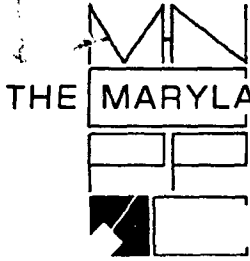


37/3-97T 9 Montgomery Avenue
(Takoma Park Historic District)



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

DATE: July 9, 1997

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).

Applicant: Dennis & Susan Hoffman

Address: 9 Montgomery Avenue, Takoma Park, MD, 20912

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.



TURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Dennis Huffman

Daytime Phone No.: 202-298-0246

Tax Account No.: 275-44-3646

Name of Property Owner: Dennis & Susan Huffman Daytime Phone No.: 301-891-2663

Address: 9 Montgomery Ave Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: McMillan Contracting, Inc Phone No.: 301-649-3936

Contractor Registration No.: MHIC 1227

Agent for Owner: Terrence P. Moore Daytime Phone No.: 301-649-3936

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 7,850.00

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.

[Signature]
Signature of owner or authorized agent

June 16, 1997
Date

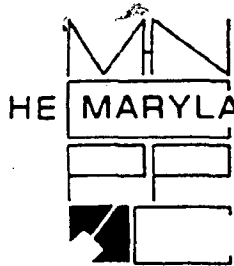
Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: July 10, 1997

Application/Permit No.: 9706187073 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-97T



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: July 9, 1997

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: ^{DMC} 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: 9 Montgomery Avenue
Resource: Takoma Park Historic District
Case Number: 37/3-97T
Public Notice: 6/25/97
Applicant: Dennis and Susan Huffman
PROPOSAL: Replace existing windows

Meeting Date: 7/9/97
Review: HAWP
Tax Credit: No
Report Date: 7/2/97
Staff: Robin D. Ziek
RECOMMENDATIONS:
APPROVAL

PROJECT DESCRIPTION

RESOURCE: Non-Contributing Resource / Takoma Park Historic District

STYLE: Split Level

DATE: c1940's-1950's

The existing house is a 2-story frame house, built by the original owner/builder. The structure is placed at a 45 degree angle to the street, and the front door is along the driveway side of the building, towards the middle of the house. The existing windows are a combination of fixed pane and moveable louvers for ventilation (working in combination with a whole-house fan).

PROJECT PROPOSAL

The applicant proposes to replace the existing window system because the ventilation system is inadequate, and the existing windows are small and do not provide enough light. The owners propose to remove all (26) of the existing windows and louvers, and install new double-hung windows within the existing framed openings. The owners propose to use white vinyl windows, except for the bay window which is proposed to be wood-clad aluminum.

STAFF COMMENTS

The Takoma Park Guidelines are very specific with regard to proposed changes and alterations to Non-Contributing Resources except those concerning major additions and changes to the scale and massing of a structure: they specify that "these should be approved as a matter of course."

The HPC is always concerned when proposals to change all of the windows in a structure are brought to them. This proposal is, however, unique in several ways. The existing window system itself is apparently inadequate, and the owners are trying to address a basic need for ventilation, as well as light. The owners will be maintaining the framed opening with the new installation, but will essentially replace the wood louvered area with glass.

As a Non-Contributing resource, the proposed changes will not effect the surrounding streetscape or the character of the district as a whole, although the proposed use of vinyl would not typically be approved on a Contributing or Outstanding Resource.

STAFF RECOMMENDATION

Staff recommends that, the Commission find this proposal 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 Secretary of the Interior's Standards for Rehabilitation #9:

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

and with the Takoma Park Guidelines for Non-Contributing Resources that state:

Most alterations and additions...should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

and subject to the general condition that the applicant 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: Dennis Huffman
Daytime Phone No.: 202-298-0246

Tax Account No.: 275-44-3646

Name of Property Owner: Dennis & Susan Huffman Daytime Phone No.: 301-891-2663
Address: 9 Montgomery Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: McMillan Contracting, Inc Phone No.: 301-649-3936

Contractor Registration No.: MHIC 1227

Agent for Owner: Terrence P. Moore Daytime Phone No.: 301-649-3936

LOCATION OF BUILDING/PREMISE

House Number: _____ Street: _____
Town/City: _____ Nearest Cross Street: _____
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|---|---|--|---|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>Windows</u> | | | | |

1B. Construction cost estimate: \$ 7,850.⁰⁰

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.


Signature of owner or authorized agent

June 16, 1997
Date

Approved: _____ For Chairperson, Historic Preservation Commission (3)
Disapproved: _____ Signature: _____ Date: _____

Huffman
9 Montgomery Ave

1. Written Description of Project

a. Existing Structure

House still has original windows, many single-pane. Ventilation is a real problem, as windows are fixed (don't open). Beneath some windows (behind wooden louvers), there are boards which can be hung open to allow ventilation, but this system is both extremely cumbersome and mostly ineffective. When open, sharp-edged wooden doors protrude into living space (including above children's beds). Louvers are also full of bugs, especially those at ground level.

b. Description of Project

We propose to remove all windows and louvers, without altering the window frames, and replace them with new windows. Most replacement windows will be double hung. We have been advised that, for both security and safety reasons, double-hung are the only viable option on ground level, as we cannot have anything opening outward onto the driveway, and we need windows which can lock when partially opened. Currently, there are 26 windows (including several which are joined) We will replace them with a total of seventeen double-hung windows plus four casement windows, one picture window, an awning unit, and a bay window. In several cases, where the window frames are nearest to the ground (two downstairs bedrooms) wooden panels will replace the current louvers. These will be painted to match the trim on the house (green).

2. Site Plan: (attached)

3. Plans and elevations: (attached)

4. Materials Specifications: All windows, except the bay, will be white vinyl. Bay will be white aluminum clad wood.

5. Photographs: (attached)

6. Tree Survey: N/A

7. Addresses of adjacent and confronting property owners:

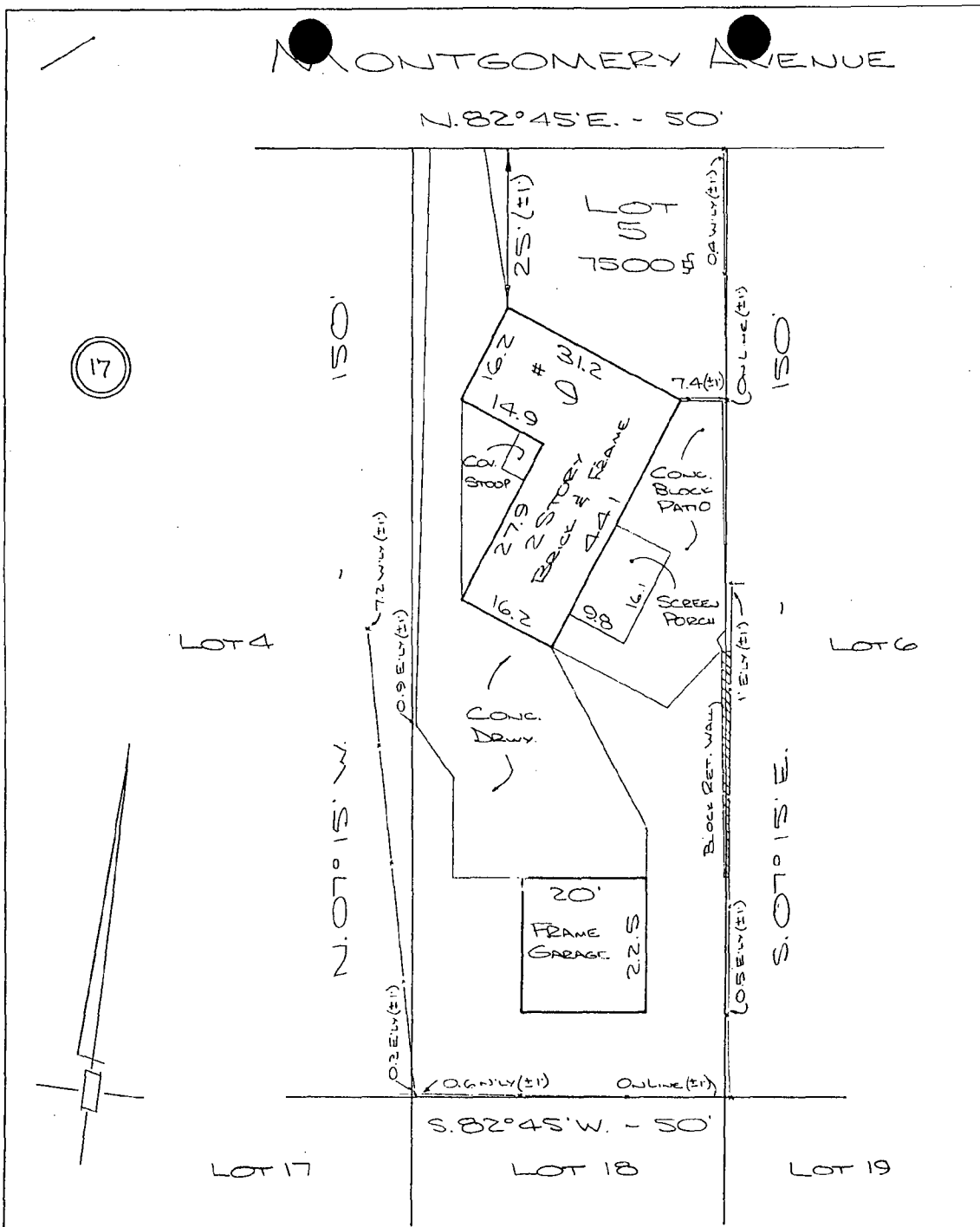
Mr. William Ramsey, 10 Montgomery Ave, 20912 (directly across)

Mr. Edward Diggs, 11 Montgomery Ave, 20912 (on right)

Mr. Larry Rood, 5 Montgomery Ave, 20912 (on left)

MONTGOMERY AVENUE

N. 82° 45' E. - 50'



Capitol Surveys, Inc.

1300 Mercantile Lane
Suite 138
Largo, Maryland 20774
Phone 301-772-1654
Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat 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.
This property lies within Zone C (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
LOT 5 BLOCK 17
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 2 Scale 1" = 20'

CASE: 1133-96 FILE: 54688

DATE: July 29, 1996

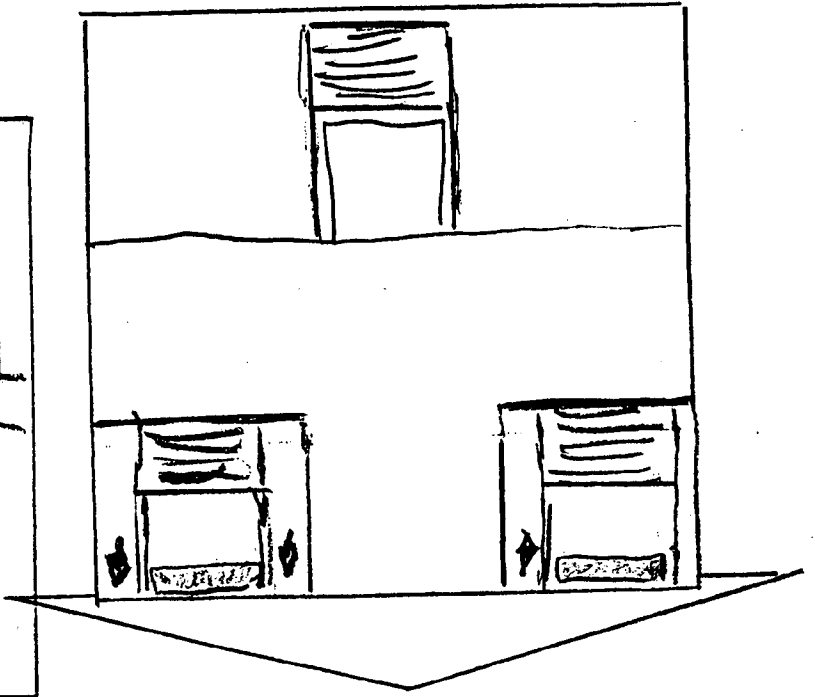
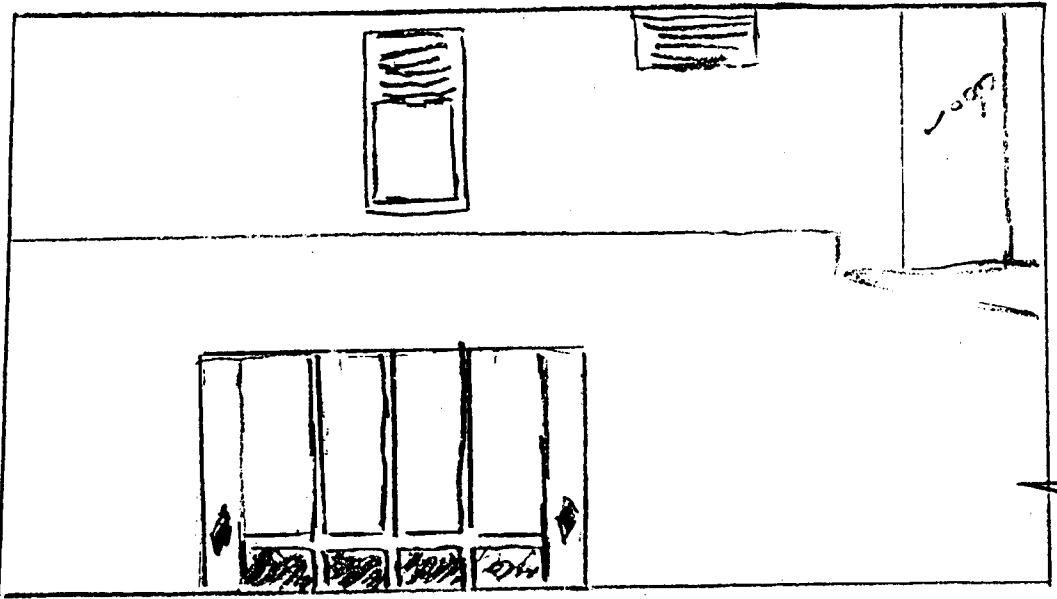
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

(5)

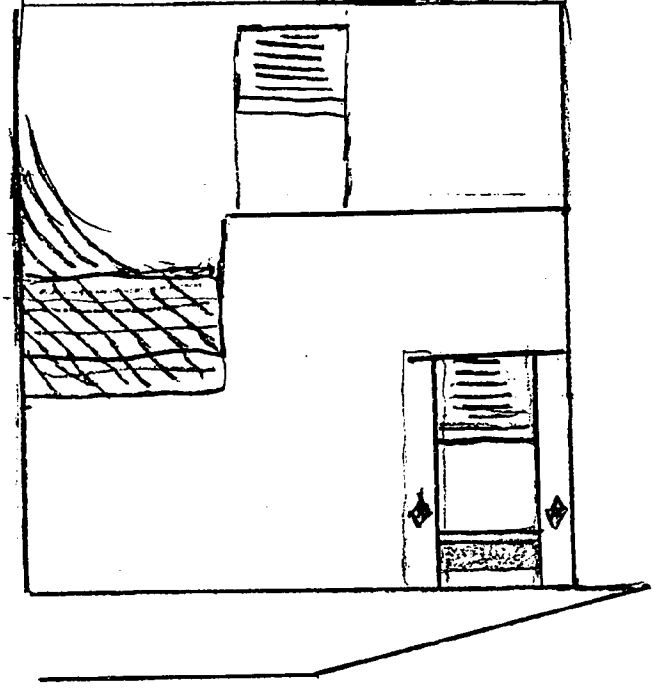
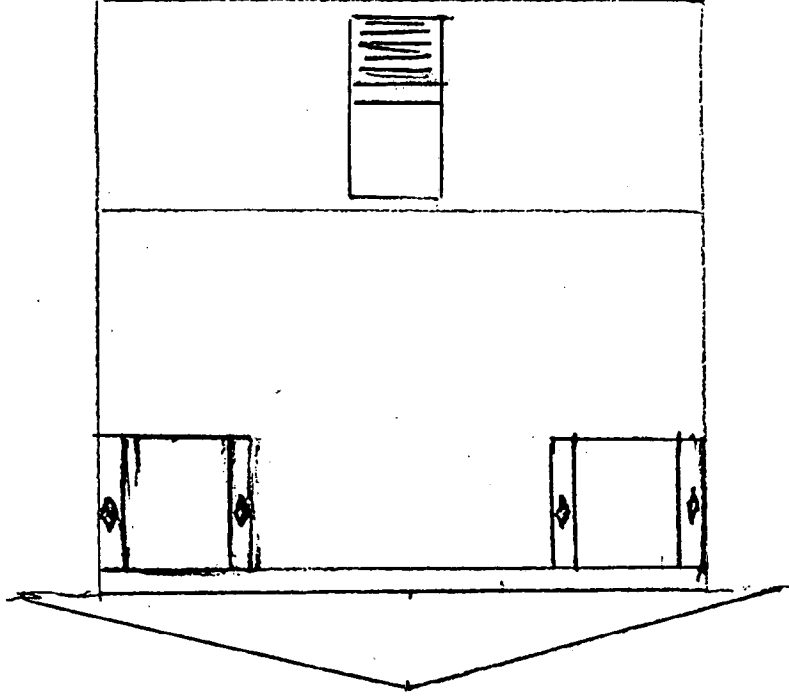
North West Facade - current

②

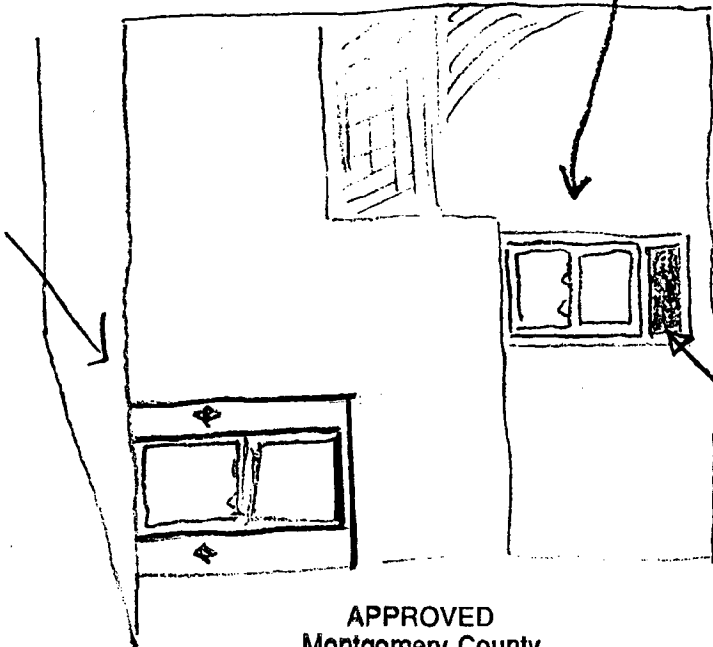


South West Facades (2) - current

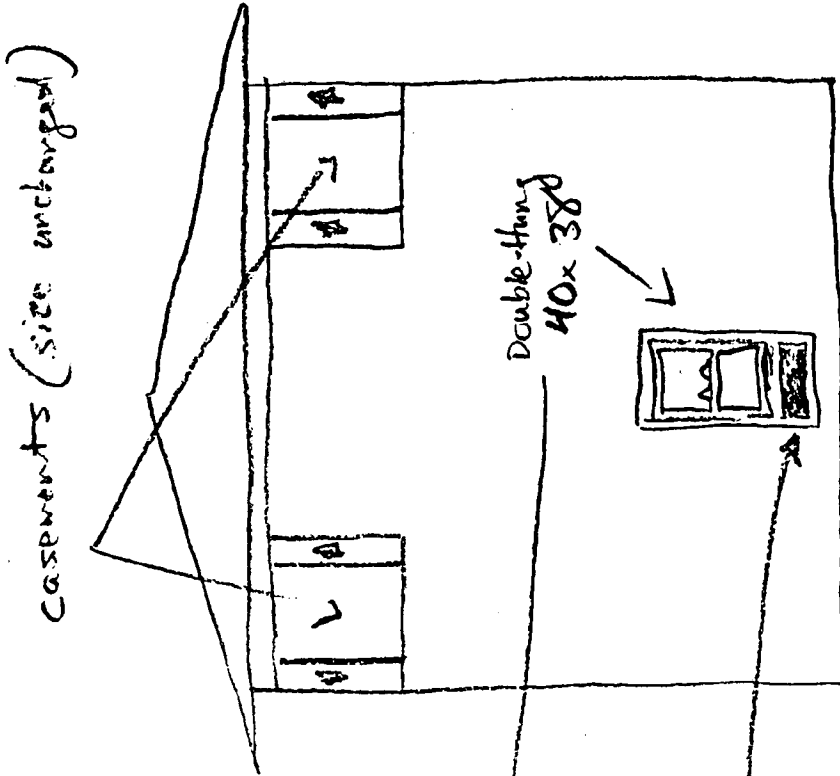
(8)



Double-hung 62 x 38



wooden panels
raise windows above
ground level and match
trim



casements (size unchanged)

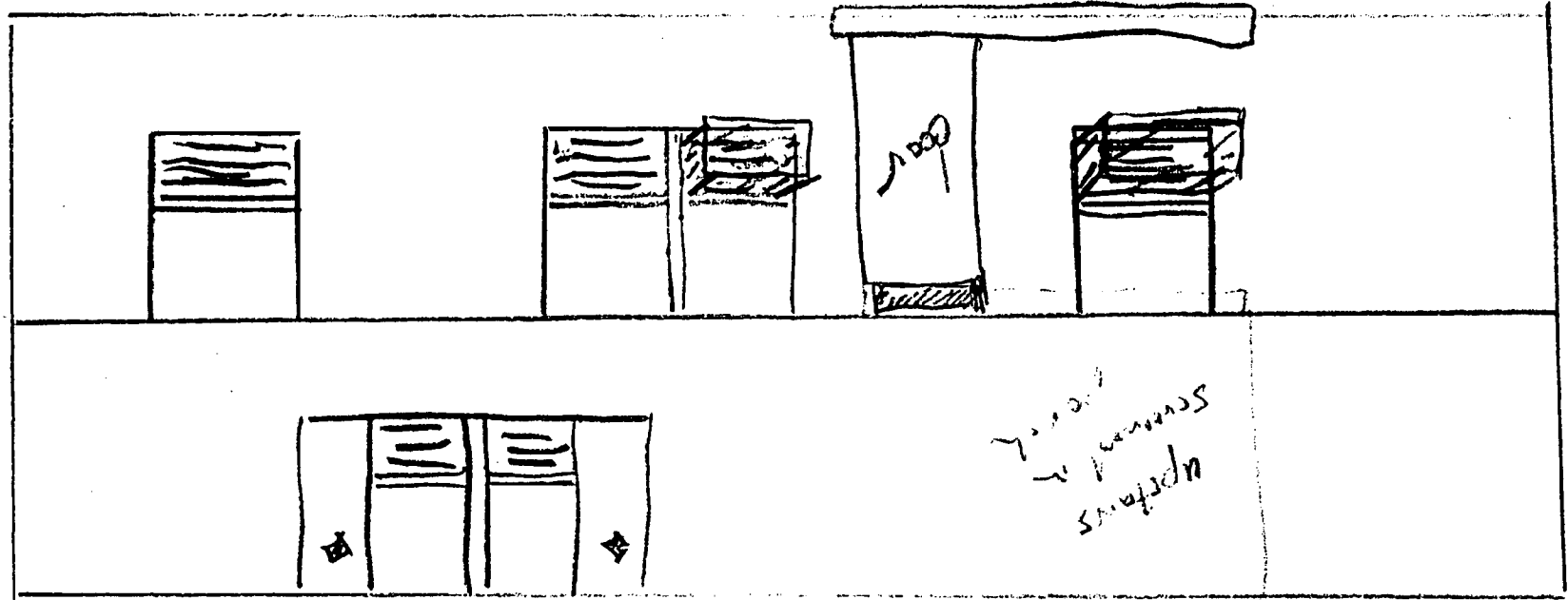
Double-hung
40 x 38

APPROVED
Montgomery County
Historic Preservation Commission

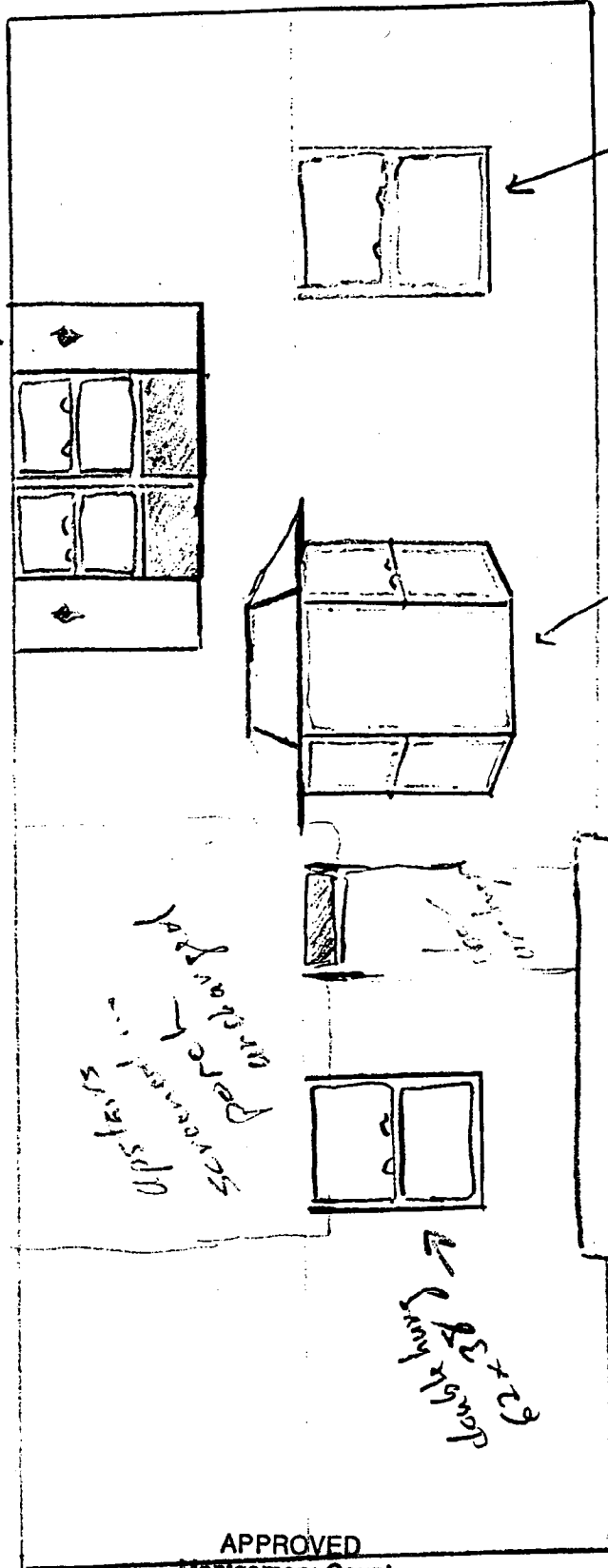
[Signature] 3/10/97

9 Southwest Facades (2) - proposed

South east facade - current



2 double hung each 56 x 37 w
wooden panels & metal trim



double hung
62 x 38 w

62 h x 77 w
Bay window

Screened in
Porch
Archway

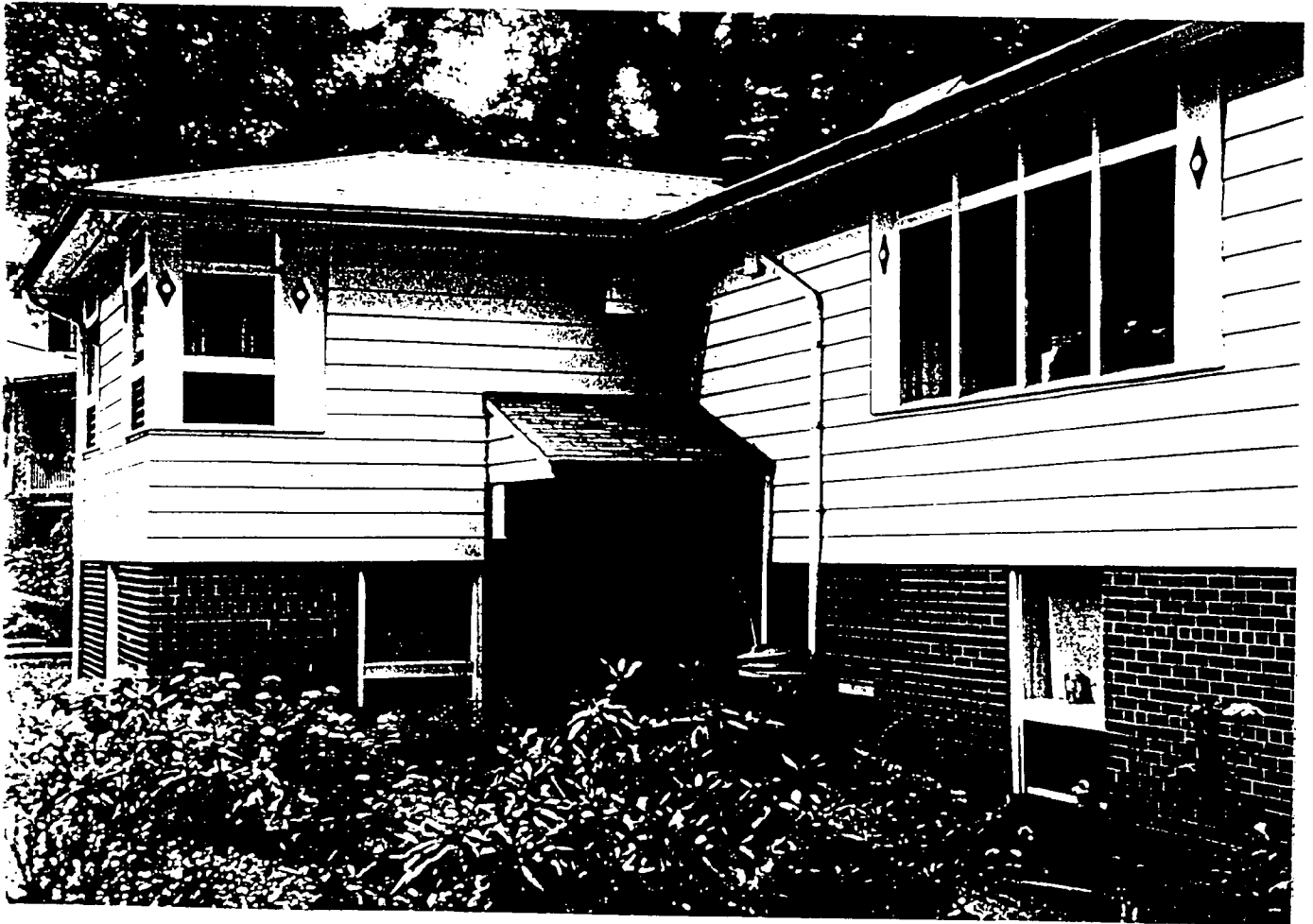
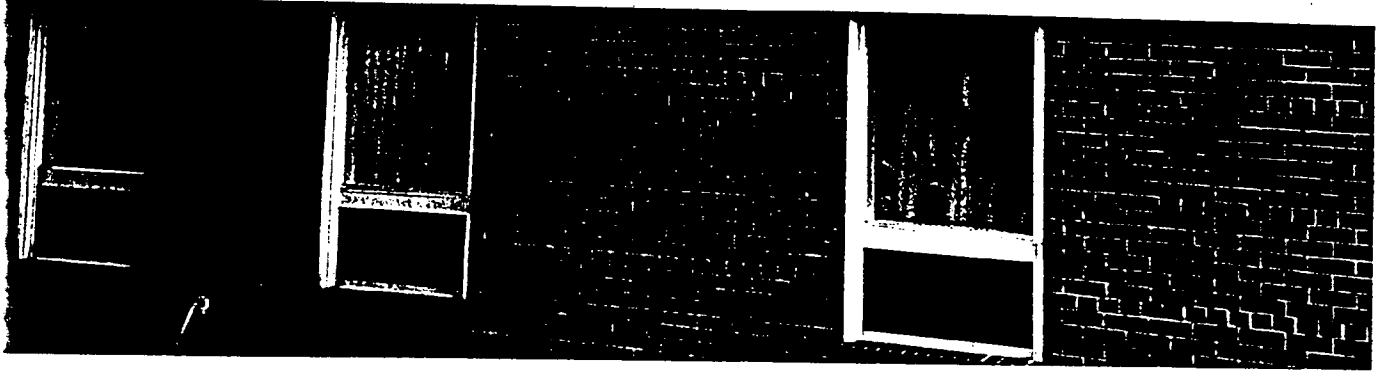
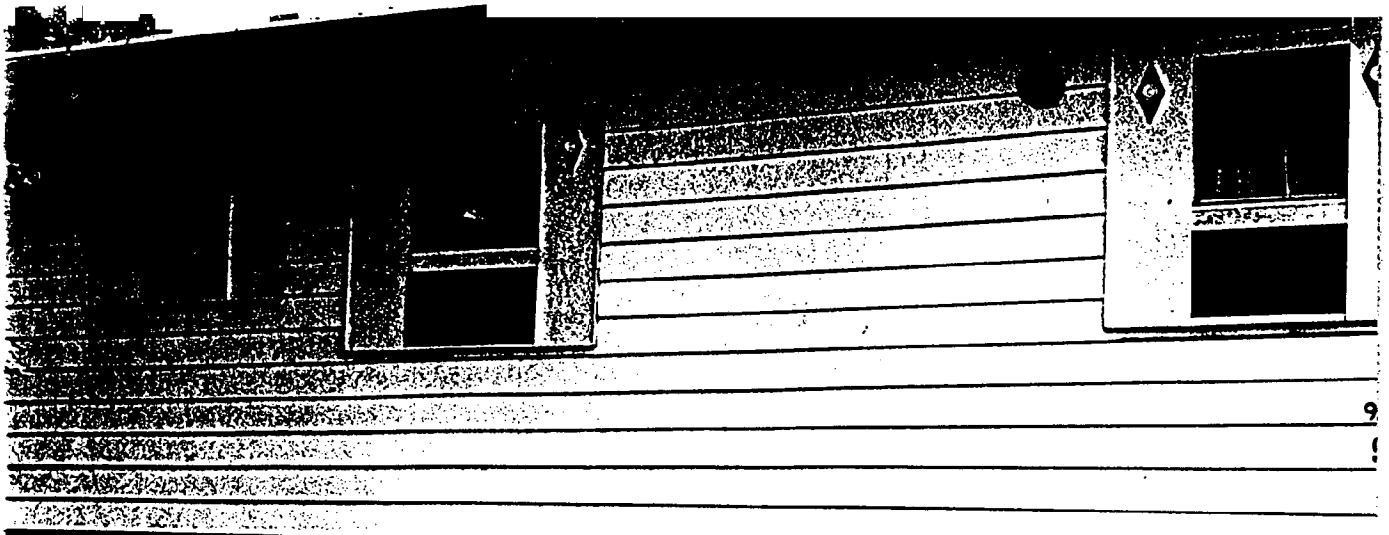
double hung
52 x 37 w

South east Facade - proposed

APPROVED
Montgomery County
Historic Preservation Commission

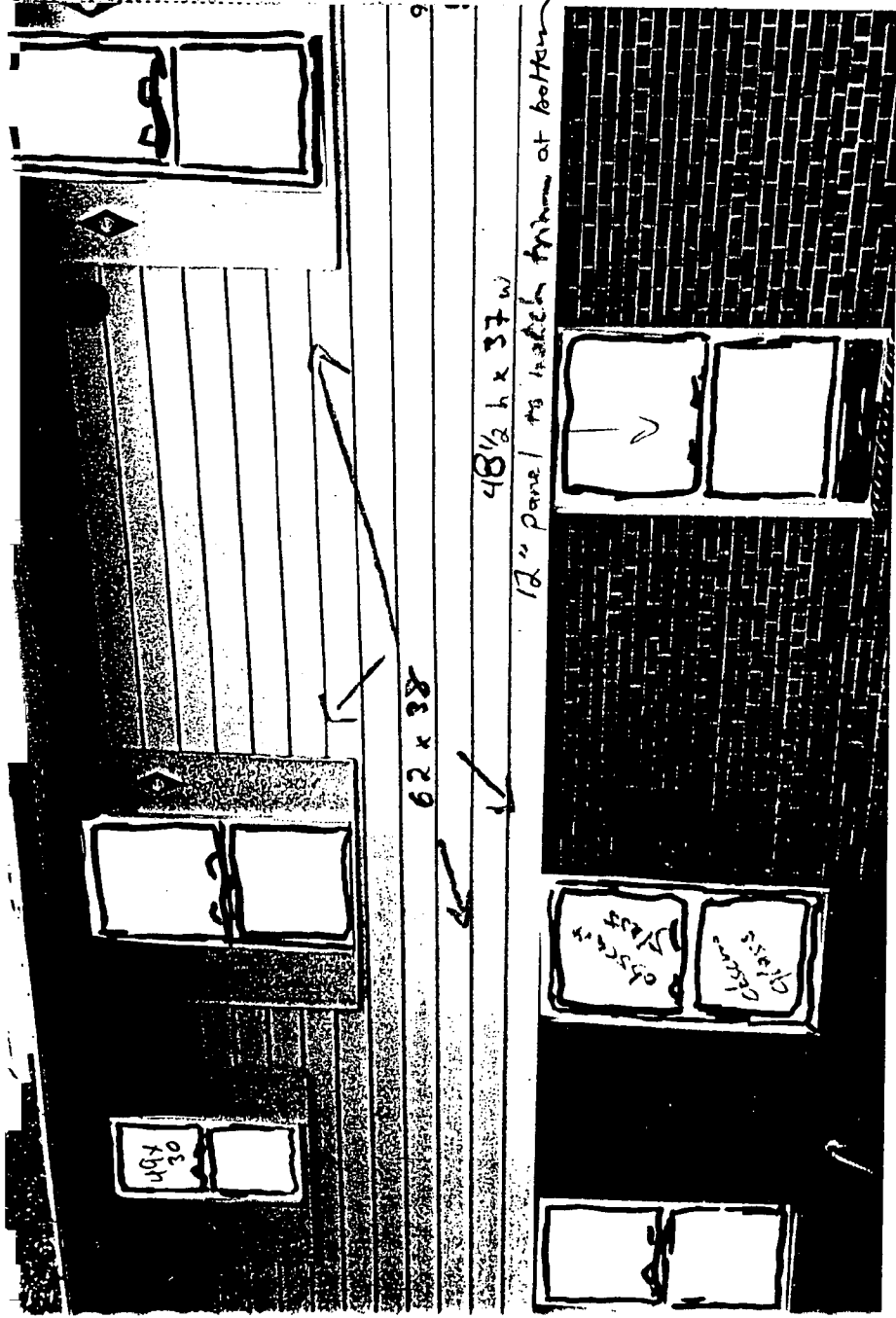
[Signature] 7/10/97

(11)



North east (Front) current

Northwest (Front) facade proposal





←
view from
north



←
rear view from
north

view from
south ↓

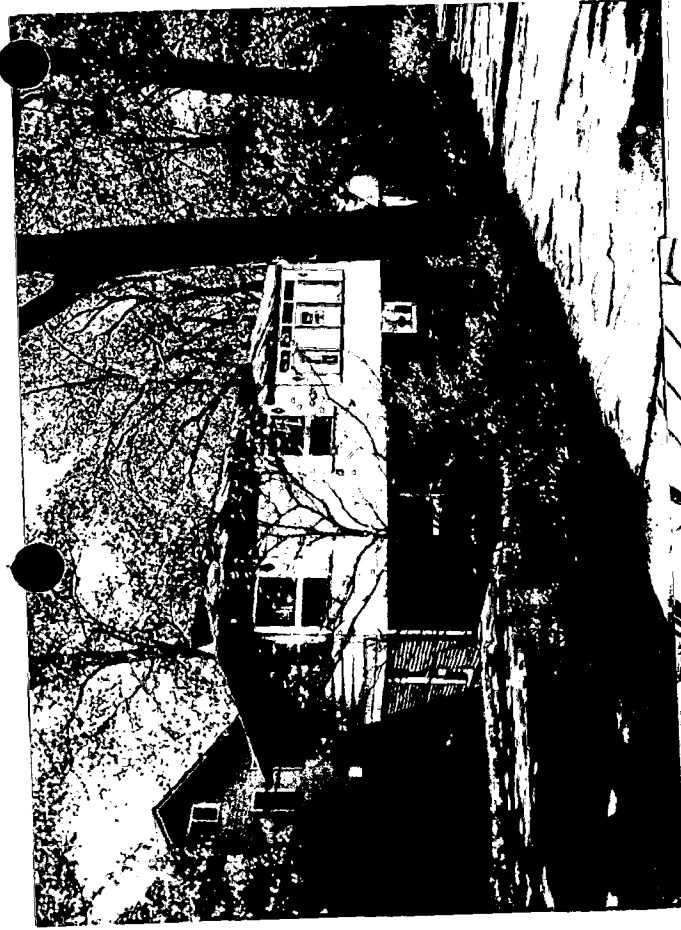




View from street



View from rear.



←
view from
North



←
rear view from
North

view from
south ↓





View from
street



View from
near.

July 1997

9 Montgomery Avenue
Takoma Park