

~~1~~ Columbia Ave 37/03-104  
Takoma Park 37/03-104



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: April 29, 2010

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Lisa Mroszczyk, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #532950

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with conditions** at the April 14, 2010 meeting.

The conditions of approval were:

1. The front door will be a half-light wood door with two vertical panels.
2. Replace two rear doors must be wood full light French doors.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Tori Paide

Address: 1 Columbia Avenue, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or [lisa.mroszczyk@mncppc-mc.org](mailto:lisa.mroszczyk@mncppc-mc.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: TORI PAIDE
Daytime Phone No.: 202-352-5289

Tax Account No.:
Name of Property Owner: MARALINE MYERS TRAGER Daytime Phone No.: 301-613-6133
Address: 7113 MILLWOOD RD BETHESDA MD 20817
Contractor: CONSTRUCTION COMPANY OF MD, INC Phone No.: 240-899-1174
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

House Number: ONE Street: COLUMBIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE
Lot: P3 Block: 16 Subdivision: TAKOMA PARK
Liber: Folio: Parcel: ZONE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

1B. Construction cost estimate: \$ 3000

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

2A. Type of sewage disposal: 01 X WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 X WSSC 02 Well 03 Other:

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 of Owner or authorized agent: Date: 3-5-10

Approved: Approved with 2 conditions for Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 4/29/10

Application/Permit No.: 532950 Date Filed: 3/16/10 Date Issued:

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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**

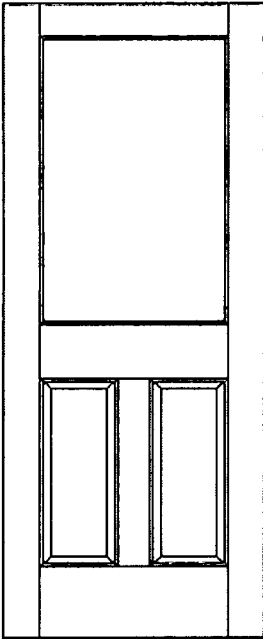
For All projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville. (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARLING LABELS.

1 Columbia Avenue, Takoma Park



Proposed front door



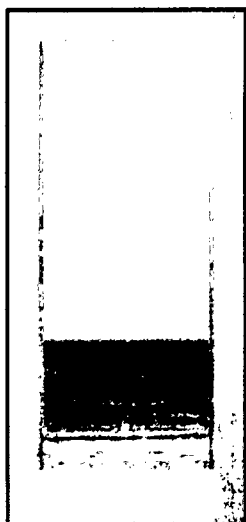
(Lemieux Artisan Exterior 144)

Mor...  
Photo Proj... National Commission  
4/29/10

[more details »](#)

Reun doors (2)

[Click for Fast Quote](#)



1 Lite Knotty Alder French Door (1-3/4") With Dual Pane Clear Glass

12" X 80" - \$99

24" X 80" - \$199

28" X 80" - \$199

30" X 80" - \$199

32" X 80" - \$199

36" X 80" - \$199

42" X 80" - \$329

[click for larger image](#)

- \*\* All Doors are 1-3/4" Thick
- \*\* Can be pre-hung as double doors
- \*\* For Low-E Glass add \$100

[Click for Fast Quote](#)



### Features

#### Widths Available

2/0, 2/4, 2/6, 2/8, 3/0, 3/6 (24", 28", 30", 32", 36", 42")

#### Pre-Hanging

Interior: Add \$109 for Interior pre-hung Single Door unit with matching Knotty Alder jambs.

Interior: Add \$198 for Interior pre-hung Double Door unit with matching Knotty Alder jambs.

Exterior: Add \$270 for Exterior pre-hung Single Door unit with matching Knotty Alder jambs.

Exterior: Add \$460 for Exterior pre-hung Double Door unit with matching Knotty Alder jambs.

The engineered construction used on these doors provides for lasting stability. The overall thickness of the insulated clear glass is 1/2", which makes it very sound and climate efficient. All of our glass is stamped with a tempered bug. These French Knotty Alder doors are Exterior Grade and can be used for interiors as well.

Knotty Alder is characterized by large, small and star shaped knots (filled when necessary to prevent light penetration) and other natural characteristics such as mineral streaks. Our knotty alder doors are very carefully selected and contain natural imperfections, which help create their beauty. Imperfections such as wormholes and wood streaks are present in all doors.

Don't be misled by our competitive pricing (we are able to keep our pricing down by selling a large quantity of doors everyday!). These are some of the highest end doors in the market today!

**Mroszczyk, Lisa**

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**From:** Tori Paide [tori@stillpointmindandbody.com]  
**Sent:** Thursday, April 01, 2010 11:03 PM  
**To:** Mroszczyk, Lisa  
**Subject:** wood door

Hi Lisa,

Here is a wood door to add to my application:

<http://www.buywooddoors.com/shop/product/239>

Thanks!

Tori Paide

The Still Point  
[www.stillpointmindandbody.com](http://www.stillpointmindandbody.com)  
CityPaper readers voted us "Best Spa in DC!"  
Vote again for us in 2010 [here](#)

WASHINGTON CITY PAPER'S 2009

**BEST of D.C.**

# REJUVENATION®

rejuvenation.com | 888-401-1900



## Pearl

Item # AA 9768

Colonial Revival Single-Chain Pendant

### Pricing

Fixture \$149

Shade \$40

Total \$189

### Customize options

- 12 finishes
- 21 shades

		Price
Item #	AA9768	
Overall Diameter	6"	
Overall Length	28" - adjustable	
Ceiling Canopy Diameter	5"	
Fitter Size	3-1/4"	
Finish	Brushed Nickel	149.00
Shade	BB5741	40.00
Maximum Wattage (per Socket)	60	
Number Of Sockets	1	
UL Location	Damp	
	Total Price	189.00

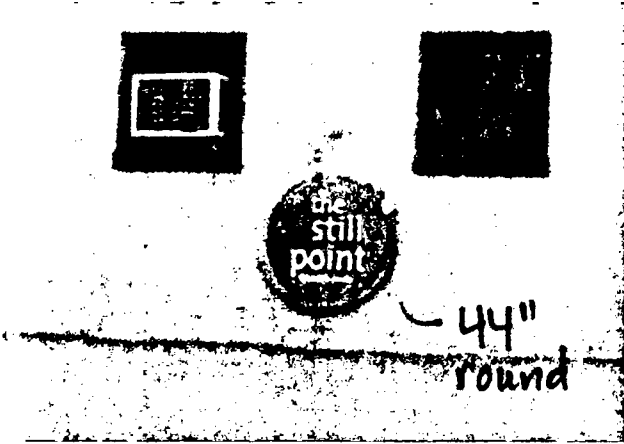
print this window  
close this window

PROPOSED PORCIT LIGHTS



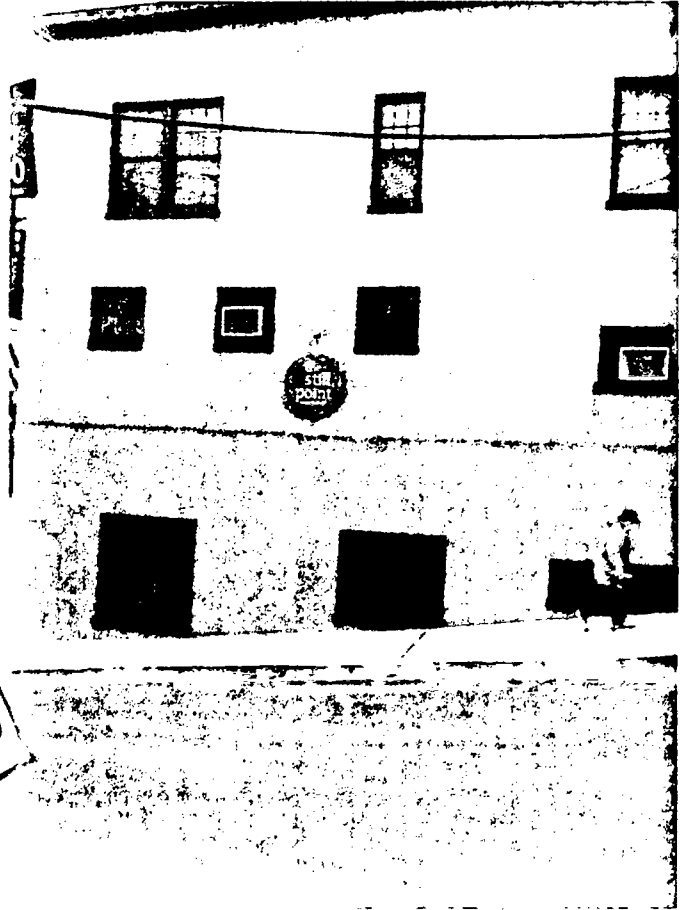


③ MOVE SIGN TO ONE COLUMBIA AVE.



7009 Carroll Ave Takoma Park, MD  
Existing Sign, approved by HPC in June 2007

MARYLAND  
Housing & Community  
Planning Commission  
*[Signature]* 4/28/10



Proposed location of above  
sign, note light above

# City of Takoma Park, Maryland

Housing & Community Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568



7500 Maple Avenue  
Takoma Park, MD 20912

March 19, 2010

Mr. David Rotenstein, Chair  
Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 1 Columbia Avenue - Exterior doors and light replacement, sign installation

Dear Mr. Rotenstein:

The Takoma Park Facade Advisory Board met on Tuesday, March 9, 2010, to review the HAWP application submitted by Ms. Tori Paide, representing The Still Point (the business that will open at 1 Columbia Avenue), for a exterior doors and light replacement, and sign installation at 1 Columbia Avenue. The application is to be considered by the Historic Preservation Commission this spring.

The Board found the proposal to be in general compliance with the design guidelines developed for the area and endorsed the proposal as presented with the following condition:

- 1) that period appropriate replacement doors with brushed nickle hardware be used;
- 2) that the height of the pendant light fixtures conform to Montgomery County Code.

If you have any questions regarding the Board's action, please call (301) 891 7219.

Thank you for the ongoing efforts of the Commission to preserve the unique architectural character of our historic business district.

Sincerely,

Carman Lam  
Associate Planner

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

<p><b>Owner's mailing address</b></p> <p>7113 Millwood Rd          Bethesda MD 20817</p>	<p><b>Owner's Agent's mailing address</b></p> <p>1209 GERANIUM ST, NW          WASHINGTON DC 20012</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><del>Andrew Sickle</del>          Andrew Sickle ✓          7071 Carroll Ave          Takoma Park 20912</p>	<p>GILBERTS GIFT LLC          5320 Ijamsville Rd          Ijamsville MD 21754</p>
<p>Mark Rockman          7105 Carroll Ave.          Takoma Park, MD</p>	<p>Anne Sergeant          5 Pine Ave          Takoma Park MD</p>
<p>Thos A + PO Branch          5 Columbia Ave          Takoma Park, MD</p>	

THE WILLIAMS

1805  
WILLIAMS

1805  
WILLIAMS

1805  
WILLIAMS

1805  
WILLIAMS

**Tori Paide  
Application for HAWP  
One Columbia Ave, Takoma Park MD 20912**

**Written Description of Project:**

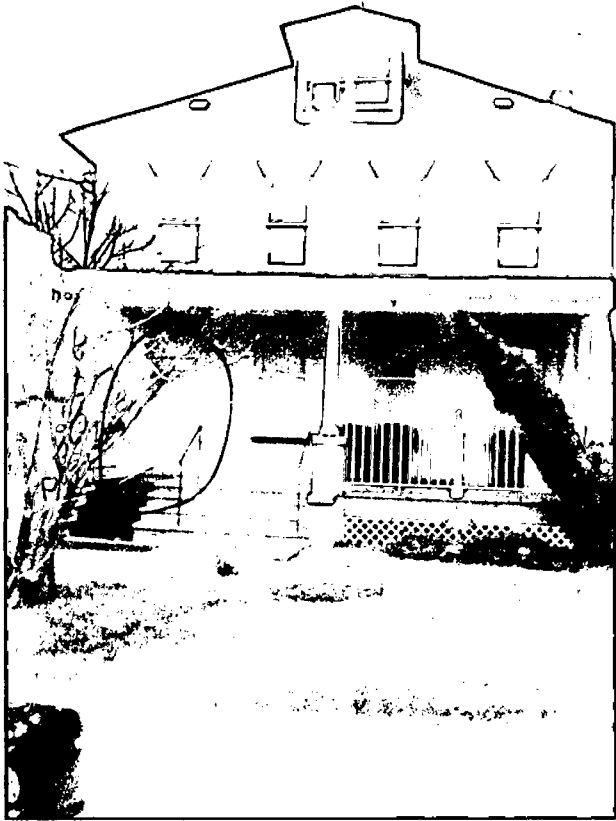
**-Historical building erected in 1920 (+/= 10 years), brick façade with Federal-style accents**

**- Application proposes to make the following façade changes:**

- 1) Replace three existing doors, two are aluminum (approx 15 years old) and one is wood veneer over particle board (approx 25 years old) and is in disrepair, with period-appropriate doors**
- 2) Replace existing light fixtures (4) on front porch with period-appropriate fixtures**
- 3) Move sign and light approved by the HPC in June 2007 for my business at 7009 Carroll Ave to the above property.**

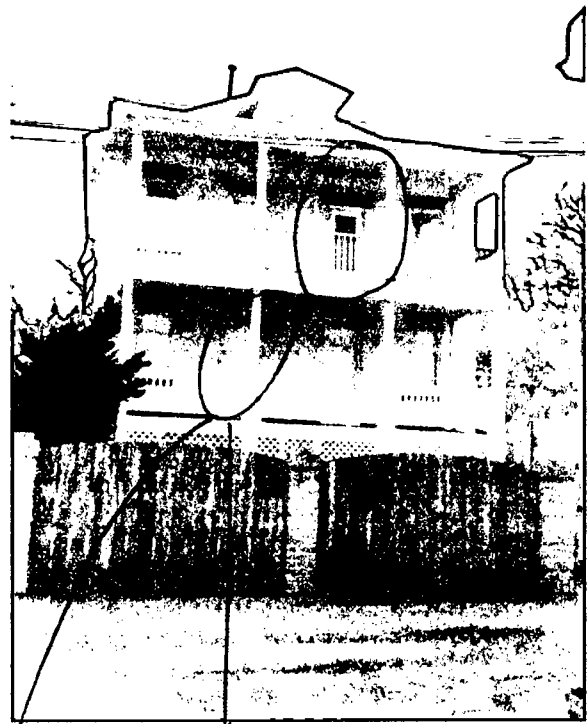
**Photographs and supporting documents are attached.**

① REPLACE EXISTING DOORS W/ PERIOD-APPROPRIATE DOORS



Porch height = 9 1/2'

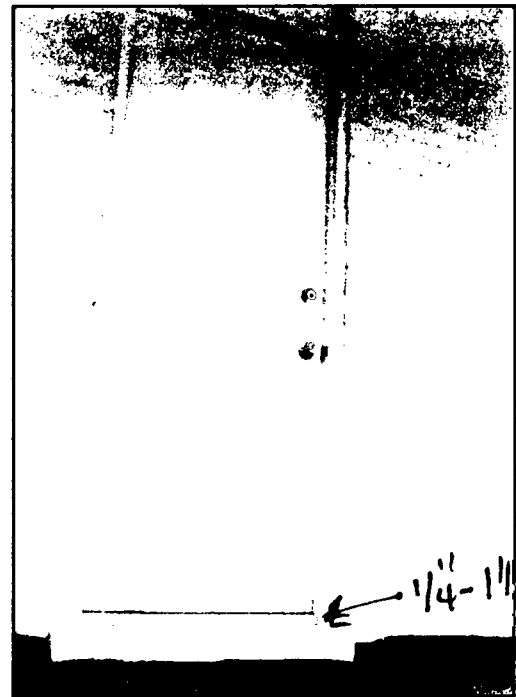
Front Elevation



Back elevation, note upstairs door-  
aluminum door with glass storm

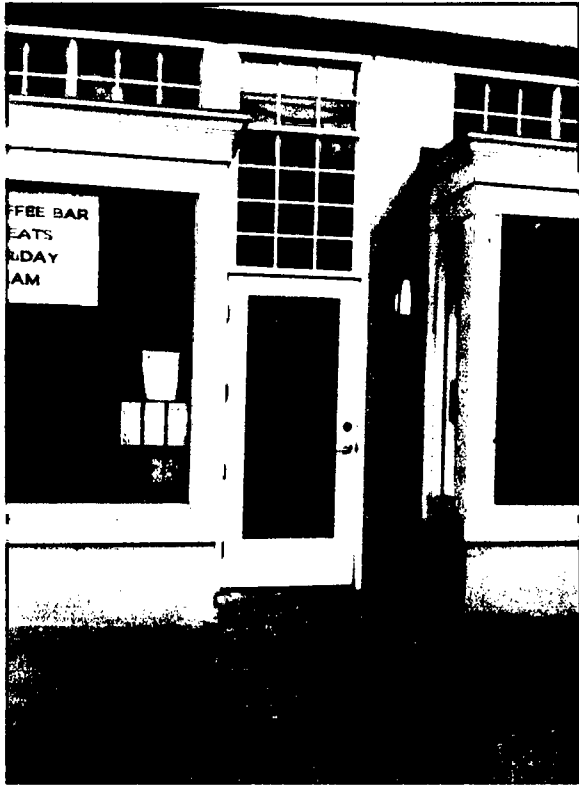


Existing Aluminum Front Door



Existing first floor porch door-  
particle board with gaps at bottom

# OLD TOWN TAKOMA DOOR EXAMPLES



recent renovation



recent renovation



original door

Examples of existing original and renovated buildings on Carroll Ave

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

<b>Address:</b>	1 Columbia Avenue, Takoma Park	<b>Meeting Date:</b>	4/14/2010
<b>Resource:</b>	Contributing Takoma Park Historic District	<b>Report Date:</b>	4/7/2010
<b>Applicant:</b>	Maraline Myers Trager (Tori Paide, Agent)	<b>Public Notice:</b>	3/31/2010
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	37/03-10U	<b>Staff:</b>	Lisa Mroszczyk
<b>PROPOSAL:</b>	Replace doors, install sign and light fixtures		

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application with the following condition:

1. The front door to be a ¾ light paneled wood door to be reviewed and approved at the staff level.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Takoma Park Historic District  
**STYLE:** Four Square-Colonial Revival  
**DATE:** c. 1910s-1920s

**PROPOSAL**

This application concerns the replacement of three non-historic doors, one on the front and two on the rear, with wood full light French doors, replacement of four existing flush mount light fixtures on the front porch with pendant fixtures and the installation of a wooden sign 44" in diameter with a gooseneck light fixture on the north (side) wall.

The City of Takoma Park's Façade Advisory Board has reviewed this proposal and supports it with two conditions (letter in Circle 16).

**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 4A)*, 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***

Contributing Resources should receive a more lenient level of review than those structures that have been



classified as Outstanding. In general, design review emphasis in the Takoma Park Historic District is restricted to changes that are visible from the public right-of-way, irrespective of landscaping or vegetation. It is also important that additions and other changes to existing structures reinforce and continue existing streetscape, landscape and building patterns rather than impair the character of the historic district. Specifically, some of the factors to be considered are:

- all 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;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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:***

- #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 proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

With one condition, staff supports the application as being consistent with Chapter 24A-8(b)(1) & (2), the *Guidelines* and *Standards* outlined above. Since the resource occupies a corner lot, the proposed alterations to the front (east), side (north) and rear (west) will be visible from the public right-of-way.

The proposed sign was previously approved by the HPC for installation at another property. The sign is also appropriate for this location because it does not detract from or damage any of the building's character-defining features. The proposed light fixtures are also compatible with the building.

The proposed full light French doors are not consistent with the architectural style and period of the resource. For this reason, staff has included the condition that the front door be a ¾ light paneled wood door, a design that is more compatible with the architectural style and period of this building. The applicant has agreed to this condition. While the rear doors are visible, they are on a secondary elevation and are partially obscured by the porch railing and will not have the same impact as the front door which is readily visible.

The proposed alterations are also in keeping with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

**4.0 Windows & Doors**

- 4.7 When window or door replacement is necessary, match the replacement to the original design as closely as possible.
- 4.9 New windows and doors should be finished with functional and decorative features similar to those used traditionally.

**15.0 Signs**

- 15.2 Signs should be subordinate to the overall building and its site.
- 15.3 A sign should be in character with the materials, color and detail of the building or site.
- 15.5 Avoid damaging or obscuring architectural details or features when installing signs.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 [lisa.mroszczyk@mncppc-mc.org](mailto:lisa.mroszczyk@mncppc-mc.org) to schedule a follow-up site visit.

**Mroszczyk, Lisa**

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**Sent:** Thursday, April 01, 2010 11:03 PM  
**To:** Mroszczyk, Lisa  
**Subject:** wood door

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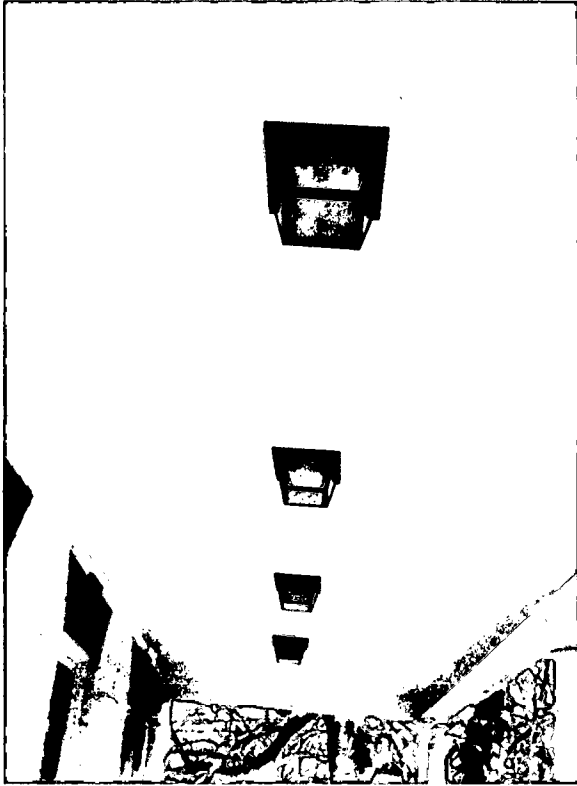
Tori Paide

The Still Point  
[www.stillpointmindandbody.com](http://www.stillpointmindandbody.com)  
CityPaper readers voted us "Best Spa in DC!"  
*Vote again for us in 2010 [here](#)*

WASHINGTON CITY PAPER'S 2009

**BEST *of* D.C.**

② REPLACE 4 PORCH LIGHTS W/ PERIOD -  
APPROPRIATE FIXTURES



Existing Porch Lights, see attached proposal for new period-appropriate lights

PORCH CEILING HEIGHT IS 9'1/2'

# City of Takoma Park, Maryland

## Housing & Community Development

Telephone: (301) 891-7119  
Fax: (301) 270-4568



7600 Maple Avenue  
Takoma Park, MD 20912

March 19, 2010

Mr. David Rotenstein, Chair  
Historic Preservation  
8787 Georgia Avenue  
Silver Spring, MD 20910

RE: 1 Columbia Avenue - Exterior doors and light replacement, sign installation

Dear Mr. Rotenstein:

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Sincerely,

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① REPLACE EXISTING DOORS W/ PERIOD-APPROPRIATE DOORS



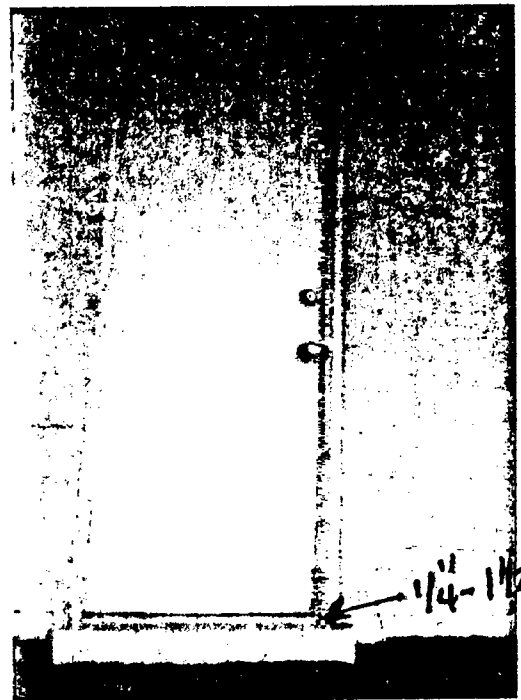
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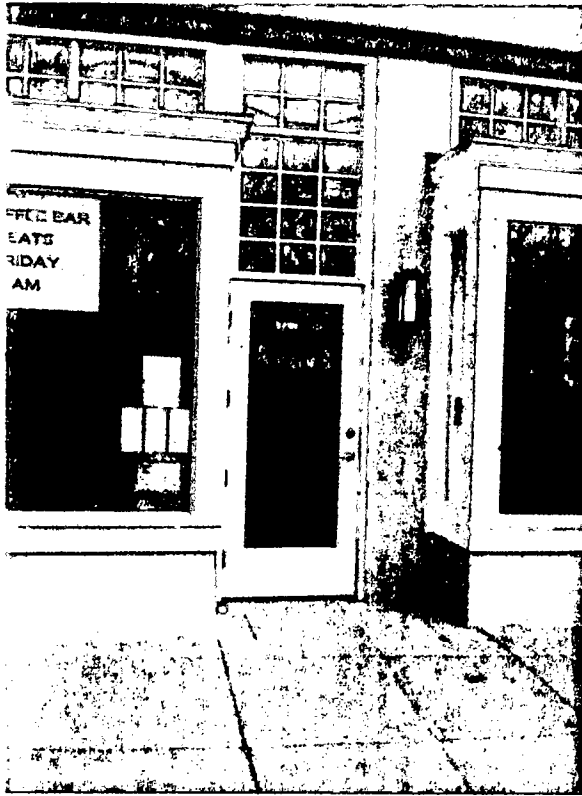


Existing Aluminum Front Door



Existing first floor porch door-  
particle board with gaps at bottom

# OLD TOWN TAKOMA DOOR EXAMPLES



recent renovation



recent renovation



original door

Examples of existing original and renovated buildings on Carroll Ave



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application with the following condition:

1. The front door to be a ¾ light paneled wood door to be reviewed and approved at the staff level.

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***Takoma Park Historic District Guidelines***

Contributing Resources should receive a more lenient level of review than those structures that have been

classified as Outstanding. In general, design review emphasis in the Takoma Park Historic District is restricted to changes that are visible from the public right-of-way, irrespective of landscaping or vegetation. It is also important that additions and other changes to existing structures reinforce and continue existing streetscape, landscape and building patterns rather than impair the character of the historic district. Specifically, some of the factors to be considered are:

- all 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;
- alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

***Montgomery County Code; Chapter 24A***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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:***

- #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 proportion, and massing to protect the integrity of the property and its environment.

**STAFF DISCUSSION**

With one condition, staff supports the application as being consistent with Chapter 24A-8(b)(1) & (2), the *Guidelines and Standards* outlined above. Since the resource occupies a corner lot, the proposed alterations to the front (east), side (north) and rear (west) will be visible from the public right-of-way.

The proposed sign was previously approved by the HPC for installation at another property. The sign is also appropriate for this location because it does not detract from or damage any of the building's character-defining features. The proposed light fixtures are also compatible with the building.

The proposed full light French doors are not consistent with the architectural style and period of the resource. For this reason, staff has included the condition that the front door be a ¾ light paneled wood door, a design that is more compatible with the architectural style and period of this building. The applicant has agreed to this condition. While the rear doors are visible, they are on a secondary elevation and are partially obscured by the porch railing and will not have the same impact as the front door which is readily visible.

The proposed alterations are also in keeping with guidance for new additions found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

**4.0 Windows & Doors**

- 4.7 When window or door replacement is necessary, match the replacement to the original design as closely as possible.
- 4.9 New windows and doors should be finished with functional and decorative features similar to those used traditionally.

**15.0 Signs**

- 15.2 Signs should be subordinate to the overall building and its site.
- 15.3 A sign should be in character with the materials, color and detail of the building or site.
- 15.5 Avoid damaging or obscuring architectural details or features when installing signs.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve the HAWP application with the condition specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

- (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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 [lisa.mroszczyk@mncppc-mc.org](mailto:lisa.mroszczyk@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: TORI PAIVE
Daytime Phone No.: 202-352-5289

Tax Account No.:
Name of Property Owner: MARALINE MYERS TRAGER Daytime Phone No.: 301-613-6133
Address: 7113 MILLWOOD RD BETHESDA MD 20817
Contractor: CONSTRUCTION COMPANY OF MD, INC Phone No.: 240-899-1174
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

House Number: ONE Street: COLUMBIA AVE
Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE
Lot: P3 Block: 16 Subdivision: TAKOMA PARK
Liber: Folio: Parcel: ZONE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.

1B. Construction cost estimate: \$ 3000

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

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:

2B. Type of water supply: 01 [X] WSSC 02 [ ] Well 03 [ ] Other:

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 of owner or authorized agent Date: 3-5-10

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 532950 Date Filed: 3/16/10 Date Issued:

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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 features proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MARBLING LABELS.

**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
7113 Millwood Rd Bethesda MD 20817	1209 GERANIUM ST, NW WASHINGTON DC 20012
<b>Adjacent and confronting Property Owners mailing addresses</b>	
<del>Andrew Sickle</del> Andrew Sickle ✓ 7071 Carroll Ave TIKPIC 20912	GILBERTS GIFT LLC 5320 Ijamsville Rd Ijamsville MD 21754
Mark Rockman 7105 Carroll Ave. Takoma Park, MD	Anne Sergeant 5 Pine Ave Takoma Park MD
THOS A+ PO Branch 5 Columbia Ave Takoma Park, MD	

Tori Paide  
Application for HAWP  
One Columbia Ave, Takoma Park MD 20912

**Written Description of Project:**

-Historical building erected in 1920 (+/= 10 years), brick façade with Federal-style accents

- Application proposes to make the following façade changes:

- 1) Replace three existing doors, two are aluminum (approx 15 years old) and one is wood veneer over particle board (approx 25 years old) and is in disrepair, with period-appropriate doors
- 2) Replace existing light fixtures (4) on front porch with period-appropriate fixtures
- 3) Move sign and light approved by the HPC in June 2007 for my business at 7009 Carroll Ave to the above property.

Photographs and supporting documents are attached.



**STAFF ITEM**

**STAFF MEMBER: LISA MROSZCZYK**

**SUBJECT:** Revision to approved HAWP (Case 37/03-10U), for door replacement, signage and light fixtures at 1 Columbia Avenue, Takoma Park, a Contributing Resource within the **Takoma Park Historic District**

**DATE:** April 28, 2010

**BACKGROUND:** On April 14, 2010, the HPC reviewed and approved the replacement of three non-historic doors. The doors on the rear were approved to be wood full light French doors and the front a ¾-light paneled wood door to be reviewed and approved at the staff level.

**REVISED PROPOSAL:** The applicant is requesting approval to install a ½-light wood door with two vertical panels for the front door.

**STAFF RECOMMENDATION:** Staff is recommending that the HPC approve the revised proposal.

**HPC DECISION:**



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: TORI PAIDE  
Daytime Phone No.: 202-352-5289

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: MARALINE MYERS TRAGER Daytime Phone No.: 301-613-6133  
Address: 7113 MILLWOOD RD BETHESDA MD 20817  
Street Number City State Zip Code  
Contractor: CONSTRUCTION COMPANY OF MD, INC Phone No.: 240-899-1174  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

House Number: ONE Street: COLUMBIA AVE  
Town/City: TAKOMA PARK Nearest Cross Street: CARROLL AVE  
Lot: P3 Block: 16 Subdivision: TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: ZONE

- 1A. CHECK ALL APPLICABLE:
- Construct
  - Extend
  - Alter/Renovate
  - Move
  - Install
  - Wreck/Raze
  - Revision
  - Repair
  - Revocable
- CHECK ALL APPLICABLE:
- AC
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 3000

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

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

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

3-5-10  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 532950 Date Filed: 3/16/10 Date Issued: \_\_\_\_\_

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<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p><del>Andrew Sickler</del> Andrew Sickler ✓ 7071 Carroll Ave TKPK 20912</p>	<p>GILBERTS GIFT LLC 5320 Ijamsville Rd Ijamsville MD 21754</p>
<p>Mark Rockman 7105 Carroll Ave. Takoma Park, MD</p>	<p>Anne Sergeant 5 Pine Ave Takoma Park MD</p>
<p>THOS A + PO Branch 5 Columbia Ave Takoma Park, MD</p>	

Tori Paide  
Application for HAWP  
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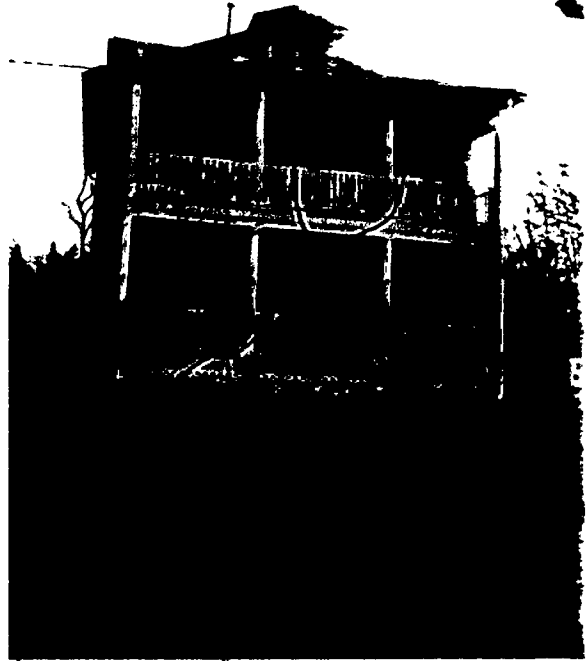
Photographs and supporting documents are attached.

① REPLACE EXISTING DOORS W/ PERIOD-APPROPRIATE DOORS



Porch height = 9 1/2'

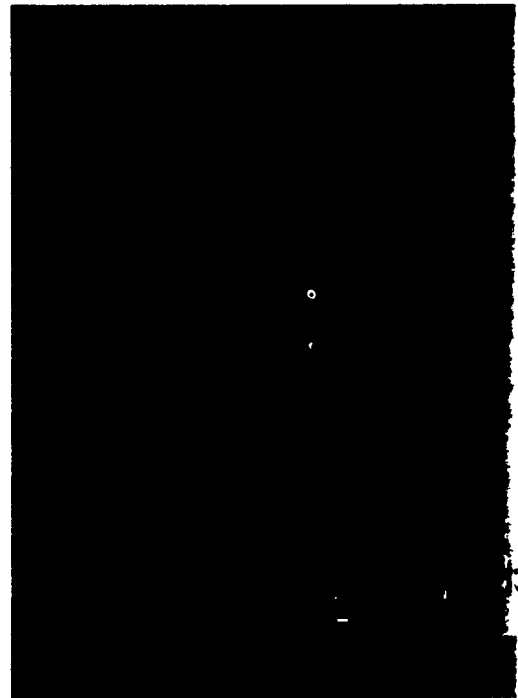
Front Elevation



Back elevation, note upstairs door-  
aluminum door with glass storm



Existing Aluminum Front Door



2" gap

Existing first floor porch door-  
particle board with gaps at bottom

OLD TOWN TAKOMA DOOR EXAMPLES



recent renovation



recent renovation



original door

Examples of existing original and renovated buildings on Carroll Ave

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PROPOSED DOOR  
TO REPLACE EXISTING THREE.

32"

R/L hand

**ReliaBilt 36"W Full-Lite Steel Entry Door Left Hand**

Item #: 220677 | Model #: 220677

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**\$228.00**



② REPLACE 4 PORCH LIGHTS W/ PERIOD -  
APPROPRIATE FIXTURES



Existing Porch Lights, see attached proposal for new period-appropriate lights

PORCH CEILING HEIGHT IS 9'1/2'

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PROPOSED DOOR  
TO REPLACE EXISTING THREE.

32"  
R/L hand

### ReliaBilt 36"W Full-Lite Steel Entry Door Left Hand

Item #: 220677 | Model #: 220677

Be the first to [review this product!](#)

**\$228.00**

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

301-563-3400

WEDNESDAY

April 14, 2010

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**MRO AUDITORIUM**

**8787 GEORGIA AVENUE**

**SILVER SPRING, MARYLAND 20910**

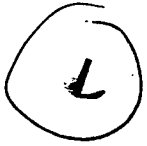
PLEASE NOTE: The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission staff at the number above to obtain current information. If your application is included on this agenda, you or your representative is expected to attend. If you plan to speak in opposition to an application, please arrive at 7:30pm.

**HPC WORKSESSION** – 7:00 p.m. in Third Floor Conference Room

**HPC MEETING** – 7:30 p.m. in MRO Auditorium

I. **HISTORIC AREA WORK PERMITS**

- J A. James Kariya (Greg Gardner, Agent) for rear addition at 218 Park Avenue, Takoma Park (HPC Case No. 37/03-10N CONTINUED) (Takoma Park Historic District)
- J B. James R. and Katherine L. Sebastian (Jeffery Broadhurst, Architect) for 2<sup>nd</sup> story rear addition at 7423 Baltimore Avenue, Takoma Park (HPC Case No. 37/03-100) (Takoma Park Historic District)
- C. Mary Wilson for shed installation at 9907 Capitol View Avenue, Silver Spring
- D. Bruce Levin (Alice Sims, Agent) for mural and landscaping installation at 7014 Westmoreland Avenue, Takoma Park
- E. Elisabet and Barbara Andrews and John Leonard for roof replacement at 812 Lindsey Manor Lane, Silver Spring *MP site*
- A F. Susan and David Jones for wall construction at 15 Primrose Street, Chevy Chase
- J G. Audubon Naturalist Society (----, Agent) for shed demolition at 8940 Jones Mill Road, Chevy Chase (HPC Case No. 35/12-10???) (*Master Plan Site # 35/12, Woodend*)
- J H. Andrew Markle and Megan Kennedy (Jackie Braitman, Agent) for alterations to house and deck installation at 244 Park Avenue, Takoma Park (HPC Case No. 37/03-10???) (Takoma Park Historic District)
- A I. Andrew and Carissa Marino (David Jones, Architect) for side porch enclosure, garage demolition, and shed installation at 11 Primrose Street, Chevy Chase
- (L) J. Julie Hewitt and Susan Kennedy (Amy Abrams, Agent) for rear addition at 7409 Piney Branch Road, Takoma Park (HPC Case No. 37/03-10???) (Takoma Park Historic District)



K. Maraline Myers Trager (Tori Paide, Agent) for signage installation and door replacement at 1 Columbia Avenue, Takoma Park

II. PRELIMINARY CONSULTATIONS

J A. Edgewood Inn, LLC (David Freishtat, Agent) for alterations to house and property at 16101 Oak Hill Road, Silver Spring (*Master Plan Site #15/52, Edgewood*)

III. EVALUATION FOR MASTER PLAN FOR HISTORIC PRESERVATION: PUBLIC HEARING AND WORKSESSION ON CLAGETTSVILLE AND ETCHISON INDIVIDUAL SITES

The HPC will evaluate the following resources for potential individual designation:

- Montgomery Methodist Protestant Church and Cemetery, 28201 Kemptown Road, Clagettsville
- Ira Moxley/Harvey Moxley House, 28318 Kemptown Road, Clagettsville
- Robert B. & Susan Moxley House, 28322 Kemptown Road, Clagettsville
- Lewis and Laura Easton House, 28408 Kemptown Road, Clagettsville
- Oattie & Tressie Moxley House, 28411 Kemptown Road, Clagettsville
- Ollie & Lelia Moxley Farm, 28515 Kemptown Road, Clagettsville
- Mt. Tabor Methodist Church, 24101 Laytonsville Road, Etchison
- Walter and Ida Allnutt House, 6920 Damascus Road, Etchison

The Commission will hold on public hearing **limited** to these eight resources, followed by a worksession. This review is part of the evaluation of Upper Patuxent resources. The HPC previously held a Public Hearing and worksession on January 20, 2010-meeting and subsequent Worksessions on February 24 and March 10, 2010.

IV. MINUTES

- A. February 24, 2010
- B. March 10, 2010
- C. March 24, 2010 (if available)

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VI. ADJOURNMENT