

37/03-03AAA 58 Walnut Avenue
Takoma Park Historic District

left msg.
11/17/03

58 Walnut

1. Specs / art sheet on new window
- 1/1 wood? no spec.
- mfr.

2. What will you put in place of wood siding? ^{match- asbestos shingle}

3. How many tabs asphalt shingle -

Did you do sel. investigation replace in kind -

- oriental asphalt shingle - ^{asphalt shingle} unless ~~and wood~~ need

oriental slate-covered asphalt shingle } product lit. /
wood - either shake or fiber } sample more info.

4. How is air conditioning added? Central AC /

Central or window? Exchanges in back or side yard

5. What material gutter / downspout?
already replaced - match - aluminum

apt. in back -
hotel-water cooler -
accessory apt.
licensed 4 apts.

See p. 16 of Guidelines - "artificial siding on areas visible from public r-o-w is discouraged where such materials would replace or damage bldg materials in good condition."

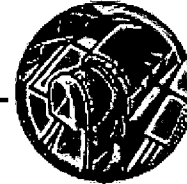
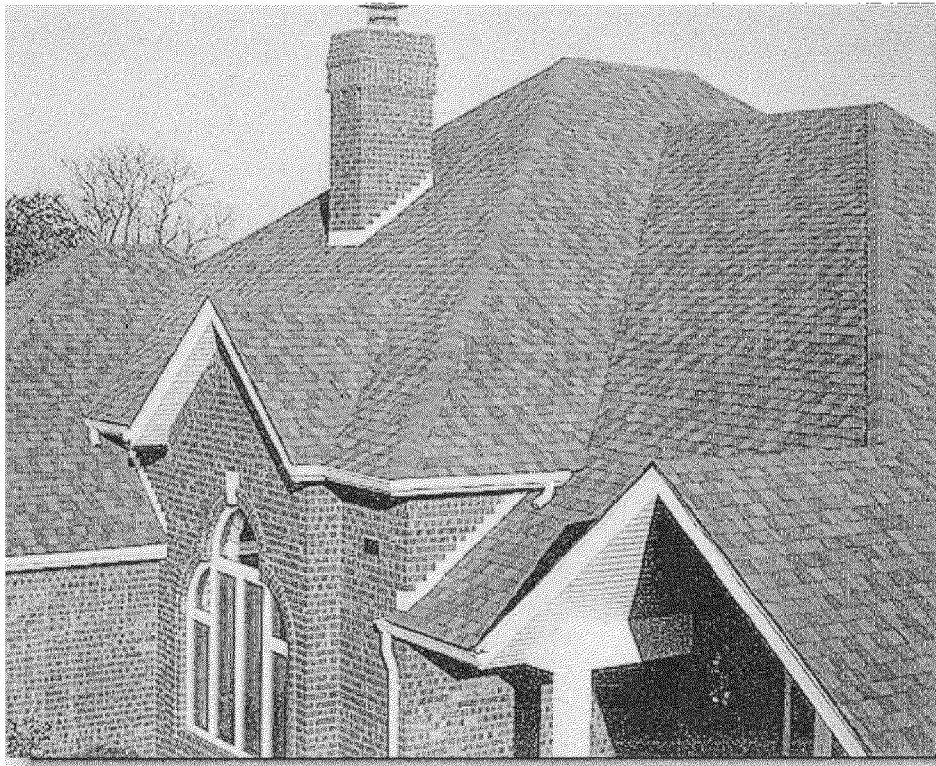
back wall between 2 units
hotel-hotel units
3 1/2' x 70" tall
between 2 windows - 1st floor

COMMERCIAL PRODUCTS RESIDENTIAL PRODUCTS CEMENTS & COATINGS PRODUCTS WATERPROOFING PRODUCTS
ABOUT US CONTACT US SEARCH GLOSSARY SPECIFICATONS DISTRIBUTOR LOCATOR MARKETING SITE MAP



GALLERY

HERITAGE 30® • WEATHERED WOOD



58 Walnut -
approved by
Jt/on phone call
SW with owner
3/18/04
as well
replaced.

Current asphalt
shingles changed
to laminated
fiberglass shingles.

This approval was
part of his
HAWP condition.

his color -
"Rustic Cedar"

Note: Representation of these colors is as accurate as modern technology will permit. TAMKO recommends viewing an actual roof installation or several full-size shingles prior to final color selection for the full impact of color blending and patterns. Certain colors, algae-resistant features and products may not be available in your area.

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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 324581

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS.**

1. Staff will work with the owner to clarify whether the small window in the non-original, rear, mid-20th century addition is being changed to a 1/1 or will remain a 6/1 and that staff may approve any minor decorative shingling, should it be deemed appropriate.

The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Peter Wathen-Dunn and Muriel Morisey

Address: 58 Walnut Avenue, Takoma Park, 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Peter Wathen-Dunn
Daytime Phone Number: 202-401-6697

Tax Account No.: 023-42-3864
Name of Property Owner: Peter Wathen-Dunn & Muriel Morisey Daytime Phone No.: 202-401-6697 (Peter)
Address: 58 Walnut Ave., Takoma Park, MD 20912-4402
Contractor: Have not selected Contractor yet Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: Self Daytime Phone no.: Same

LOCATION OF BUILDING/PREMISE

House Number: 58 Street: Walnut Ave.
Town/City: Takoma Park Nearest Cross Street: Eastern Ave.
Lot: 27 Block: A Subdivision: Fifield Subdivision
Liber: 13712 Folio: 656 Parcel: 13-25-1065934

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

Construct Extend Alter/Renovate
Move Install Wreck/Raise
Revision Repair Revocable

CHECK ALL APPLICABLE:

A/C Slab Room Addition Porch Deck Shed
Solar Fireplace Wood burning Stove Single Family
Fence/Wall (Complete Section 4) Other: See

description of Project.

1B. Construction cost estimate: \$ Have not received all bids yet, but expect costs between \$10,000 and \$15,000 for this part of the renovation.

1 C. If this is a revision of a previously approved active permit, see Permit # No, this is the first application.

PART TWO: COMPLETE FOR NEW CONSTRUCTION EXTEND/ADDITIONS

2A. Not relevant.
2B. Not relevant.

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Not relevant.
3B. Not relevant.

I hereby certify that I have the authority to make the forgoing 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.

Peter Wathen-Dunn Signature of owner or authorized agent 12 November 2003 Date

Approved: with conditions Signature: Juan C. Delgado For Chairperson, Historic Preservation Commission ESL
Disapproved: _____ Date: 12/04/03

Application/Permit No.: 324581 Date Filed: 11/12/03 Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT

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

58 Walnut Avenue is a one and one half story house that is part of a row of houses, most of which appear to be kit houses or variations on the kit houses that were available during the early part of the 20th Century. The deed to the property indicates that it was constructed in 1923. It is not clear whether the house was constructed at one time or additions were added shortly after its construction. The evidence is that the foundation under the dining room, kitchen, two first floor bedrooms and original bath is made of terra cotta brick. However, the foundation under the front part of the house, consisting of first floor living room and a side den area is made of concrete block. The first floor floors are said to be of red pine. On the second floor, there are three bedrooms and two bathrooms. The bathrooms are under a dormer which appears to have been designed originally for one bathroom. The floors in the front portion of the second floor are of good wood that was finished but needs refinishing. The floors for the rest of the second floor are of a rough texture that probably wasn't originally intended for use in a finished part of the house. At the back end of the house, a series of additions have been added. There is evidence that on the right rear of the house there was a small porch that has a separate foundation under it. However, this porch was closed in and extended across the entire back of the house at some time. The part not under the original porch foundation is supported by pillars that do not appear to have shifted for some time. A later addition has been added to the two previous additions. The last addition extends out toward the left side property line from the side of the house but does not extend all the way over to the right side of the original house and its previous additions. This last addition, has central pillars and a full foundation around the edge. It appears to have been made for an elderly parent and consists of a large room, a small kitchen and a full bath. Trade persons who have viewed the last addition estimate that it was added in the early 1960s. That part of the back of the house that is not covered by the last addition, has a porch that extends along the side of the addition and ends with stairs that go down to the back yard.

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

The primary external change to the house involves the removal of a side door to the last addition to the house. This door will be replaced with a small window. The purpose of the change is to provide more counter space for the kitchen in the accessory apartment. The replacement window will be designed to match the other window on that wall of the last addition. The other window is made of wood and the replacement window will also be constructed of wood to match the existing window. In addition to this architectural change, the roof will be modernized with a ridge vent and the addition of air intake holes at the soffit line. Also, the second story of the house is currently protected from the elements by asphalt shingles. These shingles will be removed and replaced unless we find evidence of another siding. If we find a different siding under the current shingles, we will restore the original siding. Air conditioning will be added. We will also repair the existing gutters and down spouts, as needed. All other renovation work will be on the inside of the house.

2. **SITE PLAN** Two copies of the site plan (the plat drawing) are attached to this application.

3. **PLANS AND ELEVATIONS** Two copies of the schematic construction plan and elevation for the doorway are attached to this application.

4. **MATERIALS AND SPECIFICATIONS** See project description, the schematic and elevation drawings.

5. **PHOTOGRAPHS** Attached

6. **TREE SURVEY** Not relevant

HISTORIC PRESERVATION COMMISSION STAFF REPORT

II.L

Address: 58 Walnut Avenue **Meeting Date:** 12/03/03

Resource: Contributing Resource **Report Date:** 11/24/03
Takoma Park Historic District

Review: HAWP **Public Notice:** 11/19/03

Case Number: 37/03-03AAA **Tax Credit:** Partial

Applicant: Peter Wathen-Dunn
& Muriel Morisey **Staff:** Joey Lampl

PROPOSAL: Remove door/replace with window; replace asphalt wall shingling; repair roof.

RECOMMEND: Approval with Condition

RECOMMENDATION:

Staff recommends approval of this application with the following condition:

1. Staff will work with the owner to clarify whether the small window in the non-original, rear, mid-20th-century addition is being changed to a 1/1 or will remain a 6/1 and that staff may approve any minor decorative shingling, should it be deemed appropriate.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman
DATE: 1923

58 Walnut is a one-and-a-half-story, Craftsman, end-gable, modest structure that appears as though it may have been a “kit house.” Although it has not been tied to a specific Sears design, it may have been a Montgomery Ward house, or a builder’s version of a kit house, since it is closely allied to some of the simpler examples of the type. It features a modest open-pediment, Colonial-type porch, but is otherwise fairly simple in its style. The house is long and linear, with the main block itself composed of two additions (it is possible that the original front wall was pushed forward at an early date) and a series of rear additions, some of which appear to be fairly early in the building’s chronology but the last of which, a rear “granny suite,” has been estimated by several of the owner’s contractors to date to the mid-20th century. The foundation could support this date, although its exact provenance is not known. The first-floor wall material of the house is asbestos siding with everything above the wood fascia being asphalt shingling. Asphalt shingling, normally found on roofs of the period, is actually not unusual for an early upper wall surface.

The applicants propose to:

1. Remove a door from the last addition made at the rear to the house (considered a non-contributing addition in the case of this resource) and change the opening to a 20”-wide, 1/1 wood window. The existing adjacent window is currently 6/1, but the proposed drawings show it as a 1/1 window. (The majority of the house’s

openings have been changed to 1/1.) Staff attempted to clarify the discrepancy between the drawings and the existing condition of the 6/1 window, but the applicant was unavailable at the time the staff report needed to be completed. The change from a door to a window is being sought to gain kitchen counter space. The wall area will be repaired to match the existing condition with asbestos-like material.

2. Add a ridge vent to the roof and holes at the underside of the soffit for better ventilation and replace gutters and downspouts where necessary with like, aluminum materials.
3. Replace the second-story, asphalt-shingle (conventional rectangular shape) wall material with a similar asphalt-shingle product.
4. Add central air to part of the house with exchanges located in the back or side yard. Add a "hotel-motel" air-conditioning unit to the rear wall of the mid-20th-century addition (granny suite) in between the two first-floor windows. The unit is approximately 3 ½' x 20" tall.

STAFF DISCUSSION:

The following guidelines pertain to this project: According to the *Approved and Adopted Amendment to the Master Plan for Historic Preservation in Montgomery County, Maryland: Takoma Park Historic District*:

1. Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.
2. Original size and shape of window and door openings should be maintained, where feasible.
3. Minor alterations to areas that do not directly front on a public right-of-way such as vents, metal stovepipes, air conditioners, fences, skylights, etc. should be allowed as a matter of course
4. . . . artificial siding on areas visible from the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition.

Although the guidelines are inconsistent in statements regarding door and window changes (see items 1 and 2 above), staff believes that those pertaining to "features that are not visible at all from the public right-of-way" hold sway here, additionally because the affected door change is proposed for a non-contributing addition. Although the "hotel" AC unit would usually not be considered compatible, it will be located on the rear wall of a non-contributing addition. All proposed changes to the roof and gutters pertain to routine maintenance in this case and are therefore recommended for approval as a matter of course.

In a review of various books and reprints on Sears houses, staff found that any wall area typically above a gable return was considered part of the roof and was clad as a roof would have been clad. In the case of 58 Walnut, it appears that everything above the fascia board was clad as though it were a downward extension of the roof. Kit houses from the 1920s typically featured one of three roof/upper wall materials, depending on the owner's budget: 1) wood shakes, 2) "Oriental asphalt shingles," and 3) "Oriental slate-covered asphalt shingles," with black, dark green, or red slate being early surfacing ingredients. The term "oriental" in this context undoubtedly has more to do with advertising the material as "exotic," rather than the actual importation of the bituminous product from the East.

The applicant asked about decorative effects (perhaps striping) and the possibility of using more than one color for the upper asphalt wall surface. Research revealed that: "The number of patterns and sizes [or asphalt shingles] reached its zenith in the 1920s. Angled-cut patterns included diamond, hexagonal, and octagonal shapes. Shingles with random-cut ends to create a more rustic or thatched effect were available, as were curved and scalloped shingles. Thicker felts and additional granule coatings helped create shadow effects."¹ Based on the climate in the 1920s, staff believes that if the accenting were very minimal (i.e., not overly dressing up this modest house to create a false sense of history), then such a change could be approved at the staff level if a drawing were provided that showed the placement of any proposed accent rows and/or accent shapes.

¹ Thomas C. Jester, ed., *Twentieth-Century Building Materials* (New York: McGraw-Hill, 1995): 251.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b) 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.

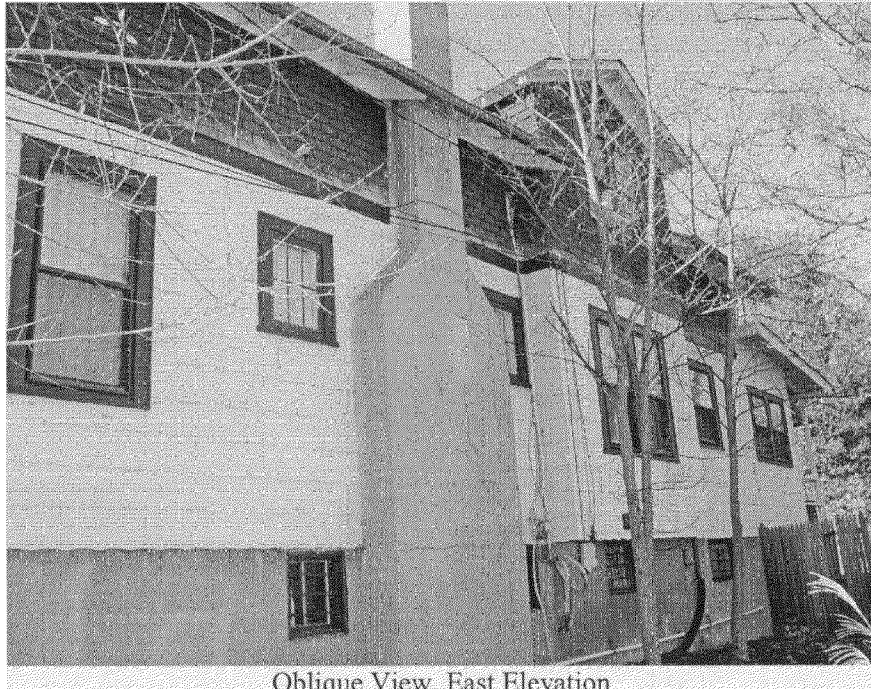
With the condition that:

1. Staff will clarify and approve two items: 1) whether the small window in the non-original, rear mid-20th-century addition is being changed to a 1/1 or will remain a 6/1 and 2) any minor decorative shingling proposed for the upper wall.

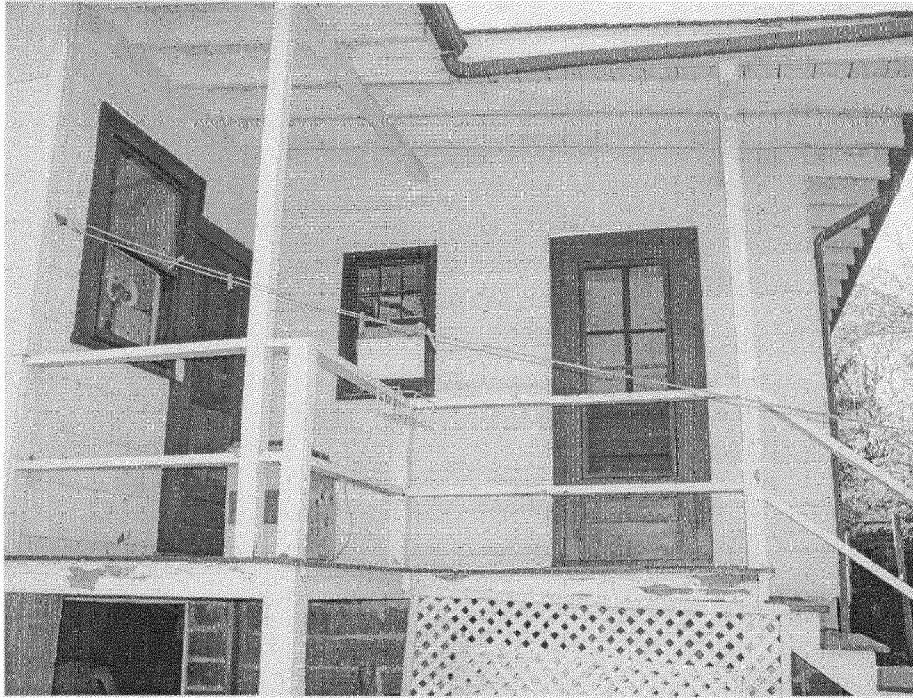
And the general condition that the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits, if applicable, and after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



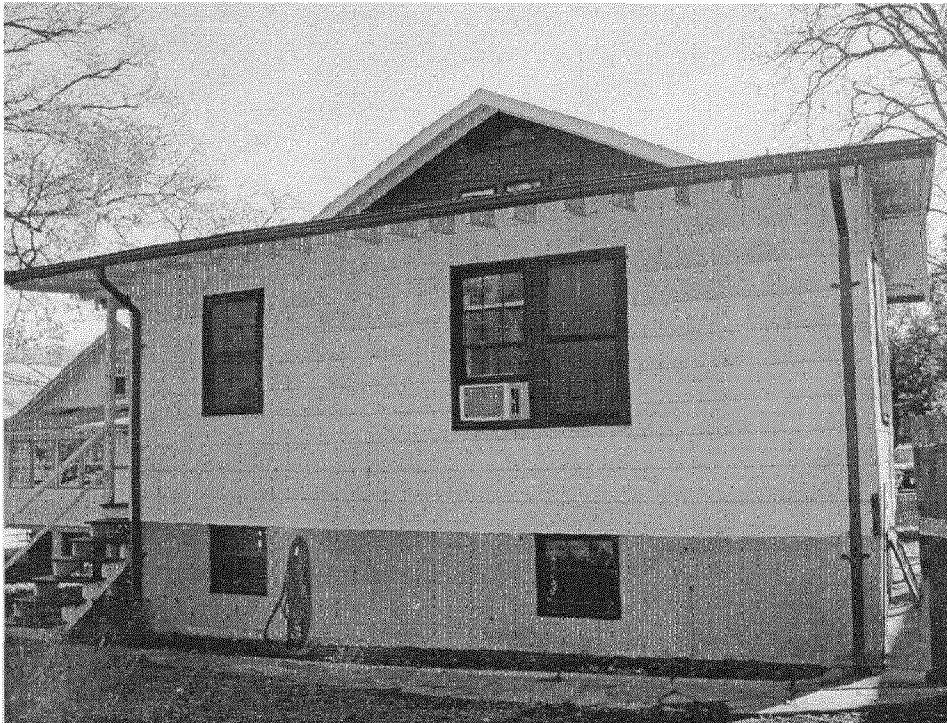
Façade, 58 Walnut



Oblique View, East Elevation



View of door to be removed from non-original, mid-20th-century addition, east elevation.



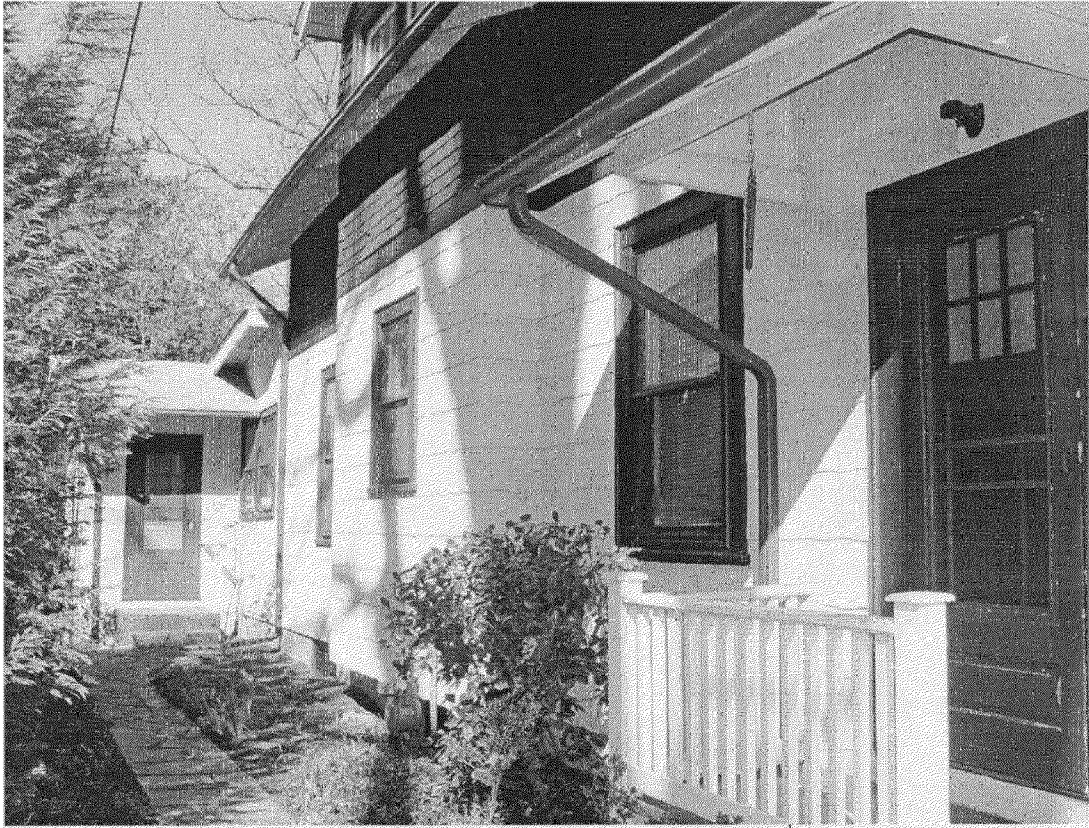
View of rear elevation of non-original elevation where hotel air unit will be placed between windows.



Asphalt shingling on upper wall surface



Asphalt shingling on upper wall showing damaged shingle, with asbestos siding below



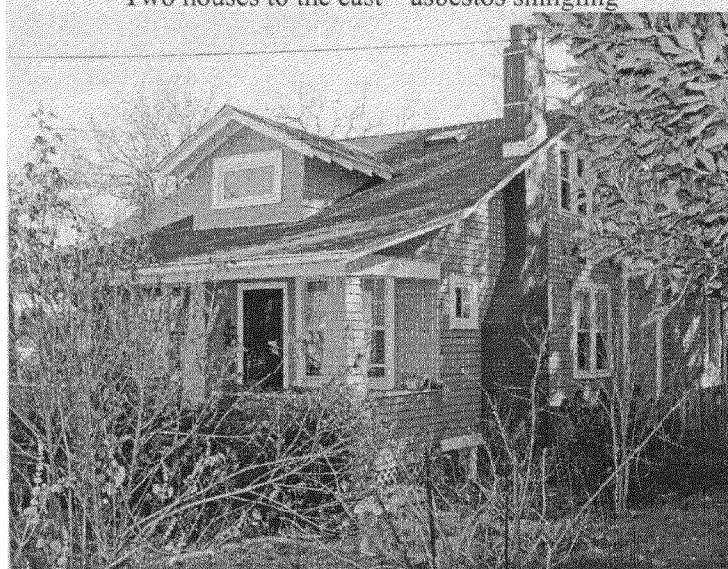
West side of house showing long footprint and rear, mid-20th-century addition



58 Walnut and neighbor to the west

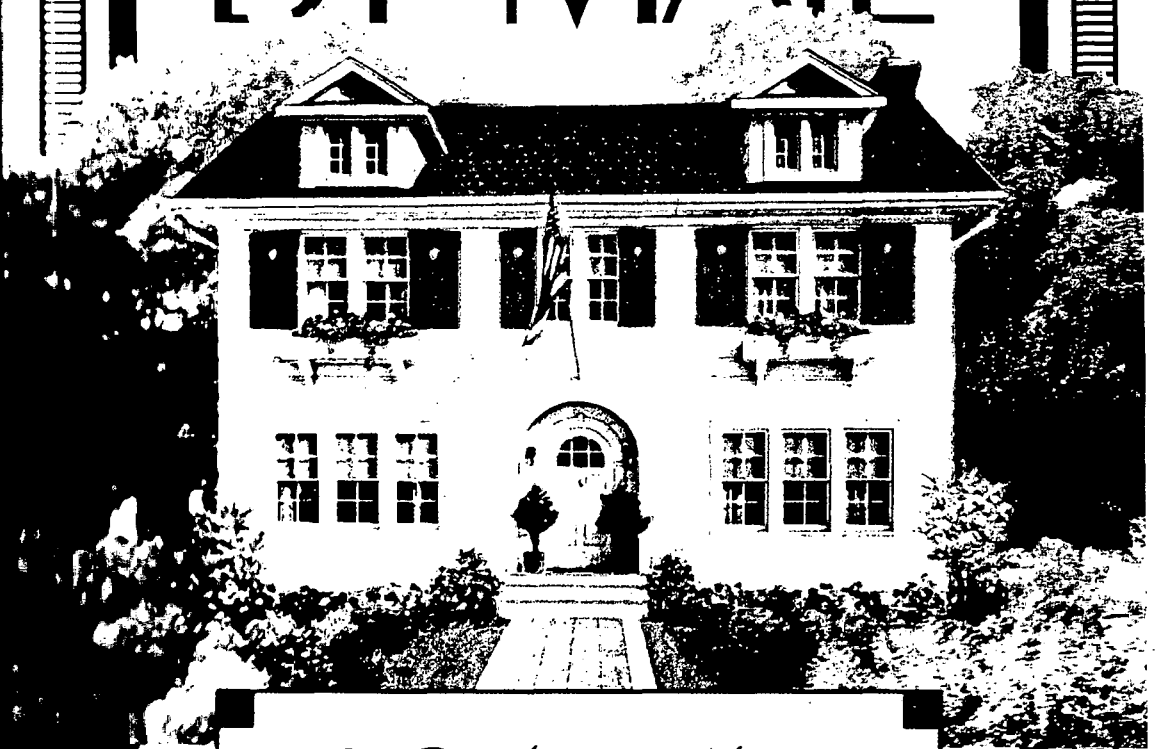


Two houses to the east – asbestos shingling



House across the street – clapboard

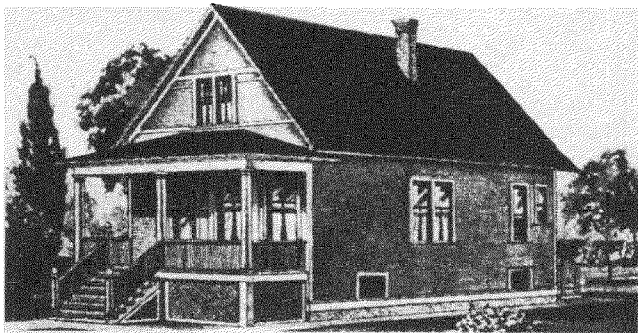
HOUSES BY MAIL



*A Guide to Houses
from Sears, Roebuck
—and Company—*

FOR HISTORIC PRESERVATION

No. 183

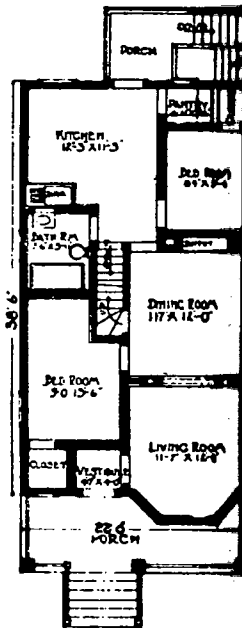


A neat five-room cottage of conventional design. This house can be built on a lot 25 feet wide.

Details and features: Five rooms and one bath. Full-width front porch with bay window. Colonnaded opening between living and dining rooms; built-in buffet in dining room.

Years and catalog numbers: 1912 (183); 1913 (183); 1916 (183)

Price: \$745 to \$908



THE



A flat building arranged for one floor. Every bit of space is made use of here, can be constructed at a very low cost. Front porch with colonial columns.

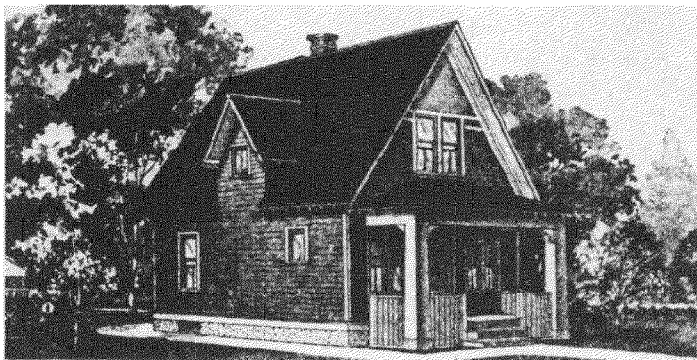
Details and features: Ten rooms and two glass front door.

Years and catalog numbers: 1911 (305); 1912 (310)

Price: \$1,000 to \$2,558

Locations: Boston, New Bedford and Springfield, Mass.; Weymouth, R.I.; Milwaukee,

No. 195

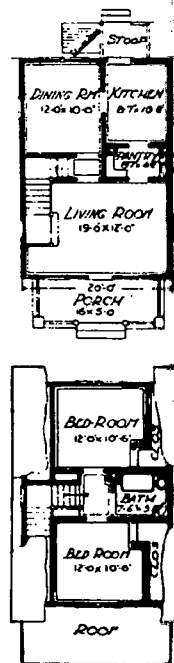


Modern Home No. 195 is a well-built, roomy house of conventional design. Built on a concrete foundation with frame construction of the best quality yellow pine.

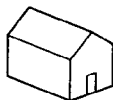
Details and features: Seven rooms and one bath. Full-width front porch; steeply pitched roof. Open stairs.

Years and catalog numbers: 1912 (195); 1913 (195)

Price: \$619 to \$670



10



APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Peter Wathen-Dunn
Daytime Phone Number: 202-401-6697

Tax Account No.: 023-42-3864
Name of Property Owner: Peter Wathen-Dunn & Muriel Morisey Daytime Phone No.: 202-401-6697 (Peter)
Address: 58 Walnut Ave., Takoma Park, MD 20912-4402
Contractor: Have not selected Contractor yet Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: Self Daytime Phone no.: Same

LOCATION OF BUILDING/PREMISE

House Number: 58 Street: Walnut Ave.
Town/City: Takoma Park Nearest Cross Street: Eastern Ave.
Lot: 27 Block: A Subdivision: Fifield Subdivision
Liber: 13712 Folio: 656 Parcel: 13-25-1065934

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:

Construct	Extend	<input checked="" type="checkbox"/> Alter/Renovate	A/C	Slab	Room Addition	Porch	Deck	Shed
Move	Install	Wreck/Raise	Solar	Fireplace	Wood burning Stove	Single Family		
Revision	<input checked="" type="checkbox"/> Repair	Revocable	Fence/Wall (Complete Section 4)	<input checked="" type="checkbox"/> Other: <u>See</u>				

description of Project.

1B. Construction cost estimate: \$ Have not received all bids yet, but expect costs between \$10,000 and \$15,000 for this part of the renovation.

1 C. If this is a revision of a previously approved active permit, see Permit # No, this is the first application.

PART TWO: COMPLETE FOR NEW CONSTRUCTION EXTEND/ADDITIONS

2A. Not relevant.
2B. Not relevant.

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Not relevant.
3B. Not relevant.

I hereby certify that I have the authority to make the forgoing 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.

Peter Wathen-Dunn 12 November 2003
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 324581 Date Filed: 11/12/03 Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT

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

58 Walnut Avenue is a one and one half story house that is part of a row of houses, most of which appear to be kit houses or variations on the kit houses that were available during the early part of the 20th Century. The deed to the property indicates that it was constructed in 1923. It is not clear whether the house was constructed at one time or additions were added shortly after its construction. The evidence is that the foundation under the dining room, kitchen, two first floor bedrooms and original bath is made of terra cotta brick.. However, the foundation under the front part of the house, consisting of first floor living room and a side den area is made of concrete block. The first floor floors are said to be of red pine. On the second floor, there are three bedrooms and two bathrooms. The bathrooms are under a dormer which appears to have been designed originally for one bathroom. The floors in the front portion of the second floor are of good wood that was finished but needs refinishing. The floors for the rest of the second floor are of a rough texture that probably wasn't originally intended for use in a finished part of the house. At the back end of the house, a series of additions have been added. There is evidence that on the right rear of the house there was a small porch that has a separate foundation under it. However, this porch was closed in and extended across the entire back of the house at some time. The part not under the original porch foundation is supported by pillars that do not appear to have shifted for some time. A later addition has been added to the two previous additions. The last addition extends out toward the left side property line from the side of the house but does not extend all the way over to the right side of the original house and its previous additions. This last addition, has central pillars and a full foundation around the edge. It appears to have been made for an elderly parent and consists of a large room, a small kitchen and a full bath. Trade persons who have viewed the last addition estimate that it was added in the early 1960s. That part of the back of the house that is not covered by the last addition, has a porch that extends along the side of the addition and ends with stairs that go down to the back yard.

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

The primary external change to the house involves the removal of a side door to the last addition to the house. This door will be replaced with a small window. The purpose of the change is to provide more counter space for the kitchen in the accessory apartment. The replacement window will be designed to match the other window on that wall of the last addition. The other window is made of wood and the replacement window will also be constructed of wood to match the existing window. In addition to this architectural change, the roof will be modernized with a ridge vent and the addition of air intake holes at the soffit line. Also, the second story of the house is currently protected from the elements by asphalt shingles. These shingles will be removed and replaced unless we find evidence of another siding. If we find a different siding under the current shingles, we will restore the original siding. Air conditioning will be added. We will also repair the existing gutters and down spouts, as needed. All other renovation work will be on the inside of the house.

2. SITE PLAN Two copies of the site plan (the plat drawing) are attached to this application.

3. PLANS AND ELEVATIONS Two copies of the schematic construction plan and elevation for the doorway are attached to this application.

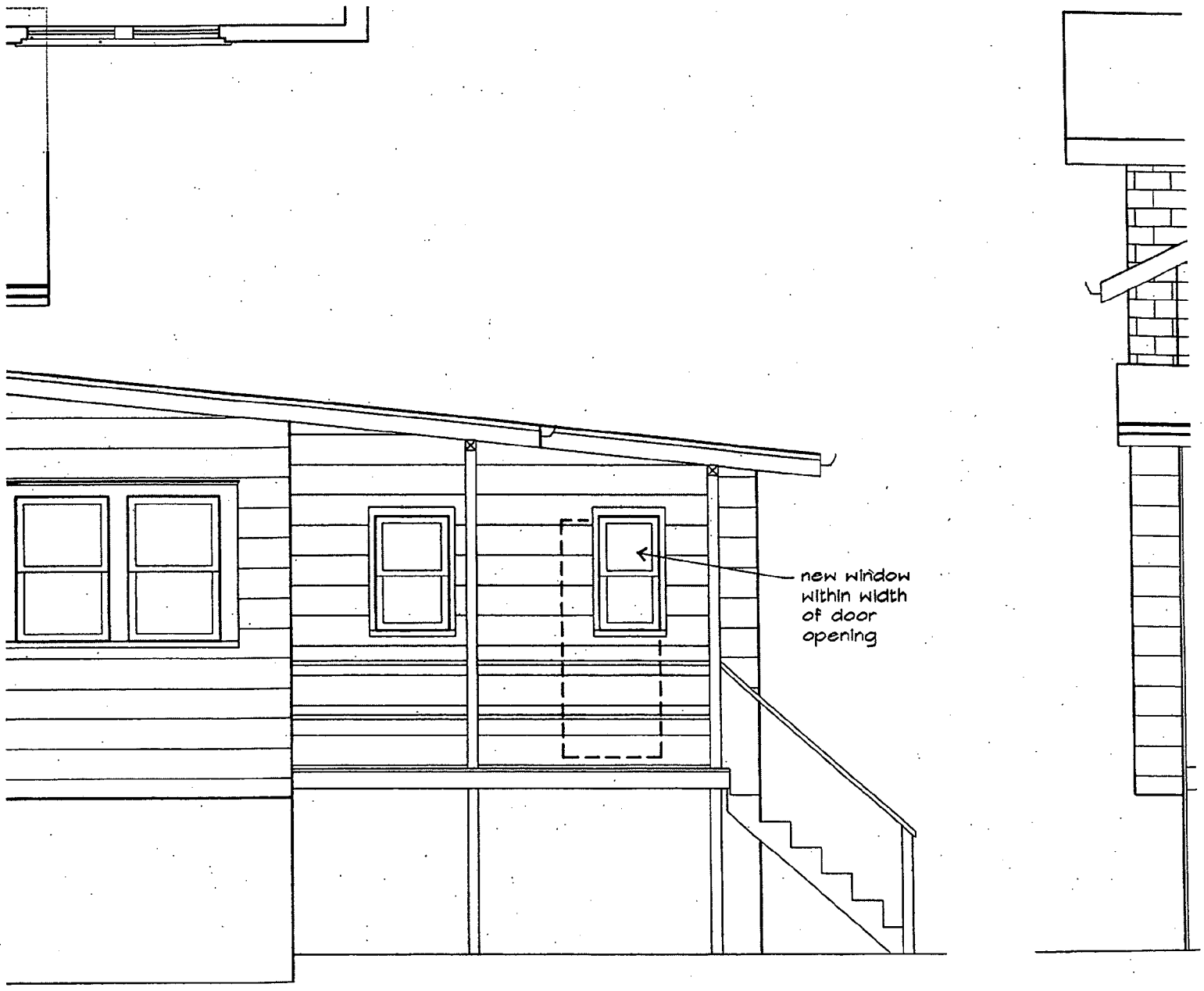
4. MATERIALS AND SPECIFICATIONS See project description, the schematic and elevation drawings.

5. PHOTOGRAPHS Attached

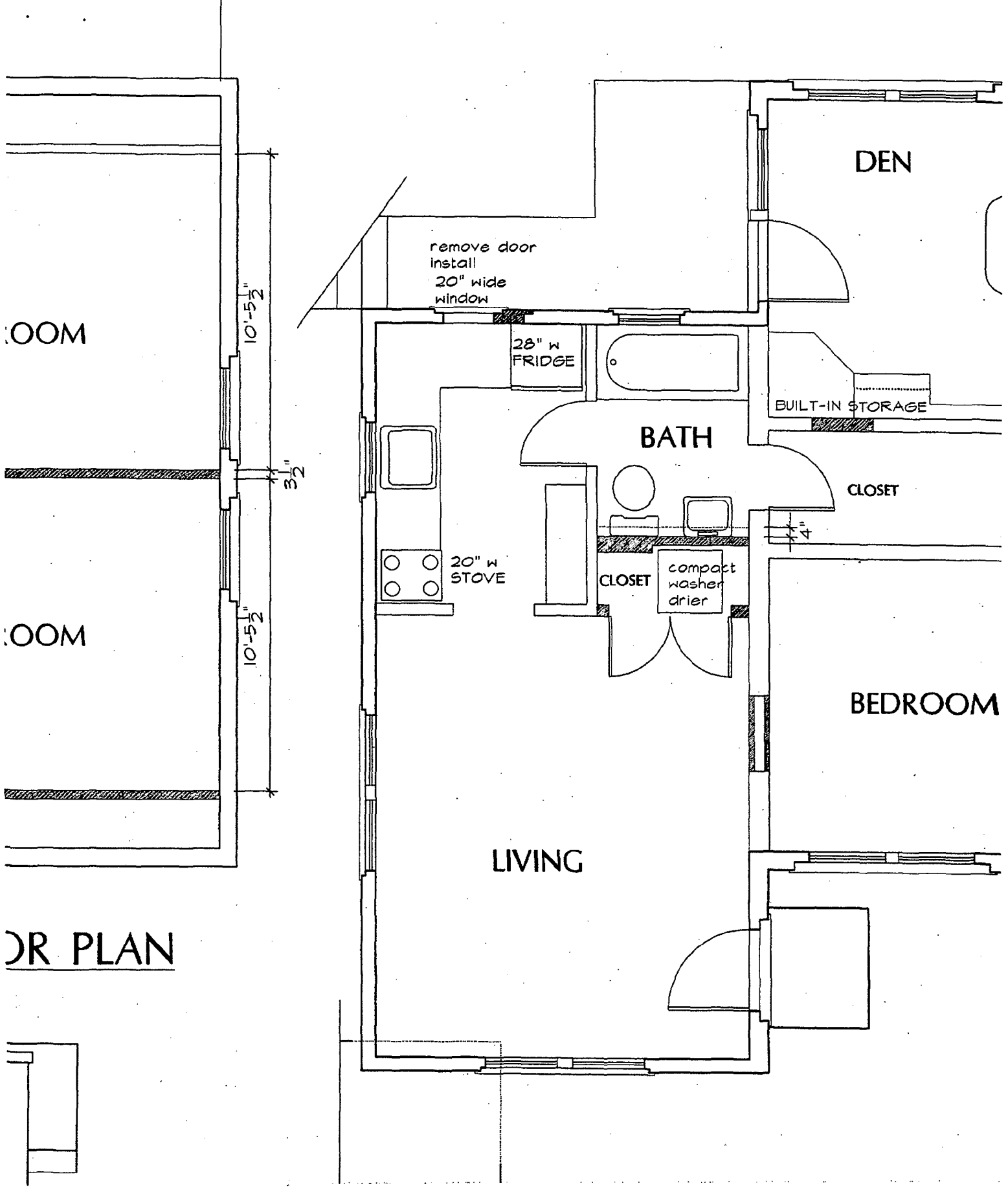
6. TREE SURVEY Not relevant

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Ms. Deborah George 56 Walnut Ave. Takoma Park, MD 20912	Jordan Barab & Jessie Blackburn 55 Walnut Ave. Takoma Park, MD 20912
Laura Glassman & Christophe Tant 60 Walnut Ave. Takoma Park, MD 20912	Unknown/Unoccupied 6811 Eastern Ave. Takoma Park, MD 20912



new window
within width
of door
opening



The 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. The plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The 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.

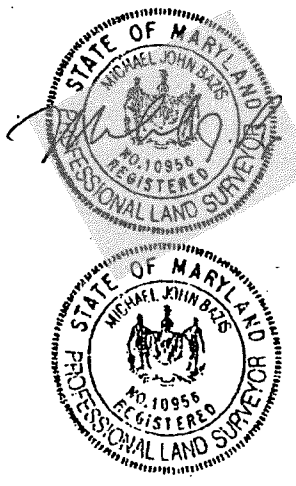
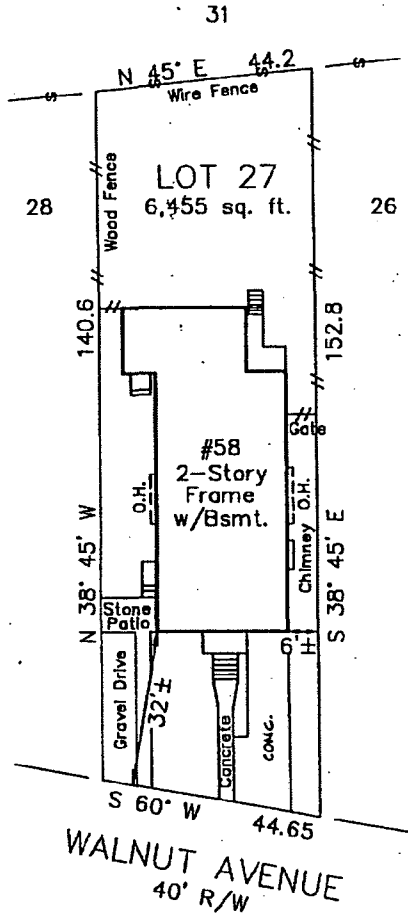
NOTES:

(1) The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. 200

Date of Map: 8/5/91
Flood Zone: "C"

(2) No property corners found or set unless otherwise noted.

(3) The accuracy of this survey and the apparent setback distances is 2±



LOCATION DRAWING
LOT 27 BLOCK A
FIFIELD SUBDIVISION
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

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Michael J. Bazis
Michael J. Bazis RPLS #10956

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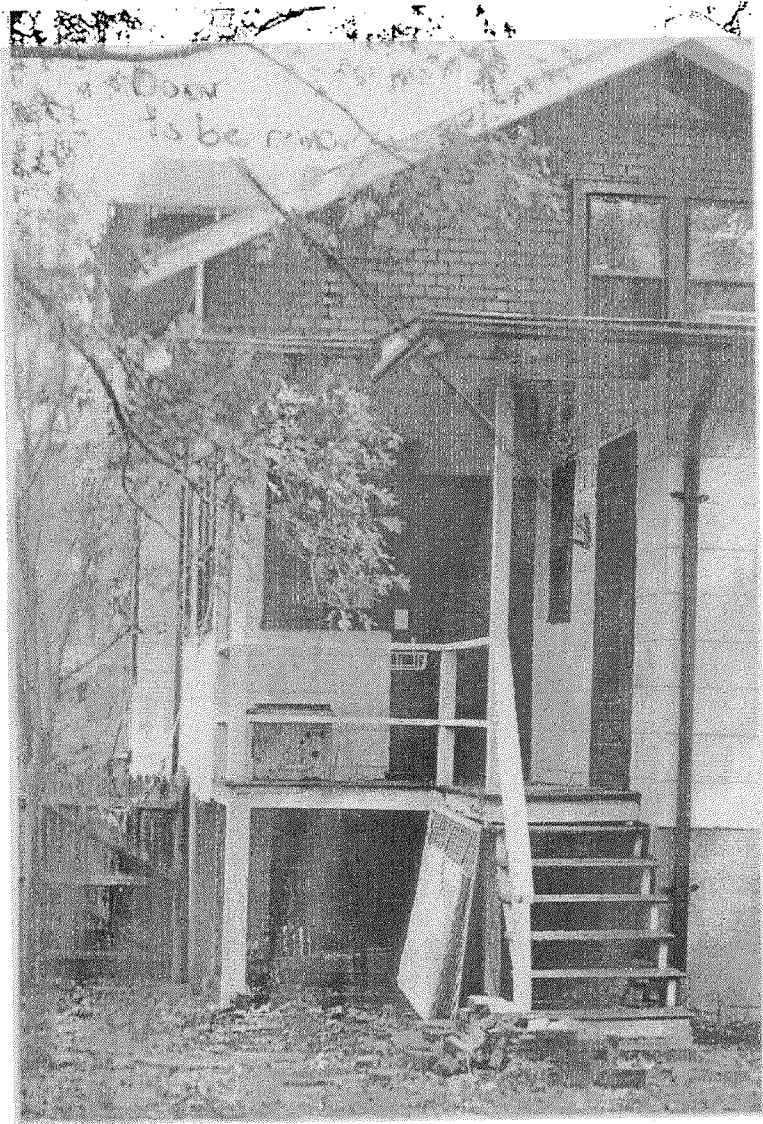
JOB # 00.0973H	DATE 10/27/00
FIELD JDH, PC	DRAFT DJD
	P.B. 3 P#204
	SCALE: 1" = 30'

R.C. KELLY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
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SILVER SPRING, MARYLAND 20901
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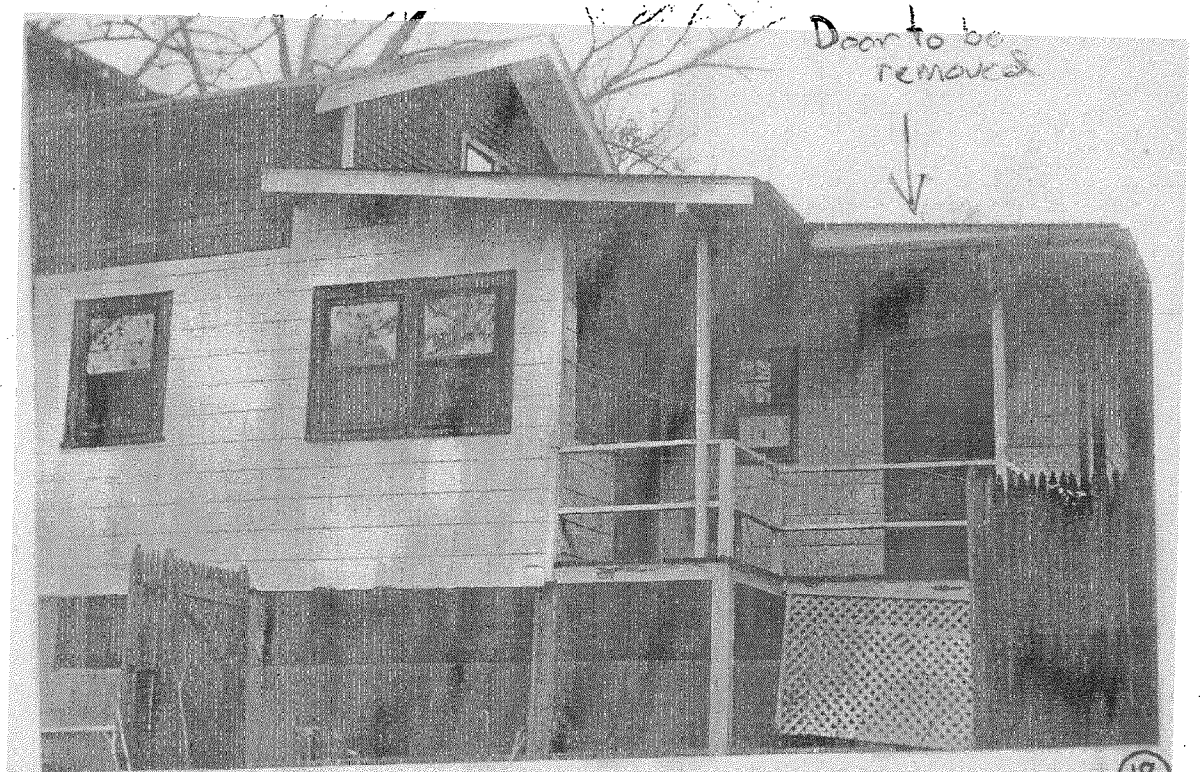
Called North
↑

58 Walnut Ave, Front views

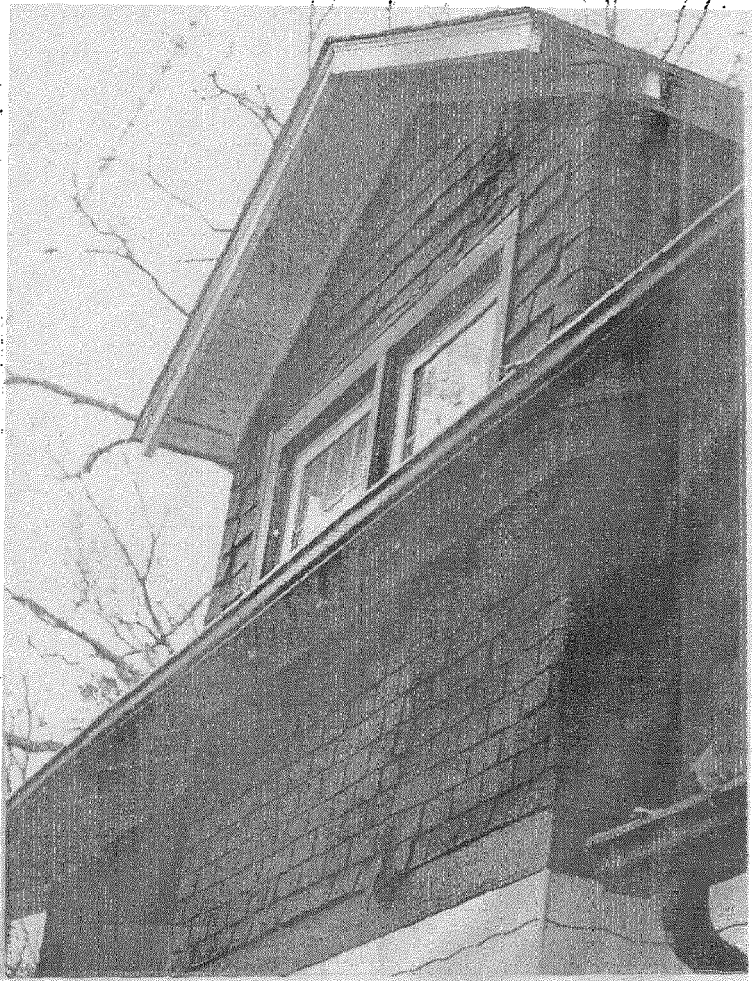




Last addition
Door to be
Removed



Condition of 2nd floor
shingles



Condition of
shingles and
gutters

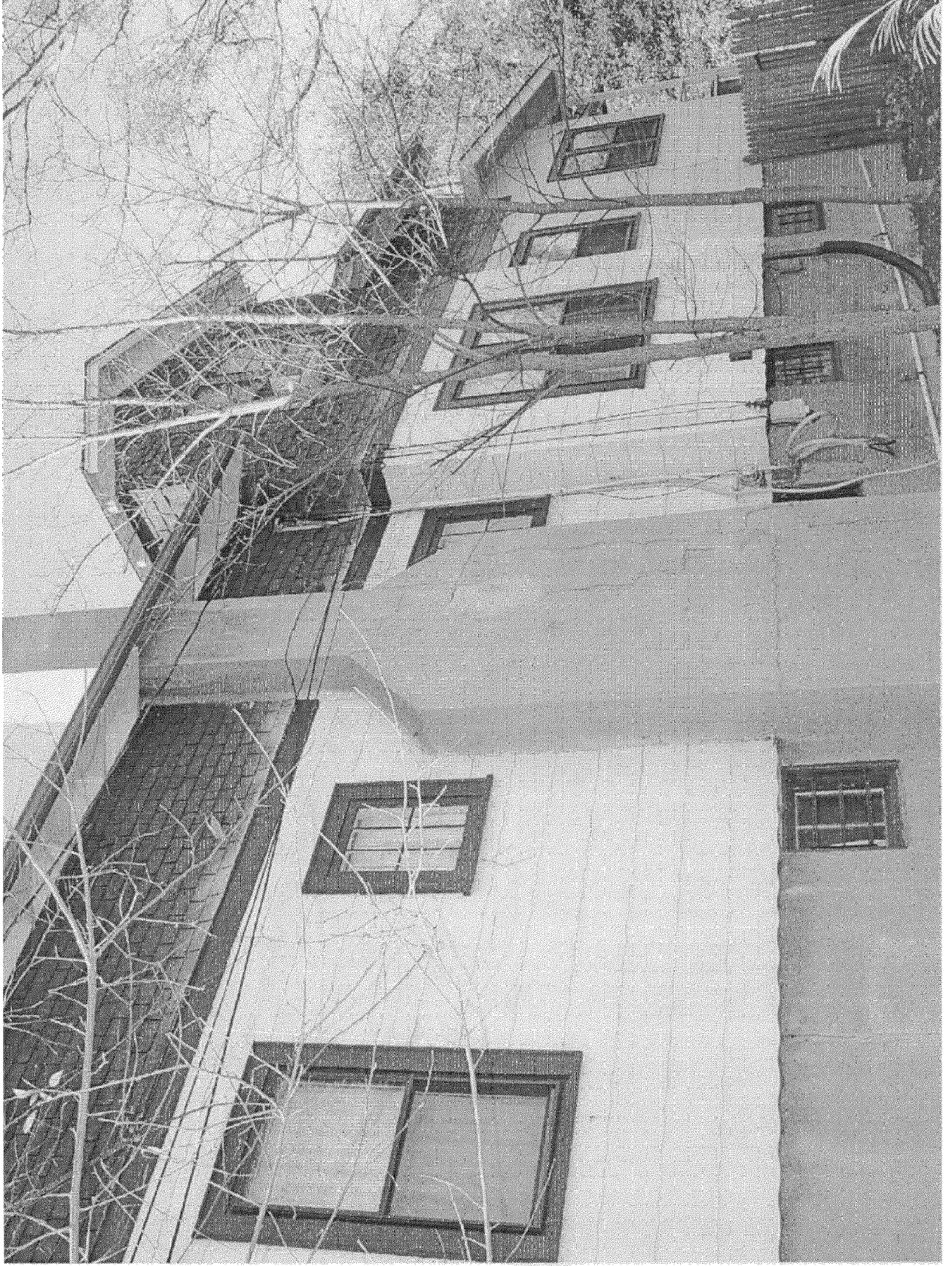


Façade, 58 Walnut

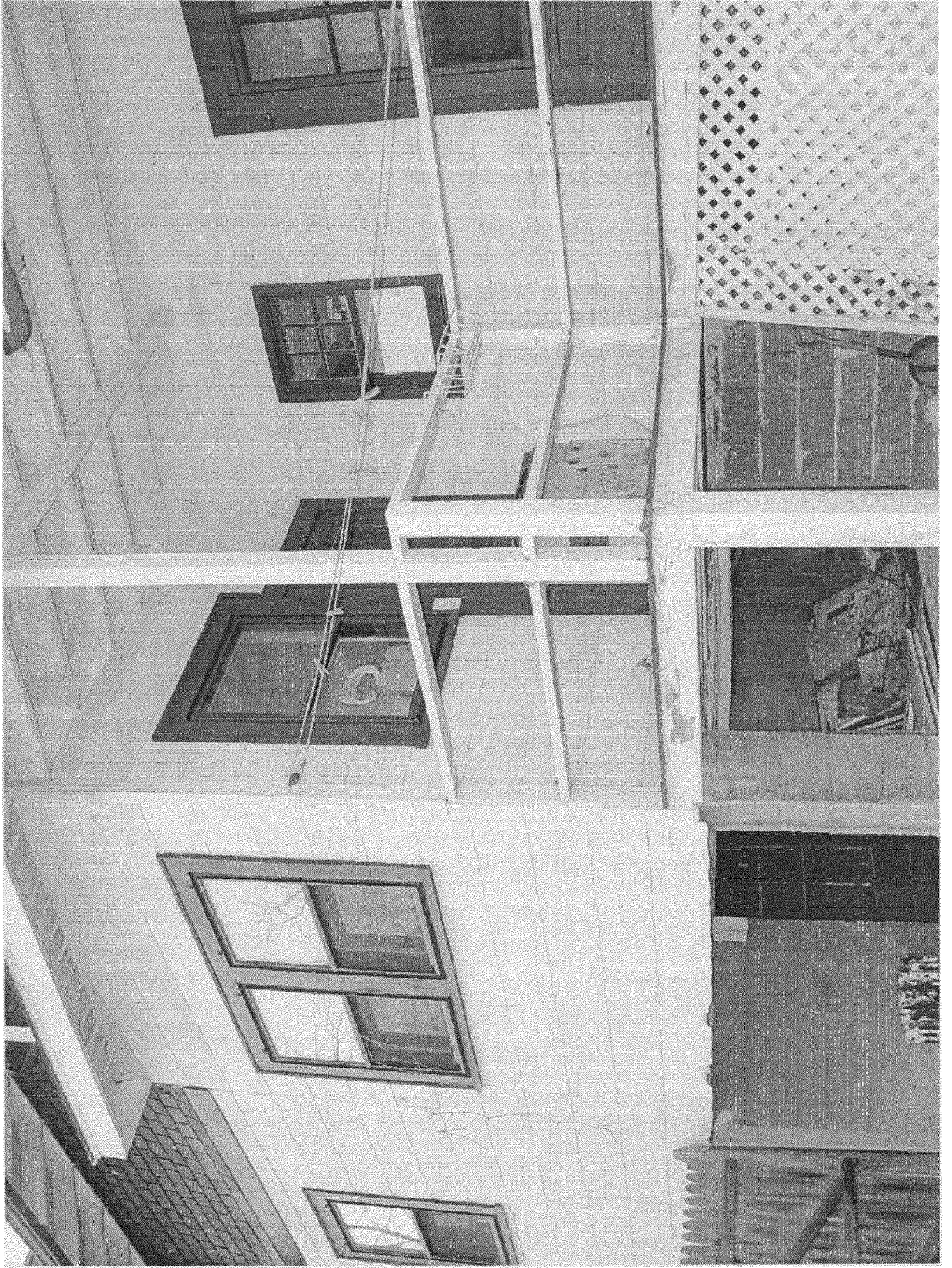


Powers Point

Side Elevation



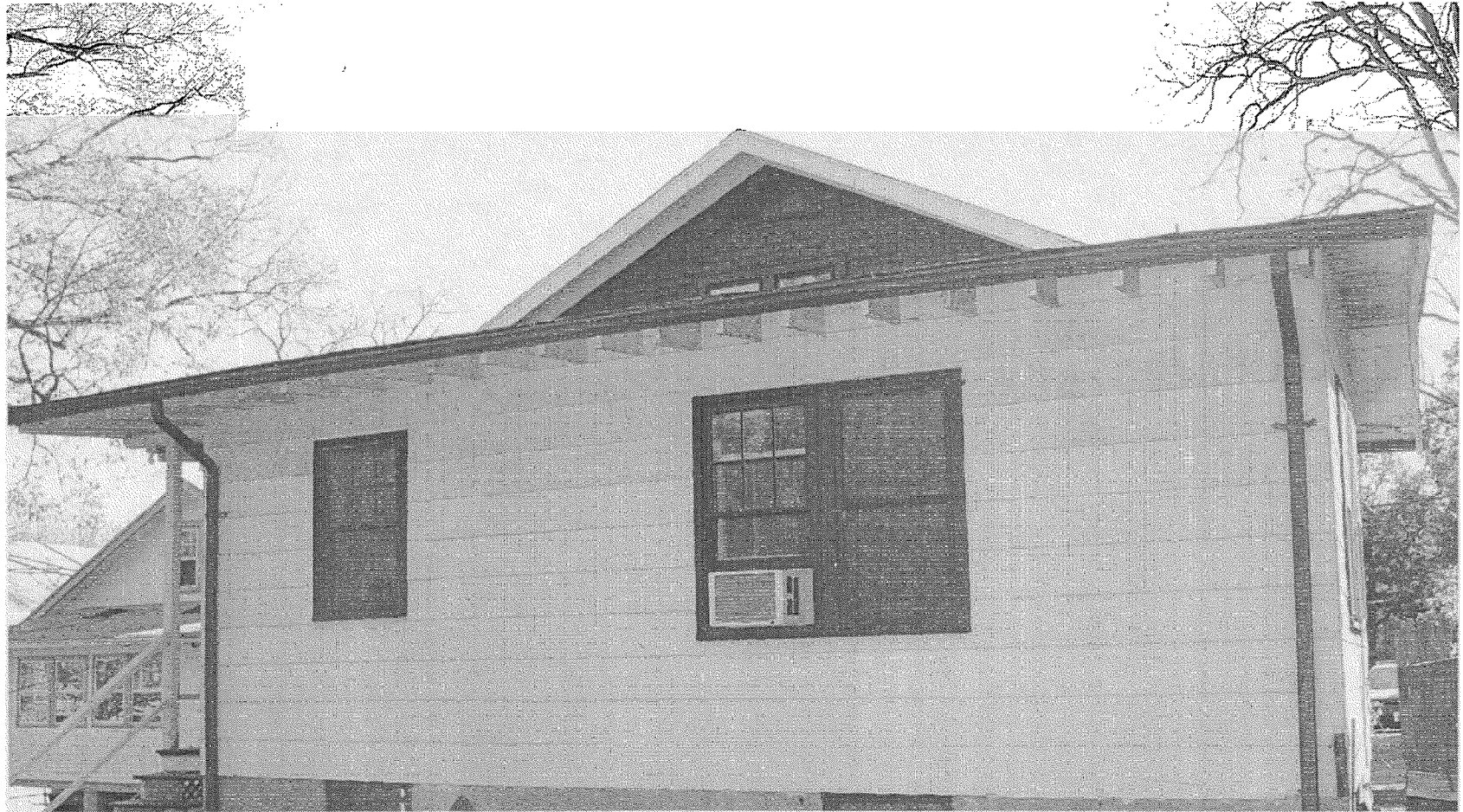
View of rear addition, east side



View of affected door



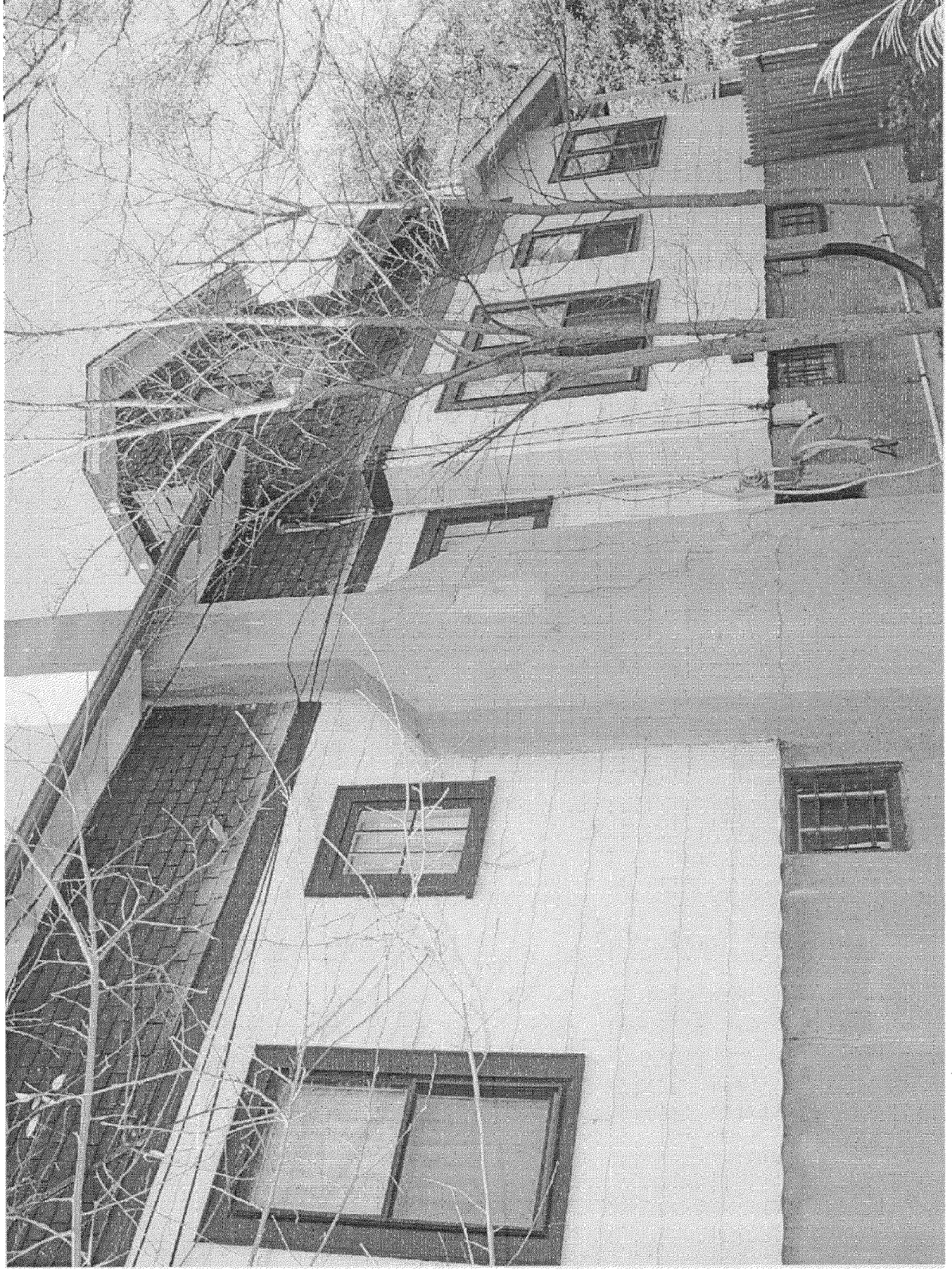
Rear Elevation



Façade, 58 Walnut



Side Elevation



View of rear addition, east side



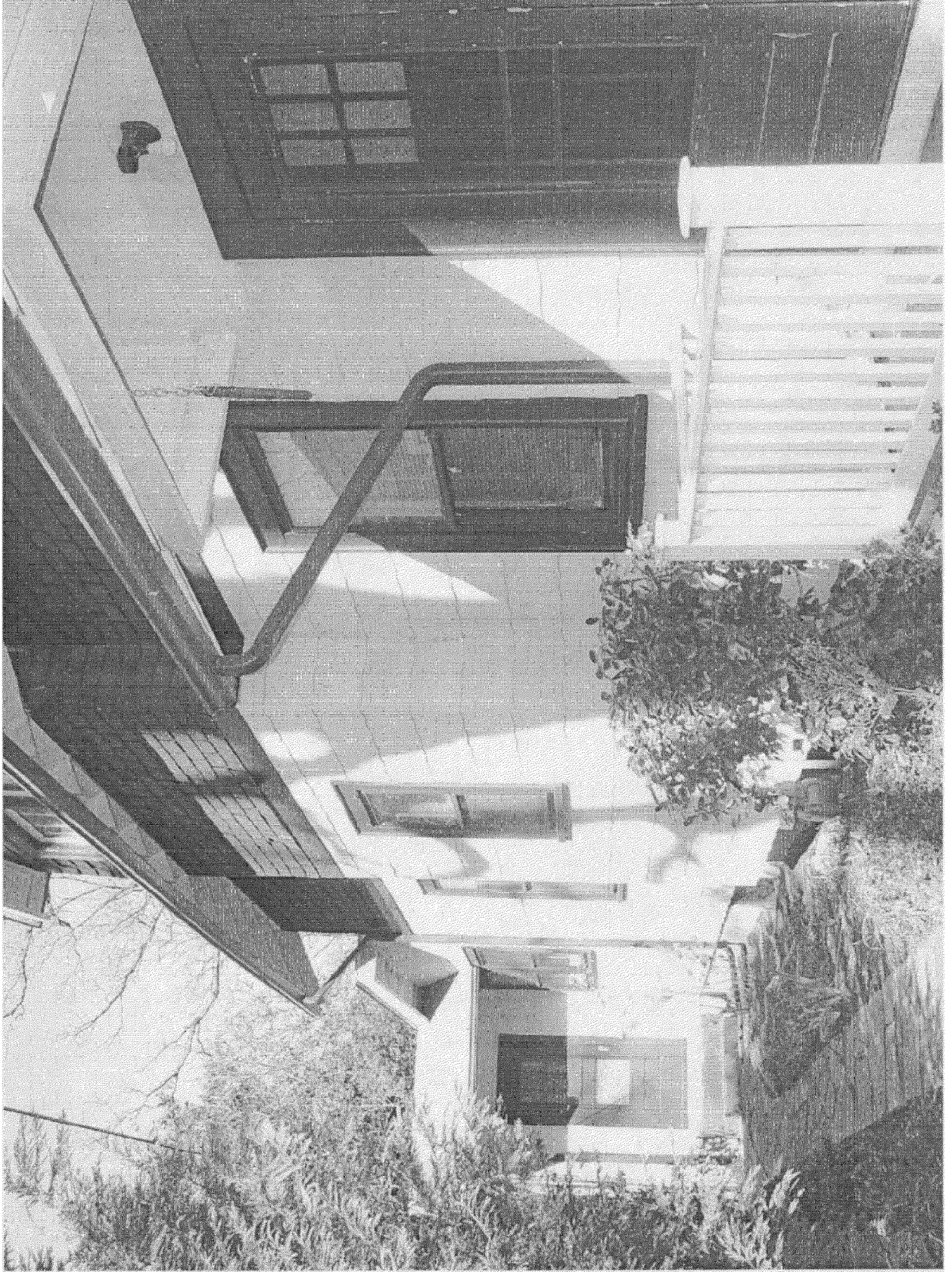
View of affected door



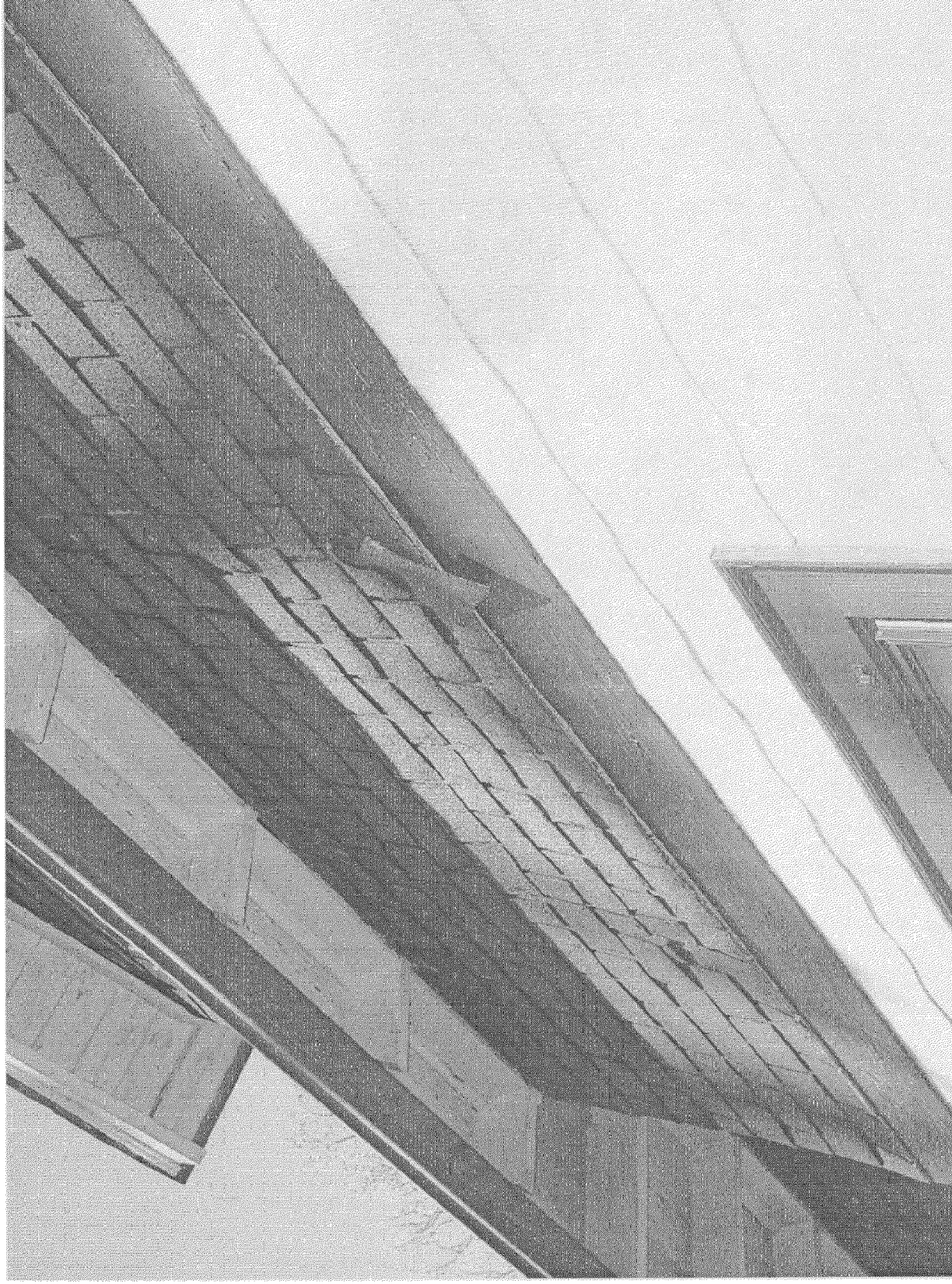
Rear Elevation



West Elevation



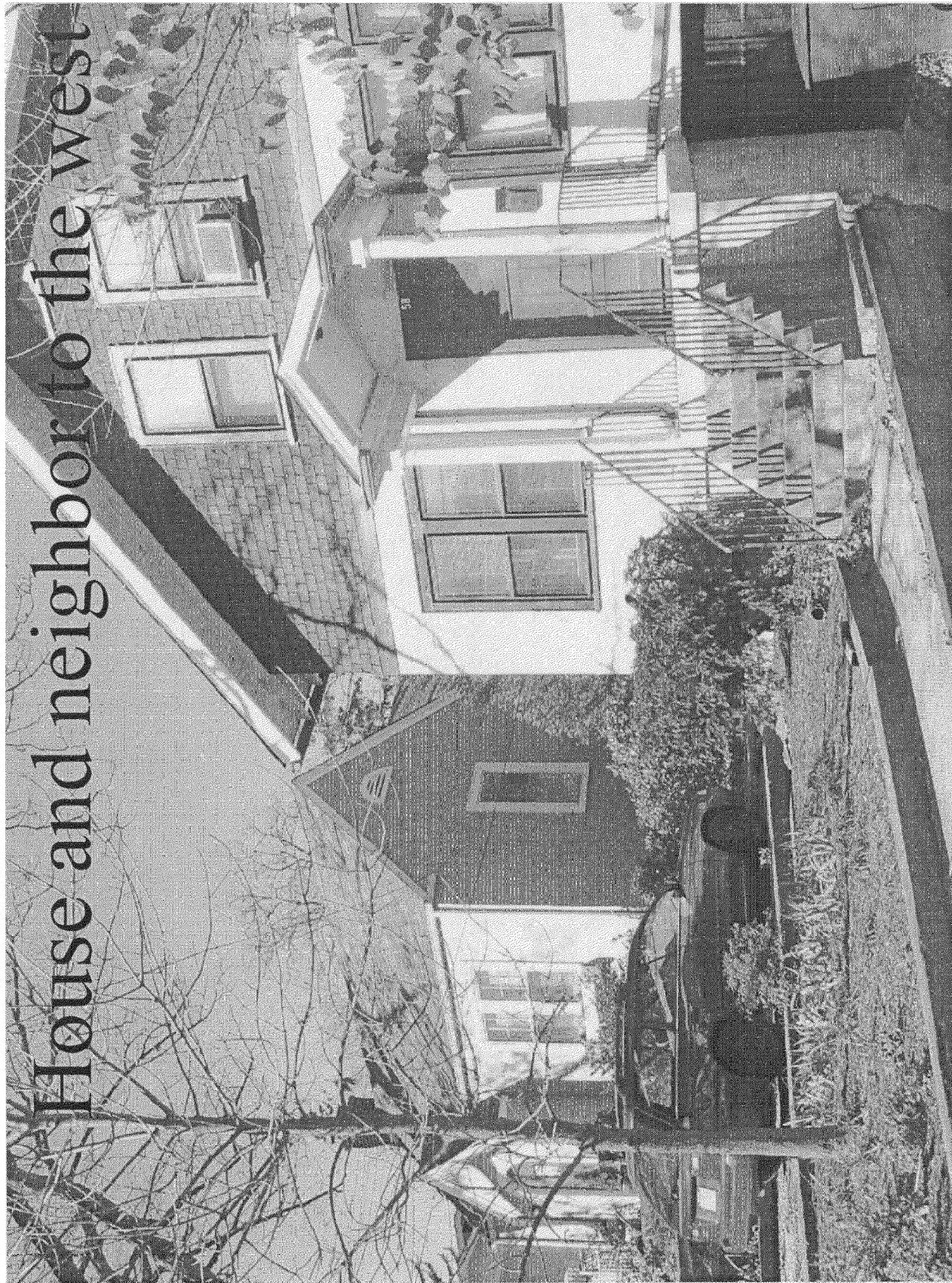
Detail, asphalt shingles



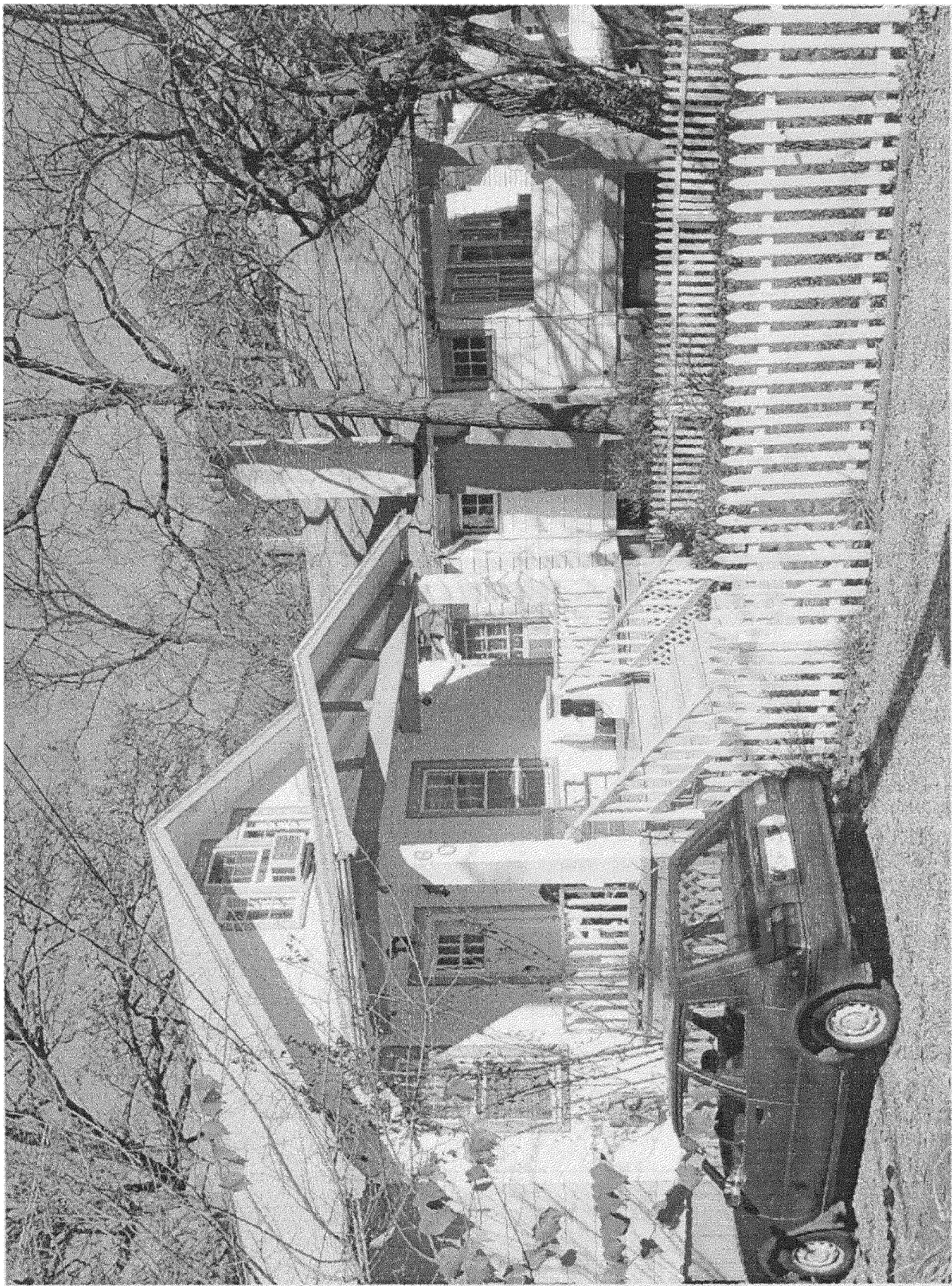
Asphalt shingles, side gable



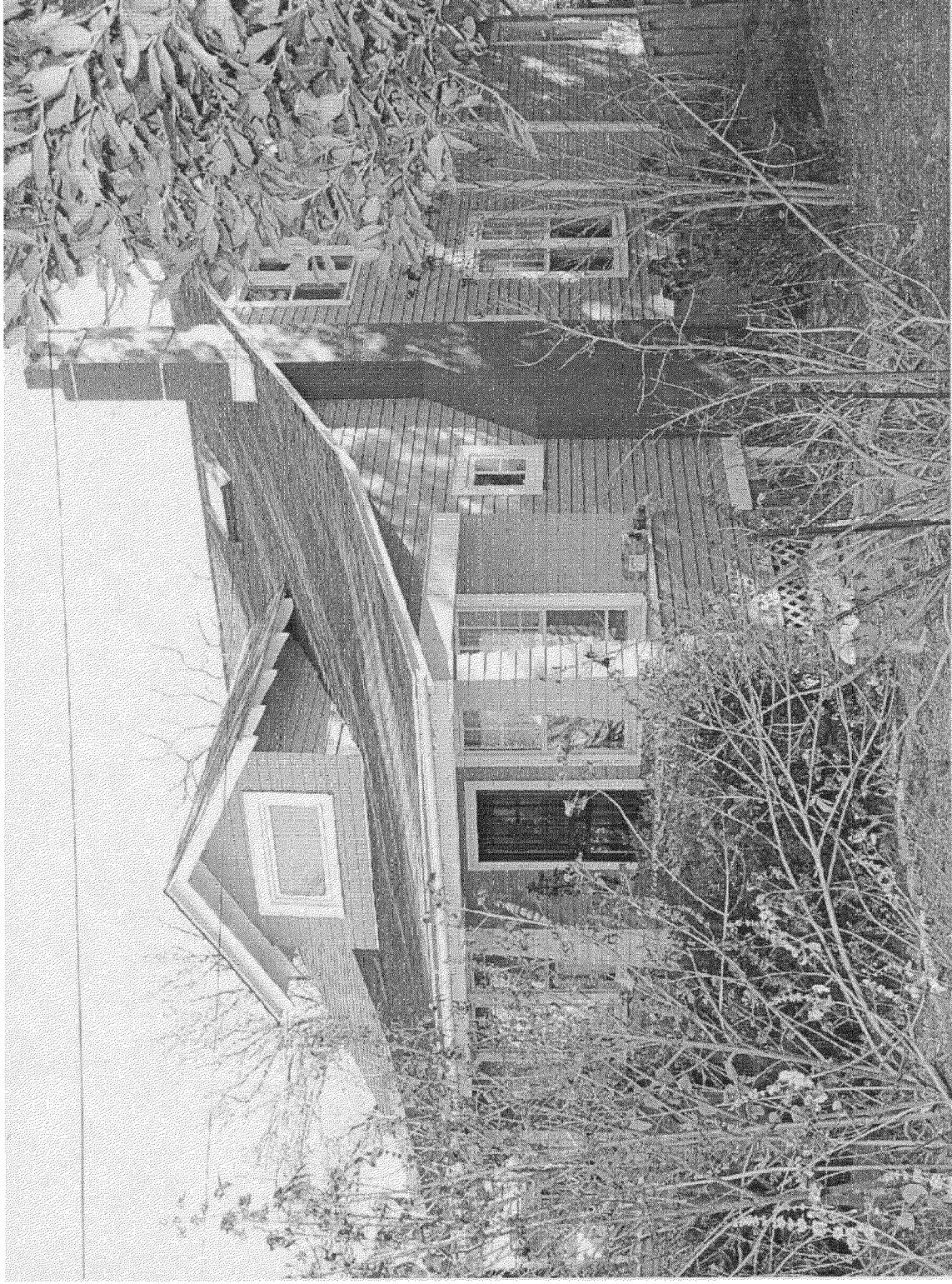
House and neighbor to the west



Two houses to the east

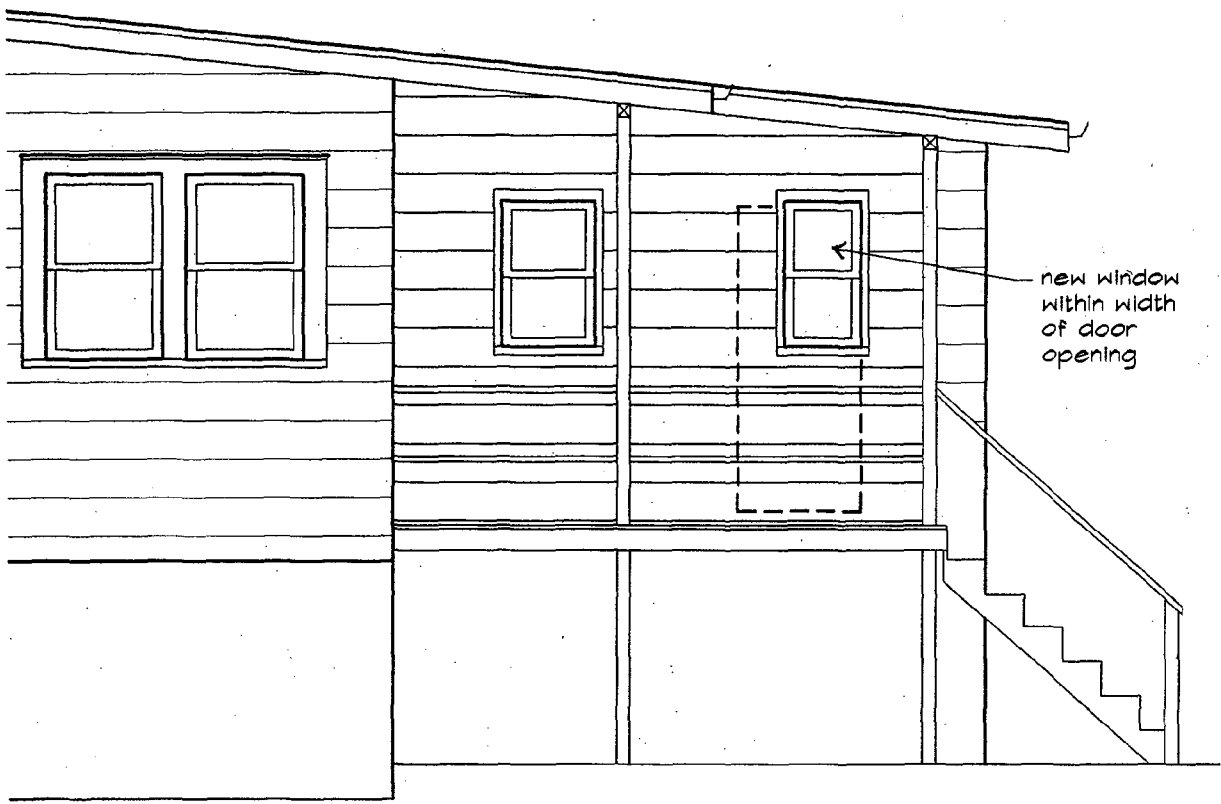
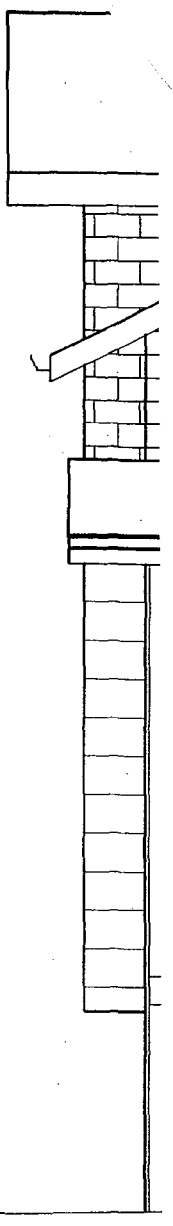
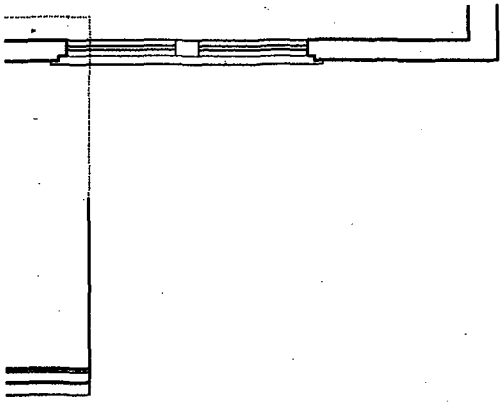


Clapboard house across street

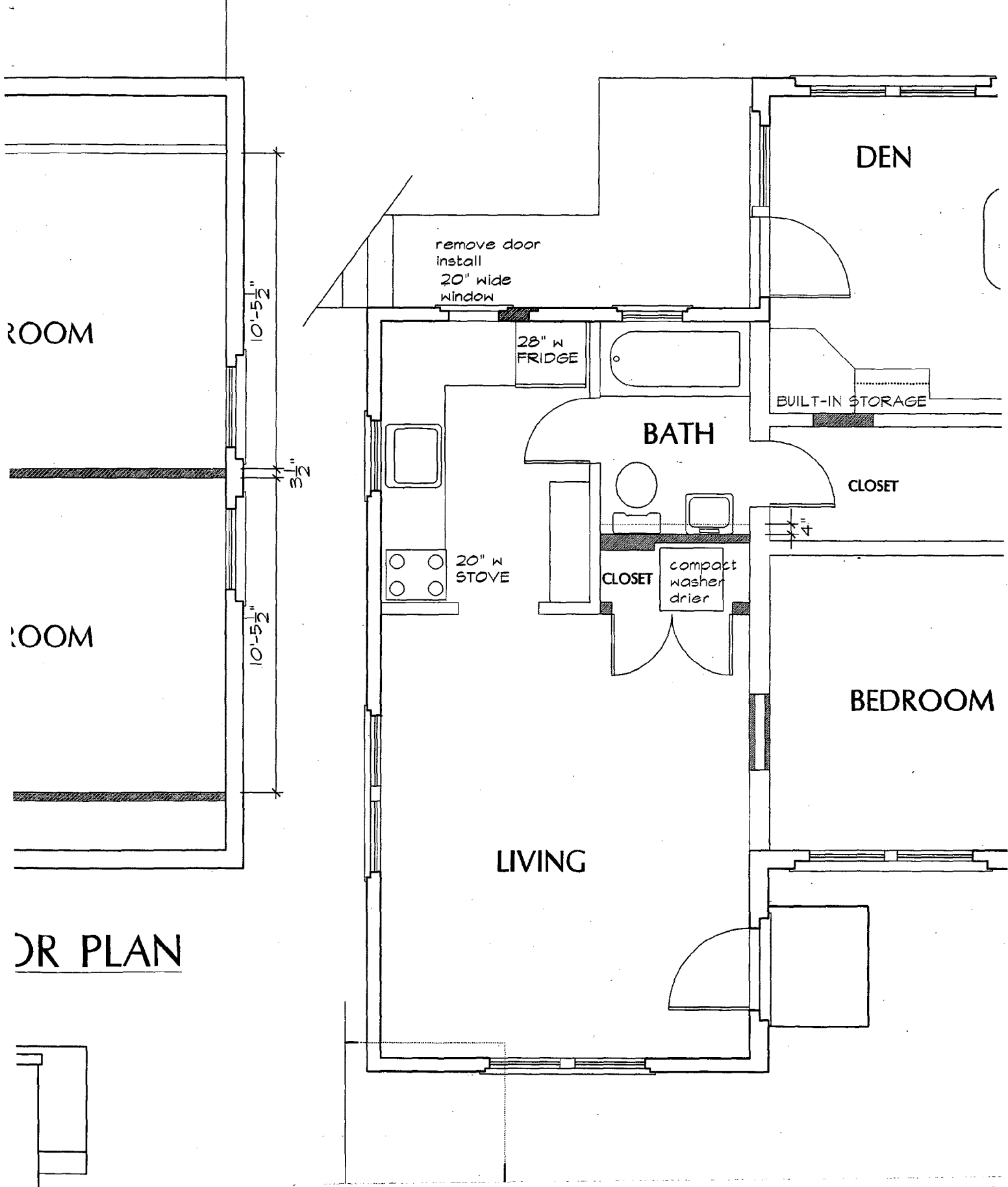


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new window
within width
of door
opening



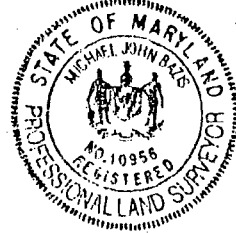
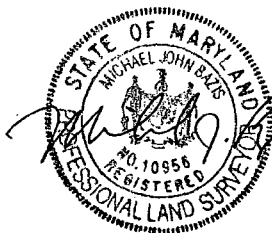
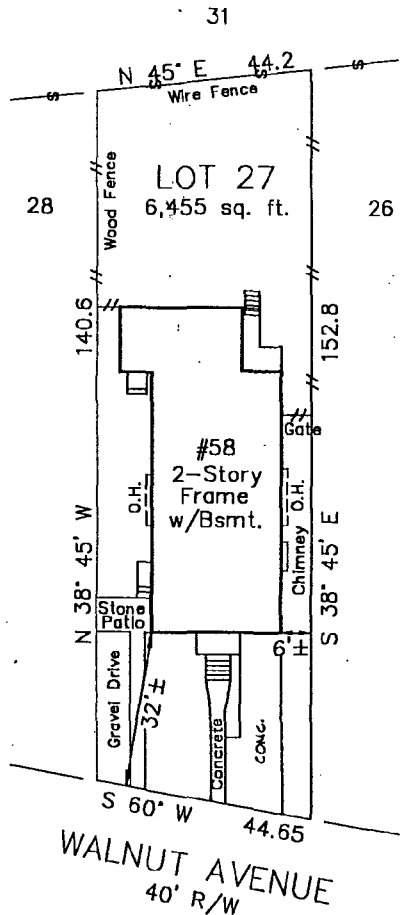
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Michael J. Bazis

Michael J. Bazis PLS #10956

LOCATION DRAWING
LOT 27 BLOCK A
FIFIELD SUBDIVISION
MONTGOMERY COUNTY, MARYLAND

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58 Walnut Ave, Front views





Last addition
Door to be
Removed



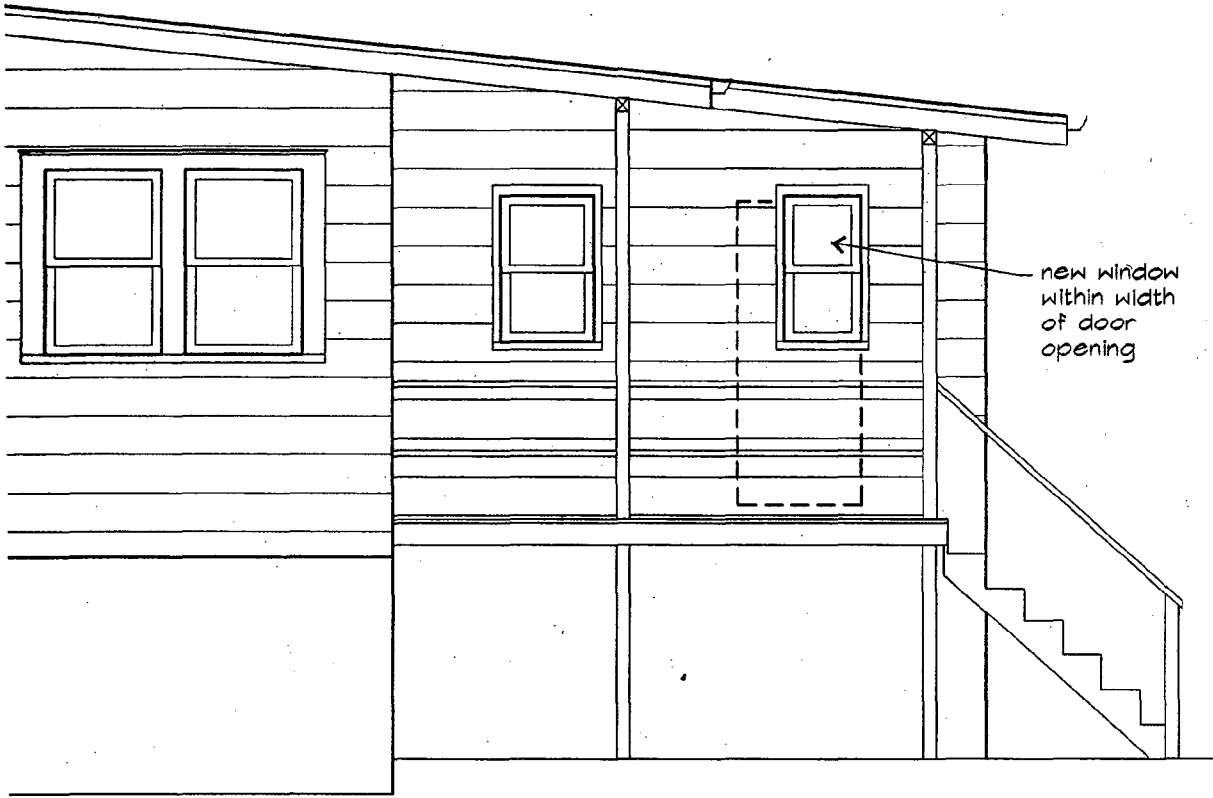
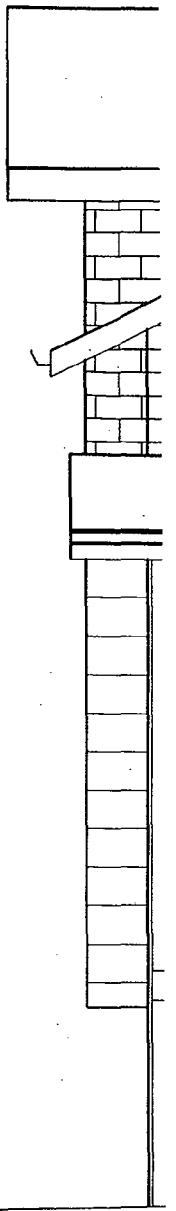
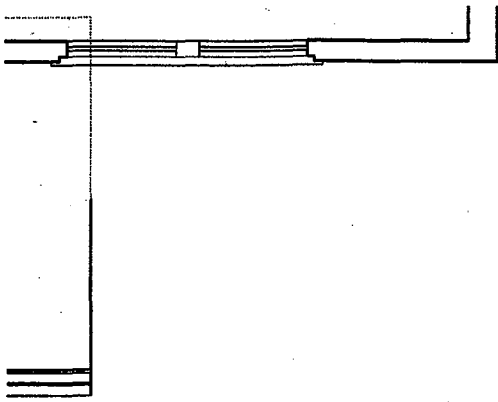
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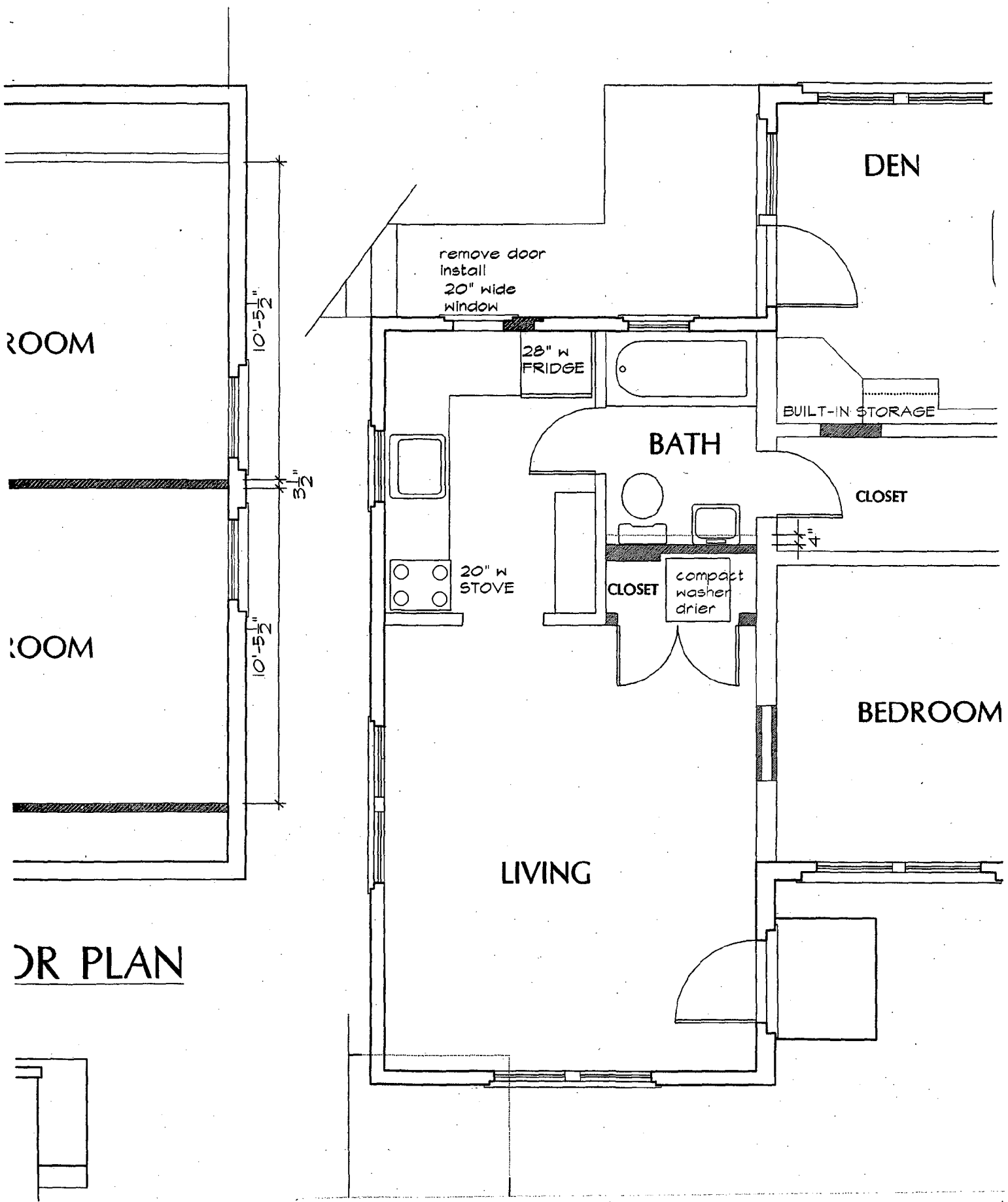


new window
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ROOM

ROOM

DR PLAN



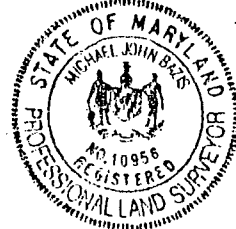
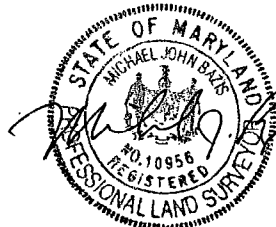
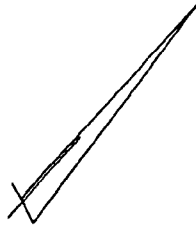
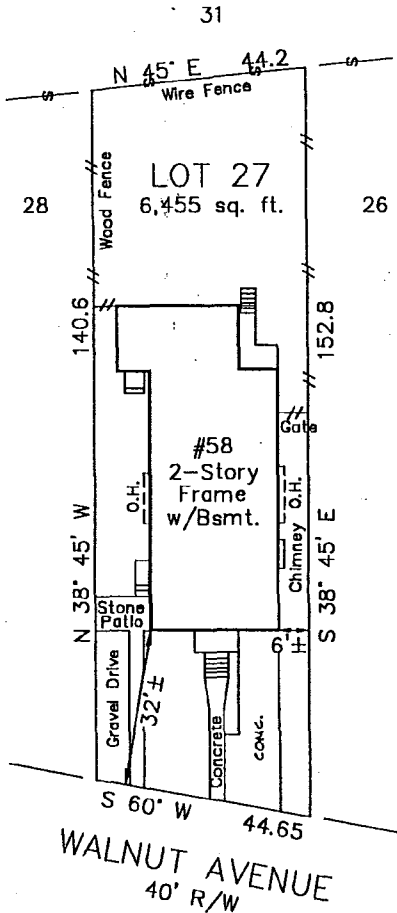
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APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Peter Wathen-Dunn

Daytime Phone Number: 202-401-6697

Tax Account No.: 023-42-3864

Name of Property Owner: Peter Wathen-Dunn & Muriel Morisey

Daytime Phone No.: 202-401-6697 (Peter)

Address: 58 Walnut Ave., Takoma Park, MD 20912-4402

Contractor: Have not selected Contractor yet

Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: Self

Daytime Phone no.: Same

LOCATION OF BUILDING/PREMISE

House Number: 58 Street: Walnut Ave.

Town/City: Takoma Park Nearest Cross Street: Eastern Ave.

Lot: 27 Block: A Subdivision: Fifield Subdivision

Liber: 13712 Folio: 656 Parcel: 13-25-1065934

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

Construct	Extend	<input checked="" type="checkbox"/> Alter/Renovate	A/C	Slab	Room Addition	Porch	Deck	Shed
Move	Install	Wreck/Raise	Solar	Fireplace	Wood burning Stove	Single Family		
Revision	<input checked="" type="checkbox"/> Repair	Revocable	Fence/Wall (Complete Section 4)			<input checked="" type="checkbox"/> Other: <u>See</u>		

description of Project.

1B. Construction cost estimate: \$ Have not received all bids yet, but expect costs between \$10,000 and \$15,000 for this part of the renovation.

1 C. If this is a revision of a previously approved active permit, see Permit # No, this is the first application.

PART TWO: COMPLETE FOR NEW CONSTRUCTION EXTEND/ADDITIONS

2A. Not relevant.

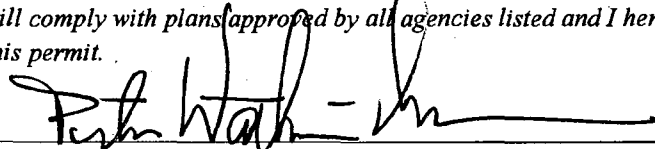
2B. Not relevant.

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Not relevant.

3B. Not relevant.

I hereby certify that I have the authority to make the forgoing 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

12 November 2003
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 324581 Date Filed: 11/12/03 Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT

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

58 Walnut Avenue is a one and one half story house that is part of a row of houses, most of which appear to be kit houses or variations on the kit houses that were available during the early part of the 20th Century. The deed to the property indicates that it was constructed in 1923. It is not clear whether the house was constructed at one time or additions were added shortly after its construction. The evidence is that the foundation under the dining room, kitchen, two first floor bedrooms and original bath is made of terra cotta brick. However, the foundation under the front part of the house, consisting of first floor living room and a side den area is made of concrete block. The first floor floors are said to be of red pine. On the second floor, there are three bedrooms and two bathrooms. The bathrooms are under a dormer which appears to have been designed originally for one bathroom. The floors in the front portion of the second floor are of good wood that was finished but needs refinishing. The floors for the rest of the second floor are of a rough texture that probably wasn't originally intended for use in a finished part of the house. At the back end of the house, a series of additions have been added. There is evidence that on the right rear of the house there was a small porch that has a separate foundation under it. However, this porch was closed in and extended across the entire back of the house at some time. The part not under the original porch foundation is supported by pillars that do not appear to have shifted for some time. A later addition has been added to the two previous additions. The last addition extends out toward the left side property line from the side of the house but does not extend all the way over to the right side of the original house and its previous additions. This last addition, has central pillars and a full foundation around the edge. It appears to have been made for an elderly parent and consists of a large room, a small kitchen and a full bath. Trade persons who have viewed the last addition estimate that it was added in the early 1960s. That part of the back of the house that is not covered by the last addition, has a porch that extends along the side of the addition and ends with stairs that go down to the back yard.

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

The primary external change to the house involves the removal of a side door to the last addition to the house. This door will be replaced with a small window. The purpose of the change is to provide more counter space for the kitchen in the accessory apartment. The replacement window will be designed to match the other window on that wall of the last addition. The other window is made of wood and the replacement window will also be constructed of wood to match the existing window. In addition to this architectural change, the roof will be modernized with a ridge vent and the addition of air intake holes at the soffit line. Also, the second story of the house is currently protected from the elements by asphalt shingles. These shingles will be removed and replaced unless we find evidence of another siding. If we find a different siding under the current shingles, we will restore the original siding. Air conditioning will be added. We will also repair the existing gutters and down spouts, as needed. All other renovation work will be on the inside of the house.

2. SITE PLAN Two copies of the site plan (the plat drawing) are attached to this application.

3. PLANS AND ELEVATIONS Two copies of the schematic construction plan and elevation for the doorway are attached to this application.

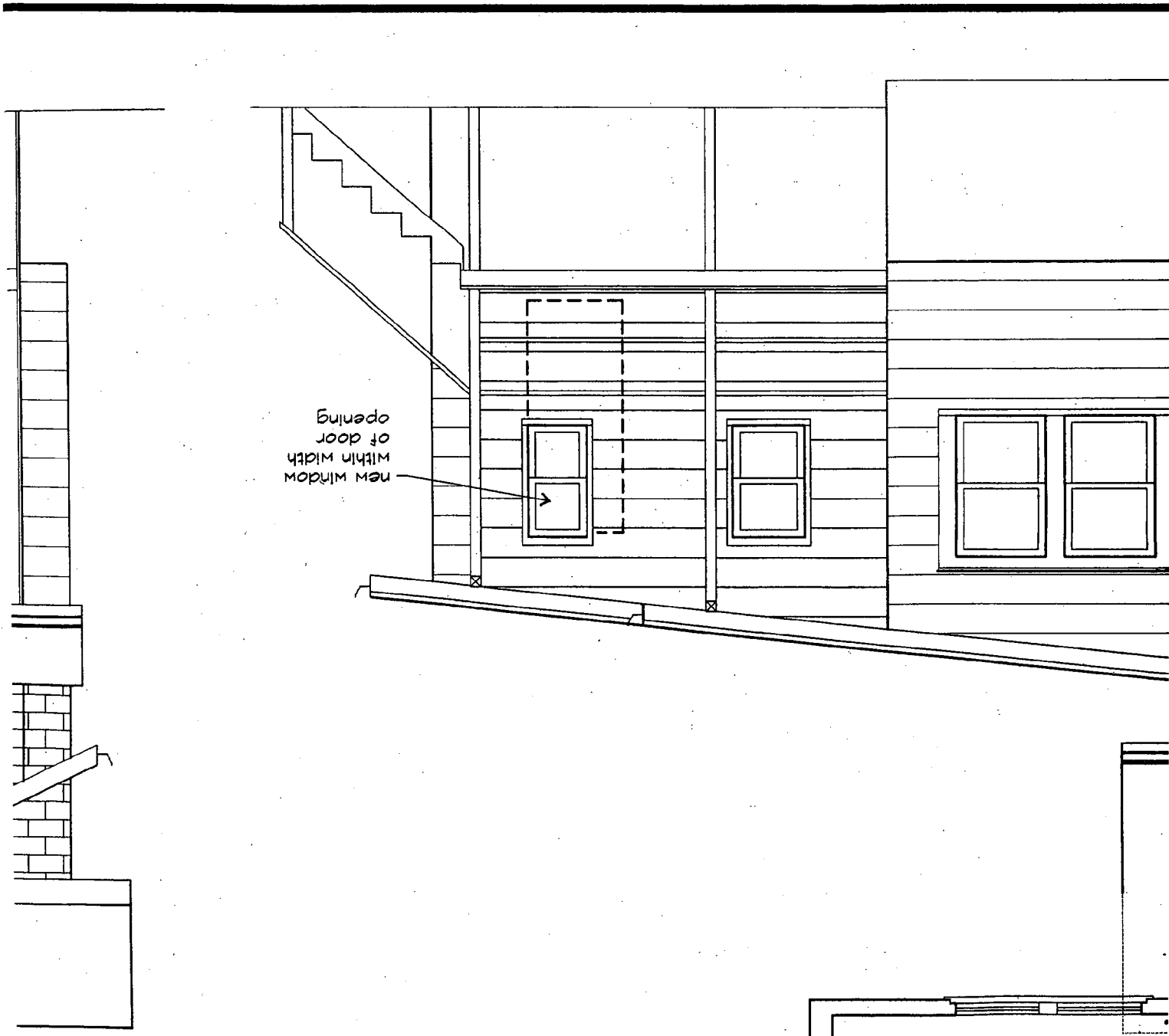
4. MATERIALS AND SPECIFICATIONS See project description, the schematic and elevation drawings.

5. PHOTOGRAPHS Attached

6. TREE SURVEY Not relevant

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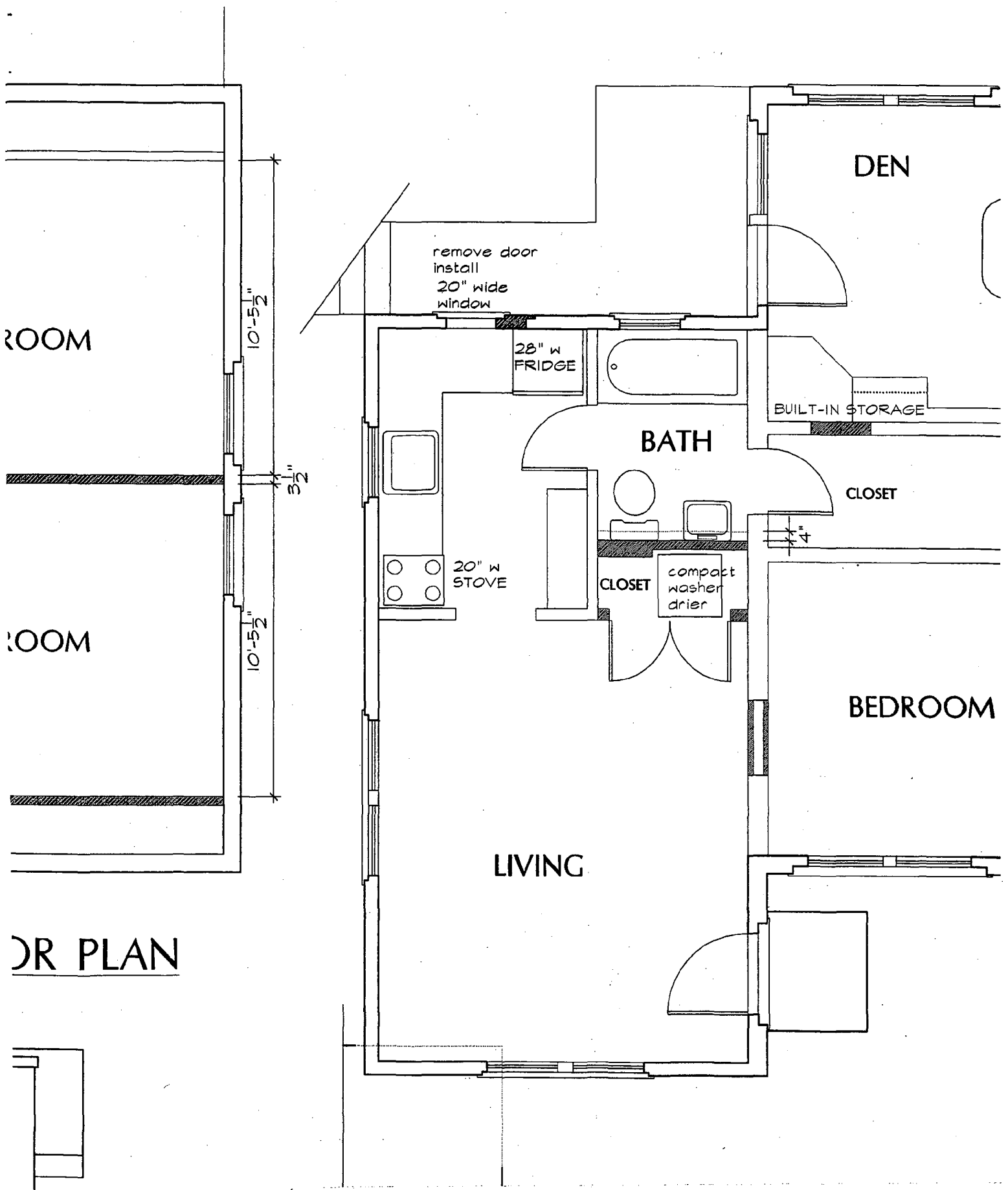


new window
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ROOM

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DR PLAN



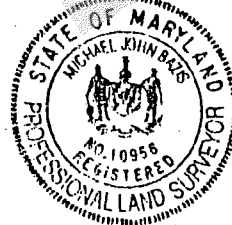
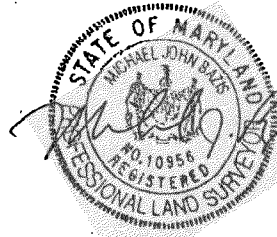
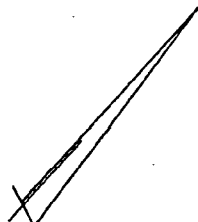
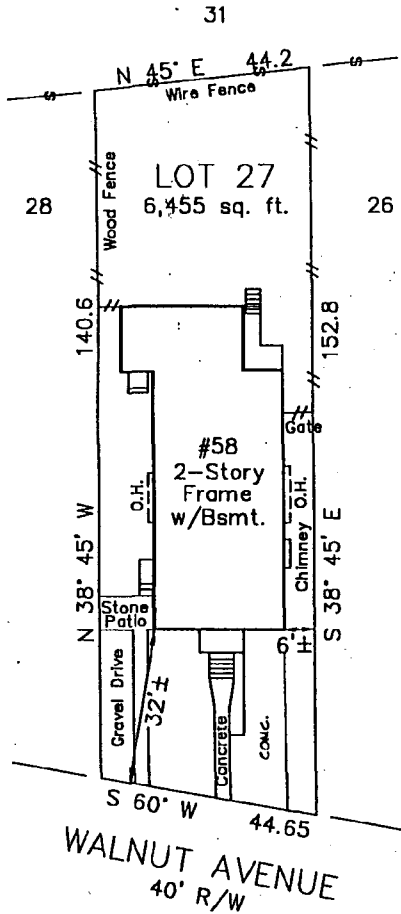
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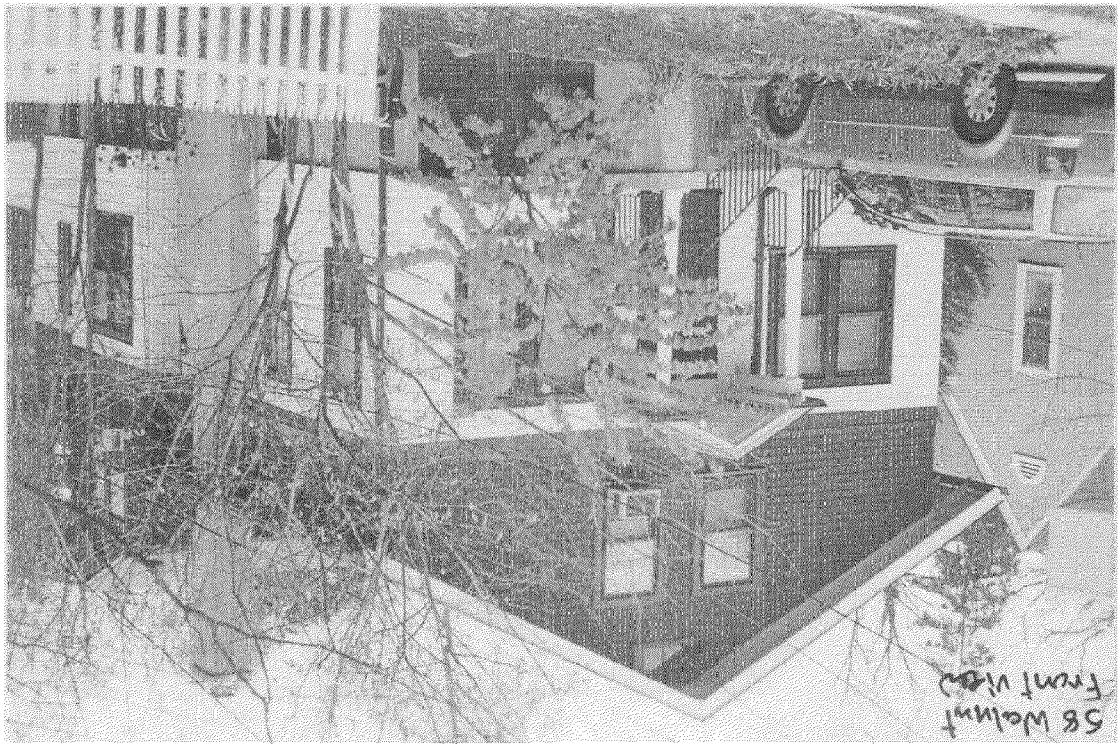
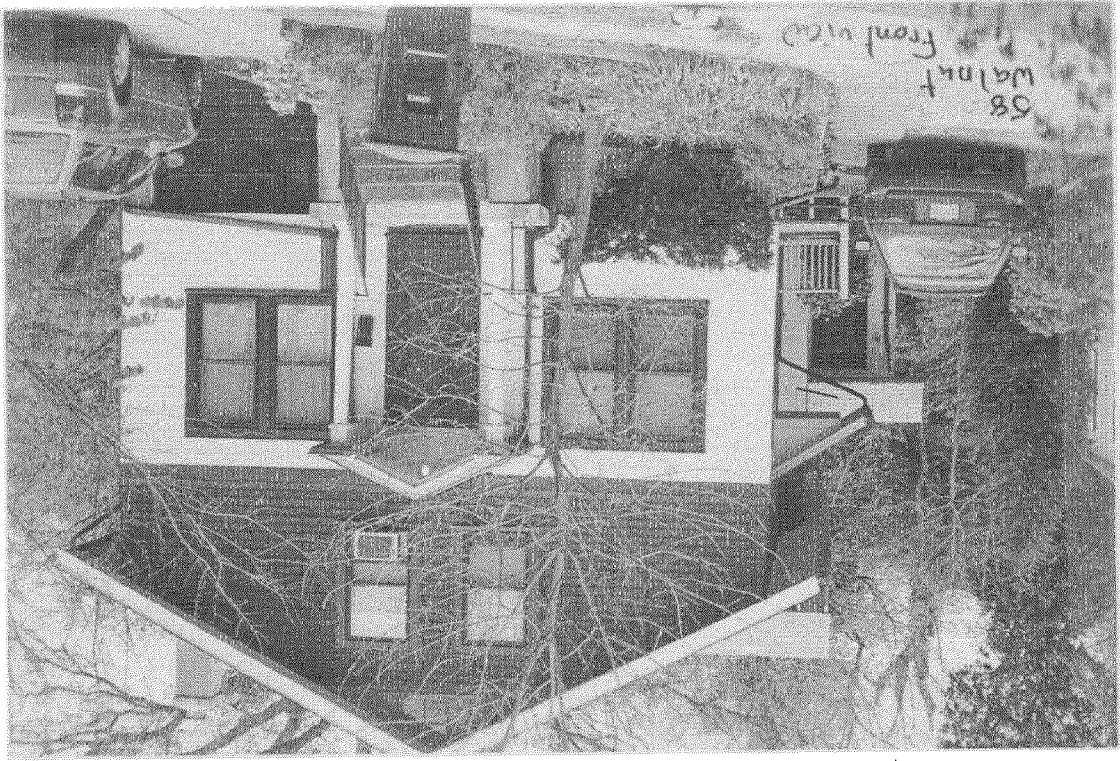
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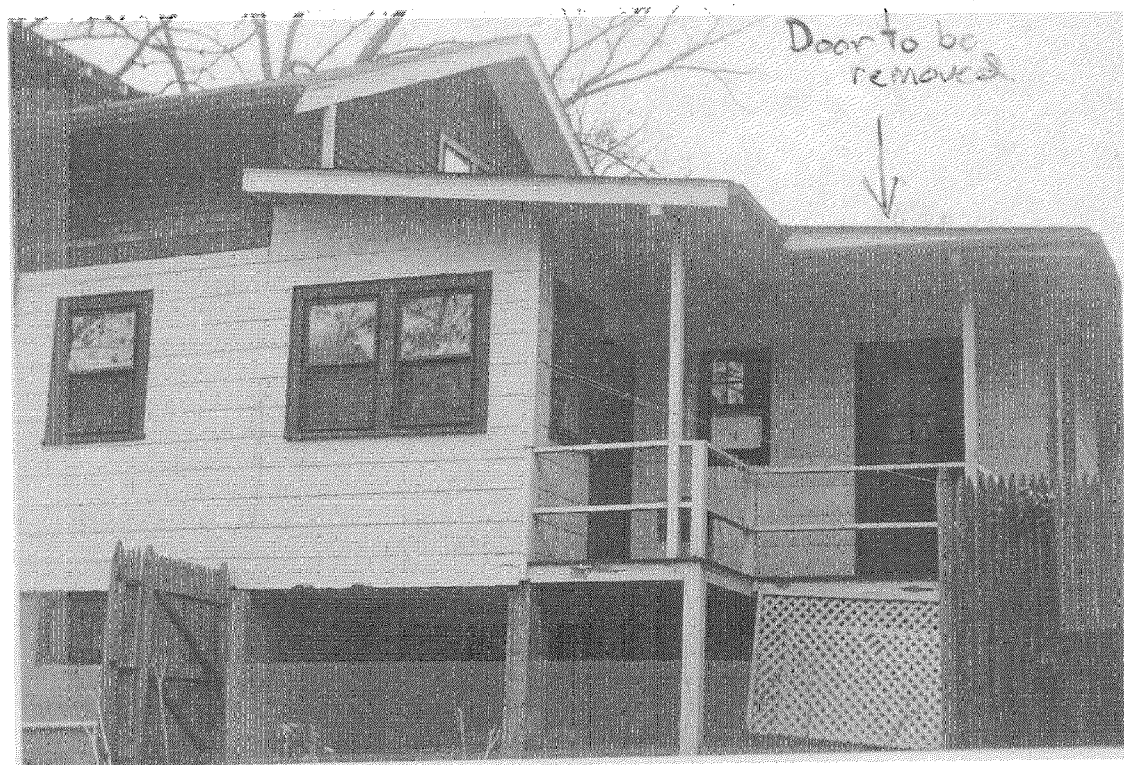
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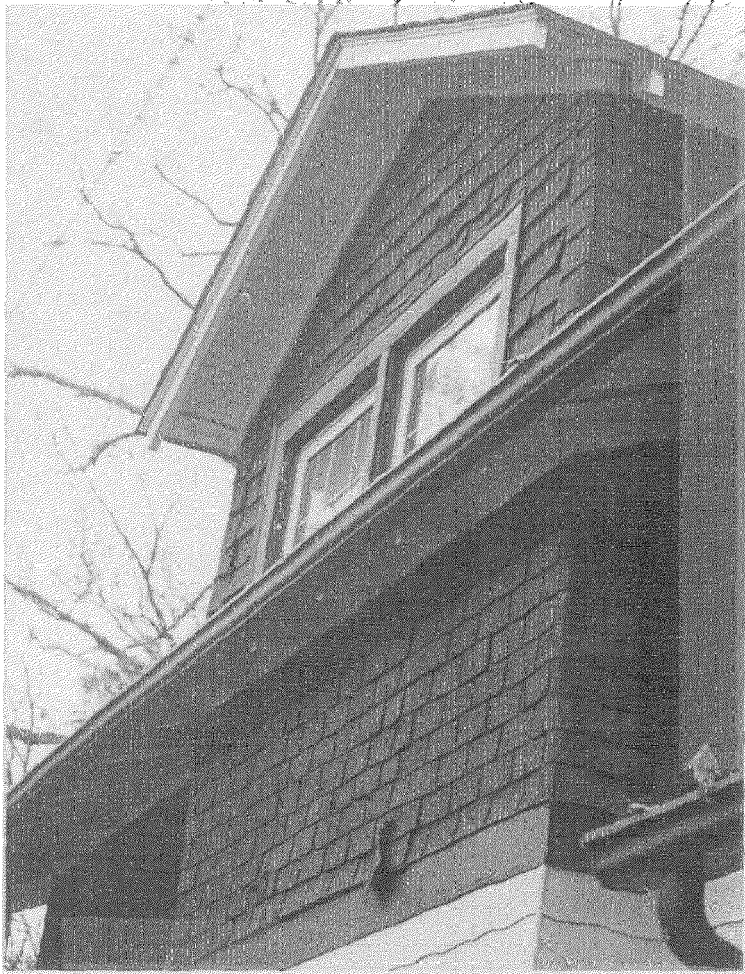


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