

37/3 36 Columbia Ave.  
37/3-89K

MEMORANDUM

DATE: 5/22/89

TO: Robert Seely, Chief  
Department of Environmental Protection  
Division of Construction Codes Enforcement

FROM: <sup>JAC</sup>Jared Cooper, Historic Preservation Specialist  
Department of Housing and Community Development  
Division of Community Planning and Development

SUBJECT: Historic Area Work Permits

The Montgomery County Historic Preservation Commission at their meeting of 5/18/89 reviewed the attached application by William Strum for an Historic Area Work Permit. The application was:

- Approved
- Denied
- With Conditions: \_\_\_\_\_

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Attachments:

1. HAWP App.
2. Photos
3. Site Plan
4. Plans
5. \_\_\_\_\_

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: May 9, 1989

CASE NUMBER: 37/3 - 89K

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 36 Columbia Avenue

DISCUSSION:

The applicant is proposing a partial side porch enclosure as well as a small shed roof addition on the side of this early 20th century residence in Takoma Park. In discussions with the architect, staff has determined that the main reason for the proposed changes are that living quarters are desired in the basement and that the existing floor plan does not permit a stacked staircase (because of code restrictions).

STAFF RECOMMENDATION:

Although the LAC recommended denial, staff finds that the proposal does not constitute substantial alteration. However, staff suggested two modifications to the architect, who concurred. They include: 1), removal of the side-facing skylight (see Elevation #1), and 2), provision of a setback of at least 6" between the enclosed portion of the porch and the shed addition (this would modify elevation #5, and would serve to better define the original porch space). If the Commission agrees, these two changes could be conditions for approval.

ATTACHMENTS:

1. SA Application
2. LAC Comments
3. Photographs
4. Elevations

COMMISSION ACTION:

JBC:av  
1118E

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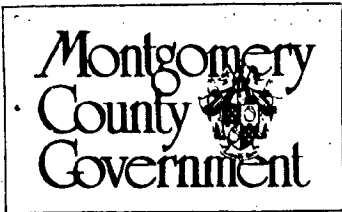
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2. LAC Comments
3. Photographs
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COMMISSION ACTION:

JBC:av  
1118E



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
*Invented Cooper 217-3625*

# APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_ H. 270-8943 (301)  
 NAME OF PROPERTY OWNER William Strom TELEPHONE NO. W. 495-3305 (301)  
 (Contract/Purchaser) \_\_\_\_\_ (Include Area Code) \_\_\_\_\_  
 ADDRESS 36 Columbia Ave Takoma Park MD STATE 20912  
 CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
 CONTRACTOR Bill Radenburg TELEPHONE NO. 270-4378 (301)  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 PLANS PREPARED BY Lipman Davis - architects TELEPHONE NO. (202) 723-1300  
 (Include Area Code) \_\_\_\_\_  
 REGISTRATION NUMBER 7308-12

LOCATION OF BUILDING/PREMISE  
 House Number 36 Street Columbia Ave.  
 Town/City Takoma Park MD Election District 13  
 Nearest Cross Street Hickory Ave.  
 Lot 10 Block 19 Subdivision B.F. Gilbert  
 Liber 4825 Folio 335 Parcel 25

- 1A. TYPE OF PERMIT ACTION: (circle one) Circle One: A/C Slab Room Addition  
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other \_\_\_\_\_
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 35,000
- 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 2B. TYPE OF WATER SUPPLY  
 01 (X) WSSC 02 ( ) Septic 01 (X) WSSC 02 ( ) Well  
 03 ( ) Other \_\_\_\_\_ 03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 5 feet 0 inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner fully within building setback lines  
 3. 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 May 2, 1989

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

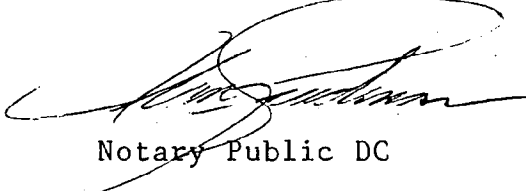
This project is comprised of miscellaneous interior improvements and renovations as well as a partial porch enclosure that creates a foyer and an addition adjoining the foyer that houses a staircase that connects the basement to the first floor. The interior improvements include renovation of the kitchen, making the existing basement apartment handicapped accessible, and constructing additional closets. The exterior of the addition will have finishes that match the existing house. (Aluminum siding, vinyl clad wood windows, existing entrance door will be relocated to the addition, roofing will match existing asphalt shingles.)

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:  
HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

Sworn to and subscribed to before me by Scott T. Davis  
this 2 day of May 1989

  
Notary Public DC

My Commission Expires 4-1-91

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the *Takoma Park* historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: *36 Columbia St.*
- d. Property owner's name, address and phone number:  
*Takoma Park*  
*William Strum*  
*36 Columbia*  
*Takoma Park MD*  
*(h) 270-8943*      *(w) 495-3305*
- e. Is this property a contributing resource within the historic district? Yes  No .
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No .

II. Description of work proposed.

- a. Briefly describe proposed work:

*enclosed porch and add addition toward rear of porch for interior stair from basement apartment to main floor.*

- b. Is this work on the front, rear, or side of the structure?

*rear*

- c. Is the work visible from the street?

*yes.*

- d. What are the materials to be used?

*wood siding + windows*

- e. Are these materials compatible with existing materials? How? If not, why?

*yes match existing*

III. Recommendations of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8  
*Major and incompatible change to facade, enclosure of porch creating a major change in the architectural character of the house.*
2. How could this proposal be altered so as to be approved?  
*Stair must be located on interior or at an alternate exterior location.*

IV. Additional comments

Date on which application received: *5/9/89*

Date of LAC meeting at which application was reviewed: *5/9/89*

Form completed by: *DOUG DUNN*

Title: *Member LAC*

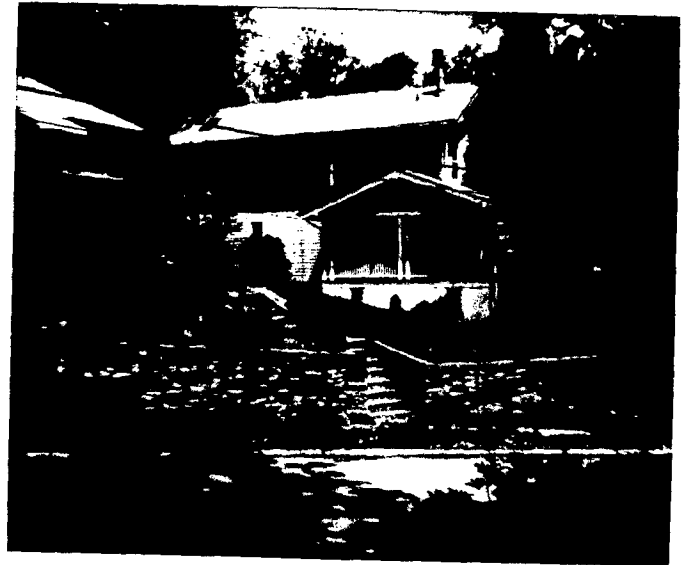
Member of: *Takoma Park LAC*

Date: *5/9/89*





VIEW OF SOUTHWEST AND SOUTHEAST (FRONT) SIDES OF HOUSE

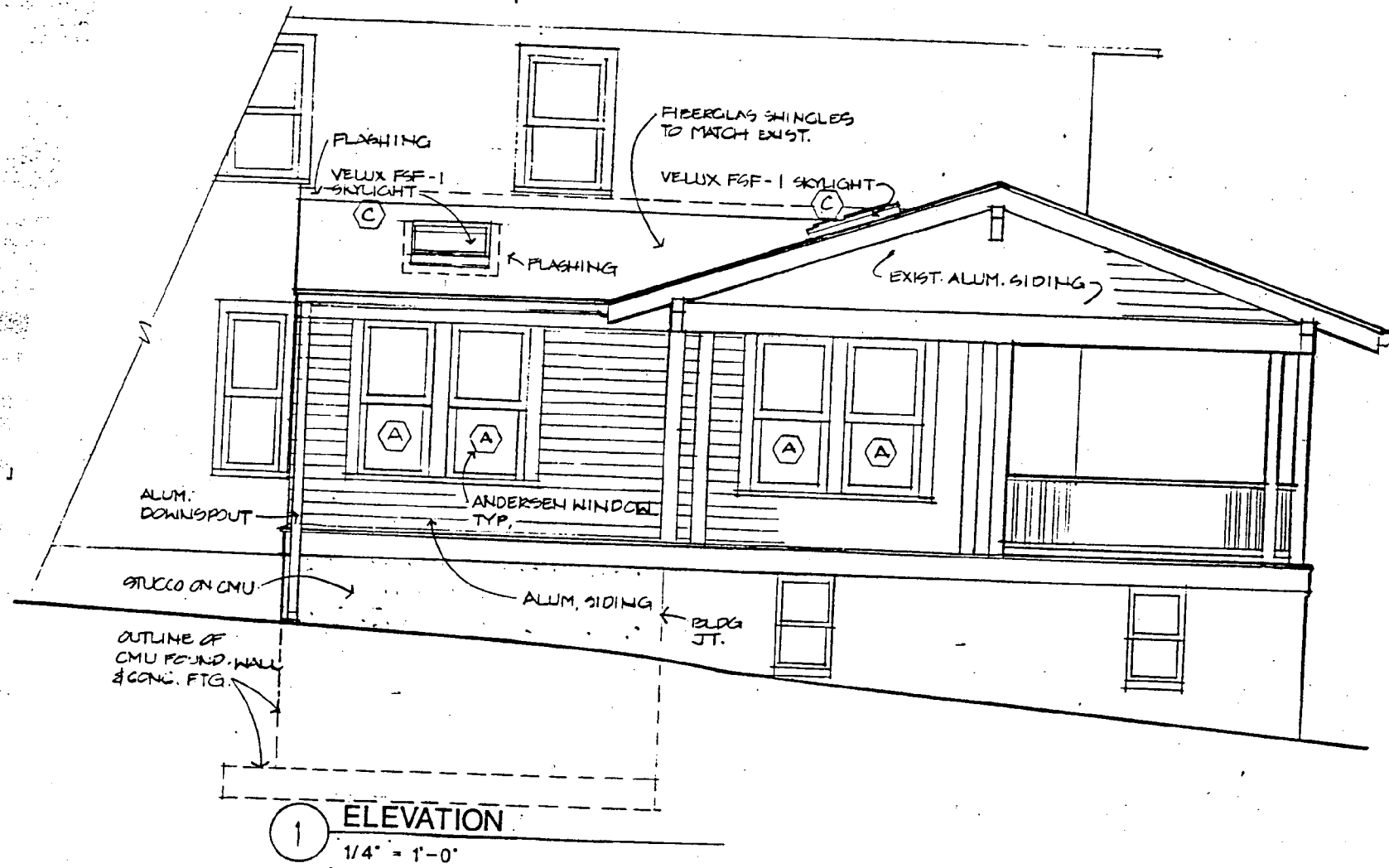


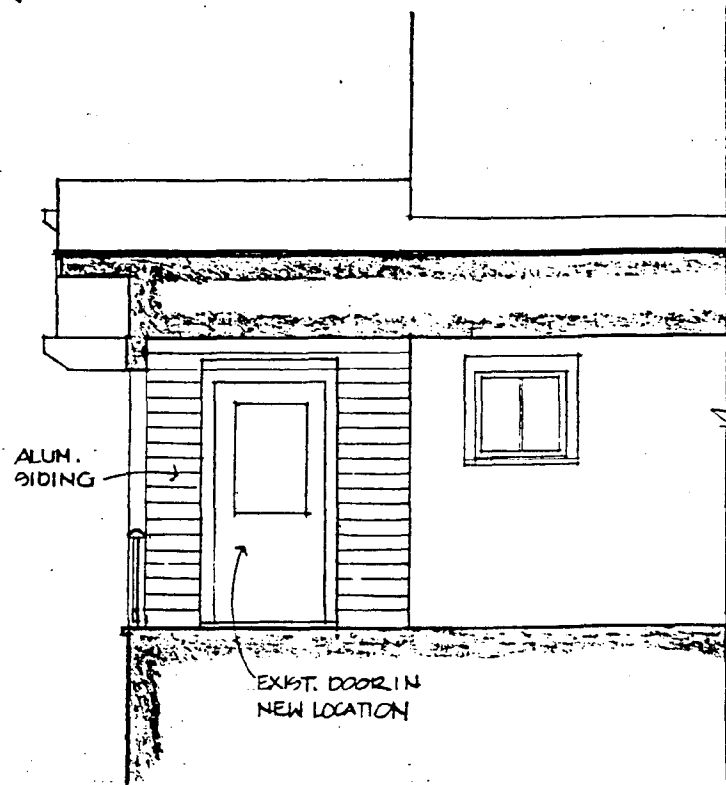
VIEW OF SOUTHWEST SIDE OF HOUSE  
ADDITIONS WILL GO TO LEFT OF EXIST.  
PORCH



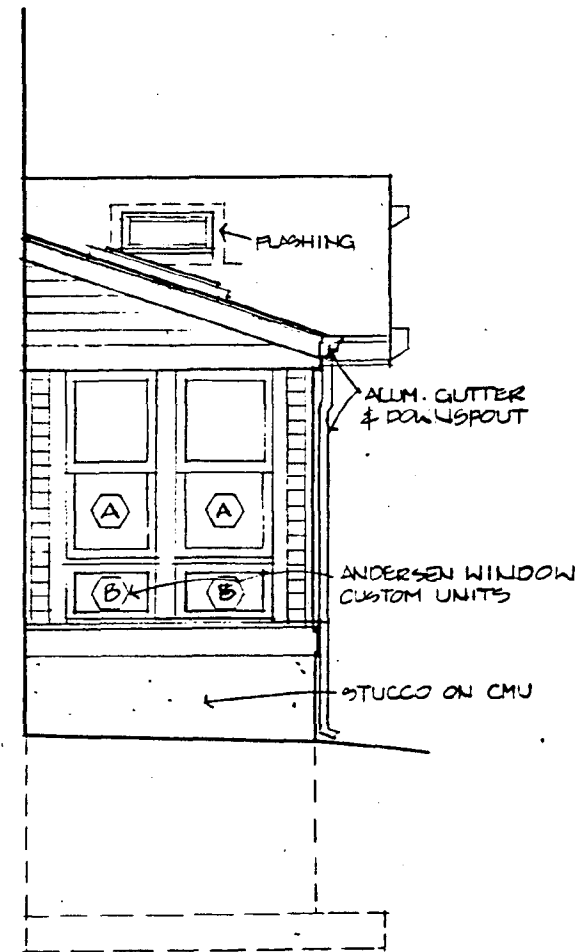
VIEW OF SOUTHEAST (FRONT) SIDE OF HOUSE



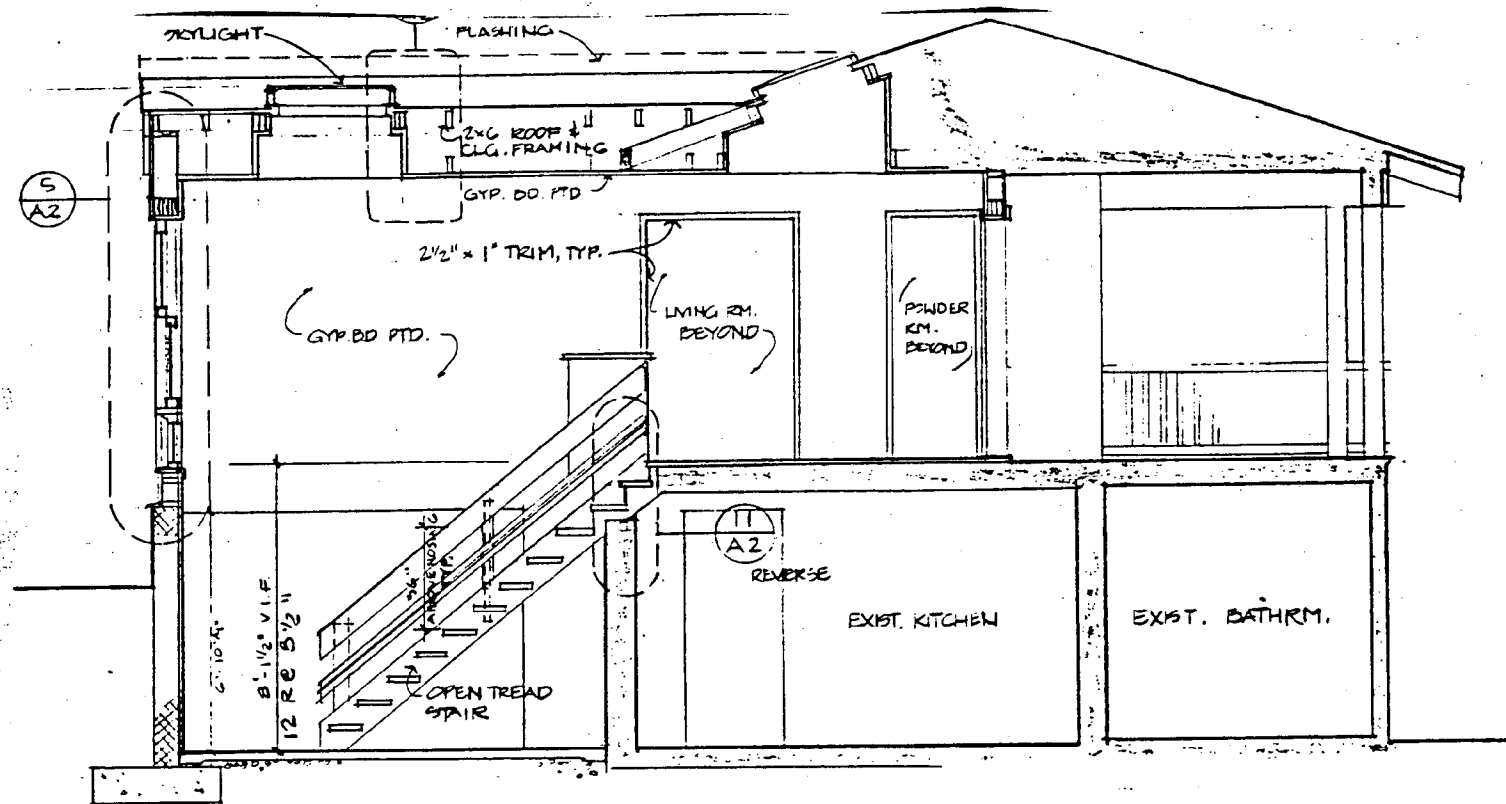




8 SECTION/ELEVATION  
1/4" = 1'-0"



5 ELEVATION  
1/4" = 1'-0"



2 SECTION  
 1/4" = 1'-0"



# Historic Preservation Commission

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

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 NAME OF PROPERTY OWNER William Stearn TELEPHONE NO. W. 495-3305 (301)  
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 ADDRESS 36 Columbia Ave Takoma Park CITY MD STATE 20912 ZIP  
 CONTRACTOR Bill Rodenburg TELEPHONE NO. 270-4378 (301)  
 PLANS PREPARED BY Lipman Davis - architects TELEPHONE NO. (202) 723-1300  
 (Include Area Code) \_\_\_\_\_  
 REGISTRATION NUMBER 7308-12

### LOCATION OF BUILDING/PREMISE

House Number 36 Street Columbia Ave  
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 Nearest Cross Street Hickory Ave.  
 Lot 10 Block 19 Subdivision B.F. Gilchrist  
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- 1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct  Extend/Add  Alter/Renovate  Repair   
 Wreck/Raze  Move  Install  Revocable  Revision   
 Circle One: A/C Slab Room Addition  
 Porch Deck Fireplace Shed Solar Woodburning Stove  
 Fence/Wall (complete Section 4) Other \_\_\_\_\_
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- 2A. TYPE OF SEWAGE DISPOSAL  
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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 May 2, 1989

APPROVED X For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature Stewart Date 5/22/89

APPLICATION/PERMIT NO: \_\_\_\_\_ FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
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THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

This project is comprised of miscellaneous interior improvements and renovations as well as a partial porch enclosure that creates a foyer and an addition adjoining the foyer that houses a staircase that connects the basement (1) to the first floor. The interior improvements include renovation of the kitchen, making the existing basement apartment handicapped accessible and constructing additional closets. The exterior of the addition will have finishes that match the existing house. (Aluminum siding, vinyl clad wood windows, existing entrance door will be relocated to the addition, roofing will match existing asphalt shingles.

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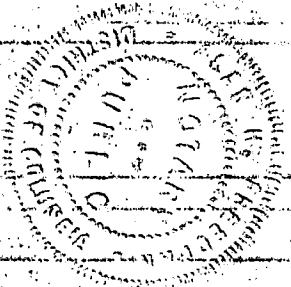
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HISTORIC PRESERVATION COMMISSION  
100 MARYLAND AVENUE  
ROCKVILLE, MARYLAND 20850

Sworn to and subscribed to before me by Scott T. Davis this 2 day of May 1989

*[Signature]*  
Notary Public DC

My Commission Expires 4-1-91



*[Handwritten initials]*

*[Handwritten signature]*

FILING FEE: \$  
PERMIT FEE: \$  
BALANCE: \$  
RECEIPT NO: *[blank]*

FOR INSTRUCTIONS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: 36 Columbia Avenue, Takoma Park, MD 20912
- d. Property owner's name, address and phone number:  
William Strum, 36 Columbia, Takoma Park, MD 20912

(h) 270-8943

(w) 495-3305

- e. Is this property a contributing resource within the historic district? Yes  No .
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No .

II. Description of work proposed.

a. Briefly describe proposed work:

Enclosure of side portion of front porch. Side addition to rear of front porch enclosing new stair connecting basement apartment with first floor.

- b. Is this work on the front, rear, or side of the structure?  
Front and side

c. Is the work visible from the street?

Yes

- d. What are the materials to be used? Wood siding, double hung windows

- e. Are these materials compatible with existing materials? How? If not, why?

Materials are compatible per se (match existing, original facade materials), but construction of side addition and enclosure of a portion of front porch significantly alter historic appearance

of the property from the public right of way.

### III. Recommendations of the Local Advisory Committee

#### a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

#### b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8

Violates 24-A-8 b. (1) and (2). Proposal is a substantially alteration which is incompatible with the historic property and larger historic district. Federal and County standards recommend against porch enclosure and front or front-side additions

2. How could this proposal be altered so as to be approved?

Locate stair in the interior or at an alternative location less visible from the street (e.g. rear or rear-side).  
Do not enclose front porch; obtain space-increase needs by construction on rear of original house.

#### IV. Additional comments

Denial is recommended because the owner's representative does not wish to negotiate an alternative solution. We feel that reasonable solutions for meeting handicapped and space needs are available and are common practice among other members of the community. There are many elderly and handicapped citizens in Takoma Park. Their needs have been met in a manner consistent with preservation design guidelines. In our opinion, the changes necessary to make the application acceptable

Date on which application received: 5/9/89 are substantial enough that it should be resubmitted to the LAC for 2nd review.

Date of LAC meeting at which application was reviewed: 5/9/89

Form completed by: *Caroline Alderson* Title: Chairman  
Caroline Alderson

Member of: Takoma Park LAC

Date: 5/18/89

This form elaborates the discussion presented in the 5/9/89 summary review form submitted on the morning following LAC review.



# City of Takoma Park, Maryland

TELEPHONE 270-1700



7500 MAPLE AVENUE  
TAKOMA PARK, MD. 20912

Mr. Peter J. Levine  
1511 K Street, N.W.  
Suite 1100  
Washington, DC 20009

Dear Mr. Levine:

On behalf of the Takoma Park Historic Preservation Committee, in its role as Local Advisory Committee (LAC) to the Montgomery County Historic Preservation Commission, I wish to respond to your letter of complaint to the City of Takoma Park regarding the Committee's review of your client, Mr. William Strum's Historic Work Area Permit (HAWP) application for alteration of his property at 36 Columbia Avenue, Takoma Park.

We regret the inconvenience suffered by Mr. Strum in undergoing Historic District Review, particularly since he was unable to receive verification of his property's inclusion in the district until submitting his request for a work permit to the County Department of Environmental Protection. We have since received from the County an up to date list of properties located within the District boundaries, enabling us to provide more complete and accurate information to applicants in determining their property's status prior to submitting work applications.

I would like you to know that in our concern for the unexpected delay imposed upon Mr. Strum in having to undergo the extra step of historic preservation review, the Committee made an unusual effort to expedite processing Mr. Strum's application. With each permit request, the Committee is required to submit to the County Historic Preservation Commission a standard review form detailing the affects of the proposed project on the historic qualities of the District.

Because our membership consists of volunteers with full-time job commitments outside of the Committee and because the review meetings take place on weeknights, approximately one week is usually allowed to prepare these forms. During months when a large number of applications, or a number of complex project proposals are submitted, this task may take several hours. The deadline for applications to be reviewed at the County Historic Preservation Commission (HPC)'s next meeting of May 18th was noon the day following our meeting (Wednesday, May 10). Under ordinary circumstances, the applications reviewed at our meeting would have been submitted to the HPC a week after our meeting, in time for the HPC's June 1 meeting. In order to accommodate Mr. Strum's time constraints, we convened early and prepared the review forms during our meeting, as they were submitted. Given the effort made by the committee, it is unfortunate the the proposal was difficult to accept as submitted.

Your letter mentions Mr. Strum's concern that his application may have been judged unfairly because of his past negative relationship with the architectural firm of Price and Partners, of which one of our members, Mrs. Jean Price, is a partner. Neither Mr. Strum (who did not attend our meeting) nor his architect, Mr. Davis, raised the question of bias by Mrs. Price at or before the meeting. As Chairman, I had no knowledge of any conflict between Mr. Strum and Mrs. Price before or during the meeting. Mrs. Price's involvement in the discussion of this property was minimal. Mr. Strum was not present at the meeting and the address of the property is different than that which was the subject of Mr. Strum's dispute with Mrs. Price's architectural firm. Given that I was the only member who viewed the application form prior to the meeting, it is possible that Mrs. Price was unaware that Mr. Strum was the owner of the property for which the permit was being submitted. Mrs. Price made no comment whatsoever on Mr. Strum, or the appropriateness of the work proposal. I led the discussion.

Having viewed the drawings prior to the meeting, I spent a few minutes briefing Mr. Strum's architect, Mr. Davis, on the major preservation design standards having a bearing on this case while the other members examined the drawings. The committee discussion focused on conflicts between the proposed design and Federal and County design standards for work on historic properties. Examining the floor plans to evaluate the spatial and programmatic constraints particular to this case, the committee discussed with Mr. Davis alternate solutions to project's functional requirements.

Mrs. Price's only comment at the meeting, to my recollection, was, in response to Mr. Davis' request that we examine the elevation drawings, "we already have." Mr. Davis was evidently unaware that the committee members had or were examining all of the drawings while I spoke to him. To assure efficient and thorough review, the drawings are always examined in their entirety prior to opening committee discussion. For the purpose of discussing alternative solutions to placement of the staircase, the most useful drawings were the floor plans, so they were on the table for most of our review.

Not only was Mrs. Price's involvement in this review insubstantial, but the merits of the case were such that her opinion would not have affected the Committee's decision anyway. There was a clear consensus of the Committee that the proposed design conflicted with nationally accepted standards for historic properties. Partial enclosure of the front porch and construction of the addition in the front portion of the lot would have a substantial and negative impact on historic facades highly visible from the public right of way. As such, the integrity of the historic streetscape would be diminished and the adjoining historic resources negatively affected.

There was little room for subjectivity in this review because the proposal violated basic design standards for work in historic districts. These standards are based on Federal, State and local enabling legislation which has been repeatedly upheld in in court (see enclosed article from

Nov. 1988 issue of Historic Preservation). The standards which we follow are the Secretary of the Interior's Standards for Rehabilitation and Montgomery County's Historic Suburbs Handbook, which is based on the national standards, but provides specific guidance on the particular types resources which dominate the historic districts of Montgomery County. Both standards specifically recommend retention of character defining features on historic buildings, such as shape, materials, and decorative details. Enclosure, removal, or alteration of porches, a prominent feature of the residential historic districts of Montgomery County, is specifically recommended against, as is construction of additions on locations visible from the public right of way, most notably the front, or front-side portions of the house.

Our committee is composed of eight individuals with different types of experience in historic preservation. Two are full-time preservationists with graduate training in architectural history, restoration technology, preservation theory, planning, and preservation law. One is an attorney specializing in billboard regulation. His experience in the legal foundation of regulations which bear upon fifth ammendment rights transfers directly to his role on the committee. One member is a nationally acclaimed architectural photographer. Four of the committee members are architects, all experienced with historic properties. Their knowledge of design alternatives and construction costs helps the committee to be fair and to work constructively with owners and architects in developing realistic solutions to difficult design problems. All members are required to know the Federal and local preservation design standards.

In regard to the possible hardship imposed upon Mr. Strum in the Committee's request that he incorporate handicapped modifications in another manner, I would also like you to know that we routinely approve handicapped-access modifications and that under no circumstances has an owner's need to provide for a handicapped member of the household ever been denied. It was the consensus of the committee that there were reasonable alternatives, and that other property owners have found less conspicuous means of accomodating such needs. Our committee has an outstanding record of negotiation and compromise. Never have we turned away an owner without providing reasonable alternatives for meeting his or her needs. In fact, in my five years as a member of the committee, this is the first time we have recommended denial because the owner's representative did not wish to negotiate an alternative solution.

We invite and encourage owners, architects, and contractors to attend our meetings and work out mutually acceptable solutions during the review. We appreciate their scheduling constraints and the extra burden that compliance with historic district design regulations imposes. It is our charge to recognize property owners' needs and to compromise. It is also our charge, under the legislation by which we were created, to preserve the aspects of our historic resources which make them valuable to the community.

We would be pleased to meet with you and work out a way to meet your client's needs while preserving the historic streetscape we were created to protect.

Sincerely,



Caroline Alderson

Chairman, Takoma Park Historic Preservation Committee

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

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I. Location of property

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- d. Property owner's name, address and phone number:  
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*36 Columbia*  
*Takoma Park MD*  
(h) *270-8943*      (w) *495-3305*
- e. Is this property a contributing resource within the historic district? Yes  No .
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*enclosed porch and add addition toward rear of porch for interior stair from basement apartment to main floor.*
- b. Is this work on the front, rear, or side of the structure?  
*rear*
- c. Is the work visible from the street?  
*yes.*
- d. What are the materials to be used?  
*wood siding + windows*
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*yes match existing*

### III. Recommendations of the Local Advisory Committee

#### a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

#### b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8  
*Major and incompatible change to facade, enclosure of porch creating a major change in the architectural character of the house.*
2. How could this proposal be altered so as to be approved?  
*Stair must be located on interior or at an alternate exterior location.*

### IV. Additional comments

Date on which application received: *5/9/89*

Date of LAC meeting at which application was reviewed: *5/9/89*

Form completed by: *DOUG DUNN*

Title: *Member LAC*

Member of: *Takoma Park LAC*

Date: *5/9/89*

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas historic district (circle one).
- c. Address of Property: 36 Columbia Avenue, Takoma Park, MD 20912
- d. Property owner's name, address and phone number:  
William Strum, 36 Columbia, Takoma Park, MD 20912

(h) 270-8943

(w) 495-3305

- e. Is this property a contributing resource within the historic district? Yes  No .
- f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes  No .

II. Description of work proposed.

a. Briefly describe proposed work:

Enclosure of side portion of front porch. Side addition to rear of front porch enclosing new stair connecting basement apartment with first floor.

b. Is this work on the front, rear, or side of the structure?

Front and side

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

hung windows

Wood siding, double-

e. Are these materials compatible with existing materials? How? If not, why?

Materials are compatible per se (match existing, original facade materials), but construction of side addition and enclosure of a portion of front porch significantly alter historic appearance

of the property from the public right of way.

### III. Recommendations of the Local Advisory Committee

#### a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed window should be double hung to conform with existing windows)

#### b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8

Violates 24-A-8 b. (1) and (2). Proposal is a substantially alteration which is incompatible with the historic property and larger historic district. Federal and County standards recommend against porch enclosure and front or front-side additions.

2. How could this proposal be altered so as to be approved?

Locate stair in the interior or at an alternative location less visible from the street (e.g. rear or rear-side).  
Do not enclose front porch; obtain space-increase needs by construction on rear of original house.

### IV. Additional comments

Denial is recommended because the owner's representative does not wish to negotiate an alternative solution. We feel that reasonable solutions for meeting handicapped and space needs are available and are common practice among other members of the community. There are many elderly and handicapped citizens in Takoma Park. Their needs have been met in a manner consistent with preservation design guidelines. In our opinion, the changes necessary to make the application acceptable

**Date on which application received:** 5/9/89 are substantial enough that it should be resubmitted to the LAC for 2nd review.

**Date of LAC meeting at which application was reviewed:** 5/9/89

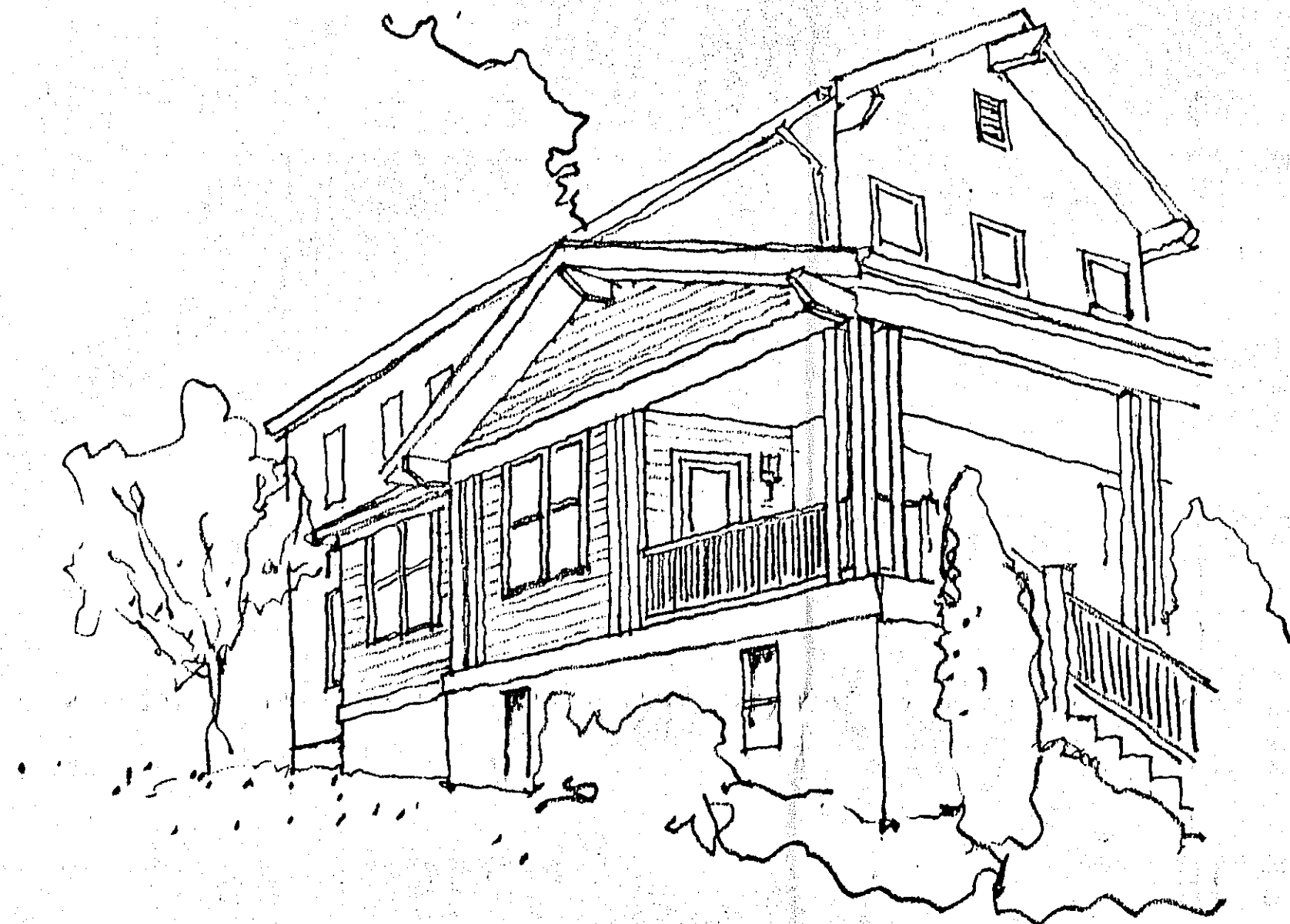
**Form completed by:** *Caroline Alderson* **Title:** Chairman  
Caroline Alderson

**Member of:** Takoma Park LAC

**Date:** 5/18/89

This form elaborates the discussion presented in the 5/9/89 summary review form submitted on the morning following LAC review.





ST D

Building Location Plat

Lot 10 Block 19  
B.F. Gilbert's Addition to  
TAKOMA PARK  
Montgomery County, Maryland  
Scale: 1" = 40'

Surveyor's Certificate

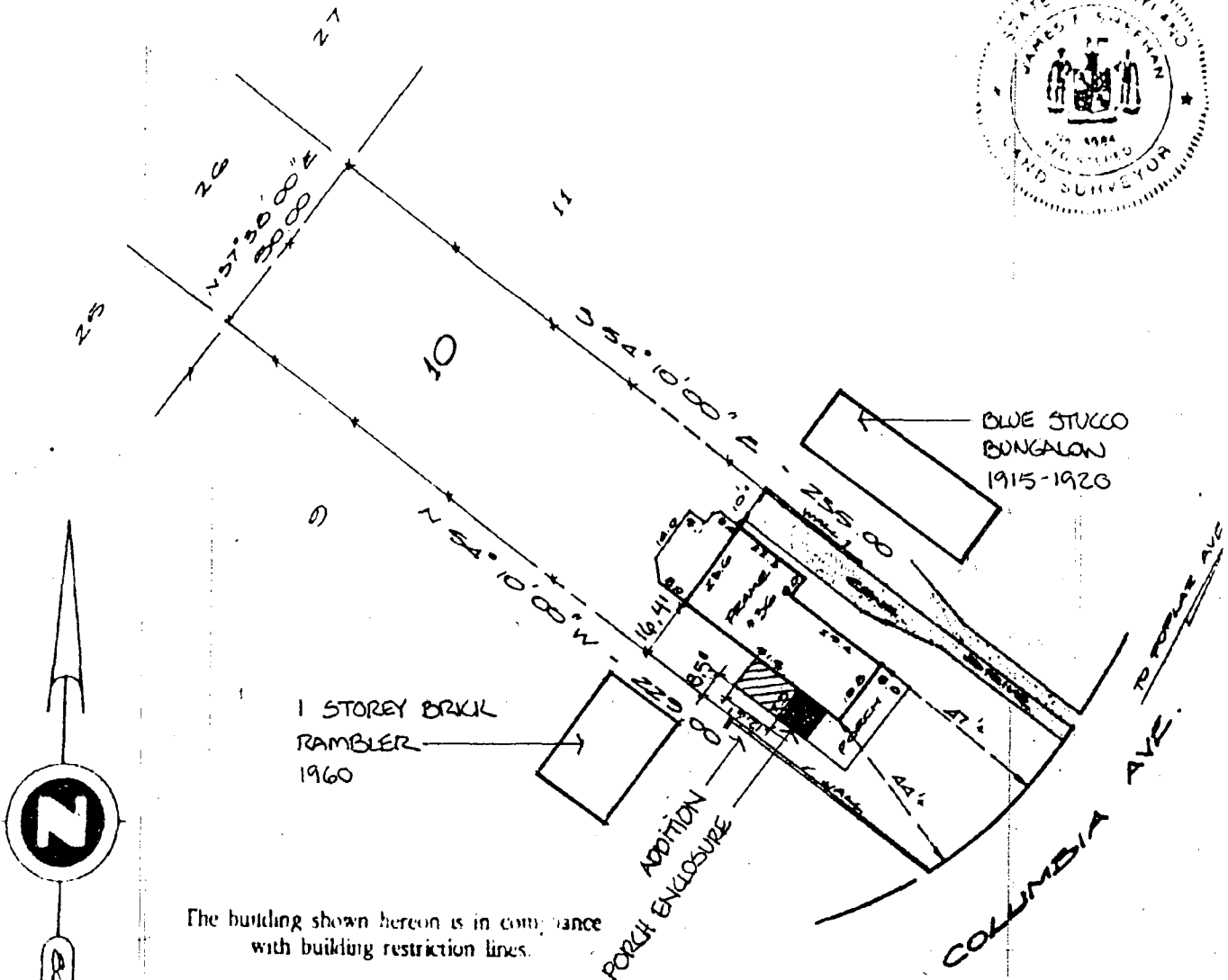
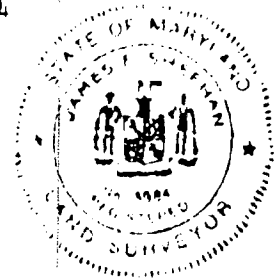
We hereby certify that we have carefully examined the property shown hereon in accordance with record description; that all of the existing buildings have been located by a transit-tape survey; that lot corners have not been set by this survey unless otherwise shown:

Date: June 5, 1986

Frey, Sheehan, Stoker & Assoc., Inc.  
Land Planning Consultants  
Phone 588-3110

Plat Book A  
Plat No. 2

By: James F. Sheehan  
James F. Sheehan  
Professional Land Surveyor  
Md. No. 3984



The building shown hereon is in compliance with building restriction lines.

The lot hereon does not lie within flood hazard Zone A or Zone B as determined by Department of Housing and Urban Development, Federal Insurance Administration



# City of Takoma Park, Maryland

TELEPHONE 270-1700



7500 MAPLE AVENUE  
TAKOMA PARK, MD. 20912

Mr. Peter J. Levine  
1511 K Street, N.W.  
Suite 1100  
Washington, DC 20009

Dear Mr. Levine:

On behalf of the Takoma Park Historic Preservation Committee, in its role as Local Advisory Committee (LAC) to the Montgomery County Historic Preservation Commission, I wish to respond to your letter of complaint to the City of Takoma Park regarding the Committee's review of your client, Mr. William Strum's Historic Work Area Permit (HAWP) application for alteration of his property at 36 Columbia Avenue, Takoma Park.

We regret the inconvenience suffered by Mr. Strum in undergoing Historic District Review, particularly since he was unable to receive verification of his property's inclusion in the district until submitting his request for a work permit to the County Department of Environmental Protection. We have since received from the County an up to date list of properties located within the District boundaries, enabling us to provide more complete and accurate information to applicants in determining their property's status prior to submitting work applications.

I would like you to know that in our concern for the unexpected delay imposed upon Mr. Strum in having to undergo the extra step of historic preservation review, the Committee made an unusual effort to expedite processing Mr. Strum's application. With each permit request, the Committee is required to submit to the County Historic Preservation Commission a standard review form detailing the affects of the proposed project on the historic qualities of the District.

Because our membership consists of volunteers with full-time job commitments outside of the Committee and because the review meetings take place on weeknights, approximately one week is usually allowed to prepare these forms. During months when a large number of applications, or a number of complex project proposals are submitted, this task may take several hours. The deadline for applications to be reviewed at the County Historic Preservation Commission (HPC)'s next meeting of May 18th was noon the day following our meeting (Wednesday, May 10). Under ordinary circumstances, the applications reviewed at our meeting would have been submitted to the HPC a week after our meeting, in time for the HPC's June 1 meeting. In order to accomodate Mr. Strum's time constraints, we convened early and prepared the review forms the during our meeting, as they were submitted. Given the effort made by the committee, it is unfortunate the the proposal was difficult to accept as submitted.

Your letter mentions Mr. Strum's concern that his application may have been judged unfairly because of his past negative relationship with the architectural firm of Price and Partners, of which one of our members, Mrs. Jean Price, is a partner. Neither Mr. Strum (who did not attend our meeting) nor his architect, Mr. Davis, raised the question of bias by Mrs. Price at or before the meeting. As Chairman, I had no knowledge of any conflict between Mr. Strum and Mrs. Price before or during the meeting. Mrs. Price's involvement in the discussion of this property was minimal. Mr. Strum was not present at the meeting and the address of the property is different than that which was the subject of Mr. Strum's dispute with Mrs. Price's architectural firm. Given that I was the only member who viewed the application form prior to the meeting, it is possible that Mrs. Price was unaware that Mr. Strum was the owner of the property for which the permit was being submitted. Mrs. Price made no comment whatsoever on Mr. Strum, or the appropriateness of the work proposal. I led the discussion.

Having viewed the drawings prior to the meeting, I spent a few minutes briefing Mr. Strum's architect, Mr. Davis, on the major preservation design standards having a bearing on this case while the other members examined the drawings. The committee discussion focused on conflicts between the proposed design and Federal and County design standards for work on historic properties. Examining the floor plans to evaluate the spatial and programmatic constraints particular to this case, the committee discussed with Mr. Davis alternate solutions to project's functional requirements.

Mrs. Price's only comment at the meeting, to my recollection, was, in response to Mr. Davis' request that we examine the elevation drawings, "we already have." Mr. Davis was evidently unaware that the committee members had or were examining all of the drawings while I spoke to him. To assure efficient and thorough review, the drawings are always examined in their entirety prior to opening committee discussion. For the purpose of discussing alternative solutions to placement of the staircase, the most useful drawings were the floor plans, so they were on the table for most of our review.

Not only was Mrs. Price's involvement in this review insubstantial, but the merits of the case were such that her opinion would not have affected the Committee's decision anyway. There was a clear consensus of the Committee that the proposed design conflicted with nationally accepted standards for historic properties. Partial enclosure of the front porch and construction of the addition in the front portion of the lot would have a substantial and negative impact on historic facades highly visible from the public right of way. As such, the integrity of the historic streetscape would be diminished and the adjoining historic resources negatively affected.

There was little room for subjectivity in this review because the proposal violated basic design standards for work in historic districts. These standards are based on Federal, State and local enabling legislation which has been repeatedly upheld in in court (see enclosed article from

Nov. 1988 issue of Historic Preservation). The standards which we follow are the Secretary of the Interior's Standards for Rehabilitation and Montgomery County's Historic Suburbs Handbook, which is based on the national standards, but provides specific guidance on the particular types resources which dominate the historic districts of Montgomery County. Both standards specifically recommend retention of character defining features on historic buildings, such as shape, materials, and decorative details. Enclosure, removal, or alteration of porches, a prominent feature of the residential historic districts of Montgomery County, is specifically recommended against, as is construction of additions on locations visible from the public right of way, most notably the front, or front-side portions of the house.


Our committee is composed of eight individuals with different types of experience in historic preservation. Two are full-time preservationists with graduate training in architectural history, restoration technology, preservation theory, planning, and preservation law. One is an attorney specializing in billboard regulation. His experience in the legal foundation of regulations which bear upon fifth amendment rights transfers directly to his role on the committee. One member is a nationally acclaimed architectural photographer. Four of the committee members are architects, all experienced with historic properties. Their knowledge of design alternatives and construction costs helps the committee to be fair and to work constructively with owners and architects in developing realistic solutions to difficult design problems. All members are required to know the Federal and local preservation design standards.

In regard to the possible hardship imposed upon Mr. Strum in the Committee's request that he incorporate handicapped modifications in another manner, I would also like you to know that we routinely approve handicapped-access modifications and that under no circumstances has an owner's need to provide for a handicapped member of the household ever been denied. It was the consensus of the committee that there were reasonable alternatives, and that other property owners have found less conspicuous means of accomodating such needs. Our committee has an outstanding record of negotiation and compromise. Never have we turned away an owner without providing reasonable alternatives for meeting his or her needs. In fact, in my five years as a member of the committee, this is the first time we have recommended denial because the owner's representative did not wish to negotiate an alternative solution.

We invite and encourage owners, architects, and contractors to attend our meetings and work out mutually acceptable solutions during the review. We appreciate their scheduling constraints and the extra burden that compliance with historic district design regulations imposes. It is our charge to recognize property owners' needs and to compromise. It is also our charge, under the legislation by which we were created, to preserve the aspects of our historic resources which make them valuable to the community.

We would be pleased to meet with you and work out a way to meet your client's needs while preserving the historic streetscape we were created to protect.

Sincerely,



Caroline Alderson

Chairman, Takoma Park Historic Preservation Committee



# Montgomery County Government

Historic Preservation Commission  
51 Monroe Street  
Rockville, Maryland 20850











VIEW OF NORTHEAST SIDE OF HOUSE