

37/3-93G 13 Cleveland Avenue
Takoma Park Historic District



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 _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 15 Street Cleveland Ave

Town/City Rockville Election District _____

Nearest Cross Street 1st Ave

Lot 4 Block 20 Subdivision _____

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY CEC

1E. IS THIS PROPERTY A HISTORICAL SITE? No

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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 12-11-93

APPROVED + For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 4-14-93

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:)

(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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 13 Cleveland Avenue Meeting Date: 4/14/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93G Tax Credit: No
Public Notice: 3/31/93 Report Date: 4/7/93
Applicant: William & Kathleen Dorman Staff: Nancy Witherell
PROPOSAL: Add two dormers, skylights, RECOMMEND: Approve
rear deck, stairwell to basement

The applicant appeared before the Commission at its March 24, 1993, meeting and received favorable comments for a proposal to construct two large dormers on the two side hips of a hip-roofed bungalow listed as a contributing structure in the Takoma Park Historic District.

The proposal is now submitted as a HAWP. The applicant has shown the dormers as previously discussed, with shingled side walls to be stained to match the house color. True-divided-light wood casement windows would be installed. Two flat-profile skylights are also proposed for the rear hip and the rear of the left side hip behind the dormer. Although the side skylight would be visible as one enters Cleveland Avenue from Baltimore Avenue, the staff finds its location appropriate. The brick chimney would be extended to accommodate the new dormers.

The applicant proposes a small deck (10' x 11') at the rear of the house, and the construction of a new areaway and stairwell to the basement on the west elevation; a wood railing would be constructed at grade.

STAFF RECOMMENDATION

The staff finds the proposal, including the dormers previously reviewed and the additional elements added to the Historic Area Work Permit application, to be consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of

this chapter;

and with 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;

and with the Takoma Park amendment design guidelines, which provide for a stricter review of alterations near the front of the house and allow for a more lenient review of features less or not visible to the public.



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 William and Kathleen Jorman TELEPHONE NO. 301 585 0453
(Contract/Purchaser) (Include Area Code)

ADDRESS 13 Cleveland Ave Takoma Park M.D. _____ 20912
CITY STATE ZIP

CONTRACTOR W.B. JORMAN CONSTRUCTION INC. TELEPHONE NO. 301 587 7947
CONTRACTOR REGISTRATION NUMBER MHIC 18982

PLANS PREPARED BY HOMEOWNER TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 13 Street Cleveland Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Baltimore Ave

Lot 4 Block 80 Subdivision Takoma Park Loan + Trust Subdivision

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 30,000.00

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? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other _____	

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- 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.

William B. Jorman 3/28/93 (3)

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:

Single family residence of contributing HISTORIC VALUE TO NEIGHBORHOOD. Building is a bungalow with a front porch, hipped front and back roofs with dormers on each of these roofs. The ridgeline is perpendicular to the street. Original facade and fenestration intact. Building set on 50' x 200' treeed lot with open lawn spaces.

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

New WORK ON EXTERIOR TO BE TWO TWENTY FOUR FOOT HIPPED DORMERS WHOSE OUTER WALLS RUN PARALLEL TO THE RIDGE BEAM. NO WORK WILL BE UNDERTAKEN TO CHANGE THE FOOTPRINT OF THE HOUSE. NEW WORK WILL NOT EXTEND ABOVE RIDGE OF EXISTING HOUSE and will be compatible with existing STREETScape IN TERMS OF MASSING and detailing.

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:

Two DORMERS with hipped roofs covered with composition shingles,
EXTERIOR COVERED WITH STAINED SHINGLES; WINDOWS TO BE WOOD DIVIDED
LITE CASEMENTS; No change to landscaping except ground cover

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

New work TO EXPAND EXISTING ATTIC SPACE TO PROVIDE NEW
Sleeping Rooms.

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

24 A-8 (b) 2 "PROPOSAL COMPATIBLE IN CHARACTER AND NATURE WITH THE HISTORICAL,
archeological, architectural, or cultural features of the historic site, or
the historic district in which an historic resource is located and
would not be detrimental thereto or to the achievement of the purposes of this Chapter

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 David + Cecilia BARNES
 Address 11 Cleveland Ave.
 City/Zip Takoma Park, md 20912
2. Name William Mac Rostie
 Address 14 Cleveland Ave
 City/Zip Takoma Park, md

3. Name Dorothy Calloway
Address 7417 Baltimore Ave
City/Zip Takoma Park, MD 20912

4. Name Larry Gold
Address 7421 Baltimore Ave
City/Zip Takoma Park MD 20912

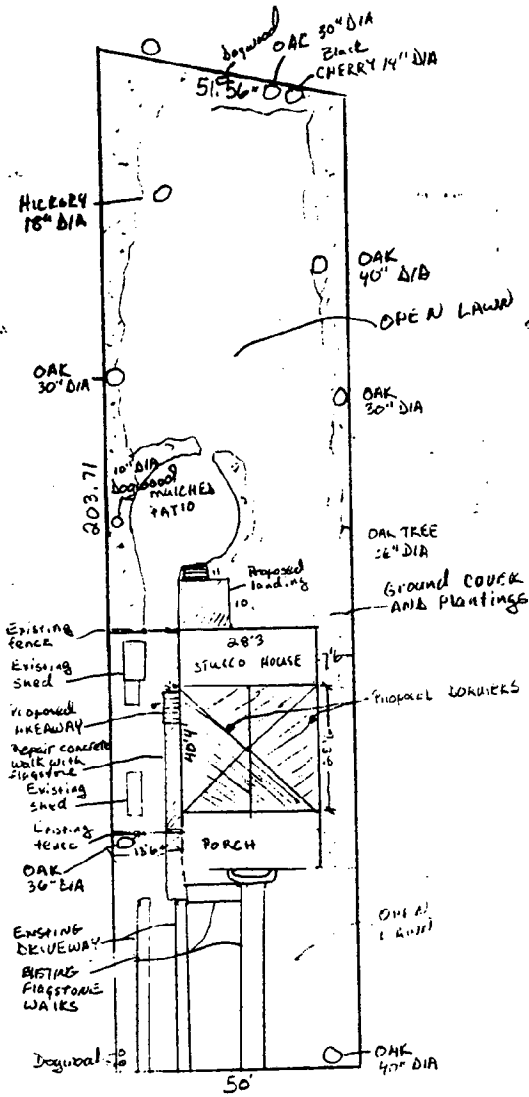
5. Name Dudley Warner 7419
Address Baltimore Ave
City/Zip Takoma Park, MD 20912

6. Name John Novosel
Address 7423 Baltimore Ave
City/Zip Takoma Park MD 20912

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



13
Cleveland Ave

W.B.Dorman
13 Cleveland Ave.
Takoma Park, Md. 20912

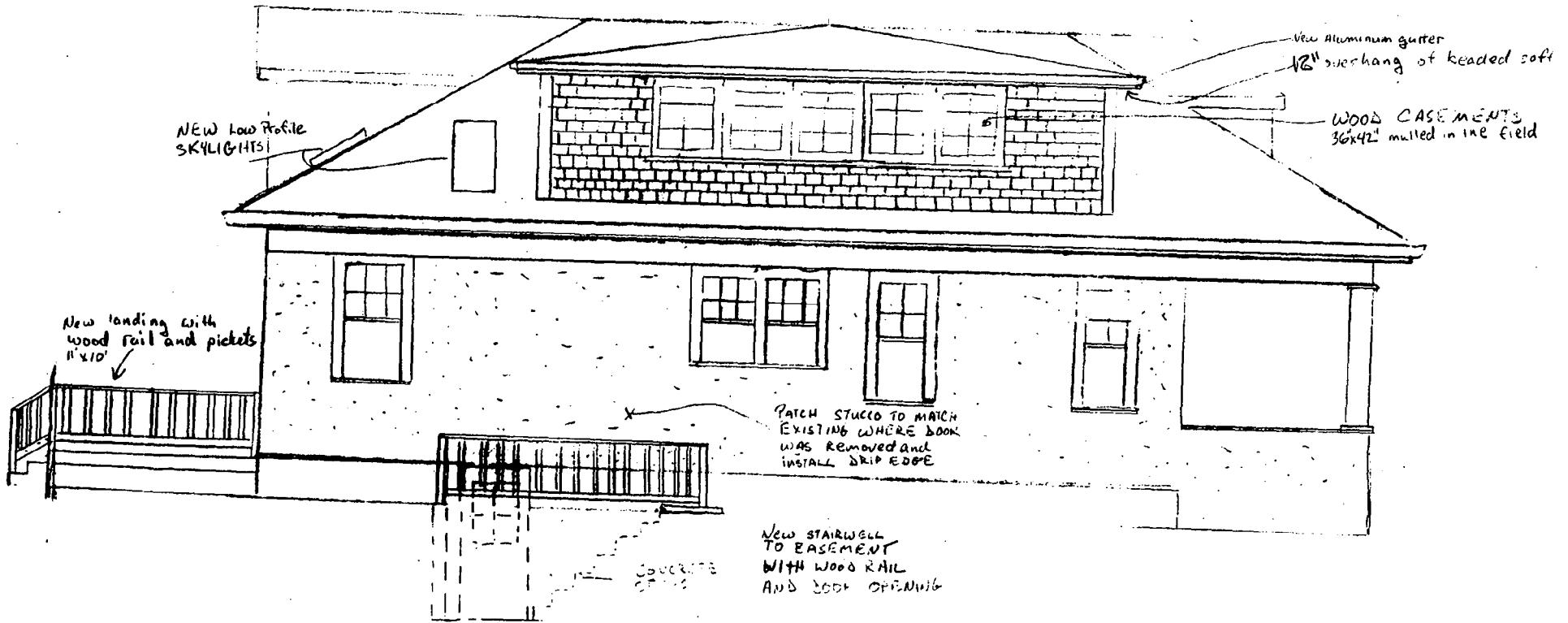
March 28, 1993

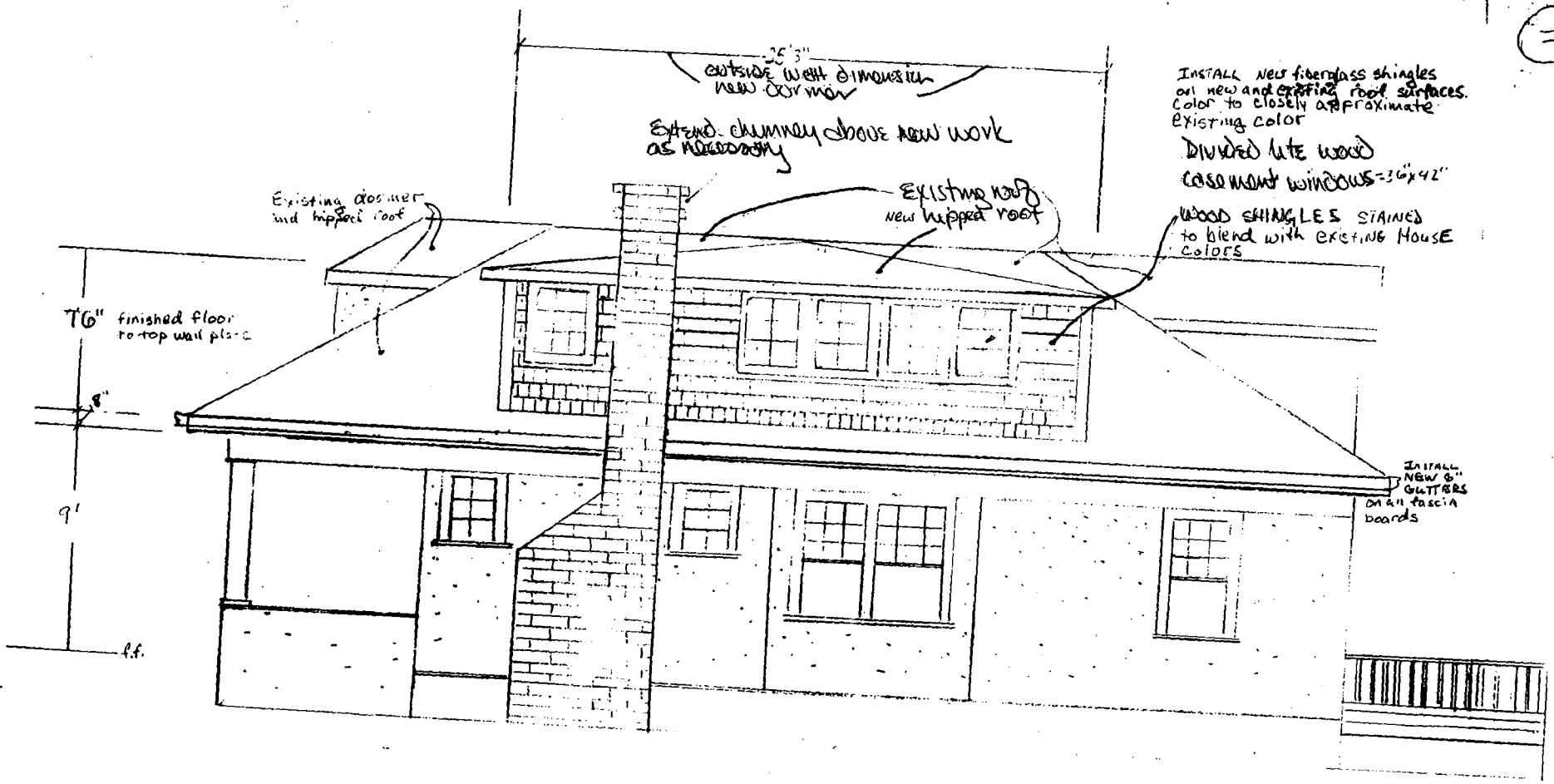
Materials List for proposed exterior work at 13 Cleveland Ave.

1. Windows: wood casements with true divided lites
2. Roof shingles: 30 yr. fiberglass to match existing
3. Siding: Cedar shakes stained to blend with house trim color
4. Skylights: Flat profile terratone finishon flashing
5. Gutters and downspouts: Aluminum ogee style painted to match trim color
6. Soffit material: Beaded yellow pine to match existing
7. Chimney bricks to match as closely as possible

West Elevation

2





25' 3"
OUTSIDE WIDTH DIMENSION
NEW CORNER

Extend chimney above new work
as necessary

Existing dormer
and hippeel roof

EXISTING ROOF
new hippeel roof

INSTALL new fiberglass shingles
on new and existing roof surfaces.
Color to closely approximate
existing color

DIVIDED LITE WOOD
CASSEMENT WINDOWS = 36" x 42"

WOOD SHINGLES STAINED
to blend with existing house
colors

7'6" finished floor
to top wall plate

8"

9'

f.f.

INSTALL
NEW 6"
GUTTERS
on all fascia
boards



Divided lite North Elevation
CASEMENTS

New Rear Door
1 lite

New 11x12 landing
with wood railing
and steps to garden

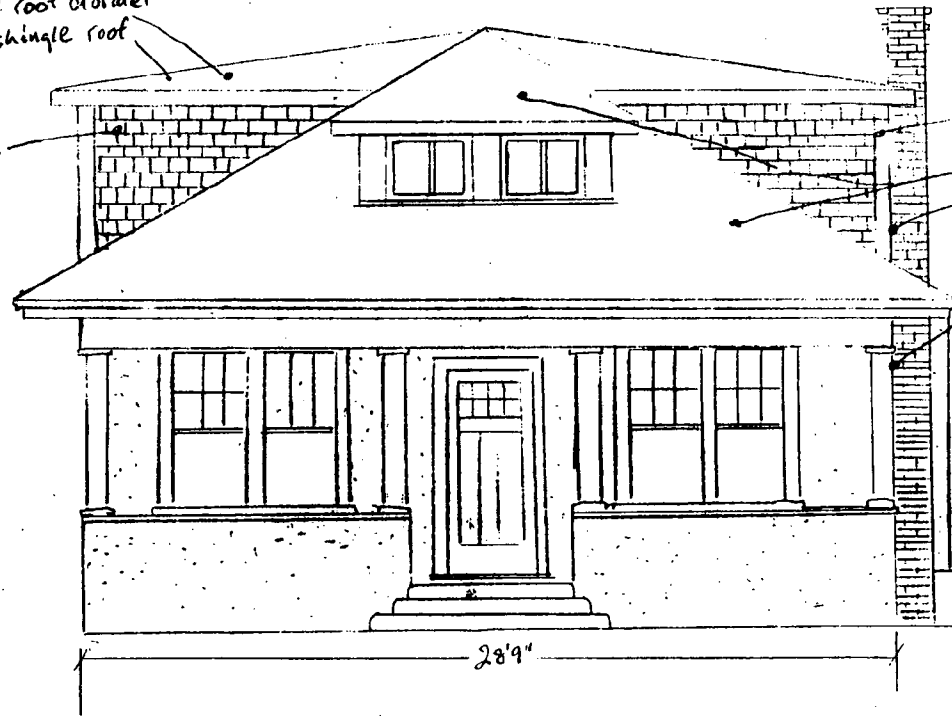
New hipped roof dormer
Composition shingle roof

New shingle
Siding

South Elevation

New hipped roof dormer

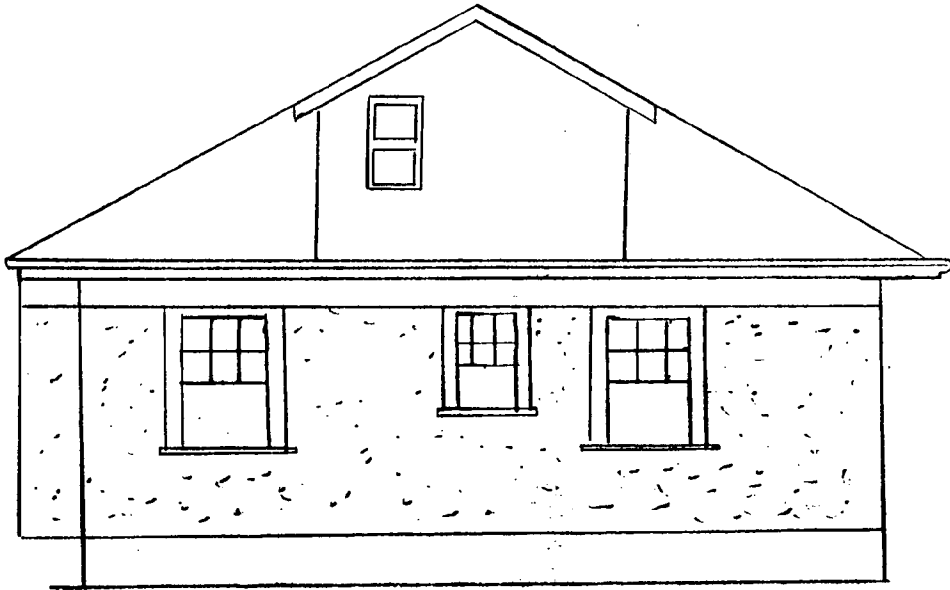
EXISTING STRUCTURE Unchanged
New EXTERIOR WALL OF DORMER
TO ALIGN WITH EXISTING EXTERIOR WALL
OF HOUSE



28'9"

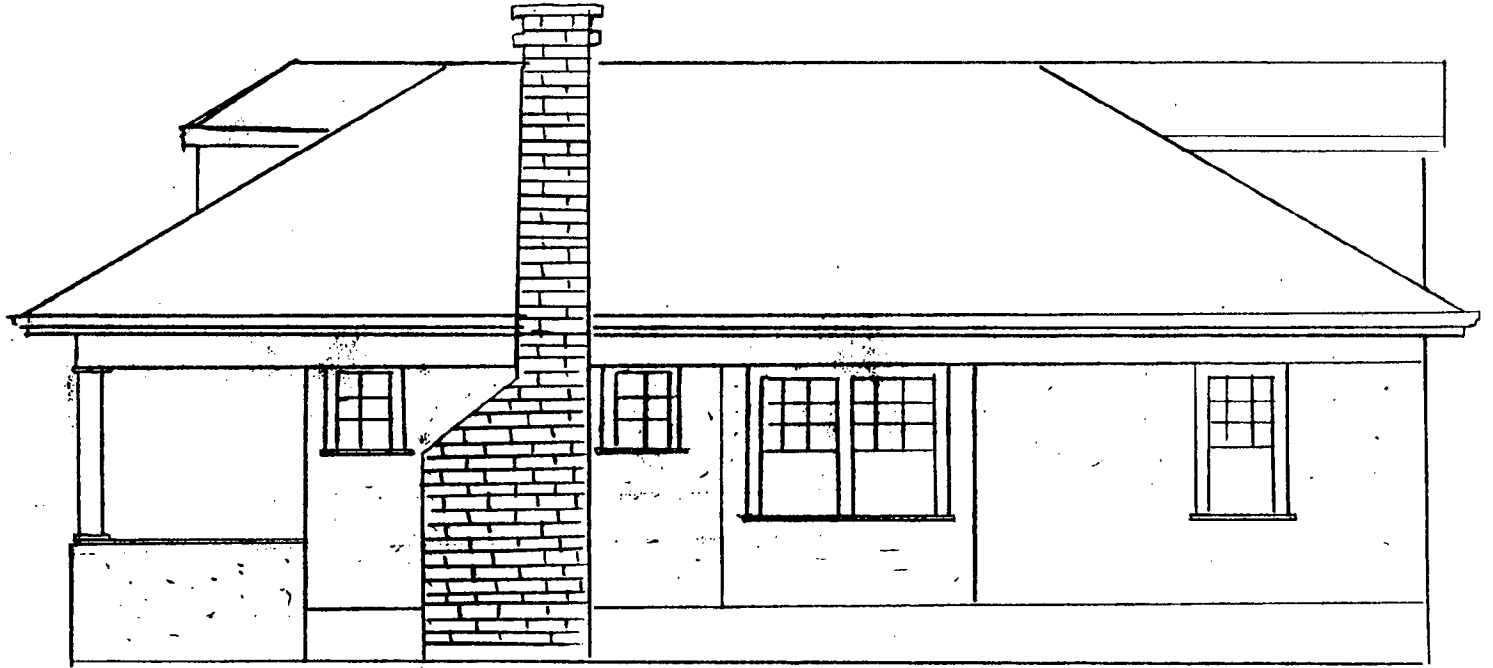


EXISTING FACADE
North Elevation



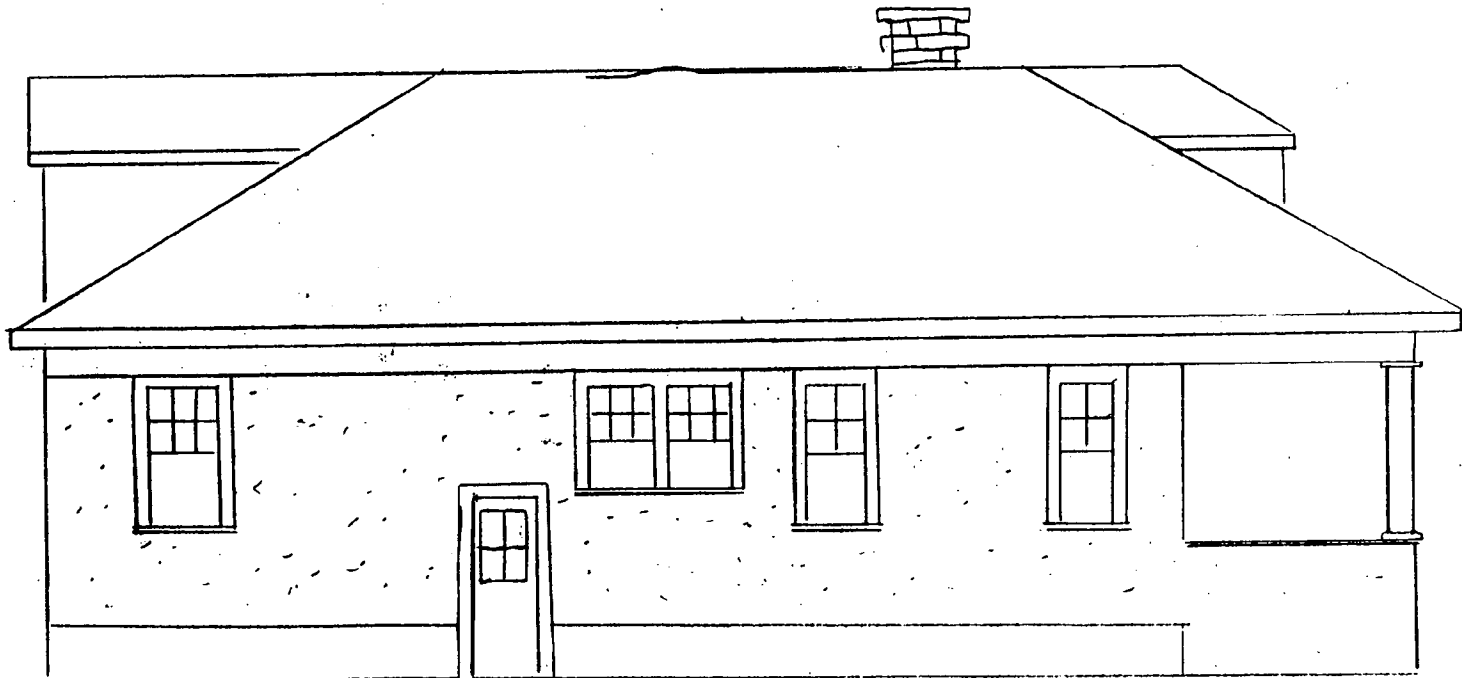
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WEST ELEVATION
EAST SIDE PORCH



19

Existing PACAGE
WEST Elevation

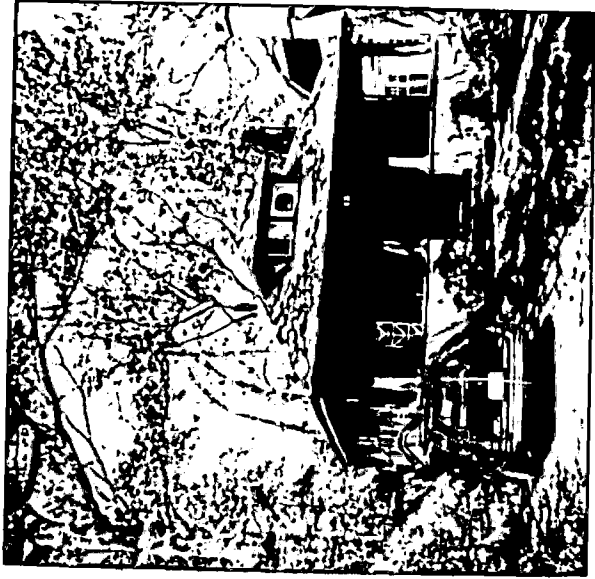


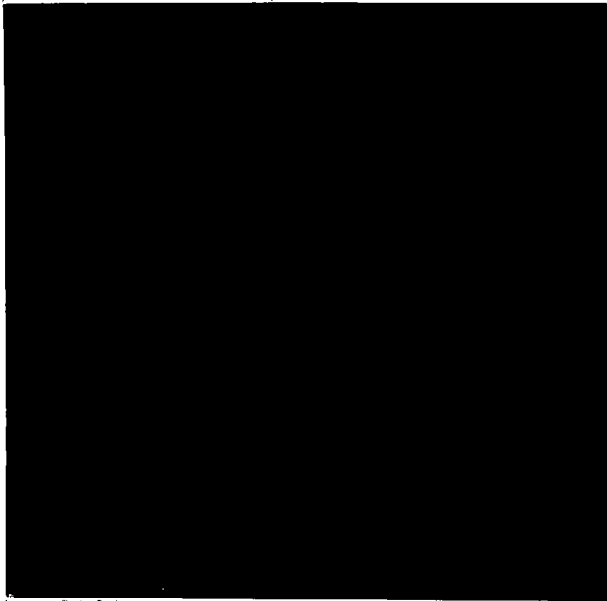
Existing FACADE
13 Cleveland Ave
South Elevation

2



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





13 Cleveland Ave
Takoma Park, MD