37/3-97GG One Montgomery Avenue – (Takoma Park Historic District)

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

DATE: 8-13-97

ME	MO	RA	N[MUC

TO:	Robert Hubbard, Acting Director Department of Permitting Services
FROM:	Gwen Wright, Historic Preservation Coordinator Montgomery County Department of Park and Planning
SUBJECT:	Historic Area Work Permit
reviewed	comery County Historic Preservation Commission has the attached application for a Historic Area Work the application was:
	Approved Denied
	Approved with Conditions:
	
UPON ADHE	DING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL ERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).
Applicant	: I montgomery Auz. Teloma Park
Address:	ent Christopher Kandalle Susen Schipercon

THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING THE DEPARTMENT OF PERMITTING SERVICES AT 217-6240 FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT #	Company of the Compan
NAME OF PROPERTY OWNER CHESTOPHEN KENDAM	TELEPHONE NO. 30/-
(Contract/Purchaser) & SUSAN SHILDER OORT	(Include Area Code)
ADDRESS # / MONT GOMENY AVENUE 7	AKOMA PAPK, MO 109/
CONTRACTOR	TELEPHONE NO
CONTRACTOR REGISTRATI	ON NUMBER
PLANS PREPARED BY PAUL TRESEDER	TELEPHONE NO. 3d - f91-2911
REGIST RATION NUMBER	(Include Area Code)
LOCATION OF BUILDING/PREMISE	
House Number Street NonT60	MENY AVEHUE
Town/City TAKOMA PARK Ele	
Neerest Cross Street PINE ST.	AND THE RESERVE OF THE PARTY OF
Lot 3/ Block wines in 72 Subdivision 3, F.	
Liber Folio Parcel	
1A. TYPE OF PERMIT ACTION: (circle one) Construct Extend/Add Alter/Rénovate Répair Le Wreck/Raze Move Install Revocable Revision	Circle One: A/C Slab Room Addition Porch (**Oeck **) Fireplace (** Shed (** Soler **) Woodburning Stove Fence/Wall (complate Section 4) Other (**)
49. 00.00TRUGTION CONTO SOTUMETE 6 . 50.000	1996年 第1章 (1995年 - 1995年) 2年 1997年 - 1997年 - 1998年 - 1998 年
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE 10. INDICATE NAME OF ELECTRIC UTILITY COMPANY	
1E. IS THIS PROPERTY A HISTORICAL SITE?	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENO/ADDI	TIONS
2A. TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 1-1-WSSC 02 () Septic	01 WSSC 02 () Well
03 / () Other	03 () Dther
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	•
4A. HEIGHTfeetinches	
4B. Indicate whather the fence or retaining wall is to be constructed on on	e of the following locations:
On party line/Property line	
2. Entirely on land of owner	
3. Dn public right of way/easement	(Revocable Letter Required).
I hereby certify that I have the authority to make the foregoing application plans approved by all agencies is and I hereby acknowledge and accept this	n, that the application is correct, and that the construction will comply with to be a condition for the Issuence of this permit.
Signature of owner of authorized agent (agent must have signature notarized	on back) Oate
APPROVED Conduction For Cheirperson, Historic Prese	rystion Commission
OISAPPROVEO Signature	0ate 8/(3/9)
APPLICATION/PERMIT NO: 9707240073	FILING FEE:\$
OATE FILED:	PERMIT FEE:\$
OATE ISSUEO:	BALANCE\$
OWNERSHIP CO OE:	RECEIPT ND: FFF WAIVED.

THE FOLLOWING WEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION The Republication

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

DATE: 8-13-97

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!

Expedited Historic Preservation Commission Staff Report

Address: One	e Montgomery Avenue, Takoma Park	Meeting Date: 08/13/97
Resource:	Takoma Park Historic District	Public Notice: 07/30/97
Case Numbe	r: 37/3-97GG	Report Date: 08/05/97
Review:	HAWP	Tax Credit: No
Applicant:	Christopher Kendal & Susan Schilpercoort	Staff: Perry Kephart
DATE OF C	ONSTRUCTION: Circa 1980	
ADCHITEC	Individual Master Plan x Within a Master Plan F Primary Resource Contributing Resource X Non-contributing/Out-	Historic District -of-Period Resource
	TURAL DESCRIPTION: Content siding is set in a heavily wooded corner	mporary two story wood frame residence with er lot.
existing one s half circle wir and framed or	tory shed roof addition. Applicant produces in the rear pediment. The existing either side by 12 x 12 wood box colute to be parged cement. The siding is produced to the siding side.	to the existing rear addition, replacing an oposes to use a cruciform roof gable with a g windows on the first floor are to be re-used amns set on flagstone paving caps. The oposed to be cedar shingles to match the
	ersion of the right section of the house listoric Area Work Permit approved by	from a garage to living quarters was the
RECOMME	x_ApprovalApproval with condition 1 2	ons:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code,

requirements of this chapter, if it finds that: x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or x 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the

permit.

Section 8(b). The commission shall instruct the director to issue a permit, or issue a permit subject

to such conditions as are found to be necessary to insure conformity with the purposes and

. Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

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

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

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

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

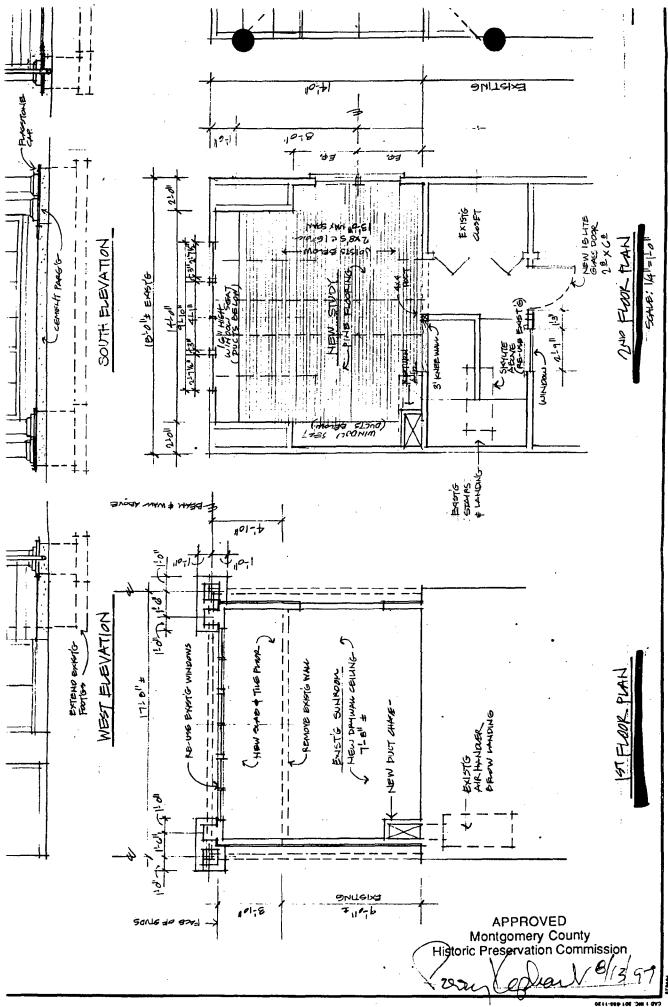
- 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
- 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to
 - a repair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

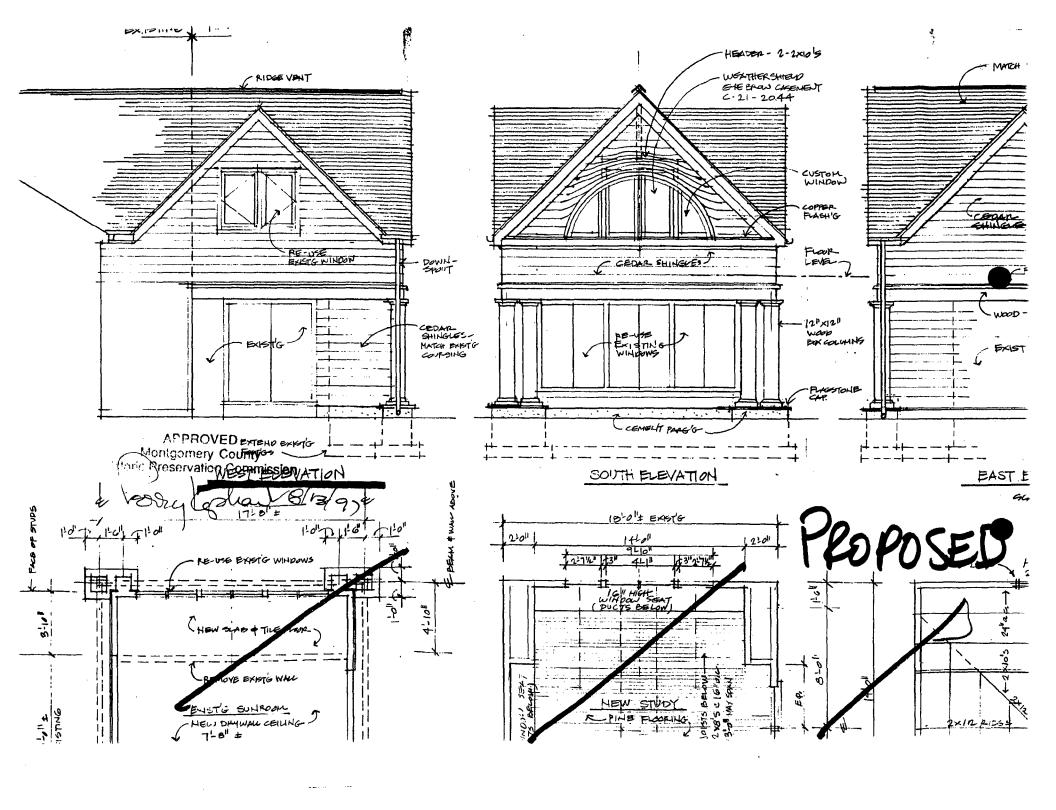
- 8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.
- 9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.
- 10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.
- 11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.
- 12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.
- 13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
- 14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.
- 15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

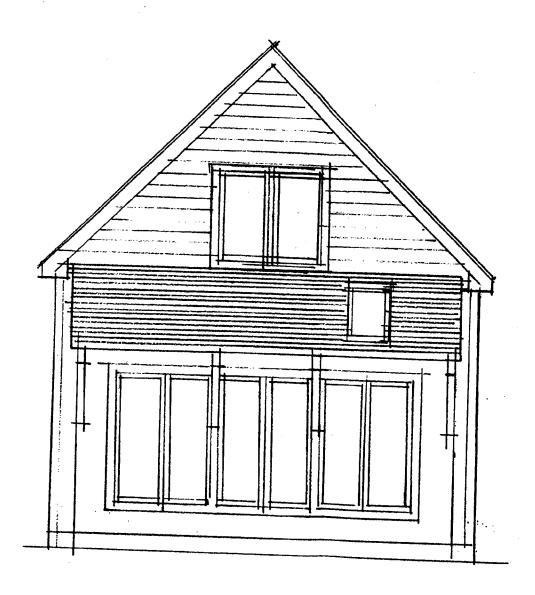


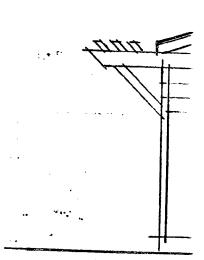
TAKOMA PARY IMP #5 MONTGOMERY #F MONTGOMEN AVE, TAXOMA PURK VARRY & LEAH ROOP HUGH MAUREEN TAFT- HORAVES #10 PINE AVE THO PINE AVE TA KOMA PARK PAUL FEV. D'EUSTACHIO PHE AVE THEOMA TAKE MILFORD & N.E. SPRECHER *24 PINE AVE TAYONA P

PRO POSED









EXISTING SOUTH ELEVATION

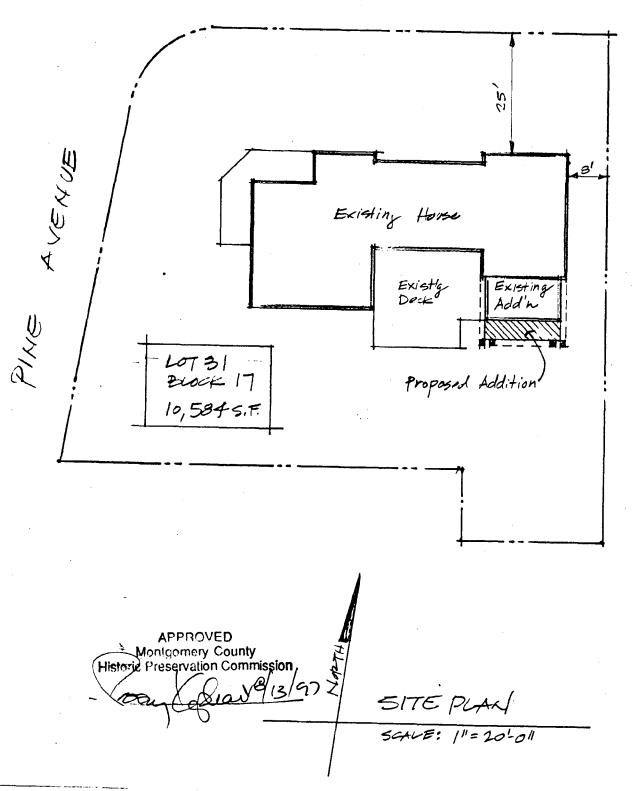
APPROVED

Montgomery County

Historic Preservation Commission

ASSECTION OF THE PROVED

MONTGOMERY AVENUE



MONTGOMER AVE TAKOINA PARK, MO.

Paul Treseder

ARCHITECT A I A

Berol TURQUOISE : III

6 Montgomery Avenue, Takoma Park, MD 20912

(301) 891-2911

DESCRIPTION OF PROPOSED ADDITION TO# 1 MONTGOMERY AVENUE TAKOMA PARK, MARYLAND

The proposed addition is on the rear of the 1-1/2 story studio wing of this house, which sits on a corner lot. It will be visible somewhat from Montgomery Avenue, and very little from Pine Avenue, the cross street. The design consists of a 1-1/2 story addition which extends the existing ridge line to the rear 13 feet. The first 9 feet of this addition is over an earlier one story addition. Gables have been designed on either side of the roof extension, both to provide more headroom inside and to break up what would otherwise be a very long eave line. The style and proportion of these gables recall the gables on the main house. Existing wood casement windows are being re-used where possible. The window facing the rear is an arched window similar to the arched window in the center of the front gable of the existing main house. The single skylight, which is being re-used from the earlier addition, will match and align with the two existing skylights on the east elevation. Siding and trim details will match the existing house.

APPROVED

Montgomery County

Historic Freservation Commission

13(91)

APPLICATION FOR HISTORIC AREA-WORK-PERMIT

TAX ACCOUNT #	and the state of t
NAME OF PROPERTY OWNER CHRISTOPHEN KENDAN	TELEPHONE NO. 30/-
ADDRESS # / MONT GOMERY AVENUE TH	(Include Area Code)
ADDRESS #/ MONT GOMEN AVENUE TH	STATE MO DOYPE
CONTRACTOR RECISTRATION	NUMBER
PLANS PREPARED BY PAUL TRESEDER	
REGISTRATION NUMBER	(Include Area Code)
LOCATION OF BUILDING/PREMISE	
House Number #/ Street MONTGO	nery puerlie
House Number # Street MONTGO! Town/City TAKOMA PARK Electi	E. Complete
Nearnet Cross Street PINE ST.	enten in trapolitation o <u>n inches and an annotation and training in the second of the </u>
Lot 3/ Block 17 Subdivision B.F. G	NEERT'S ADDITION TO TAKOMA PARK
Liber Folio Parcel	
Wreck/Raze Move Install Revocable Revision	
50.000	- 19 1 年 1 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日 日
1B. CONSTRUCTION COSTS ESTIMATE \$ 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PE	DMIT CEE PERMIT #
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY	
1E. IS THIS PROPERTY A HISTORICAL SITE?	
PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDIT	
2A. TYPE OF SEWAGE DISPOSAL OI (WSSC 02 () Septic	2B. TYPE OF WATER SUPPLY 01 WSSC 02 () Well
03 () Other	03 () Other
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL	·
4A. HEIGHTfeetinches	af she fallawing language:
48. Indicate whether the fence or retaining wall is to be constructed on one of the constructed	
2. Entirely on land of owner	
3. On public right of way/easement	
I hereby certify that I have the authority to make the foregoing application, plans approved by all agencies listed and I hereby acknowledge and accept this to	that the application is correct, and that the construction will comply with be a condition for the issuance of this permit.
Sygnature of owner or authorized agent (agent must have signature notarized on	Jan 29 1997
Signature of owner of authorized agent (agent must have signature notarized on	back) / Date
APPROVED For Chairperson, Historic Preserv	
UISAPPROVEU Signature	Oate
APPLICATION/PERMIT NO: 9707240073	FILING FEE:\$
DATE FILED:	PERMIT FEE:\$
DATE ISSUEO:	BALANCE\$
OWNERSHIP COOE:	RECEIPT NO: FEE WAIVED:

Paul Treseder

ARCHITECT A I A



6 Montgomery Avenue, Takoma Park, MD 20912

(301) 891-2911

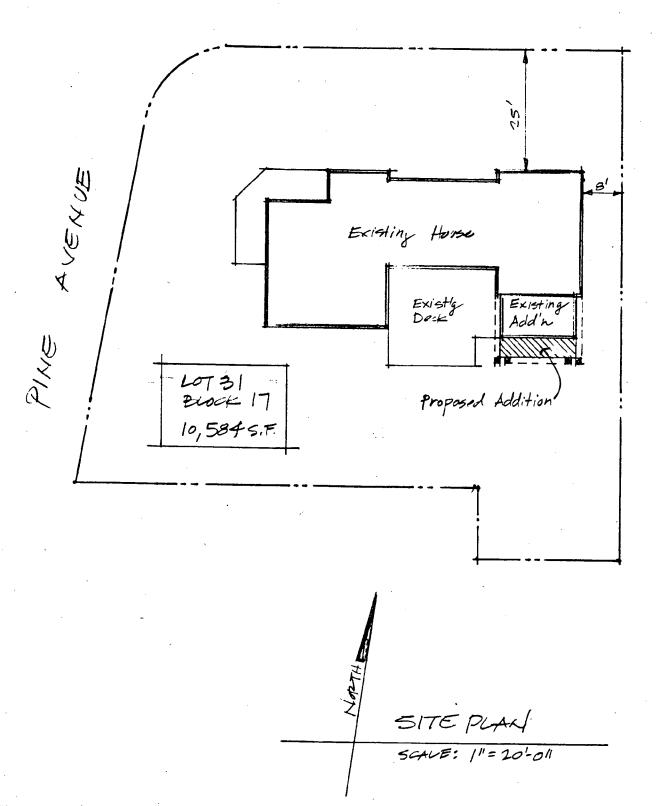
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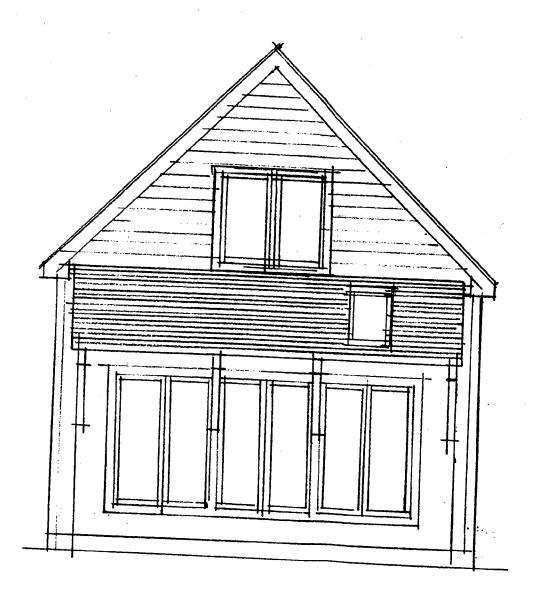


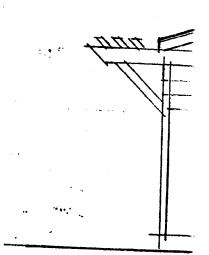
	LATACIT B. MOTH
	ADJACENT PROPERTY
	anners for
	#1 MONTGOMERY AVE,
	TAKOMA PARK IMP.
	#5 MONTGOMERY AVE
_	VARRY & LEAH ROOD
	HE MONTGOMEM AVE, TAKOMA BARK
	#10 PINE AVE
1	HUGH & MAUREEN TAFT-MORAVES
	HO PINE AVE, TA KOMA PARK
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	#19 PINE AVE
· .	PAUL & E.V. D'EUSTACHIO
	#19 PINE AVE, THOMA PARK
) (FLORE)
- 4	124 PINE AVE
	MILFORD & N. F. SPRECHEPL
	#24 PINE AVE, TAKOMA MARK
	, talons, little

MONTGOMERY AVENUE



MONTGOMER , AVE TAKOMA PARK, MO. 8

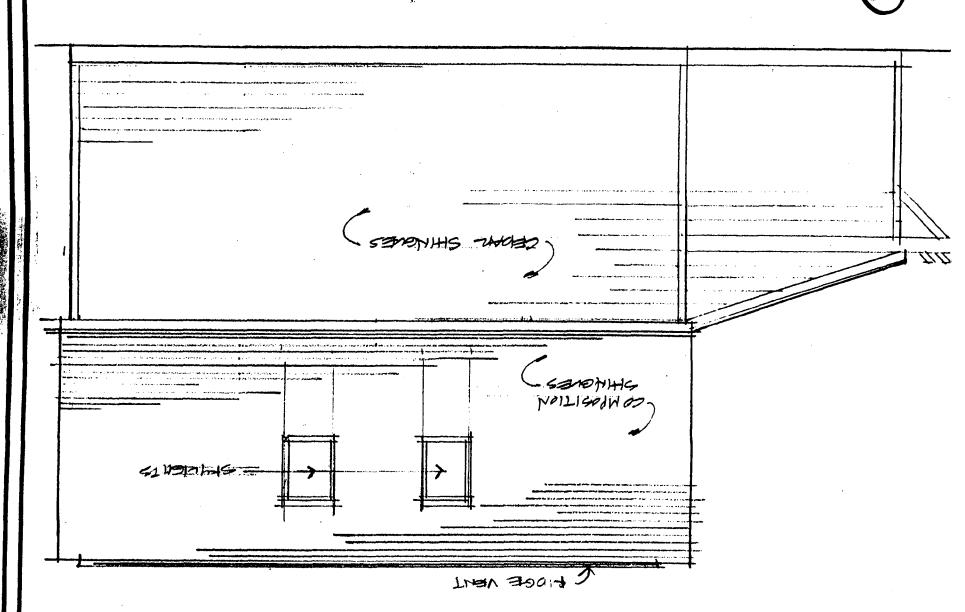




EXISTING SOUTH ESTEVATION

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LIDITAVANA TEMA EMITAVA



sht.

