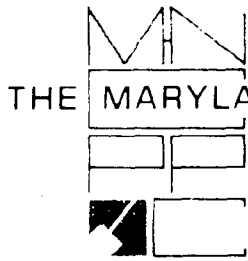


37/3-95N 511 New York Avenue
Takoma Park Historic District



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

June 13, 1995

Mr. and Mrs. Eugene Herman
511 New York Avenue
Takoma Park, MD 20912

Dear Mr. and Mrs. Herman:

Thank you for your letter of May 22nd, with your comments about the Historic Preservation Commission (HPC) hearing on May 10, 1995. As the Chair of the Commission the task of responding falls on my shoulders although I believe I was the only Commissioner to vote in favor of your application. On behalf of the Commission, I am very concerned that you believe the Historic Preservation Commission was arbitrary in its decision-making. Please let me respond to the issues which you raised in your letter, and specifically comment on the projects to which you referred.

Three of the projects which you mentioned as precedence for your project were reviewed as Locational Atlas projects rather than Master Plan sites. This distinction is important because the law stipulates a level of review for Master Plan sites that is much stricter than the level of review for properties on the Locational Atlas.

Prior to mid-August 1992, Takoma Park was a Locational Atlas historic district only. It was placed on the Master Plan for Historic Preservation in August, 1992 and came under the full jurisdiction of the Historic Preservation Ordinance only at that point. Properties which are listed in the Atlas are protected under a "Moratorium on Alteration or Demolition" (Section 24A-10), which has been designed as an interim protection while the County undertakes historic research to determine whether or not the property should be designated on the Master Plan. Changes and alterations to houses within the Takoma Park Atlas district were, prior to August 1992, reviewed only to determine if the proposal would substantially alter the original house as viewed from the public right-of-way. In other words, if the proposal did not alter the resource in a dramatic and substantial way that would make it impossible to evaluate it for historic designation at a future time, then the HPC would permit the work to proceed.

If the HPC determines that a proposal to alter a Locational Atlas property is "substantial alteration", then the permit is held for a maximum of 195 days while the HPC, Planning Board and County Council determine whether or not the property should be designated in the Master Plan or not. If it is included in the Master Plan, the project is reviewed as a regular Historic Area Work Permit (HAWP). The determination of "substantial alteration" is used for the most part when a demolition or complete renovation of a building is proposed. Certainly, an addition alters a structure. But, if the addition is to the rear and lower than the original house, little of it will be seen from the public street and it is not considered "substantial alteration" to an Atlas property as it will not impair the ability to evaluate the resource for designation at a future date.

With regard to the projects which you cited, and with the distinction between Atlas and Master Plan designation already given in mind, I will briefly outline my understanding of the HPC review of these cases which I have gleaned from the case files:

1) 515 New York Avenue: 1986 decision

This proposal was for an addition at the rear of the original structure. No exterior work was proposed on the original structure itself and the HPC determined that this proposal would not be "substantial alteration". In addition, they specifically commented that the use of glass block in the new addition would further differentiate the new work from the original building. This is a typical device suggested in the Secretary of the Interior's Standards for Rehabilitation whereby the new construction work is readily distinguishable from the original. The new addition is difficult to see from the street, as it continued the lines of the existing house and doesn't stand above it. Materials were chosen for the addition which matched the existing house except for the portion of wall which was built in glass block on the side of the addition towards the rear.

2) 7327 Takoma Avenue: July 1992 decision

The owners proposed to enlarge their attic by building a large dormer which faced the rear of the property and approximated the appearance of existing dormers when viewed from the street. In the new "dormers", glass block was installed in a pattern derived from a window pattern in an outbuilding on the adjacent property. The addition is visible from the street, but is interpreted as new side dormers which complement the original dormers. There are sufficient changes in details that the new construction can be differentiated from the original.

3) 7325 Takoma Avenue: July 1992 decision

The approved addition was placed at the rear and side of the original structure on a site that sloped steeply down from the grade of Takoma Avenue, thereby reducing the apparent mass of the addition. The owners matched the original materials and the pattern of materials. The original structure is still readily identifiable.

4) 513 New York Avenue: April 1994 decision

The HPC commented that the new work was designed to be separate and distinct from the original house by using a small connector between the new room at the rear and the original house. They commented that the addition was placed at the rear to minimize its visibility from the public right-of-way, and that it was designed to save an existing oak tree. One of the conditions of HPC approval was that the new addition be placed an additional 2-1/2' further from your property line to "lessen potential impacts" on you.

The project at 513 New York Avenue was reviewed as a Master Plan site as the Takoma Park Historic District had already been designated. In reviewing projects within Takoma Park, the HPC is guided by the Historic Preservation Review Guidelines which were developed during the lengthy community evaluation of the proposed Historic District. The Guidelines were developed to help provide consistency in the HPC decisions, by providing direction on specific issues which are of importance to the Takoma Park community.

While an addition will have the effect of reducing the green space in the immediate environment, the HPC was consistent with the Takoma Park Guidelines and previous decisions about additions in its decision on the appearance of the addition and its relationship to the original structure, with the use of materials consistent with the historic district, and with concerns about adjacent properties.

The HPC discussed your proposal at length on May 10th. At issue was the use of glass block, as well as the issue of moving a window on the side facade of your house. While the staff report agreed with the proposal to move the window, staff recommended that the new opening match the size and shape of the existing opening, because the Takoma Park Guidelines stipulate that "original size and shape of window and door openings should be maintained, where feasible" (page 16). Staff also recommended against the use of glass block because this material is "incompatible". Glass block is traditionally a wall material, in the same way that brick or concrete block are wall elements. In addition, glass block is a 20th century "art moderne" material, while your home is a 20th century Colonial Revival style home. While the term "incompatible" seems somewhat harsh, the Takoma Park Guidelines provide that "all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource..." (p.16) A majority of the Commissioners saw fit to agree with most of the staff recommendations, but voted to retain the side window in its original location.

Since the May 10th meeting, I understand that your contractor has devised a solution for this project which will allow changes on the interior while preserving the exterior fabric. Thank you for working with the HPC and staff on this matter.

The HPC tries very hard to be consistent, to follow guidelines, and work with the applicants ahead of time to assure successful projects. However, as this is a nine-member commission with a 5 member quorum, and with three year overlapping terms causing a rolling turnover in membership, decisions may vary slightly from one session to another as a result of these circumstances. In calendar year 1994 the HPC reviewed 127 historic area work permit applications and approved 97% of these. This rate of success is a clear indication that the Commission imposes neither an arbitrary nor an overly restrictive interpretation of the Historic Preservation Ordinance on permit applicants.

I hope this has explained the basis for the Commission's decision to your satisfaction.

Sincerely,



Walter Booth
Chairman
Historic Preservation Commission

WB:rdz

cc: Carol Crandon
Alan Abrams
Suzanne Ludlow, City of Takoma Park
Pat Parker

Robin
Please investigate
+ draft a response for
Walter's signature.
flwr

511 New York Avenue
Takoma Park, Maryland 20912

May 22, 1995

Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

Dear Sirs/ Madames:

We are concerned about the arbitrary way your commission makes decisions regarding changes that may be made when renovating historic properties. On May 10, 1995, we appeared before you and were denied the ability to put a small glass block window in a bathroom we were putting in an existing space. It would be nearly impossible to see this window from the street. What is confusing is that you approved a large glass block window on the same side of the house at 515 New York Avenue just two doors down from our home. And just recently a major renovation and restoration was completed about two blocks away in North Takoma at 7327 Takoma Avenue. There are glass block windows on both sides of the house, clearly visible from the street. That house is of a higher historic priority than ours.

*1986
HAWP*

*2 HAWP 93
94*

Now, you have recently approved two behemoth-type additions to homes in our neighborhood, one at 7325 Takoma Avenue and one at 513 New York Avenue which is next door to us. Both are of higher historic priorities than ours, the former being a Sears Catalogue house, the latter, a turn of the century home with original lovely characteristics. Both are clearly visible from the street, ruin the historic intent of the homes and truthfully look as if the "tail is wagging the dog". The addition next door to us is large and attached to a sadly neglected home. People that visit our home tell us it looks as if the addition is built right on the property line, although it is not. What is clear is that it is much too close to our property and should not have been built in that manner since the lots are too narrow, only 50 feet wide. We had early on asked for relief from your agency and the county zoning commission. We feel as if our pleas have fallen on deaf ears. So, we planted \$900 worth of living fence and wish for constant rain so our trees will grow.

NO HAWP ?

HAWP.

Yes, your decisions are truly arbitrary. We will survive our disappointment with your decision, but will our historic neighborhood survive your lack of consistency?

*513 NY Ave - 4/27/94 - we asked them
to move addition away from
neighbor by 3'.*

~~7325 Takoma Ave~~

Sincerely,

Esther Herman

Esther C. Herman

Eugene Herman

Eugene H. Herman

*Orville Crandall
413 New York Avenue
Takoma Park, Maryland 20912*

Maryland National Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

You people have got a lot of nerve.

You have refused without any rhyme or reason, my neighbors application for an element of their proposed home renovation. The Herman's of 511 New York Avenue, Takoma Park, were to have installed glass block as part of their bathroom addition and it has been refused by MNCPPC. Obviously there is no source material used, there is no body of knowledge applied, there is no custom or practice observed: it is merely the whim of whomever has the proposal slide across the desk. The glass block was refused because this is Tuesday, and we always refuse glass block on Tuesday--is that it?

In 1986 I was approved by the County Historic Preservation Committee for two expansive glass walls. County approval was in spite of the fact that Takoma Park Historic Preservation had recommended against it. Part of one wall could be seen, albeit with great difficulty, from the sidewalk, and this was the basis of Takoma Park's recommendation against. The County overrode the objection and permitted me to use the material. What has changed in nine years about glass block on New York Avenue?

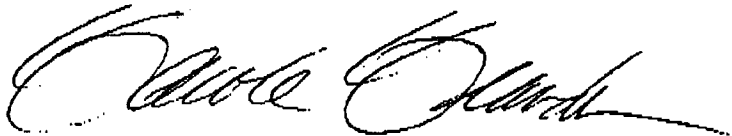
Glass block was first introduced in 1907 and while it was not widely used it has always been a superior building material. It affords light and safety and with no air filtration whatsoever, the coldest of brutally cold days, the block is warm to the touch. You are thinking of warmth, of safety and security in a bathroom application of glass block. There are "no-maintenance" features of glass block, it is far superior to standard windows which could only be adversely effected by moisture over time. Glass block for a bathroom application-- it is unquestionably the only material that should ever be used-- what are you people thinking about?

I am outraged at the idea that you could deny taxpayers the practical and permanent solution of their choice of building materials. I myself have suffered firsthand as a result of the malfescence of MNCPPC. A house that I restored was alone and by itself in what the County euphemistically called an

historic "area". I suffered untold losses as a result of this white elephant, tens of thousands of dollars, and at the cause of it all was the fact that the County misapplied its enormous power, and the MNCPPC allowed building and rezoning all around for decades, and failed to account for what would happen to one lone property. I paid the price dearly, and I know the consequences of apathy and of the mindless decisions made by County Officialdom which fails to apply its myriad rules uniformly.

You have no basis for refusing the Hermans' request for the use of glass block. Glass block has been around as long as the homes in Historic Takoma have been around. Other neighbors have, and I have used glass block and you have approved our applications. There has been no proposal or negative recommendation or law passed against the use of glass block. There is no basis of your refusal of the Hermans' request and I protest the refusal. I will do all that I can to appeal your mindless refusal. The use of glass block does not destroy the integrity of the historic homes that we own and pay taxes on.

Like a drunken sailor with a hit or miss approach, historic preservation like this is dangerous in the extreme. It keeps you from the real work that you have before you and the work that we are paying you for.



6/13
Sue

CC addresses

Suzanne Ludlow
City of Takoma Park
DHCD
7500 Maple Avenue
Takoma Park, MD 20912

Carol Crandon
515 New York Avenue
Takoma Park, MD 20912

Alan Abrams
808 Aspen Street, NW
Washington, DC 20012

Eugene Herman
511 New York Avenue
Takoma Park, District

#37/3-95N

HPC 5/10/95



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

DATE: May 10, 1995

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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 511 New York Avenue Meeting Date: 5/10/95
Resource: Takoma Park Historic District HAWP: Alterations
Case Number: 37/3-95N Tax Credit: No
Public Notice: 04/26/95 Report Date: 05/03/95
Applicant: Eugene Herman Staff: Patricia Parker
PROPOSAL: Remove existing window;
construct new openings;fill
with glass block RECOMMEND: Approve w/
conditions

The applicant proposes to relocate two second story window openings closer to the rear corner (approximately 2'0") due to changes proposed to the interior floor plan. The new windows (2'-0" wide x 4'-0" high), because they would be smaller in size, would not align with an existing window at the second level.

The two relocated openings would be filled with glass block to provide privacy with diminished natural light in a master bathroom. As proposed, a third opening would be constructed and receive a 2'0 x 4'0 wood double hung window. The configuration would be 4/1 and trimmed to match other existing windows.

This property, improved by a frame and stucco Colonial Revival house, is a contributing resource located within the Takoma Park Historic District.

STAFF DISCUSSION

The Guidelines state that the "...original size and shape of window and door openings should be maintained, where feasible..." And that "alterations to features that are **not visible at all** from the public right-of-way should be allowed as a matter of course...." Staff has visited the site and finds that the project is mostly not visible from the public street. Two of the windows are located on rear elevations of the property. But proposed change to one of the windows is visible from New York Avenue.

The question before the HPC is whether change should be approved for the opening which is somewhat visible. The applicant proposes to reconfigure interior space - but should this concept

affect existing exterior fabric? Staff feels that removal of an existing window on this wall and the creation of a new smaller opening is unnecessary.

Staff feels that the use of glass block in this opening visible from the public street would be incompatible. Staff suggests the use of etched glass, matching the same configuration as existing windows, in a similarly relocated opening could be approved by the HPC.

Because two of the windows occur within the same interior space and within close proximity, the applicant may choose to construct them to be similar in form.

The applicant has provided documentation indicating that this proposal would not set precedent. An enlarged, reconfigured opening exists in a sidewall at 515 New York Avenue. This opening is filled with glass block. This property is also a contributing resource.

The applicant also includes a photograph of 752 Silver Spring Avenue and 309 Elm Avenue as part of his submission. These properties are not located within the Takoma Park Historic District and thereby are not subject to HPC review or germane to this discussion.

Windows located completely in the rear of the property may be altered. In accordance with the Takoma Park Historic District Guidelines, such change could be "...approvable on a case-by-case basis...." Therefore, the proposed change to two windows located in the rear of the property may be approved by the HPC.

STAFF RECOMMENDATION

Staff recommends, with the following conditions, that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with the Secretary of the Interior's Standards for Rehabilitation #1:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment;

Conditions:

1) The relocated opening visible from New York Avenue should match the size and configuration of the existing window opening

at the same level. It should not receive glass block. The type of glass should be approved by staff prior to construction.

2) New siding used as infill due to the changed openings should match the existing in material, size, texture and profile.

3) New window openings should be trimmed to match the exterior trim of existing windows; and

with the general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion;

and with the Guidelines of the Takoma Park Historic District.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON ALAN ABRAMS
 DAYTIME TELEPHONE NO. (202) 291 1425

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER EUGENE HERMAN DAYTIME TELEPHONE NO. (301) 585 5832

ADDRESS 511 NEW YORK AVE TAKOMA PK MD 20912
CITY STATE ZIP CODE

CONTRACTOR KINGSTON CONSTRUCTION TELEPHONE NO. (301) 927 9249

CONTRACTOR REGISTRATION NUMBER 18234 PAGE 301 935 2393

AGENT FOR OWNER ALAN ABRAMS DAYTIME TELEPHONE NO. (202) 291 1425

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 511 STREET NEW YORK AVE

TOWN/CITY TAKOMA PK NEAREST CROSS STREET BUFFALO AVE

LOT PT 3 BLOCK 73 SUBDIVISION TP LAND & TRUST ADDN TO TP

LIBER _____ FOLIO _____ 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 \$ 35,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # X

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 (X) 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.

Alan Abrams
 Signature of owner or authorized agent

April 19, 1995
 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:

PLEASE SEE ATT'D

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

PLEASE SEE ATT'D

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 a copy of the tree survey with the application.

Supplemental Application for Historic Area Work Permit

Remodeling to Construct a Master Bath
Esther and Eugene Herman Residence
511 New York Avenue
Takoma Park, MD 20912

1. Written Description of Project

A. Subject property is a fifty-foot wide lot with mature landscaping. The subject house and adjacent houses are Category Two vernacular buildings dated between 1905 and the mid Twenties. All have been substantially altered. The subject house is a center hall colonial revival with gabled roof parallel to the street. The cladding on the front of the house is painted hardboard siding resembling beaded wood clapboard, of recent vintage; the sides are asbestos shingles. The original cladding was apparently cedar shingle. Fenestration is principally 6/1 wood double hung sash, symmetrically paired on the main level, and single on the second level. There is a two story addition on the rear.

B. The project is to construct a master bathroom in the existing left rear bedroom adjacent to the master bedroom. All work is limited to within the existing footprint of the house. The only work visible from the street is the relocation of the existing second floor rear left side window, which will be moved approximately two feet farther to the rear. Sashes will be replaced with glass block, because the new window will occur adjacent to a bathtub. The exterior casing of the new window will replicate the existing trim, and the sidewall shingles will be woven back together to provide "seamless" continuity. In addition, a similar window facing the rear will be offset two feet and the glazing changed to glass block; and a conventional double hung window of identical proportion to the existing windows will be added to the side elevation of the rear addition (which is offset behind the rear of the original house, and is totally hidden from the street).

Because the subject window will be remote from the street, visible only from a steep angle, and substantially hidden by a large juniper (evergreen) tree (which is protected by the Takoma Park tree ordinance) and the neighbor's dogwood, the impact on the historic district will be imperceptible.

2. Statement of Project Intent

With regard to the relationship of the project to the Historic District, it is intended that there be an absolute minimum visible change to the exterior of the existing structure. Aside from aesthetic considerations, the decision to use glass block as alternate to the original sash is based on:

1. The provision of natural light while maintaining privacy, where curtains would be impractical.
2. Use of an insulating glazing material.
3. Meeting the building code requirement for tempered glazing in a bathing area.
4. Conservation of the original scale and massing of window opening, because the exterior trim will be replicated.

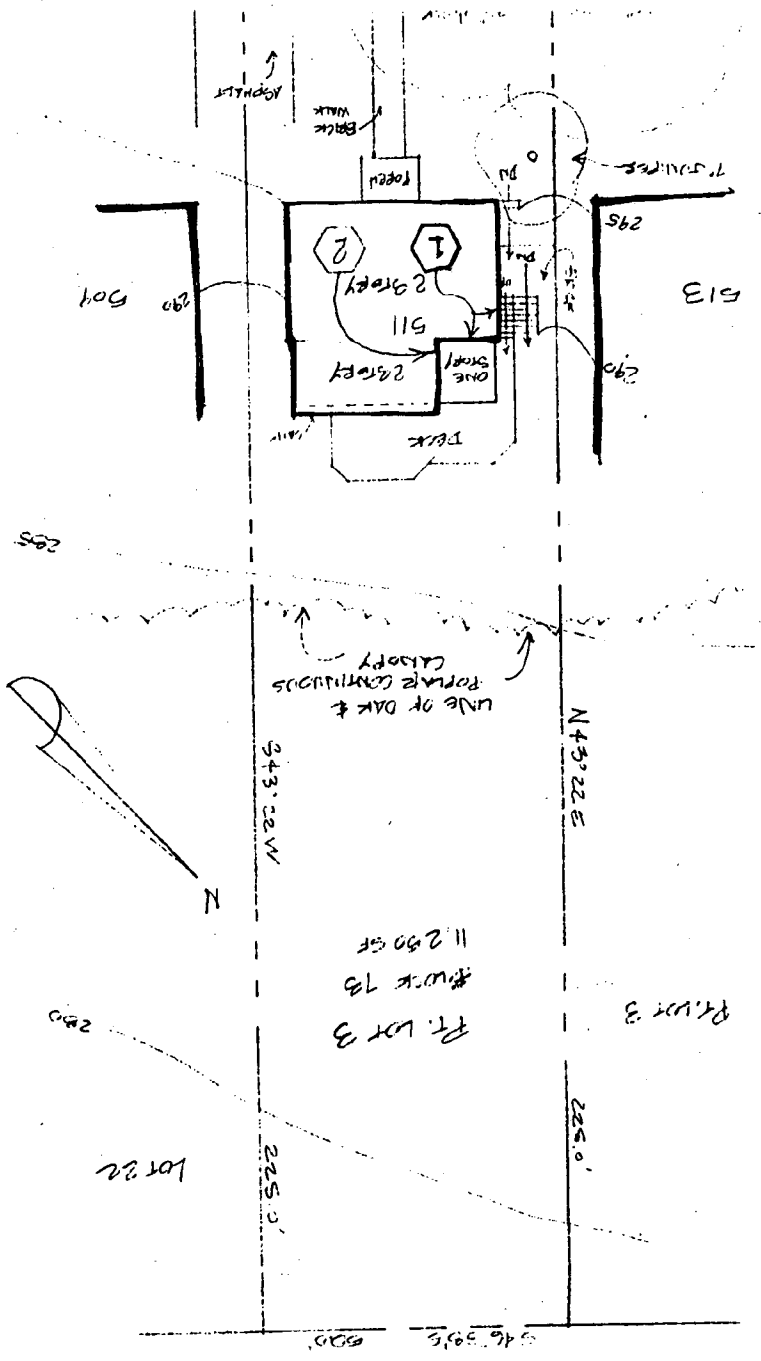
This alternate use is consistent with the criterion described in the Takoma Park amendment to the Master Plan For Historic Preservation, because it is a "minor alteration (to a contributing resource) that [does] not directly front on a public right-of-way..." and further, because "some non-original building materials may be acceptable on a case-by-case basis." [Items #2 & #7, page 16]

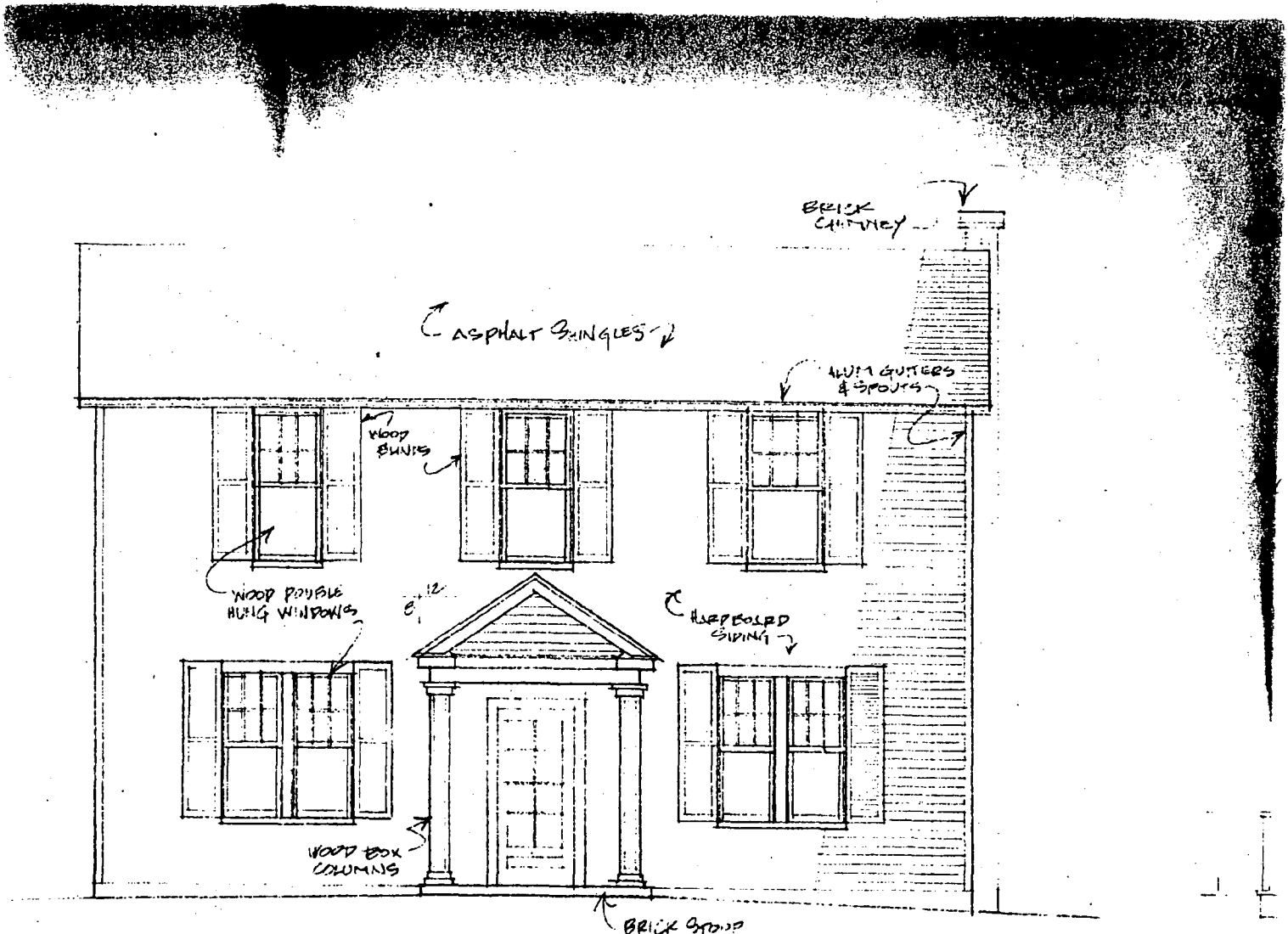
Please note photographs showing glass block windows on the side elevation of the house at 515 New York Avenue, two doors away from the subject house. Also please note photo of 752 Silver Spring Avenue, which is analogous to the same application proposed herein.

Last, the installation of glass block in its cased opening is reversible; future owners could reinstall sash. Original materials will be preserved on site.

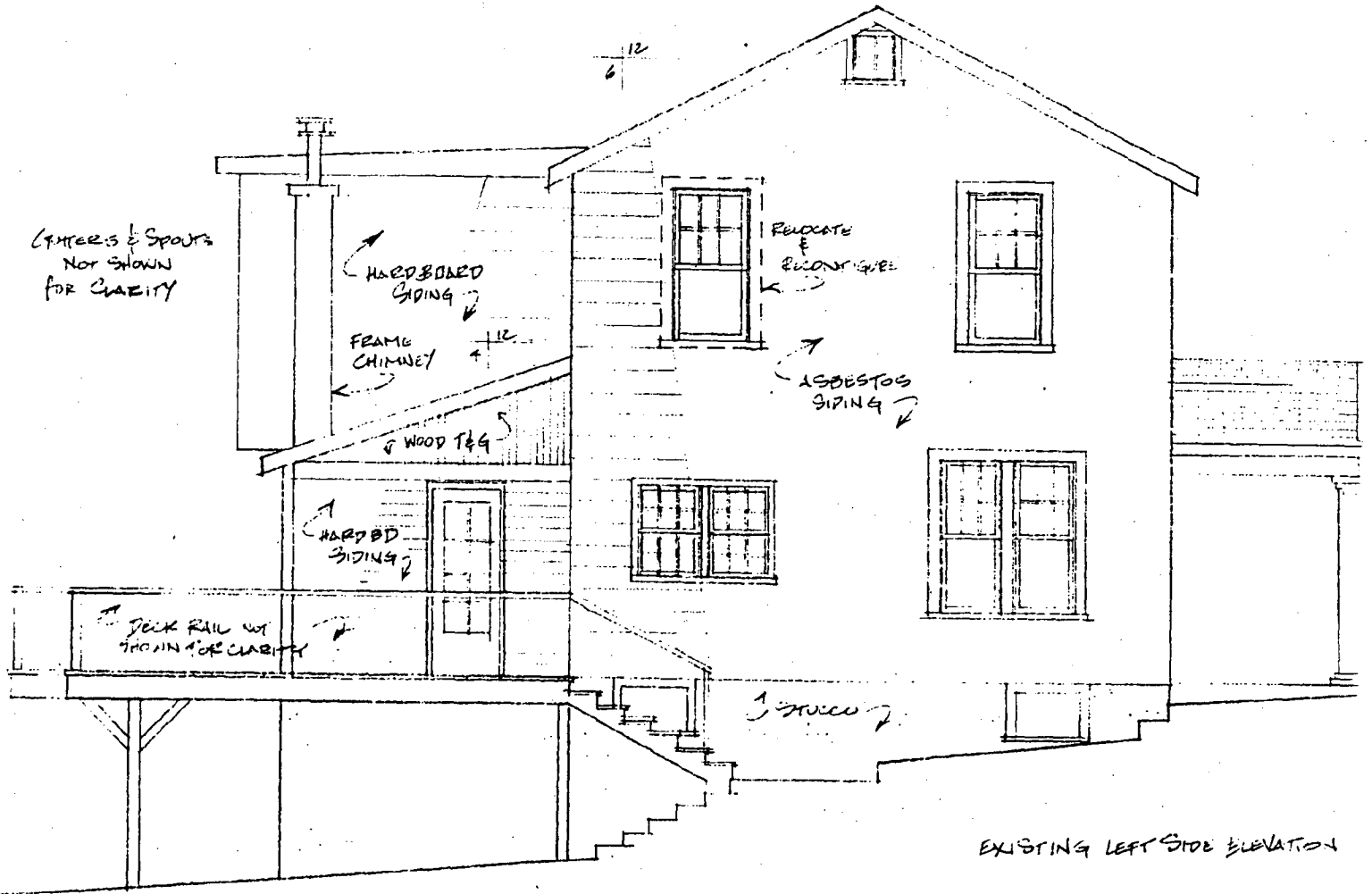
SITE PLAN

- ① GLASS BLOCK WINDOW "OPENINGS"
- ② NEW WINDOW OPENINGS



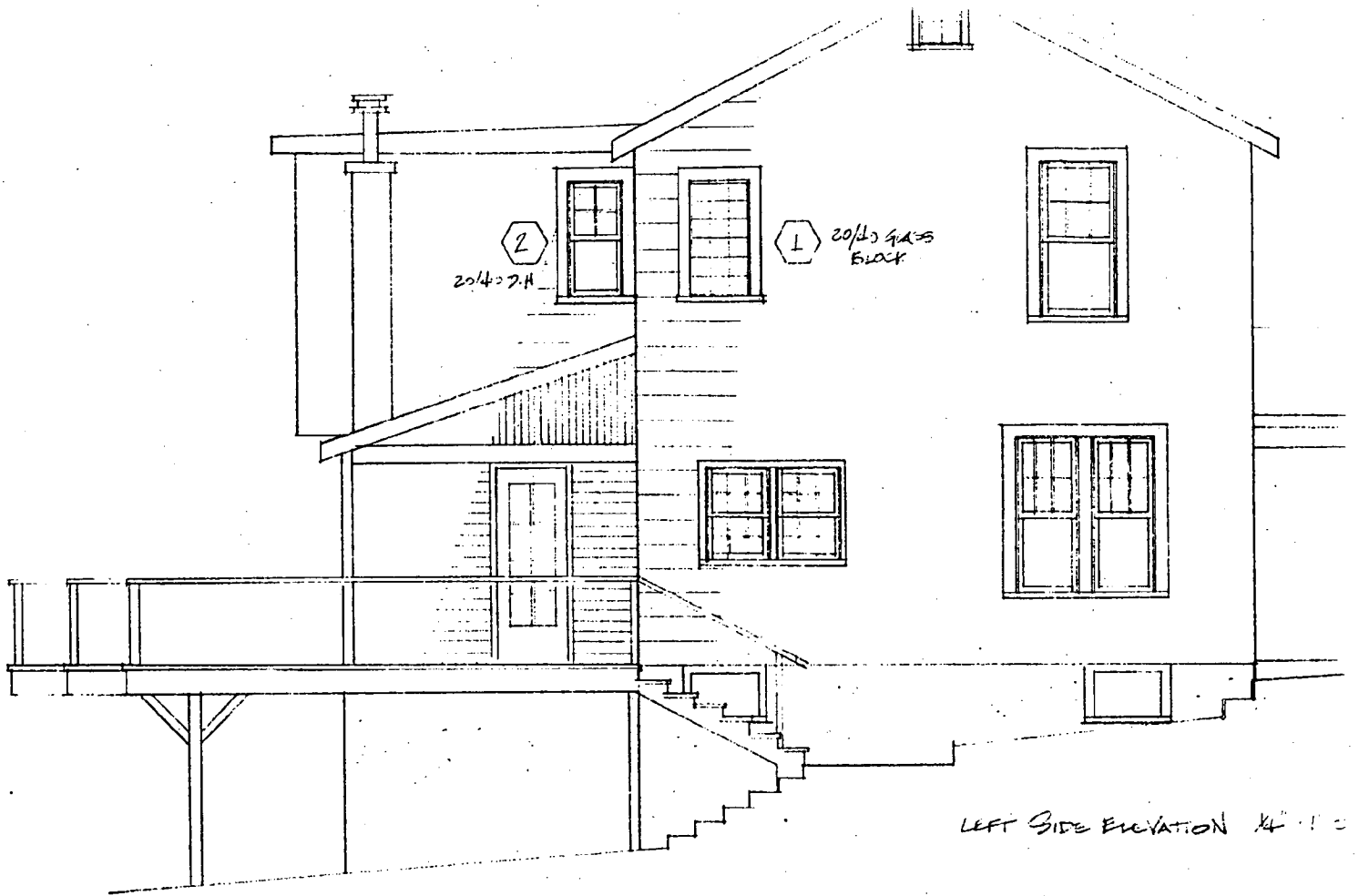


EXISTING FRONT ELEVATION 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

EXISTING

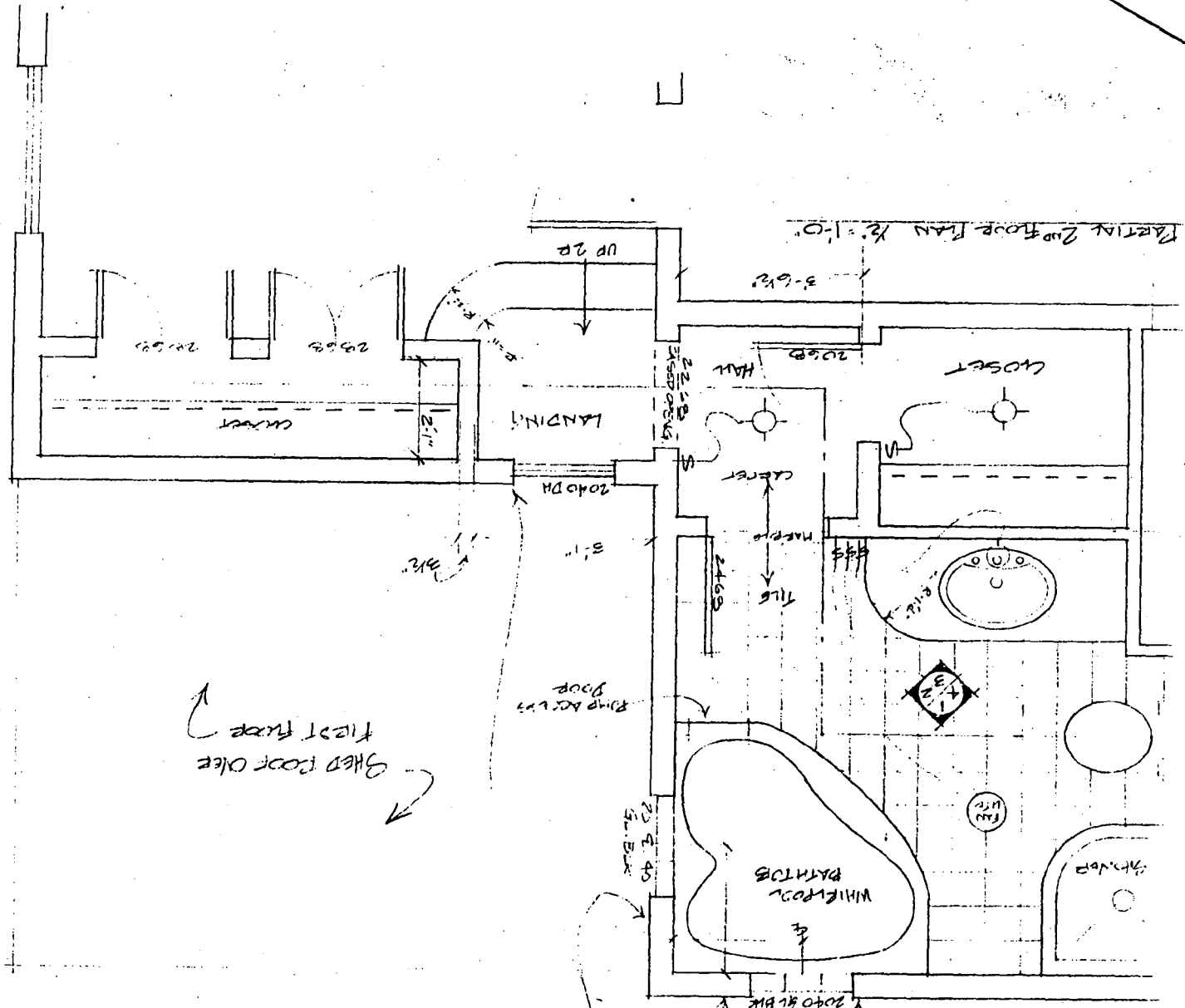


LEFT SIDE ELEVATION 1/4" = 1'-0"

MASTER BATHROOM FOR THE HERMAN RESIDENCE
 511 NEW YORK AVENUE TAKOMA PARK MD 20912
 ALAN LEONARDI DESIGNER
 300 ASHMAN ST. NW WDC 20005 COB. 291.14255 +11-75

PROPOSED

PROPOSED



Partial 2nd Floor Plan 1/2" = 1'-0"

REPLACES FIRST FLOOR LANDING - PART IN NEW SIDEWALK SHINGLES - TYP

511 New York Avenue, Takoma Park 20112
Confronting & Adjacent Owners

Eugene U. & E.C. Herman
511 New York Avenue
Takoma Park, Maryland 20912

Jerry & S.L. Ainsfield
509 New York Avenue
Takoma Park, Maryland 20912

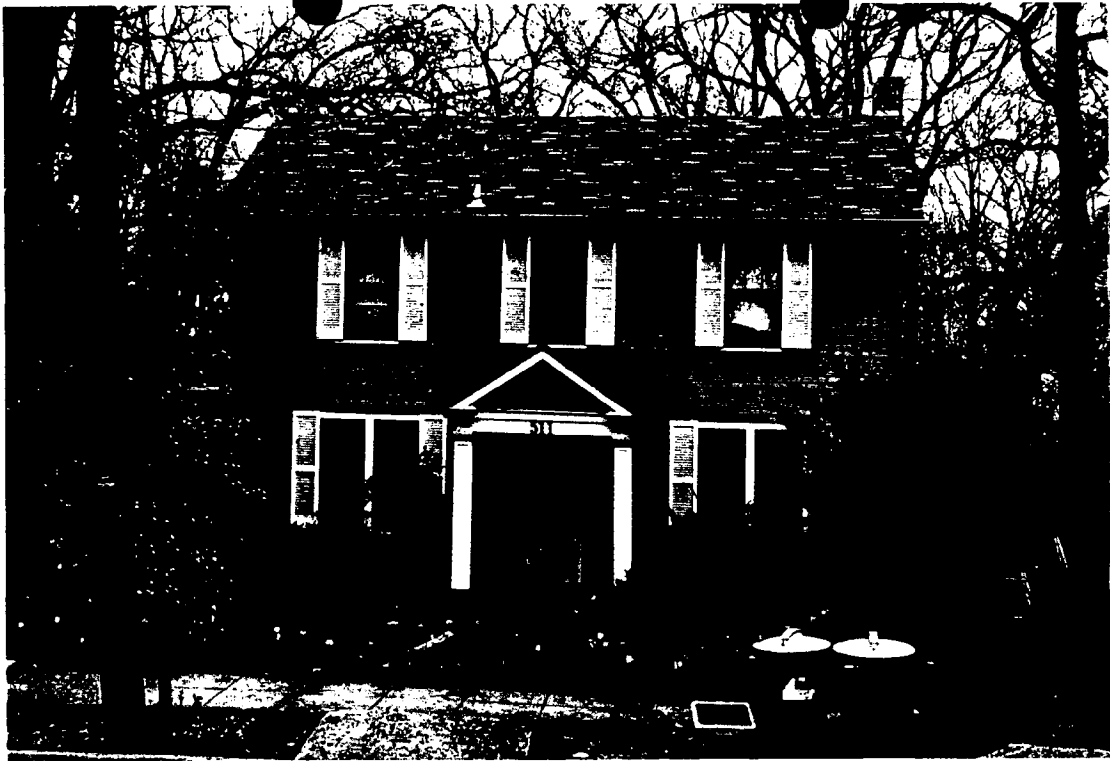
Henry S. & D.M. Allen
513 New York Avenue
Takoma Park, Maryland 20912

John D. & I. Loxley
9725 W. Bexhill Drive
Kensington, Maryland 20895

Randolph H Boehm &
Judy K. Reul
7426 Buffalo Avenue
Takoma Park, Maryland

Jose G. & M.E. Aragon
504 Philadelphia Avenue
Takoma Park, Maryland 20912

Francine Pollner
510 Philadelphia Avenue
Takoma Park, Maryland 20912



511 NEW YORK AVENUE

513

511

509

507



91

515 NEW YORK AVE
(TWO DOORS NORTH
SUBJECT HOUSE)



BUFFALO AVE



NEW
YORK
AVE

OPPOSITE & RT OF 511 NY AVE

OPPOSITE & LEFT OF 511 NY AVE



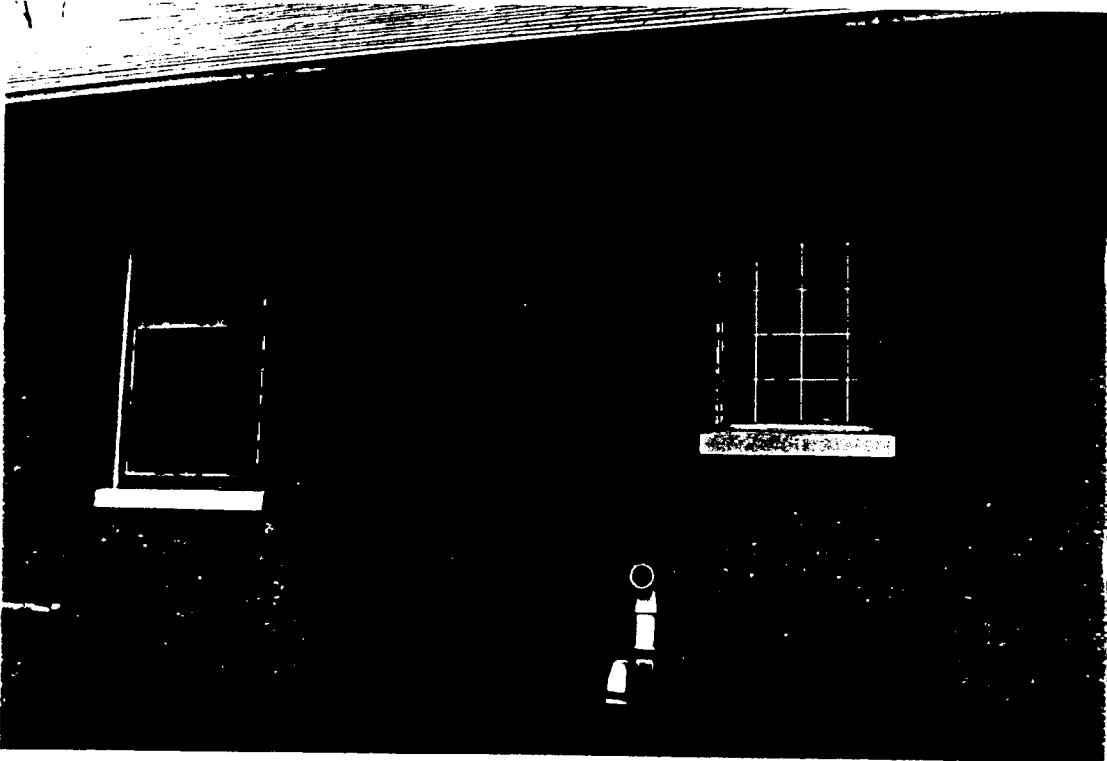
BUFFALO AVE



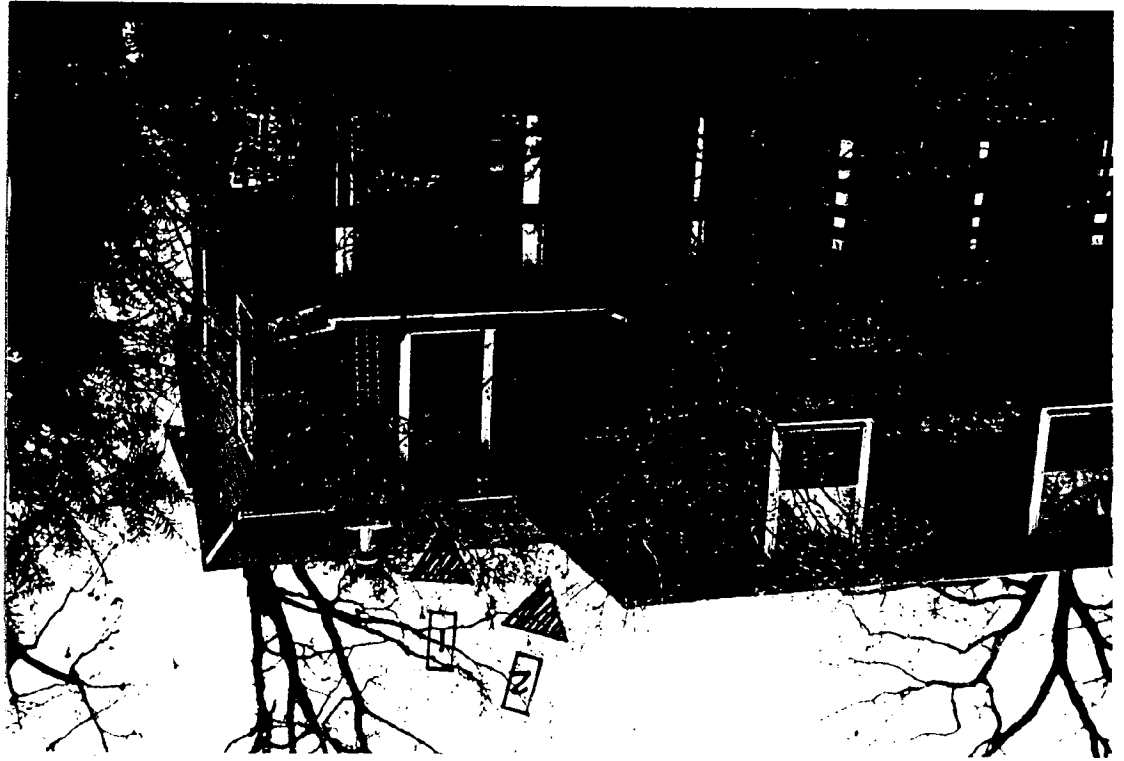
NEW YORK AVE



752 SILVER SPRING AVE.



61



WEST-REAR OF 511 NY AVE
ARROWS 1 = WINDOWS TO CHANGE
ARROW 2 = WINDOW TO BE ADDED





(ARROW INDICATES
SUBJECT WINDOW)

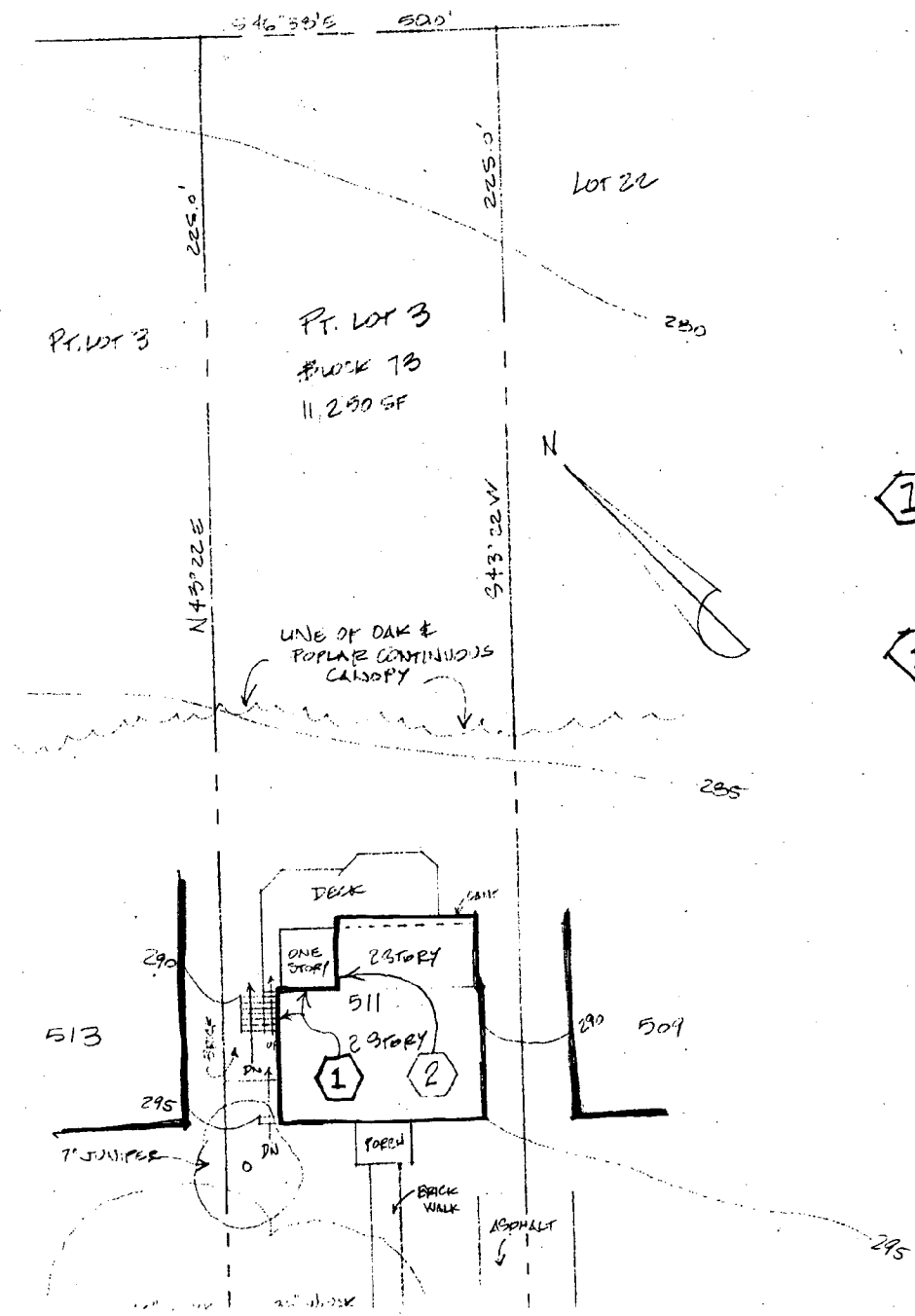
FRONT-RT. SIDE OF 511 NY AVE.
TWO VIEWS





307 ELM AVE
TAKOMA PARK

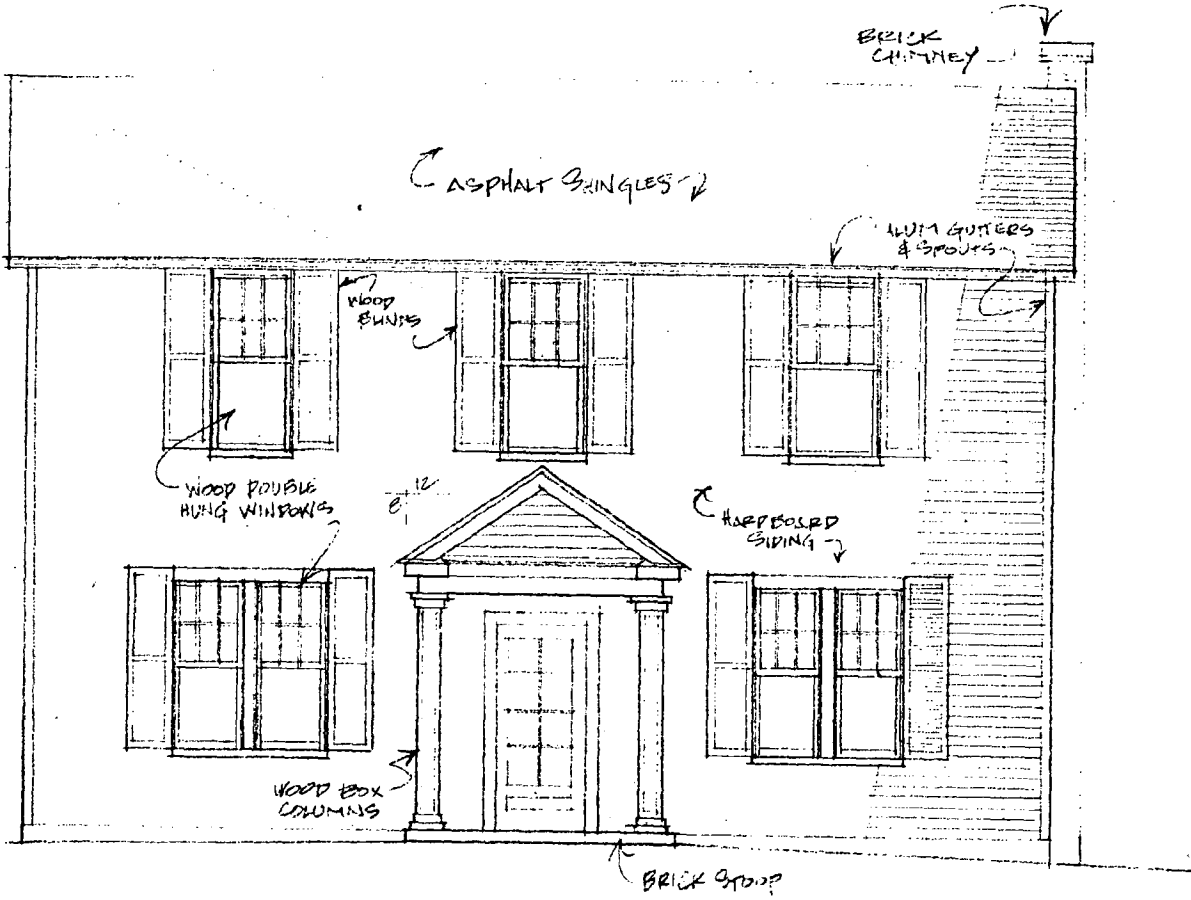




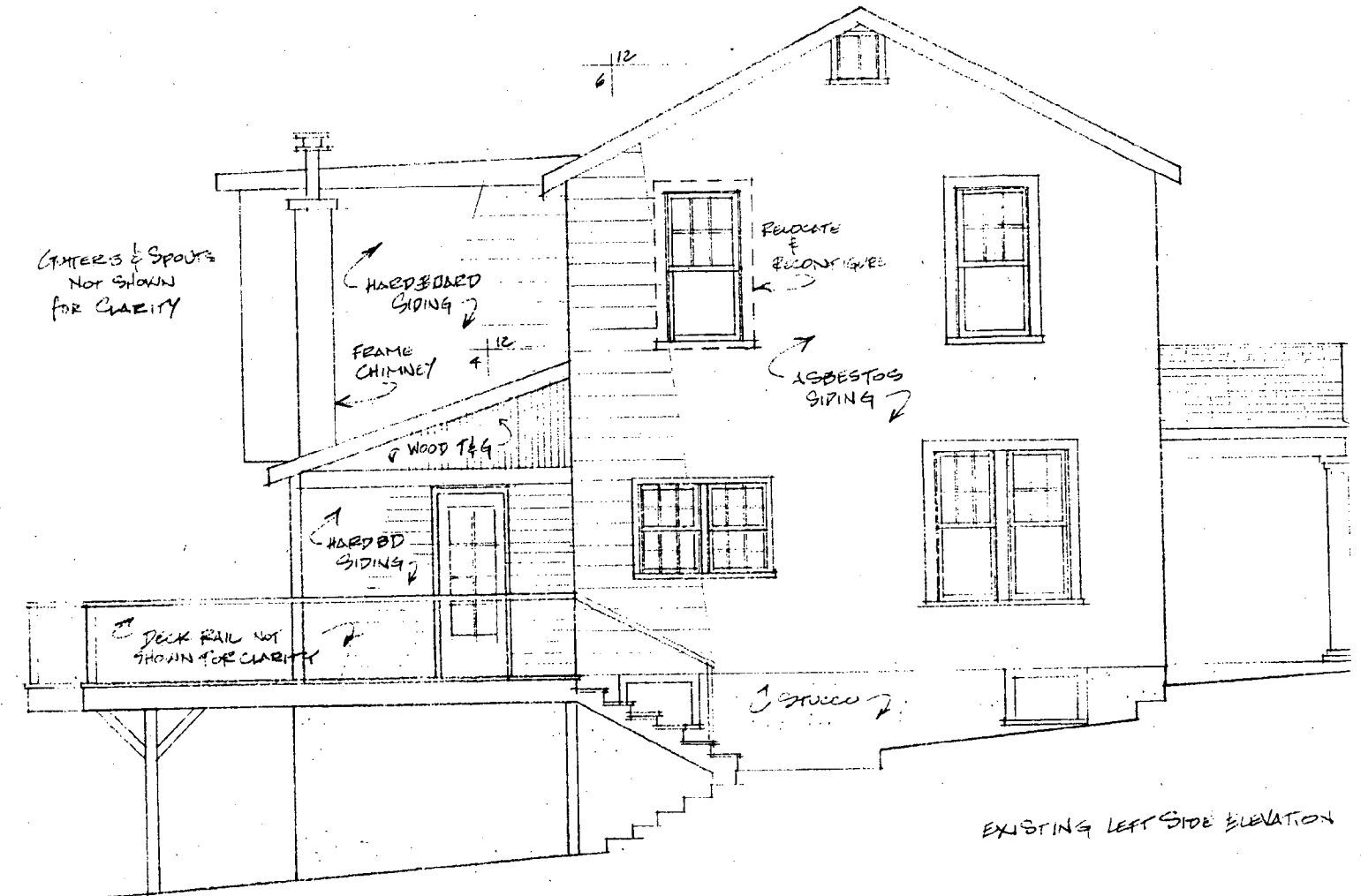
① GLASS BLOCK WINDOW "OPENINGS"

② NEW WINDOW OPENING

SITE PLAN

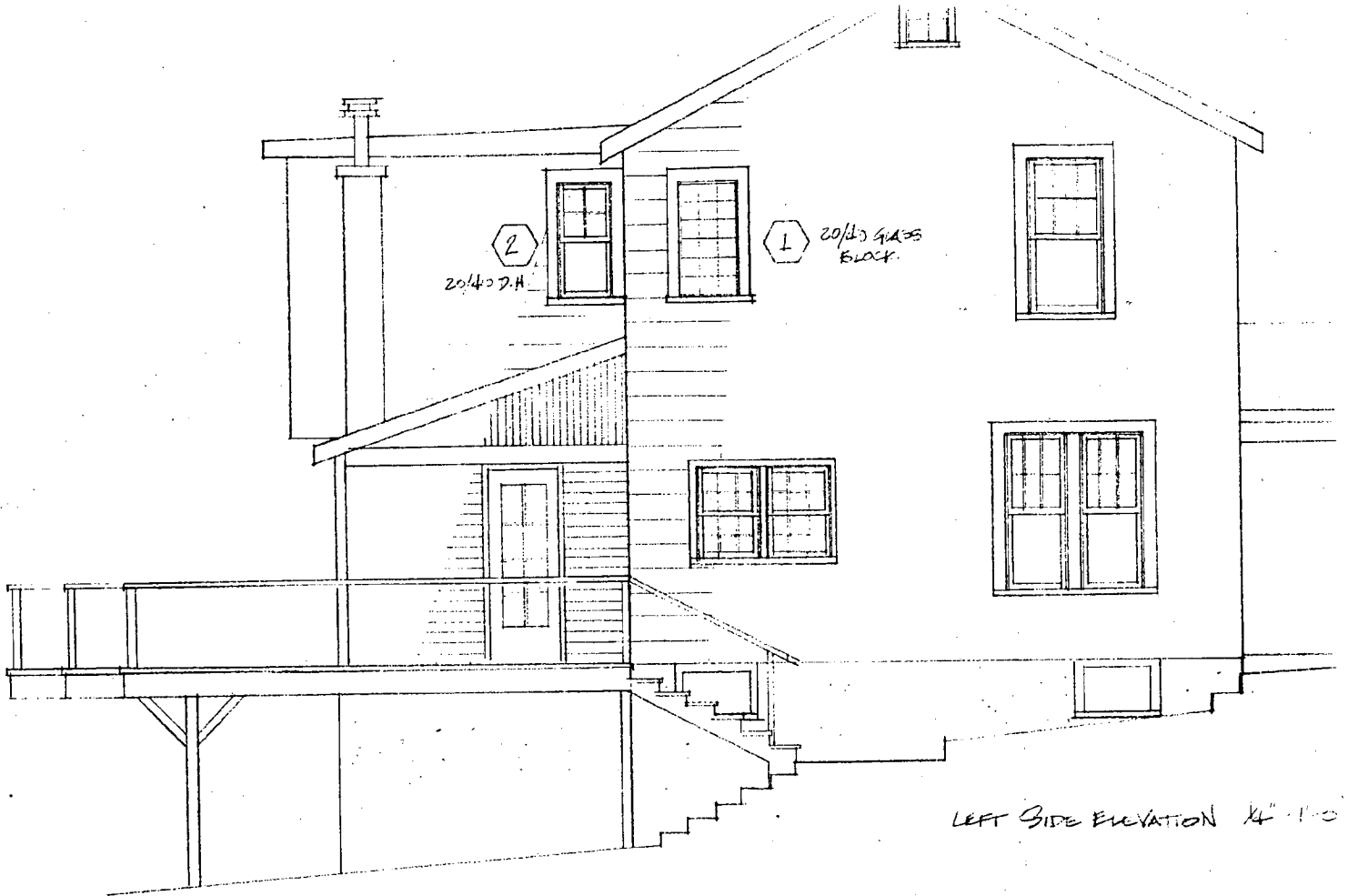


EXISTING FRONT ELEVATION 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION

EXISTING



MASTER BATHROOM FOR THE HERMAN RESIDENCE
 511 NEW YORK AVENUE TAKOMA PARK MD 20912
 ALAN ABRATIS DESIGNER
 300 ASPEN ST. NW WDC 20015 202.391.1425

+11-95

PROPOSED

511 New York Avenue, Takoma Park 20112
Confronting & Adjacent Owners

Eugene U. & E.C. Herman
511 New York Avenue
Takoma Park, Maryland 20912

Jerry & S.L. Ainsfield
509 New York Avenue
Takoma Park, Maryland 20912

Henry S. & D.M. Allen
513 New York Avenue
Takoma Park, Maryland 20912

John D. & I. Loxley
9725 W. Bexhill Drive
Kensington, Maryland 20895

Randolph H Boehm &
Judy K. Reul
7426 Buffalo Avenue
Takoma Park, Maryland

Jose G. & M.E. Aragon
504 Philadelphia Avenue
Takoma Park, Maryland 20912

Francine Pollner
510 Philadelphia Avenue
Takoma Park, Maryland 20912



511 NEW YORK AVENUE

513

511

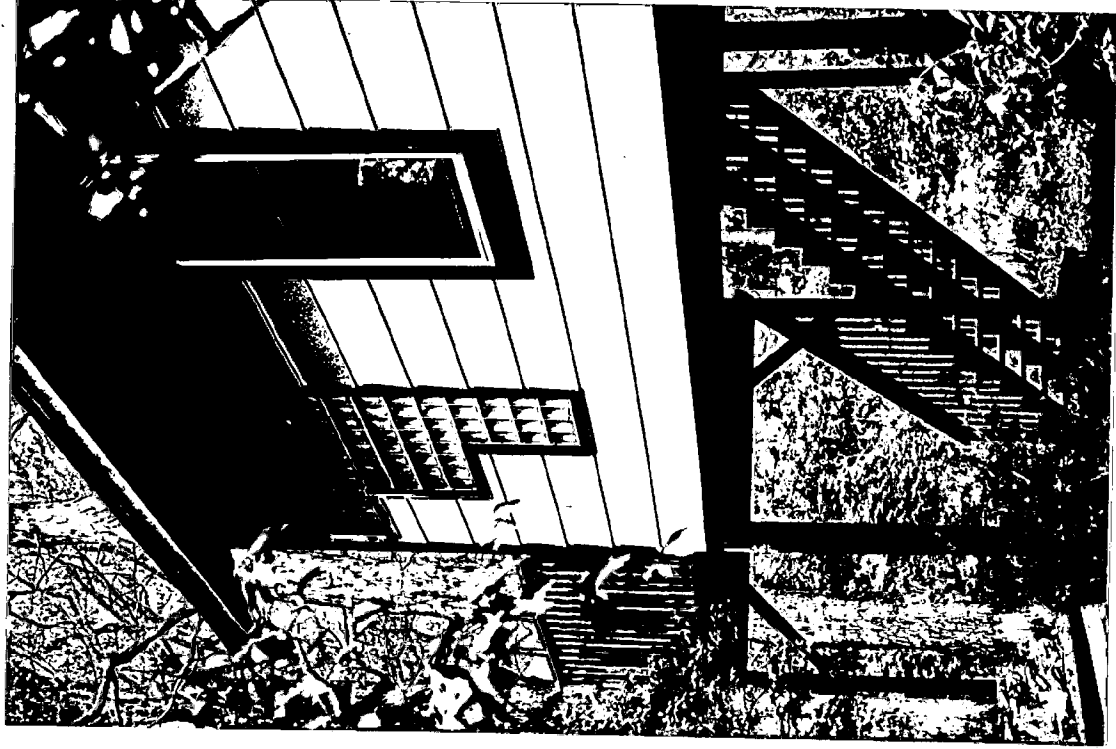
509

507





515 NEW YORK AVE
(TWO DOORS NORTH OF
SUBJECT HOUSE)





BUFFALO AVE

NEW YORK AVE

OPPOSITE E RT OF 511 NY AVE

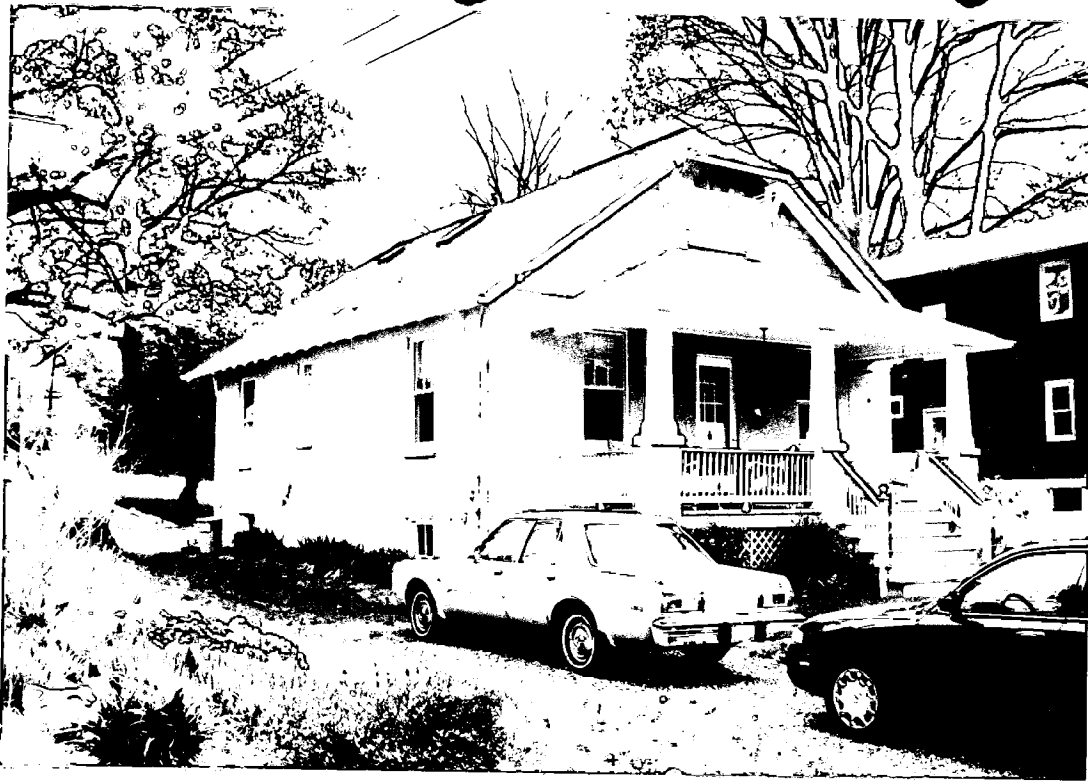
OPPOSITE E LEFT OF 511 NY AVE



BUFFALO AVE

NEW YORK AVE

BUFFALO AVE



752 SILVER SPRING AVE.





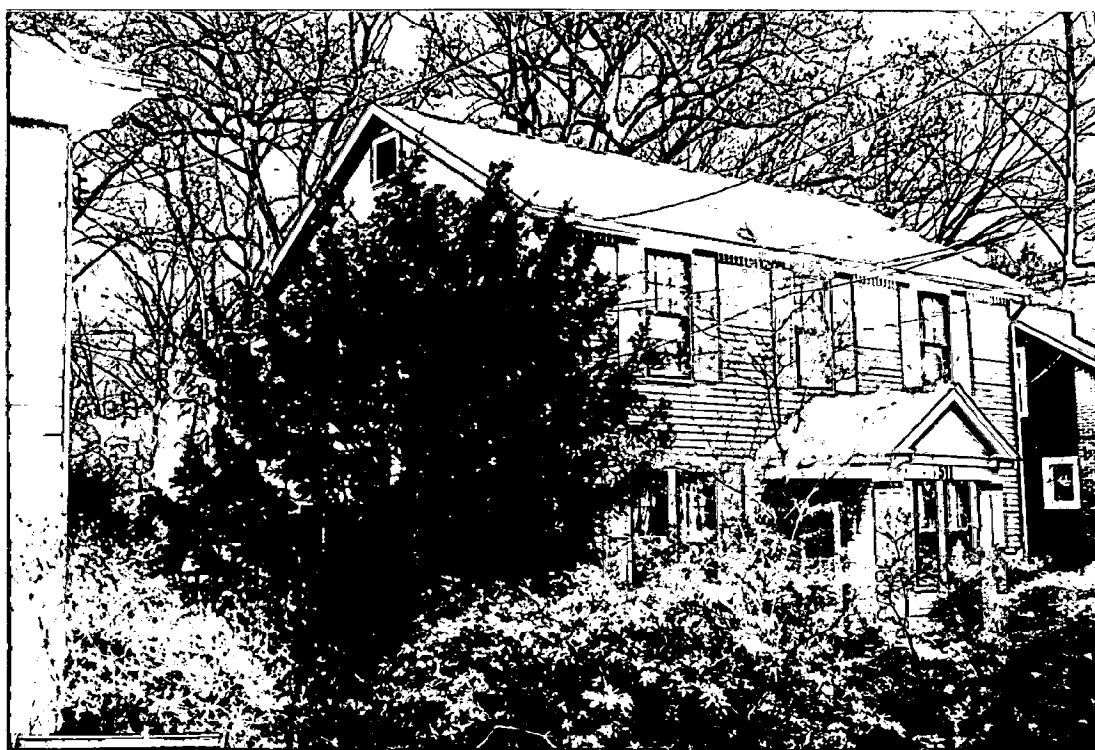
LEFT-REAR OF 511 NY AVE
ARROWS 1 = WINDOWS TO CHANGE
ARROW 2 = WINDOW TO BE ADDED





(ARROW INDICATES
SUBJECT WINDOW)

FRONT-RT. SIDE OF 511 NY AVE.
TWO VIEWS





309 ELM AVE
TAKOMA PARK

Supplemental Application for Historic Area Work Permit

Remodeling to Construct a Master Bath
Esther and Eugene Herman Residence
511 New York Avenue
Takoma Park, MD 20912

11 projects

309 Blum (left side)

752 S.S. Ave. (left side)

=

1. Written Description of Project

A. Subject property is a fifty-foot wide lot with mature landscaping. The subject house and adjacent houses are Category Two vernacular buildings dated between 1905 and the mid Twenties. All have been substantially altered. The subject house is a center hall colonial revival with gabled roof parallel to the street. The cladding on the front of the house is painted wood "drop" or "German" lap siding of recent vintage, the sides are asbestos shingles. The original cladding is undetermined. Fenestration is 1/1 wood double hung sash, symmetrically paired on the main level, and single on the second level. There is a two story addition on the rear.

Very
B. The project is to construct a master bathroom in the existing left rear bedroom adjacent to the master bedroom. All work is limited to within the existing footprint of the house. The only work visible from the street is the relocation of the existing second floor rear left side window, which will be moved approximately two feet farther to the rear. Sashes will be replaced with glass block, because the new window will occur adjacent to a bathtub. The exterior casing of the new window will replicate the existing trim, and the sidewall shingles will be woven back together to provide "seamless" continuity. In addition, a similar window facing the rear will be offset two feet and the glazing changed to glass block; and a conventional double hung window of identical proportion to the existing windows will be added to the side elevation of the rear addition (which is offset behind the rear of the original house, and is totally hidden from the street).

Because the subject window will be remote from the street, visible only from a steep angle, and substantially hidden by a large holly (evergreen) tree and the neighbor's dogwood, the impact on the historic district will be imperceptible.

2. Statement of Project Intent

With regard to the relationship of the project to the Historic District, it is intended that there be an absolute minimum visible change to the exterior of the existing structure. Aside from aesthetic considerations, the decision to use glass block as alternate to the original sash is based on:

1. The provision of natural light while maintaining privacy, where curtains would be impractical.
2. Use of an insulating glazing material.
3. Meeting the building code requirement for tempered glazing in a bathing area.
4. Conservation of the original scale and massing of window opening, because the exterior trim will be replicated.

This alternate use is consistent with the criterion described in the Takoma Park amendment to the Master Plan For Historic Preservation, because it is a "minor alteration (to a contributing resource) that [does] not directly front on a public right-of-way..." and further, because "some non-original building materials may be acceptable on a case-by-case basis." [Items #2 & #7, page 16]

Last, the installation of glass block in its cased opening is reversible; future owners could reinstall sash. Original materials will be preserved on site.