

37/3-94JJ REVISED 30 Columbia Avenue
Takoma Park Historic District

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

J.B. Fleming Co.
3713-97th Drive
30 Columbia Avenue

APC 12/1/94



December 14, 1994

John Miller
30 Columbia Avenue
Takoma Park, MD 20912

Dear Mr. Miller:

During our discussions over the last several days, it has come to my attention that the Historic Preservation Commission's (HPC) December 7th action on the revision to your Historic Area Work Permit (HAWP) requires clarification.

On December 7th, the seven members of the HPC who were in attendance at the meeting voted unanimously to approve the requested revision to your HAWP with the condition - as recommended by staff - that "the applicant shall construct the chimney out of brick instead of the proposed vinyl clad frame." During the course of this case, there was not a clear discussion as to whether the HPC's intent was for the chimney to be constructed of 100% solid brick, or wood frame with a brick veneer.

To get a clearer picture of the HPC's intent on this issue, and at the suggestion of the HPC Chairperson, I today called all seven HPC Commissioners who attended the December 7th meeting. I reached five of the seven members.

While there are some differences in what these five HPC Commissioners understood their December 7th vote to mean (at least one thought that the vote was for a 100% solid brick chimney, while others simply assumed that brick veneer would be used), it appears to be the consensus of the five HPC Commissioners contacted that a brick veneer chimney stack would meet the HPC's goal and intent in this case - which is primarily to assure that your new addition has a compatible visual appearance with the Takoma Park Historic District streetscape.

For this reason, it is my determination that you may proceed to construct the new chimney stack of wood frame with a brick veneer. You do not need to return to the HPC on this matter. This letter will serve as your approval to build the chimney stack with a brick veneer.

It is my understanding that you also wish to consider the option of using a stucco veneer surface, instead of a brick veneer. I will raise this issue with the HPC at their December 21st meeting and get their opinion on this change.

Please understand that this letter addresses and approves only the issue of using brick veneer on the chimney stack. If you wish to make other changes to your approved HAWP, you will need to have the HPC review those changes separately.

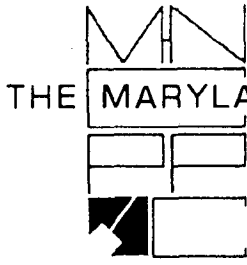
Thank you for your cooperation in this matter and I will stay in touch on the issue of the stucco veneer as an alternative.

Sincerely,



Gwen L. Marcus
Historic Preservation
Coordinator

h:letters:miller



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

DATE: December 8, 1994

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

1.) The applicant shall construct the chimney out of brick instead of the proposed vinyl clad frame.

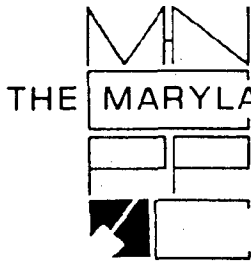
Note: This is a REVISION to HAWP Application # 9408180064

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: J. B. Fleming Co.

Address: 30 Columbia Avenue, Taboma Park, Md. 20912

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: December 8, 1994

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 30 Columbia Avenue	Meeting Date: 12/7/94
Resource: Takoma Park Historic District	HAWP: Addition
Case Number: 37/3-94JJ REVISED	Tax Credit: No
Public Notice: 11/23/94	Report Date: 11/30/94
Applicant: J. B. Fleming Co.	Staff: Patricia Parker
PROPOSAL: Add chimney to previously approved HAWP	RECOMMEND: Approve with conditions

BACKGROUND

This proposal is for the addition of a vinyl clad frame chimney to an already approved HAWP proposal for a contributing resource in the Takoma Park Historic District. The resource is a foursquare colonial revival structure with 6/1 upper sash, 9/1 lower sash and paneled columns.

The HPC reviewed a HAWP proposal for an addition to this structure on September 28, 1994 after preliminary review. At that time, the HPC approved construction of a vinyl-sided addition provided that a 7"-8" recess of the old work from the new was maintained.

STAFF DISCUSSION

Staff feels that the addition of a vinyl clad frame chimney is not compatible with the historic resource nor with other resources within the Takoma Park Historic District. Chimneys on buildings of this period in Takoma Park historically have been constructed of brick or stone.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A of the Montgomery County Code, specifically 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archaeological, 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 Secretary of the Interior's Standard #9:

New additions, exterior alterations, or related new

construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;

Subject to the following conditions:

- 1) The applicant shall construct the chimney out of brick instead of the proposed vinyl clad frame.

And with the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1058164
 NAME OF PROPERTY OWNER Jack & Patricia Miller TELEPHONE NO. 301-891-2880
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 30 Columbia Ave Takoma Park MD CITY STATE ZIP 20912
 CONTRACTOR Constructive Alternatives Inc. TELEPHONE NO. 301-891-2880
 CONTRACTOR REGISTRATION NUMBER 2236
 PLANS PREPARED BY Constructive Alternatives TELEPHONE NO. 301-891-2880
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 30 Street Columbia Ave
 Town/City Takoma Park Election District 13
 Nearest Cross Street Hickory Ave
 Lot 701 Block 19 Subdivision B.F. Gilbreath Addition to Takoma Park
 Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate/Repair/Rebuild/Rehabilitate/Restore/Reconstruct/Reconstructive
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4)
 Circle One: A/C Slab Room Addition Porch Deck Fireplace Shed Solar Woodburning Stove
 1B. CONSTRUCTION COSTS ESTIMATE \$ 40,000
 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 _____
 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:
 1. On party line/Property line _____
 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 8/17/94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9408180064 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____

(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:

THE APPLICANT PREPARES TO CONSTRUCT A TWO STORY ADDITION ON THE REAR LEFT CORNER OF THEIR HOUSE UTILIZING ~~AN~~ ^{AN} EXISTING FOUNDATION AND REMOVING AN EXISTING SHED ON TOP OF THAT FOUNDATION THAT LEADS ITSELF TO NEITHER UTILITY OR ESTHETICS. THE HISTORIC CHARACTER OF THE NEIGHBORHOOD IS INTERMIXED WITH MIXED CONSTRUCTION, AND REFLECTS A "COMMUNITY" COMMITMENT FOR UPGRADE AND IMPROVEMENT.

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

THE ADDITION DESIGN IS IN KEEPING WITH BOTH THE EXISTING HOUSE DESIGN AND OTHER HOUSES IN THE NEIGHBORHOOD OF THAT SECTOR. THE USE OF THE EXISTING FOUNDATION COMPARES WITH SIMILAR HOUSES, WHEN FOR INSTANCE, THE ~~THE~~ EXISTING UTILITY SHED HAS BEEN ADDED A PITCHED ROOF AND BEEN MOVED INTO A DECORATIVE AWAY WAY INTO THE KITCHEN. IT IS ALSO IN KEEPING WITH OTHER COMMUNITY IMPROVEMENTS, SUCH AS CAR PORTALS, THAT MAKE USE OF EXISTING SPACE THAT COMPARES WITH VEGETATION AND EXISTING STRUCTURES.

(4)

Statement of Project I

Short, written statement that describes:

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

THE DESIGN REMOVES A COZY "CLOSED IN PORCH" DESIGN
THAT DOES NOT DISTINGUISH ITSELF FROM THE EXISTING
STRUCTURE. IN THAT IT WILL BE TRIMMED AND SIDED, AND ROOFED
IN DUPLICATE MATERIALS AS THE EXISTING HOUSE. (VINYL SIDING, TRIM AND
ASPHALT SHINGLES, IT WILL BE HARD TO GUESS IT WAS NOT ALWAYS PRESENT.

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

EXISTING HOUSES VARY IN SIZE, DESIGN AND AGE, USING A VARIETY OF
MATERIALS FROM BRICK, STONE STUCCO, STUCCO, NEAR CLADDING AND
VINYL SIDING

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

THEY ARE IN COMPLETE CONFORMANCE

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 Russel W. Pittman
 Address 7123 Carroll Ave.
 City/Zip Takoma Park MD. 20912

2. Name Richard T. Koskella
 Address ~~7121~~ 7121 Carroll Ave
 City/Zip Takoma Park MD. 20912

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3. Name William H Samuel
Address 4 Hickory Ave.
City/Zip Takoma Park MD 20912

4. Name Joe B. Gaspin
Address 28 Columbia Ave
City/Zip Takoma Park MD 20912

5. Name THOMAS A. ANASTASIO
Address 32 Columbia Ave
City/Zip Takoma Park MD 20912

6. Name _____
Address _____
City/Zip _____

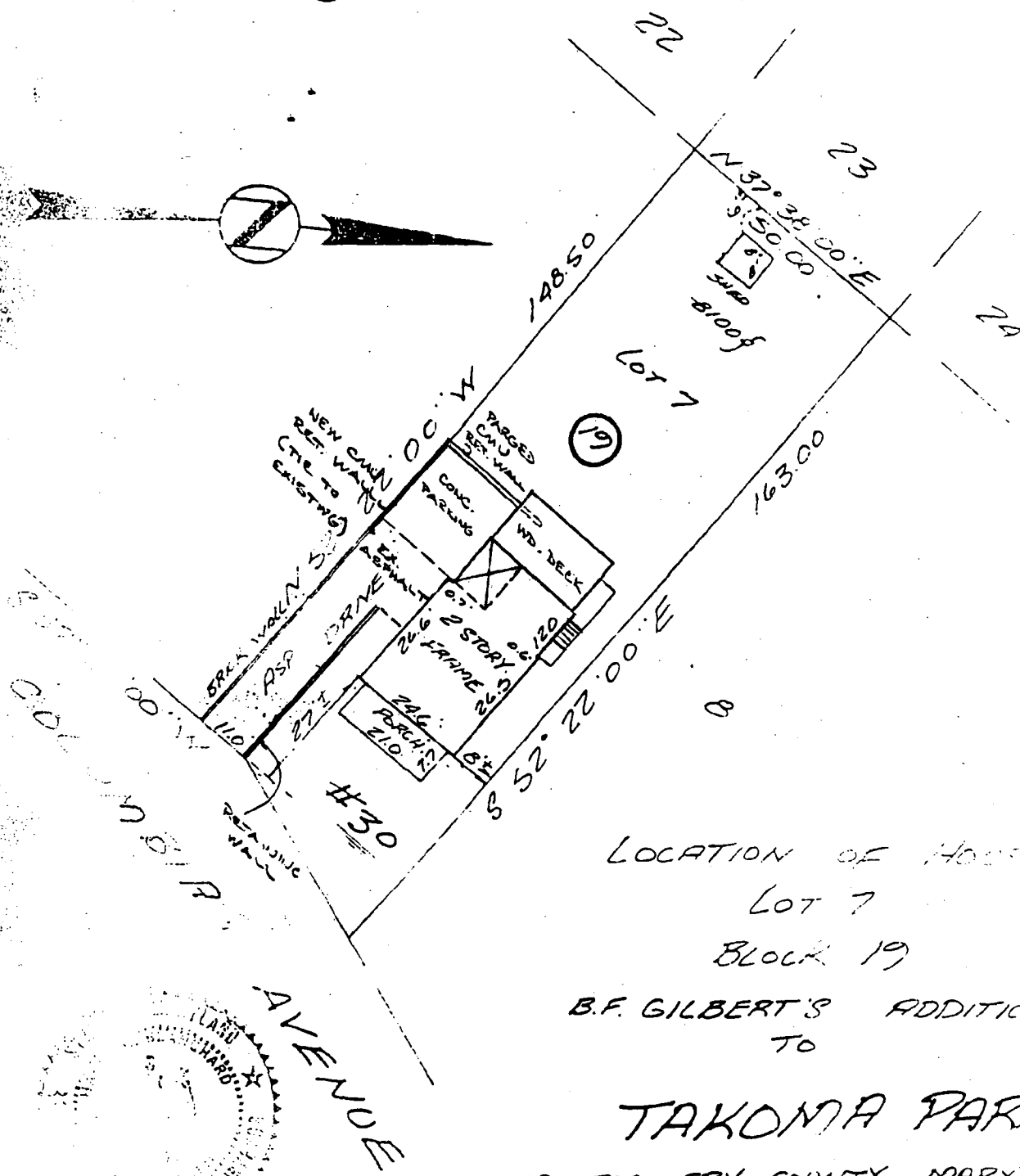
7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

7





LOCATION OF HOUSE
 Lot 7
 Block 19
 B.F. GILBERT'S ADDITION
 TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE
 THE PLAN SHOWN HEREON IS PREPARED FROM
 FIELD MEASUREMENTS OF EXISTING STRUCTURES
 AND DIMENSIONS SHOWN OR DESCRIBED
 THEREON. IT IS RECORDED AMONG
 THE RECORDS OF MONTGOMERY
 COUNTY, MARYLAND.

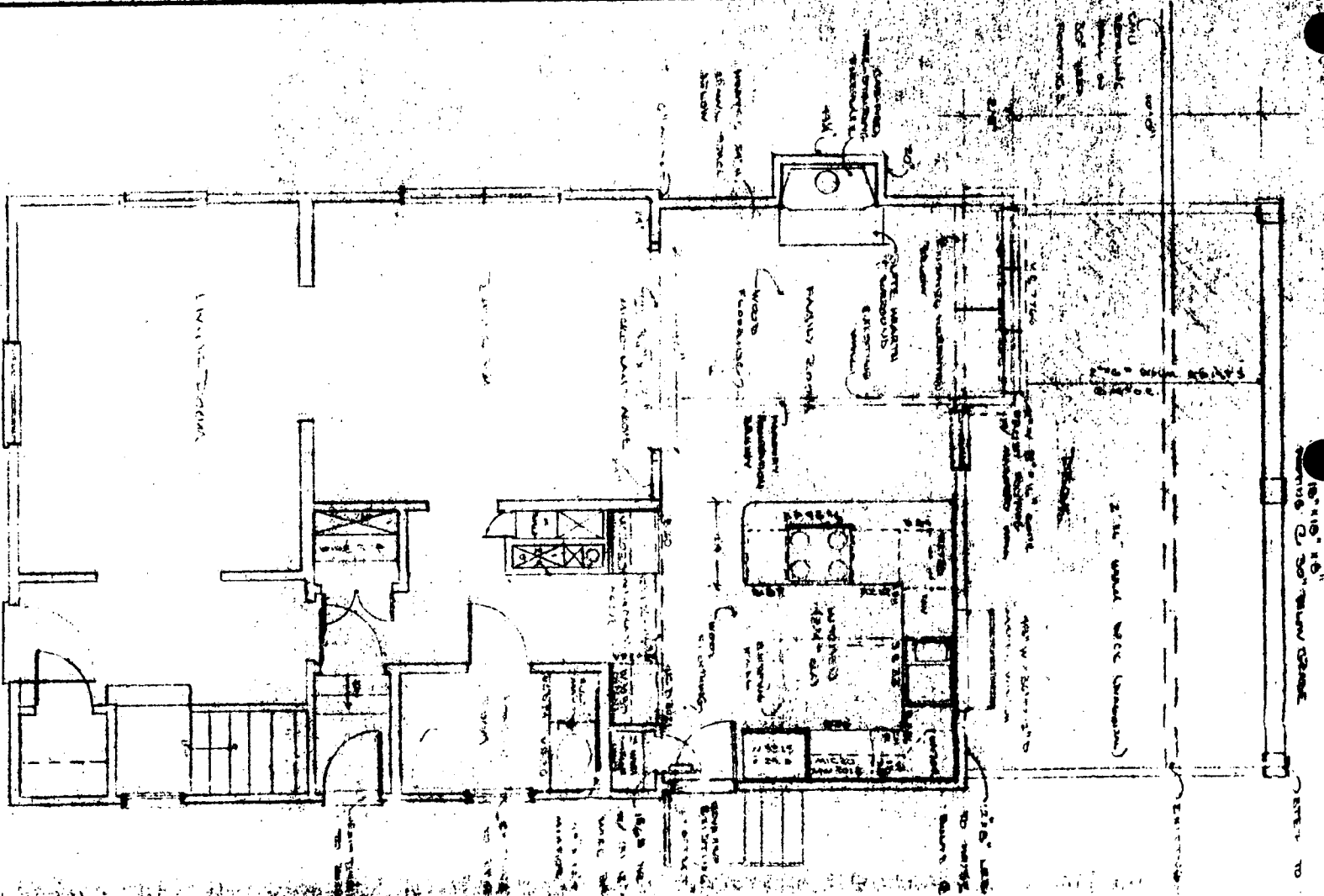
 SURVEYOR MD. 7150

REFERENCES	
PLAT BK.	A
PLAT NO.	2
LIBER	
FOLIO	

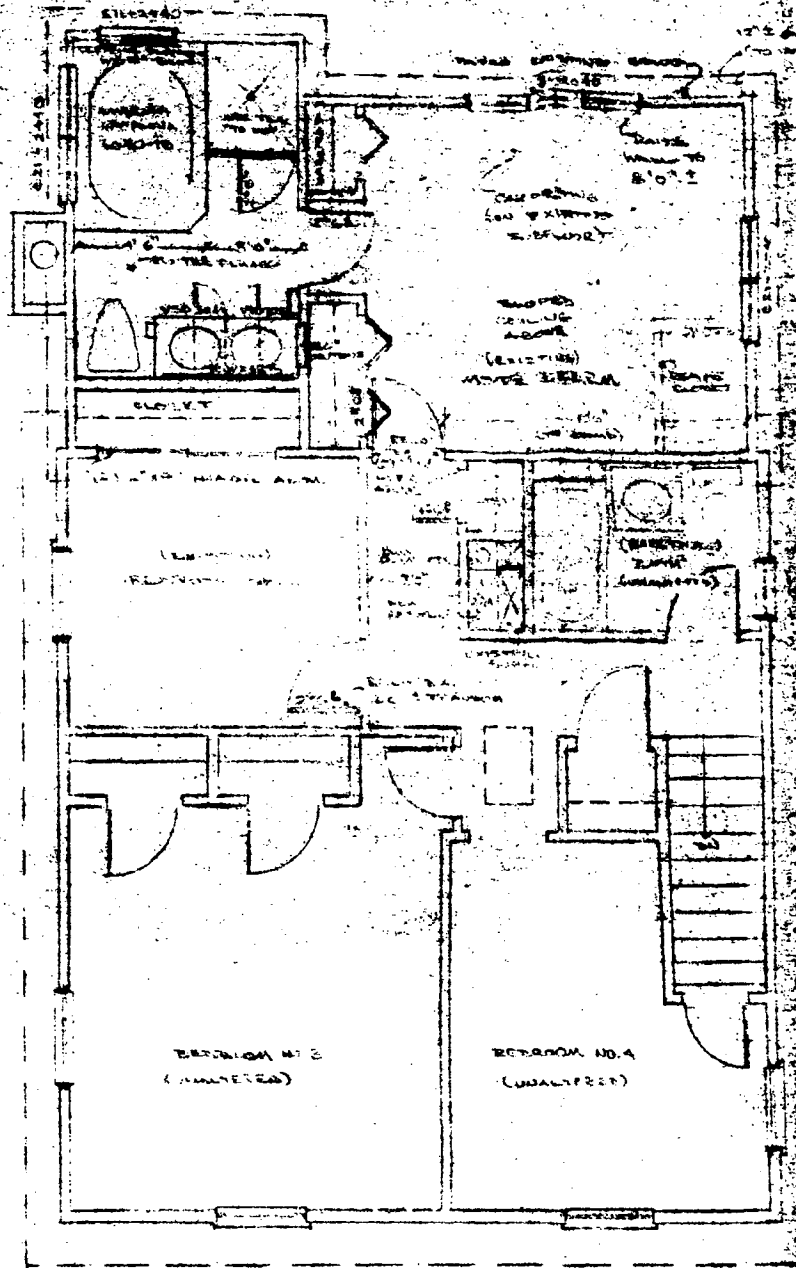
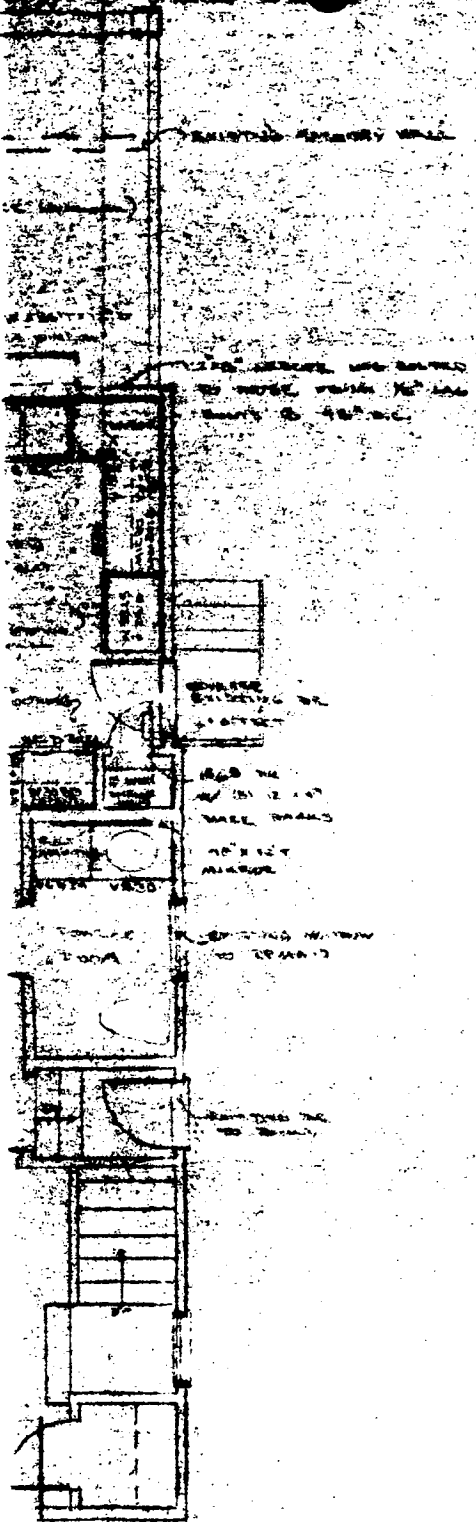
ELDON E. SNIDER & ASSOCIATES LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 101 GAITHERSBURG, MD. 948 5100	
DATE OF SURVEY	SCALE
WALL CHECK	DRAWN BY
HSE. LOC. 8-16-79	JOB NO. 275
BOUNDARY	

⑧

FIRST FLOOR



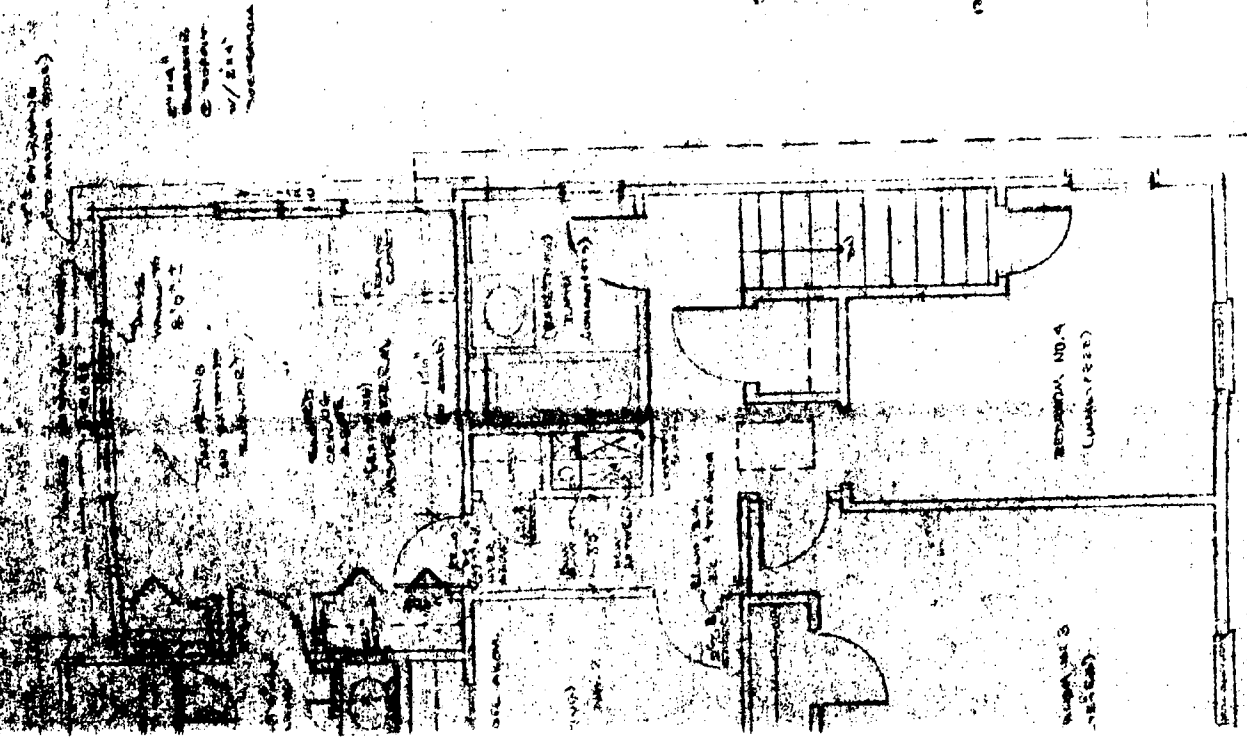
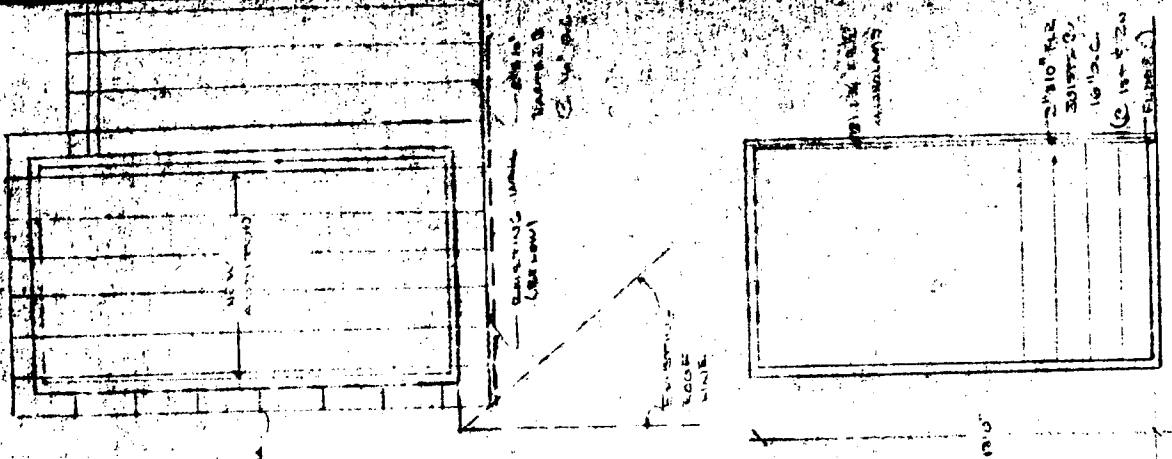
9



SECOND FLOOR

10

ROOF FRAME PLAN



SECOND FLOOR FRAME PLAN

11

MILLER RESIDENCE

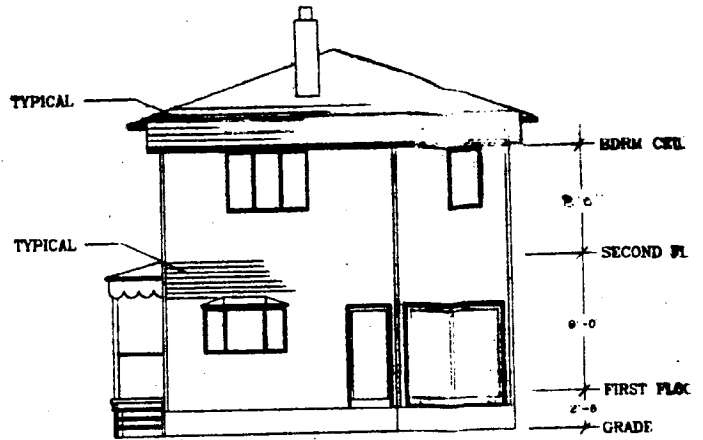
SCALE: 1/8" = 1'-0"

DATE: OCT. 20, 1934

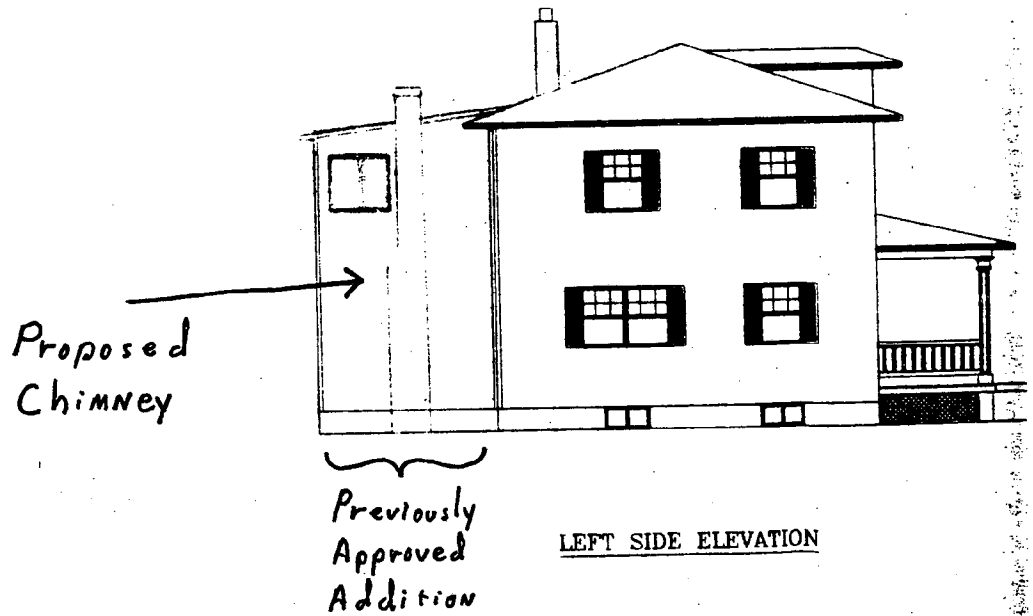
30 COLUMBIA AVENUE

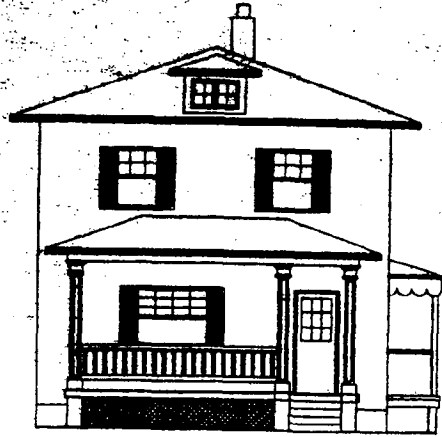
FLOOR PLAN

SECOND FLOOR



PROPOSED
REAR ELEVATION





FRONT ELEVATION

13

MILLER RESIDENCE