

37/3-96RR 510 New York Avenue
(Takoma Park Historic District)

Peter Close / Ellen Conway

37/3-96RR

HPC mtg. 12/2/96



1



#2



#

3



#4



#(5)



#6

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: Peter Close / Ellen Conroy

Address: 510 New York Avenue, 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.

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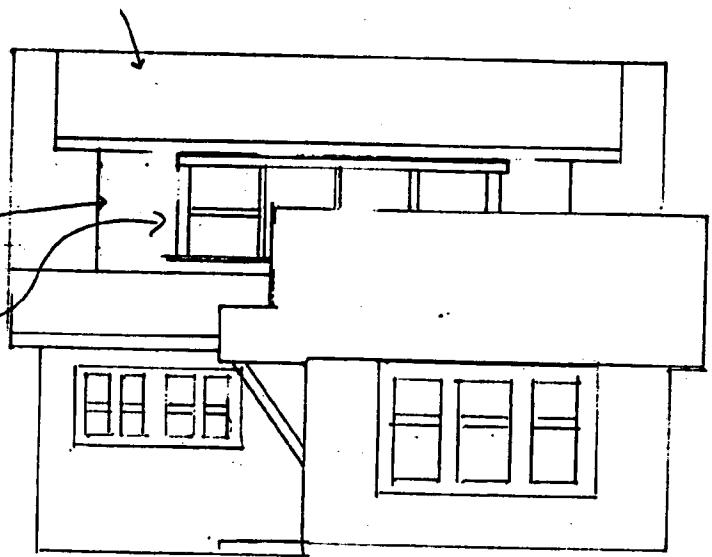
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WHITE ROLLED ROOFING
MATCH EXIST D.H. WINDOWS
MATCH EXIST SIDING



PROPOSED
WEST ELEVATION
(REAR)

refurbish exist. windows
exist. windows to remain

No changes to front elevation

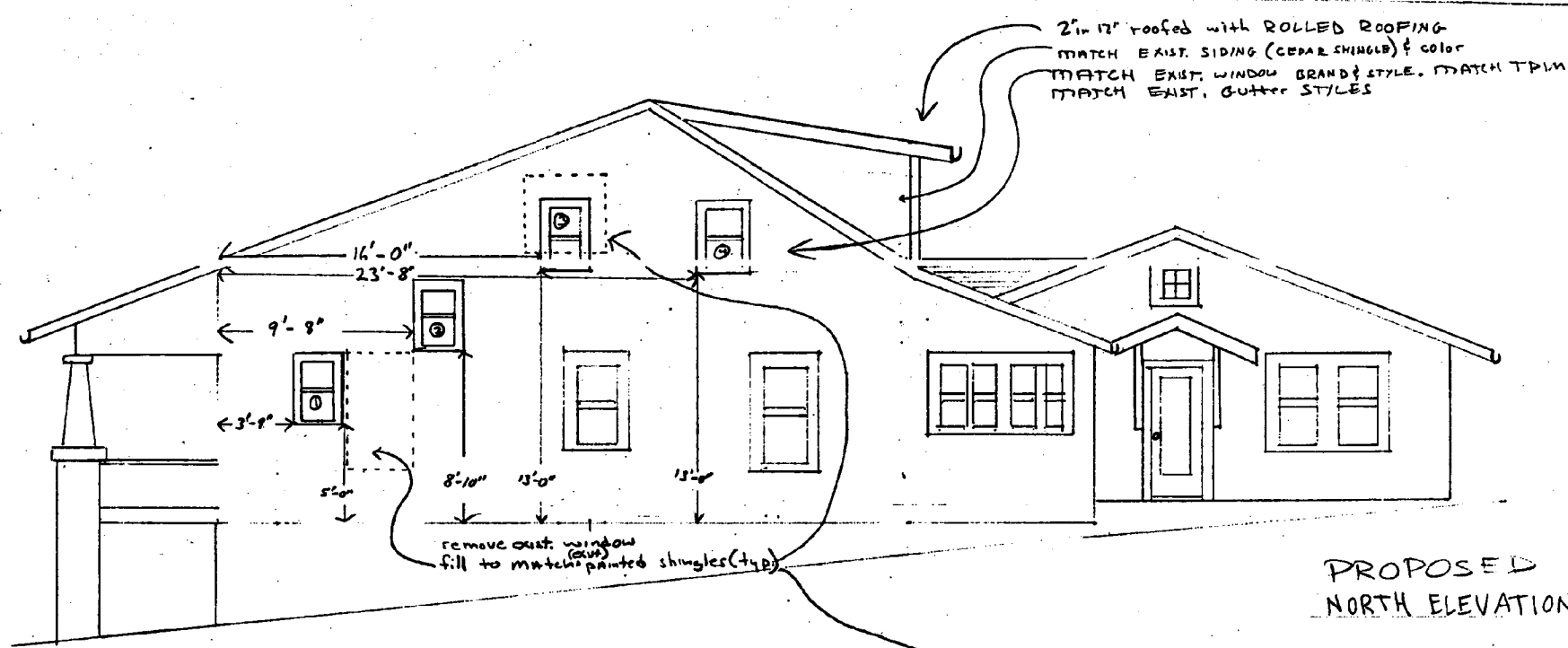


no changes
door per
HPC

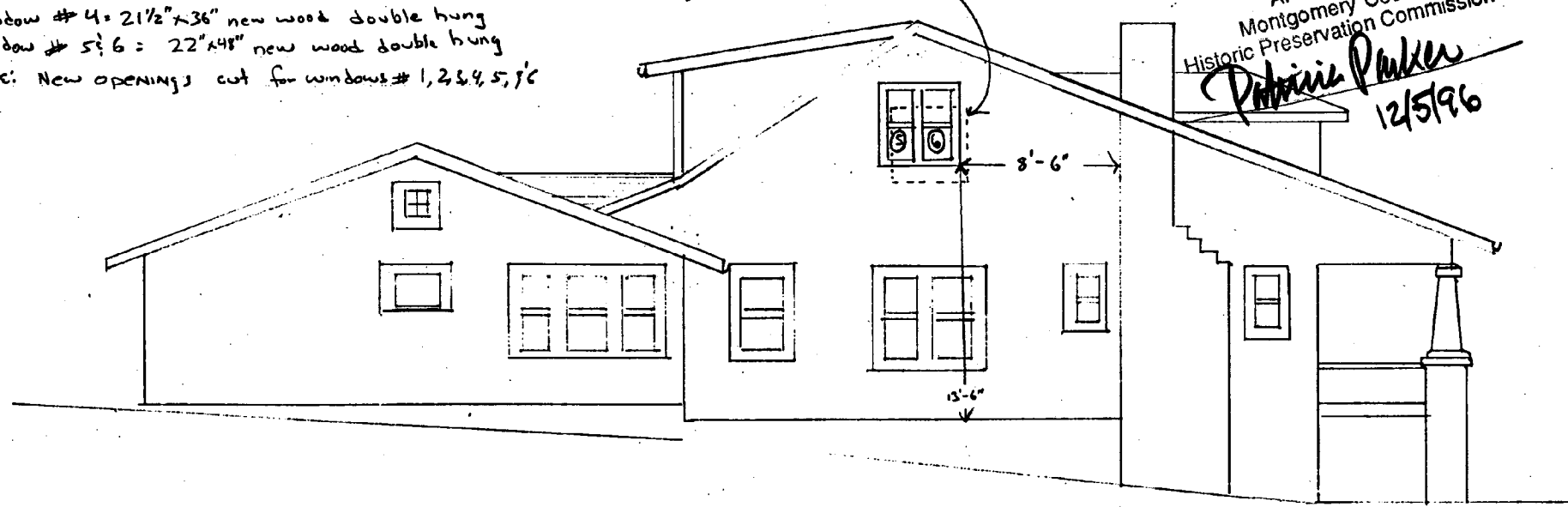
APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker
12/5/96

CLOSE RES.

PROPOSED
EAST ELEVATION



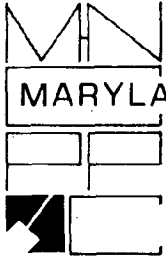
Windows # 1, 2, & 3 re-used 18"x36" from attic (wood casements)
 Window # 4 = 21 1/2" x 36" new wood double hung
 Window # 5 & 6 = 22" x 48" new wood double hung
 Note: New openings cut for windows # 1, 2 & 4, 5, & 6



APPROVED
 Montgomery County
 Historic Preservation Commission
Patricia Parker
 12/5/96

CLOSE RES. 510 NEW YORK AVE
 TAKOMA PARK, MD

PROPOSED
 SOUTH ELEVATION
 1/4" = 1'



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

DATE: December 3, 1996

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
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1. Proposed window changes will be withdrawn and resubmitted to staff for approval prior to final HAWP processing. Completed 12/5/96.

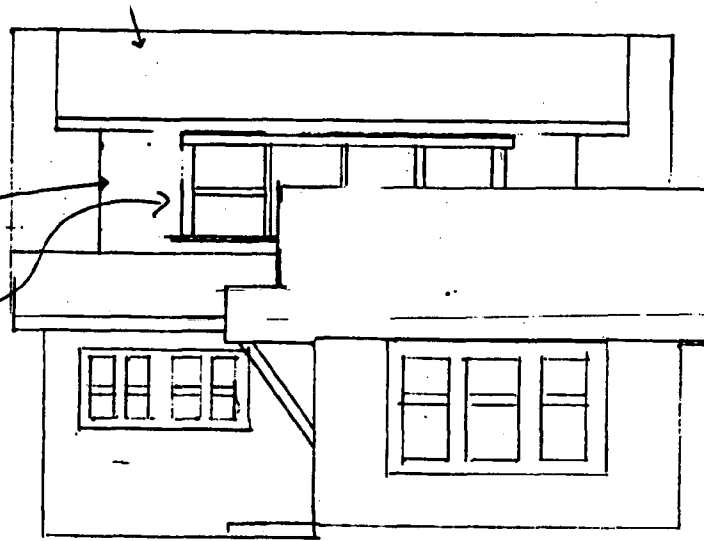
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WHITE ROLLED ROOFING
MATCH EXIST WINDOWS
MATCH EXIST SIDING

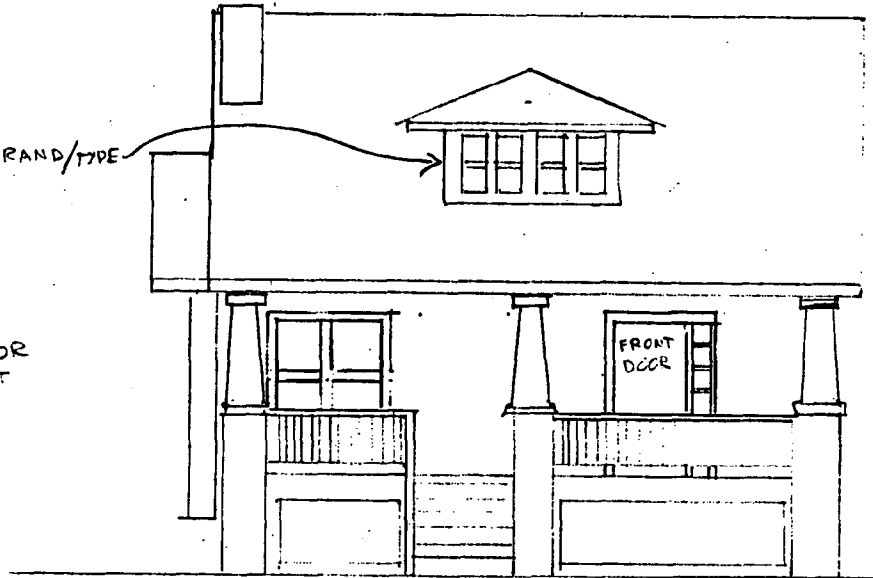


REVISED

PROPOSED
WEST ELEVATION
(REAR)

MATCH WINDOW BRAND/TYPE

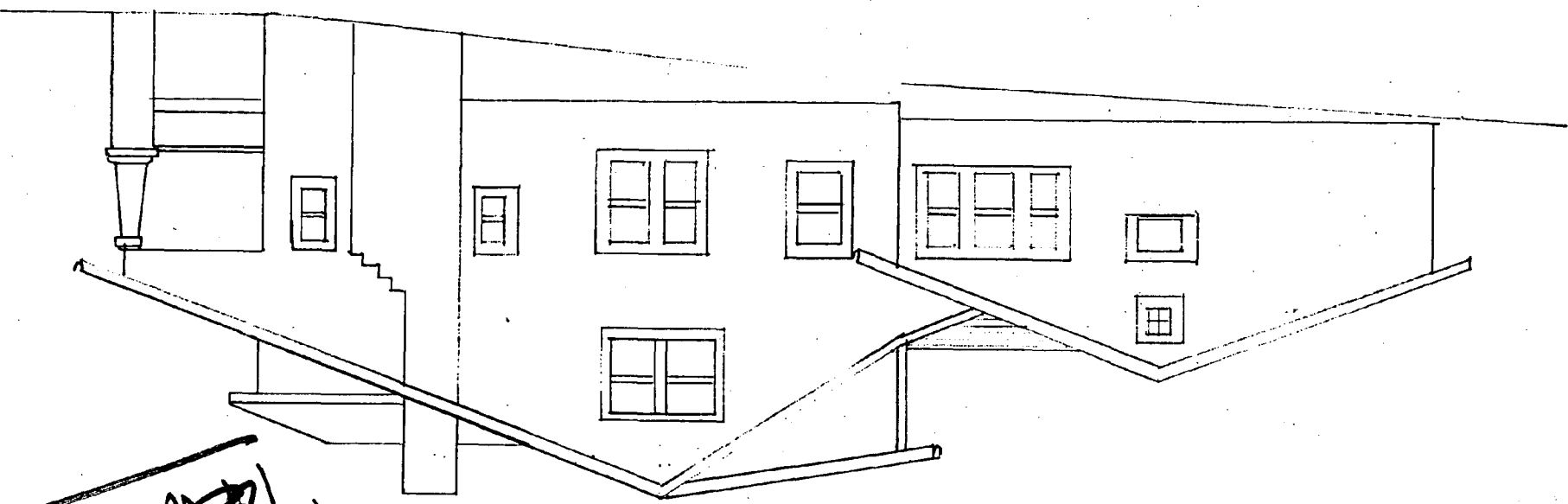
MOVE FRONT DOOR
ADD SIDE LIGHT



CLOSE RES.

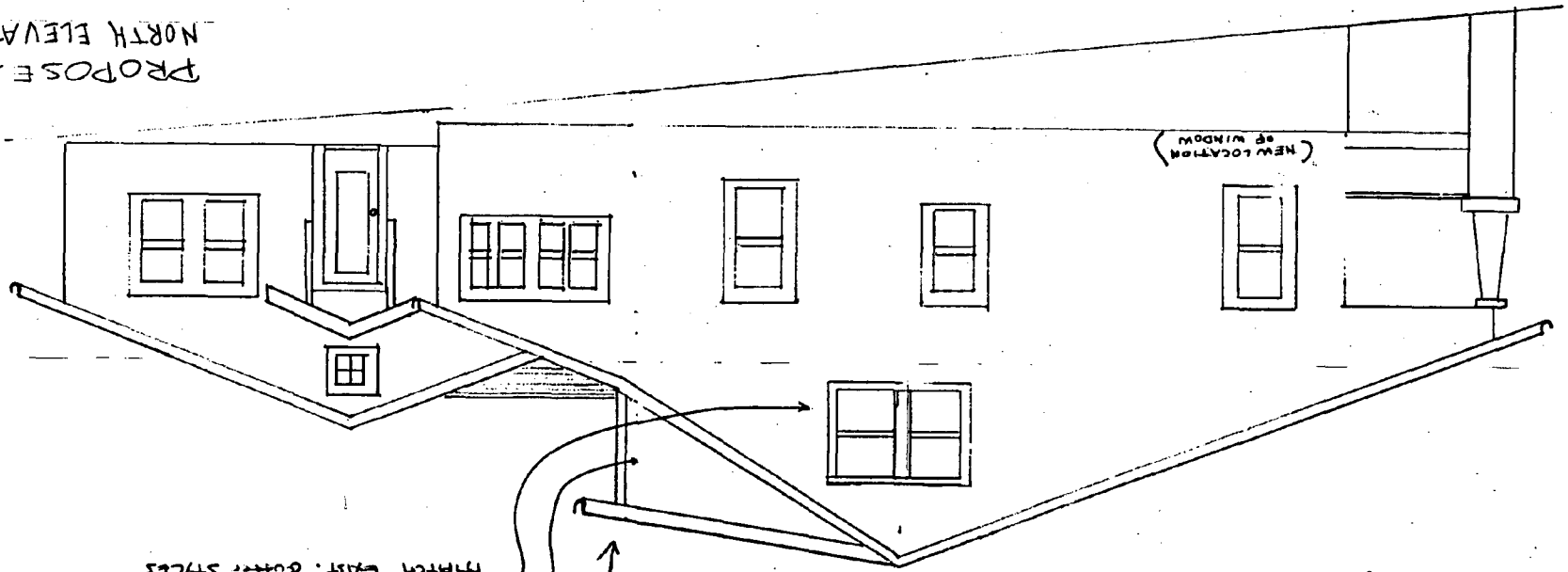
PROPOSED
EAST ELEVATION

PROPOSED SOUTH ELEVATION
 1/4" = 1'
 CLOSE RES. 510 NEW YORK AVE
 TAKOMA PARK, MD



~~REVISED~~

PROPOSED NORTH ELEVATION



2 1/2" ROOFED WITH COLEB ROOFING
 MATCH EAST SIDING (CEASE SHUDDLE) & COLOR
 MATCH EAST WINDOW GRAB & STYLE. MATCH TRIM
 MATCH EXIST. GUTTER STYLES

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 510 New York Avenue

Meeting Date: 12/2/96

Resource: Takoma Park Historic District

HAWP: Alterations

Case Number: 37/3-96RR

Tax Credit: None

Public Notice: 11/18/96

Report Date: 11/22/96

Applicants: Peter Close & Ellen Conway

Staff: Patricia Parker

PROPOSAL: Raise roof; Construct rear dormer;
Window changes.

RECOMMEND: Approve

BACKGROUND

DATE: ca. 1920s

STYLE: Bungalow

SIGNIFICANCE: Contributing Resource, Takoma Park Historic District

FEATURES: Battered columns, Rusticated block

COMMENTS: On July 12, 1995, the HPC approved a HAWP to construct a rear addition for this property (Art McMurdie, applicant) with the conditions that wood shingle siding would match existing house siding and that all new windows would be either true divided lite if 6/1 or 1/1. The HPC recommended that the applicant use 1/1 windows.

On July 26, 1995, the HPC approved the replacement of all double hung windows (10) in the main (original) part of the house because of the deteriorated condition of the sash. The replacement windows were to be wood 1/1 to match the existing windows in size and proportion. The profile differed slightly to accommodate thermal glazing. The new profile which differed from the existing windows was visible only from the interior. Casement windows were to be retained and rehabilitated.

PROJECT DESCRIPTION:

Applicants, Peter Close and Ellen Conway, request HPC approval of a proposal to make several alterations to a contributing resource within the Takoma Park Historic District. The applicants propose to:

- 1) raise the ridge of the roof 2'-0" higher;
- 2) construct new enlarged openings to have two new 1/1 windows at the second floor on the north and south (side) elevations (existing casement windows replaced);
- 3) construct a shed dormer at the rear of the house to meet the new raised roof ridge;

4) replace an existing 1/1 window on north elevation with a casement window reused from elsewhere on the house, including closing existing opening and creating a new opening for the reused casement window;

5) renovate and reuse four existing casement windows in the reconstructed front dormer.

STAFF DISCUSSION

As stated in the Takoma Park Guidelines, general guidance for the review of contributing resources includes:

...should respect the predominant architectural style of the resource...the design review emphasis will be restricted to changes that are **at all** visible from the public right-of-way...

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

Alterations to features that are not visible at all from the public right-of-way should be allowed as a matter of course.

1) Raise roof ridge 2'-0" higher

The HPC has in the past approved several projects within the Takoma Park Historic District that involved raising the roofline. In the past, applicants have chosen to alter this feature of a house because it provided additional livable space at the upper story. Some projects have been more successful than others. Staff feels that the most successful projects have been those that have offered the least perceptible change to the streetscape.

This property with open front yard is somewhat recessed from the public street and is located on land rising from front to back in grade. The applicants have also chosen to maintain the original pitch of the roof so that the change would be located farther back on the roof towards the rear yard. Its architectural character of the house as a bungalow will be maintained. Staff feels that because the property is somewhat recessed from the public street and sited on a rise, raising the roof 2'-0" while maintaining the same pitch will not be readily perceived and should be approved by the HPC. Staff recommends approval.

2) Construct new enlarged opening to have two 1/1 windows at the second floor on the north and south (side) elevations

The new openings with the new 1/1 double hung windows replace smaller openings with existing casement windows. These changes are necessary because the existing attic is being renovated to be living space. The new windows will provide light, as well as egress for one of the bedrooms on the second floor.

The applicants indicate that the new 1/1 windows will "match exist. window brand and style". This means that the windows in these two locations will match the new 1/1 double hung windows approved previously by the HPC for installation elsewhere on the house. One of the casement windows will be reused on the first floor, north elevation. The other casement windows will not be reused.

Staff feels that if the HPC approves the raising of the roof, then the applicant's proposal to replace the existing casement windows is necessary for light and egress. The new windows would

be on side elevations and would be compatible with others already on the house. Staff recommends approval.

3) Construct a shed dormer at the rear of the house to meet the new roof ridge

The new shed dormer would be located at the rear of the house facing out to the rear yard. Drawings submitted by the applicants indicate that the new dormer would not be visible from the public street - it would meet the new ridge of the roof.

The shed dormer, as proposed, would contain an over-sized opening. Within this opening four 1/1 wood windows would be installed. The roofing would be rolled asphalt (similar in color and texture to existing roof of main house) and siding would be of painted cedar shingles to match the main part of the house.

The Takoma Park Guidelines state that:

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

Therefore, this portion of the proposal is consistent with the Takoma Park Guidelines and presents no visible change to the public right-of-way. Staff recommends approval.

4) Replace an existing 1/1 window on north elevation with a casement window reused from elsewhere on the house, including closing existing opening and creating a new opening for the reused casement window.

This change is being proposed because of interior changes to a stairway. The existing 1/1 double hung window is not historic (it was a replacement previously approved by the HPC) and will be replaced by a reused historic casement window. There are existing historic casement windows on the south elevation on the first floor (flanking the chimney).

Staff feels this is a good solution and a good reuse of a historic casement window. It is compatible with the varied fenestration patterns existing on the side facades. Staff recommends approval.

5) Renovate and reuse four existing casement windows in the ~~reconstructed~~ front dormer.

On July 26, 1995, the HPC approved the previous owner's proposal to rehabilitate existing casement windows, including these dormer windows, as part of the overall proposal. For this reason, staff applauds the applicant's decision to retain, renovate, and reuse the casement windows when the front dormer is reconstructed.

The front dormer will be reconstructed to essentially match the dormer that currently exists. Staff recommends approval.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the application **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 the Secretary of the Interior's Standards for Rehabilitation #1 and #2:

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; and

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

and with the Takoma Park Guidelines,

and with the general condition applicable to all Historic Area Work Permits that the applicant shall 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

CONTACT PERSON DAVID CONNER
 DAYTIME TELEPHONE NO. (301) 587-8963

TAX ACCOUNT # 1063582

NAME OF PROPERTY OWNER Peter Close/ELLEN CONWAY DAYTIME TELEPHONE NO. (301) 589-3675

ADDRESS 510 New York Av TAKOMA PARK MD 20912
CITY STATE ZIP CODE

CONTRACTOR DAVID CONNER TELEPHONE NO. (301) 587-8963
 CONTRACTOR REGISTRATION NUMBER 30211

AGENT FOR OWNER DAVID CONNER DAYTIME TELEPHONE NO. (301) 587-8963

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 510 STREET New York Av
 TOWN/CITY TAKOMA PARK, MD 20910 NEAREST CROSS STREET Buffalo Av
 LOT 18 BLOCK 74 SUBDIVISION North TAKOMA (TPLET Co.)
 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 ADD DORMER

1B. CONSTRUCTION COST ESTIMATE \$ 45,000

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.

David Conner (DAVID CONNER) 11/6/96
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Bungalow in typical suburban setting.

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

RAISE ridge and add dormer to rear. Minimal effect on historic house and district as addition ~~is~~ will be barely visible from street.

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

DESCRIPTION OF PROPOSED WORK: 510 NEW YORK AVENUE TAKOMA PARK

- 1) Raise ridge two (2) feet up and four (4) feet back (away from street).
- 2) Add a shed dormer off new ridge towards rear. Rear wall of dormer to have four (4) windows.
- 3) Add two new windows on either side wall at second floor.
- 4) Replace existing side window with one casement from attic. To be placed approx. three (3) feet towards rear of house and three (3) feet up. Noted on North Elevation.
- 5) ^{refurbish} Replace four (4) windows in existing small dormer ~~with wood casements of same size and type (or refurbish existing).~~

NOTES:

All new windows to match brand (Craftline) and type (wood, double pane, one over one) of existing. The existing windows were installed about 7/95 so it will be easy to match.

All new siding will match type (cedar shingle) and color of existing. Siding was painted about 7/95 so it will be easy to match.

All trim to match existing.

The proposed work will have no impact on any trees.

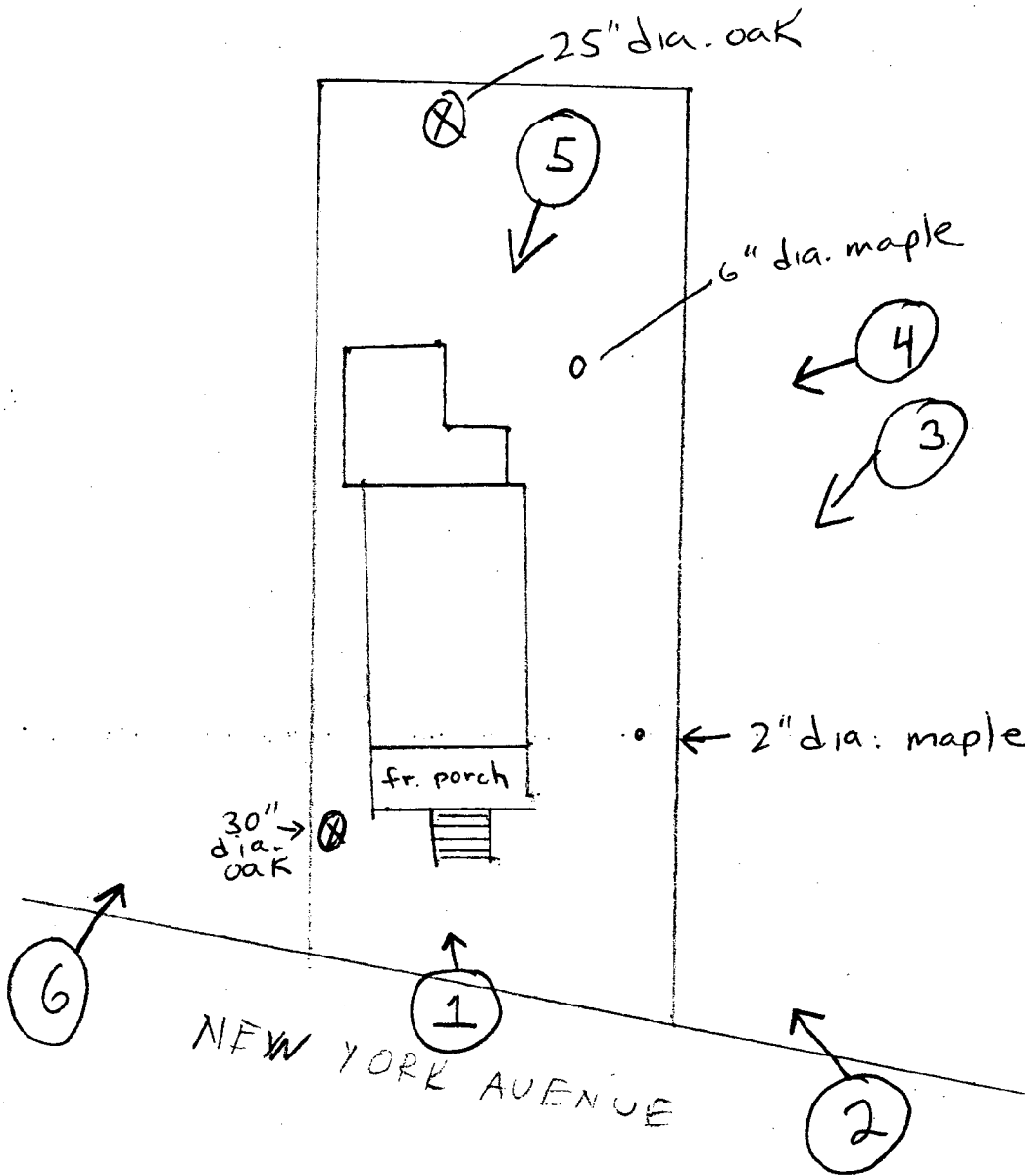


Photo angles and Tree survey
 510 NEW YORK AVE, TAKOMA PARK

Wifred Brunner
7424 Buffalo Ave.
TAKOMA PARK, MD 20912

Randolf Boehm
7426 Buffalo Ave.
TAKOMA PARK, MD 20912

Pamela Sheffield
508 New York Ave.
TAKOMA PARK, MD 20912

Rose Ellen Halper and Ed Stromberg
512 New York Av.
TAKOMA PARK, MD 20912

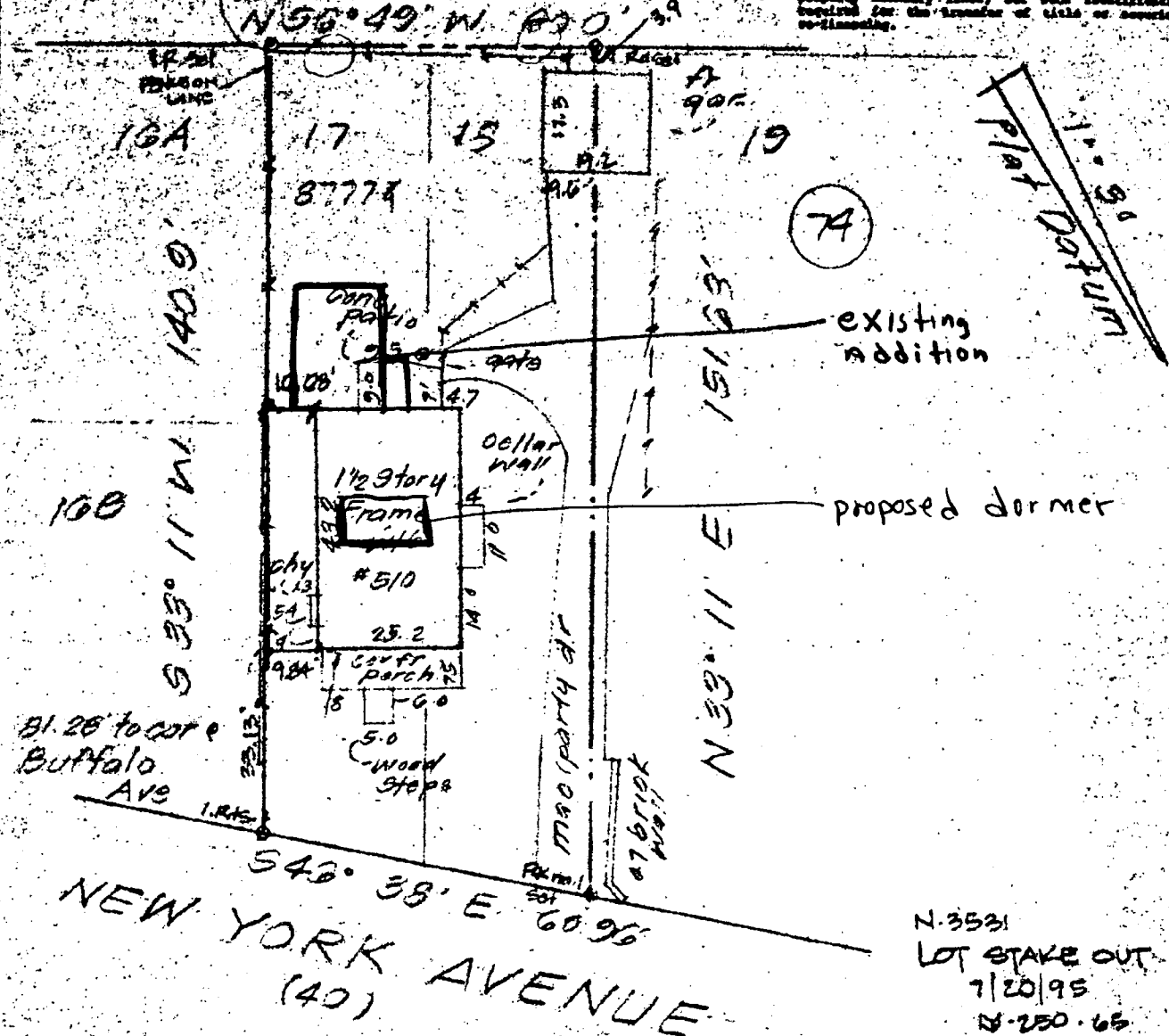
JAMES C. and S.S. Benfield
519 New York Av.
TAKOMA PARK, MD 20912

The plot is of benefit to a customer only insofar as it is prepared by a holder of a title insurance company or the holder is associated with a completed contract, financing or other arrangements.

The plot is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements, and

The plot 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 refinancing.

15



81.28' to corner Buffalo Ave

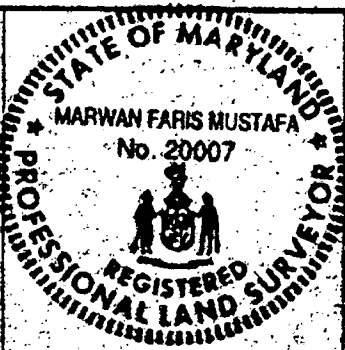
N. 3531
 LOT STAKE OUT
 7/20/95
 N-250.65
 REV PL DISTANCE
 REV garage 8/10/95

NOTES:
 Not located in a HUD designated Flood Hazard Zone as per FEMA Community Panel No. 240049 02000
 Prepared without the benefit of a title report.
 Information shown hereon should not be relied upon for construction of improvements.

F.B. 2540/13

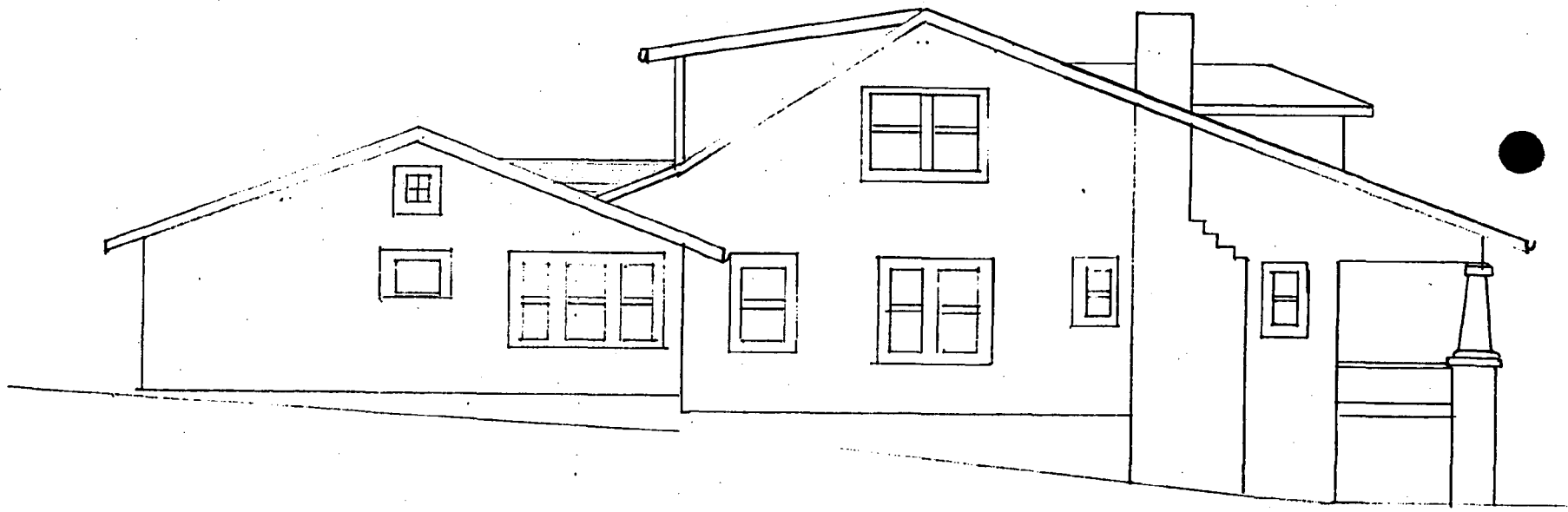
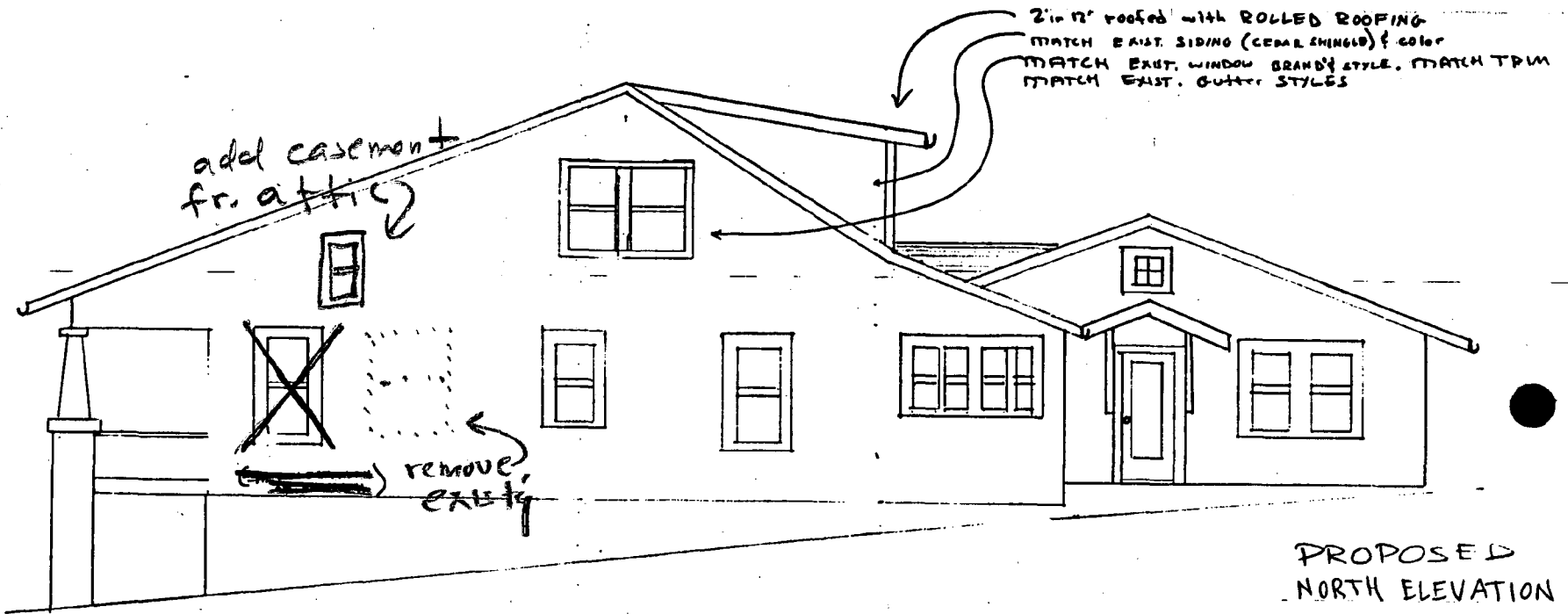
I hereby certify that I have surveyed the property shown hereon for the purpose of locating the improvements only, and the improvements are located as shown. Exact property corners have not been established or set, unless otherwise noted. We assume no responsibility or liability for any rights-of-way or easements recorded or unrecorded not appearing on the record plat.

Marwan Faris Mustafa
 MARWAN FARIS MUSTAFA
 Reg. Prof. Land Surveyor, Md. 20007
 5/11/95 Date



LOT IMPROVEMENT SURVEY
 610 New York Avenue
 Lots 17, 18 Block 7A
 NORTH TAKOMA
 Wheaton Election District
 Montgomery County, Maryland

LIGHT, ELLIOTT & ASSOCIATES, INC. 8508 Adelphi Road Adelphi, Maryland 20783 Phone 301-422-6088 Fax 422-6086 I-800-246-6081	ENGINEERS PLANNERS SURVEYORS	855 Chandler Court Waldorf, Maryland 20604 Phone 301-843-4927 Fax 843-4928	Drafts	Plot Book / Page	Case No.
			Pledge Ck.	2 / 103	-
			Job No.	Sheet / Folds	File Number
			N3331	-	9181198

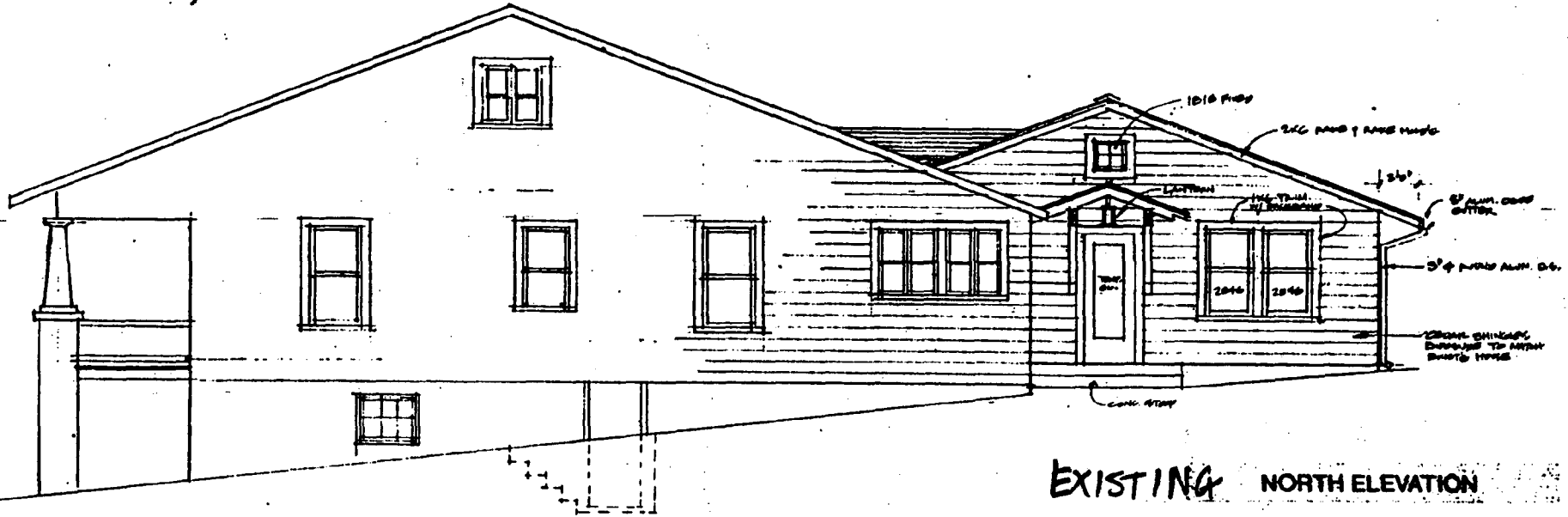


CLOSE RES.

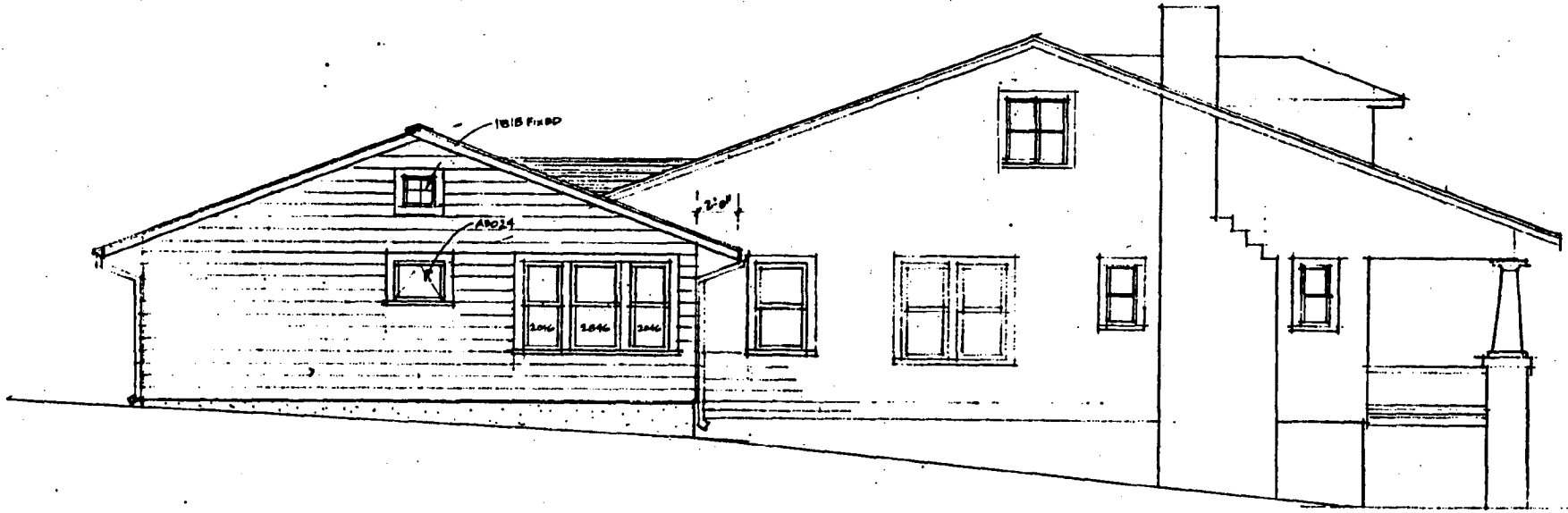
510 NEW YORK AVE
TAKOMA PARK, MD

PROPOSED
SOUTH ELEVATION
1/4" = 1'





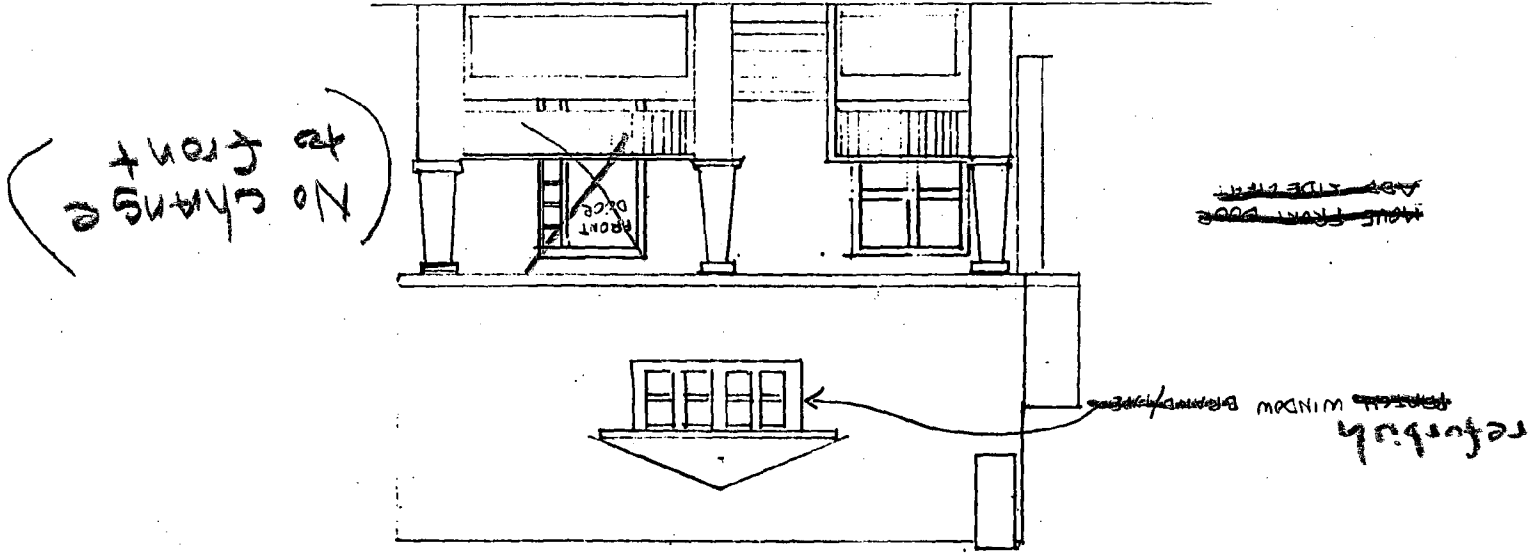
EXISTING NORTH ELEVATION



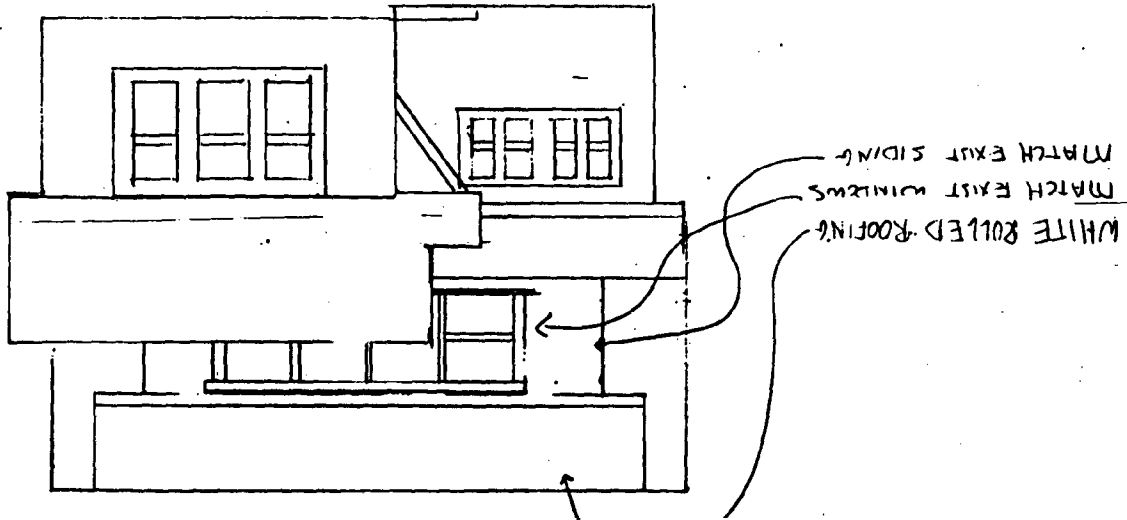
EXISTING 510 N.W. AVE SOUTH ELEVATION

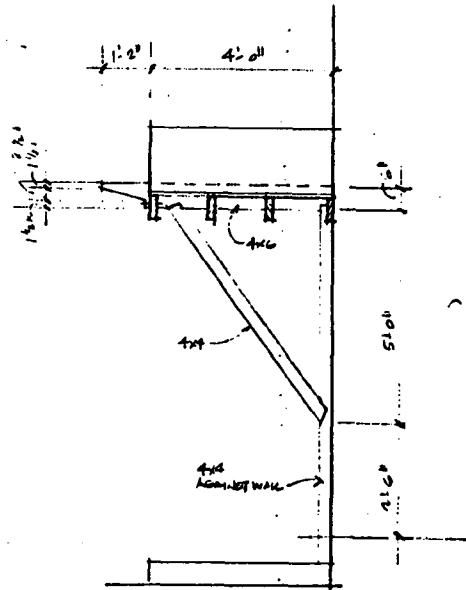
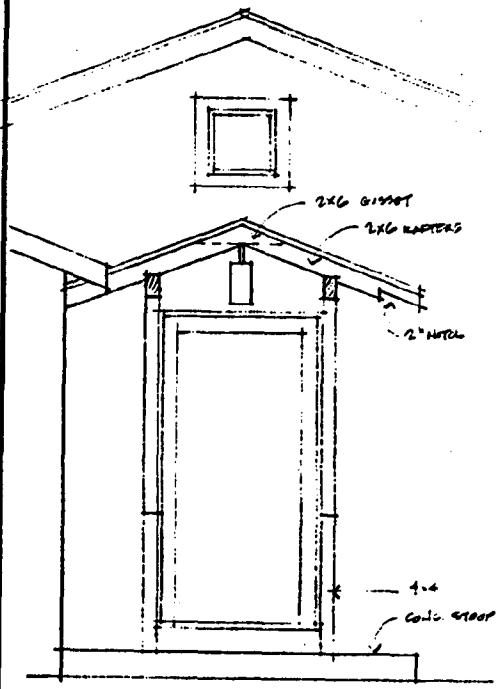
12

CLOSE RES. PROPOSED EAST ELEVATION

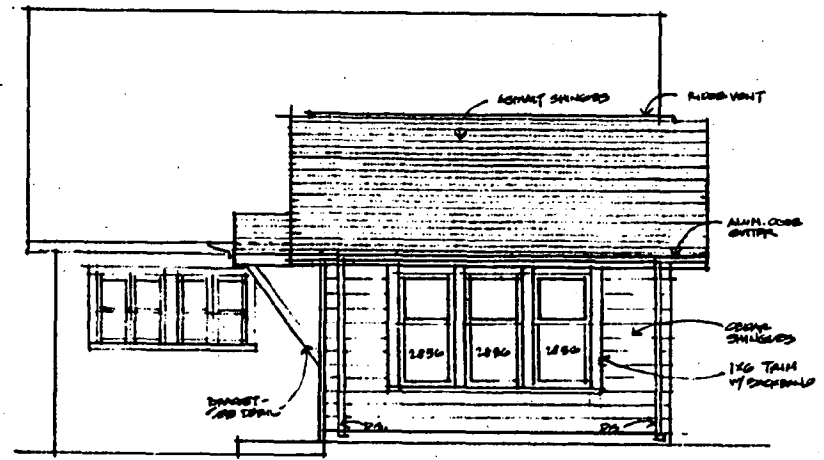


PROPOSED WEST ELEVATION (REAR)

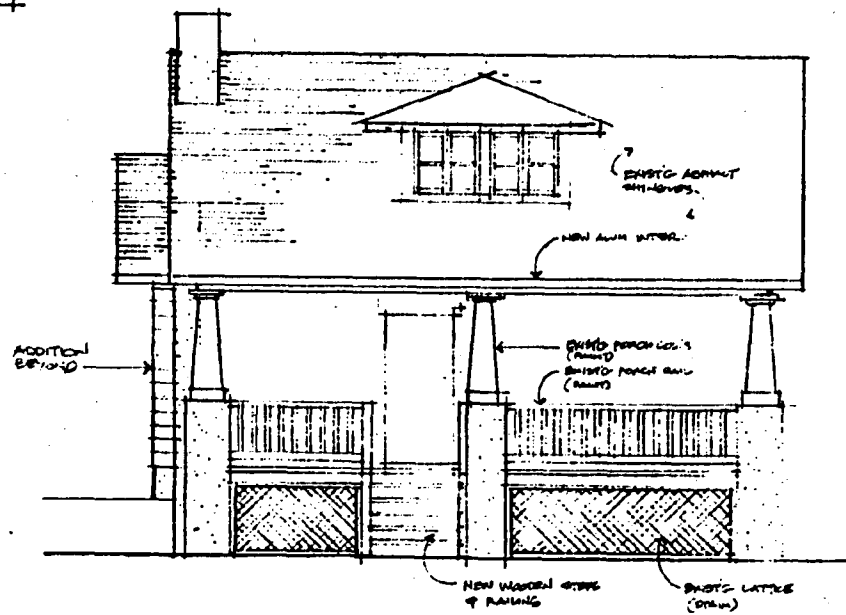




PORCH DETAILS
SCALE: 1/2\"/>



EXISTING
WEST ELEVATION

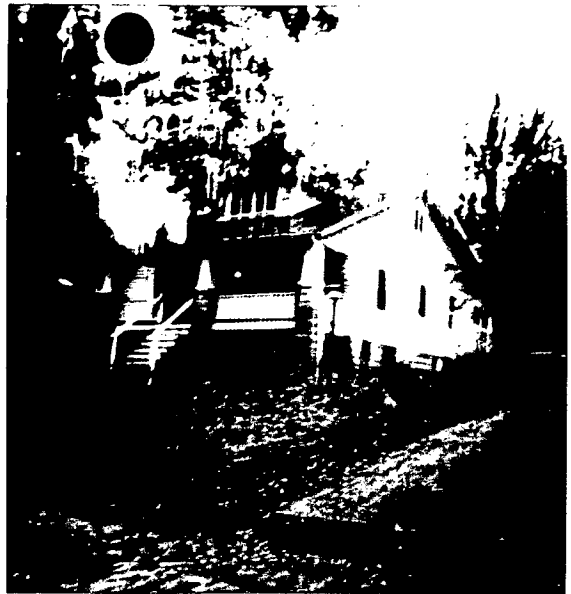


EXISTING
EAST ELEVATION





#1



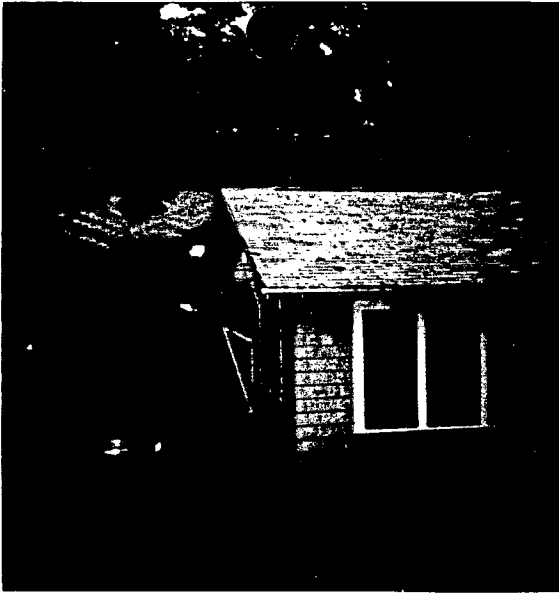
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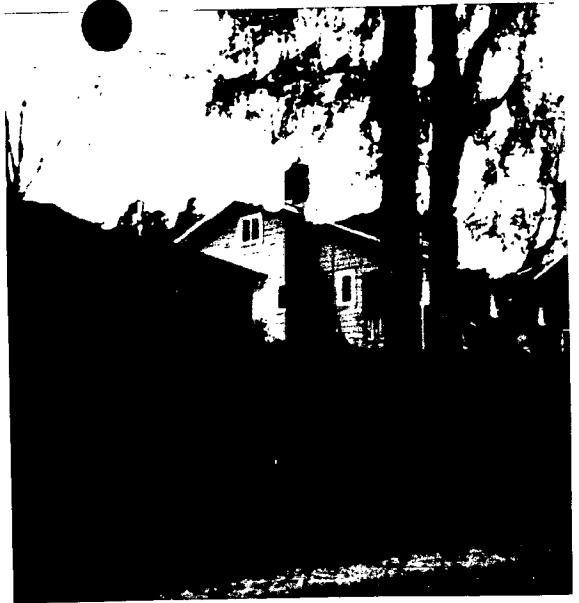
#3



#4



#5



#6