

37/3-0000 30 Columbia Avenue
(Takoma Park Historic District)

FAX



**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Date: 10/25/00
Fax to: Perry Kephart
Number: 301 563 3412
Number of Pages: 4 including cover
Project: Miller Residence

Message

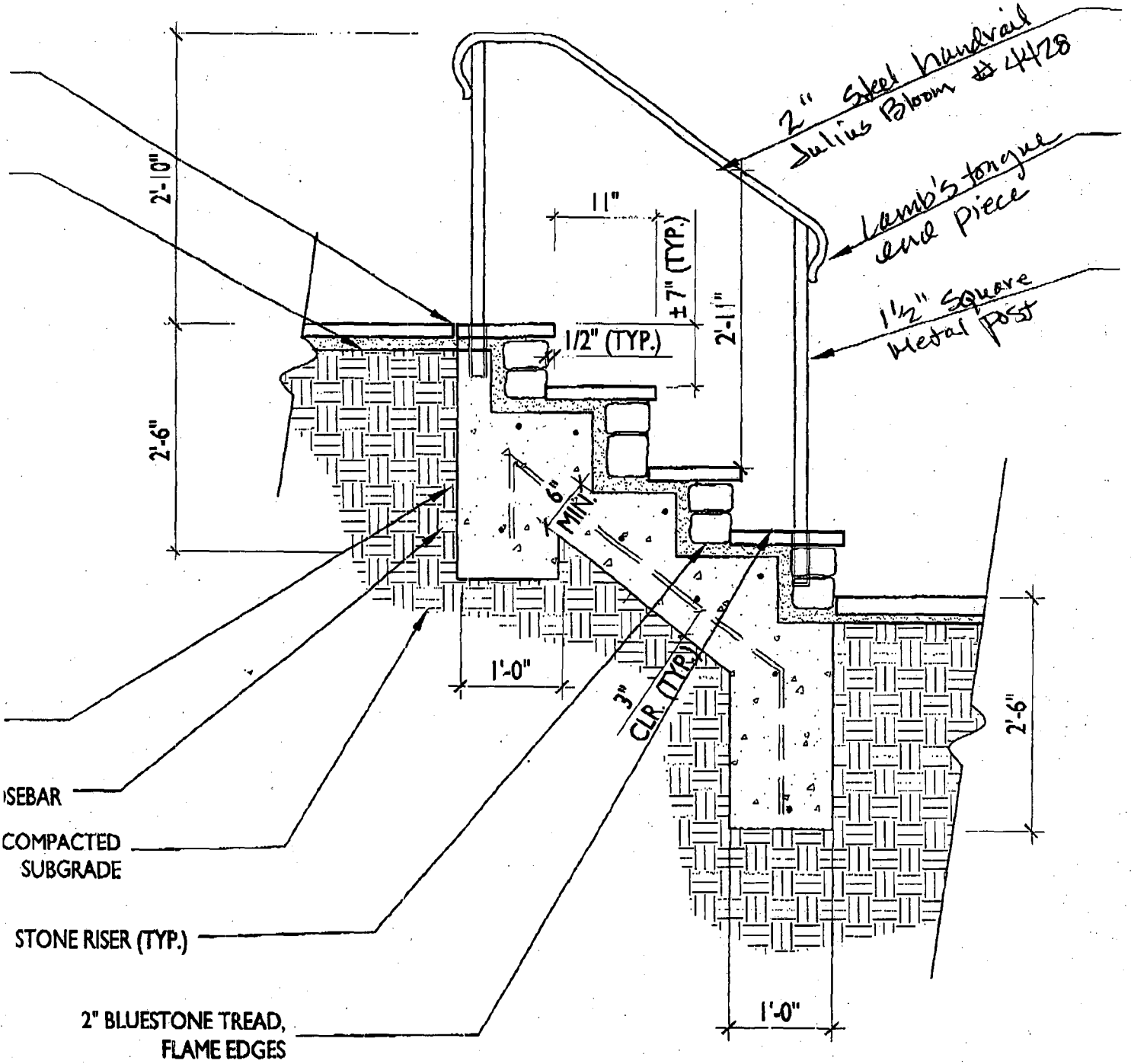
Perry:

Following are detail drawings for the
handraits for the Miller Residence.

Please review & hopefully approve &
let me know ~~if they are~~ what is the
next step. Do you need the
complete drawings for you file?

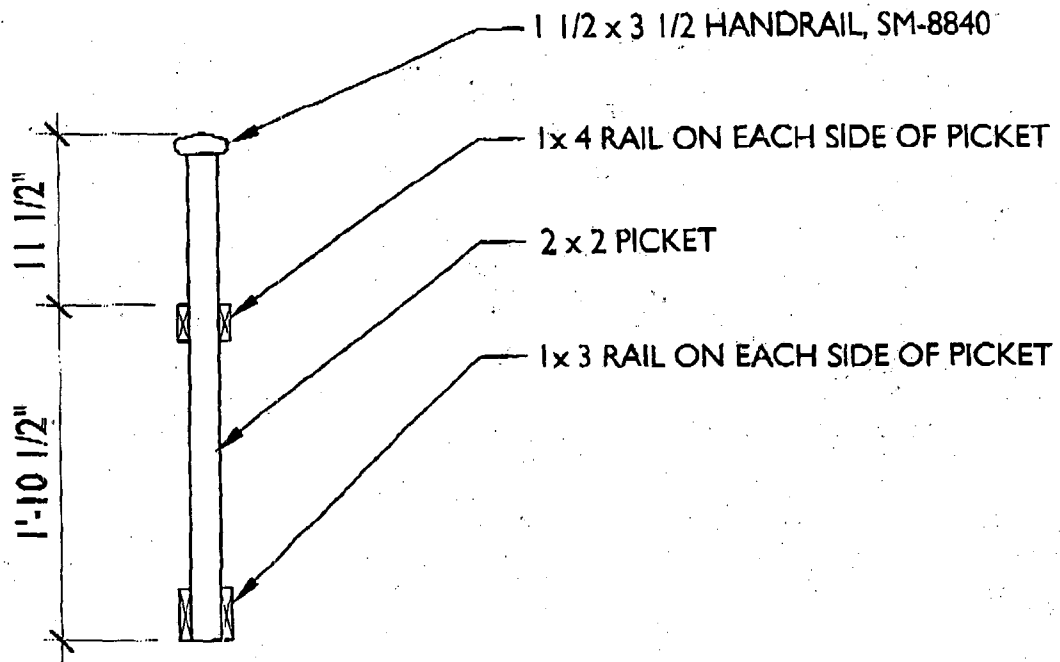
Thanks

From: HBT



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 11/16/00



1

WOOD HAND RAIL

SECTION

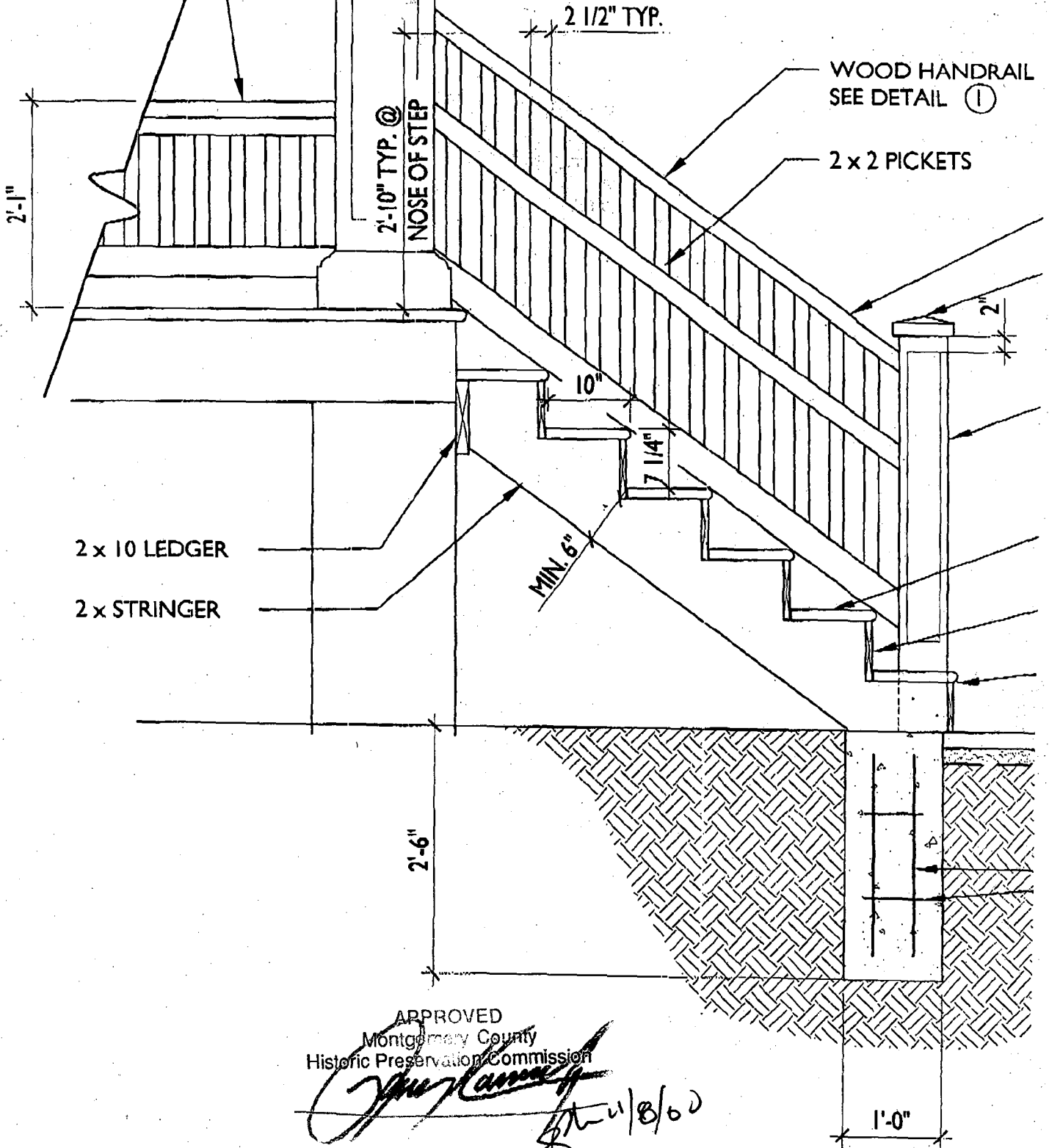
1" - 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 11/5/00



EXISTING PORCH RAIL



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
8/24/00

3

WOOD STEPS SECTION

APPROVED
[Signature]
APPROVED

















Date: 10/03/2000
Sender: Wright
To: Kephart, Ziek
Priority: Normal
Subject: Fwd[2]: Historic District questions

Perry: Please prepare a response addressed to the County Executive for me to review/sign as soon as you possibly can. Gwen

Forward Header

Subject: Fwd: Historic District questions
Author: "Joel Gallihue" <JoelG@Takomagov.org>
Date: 10/2/00 3:48 PM

Received: from mc.co.mo.md.us
([207.96.37.4])
by 207.176.67.8; Thu, 28 Sep 2000 13:02:26 -0400
Received: by mc.co.mo.md.us; id LAA09327; Thu, 28 Sep 2000 11:16:11 -0400
(EDT)
Received: from unknown(129.47.2.5) by mc.co.mo.md.us via smap (V5.0)
id xma012764; Thu, 28 Sep 00 10:27:46 -0400
Date: Thu, 28 Sep 2000 10:31 -0400
Message-id: <LvqEvQc2tk.GAY.GR.REILLY@CO.MO.MD.US>
From: GAY REILLY <GAY.GR.REILLY@CO.MO.MD.US>
To: joelg@takomagov.org
Subject: Historic District questions
Mime-Version: 1.0
Content-Type: text/plain; charset=US-ASCII
Content-Transfer-Encoding: quoted-printable
Content-Disposition: inline

--- Received from EXECUTVE.REILLG 240-777-2504 00-09-28 10.31

-> joelg@takomagov.org

Joel, this is the inquiry received in the County Exec's office regarding concerns about the rules of the Historic District Commission. As the Executive has no jurisdiction over matters involving either the MNCPPC or the City of TP, I was interested in knowing where to refer her concerns. If the MNCPPC Hist. Dist. Commission has jurisdiction, that's fine, I will just send it along to them and ask them to reply to her. I appreciate your input! Thanks. Gay Reilly, Offices of the County Executive

Montgomery County Maryland : Question for the Executive

Name: Patricia L. Miller
Title: Ms.
Organization: Indiana University of Pennsylvania

Reply method: email
Address1: 30 Columbia Ave
Address2:
City/State/ZIP: Takoma Park, MD 20912
Country: Montgomery
Telephone: 301-891-8086

Sincerely,
Patricia L. Miller
Doctoral Candidate
Indiana University of PA

61 30 Columbia.doc

specifics are on " 61 also 30 Colum.doc

E-Mail Address: jorp_miller@msn.com

Questions for the County Executive:

Dear Mr. Duncan

I have been a resident of Takoma Park since 1979, living in a house built in 1916. I was troubled by my first experience with the Montgomery County Historical Commission about five years ago when I remodeled my house. At that time the requirements the commission demanded seemed not to consider the financial burden or aesthetic preferences of the home owner.

I am now applying for permission for landscaping and have been informed that because the house is a four square, it must have cement steps and a cement walkway. I have taken photographs of numerous houses in Takoma Park that have replaced their cement (top) steps with wood as they have worn out. Wood is my

preference, not only because it looks nicer and is less expensive, but also because I have been informed by several contractors the work is next to impossible. So point number one is that I believe that Historical Commission Policy is not applied uniformly because of the abundance of wood steps in the neighborhood. Point number two is that as I walk around the neighborhood, I see many houses having work done without permits. Those of us who follow

the rules are penalized because we do not get what we want. Nor are we given choices. But those who do the work without permits get exactly what they want. The third point is that there are many houses in Takoma Park with out-

side areas that are plainly eyesores. I, on the other hand want to upgrade my property and have engaged a Takoma Park landscape architect to design a master plan. The work intended to be done would hardly change the outside look of the house at all. And most certainly overall, it would enhance the neighborhood. I feel that I, the homeowner, a tax-payer should have some say about how I want my house to look.

I am not looking forward to the Historical Commission session. In my first experience, I felt they were impolite, arrogant and acted with only the historical preservation perspective. Standing up in front of them, I was invisible.

I bought my house before it was designated as a secondary resource in a non-primary area. When the house was designated to be inside the boundaries of the Takoma Park Historical District, I was neither queried nor informed as the house was rented at the time. But I was available through the rental manager had anyone cared enough to involve me.

My specific complaints again are: 1) it appears that policies are not applied uniformly; 2) many residents ignore the commission and build without permits, thus being able to do whatever they want; 3) preserving the historical character of the area is fine, but what about paying attention to the upkeep of the neighborhood; and 4) the value and the personhood of the home owner, the little person should be paramount. When I call the City Arborist, calls should be returned in a timely fashion, and I should

be greeted warmly, rather than being treated unkindly and unprofessionally. Within the confines of the historical area in which I live, I would like some presence, some say, some character, in what my house looks like. In Takoma Park people come in last

place is trees; second place is houses; third is themes (worthy though they may be), and finally in last place -- people. I would like to count for something.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 30 Columbia Avenue **Meeting Date:** 09/27/00
Applicant: Patricia & John Miller **Report Date:** 09/20/00
Resource: Takoma Park Historic District **Public Notice:** 09/13/00
Review: HAWP **Tax Credit:** Partial
Case Number: 37/3-00QQ **Staff:** Perry Kephart

PROPOSAL: Replace steps, grade back yard, replace retaining wall, add retaining wall.

RECOMMEND: Approve w/conditions.

CONDITIONS:

1. The front steps from street level are to be repaired or replaced in kind.
2. Concrete walkways to be retained and repaired, or replaced in kind.
3. Front steps to house to be repaired or replaced in kind with parging to change the color as an option.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Four Square
DATE: 1905-15

Two-bay, two-story frame residence with a full-width front porch. The first floor is set well above grade. There are 18 concrete steps leading up to the front porch from street level. The house is sited on an elevated lot with a fieldstone retaining wall along the front perimeter of the property.

PROPOSAL

The applicant proposes to:

1. Remove the concrete walk and steps from the front of the house
2. Install new stone steps and walkway.
3. Lay stone stepping stones from the front walk around to the left (north) side of the house to replace concrete stepping stones, and install new stone

- stepping stones in the rear yard.
4. Install painted wood steps with painted wood inset baluster railings (to match the existing railing) up to the porch.
 5. Relocate an existing gate adjacent to the side entrance.
 6. Remove the existing brick retaining wall along the driveway and replace with a fieldstone wall to match the front wall.
 7. Install a new trash and condenser enclosure to match the existing 4' board on board fence.
 8. Install a 30" high stone retaining wall in the rear yard with stone steps leading up to a regraded lawn.

STAFF DISCUSSION

The property is a contributing resource in the Takoma Park Historic District, and as such is subject to a more lenient level of review than for outstanding resources. Changes to the front of the house or those areas visible from the public right-of-way are the primary focus of review.

The changes proposed, with the exception of the front steps and walk replacement, are compatible with the historic design and original materials of the resource, and will not affect the existing streetscape, landscape, or building patterns in the district. The side stepping stones are set out of sight above street level and their replacement should not have any effect.

Staff is recommending that the concrete front steps, walk, and stairway be repaired and not replaced. The changes proposed to the existing concrete steps and walkway at the front of the property are not in keeping with the style or the period of the house. Concrete steps are part of a distinctive - and familiar - pattern of egress to the many early 20th century houses in the Takoma Park Historic District. Replacement with random sized fieldstone would represent a significant change from the predominant paving material for the historic district. Although wood steps are found throughout the district, replacement of what appears to be an original concrete stairway to the porch with a wood stair system is inconsistent with Secretary of Interior Guidelines #6 and #2. Preserving the streetscape is dependent on maintaining the integrity of the facades - whether outstanding or contributing - and of the environmental settings, landscaping, and patterns of open space along the public right of way. Repairs to the steps would qualify for a tax credit.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* 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 #2, #6, and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be

avoided.

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, textures, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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.

And with the conditions:

1. **The front steps from street level are to be repaired or replaced in kind.**
2. **Concrete walkways to be retained and repaired, or replaced in kind.**
3. **Front steps to house to be repaired or replaced in kind with parging to change the color as an option.**

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall 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.



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

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER PATRICIA & JOHN MILLER DAYTIME TELEPHONE NO. (301) 991 8086
 ADDRESS 30 COLUMBIA AVE TAKOMA PARK, MD 20912
CITY STATE ZIP CODE

CONTRACTOR _____ TELEPHONE NO. () _____

CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 30 STREET COLUMBIA AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET HICKORY AVE
 LOT 7 BLOCK 19 SUBDIVISION BE GILBERTS ADDITION TO TAKOMA PARK
 LIBER _____ FOLIO _____ 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/Reze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other LANDSCAPING
 1B. CONSTRUCTION COST ESTIMATE \$ 25,000.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT 2 feet 6 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.

Holt Jordan Signature of owner or authorized agent 9/5/00 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO. 229280 DATE FILED: 9/6/00 DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

4

**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:

AMERICAN FLOW SQUARE w/ siding & rear addition

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

See attached letter

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.

Historic Preservation Commission
Montgomery County, MD
Miller Residence
September 5, 2000

LIST OF PHOTOGRAPHS

1. Front image of 30 Columbia Avenue.
2. Detail photo of the existing steps.
3. Detail photo of the existing steps.
4. Image of driveway
5. Photo of east side of residence
6. Photo of rear facade and existing deck to remain.
7. Photo of gate to be relocated
8. Rear yard photograph taken from the deck

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Benigno and M Cribeiro
7117-7119 Carroll Avenue
Takoma Park, MD 20912

Susan Bundock and Matt Johnson
7121 Carroll Ave
Takoma Park, MD 20912

Jay Danielski and Heidi Hessler
7123 Carroll Ave
Takoma Park, MD 20912

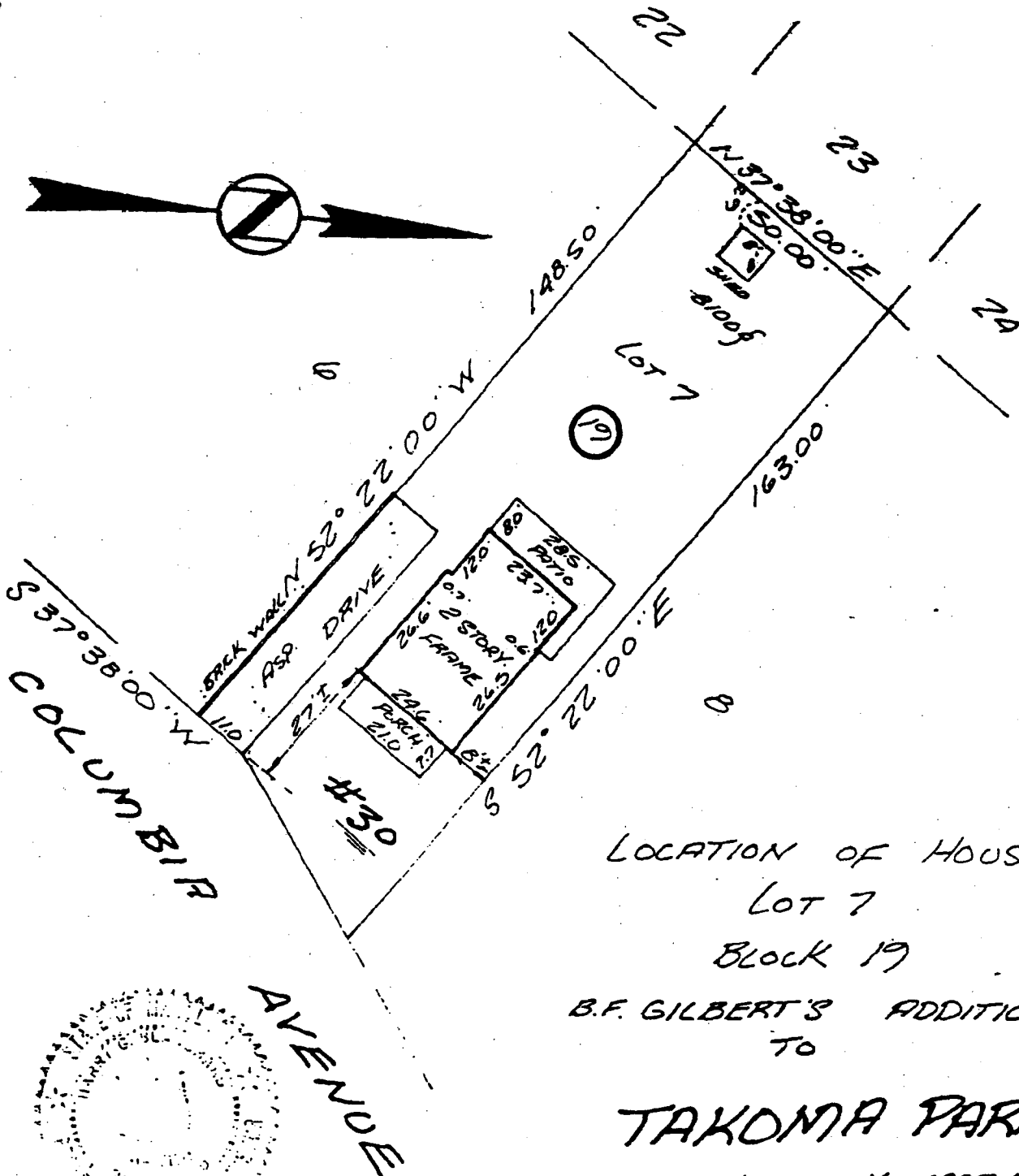
Peter Alsberg and Jan Stovall
32 Columbia Avenue
Takoma Park, MD 20912

Joel & Gina Gaspin
28 Columbia Avenue
Takoma Park, MD 20912

William and Tracy Samuel
4 Hickory Avenue
Takoma Park, MD 20912

6

NOTE: This survey for this purpose only - to be used for determining property lines. Proper corner Markers Not guaranteed by this survey.



LOCATION OF HOUSE
LOT 7
BLOCK 19

B.F. GILBERT'S ADDITION
TO

TAKOMA PARK

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED IN PLAT A AT P 2 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.

Eldon E. Snider
Surveyor

REFERENCES

PLAT BK. *A*
PLAT NO. *2*
LIBER
FOLIO

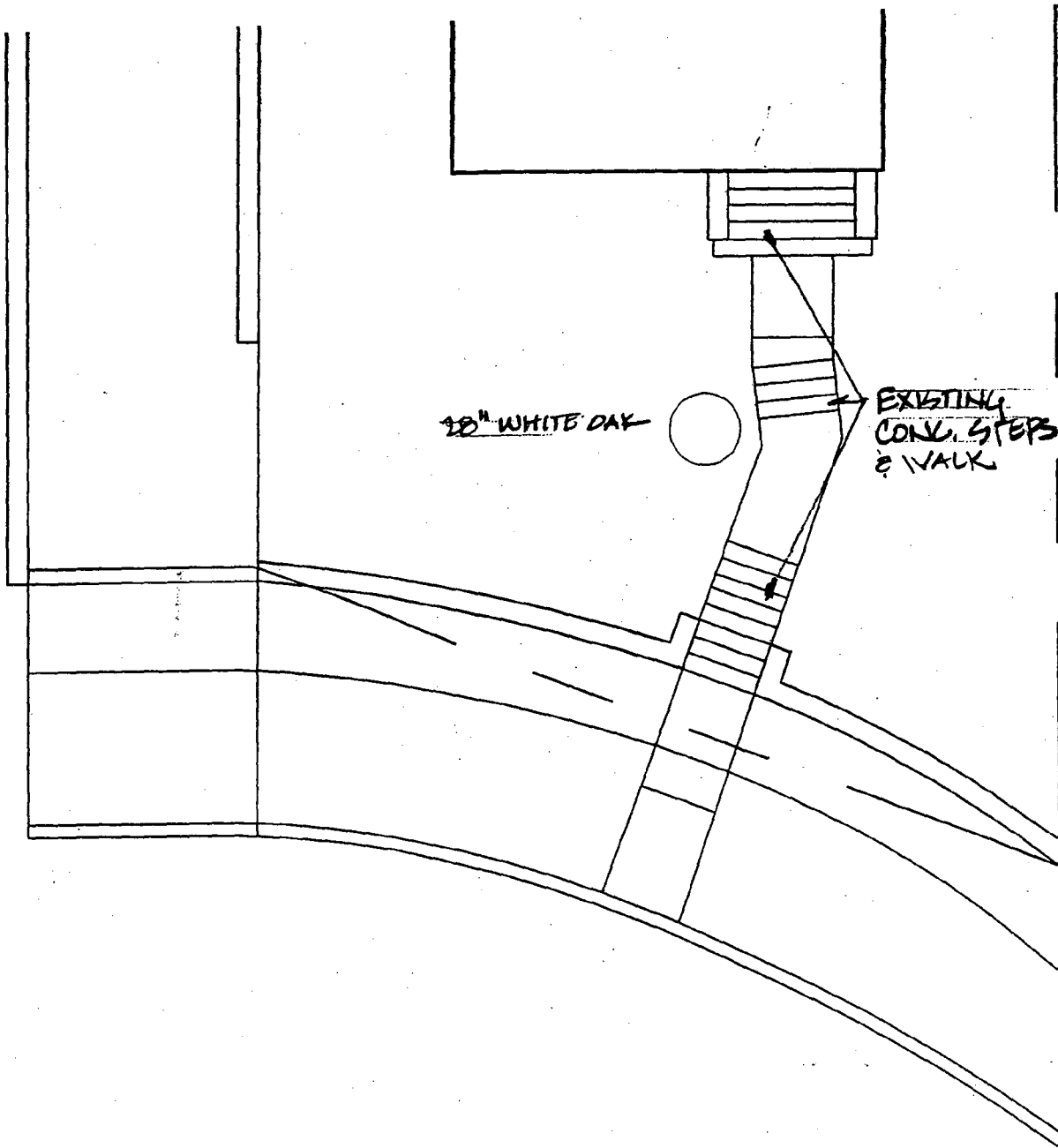
ELDON E. SNIDER & ASSOCIATES



LAND SURVEYORS
LAND PLANNING CONSULTANTS
2 PROFESSIONAL DRIVE, SUITE 218
GAITHERSBURG, MD.
948 5100



DATE OF SURVEYS	SCALE: <i>1" = 30'</i>
WALL CHECK:	DRAWN BY: <i>CJO</i>
HSE. LOC.: <i>5-16-79</i>	



EXISTING STEPS & WALKWAY
MILLER RESIDENCE
30 COLUMBIA AVE
TAKOMA PARK MD 20912

8

September 5, 2000

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

Re: Miller Residence
30 Columbia Ave.
Takoma Park, MD 20912

Dear Commissioners & Staff:

Below is the project description for the Miller Residence in Takoma Park Historic District. It is as follows:

Front yard and side yards

1. Remove and replace existing concrete steps and walkway.
2. Install new stone steps and stone walkway. The new layout is a refinement of the existing layout and should minimize the impact on the existing white oak. The stone risers should match the existing stone wall and the paving is to be irregular flagstone
3. Remove existing concrete porch steps and replace with wood porch steps. The new steps are to be painted and have handrail/guardrails that match the existing porch rail.
4. Lay flagstone stepping stones to replace concrete stepping stones along the front and west side of the house. New flagstone stepping stones with drainage are proposed for the east side of the house to keep the basement dry.
5. Relocate existing 4' high gate adjacent to side entrance.
6. Remove brick retaining wall along the driveway and replace with stone retaining wall to match the existing front stone wall.
7. Install new trash and air conditioner condenser enclosure. The enclosure is to match the existing 4' board on board fence.
8. Install new plantings

Back garden

1. Install new 30" height retaining wall with drainage to divert water around the house.
2. Install stone steps
3. Regrade lawn.
4. Plant new plantings
5. Install new flagstone stepping stones



**JORDAN
HONEYMAN**
Landscape Architecture

1083 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

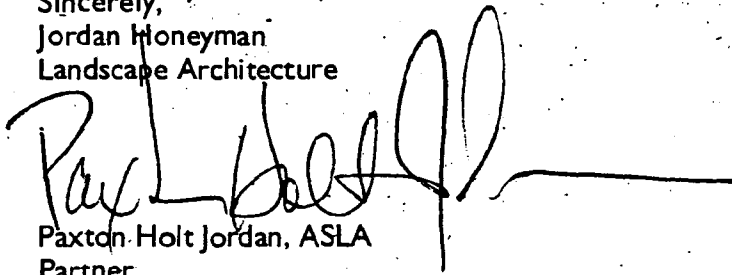
9

Historic Preservation Commission
Montgomery County, MD
Miller Residence
September 5, 2000
Page 2 of 2

Please note that the screened porch or arbor and the trellis with bracket shown on the Master Plan are conceptual and are not a part of the Historic Area Work Permit application.

We are preparing a tree protection plan for the city of Takoma Park with recommendations from an arborist. I will forward this information to you prior to the hearing. Thank you for your consideration. Please call if you have any questions and I look forward to seeing you September 27th.

Sincerely,
Jordan Honeyman
Landscape Architecture

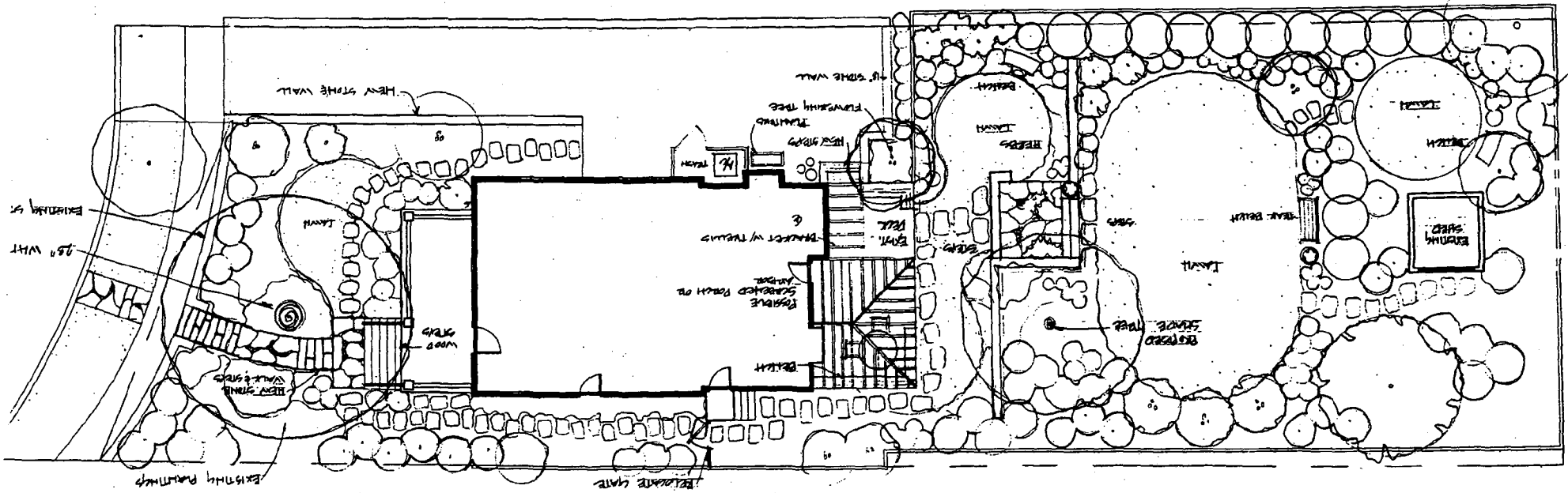
A handwritten signature in black ink, appearing to read "Paxton Holt Jordan", with a long horizontal line extending to the right.

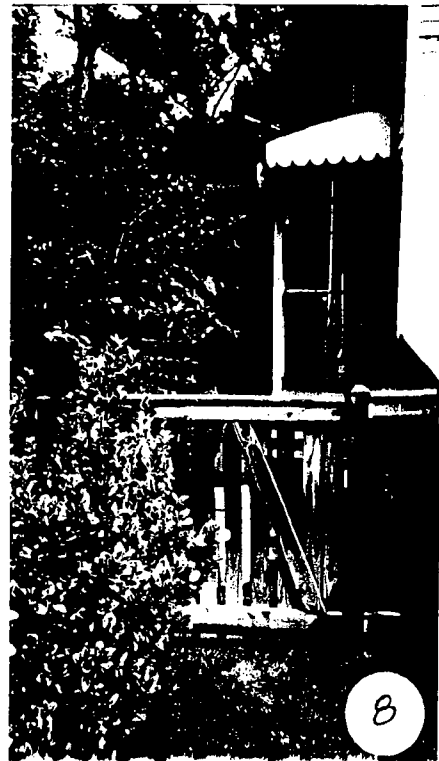
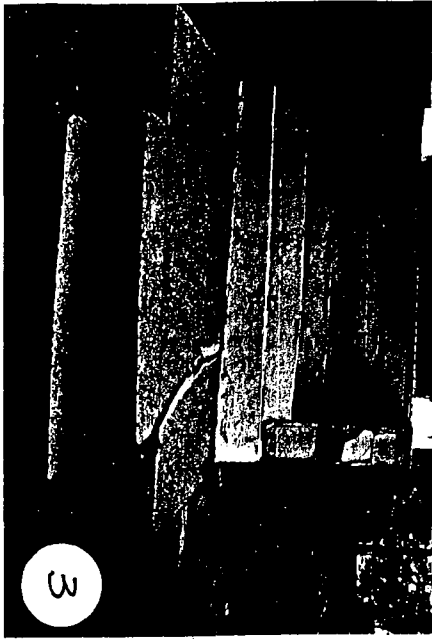
Paxton Holt Jordan, ASLA
Partner

enclosure:
application, photos, 2 master plans, plat plan, & existing steps and walkway plan

10

11





12



the CARE of TREES

9228 GAITHER ROAD · GAITHERSBURG, MARYLAND 20877 · (301) 948-6885 · FAX (301) 948-4353

September 25, 2000

Jordan Honeyman
1003 K Street NW
Suite 840
Washington, DC 20001

Site: John Miller
30 Columbia Ave.
Takoma Park, MD 20912

Re: Tree preservation of white oak (23 inch diameter) located in front yard.

Recommendations:

- Liquid inject fertilize with a low nitrogen, slow release fertilizer and add a mycorrhizal inoculant to fertilizer mix.
- Soil drench with paclobutrazol.
- Mulch in critical root zone.
- Excavate at indigenous grade.
- Aeration matting in areas of additional fill.
- Use a porous material for walkway in flat areas (i.e. landings)
- Root prune if excavation below indigenous grade is more than six inches.
- Keep materials and equipment out of critical root zone.

If you have any questions, please call. I look forward to being of further service.

Sincerely,

Brett Linkletter
Certified Arborist/Urban Forester

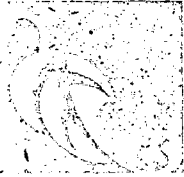
APPROVED

 Historic Preservation Commission
 9/27/00

September 5, 2000

Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

Re: Miller Residence
30 Columbia Ave.
Takoma Park, MD 20912



**JORDAN
HONEYMAN**
Landscape Architecture

1063 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Dear Commissioners & Staff:

Below is the project description for the Miller Residence in Takoma Park Historic District. It is as follows:

Front yard and side yards

1. Remove and replace existing concrete steps and walkway.
2. Install new stone steps and stone walkway. The new layout is a refinement of the existing layout and should minimize the impact on the existing white oak. The stone risers should match the existing stone wall and the paving is to be irregular flagstone
3. Remove existing concrete porch steps and replace with wood porch steps. The new steps are to be painted and have handrail/guardrails that match the existing porch rail.
4. Lay flagstone stepping stones to replace concrete stepping stones along the front and west side of the house. New flagstone stepping stones with drainage are proposed for the east side of the house to keep the basement dry.
5. Relocate existing 4' high gate adjacent to side entrance.
6. Remove brick retaining wall along the driveway and replace with stone retaining wall to match the existing front stone wall.
7. Install new trash and air conditioner condenser enclosure. The enclosure is to match the existing 4' board on board fence.
8. Install new plantings

Back garden

1. Install new 30" height retaining wall with drainage to divert water around the house.
2. Install stone steps
3. Regrade lawn.
4. Plant new plantings
5. Install new flagstone stepping stones

APPROVED *W. H. Henshaw*

Historic Preservation Commission

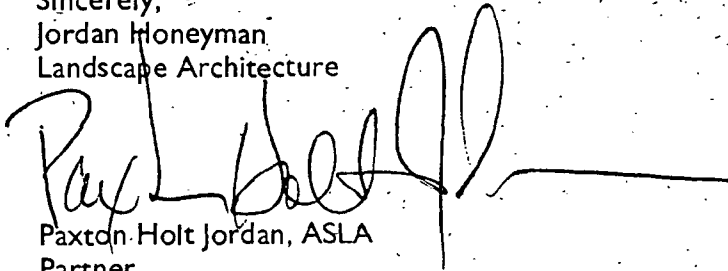
Handwritten signatures and initials over the stamp.

Historic Preservation Commission
Montgomery County, MD
Miller Residence
September 5, 2000
Page 2 of 2

Please note that the screened porch or arbor and the trellis with bracket shown on the Master Plan are conceptual and are not a part of the Historic Area Work Permit application.

We are preparing a tree protection plan for the city of Takoma Park with recommendations from an arborist. I will forward this information to you prior to the hearing. Thank you for your consideration. Please call if you have any questions and I look forward to seeing you September 27th.

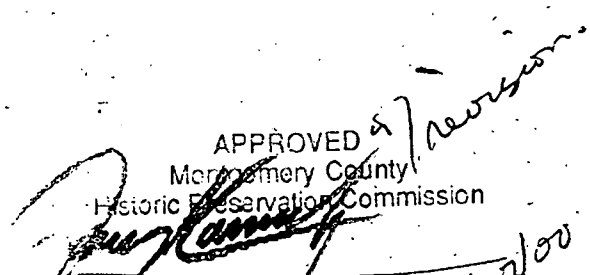
Sincerely,
Jordan Honeyman
Landscape Architecture



Paxton Holt Jordan, ASLA
Partner

enclosure:
application, photos, 2 master plans, plat plan, & existing steps and walkway plan

APPROVED
Montgomery County
Historic Preservation Commission



9/27/00

Historic Preservation Commission
Montgomery County, MD
Miller Residence
September 5, 2000

LIST OF PHOTOGRAPHS

1. Front image of 30 Columbia Avenue.
2. Detail photo of the existing steps.
3. Detail photo of the existing steps.
4. Image of driveway
5. Photo of east side of residence
6. Photo of rear facade and existing deck to remain.
7. Photo of gate to be relocated
8. Rear yard photograph taken from the deck

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Benigno and M Cribeiro
7117-7119 Carroll Avenue
Takoma Park, MD 20912

Susan Bundock and Matt Johnson
7121 Carroll Ave
Takoma Park, MD 20912

Jay Danielski and Heidi Hessler
7123 Carroll Ave
Takoma Park, MD 20912

Peter Alsberg and Jan Stovall
32 Columbia Avenue
Takoma Park, MD 20912

Joel & Gina Gaspin
28 Columbia Avenue
Takoma Park, MD 20912

William and Tracy Samuel
4 Hickory Avenue
Takoma Park, MD 20912

October 4, 2000

The Honorable Douglas M. Duncan
Montgomery County Executive
Executive Office Building, 2nd Floor
101 Monroe Street
Rockville, MD 20850

Re: Inquiry by Patricia L. Miller
30 Columbia Avenue
Takoma Park, MD 20912

Dear Mr. Duncan:

As staff to the Montgomery County Historic Preservation Commission (HPC), I am responding to the inquiry submitted to you by Patricia L. Miller as to issues related to a Historic Area Work Permit (HAWP) application review by the HPC on September 27, 2000.

In August 1992, the County Council designated a portion of the City of Takoma Park as the Takoma Park Historic District in an amendment to the Master Plan for Historic Preservation in Montgomery County. This document was also designated by the City of Takoma Park as an amendment to the 1982 City of Takoma Park Master Plan. Since 1992, the HPC has reviewed proposed changes to the exterior of the structures, or to the environmental setting, of properties in the historic district before approving the issuance by the Department of Permitting Services of a Historic Area Work Permit for the proposed work.

When a HAWP application is received at the HPC, the staff prepares a recommendation to the HPC to approve, approve with conditions, or to deny the application based on the guidelines in the Takoma Park Amendment and on the Guidelines for Rehabilitating Historic Buildings in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, 1995. The HPC will consider the materials submitted by the applicant and listen to testimony from the applicant or from other interested parties before making a decision. The HPC may or may not agree with the staff recommendation.

In this case, all the applicants' proposed changes were approved by the HPC. Staff raised a number of issues based on Takoma Park and SOI Guidelines, but all the issues were resolved in favor of the applicant with one modification to the original proposal to bring the application into closer alignment with the guidelines.

We are aware that changes have from time to time been made to resources in the historic district without a HAWP. We are frequently in the Takoma Park Historic District, but with over 3,000 historic properties designated in the county, we depend on the integrity of the property owners to make the program effective. This appears to work fairly well. The Code Enforcement Officers, the local preservation organizations, and the observations of neighbors also assist us in our oversight. It is the purvue of the County Code Enforcement Officer, not of this office, to

notify the property owner that a retroactive HAWP application must be made. In cases when the changes are not approved by the HPC, the applicant must restore the building to its original configuration to the extent possible.

down delip
The HPC takes very seriously the role of the property owners and of the commission to protect the historic resources of the county and of Takoma Park. We endeavor to work within the relevant guidelines in order that the regulation is effected uniformly, if not always to the satisfaction of all parties. In the current situation, however, all the applicants' proposals were approved. If they would like to make revisions to the application, we would be glad to put their proposed modifications on an upcoming agenda.

Please call me, or Perry Kephart, at 301-563-3400 if you have questions.

FAX



JORDAN HONEYMAN
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Date: 9/28/00

Fax to: PERRY

Number: _____

Number of Pages 2

Project: _____

Message I left with the

speakers form. I am not

sure if Patricia Miller turned

her in.

Thanks

HOT

From: _____

HISTORIC PRESERVATION COMMISSION SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/ organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: 9/27/00

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: 30 Columbia Ave

NAME: ~~JOHN & PATRICIA MILLER~~ HOCT JORDAN

COMPLETE MAILING ADDRESS: 30 Columbia Ave
Takoma Park, MD 20912

REPRESENTING (INDIVIDUAL/ORGANIZATION):
JOHN & Patricia Miller

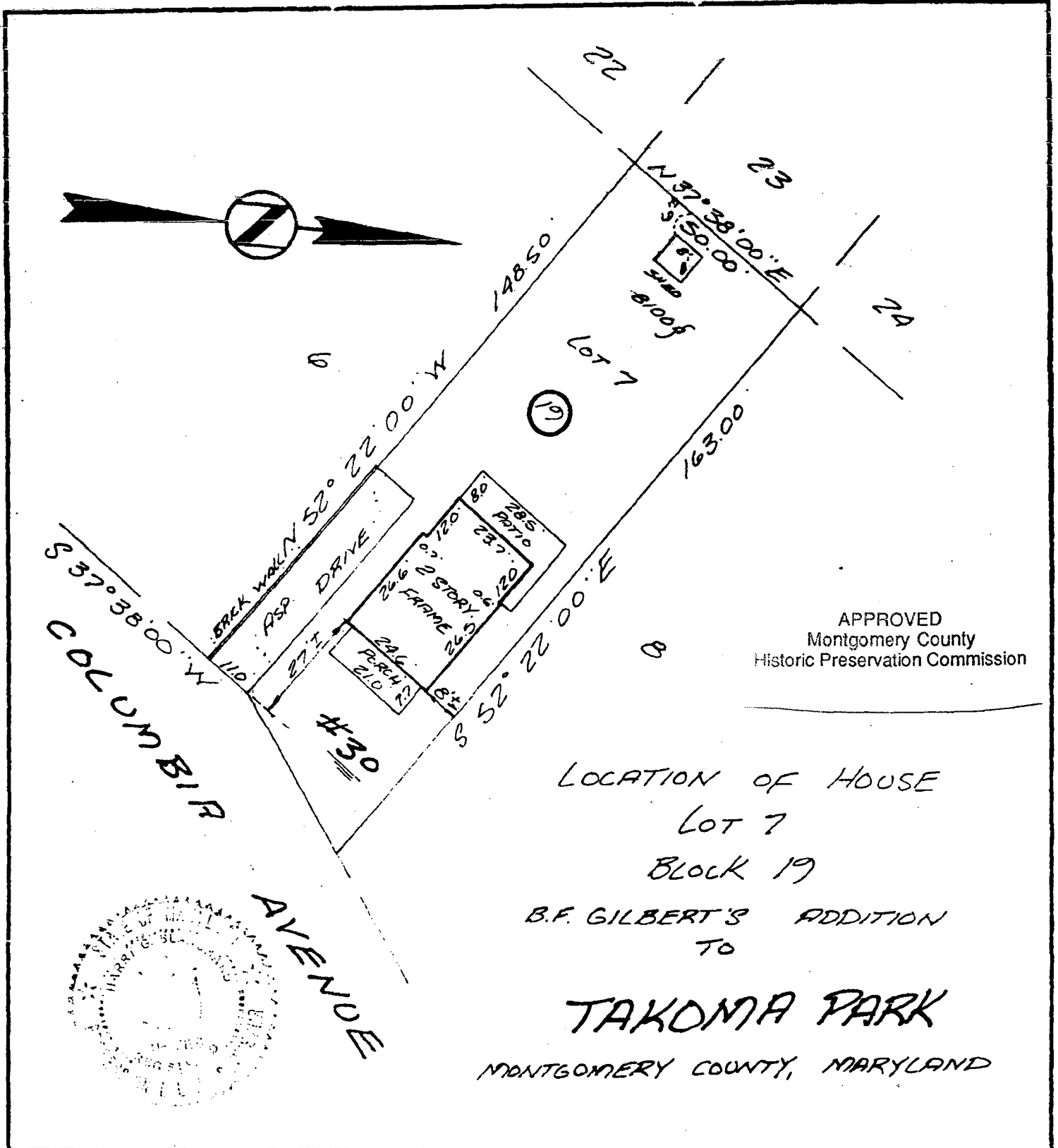
The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation..... 3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

NOTE: This survey for title purposes only -

to be used for determining property lines. Proper

marker Markers Not guaranteed by this survey.



APPROVED
Montgomery County
Historic Preservation Commission

LOCATION OF HOUSE
LOT 7
BLOCK 19
B.F. GILBERT'S ADDITION
TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS AS SHOWN OR DESCRIBED IN PBA AT P. 2 AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD.

Harry E. Snider
REGISTERED LAND SURVEYOR - P. 251

REFERENCES

PLAT BK. A

PLAT NO. 2

LIBER

FOLIO

ELDON E. SNIDER & ASSOCIATES



LAND SURVEYORS

LAND PLANNING CONSULTANTS

2 PROFESSIONAL DRIVE, SUITE 216

GAITHERSBURG, MD.

848 8100

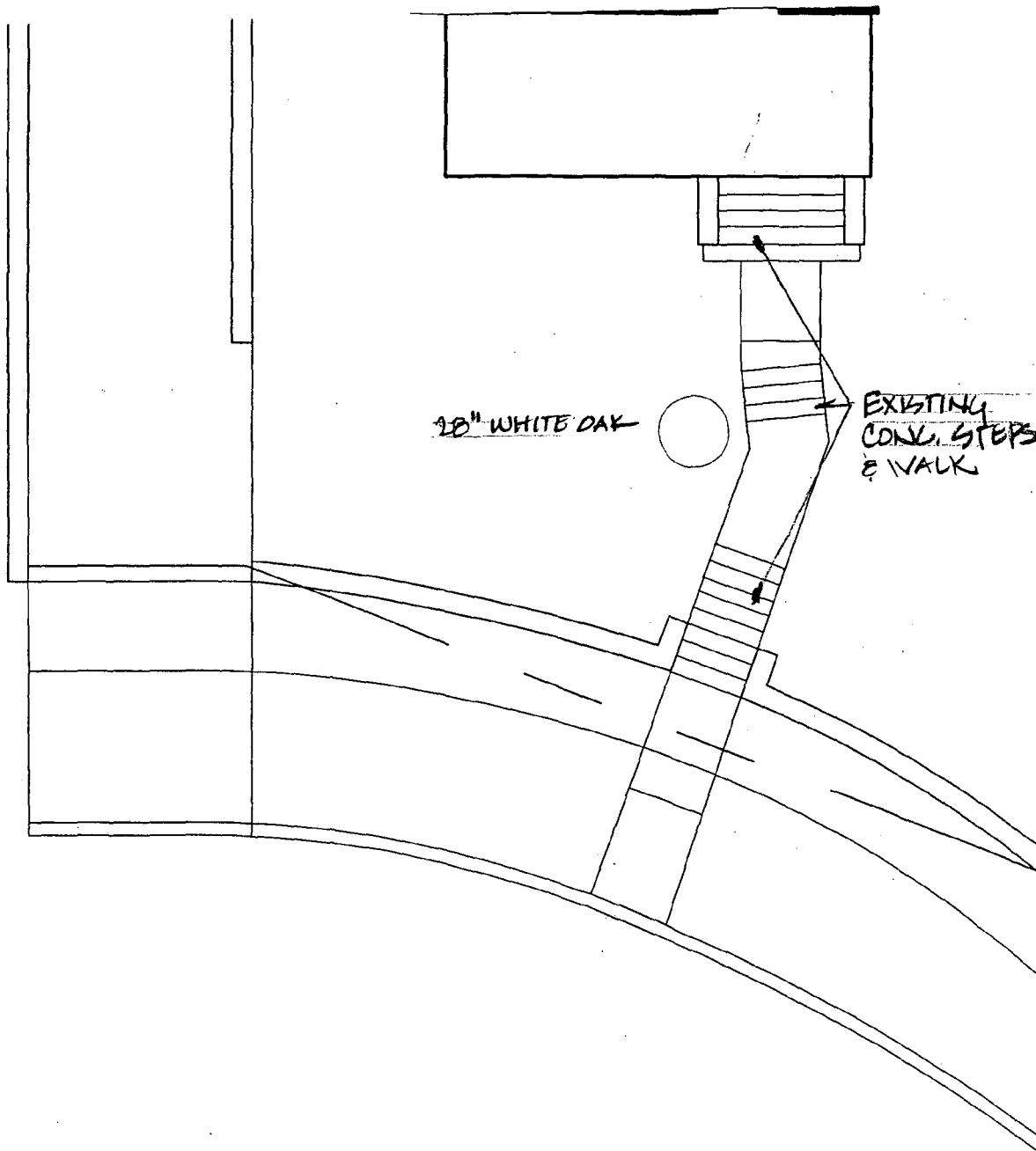
DATE OF SURVEYS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: C.J.O.

HSE. LOC.: 5-16-79



EXISTING STEPS & WALKWAY
MILLER RESIDENCE
30 COLUMBIA AVE
TAKOMA PARK MD 20912

APPROVED
Montgomery County
Historic Preservation Commission

FAX



JORDAN HONEYMAN Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Date: 9/27/00
Fax to: Perry
Number: 301 563 3412
Number of Pages 4 including cover
Project: Miller Residence

Message

I hope it is not too late to provide this supplemental info to the Commission's work session.

See you tonight

HOT
On steps from street:
— hand rail is required by code. Design to be submitted to staff for approval

From:

River Rock

Pavers that would integrate well with our front wall and allow for some soil movement



River rock walls and walkway leading to wood porch steps



Primary Resource House on Carroll Ave in Takoma Park Historical District. House displays plaque explaining the historical value of the house. It has a brand new wood porch, new wood porch steps and new wood railings. This house is directly in back of our house.



Photos 12 & 13: on the right, a classic Victorian with wood steps and a flagstone walkway; lower photo shows the multiple uses of wood steps, porch, and yard. Both houses are on Pine Ave.





Photos 8 & 9: wood porch steps on major houses

Photos 10 and 11: wood steps. Note esp. house on right. This is a showcase primary resource built in 1888, both houses located on Pine Avenue.



Conclusions of Engineers

- Takoma Park is known to have soil and settlement problems throughout much of the area, beyond those caused by underground springs.
- Our particular problem: is that the slope of the land, slight in the rear and rather steep in the front, and related water run-off contribute to settlement problems manifested in the porch steps and walkway steps.
- “Monolithic” porch steps have been seriously undermined and constructed without footers.
 - ◆ Porch steps should be replaced as soon as possible. Wood construction was recommended to significantly lessen the weight associated with concrete steps and the future potential for settlement problems.

Photo 7: Structural Damage to walkway steps, apron, and porch steps due to settlement on steep slope at front of house.



Photo 6: underpinning of porch steps from the rear: much of dirt supporting steps has been undermined /eroded.





Photo 4: two lower steps settled to right; three upper steps slanted to right; top step (beginning of apron) straight and lowest porch step in view slanted to right.

Photo 5: steps separated and slipping down from cheek wall.





Photo 2: shows 2.5" slippage of top step



Photo 3: shows separation between cheek wall and porch steps caused by settlement.



Photo 1: shows settlement and slippage of steps toward the right.

Purpose of landscaping: primarily practical and preventative and secondarily aesthetic

- 1979

- Some settlement of front porch steps in evidence.
- Steps from sidewalk to porch steps level, although not uniform in size.

- 1994

- ◆ All steps had slipped significantly. Tried to address problem during 1994 renovation but could not find a firm interested in doing the work.

- 2000: Continued deterioration over past 6 years.

- Cumulative effect has become increasingly apparent.

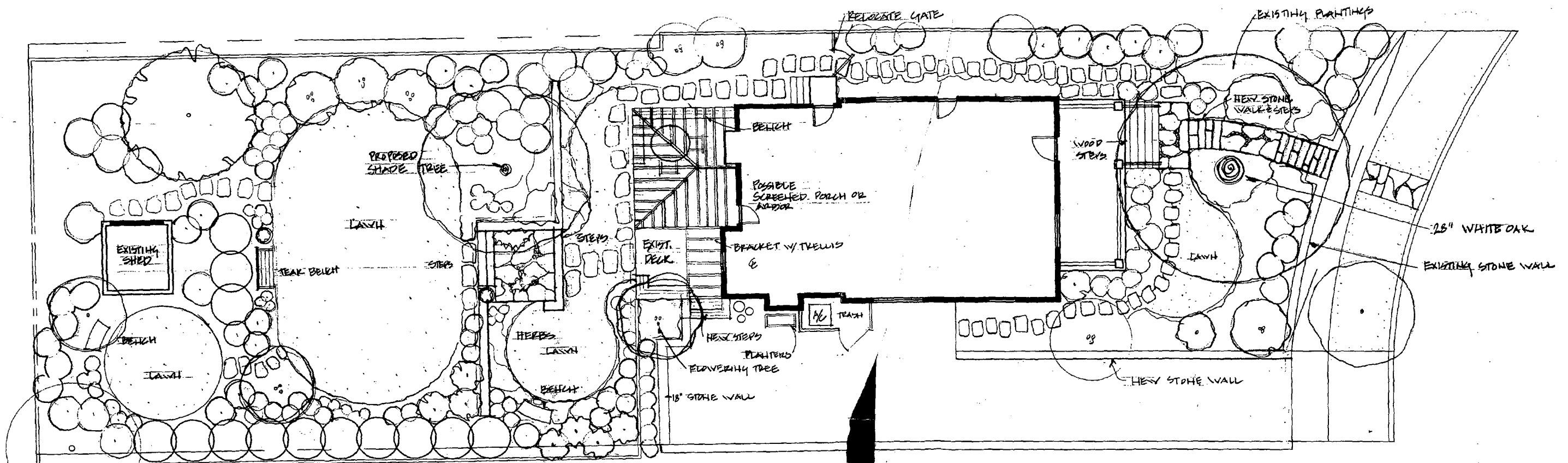
- ◆ Engineers: Mr. James Good, structural engineer, and Mr. John Rossi, Principal, from RESolutions Consulting Engineers

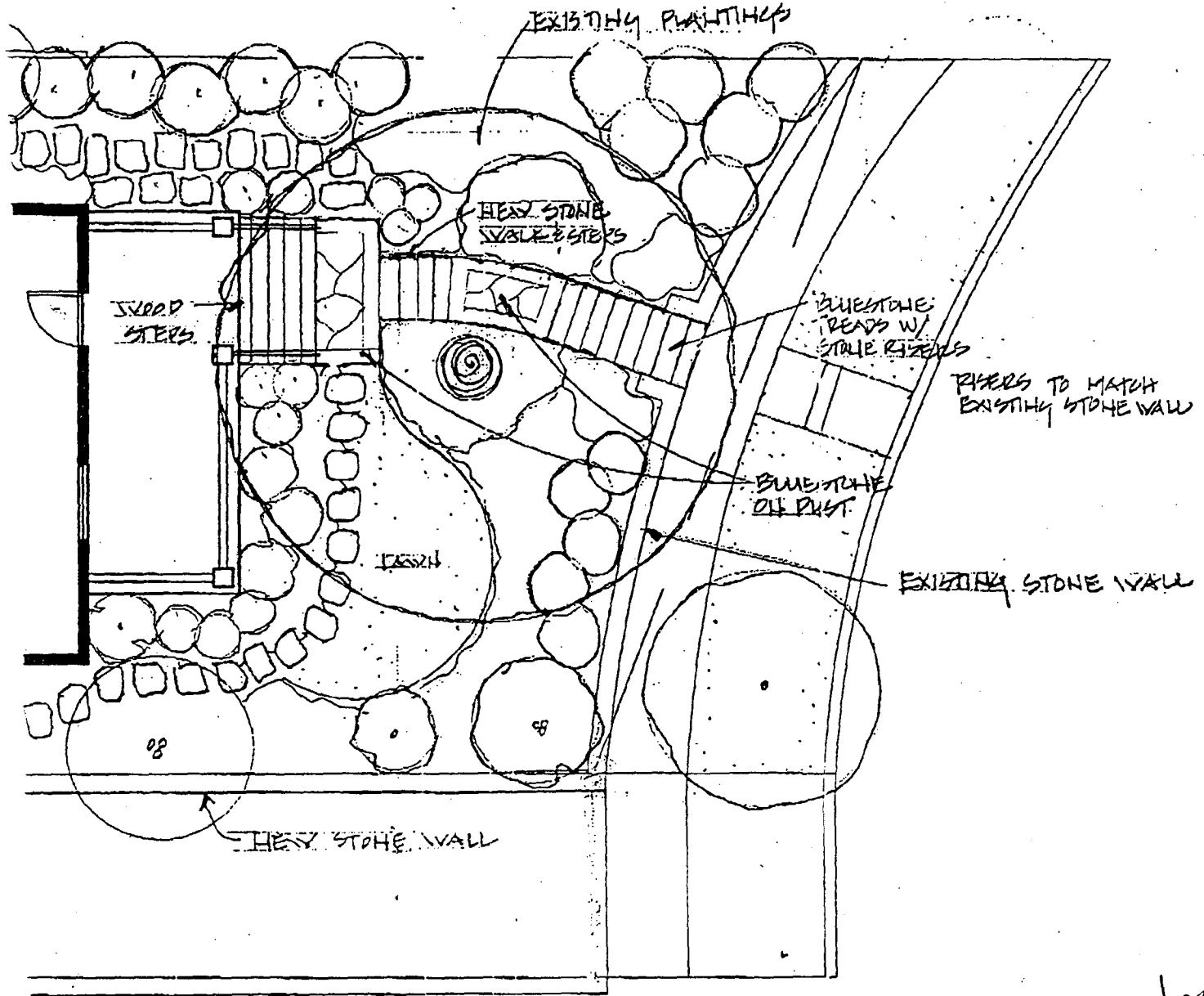
**Patricia & John
Miller
37/3 00QQ**

Historic
Preservation Project
Supplemental
Information

30 Columbia Avenue
1916 Four-square







APPROVED
 Montgomery County
 Historic Preservation Commission

John Kamm
 9/25/00



JORDAN HONEYMAN
 Landscape Architecture

1003 K Street NW
 Suite 840
 Washington DC 20001
 202.737.0451
 202.737.0452 FAX

ALTERNATIVE STEP PAVING

MILLER RESIDENCE
 30 COLUMBIA AVE
 TAKOMA PARK, MD

9/25/00

September 27, 2000

Perry Kephart
Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

Re: Miller Residence
30 Columbia Ave.
Takoma Park, MD 20912

Dear Perry:

In light of our conversation last week, You said that the river stone pavers were too informal for the four square house. I have prepared an alternative step and paving for the front steps from the street. We feel this solution is more formal and provides the Millers with garden paving that they would much prefer to the concrete.

I am proposing bluestone paving with stone risers that would match the existing stone wall. We would like to use irregular bluestone within a bluestone border on dust for the landings. The paving on dust is proposed to minimize the impact on the existing tree roots.

Please forward this information to the commission along with the tree preservation notes for their consideration.
I look forward to seeing you tonight.

Sincerely,
Jordan Honeyman
Landscape Architecture

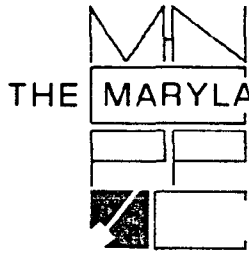
Paxton Holt
Paxton Holt Jordan, ASLA
Partner

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
9/27/02



JORDAN HONEYMAN
Landscape Architecture

303 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX




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

September 28, 2000

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 Case No. 37/3-00QQ

DPS # 229280

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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring.

When you file for your building permit with DPS, you must take with you: **1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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!



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

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER PATRICIA & JOHN MILLER DAYTIME TELEPHONE NO. (301) 891 8086
 ADDRESS 30 COLUMBIA AVE TAKOMA PARK, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. () _____
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER HOLT JORDAN DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 30 STREET COLUMBIA AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET HICKORY AVE
 LOT 7 BLOCK 19 SUBDIVISION BF GILBERTS ADDITION TO TAKOMA PARK
 LIBER _____ FOLIO _____ 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 LANDSCAPING
 1B. CONSTRUCTION COST ESTIMATE \$ 25,000.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 () WSSC 02 () SEPTIC 03 () OTHER _____
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT 2 feet 6 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.

Holt Jordan Signature of owner or authorized agent Date 9/5/00

APPROVED D. Condit For Chairperson, Historic Preservation Commission Date 9/27/00
 DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 229280 DATE FILED: 9/6/00 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:

AMERICAN FARM SQUARE w/ siding & rear addition

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

see attached letter

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.

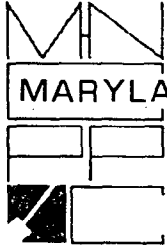
6. TREE SURVEY

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.



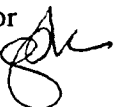
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 28, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit

HPC Case No. 37/3-00QQ

DPS # 229280

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

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****

This application was:

 APPROVED

 X APPROVED WITH CONDITIONS:

1. Paving for the walk is to be bluestone paving as shown in the revised proposal dated 09/27/00.
2. A metal handrail for the first set of steps from the street is to be submitted to staff for design and materials approval.

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Patricia & John Miller**

Address: **30 Columbia Avenue, 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.

FAX



JORDAN HONEYMAN Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Date: 9/27/00
Fax to: Perry
Number: 301 563 3412
Number of Pages: 4 including cover
Project: Miller Residence

Message

I hope it is not too late to provide this supplemental info to the Commission's work session.

Che you tonight

Hot
On steps from street:
— hand rail is required by code. Design to be submitted to staff for approval

From:

September 27, 2000



**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

Perry Kephart
Historic Preservation Commission
Montgomery County, MD
250 Hungerford Drive
Rockville MD 20850

Re: Miller Residence
30 Columbia Ave.
Takoma Park, MD 20912

Dear Perry:

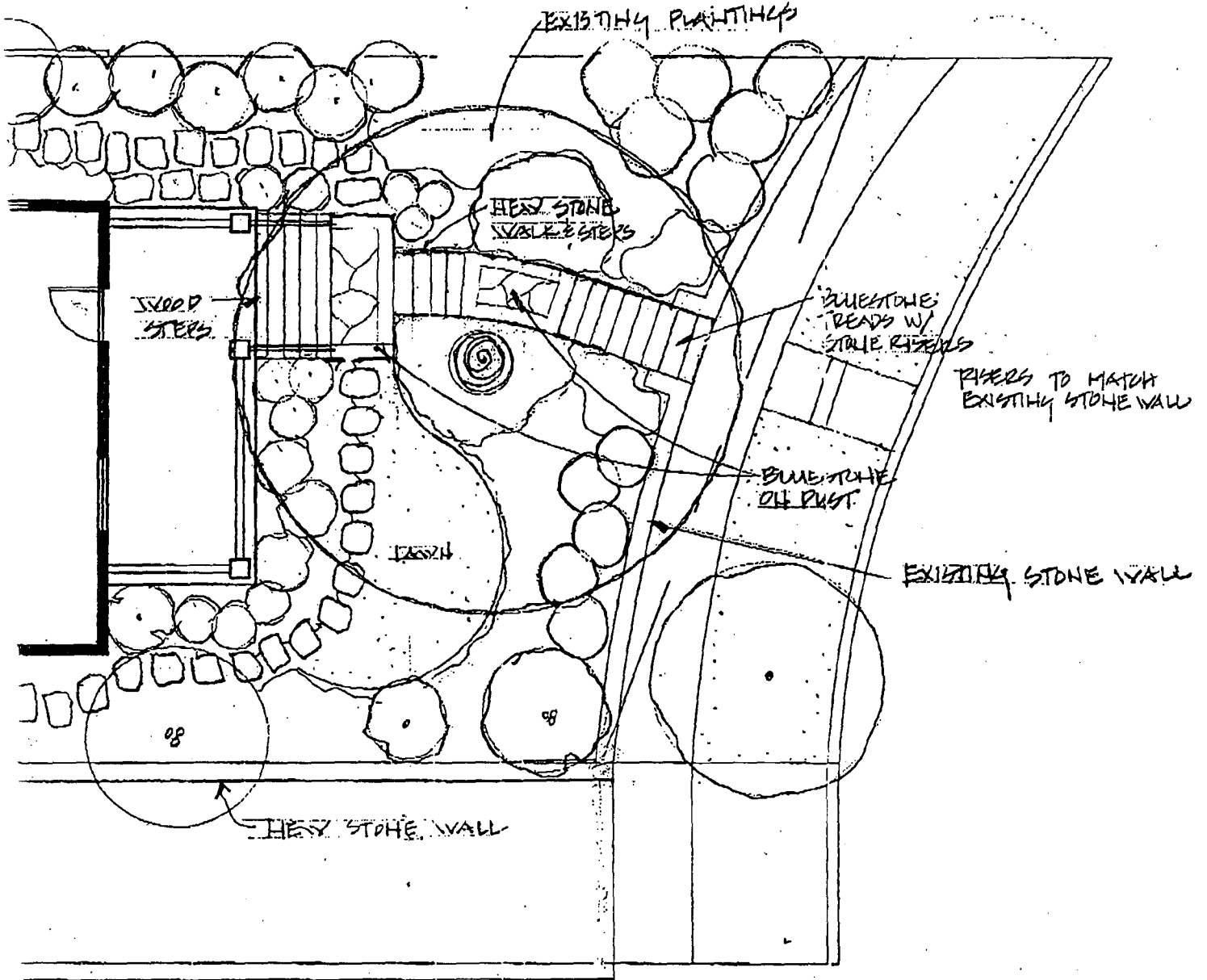
In light of our conversation last week, You said that the river stone pavers were too informal for the four square house. I have prepared an alternative step and paving for the front steps from the street. We feel this solution is more formal and provides the Millers with garden paving that they would much prefer to the concrete.

I am proposing bluestone paving with stone risers that would match the existing stone wall. We would like to use irregular bluestone within a bluestone border on dust for the landings. The paving on dust is proposed to minimize the impact on the existing tree roots.

Please forward this information to the commission along with the tree preservation notes for their consideration.
I look forward to seeing you tonight.

Sincerely,
Jordan Honeyman
Landscape Architecture

Paxton Holt Jordan, ASLA
Partner



**JORDAN
HONEYMAN**
Landscape Architecture

1003 K Street NW
Suite 840
Washington DC 20001
202.737.0451
202.737.0452 FAX

ALTERNATIVE STEP PARKING

MILLER RESIDENCE
30 COLUMBIA AVE
TAKOMA PARK, MD

9/25/00



the CARE of TREES

9229 GAITHER ROAD · GAITHERSBURG, MARYLAND 20877 · (301) 948-6885 · FAX (301) 948-4353

September 25, 2000

Jordan Honeyman
1003 K Street NW
Suite 840
Washington, DC 20001

Site: John Miller
30 Columbia Ave.
Takoma Park, MD 20912

Re: Tree preservation of white oak (23 inch diameter) located in front yard.

Recommendations:

- Liquid inject fertilizer with a low nitrogen, slow release fertilizer and add a mycorrhizal inoculant to fertilizer mix.
- Soil drench with paclobutrazol.
- Mulch in critical root zone.
- Excavate at indigenous grade.
- Aeration matting in areas of additional fill.
- Use a porous material for walkway in flat areas (i.e. landings)
- Root prune if excavation below indigenous grade is more than six inches.
- Keep materials and equipment out of critical root zone.

If you have any questions, please call. I look forward to being of further service.

Sincerely,

Brett Linkletter
Certified Arborist/Urban Forester

"Our Business is People and their Love for Trees"