

34 Columbia Avenue, Takoma Park  
[HPC Case #37/03-11TT]  
Takoma Park H.D.



## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: November 3, 2011

### MEMORANDUM

TO: Hadi Mansouri, Acting Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #580164, construction of front porch and other alterations

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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** at the August 17, 2011 meeting.

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: David and Liesl Groberg

Address: 34 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 [joshua.silver@mcppc-mc.org](mailto:joshua.silver@mcppc-mc.org) to schedule a follow-up site visit.





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

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: LIESL GROBERG +  
DAVE GROBERG  
Daytime Phone No.: (240) 535-7271

Tax Account No.: 01062496  
Name of Property Owner: DAVE + LIESL GROBERG Daytime Phone No.: (240) 535-7271  
Address: 34 COLUMBIA AVE. TAKOMA PARK MD 20912  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: RICHARD VITULIC AIA Daytime Phone No.: (301) 806-6447

**LOCATION OF BUILDING/PREMISE**

House Number: 34 Street: COLUMBIA AVE.  
Town/City: TAKOMA PARK Nearest Cross Street: HICKORY AVE.  
Lot: 9 Block: 19 Subdivision: B.F. GILBERT'S ADDN TO TAKOMA PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

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

1B. Construction cost estimate: \$ 35,000.00

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

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

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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

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

R. Vitulic Signature of owner or authorized agent 9-19-11 Date

Approved: \_\_\_\_\_  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11/2/11  
Application/Permit No.: 580164 Date Filed: 9/21/11 Date Issued: \_\_\_\_\_



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

DPS - #8

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**301/563-3400**

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HISTORIC AREA WORK PERMIT**

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Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: RICHARD VITULLO MA Daytime Phone No.: (301) 806 6117

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Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

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1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- |   |  |  |  |                                       |  |   |                               |                               |
|---|--|--|--|---------------------------------------|--|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate        | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab         | <input type="checkbox"/> Room Addition     | <input checked="" type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install           | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable             | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ |  |   |                               |                               |

1B. Construction cost estimate: \$ 35,000.00

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

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- 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

9.19.11  
Date

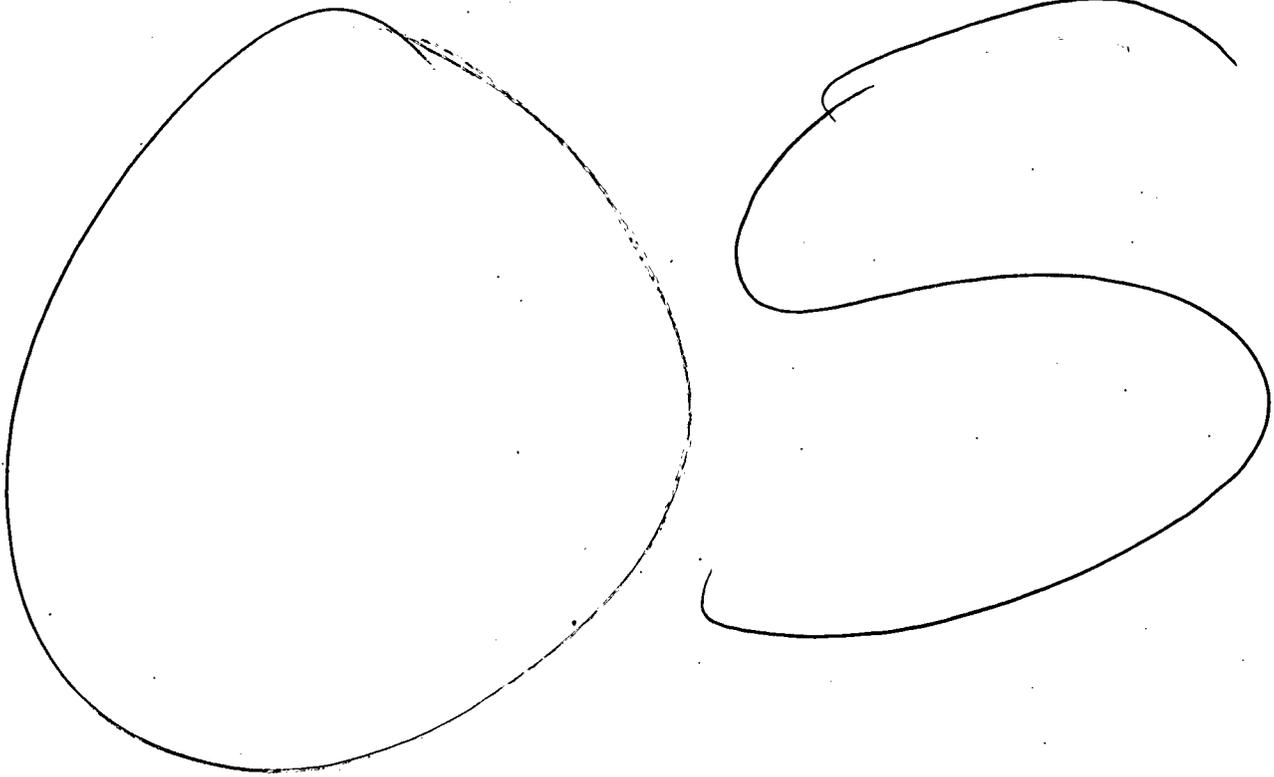
Approved: [Signature] For Chairperson, Historic Preservation Commission

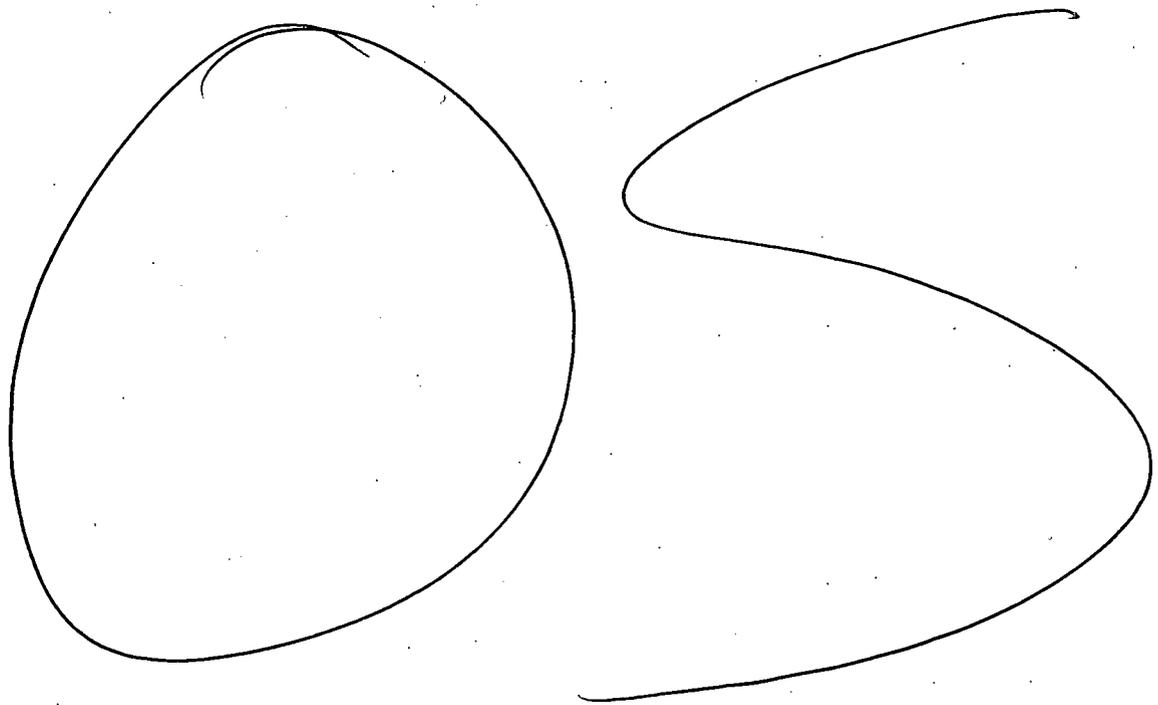
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11/2/11

Application/Permit No.: 580164 Date Filed: 11/2/11 Date Issued: \_\_\_\_\_

OS

OS







OS

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

<b>Address:</b>	34 Columbia Avenue, Takoma Park	<b>Meeting Date:</b>	10/12/2011
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	10/5/2011
<b>Applicant:</b>	David and Liesl Groberg	<b>Public Notice:</b>	9/28/2011
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-11TT	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Construction of front porch and other alterations		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Ranch  
**DATE:** 1945-1955

**PROPOSAL:**

The applicants are proposing to construct a covered front porch at the subject property. The proposed material treatments consist of brick piers and painted wooden posts, railings, stairs and decking, and asphalt shingle roofing to match the existing roofing material on the house. Painted horizontal wood lattice will be installed in the apron area between the porch floor and grade.

An existing concrete walkway between the street and front door of the house will be reconfigured using concrete and stone to accommodate entry to the proposed porch.

The design also includes the installation of a painted wood canopy, with asphalt shingle roofing, supported by wooden brackets on the lower level of the right side elevation.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Takoma Park Historic District Guidelines***

The *Takoma Park Guidelines* state Non-Contributing Resources are “either buildings that are of little or no architectural and historical significance to the historic district or are newer buildings that have been constructed outside of the district’s primary periods of historical importance. These types of resources should receive the most lenient level of design review.”

The *Guidelines* also state: “Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

### ***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**

The subject property is a Non-Contributing Resource. The Montgomery County Code (Chapter 24A-8(d)) states that the HPC is to evaluate plans for structures of little historical or design significance for potential impacts to the streetscape of the historic district. The Takoma Park Guidelines state that Non-Contributing Resources should receive the most lenient level of design review. Staff applied these criteria in their evaluation of this HAWP application.

Staff supports the proposed construction of a front porch and side elevation canopy and reconfiguration of the existing front walkway at the subject property.

The proposed work is consistent with the *Guidelines* for alterations to a Non-Contributing Resource property within the Takoma Park Historic District, which state:

“Most alterations and additions to Non-Contributing Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing Resources which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

Furthermore, staff finds that the proposed work is consistent with Chapter 24-8(d) which states:

“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.)”

Staff finds that the proposed work will not destroy historic materials, features, and spatial relationships that characterize the property. The proposed material treatments are appropriate for alterations to a Non-Contributing Resource.

**STAFF RECOMMENDATION**

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

- (a) 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
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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 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



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255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777 6370

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Agent for Owner: RICHARD VITULIC AIA Daytime Phone No.: (201) 806-6447

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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.

R. Vitulic Signature of owner or authorized agent 9-19-11 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 580164 Date Filed: 9/21/11 Date Issued: \_\_\_\_\_

**DESCRIPTION OF EXISTING STRUCTURE,  
ENVIRONMENTAL SETTING AND HISTORICAL FEATURES  
AT:**

**34 Columbia Ave. Takoma Park, MD 20912**

*This is a "Non-Contributing Resource" Ranch Style house, built sometime between 1945-1955, and it is located in the Takoma Park Historic District. It is a 1-story house, basically rectangular in shape, with a walk-out basement and a small attic area.*

- 1) **Structure:** *Brick veneer up to the 1<sup>st</sup> floor sill level of the main windows in front; wood framed on 1<sup>st</sup> floor.*
- 2) **Windows:** *The windows of the original house are painted wood windows with horizontal muntins.*
- 3) **Finish:** *The exterior finish on the entire house, older and newer, is a 10" exposure aluminum lap siding.*
- 4) **Foundation:** *The foundation is a parged and painted masonry.*
- 5) **Front stoop:** *The front stoop is 6'-0" wide and 4'-0" deep in its footprint; the floor of the front porch is a 6" concrete slab. The roof of the front porch is a shallow aluminum shed canopy, attached to the wall.*

**DESCRIPTION OF THE PROJECT AND ITS EFFECT ON THE  
HISTORIC RESOURCE:**

**34 Columbia Ave. Takoma Park, MD 20912**

**New Front Porch:** *A new painted wood porch. This new porch will have the following features:*

- 1) a new wood framed porch with exposed structure (with tongue and groove flooring).*
- 2) new painted wood posts, grouped in threes, will be located on the corners.*
- 3) new painted 36" high wood railing.*
- 4) new wood front porch stair, with 1 x 6 deck boards.*
- 5) new roof structure to match existing asphalt shingles.*
- 6) new beadboard or T & G wood roof sheathing.*
- 7) new brick piers to match existing.*
- 8) painted 1 x 4 cedar lattice under porch floor structure.*

**New Basement Entry Canopy:** *A new painted wood canopy, with asphalt shingles, supported by painted wood brackets, matching the existing canopy at the 1<sup>st</sup> floor kitchen windows.*



**Dave & Liesl Groberg**  
34 Columbia Ave.  
Takoma Park, MD 20912

**Adjoining Property Owners**

**HAWP**

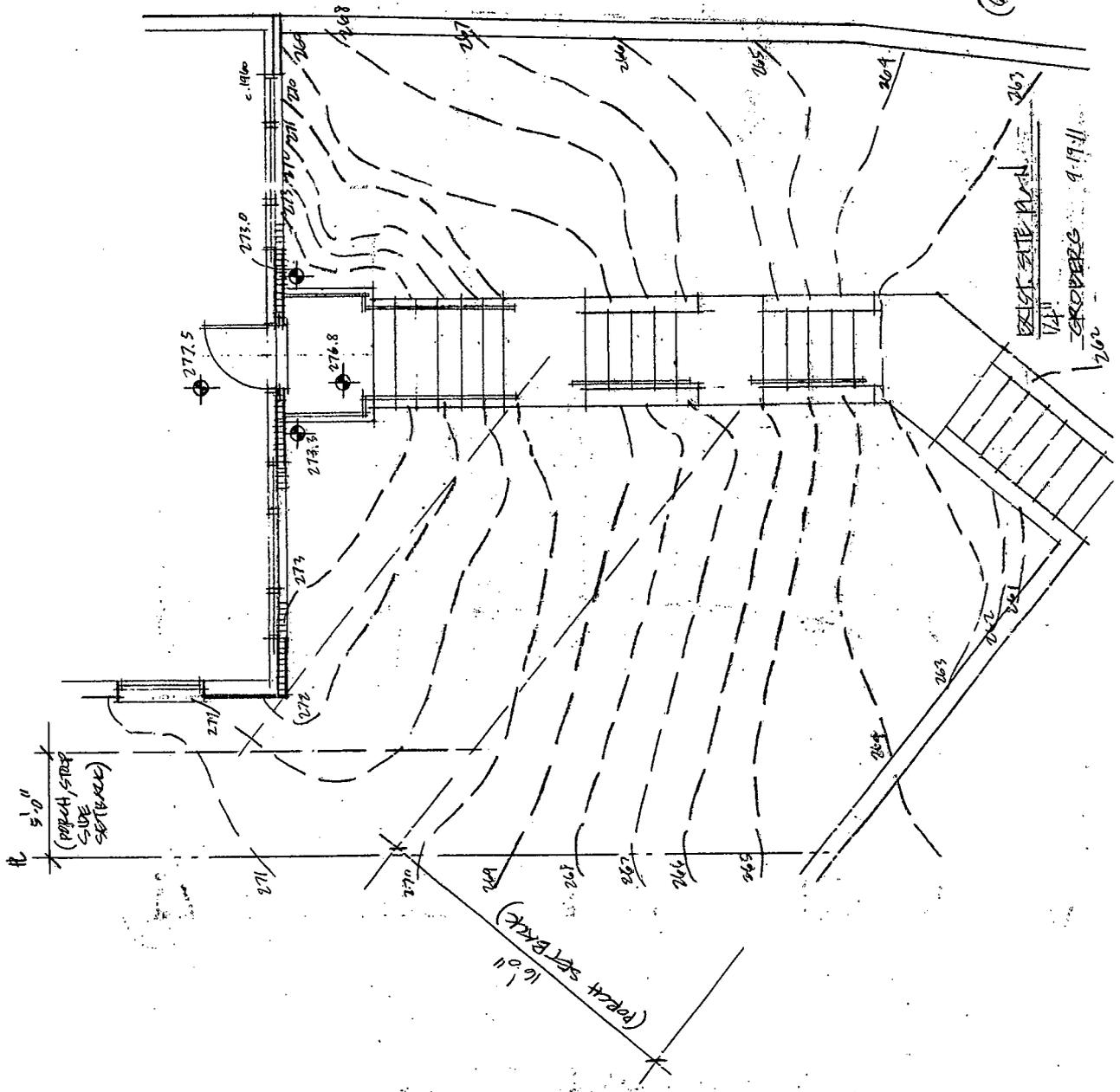
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**Jake Flack & Anne Fothergill**  
33 Columbia Ave.  
Takoma Park, MD 20912

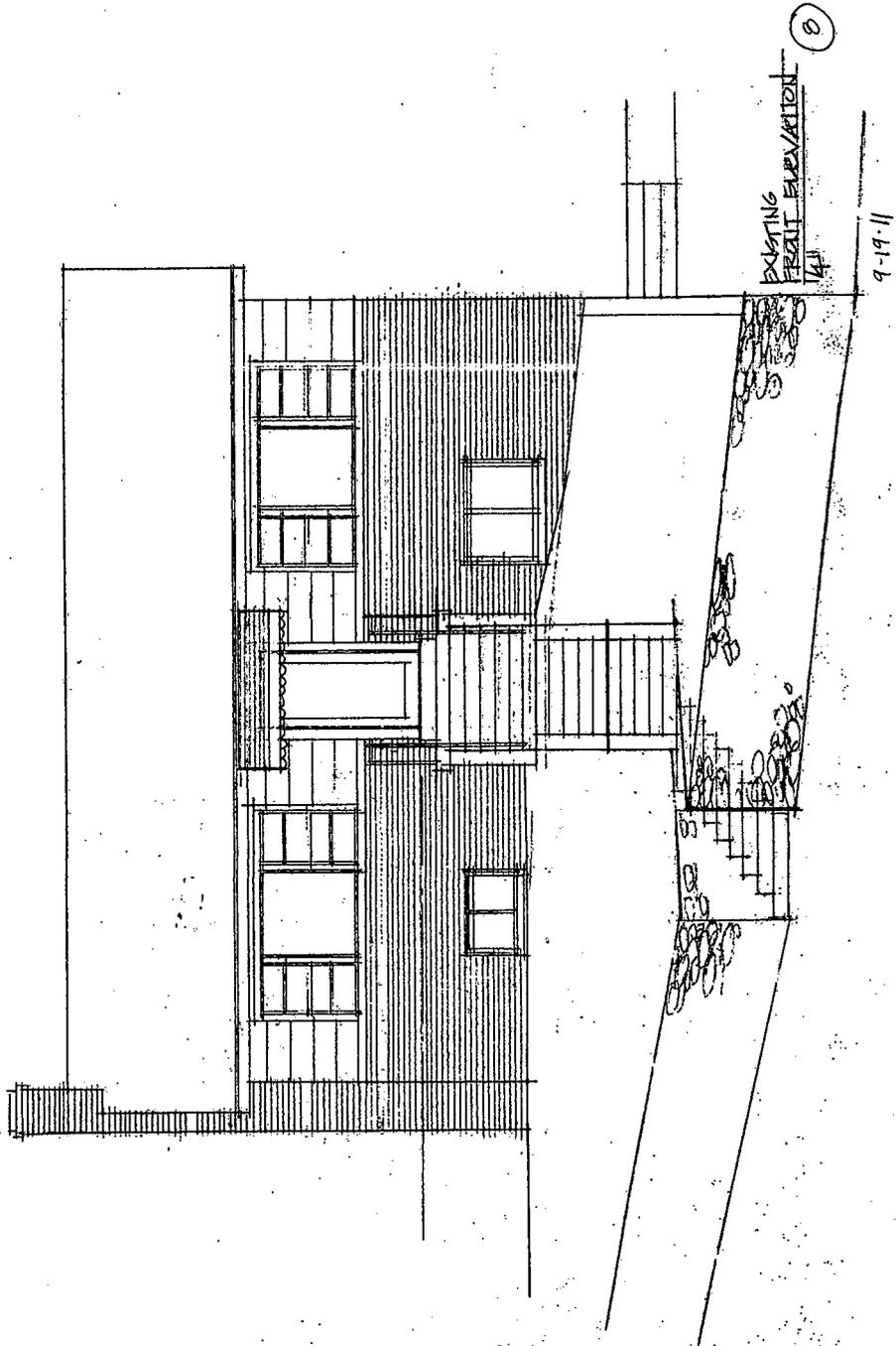
**Janis Stovall**  
32 Columbia Ave.  
Takoma Park, MD 20912

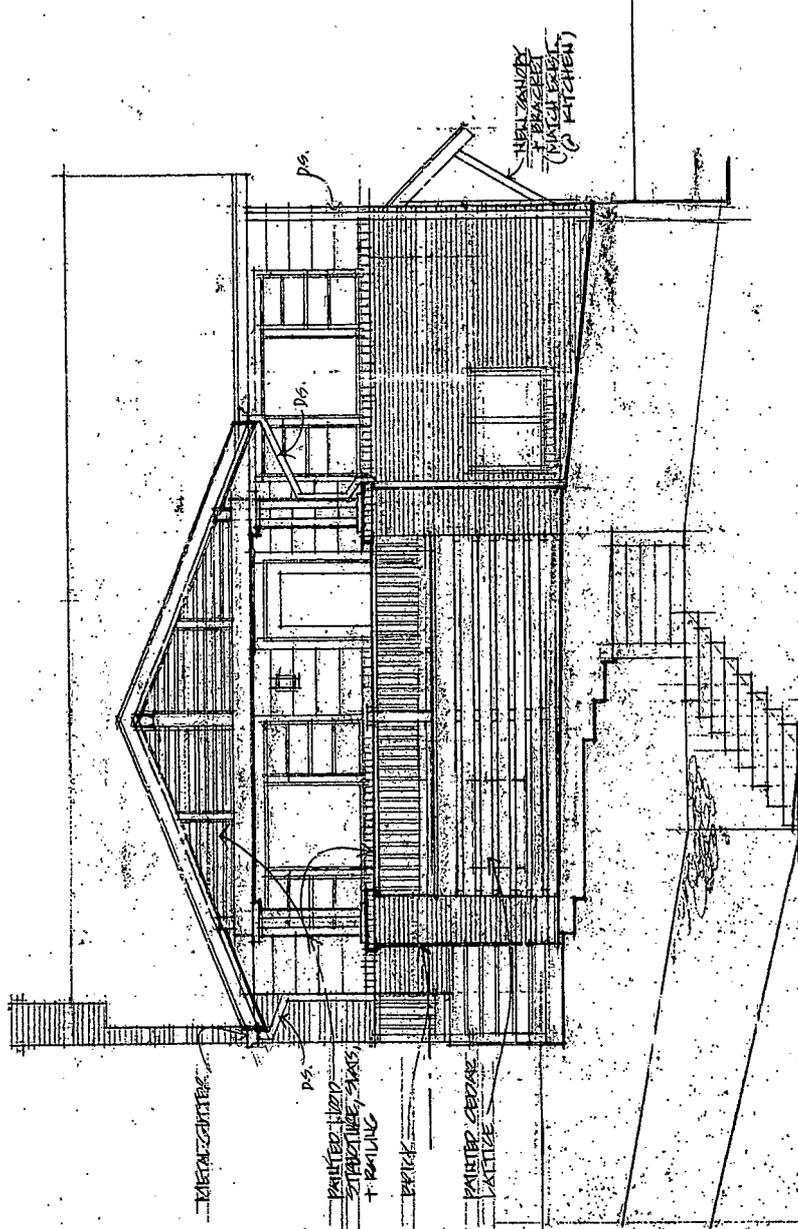
**Stephen West & Elizabeth Hone**  
36 Columbia Ave.  
Takoma Park, MD 20912

**Inan Phillips**  
35 Columbia Ave.  
Takoma Park, MD 20912



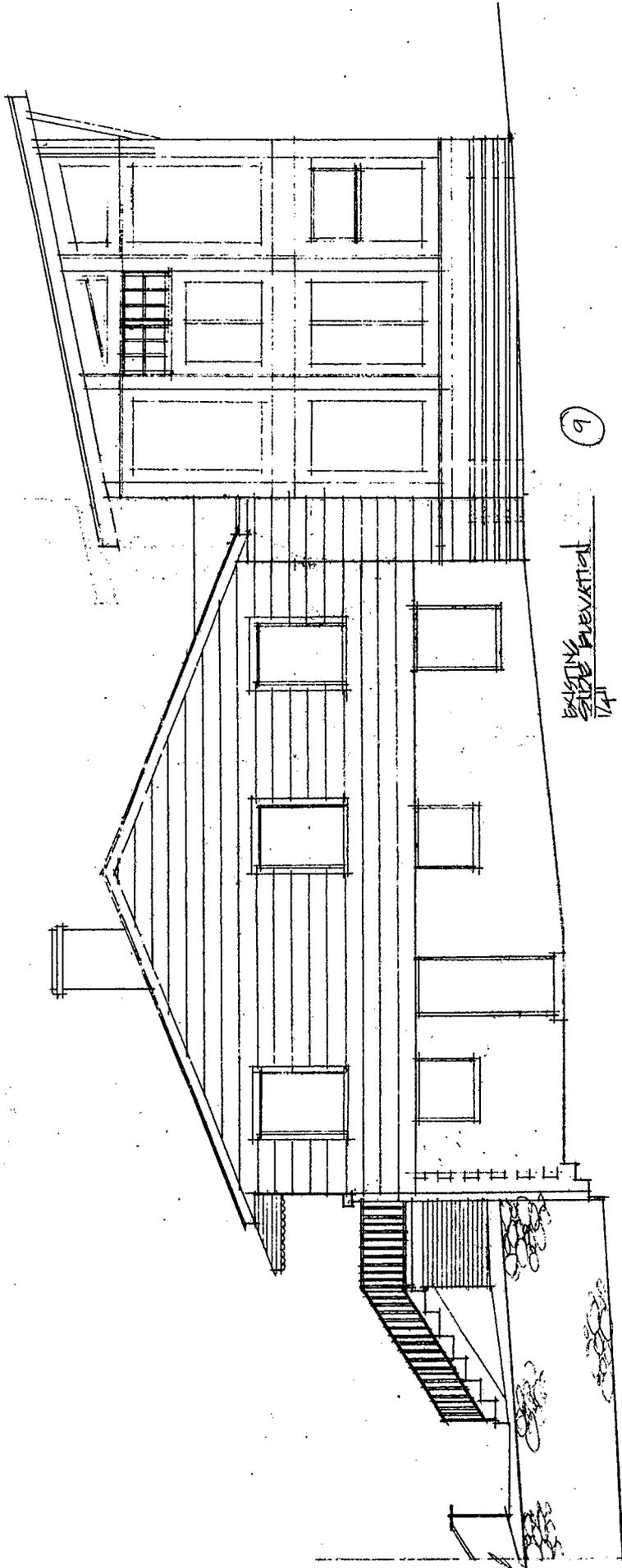






PROPOSED  
FRONT ELEVATION  
1/4"  
PROPOSED  
9-19-11

4



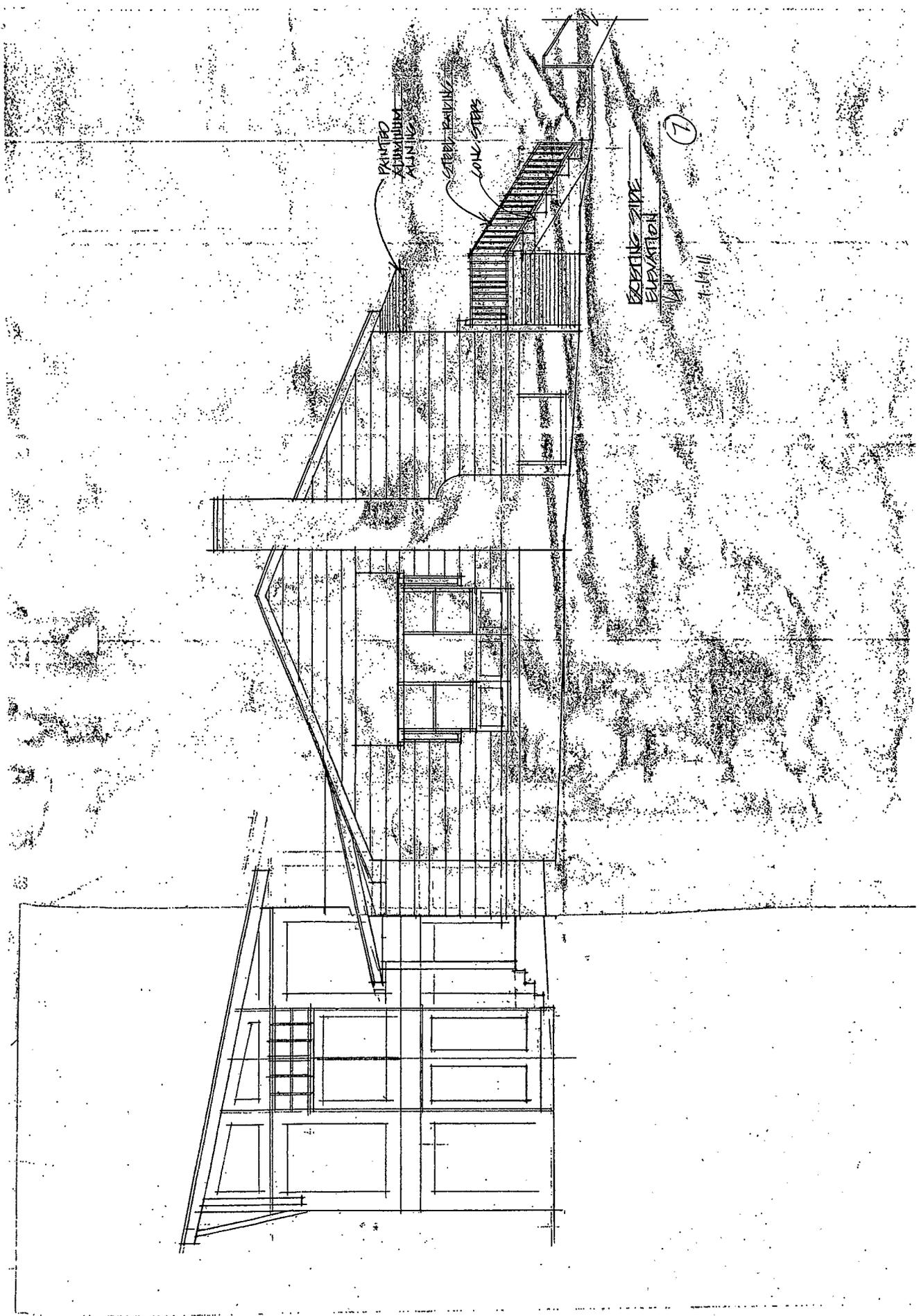
EXISTING ELEVATION  
1/4"

11.6.16  
9.19.11

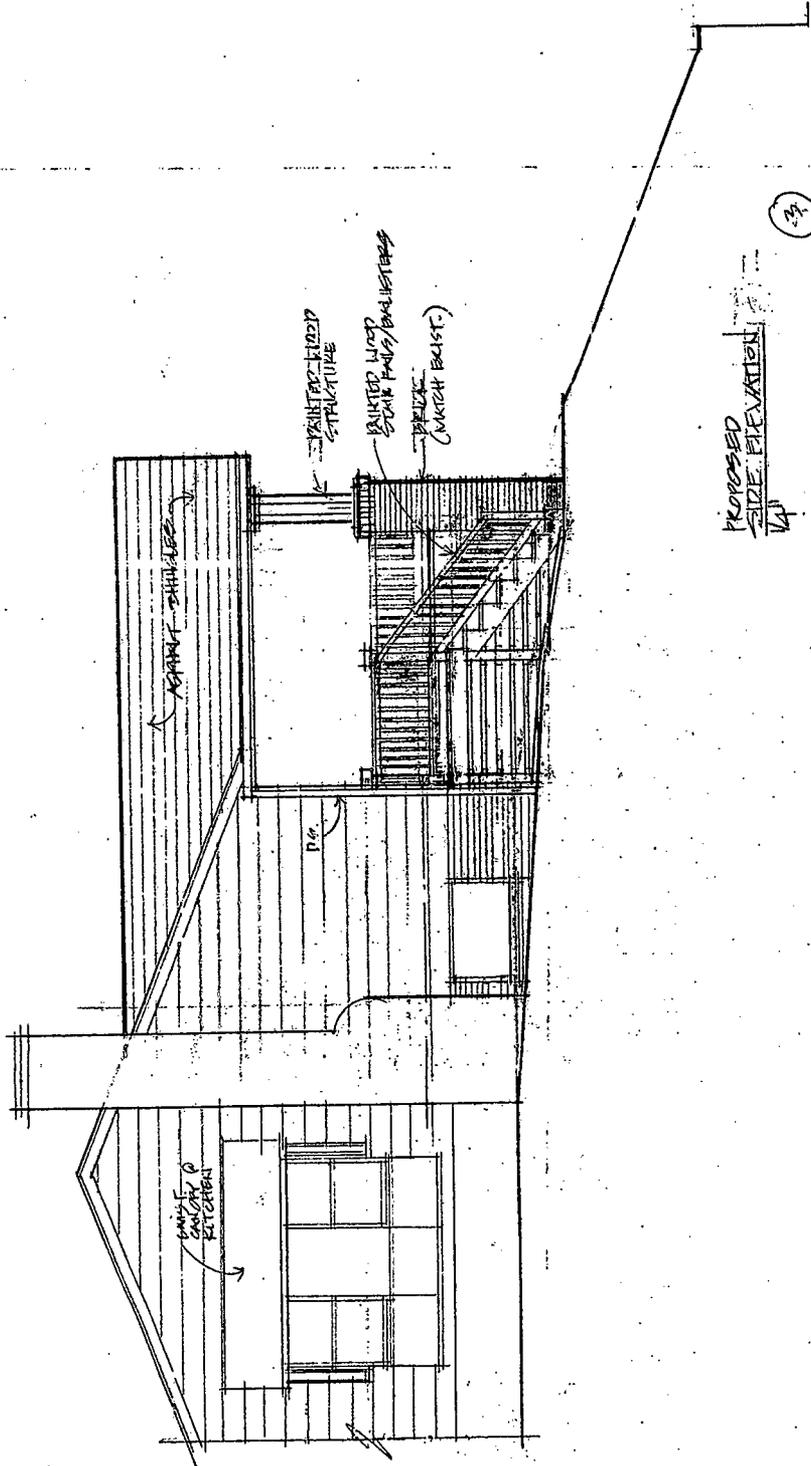
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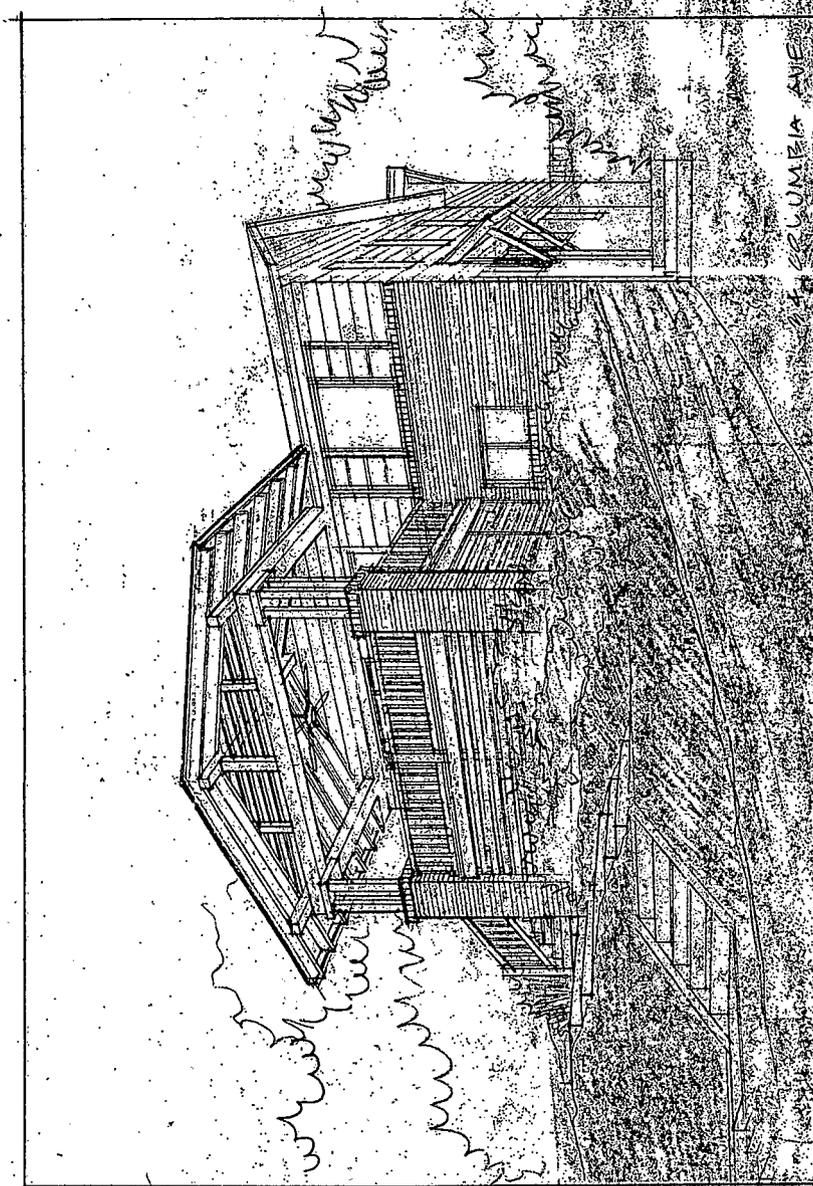




PROPOSED  
SIDE ELEVATION  
1/4"

23

9-18-11



Groberg Residence  
34 Columbia Ave.  
Takoma Park, MD 20912

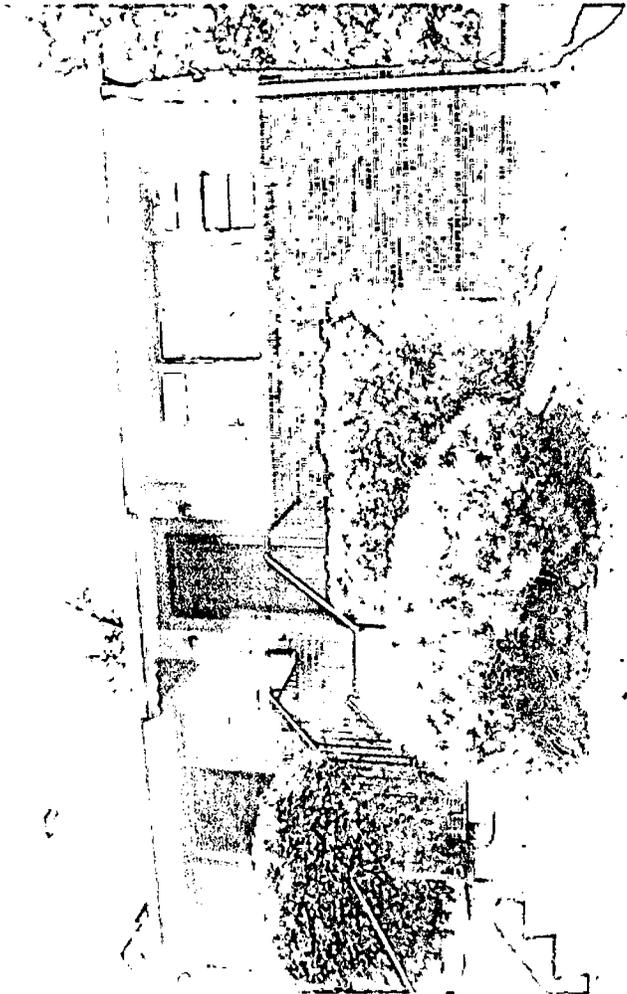
Vitallo Architecture Studio, PC  
7016 Woodland Ave.  
Takoma Park, MD 20912  
(301)920-0737

4-17-11

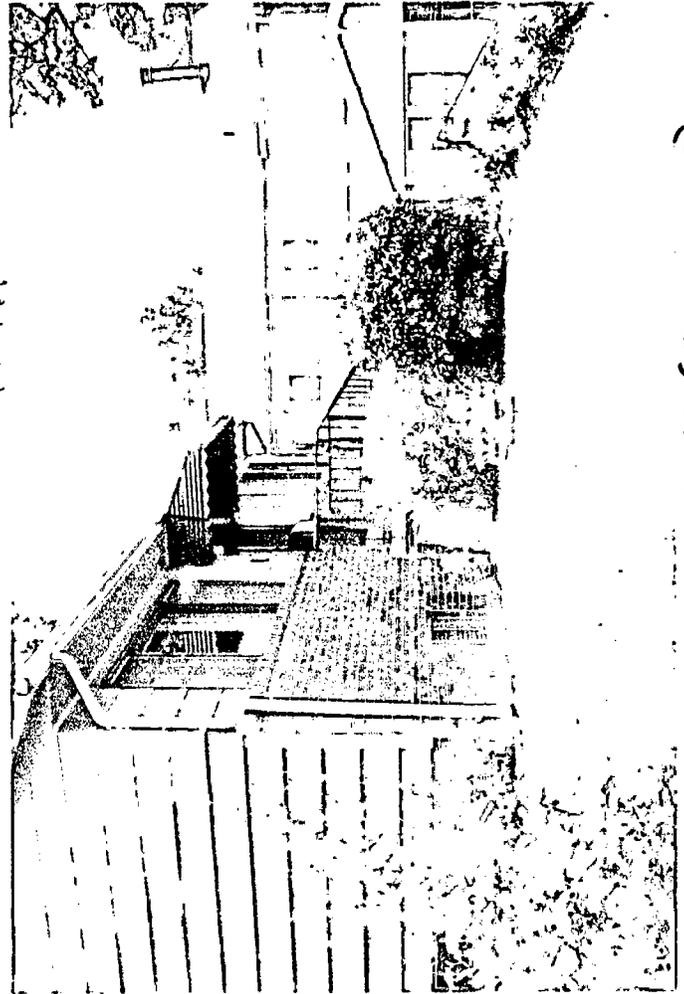




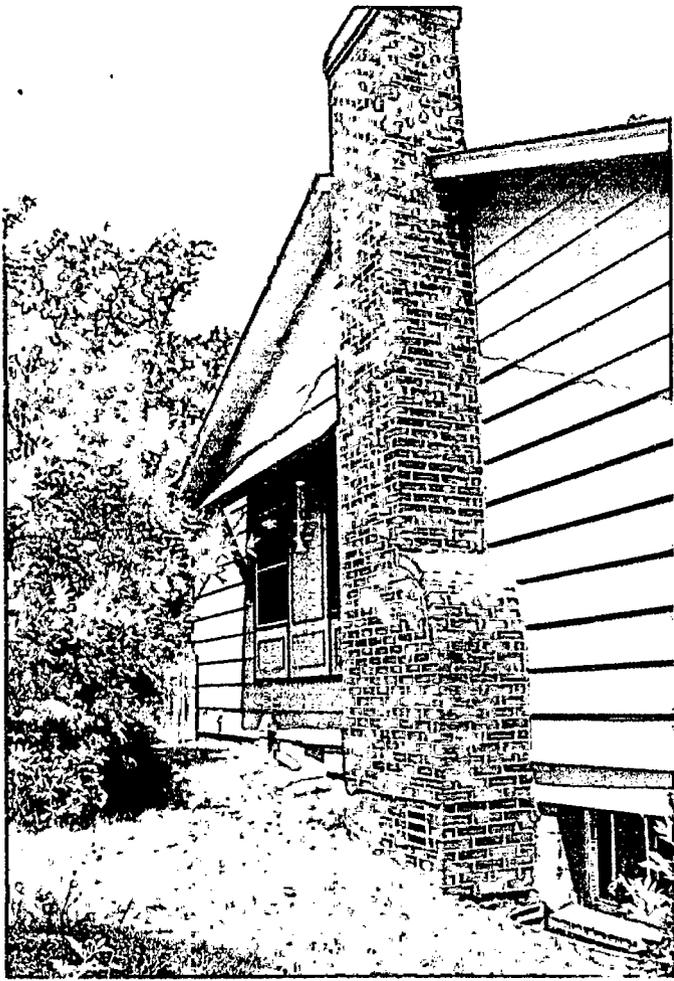
FRONT (FROM STREET)  
24 COLUMBIA AVE., TATAMOK PARK



FRONT



FRONT (FROM LEFT)



LEFT SIDE



RIGHT SIDE

N 37°38'00" E 50.00'

LOT 8

BLOCK 19

LOT 9

LOT 10

N 52°28'00" W 193.06'

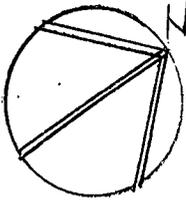
S 52°22'00" E 229.00'

15'-0"  
16'-0"

1 STORY  
FRAME  
W/BSMT.  
# 34

NEW SIDE  
WOOD CANOPY  
② BASEMENT  
ENTRY

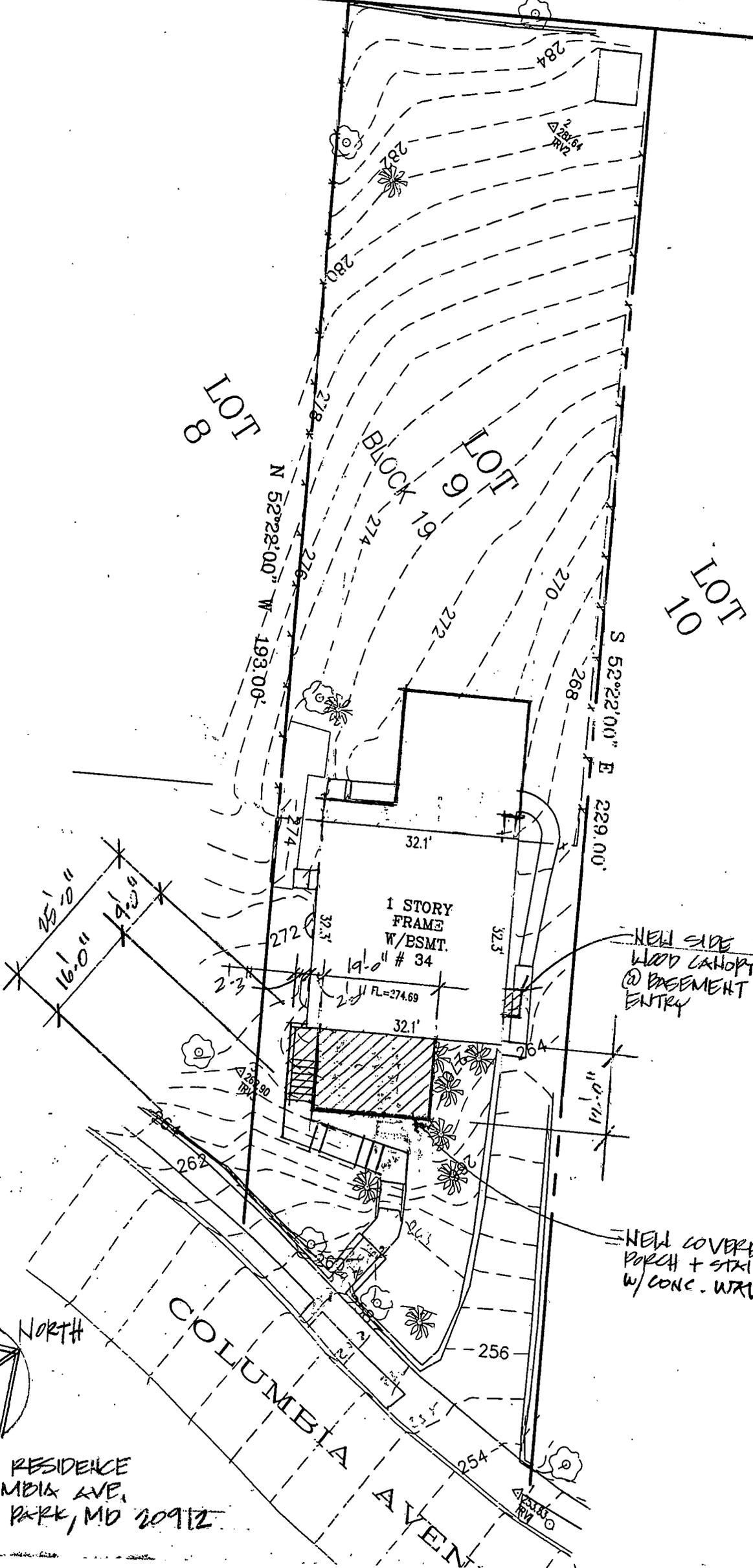
NEW COVERED  
PORCH + STAIR  
W/ CONC. WALK

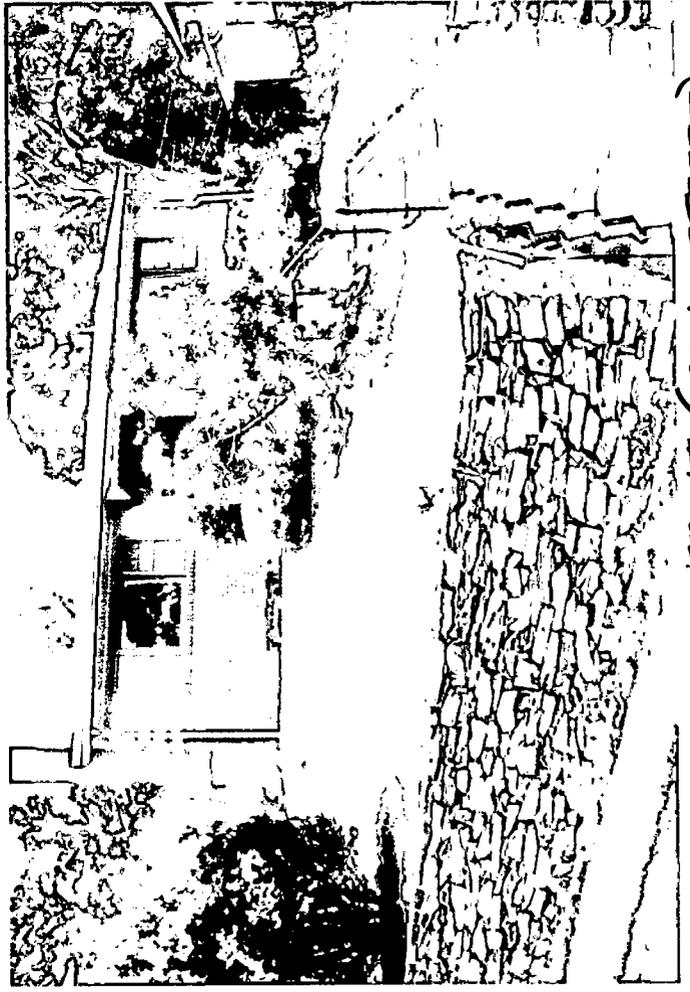


NORTH

GROBERG RESIDENCE  
34 COLUMBIA AVE,  
TAKOMA PARK, MD 20912

COLUMBIA AVENUE





FRONT (FROM STREET)  
24 COLUMBIA AVE., TAYLOR PARK



FRONT



FRONT (FROM LEFT)



LEFT SIDE



RIGHT SIDE