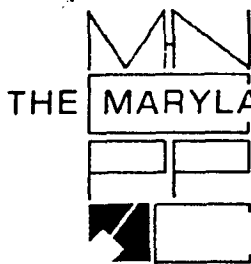


37/3-94JJ 30 Columbia Avenue

Takoma Park Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 9/29/94

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: _____

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

Applicant: Sack and Patricia Miller

Address: 30 Columbia Avenue, Takoma Park

***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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 30 Columbia Avenue Meeting Date: 9/28/94
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-94JJ Tax Credit: No
Public Notice: 9/14/94 Report Date: 9/21/94
Applicant: Jack & Patricia Miller Staff: David Berg
PROPOSAL: Construct 2 story addition RECOMMEND: Approve
with deck; pave driveway

BACKGROUND

This proposal was the subject of a Preliminary Consultation before the Commission on September 16, 1994. The house is an American Four-Square ca. 1910 with white vinyl siding and is a contributing resource to the Takoma Park Historic District. It is surrounded on all sides by contributing resources of the same period.

The applicants propose to demolish a shed roofed addition located to the rear of the structure and to utilize the existing foundation to construct a two story addition in its place. The addition would employ vinyl siding identical to that which exists on the rest of the house, and casement windows throughout. The proposal also includes changes to the existing fenestration on the rear facade.

The proposal includes the construction of a treated wood deck approximately 12'x24' in size. This deck would extend solely from the rear facade of the house and 2x6 diagonal decking would be employed. A new retaining wall will be built to tie into an existing retaining wall and the rear section of the existing driveway will be paved with concrete and extended to meet this wall.

STAFF DISCUSSION

The design submitted in the Preliminary Consultation on September 16 was found to be incompatible with the historic resource because of its tower-like appearance. The originally proposed roof was of a pyramid shape that was as high as the roof ridge of the historic structure and had an awkward appearance. The Commission suggested that the applicant lower the height of the roof and make the proposed addition look less separate from the existing structure. The applicant was advised to consider removing the shed roof of the entire existing two story rear addition and build a new roof that would be lower in height and would cover both the old and new additions. The applicant has re-designed the proposal with these

considerations in mind and now proposes to remove the entire roof structure of the rear addition and replace it with a single shed roof. This new roof has given the rear additions a more unified appearance and has successfully created more headroom for the rear rooms. This new roof design is approximately 5' lower than the roof height of the original proposal and is more compatible with the historic resource.

At the preliminary consultation staff was concerned with the fact that the new window on the Left Side Elevation did not line up horizontally with the existing windows. This was considered out of character with the surrounding historic structures. The applicant has agreed to have the windows of the proposed addition line up horizontally with the windows of the existing structure. This change is reflected on the revised drawings.

At the Commission meeting on September 16, some concern was also raised as to the appropriateness of a casement window on the Left Side Elevation. The applicant has requested that the casement window remain. Although the use of a casement window is not consistent with the double hung 6/1 windows of the historic resource, staff feels that the use of this casement window is appropriate in consideration of the Guidelines for Contributing Resources as found in the Takoma Park Amendment to the Master Plan for Historic Preservation, which state:

Contributing Resources should receive a more lenient level of review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing.

At the Commission meeting on September 16, the applicant agreed to use wood surrounds on the proposed addition equal in width to the existing wood surrounds. The existing surrounds are about 3" wide and are clad with aluminum. Staff feels that the appropriate window treatment would be to use a minimum of 4" wood surrounds on all new windows. The windows of the majority of the surrounding contributing resources employ wood surrounds wider than 4". Staff reasons that if an attempt were made to restore the historic fabric to the house in the future, that the existence of surrounds of 4" or wider would be more compatible with the restored historic resource.

Since the proposed deck will extend solely from the rear facade of the house and not be easily visible from the primary facade or streetscape, staff finds the proposed deck compatible with the historic resource and with the surrounding historic resources. Staff feels that the proposed extension of the existing retaining wall and the paving of the rear section of the existing drive are minor changes and will not substantially alter the environmental setting.

The existing addition is recessed from the historic resource by

about 7" to 8" and the applicant has agreed to retain this setback in the new addition.

Staff does not generally approve the use of vinyl siding, however, the existing historic structure is already sided with vinyl. Thus, staff finds the use of vinyl on this particular addition to be acceptable.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal generally consistent with the purposes of Chapter 28A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with 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.

and provided 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 Tak 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
 (Indicate lot or range of lots if the building is located on a range of lots)

Town/City Takoma Park Election District 13

Nearest Cross Street Hickory Ave

Lot 7 Block 1019 Subdivision B.L. Gilberts Addition to Takoma Park

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | |
|------------|------------|----------------|-----------|----------|---------------------------------|-------|----------------------|
| Construct | Extend/Add | Alter/Renovate | Repair | Remove | Circle One: A/C | Slab | <u>Room Addition</u> |
| Wreck/Raze | Move | Install | Revocable | Revision | Porch | Deck | Fireplace |
| | | | | | Shed | Solar | Woodburning Stove |
| | | | | | Fence/Wall (complete Section 4) | | |
- 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 <input checked="" type="checkbox"/> WSSC | 02 <input type="checkbox"/> Septic |
| 03 <input type="checkbox"/> Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|----------------------------------|
| 01 <input checked="" 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.

[Signature] Signature of owner or authorized agent (agent must have signature notarized on back) 8/12/94 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9408180064

DATE FILED: _____

DATE ISSUED: _____

OWNERSHIP CODE: _____

FILING FEE: \$ _____

PERMIT FEE: \$ _____

BALANCE \$ _____

RECEIPT NO. _____

FFW 11/1/90



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 PROPOSES TO CONSTRUCT A TWO STORY ADDITION ON THE REAR LEFT CORNER OF THEIR HOUSE UTILIZING AN EXISTING FOUNDATION AND REMOVING AN EXISTING SHED ON TOP OF THAT FOUNDATION THAT LENDS ITSELF TO NEITHER UTILITY OR AESTHETICS. THE HISTORIC CHARACTER OF THE NEIGHBORHOOD IS INTERMITTENT WITH MIXED CONSTRUCTION, AND REFLECTS A "COMMUNITY" COMMITMENT FOR UPLESS 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 STATURE. THE USE OF THE EXISTING FOUNDATION CONFORMS WITH SIMILAR HOUSES, WHEN FOR INSTANCE, THE ~~THE~~ EXISTING UTILITY SHED HAS BEEN ADDED A PITCHED ROOF AND BEEN MADE INTO A DECORATIVE ENTRY WAY INTO THE KITCHEN. IT IS ALSO IN KEEPING WITH OTHER COMMUNITY IMPROVEMENTS, SUCH AS CAR PORTALS THAT MAKE USE OF EXISTING SPACE THAT CONFORMS WITH VEGETATION AND EXISTING STRUCTURES.

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:

THE DESIGN REMAINS A COZY "CLOSED IN PORCH" DESIGN THAT DOES NOT DISTINGUISH ITSELF FROM THE EXISTING STRUCTURE. IN THAT IT WILL BE TRIMMED AND SIDING, AND ROOFED IN DUPLICATE MATERIALS AS THE EXISTING HOME. (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 HOMES VARY IN SIZE, DESIGN AND AGE, USING A VARIETY OF MATERIALS FROM BRICK, STONE STUCCO, STUCCO, HARD CLADDING AND VINYL SIDING.

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

ALL 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

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

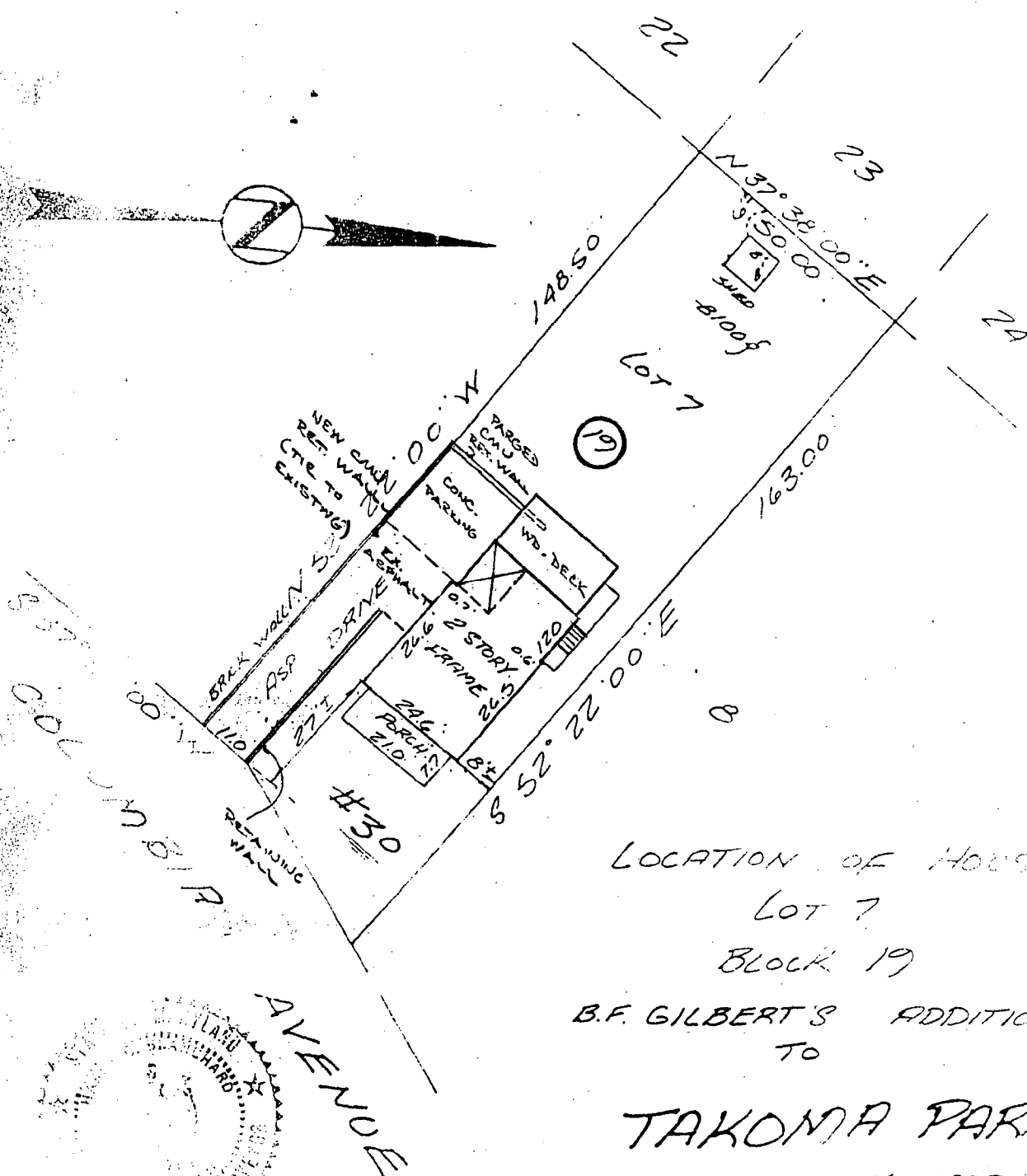
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E





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 AS DRAWN OR DESCRIBED BY THE SURVEYOR AND RECORDED AMONG THE PUBLIC RECORDS OF MONTGOMERY COUNTY, MARYLAND. Eldon E. Snider REGISTERED LAND SURVEYOR MD. 2180	REFERENCES PLAT BK. A PLAT NO. 2	ELDON E. SNIDER & ASSOCIATES LAND SURVEYORS LAND PLANNING CONSULTANTS 2 PROFESSIONAL DRIVE, SUITE 210 GAITHERSBURG, MD. 948 5100	
	LIBER	DATE OF SURVEY: 5-16-79	SCALE: 1" = 20'
	FOLIO	WALL CHECK:	DRAWN BY:
		HSE. LOC.: 3-16-79	JOB NO.: 37-0
	BOUNDARY:		

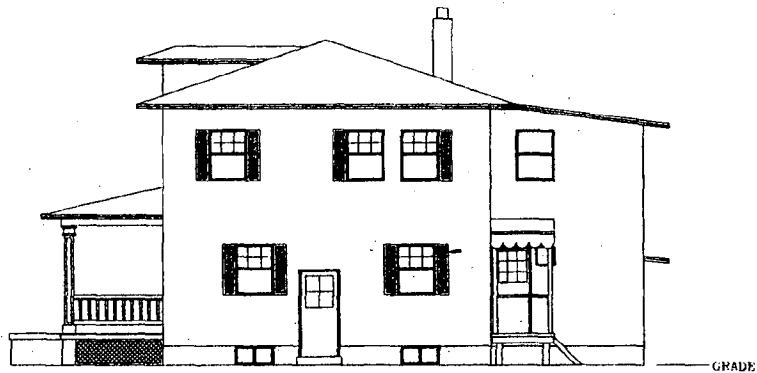
9

Existing

CEILING
FLOOR
DOOR



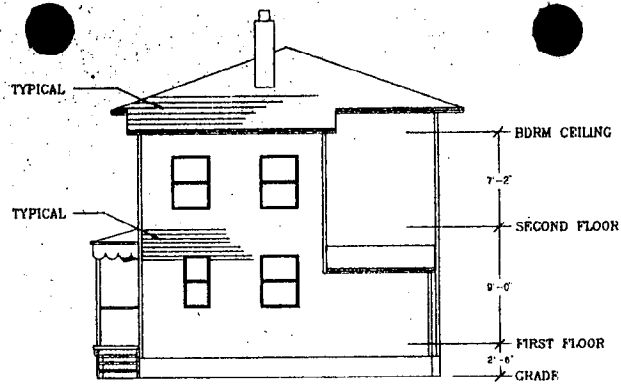
FRONT ELEVATION



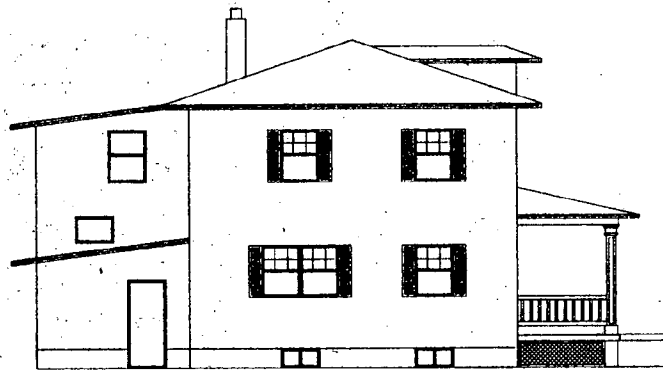
RIGHT SIDE ELEVATION

Existing

10



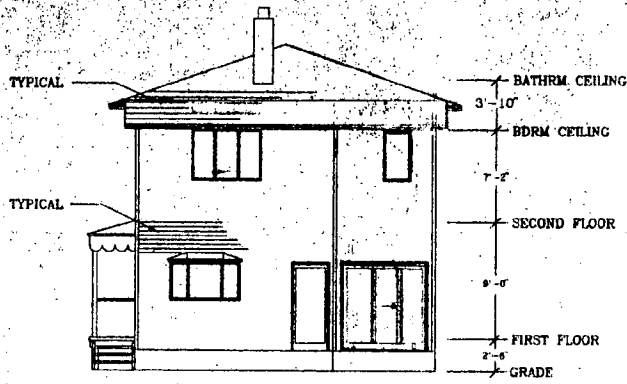
REAR ELEVATION



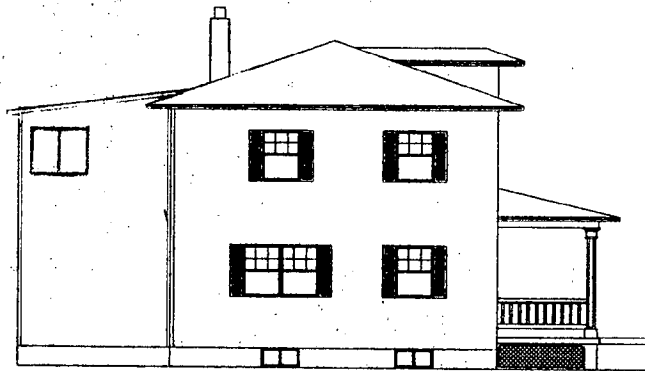
LEFT SIDE ELEVATION

EXISTING

11



REAR ELEVATION

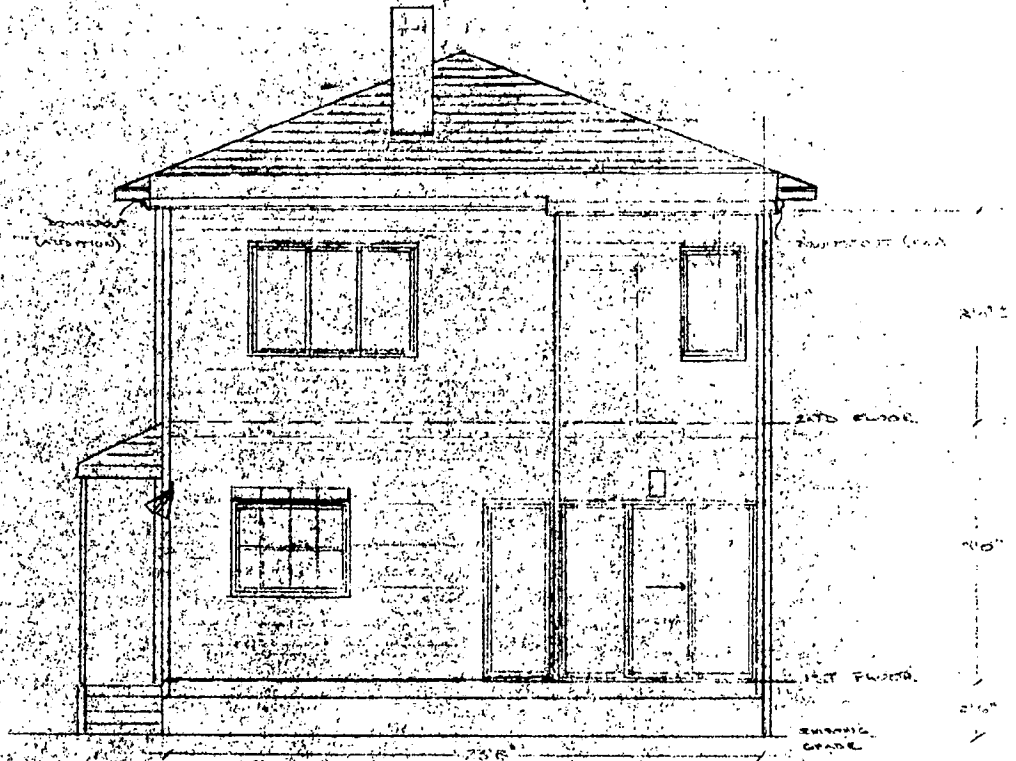


LEFT SIDE ELEVATION

PRINTED ON 80% 100% RECYCLED PAPER

Proposed

12

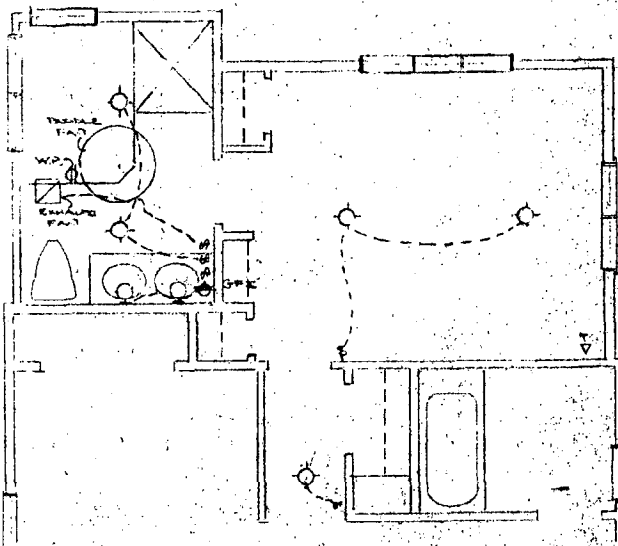
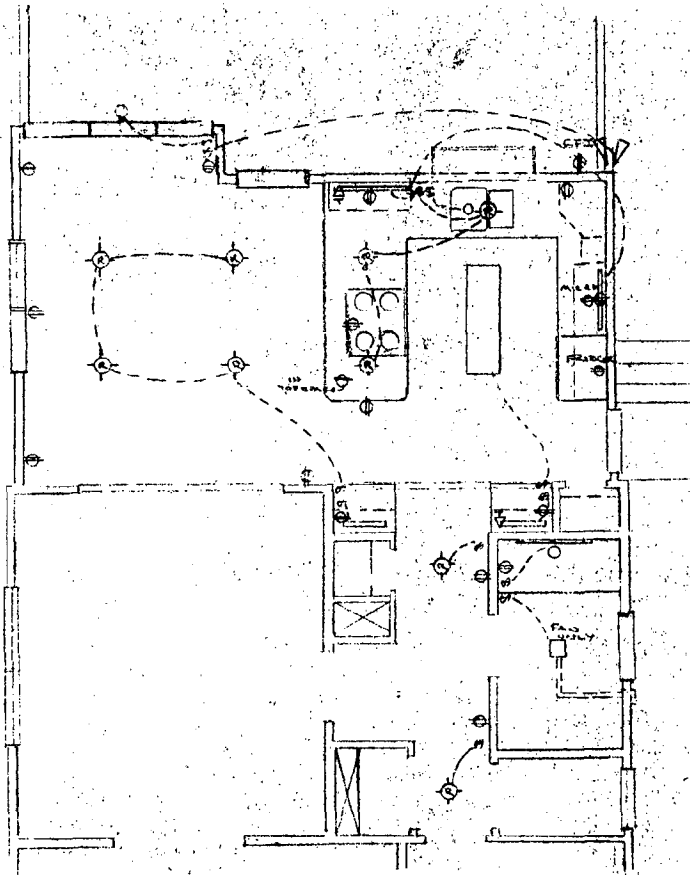


REAR ELEVATION

Proposed

13

Proposed



Miller Residence		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: J.B.P.
DATE: Dec. 21, 44		REVISED:
ELEVATION / ELECTRICAL		DRAWING NUMBER: 204

16



Rear from Property Line



Rt. Side from Front 28 Climbit



Left Room from Rear 28 Climbit



From Front 40. #4 Hillside Ave

J.B. Fleming Co.

BUILDERS AND DEVELOPERS

September 21, 1994

Mr. David Berg
Historic Preservation Planner
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: 30 Columbia Avenue, Takoma Park, Md.

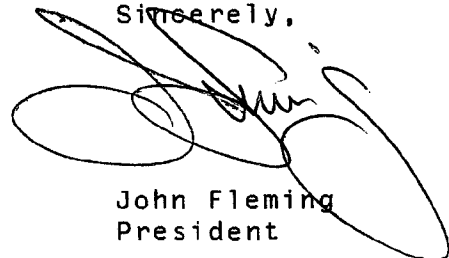
Dear Mr. Berg,

Per our several conversations and Preliminary Consultation of September 16 regarding the subject property, we herein submit the attached drawings with the following changes:

- (1) We have redesigned the addition to be more compatible with the architectural style of the house. The new addition roof is redesigned as a shed roof to be contiguous with a new roof on the enclosed porch.
- (2) We are recessing the new construction approximately 7" to match the existing offset on the other side of the house.
- (3) We are aligning the casement window on the side of the new addition with the windows on the existing house. The owners respectfully request that we not install a window on the first floor side elevation of the new addition.
- (4) We will trim the new windows of the addition to match the casing width of the existing windows and will clad the casing to match the existing.
- (5) We are extending the existing 30" retaining wall at the back patio (which will be covered by deck) across the rear of the existing driveway and repaving the driveway at the top in concrete for parking.

Thank you for your assistance in this matter.

Sincerely,



John Fleming
President

J.B. Fleming Co.

BUILDERS AND DEVELOPERS

September 21, 1994

Mr. David Berg
Historic Preservation Planner
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: 30 Columbia Avenue, Takoma Park, Md.

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Thank you for your assistance in this matter.

Sincerely,

APPROVED
Montgomery County
Historic Preservation Commission

John Fleming
President



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1158164

NAME OF PROPERTY OWNER Sue & Patricia Miller TELEPHONE NO. 301-891-2280
(Contract/Purchaser) (Include Area Code)

ADDRESS 30 Columbia Ave Tl Park MD CITY MD STATE 20712 ZIP 20712

CONTRACTOR Constructive Alternatives Inc. TELEPHONE NO. 301-891-2280
CONTRACTOR REGISTRATION NUMBER 2236

PLANS PREPARED BY Constructive Alternatives TELEPHONE NO. 301-891-2280
(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 7 Block 17 Subdivision B.F. Gilbreath Addition to Takoma Park

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition
 Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other _____

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 Perco

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) [Signature] Date 8/12/94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date 9/29/94

APPLICATION/PERMIT NO: 94-9140111 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS



From Front Sidewalk and Steps





Left Side from front of 32 Columbia









