

37/3-00J 912⁵¹ New York Avenue
(Takoma Park Historic District)



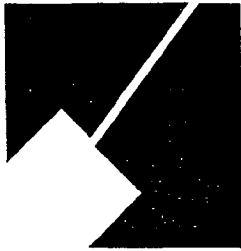






512 New York
East & South

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-13-00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

X Approved

Approved with Conditions: _____

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

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

Applicant: ROSE ELLEN HALPER + EDWIN SAVOMBERG

Address: 512 NEW YORK AVE, TAKOMA PARK

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



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

DPS -#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Edwin Stramberg

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Rose Ellen Halper + Edwin Stramberg Daytime Phone No.: _____

Address: 812 New York Ave Takoma Park Md. 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 912 Street: New York Ave

Town/City: Takoma Park Nearest Cross Street: Buffalo Ave

Lot: 19, 20 Block: 74 Subdivision: Takoma Park Loan and Trust Co Subdivision

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 15,800

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.

Rose Ellen Halper Ph.D.
Signature of owner or authorized agent

3/22/00
Date

Approved: X _____
Disapproved: _____ Signature: _____ Date: 4-12-00

Application/Permit No.: 214364 Date Filed: 3/23/2000 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

A 1920's Bungalow with Cedar Shake shingles

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

Proposed porch to be added to the rear of the house not visible from the street. The style and materials are to match the existing house in type and color. No trees will be disturbed.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. **Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. **Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

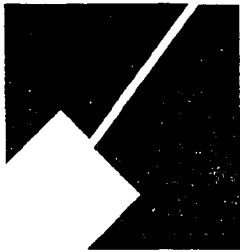
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

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MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 4-14-00

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

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

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

Adjacent Property Owners

Wifred Brunner
7412 Buffalo Ave

Peter Close, Ellen Conway
910 New York Ave

Mitch & Terry Krupin
914 New York Ave

Bernie Anenson
76 Takoma Ave

Ben & Susan Benfield
519 New York Ave.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 512 New York Avenue, Takoma Park **Meeting Date:** 04/12/00
Resource: Contributing Resource **Report Date:** 04/05/00
 Takoma Park Historic District
Review: HAWP **Public Notice:** 03/29/00
Case Number: 37/03-2000J **Tax Credit:** Partial
Applicant: Rose Ellen Halper and Edwin Stromberg **Staff:** Michele Naru
PROPOSAL: Construction of new screen porch addition **RECOMMEND:** Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in Takoma Park Historic District.
STYLE: Craftsman: Bungalow
DATE: c. 1910-1920

This 1-1/2 story, three-bay frame dwelling is located in the Takoma Park Historic District. This Craftsman: Bungalow house is covered with a side gable roof ornamented with a battered exterior end chimney and a large, centered, gable-end dormer. The walls are clad in cedar shingles and the roof is sheathed in asphalt. The front facade contains an extended roof which makes up the ceiling of the full-width front porch. The porch features battered concrete columns with brick bases.

PROPOSAL

The applicant proposes to enclose an open entrance porch and construct a screen porch addition. The addition will be constructed at the rear of the house not visible from the public right-of-way. The porch to be constructed is 14' x 16' with a hipped roof. The proposed materials will match the existing house, including cedar shingles and slate gray asphalt roofing shingles.

STAFF DISCUSSION

Staff notes that this proposal for a screen porch addition to this contributing resource should "receive a more lenient level of design review than outstanding resources." The proposed design in the Takoma Park Historic District is in keeping with the overall streetscape of the District. The integrity of the environmental setting will be maintained. Staff recommends approval.

STAFF RECOMMENDATION

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

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

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

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

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

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



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
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- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 15,800

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

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Rose Ellen Halper, Ph.D.
Signature of owner or authorized agent

3/22/00
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 214364 Date Filed: 3/23/2000 Date Issued: _____

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4

Adjacent Property Owners

Wilfred Brunner
7412 Buffalo Ave

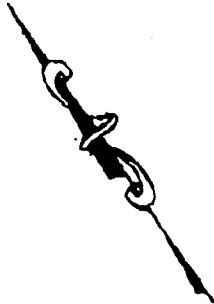
Peter Close, Ellen Conway
910 New York Ave

Mitch & Terry Krupin
914 New York Ave

Bernie Ahenson
76 Takoma Ave

Ben & Susan Benfield
519 New York Ave.

1. This plan is a benefit to a lender or insurer as it is required by a lender or a title insurance company or its Agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



Notes :

1. Flood zone "C" per H.U.D. panel No. 0200C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet.

Location Drawing
 Lots 19 & 20, Block 74
**Takoma Park loan
 and Trust Company
 Subdivision**
 Montgomery County, Maryland

21

22

23

24

25

New York Avenue
 40' R/W
 S 46°38'00" E 60.96'

brick walls
 10.5'

front porch

23.9

1.5 Story Frame

9512

23.8

concrete walk

N 33°11'00" E 162.46'

S 33°11'00" W 151.68'

Lot

20

4792.8 SF

19

4531.4 SF

N 56°49'00" W 60.00'

15

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION UNSUBJANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FULLY LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND IN FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. 2
 PLAT NO. 103



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS

2 Professional Drive, Suite 210
 Gaithersburg, Maryland 20878
 301/848-8100, Fax 301/848-1888

LIBER
 FOLIO

DATE OF LOCATIONS

WALL CHECK:

USE LOC: 6-15-95

PROJ. CORR.

SCALE: 1" = 30'

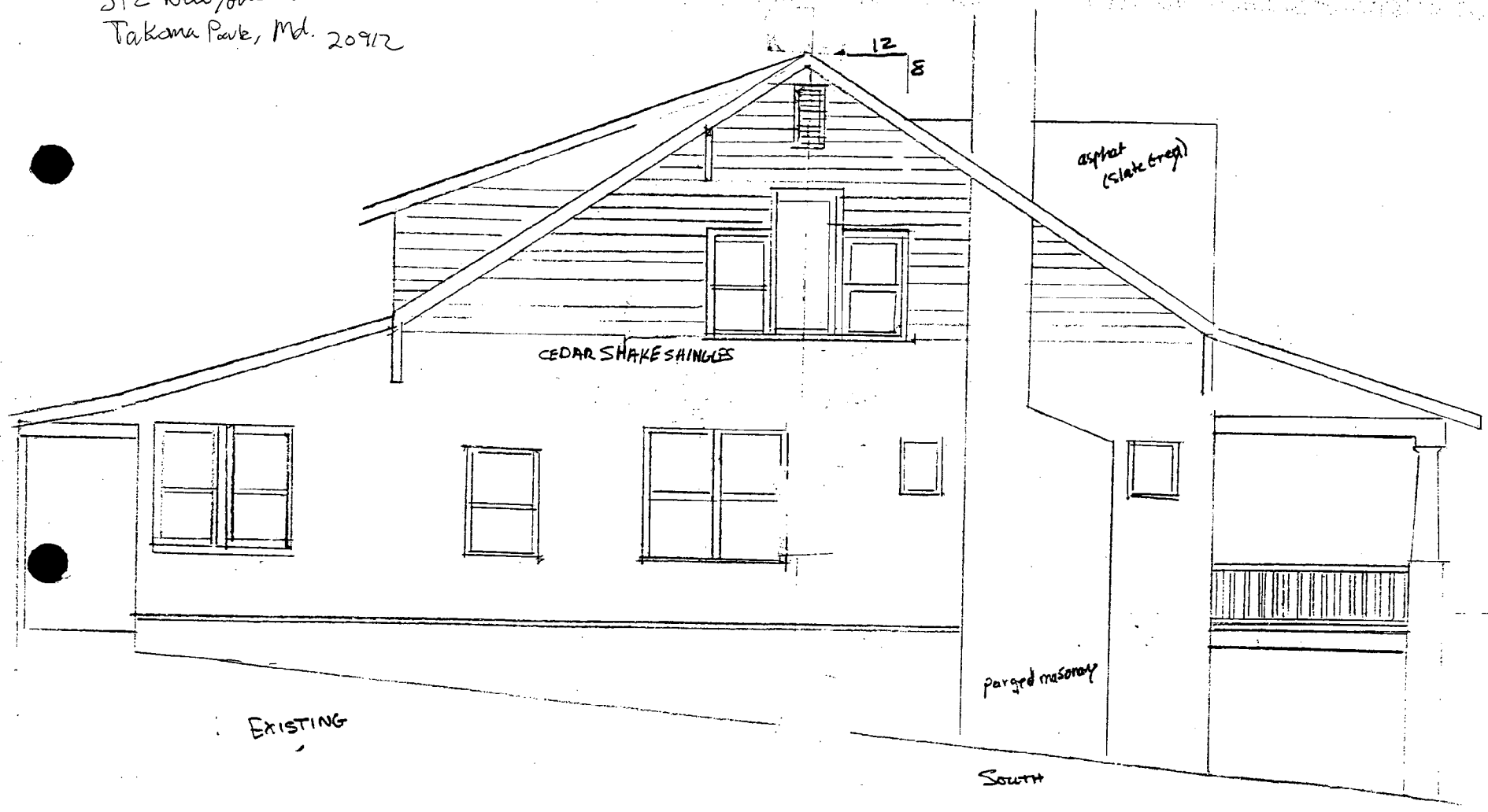
DRAWN BY: P. E. R.

JOB NO.: 05-1224

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 667

06-6257
 (6)

Proposed porch for
512 New York Ave
Takoma Park, Md. 20912



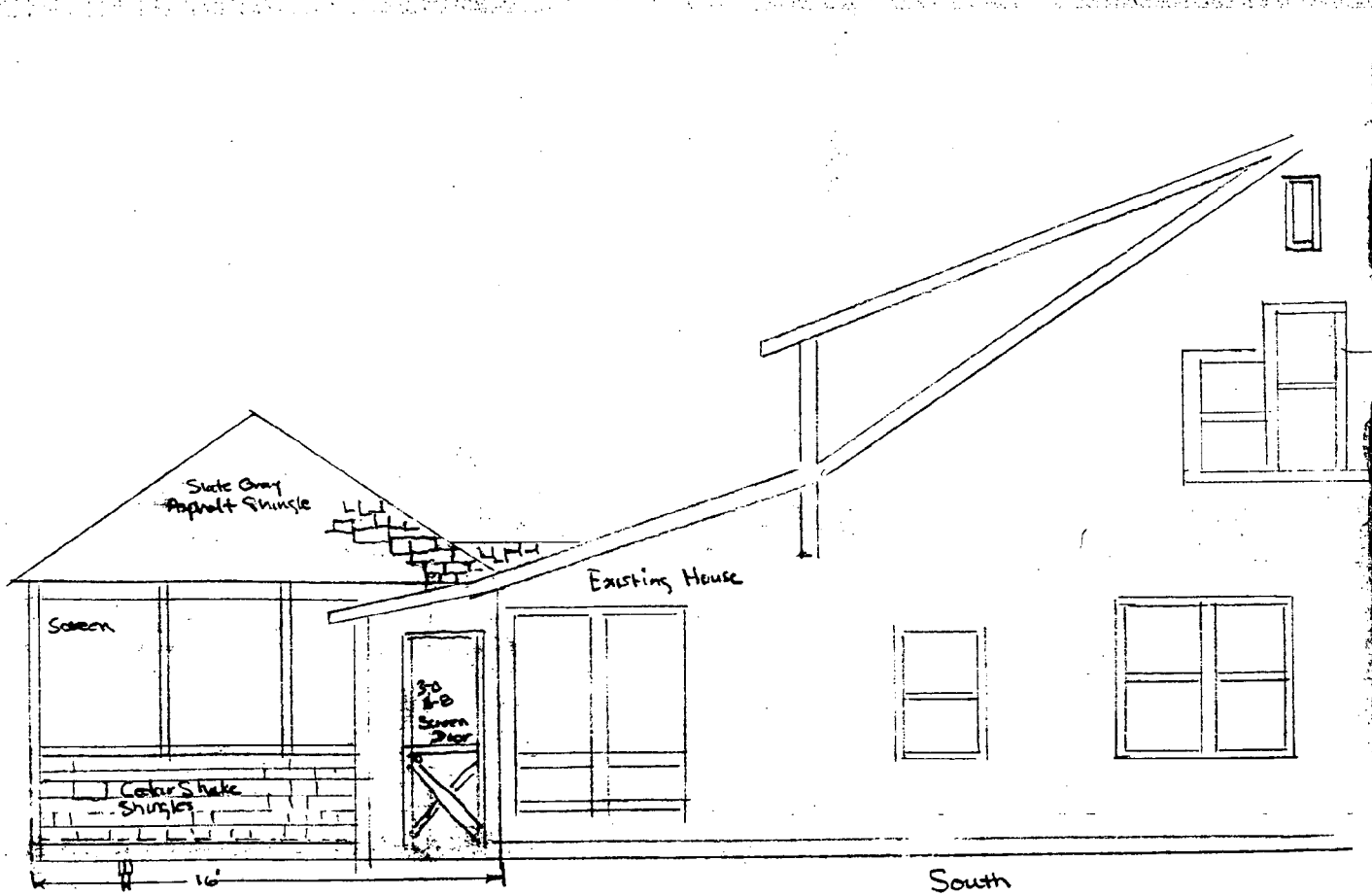
CEDAR SHAKE SHINGLES

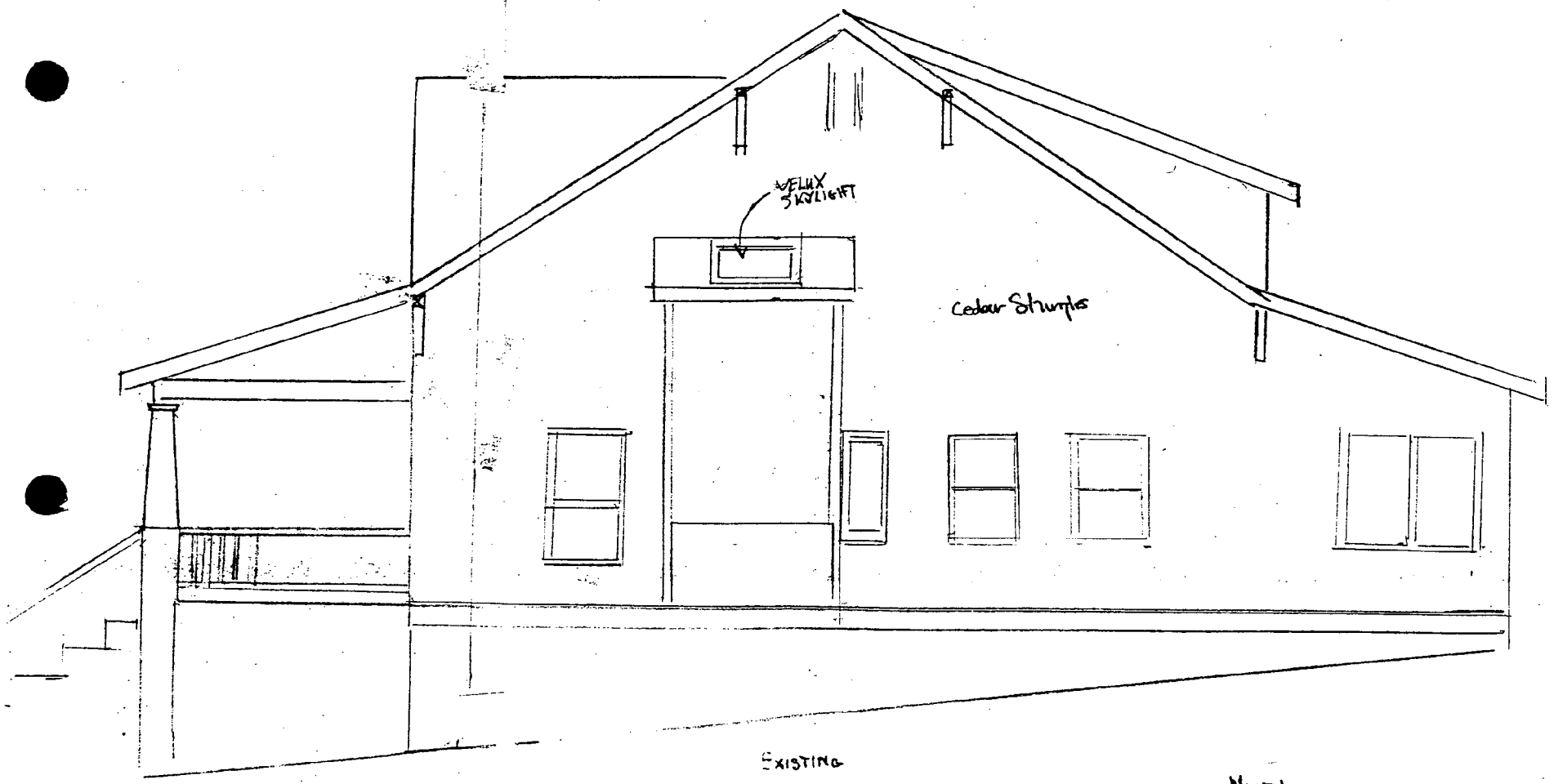
asphalt
(slate equiv)

parged masonry

EXISTING

South



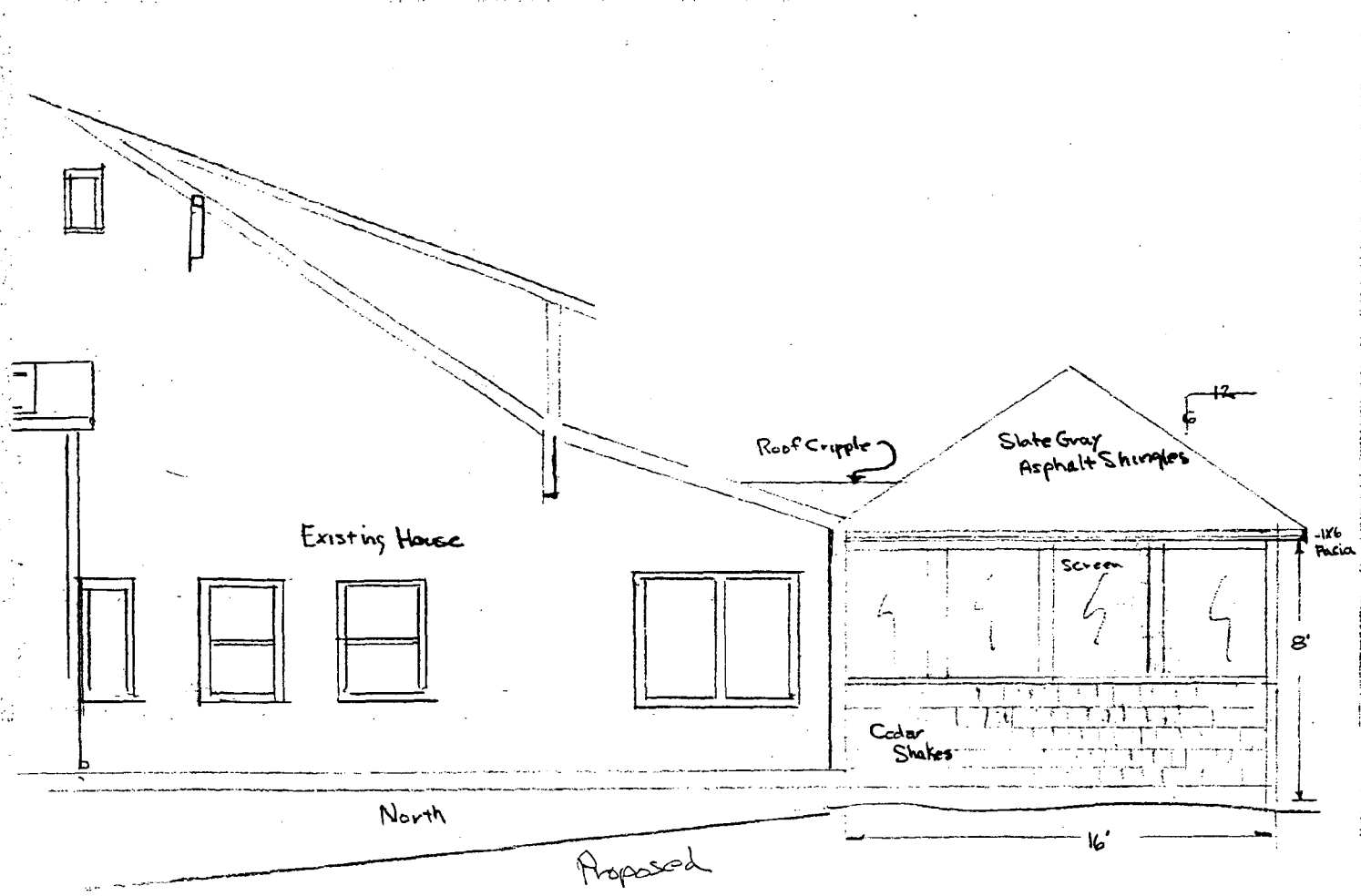


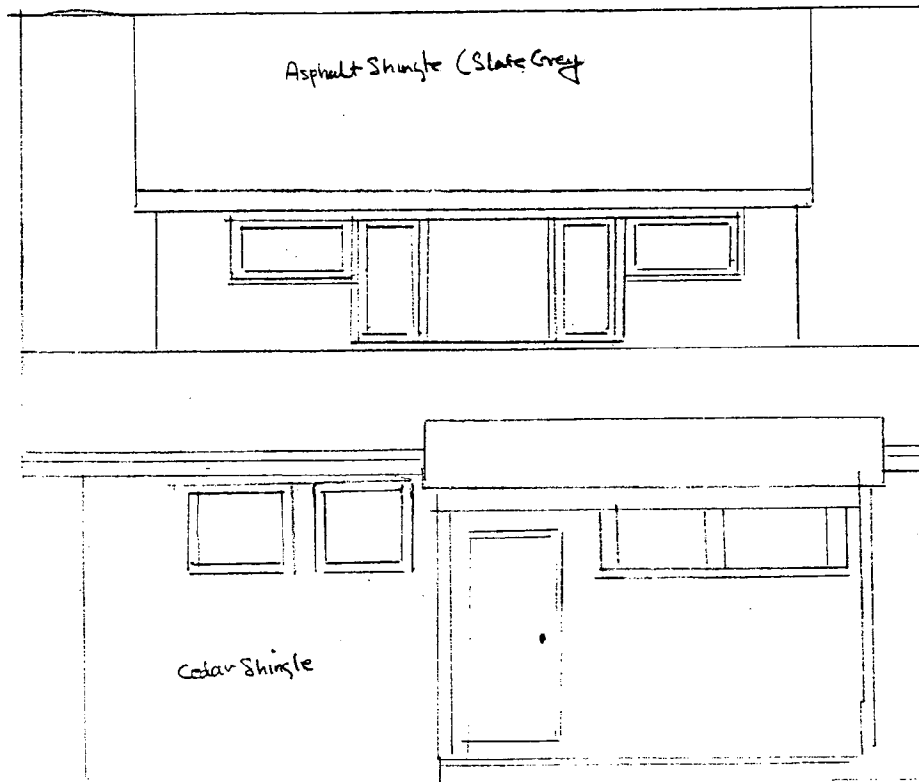
Cedar Shingles

VELUX SKYLIGHT

EXISTING

NORTH



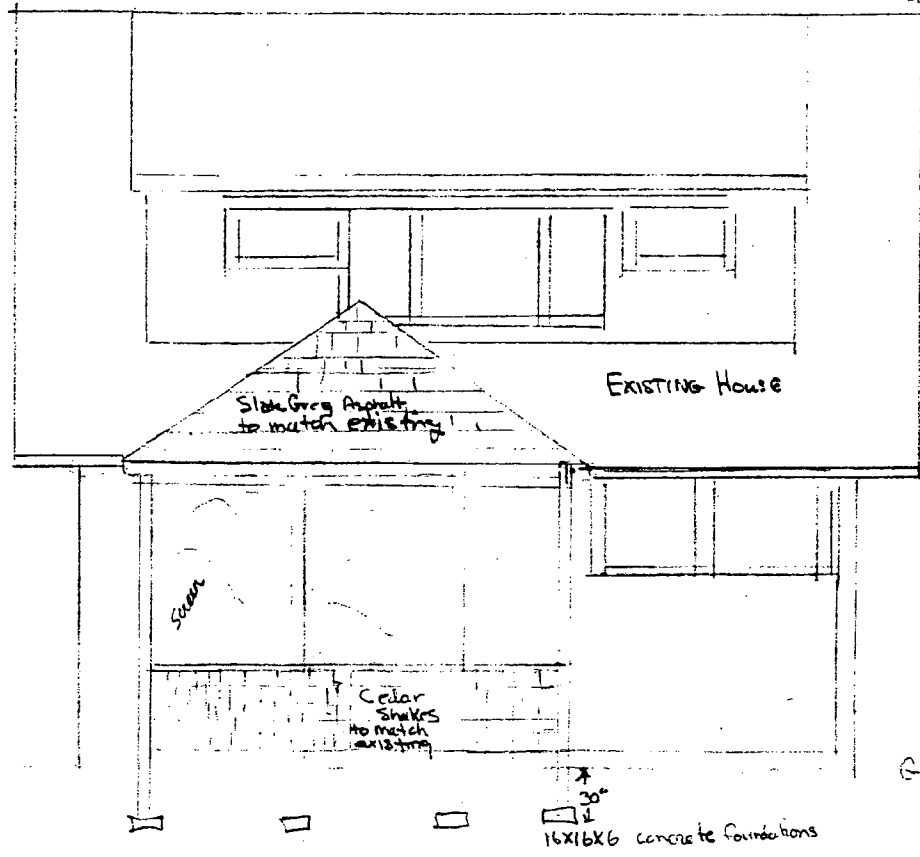


Asphalt Shingle (Slate Grey)

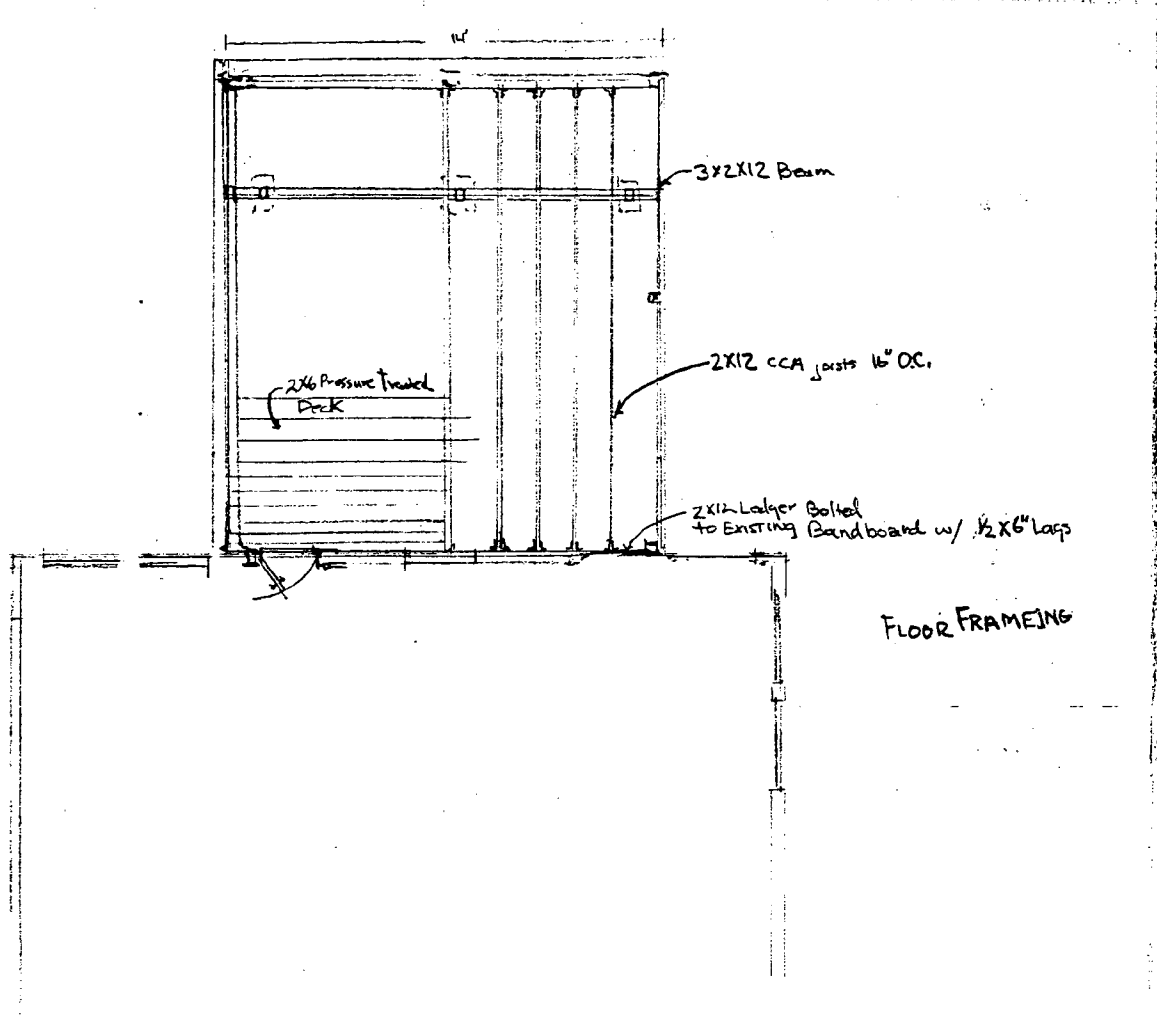
Cedar Shingle

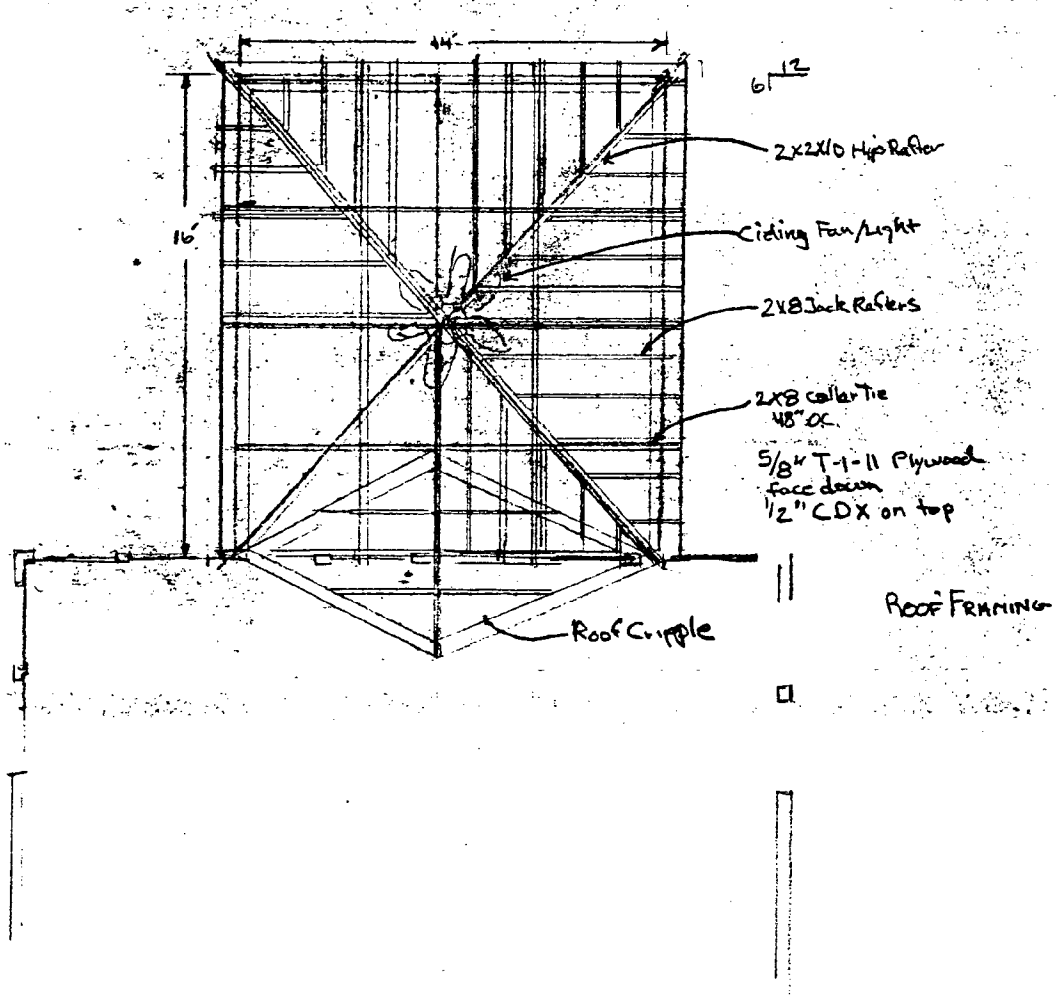
EXISTING BACK YARD

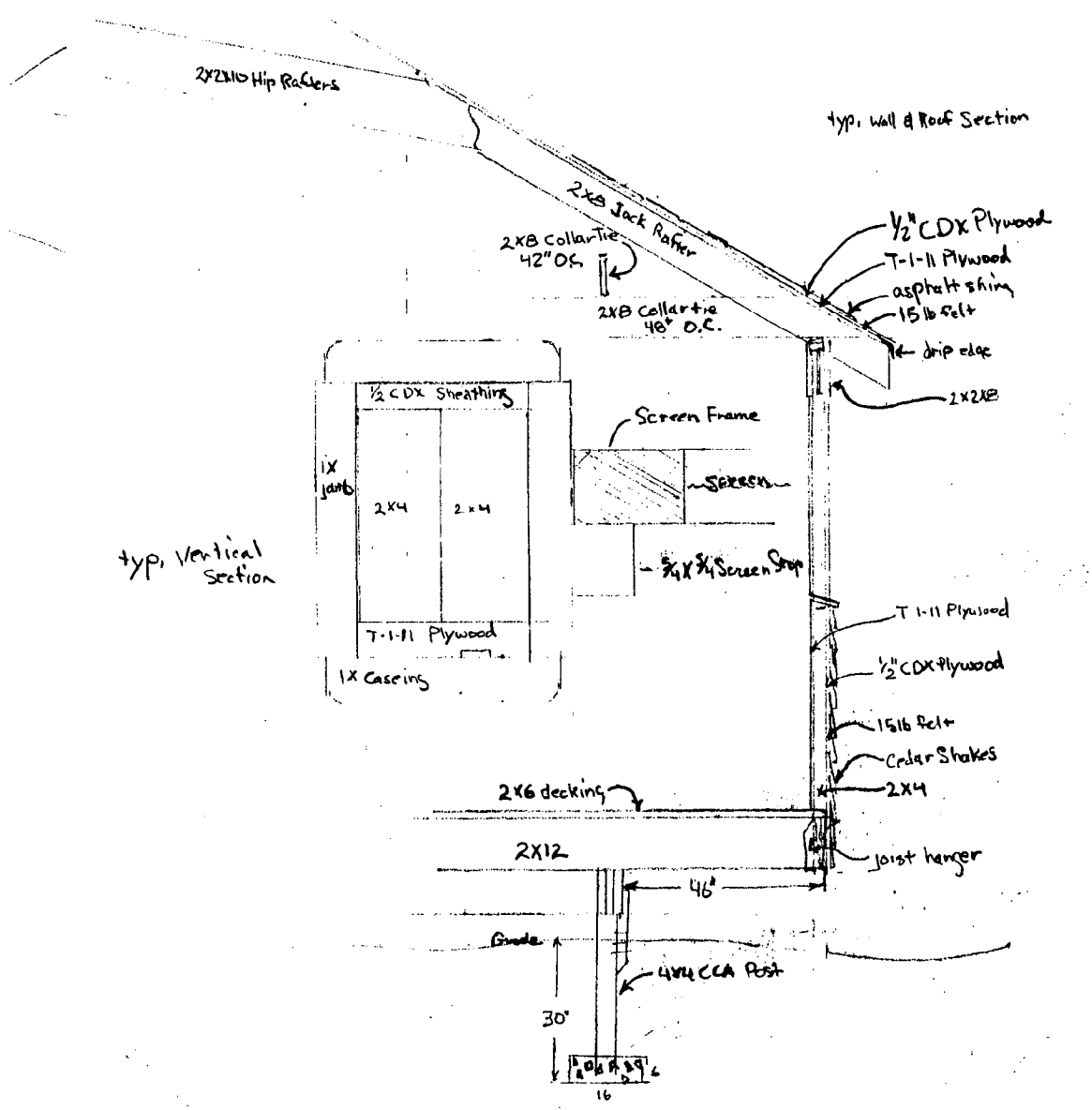
WEST



Proposed Porch
West Elevation





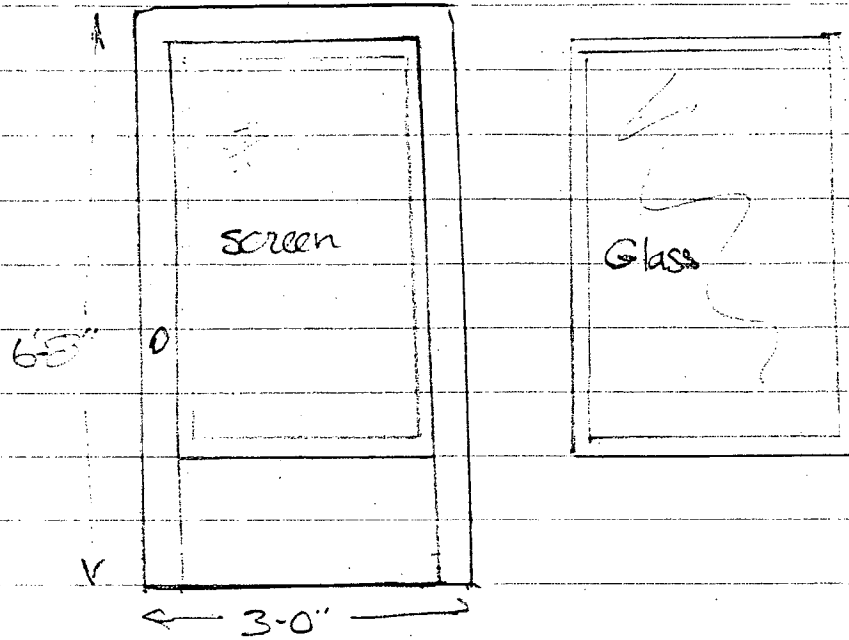


typ. Vertical Section

typ. Wall & Roof Section

512 New York Ave

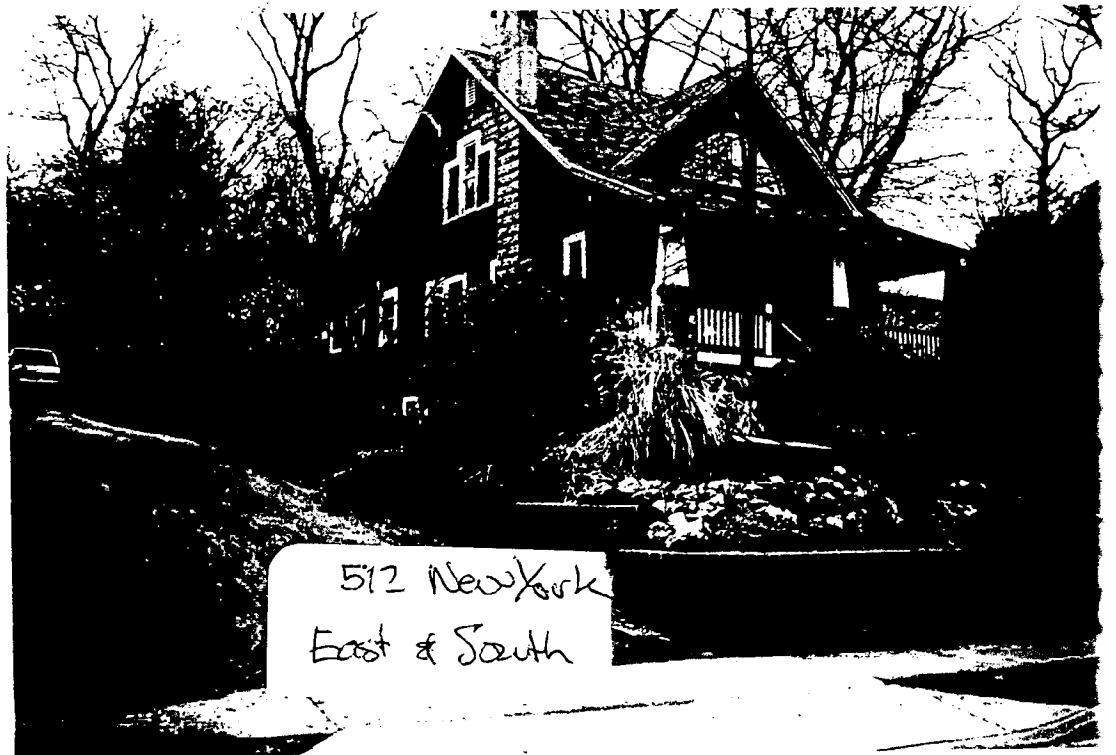
Screen Door

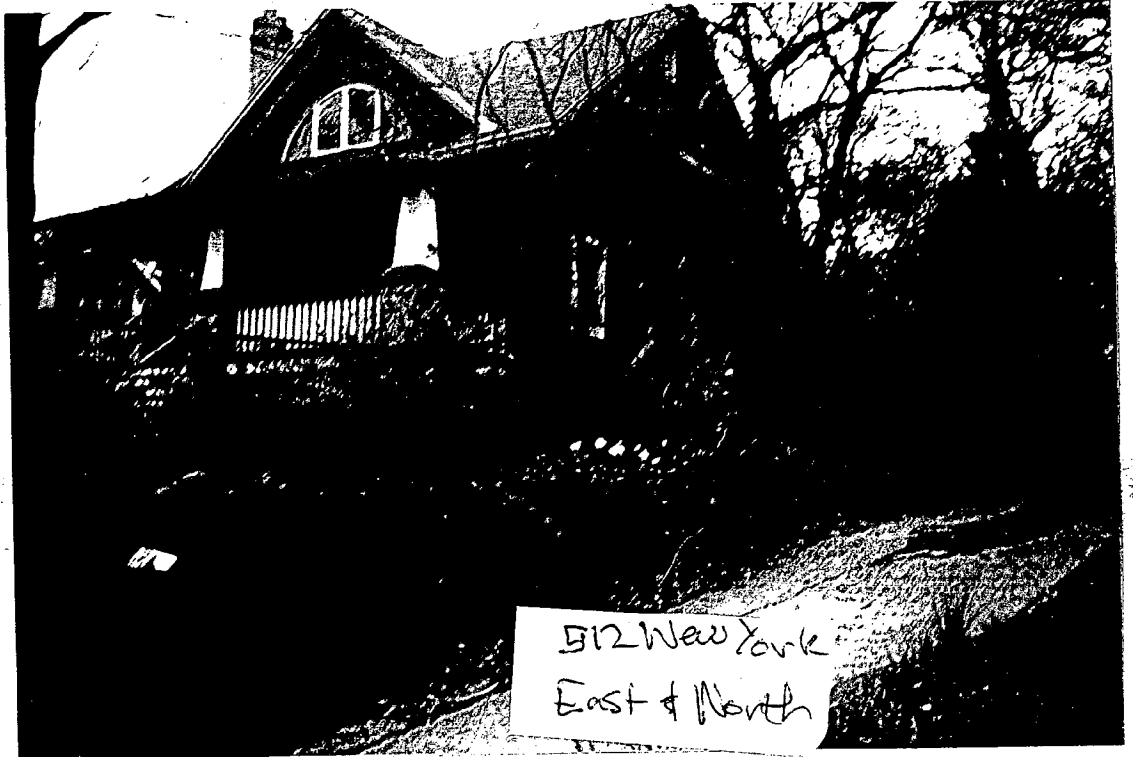


3-0 x 6'8" x 1/8" Screen Door

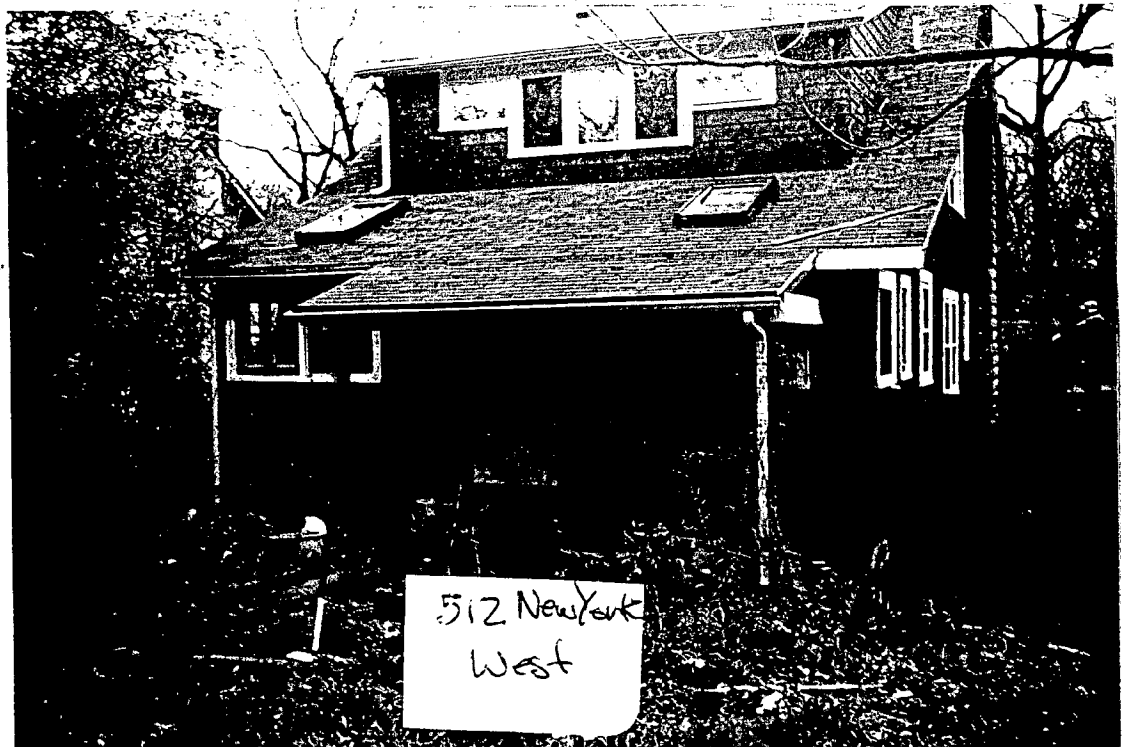
constructed of pine.

2 removeable panels one screen, one glass





512 New York
East & North



512 New York
West

1. This plan is a benefit to a lender insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
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Notes :

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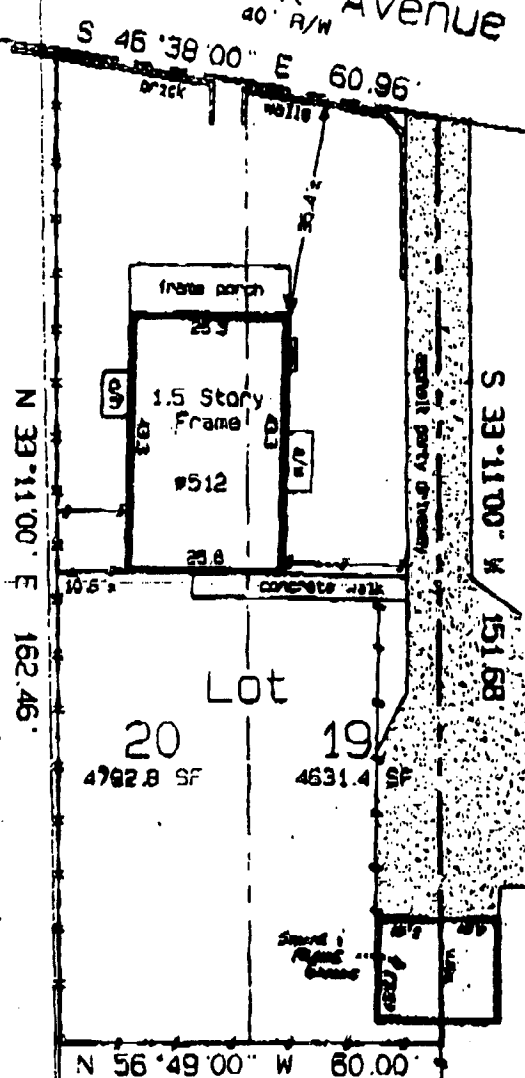
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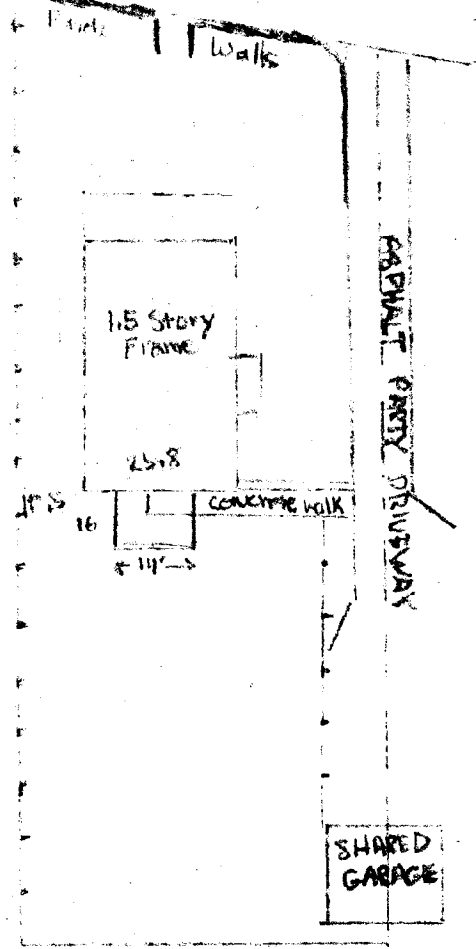
15

SURVEYOR'S CERTIFICATE THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.	REFERENCES PLAT BK. 2 PLAT NO. 103		SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 610 Gaithersburg, Maryland 20878 301/948-8100, Fax 301/948-1222
	LIBER FOLIO		DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 6-15-95 PROJ. CORR.:

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 687

06-6257

1607741



1" = 30'

3/22/00