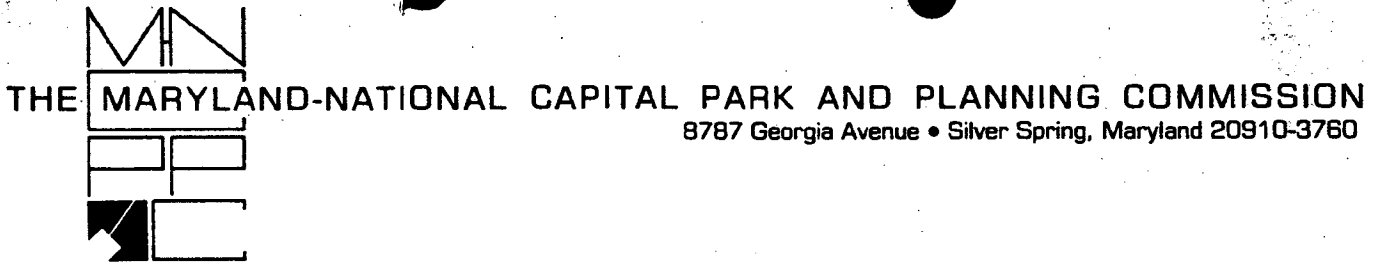


37/3-93J 1 Columbia Avenue
Takoma Park Historic District



May 21, 1993

Mr. Leon Trager
7709 Brickyard Road
Potomac, MD 20854

Dear Mr. Trager:


At the Historic Preservation Commission's May 12, 1993, meeting, a Historic Area Work Permit application filed by your tenant, Jane Grissmer, was approved for your property at 1 Columbia Avenue, Takoma Park.

While the application was approved, the Commission was dismayed to review the project after it had been completed. There was no opportunity for the Commission's staff to inspect the brickwork to confirm if the opening had been previously altered, as stated in the application form.

This is the second time within a year that the Commission has reviewed a HAWP application for 1 Columbia Avenue. The previous application, for the two-story porch, was reviewed following the issuance of a Stop Work Order to halt demolition. The other members of the Historic Preservation Commission join me in urging you to secure an approved Historic Area Work Permit before commencing any future work on the property.

If you have questions about Montgomery County's historic preservation ordinance or about the Takoma Park guidelines, please call Nancy Witherell of the Commission's staff at (301) 495-4570.

Sincerely,


Albert B. Randall
Chairman
Historic Preservation
Commission



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 LEON TRAGER TELEPHONE NO. 301-891-2099
 (Contract/Purchaser) JANE GRISMER / ALINE DUNCAN (Include Area Code)

ADDRESS #1 COLUMBIA AVE TAKOMA PARK MD 20912
 CITY STATE ZIP

CONTRACTOR Curt Hansen & Sons Co. TELEPHONE NO. 703-356-3713
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Leasees TELEPHONE NO. 301-891-2099
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number One Street Columbia Ave

Town/City Takoma Park MD Election District _____

Nearest Cross Street Yine 4 Carroll

Lot _____ Block _____ 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 \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	2B. TYPE OF WATER SUPPLY
03 <input type="checkbox"/> Other		01 <input type="checkbox"/> WSSC
		02 <input type="checkbox"/> Well
		03 <input type="checkbox"/> 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.

Jane Grismer Signature of owner or authorized agent (agent must have signature notarized on back) 5/12/93 Date

APPROVED + For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 5.12.93

APPLICATION/PERMIT NO: _____ 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: 5/12/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93J Tax Credit: No
Public Notice: 4/28/93 Report Date: 5/5/93
Applicant: Jane Grissmer/Leon Trager Staff: Nancy Witherell
PROPOSAL: Install window in door opening RECOMMEND: Approve

The application concerns an alteration for which retroactive approval is sought. The applicant is a commercial tenant in the former residential building, a contributing structure in the Takoma Park Historic District. The front facade consists of four openings on each of two stories. On the first story, the two left openings were doors. The tenants have changed one door to a window, bricking in the wall below the new sill and installing a sash window in the opening. The window sash matches the others on the building.

The staff consulted a community historian in order to learn if documentation about the original openings of the building was obtained at the time the community surveyed the historic structure. Unfortunately, no mention of the door openings was made.

The masonry opening now converted from a door to a window is wider than the adjacent window openings (33" compared with 31-1/2"). It is possible that the building was originally a duplex, divided by floors, with two front doors. The applicant states that the mason making the conversion saw evidence that the door opening had originally been a window opening. Since the work was done without a HAWP, there was no opportunity for the staff to see this evidence prior to the work being done.

STAFF DISCUSSION

Since the documentary and physical evidence are inconclusive and since there have been several alterations and changes in use to this structure over the years, the staff recommends that the recent alteration be approved by the Commission. The building retains its appearance as a residential building.

The staff would recommend that the paint colors used on the new

brick, sash, and sill match those of the rest of the building.

STAFF RECOMMENDATION

The staff finds the alteration of the door opening to a window be found by the Commission to be consistent with the Takoma Park guidelines and 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.



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 LEON TRAGER TELEPHONE NO. 301-891-2099
 (Contract/Purchaser) JANE BRISSMER / ALAINE DUNCAN (Include Area Code)

ADDRESS 1 COLUMBIA AVE TAKOMA PARK, MD 20912
CITY STATE ZIP

CONTRACTOR CURT HANSEN & SONS CO. TELEPHONE NO. 703-356-3713
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY DEASES & CONTRACTOR TELEPHONE NO. 301-891-2099
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number One Street Columbia Ave

Town/City Takoma Park MD Election District _____

Nearest Cross Street Pine & Carroll

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

IA. 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	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

IB. CONSTRUCTION COSTS ESTIMATE \$ Below \$1,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY pepc

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 (X) 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.

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:)

The project is to replace a door with a window on the front of the building where 2 separate but side by side entrances existed. The window will be the same quality & design as the other 22 windows in the building & the brick work will match existing brickwork up to window level. Replacement will eliminate an extra door/entranceway & allow the building to have a clearly defined entrance.

(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

Gene Brissman

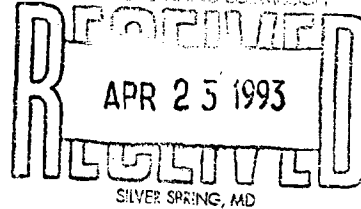
Subscribed and sworn to before me, in my presence, this 19th day of April 19 93, a Notary Public in and for the State of Maryland.

Jerry L. Brudge
Notary Public

My commission expires 8 - 19 96

April 6, 1993

NEIGHBORHOOD DESIGN & ZONING
THE WASHINGTON NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



Historic Preservation Commission
51 Monroe Street, Suite 1001
Rockville, MD. 20850

To Whom It May Concern:

This application is being submitted for retroactive approval for a change we did not realize would require such. The structure is an existing 2 1/2 storey brick building. It formerly housed the Takoma Cafe. It now houses Crossings: A Center for the Healing Traditions. We have changed a door to a window in the front of the building. The change does not affect the character of the building.

Attached is the completed application for review. Thank you for your consideration.

Sincerely,

Handwritten signature of Jane Grissmer.

Jane Grissmer, M.Ac.,
Director

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:

There is no major redesign, except to match the brickwork up to the same level as the other 2 windows on the front facade. The window installed matches the quality of the other 2 in the building.

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

The design will match every other window window or pane & the treatment will be the same & it will improve the overall visual quality of the building.

- 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 George Thompson
 Address #5 Columbia Ave
 City/zip TAKOMA PARK MD 20912

2. Name HARRY C. CIMERMAN SR.
 Address #5 PINE AVENUE
 City/zip TAKOMA PARK, MD. 20912

3. Name _____
Address _____
City/Zip _____

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

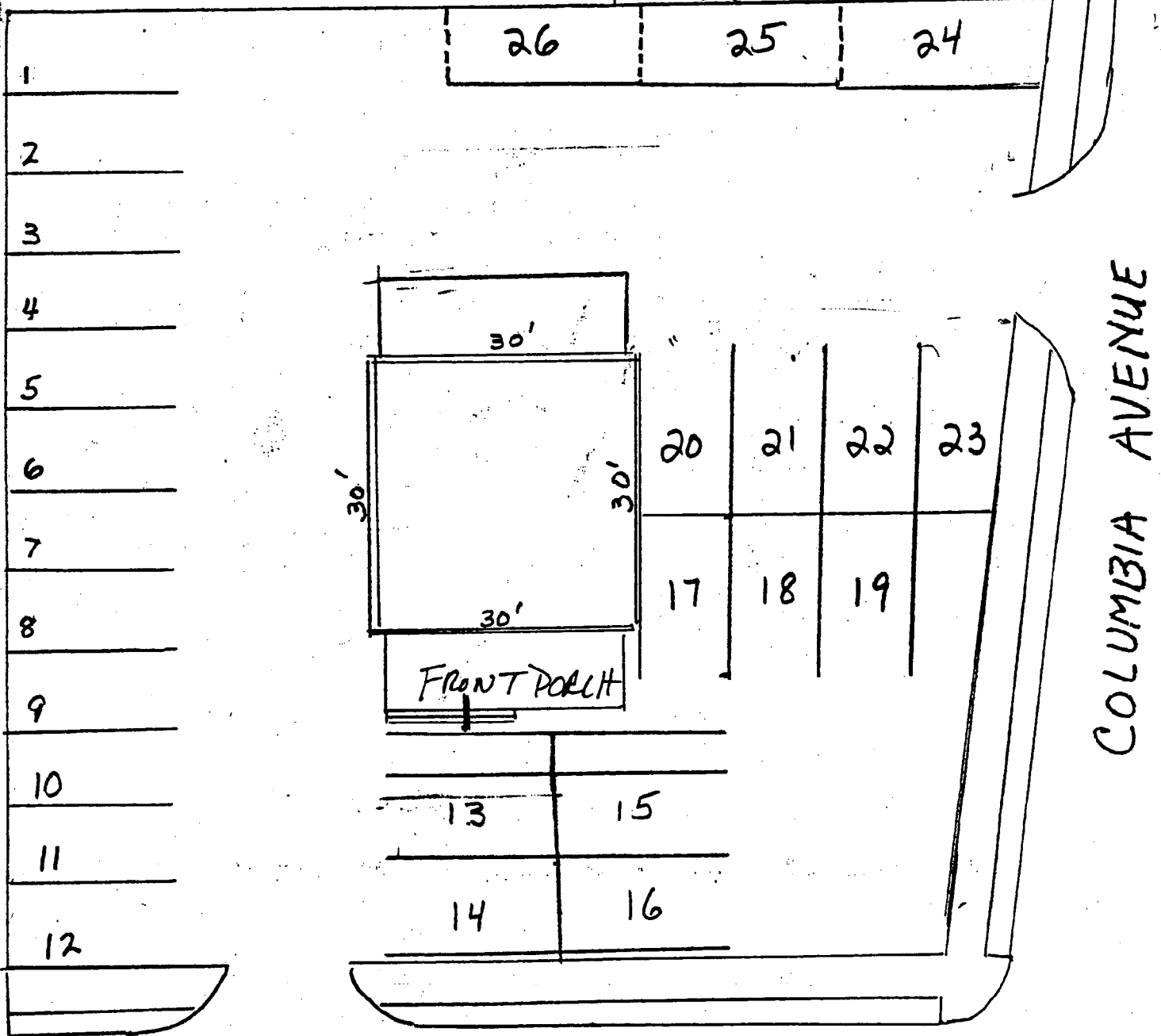
8. Name _____
Address _____
City/Zip _____

1757E

11,800 sq ground
3,400 sq building

C-1

Zoned Commercial
Retail/offices



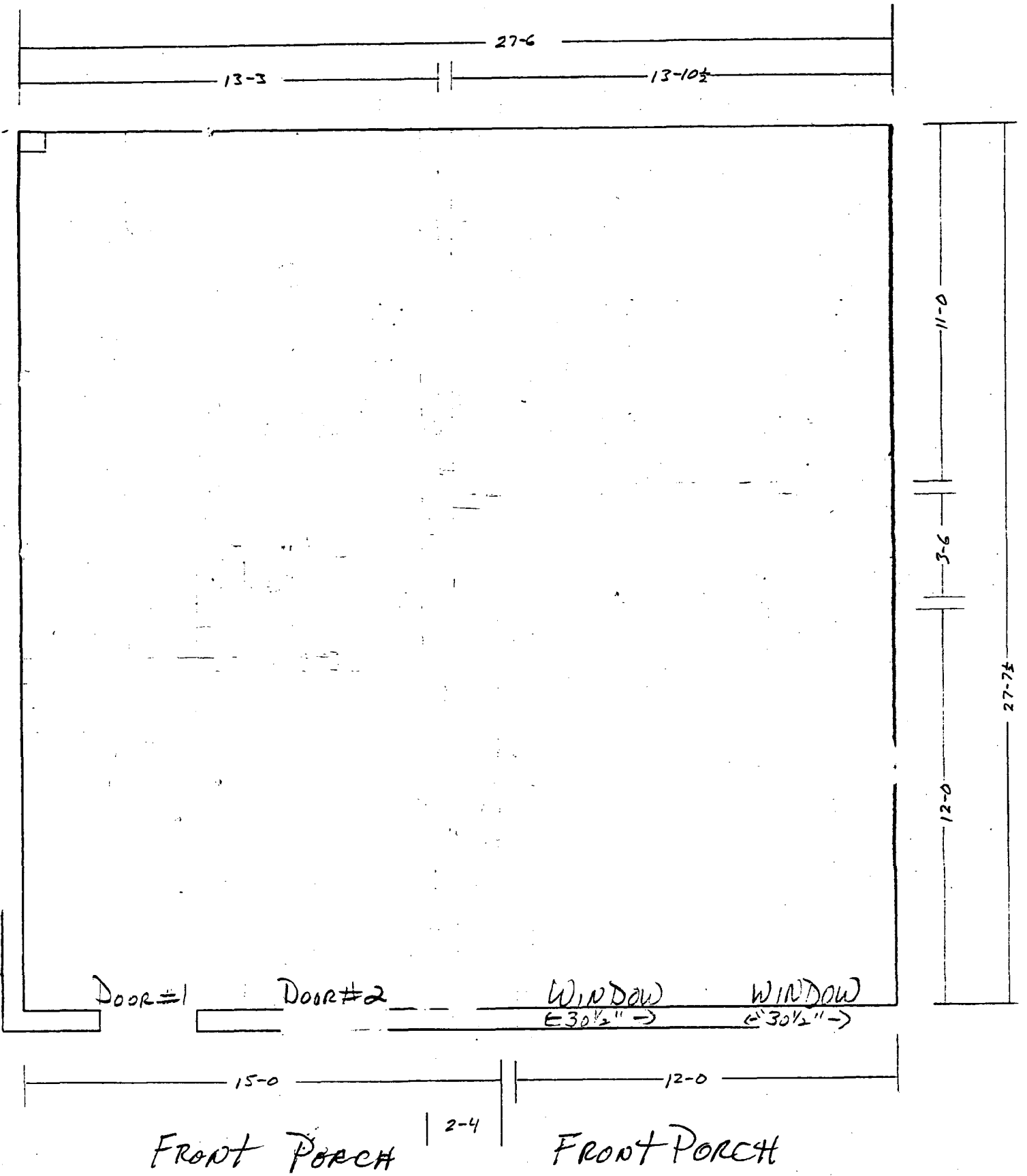
PINE AVENUE

COLUMBIA AVENUE

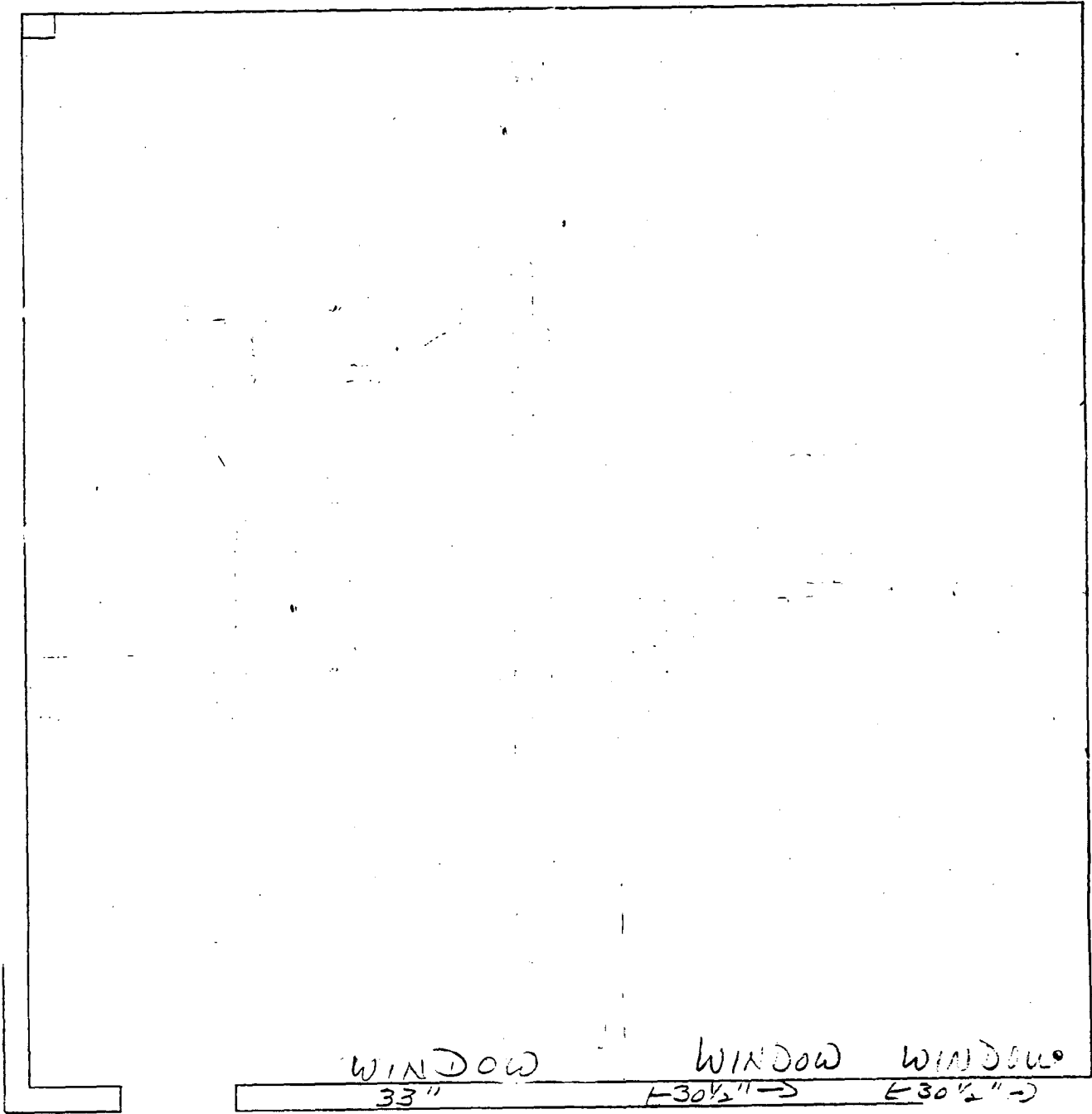
MARYLAND PROFESSIONALS, INC.
7709 BRICKYARD RD.
POTOMAC, MD. 20854
(301) 983-3101

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1 Columbia Ave

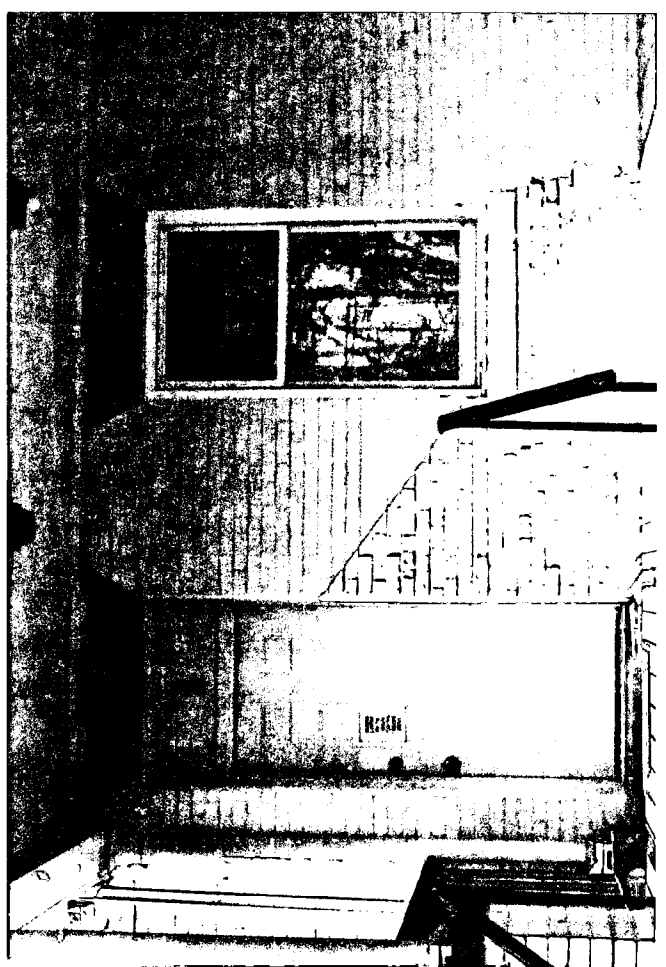
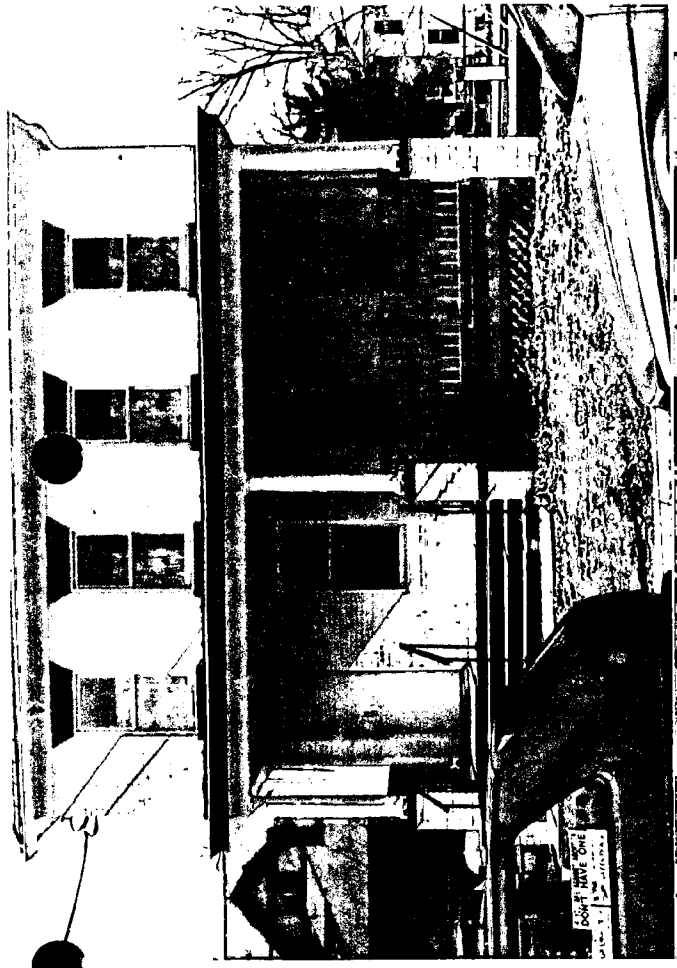


PRIOR TO RENOVATION



Front Porch

AFTER DEMONSTRATION



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





