

37/3 1 Columbia Ave.
37/3-89P

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: June 7, 1989

CASE NUMBER: 37/3 - 89P

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 1 Columbia Avenue

DISCUSSION:

The applicant is proposing a large addition to the 2-story painted brick structure located at the corner of Pine and Columbia Avenues in Takoma Park. The 2-story addition will more than double the overall size of the structure. It is proposed to be of frame construction with vinyl siding. An existing 2-level rear porch will be removed in order to make way for the addition.

As a part of the overall project, the existing structure will be renovated and stripped of exterior add-ons, including a stairway and ductwork, which were probably added during the 1970's when the structure was converted to a restaurant.

Also, the existing gravel parking lot to the south of the structure will be resurfaced; and the existing 6' wood privacy fence at the south edge of the property will be replaced in kind.

STAFF RECOMMENDATION:

Staff finds that this proposal does technically constitute substantial alteration in terms of its impact on the individual resource; but that it does not constitute substantial alteration in the context of the overall historic district. The LAC has already met with the applicant once, and plans to take another look at the plans (which have been slightly revised) at their June 13 meeting. While their comments have not been received, informal discussion with the LAC Chairperson reveal that they are generally supportive of the application; and, with the exception of several details, will probably be recommending approval. Staff will field inspect the site, and will be prepared to make a final recommendation at the June 15 meeting.

ATTACHMENTS:

1. HAWP Application
2. Existing Site Plan
3. Proposed Revisions to Site Plan
4. Photographs
5. Elevations

JBC:av
1181E



Montgomery County Government

MEMORANDUM

DATE: 7/7/89

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

FROM: Jared B. Cooper, ^{JBC}Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development

SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 7/6/89 reviewed the attached application by Leon Trager for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: _____

Attachments:

1. HAWP Application
2. Site Plan
3. Elevations
4. Survey
5. _____

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

Michael Knecht
Gary Edwards
Irene Edwards
Marlene Cohn
Victor H. Cohn
Peggy Kenealy
Daniel Jones
Anne Sementa Long
David Long
Andrew Dempster
Stephen Dennis

The July 6, 1989 meeting of the Historic Preservation Commission convened at 7:15 p.m., in the Stella B. Werner Council Office Building Auditorium.

I. DETERMINATION OF SUBSTANTIAL ALTERATION

A. Continuation of the Review of the Application of Leon Trager for Determination of Substantial Alteration at 1 Columbia Avenue, Takoma Park, MD (HPC Case No. 37/3 - 89P)

Chairperson Miskin noted Mr. Trager's presence, and asked him what changes had been made to his application, relative to the Commission's concerns. Mr. Trager stated that 2 parking spaces fronting Pine Avenue have been eliminated from the plan, while a new parking space has been created near the entrance to the new addition, resulting in a net loss of one space. Mr. Trager further stated that the entrance has been changed on the plans, and is now proposed to be of a simple, rectangular design over the door. Mr. Trager said the rear wall has been extended to the property line to conform with code restrictions, and the wall will be masonry. Four false windows will be installed in the wall.

Commissioner Cantelon suggested to Mr. Trager that an urban mural (or trompe d'oeil) might be an interesting option for the rear wall, instead of the false windows and plain wall. Mr. Trager said he would consider the idea.

Commissioner Cantelon MOTIONED to approve the amended application of Mr. Trager, citing criterion 24A - 8(b)(3); that the proposal would enhance or aide in the protection, preservation, and private utilization of the historic resource within the atlas



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 (Contract/Purchaser) Michael Heiserman TELEPHONE NO. 3101
 ADDRESS 300 Carroll Avenue STATE MD ZIP 20854
 CONTRACTOR Michael Heiserman TELEPHONE NO. 3101
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY Michael Heiserman TELEPHONE NO. 3101
 REGISTRATION NUMBER _____
 LOCATION OF BUILDING/PREMISE
 House Number 1 Street Carroll Avenue
 Town/City Takoma Park Election District 13
 Nearest Cross Street Carroll Avenue
 Lot 3#1 Block 16 Subdivision B. F. Gilbert's addition to Takoma Pr.
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Fence/Wall Porch Deck Fireplace Shed Solar Woodburning Stove
 Circle One: A/C (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 225,000.00
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepco
 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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

4A. HEIGHT 6 feet _____ 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 yes
 2. Entirely on land of owner _____
 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 June 6, 1989

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 7/7/89

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:)

Color of existing painted brick (yellow) to be changed to a subdued color, perhaps a Colonial or slate blue with siding of new addition to match new color of brick.
Existing 6' solid stockade fence to be replaced with new 6' solid stockade fence. Addition (2 story with basement) of 1008 square feet per floor to be added to existing structure which has 885 square feet per floor plus existing rear porches of 272 square feet per floor (rear porches will be removed and replaced by new addition).

(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

TAKOMA PARK LOCAL ADVISORY COMMITTEE REVIEW

1 COLUMBIA AVENUE - LEON TRAGER, OWNER

REDEVELOPMENT OF SINGLE FAMILY RESIDENTIAL STRUCTURE
FOR NEW COMMERCIAL USE

The enclosed design, received on 6/1/89, is the third proposal which has been presented to the LAC for redevelopment of this property. The building is a 2 story, foursquare house on Columbia Avenue at Carroll Avenue, a major commercial thoroughfare. The house fronts on Pine Avenue, which is exclusively residential.

One Columbia Avenue has served a commercial function for some years. Most recently, it functioned as a cooperatively operated cafe. Mr. Trager, the owner, wishes to remodel the building and increase the existing square footage for a new commercial use. The building is unusual in that it is plainly visible from three streets: Pine (front), Columbia (side), Carroll (side, rear). Although this concept proposes the largest square foot increase, it is the option of which the committee is most supportive.

Three concepts have been proposed:

1. Enclose/extend rear two story veranda; construct 2 story veranda on Carroll Avenue side matching original rear veranda. (Restaurant use)

Response: The committee had two major concerns. The first was that enclosure of the rear porch could destroy or obscure significant original detailing and compromise open appearance which makes the rear facade inviting and architecturally strong. Mr. Trager was encouraged to enclose the porch with glass to preserve its open appearance.

The second concern was that adding a 2 story gallery on the side, though attractive, would transform the building into something resembling a Louisiana plantation house, certainly not characteristic of suburban Takoma Park. The committee recommended constructing only a 1 story porch on the side (wrap from front) as an alternative.

The committee further noted that the community strongly supports retaining a restaurant at the site. The Chairman suggested that this may be one of the rare cases in which, the larger benefit to the community of adapting the building for restaurant use merits lenient application of the design standards (Ordinance Criterion No. 6).

2. Add 16 foot deep porch/addition to side of house (Restaurant or Office use)

Response: The committee agreed that this alteration would destroy the historic integrity of the original house. The massing of the front

facade would be radically altered by extending the front wall more the half of its present width. 16 feet was felt to be an excessive depth for a porch. All visible facades would be substantially altered. The committee was unsure of how the new roof could be integrated successfully with the original hipp.

3. Rear addition, extending original hipp roof and replicating original trim and window detailing, but constructed in wood (original is brick with stone trim). This option necessitates demolition of the rear, two story veranda. (Office use)

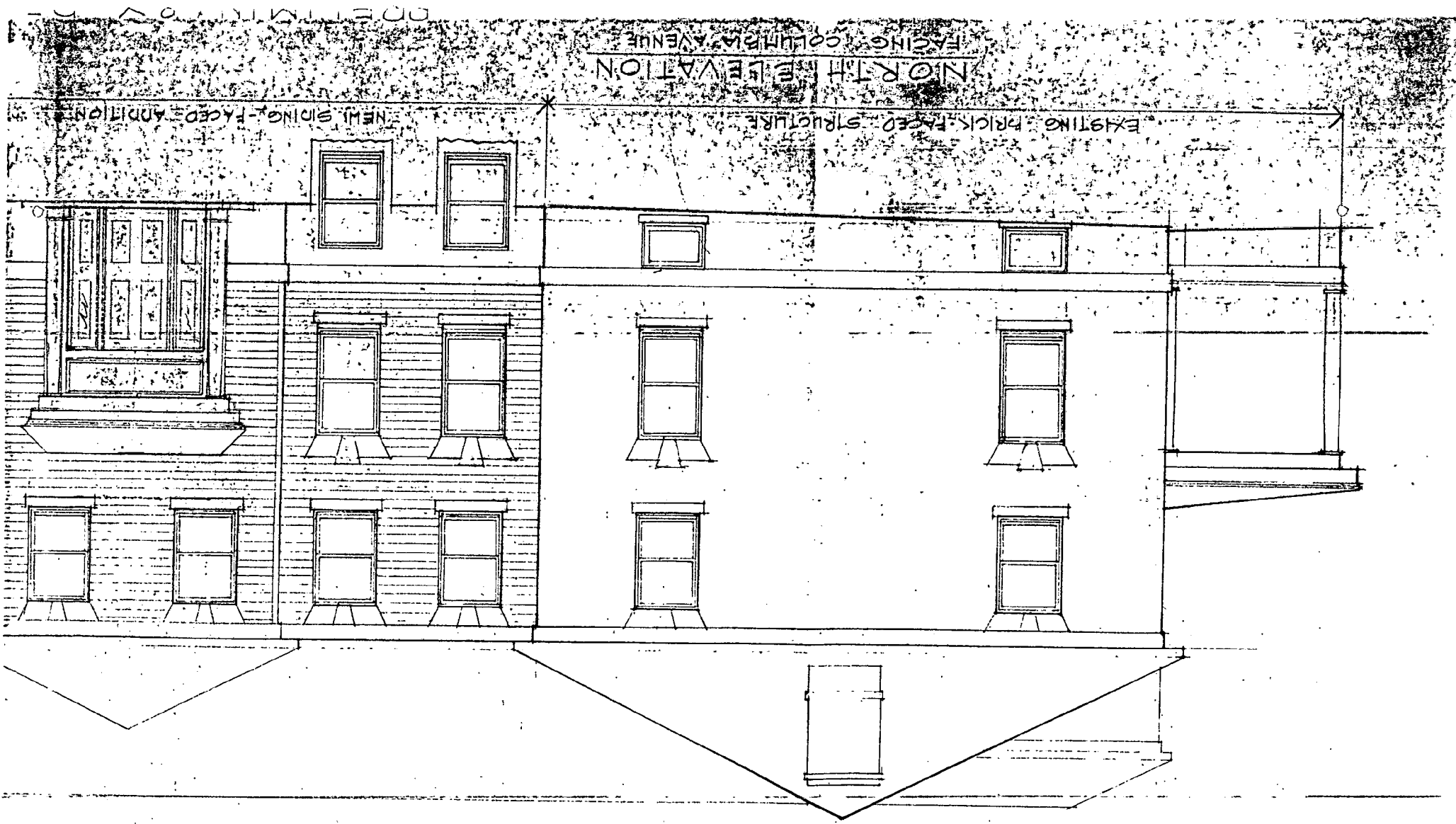
Response: Although loss of the distinctive rear veranda is regrettable, this concept leaves the original front and side facades intact. The windows and detailing of the new structure emulate those of the original, but the addition is made clearly separate and subordinate by the substitution of wood for brick and stone.

The addition is certainly large in proportion to the original building. It more than doubles the existing square foot area. However, the property is situated at a borderline commercial-residential location of increasing real estate pressure and is unlikely to revert to single family residential use. An effort has been made to preserve the three most important facades--the original front and sides oriented toward the residential district off of Carroll Avenue--and to break up the new long side facade by slightly indenting the new walls from the existing sides and further breaking the wall plane with a projecting "pavilion" on the visible side (the other side adjoins a parking lot screened by a privacy fence).

One concern that remains is the elimination of the side yard facing Carroll Avenue for additional parking. We recommend that the parking be screened from the street by substantial, evergreen plantings.

Another concern involves the new side entrance (Carroll Avenue side). The proposed entrance is rather monumental, with double doors in an arched surround, curiously resting on the grade, instead of the foundation base. Mr. Trager wishes to retain the grade level entrance to meet interior requirements. We suggest that the entrance be simplified, eliminating the arched entrance detailing. We feel that, from a preservation standpoint, a simple entrance would be preferable to a monumental entrance, since none ever existing on that facade, or the entire house, for that matter.

In summary, although this is a substantial change to the historic house, we feel that the new design is sympathetic with the original, leaving the most important facades and original materials intact, and that it may well be the best thing that comes along, given the likelihood of its continued commercial use.



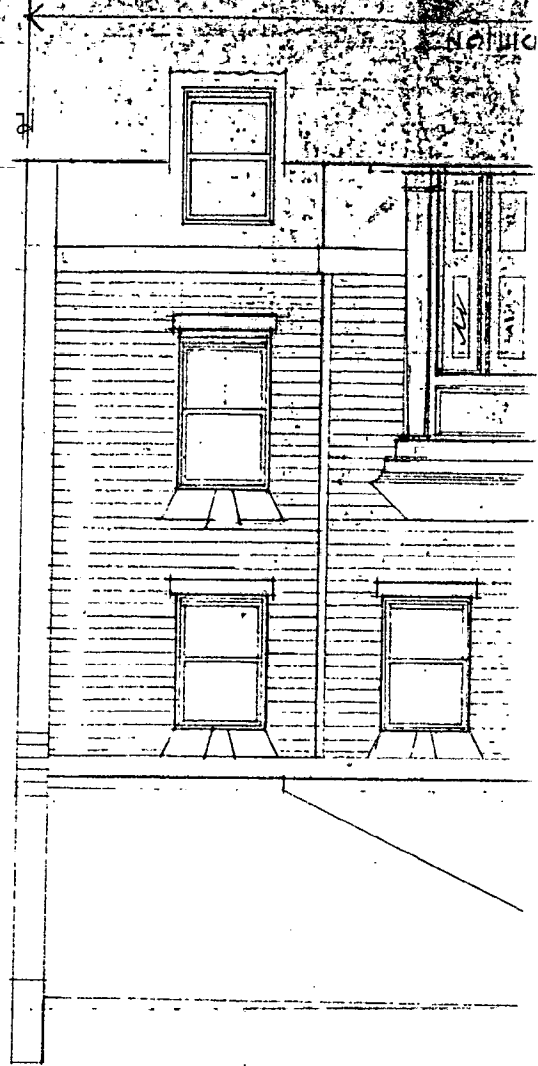
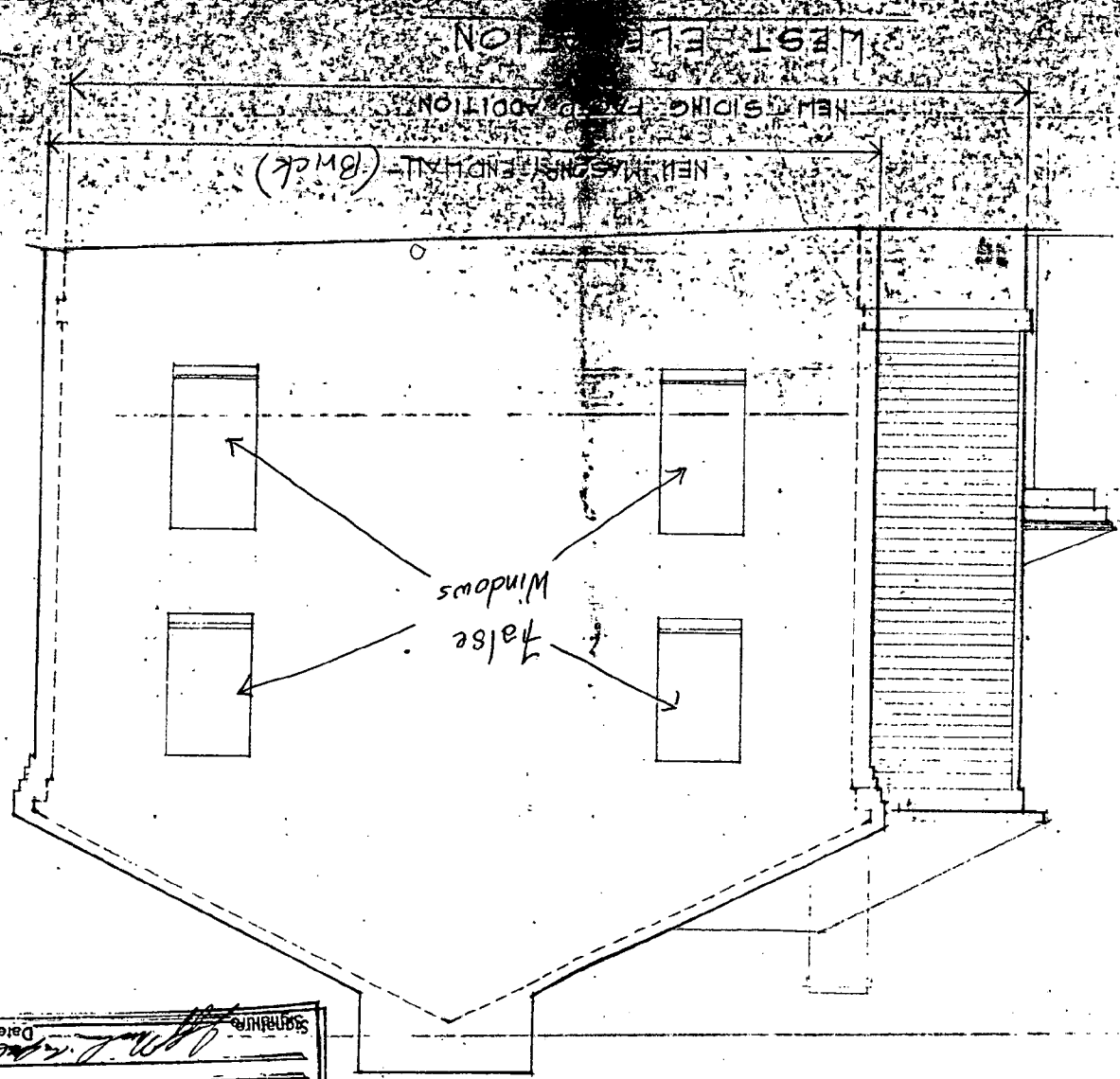
NORTH ELEVATION
EXISTING BRICK FACED STRUCTURE
NEW SIDING - FACED ADDITION

ON ESTIMATE 020

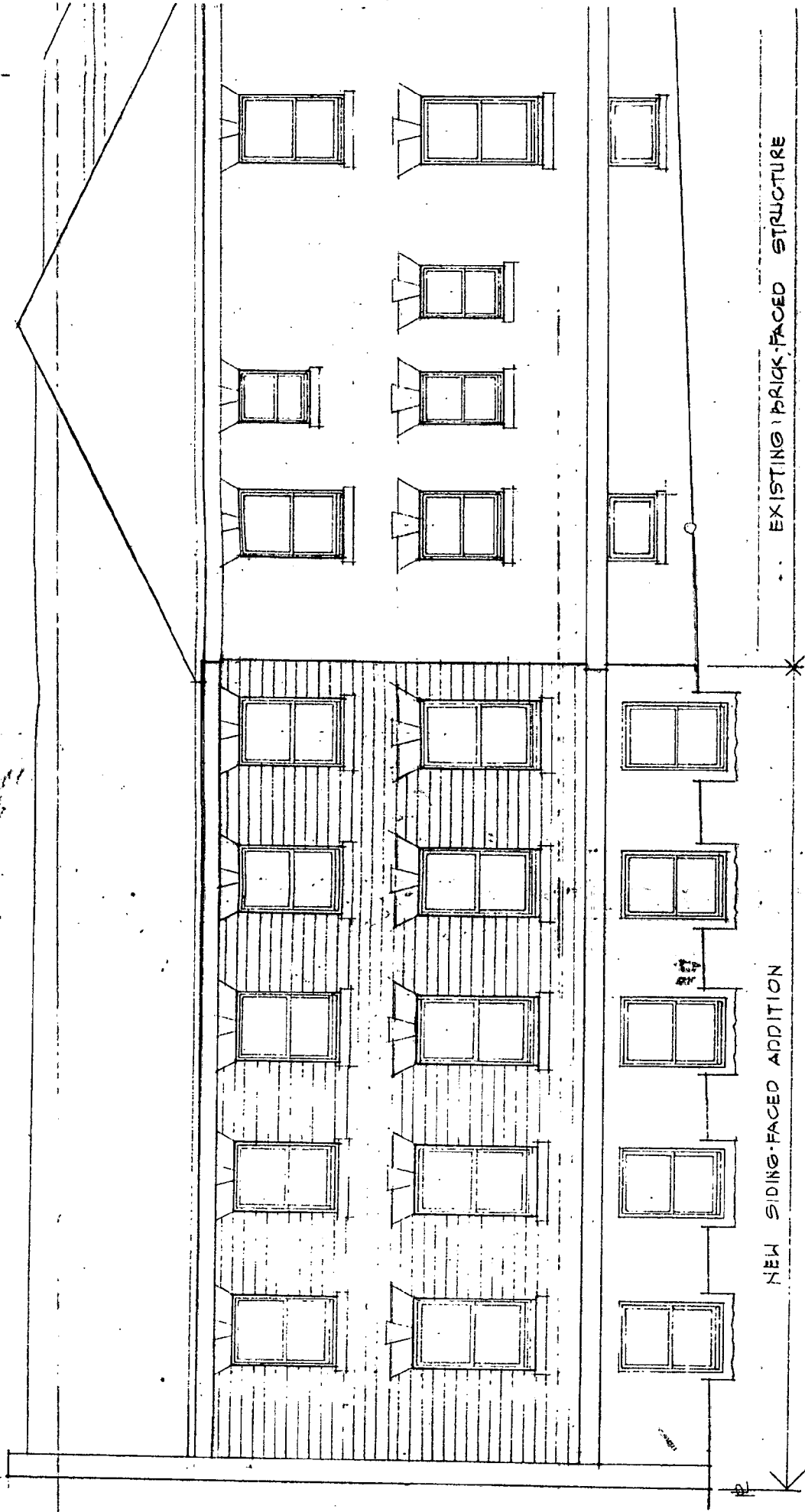
EASTING COLUMBIA AVENUE

SHEET
JOB
DRAW
SCALE
DATE

DESIGN ELEVATIONS



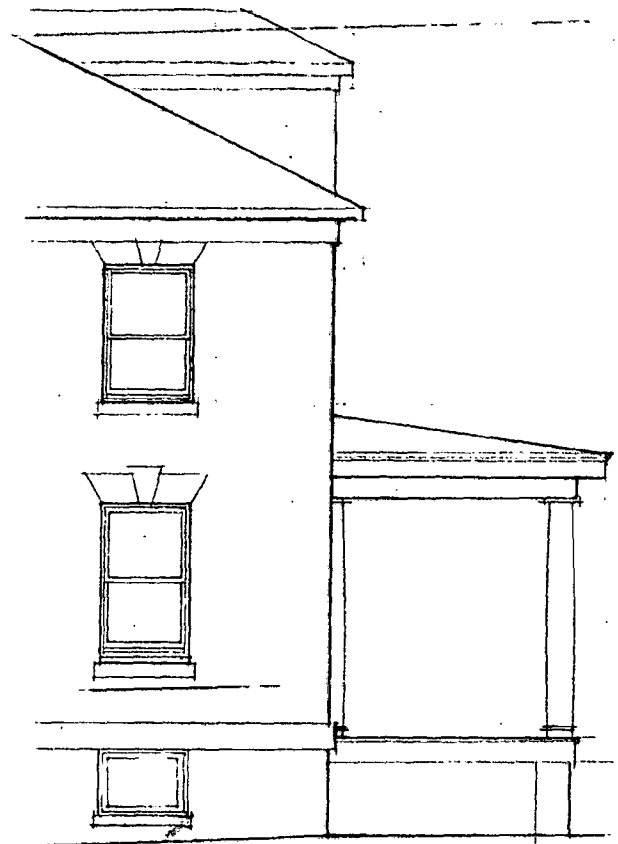
Signature	<i>[Signature]</i>
Date	1/2/15
Consent	
Approved	<input checked="" type="checkbox"/>
Denied	<input type="checkbox"/>



EXISTING BRICK-FACED STRUCTURE

NEW SIDING-FACED ADDITION

SOUTH ELEVATION

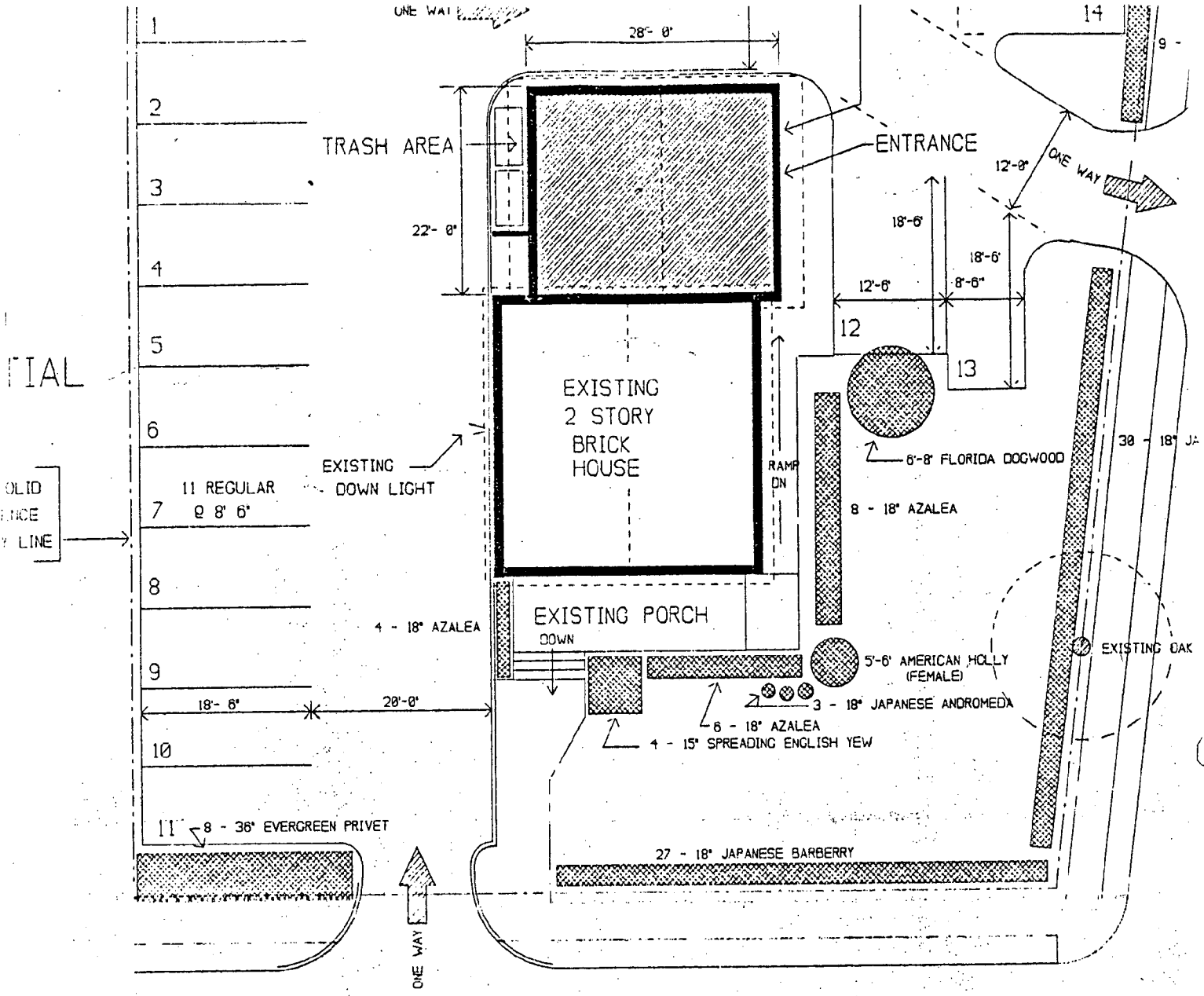


STRUCTURE




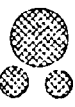



EXISTING BRICK-FACED STRUCTURE

EAST ELEVATION
FACING PINE AVENUE

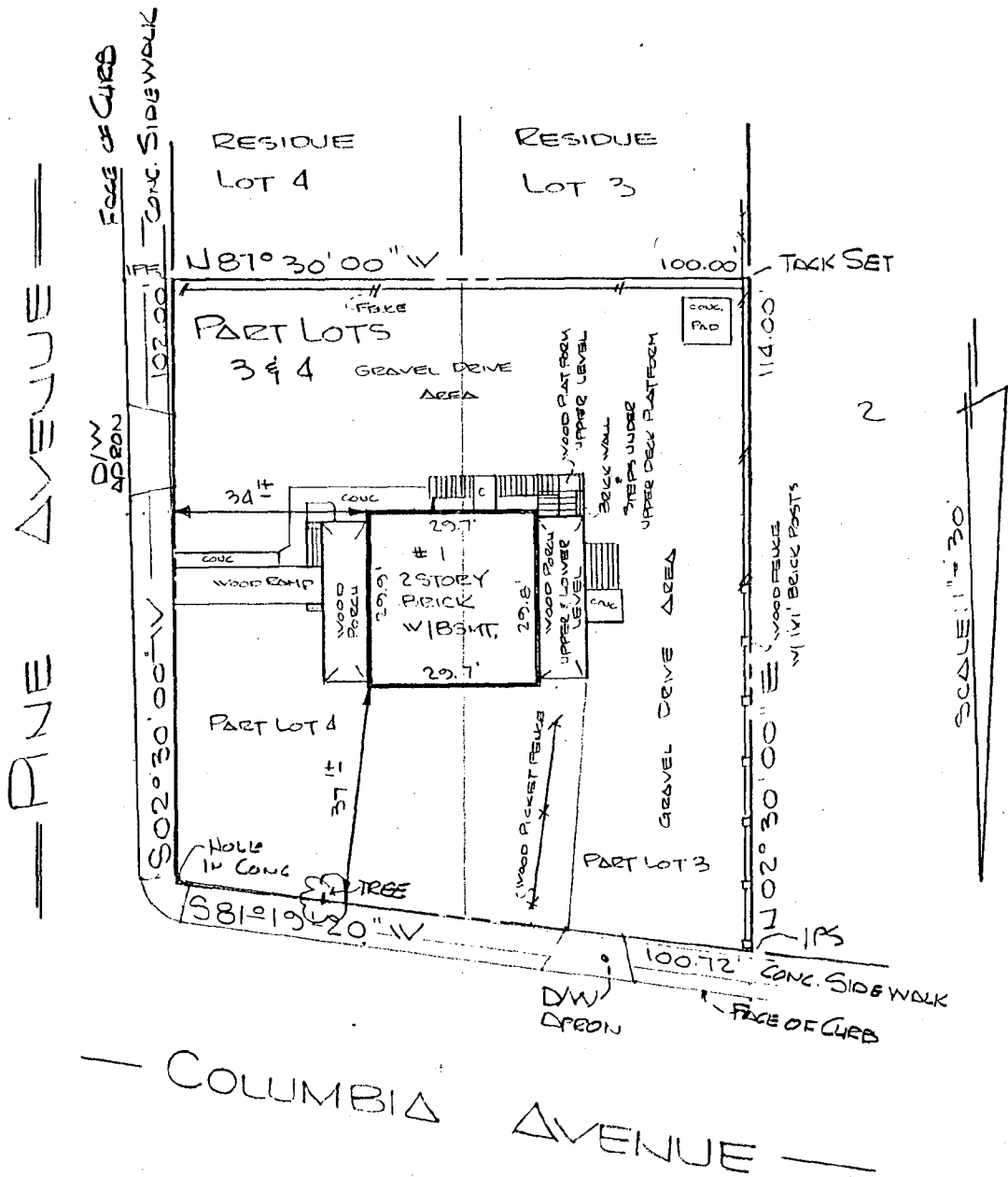


PINE AVENUE

LEGEND

- EXISTING TREE 
- PROPOSED PLANTED AREAS 
- PROPERTY LINE 
- PROPOSED PARKING EDGE 
- PROPOSED NEW STRUCTURE 

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No.



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

PART OF LOTS 3 & 4 BLOCK 16
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 BEING A PART OF THE CARROLL FARM
 MONTGOMERY COUNTY, MD.

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

Michael J. Bazis
 Michael J. Bazis PLS#283

JOB # 52.0114	DATE 1.9.80	R.C. KELLY & ASSOCIATES, INC. LAND SURVEYORS 10111 COLESVILLE ROAD SUITE 123 SILVER SPRING, MD 20901 593-8005
FIELD WDL	DRAFT KAUD	
Revised 1-30-83	P.B. & P# 2	
	SCALE: 1" = 30'	

Rec
9/20/90
ft

Maryland

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Community Assistance
Maryland Codes Administration

45 Calvert Street
Annapolis, Maryland 21401-1907
(301) 974-2701

William Donald Schaefer, Governor
Jacqueline H. Rogers, Secretary

September 12, 1990

Mr. Leon Trager
7709 Brickyard Road
Potomac MD 20854
(301)-983-3101

RE: One Columbia Avenue (#78)
Takoma Park, Maryland
Montgomery County
Maryland Building Code for the Handicapped
(Referencing ANSI A117.1-1980)

Dear Mr. Trager:

I have received your request for waiver dated August 1, 1990, requesting a waiver from the Maryland Building Code for the Handicapped ("the Code"), along with the following documents:

- 1) Letter from the Heiserman Group dated August 7, 1990.
- 2) Letter from Historical Preservation Commission, Montgomery County - dated July 30, 1990.
- 3) Addendum Statement dated August 7, 1990.
- 4) Improvement Location Survey dated January 9, 1989.
- 5) Pictures of all four elevations of buildings (not dated).
- 6) First Floor plan (not dated).
- 7) Receipt for application for building permit to rebuild front porch and handicapped ramp dated June 29, 1990.
- 8) Case No. A-2660 (Variance Request) dated November 15, 1989.
- 9) Site plan prepared by Dennis Quicker (not dated).
- 10) Preliminary Design Study dated 5 June 1989.
- 11) Plans for proposed porch deck and ramp replacement dated April 10, 1990.

In accordance with the applicable provisions of the Code you are requesting a waiver from the Code requirement that you provide a handicap access ramp.

Consideration has been given to your request based on the information submitted by you, the handicap advocate from your area, the Maryland Historical Trust and local building officials. The Historic Preservation Commission of Montgomery County found that the handicapped access ramp as proposed would substantially alter the front elevation and in our opinion strict "code" compliance would have a significant adverse effect on the historical building.

Mr. Leon Trager
September 12, 1990
Page 2

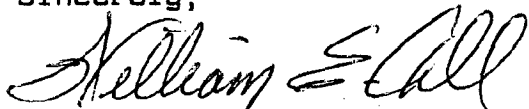
A conditional waiver is granted contingent upon the installation of a handicap ramp accessing the new entrance on the South elevation when the proposed rear addition is constructed.

It is further understood that with the exception above, all other aspects of the structure are accessible in accordance with the Maryland Building Code for the Handicapped.

Please be advised that this waiver is from the requirements of the Maryland Building Code for the Handicapped (COMAR 05.02.02). The local subdivision may have additional handicapped accessibility requirements which may apply to your project.

IF additional assistance is required, please contact this office.

Sincerely,



William E. All
Maryland Codes Administration

WEA:skk

cc: M. James Carr
Dreck Wilson - Montgomery County
David Capozzi - Montgomery County
JoEllen Freese - Maryland Historical Trust



Montgomery County Government

July 30, 1990

Mr. Leon Trager
7709 Brickyard Road
Potomac, Maryland 20854

RE: Review of Proposed Porch Deck and Ramp Replacement for 1 Columbia Avenue,
Takoma Park, Maryland

Dear Mr. Trager:

In response to a request by the Department of Environmental Protection (DEP), staff of the Montgomery County Historic Preservation Commission (HPC) has reviewed your building permit application for a proposed porch deck and ramp replacement at 1 Columbia Avenue in Takoma Park, Maryland, for a determination as to whether the proposed work constitutes "substantial alteration". It is standard procedure that all applications for building permits in sites placed on the Locational Atlas and Index of Historic Sites in Montgomery County are referred to HPC staff for this determination. If the proposed work is found to constitute substantial alteration to the Atlas resource or Atlas District, staff recommends to DEP that the proposal be forwarded to the Montgomery County Planning Board for the scheduling of a public hearing in order to determine whether the resource is to be included in the Master Plan for Historic Preservation. (Please see Section 24A-10 of Montgomery County Code Chapter 24A - Preservation of Historic Resources, attached.)

Staff has determined that the proposed porch replacement, with the use of like materials, would not appear to constitute substantial alteration. The proposed handicapped access ramp as proposed, however, would substantially alter the front (west) elevation of this important resource located in the Takoma Park Historic District. Staff has suggested that were the ramp placed at the rear (east) or left (north) elevation, visibility from the street would be minimal and the ramp would not substantially alter the structure. As an alternative, staff has also suggested the use of a mechanical wheelchair lift which could be placed on either side of the front porch without substantially altering the front elevation.

The addition of the handicapped accessibility ramp, as proposed, does constitute substantial alteration. A recommendation will not be sent to DEP, however, until you inform me of your decision on whether to proceed with this particular proposal. Please feel free to call me if you have any questions about staff's review of these plans.

Sincerely,

Laura E. McGrath

Laura E. McGrath,
Planning Specialist

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

37/3

1 Columbia Avenue