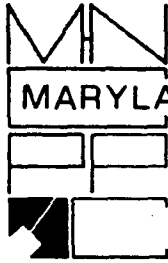


37/3-97GG One Montgomery Avenue
(Takoma Park Historic District) D

to



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 8-13-97

MEMORANDUM

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

The Montgomery County 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 ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Address Applicant: 1 Montgomery Ave. Takoma Park

Applicant Address: Christopher Kendall & Susan Schippercoort

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 # _____

NAME OF PROPERTY OWNER CHRISTOPHER KENDAN TELEPHONE NO. 301-
 (Contract/Purchaser) & SUSAN SHILPER-DOORT (Include Area Code)

ADDRESS #1 MONTGOMERY AVENUE TAKOMA PARK, MD 20912
 CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY PAUL TRESIEDER TELEPHONE NO. 301-891-2911
 (Include Area Code)

REGISTRATION NUMBER 6243-R

LOCATION OF BUILDING/PREMISE

House Number #1 Street MONTGOMERY AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street PINE ST.

Lot 31 Block 17 Subdivision B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|-------------------|----------------|-----------|---------------------------------|------|----------------------|
| Construct | <u>Extend/Add</u> | Alter/Rehovate | Repair | Circle One: A/C | Stab | <u>Room Addition</u> |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | | Woodburning Stove |
| | | | | | | Other _____ |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
- 1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|------------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|----------------------------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Well |
| 03 <input type="checkbox"/> Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date June 24 1997

APPROVED 2/conditions For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 8/13/97

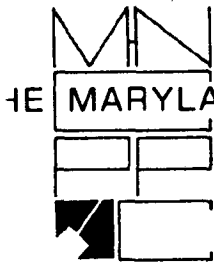
APPLICATION/PERMIT NO: 9707240073 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



THE MARYLAND-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 Montgomery Avenue, Takoma Park **Meeting Date:** 08/13/97

Resource: Takoma Park Historic District **Public Notice:** 07/30/97

Case Number: 37/3-97GG **Report Date:** 08/05/97

Review: HAWP **Tax Credit:** No

Applicant: Christopher Kendal **Staff:** Perry Kephart
& Susan Schilpercoort

DATE OF CONSTRUCTION: Circa 1980

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Contemporary two story wood frame residence with cedar shingle siding is set in a heavily wooded corner lot.

PROPOSAL: Add 13' deep two story rear section to the existing rear addition, replacing an existing one story shed roof addition. Applicant proposes to use a cruciform roof gable with a half circle window in the rear pediment. The existing windows on the first floor are to be re-used and framed on either side by 12 x 12 wood box columns set on flagstone paving caps. The foundation is to be parged cement. The siding is proposed to be cedar shingles to match the existing structure.

Conversion of the right section of the house from a garage to living quarters was the subject of a Historic Area Work Permit approved by the HPC October 23, 1996.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

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

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 requirements of this chapter, if it finds that:

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

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.

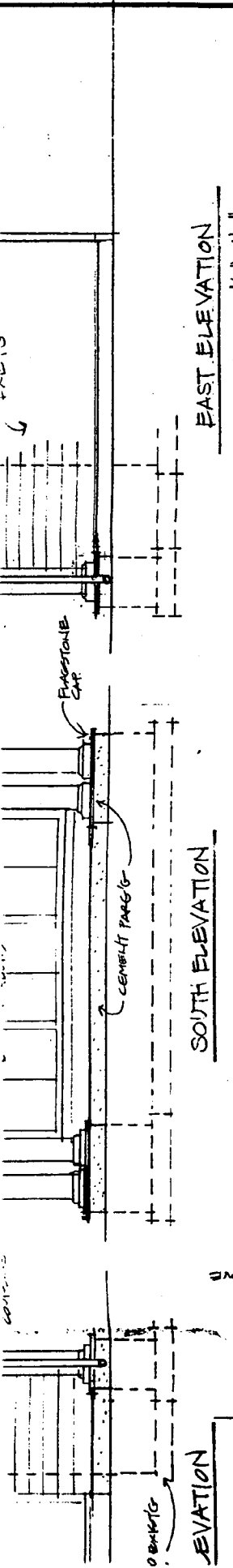
ADJACENT PROPERTY
OWNERS FOR
#1 MONTGOMERY AVE,
TAKOMA PARK, MD.

- #5 MONTGOMERY AVE
LARRY & LEAH ROOD,
#5 MONTGOMERY AVE, TAKOMA PARK

- #10 PINE AVE
HUGH & MAUREN TAFT-MORALES
#10 PINE AVE, TAKOMA PARK

- #19 PINE AVE
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- #24 PINE AVE
MILFORD & N.K. SPRECHER
#24 PINE AVE, TAKOMA PARK

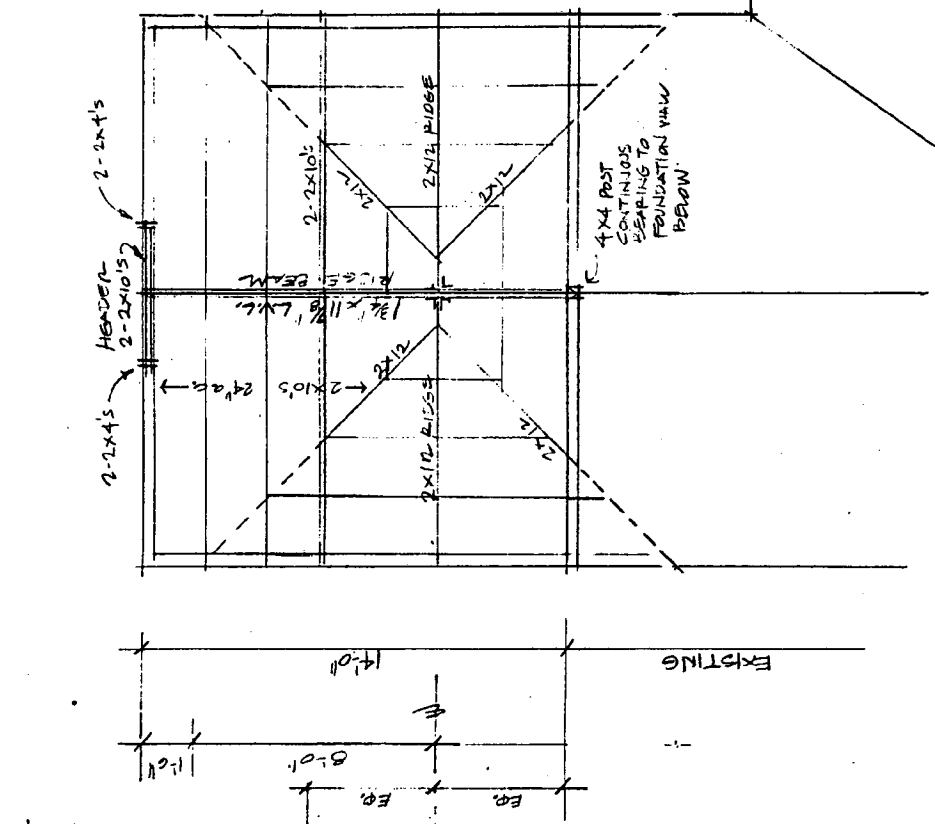


EAST ELEVATION

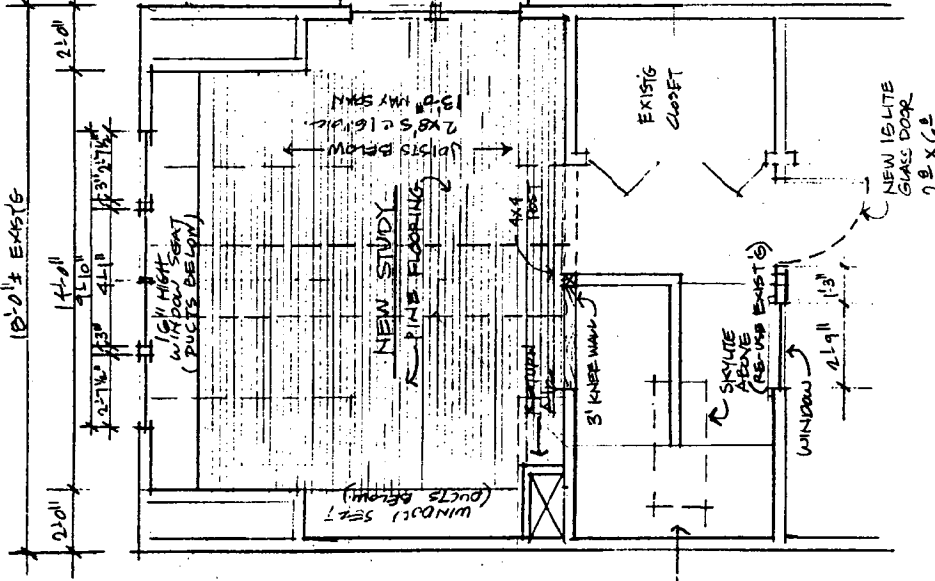
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SOUTH ELEVATION

ELEVATION



ROOF FRAMING



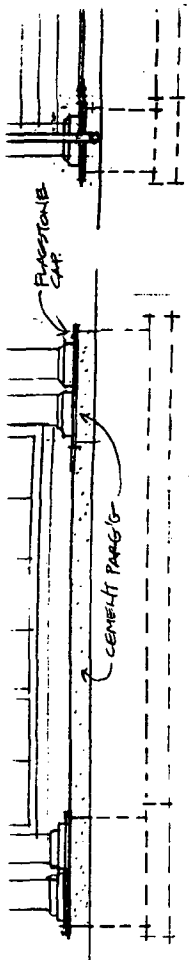
2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

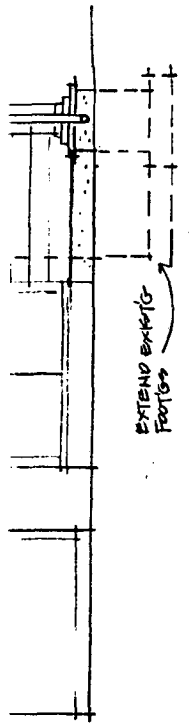
APPROVED
Montgomery County
Historic Preservation Commission

Southern 9/13/97

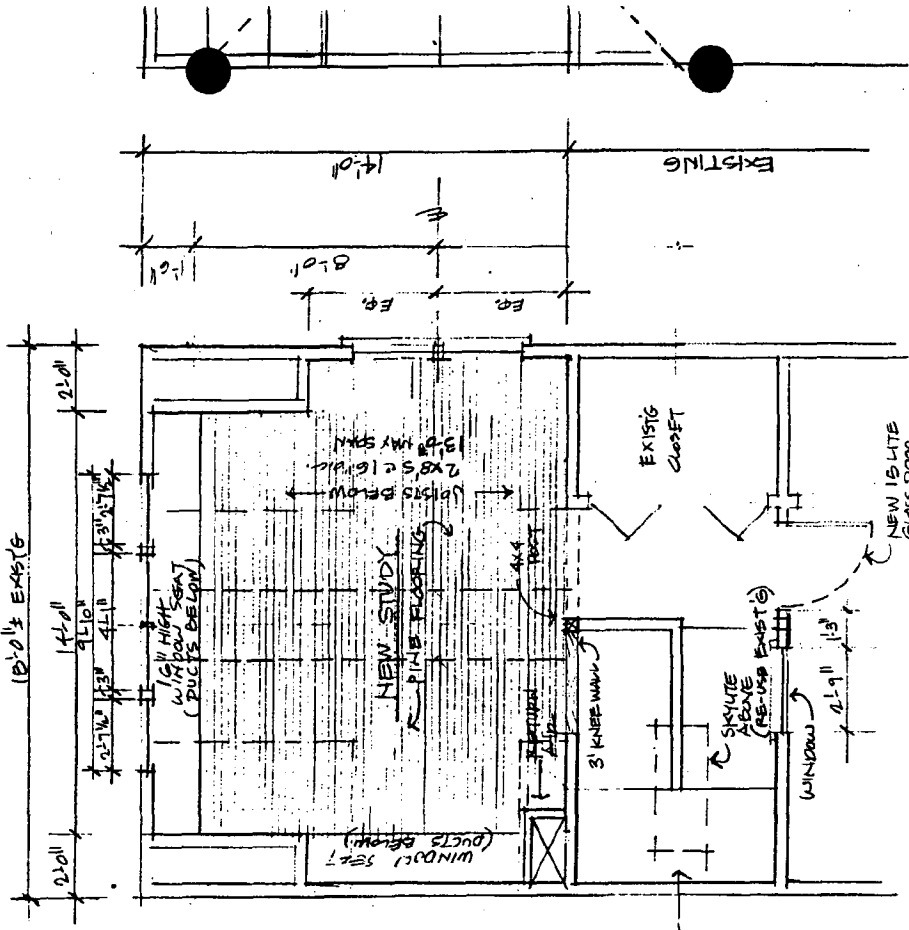
PROPOSED



SOUTH ELEVATION

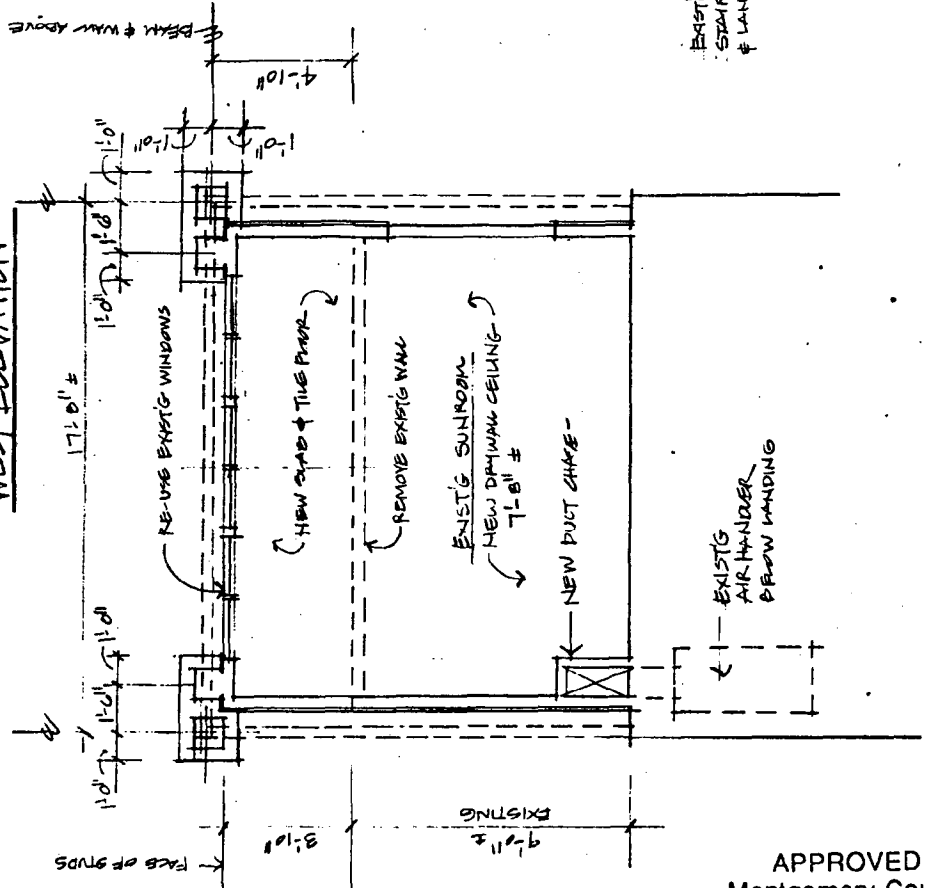


WEST ELEVATION



2ND FLOOR PLAN

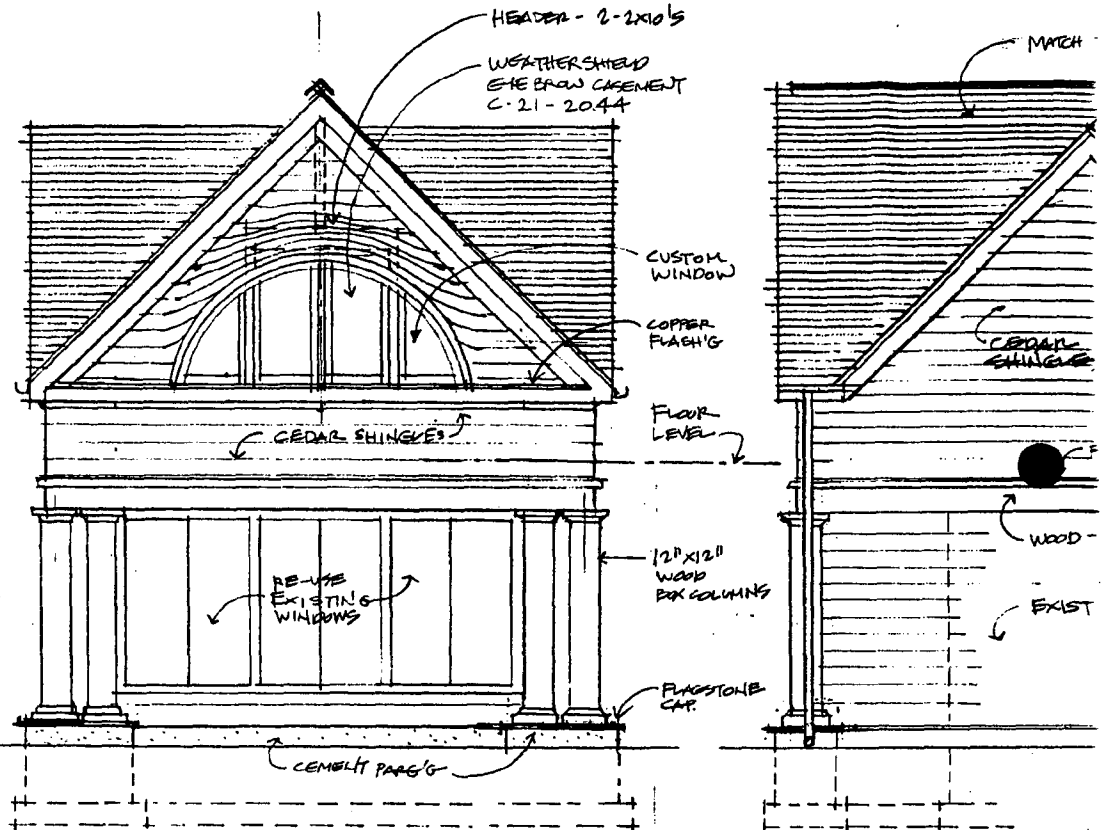
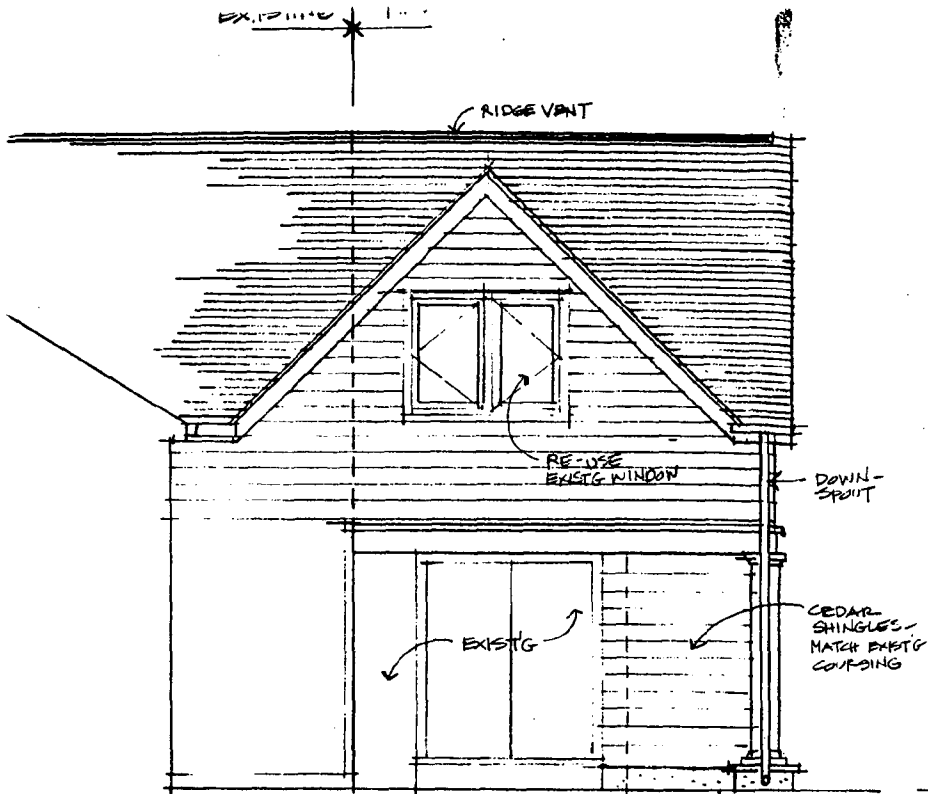
SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN

PROPOSED

APPROVED
 Montgomery County
 Historic Preservation Commission
Perry Leonard 8/13/97

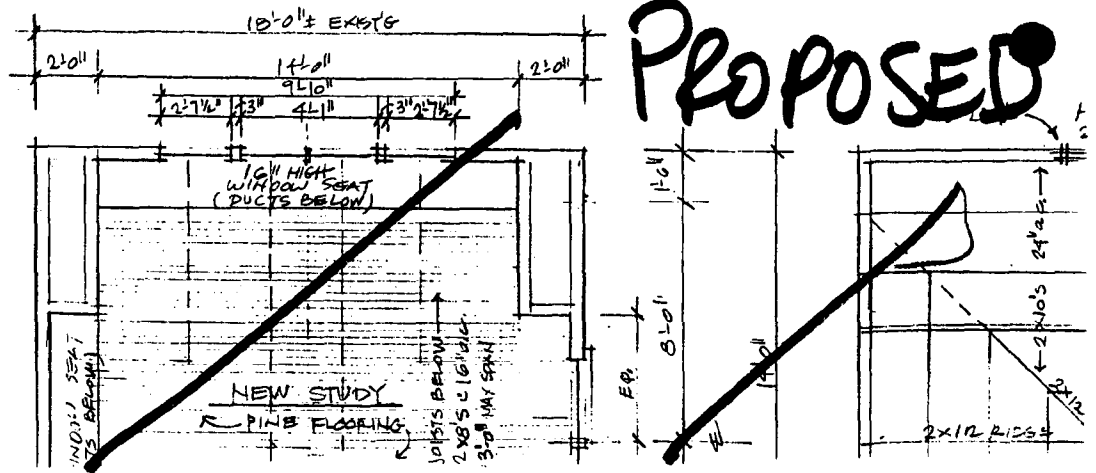
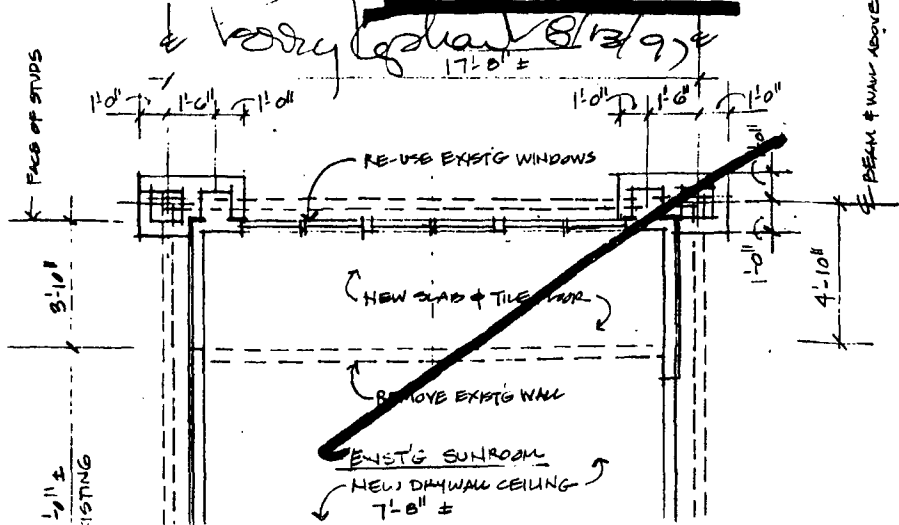


APPROVED EXTEND EXIST'G
 Montgomery County
 Historic Preservation Commission

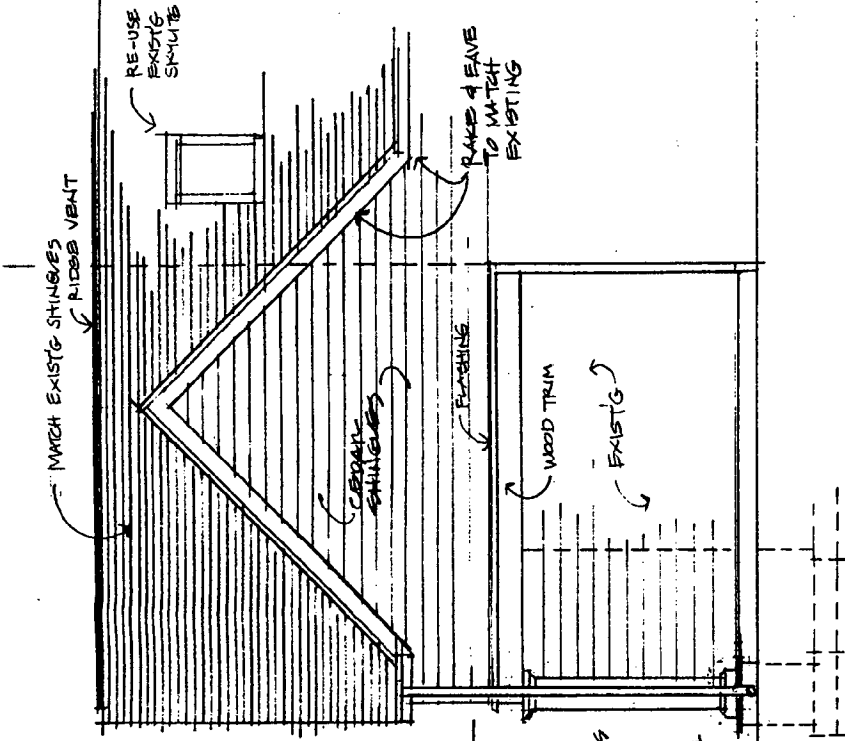
WEST ELEVATION

SOUTH ELEVATION

EAST E

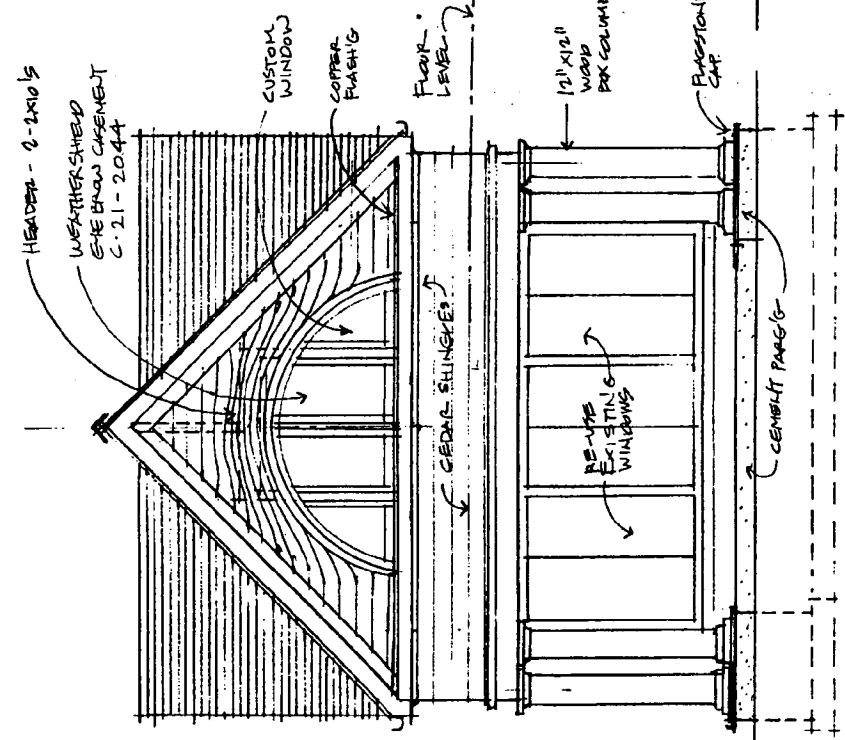
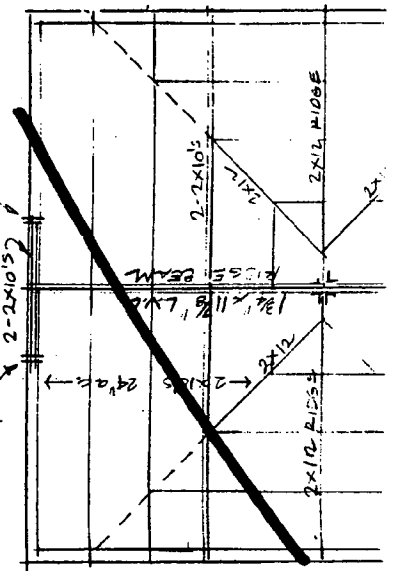


PROPOSED

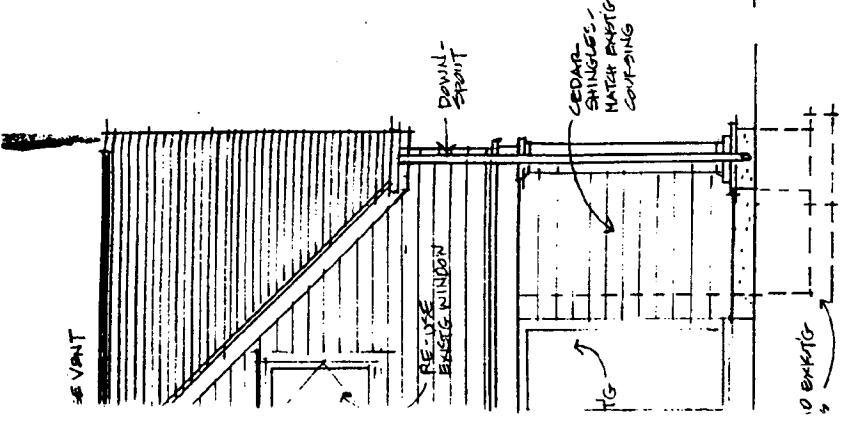
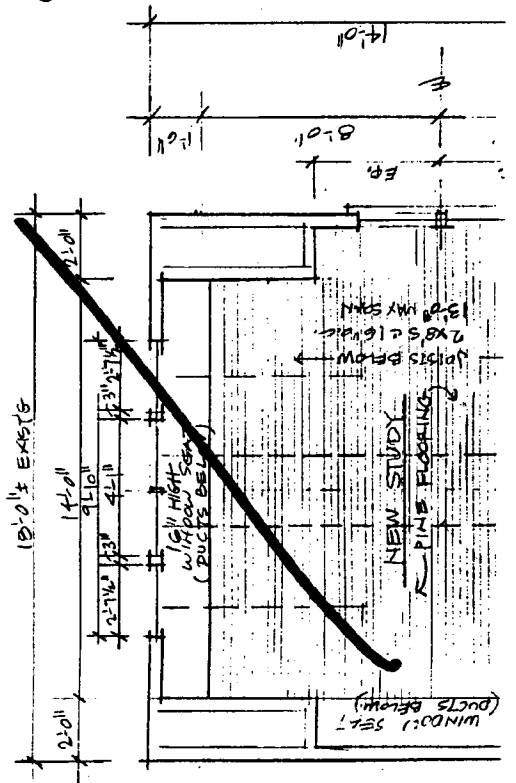


EAST ELEVATION
SCALE: 1/4" = 1'-0"

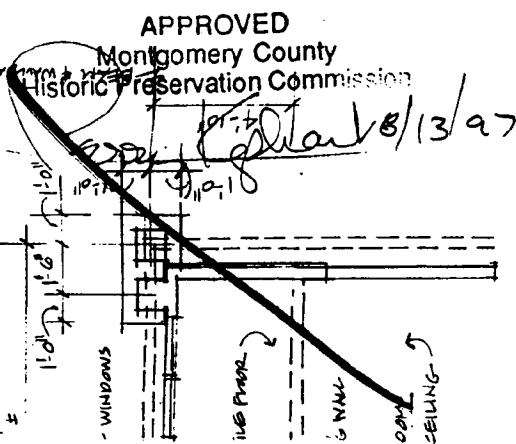
PROPOSED



SOUTH ELEVATION

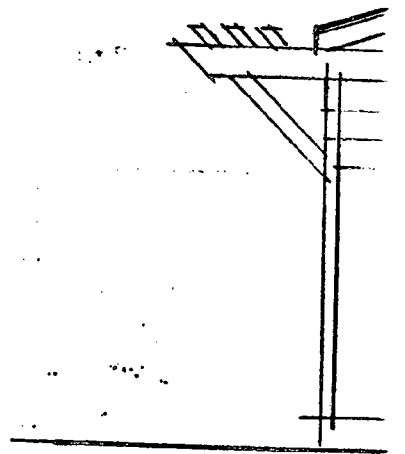
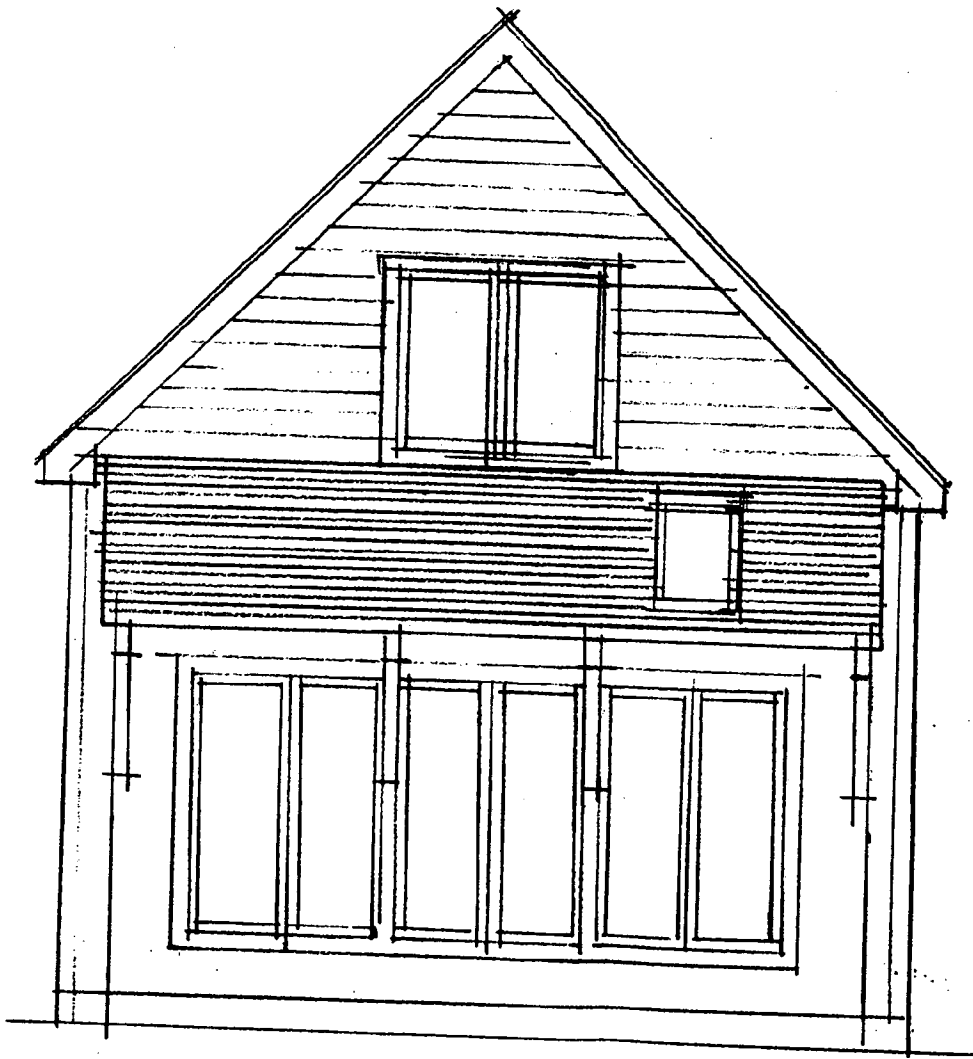


WEST ELEVATION



APPROVED
Montgomery County
Historic Preservation Commission

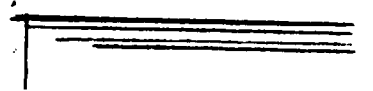
8/13/27



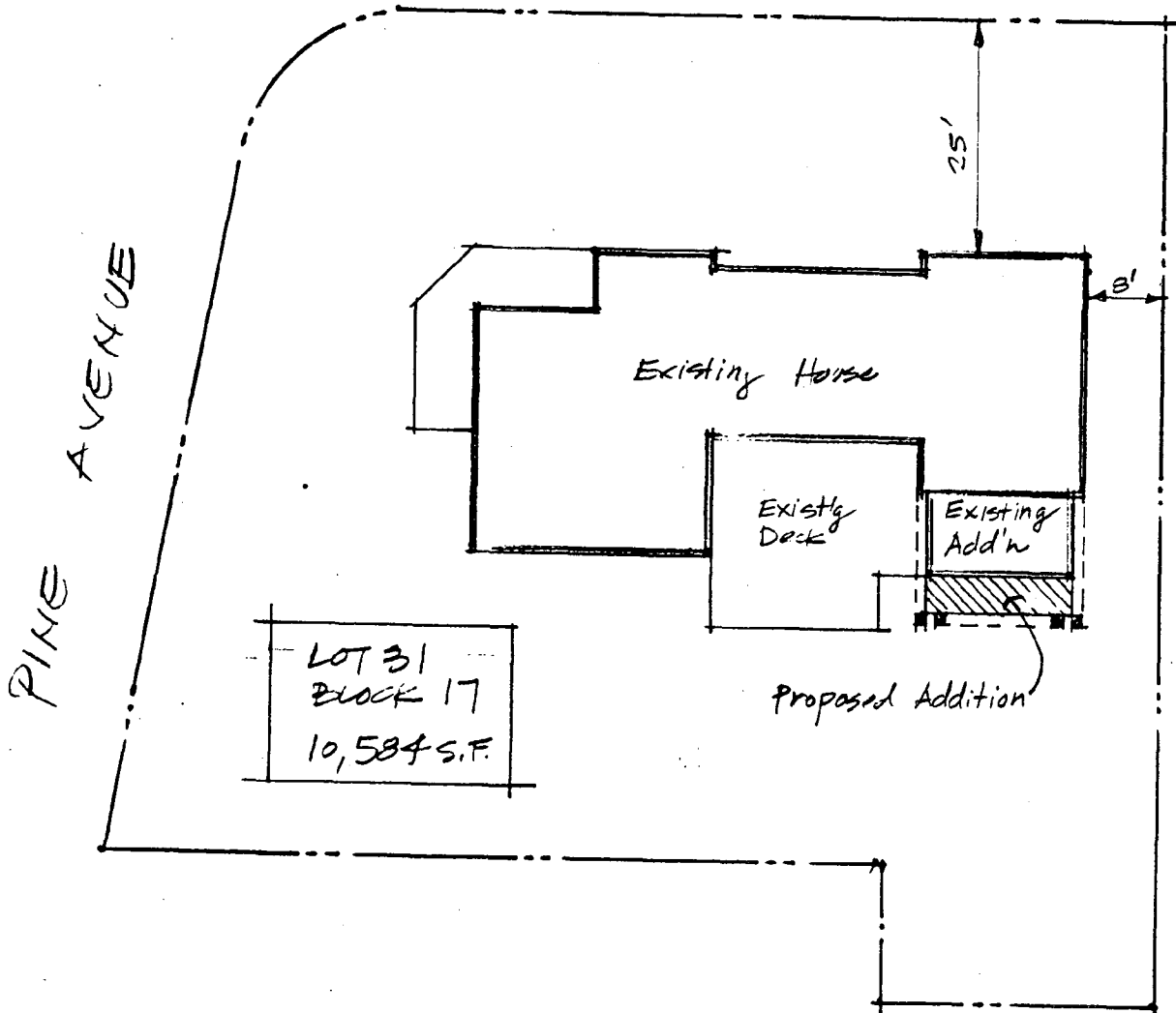
EXISTING SOUTH ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 8/13/97



MONTGOMERY AVENUE



APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 8/13/97



SITE PLAN

SCALE: 1" = 20'-0"

#1 MONTGOMERY AVE
TAKOMA PARK, MD.

Paul Treseder

ARCHITECT AIA

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 Preservation Commission

Frank [Signature] 8/13/91

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER CHRISTOPHER KENDAM TELEPHONE NO. 301-
(Contract/Purchaser) & SUSAN SHILPERDOORT (Include Area Code)

ADDRESS #1 MONTGOMERY AVENUE TAKOMA PARK, MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY PAUL TRESEDER CONTRACTOR REGISTRATION NUMBER _____
(Include Area Code) TELEPHONE NO. 301-891-2911

REGISTRATION NUMBER 6283-R

LOCATION OF BUILDING/PREMISE

House Number #1 Street MONTGOMERY AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street PINE ST.

Lot 31 Block 17 Subdivision B.F. GILBERT'S ADDITION TO TAKOMA PARK

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
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|------------|-------------------|----------------|-----------|---|-------|----------------------|
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| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Shed | Solar | Woodburning Stove |
| | | | | Fence/Wall (complete Section 4) Other _____ | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
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- 1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|---------------|
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| 03 () Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|-------------|
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- 4A. HEIGHT _____ feet _____ inches
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 - Entirely on land of owner _____
 - On public right of way/easement _____ (Revocable Letter Required).

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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date Jan 24 1997

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9707240073 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

(5)

Paul Treseder

ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911

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ADJACENT PROPERTY
OWNERS FOR
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TAKOMA PARK, MD.

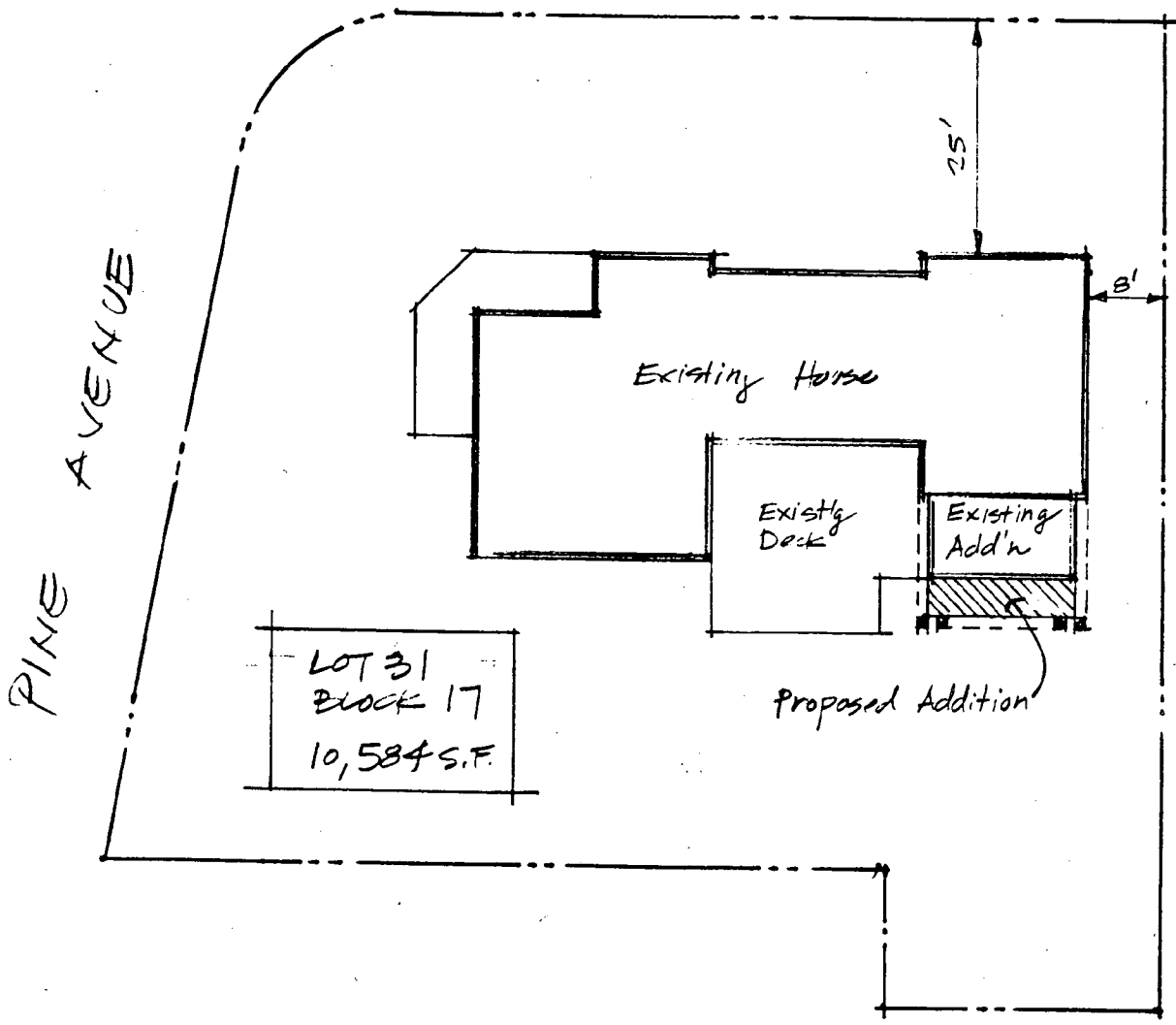
- #5 MONTGOMERY AVE
LARRY & LEAH ROOD,
#5 MONTGOMERY AVE, TAKOMA PARK

- #10 PINE AVE
HUGH & MAUREEN TAFT-MORAVES
#10 PINE AVE, TAKOMA PARK

- #19 PINE AVE
PAUL & E.V. D'EUSTACHIO
#19 PINE AVE, TAKOMA PARK

- #24 PINE AVE
MILFORD & N.K. SPRECHER
#24 PINE AVE, TAKOMA PARK

MONTGOMERY AVENUE

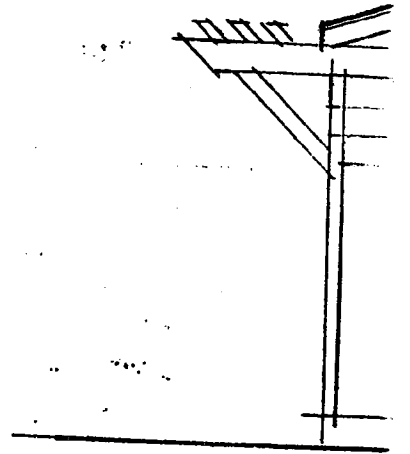
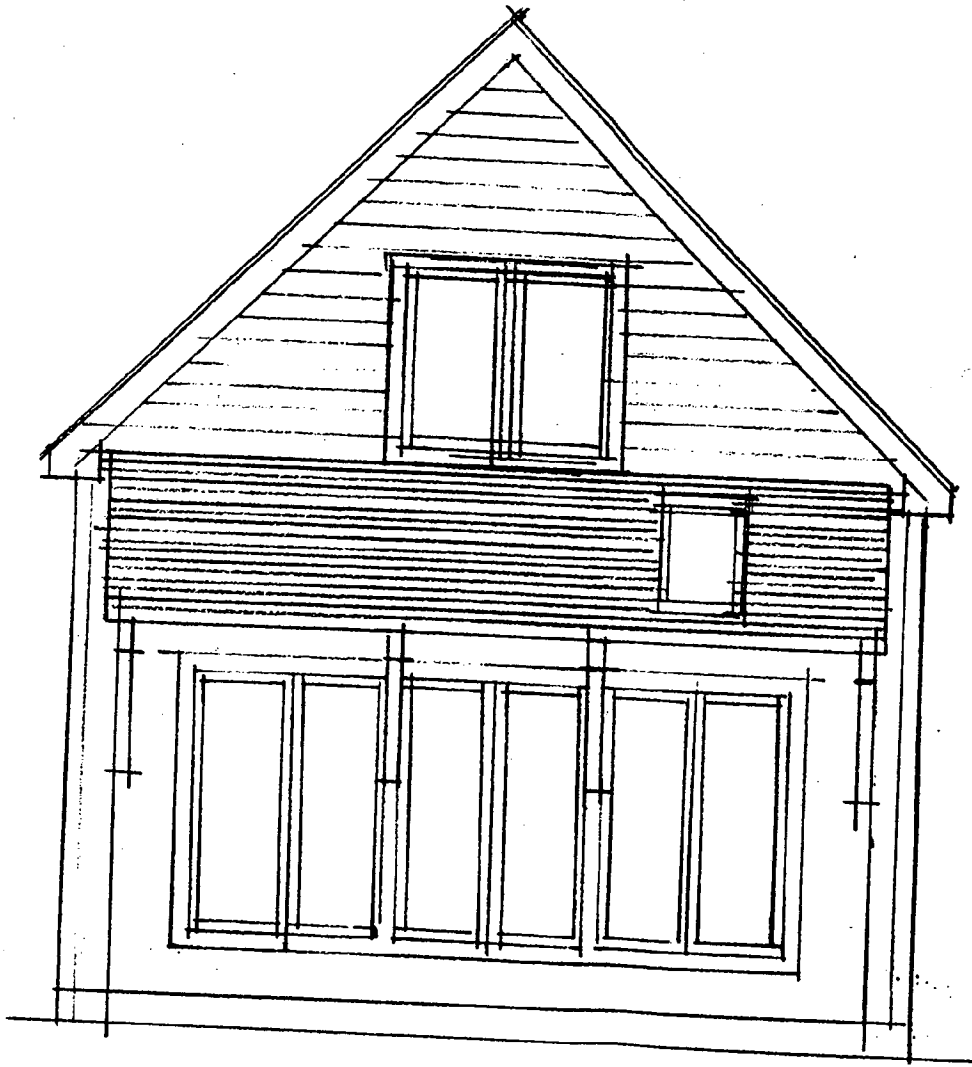


SITE PLAN

SCALE: 1" = 20'-0"

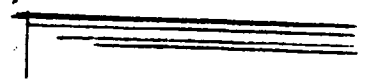
#1 MONTGOMERY AVE
TAKOMA PARK, MD.

8



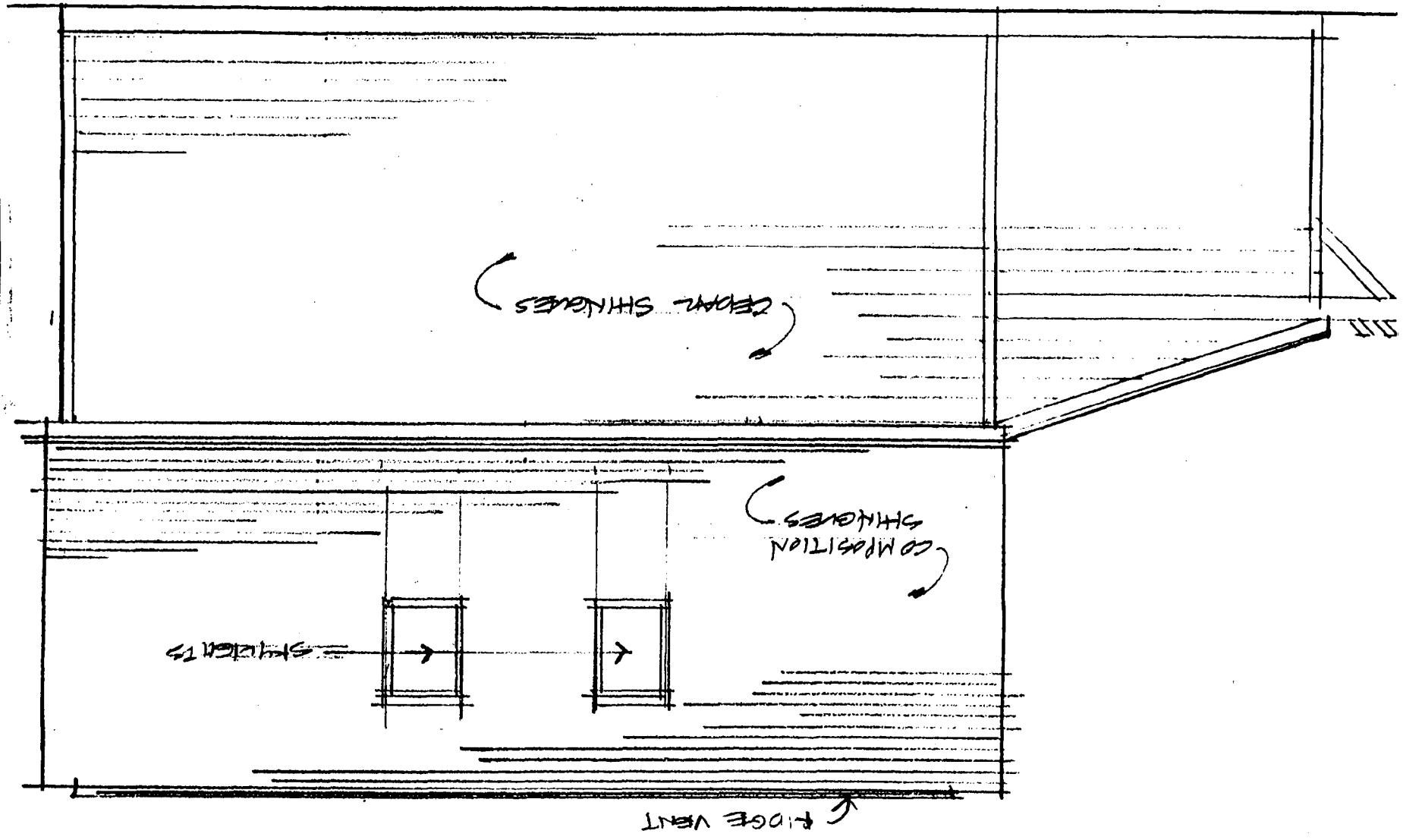
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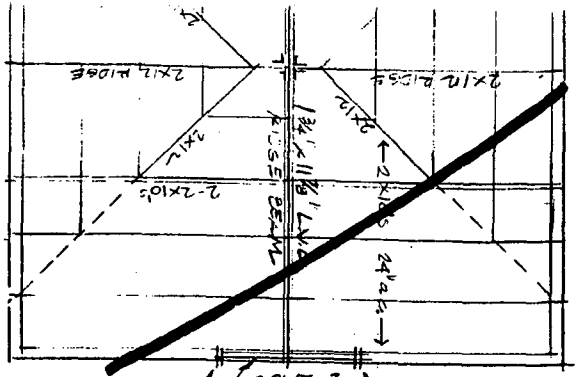
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EXISTING EAST ELEVATION

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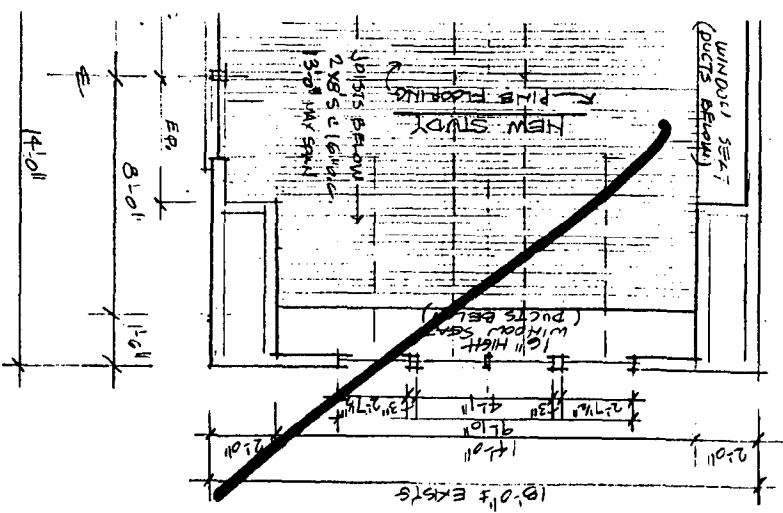




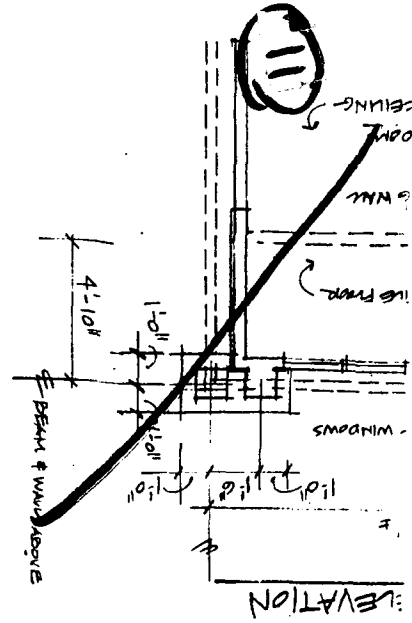
Proposed

Scale: 1/4" = 1'-0"

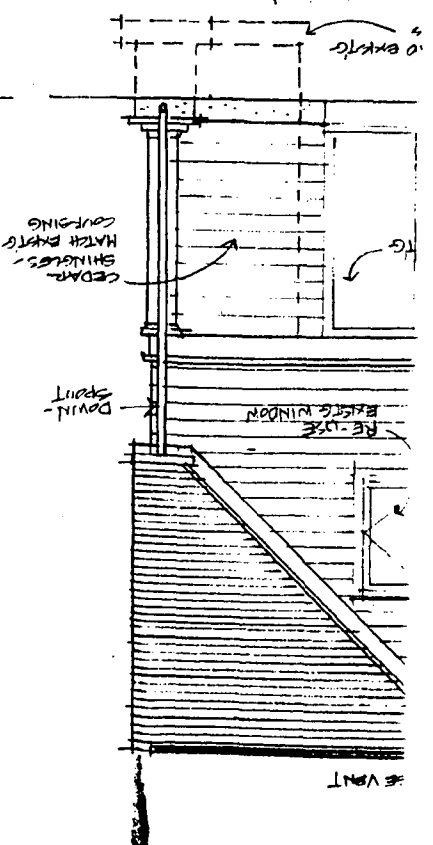
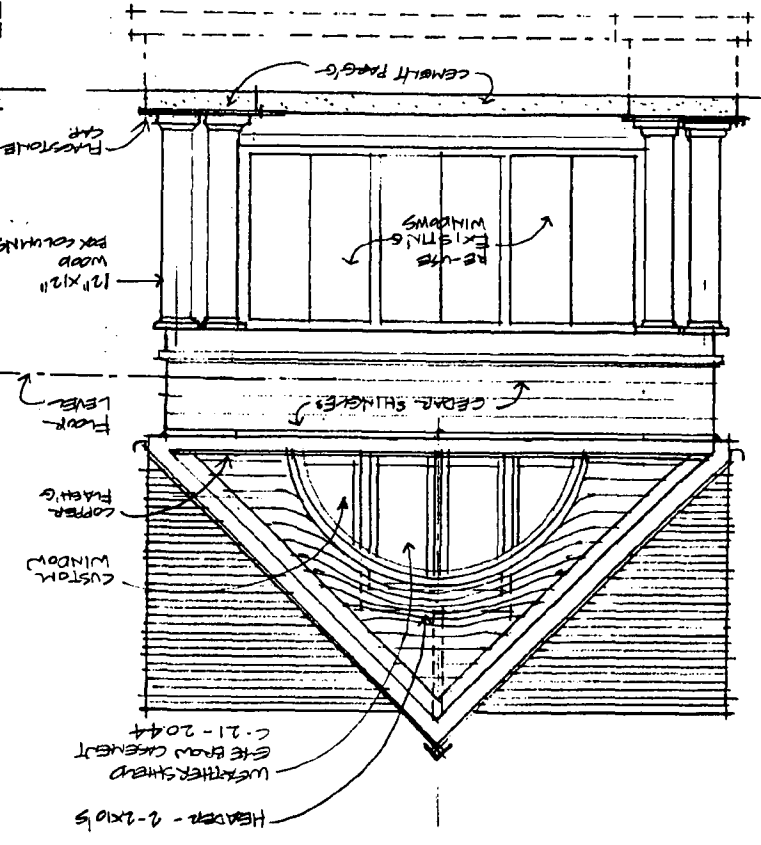
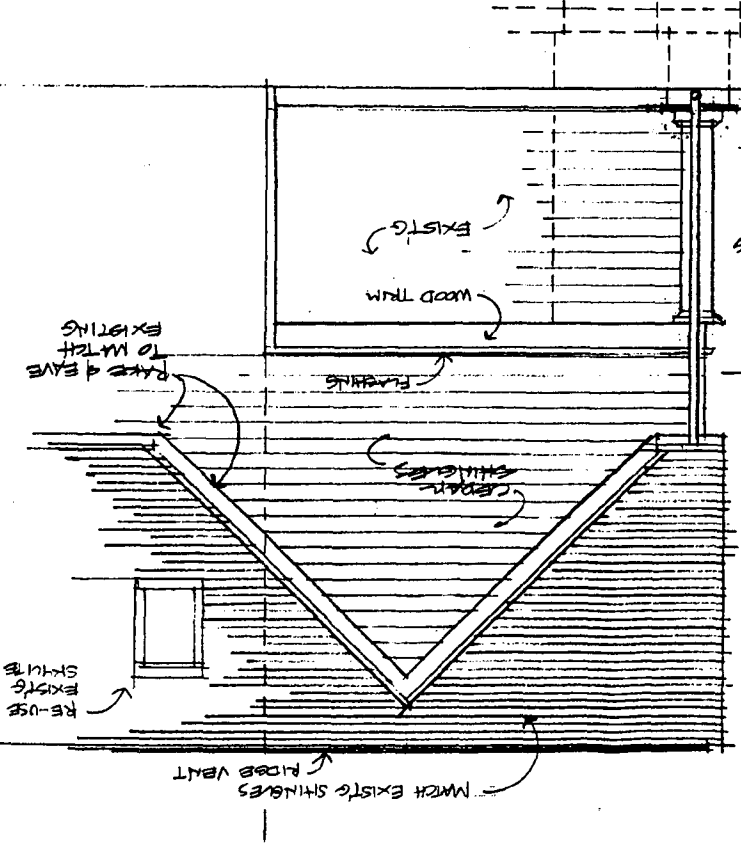
EAST ELEVATION



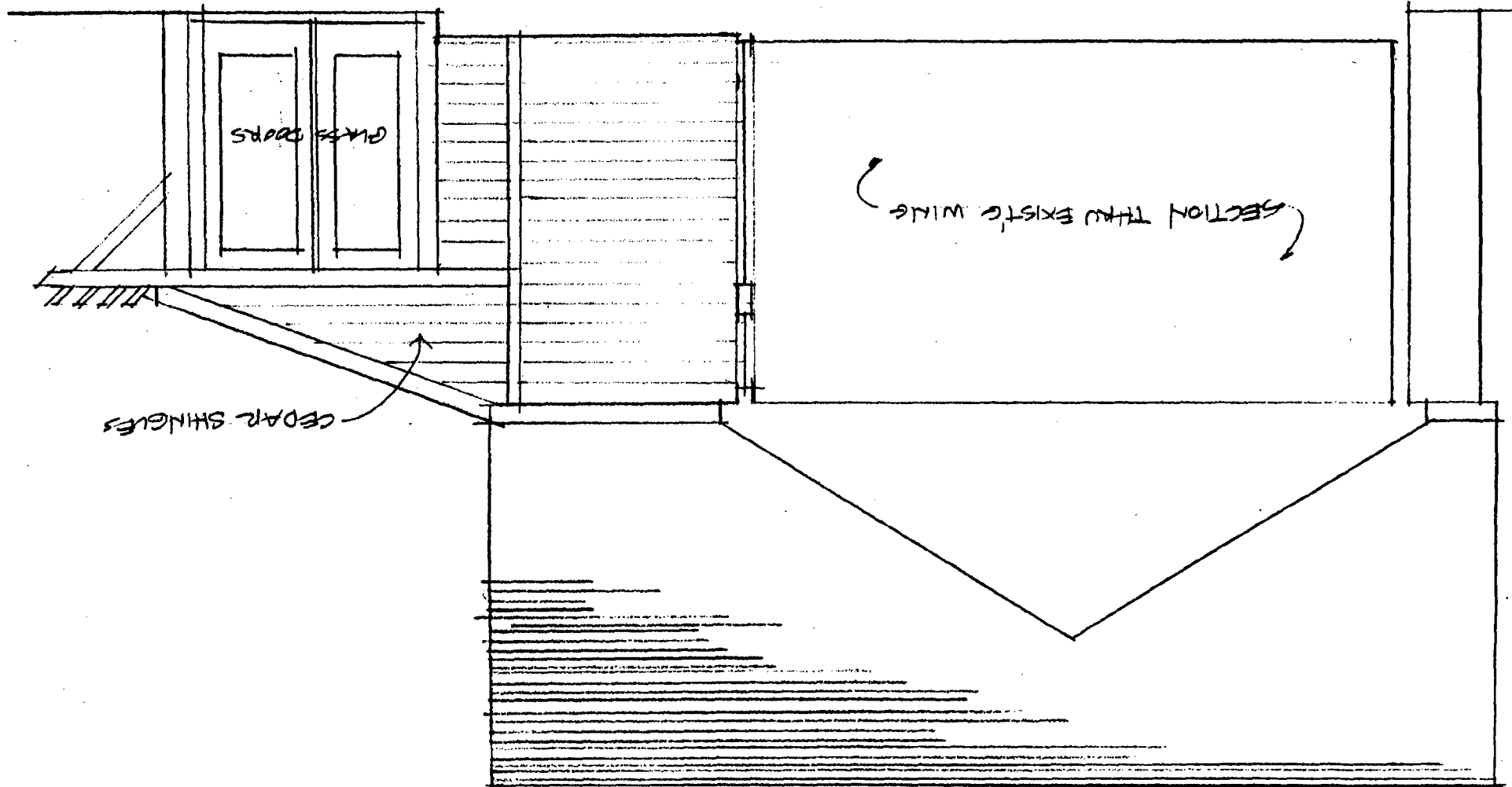
SOUTH ELEVATION



WEST ELEVATION



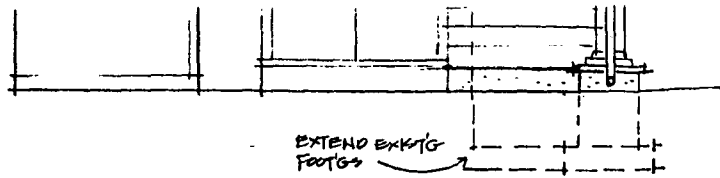
EXISTING WEST ELEVATION / SECTION



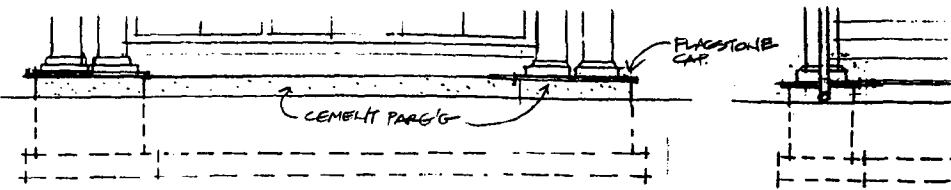
GLASS DOORS

CEDAR SHINGLES

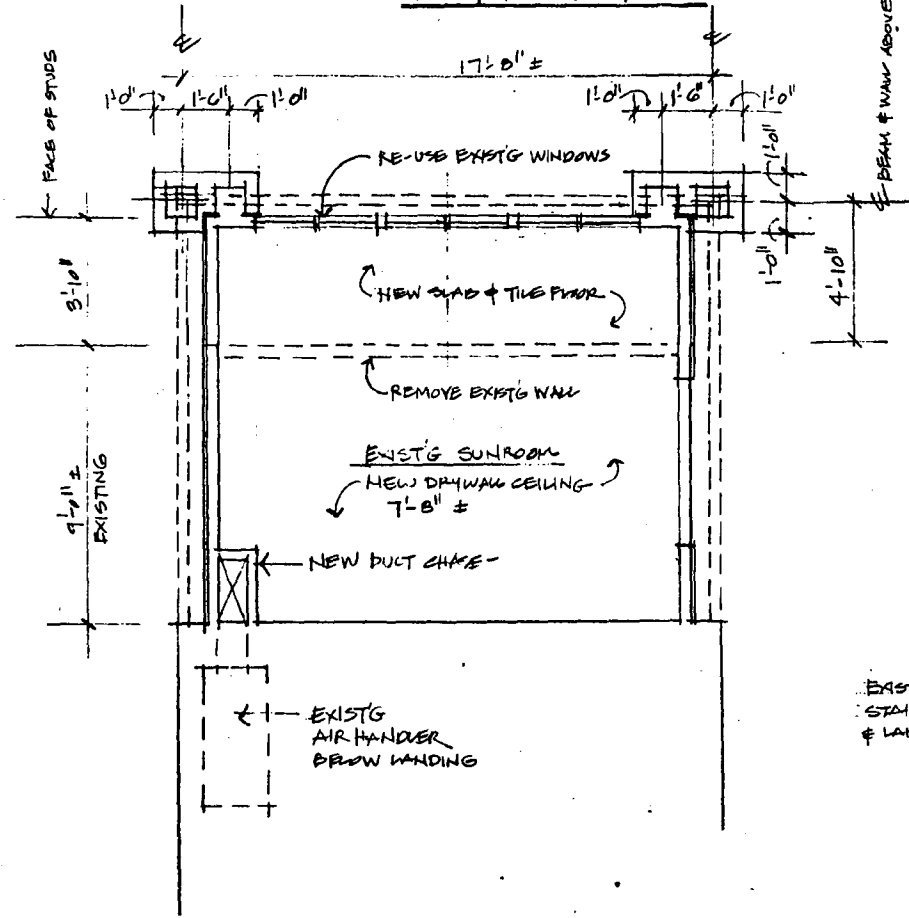
SECTION THRU EXIST'G WING



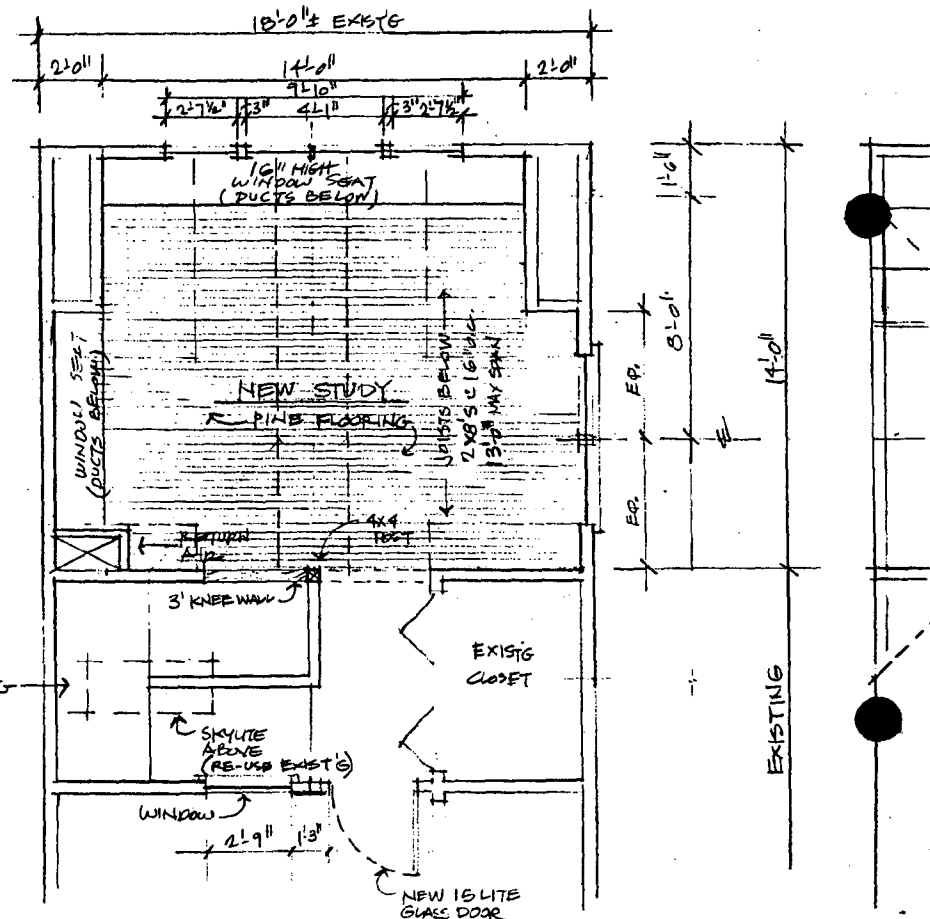
WEST ELEVATION



SOUTH ELEVATION



1ST FLOOR PLAN



2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

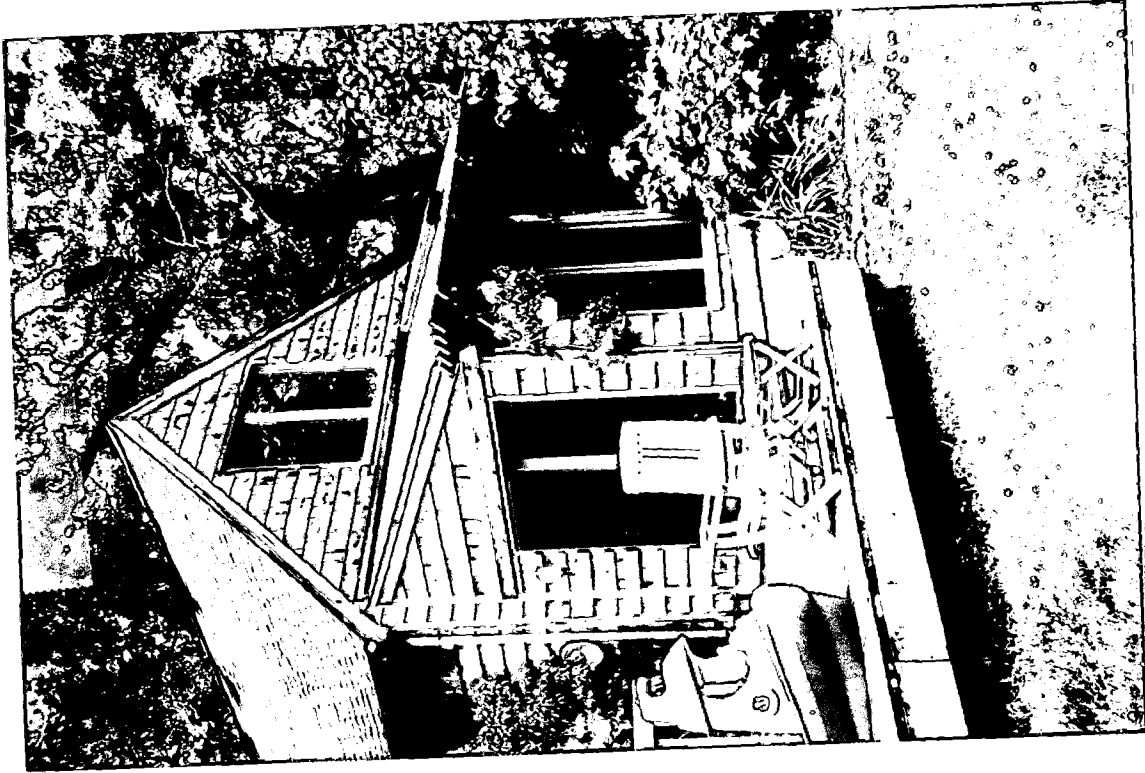
CLD 1 INC 301-488-1130



PROPOSED

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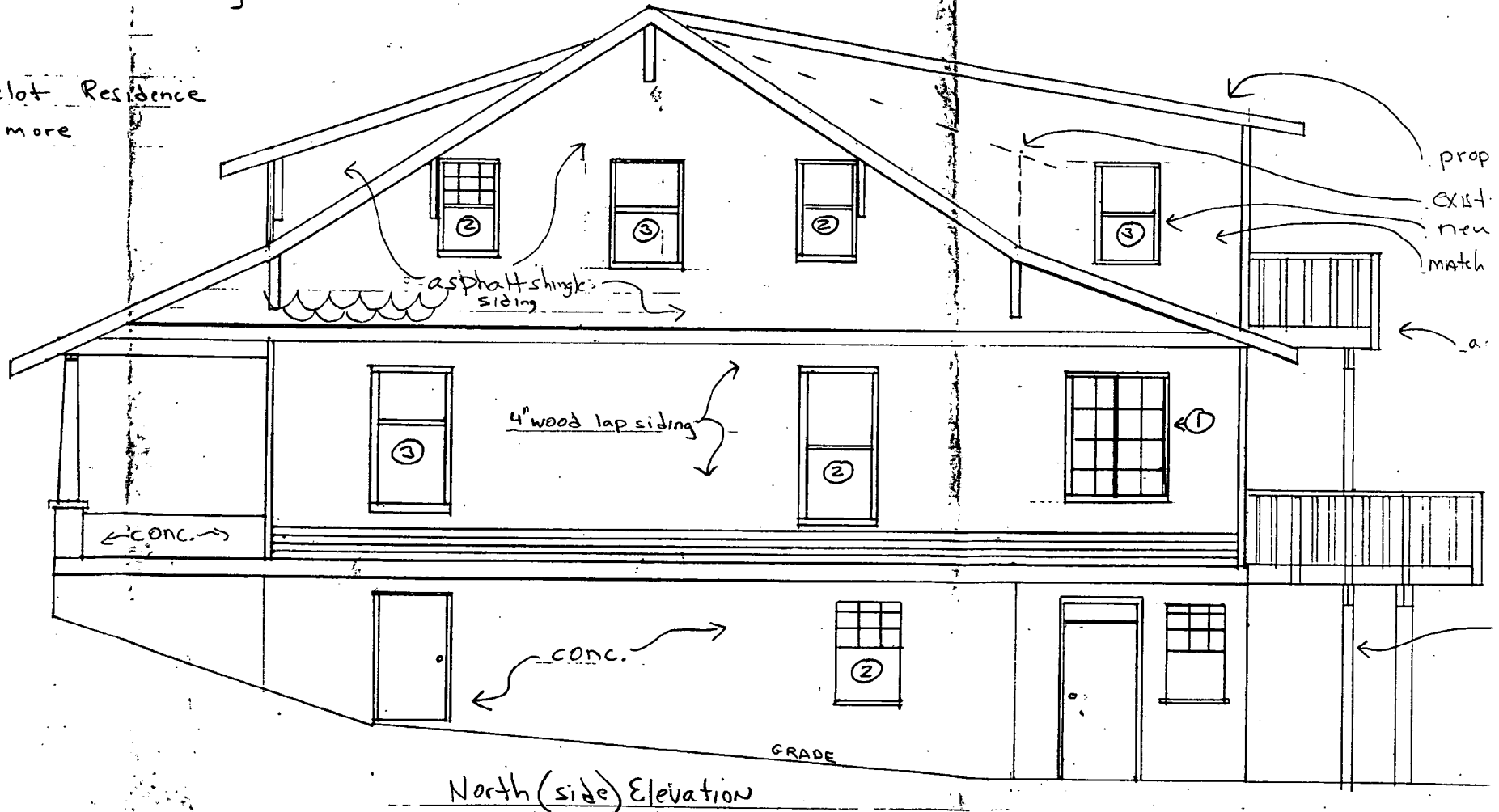




South (side) Elevation

Window Schedule
single glazed casement
single glazed double hung
double glazed double hung

Sill Lancelot Residence
1100 Sycamore



North (side) Elevation