

37/3-00GG 32 Columbia Avenue ¹⁴
(Takoma Park Historic District)

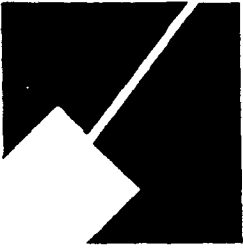








M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-26-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation MN

SUBJECT: Historic Area Work Permit
HPC # 27/2-0069 MONT. # 222048

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

Approved

Approved with Conditions: _____

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

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

Applicant: MR. PETER ALBERG AND JAN STOVALL

Address: 32 COLUMBIA AVE, TAKOMA PARK

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: PETER ALSBERG / SAN STOVALL Daytime Phone No.: 202-289-3137 or 301-891-3530

Address: 32 Columbia Ave. Takoma Park, Md 20912
Street Number City Street Zip Code

Contractor: First Addition, Inc. Phone No.: 410-381-7883

Contractor Registration No.: MHIC 36393

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: Columbia Ave

Town/City: Takoma Park Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ 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: _____

1B. Construction cost estimate: \$ 10K

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

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.

Peter Alsberg
San Stovall
Signature of owner or authorized agent

6/28/00
Date

Approved: X _____
Disapproved: _____ Signature: _____ Date: 7-26-00

Application/Permit No.: 222648 Date Filed: 6/28/00 Date Issued: _____

**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:

Existing is a single family dwelling w/ large
back yard. Proposed is addition to existing
back yard, onto the deck which wraps
around to the side of the structure, thereby
allowing a continuous surface to the kitchen
door. Proposed is using the same exterior wood
and style of the existing house materials, the
same color of paint & roof. See attached plan.

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wel.

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

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.

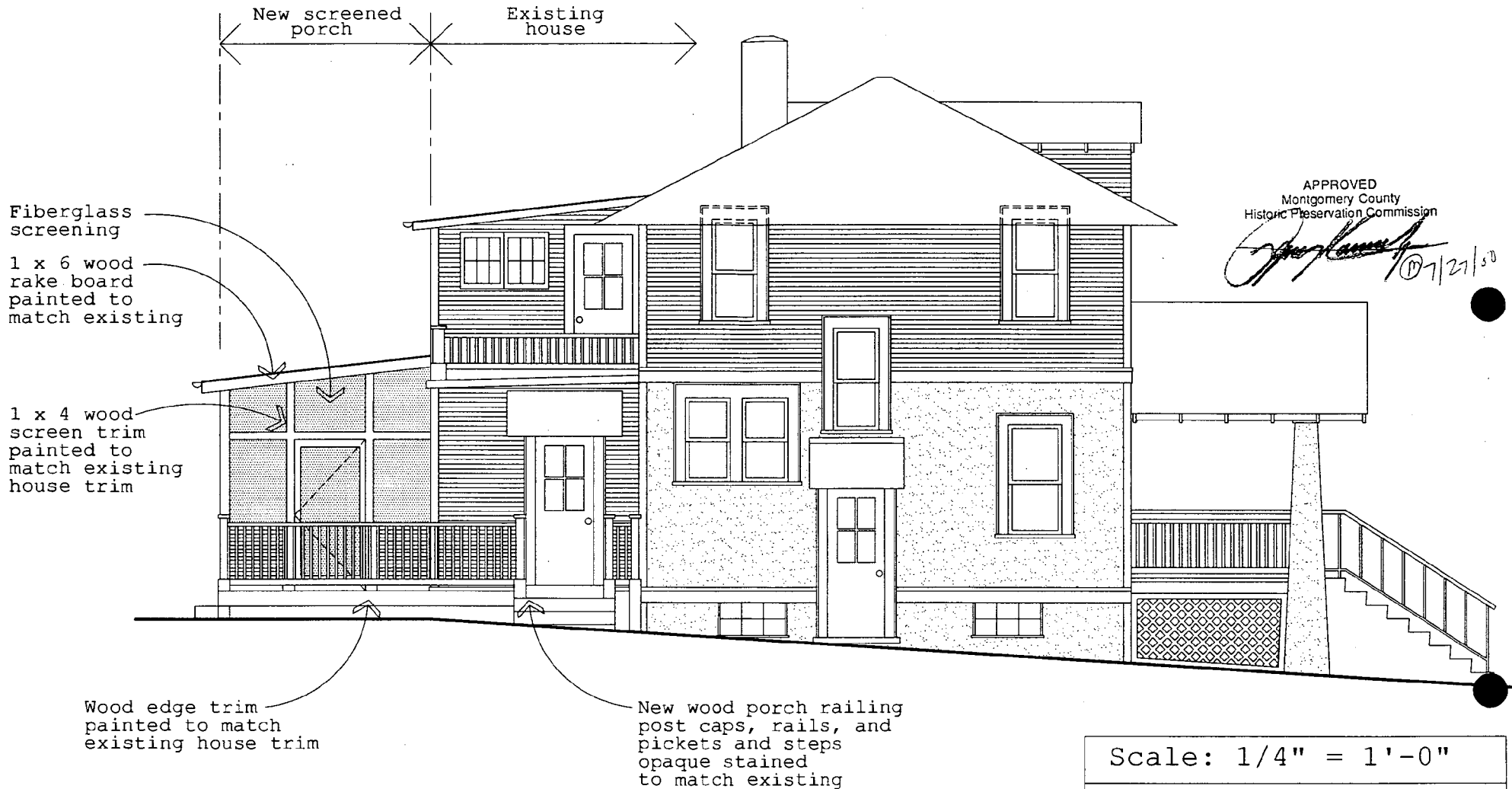
6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

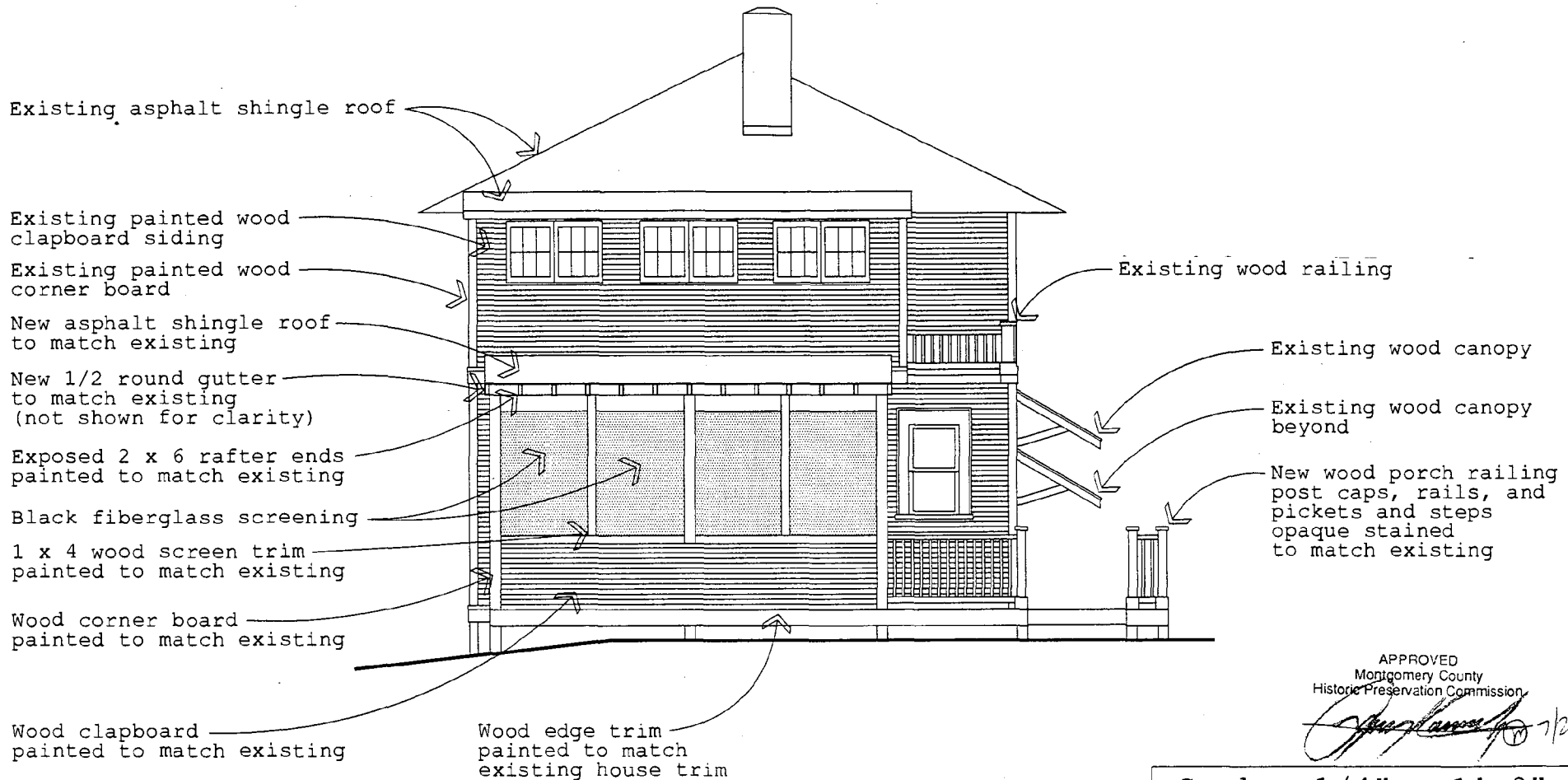


APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 07/21/00

Scale: 1/4" = 1'-0"
June 26, 2000
PORCH ADDITION 32 COLUMBIA AVENUE TAKOMA PARK, MARYLAND

SIDE ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]

Scale: 1/4" = 1'-0"

June 26, 2000

PORCH ADDITION
 32 COLUMBIA AVENUE
 TAKOMA PARK, MARYLAND

REAR ELEVATION

Historic Application:
32 Columbia Ave.
Takoma Park
Owner's: Peter and Jan Alsberg

DESCRIPTION

Proposed is to build a screened porch opening to an open deck which crosses the back of the house and wraps around to the side kitchen door. The screened porch siding and trim details are to match the siding and trim (color and style) of the back of the existing house. The rails of the open deck will match existing upper deck style which is directly above.

Existing behind 32 Columbia Avenue is an open back yard with trees, a pond, a cement walk from a garage at the rear of the property. Flanking each side are yards of equal size fenced and wooded. To the rear is an access driveway from Carroll Avenue and a single family dwelling.

The proposed porch and deck are not encroaching on any of the adjoining properties. A substantial portion of the existing yard remains as open area.

Historic Application:
32 Columbia Ave.
Takoma Park
Owner's: Peter and Jan Alsberg

MATERIALS LIST

All lumber to be pressure treated:

Screened Porch:

- Concrete footings
- 4x4 posts carrying a (2) 2x8 beam
- 2x8 floor joists
- joist hangers
- pine, tongue and groove porch floor (4")
- 2x4 low walls at approx 36" high
- 2x8 +/- low wall cap
- 4x4 wall posts
- 3"-4" clapboard siding to match existing siding on lower wall (exterior)
- 4" tongue and groove pine or cedar
- Black fiberglass screening
- 1x4 screen trim
- 1x6 rake boards
- 2x6 roof rafters with exposed tails as per existing
- Bead Board ceiling
- 1/2" OSB roof sheathing
- 15 lb. felt paper
- 20 yr asphalt shingles to match existing

Open Porch:

- Structural framing is the same as screened porch from ground to decking
- 5/4"X6" decking
- 4x4 handrail posts
- 4" handrail cap and bottom rail
- 1x post caps to match existing style
- 2x2 pickets to match existing style
- 2x12 stair stringers
- 2x10- stair treads

Neighbors of 32 Columbia Avenue

Jack and Patricia Miller
30 Columbia Avenue

Emil Rutner
34 Columbia Avenue

Anne Fothergill and Andrew W.J. Flack
33 Columbia Avenue

Adam and Deborah Bodner
7125 Carroll Avenue

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 7-26-00

file

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits
HPC # 31/3-0099 MONT. # 222040

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	32 Columbia Avenue, Takoma Park	Meeting Date:	07/26/00
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	07/19/00
Review:	HAWP	Public Notice:	07/12/00
Case Number:	37/03-00GG	Tax Credit:	None
Applicant:	Peter Alsberg and Jan Stovall	Staff:	Michele Naru
PROPOSAL:	Rear Screened Porch Addition	RECOMMEND:	Approval

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District.
STYLE: Craftsman/Four Square
DATE: c.1910-1920

This 2-1/2 story dwelling is located in the Takoma Park Historic District. A two-bay front entry porch with battered piers ornaments the principal façade. The house is clad with stucco on the first story and thinclapboard siding on the second. The gable roof is sheathed in asphalt shingles and detailed with a single-bay roof dormer. A rear, one-story, screened porch addition with a shed roof protrudes out from the rear elevation.

PROPOSAL:

Proposed is to build a screened porch addition with a small deck spanning across the back of the house and wraps around to the side kitchen door. The screened porch siding and trim details are to match the siding and trim (color and style) to the back of the existing house. The rails of the deck will match existing second story rear deck.

STAFF DISCUSSION

Staff notes that this proposal for a rear screened porch addition to this contributing resource should "receive a more lenient level of design review than outstanding resources"

Rear additions that are not visible from the public right-of-way are generally approved in the

Takoma Park Historic District. The proposed rear porch addition is compatible with the resource's original design and is sympathetic to the existing architectural character. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior Guidelines #9 and #10:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: PETER ALSBERG / SAN STOVALL Daytime Phone No.: 202-289-3137 or 301-891-3530

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Street Number City Street Zip Code

Contractor: First Addition, Inc. Phone No.: 410-381-7883

Contractor Registration No.: MHIC 36393

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 32 Street: Columbia Ave

Town/City: Takoma Park Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

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1A. CHECK ALL APPLICABLE:

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- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 10K

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

Peter Alsberg
Sanis Stovall
Signature of owner or authorized agent

6/28/00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 222648 Date Filed: 6/28/00 Date Issued: _____

Historic Application:
32 Columbia Ave.
Takoma Park
Owner's: Peter and Jan Alsberg

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Neighbors of 32 Columbia Avenue

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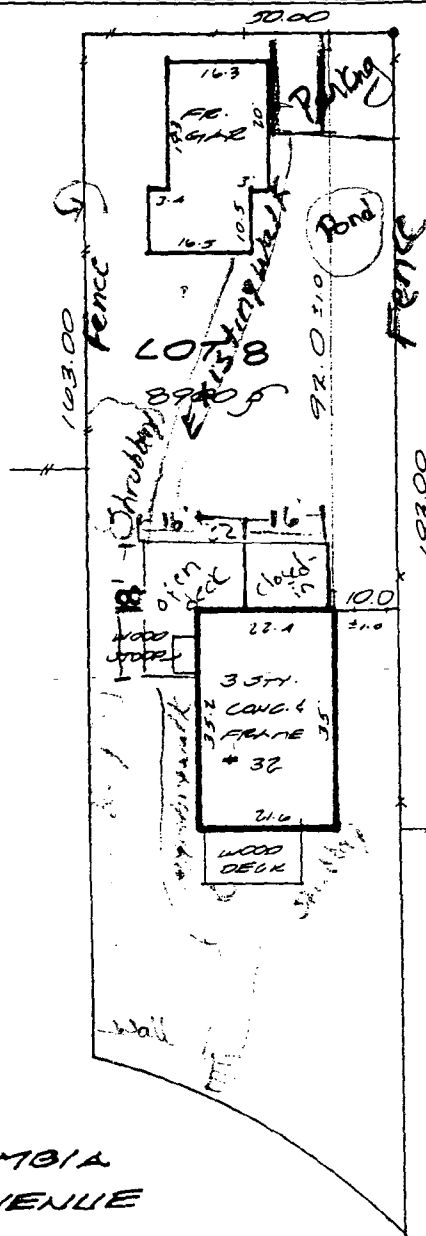
Emil Rutner
34 Columbia Avenue

Anne Fothergill and Andrew W.J. Flack
33 Columbia Avenue

Adam and Deborah Bodner
7125 Carroll Avenue

Ha

Site Plan



COLUMBIA AVENUE

PROPERTY PREDATES MODERN DAY ZONING.

No evidence of property corners was found. Apparent occupation is shown.

Date: 05-18-00 Scale: 1" = 30' Dwn: B.D.
 Plat Book: A
 Plat No.: 2 NO TITLE REPORT FURNISHED
 Work Order: 00-2333
 Address: 32 COLUMBIA AVENUE
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING
 LOT 8 BLOCK 19
 "F. GILBERT'S ADDITION TO
 TAKOMA PARK"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Stephen V. Harold

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

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Historic Application:
32 Columbia Ave.
Takoma Park
Owner's: Peter and Jan Alsborg

MATERIALS LIST

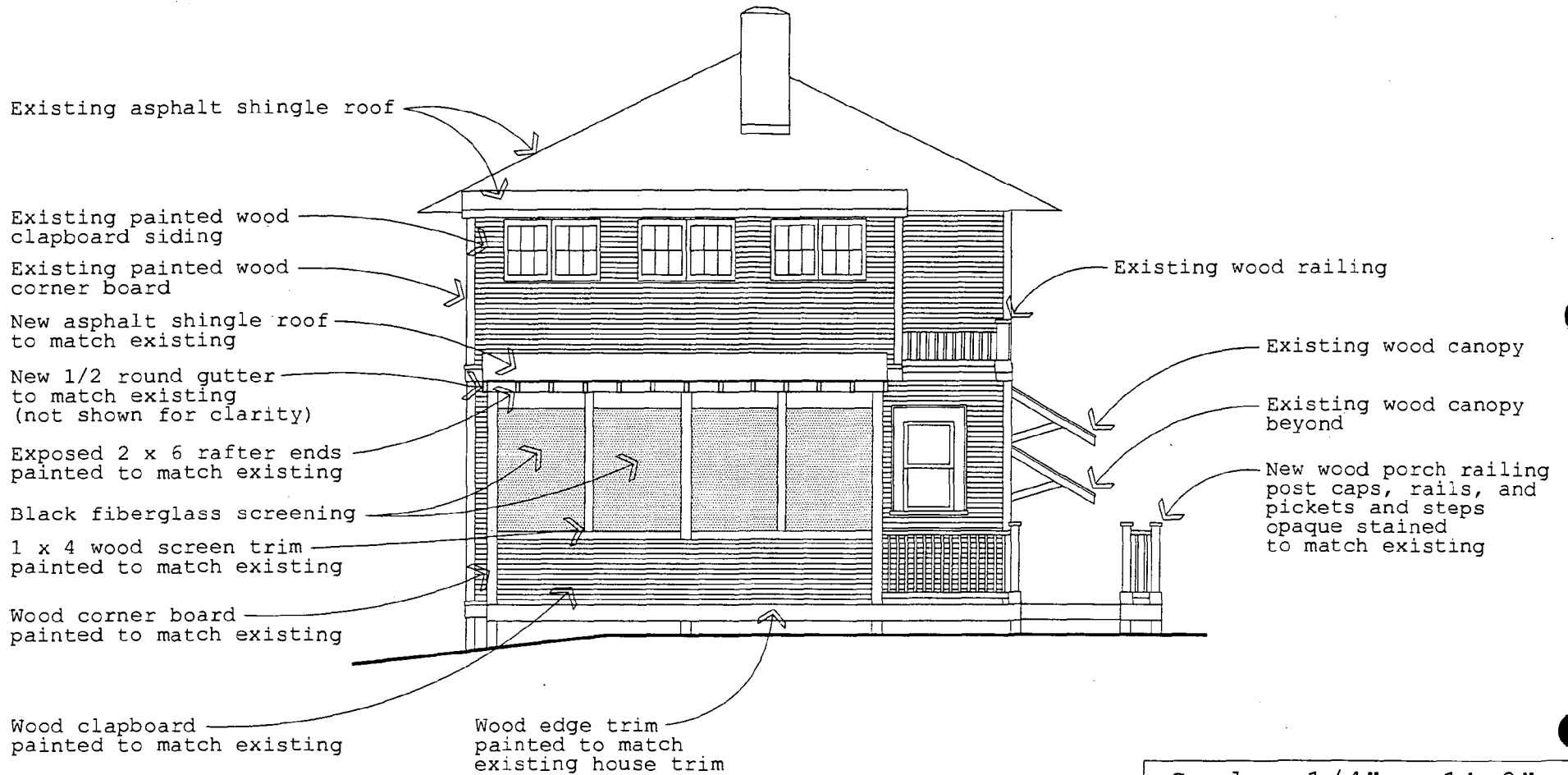
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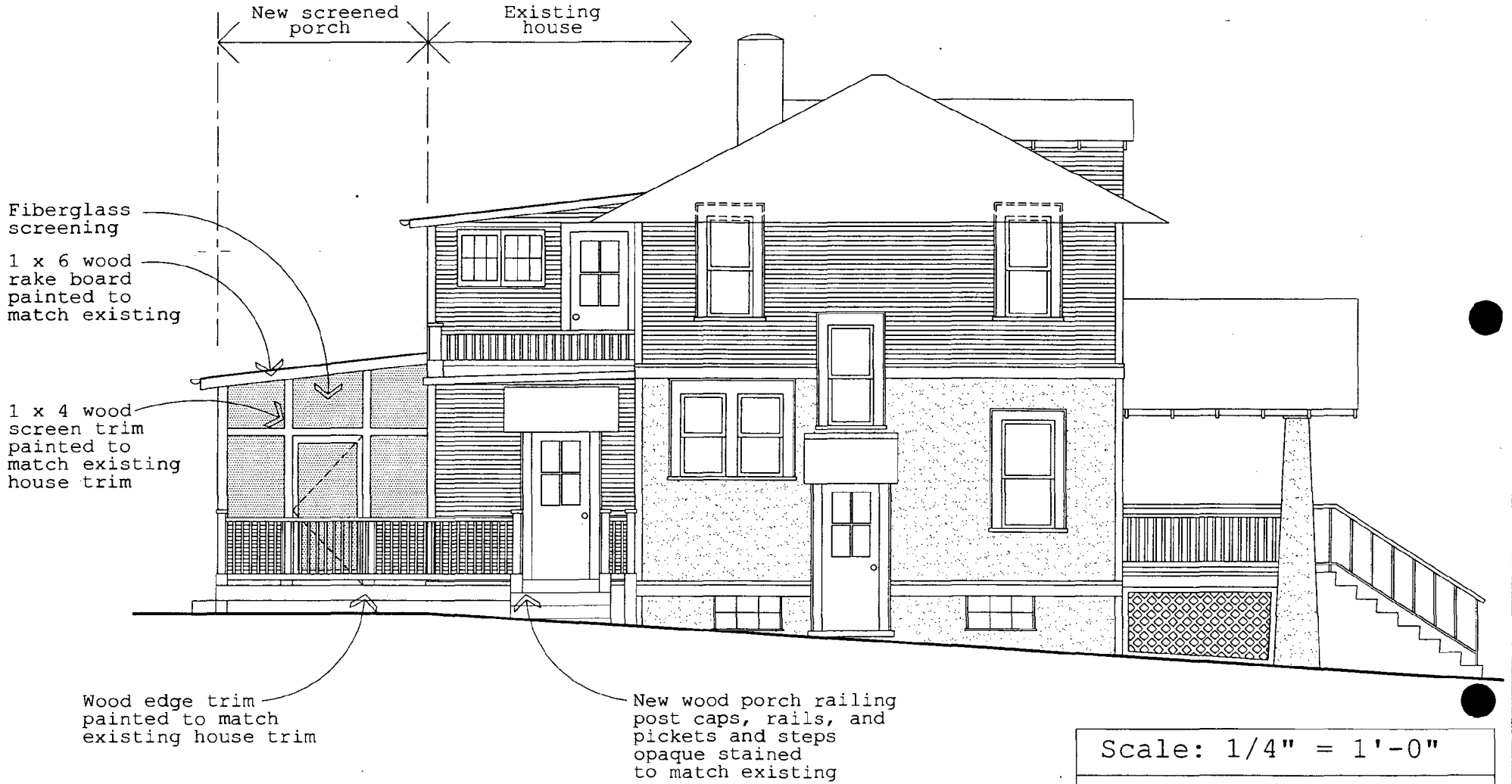


REAR ELEVATION

Scale: 1/4" = 1'-0"

June 26, 2000

PORCH ADDITION
 32 COLUMBIA AVENUE
 TAKOMA PARK, MARYLAND



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June 26, 2000

PORCH ADDITION
 32 COLUMBIA AVENUE
 TAKOMA PARK, MARYLAND

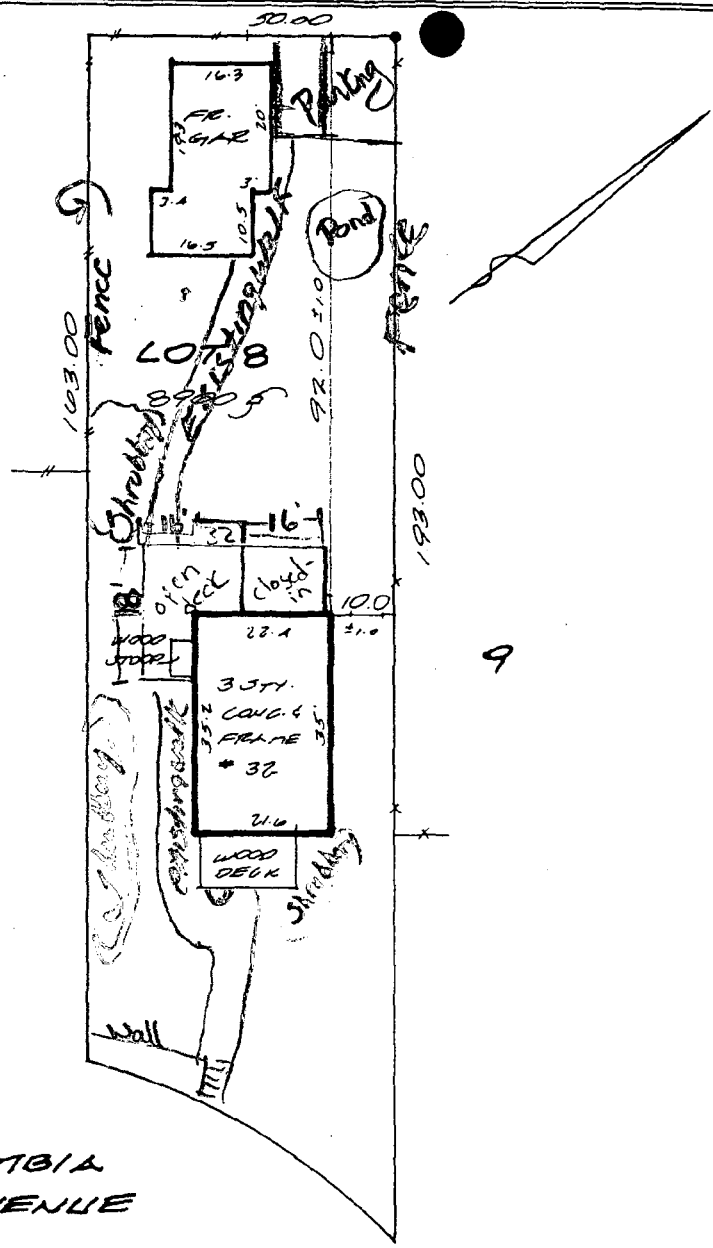
SIDE ELEVATION





01

Site Plan



COLUMBIA AVENUE

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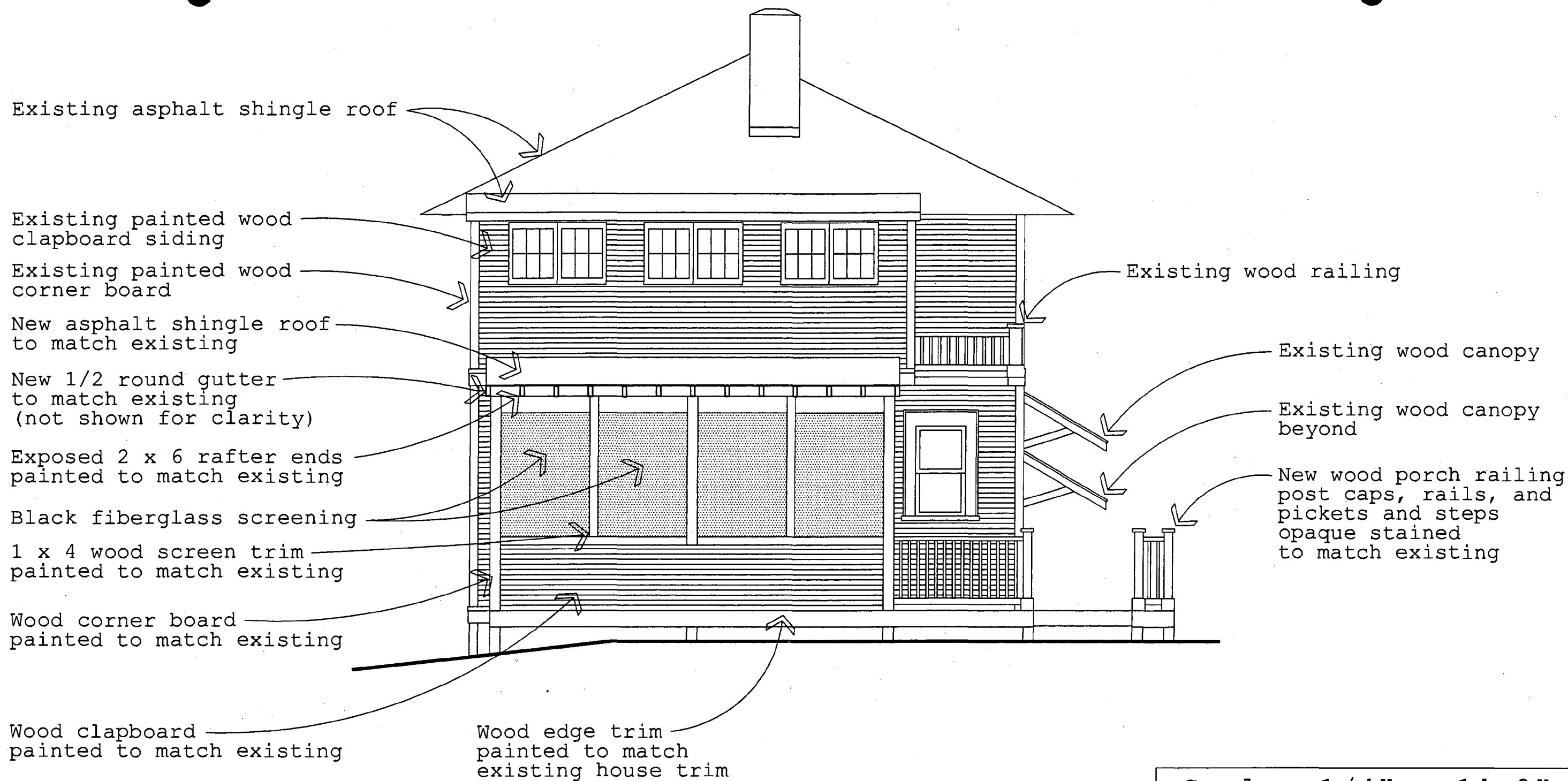
Stephen V. Lantford

LOCATION DRAWING
 LOT 8 BLOCK 19
 B.F. GILBERT'S ADDITION TO
 "TAKOMA PARK"

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



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PORCH ADDITION 32 COLUMBIA AVENUE TAKOMA PARK, MARYLAND