

37/3-960) 1 Valley View Avenue
(Takoma Park Historic District)

Handwritten: P. 10 = J. J. ...

call

Peggy Gray

270 - 2864

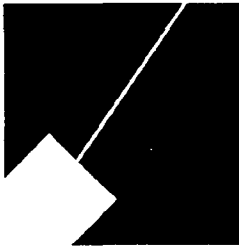
15 days =

10.22 + 15 =

Nov. 6.

sample of stucco from
#1 Valley View Ave.; Takoma Park

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

January 29, 198

George S. La Roche & Edith R. Blackwell
1 Valley View Avenue
Takoma Park, MD 20912

Dear Mr. LaRoche and Ms. Blackwell:

We are in receipt of your letter expressing your concerns with the HAWP application which was reviewed by the HPC on October 22, 1997. A copy of your letter was distributed to each of the commissioners at last night's meeting, and your letter will be placed in your project file as part of the record.

Sincerely,

A handwritten signature in black ink, appearing to read "George Kousoulas".

George Kousoulas
Chairman
Historic Preservation Commission

Please mail to

DPS.

L
LaRoche

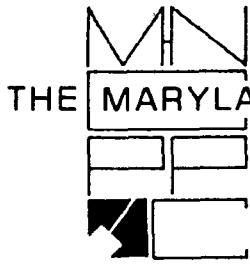
Needs to be

postmarked by

Nov. 6th.

Thanks - R

U.S. mail
11/6 est



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: Nov. 5, 1997

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, ^{DDZ}Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

_____ Approved



Denied

SEE
Attached
REPORT

_____ Approved with Conditions: _____

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

Applicant: George La Roche

Address: 1 Valley View Avenue, Takoma Park, MD 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: George LaRoche

Daytime Phone No.: 301-891-3857

Tax Account No.: 1077830

Name of Property Owner: George S. LaRoche Daytime Phone No.: 301-891-3857

Address: 1 Valley View Avenue; Takoma Park, MD 20912

Contractor: Lovre Tokic (probably, under circumstances) No.:

Contractor Registration No.: unknown and contractor is not available this week to find out

Agent for Owner: N.A. Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 1 Street: Valley View Avenue

Town/City: Takoma Park Nearest Cross Street: Maple

Lot: 42 Block: 87 Subdivision: Holmes & Austin

Liber: 7242 Folio: 404 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate Move Install Wreck/Raze Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed Solar Fireplace Woodburning Stove Single Family Fence/Wall (complete Section 4) Other: siding - see letter attached

1B. Construction cost estimate: \$ cannot estimate until siding removed - see letter attached

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.

Signature of owner or authorized agent Date: 9/17/97

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 10/23/97

Application/Permit No.: 9709190090 Date Filed: 9-19-97 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

**8787 Georgia Avenue
Silver Spring, Maryland 20910**

301-495-4570

Case no: 37/3-960 REVISION

Received: September 17, 1997

Public Appearance: October 22, 1997

Before the Montgomery County Historic Preservation Commission

Application of George S. LaRoche
1 Valley View Avenue
Takoma Park Historic District

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the applicant's proposal to install vinyl siding.
Reaffirm May 8, 1996 HAWP approval to remove the existing asbestos siding and the existing pebbledash stucco and install wood clapboard siding.

Commission Motion: At the October 22, 1997 meeting of the Historic Preservation Commission, Commissioner Lanigan presented a motion to deny this application for a revision to the previous HAWP for the application of vinyl siding over the house; letting stand the original HAWP approval to remove the existing siding and replace it with wood clapboard siding. Commissioner Trumble seconded the motion. Commissioners Kousoulas, Trumble, Eig, Hondowicz, Lanigan and Soderberg voted in favor of the motion. The motion was passed 6-0. Commissioners Bienenfeld, Jordan, and Spurlock were absent.

DEFINITIONS

The following terms are defined in Section 24A-2 of the Montgomery County Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archaeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the Master Plan for historic preservation.

BACKGROUND

A statement of historic and architectural significance of the Takoma Park Historic District, as incorporated in the Master Plan amendment adopted August 1, 1992, is as follows:

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was one of the earliest railroad suburbs of Washington - second after Linden was established in 1873. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist...In 1883, Benjamin Franklin Gilbert, a Washington real estate promoter, purchased a 90-acre farm for the establishment of Takoma Park. Gilbert promoted the healthy quality of Takoma Park's natural environment -- fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. These natural features continue to define and enhance the community today...

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family

residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman design, are found along Park, Philadelphia, and Sycamore, Westmoreland, and Willow Avenues.

The colonial Revival style homes were developed in the early part of the 20th century, after the Bungalow and Craftsman houses, in a direct response to historic preservation efforts around the country, most notably at Williamsburg. The Colonial Revival style was viewed as an authentically American tradition, drawing on the architectural styles prevalent in the 18th century at the founding of the nation. The Revival styles are notably eclectic and include stylistic design elements to provide a picturesque, but modern, house.

Two-story Craftsman houses in the district are simple in design and broad in proportion, with wide eaves, exposed rafter ends and knee bracing and low-pitched gabled porches supported by heavy piers. The overall proportions are broad and include grouped windows. Interest in the nature of materials is revealed in the exposed brick or stone chimneys, foundations, and piers. Wall surface materials are plain shingled, stucco, and clapboard.

The property at 1 Valley View Avenue is a Colonial Revival house in the English tradition, with Craftsman design elements. Colonial Revival elements include the basic massing of the building, which has its roots in the simple Cape Cod design with a steeply pitched roof and strong returns at the eaves on the gable ends. This is modified with full-width dormers across both the front and back. Other Colonial Revival features include the use of small paned windows (6/1), and the door hood with its elliptical curving ceiling and bargeboard. Craftsman details include the use of ornamental brackets to support the hood over the front door instead of columns, and the use of pebbledash stucco for the exterior finish.

SUMMARY OF APPLICATION

On September 17, 1997, George S. La Roche (applicant) applied for a revision to an existing Historic Area Work Permit (HAWP), to apply vinyl siding to all sides of 1 Valley View Avenue, a Craftsman/Colonial Revival-style house designated a contributing resource in the Takoma Park Historic District. At the time of the application, the applicant had been before the HPC on May 8, 1996 and been approved for a HAWP to remove the existing siding and replace it with wood clapboard siding.

EVIDENCE IN THE RECORD

Copies of the applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners one week prior to the October 22, 1997 meeting.

HPC staffperson Robin D. Ziek presented 35mm slides of the property and testified that the application was for installation of vinyl siding on a contributing historic resource in the Takoma Park Historic District. Staff noted that the type of pebbledash stucco finish on this house is

unusual in that the pebbles are exposed, having been applied over the stucco finish rather than being applied within the mix. Staff noted that the stucco appeared severely deteriorated at the base of the wall, where one would expect the most deterioration due to moisture; but that the stucco appeared sound and intact for the most part where exposed.

The staff recommended that the application of vinyl siding to this structure be found inconsistent with the purposes of Chapter 24A, which asserts as a public benefit the protection of the historic and architectural character of historic houses and designated neighborhoods. Staff noted that the applicant had several other options, including the removal of all of the siding and the installation of wood siding, the removal of the asbestos shingle siding and the repair of the stucco siding, and the repair of the existing asbestos shingle siding (matching materials are readily available).

The staff also recommended that the application of vinyl siding to this structure be found inconsistent with the Takoma Park guidelines, which note that “Contributing Resources add to the overall streetscape due to their size, scale, and architectural character.” Design review for Contributing Resources is recommended to be lenient for changes that are not at all visible from the public right-of-way. Staff noted that the property at 1 Valley View Avenue is highly visible from the public right-of-way on all four sides, as it is a corner property built close to the street at the intersection of Maple Avenue and Valley View Avenue. Vinyl siding is not a historic material, and fails to convey the qualities and character of wood siding after which it is modeled. It is, therefore, an inappropriate siding material in the historic district. Staff notes that the previous application for wood siding was approved because it was an appropriate siding material, used in the 1920s when this resource was built.

George La Roche, the applicant, appeared with his partner Edith Blackwell. He testified that the costs for wood siding had escalated since he obtained his HAWP in 1996, and it would be too costly for him at this time. He also testified that he had consulted with a number of stucco contractors, one of whom had come to his house, and been told that the job was “either not do-able, not economically feasible, or not restorable.” The applicant also noted that repair of the existing asbestos shingle siding was feasible, but not desirable from his perspective because “he was hoping to do something that would look better.” He and Ms. Blackwell also commented that they believed the house was not historic, and did not merit protection through designation. They stated that, with falling property values, they didn’t want to spend too much money on the siding.

Commissioner Soderberg noted that the applicant appeared to be evaluating the work on the basis of investment potential rather than as a steward of the property.

Commissioner Kousoulas noted that the HPC was not evaluating this proposal as an economic hardship case as that had not been part of the application submitted, but that the HPC understands that it is reasonable to assume some potential economic benefits to home ownership.

Commissioner Hondowicz noted that he tried to balance the individual’s economic concerns with the historic preservation goals of the county.

Commissioner Lanigan stated her agreement with the staff report, and strongly disagreed with the proposal to install vinyl siding on the house. She noted that, as per the staff suggestion, the most cost effective solution was to repair the existing asbestos shingle siding.

Commissioner Trumble inquired whether or not the proposal was based on aesthetic considerations. The applicant agreed it was, and agreed that he did not foresee any structural problems developing in the next two to three decades if the asbestos shingle is left in place. Commissioner Trumble noted that the issue, therefore, is not one of denying the applicant economic use of his home, but that the applicant is making certain decisions in the rehabilitation of his home that amount to a phased project, as his budget permits. This applies to interior rehabilitation, replacement of windows in the sunporch, exterior landscaping and work on the exterior of the house.

Commissioner Eig noted that this type of proposal could become more common as the original building materials become more expensive. However, the appropriate choice for siding for this house is not vinyl but stucco, difficult though such a decision might seem.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24A-8(a) of the Montgomery County Code, 1984, as amended.

Section 24A-8(a) provides that:

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 or 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.

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as contained in the Commission's Regulations. In particular, Standard #2 and Standard #6 are applicable in this case:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and where possible,

materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Additionally, specific historic preservation review guidelines were included in the Approved and Adopted Amendment to the Master Plan for Historic Preservation which created the Takoma Park Historic District. The purpose of these guidelines is to "...provide the Historic Preservation Commission and other applicable agencies...with guidance regarding the intent of the historic designation. In addition, the purpose of these guidelines is to provide the Historic Preservation Commission with specific direction in reviewing applications for Historic Area Work Permits (HAWPs)..."

The Takoma Park guidelines for contributing residential resources within the historic district state:

all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource;

...some non-original building materials may be acceptable on a case-by-case basis; 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.

Based on this, the Commission finds that:

1. As proposed in the HAWP application, the use of vinyl siding is not consistent with the preservation and enhancement of the architectural and historic character of this contributing resource, a Craftsman/Colonial Revival-style house, located in the Takoma Park Historic District.
2. Approval of the proposed revision to the Historic Area Work Permit would substantially change the appearance of the historic structure and would cause the loss of the historic integrity in terms of exterior architectural features. Specifically, vinyl siding duplicates neither the historic fabric, in this case pebbledash stucco, nor the approved wood clapboard which is an appropriate material for historic structures of this period.
3. Arguments on the basis of economic return were not applicable to the extent that a cost effective method is readily available to the applicant that will leave the original stucco finish intact, which is to repair the existing asbestos shingle siding.
4. Insufficient evidence was presented to demonstrate that the majority of the original stucco finish on 1 Valley View Avenue is in an extreme state of deterioration and is beyond reasonable repair.

CONCLUSION

The Commission was guided in its decision by Chapter 24A of the Montgomery County Code, by the Secretary of the Interior's Standards for Rehabilitation, and by the design guidelines for contributing structures found in the Approved and Adopted Amendment to the Master Plan for Historic Preservation which designated the Takoma Park Historic District.

Having heard and carefully considered all of the testimony and exhibits contained in the record, and based on this evidence and on the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, it is the decision of the Montgomery County Historic Preservation Commission that the application of George S. LaRoche for a revision to an existing HAWP to apply vinyl siding to the contributing historic resource located at 1 Valley View Avenue in the Takoma Park Historic District be DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



George Kousoulas, Chairperson
Montgomery County Historic
Preservation Commission

November 5, 1997

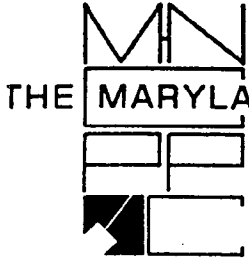
Date

Robin

Wed 4:55

Per George K.
fat looks good -
go ahead!

Jue



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 495-4570

Fax Number: (301) 495-1307

TO: George Kousoulas FAX NUMBER: _____

FROM: Robert Zick PHONE NUMBER: (301) 495-1317

DATE: Oct Nov. 5, 1997

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 8

NOTE: George - I've been working on this all day -
Please review & comment so I can
get it out!
Thanks -

ld

1 MR. LA ROCHE: Good evening. I'm George La Roche.
2 This is my partner, Edith Blackwell. First, let me start by
3 saying that I am not happy to be asking for permission to put
4 on vinyl. It is not what I would have chosen, in the best of
5 all possible worlds. But let me sort of review, briefly,
6 some history. And there are a couple of things that I do
7 need to correct that were in the staff presentation, in terms
8 of the facts of the house.

9 For one thing, the grade of the lot really cannot be
10 adjusted. The house is at the bottom of a hill, and to
11 remove much of the ground around the house would put the
12 house in a hole, because the sidewalk on the Valley View side
13 of the house is already very little below the present grade
14 of the ground at the house.

15 There are also tree roots to be concerned with there.
16 In one of the slides, you could tell that on the corner of
17 Valley View and Maple there is a very large tree, and
18 Umbrella Magnolia. This is a prize tree. It is the largest
19 of its kind that is known, and I'm told that by a gentleman
20 in Takoma Park who is the world expert on magnolias of North
21 America.

22 Sadly, the tree has a weak root structure, and I've
23 braced the tree because it was damaged in a storm this
24 Summer. I'm trying to save it. And I'm very nervous about
25 excavating ground under that tree, because that would damage

10/97D

P E N N S Y L V A N I A
C O U N T Y
C O R T H O U S E
F O R M E R

1 the root structure. So, I have to split the difference
2 between saving a valuable tree and saving a valuable house.

3 I have put in an extensive system of french drains
4 around the house. However, in terms of the stucco, because
5 we are, apparently, in the discussion, dealing now with the
6 restorability of the stucco, as opposed to what to do
7 otherwise.

8 The house settled over a number of years. The floors in
9 the house are askew. There's one corner of the house which
10 is a full foot lower than the center of the house, because of
11 settlement in the foundation. You can imagine what that did
12 to the interior plaster. I have not, of course, removed the
13 asbestos tile over the exterior, more than you can see in the
14 photographs. But I would expect that the cracking and damage
15 to the stucco on the exterior was as bad as the cracking and
16 damage to the plaster on the interior, from the settlement in
17 the house.

18 Secondly, a number of years ago, when I started the
19 renovation on the house, I did contact a number of
20 contractors, plas -- stucco contractors, who looked at the
21 house, and told me the job was either not doable, not
22 economically feasible, or not restorable. And one of the
23 reasons they gave, and several gave me this, was that, in
24 their estimation, the original stucco mix was very deficient
25 in lime.

10/97D

P
M
R
O
F
E
S
S
O
R
I
A
L
S
E
R
V
I
C
E
S
C
O
P
E
O
F
T
H
I
S
D
O
C
U
M
E
N
T

1 The sample of stucco which you have -- I'm glad to see
2 you still have it, you can crumble it in your hands. It is
3 not stable. And I was told the -- it was going to degrade
4 rapidly as the years went by. The only way to stabilize it
5 would be to inject a stabilization into it with a high
6 pressure spray, and then, paint it.

7 The staff has provided me with additional names of
8 contractors, who I've contacted again. And the general
9 report I've gotten from them is that the minimum job to try
10 to patch a job -- the stucco is going to start at \$25,000 and
11 go up. One contractor told me that, based upon his
12 experience, it's very possible that a restoration of the
13 stucco could cost well over twice that. And that's only for
14 the work on the stucco.

15 Secondly, the stucco could not be patched in a way that
16 would not be apparent. In one of the slides, you could tell
17 there was a patch of stucco which was very dark. And above
18 that, there was a light area. And that was identified as
19 base course. That's not accurate.

20 At some point, approximately in 1940, the stucco had
21 broken up so much because of settling in the house and damage
22 -- splash damage from the ground, that the stucco was
23 repaired in some areas. That darker area is a later patch.
24 And so, you can see that when a patch is put on, it doesn't
25 match. I'm provided that information by people who lived in

1 covered with vinyl. There are even more covered with
2 aluminum. So, I don't think that there would be a
3 distinctive, stand-out, red flag sign that this is a vinyl
4 product instead of wood.

5 MR. KOUSOULAS: Could you address the replacing the
6 asbestos siding with a cement shingle?

7 MR. LA ROCHE: Well, if I were to go that route,
8 all I'd try to do is replace the broken and missing tile.
9 There are -- there were tiles that were broken when I
10 purchased the house. I've removed some tiles in order to get
11 access to wall underneath, both for examination purposes,
12 also, to do -- be able to access wire runs that were
13 improvidently run up from the basement to the exterior
14 surface of the wall. I'm not sure why.

15 The large section of missing tile on the sun porch is
16 because, at that point, I did jack the floor up and replace
17 some rotted timber, which was -- which had to be replaced.
18 In the process, I jacked it up. I removed the tile because
19 the tile had been put on after the floor had settled. So, I
20 knew that when the floor got jacked, the tile was going to
21 shatter if I didn't just go ahead and remove it. It gave me
22 a chance to examine the wall underneath.

23 So, I've -- I've replaced that with the new composition
24 material. But I wouldn't attempt to take off any asbestos
25 tile that was firmly attached and wasn't cracked.

1 MS. BLACKWELL: I'd like to add one point to that.
2 And George has mentioned the economics of this. And I think
3 this Board may forget, in light of historic preservation, the
4 economics. But now is the only opportunity any owner's going
5 to have to be able to do some serious exterior work. The
6 prices in Takoma Park, of houses, are dropping. And if
7 anyone comes in now, after us, and buys that house, they're
8 going to be buying it for, let's say, around \$200,000.
9 They're not going to be able to put the 30, 40, 50, \$60,000
10 into the exterior to replace this.

11 I mean, it is -- there's an economic question here which
12 I feel this Board is sort of overlooking in its zeal for the
13 -- the preservation. I am -- my background is in history. I
14 believe in -- in restoring historic properties. This is not
15 an historic property. And it is visible from the street.
16 But as you can see, we have no back yard. We have three
17 sides. So we are -- already are in a situation with this
18 house, very similar to our neighbor's house that sold for
19 \$180,000, or somewhere around \$180,000.

20 So, we could also insulate this house if we were able to
21 take off the asbestos shingles. And those are some of the
22 benefits. We could just paint. We could have done that a
23 while ago. But our hope was to improve the look of this.
24 And so, I think that we can paint. You're right. We can
25 replace the missing tiles. We can paint it. It can look

1 good. It can stay for however long we stay in the house and
2 new owners come in.

3 But the staff report that says somebody, in the future,
4 may be able to do this, I don't think that's going to be
5 economically feasible to preserve that stucco, and to have a
6 stucco finish on this house.

7 MR. KOUSOULAS: Thank you.

8 MS. SODEBERG: Since you want us to address the
9 economic issue, I just wanted to say something about that.
10 It seems to me that you are definitely looking at this house
11 as an investment, not as a home or as --

12 MR. LA ROCHE: No, ma'am.

13 MS. BLACKWELL: No --

14 MS. SODEBERG: -- the stewardship of --

15 MS. BLACKWELL: -- we --

16 MS. SODEBERG: -- a historic house.

17 MS. BLACKWELL: We've lived in that house for 10
18 years. We have renovated the inside of the house to historic
19 -- as close as we can. And the inside is. And so I think
20 you're absolutely wrong that we're looking at this as an
21 investment. It's the house that we live in and we --

22 MS. SODEBERG: You just keep saying that -- talking
23 about the resale value. That's all I'm hearing you say.

24 MS. BLACKWELL: Well, because -- what you're asking
25 us to do is to invest money in a house that we will not get

1 back out of. That -- that -- if I lived in that house the
2 rest of my life, if we -- the house has three bedrooms. It
3 is a small Takoma Park house. There is no way you can make
4 an addition to that house. You can't go back. You can't go
5 up. You can't go to the side.

6 So, it is a small house, a starter house. Where if --
7 if we have a family, it is enough -- there's not enough room.
8 There is -- there are three small rooms in that house. It is
9 absurd to think that you do not consider the economic value.

10 MR. KOUSOULAS: Well, it's just address that very
11 quickly. I mean, typically, the Commission does not question
12 the motive of a homeowner, because I think being able to see
13 some economic benefit out of a home is -- is a reasonable
14 benefit to expect, and doesn't turn the homeowner into a
15 rapacious developer.

16 So, we really typically do not question that. At the
17 same time, we don't look at the economic hardship of every
18 case, in the way you seem to think we are. I don't --

19 MR. LA ROCHE: Let me clarify this. Our plan is to
20 stay in this house. We're not fixing this house up to turn
21 around and sell it. However, I'm a lawyer, a civil rights
22 lawyer, actually, which means that I spend my time helping
23 people deal with lose/lose situations. And one of the first
24 lessons you learn, of course, you expect the unexpected.

25 You don't bank on the future in ways that you can't back

1 proposition. That 50 percent of our consideration should be
2 economics concerning the homeowner, and 50 percent is
3 historic preservation which, to me, is interpreted as the
4 welfare of the County, because that's what we're talking
5 about. We have a County-wide ordinance.

6 So, we're balancing your concerns, try to -- hopefully,
7 equally with the concerns of the residence of the County.

8 And so -- so I mean, you need -- need to understand that.

9 Whatever you might have interpreted from staff. That's not
10 my impression of staff, but even if it was, they're not going
11 to make the decision. This Commission is. So, just let's
12 wait till we discuss this with you a little bit before you
13 reach any conclusions.

14 Now, what I have taken from your testimony is, I'm not
15 prepared to challenge what you've said about the -- the
16 stucco. I'm not an expert on stucco. But from what I've
17 seen in the area, and the exposure that I had, I'll take --
18 take your word for it that the stucco is a lot worse off than
19 it appeared to be in the staff report.

20 With that said, I believe there's one or two other
21 options to wood siding, or this wavy siding that staff refers
22 to, perhaps others. What I need to hear is -- is one of two
23 things. Number -- either any possible option is so
24 economically burdensome towards you that we're being
25 unreasonable, and of course, that's subjective type of

1 matter.

2 And I -- I need to hear a little more than the price of
3 wood has gone up. I have -- I need something to latch on to
4 to make a conclusion one way or the other.

5 Otherwise, I mean, there just -- just to say it costs a
6 lot of money is quite -- with all due respect, is what
7 everyone says. And even though you're quite right that we're
8 talking about a contributing house in a district, and not a
9 master plan site or primary, the law -- the same law that
10 says economic considerations are extremely important also
11 says that we are concerned with the impact of what you do in
12 your home is to the district. That's all we're -- we're
13 talking about here.

14 So, the fact that it may not be an historic home, per
15 se, or not, isn't an issue, according to the law that we
16 have. So, I'm going to shut up in a minute. I just want to
17 make clear that -- I mean, you have to make the economic case
18 strong enough, relative to the preservation concerns that are
19 very serious, and are -- talking about the welfare of a
20 County, to make me -- lead me to make a decision one way or
21 the other. Okay?

22 MR. LA ROCHE: All right. The siding that I wanted
23 to use is what's called radial-cut bevel siding.
24 Essentially, what happens is the mill takes a log and runs it
25 through a saw so that the log is cut radially. So, if you

1 work -- want me to do the work when you see the numbers I'm
2 going to give you.

3 But I do have a contractor now, who tells me that he can
4 do the wood siding or the vinyl -- labor's the same either
5 way -- for approximately \$5,000. That's the whole -- that's
6 all the work to put it on.

7 Part of the overall project also, though, was to replace
8 the casement windows on the sun porch. Some of you were here
9 when I came before you before. We discussed the windows at
10 length. Those windows were completely chopped up in order to
11 make them fit the window frames when the floor in that sun
12 porch sank. They are currently inoperable. There are gaps
13 in the windows you can fit your fingers into. And they're
14 taped up so the winter wind doesn't blow through.

15 They need to be replaced. You gave me permission before
16 to replace them. The cost of replacing the windows with a
17 good quality window is going to, itself, be approximately
18 \$9,000. Now, the windows are going to get replaced. And I'm
19 going to use very good quality material. This -- they're
20 going to look, from the street, just like what's there now,
21 except occasionally, they'll be open. Whereas, the ones that
22 are there now are never open.

23 MR. KOUSOULAS: Okay. Let's -- we get the idea of
24 the expenses.

25 MR. LA ROCHE: Right.

1 MR. LA ROCHE: Let's just --

2 MS. SODEBERG: But even -- even --

3 MR. LA ROCHE: I -- I --

4 MS. SODEBERG: -- a paint that wasn't clear would
5 be preferable to putting on vinyl siding. And paint has been
6 proven to stabilize, even as crumbly a stucco that -- as you
7 have here.

8 MR. LA ROCHE: There are -- the stucco on some of
9 the places where the tile has already been removed, there are
10 places where the stucco is gone. There was one of the slides
11 showed a patch which is approximately 8 inches square. It is
12 adjacent to other areas which are various sizes and lengths
13 where the stucco is gone. So, there would have to be some
14 stucco patching.

15 Secondly, there are holes in the stucco, which would
16 have to be filled. Third, there are cracks in the stucco
17 that -- a large area of stucco on the sun porch, which the
18 slide showed, is full of cracks. There are approximately
19 seven cracks in that area which are -- which run from one
20 place to another, caused by the settling of the floor some
21 years ago. Because they were there when I removed the tile
22 before I jacked the floor back level.

23 The stucco, I am told, in one area of that house, it may
24 be eight to ten feet to the side -- a square eight to ten
25 feet to the side is gone completely. That would have to be

1 patched. So, there would have to be some patching.

2 And secondly, there are areas where up to 40 percent of
3 the pebble surface is gone. It just rubs off. Any painting
4 is going to require cleaning the surface, minimally.

5 Brushing the surface with a soft broom removes the pebbles
6 from the surface, because they're not bonded to the surface.

7 I mean, the stucco contractors -- there's not a single stucco
8 contractor who has examined the house who has told me that it
9 is restorable, at any price.

10 The only ones who have told me that, you know -- have
11 given me prices, are peop -- have either said, building out
12 with brand new stucco from a clean slate, or people who have
13 not examined the house yet and they're giving me ball parks
14 based on their experience. Nobody who has examined the house
15 has said, this is restorable. Period.

16 MS. SODEBERG: Well, you obviously have a lot of
17 problems with this house, I can see. But you haven't -- if I
18 owned this house, the first thing that I would apply for
19 wouldn't have been any of the things that you have applied
20 for, especially the vinyl siding, which is very difficult to
21 get through us. And that would be wide board, aluminum
22 siding, which a lot of -- many of the houses in Takoma Park
23 had, originally, when they were built, because it was
24 developed in the 1920's.

25 MR. LA ROCHE: That I'm aware of, none of the

1 cannot have the decision which will you the economic use of
2 your property. And as I understand it, the request that
3 you're making is not, gee, if I don't fix the siding, I've
4 got to move to a motel. It's that I'd like to fix the siding
5 because it would be more aesthetically pleasing.

6 And so I think, in a sense, you're faced with the same
7 dilemma that many of us faced with when we're trying to
8 remodel or restore homes. And that is that we have a budget.
9 And clearly, you've spent a substantial sum dealing with the
10 interior of your house. And you're prepared to spend a not
11 inconsiderable sum to replace the windows in your -- in your
12 sun room.

13 And it sounds to me as if the situation you're in, that
14 you're going to have to have phases, like most of us do. And
15 -- and it -- the phase that's going to take you a while is
16 going to be the -- the restoration of the exterior of your
17 house, within the kinds of guidelines that the HPC prefers.
18 That is a -- is a situation I suspect that many of us in this
19 room have faced.

20 And so, it is not that any of -- I'm not trying to deny
21 you the economic use of your house. It would be the last
22 thing I'd want to do. On the other hand, I think that
23 Commissioner Lanigan speaks for any of us, that there's --
24 it's very, very difficult for us to approve a -- the kind of
25 vinyl siding that you're asking for in -- in a historic

1 district.

2 It's not the sort of thing that we have done in the
3 past. We have a series of precedents about this that I'm
4 sure you, as a lawyer, can understand that we need these
5 precedents so that when others come before us, they can have
6 some reasonable expectations about what we're going to
7 approve and what we're not going to approve.

8 I'm glad, and I applaud the fact that you're working
9 hard to restore the house, and try and stabilize it, which is
10 exactly what we would hope you would do. And I would also
11 hope that any work that you do that's approved by the
12 Commission, you apply for the various tax credits, which is
13 at least some modest way that we can help you economically.

14 But in terms of doing the major change to the exterior
15 of the house, in a historic district, with a contributing
16 resource, we are very conservative on that kind of a matter.
17 And I would, for that reason, agree with the sentiments that
18 Commissioner Lanigan had.

19 MR. KOUSOULAS: Emily.

20 MS. EIG: I, too -- I wrestled with this issue, not
21 of -- wrestle with this issue of replacement materials, not
22 because of the appropriateness, because it -- my mind, I
23 think, as an architectural historian, and as a historic
24 preservationist, that the return to the original materials is
25 the appropriate approach.

1 with the first time.

2 It's -- I guess my time for my plea for the -- if there
3 was some way that we could start to provide, not just the tax
4 credits, and I think you are probably aware that there is a
5 20 percent tax credit for those people who can replace in-
6 kind. But rather, that we make some efforts to provide
7 financial support to our historic districts when we are
8 faced, as we are, with issues of replacement material when
9 material must be replaced.

10 We are so often faced with people who want to replace
11 just because it doesn't fit their aesthetic view. And I
12 guess that's something Commissioners were referring to
13 earlier, is that just because we don't -- you don't like it
14 isn't the answer. But rather, because of the conditions of
15 it, or the inappropriateness of the asbestos shingle as a
16 replacement for the original stucco.

17 These are the reasons that we should be looking at
18 alternative materials. The -- I think that when this
19 Commission voted, in 1996, to allow the clapboard to be put
20 in place of the failing stucco, it was an effort to try to
21 compromise the situation. And I think if you didn't
22 appreciate it, you know, you should at least be aware of
23 that. That we would have liked, at that point in time, to go
24 back to stucco, but we understood that there was a -- an
25 economic problem.

1 And now we're faced with now we want to go to vinyl.
2 And the -- it's an extremely difficult choice. I mean, I --
3 I feel just as strongly as Commissioner Lanigan about the
4 inappropriateness of vinyl. But I do have a side of me that
5 knows that we are going to be facing, across the board, the
6 inability to be able to pay for these materials in the
7 future. And it -- you know, I don't have an answer here.

8 I mean, I -- unfortunately, as a homeowner, I mean, I
9 think -- I think all of us are homeowners, in fact, on -- on
10 this Commission, if not, most of us are. The fact is that we
11 do know that to repair our houses costs more than most of us
12 either want to pay or can afford to pay. And it's a very
13 difficult decision of how do -- you know, what to do under
14 those circumstances.

15 And when you are faced with the historic district
16 designation, and you have to come and ask us for, you know,
17 permission to proceed, it's even harder.

18 MR. LA ROCHE: I started my comments by saying that
19 I wasn't eager to be here tonight and ask you for this. If I
20 could restore the stucco, I would have done it. And I
21 wouldn't need your permission to do it. I mean, to restore
22 the original.

23 MS. EIG: That's correct.

24 MR. LA ROCHE: I would love to. I would love to be
25 able to. And it's not a question of what we can afford.

1 We're not rich. But we can afford to do the work we've done
2 on the house. We can afford to do some of the things we're
3 doing. But it is -- if this house were historic, you know,
4 the --

5 MR. KOUSOULAS: Let me break in here. There's been
6 a lot of talk about whether the house is historic or not. It
7 is. The historic merit of the house is not in question. It
8 is part -- it is a contributing resource, and it is in a
9 master plan district. And it is protected.

10 MR. HONDOWICZ: Yeah, it's --

11 MR. KOUSOULAS: So, that's not a question.

12 MR. HONDOWICZ: It's just a matter of how the law
13 is read, sir, whether or not you -- I'm not -- you can say
14 that not everyone on the Commission agrees with that -- that
15 provision of the law. That's what the law says. You're
16 going to have to talk to the town council.

17 MR. LA ROCHE: That's all right. Never mind.

18 MR. KOUSOULAS: But I think if the economics are as
19 important as you say they are, and I agree with you. I think
20 Commissioner Lanigan has -- has really come up with the
21 reasonable way out of this.

22 MR. LA ROCHE: Well --

23 MS. BLACKWELL: We will paint.

24 MR. LA ROCHE: We will paint the -- the asbestos.

25 That is a done deal. The problem here may be that their --

1 that Takoma Park is improperly designated a historic
2 district, instead of picking out the particular houses which
3 are, themselves, historic, an outstanding architectural
4 specimen -- specime. There are several.

5 But --

6 MS. SODEBERG: I was just thinking about -- Emily
7 had said, at -- if it's so difficult now to find somebody who
8 can do stucco, I mean, that's another alternative, that is,
9 to take off the asbestos, take off all the stucco, and
10 replace it with stucco. But apparently, you can't find a
11 contractor to do that. But if there is one out there, I
12 think with the rising cost of wood, that he is going to be
13 very popular in the future.

14 MS. BLACKWELL: It's -- it's more expensive to do
15 the stucco than it is the wood, at this day in time.

16 MS. SODEBERG: At this point?

17 MS. BLACKWELL: At this point, here today, the
18 estimate's for \$30,000 for the stucco, and \$20,000 for the
19 wood.

20 MR. LA ROCHE: You're dealing with a technique that
21 is very labor-intensive. Labor is the cost. There are a lot
22 of things we all, I'm sure, wish had been done differently in
23 1920.

24 MR. HONDOWICZ: Gee whiz, if you weren't talking
25 about vinyl in Takoma Park, that -- and highly visible. I

1 96-0 (Rev.) that the Historic Area Work Permit be denied.

2 MR. TRUMBLE: I'll second.

3 MS. ZIEK: I think you should clarify that the --
4 it is the revision to the existing Historic Area Work Permit
5 which is being denied, and that the existing Historic Area
6 Work -- the Historic -- 1996 Historic Area Work Permit is
7 still intact.

8 MS. LANIGAN: I'll include that in the motion.
9 Thank you.

10 MR. KOUSOULAS: Is there a second?

11 MR. TRUMBLE: I second it.

12 MR. KOUSOULAS: I'll close the public record. Is
13 there any discussion on the motion? All those in favor of
14 the motion, raise your right hand. Motion passes
15 unanimously.

16 Okay. The next case is Case K.

17 MS. KEPHART: This case was a case that was brought
18 to the meeting on September 10th, 1997, it was brought before
19 the Commission, and was delayed for a number of reasons. It
20 is new construction on a subdivided master plan lot in
21 Germantown. It's the Waring-Crawford House. The house --
22 the historic house is not the subject of the discussion, or
23 of the application.

24 The application is for the construction of a house on
25 the lot that is a 27,000 foot lot -- 27,878 square feet. The

Draft response for George's signature.

George S. LaRoche & Edith R. Blackwell
#1 Valley View Avenue
Takoma Park, Maryland 20912
(301) 270-2199

January 8, 1998

Historic Preservation Commission
of Montgomery County
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Case No. 37/3-960 Revision

To the Members of the Commission,

This letter is the applicant's response to the final Decision and Opinion of the Commission ("Opinion," apparently dated November 5, 1997 and received by the applicant from Dept. of Environmental Protection on November 20, 1997). Although we have chosen not to appeal this decision, the Opinion is factually inaccurate. In addition, we believe that we were treated with contempt and disdain by some--but not all--members of this Commission and by its professional staff. Therefore, we request that this letter be included in the official record to correct the factual and due process errors.

Preliminarily, the Commission should understand that its arrogance has eroded community support for preserving the unique qualities of Takoma Park. None of the Commissioners live *in* Takoma Park, but all speak as if knowledgeable *about* Takoma Park and of how to "preserve" it. None of the Commissioners are our neighbors, *all* of whom speak with great frustration over the pettiness of the Commission. We, unlike many of our neighbors who simply do what they wish to do without seeking permits, followed the rules and submitted our plans to the Commission. For our efforts we were insulted and treated with disdain.

The fundamental and apparently determinative question in our application was *aesthetics*. The Opinion noted Commissioner Trumble's question about our aesthetic choice: we prefer vinyl siding to asbestos shingles. This choice was cast aside for the *Commission's* aesthetic choice: asbestos shingles over vinyl siding. The choice here, necessarily, is between two *non-historical* exteriors, because "restoration" of the "original" exterior--pebble-dash stucco--is *impossible*.

In the next-to-final paragraph of the "Evidence in the Record" section of the Opinion, it is recited that "[t]he applicant agreed" that 'the proposal was based on aesthetic considerations.' This misrepresents both the actual colloquy at the public hearing (as the tape of the hearing will reveal) and it misrepresents the position of the applicant. The "agreement" attributed to the applicant was in response to a question by

Commissioner Trumble, posed *in the context of* distinguishing between the present asbestos shingle siding and the alternative of vinyl siding. The question did not obviate or ignore the other issues which had already been discussed (such as feasibility and cost).

The question, essentially, was as follows: “as between the present asbestos shingle siding and the possibility of vinyl siding, is your preference for vinyl siding based on aesthetics?” The applicant’s answer to that question was, in essence: “the decision is based on aesthetics as much as on other considerations (such as: the stucco underneath the asbestos shingles is deteriorating, water is intruding, and the walls could be insulated if the entire present siding materials were removed).”

In the best of all worlds, *impossibility* not being a factor, the applicant would much prefer to have the original pebbledash stucco. But that is *impossible*. In the worlds which remain, the applicant would much prefer to have wood clapboard. But that is also *impossible*, albeit for different reasons. So, in the worlds which remain, the applicant believes that vinyl siding would have been a preferable alternative to the status quo, for at least two reasons.

First, vinyl is more attractive and bears the weather better than asbestos shingle siding. The applicant cannot comprehend why the Commission feels that asbestos shingle looks *better* than even vinyl siding. Again, this difference of opinion is *purely aesthetic*, so the applicant does not understand how the Commission can condemn the applicant for basing a decision on aesthetic considerations when it is clear that the Commission itself is basing its decision on aesthetic considerations.

Second and more importantly, installation of vinyl siding is *reversible* (in the sense of the word when used by historic preservationists). Were it to become cost-effective, the relatively affordable vinyl could be replaced with wood siding when and *if* the cost fell, without any significant trouble and certainly at far less cost than would be the case with installation of anything other than the present asbestos shingle siding. Were the Commission concerned with the *substance* of the county’s historical assets, rather than *appearances*, the Commission might have an eye to such possible futures and be willing to tolerate “non-historic” materials when use of “historic” materials is *impossible*.

The professional judgment of *every stucco contractor* who has evaluated the structure at issue has been that the original stucco sheathing of this house was of low quality on the day it was applied and has been decomposing ever since. It will not even withstand the process of being washed and painted even with a sealant, which would be the absolutely minimal procedure for stabilizing the original stucco (further, any possible sealant would change the appearance of the stucco, because there is no completely transparent sealant which “disappears” once applied, contrary to the assumptions of some members of the Commission made on the record at the hearing).

Even if the existing stucco *could be* stabilized to prevent as rapid deterioration when exposed to the elements, there are several (some large) areas where original stucco has fallen off the lath. The process of removing the asbestos shingles would leave innumerable holes, cracks, and gaps in the stucco and none of these could be filled or patched without further degrading the surrounding stucco. None of these cracks, holes, etc., could be patched in such a way that the patch would not be blatantly apparent.

The *only* way to obtain a “pebbledash stucco finish” on this house which would be uniform and protect the house from the elements would be to remove *all* the original stucco and apply a completely new stucco finish. This new finish, however, would not replicate the original. *Every* contractor who has evaluated the stucco finish on the residence has reported that the original technique of doing pebble-dash stucco is not presently used and most have declined to even *try* to replicate it. Those who might be willing to try to replicate it have made it clear that their work would *not* look very much like the original. In other words, all professional stucco contractors who have evaluated the situation have been of the opinion that this unusual stucco *cannot* be replicated.

After making these points to the Commission’s professional staff, the staff recommended to the applicant several stucco contractors other than the ones the applicant might already have called. In fact, a couple on the list had not been previously called; in fact, one was even deceased, making it very hard to get an estimate from him.

The applicant nevertheless called the others and sought their opinions. Those contractors provided the same assessment as other contractors previously contacted by the applicant and this uniformity of opinion was reported back to the Commission’s staff. The Commission’s staff nevertheless persists in the belief that the stucco is restorable.

Unless the Commission’s professional staff can provide evidence that *she* is a qualified stucco contractor who can perform this job to her apparent specifications (unlike the stucco contractors who would seem to be in a better position than this staff member to make an informed judgment), the professional staff’s persistence can only be read as either intentional ignorance of reality or *animus* against this applicant.

The proverbial “bottom line” is that pure historic preservation goals of restoration of the original stucco finish on this house is a *physical impossibility*. Apparently, the Commission does not understand the concept of *physical impossibility*. In the vernacular, “the historic pebbledash stucco finish on this house might be restored when pigs fly.”

There is also, however, the question of *practical impossibility*. Professional historic preservation contractors (and this applicant has worked as a professional historic preservation contractor, so is in a position to speak) know very well that cost can *prohibit* preservation. While no cost might be “too much” to preserve an asset such as (for example) Mount Vernon, very few historic assets are of such value. Restoration of the vast majority of historic assets is *absolutely limited*, as a *practical* matter, by the cost of restoring the asset. In short, cost can make something *impossible*.

All stucco contractors queried by the applicant have said that completely restuccoing the house in a manner to seek to replicate the original stucco finish could cost at least one quarter of the current market value of the house and might even cost as much as a third of the current market value of the house. Even the most ardent history-lover would be foolish to spend so much on a house with no intrinsic historic value other than its *contribution* to a “street scape.”

Except for Commissioner Eig, the Commission ignored the applicant’s testimony regarding economic feasibility. Given the Commission’s dispositions and given the rising cost of what the Commission deems to be “historic” materials, as Commissioner Eig noted, this house will *always* have asbestos siding.

The Commission suggests that a historic exterior might be achieved by a “phased project, as [our] budget permits,” but this misses the point. The point is *which* non-historic exterior do the homeowners live with. The Commission made its aesthetic choice and the homeowner has to live with it. Further, the concept of “phased project” assumes an impossibility: that one can change siding materials over a period of time without irreparable damage from the elements and from the process of “phasing in” itself.

The Commission asserted that cost was *not* a factor in judging this application, but Commissioner Soderberg is reported in the Opinion as believing “that the applicant appeared to be evaluating the work on the basis of investment potential rather than as a steward of the property.” This insulting observation entirely misconstrues the reality of the situation, and Commissioner Soderberg’s personal opinion of people who are not as wealthy as she is should not be allowed to influence her role on this Commission.

Further, this Commission has and to some degree is now comprised of persons who are themselves professional property speculators, investors, or otherwise make their living from buying, selling, holding, remodeling, designing, or otherwise dealing with houses and buildings. Therefore, it is unseemly for this Commission to make *any* aspersion--much less such an insulting comment--about an applicant’s concern for the value of the applicant’s own home.

And most importantly from a legal point of view, if the Commission’s orders and decisions have the effect of diminishing the value of property in the real world or have the result of making property unmarketable, the Commission will have *taken* the value of the property without compensation to the owner. This then raises the question whether the Commission intends to purchase the property or pay the difference between the value of the property and the cost of restoring it to the Commission’s standards.

In passing, it should also be noted that Commissioner Soderberg’s comment that the owner of this property is somehow a “steward” of this property is erroneous under the law. Commissioner Soderberg’s comment reflects an attempt on the part of the Commission to rewrite the law of the State of Maryland and skirt the rights of property owners. A steward, under the law, is a form of trustee. There is no trust agreement concerning the property at issue in this application, such that the owner is trustee and the State of Maryland or Montgomery County is the beneficiary.

As for the Commission’s understanding of “historic” materials, paragraph 4 of the Opinion’s “Evidence in the Record” (on page 4) recites that “vinyl siding is not a historic material.” But the Commission’s Opinion fails to report that Commissioner Soderberg (we believe it was) suggested to the applicant that the house be resided with “wide board aluminum siding” as an alternative “historic” material.

The applicants opined at the public hearing that they did not think that such siding was used when this house was built. Since the hearing, the applicants have inquired from various sources whether “wide board” aluminum siding was used when this house was built and the answer is a clear and unequivocal “no.” Commissioner Soderberg’s suggestion (like the staff analysis of the physical structure of the house and condition of the stucco) reveals that the Commission is not acting on the basis of accurate historical information, but on the basis of personal guesswork and uninformed aesthetic preference.

Thus, in recapitulate the fundamental and apparently determinative question in this application, the Commission has used its power to assert its aesthetic preference for asbestos siding over vinyl siding, masking this purely aesthetic preference with reference to a plethora of spurious suggestions and unsupported theories which the applicant demonstrated are physical and practical impossibilities.

Turning now to more specific factual errors and deficiencies in the Opinion:

On pages 2-3 of the Opinion, the Commission sets out the “Background” description of the historic district within which the property at issue is located. The “Background” makes it abundantly clear that the historic value of the district is based on external appearances, and *not* on any intrinsic merit in even a significant number of the structures. The “Background” does not list a single structure within the district which was the site of an important event in history (we are not aware of any such structure), was designed by a notable architect (we are aware of three structures designed by architects who *might* be worthy of inclusion in the footnotes of a comprehensive history), or was the residence of a notable person (we are not aware of any such residence).

Thus, the “background” of this application is entirely a pattern--specifically--of *appearances*. Granted, appearances can be important historic assets and appearances can be well worth preserving, but appearance can be *achieved* by various substantive methods. *No particular* substantive methods of achieving the appearances are intrinsic to the district at issue, however, much less the specific property at issue.

Neither does the Opinion reflect that this Commission has approved various methods of achieving such appearances for structures other than the one at issue in this application, and that such methods for other structures include the exact method at issue in this application. In other words, the Commission frames its decisions concerning Takoma Park on the basis of overall aesthetic appearances, but the Commission is inconsistent in applying its judgment how various structures within Takoma Park will be allowed to comply with the overall street scape which the Commission seeks to protect.

The Commission has not maintained a consistent standard for granting applications for similar actions over different properties. Again, it would appear that the reasons for the differential treatment are based, at most, on the Commission’s undefined aesthetic judgment. No objective criteria are referenced and none are apparent.

For instance, the application heard by the Commission on October 22 immediately before the instant application was an application for construction of a garage in a different historic district. This garage was to be sheathed with *vinyl siding*. Although the garage might be less visible from the street, the garage is to fully as large as this applicant’s *entire* house! The question whether the vinyl siding was appropriate for that structure *never was raised at all*. In short, minutes before *denying* the present application for vinyl siding, the Commission completely ignored the question whether vinyl siding on structure was appropriate. Moreover, that applicant, building a garage larger than our whole house, was given the benefit of the doubt and the creative assistance of the Commission.

More geographically pertinent to the instant application, this Commission has granted applications for installation of vinyl siding within the Takoma Park historic

district and has ignored vinyl siding installed without a permit. There is nothing in the record to indicate that the distinction between the grants of permission in those cases and denial in this case is based on anything other than either unconstrained, uncodified aesthetic judgment, if not actual animus against the applicant.

The final paragraph of the “Background” purports to describe the specific property at issue in the application. This description is factually erroneous in several instances, showing that the Commission does not distinguish material reality from appearance.

The house does not have “a steeply pitched roof [with] strong returns at the eaves on the gable ends.” The house has a very shallowly pitched roof. This structural roof-line is masked by decorative attachments at the gable ends of the house which create the *appearance* of a roof line dropping to the first floor ceiling level (the “strong returns” mentioned in the Commission’s description of the property?). This creates the sense that the second floor windows are dormer windows, when, in fact, there are no dormers.

Also, the “craftsman” details noted by the author are *not* all original parts of the structure but were added later. The Commission’s ignorance of the original design details of the house aside, one must wonder why the Commission overlooks or takes uncritically the aesthetic and historic anomaly of cobbling fake (faux) “craftsman” (Arts & Crafts) details onto a house which is basically styled in a neo-colonial spirit.

The second paragraph of “Evidence in the Record” recites that “the stucco appeared severely deteriorated at the base of the wall, where one would expect the most deterioration due to moisture; but that the stucco appeared sound and intact for the most part where exposed.” In fact, pebbles and stucco material crumble from the surface of the finish throughout the house, as was proven to the Commission at the most recent hearing and at the previous hearing on the applicant’s previous application. Palm-sized fragments of the *actual stucco* (in plastic bags) were provided to the Commission; these fragments were decomposing into dust.

The exception to the overall poor condition of the stucco is a band along the base of the house in some places. At the public hearing on the application, the Commission’s staff analyst reported that this band of stucco was *original*, having been designed as some sort of intentional counterpoint in design to the remainder of the stucco. This statement is completely erroneous: this band of stucco which was applied some three decades after the house was built because the original stucco had failed to withstand ground (rain) splash. This erroneous theory reflects the lack of knowledge of the facts of this structure, as well as the lack of knowledge to evaluate the quality, age, and nature of stucco on the part of the Commission’s professional staff.

Finally, on page 6 of the Opinion the Commission lists four “findings.” The final “finding” is that “[i]nsufficient evidence was presented to demonstrate that the majority of the original stucco finish on 1 Valley View Avenue is in an extreme state of deterioration and is beyond reasonable repair.” This “finding” reflects a fundamental failure to respect the legal principle of *due process*.

The Commission imposes on applicants an undefined, uncodified, and shifting threshold of "proof" which is not applied uniformly to *all* evidence placed before the Commission on a given application, much less to various applications. In this case, the applicant presented evidence of "extreme deterioration beyond repair." *No evidence whatsoever* was introduced by the Commission or the Commission's professional staff which countervailed or rebutted the applicant's evidence (conjecture, suspicion, and assumptions about an applicant's motives are not evidence of anything except bias of the tribunal, which is yet another due process violation). If an applicant bears some burden to prove the grounds for a permit and presents credible evidence to that effect, the Commission or its professional staff (or interested citizens) seeking to block the permit must carry an *identical* burden, presenting credible evidence against that of the applicant.

In conclusion, and for the record, this applicant has abandoned his plans to re-side the house. The alternatives acceptable to this Commission are *impossible*.

Thank you very much.



George S. LaRoche, applicant



Edith R. Blackwell, co-applicant

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: One Valley View Avenue
Resource: Takoma Park Historic District
Case Number: 37/3-96O REVISION
Public Notice: 9/24/97
Applicant: George S. LaRoche
PROPOSAL: Remove existing siding;
Install vinyl siding

Meeting Date: 10/8/97 *Postponed to 10/22/97*
Review: HAWP
Tax Credit: Potential
Report Date: 10/1/97
Staff: Robin D. Ziek *Motion passed unanimously.*

**RECOMMENDATIONS:
DENIAL OF REVISION**

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in Takoma Park Historic District
STYLE: Colonial Revival
DATE: c1920s

- owner discusses settling of floors has caused extensive interior cracking & may therefore make ext'nr cracking.
- cost of wood siding is up 100%
- pebbles are soft/easy to rub off
- can't paint that surface, as the pebbles will come off.

This Contributing Resource in the Takoma Park Historic District is a highly visible property, sitting on a corner lot at the intersection of Valley View Avenue and Maple Avenue; the house is oriented to Valley View. In Takoma Park, the bulk of the historic properties are Contributing Resources, and they provide the basic structure and character of the district.

The Takoma Park Guidelines for Contributing Resources note that the "design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing...the design review emphasis will be restricted to changes that are *at all visible from the public right-of-way...*"

The subject property is a two-story, side-gable, Colonial Revival frame structure, which originally was sided with pebble-dash stucco. The original siding is still in place, and was covered in the past with asbestos shingles.

The applicant came before the HPC on 5/8/96 with a request to remove all of the existing siding - both the asbestos shingle and the pebble-dash stucco finish - and put wood clapboard siding on the house. The HPC approved this request on the basis that either the stucco or the wood clapboard would have been appropriate to the period when this house was constructed.

The applicant has not undertaken any of the work that was approved under the previous HAWP, and is before you today with a revised proposal.

REVISED PROJECT PROPOSAL

The applicant proposes to remove all of the existing siding and install vinyl siding on the house. In his letter, the applicant explains that he had great difficulty finding a contractor for the project, and now feels that the original proposal for wood siding would simply cost too much. The owner has removed the asbestos shingles in several locations, providing an opportunity to assess the condition of the original stucco siding, as well as to see its visual effect.

He says the dark stone area is a later patch! (1940) of the base area! By oral history. (He didn't tell me that earlier) (1)
Susan recommends painting the stucco!

STAFF COMMENTS

The proposed request for the application of vinyl siding on this house is not appropriate at this location on this particular resource. The proposal calls for the removal of the original stucco siding over the entire house, or the removal of the skin of the building. This is not equivalent to an application for the use of vinyl siding on a new addition at the rear or side of a structure, especially as the house is highly visible on this corner lot.

The Takoma Park Guidelines were designed to provide flexibility in allowing homeowners to increase living space or modernize a house in a manner that would be sensitive to the historic district. There have been several applications before the HPC for the use of vinyl siding on houses in the historic district. The HPC has generally denied these applications, noting that the Guidelines state that "some non-original building materials may be acceptable on a case-by-case basis; 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."

The issues in this proposal involve an assessment of the condition of the original stucco finish based on the original application, deterioration through age/moisture, and damage to the stucco through the application of asbestos shingles over the stucco. In addition, the HPC has to consider the overall appropriateness of the proposed installation of vinyl siding on the house.

The applicant has removed the asbestos shingle in several locations on the house, thereby providing an opportunity to assess its condition. Staff feels that the stucco, which was applied over wood lath, is actually in good condition from what is apparent. At the base of the walls, the stucco appears to be the least sound and is actually missing in areas adjacent to the ground, exposing the wood lath. This is not surprising, in that the house was built very close to grade and one would expect to see some deterioration at the base of the walls due to moisture. In addition, there is at least one area near the base of the front wall where the plaster is not adhering to the wood lath, although it appears to be tight in other parts of the wall.

The asbestos shingle was laid up on nailing strips which were simply nailed over the stucco finish. One might expect nail holes at regular intervals in the original siding. However, on the Maple Avenue facade, where the owner has exposed a large patch of original stucco, the stucco appears to be sound to a height of over 5'. In this location, the applicant was able to remove the wood lath and leave the stucco itself intact except for the small nail holes. This is another indication that the stucco is sound, at least in this area.

This pebble-dash finish is somewhat atypical in that the pebbles were pressed into the stucco finish rather than being mixed into the stucco before the application to the house. A foundation "course" is delineated with black pebbles approximately 10" high. The remainder of the pebbles over the house are grey and white. The original stucco appears to have had a natural finish (no paint), over which the pebbles were applied.

Staff feels that this type of stucco finish could potentially be repaired with a good match. The worst problem would be the removal of the nailing strips for the asbestos shingles. After some discussion with a contractor, staff notes that if the strips were nailed into the wood frame, there is a good potential for removing the nails without damage to the original stucco (by pulling away chunks of the stucco with the nails) by applying a counter-pressure on this solid substrate.

Any cracks in the plaster could be cleaned out down to the lath. Punky stucco could be removed to the lath, and new stucco applied which would match the original stucco in color and texture. Then, pebbles which match the existing would be pressed into this stucco patch. Stucco is a good material, and should provide a lasting, maintenance-free surface. The applicant has expressed some concern about the condition of the wood under the siding. As the stucco is applied

on wood lath which was nailed to the house framing, this should not be of too much concern because this underlayment is permeable and won't hold moisture. In addition, the condition of the framing can be assessed from the basement, which should cut down on this as an "unknown." With two siding materials on the house (stucco and asbestos shingle), there is less likelihood of moisture damage, especially if there is no insulation as would be typical in a house of this age.

Alternatively, if the applicant is concerned about the unknowns of the condition of the stucco where it has not been removed, staff feels that the applicant should simply repair the existing asbestos siding. This material is porous, and takes paint or stain well. This would certainly be more cost effective than any of the other proposals. By maintaining the asbestos shingle and painting it, the applicant would achieve a bright new look with two weather tight systems on the house, while also preserving the original finish for some future date when another owner may wish to expose and repair the original finish.

New shingles are available that match the old asbestos shingles. The "wavy siding" is made with cement (with no asbestos) and is designed as for repairs of existing asbestos siding. This material is available, for example, at the Roof Center, Inc. at a cost of \$47.19 for 1/3 square (33 sq. ft.). Alternatively, if the applicant would like to pursue the restoration of the stucco finish as the exterior cladding material, staff will work with the applicant to locate a craftsman who is familiar with pebbledash construction.

In terms of the proposed use of vinyl siding, staff notes that the preservation of historic materials and/or the use of typical historical materials is a goal of the HPC because of the quality and character of those materials. Vinyl siding is widely and appropriately used on new construction throughout the county. The historic districts in the county are designated, however, under Chapter 24A with the "purpose of protection, preservation and continued use and enhancement of those sites, structures..., and districts of historical, archeological, architectural or cultural value..."

Staff notes that the HPC denial of this revision would still permit the applicant three choices: repair of the existing asbestos shingle siding; removal of the asbestos shingle siding and repair of the original stucco siding; or removal of both the asbestos shingle and stucco sidings, and installation of wood siding, as approved under the previous HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission deny this request and find this proposal inconsistent with the purposes of Chapter 24A, as cited in 24 A-8(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 or 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.

and inconsistent with Secretary of the Interior's Standards for Rehabilitation #9:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George LaRoche

Daytime Phone No.: 301-891-3857

Tax Account No.: 1077830

Name of Property Owner: George S. LaRoche Daytime Phone No.: 301-891-3857

Address: 1 Valley View Avenue; Takoma Park, MD 20912
Street Number City State Zip Code

Contractor: Lovre Tokic (probably, under circumstances) Phone No.: _____

Contractor Registration No.: unknown and contractor is not available this week to find out

Agent for Owner: N.A. Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 1 Street: Valley View Avenue

Town/City: Takoma Park Nearest Cross Street: Maple

Lot: 42 Block: 87 Subdivision: Holmes & Austin

Liber: 7242 Folio: 404 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
 Move Install Wreck/Raze
 Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
 Solar Fireplace Woodburning Stove Single Family
 Fence/Wall (complete Section 4) Other: siding - see letter attached

1B. Construction cost estimate: \$ cannot estimate until siding removed - see letter attached

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: _____

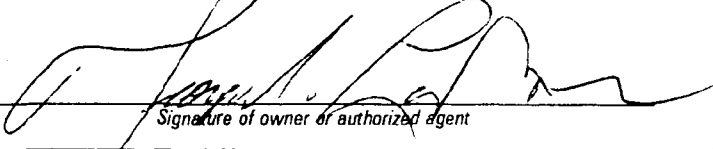
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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.


Signature of owner or authorized agent

9/17/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

(4)

George Simons LaRoche
#1 Valley View Avenue
Takoma Park, Maryland 20912
(301) 270-2199

September 17, 1997

Historic Preservation Commission
Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive
Rockville, MD 20850

RE: HAWP Application for 1 Valley View Avenue, Takoma Park
-- revision of previous HAWP

This letter is to accompany my application for a Historic Area Work Permit for the property at #1 Valley View Avenue, expanding upon the "Written Description of Project" and other information requested in the application. I am requesting a permit for one project - or, more properly, a revised permit for a project for which a permit was previously awarded.

In May of 1996, the Commission granted me a permit to undertake two projects on my house. As background, I have attached a copy of the original application and associated materials, in case the Commission does not have them in its files.

One project was replacement of sun porch windows. The other project was much more extensive, to include tearing off the present asbestos tile siding, tearing off the original stucco siding under the asbestos, and residing the house with wood clapboard. This present application concerns only the second project.

Neither of these projects has been undertaken yet because I was not able to locate a contractor willing to do the work until very recently. Most contractors simply never provided an estimate or didn't call me back on the job. After examining the house and studying my proposals, however, some contractors did have the courtesy to inform me that they thought the project was "unbiddable" or "undoable" for what amounts to two reasons.

One: most were unwilling to undertake a job which had so many possible hidden costs (damaged wood underneath the siding, which would have to be replaced as part of the project). This problem has more to do with contractors' anxieties about working with clients they don't know, and I've anticipated this problem in my plans, so it is not an issue for me.

More telling, however, all contractors who refused to bid the project and who discussed the reasons with me also stated that I would not *want* the job done, once I saw the estimate. Their contention was that their estimate would be so high that the house would become, essentially, unsellable for the foreseeable future without my suffering a loss of investment.

5

A major component of the cost of this job, I have learned, would be the wood siding, which has become significantly more expensive than wood siding was when I first began to anticipate this project several years ago. I've been given "ballpark" estimates higher than \$20,000 and even higher than \$30,000 for the siding *alone*, not including the sheathing and insulation to go under the siding or the costs of installing everything.

Although I'm not doing the work with plans to then sell the house, I must protect my investment in the house, including extensive and expensive interior and foundation work which has been done in the last few years. Thus, so serious a cost hike in a material component of the project for which I already have a permit makes the job "undoable" as presently permitted.

For this reason, I'm requesting a revision of the permit for replacement of the siding to allow me to use *vinyl* siding (with the same dimensions and profiles as available in wood) instead of *wood*. Although I share the Commission's inclination to use original materials, there comes a point where market realities combine with technical feasibility to indicate that the less desirable alternative be employed. But various considerations should make vinyl less problematic in this situation.

First, in regard to concerns about "historic" accuracy, this house is not "historic," but only "contributes" to the overall historic ambience of the neighborhood. Thus, the importance of this house lies not in any part of the house itself but in the way the house complements the actually historic houses visually. Vinyl -- properly installed -- would be fairly indistinguishable, by the layperson looking from the street, and only subtly detectable by a "trained eye."

Second, related to the first point, only a minority of houses in this neighborhood have original siding. There already are several houses with aluminum siding and several with vinyl siding within the historic district. Some of this vinyl siding was applied to these houses or to parts of these houses *since* the creation of the historic district. One such addition is to the upper floor of number 4 Valley View Avenue, which was added only a couple of years ago.

Third, also related to the first point, the Commission has approved various permanent additions to housing which deviates completely from historic practice, at least where such deviation is minimally apparent, and in some cases where the addition is not hidden at all from the street. One such addition is the asphalt driveway and stockade fence for the property abutting mine on Maple Avenue, as well as the picket fence for the property on the opposite corner of Valley View and Maple from mine.

Fourth, permission to use vinyl siding now would not prevent me from using wood in the future, if it became financially practical to do so. Removal of the vinyl siding would be easy and would leave a "clean slate" for application of wood. In other words, this amendment to the original permit would be "reversible," in the terms of historic preservation. In many ways, this technical observation might be read as a "savings clause" in the original permit; since the original stucco siding *cannot* be saved, since wood clapboard would be an historically appropriate replacement, use of this visually similar yet reversible alternative to wood would "save" the original concept for restoring the house with wood by preserving the possibility of using wood in the future, if it became possible.

6

September 17, 1997
Page 3

Fifth, the value of houses in Takoma Park is falling. Granted, the Commission is not *directly* concerned with economics, but I hope that the Commission will acknowledge that economics, as much as physics and chemistry, can limit the scope of what is possible.

Within the last few weeks, I've located a contractor who is willing to undertake the project, without worrying about the "unknowns" on this job. He has worked on many of the houses in this neighborhood, including placement of exterior siding on number 10 Valley View and participation in construction of an extensive addition on the back of number 5 Valley View. Thus, it is my hope that the projects for which I first applied for permits over a year ago could be completed before this Winter's harsh weather arrives.

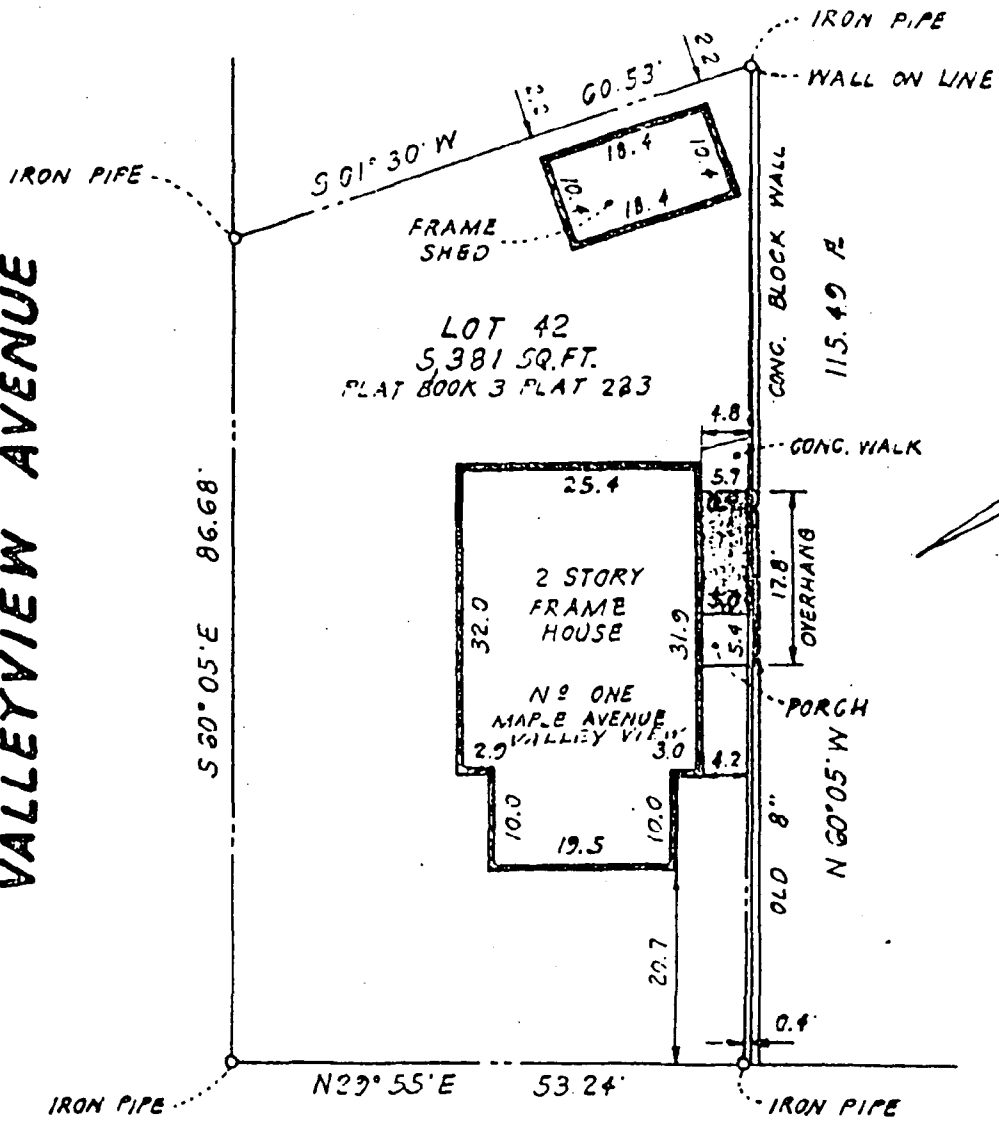
Sincerely,



George S. LaRoche

(7)

VALLEYVIEW AVENUE

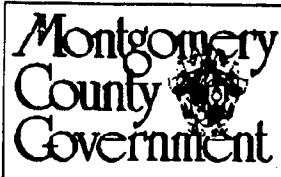


MAPLE AVENUE

LOT STAKE OUT
LOT 42
HOLMES & AUSTIN'S SUBD. OF PART OF
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 20'

8

PREVIOUS APPLICATION



RETURN TO: Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mail to Applicant

CONTACT PERSON George LaRoche
 DAYTIME TELEPHONE NO. (301) 891-3857

TAX ACCOUNT # 1077830

NAME OF PROPERTY OWNER George S. LaRoche DAYTIME TELEPHONE NO. (301) 891-3857

ADDRESS 1 Valley View Avenue; Takoma Park, MD 20912
CITY STATE ZIP CODE

CONTRACTOR (undecided) TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER N.A. DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 1 STREET Valley View Avenue

TOWN/CITY Takoma Park NEAREST CROSS STREET Maple

LOT 42 BLOCK 87 SUBDIVISION (Holmes and Austin)

LIBER 7242 FOLIO 404 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze install Revocable Revision Fence/Wall (complete Section 4) Single Family Other sunporch wind exterior siding
 (cannot determine until siding removed)

1B. CONSTRUCTION COST ESTIMATE \$ _____

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.

Signature of owner or authorized agent _____ Date 5/10/96

APPROVED W/ CONDITIONS For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 5/10/96

APPLICATION/PERMIT NO: 9604170081 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

9

MEMORANDUM

TO: Robert Hubbard, Chief
 Division of Development Services and Regulation
 Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator *Gwen*
 Design, Zoning, and Preservation Division
 M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

1. The stucco replacement should be accomplished without major alterations to the window and door trim. All window and door surrounds and/or trim should be retained and anything that is rotted or damaged should be replaced with matching wood trim.
2. Replacement windows should match existing in design, with double-pane glass and applied muntins (applied to interior and exterior of glass with a spacer between the panes to simulate true-divided).
3. Any trim replacement, necessitated by the window replacement, should replicate the width and appearance of the existing trim as closely as possible.
4. The removed windows should be donated to Old House Parts for reuse.

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

Applicant: GEORGE S. LAROCHE

Address: 1 VALLEY VIEW AVENUE, TAKOMA PARK

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

George Simons LaRoche
#1 Valley View Avenue
Takoma Park, Maryland 20912
(301) 270-2199

April 16, 1996

Historic Preservation Commission
Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive
Rockville, MD 20850

RE: HAWP Application for 1 Valley View Avenue, Takoma Park

This letter is to accompany my application for a Historic Area Work Permit for the property at #1 Valley View Avenue (*see* photographs 1, 2, & 3, enclosed), expanding upon the "Written Description of Project" requested in the application. I am requesting permits for two projects, as explained in this letter.

Siding Replacement

APPROVED
Montgomery County
Historic Preservation Commission

I am requesting a permit to allow me to replace the original siding material. When I purchased the house in 1986, it was covered with asbestos shingle siding applied several decades before (*see* photos 1 & 2). This siding, however, is *not* the original siding, but was applied over a very coarse pebble stucco finish which apparently was the original siding material. This application concerns the original stucco finish, which, unfortunately, I must remove.

I have removed a few asbestos shingles to inspect the stucco finish and obtain estimates on repair of the stucco (*see* photos 4 & 5). To this end, I have spoken to representatives of several companies which do stucco work and have been informed that there are various serious problems with the original stucco finish on this house.

The first and most basic problem is that the surface of the stucco is not well bonded to the substrate, which means that the stucco is prone to crumbling, flaking, and shedding the pebble finish imbedded in the surface (*see* photos 5, 6, & 7). As you can tell from examining the fragment of stucco submitted along with this letter, the stucco is not well-bonded. This fragment was found lying on top of a lath strip holding the asbestos shingles, where the fragment apparently had fallen from its own substrate sometime in the past.

Second, application of asbestos shingles over the unpainted original stucco has caused moisture retention in the stucco, which has aggravated the flaking. Third, application of the asbestos shingles entailed nailing 1X2 furring over the stucco, which further damaged the stucco.

Fourth--and most problematic--the foundation of the house settled significantly over the first three decades of the house's life. One result of this was that the walls of the house were subjected to severe racking (*see* photo 4 (showing lath bowed *upward* when I lifted the one place in the house which could be leveled, reversing the settling)). The interior walls were extensively

Steven L. Marcus

5/10/96

11

April 16, 1996
Page 2

cracked and large portions of plaster had been lost and replaced in the past (all plaster inside has now been completely repaired). I have every reason to expect that the exterior, stuccoed walls are in very bad shape because of this settling.

Although I cannot determine the exact condition of the exterior surfaces of the walls until all asbestos shingles are removed, I have been informed that significant portions of the stucco are severely cracked, are probably hanging loosely against the underlying lath, and some portions of the stucco may be completely missing. A neighbor who lived at 7416 Maple for several decades told me that one of the reasons the asbestos shingles were put on the house was to cover cracks and holes in the stucco caused when the foundation of the house settled in the 1930s and 1940s.

The representatives of companies which do stucco work tell me that it is not possible to patch the original stucco on this house in a manner which would not be obvious from the street. Of course, any resurfacing of the original stucco would result in a noticeable change from the original street scape. Most contractors have suggested, based upon the condition of the stucco they can examine (particularly on the sun porch (see photos 5, 7, 8, & 9), that it would be advisable to remove *all* the present stucco, rather than repair the original stucco.

This suggestion is made, in part, because the stucco on the porch varies considerably from the stucco on the "east corner" of the main house (*compare* photos 6 & 9). While there is every reason to believe that photograph 6 shows the stucco as it *might have* looked when the house was new, the stucco on the sun porch has deteriorated so far from that (possible) "original" condition that it could not be made to match the "original" stucco showing elsewhere on the house.

The best estimate of the cost of a complete stucco job on this house exceeds \$25,000. This is far in excess of what I can afford and is far out of proportion to reasonable expectations of what the house is -- or might be -- worth.

The net result of these observations is that repair or restoration of the stucco is impractical. Therefore, I am requesting a permit to allow me to remove the stucco and replace it with painted clapboard. This choice of siding is made for several reasons.

First and most importantly, clapboard siding is appropriate to the design and period of the house. Plain or rabbeted bevel siding is commensurate with the "colonial-revival" style of the house (*compare* attached illustrations #150 & #151 (period of house) with #7 (period "revived" in design of house) from Carole Rifkind, A Field Guide to American Architecture (1980)). Second, clapboard was commonly used in when this part of Takoma Park was built (for instance, #3 Valley View has shiplap (sometimes called "novelty") clapboard siding (see photo #2)). Third, the house has properly been deemed to only "contribute" to the overall historical district. Fourth, the cost of residing the house with painted wood clapboard is commensurate with the overall value of the house (I must admit that, if I am unable to replace the stucco, I simply cannot afford to do more than hand patch the stucco). Finally, given the judgment that the stucco cannot be restored and should be removed, I will be able to insulate the walls of the house as part of residing the house, which would make the house much more energy-efficient, which would benefit the community and any future owners.

I intend to use standard 6" bevel wood siding, painted a dark pearl-grey. This color would be as close to the overall color of the original stucco siding, as seen from the street, as

April 16, 1996
Page 3

contemporary color-matching of paint can make it. All trim is to be painted the original Williamsburg blue. The window sashes will remain -- or be painted -- white.

Sun Porch Window Replacement

APPROVED
Montgomery County
Historic Preservation Commission

All the casement windows on the sun porch (facing Maple Avenue; ~~see photos 10 & 11~~) were extensively modified and sealed shut long before I purchased the house; I want to replace them. The sun porch settled along with the rest of the house long before I purchased the house (see photo 4 (showing bowed lath indicating the amount of settling; this furring was applied *after* the sun porch settled, so was applied as a straight piece of 1X2; it bowed *upward* when the wall was lifted back to its original position). This settling required that each casement sash be shaved or trimmed, in order to fit into the skewed window-frames. Modification of the casements to make them fit the skewed window-frames required sealing them shut.

Alfred L. Marcus
5/10/96

Unlike within the main body of the house, where it was neither feasible nor advisable to try to level the floors, it was both possible and recommended to level the floor in the sun porch, which has recently been done. But now that the frames are again rectilinear, the original windows do not fit the frames. In addition, the modifications made in the casements have left cuts in many sashes large enough to allow wind, not to mention fingers and tools, to be inserted between several the windows and the frames (see photos 12, 13, & 14). In two cases, the cuts have also weakened the casement frames sufficiently that the units cannot be manipulated without planar flexing, creating a risk of shattering the panes of glass in the units.

I intend to replace these windows with casements of identical design, with the same number and arrangement of panes and muntins, as seen from the street. The size of windows presently being manufactured, however, differs slightly from the originals, which should not result in any difference as seen from the street. Each original casement unit measured approximately 1'6" X 4'7". Contemporary casement units can be obtained measuring 1'5" X 4'5". This minor variation in size would be hidden completely by new exterior trim. In addition, contemporary windows incorporate some materials, such as gaskets, which the original windows did not use and I would like to install double-pane units to conserve energy.

I have examined windows manufactured by both Anderson and Pella; each a premier manufacturer of windows. Each makes windows which would look substantially identical to the present casements (see attached photocopy of a page from Pella's literature), maintaining the exact feeling and appearance of the original house. And this is, of course, the point: to replace the non-functional windows with functional windows which seal out the elements, minimize the chances thieves could open the windows from the outside, and yet maintain the eight-lite, casement style of the originals.

Finally, I would note that original windows in the kitchen and one in the upstairs bathroom were replaced in the 1950s with aluminum awning windows. I have been told -- and it appeared to be the case when I did the interior renovation -- that the original windows were casements. These aluminum awning windows may be replaced with casement units in the near future, in order to restore some of the original feel of the house. It would make sense, then, for all the casements in the house to match.

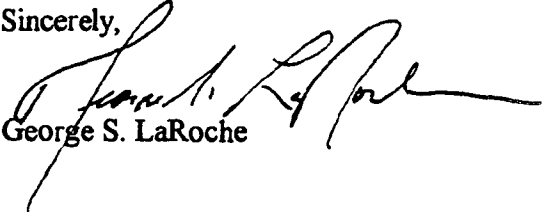
April 16, 1996
Page 4

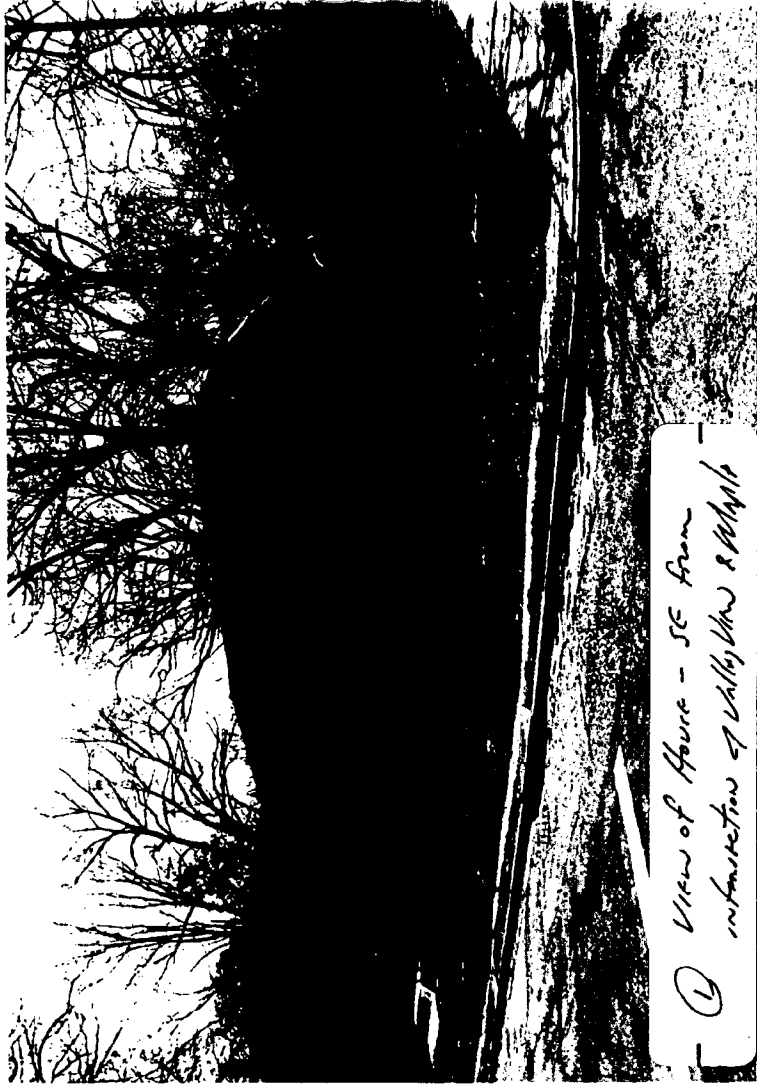
Enclosed along with my application and this letter is a page providing addresses of all immediate neighbors. Also, 14 photographs are enclosed showing the house from both Valley View and from Maple, showing the original stucco in good condition, showing some areas where the stucco is in bad condition, showing a casement window pair which is in good condition, and showing (from the inside) some areas where the casement units have been trimmed. Finally, I also deliver for your consideration a piece of the original stucco which simply has fallen off the lath.

Although I have attached a site plan, I should note that nothing will change other than siding and windows, which would not be apparent on the plan. I *have not* supplied architectural elevations, since the only difference from the present structure which might be shown on an elevation would be horizontal lines for siding and the windows will not be sufficiently different in size to be apparent on even full-scale elevations.

I am attempting to obtain additional pictures from Pella and Anderson showing their casement windows, but, since I am not an architect or contractor, am finding it difficult to obtain satisfactory information. If I do obtain this information, I will forward it to the Commission.

Sincerely,

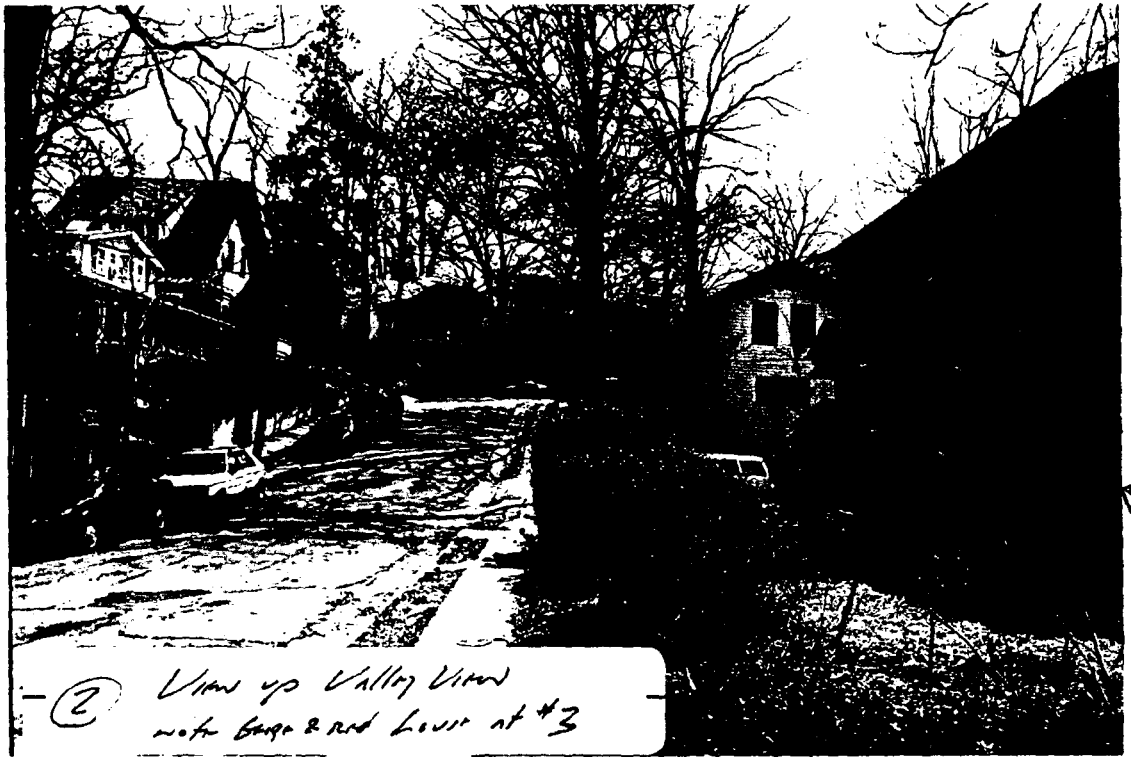

George S. LaRoche



① View of House - SE from
intersection of valley view & Maple



③ View from Maple



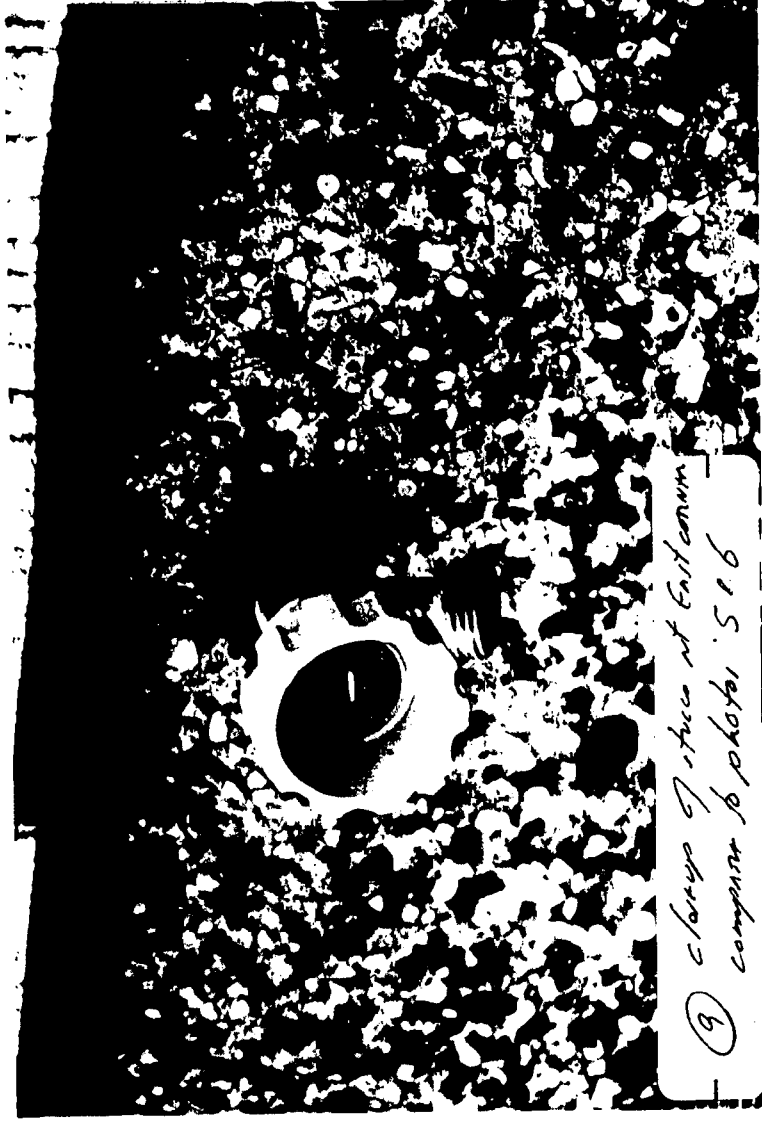
② View up Valley View
note garage & red house at #3

Subject
Property

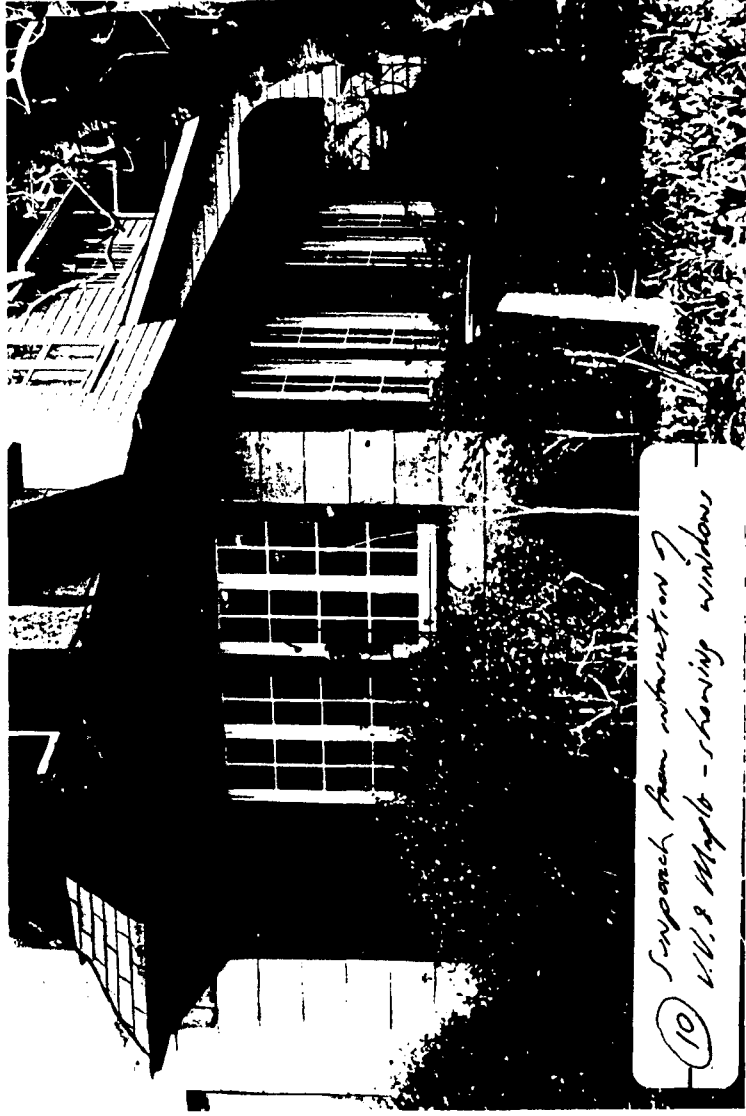


⑤ View of ARM on sun porch
where asbestos removed

16



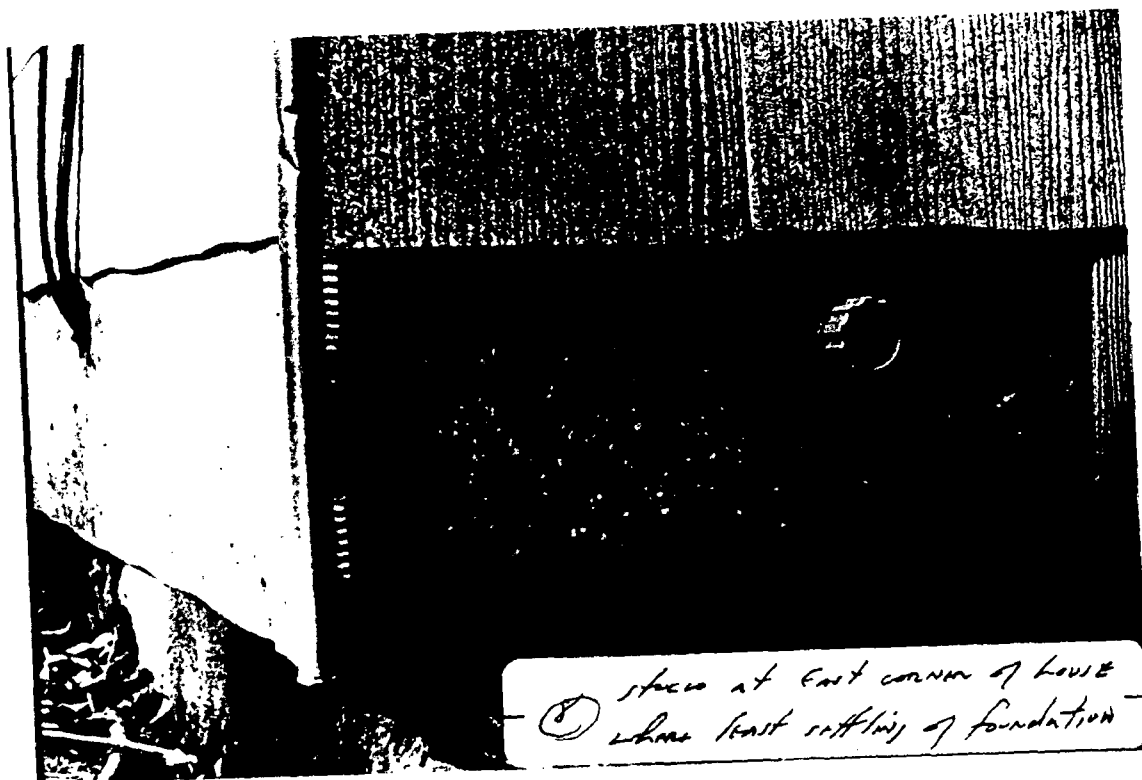
9) closeup of stone at entrance
compare to photo 516



10) Search from intersection of
V.V. & Maple - showing windows



④ View South Long Myrtle Ave. West of
Sunporch - note bow in lath



⑤ space at East corner of house
where least settling of foundation

18

Call

La Roche

Recommended by Doug
Reed

Tell him about

Cassell
Vernon ~~the~~ or
Braddick

~~Frederick~~ Inc.

~~(301) 667-1763~~

(301) 371-7133

Harry
Horne Plastering

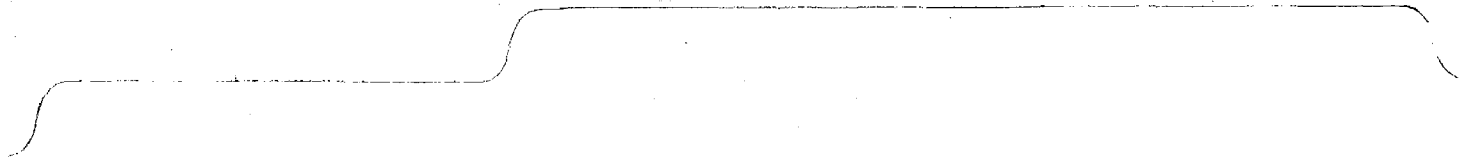
(201) 898 5600

- Cement shingle - The
wavy edge Roof
Contractor Inc

Would accept a stem ~
paint - try...

Cost ~~\$~~ 1/3 sf \$ 47.19
"wavy shing" bundle

P.G. = State Row Table



George Simons LaRoche
#1 Valley View Avenue
Takoma Park, Maryland 20912
(301) 270-2199

September 17, 1997

Historic Preservation Commission
Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive
Rockville, MD 20850

RE: HAWP Application for 1 Valley View Avenue, Takoma Park
-- revision of previous HAWP

This letter is to accompany my application for a Historic Area Work Permit for the property at #1 Valley View Avenue, expanding upon the "Written Description of Project" and other information requested in the application. I am requesting a permit for one project - or, more properly, a revised permit for a project for which a permit was previously awarded.

In May of 1996, the Commission granted me a permit to undertake two projects on my house. As background, I have attached a copy of the original application and associated materials, in case the Commission does not have them in its files.

One project was replacement of sun porch windows. The other project was much more extensive, to include tearing off the present asbestos tile siding, tearing off the original stucco siding under the asbestos, and residing the house with wood clapboard. This present application concerns only the second project.

Neither of these projects has been undertaken yet because I was not able to locate a contractor willing to do the work until very recently. Most contractors simply never provided an estimate or didn't call me back on the job. After examining the house and studying my proposals, however, some contractors did have the courtesy to inform me that they thought the project was "unbiddable" or "undoable" for what amounts to two reasons.

One: most were unwilling to undertake a job which had so many possible hidden costs (damaged wood underneath the siding, which would have to be replaced as part of the project). This problem has more to do with contractors' anxieties about working with clients they don't know, and I've anticipated this problem in my plans, so it is not an issue for me.

More telling, however, all contractors who refused to bid the project and who discussed the reasons with me also stated that I would not *want* the job done, once I saw the estimate. Their contention was that their estimate would be so high that the house would become, essentially, unsellable for the foreseeable future without my suffering a loss of investment.

A major component of the cost of this job, I have learned, would be the wood siding, which has become significantly more expensive than wood siding was when I first began to anticipate this project several years ago. I've been given "ballpark" estimates higher than \$20,000 and even higher than \$30,000 for the siding *alone*, not including the sheathing and insulation to go under the siding or the costs of installing everything.

Although I'm not doing the work with plans to then sell the house, I must protect my investment in the house, including extensive and expensive interior and foundation work which has been done in the last few years. Thus, so serious a cost hike in a material component of the project for which I already have a permit makes the job "undoable" as presently permitted.

For this reason, I'm requesting a revision of the permit for replacement of the siding to allow me to use *vinyl* siding (with the same dimensions and profiles as available in wood) instead of *wood*. Although I share the Commission's inclination to use original materials, there comes a point where market realities combine with technical feasibility to indicate that the less desirable alternative be employed. But various considerations should make vinyl less problematic in this situation.

First, in regard to concerns about "historic" accuracy, this house is not "historic," but only "contributes" to the overall historic ambience of the neighborhood. Thus, the importance of this house lies not in any part of the house itself but in the way the house complements the actually historic houses visually. Vinyl -- properly installed -- would be fairly indistinguishable, by the layperson looking from the street, and only subtly detectable by a "trained eye."

Second, related to the first point, only a minority of houses in this neighborhood have original siding. There already are several houses with aluminum siding and several with vinyl siding within the historic district. Some of this vinyl siding was applied to these houses or to parts of these houses *since* the creation of the historic district. One such addition is to the upper floor of number 4 Valley View Avenue, which was added only a couple of years ago.

Third, also related to the first point, the Commission has approved various permanent additions to housing which deviates completely from historic practice, at least where such deviation is minimally apparent, and in some cases where the addition is not hidden at all from the street. One such addition is the asphalt driveway and stockade fence for the property abutting mine on Maple Avenue, as well as the picket fence for the property on the opposite corner of Valley View and Maple from mine.

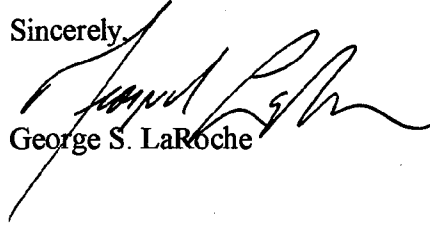
Fourth, permission to use vinyl siding now would not prevent me from using wood in the future, if it became financially practical to do so. Removal of the vinyl siding would be easy and would leave a "clean slate" for application of wood. In other words, this amendment to the original permit would be "reversible," in the terms of historic preservation. In many ways, this technical observation might be read as a "savings clause" in the original permit; since the original stucco siding *cannot* be saved, since wood clapboard would be an historically appropriate replacement, use of this visually similar yet reversible alternative to wood would "save" the original concept for restoring the house with wood by preserving the possibility of using wood in the future, if it became possible.

September 17, 1997
Page 3

Fifth, the value of houses in Takoma Park is falling. Granted, the Commission is not *directly* concerned with economics, but I hope that the Commission will acknowledge that economics, as much as physics and chemistry, can limit the scope of what is possible.

Within the last few weeks, I've located a contractor who is willing to undertake the project, without worrying about the "unknowns" on this job. He has worked on many of the houses in this neighborhood, including placement of exterior siding on number 10 Valley View and participation in construction of an extensive addition on the back of number 5 Valley View. Thus, it is my hope that the projects for which I first applied for permits over a year ago could be completed before this Winter's harsh weather arrives.

Sincerely,



George S. LaRoche



RETURN TO: Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mail to Applicant

CONTACT PERSON George LaRoche
 DAYTIME TELEPHONE NO. (301) 891-3857
 TAX ACCOUNT # 1077830
 NAME OF PROPERTY OWNER George S. LaRoche DAYTIME TELEPHONE NO. (301) 891-3857
 ADDRESS 1 Valley View Avenue; Takoma Park, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR (undecided) TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER N.A. DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 1 STREET Valley View Avenue
 TOWN/CITY Takoma Park NEAREST CROSS STREET Maple
 LOT 42 BLOCK 87 SUBDIVISION (Holmes and Austin)
 LIBER 7242 FOLIO 404 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition

Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other exterior siding
 (cannot determine until siding removed)

1B. CONSTRUCTION COST ESTIMATE \$ _____

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.

Signature of owner or authorized agent _____ Date 7/10/96

APPROVED ✓ IN CONDITIONS For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ 5/10/96

APPLICATION/PERMIT NO: 9604170081 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

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

See accompanying letter, which fully sets forth this information.

There is little historical significance to the exterior of this house; it is a "contributing" structure.

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

See accompanying letter, which fully sets forth this information.

The improvements envisioned would make the house much more attractive, make the neighborhood much more attractive, and maintain the historic feeling of the neighborhood.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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.

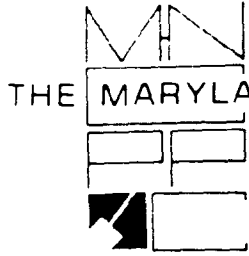
6. TREE SURVEY

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, (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 mailing labels.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 5/10/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

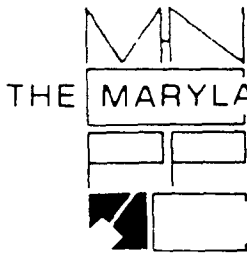
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 5/10/96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator *GMM*
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

1. The stucco replacement should be accomplished without major alterations to the window and door trim. All window and door surrounds and/or trim should be retained and anything that is rotted or damaged should be replaced with matching wood trim.
2. Replacement windows should match existing in design, with double-pane glass and applied muntins (applied to interior and exterior of glass with a spacer between the panes to simulate true-divided).
3. Any trim replacement, necessitated by the window replacement, should replicate the width and appearance of the existing trim as closely as possible.
4. The removed windows should be donated to Old House Parts for reuse.

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

Applicant: GEORGE S. LAROCHE

Address: 1 VALLEY VIEW AVENUE, TAKOMA PARK

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

George Simons LaRoche
#1 Valley View Avenue
Takoma Park, Maryland 20912
(301) 270-2199

April 16, 1996

Historic Preservation Commission
Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive
Rockville, MD 20850

RE: HAWP Application for 1 Valley View Avenue, Takoma Park

This letter is to accompany my application for a Historic Area Work Permit for the property at #1 Valley View Avenue (*see* photographs 1, 2, & 3, enclosed), expanding upon the "Written Description of Project" requested in the application. I am requesting permits for two projects, as explained in this letter.

Siding Replacement

APPROVED
Montgomery County
Historic Preservation Commission

I am requesting a permit to allow me to replace the original siding material. When I purchased the house in 1986, it was covered with asbestos shingle siding applied several decades before (*see* photos 1 & 2). This siding, however, is *not* the original siding, but was applied over a very coarse pebble stucco finish which apparently was the original siding material. This application concerns the original stucco finish, which, unfortunately, I must remove. 5/10/96

I have removed a few asbestos shingles to inspect the stucco finish and obtain estimates on repair of the stucco (*see* photos 4 & 5). To this end, I have spoken to representatives of several companies which do stucco work and have been informed that there are various serious problems with the original stucco finish on this house.

The first and most basic problem is that the surface of the stucco is not well bonded to the substrate, which means that the stucco is prone to crumbling, flaking, and shedding the pebble finish imbedded in the surface (*see* photos 5, 6, & 7). As you can tell from examining the fragment of stucco submitted along with this letter, the stucco is not well-bonded. This fragment was found lying on top of a lath strip holding the asbestos shingles, where the fragment apparently had fallen from its own substrate sometime in the past.

Second, application of asbestos shingles over the unpainted original stucco has caused moisture retention in the stucco, which has aggravated the flaking. Third, application of the asbestos shingles entailed nailing 1X2 furring over the stucco, which further damaged the stucco.

Fourth--and most problematic--the foundation of the house settled significantly over the first three decades of the house's life. One result of this was that the walls of the house were subjected to severe racking (*see* photo 4 (showing lath bowed *upward* when I lifted the one place in the house which could be leveled, reversing the settling)). The interior walls were extensively

April 16, 1996

Page 2

cracked and large portions of plaster had been lost and replaced in the past (all plaster inside has now been completely repaired). I have every reason to expect that the exterior, stuccoed walls are in very bad shape because of this settling.

Although I cannot determine the exact condition of the exterior surfaces of the walls until all asbestos shingles are removed, I have been informed that significant portions of the stucco are severely cracked, are probably hanging loosely against the underlying lath, and some portions of the stucco may be completely missing. A neighbor who lived at 7416 Maple for several decades told me that one of the reasons the asbestos shingles were put on the house was to cover cracks and holes in the stucco caused when the foundation of the house settled in the 1930s and 1940s.

The representatives of companies which do stucco work tell me that it is not possible to patch the original stucco on this house in a manner which would not be obvious from the street. Of course, any resurfacing of the original stucco would result in a noticeable change from the original street scape. Most contractors have suggested, based upon the condition of the stucco they can examine (particularly on the sun porch (*see* photos 5, 7, 8, & 9), that it would be advisable to remove *all* the present stucco, rather than repair the original stucco.

This suggestion is made, in part, because the stucco on the porch varies considerably from the stucco on the "east corner" of the main house (*compare* photos 6 & 9). While there is every reason to believe that photograph 6 shows the stucco as it *might have* looked when the house was new, the stucco on the sun porch has deteriorated so far from that (possible) "original" condition that it could not be made to match the "original" stucco showing elsewhere on the house.

The best estimate of the cost of a complete stucco job on this house exceeds \$25,000. This is far in excess of what I can afford and is far out of proportion to reasonable expectations of what the house is -- or might be -- worth.

The net result of these observations is that repair or restoration of the stucco is impractical. Therefore, I am requesting a permit to allow me to remove the stucco and replace it with painted clapboard. This choice of siding is made for several reasons.

First and most importantly, clapboard siding is appropriate to the design and period of the house. Plain or rabbeted bevel siding is commensurate with the "colonial-revival" style of the house (*compare* attached illustrations #150 & #151 (period of house) with #7 (period "revived" in design of house) from Carole Rifkind, A Field Guide to American Architecture (1980)). Second, clapboard was commonly used in when this part of Takoma Park was built (for instance, #3 Valley View has shiplap (sometimes called "novelty") clapboard siding (*see* photo #2)). Third, the house has properly been deemed to only "contribute" to the overall historical district. Fourth, the cost of residing the house with painted wood clapboard is commensurate with the overall value of the house (I must admit that, if I am unable to replace the stucco, I simply cannot afford to do more than hand patch the stucco). Finally, given the judgment that the stucco cannot be restored and should be removed, I will be able to insulate the walls of the house as part of residing the house, which would make the house much more energy-efficient, which would benefit the community and any future owners.

I intend to use standard 6" bevel wood siding, painted a dark pearl-grey. This color would be as close to the overall color of the original stucco siding, as seen from the street, as

April 16, 1996

Page 3

contemporary color-matching of paint can make it. All trim is to be painted the original Williamsburg blue. The window sashes will remain -- or be painted -- white.

Sun Porch Window Replacement

APPROVED
Montgomery County
Historic Preservation Commission

All the casement windows on the sun porch (facing Maple Avenue, ~~see photos 10 & 11~~) were extensively modified and sealed shut long before I purchased the house; I want to replace them. The sun porch settled along with the rest of the house long before I purchased the house (see photo 4 (showing bowed lath indicating the amount of settling; this furring was applied *after* the sun porch settled, so was applied as a straight piece of 1X2; it bowed *upward* when the wall was lifted back to its original position). This settling required that each casement sash be shaved or trimmed, in order to fit into the skewed window-frames. Modification of the casements to make them fit the skewed window-frames required sealing them shut.

Unlike within the main body of the house, where it was neither feasible nor advisable to try to level the floors, it was both possible and recommended to level the floor in the sun porch, which has recently been done. But now that the frames are again rectilinear, the original windows do not fit the frames. In addition, the modifications made in the casements have left cuts in many sashes large enough to allow wind, not to mention fingers and tools, to be inserted between several the windows and the frames (see photos 12, 13, & 14). In two cases, the cuts have also weakened the casement frames sufficiently that the units cannot be manipulated without planar flexing, creating a risk of shattering the panes of glass in the units.

I intend to replace these windows with casements of identical design, with the same number and arrangement of panes and muntins, as seen from the street. The size of windows presently being manufactured, however, differs slightly from the originals, which should not result in any difference as seen from the street. Each original casement unit measured approximately 1'6" X 4'7". Contemporary casement units can be obtained measuring 1'5" X 4'5". This minor variation in size would be hidden completely by new exterior trim. In addition, contemporary windows incorporate some materials, such as gaskets, which the original windows did not use and I would like to install double-pane units to conserve energy.

I have examined windows manufactured by both Anderson and Pella; each a premier manufacturer of windows. Each makes windows which would look substantially identical to the present casements (see attached photocopy of a page from Pella's literature), maintaining the exact feeling and appearance of the original house. And this is, of course, the point: to replace the non-functional windows with functional windows which seal out the elements, minimize the chances thieves could open the windows from the outside, and yet maintain the eight-lite, casement style of the originals.

Finally, I would note that original windows in the kitchen and one in the upstairs bathroom were replaced in the 1950s with aluminum awning windows. I have been told -- and it appeared to be the case when I did the interior renovation -- that the original windows were casements. These aluminum awning windows may be replaced with casement units in the near future, in order to restore some of the original feel of the house. It would make sense, then, for all the casements in the house to match.

James L. Marcus
5/10/96

April 16, 1996

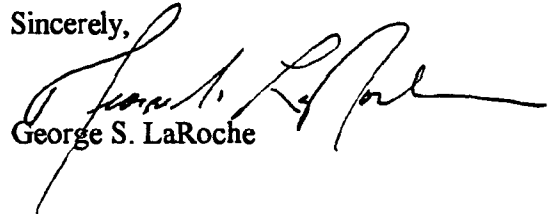
Page 4

Enclosed along with my application and this letter is a page providing addresses of all immediate neighbors. Also, 14 photographs are enclosed showing the house from both Valley View and from Maple, showing the original stucco in good condition, showing some areas where the stucco is in bad condition, showing a casement window pair which is in good condition, and showing (from the inside) some areas where the casement units have been trimmed. Finally, I also deliver for your consideration a piece of the original stucco which simply has fallen off the lath.

Although I have attached a site plan, I should note that nothing will change other than siding and windows, which would not be apparent on the plan. I *have not* supplied architectural elevations, since the only difference from the present structure which might be shown on an elevation would be horizontal lines for siding and the windows will not be sufficiently different in size to be apparent on even full-scale elevations.

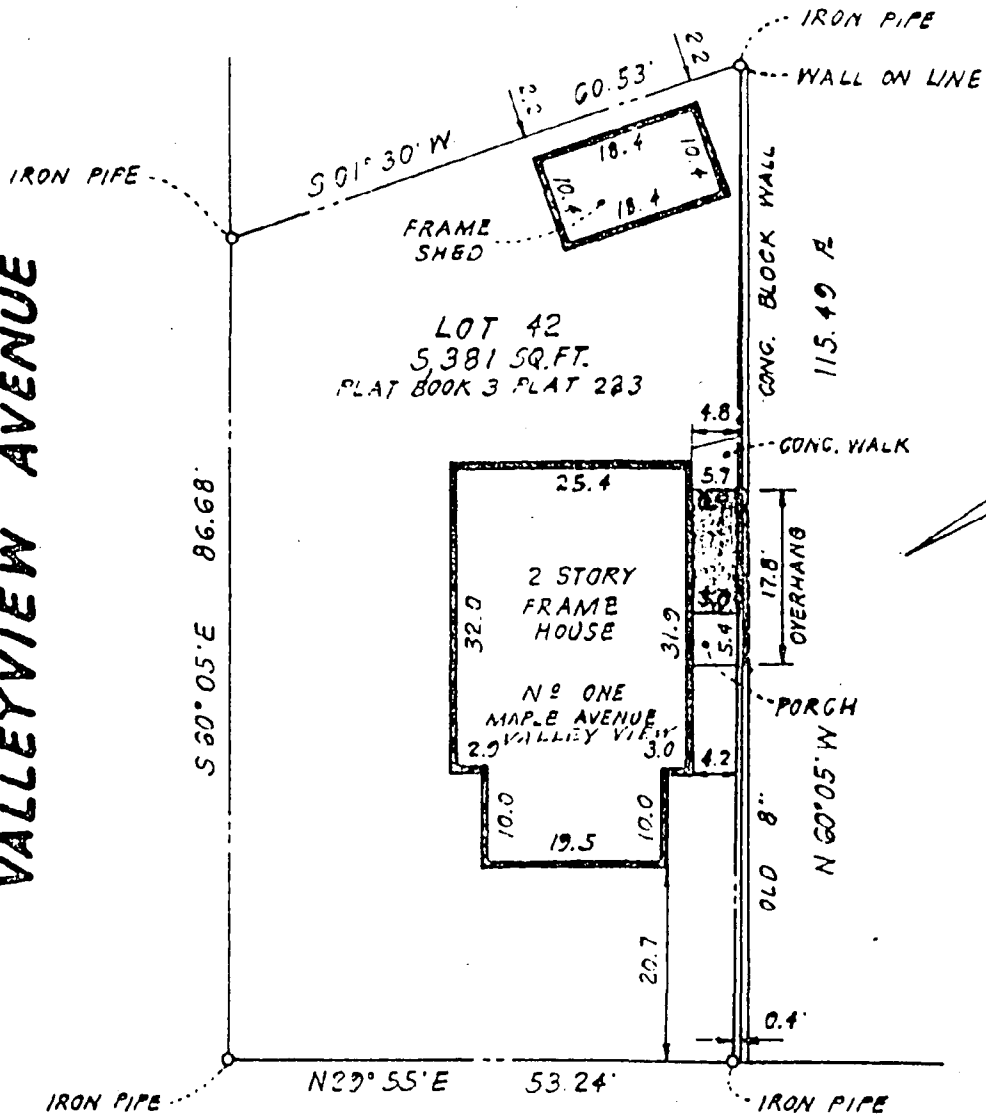
I am attempting to obtain additional pictures from Pella and Anderson showing their casement windows, but, since I am not an architect or contractor, am finding it difficult to obtain satisfactory information. If I do obtain this information, I will forward it to the Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "George S. LaRoche", with a long horizontal flourish extending to the right.

George S. LaRoche

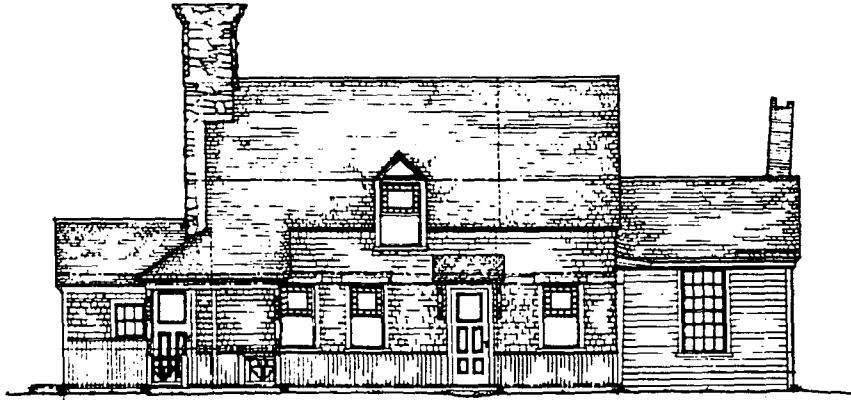
VALLEYVIEW AVENUE



MAPLE AVENUE

LOT STAKEOUT
LOT 42
HOLMES & AUSTIN'S SUBD. OF PART OF
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=20'

8 □ RESIDENTIAL—COLONIAL



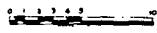
6 Clemence Irons House. Johnston, Rhode Island. 1677, with later sash, dormers, and wings. A type native to the Providence area, with the stone chimney built into the stone end wall, and shingle-clad frame wall front and rear.



7 Shiplap House. Annapolis, Maryland.





150, 151 President Kennedy birthplace. Brookline, Massachusetts. C.1908. 

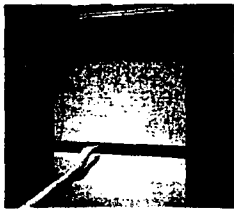
wood casement windows



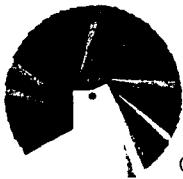
Pella's unique patented unison lock secures both the upper and lower parts of the sash with a single handle, for easier locking and prevention of drafts and warping that can occur when only one lock is latched.

Sash moves toward center of frame for easy cleaning of exterior glass from the inside.

All standard-sized operable casements are factory-tested for air infiltration.



Flat screens are standard. The optional Rolscreen™ window screen pulls down when needed, rolls up out of sight when not needed.



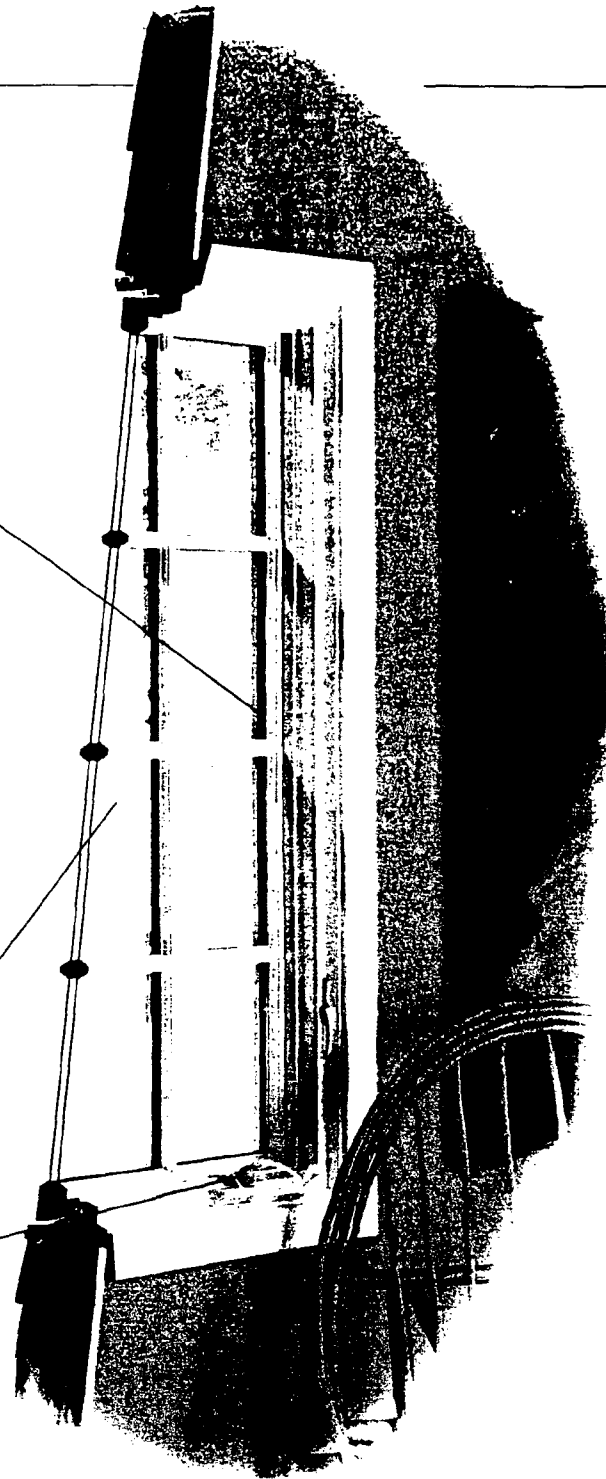
Low-maintenance aluminum cladding is coated with EnduraClad™ finish. White, Brown and Tan are standard colors. A virtually unlimited variety of custom colors are also available.

Wood casement exterior is factory-primed.

InsulShield™ insulating glass or clear insulating glass are standard options.

All operating hardware is seacoast-worthy. Interior handles are available in three finishes: Brass, White and Champagne.

Matching transoms and circleheads are available.



APPROVED
Montgomery County
Historic Preservation Commission

James L. Marcus 5/10/96

Wood casement windows—vent and fixed sizes

Notes and explanation

- Traditional muntin style shown on wood units, Prairie style shown on clad units. Either style is available on each size, unless otherwise noted.
- All sizes are also available without muntins.
- Rough openings shown for single units in typical installations reflect 1/2" added to frame width and 1-5/8" added to frame height (when Pella® subsill is used).
- Masonry openings shown using Pella subsill and 1-7/8" brickmould and reflect the addition of 3" to frame width and 2-5/8" to frame height. Allow an additional 3" for masonry opening width and 1-1/2" in height when using 3-1/2" brickmould. Allowances for subsill and brickmould are not included in frame dimensions.
- All 68" tall windows have tempered glass.

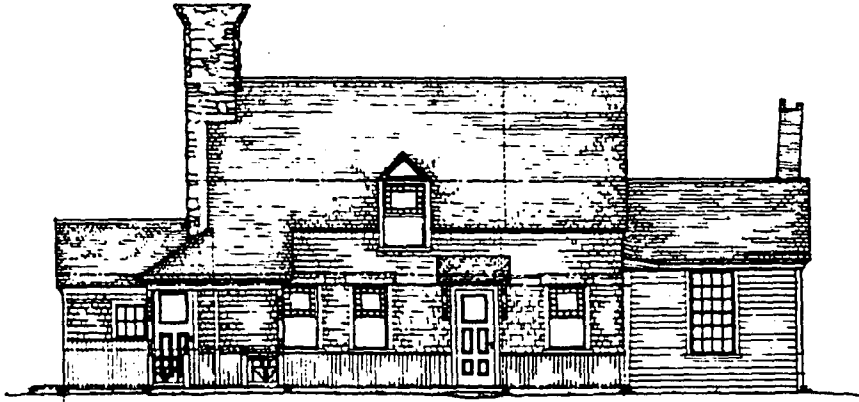
MASONRY OPENING	1'8"	2'0"	2'2"	2'4"	2'6"	2'8"
ROUGH OPENING	1'8-1/2"	1'9-1/2"	1'11-1/2"	2'1-1/2"	2'3-1/2"	2'5-1/2"
FRAME	1'8"	1'9"	1'11"	2'1"	2'3"	2'5"
31-68"	1230CM+	1630CM	1830CM	2030CM	2430CM	3030CM
37-68"	1236CM+	1636CM	1836CM	2036CM	2436CM	3036CM
41-68"	1242CM+	1642CM	1842CM	2042CM	2442CM	3042CM
47-68"	1248CM+	1648CM	1848CM	2048CM	2448CM	3048CM
51-68"	1254CM+	1654CM	1854CM	2054CM	2454CM	3054CM
57-68"	1260CM+	1660CM	1860CM	2060CM	2460CM	3060CM*
63-68"	1268CM+	1668CM	1868CM	2068CM	2468CM	3068CM*

* Available as fixed units only. + 15" units available in Traditional muntin style only.

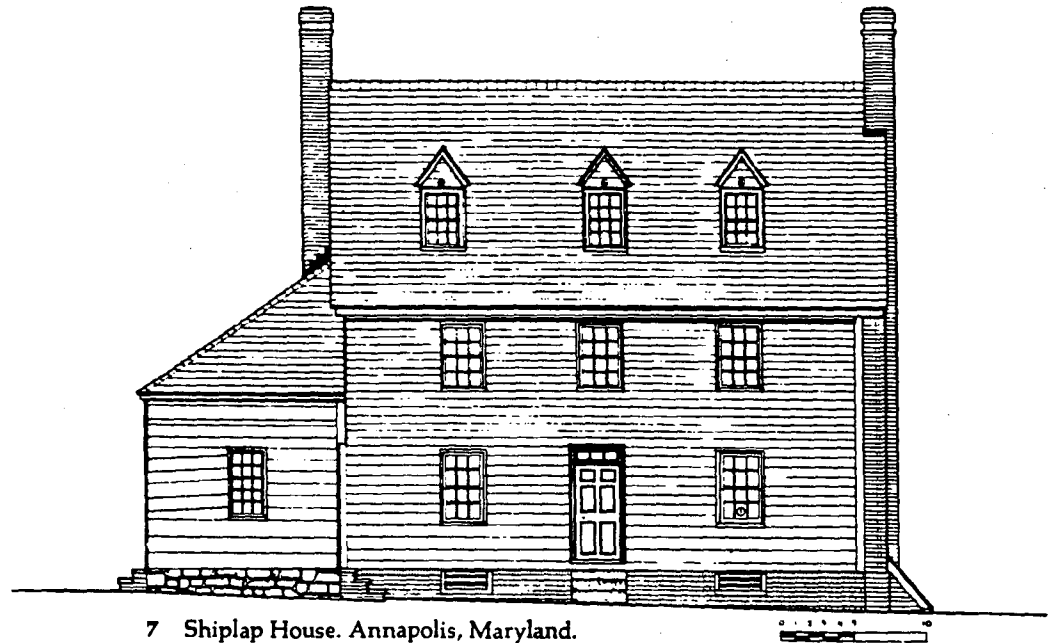
APPROVED
Montgomery County
Historic Preservation Commission

Green L. Marcus
Kintar

8 □ RESIDENTIAL—COLONIAL



6 Clemence Irons House. Johnston, Rhode Island. 1677, with later sash, dormers, and wings. A type native to the Providence area, with the stone chimney built into the stone end wall, and shingle-clad frame wall front and rear.



7 Shiplap House. Annapolis, Maryland.



150, 151 President Kennedy birthplace. Brookline, Massachusetts. C.1908. 

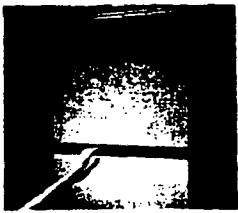
wood casement windows



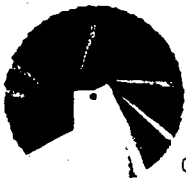
Pella's unique patented unison lock secures both the upper and lower parts of the sash with a single handle, for easier locking and prevention of drafts and warping that can occur when only one lock is latched.

Sash moves toward center of frame for easy cleaning of exterior glass from the inside.

All standard-sized operable casements are factory-tested for air infiltration.



Flat screens are standard. The optional Rolscreen™ window screen pulls down when needed, rolls up out of sight when not needed.



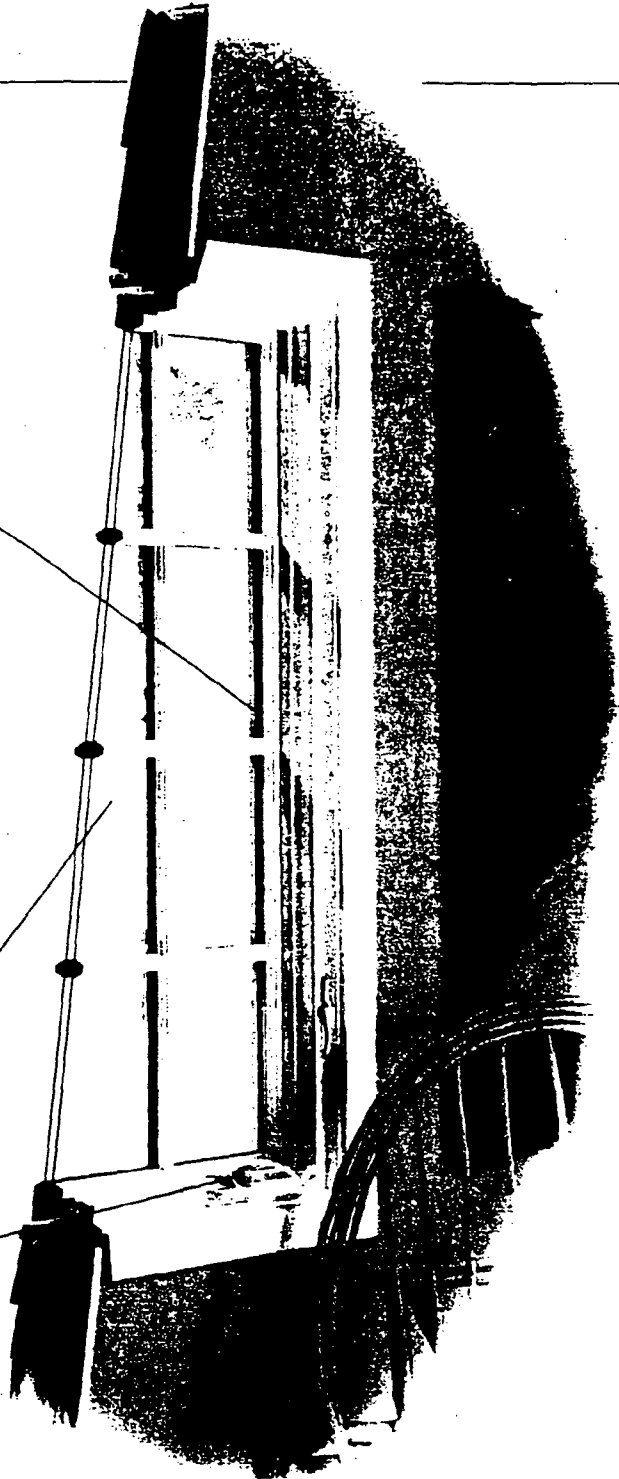
Low-maintenance aluminum cladding is coated with EnduraClad™ finish. White, Brown and Tan are standard colors. A virtually unlimited variety of custom colors are also available.

Wood casement exterior is factory-primed.

InsulShield™ insulating glass or clear insulating glass are standard options.

All operating hardware is seacoast-worthy. Interior handles are available in three finishes: Brass, White and Champagne.

Matching transoms and circleheads are available.



APPROVED
Montgomery County
Historic Preservation Commission

Laven L. Marcus 5/10/96

Wood casement windows—vent and fixed sizes

Notes and explanation

• Traditional muntin style shown on wood units. Prairie style shown on clad units. Either style is available on each size, unless otherwise noted.

• All sizes are also available without muntins.

• Rough openings shown for single units in typical installations reflect 1/2" added to frame width and 1-5/8" added to frame height (when Pella® subsill is used).

• Masonry openings shown using Pella subsill and 1-7/8" brickmould and reflect the addition of 3" to frame width and 2-5/8" to frame height. Allow an additional 3" for masonry opening width and 1-1/2" in height when using 3-1/2" brickmould. Allowances for subsill and brickmould are not included in frame dimensions.

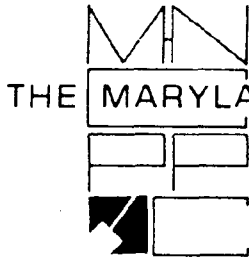
• All 68" tall windows have tempered glass.

MASONRY OPENING	18"	20"	22"	24"	28"	
ROUGH OPENING	18-1/2"	19-1/2"	1'11-1/2"	2'1-1/2"	2'5-1/2"	
FRAME	18"	19"	1'11"	2'1"	2'5"	
31-5/8"						
37-5/8"						
41-5/8"						
47-5/8"						
51-5/8"						
57-5/8"						
63-5/8"						

* Available as fixed units only. + 15" units available in Traditional muntin style only.

APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcus
Klinck



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 5/10/96

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied
 Approved with Conditions: _____

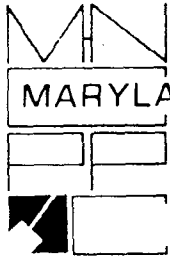
1. The stucco replacement should be accomplished without major alterations to the window and door trim. All window and door surrounds and/or trim should be retained and anything that is rotted or damaged should be replaced with matching wood trim.
2. Replacement windows should match existing in design, with double-pane glass and applied muntins (applied to interior and exterior of glass with a spacer between the panes to simulate true-divided).
3. Any trim replacement, necessitated by the window replacement, should replicate the width and appearance of the existing trim as closely as possible.
4. The removed windows should be donated to Old House Parts for reuse.

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

Applicant: GEORGE S. LAROCHE

Address: 1 VALLEY VIEW AVENUE, TAKOMA PARK

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 5/10/96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

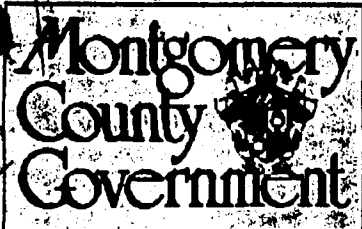
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



RETURN TO: Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive, Rockville, Maryland 20850
(301) 217-6370

Historic Preservation Commission
(301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mail to Applicant

CONTACT PERSON George LaRoche
DAYTIME TELEPHONE NO. (301) 891-3857

TAX ACCOUNT # 1077830

NAME OF PROPERTY OWNER George S. LaRoche DAYTIME TELEPHONE NO. (301) 891-3857

ADDRESS 1 Valley View Avenue, Takoma Park, MD 20912

CONTRACTOR (undecided) CITY STATE ZIP CODE
TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____
AGENT FOR OWNER N.A. DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 1 STREET Valley View Avenue
TOWN/CITY Takoma Park NEAREST CROSS STREET Maple
LOT 42 BLOCK 87 SUBDIVISION (Holmes and Austin)
LIBER 7242 FOLIO 404 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Other Woodburning Stove exterior siding sun porch windows
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family (cannot determine until siding removed)

1B. CONSTRUCTION COST ESTIMATE \$ _____
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.

Signature of owner or authorized agent _____ Date 7/10/96

APPROVED W/ CONDITIONS For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature _____ Date 5/10/96

APPLICATION/PERMIT NO: 9604170081 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

George Simons LaRoche
#1 Valley View Avenue
Takoma Park, Maryland 20912
(301) 270-2199

April 16, 1996

Historic Preservation Commission
Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive
Rockville, MD 20850

RE: HAWP Application for 1 Valley View Avenue, Takoma Park

This letter is to accompany my application for a Historic Area Work Permit for the property at #1 Valley View Avenue (*see* photographs 1, 2, & 3, enclosed), expanding upon the "Written Description of Project" requested in the application. I am requesting permits for two projects, as explained in this letter.

Siding Replacement

APPROVED
Montgomery County
Historic Preservation Commission

James L. Marcus

I am requesting a permit to allow me to replace the original siding material. When I purchased the house in 1986, it was covered with asbestos shingle siding applied several decades before (*see* photos 1 & 2). This siding, however, is *not* the original siding, but was applied *over* a very coarse pebble stucco finish which apparently was the original siding material. This application concerns the original stucco finish, which, unfortunately, I must remove.

5/10/96

I have removed a few asbestos shingles to inspect the stucco finish and obtain estimates on repair of the stucco (*see* photos 4 & 5). To this end, I have spoken to representatives of several companies which do stucco work and have been informed that there are various serious problems with the original stucco finish on this house.

The first and most basic problem is that the surface of the stucco is not well bonded to the substrate, which means that the stucco is prone to crumbling, flaking, and shedding the pebble finish imbedded in the surface (*see* photos 5, 6, & 7). As you can tell from examining the fragment of stucco submitted along with this letter, the stucco is not well-bonded. This fragment was found lying on top of a lath strip holding the asbestos shingles, where the fragment apparently had fallen from its own substrate sometime in the past.

Second, application of asbestos shingles over the unpainted original stucco has caused moisture retention in the stucco, which has aggravated the flaking. Third, application of the asbestos shingles entailed nailing 1X2 furring over the stucco, which further damaged the stucco.

Fourth--and most problematic--the foundation of the house settled significantly over the first three decades of the house's life. One result of this was that the walls of the house were subjected to severe racking (*see* photo 4 (showing lath bowed *upward* when I lifted the one place in the house which could be leveled, reversing the settling)). The interior walls were extensively

cracked and large portions of plaster had been lost and replaced in the past (all plaster inside has now been completely repaired). I have every reason to expect that the exterior, stuccoed walls are in very bad shape because of this settling.

Although I cannot determine the exact condition of the exterior surfaces of the walls until all asbestos shingles are removed, I have been informed that significant portions of the stucco are severely cracked, are probably hanging loosely against the underlying lath, and some portions of the stucco may be completely missing. A neighbor who lived at 7416 Maple for several decades told me that one of the reasons the asbestos shingles were put on the house was to cover cracks and holes in the stucco caused when the foundation of the house settled in the 1930s and 1940s.

The representatives of companies which do stucco work tell me that it is not possible to patch the original stucco on this house in a manner which would not be obvious from the street. Of course, any resurfacing of the original stucco would result in a noticeable change from the original street scape. Most contractors have suggested, based upon the condition of the stucco they can examine (particularly on the sun porch (*see* photos 5, 7, 8, & 9), that it would be advisable to remove *all* the present stucco, rather than repair the original stucco.

This suggestion is made, in part, because the stucco on the porch varies considerably from the stucco on the "east corner" of the main house (*compare* photos 6 & 9). While there is every reason to believe that photograph 6 shows the stucco as it *might have* looked when the house was new, the stucco on the sun porch has deteriorated so far from that (possible) "original" condition that it could not be made to match the "original" stucco showing elsewhere on the house.

The best estimate of the cost of a complete stucco job on this house exceeds \$25,000. This is far in excess of what I can afford and is far out of proportion to reasonable expectations of what the house is -- or might be -- worth.

The net result of these observations is that repair or restoration of the stucco is impractical. Therefore, I am requesting a permit to allow me to remove the stucco and replace it with painted clapboard. This choice of siding is made for several reasons.

First and most importantly, clapboard siding is appropriate to the design and period of the house. Plain or rabbeted bevel siding is commensurate with the "colonial-revival" style of the house (*compare* attached illustrations #150 & #151 (period of house) with #7 (period "revived" in design of house) from Carole Rifkind, A Field Guide to American Architecture (1980)). Second, clapboard was commonly used in when this part of Takoma Park was built (for instance, #3 Valley View has shiplap (sometimes called "novelty") clapboard siding (*see* photo #2)). Third, the house has properly been deemed to only "contribute" to the overall historical district. Fourth, the cost of residing the house with painted wood clapboard is commensurate with the overall value of the house (I must admit that, if I am unable to replace the stucco, I simply cannot afford to do more than hand patch the stucco). Finally, given the judgment that the stucco cannot be restored and should be removed, I will be able to insulate the walls of the house as part of residing the house, which would make the house much more energy-efficient, which would benefit the community and any future owners.

I intend to use standard 6" bevel wood siding, painted a dark pearl-grey. This color would be as close to the overall color of the original stucco siding, as seen from the street, as

April 16, 1996

Page 3

contemporary color-matching of paint can make it. All trim is to be painted the original Williamsburg blue. The window sashes will remain -- or be painted -- white.

Sun Porch Window Replacement

APPROVED
Montgomery County
Historic Preservation Commission

All the casement windows on the sun porch (facing Maple Avenue; ~~see photos 10 & 11~~) were extensively modified and sealed shut long before I purchased the house; I want to replace them. The sun porch settled along with the rest of the house long before I purchased the house (see photo 4 (showing bowed lath indicating the amount of settling; this furring was applied *after* the sun porch settled, so was applied as a straight piece of 1X2; it bowed *upward* when the wall was lifted back to its original position). This settling required that each casement sash be shaved or trimmed, in order to fit into the skewed window-frames. Modification of the casements to make them fit the skewed window-frames required sealing them shut.

Steven L. Marcus
5/10/96

Unlike within the main body of the house, where it was neither feasible nor advisable to try to level the floors, it was both possible and recommended to level the floor in the sun porch, which has recently been done. But now that the frames are again rectilinear, the original windows do not fit the frames. In addition, the modifications made in the casements have left cuts in many sashes large enough to allow wind, not to mention fingers and tools, to be inserted between several the windows and the frames (see photos 12, 13, & 14). In two cases, the cuts have also weakened the casement frames sufficiently that the units cannot be manipulated without planar flexing, creating a risk of shattering the panes of glass in the units.

I intend to replace these windows with casements of identical design, with the same number and arrangement of panes and muntins, as seen from the street. The size of windows presently being manufactured, however, differs slightly from the originals, which should not result in any difference as seen from the street. Each original casement unit measured approximately 1'6" X 4'7". Contemporary casement units can be obtained measuring 1'5" X 4'5". This minor variation in size would be hidden completely by new exterior trim. In addition, contemporary windows incorporate some materials, such as gaskets, which the original windows did not use and I would like to install double-pane units to conserve energy.

I have examined windows manufactured by both Anderson and Pella; each a premier manufacturer of windows. Each makes windows which would look substantially identical to the present casements (see attached photocopy of a page from Pella's literature), maintaining the exact feeling and appearance of the original house. And this is, of course, the point: to replace the non-functional windows with functional windows which seal out the elements, minimize the chances thieves could open the windows from the outside, and yet maintain the eight-lite, casement style of the originals.

Finally, I would note that original windows in the kitchen and one in the upstairs bathroom were replaced in the 1950s with aluminum awning windows. I have been told -- and it appeared to be the case when I did the interior renovation -- that the original windows were casements. These aluminum awning windows may be replaced with casement units in the near future, in order to restore some of the original feel of the house. It would make sense, then, for all the casements in the house to match.

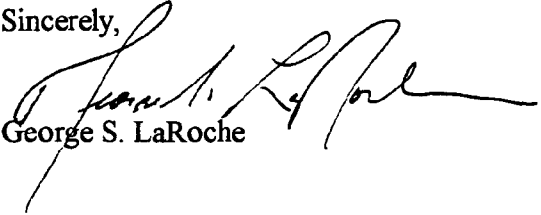
April 16, 1996
Page 4

Enclosed along with my application and this letter is a page providing addresses of all immediate neighbors. Also, 14 photographs are enclosed showing the house from both Valley View and from Maple, showing the original stucco in good condition, showing some areas where the stucco is in bad condition, showing a casement window pair which is in good condition, and showing (from the inside) some areas where the casement units have been trimmed. Finally, I also deliver for your consideration a piece of the original stucco which simply has fallen off the lath.

Although I have attached a site plan, I should note that nothing will change other than siding and windows, which would not be apparent on the plan. I *have not* supplied architectural elevations, since the only difference from the present structure which might be shown on an elevation would be horizontal lines for siding and the windows will not be sufficiently different in size to be apparent on even full-scale elevations.

I am attempting to obtain additional pictures from Pella and Anderson showing their casement windows, but, since I am not an architect or contractor, am finding it difficult to obtain satisfactory information. If I do obtain this information, I will forward it to the Commission.

Sincerely,



George S. LaRoche

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Bonnie & John Kennealy
2 Valley View Avenue
Takoma Park, MD 20912

Karen Crittenden & Warren Maruyama
3 Valley View Avenue
Takoma Park, MD 20912

Angela & Barry Aaronson
7417 Maple Avenue
Takoma Park, MD 20912

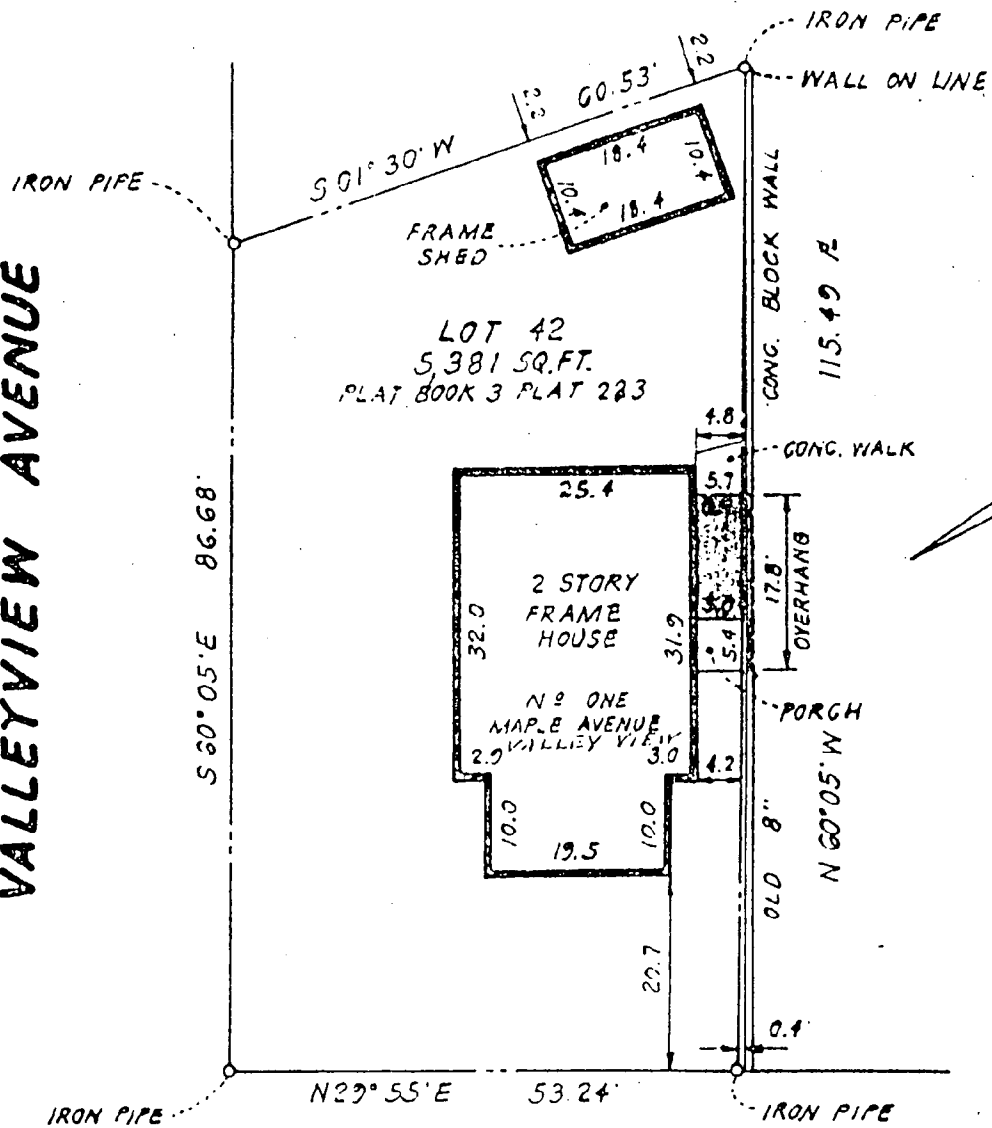
Ms. M.M. Gray
7413 Maple Avenue
Takoma Park, MD 20912

Mary Beth Hatem & Irani Escolano
7418 Maple Avenue
Takoma Park, MD 20912

Maria & Niko Tokic
7416 Maple Avenue
Takoma Park, MD 20912

Judy Jaffe & Mark Shupe
7414 Maple Avenue
Takoma Park, MD 20912

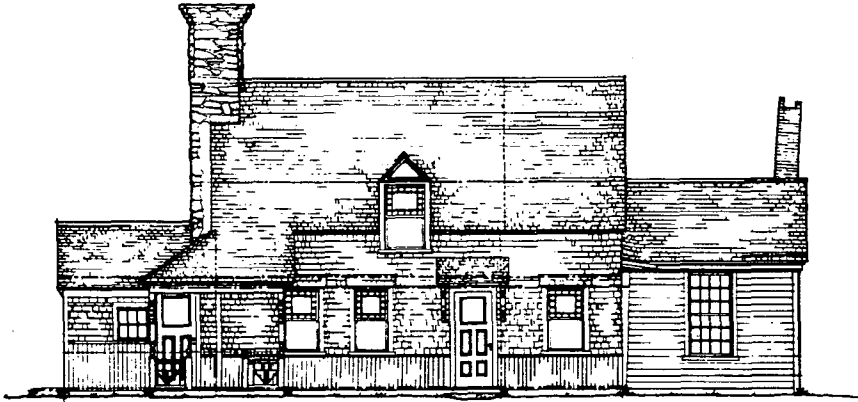
VALLEYVIEW AVENUE



MAPLE AVENUE

LOT STAKE OUT
LOT 42
HOLMES & AUSTIN'S SUBD. OF PART OF
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=20'

8 □ RESIDENTIAL—COLONIAL



6 Clemence Irons House. Johnston, Rhode Island. 1677, with later sash, dormers, and wings. A type native to the Providence area, with the stone chimney built into the stone end wall, and shingle-clad frame wall front and rear.



7 Shiplap House. Annapolis, Maryland.



150, 151 President Kennedy birthplace. Brookline, Massachusetts. C.1908.



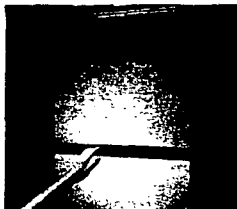
wood casement windows



Pella's unique patented unison lock secures both the upper and lower parts of the sash with a single handle, for easier locking and prevention of drafts and warping that can occur when only one lock is latched.

Sash moves toward center of frame for easy cleaning of exterior glass from the inside.

All standard-sized operable casements are factory-tested for air infiltration.



Flat screens are standard. The optional Rolscreen[®] window screen pulls down when needed, rolls up out of sight when not needed.



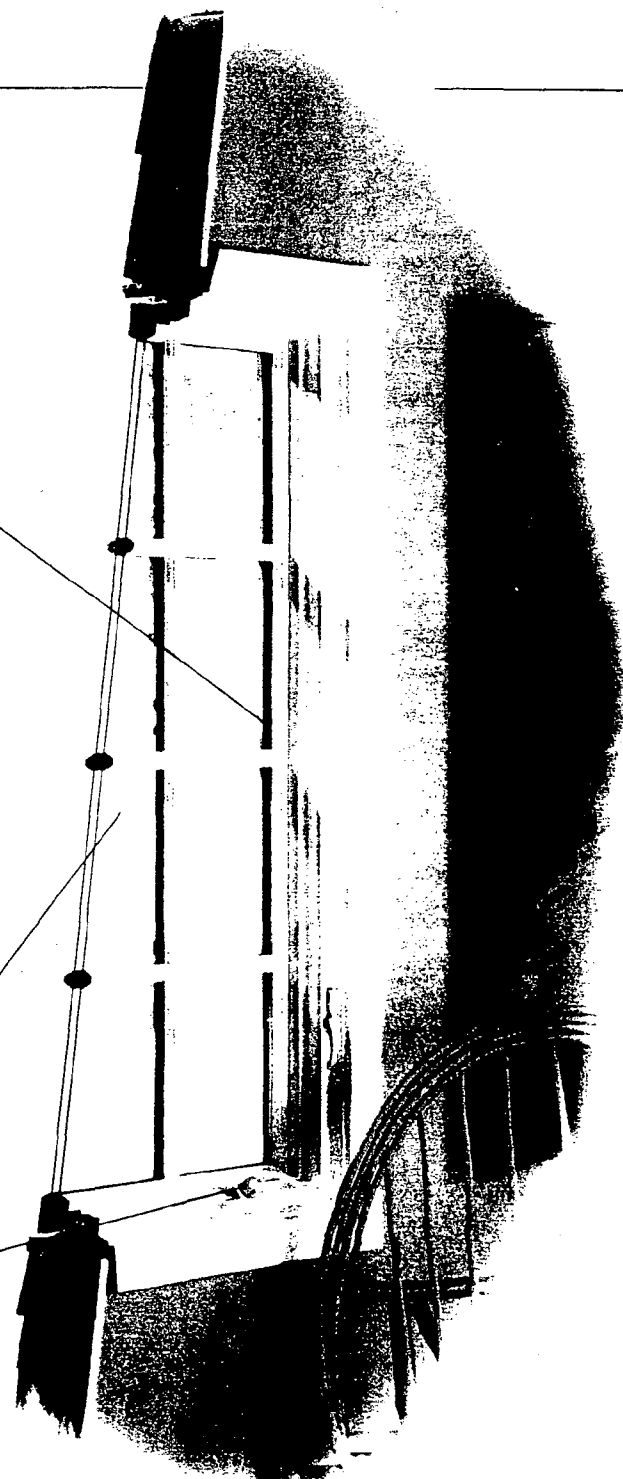
Low-maintenance aluminum cladding is coated with EnduraClad[™] finish. White, Brown and Tan are standard colors. A virtually unlimited variety of custom colors are also available.

Wood casement exterior is factory-primed.

InsulShield[™] insulating glass or clear insulating glass are standard options.

All operating hardware is seacoast-worthy. Interior handles are available in three finishes: Brass, White and Champagne.

Matching transoms and circleheads are available.



APPROVED
Montgomery County
Historic Preservation Commission

Steven L. Marcus 5/10/96

Wood casement windows—vent and fixed sizes

Notes and explanation

- Traditional muntin style shown on wood units. Prairie style shown on clad units. Either style is available on each size, unless otherwise noted.
- All sizes are also available without muntins.
- Rough openings shown for single units in typical installations reflect 1/2" added to frame width and 1-5/8" added to frame height (when Pella subsill is used).
- Masonry openings shown using Pella subsill and 1-7/8" brickmould and reflect the addition of 3" to frame width and 2-5/8" to frame height. Allow an additional 3" for masonry opening width and 1-1/2" in height when using 3-1/2" brickmould. Allowances for subsill and brickmould are not included in frame dimensions.
- All 68" tall windows have tempered glass.

MASONRY OPENING	1'8"	2'0"	2'2"	2'4"	2'6"	2'8"
ROUGH OPENING	1'5-1/2"	1'9-1/2"	1'11-1/2"	2'1-1/2"	2'5-1/2"	2'9-1/2"
FRAME	1'5"	1'9"	1'11"	2'1"	2'3"	2'5"
31'-58" 2'11"						
37'-58" 3'5"						
41'-58" 3'11"						
47'-58" 4'5"						
51'-58" 4'11"						
57'-58" 5'5"						
53'-58" 5'11"						

* Available as fixed units only. + 15" units available in Traditional muntin style only.

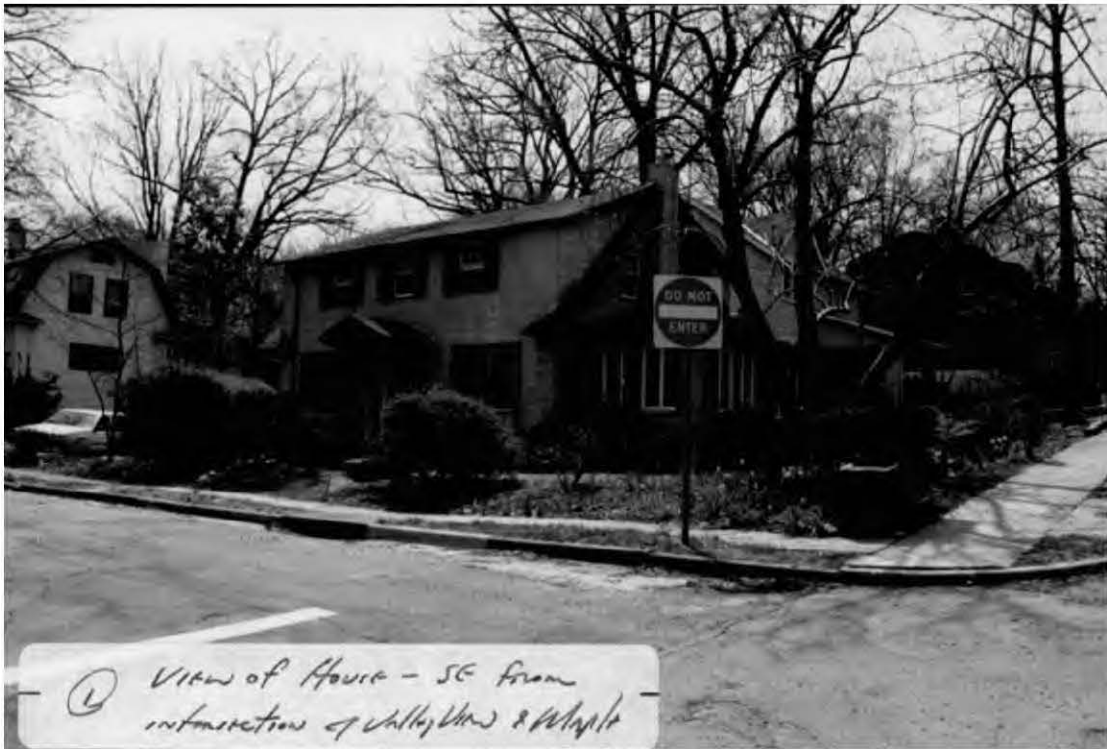
APPROVED
 Montgomery County
 Historic Preservation Commission

Allen L. Marcus
 5/10/96

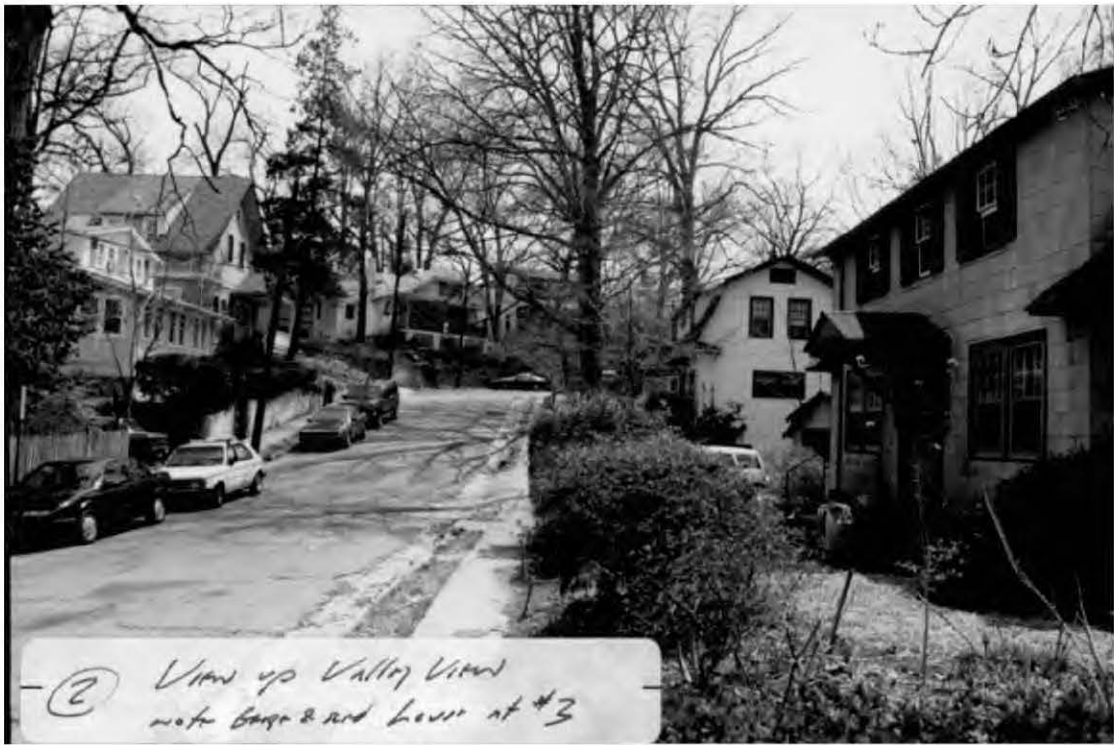
photograph to accompany
HWP application for
#1 Valley View Ave.
Tulame Park.



③ Views from Maple



① View of House - SE from
intersection of Valley View & Maple



② View up Valley View
note garage & red house at #3





⑧ specia at East corner of LOUIS
where least settling of foundation



④ View South along Highway (see Lindell St)
- 1906 - note bow in left



⑨ clamp of stucco at East corner
compare to photo 516





(11) same as (10), but from yard



(12) pair of circumstances - note cut
at top - alignment of mountain



13

CAIRMENTS - note cut -
mullions



(17) casement pair from inside -
note cuts





⑦ Tree on Simpson
with flower shed onto left

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 1 Valley View Avenue

Meeting Date: 5/8/96

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-960

Tax Credit: Partial

Public Notice: 4/24/96

Report Date: 5/1/96

Applicant: George S. LaRoche

Staff: Gwen Marcus

PROPOSAL: Siding change/partial window replacement

RECOMMEND: Approval w/
conditions

DATE OF CONSTRUCTION: c1920s

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District

ARCHITECTURAL DESCRIPTION:

Colonial Revival house on a prominent corner (Valley View and Maple), with some alterations - most specifically the use of asbestos shingles over the original stucco.

PROPOSAL:

1. Remove asbestos shingles and stucco from entire exterior of house - replace with painted wood clapboard siding.
2. Replace casement windows in side sun porch. Replacement windows would match existing in design, but would be double-pane with applied muntins (applied to interior and exterior of glass with a spacer between the panes to simulate true-divided).

STAFF DISCUSSION:

The applicant wishes to remove the asbestos shingles covering the exterior of this house. There is a rough, pebble-dash stucco beneath the asbestos shingles which is the original exterior material of the house.

Preliminary inspections of the stucco have led the applicant to feel that it is not in good enough condition to save. Settlement and foundation problems (which have been partially corrected) have caused the stucco to crack in many places. In addition, the installation of the asbestos shingles was done by nailing 1X2 furring strips over the stucco - further damaging the materials. Finally, the stucco appears to be separating from the substrate, with large chunks falling off. The applicant has been told by neighbors who have lived in the area for many years that the

asbestos shingles were applied to the house (in the 1940s or 1950s?) because of the poor condition of the existing stucco.

Staff has inspected the portions of stucco that are currently visible. There is a large section on the sun porch wall (east wall) where the asbestos shingles have been removed and the stucco is visible. There is a small section on the front facade of the house, and another section at the gable end of the west side of the house. The stucco on the largest exposed section (the sun porch wall) is in very bad condition. It is clearly cracked and separated from the substrate. In addition, the furring strips that are visible in this location and on the front facade have, in all likelihood, damaged the stucco on all facades.

Because the stucco is extremely deteriorated and may not be reparable, staff supports the applicant's request to remove the stucco, after removing the asbestos shingles.

Staff also supports the applicant's request to replace the stucco with painted wood clapboard siding. This house is a simple Colonial Revival, built in the 1920s. Either stucco or wood clapboard would have been appropriate original materials for the house. As shown in the excerpt from A Field Guide to American Houses by Virginia and Lee McAlester, Colonial Revival houses came in a variety of forms and materials, but many of them were wood clapboard. Several of the house near 1 Valley View Avenue are of a similar architectural style - there is a fairly even split between those covered with stucco and those covered with wood clapboard.

Another factor that plays into staff's support of the material change is that this property is a Contributing Resource. As a Contributing Resource in Takoma Park, 1 Valley View Avenue, is designated to receive a more lenient level of review than Outstanding Resources. The Takoma Park Guidelines for Contributing Resources state:

...all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required...

If this building was an Outstanding Resource, staff would not support the material change which is currently proposed. However, given the status and guidelines, staff feels that the change to painted wood clapboard would be consistent with predominant the building's architectural style and is approvable.

However, staff does feel that the stucco replacement should be accomplished without major alterations to the window and door trim. All window and door surrounds and/or trim should be retained and anything that is rotted or damaged should be replaced with matching wood trim.

The second part of this application involves replacing eight sets of wooden casement windows in the sun porch on the east side of this house. As the house settled over the years, the casement windows were altered (by previous owners) to allow them to continue to function. This involved cutting off portions of the top and/or bottom of each sash to have them fit the skewed window frames. The current applicant has leveled the sun porch and corrected the foundation

problems. However, that action has caused the modified original windows to not fit the now-squared window frames and they have large gaps. Although the existing windows are not rotted at this time, there is clearly a lot of moisture coming through and the interior of the house must be taped to prevent water/air penetration. The windows do not function. Rebuilding the existing windows - to correct earlier modifications - would require a significant amount of carpentry work.

Because the windows clearly no longer fit the window frames and would require major rebuilding, staff supports the replacement of the casement windows in the sun porch on this Contributing Resource. The proposed replacement windows - with applied muntins (not snap-ins) - are similar to others which the Commission has approved for projects on Contributing Resources and staff feels they are appropriate for this project.

Some work will need to be done to the window trim when the window replacement occurs. Any trim replacement should replicate the width and appearance of the existing trim as closely as possible. In addition, staff would recommend that the removed windows be donated to Old House Parts for reuse.

STAFF RECOMMENDATION

Staff recommends approval of this HAWP with the following conditions:

1. The stucco replacement should be accomplished without major alterations to the window and door trim. All window and door surrounds and/or trim should be retained and anything that is rotted or damaged should be replaced with matching wood trim.
2. Replacement windows should match existing in design, with double-pane glass and applied muntins (applied to interior and exterior of glass with a spacer between the panes to simulate true-divided).
3. Any trim replacement, necessitated by the window replacement, should replicate the width and appearance of the existing trim as closely as possible.
4. The removed windows should be donated to Old House Parts for reuse.

This HAWP is in accord with Criteria 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.

As well as the Takoma Park Guidelines and the Secretary of the Interior's Standard #6.

Eclectic Houses: Colonial Revival

GAMBREL ROOF

1. Louisville, Kentucky; 1920s. Figures 1, 4, and 7 are typical examples of the popular Dutch Colonial house of the 1920s and '30s. The side-gambrel shape, most often with a full-width shed dormer (see also figures 2 and 7), is the most common form.

2. Durham, North Carolina; 1920s. This is a less common cross-gambrel form of the Dutch Colonial. Note the flared eaves, here and in figures 1, 4, 7, and 8. These mimic the Flemish eaves of many Dutch Colonial originals.

3. Lexington, Kentucky; ca. 1910. This cross-gambrel form, with wood cladding, was a popular pattern-book design during the period from about 1905 to 1915.

4. Cincinnati, Ohio; 1920s.

5. Union, South Carolina; ca. 1910. Figures 5, 8, and 9 are all early gambrel-roof designs showing varying degrees of adventuresomeness. They are clearly descendants of the free-form gambrel designs of the preceding Shingle style.

6. Washington, District of Columbia; ca. 1900. An early example with a full-front gambrel. Note the Adamesque swags on the porch frieze.

7. St. Louis, Missouri; 1920s.

8. Cleveland, Ohio; ca. 1910.

9. New Haven, Connecticut; 1910. Brown and Von Beren, architects.





5

APPLICATION FOR HISTORIC AREA WORK PERMIT

Mail to Applicant

CONTACT PERSON George LaRoche
 DAYTIME TELEPHONE NO. (301)891-3857
 TAX ACCOUNT # 1077830
 NAME OF PROPERTY OWNER George S. LaRoche DAYTIME TELEPHONE NO. (301)891-3857
 ADDRESS 1 Valley View Avenue; Takoma Park, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR (undecided) TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER N.A. DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 1 STREET Valley View Avenue
 TOWN/CITY Takoma Park NEAREST CROSS STREET Maple
 LOT 42 BLOCK 87 SUBDIVISION (Holmes and Austin)
 LIBER 7242 FOLIO 404 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other exterior siding
 (cannot determine until siding removed) sunporch windows
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 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.

George S. LaRoche Signature of owner or authorized agent 7/10/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

(6)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS
MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

See accompanying letter, which fully sets forth this information.
There is little historical significance to the exterior of this house; it is a "contributing" structure.

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

See accompanying letter, which fully sets forth this information.
The improvements envisioned would make the house much more attractive, make the neighborhood much more attractive, and maintain the historical feeling of the neighborhood.

2. SITE PLAN

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

George Simons LaRoche
#1 Valley View Avenue
Takoma Park, Maryland 20912
(301) 270-2199

April 16, 1996

Historic Preservation Commission
Department of Environmental Protection
Division of Development Services and Regulation
250 Hungerford Drive
Rockville, MD 20850

RE: HAWP Application for 1 Valley View Avenue, Takoma Park

This letter is to accompany my application for a Historic Area Work Permit for the property at #1 Valley View Avenue (*see* photographs 1, 2, & 3, enclosed), expanding upon the "Written Description of Project" requested in the application. I am requesting permits for two projects, as explained in this letter.

Siding Replacement

I am requesting a permit to allow me to replace the original siding material. When I purchased the house in 1986, it was covered with asbestos shingle siding applied several decades before (*see* photos 1 & 2). This siding, however, is *not* the original siding, but was applied *over* a very coarse pebble stucco finish which apparently was the original siding material. This application concerns the original stucco finish, which, unfortunately, I must remove.

I have removed a few asbestos shingles to inspect the stucco finish and obtain estimates on repair of the stucco (*see* photos 4 & 5). To this end, I have spoken to representatives of several companies which do stucco work and have been informed that there are various serious problems with the original stucco finish on this house.

The first and most basic problem is that the surface of the stucco is not well bonded to the substrate, which means that the stucco is prone to crumbling, flaking, and shedding the pebble finish imbedded in the surface (*see* photos 5, 6, & 7). As you can tell from examining the fragment of stucco submitted along with this letter, the stucco is not well-bonded. This fragment was found lying on top of a lath strip holding the asbestos shingles, where the fragment apparently had fallen from its own substrate sometime in the past.

Second, application of asbestos shingles over the unpainted original stucco has caused moisture retention in the stucco, which has aggravated the flaking. Third, application of the asbestos shingles entailed nailing 1X2 furring over the stucco, which further damaged the stucco.

Fourth--and most problematic--the foundation of the house settled significantly over the first three decades of the house's life. One result of this was that the walls of the house were subjected to severe racking (*see* photo 4 (showing lath bowed *upward* when I lifted the one place in the house which could be leveled, reversing the settling)). The interior walls were extensively

cracked and large portions of plaster had been lost and replaced in the past (all plaster inside has now been completely repaired). I have every reason to expect that the exterior, stuccoed walls are in very bad shape because of this settling.

Although I cannot determine the exact condition of the exterior surfaces of the walls until all asbestos shingles are removed, I have been informed that significant portions of the stucco are severely cracked, are probably hanging loosely against the underlying lath, and some portions of the stucco may be completely missing. A neighbor who lived at 7416 Maple for several decades told me that one of the reasons the asbestos shingles were put on the house was to cover cracks and holes in the stucco caused when the foundation of the house settled in the 1930s and 1940s.

The representatives of companies which do stucco work tell me that it is not possible to patch the original stucco on this house in a manner which would not be obvious from the street. Of course, any resurfacing of the original stucco would result in a noticeable change from the original street scape. Most contractors have suggested, based upon the condition of the stucco they can examine (particularly on the sun porch (*see* photos 5, 7, 8, & 9), that it would be advisable to remove *all* the present stucco, rather than repair the original stucco.

This suggestion is made, in part, because the stucco on the porch varies considerably from the stucco on the "east corner" of the main house (*compare* photos 6 & 9). While there is every reason to believe that photograph 6 shows the stucco as it *might have* looked when the house was new, the stucco on the sun porch has deteriorated so far from that (possible) "original" condition that it could not be made to match the "original" stucco showing elsewhere on the house.

The best estimate of the cost of a complete stucco job on this house exceeds \$25,000. This is far in excess of what I can afford and is far out of proportion to reasonable expectations of what the house is -- or might be -- worth.

The net result of these observations is that repair or restoration of the stucco is impractical. Therefore, I am requesting a permit to allow me to remove the stucco and replace it with painted clapboard. This choice of siding is made for several reasons.

First and most importantly, clapboard siding is appropriate to the design and period of the house. Plain or rabbeted bevel siding is commensurate with the "colonial-revival" style of the house (*compare* attached illustrations #150 & #151 (period of house) with #7 (period "revived" in design of house) from Carole Rifkind, A Field Guide to American Architecture (1980)). Second, clapboard was commonly used in when this part of Takoma Park was built (for instance, #3 Valley View has shiplap (sometimes called "novelty") clapboard siding (*see* photo #2)). Third, the house has properly been deemed to only "contribute" to the overall historical district. Fourth, the cost of residing the house with painted wood clapboard is commensurate with the overall value of the house (I must admit that, if I am unable to replace the stucco, I simply cannot afford to do more than hand patch the stucco). Finally, given the judgment that the stucco cannot be restored and should be removed, I will be able to insulate the walls of the house as part of residing the house, which would make the house much more energy-efficient, which would benefit the community and any future owners.

I intend to use standard 6" bevel wood siding, painted a dark pearl-grey. This color would be as close to the overall color of the original stucco siding, as seen from the street, as

contemporary color-matching of paint can make it. All trim is to be painted the original Williamsburg blue. The window sashes will remain -- or be painted -- white.

Sun Porch Window Replacement

All the casement windows on the sun porch (facing Maple Avenue; *see* photos 10 & 11) were extensively modified and sealed shut long before I purchased the house; I want to replace them. The sun porch settled along with the rest of the house long before I purchased the house (*see* photo 4 (showing bowed lath indicating the amount of settling; this furring was applied *after* the sun porch settled, so was applied as a straight piece of 1X2; it bowed *upward* when the wall was lifted back to its original position). This settling required that each casement sash be shaved or trimmed, in order to fit into the skewed window-frames. Modification of the casements to make them fit the skewed window-frames required sealing them shut.

Unlike within the main body of the house, where it was neither feasible nor advisable to try to level the floors, it was both possible and recommended to level the floor in the sun porch, which has recently been done. But now that the frames are again rectilinear, the original windows do not fit the frames. In addition, the modifications made in the casements have left cuts in many sashes large enough to allow wind, not to mention fingers and tools, to be inserted between several the windows and the frames (*see* photos 12, 13, & 14). In two cases, the cuts have also weakened the casement frames sufficiently that the units cannot be manipulated without planar flexing, creating a risk of shattering the panes of glass in the units.

I intend to replace these windows with casements of identical design, with the same number and arrangement of panes and muntins, as seen from the street. The size of windows presently being manufactured, however, differs slightly from the originals, which should not result in any difference as seen from the street. Each original casement unit measured approximately 1'6" X 4'7". Contemporary casement units can be obtained measuring 1'5" X 4'5". This minor variation in size would be hidden completely by new exterior trim. In addition, contemporary windows incorporate some materials, such as gaskets, which the original windows did not use and I would like to install double-pane units to conserve energy.

I have examined windows manufactured by both Anderson and Pella; each a premier manufacturer of windows. Each makes windows which would look substantially identical to the present casements (see attached photocopy of a page from Pella's literature), maintaining the exact feeling and appearance of the original house. And this is, of course, the point: to replace the non-functional windows with functional windows which seal out the elements, minimize the chances thieves could open the windows from the outside, and yet maintain the eight-lite, casement style of the originals.

Finally, I would note that original windows in the kitchen and one in the upstairs bathroom were replaced in the 1950s with aluminum awning windows. I have been told -- and it appeared to be the case when I did the interior renovation -- that the original windows were casements. These aluminum awning windows may be replaced with casement units in the near future, in order to restore some of the original feel of the house. It would make sense, then, for all the casements in the house to match.

April 16, 1996

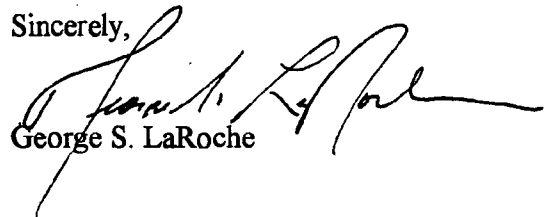
Page 4

Enclosed along with my application and this letter is a page providing addresses of all immediate neighbors. Also, 14 photographs are enclosed showing the house from both Valley View and from Maple, showing the original stucco in good condition, showing some areas where the stucco is in bad condition, showing a casement window pair which is in good condition, and showing (from the inside) some areas where the casement units have been trimmed. Finally, I also deliver for your consideration a piece of the original stucco which simply has fallen off the lath.

Although I have attached a site plan, I should note that nothing will change other than siding and windows, which would not be apparent on the plan. I *have not* supplied architectural elevations, since the only difference from the present structure which might be shown on an elevation would be horizontal lines for siding and the windows will not be sufficiently different in size to be apparent on even full-scale elevations.

I am attempting to obtain additional pictures from Pella and Anderson showing their casement windows, but, since I am not an architect or contractor, am finding it difficult to obtain satisfactory information. If I do obtain this information, I will forward it to the Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "George S. LaRoche", written in a cursive style.

George S. LaRoche

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Bonnie & John Kennealy
2 Valley View Avenue
Takoma Park, MD 20912

Karen Crittenden & Warren Maruyama
3 Valley View Avenue
Takoma Park, MD 20912

Angela & Barry Aaronson
7417 Maple Avenue
Takoma Park, MD 20912

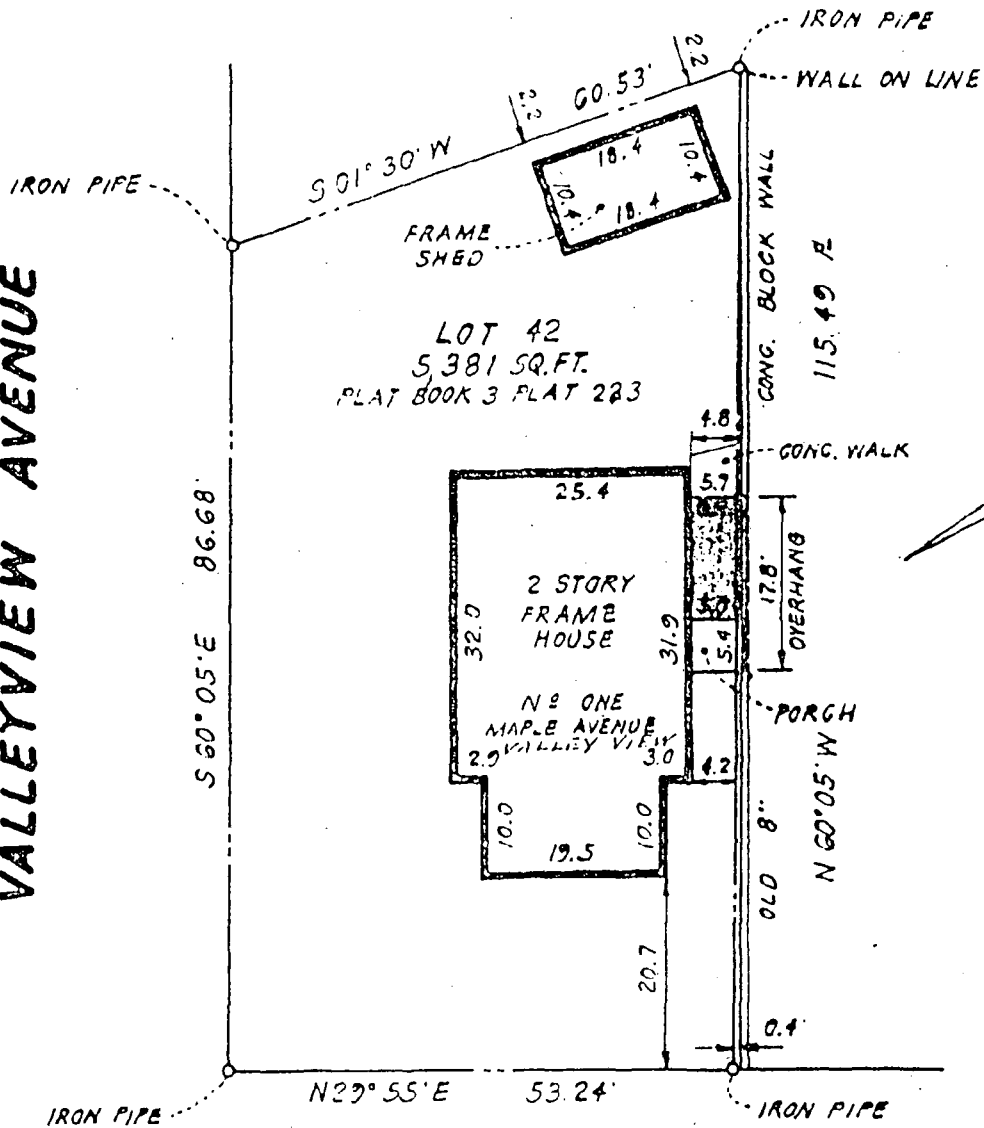
Ms. M.M. Gray
7413 Maple Avenue
Takoma Park, MD 20912

Mary Beth Hatem & Irani Escolano
7418 Maple Avenue
Takoma Park, MD 20912

Maria & Niko Tokic
7416 Maple Avenue
Takoma Park, MD 20912

Judy Jaffe & Mark Shupe
7414 Maple Avenue
Takoma Park, MD 20912

VALLEYVIEW AVENUE

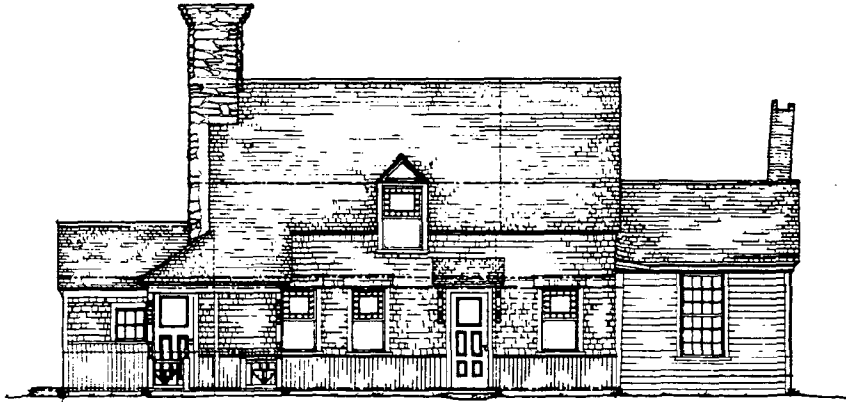


MAPLE AVENUE

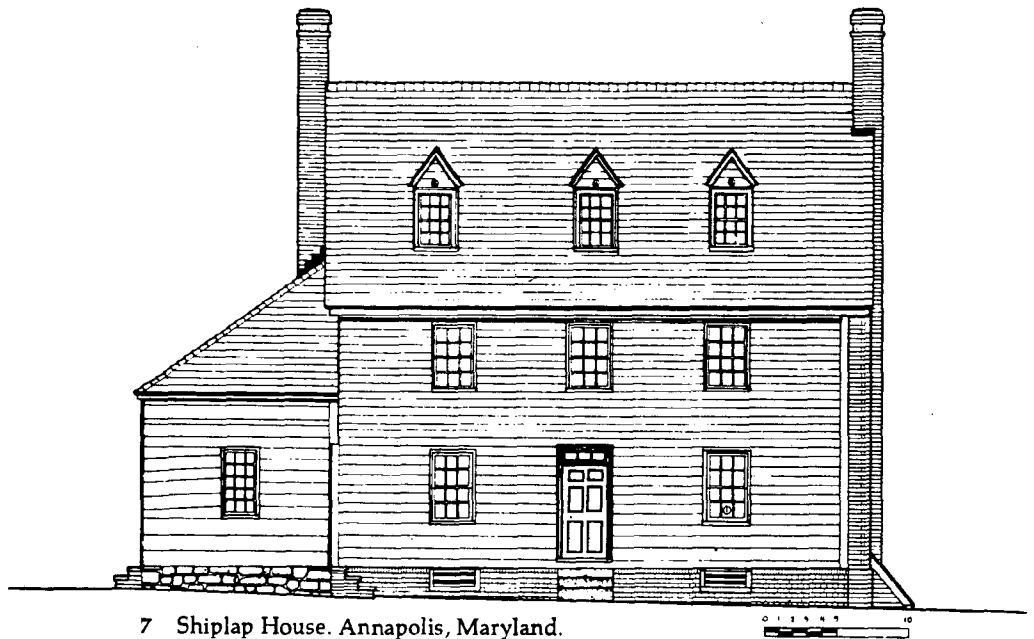
LOT STAKE OUT
LOT 42
HOLMES & AUSTIN'S SUBD. OF PART OF
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND
SCALE 1" = 20'

13

8 □ RESIDENTIAL—COLONIAL



6 Clemence Irons House. Johnston, Rhode Island. 1677, with later sash, dormers, and wings. A type native to the Providence area, with the stone chimney built into the stone end wall, and shingle-clad frame wall front and rear.



7 Shiplap House. Annapolis, Maryland.



150, 151 President Kennedy birthplace. Brookline, Massachusetts. C.1908.



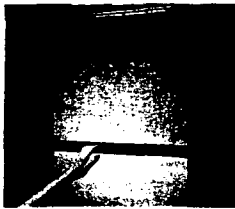
wood casement windows



Pella's unique patented unison lock secures both the upper and lower parts of the sash with a single handle, for easier locking and prevention of drafts and warping that can occur when only one lock is latched.

Sash moves toward center of frame for easy cleaning of exterior glass from the inside.

All standard-sized operable casements are factory-tested for air infiltration.



Flat screens are standard. The optional Rolscreen™ window screen pulls down when needed, rolls up out of sight when not needed.



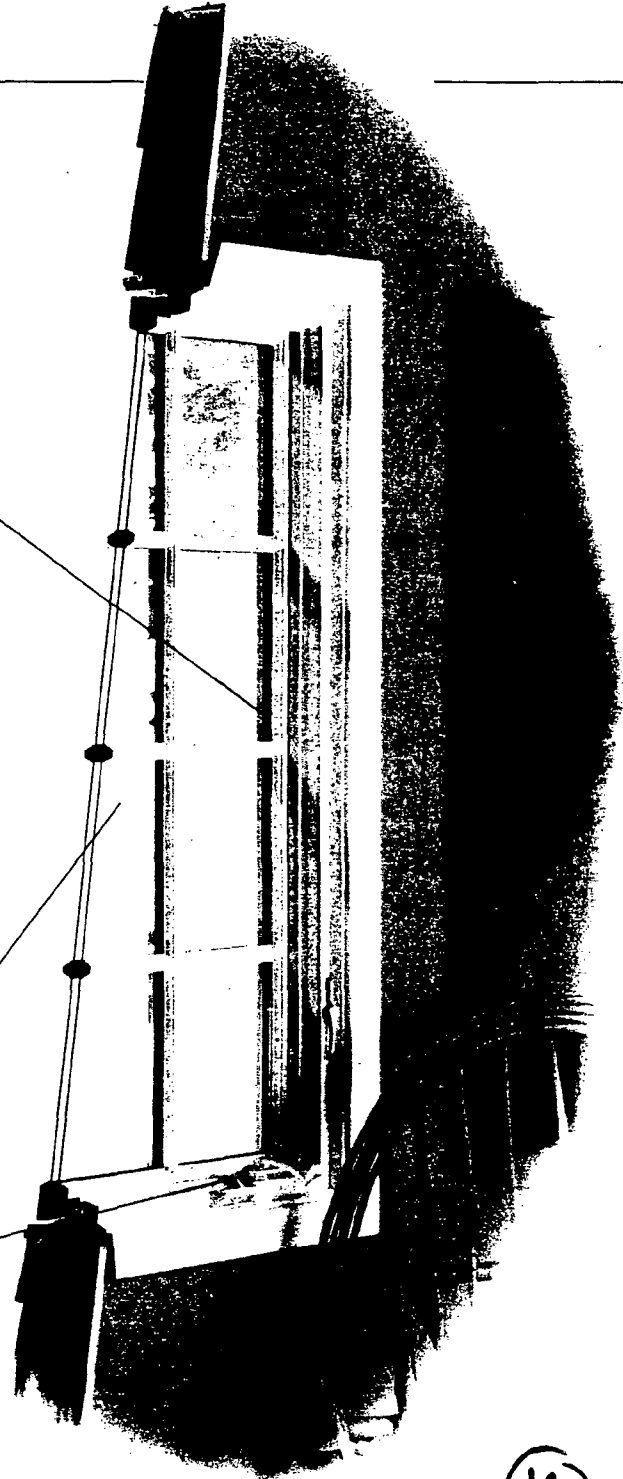
Low-maintenance aluminum cladding is coated with EnduraClad™ finish. White, Brown and Tan are standard colors. A virtually unlimited variety of custom colors are also available.

Wood casement exterior is factory-primed.

InsulShield™ insulating glass or clear insulating glass are standard options.

All operating hardware is seacoast-worthy. Interior handles are available in three finishes: Brass, White and Champagne.

Matching transoms and circleheads are available.













































16

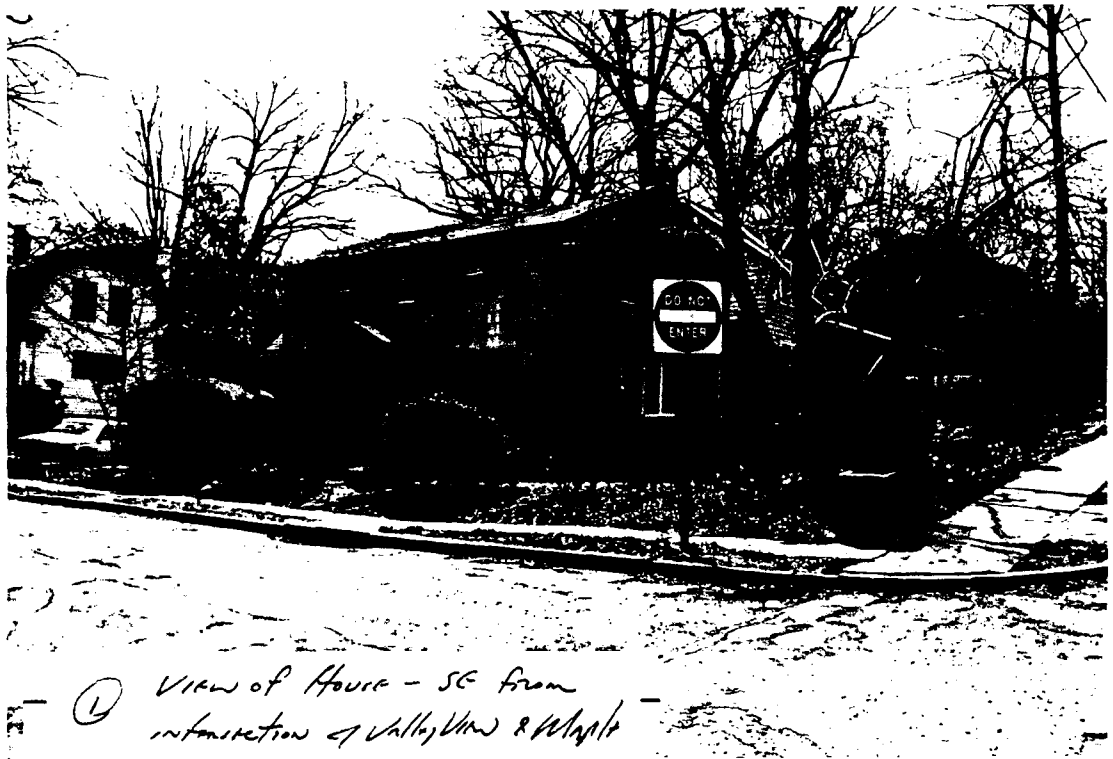
Wood casement windows—vent and fixed sizes

Notes and explanation

- Traditional muntin style shown on wood units, Prairie style shown on clad units. Either style is available on each size, unless otherwise noted.
- All sizes are also available without muntins.
- Rough openings shown for single units in typical installations reflect 1/2" added to frame width and 1-5/8" added to frame height (when Pella® subsill is used).
- Masonry openings shown using Pella subsill and 1-7/8" brickmould and reflect the addition of 3" to frame width and 2-5/8" to frame height. Allow an additional 3" for masonry opening width and 1-1/2" in height when using 3-1/2" brickmould. Allowances for subsill and brickmould are not included in frame dimensions.
- All 68" tall windows have tempered glass.

MASONRY OPENING	18"	20"	22"	24"	26"	28"
ROUGH OPENING	15-1/2"	18-1/2"	1'11-1/2"	2'1-1/2"	2'5-1/2"	2'9-1/2"
FRAME	15"	18"	1'11"	2'1"	2'6"	2'11"
31'-5/8"	 1230CM+	 1630CM	 1830CM	 2030CM	 2430CM	 3030CM
30'-5/8"	 1236CM+	 1636CM	 1836CM	 2036CM	 2436CM	 3036CM
3'-5/8"	 1242CM+	 1642CM	 1842CM	 2042CM	 2442CM	 3042CM
4'-5/8"	 1248CM+	 1648CM	 1848CM	 2048CM	 2448CM	 3048CM
4'-5/8"	 1254CM+	 1654CM	 1854CM	 2054CM	 2454CM	 3054CM
5'-5/8"	 1260CM+	 1660CM	 1860CM	 2060CM	 2460CM	 3060CM*
5'-5/8"	 1268CM+	 1668CM	 1868CM	 2068CM	 2468CM	 3068CM*

* Available as fixed units only. +15" units available in Traditional muntin style only.



① View of House - SE from
intersection of Valley View & Maple



② View up Valley View
note garage & red house at #3



③ View from Maple

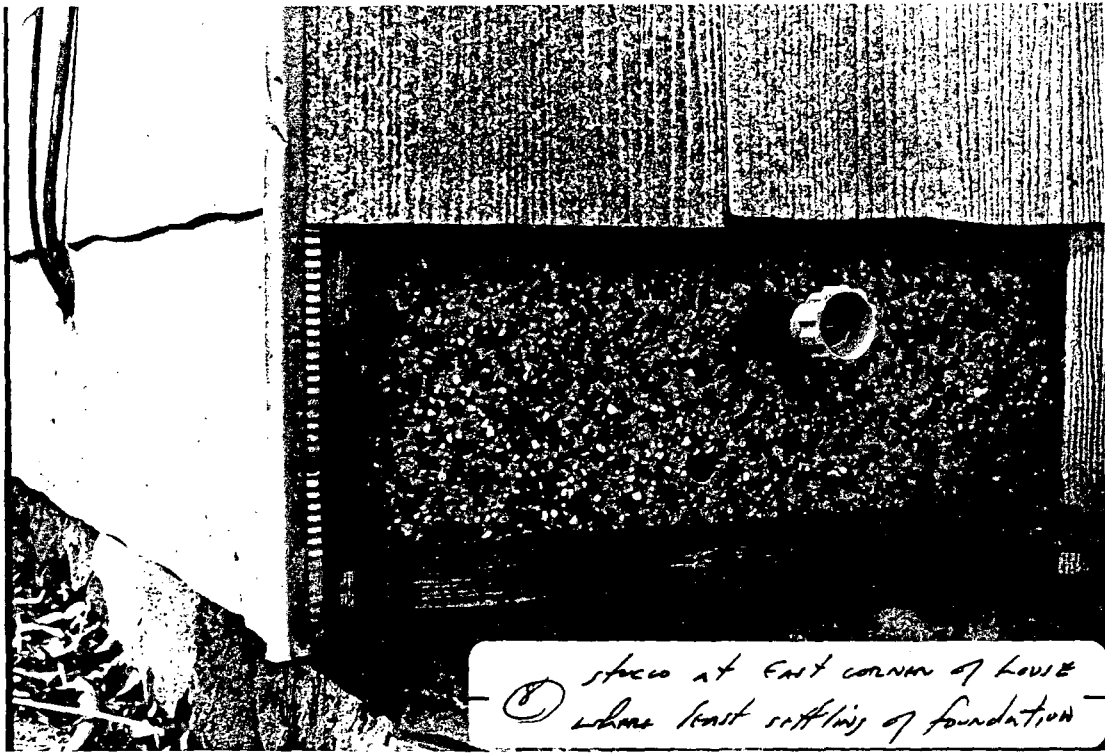


④ View South along Maple Ave. West of
Sunpeak - note bow in left

19



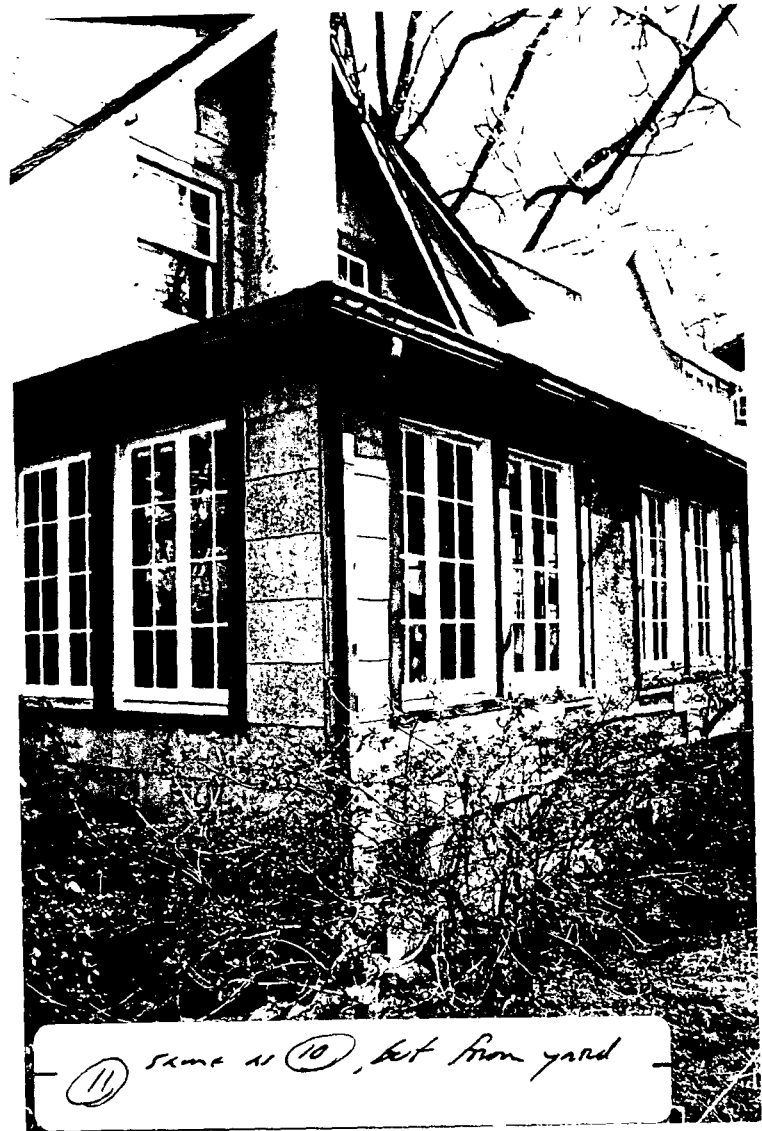
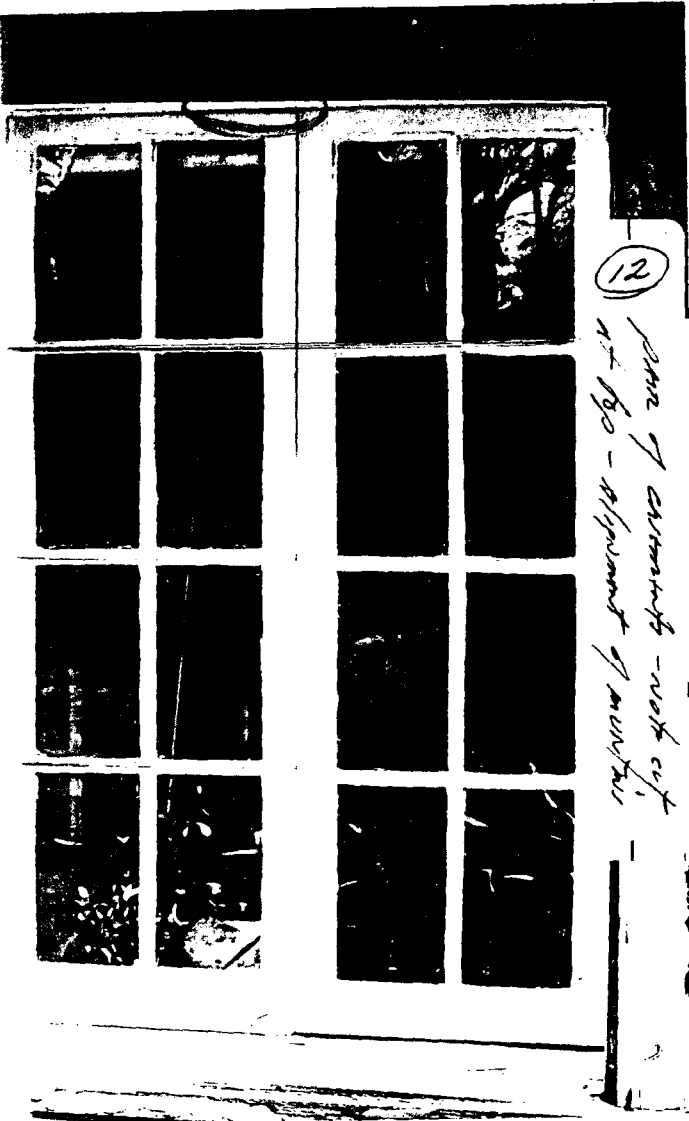




23



Support from inspection of 1118 Maple - showing windows 10

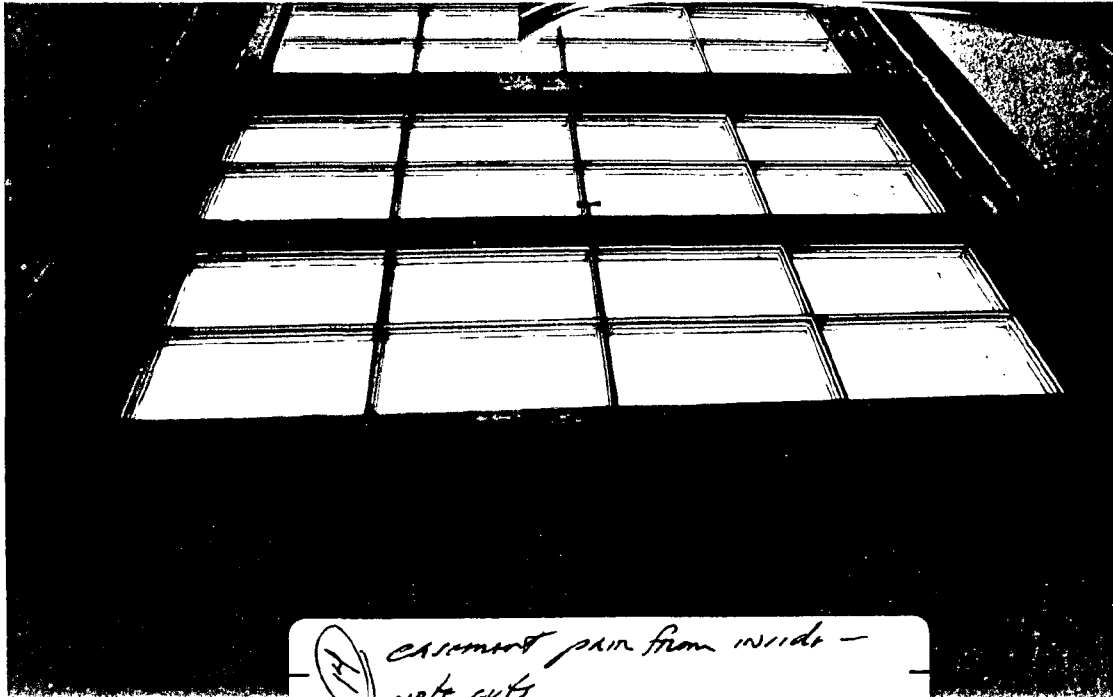




casement - note cuts
mullions

(13)

(57)



(14) casement join from inside -
note cuts