

37/3-94Y 7119 Cedar Avenue
Takoma Park Historic District

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

3713-94Y

Town of Takoma Park

7119 Cedar Avenue

Takoma Park Historic District

HPC 7/28/94



Carriage House Existing Condition



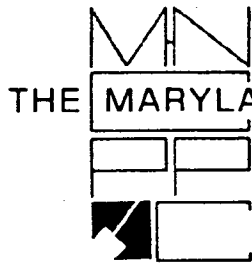
Typical Standing Seam
note: in need of paint



Typical Standing Seam
Note: in need of paint



Edge Simply Folded Over



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

DATE: July 28, 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.

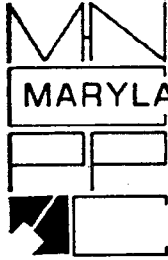
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



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

DATE: July 28, 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

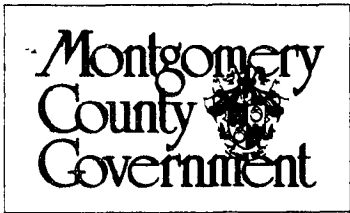
The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

X 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: Town of Takoma Park
Property Address: 7119 Cedar Avenue ; Takoma Park, Md.

***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.



Montgomery County
 Historic Preservation Commission
 8787 Georgia Avenue
 Silver Spring, MD. 20910
 (301) 495-4570

sion
20850

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 _____ Street _____

Town/City _____ Election District _____

Nearest Cross Street _____

Lot _____ Block _____ Subdivision _____

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	Porch	Deck	Fireplace
			Revision	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? _____

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 _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date _____

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
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850**

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 property known as the Thomas/Siegler Gardens is owned by the City of Takoma.

The property includes a historic garden as well as a Carriage House built in 1888.

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

The Carriage House presently has a severely deteriorated asphalt shingle roof.

The City proposes removing the asphalt shingle material and installing more historically appropriate terne, standing seam.

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:

Replace approximately 598 sq. ft. asphalt shingle with standing seam 40 lb. terne.
First 30 lb. felt will be placed, then rosin, then 40 lb. terne
After 60 days oxidation roof will be painted with Cal Bar "Tin-olin" in red.

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

The original roof was metal and most likely standing seam.

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

The City proposes replacing an existing inappropriate material with a more historically appropriate material.

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).

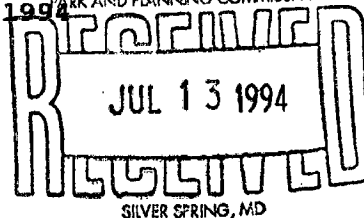
City of Takoma Park, Maryland

DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
TELEPHONE 301-270-5900



7500 MAPLE AVENUE
TAKOMA PARK, MD 20912
PLANNING AND ZONING
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

July 7, 1994



Ms. Jo Ellen Freese
Project Review and Compliance Administrator
Office of Preservation Services
Maryland Historical Trust
100 Community Place
Crownsville, Maryland 21032

RE: Thomas/Siegler Gardens Carriage House Rehabilitation

Dear Ms. Freese:

Your concurrence with our opinion of no adverse effect on historic properties is requested for the City owned property known as the Thomas Siegler Gardens Carriage House located at the corner of Cedar and Tulip Avenues in Takoma Park, Maryland. Rehabilitation of this structure is scheduled to be undertaken with State Program Open Space funds.

The property is located within the existing National Register Historic District boundaries. It is our opinion that, the treatments which are proposed will not have an adverse effect and in fact the proposed improvements are more historically accurate than the existing condition of the building.

A vicinity map, street map, a front view photograph of the subject are enclosed along with a summary of the proposed work. If you have any questions regarding this matter, please contact me at (301) 270-5900. Thank you for your time and effort regarding this matter.

Sincerely,

Theodore W. Kowaluk
Construction Specialist

DETERMINATION BY THE STATE HISTORIC PRESERVATION OFFICE

We concur that the above-described work will have no adverse effect on historic resources.

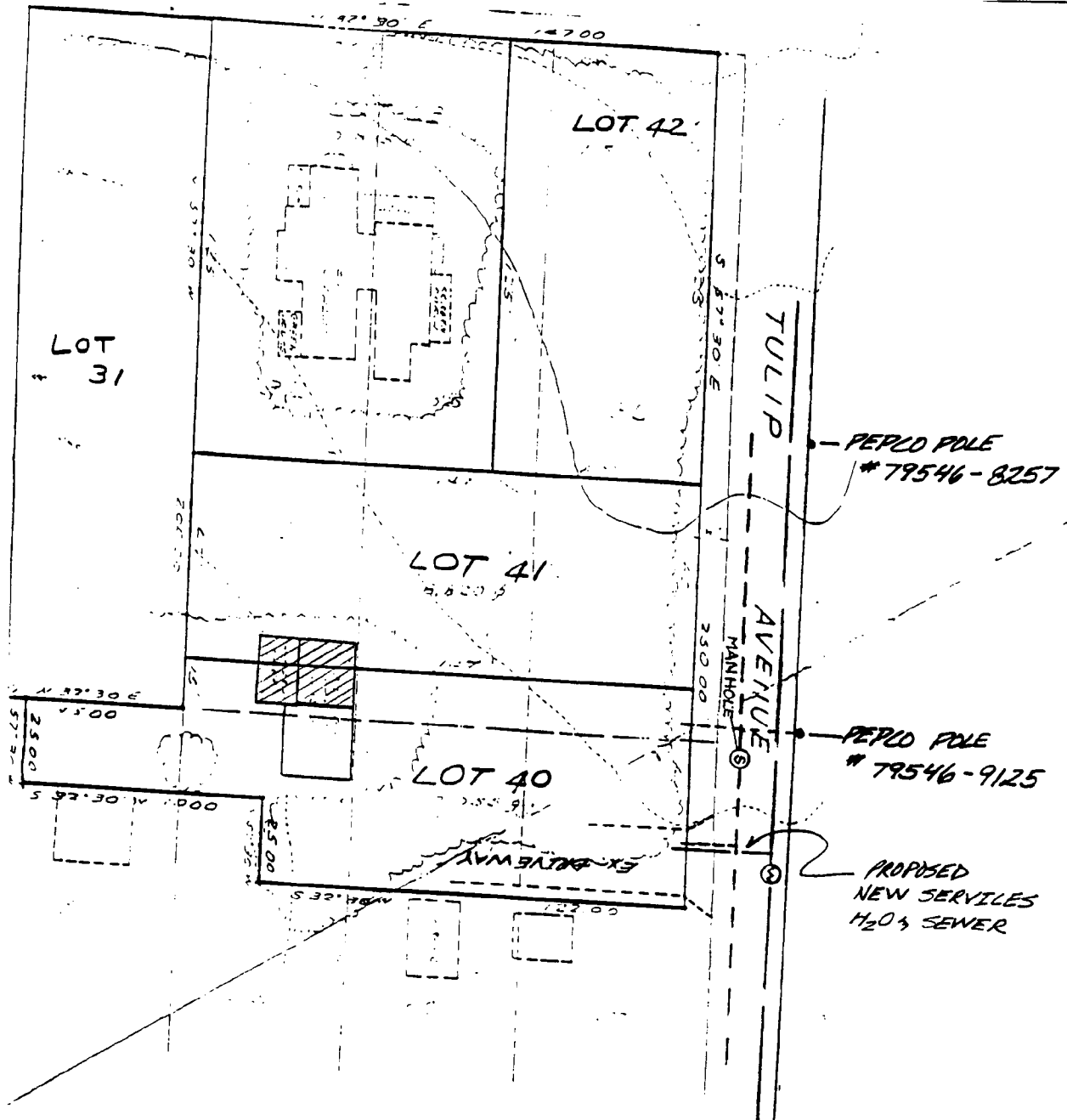
We have determined that the work may have an effect on historic resources, and hereby advise the City of Takoma Park of the need for further consultation with the Maryland Historical Trust.

Jo Ellen Freese
Name

Admin. TRTC
7/7/94
Title

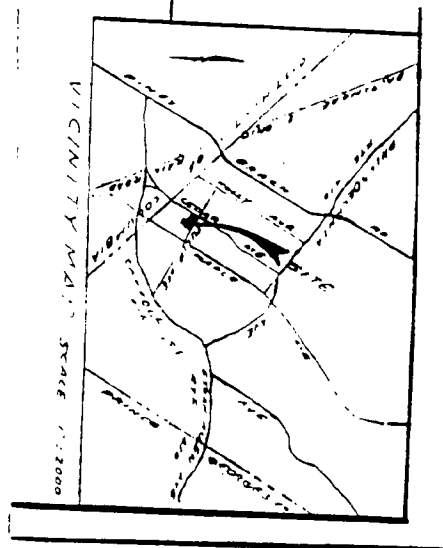
Date

CEDAR AVENUE

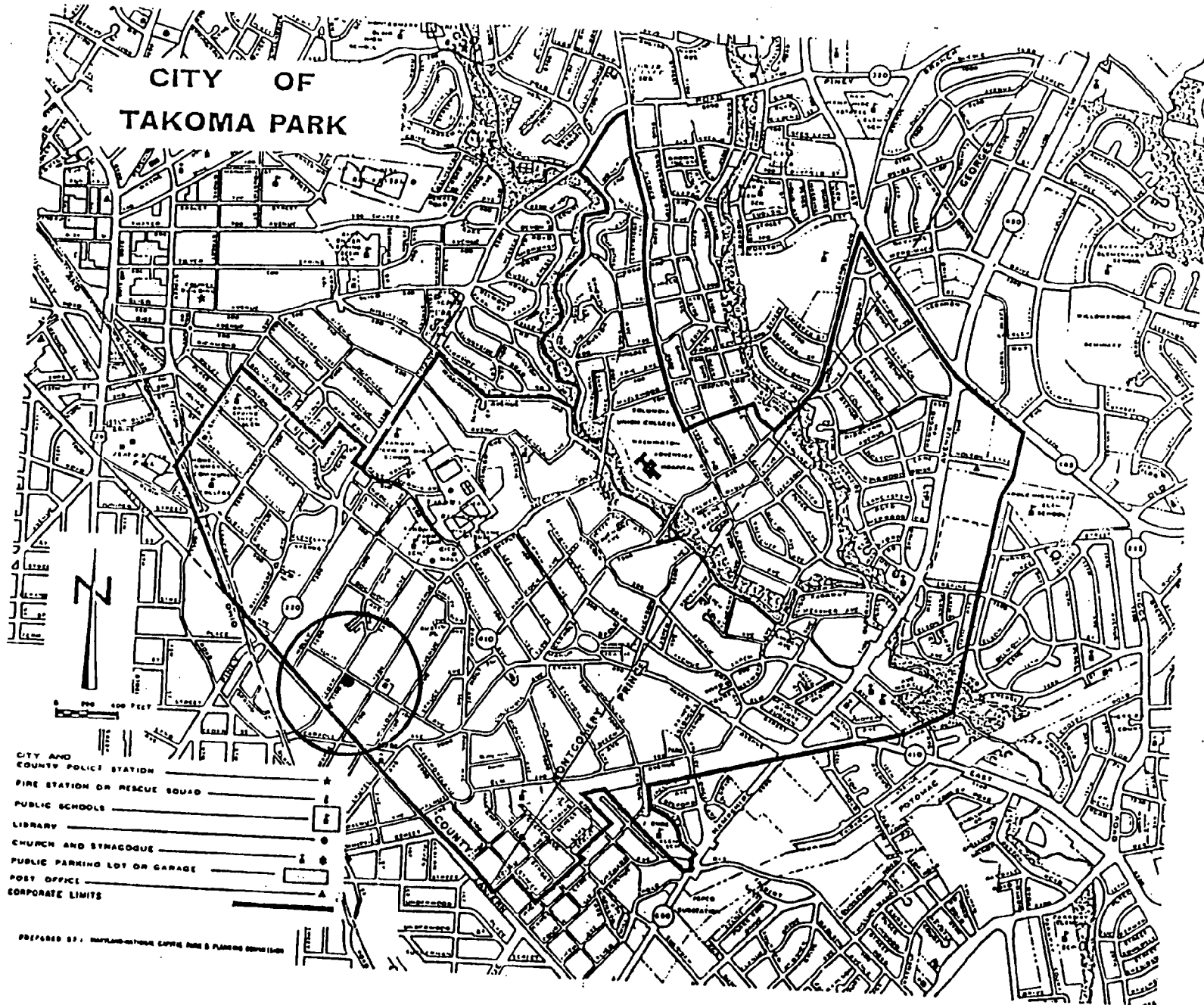


 CARRIAGE HOUSE

APPROVED
Montgomery County
Historic Preservation Commission
Patricia E. Hayes Parker



SITE LOCATION MAP

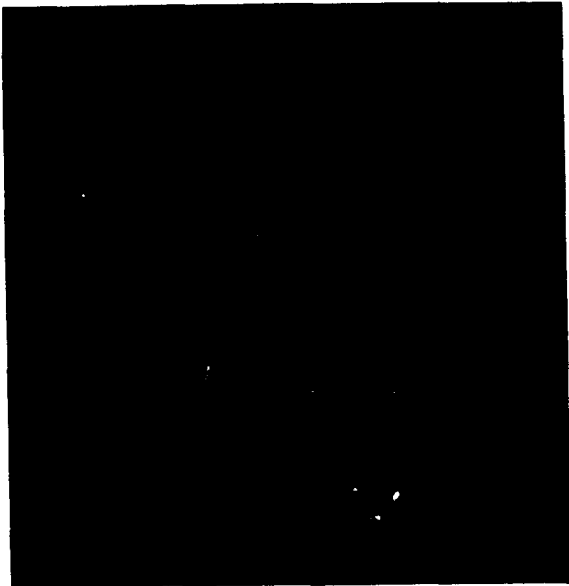




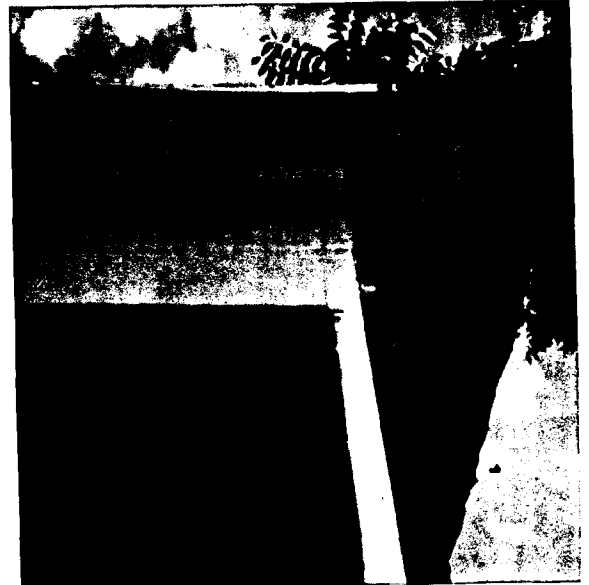
Carriage House Existing Condition



Typical Standing Seam
note: in need of paint



Typical Standing Seam
Note: in need of paint



Edge Simply Folded Over

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 IMOGENE H. KITTLAWS
 Address 7122 MAPLE AVENUE
 City/Zip TAKOMA PARK 20912

2. Name JAMES O. SALOMA
 Address 7124 MAPLE AVENUE
 City/Zip TAKOMA PARK 20912

3. Name LAURA DICURSTO
Address 201 TULIP AVENUE
City/Zip TAKOMA PARK 20912
4. Name KATE PERRY
Address 719 CEDAR AVENUE
City/Zip TAKOMA PARK 20912
5. Name CATHY S. SURALE
Address 210 TULIP AVENUE
City/Zip TAKOMA PARK 20912
6. Name HERB KAUFMAN
Address 214 TULIP AVENUE
City/Zip TAKOMA PARK 20912
7. Name RICHARD SELTZER
Address 212 TULIP AVENUE
City/Zip TAKOMA PARK 20912
8. Name _____
Address _____
City/Zip _____

1757E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 7119 Cedar Avenue Meeting Date: 07/27/94
Resource: Takoma Park Historic District HAWP: Alteration
Case Number: 37/3-94Y Tax Credit: No
Public Notice: 07/13/94 Report Date: 07/20/94
Applicant: Town of Takoma Park Staff: Patricia Parker
PROPOSAL: Roof Replacement RECOMMEND: Approval

BACKGROUND

This property, known as the Thomas/Siegler Gardens, is improved by a clapboard frame carriage house built in 1888. The HAWP proposal is to remove severely deteriorated asphalt shingle roofing and replace this material with a painted standing seam metal roof. This property is an outstanding resource in the Takoma Park Historic District.

STAFF DISCUSSION

Staff is pleased that the applicant - in this case, the City of Takoma Park - has chosen to continue to properly maintain the historic property.

This proposal for roof replacement, using metal standing seam roofing, is compatible with the historicity of the district. It would replace an existing asphalt roof, which is inappropriate and severely deteriorated. This proposal is consistent with the Secretary of the Interior's Standards and staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 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 the Secretary of the Interior's Standards for Rehabilitation #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; and

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.

and with the Takoma Park Historic Preservation Review Guidelines;

and with the general condition for all Historic Area Work Permits: The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



Montgomery County
Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD. 20910

Phone
301-270-5900
20912

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 13-25-2523331
13-25-2523343

NAME OF PROPERTY OWNER CITY OF TAKOMA PARK TELEPHONE NO. (301) 270-5900
(Contract/Purchaser) (Include Area Code)

ADDRESS 7500 MAPLE AVENUE, TAKOMA PARK, MD 20912
CITY STATE ZIP

CONTRACTOR N/A TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

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

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number N/A Street THOMAS/STIELER GARDENS TULIP AVENUE

Town/City TAKOMA PARK Election District _____

Nearest Cross Street MAPLE AVENUE

Lot 40 Block 4 Subdivision B.F. GILBERTS

Liber 6849 Folio 887 Parcel _____

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 4,125.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY N/A

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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.

Sharon R. Donohue 7/11/94
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____
DATE FILED: _____ PERMIT FEE: \$ _____
DATE ISSUED: _____ BALANCE \$ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



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:

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Short, written statement that describes:

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

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

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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).

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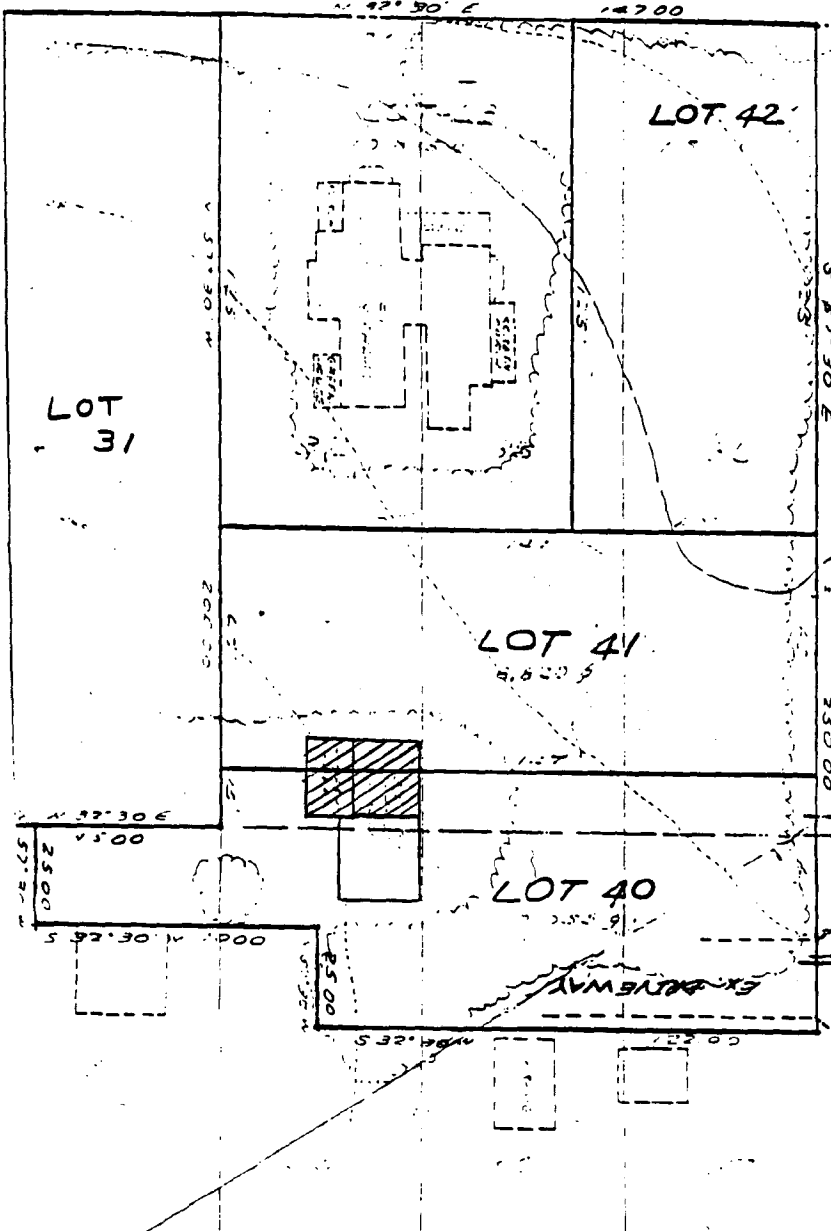
Name _____

Address _____

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1757E

CEDAR AVENUE



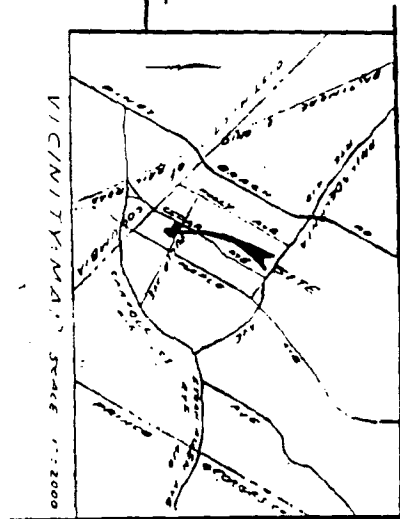
TULIP AVENUE
MANHOLE

PEPCO POLE
79546-8257

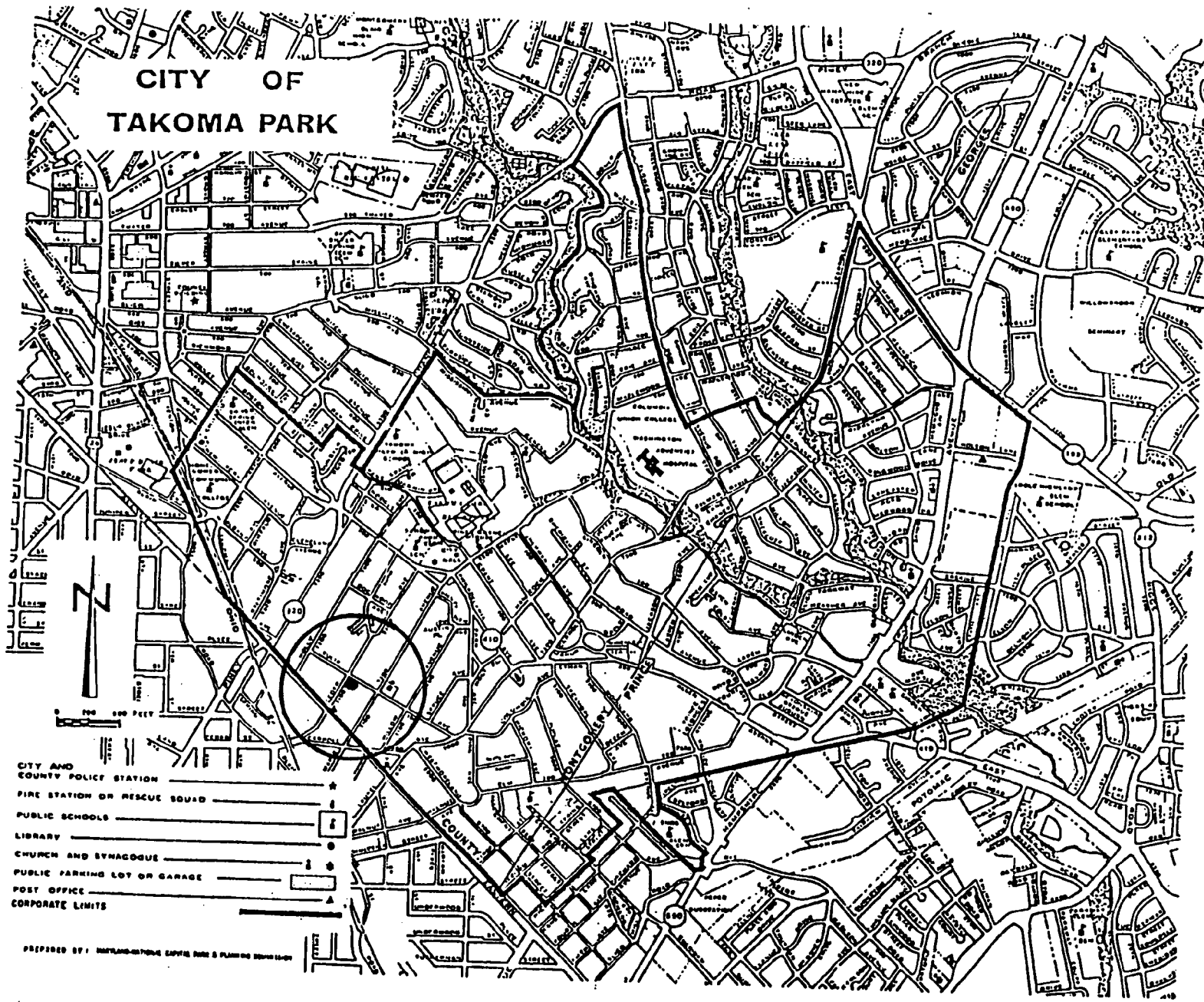
PEPCO POLE
79546-9125

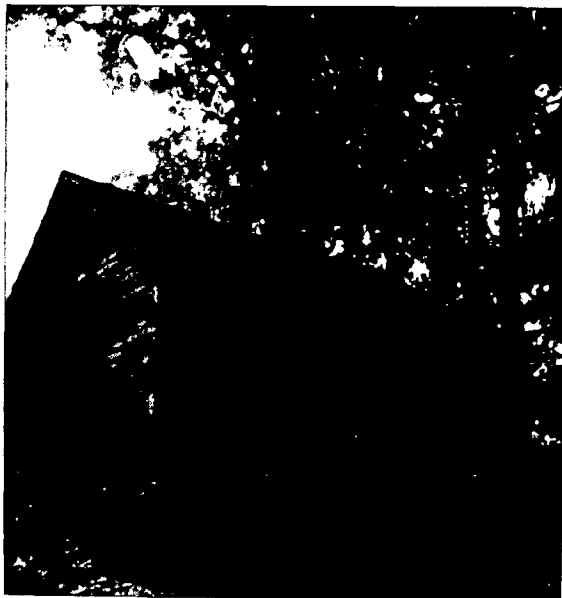
PROPOSED
NEW SERVICES
H₂O & SEWER

 CARRIAGE HOUSE

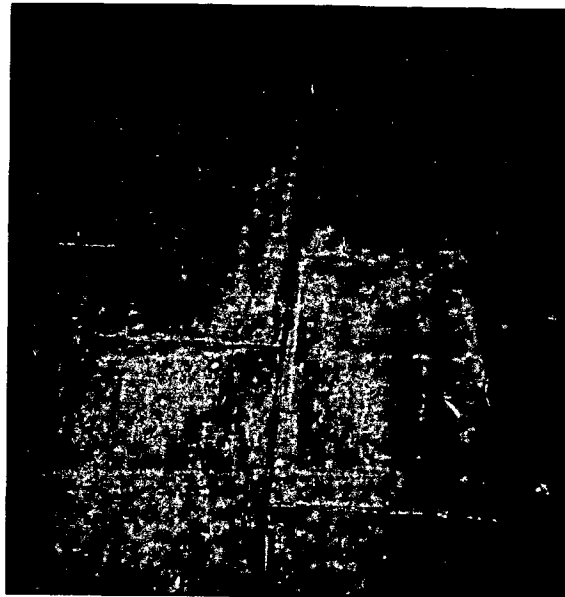


SITE LOCATION MAP

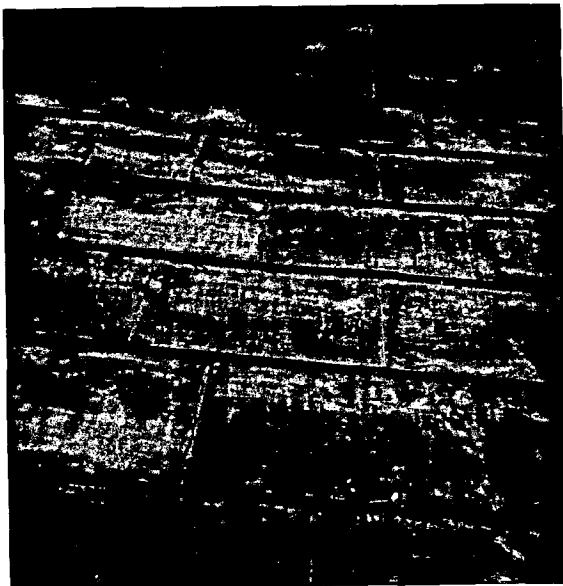




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