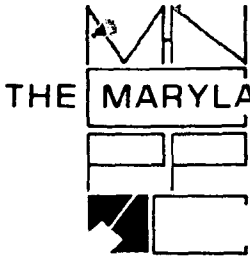


37/3-9700 19 Columbia Avenue  
(Takoma Park Historic District)



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

DATE: Sept. 24, 1997

MEMORANDUM

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

FROM: *WMC* 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: Novella Cam

Address: 19 Columbia Ave, Takoma Park, MD 20912

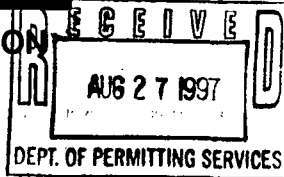
\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: NOVELLA CAIN  
Daytime Phone No.: 301-891-5149

Tax Account No.: 1059578  
Name of Property Owner: NOVELLA CAIN Daytime Phone No.: 301-891-5149  
Address: 19 COLUMBIA AVE TAKOMA PARK, MD 20912  
Street Number City Street Zip Code  
Contractor: OWNER Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 19 Street: COLUMBIA AVE  
Town/City: TAKOMA PARK Nearest Cross Street: \_\_\_\_\_  
Lot: 19 Block: 18 Subdivision: 25  
Liber: 3821 Folio: 498 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 4000 - 4500

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.

Novella Cain Date: 8/25/97  
Signature of owner or authorized agent

Approved: \_\_\_\_\_  
Disapproved: \_\_\_\_\_  
Application/Permit No.: 9708280061 Date Filed: \_\_\_\_\_ Date Issued: Sept 24, 1997

SEE REVERSE SIDE FOR INSTRUCTIONS

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

**WRITTEN DESCRIPTION OF PROJECT**

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

PREEXISTING shed WAS ON the property when  
PURCHASED IN 1968  
IMPROVEMENTS TO THE FOUNDATION WERE MADE IN 1977  
shed WAS DESTROYED BY TREE IN Dec 1996

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

I WOULD LIKE TO REBUILD shed ON EXISTING  
FOUNDATION  
I PLAN TO REBUILD the shed IN THE SAME TYPE OF  
CONSTRUCTION as PREVIOUS shed - WOODEN FRAME,  
METAL SIDING, SAME SIZE

**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, (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.



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

DATE: Sept. 24, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: <sup>RPT</sup> 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.

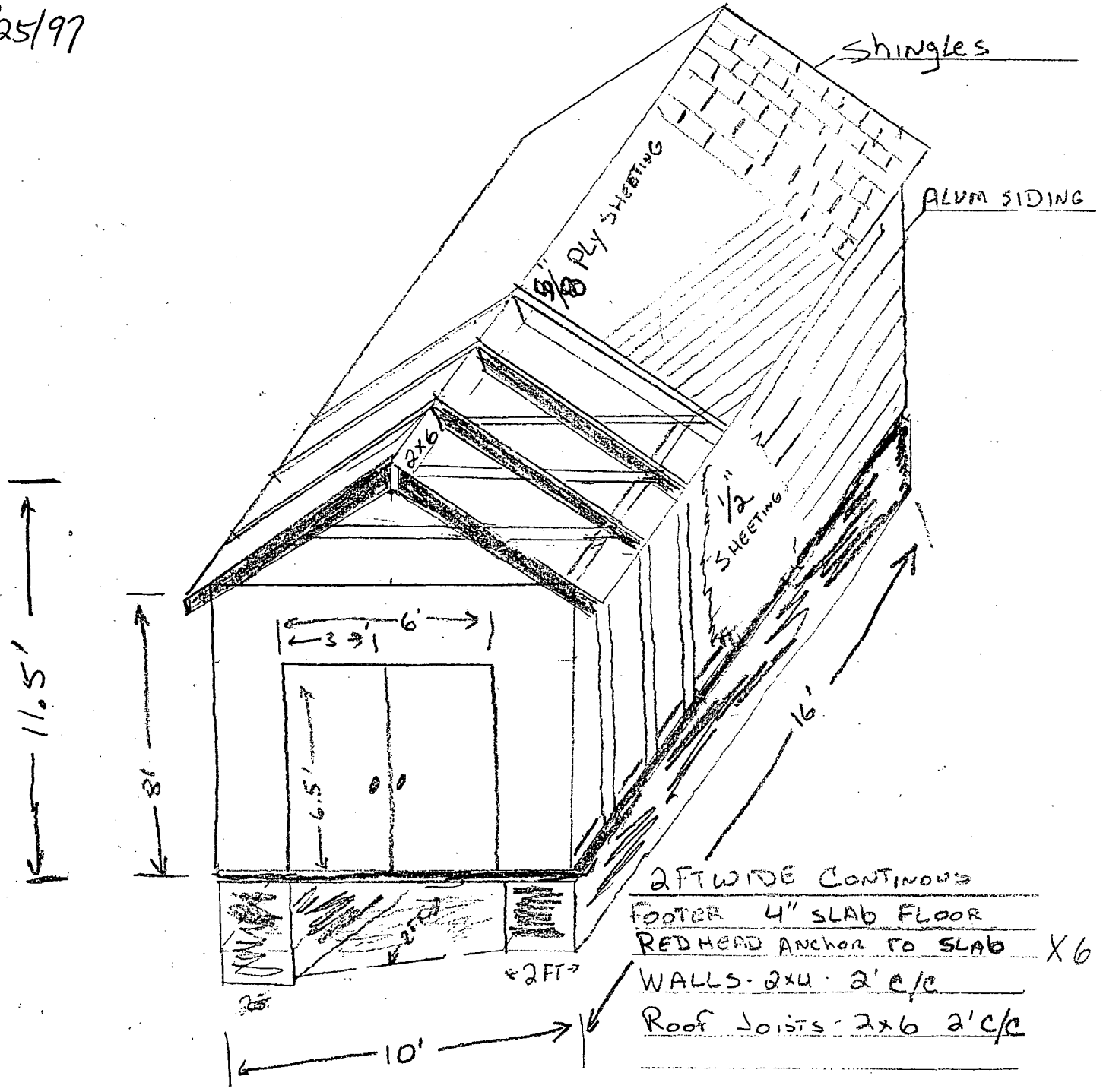
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

19 COLUMBIA  
AVE.  
TAKOMA PARK,  
MD.  
CAIN, Novella

1/4" Tol' Rebuild of SHED Due To STORM DAMAGE  
SAME SIZE AS PREVIOUS SHED

8/25/97



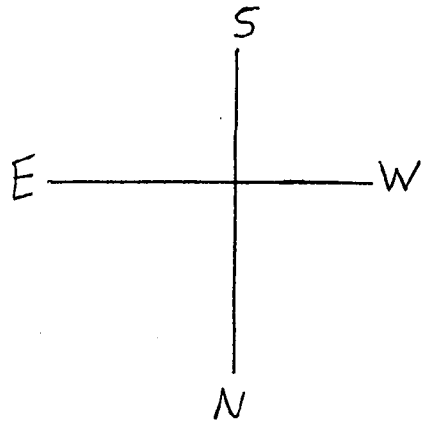
APPROVED  
Montgomery County  
Historic Preservation Commission

*John D. [Signature]* 9/24/97

8/25/97

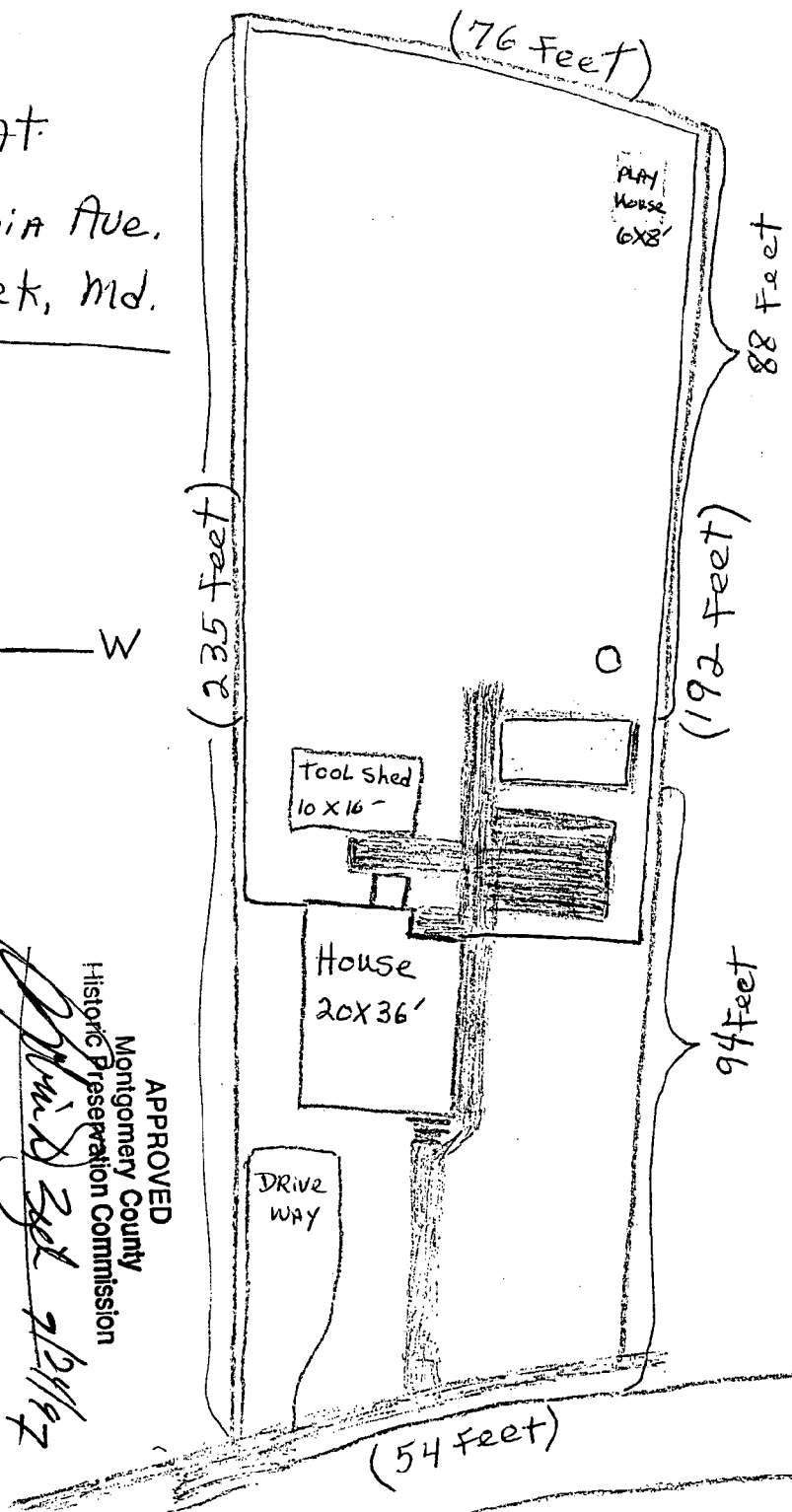
Property at  
19 Columbia Ave.  
TAKOMA PARK, Md.

1" = 30'-0"



Liber 3821  
Folio 498  
Lot 19  
Block 18

APPROVED  
Montgomery County  
Historic Preservation Commission  
*David J. [Signature]*  
9/24/97



### Existing Structures

- = 4 Foot ChainLink Fence (1 Foot IN FROM PROPERTY LINE)
- = Cement
- = Tree Nearest to Shed AREA 13' FROM existing FOUNDATION (does NOT Need to be Removed) (WILLOW OAK)
- = proposed Shed AREA 10' X 16' 3' from 4 Foot chainLink Fence 4' from property line

Columbia Ave.

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 19 Columbia Avenue

Meeting Date: 9/24/97

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-9700

Tax Credit: No

Public Notice: 9/10/97

Report Date: 9/17/97

Applicant: Novella Cain

Staff: Robin D. Ziek

PROPOSAL: Build shed on site of demolished shed

RECOMMENDATIONS:  
APPROVAL

---

### PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in Takoma Park Historic District

STYLE: Victorian Vernacular

DATE: c1880s - 1890s

The foundations remain for a previously existing aluminum-sided shed which was demolished in 1996 by a falling tree. The foundations measure 10' x 16'. The building was sited with its ridgeline parallel to the street.

### PROJECT PROPOSAL

The applicant proposes to rebuild the storage shed on the foundations of the previously existing storage shed. The new building would be similarly sited, with its ridgeline parallel to Columbia Avenue. The double doors would be in the gable end, facing the house. The structure would be a total of 11.5' high.

The applicant proposes to use the same materials for the new shed as were existing in the old shed: asphalt shingles for the roof, and aluminum siding for the walls. One double window opening is proposed for the rear elevation, as there had been on the demolished shed. The doors would be made of wood and would be painted.

### STAFF COMMENTS

The proposed construction can be viewed essentially as maintenance work on the site, in view of the fact that the previous shed on this location was damaged by a tree. Because of the light construction of the shed, the tree did so much damage that the structure could not be repaired. The proposal involves a reconstruction of this damaged structure on the same foundations. As such, this would not be a new or intrusive element in the historic district.

Typically, the HPC does not encourage the use of artificial siding within the historic district, especially on an Outstanding Resource. In this particular case, however, specific historic structures are not in question, but the proposal is for the re-construction of a non-original structure on the property. Therefore, the main concern of the HPC would be the effects of the new construction on

①



the overall historic district. Staff feels that there will be no adverse effect on the historic district, because the structure was previously existing, it is to the rear of the property, and is clearly a small ancillary building.

**STAFF RECOMMENDATION**

Staff recommends that the Commission find this proposal consistent with the purposes of 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 Secretary of the Interior's Standards for Rehabilitation #9:

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

and that it meets the Takoma Park Guidelines for Outstanding Resources that state:

- o all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

DEPT. OF PERMITTING SERVICES

Contact Person: Novella Cain

Daytime Phone No.: 301-891-5149

Tax Account No.: 1059578

Name of Property Owner: NOVELLA CAIN Daytime Phone No.: 301-891-5149

Address: 19 Columbia Ave Takoma Park, Md. 20912  
Street Number City State Zip Code

Contractor: OWNER Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 19 Street: Columbia Ave

Town/City: TAKOMA PARK Nearest Cross Street: \_\_\_\_\_

Lot: 19 Block: 18 Subdivision: 25

Liber: 3821 Folio: 498 Parcel: \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |                                  |   |  |                                    |  |  |                               |  |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|--|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |  |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |  |

1B. Construction cost estimate: \$ 4000 - 4500

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.

Novella P. Cain  
Signature of owner or authorized agent

8/25/97  
Date



Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

**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:

PREEXISTING shed WAS ON the property when  
PURCHASED IN 1968.  
IMPROVEMENTS TO THE FOUNDATION WERE MADE IN 1977  
shed WAS DESTROYED BY TREE IN Dec 1996

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FOUNDATION  
I PLAN TO REBUILD the shed IN the SAME type OF  
CONSTRUCTION AS PREVIOUS shed - WOODEN FRAME,  
METAL SIDING, SAME SIZE

**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;
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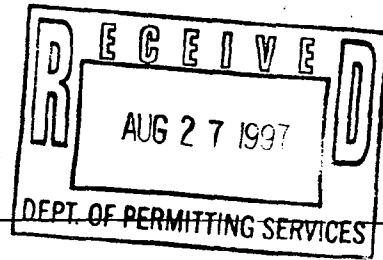
**5. PHOTOGRAPHS**

- 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.

4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

MR. James Shrybman  
8 Columbia Ave  
TAKOMA PARK, Md.  
20912



MR. Adam Finkel  
20 Columbia Ave  
TAKOMA PARK, Md.  
20912

MRS. Lucinda Meehan  
17 Columbia Ave  
TAKOMA PARK, Md.  
20912

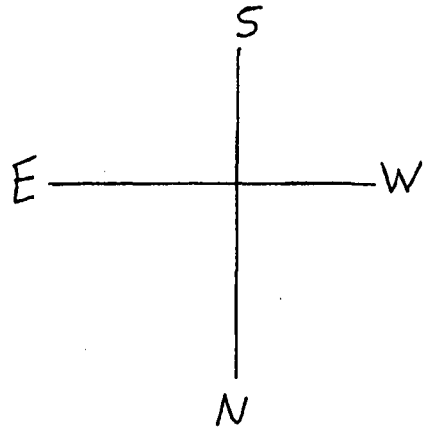
MR. ALLEN Untereiner  
21 Columbia Ave  
TAKOMA PARK, Md.  
20912

MR. DEAN Graybill  
16 Montgomery Ave  
TAKOMA PARK, Md.  
20912

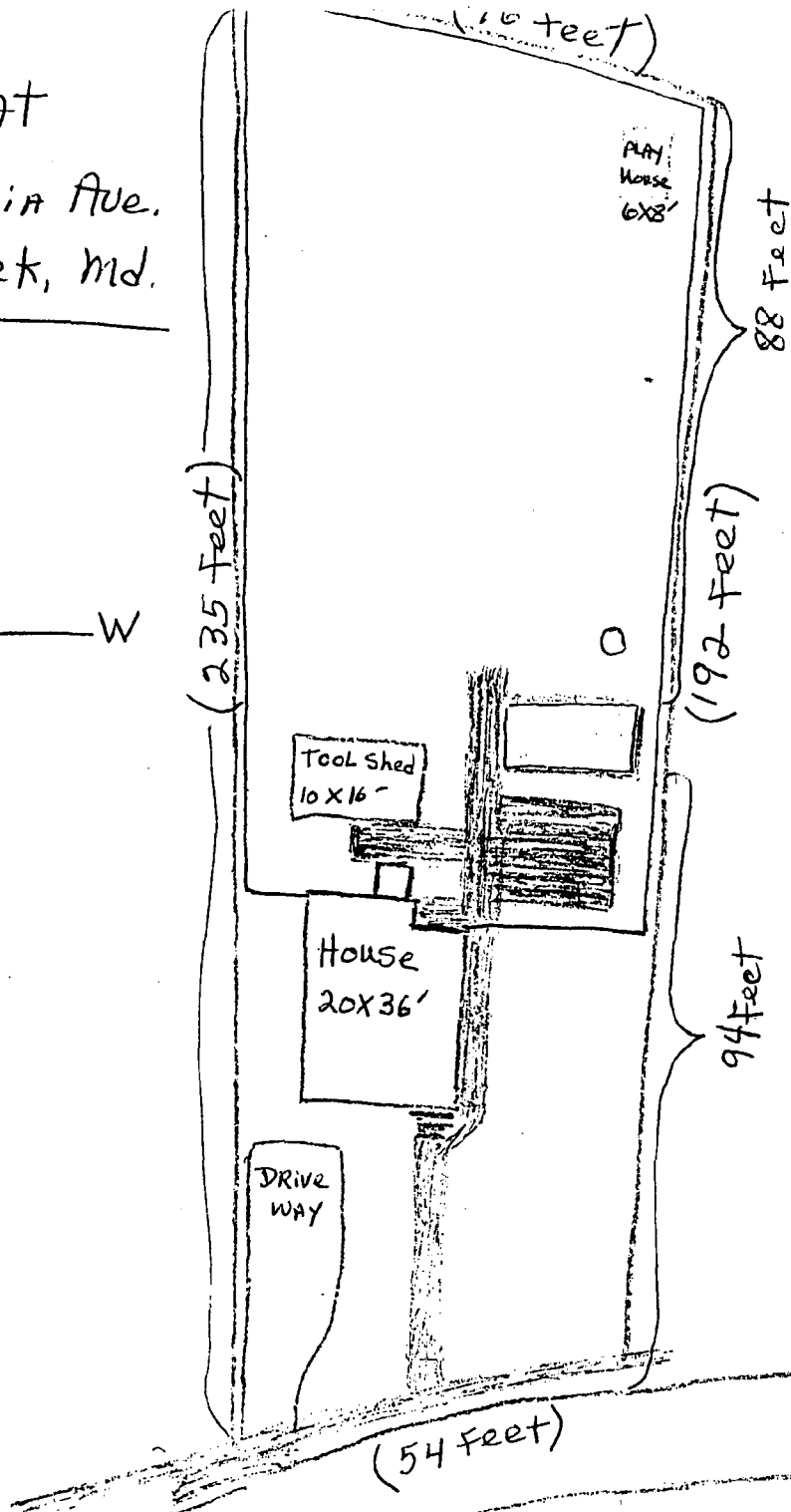
0120111

Property AT  
19 Columbia Ave.  
TAKOMA PARK, Md.

1" = 30'-0"



Liber 3821  
Folio 498  
Lot 19  
Block 18



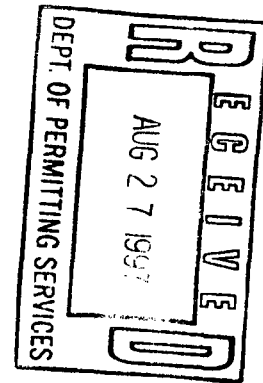
### EXISTING STRUCTURES

— = 4 Foot Chain Link Fence  
(Foot IN FROM PROPERTY LINE)

▨ = Cement

○ = Tree Nearest to Shed AREA  
13' FROM existing FOUNDATION  
(does NOT Need to be REMOVED)  
(Willow OAK)

□ = Proposed Shed AREA  
10' X 16'  
3' from 4 Foot chain Link fence  
4' from property line

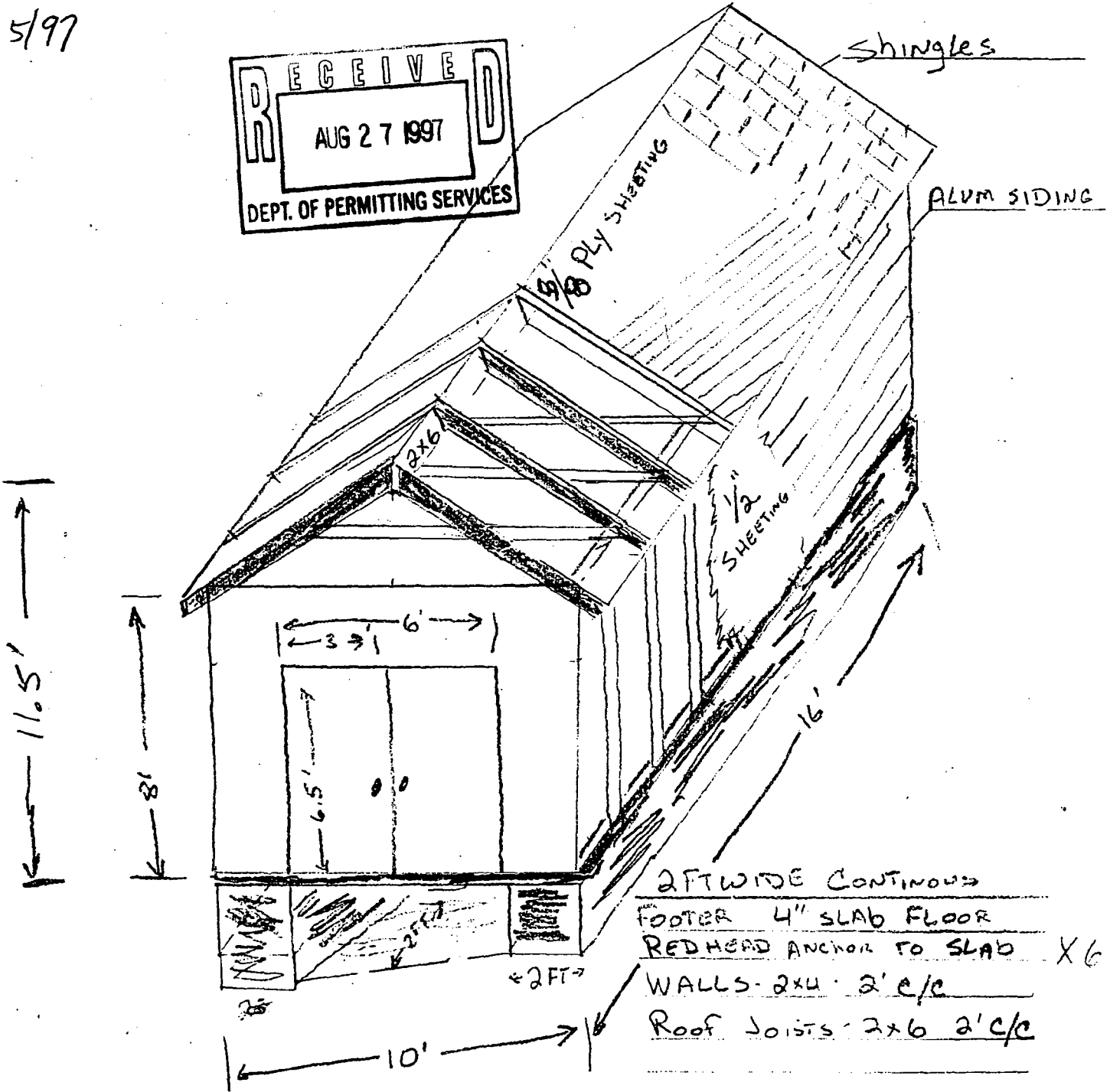
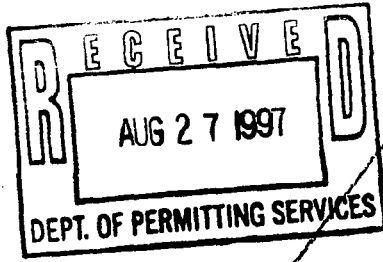


Columbia Ave.

Lumbia Ave.  
na Park,  
md.  
Novella

1/4" Tol' Rebuil of SHED Due to STORM DAMAGE  
SAME SIZE AS PREVIOUS SHED

5/97



- 2FT WIDE CONTINUOUS FOOTER
- 4" SLAB FLOOR
- REDHEAD ANCHOR TO SLAB X 6
- WALLS - 2x4 - 2' c/c
- Roof Joists - 2x6 2' c/c

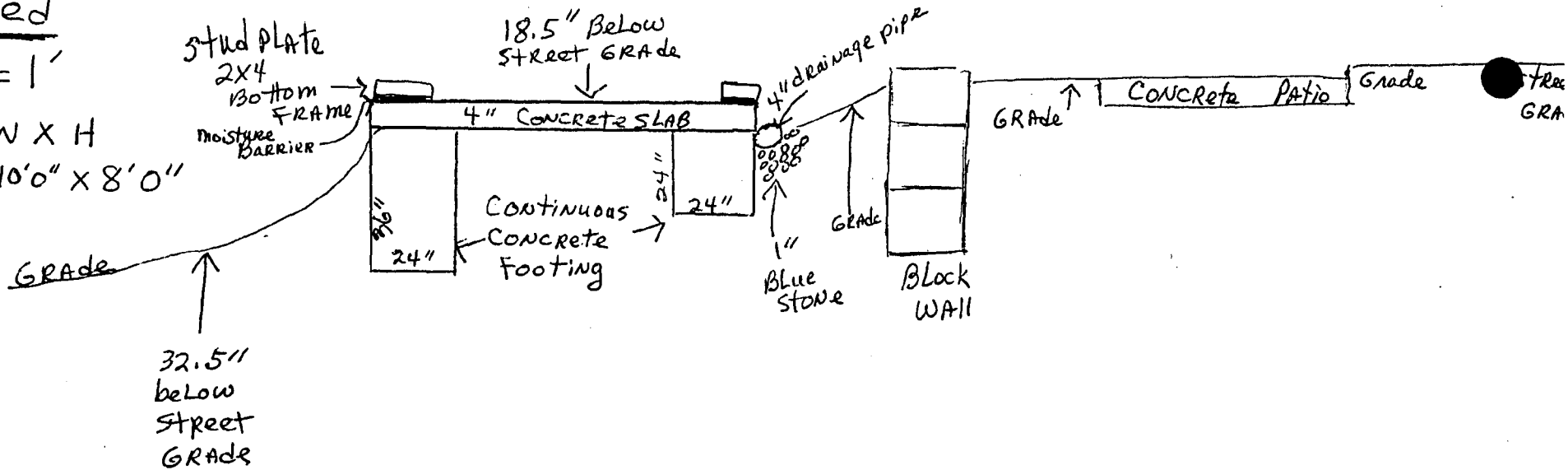
(7)

TAKOMA PARK, Md. 20912

CAIN, NOVELLA  
8/25/97

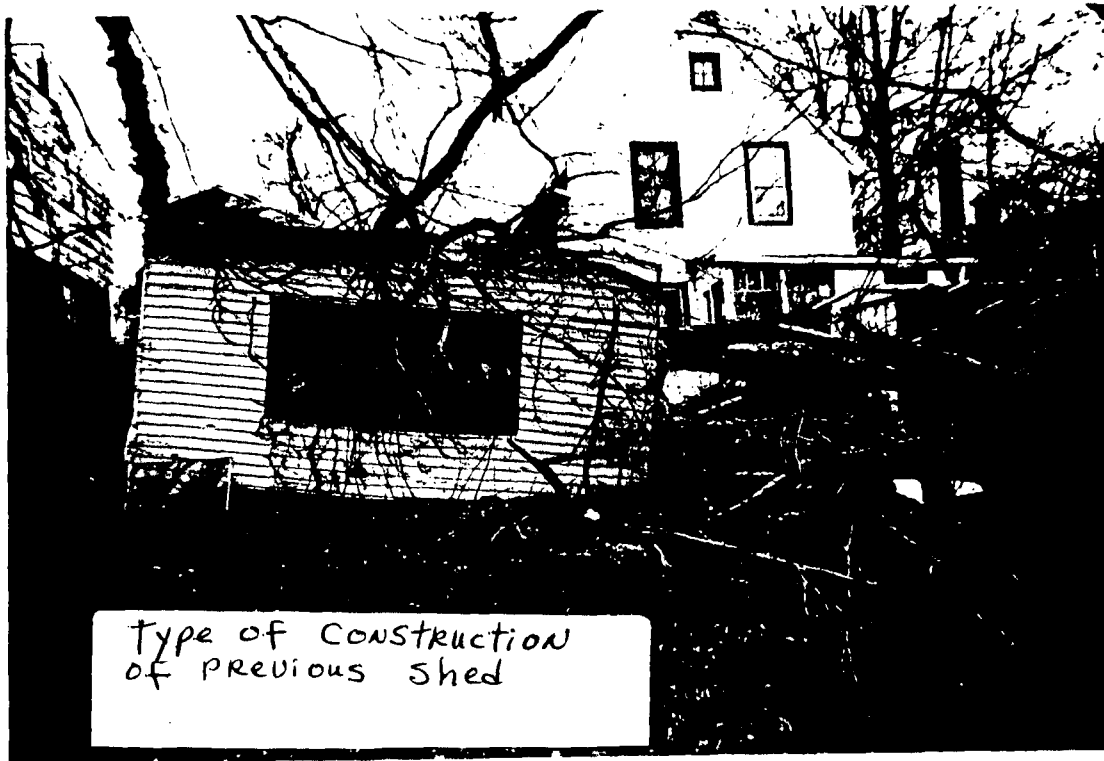
# ELEVATIONS

Shed  
1/4" = 1'  
L X W X H  
16'0" X 10'0" X 8'0"



Novella Cain  
19 Columbia Ave.  
Takoma Park, Md.  
20912

8/25/97

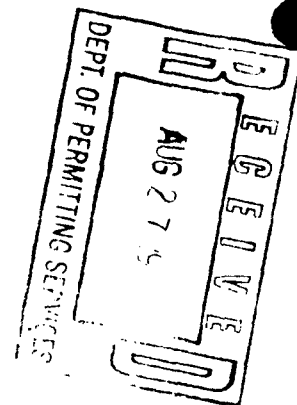


type of construction  
of previous shed



type of construction of  
previous shed - wooden frame,  
metal siding

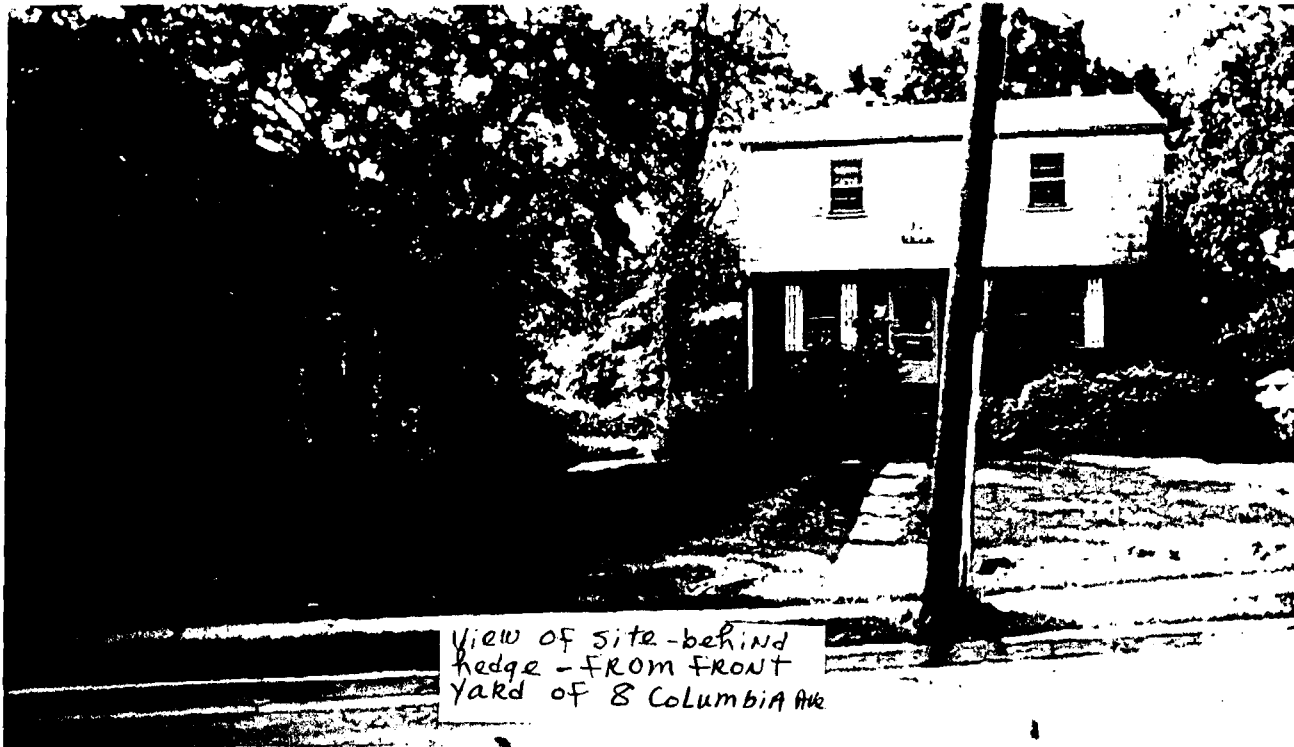
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Novella Citin  
19 Columbia Ave  
Takoma Park,  
Md  
20912

8/25/97



View of site - behind  
hedge - FROM FRONT  
YARD OF 8 Columbia Ave



View of site - behind  
trees - FROM FRONT YARD  
OF 20 Columbia Ave

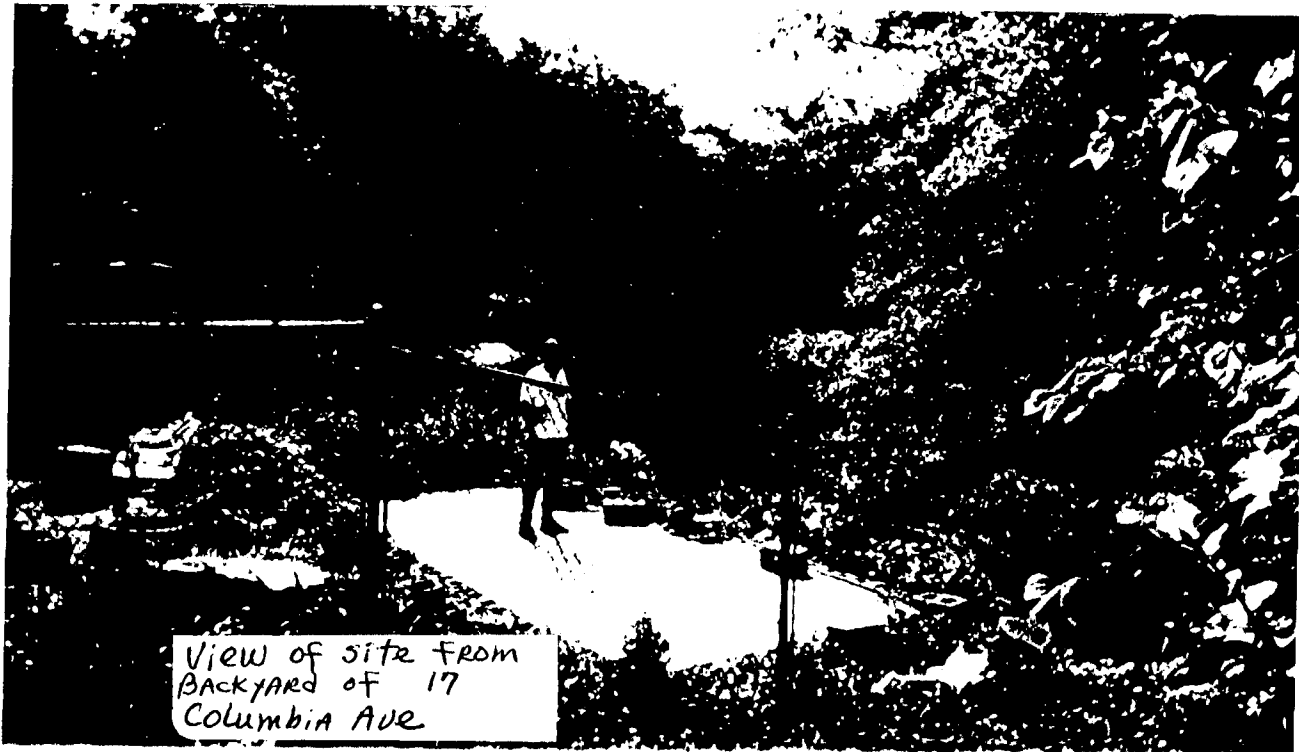
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NOVELLA CAIN  
19 Columbia Ave  
TAKOMA PARK,  
MD  
20912

8/25/97

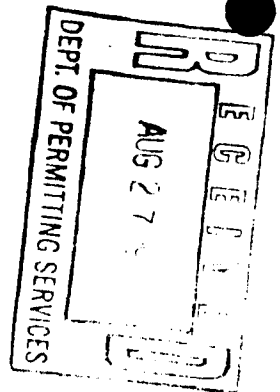


View of site from  
BACKYARD of 21  
COLUMBIA AVE



View of site from  
BACKYARD of 17  
COLUMBIA AVE

11



21



Novella (AIA)  
19 Columbia Ave  
Takoma Park,  
MD.  
20912  
8/25/97

RECEIVED  
AUG 27 1997  
DEPT. OF PERMITTING SERVICES



Type of construction  
of previous shed



Type of construction of  
previous shed - wooden frame,  
metal siding

Vella Cain  
Columbia Ave  
Koma Park, Md.  
20912

8/25/97



View of site - behind  
trees - from front yard  
of 20 Columbia Ave.



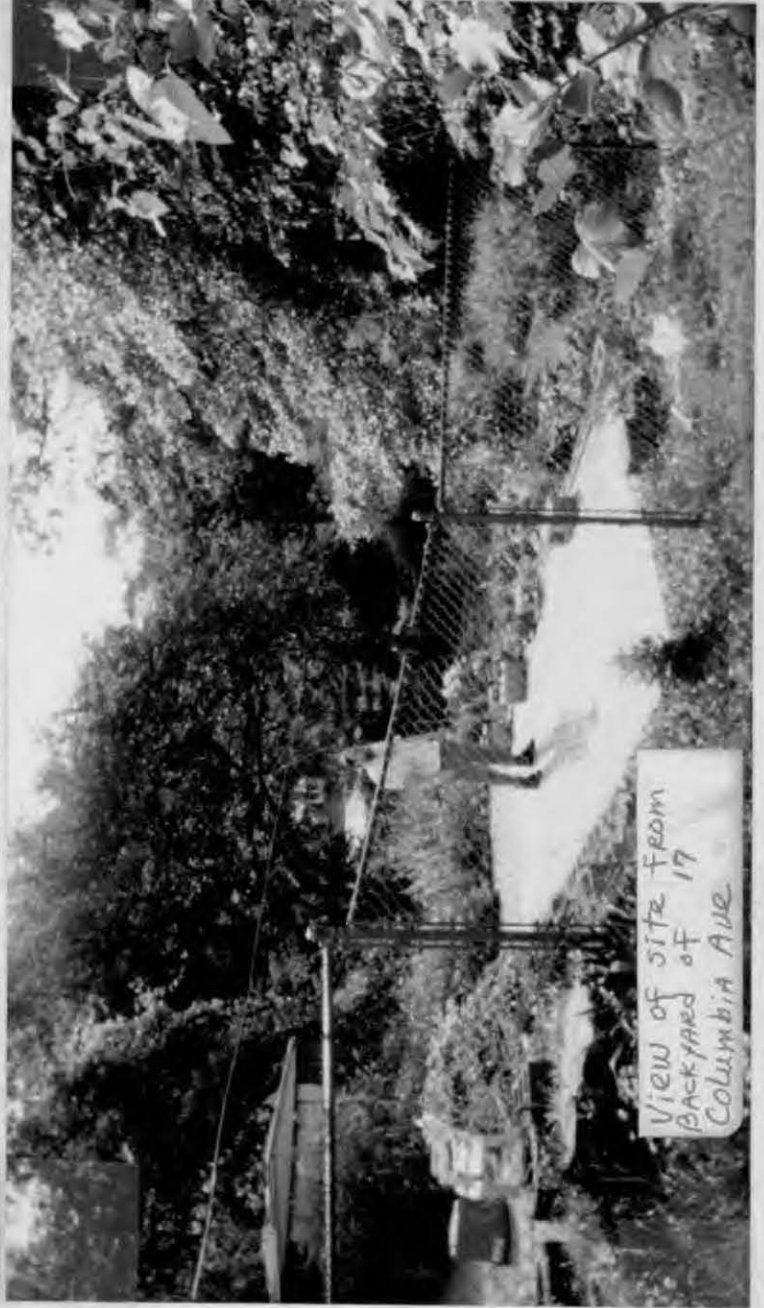
View of site - behind  
ledge - from front  
yard of 8 Columbia Ave.

Novella CHAS  
19 Columbia Ave  
Takoma Park,  
MD  
20912  
8/25/97

RECEIVED  
AUG 27 1997  
DEPT. OF PERMITTING SERVICES



View of site from  
backyard of 21  
Columbia Ave



View of site from  
backyard of 17  
Columbia Ave

NOVELLA CAIA  
19 Columbia Ave  
TAKOMA PARK,  
MD  
20912

8/25/97



View of site from  
Backyard of 16  
Montgomery Ave

Novella GARD  
19 Columbia Ave  
Takoma Park,  
Md.  
20912  
8/25/97