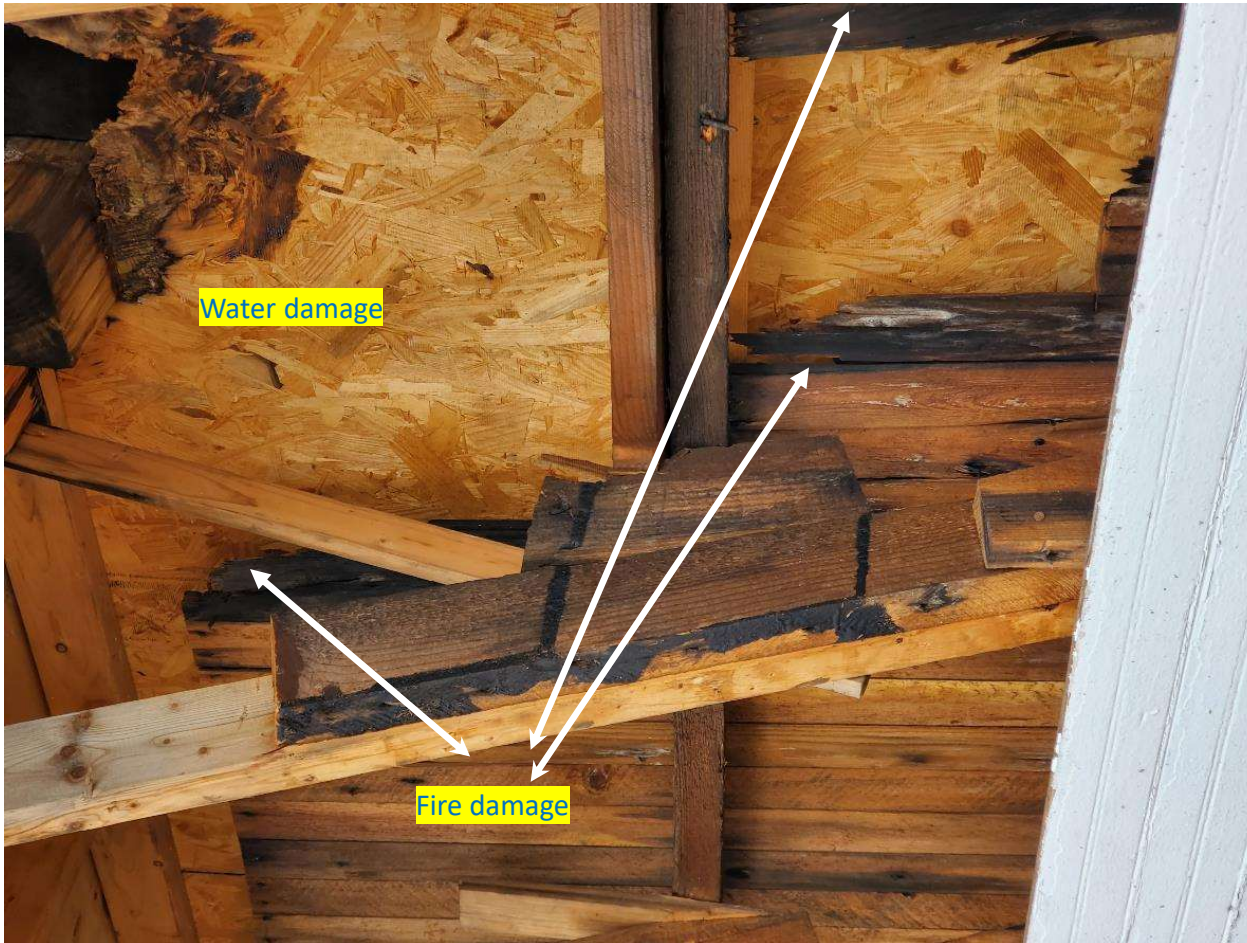




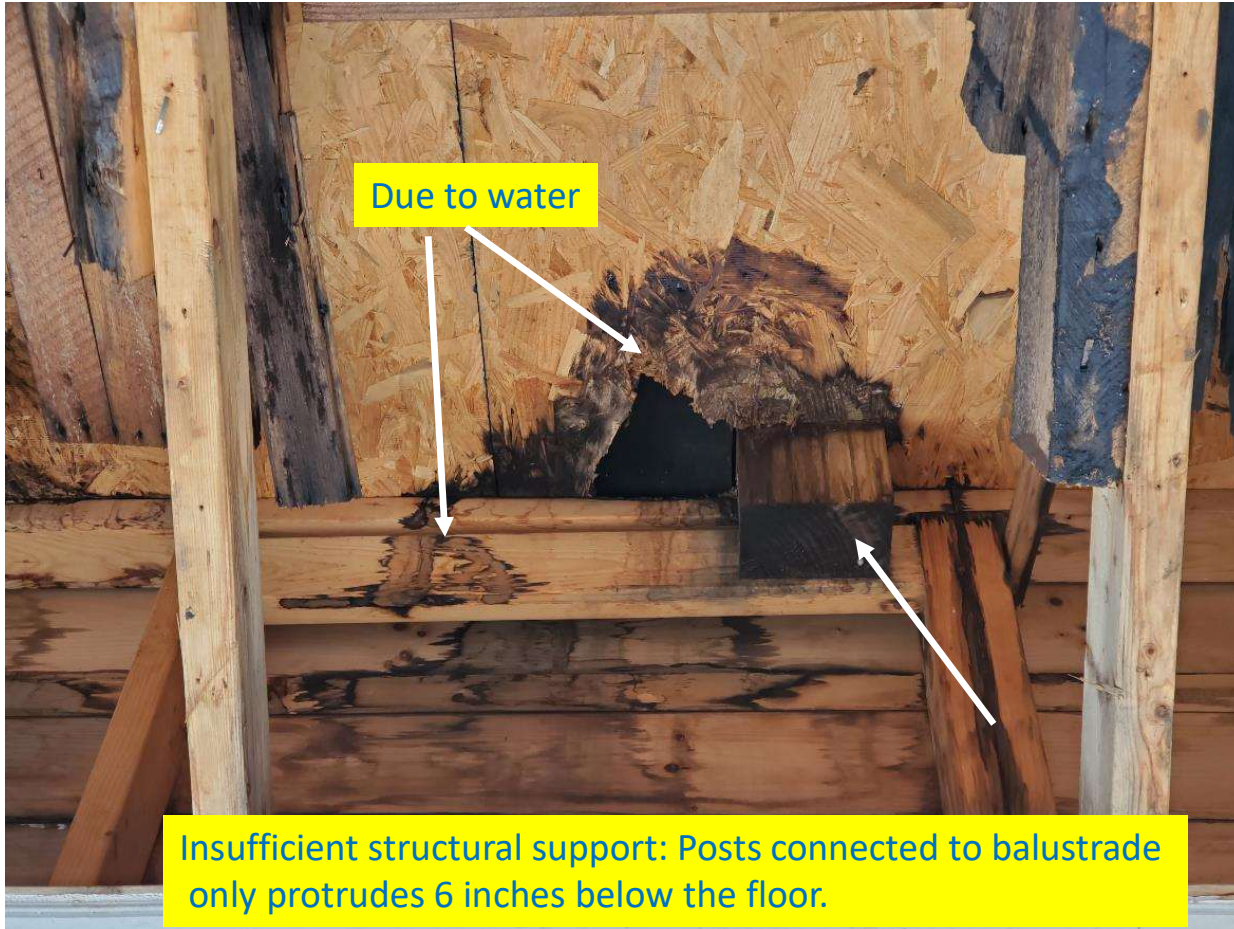
**Photo 1 - 7102 Maple Ave – cut joists too short**



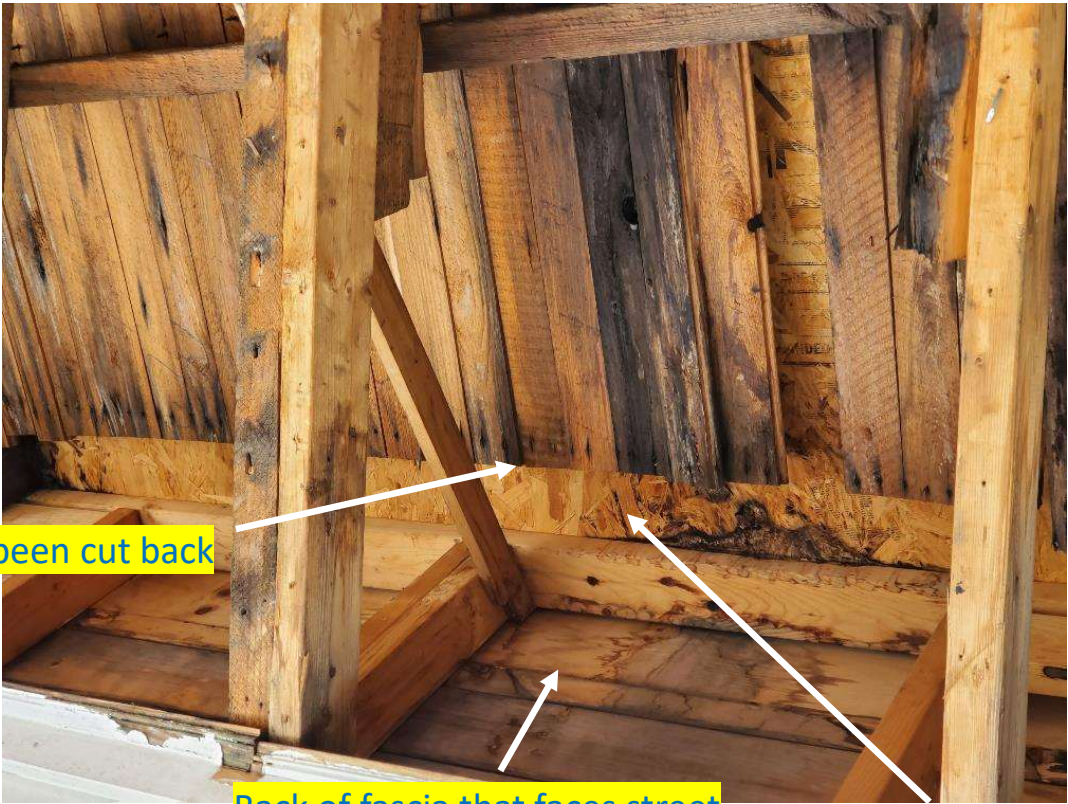
Photo 2 - 7102 Maple Ave – fire damage



**Photo 3 - 7102 Maple Ave – deteriorated post upper porch**



Side 4 - 7102 Maple Ave – OSB flooring and original tongue and groove cut



Original T&G has been cut back

Back of fascia that faces street

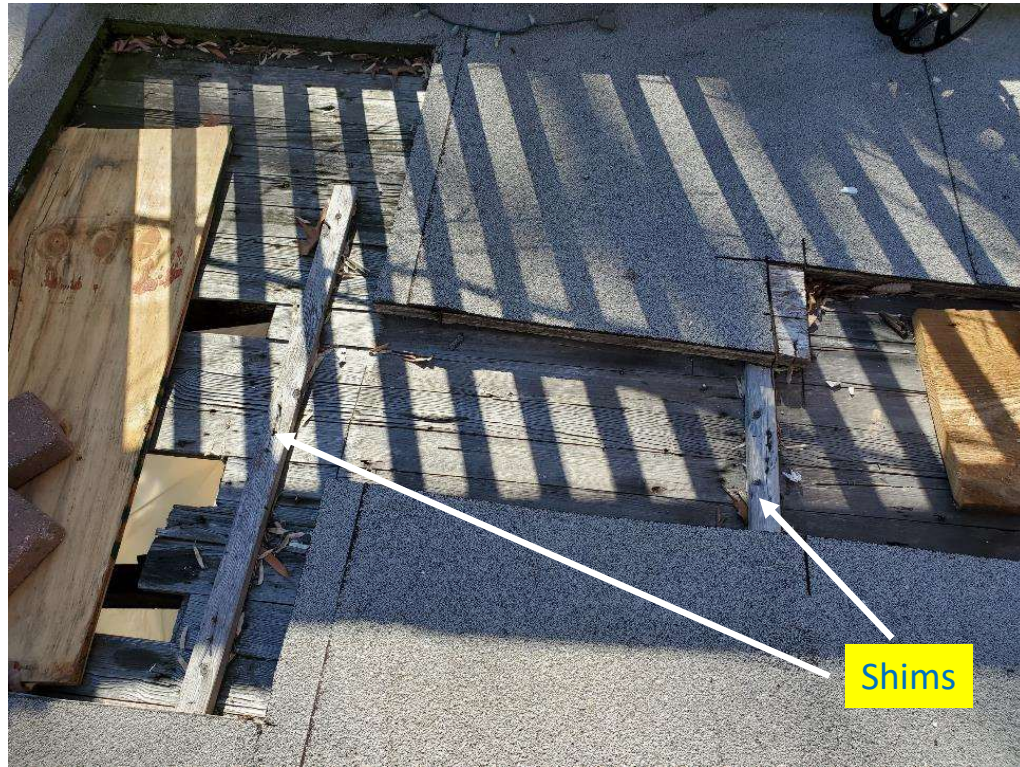
OSB

View of upper porch from underneath

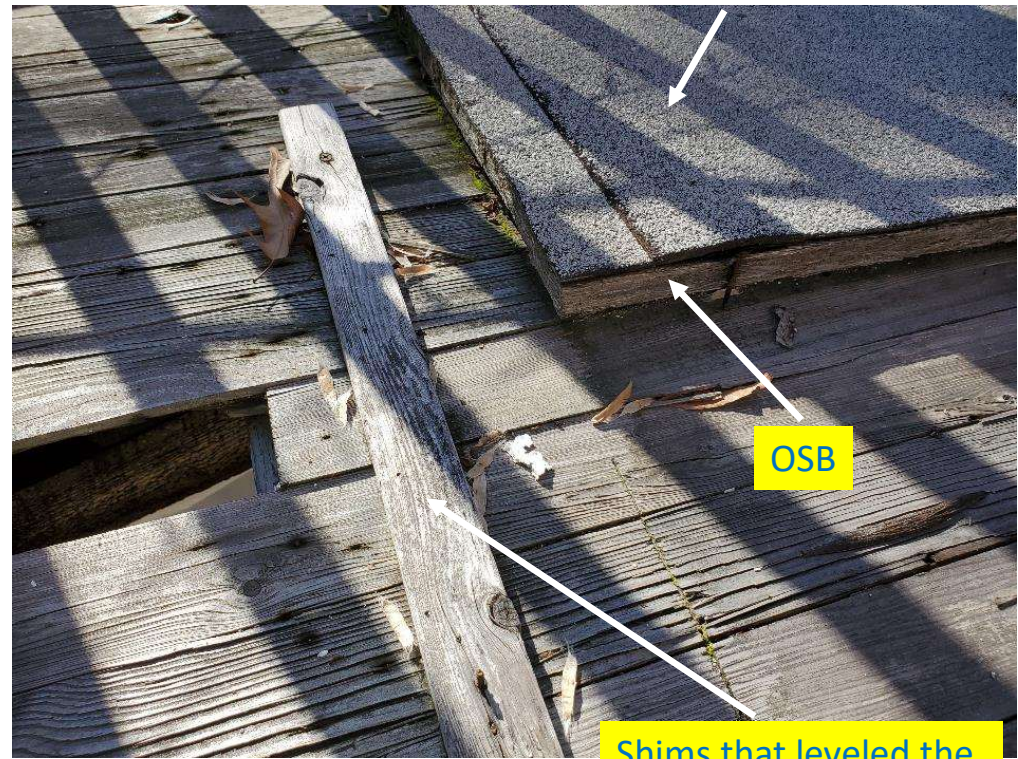
**Photo 5 - 7102 Maple Ave – odd shaped shims holding up 20 Foot long 2x4s**



Photo 6 - 7102 Maple Ave – Upper Porch-T&G-OSB-Shims



Asphalt roofing material



Close up

Shims that leveled the altered flooring

**Photo 7 - 7102 Maple Ave – Asphalt roofing material**



## Photo 8 Fascia Comparisons

7102-4 Maple Ave – Fascia



7106-8 Maple Ave – Fascia



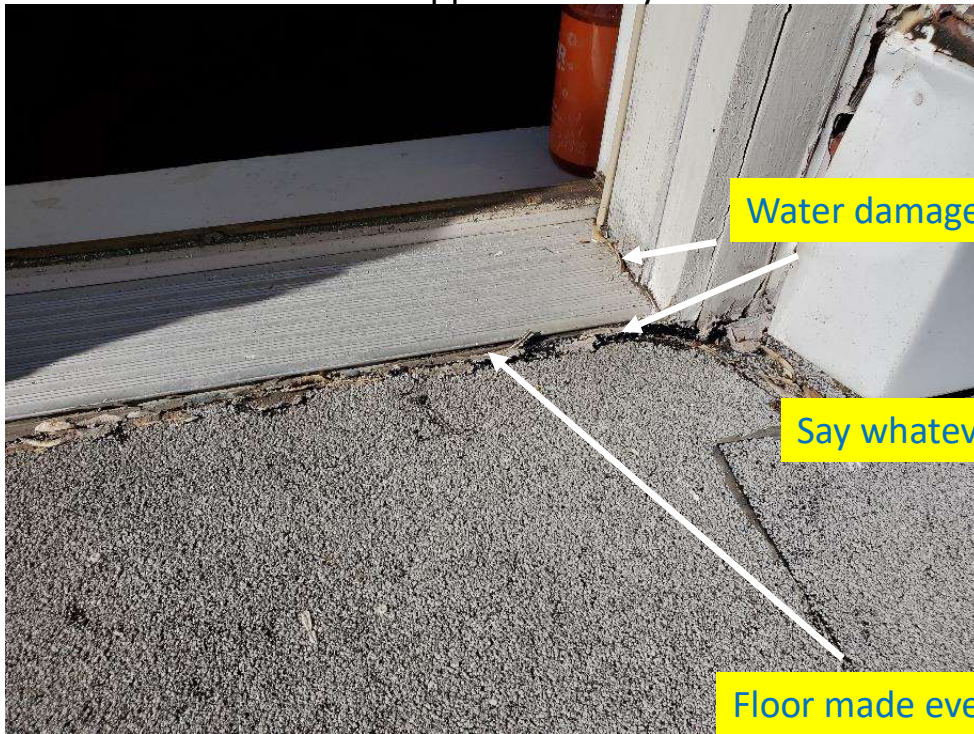
7103-5 Cedar Ave – Fascia



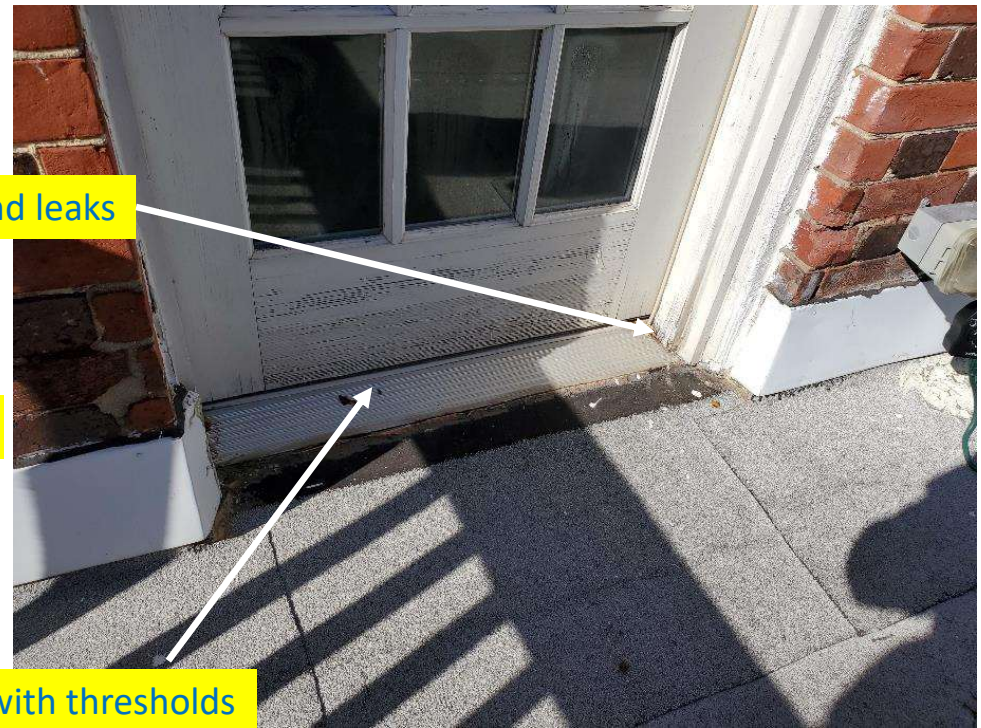


**Photo 9 - 7102 Maple Ave – Upper porch doorways**

7102 Upper Doorway



7104 Upper Doorway



**Photo 10 - 7102 Maple Ave – off center beam**



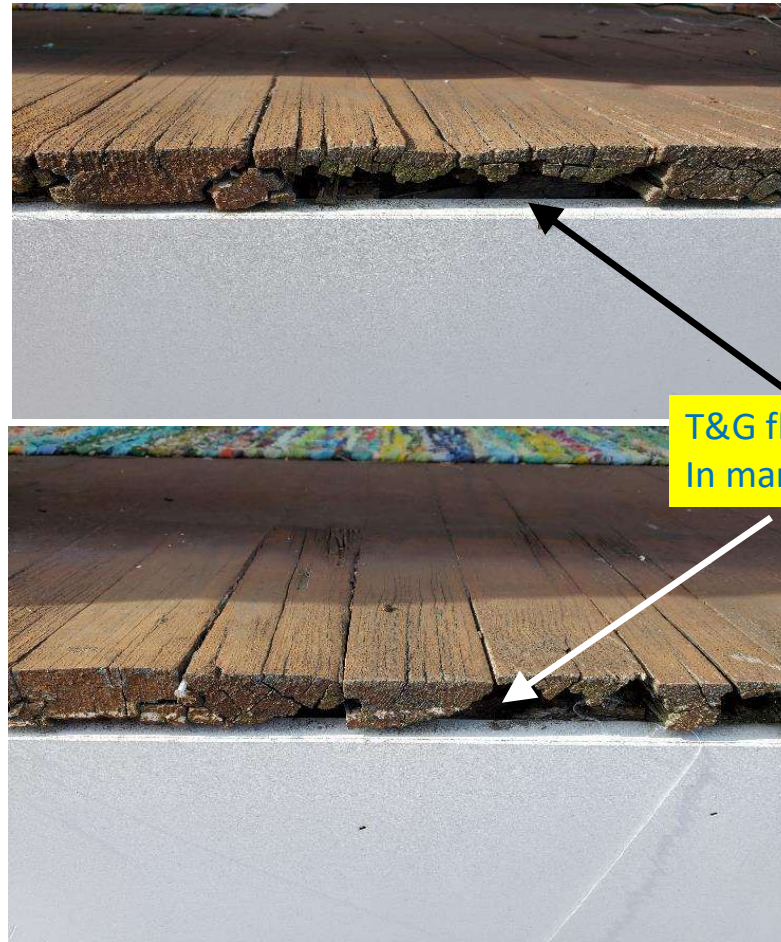
**Photo 11 - 7102 Maple Ave – lower porch floor joist rot**



Photo 12 - 7102 Maple Ave – lower porch floor rot



Pieces of T&G flooring missing  
In several places



T&G flooring deteriorating  
In many places

**Photo 13 - 7102 Maple Ave – brick pier base**



**Photo 14 - 7102 Maple Ave – steps showing no fall protection**



**Photo 15 - 7102 Maple Ave – odd shaped shims holding up 20 Foot long 2x4s**

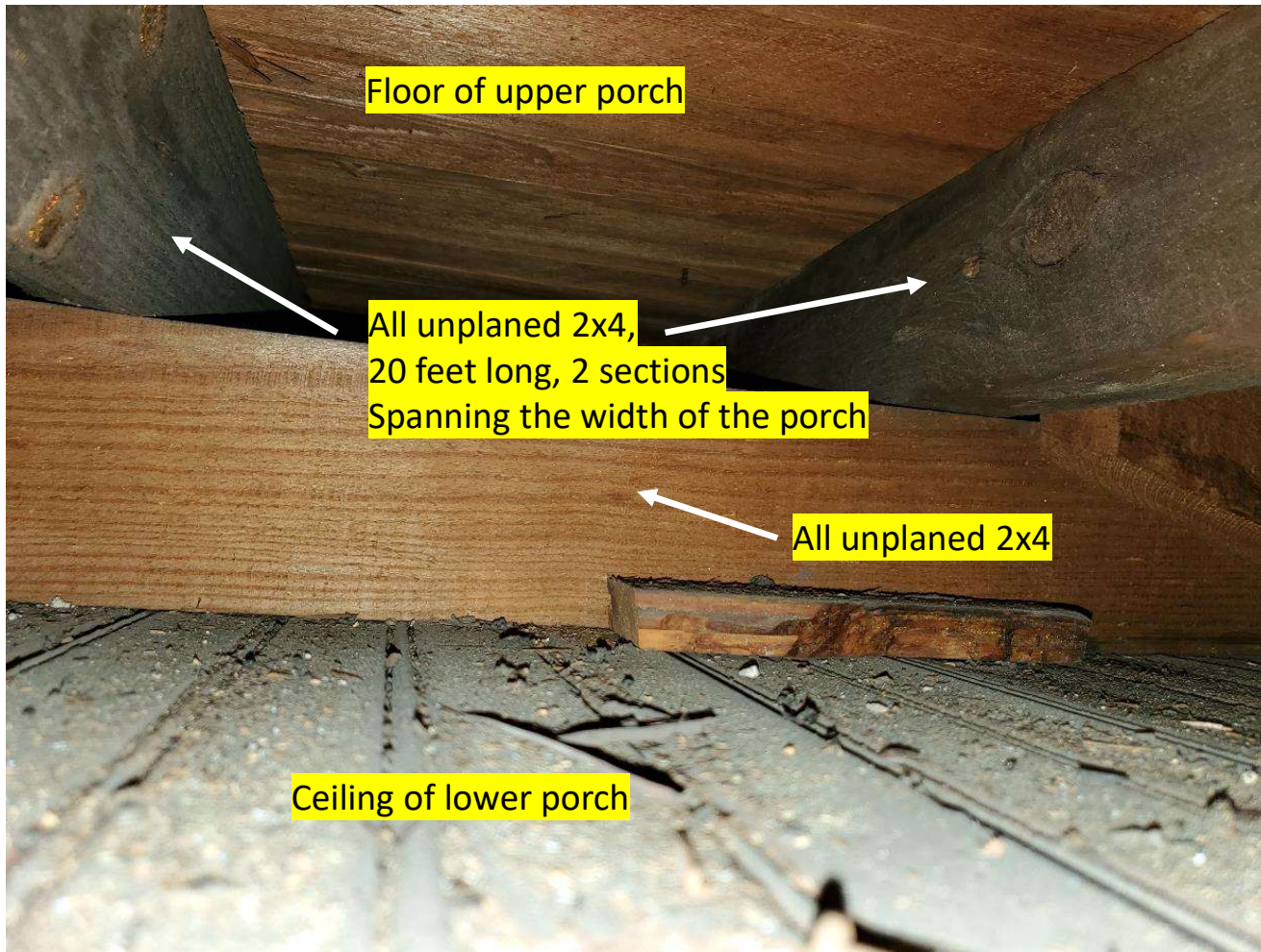


**Photo 16 - 7102 Maple Ave – ‘wall’ above support beam**





Photo 17 - 7102 Maple Ave – original joists



**Photo 18 - 7102 Maple Ave – brick pier**



Photo 19 - 7102 Maple Ave – Hechinger label, junk wood

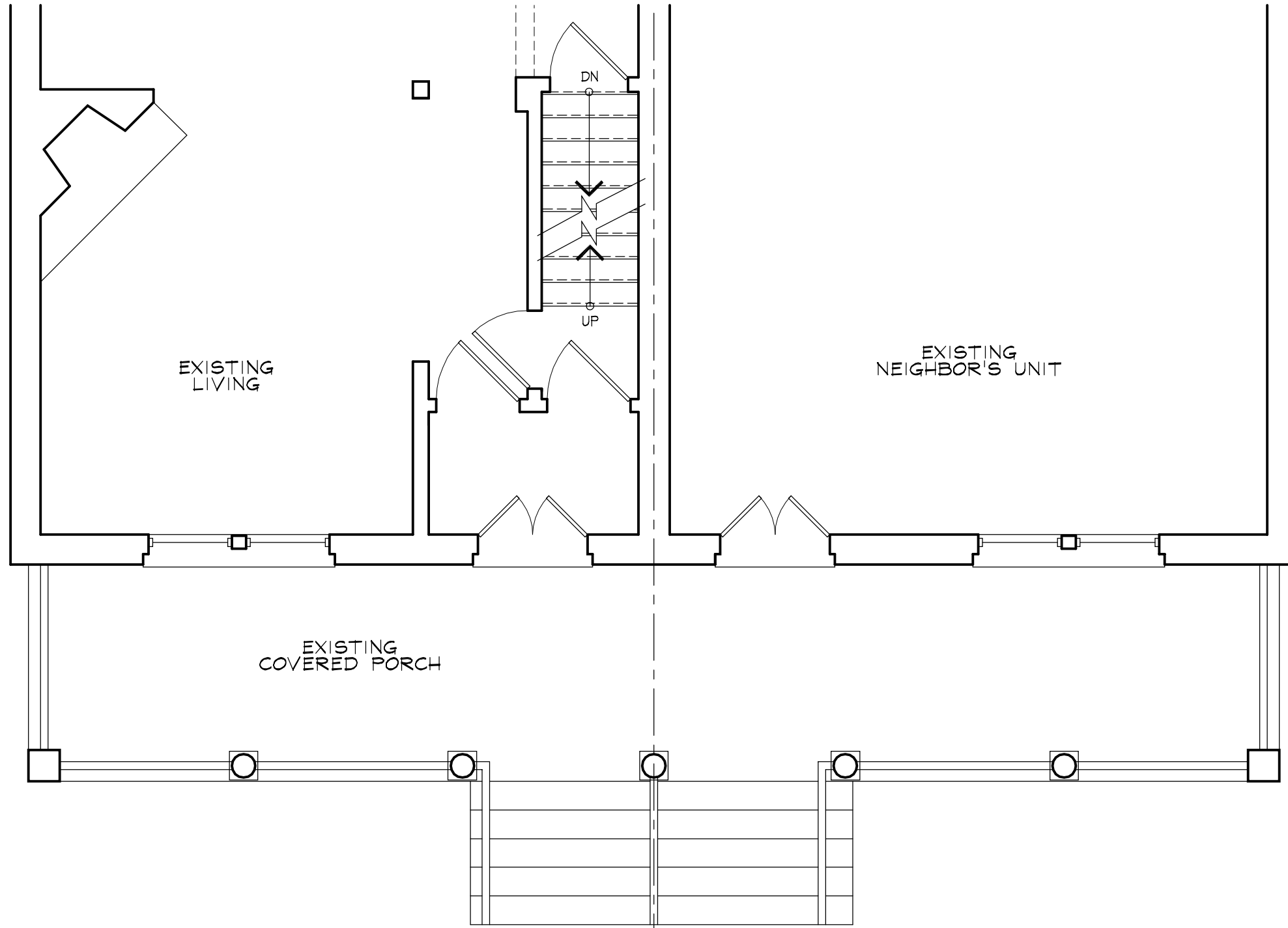


**Table 1 - Column Information**

	<b>7102-04 Maple Avenue</b>	<b>7106-08 Maple Avenue</b>	<b>7103-05 Cedar Avenue</b>	<b>7102-04 Maple Avenue PROPOSAL</b>
<b>Column Height</b>	102"	108"	112"	~112"
<b>Column Diameter @ base</b>	10"	8"	10"	~8"
<b>Column Style (PHOTOS)</b>				
<b>Upper-Lower Fascia Height</b>	33"	15"	15"	~15"
<p>Notes:</p> <ol style="list-style-type: none"> <li>1. Fascia @ 7102-04 Maple is more than twice as tall as others.</li> <li>2. Columns @ 7102-04 Maple are shorter than others.</li> <li>3. 7102-04 portion of ceiling closest to building is likely original as it is below original joists. Also, brick is below ceiling is clean—no paint to indicate ceiling has been raised.</li> <li>4. 7106-08 Maple ceiling is shorter but columns are taller than 7102-04 Maple.</li> </ol>				



2 EXISTING FRONT ELEVATION  
A2 1/4" = 1'-0"



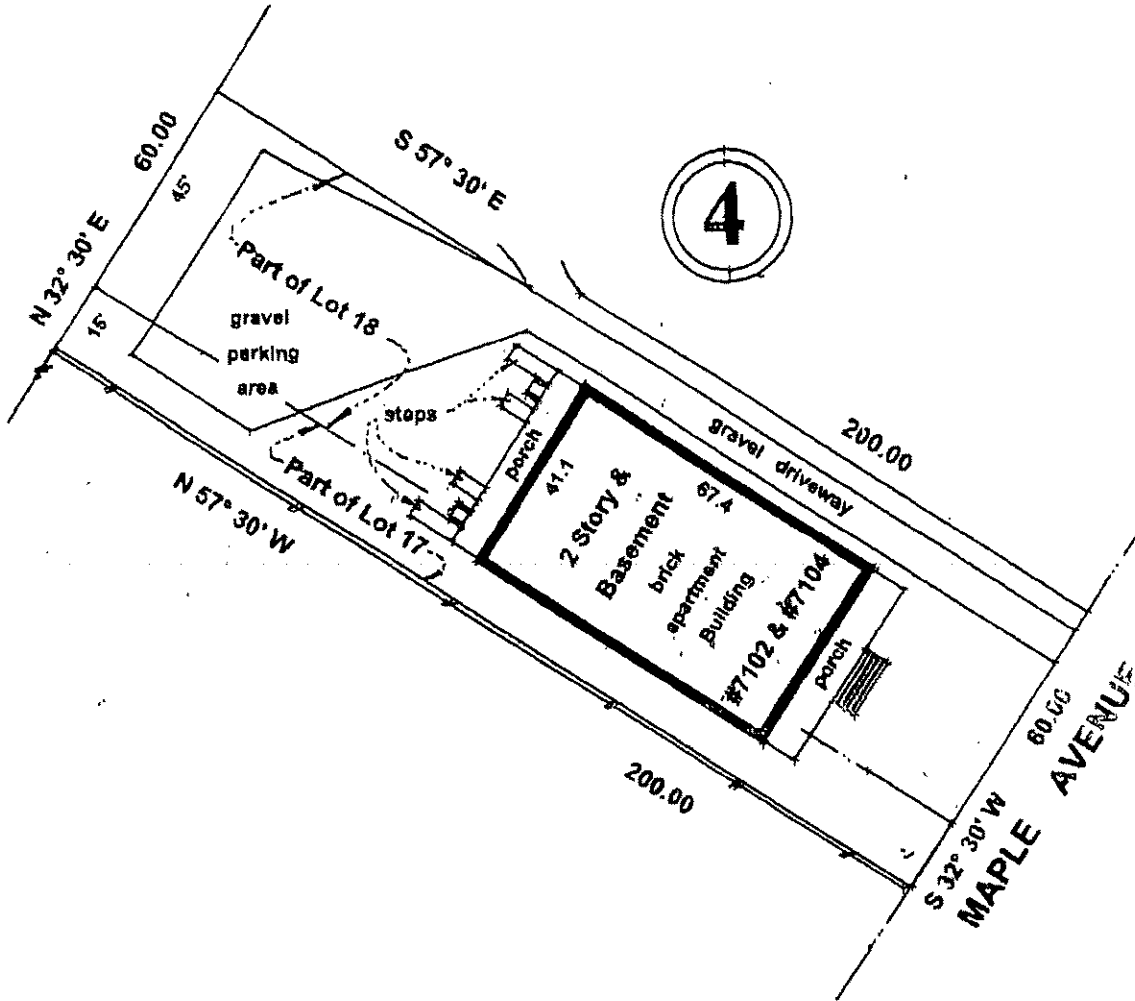
1  
AI

EXISTING/DEMO BASEMENT PLAN

1/4" = 1'-0"

**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



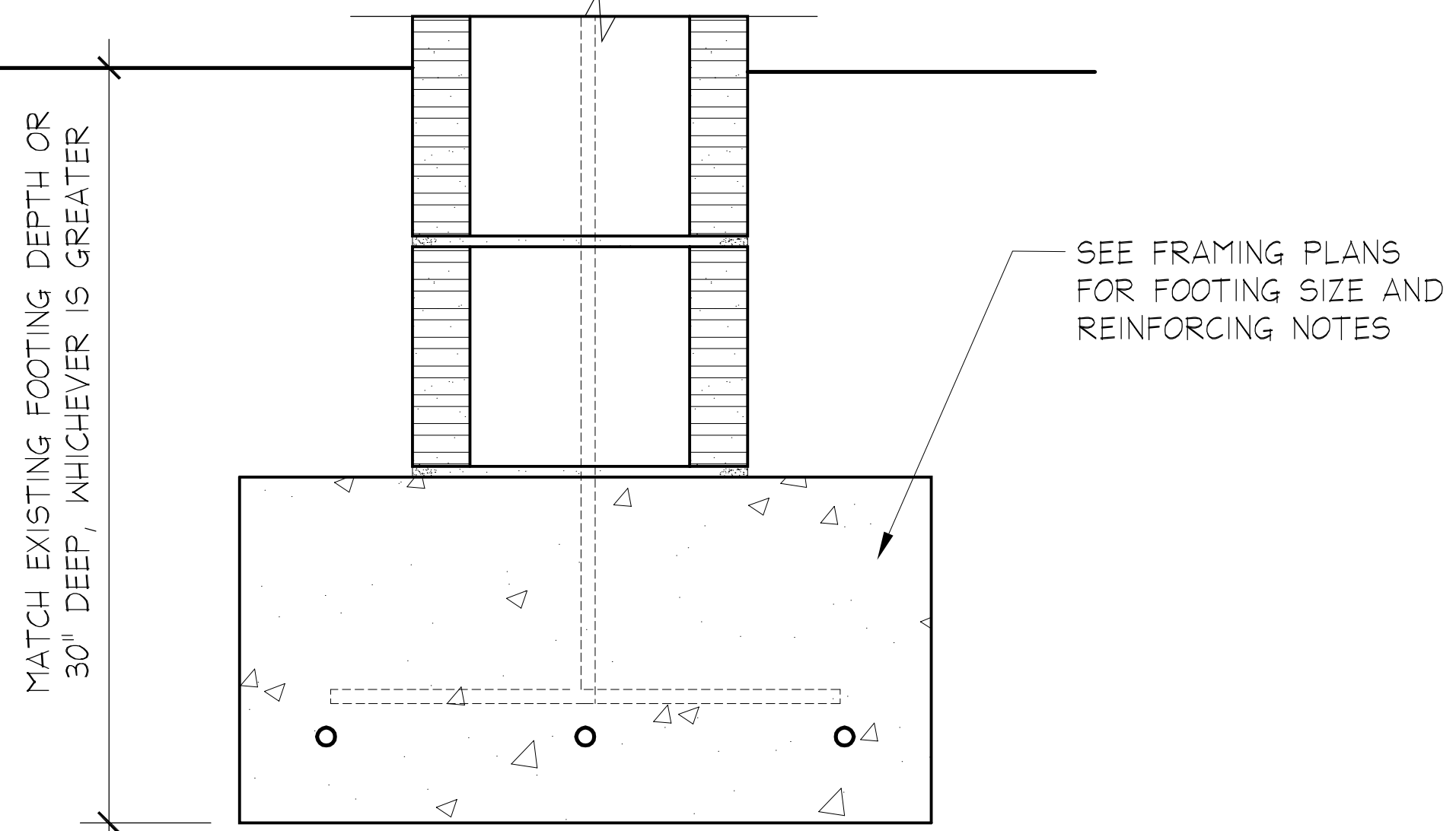
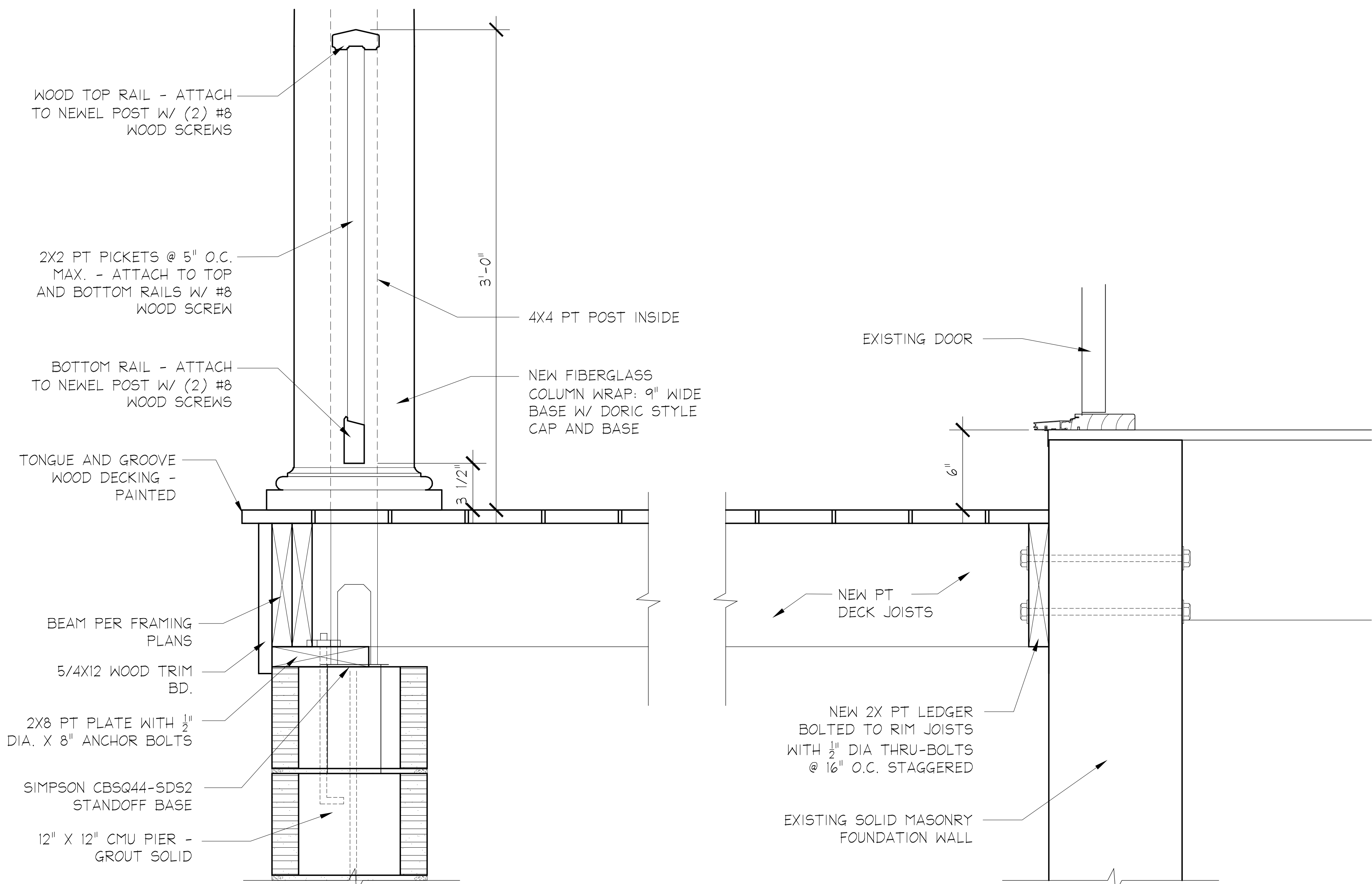
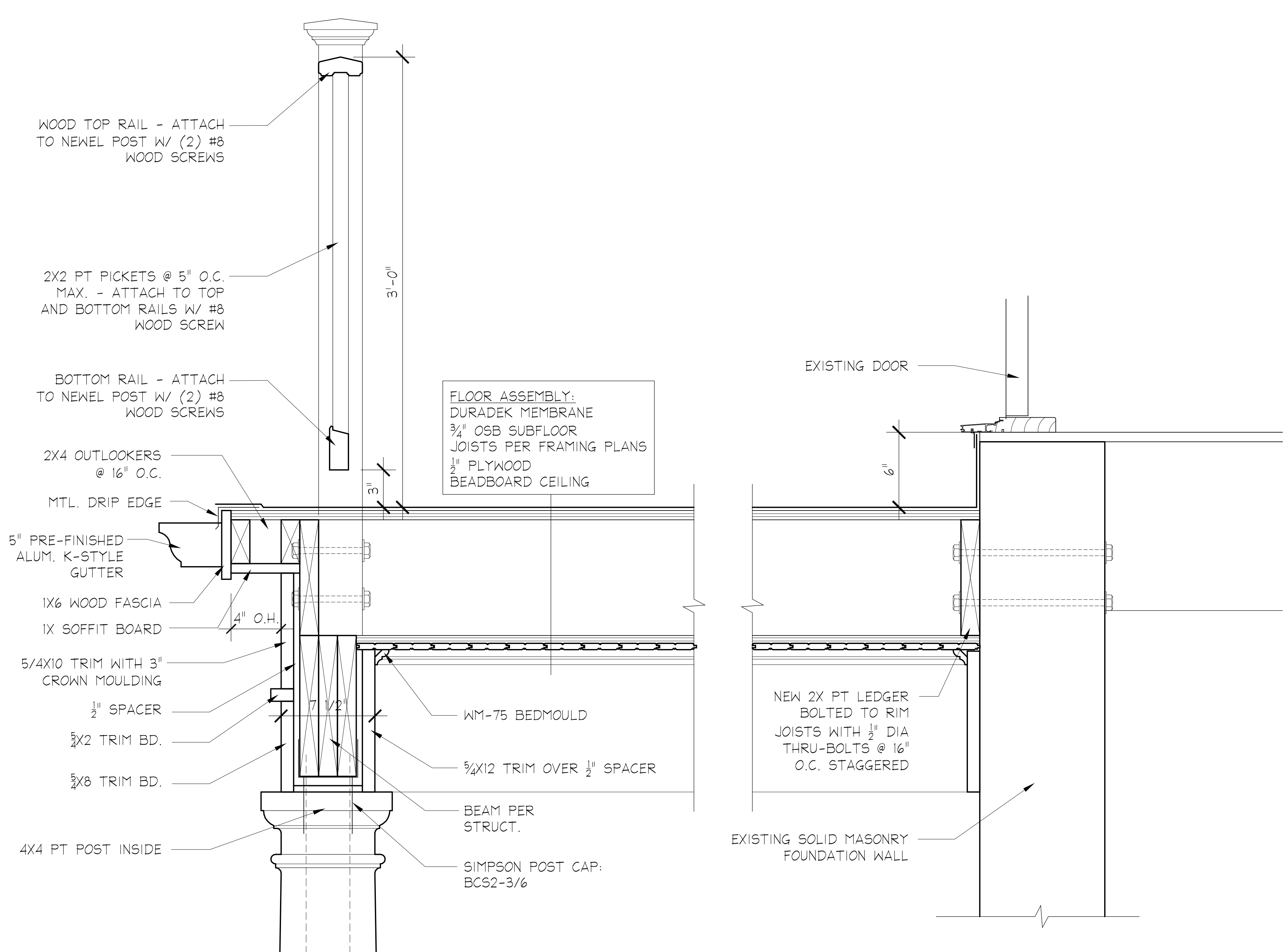
Location Survey of:	LOT: Pt.17, Pt.18	BLOCK: 4
#7102-7104 Maple Ave.	PLAT BK: "A"	PLAT#: 3
B.F. Gilbert's Addition to <b>Takoma Park</b> Montgomery Co., MD	DATE: 2-14-08	SCALE: 1"=30'
	CASE NUMBER: 0813542-MP	
	FILE NUMBER: LT-2080197	



**NOTES:**

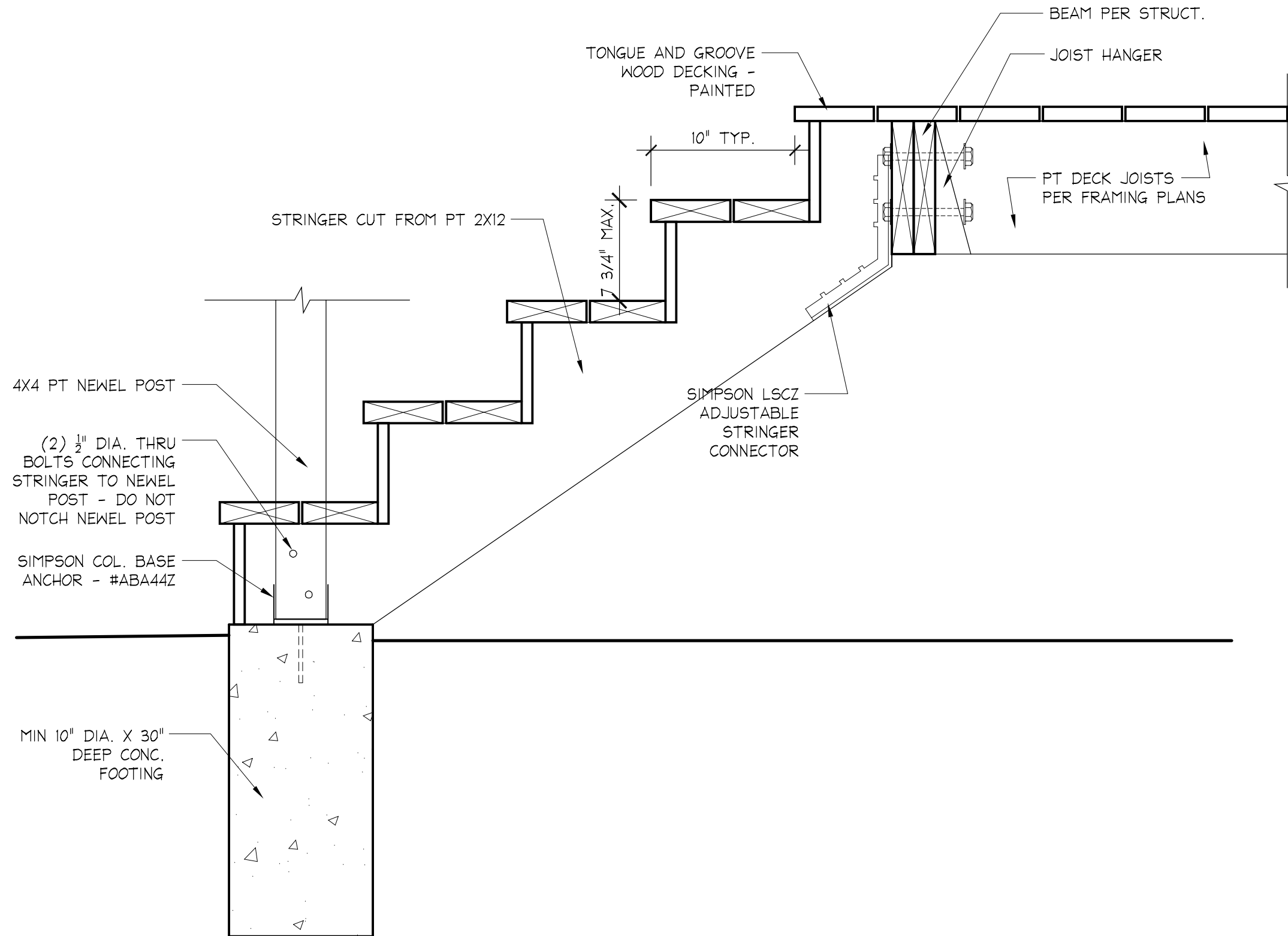
1. This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other 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.



1 SECTION DETAIL @ FRONT PORCH/ROOF DECK  
 A3 3/8" = 1'-0"

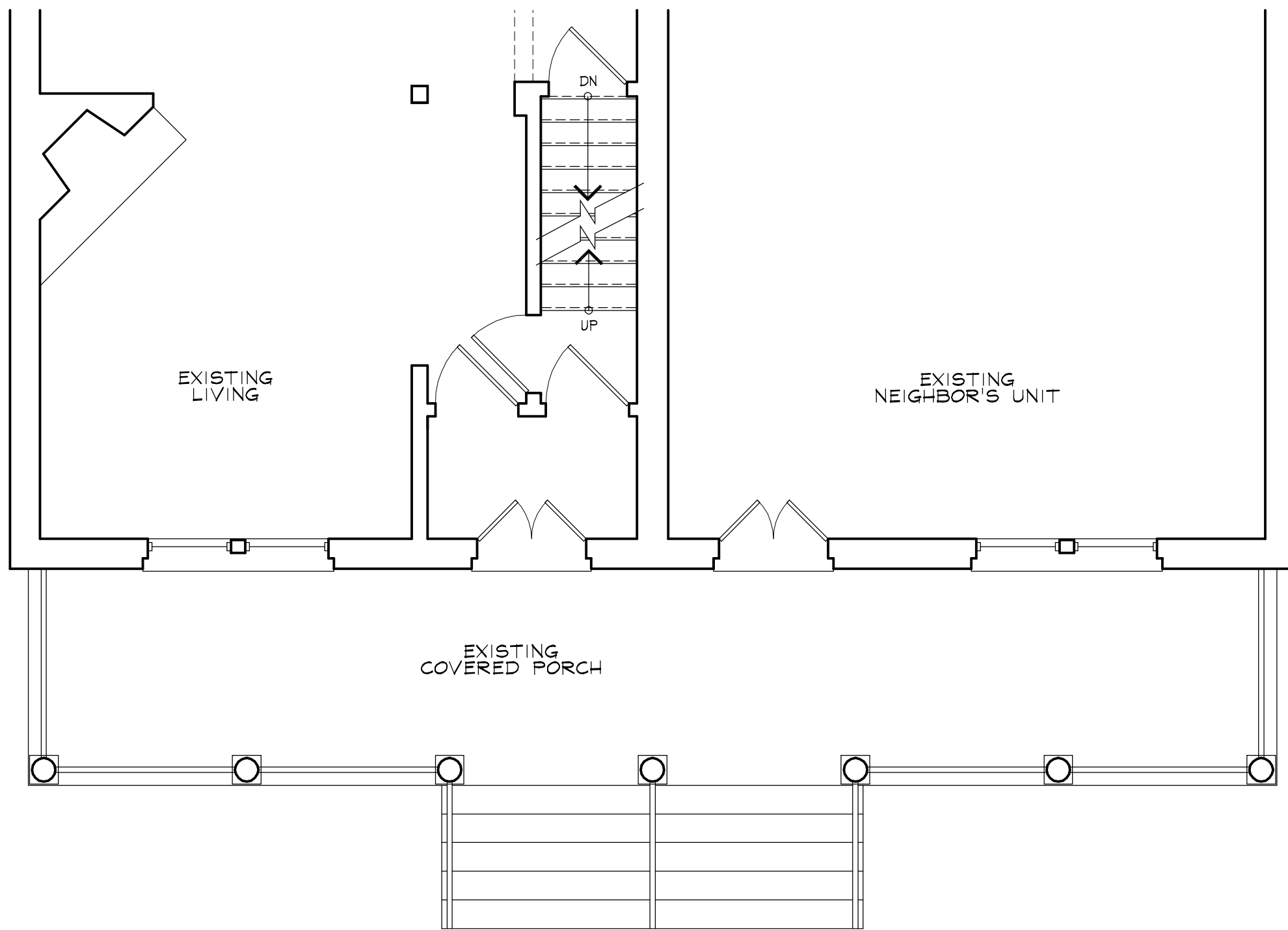




2 PORCH STAIR SECTION DETAIL  
 A3 1 1/2" = 1'-0"



1 PROPOSED FRONT ELEVATION  
 A2 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN  
A1.2 1/4" = 1'-0"

# City of Takoma Park

Housing and Community Development Department

Main Office 301-891-7119  
Fax 301-270-4568  
www.takomaparkmd.gov



7500 Maple Avenue  
Takoma Park, MD 20912

## MUNICIPALITY LETTER

February 22, 2024

**To:** Roxanne Fulcher & Keith Chamberlin  
7102-04 Maple Avenue  
Roxy@pheared.net 3012705151

**To:** Department of Permitting Services  
2425 Reedie Drive, 7<sup>th</sup> floor  
Wheaton, Maryland 20902

**From:** Planning and Development Services Division

### **THIS IS NOT A PERMIT – For Informational Purposes Only**

VALID FOR ONE YEAR FROM DATE OF ISSUE

The property owner is responsible for obtaining all required permits from Montgomery County and the City of Takoma Park. If this property is in the **Takoma Park Historic District**, it is subject to Montgomery County Historic Preservation requirements.

**Representative Name:** Roxanne Fulcher Roxy@pheared.net 301-270-5151  
**Location of Project:** 7102-04 Maple Avenue  
**Proposed Scope of Work:** Repair 2-story front porch

The purpose of this municipality letter is to inform you that the City of Takoma Park has regulations and city permit requirements that may apply to your project. This municipality letter serves as notification that, in addition to all Montgomery County requirements, you are required to comply with all City permitting requirements, including:

- Tree Impact Assessment/Tree Protection Plan
- Stormwater management
- City Right of Way

Failure to comply with these requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law. Details of Takoma Park's permit requirements are attached on page 2.

The issuance of this letter does not indicate approval of the project nor does it authorize the property owner to proceed with the project. The City retains the right to review and comment on project plans during the Montgomery County review process.

# City Of Takoma Park

## The City of Takoma Park permits for the following issues:

### Tree Impact Assessment/Tree Protection Plan/Tree Removal Application:

Construction activities that occur within 50 feet of any urban forest tree (7 and 5/8" in trunk diameter or greater), located on the project property or on an adjacent property, may require a Tree Impact Assessment and possibly a Tree Protection Plan Permit. Make sure to submit a request for a Tree Impact Assessment and schedule a site visit with the City's Urban Forest Manager if any urban forest tree is in the vicinity of proposed construction activities. See the Tree Permits section of the City website for the specific conditions in which a Tree Impact Assessment is required. Depending on the Urban Forest Manager's conclusion following the Tree Impact Assessment, you may need to prepare a full Tree Protection Plan and apply for a Tree Protection Plan Permit as well. Separately, the removal of any urban forest tree will require a Tree Removal Permit application. The tree ordinance is detailed in the City Code, section 12.12. For permit information check: <https://takomaparkmd.gov/services/permits/tree-permits>. The City's Urban Forest Manager can be reached at 301-891-7612 or [urbanforestmanager@takomaparkmd.gov](mailto:urbanforestmanager@takomaparkmd.gov).

### Stormwater Management:

If you plan to develop or redevelop property, you may be required to provide appropriate stormwater management measures to control or manage runoff, as detailed in City Code section 16.04. All commercial or institutional development in the city must apply for a Stormwater Management Permit regardless of the size of the land disturbance. Additions or modifications to existing detached single-family residential properties do not require a Stormwater Management permit if the project does not disturb more than 5,000 square feet of land area. For more information on visit: <https://takomaparkmd.gov/government/public-works/stormwater-management-program/>. The City Engineer should be contacted to determine if a City permit is required. The City Engineer can be reached at 301-891-7620.

### City Right of Way:

- To place a **construction dumpster or storage container** temporarily on a City right of way (usually an adjacent road), you will need to obtain a permit. A permit is not required if the dumpster is placed in a privately-owned driveway or parking lot.
- If you plan to install a new **driveway apron**, or enlarge or replace an existing driveway apron, you need a Driveway Apron Permit.
- If you plan to construct a **fence** in the City right of way, you need to request a Fence Agreement. If approved, the Agreement will be recorded in the Land Records of Montgomery County.

For more information and applications for City permits, see: <https://takomaparkmd.gov/services/permits/> or contact the Department of Public Works at 301-891-7633.

**Failure to comply with the City's permitting requirements could result in the issuance of a Stop Work Order and other administrative actions within the provisions of the law.**

eSigned via SeamlessDocs.com  
*RoxyAnne Fulcher*  
Key: 38bf2056622713c0b979ea7ee94776a

RoxyAnne Fulcher

02-22-2024

eSigned via SeamlessDocs.com  
*Takoma Park Planning Division*  
Key: 19fe64f123e96a3ff4576219059d5fba

02-22-2024



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/16/2024

Application No: 1074837  
AP Type: HISTORIC  
Customer No: 1495580

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 7102 Maple AVE  
Takoma Park, MD 20912

Homeowner Fulcher (Primary)

## Historic Area Work Permit Details

Work Type RESREP

Scope of Work Restore two-story front porch.