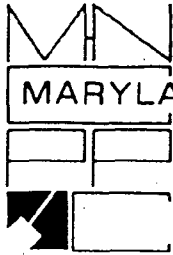


37/3-96SS 211 Ethan Allen Ave.
(Takoma Park Historic District) 1



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 12-2-96

MEMORANDUM

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

FROM: Gwen Marcus, 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

Approved with Conditions: _____

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

Applicant: John & Gretchen Kidder

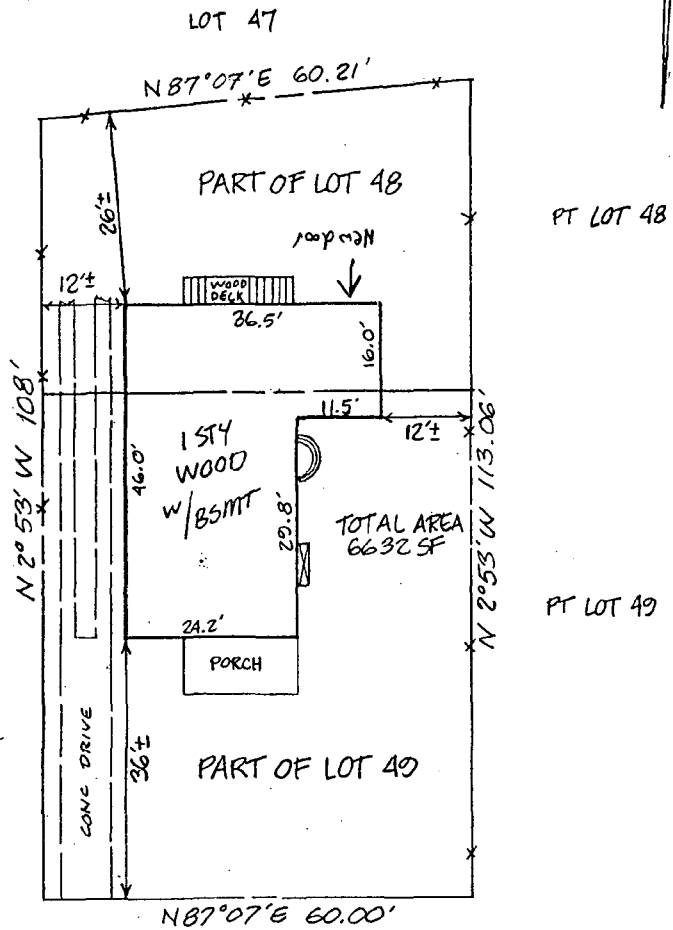
Address: 211 Ethan Allen Ave Takoma Park

***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.

RH9619-14 211 ETHAN ALLEN AVE TAKOMA PARK MONT 10/24/96 NADEL Case#2673-N
 Fema Panel: 240049 0200C
 Flood Zone: C
 PART OF LOTS 48 & 49
 BLOCK 22
 W. J. STONE'S RESUBDIVISION
 OF LOTS 1 2 & 5 TAKOMA PARK
 Book: 2
 Folio: 196
 Dist: 13
 Co: MONTGOMERY
 MD
 Scale 1"=20'



LOCATION APPROXIMATE
 NO PIPES FOUND

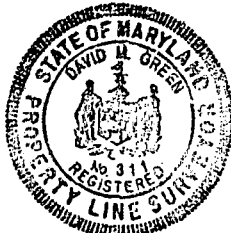


APPROVED
 Montgomery County
 Historic Preservation Commission
 ETHAN ALLEN AVE
 40' R/W

[Signature] 10/23/96

[Signature]

Accuracy: Approximate average accuracy (SD of sideline distances) for small suburban lots is two feet, and for large lots and metes and bounds parcels varies from two feet to twenty feet. In case of doubt, we recommend a Boundary Survey.



DAVID M. GREEN, Prop LS 311 MD
 Executive Vice President

LEGEND	
Shed (unsurveyed)	[S]
Blacktop Drive
Gravel Drive	====
Concrete Drive	====

This is an Improvements Location Survey only, and must not be used for Boundary purposes. No Title Report furnished. No statement is made as to ownership of property or right or interest therein. Fences are approximate only and may not be shown.

SURVEY ASSOCIATES OF MARYLAND INC

9420 ANNAPOLIS ROAD LANHAM MD 20706
 TEL 301 459 2760
 FAX 301 459 4409

108 OLD SOLOMONS ISLAND RD #100 ANNAPOLIS MD 21401
 TEL 410 266 7211
 FAX 410 266 0918

LOCATION SURVEY


211 Ethan Allen Avenue
South Side Exterior

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 12/3/96



Replace two windows
w/ french doors

Remove door
Seal as wall w/ siding on exterior
Wallboard on interior



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

DATE: 12.2-96

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
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!

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON John Kidder
DAYTIME TELEPHONE NO. (301) 405 0499

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER John and Gretchen Kidder DAYTIME TELEPHONE NO. (301) 405 0499

ADDRESS 7306 Wildwood Dr Takoma Park MD 20912
CITY STATE ZIP CODE

CONTRACTOR John Kidder acting contractor TELEPHONE NO. (301) 431 0040

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 1 STREET 211 Ethan Allen Ave.

TOWN/CITY Takoma Park MD NEAREST CROSS STREET Sycamore Ave.

LOT 49/48 BLOCK 22 SUBDIVISION W.J. Stone's Resubdivision (?) See site survey

LIBER _____ FOLIO 196 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. CONSTRUCTION COST ESTIMATE \$ \$1000

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] Signature of owner or authorized agent Date 11/7/96

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

ca. 1910 Bungalow

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

install door & seal up door.

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

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Peter A. Van Duym
Meredith A. Hart
213 Ethan Allen Ave.
Takoma Park, MD 20912

John T. and Hilda D. Baker
7133 Sycamore Ave.
Takoma Park, MD 20912

Lisa M. Angerame
7131 Sycamore Ave.
Takoma Park, MD 20912

Bodil P. Maloney
712a Sycamore Ave.
Takoma Park, MD 20912

**Expedited
Historic Preservation Commission Staff Report**

Address: 211 Ethan Allen Avenue **Meeting Date:** 12/02/96
Resource: Takoma Park Historic District **Public Notice:** 11/18/96
Case Number: 37/3-96SS **Report Date:** 11/22/96
Review: HAWP **Tax Credit:** No
Applicant: John and Gretchen Kidder **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1910

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Outstanding Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Wood frame, one-story Bungalow.

PROPOSAL: Applicant proposes to remove a door and deck from the rear facade and replace them with siding to match the existing. Applicant also proposes to replace two 4/1 double hung windows in the rear facade (to the left of the previous alteration) with double-glazed french doors with wood framing and muntins to match the existing wood framing on the house. Three wood steps with lattic side screening will lead to the door openings.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

1. The proposal will not substantially alter the exterior features of an historic site, or

① B

historic resource within an historic district; or

- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely.
 - b. installation of vents, venting pipes, and exterior grills.
 - c. new installation of gutters.
4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
5. Removal of accessory buildings which are not original to the site nor otherwise historically significant
6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON John Kidder
 DAYTIME TELEPHONE NO. (301) 405 0499
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER John and Firetchen Kidder DAYTIME TELEPHONE NO. (301) 405 0499
 ADDRESS 7306 Wildwood Dr Takoma Park MD 20912
 CITY STATE ZIP CODE
 CONTRACTOR John Kidder acting contractor TELEPHONE NO. (301) 431 0040
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER - STREET 211 Ethan Allen Ave.
 TOWN/CITY Takoma Park, MD NEAREST CROSS STREET Sycamore Ave.
 LOT 49/48 BLOCK 22 SUBDIVISION W.S. Stone's Resubdivision (?) See site survey
 LIBER _____ FOLIO 196 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 _____
 1B. CONSTRUCTION COST ESTIMATE \$ \$1000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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N. Kidder Signature of owner or authorized agent 11/7/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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:

ca. 1910. Bungalow

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

install door → seal up door.

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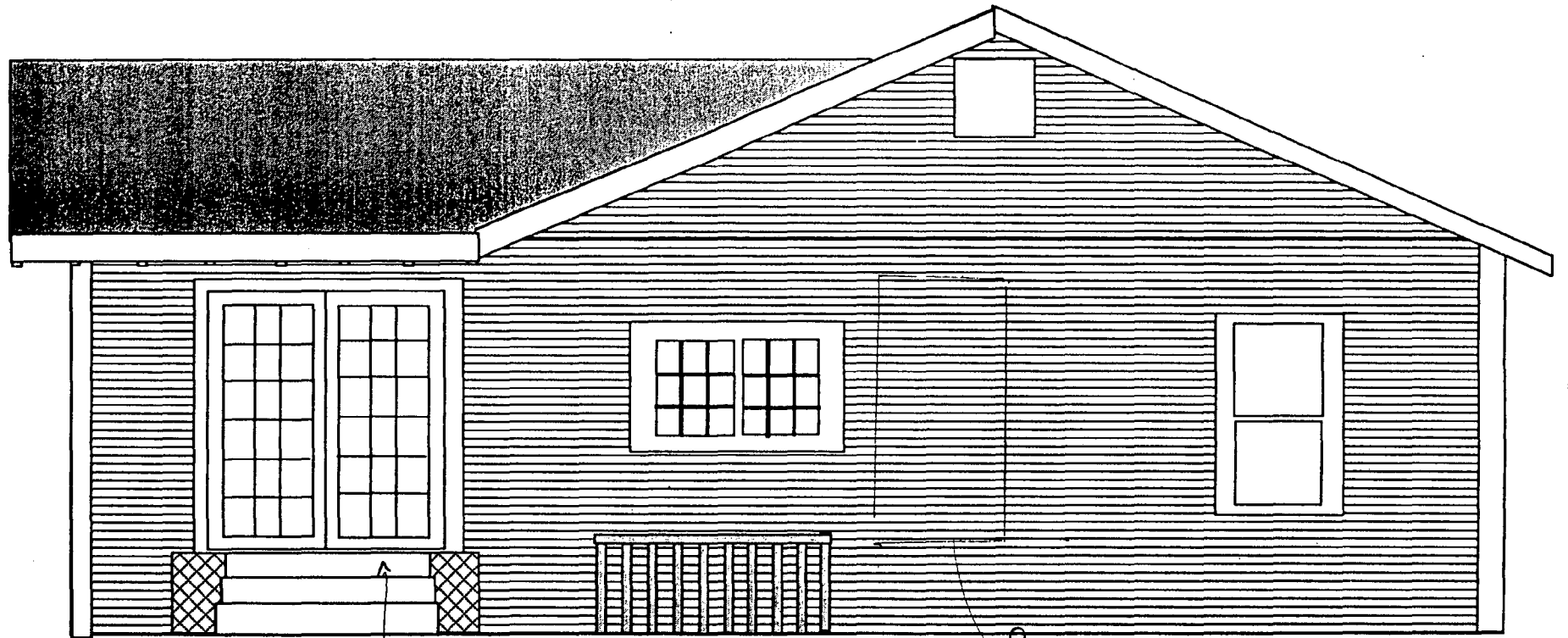
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6

211 Ethan Allen Avenue
South Side Exterior



Replace two windows
w/ french doors

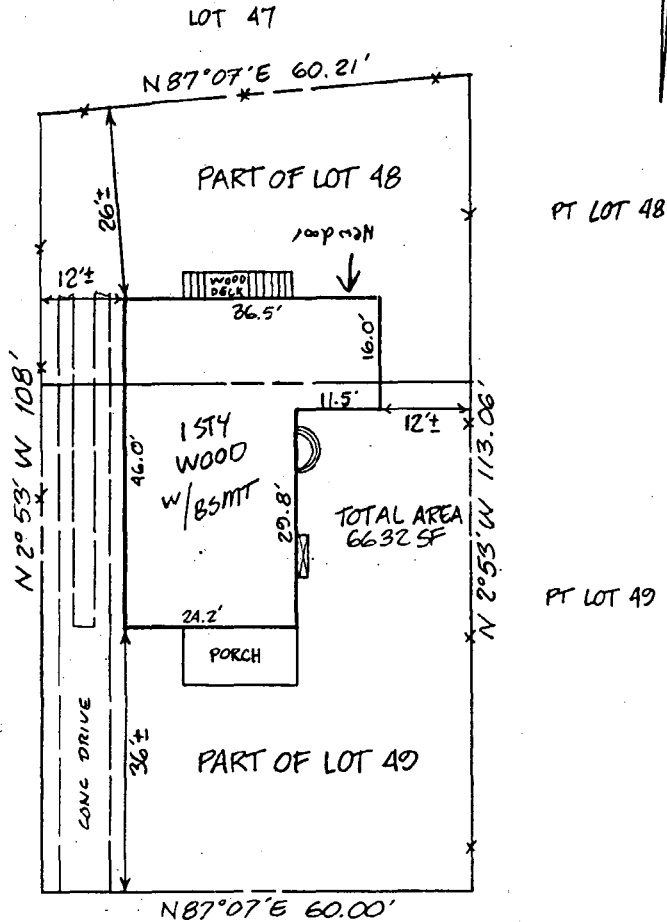
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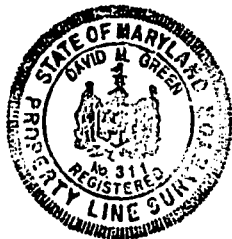
ETHAN ALLEN AVE
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Done

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Concrete Drive	=====

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DAVID M. GREEN, Prop LS 311 MD
 Executive Vice President

SURVEY ASSOCIATES OF MARYLAND INC

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 LANHAM MD 20706
 TEL 301 459 2760
 FAX 301 459 4409

108 OLD SOLOMONS ISLAND RD #100
 ANNAPOLIS MD 21401

**LOCATION
 SURVEY**

TEL 410 266 7211
 FAX 410 266 0918

8

2 WINDOWS TO
BE REMOVED/REPLACED
BY FRENCH
DOORS

DOOR TO BE
REMOVED



Rear Elevation

9

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Peter A. Van Duyn
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213 Ethan Allen Ave.
Takoma Park, MD 20912

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