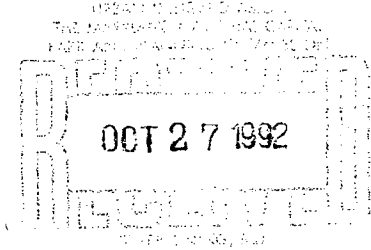


37/3-92G 1 Columbia Avenue
Takoma Park Historic District

City of Takoma Park, MarylandOFFICE OF CITY ADMINISTRATOR
TELEPHONE (301) 270-17007500 MAPLE AVENUE
TAKOMA PARK, MD. 20912

October 26, 1992

Mr. Bert Randall, Chair
Montgomery County Historic
Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910



SUBJECT: 1 COLUMBIA AVENUE HISTORIC AREA WORK PERMIT APPLICATION

Dear Mr. Randall:

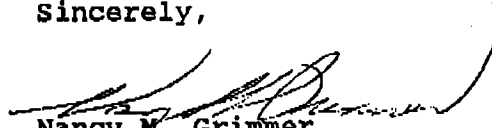
The City recently received notice that Mr. Leon Trager, owner of the property at 1 Columbia Avenue, has applied for a historic area work permit to remove the two-story porch from the rear of the building, and to close the four rear door openings with brick. The proposed changes are not in keeping with the City's facade ordinance (Ordinance No. 2592) for the Takoma Old Town area. This ordinance is incorporated into the guidelines for the Takoma Park Historic District. It is our view that the porches should be restored rather than removed, and that the door openings should be maintained and restored as closely as possible to their original condition.

Section 1-4(b) of the ordinance states, "All structural and decorative elements of building fronts and rear sides shall be repaired, replaced or uncovered in a workmanlike manner to match as closely as possible the original materials and construction of the building." Section 1-5(c) states, "In cases where there are doorways to buildings that are not incorporated in the storefront, the character of the original doorway shall be preserved."

We feel that the condition of the porches cannot be used as a justification for their removal, because Mr. Trager has owned the subject property since 1969, and therefore his lack of maintenance of the porches is the cause of their current deteriorated condition (see enclosed photographs of building taken in 1975). In addition, County fire codes will likely require some or all of the door openings for egress for certain types of uses that might occupy the building, which would result in the need to re-open the doorways.

Thank you for providing us with this opportunity to comment.

Sincerely,



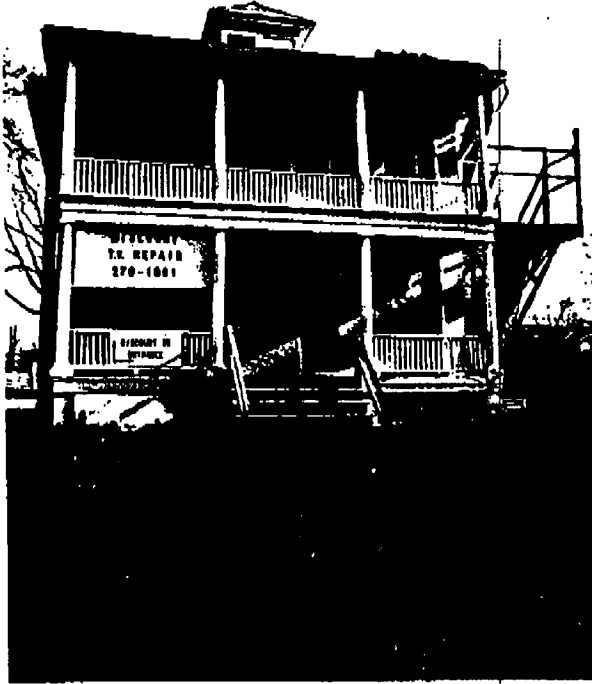
Nancy M. Grimmer
Deputy City Administrator

cc: Councilmember Hank Prenskey
Mr. Leon Trager

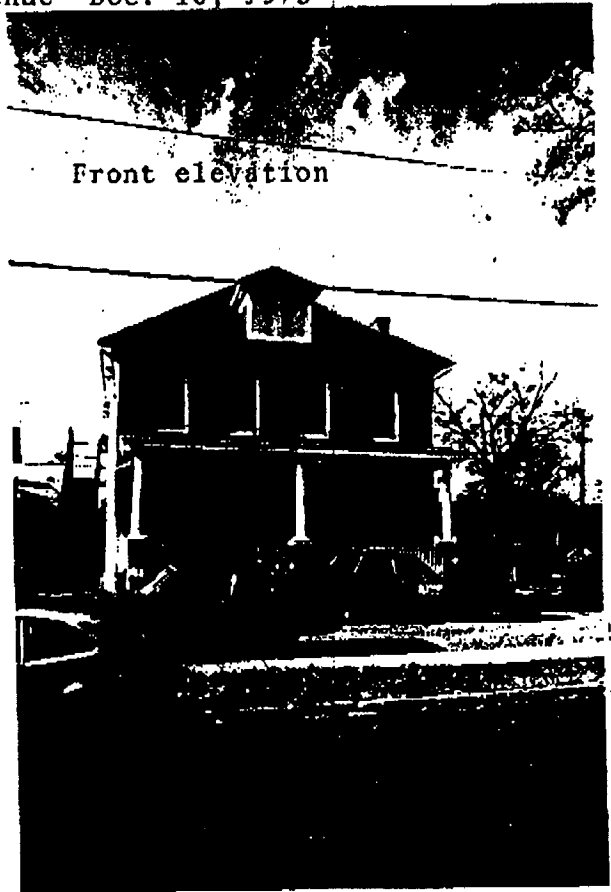
lcolhawp.ltr1

1 Columbia Avenue--Dec. 10, 1975

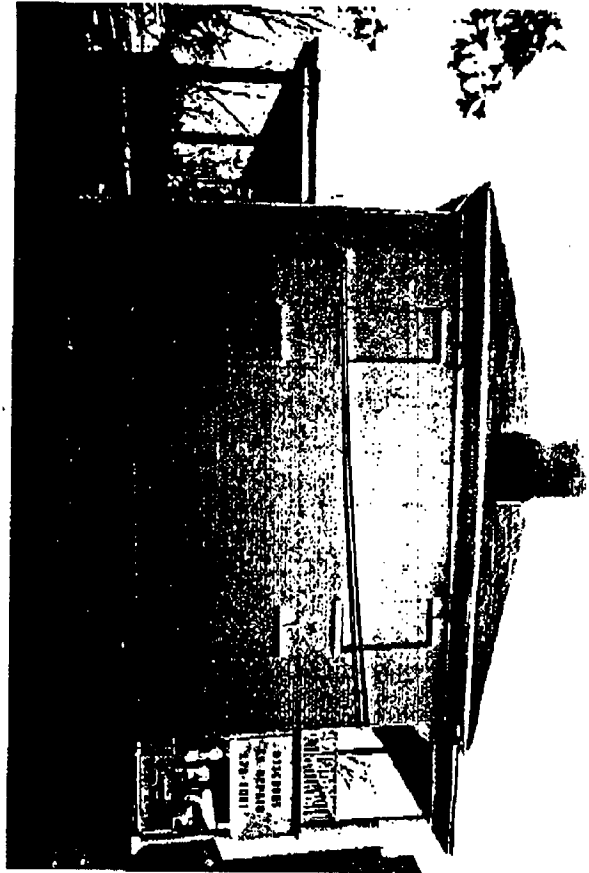
Rear elevation

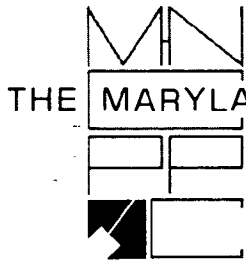


Front elevation



Side elevations





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

MEMORANDUM

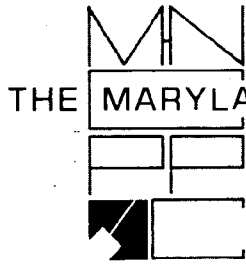
TO: Gwen Callas, DEP/DCCE

FROM: Nancy Witherell, M-NCPPC/Historic Preservation *NW*

SUBJECT: Denial of HAWP for 1 Columbia Avenue, Takoma Park

DATE: November 20, 1992

Please be advised that the attached HAWP application for alterations at 1 Columbia Avenue, Takoma Park, was DENIED by the Historic Preservation Commission at its meeting on October 28, 1992. The Decision of the Commission stating the criteria for denial is also attached.



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

November 20, 1992

Mr. and Mrs. Leon Trager
7709 Brickyard Road
Potomac, MD 20854

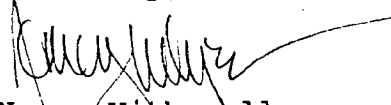
Dear Mr. and Mrs. Trager:

Enclosed is the written Decision of the Historic Preservation Commission with regard to your HAWP application for alterations at 1 Columbia Avenue, Takoma Park.

I understand that you intend to file for a HAWP to alter two of the door openings. The application deadline for the December 16, 1992, meeting is Wednesday, November 25. I drove by your property earlier this week and noticed that repair of the porch is underway. Thank you for your prompt attention to that matter.

If you have any questions, please call me at 495-4570.

Sincerely,



Nancy Witherell
Historic Preservation
Planner

HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

8787 Georgia Avenue
Silver Spring, Maryland 20910

301-495-4570

Case No.: 37/3-92G

Received: October 5, 1992

Public Appearance: October 28, 1992

Before the Montgomery County Historic Preservation Commission

Application of Leon and Maraline Trager

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to remove a two-story wooden porch and to close with brick four masonry door openings on the rear (Carroll Street) elevation of the property located at 1 Columbia Avenue in the Takoma Park Historic District

Commission Motion: At the October 28, 1992, meeting of the Historic Preservation Commission, Commissioner Lanigan presented a motion to deny the Historic Area Work Permit application. Commissioner Norkin seconded the motion. Commissioners Brenneman, Booth, Handler, Harris, Kousoulas, Lanigan, Norkin and Randall voted in favor of the motion. Commissioner Clemmer was absent. The motion was passed, 8-0.

SUMMARY OF APPLICATION AND BACKGROUND OF 1 COLUMBIA AVENUE

The following terms are defined in Section 24A-2 of the Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all win-

dows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

On October 5, 1992, the Commission staff received a phone call from an enforcement inspector from the Department of Environmental Protection stating that construction activity was underway at 1 Columbia Avenue in the Takoma Park Historic District. Upon confirmation that no Historic Area Work Permit had been issued recently for work at this address, the inspector posted a stop work order notice at the property.

On the same day, the owner applied for a Historic Area Work Permit (HAWP) to 1) remove the two-story wooden porch on the rear (Carroll Avenue) elevation of the building; and to 2) close the four masonry door openings on that elevation with brick and then to paint the new brick to match the color of the painted wall surface.

1 Columbia Avenue is a contributing historic structure in the Takoma Park Historic District. Listed as a category 2 structure in the Takoma Park Master Plan amendment, the property is an American Four Square house articulated in the Colonial Revival style and dates to the 1910s or 1920s. Of painted brick, with a hipped roof, the house is square in plan, with the front door and a one-story front wooden porch facing Pine Avenue. The window and door openings, with stone lintels and keystones, are evenly spaced on the front and rear elevations.

All four elevations of the structure are visible to the public, since the house is sited at the intersection of Carroll and Columbia Avenue, and near the confluence of Park and Pine Avenues. The elevation containing the porch and door openings is the rear elevation of the house (whose front door faces Pine Avenue), but the rear elevation is the most visible and prominent elevation because it faces Carroll Avenue, a major commercial thoroughfare, and because the two-story porch is a prominent architectural feature at that intersection.

The Master Plan amendment's statement of architectural significance of the Takoma Park Historic District includes the following discussion:

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simpli-

fied designs. Many of these early twentieth century houses reflect the esthetics of the Arts and Crafts Movement which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established--detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale.

The Takoma Park Historic District was designated for historical and cultural significance as well as for architectural and design significance, as stated in Section 24A-3 of the Historic Preservation Ordinance.

- 1a Has character, interest, or value as part of the development, heritage, or cultural characteristics of the county, state, or nation
- 1b is the site of a significant historic event
- 1c is identified with a person or a group of persons who influenced society
- 1d exemplifies the cultural, economic, social, political or historic heritage of the County and its communities
- 2a Embodies distinctive characteristics of a type, period, or method of construction
- 2b Represents the work of a master
- 2c possesses high artistic values
- 2d represents a significant and distinguishable entity whose components may lack individual distinction
- 2e represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape

EVIDENCE IN THE RECORD

Copies of the Applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners on October 21, 1992. The application was considered by the Historic Preservation Commission at a public meeting on October 28, 1992.

HPC staffperson Nancy Witherell presented a 35 mm slide of the property and referred the Commission members to print photographs

submitted by the applicant and also attached to a letter submitted by the City of Takoma Park for the record. She testified that despite the dilapidated condition of the porch, it was a significant, character-defining feature of the house and of the streetscape at this prominent intersection in the neighborhood. Several houses in the immediate vicinity have similar columned porches, although one story in height, that are, like the applicant's porch, characteristic of Colonial Revival-style houses in the historic district built in the early decades of the century. She further testified that enclosing ("bricking in") four door openings on the elevation facing Carroll Avenue would affect the symmetrical, formal fenestration pattern and fundamentally alter the public view of this principal facade.

She testified that the proposed alterations would be inconsistent with historic preservation principles as expressed in the guidelines of the Takoma Park Master Plan amendment, Chapter 24A, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines.

Mr. Trager appeared in his and his wife's behalf. He testified that the porch was in serious physical disrepair and that the doors openings were not in use and were, in fact, blocked from the inside. The applicant read into the record a letter from intended tenants for the building stating that they wanted the porch removed because of its physical condition and because they wanted more light to enter the windows on the Carroll Street elevation.

Commission members questioned the applicant about the history of his ownership of the building and about its proposed use. Commissioners had received copies of a letter sent to the Chairman from Nancy Grimmer, Deputy City Administrator for the City of Takoma Park. In her letter, Ms. Grimmer stated that the applicant had owned the property since 1969, and included photographs of the porch taken in 1975 showing it to be in good physical condition at that time. Ms. Grimmer stated that the poor condition of the two-story porch should not be a justification for removing it, since the condition was due to the applicant's lack of maintenance. Ms. Grimmer's letter also referred to the City's facade ordinance (Ordinance No. 2592) for the Takoma Old Town commercial area. This ordinance was incorporated in the Master Plan amendment. Ms. Grimmer stated that it is the city's view under this ordinance that "the porches should be restored rather than removed, and that the door openings should be maintained and restored as closely as possible to their original condition."

The City's letter continues:

Section 1-4(b) of the ordinance states, "All structural and decorative elements of building fronts and rear sides shall be repaired, replaced or uncovered in a workmanlike manner to match as closely as possible the original materials and construction of the building." Section 1-5(c) states, "In cases where there are doorways to buildings that are not

incorporated in the storefront, the character of the original doorway shall be preserved."

The applicant referred to review of his property by the Historic Preservation Commission in July, 1989, when the Commission approved the removal of the two-story porch and the construction of a large addition on the Carroll Avenue facade. The Chairman explained that prior to being placed on the Master Plan for Historic Preservation, Takoma Park was on the Locational Atlas and that the only criterion for review at that level of designation is for "substantial alteration" of the resource, the resource being the entire Takoma Park Historic District.

The applicant asked if he could repair the porch by using columns that looked different in appearance and size than those now used on the porch. The staff responded that if the applicant were to repair and replace the porch elements in kind, he could proceed without a HAWP. If, however, he were to use columns of a different size or design, he would need to return to the Commission for review of a HAWP for that proposal. The staff also stated that appropriate repair work to both the porch and the windows would be eligible for the county property tax credit.

Commissioner Norkin reiterated the significance of the letter from the Deputy City Administrator, testifying that if the Historic Preservation Commission were to approve the HAWP, the decision would be in conflict with City of Takoma Park law.

CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

The Commission finds that:

1. As proposed in the application, the removal of a two-story wooden porch on the Carroll Avenue elevation of the structure and the closure of four door openings on the same elevation by brick-ing in the openings and painting the new brick to match the painted wall surface would be inconsistent with the preservation and enhancement of the building, a contributing historic structure in the Takoma Park Historic District, listed in the Master

Plan for Historic Preservation.

2. The two-story wooden porch with round columns is a character-defining feature of the house and streetscape. Although there are porches of similar style on nearby houses facing Carroll Avenue, and although the applicant's porch and the other porches create an ensemble at this large intersection, the applicant's porch is a rare example (in Takoma Park and throughout the County) of a two-story Colonial Revival-style porch. It, therefore, is a distinctive architectural feature that should be repaired rather than removed.

3. The door openings are also significant as masonry openings whose symmetrical, formal pattern is standard to houses of this style and date. Bricking in four of the eight openings on the Carroll Avenue elevation would alter the architectural character of this primary facade, a prominent element in the Carroll Avenue streetscape.

4. The proposed alteration is inappropriate and inconsistent with, and detrimental to the preservation and enhancement of the contributing resource and to the Takoma Park Historic District, and therefore finds the proposal to be inconsistent with the purposes of Chapter 24A of the Montgomery County Code, "Preservation of Historic Resources".

The Commission was guided in its decision by the ordinance and the Secretary of the Interior's Standards, but also by the Takoma Park Historic District design guidelines, incorporated in the amendment to the Master Plan for Historic Preservation.

The guidelines for treatment of contributing structures state:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

Original size and shape of window and door openings should be maintained, where feasible.

CONCLUSION

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must deny the application of Leon and Maraline Trager to remove a two-story porch on the

Carroll Avenue elevation and brick in four door openings on the same elevation of the historic, contributing property at 1 Columbia Avenue in the Takoma Park Historic District.

In analyzing whether the criteria have been met, the Commission evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2 and Standard #6 are found to be applicable:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The applicant is referred to the Guidelines, which were initially developed in 1977 to help property owners and others apply the Secretary of the Interior's Standards for Rehabilitation and are intended to assist generally in an understanding of the approaches, treatments, and techniques that are consistent with the Standards. Concerning the treatment of entrances (both porches and door openings) on primary elevations, the Guidelines state:

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Together with their functional and decorative features such as doors, steps, balustrades, pilasters, and entablatures, they can be extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.


The Guidelines recommend against:

Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the proposal by Leon and Maraline Trager to remove the two-story porch and close four masonry door

openings is DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.



Albert B. Randall, Chairperson
Montgomery County Historic
Preservation Commission

11.18.92

Date

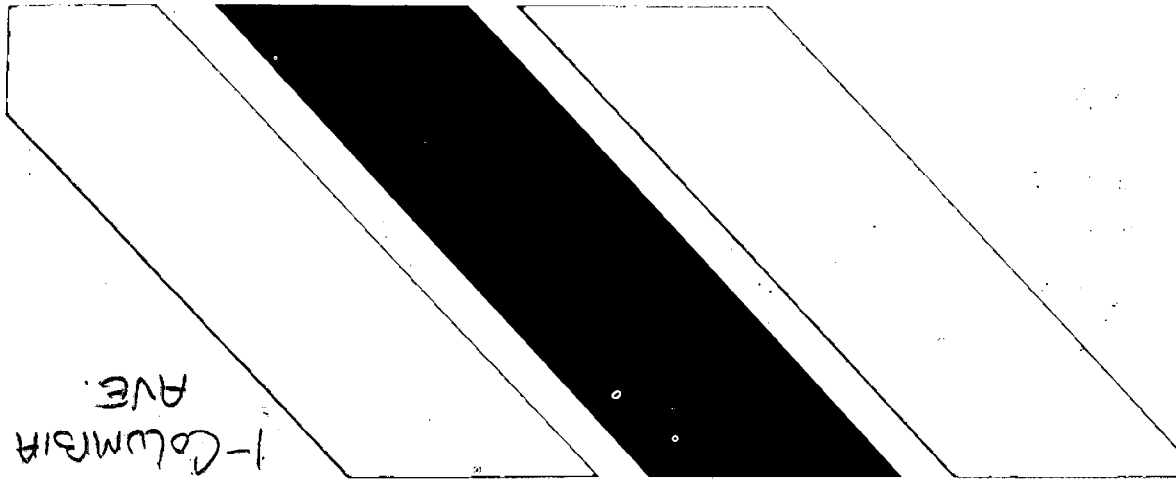
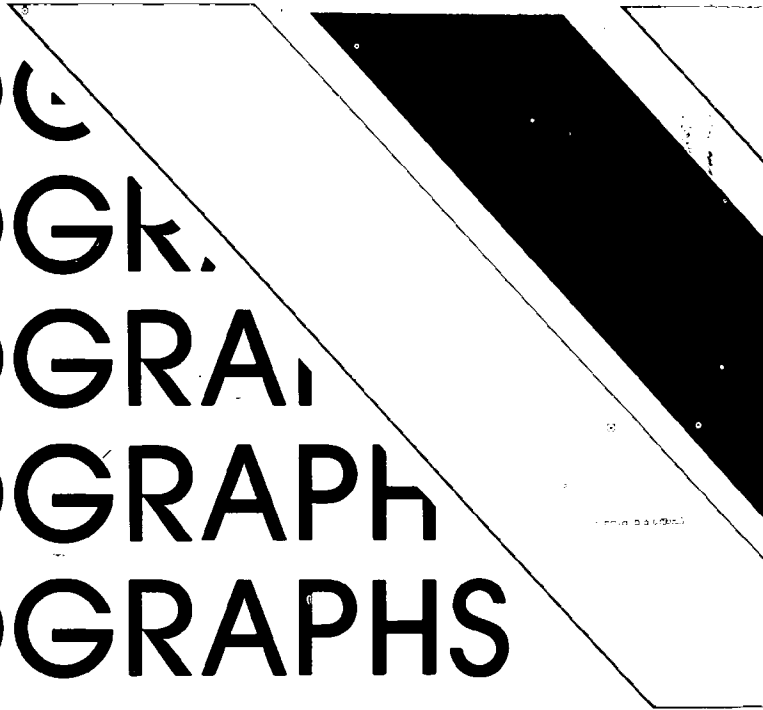


PHOTO
PHOTOGR.
PHOTOGRA
PHOTOGRAPH
PHOTOGRAPHS



**SPECIFY NUMBER OF PRINTS OR ENLARGEMENTS DESIRED OPPOSITE
NEGATIVE NUMBER IMPORTANT: PLEASE DO NOT CUT NEGATIVES**

REGULAR PRINTS

0	0A	8	8A	16	16A	24	24A	32	32A
1	1A	9	9A	17	17A	25	25A	33	33A
2	2A	10	10A	18	18A	26	26A	34	34A
3	3A	11	11A	19	19A	27	27A	35	35A
4	4A	12	12A	20	20A	28	28A	36	36A
5	5A	13	13A	21	21A	29	29A	37	37A
6	6A	14	14A	22	22A	30	30A	38	38A
7	7A	15	15A	23	23A	31	31A	39	39A

ENLARGEMENTS

NEG. NO.	QUAN.	SIZE

SPECIAL INSTRUCTIONS

Date _____ Subject _____

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...with photographs
PHOTO-TECH**

18216 Village Mart Dr.
Olney, MD 20832
301-924-5005

1 Metro Square
Rockville, MD 20850
301-279-8666











Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1079075

NAME OF PROPERTY OWNER Leon & Maraline Trager TELEPHONE NO. 983 3101
(Contract/Purchaser) (Include Area Code)

ADDRESS 7709 Brickyard Road, Potomac, Maryland CITY POTOMAC STATE MARYLAND ZIP 20854

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY none CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 1 Street Columbia Avenue

Town/City Takoma Park Election District 13

Nearest Cross Street Pine Avenue

Lot P3 Block 16 Subdivision B.F. Gilbert

Liber 4238 Folio 640 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
<u>Wreck/Raze</u>	Move	Install	Revision	<u>Porch</u>	Deck	Fireplace
		Revocable		Fence/Wall (complete Section 4)	Shed	Solar
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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? IS IN A HISTORIC DISTRICT

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 _____ 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.

Leon Trager Signature of owner or authorized agent (agent must have signature notarized on back) Date 10/5/92

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED X Signature Albert B. Randall Date 10-28-92

APPLICATION/PERMIT NO: 1146-59 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 1 Columbia Avenue Meeting Date: 10/28/92
Resource: Takoma Park Historic District Review: HAWP/Alt.
Case Number: 37/3-92G Tax Credit: No
Public Notice: 10/16/92 Report Date: 10/21/92
Applicant: Leon & Maraline Trager Staff: Nancy Witherell

The application concerns alterations to a brick Four Square, Colonial Revival-style house probably built in the 1910s. The building, a category 2 resource in the Takoma Park historic district, is prominently sited and fully visible to the public from three sides. It sits at the confluence of Carroll and Columbia Avenue, with Pine Avenue and Park Avenue close by. Even though the proposed alterations are technically on the rear of the building, the rear elevation faces Carroll Avenue and Columbia Avenue and is, in that respect, the most significant elevation.

The owner proposes demolishing the two-story porch from this elevation and closing four door openings with brick. The porch is deteriorated, with a missing column, at least one column that is unsound, and some deterioration to the porch decking. There are eight openings on this elevation--four doors and four windows. The doors are presently blocked from the inside. The owner would like to brick them up and paint them to match the painted wall color.

STAFF DISCUSSION

Despite the deteriorated condition of the porch, the staff finds the proposal to remove it inconsistent with historic preservation principles as expressed in the guidelines in the Takoma Park Master Plan amendment, Chapter 24A, and the Secretary of the Interior's Standards for Rehabilitation and Guidelines.

The porch is part of a principal facade and a significant element of both the commercial and residential streetscape at this very open and highly visible intersection. Even in its current condition, the porch is a significant feature.

Several houses in the immediate area have similar columned porches, although one story in height, that are all in good repair. Columned porches of this style and date are a characteristic

feature of the historic district. A preferable approach, consistent with the character of the building and the neighborhood, would be to repair the porch.

The staff finds the door openings also to be characteristic of this style of architecture. The eight openings are aligned regularly and all have splayed lintels with keystones. Blocking in all four doors would create an asymmetrical pattern. If these changes were proposed for a less formal elevation not visible to the street, the review of these openings might be different. In this location, however, the retention of the symmetrical, formal proportions of the fenestration is an important consideration.

It is possible--and preferable for a house with this visibility--for the doors to be blocked from the inside but to still read as doors from the exterior.

STAFF RECOMMENDATION

The staff recommends that the application to remove the two-story porch and brick close four door openings be found inconsistent with the guidelines in the Takoma Park Master Plan:

All exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required.

Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

Original size and shape of window and door openings should be maintained, where feasible.

In addition, the staff finds the proposal to be inconsistent with the purposes of Chapter 24A, citing 24A-8(a):

The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter;

and with Secretary of the Interior's Standards #2 and #6:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration

of features and spaces that characterize a property shall be avoided.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1079075

NAME OF PROPERTY OWNER Leon & Maraline Trager TELEPHONE NO. 983 3101
(Contract/Purchaser) (Include Area Code)

ADDRESS 7709 Brickyard Road, Potomac, Maryland 20854
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY none CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 1 Street Columbia Avenue

Town/City Takoma Park Election District 13

Nearest Cross Street Pine Avenue

Lot P3 Block 16 Subdivision B.F. Gilbert

Liber. 4238 Folio 640 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|-------------------|------------|----------------|----------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| <u>Wreck/Raze</u> | Move | Install | Revision | <u>Porch</u> | Deck | Fireplace |
| | | Revocable | | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other _____ |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ _____
- 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? IS IN A HISTORIC DISTRICT

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 _____ 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.

Leon Trager

10/5/92

4

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

To enclose with brick four rear permanently closed door openings
and paint to blend in with painted brick on all other sides of building
(these door openings have been unused for years and are not accessible
from the interior of building which has been permanently sealed off to the
outside rear porches.

To remove rear porches that are in advanced stage of deterioration and are
unsafe.

I stress again that the porches are VERY UNSAFE!!

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

The result of this work will be a transformation from two ugly rear porches
that are unsightly and VERY DANGEROUS to an attractive residential looking
building that is definitely a significant visual asset to the area.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

- b. the relationship of this design to the existing resource(s):

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Mrs. Thomas Branch ✓
 Address 5 Columbia Avenue
 City/Zip Takoma Park, Md. 20912
2. Name Mr. Mark D. Rockman
 Address 7105 Carroll Avenue,
 City/Zip Takoma Park, Maryland 20912

3. Name Harry E. Cineranis Sr. & others
Address 5 Pine Avenue,
City/Zip Takoma Park, Md. 20912

4. Name Andrew C. & S.L. Sickler
Address 5320 Ijamsville Road,
City/Zip Ijamsville, Md. 21754

5. Name Emanuel W. & E. Perersen & others
Address 102 Park Avenue,
City/Zip Takoma Park, Md. 20912

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

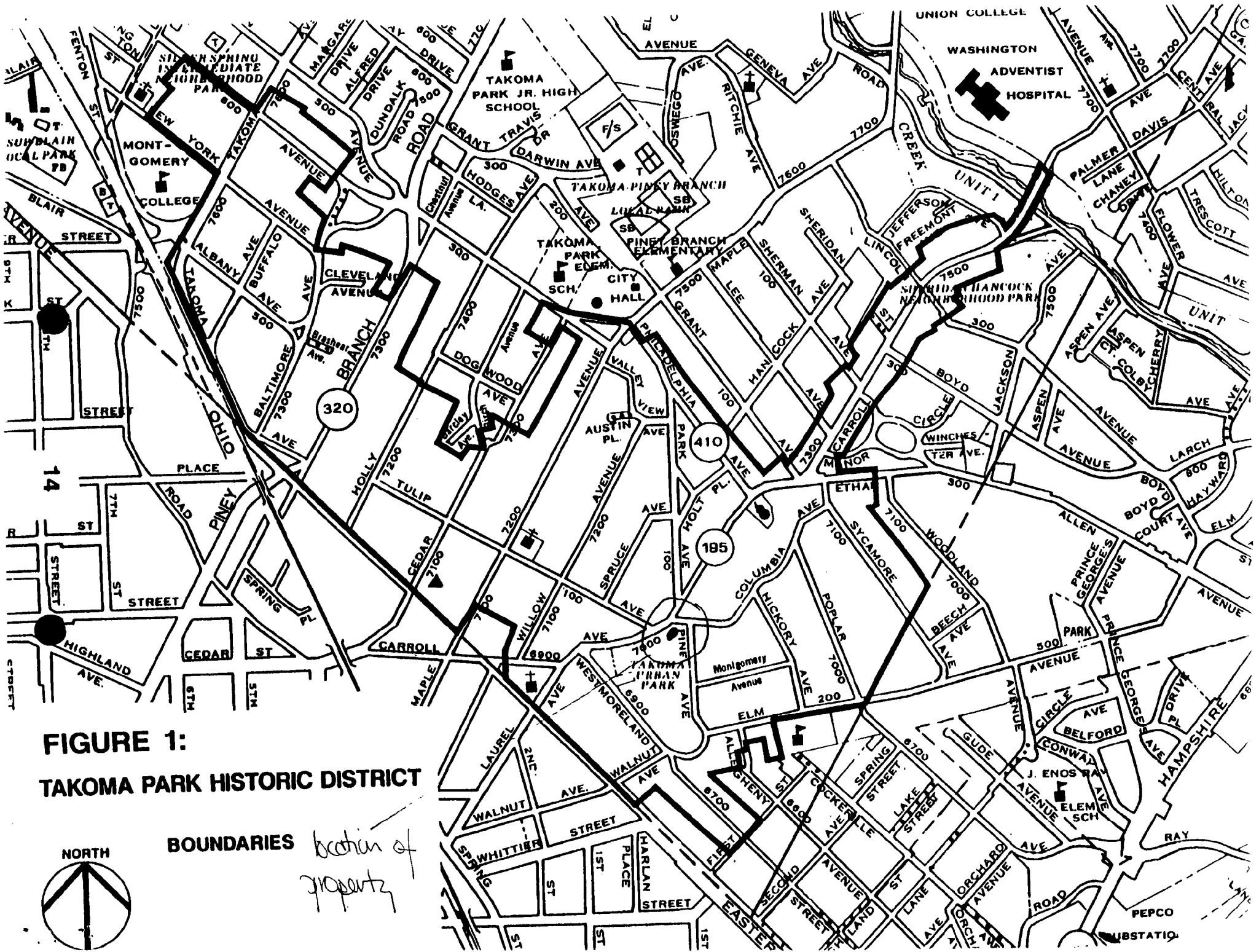


FIGURE 1:
TAKOMA PARK HISTORIC DISTRICT

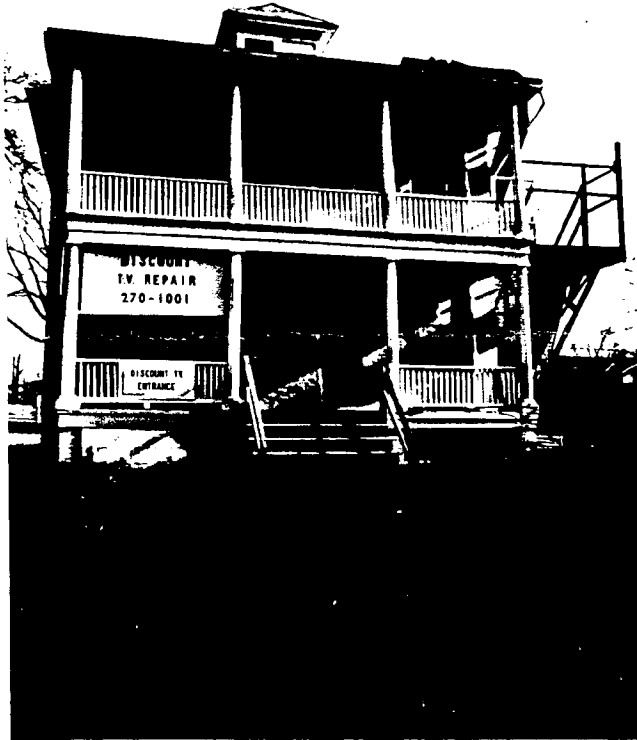
BOUNDARIES *bottom of property*







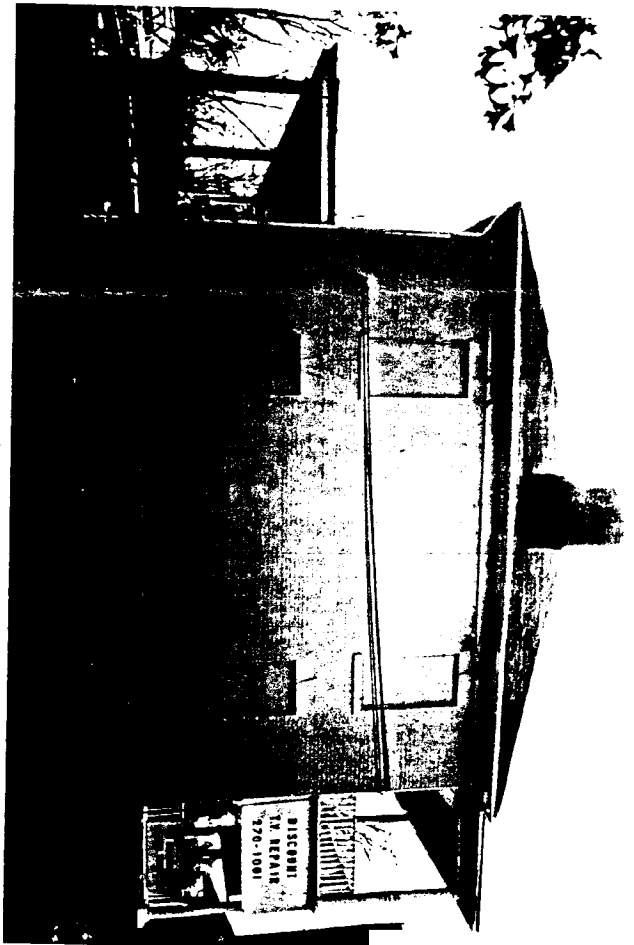
Rear elevation



Front elevation



Side elevations



**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**