

37/3-95I 12 Cleveland Avenue
Takoma Park H.D.

12 CLEVELAND
AVE.

TAKOMA PARK
M.D.

3/95

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
495-4570

WEDNESDAY
MARCH 22, 1995

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MRO AUDITORIUM
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

A. Short briefing by Bob Marriott, Planning Director, on budget situation.

II. HISTORIC AREA WORK PERMITS - 7:30 p.m.

A. Joel Brinkley, for a fence at 4707 Cumberland Avenue, Chevy Chase (HPC Case No. 35/36-95A) (Somerset Historic District)

EMOVED

B. Phyllis Michaels, for revision to a landscape plan at Lot 43, Oak Street, Capitol View Park (HPC Case No. 31/7-94E REVISION) (Capitol View Park Historic District)

OSTPONED

C. KinderKare, Inc., for new construction at MD Route 118 and Wisteria Drive, Germantown (HPC Case No. 19/13-1-95A) (Madeline V. Waters House)

D. Jerome Ernst, for an addition at 7805 Takoma Avenue, Takoma Park (HPC Case No. 37/3-95H) (Takoma Park Historic District)

E. Walter Hsu, for a wooden deck at 8813 Hawkins Lane, Chevy Chase (HPC Case No. 35/54-94A REVISION) (Hawkins Lane Historic District)

(OVER)

F. Arthur F. McMurdie, for an addition to 12 Cleveland Avenue, Takoma Park (HCP Case No. 37/3-95I) (Takoma Park Historic District)

POSTPONED

G. Janet Wells, for a sign at 23330 Frederick Road, Clarksburg (HPC Case No. 13/10-95A) (Clarksburg Historic District)

III. FY 95 HISTORIC PRESERVATION GRANT FUND - 9:30 p.m.

HPC worksession and decisions on Round Two of the Fiscal Year 95 applications.

IV. MINUTES

A. February 22, 1995

V. OTHER BUSINESS

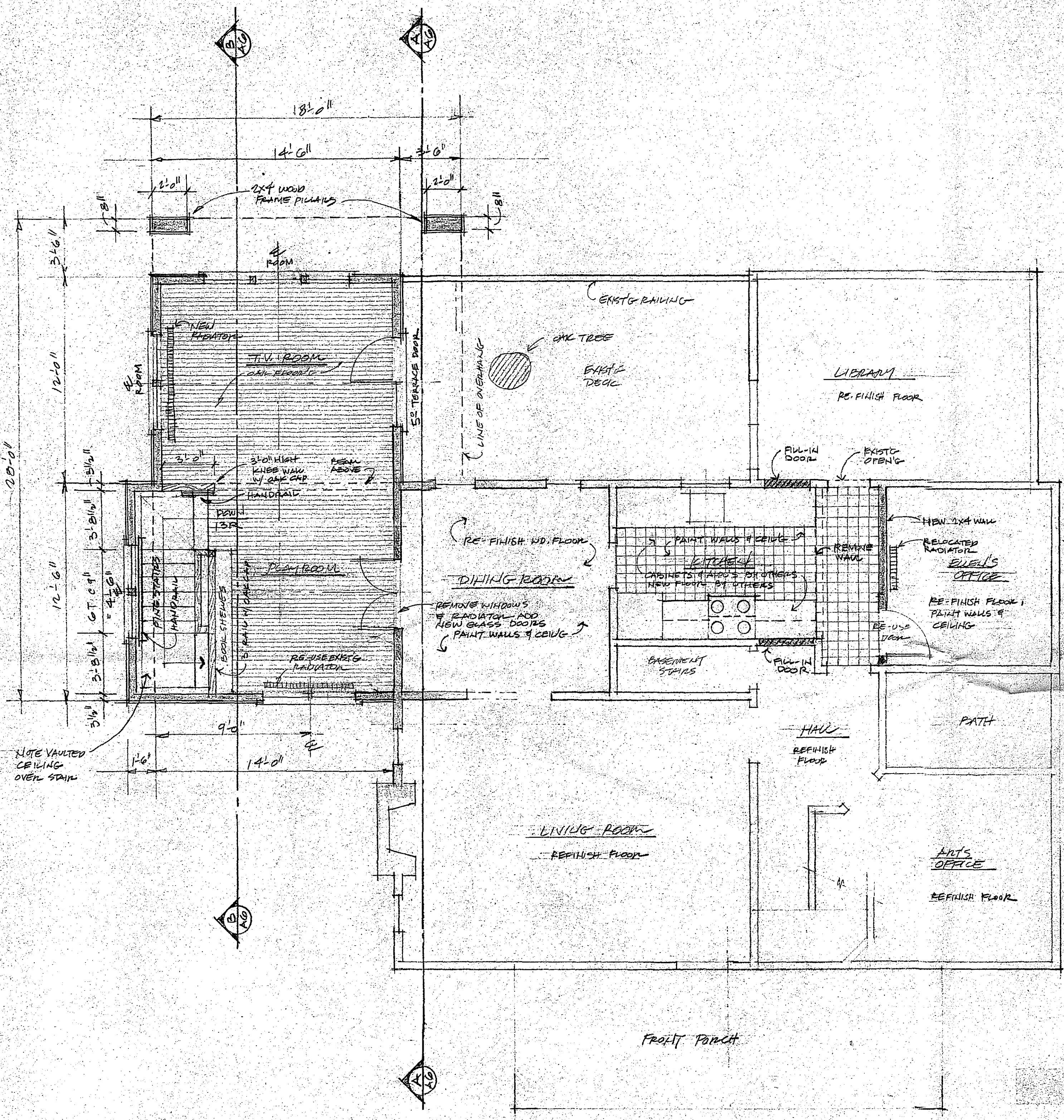
A. Commission Items

B. Staff Items

VI. ADJOURNMENT

PRINTED: 5-11-95

ADDITION TO THE MCMURDIE RESIDENCE
12 CLEVELAND AVENUE, TAKOMA PARK, MD

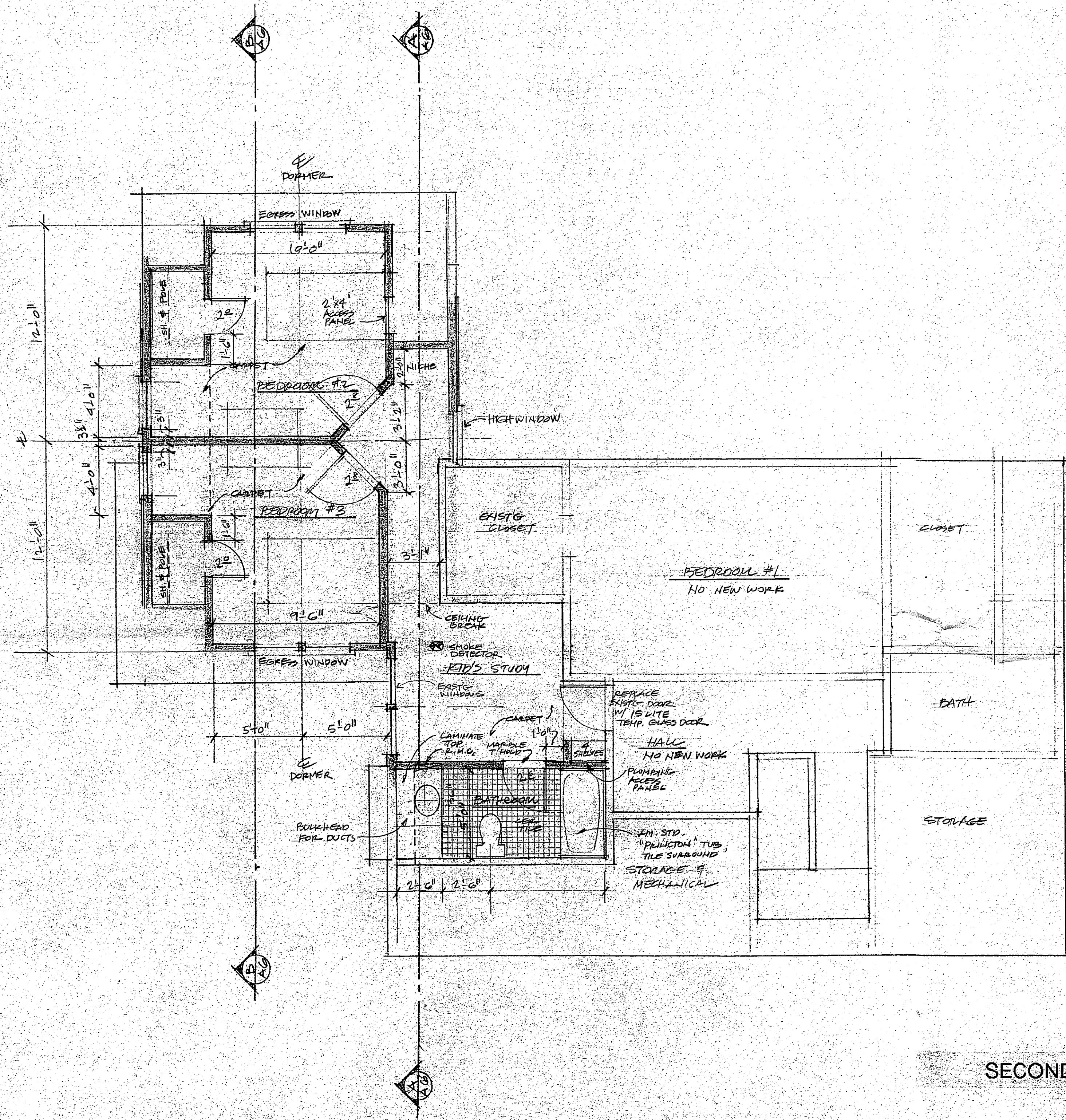


APPROVED
Montgomery County
Historic Preservation Commission
Min D Zylka 5/10/95

FIRST FLOOR PLAN

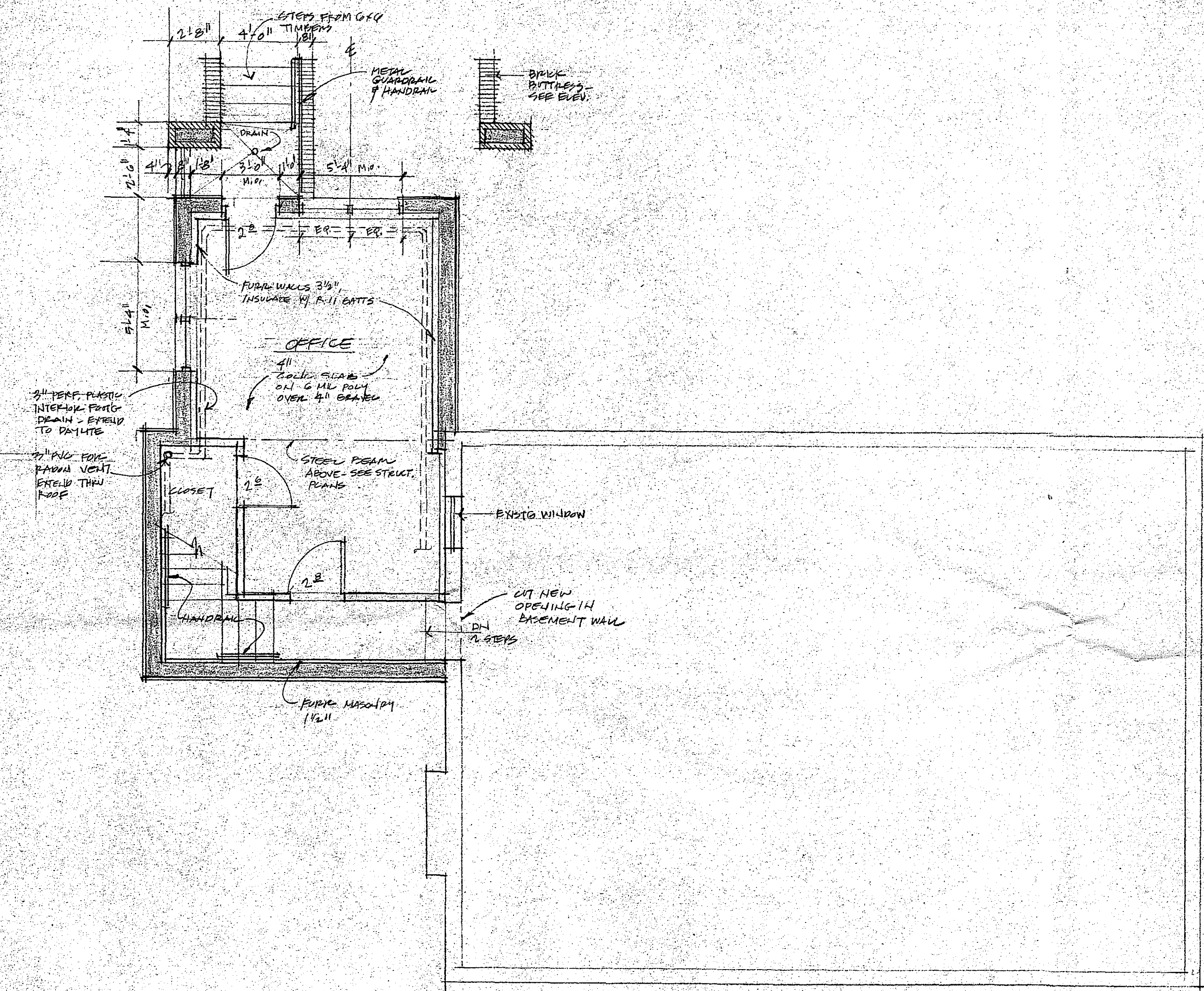
Scale 1/4" = 1'-0"

Paul Preseder
ARCHITECT AIA
6 Montgomery Avenue, Takoma Park, MD 20912
(301) 891-2911



Paul Tresseder
ARCHITECT AIA
6 Montgomery Avenue, Takoma Park, MD 20912
(301) 891-2911

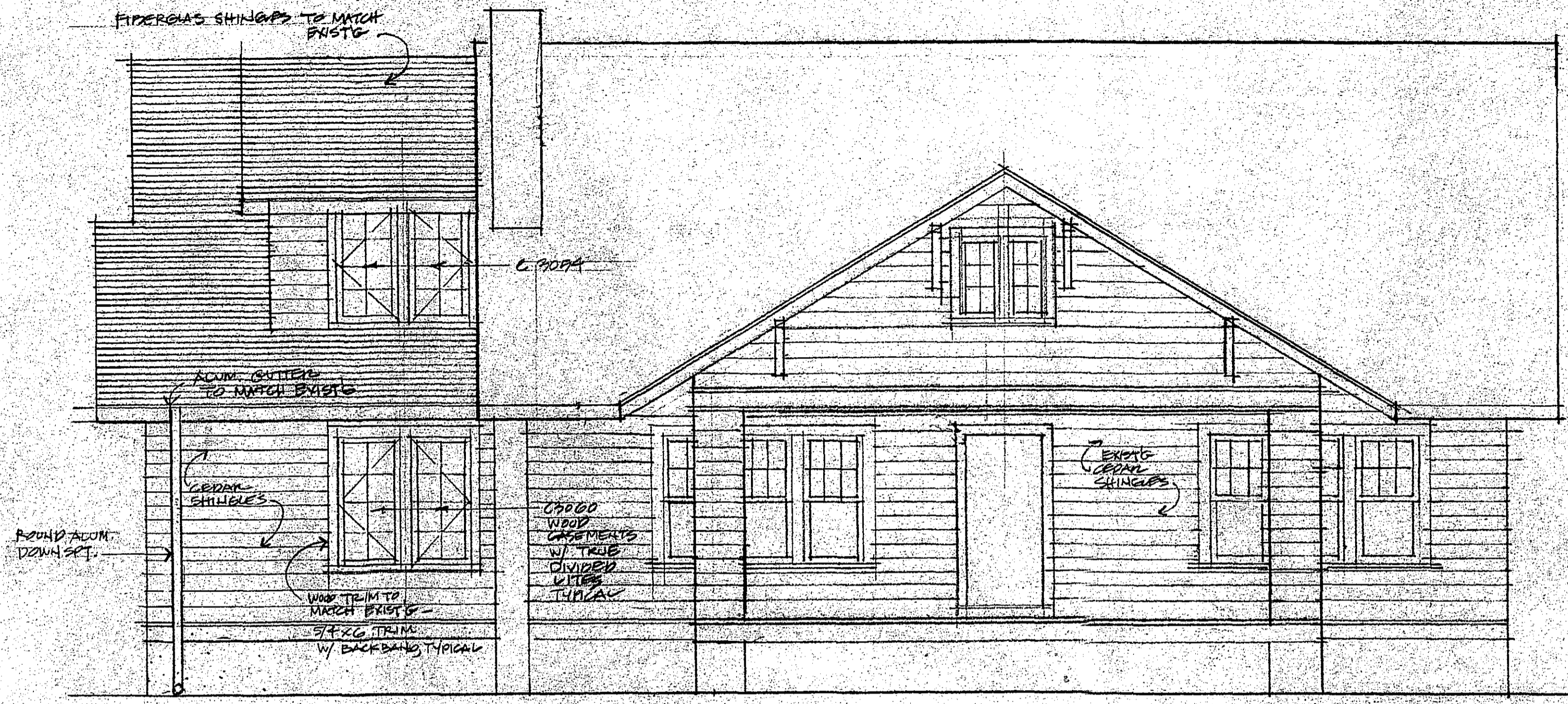
CAD 1 INC. 301-585-1120
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APPROVED
 Montgomery County
 Historic Preservation Commission
John W. [Signature] 5/10/95

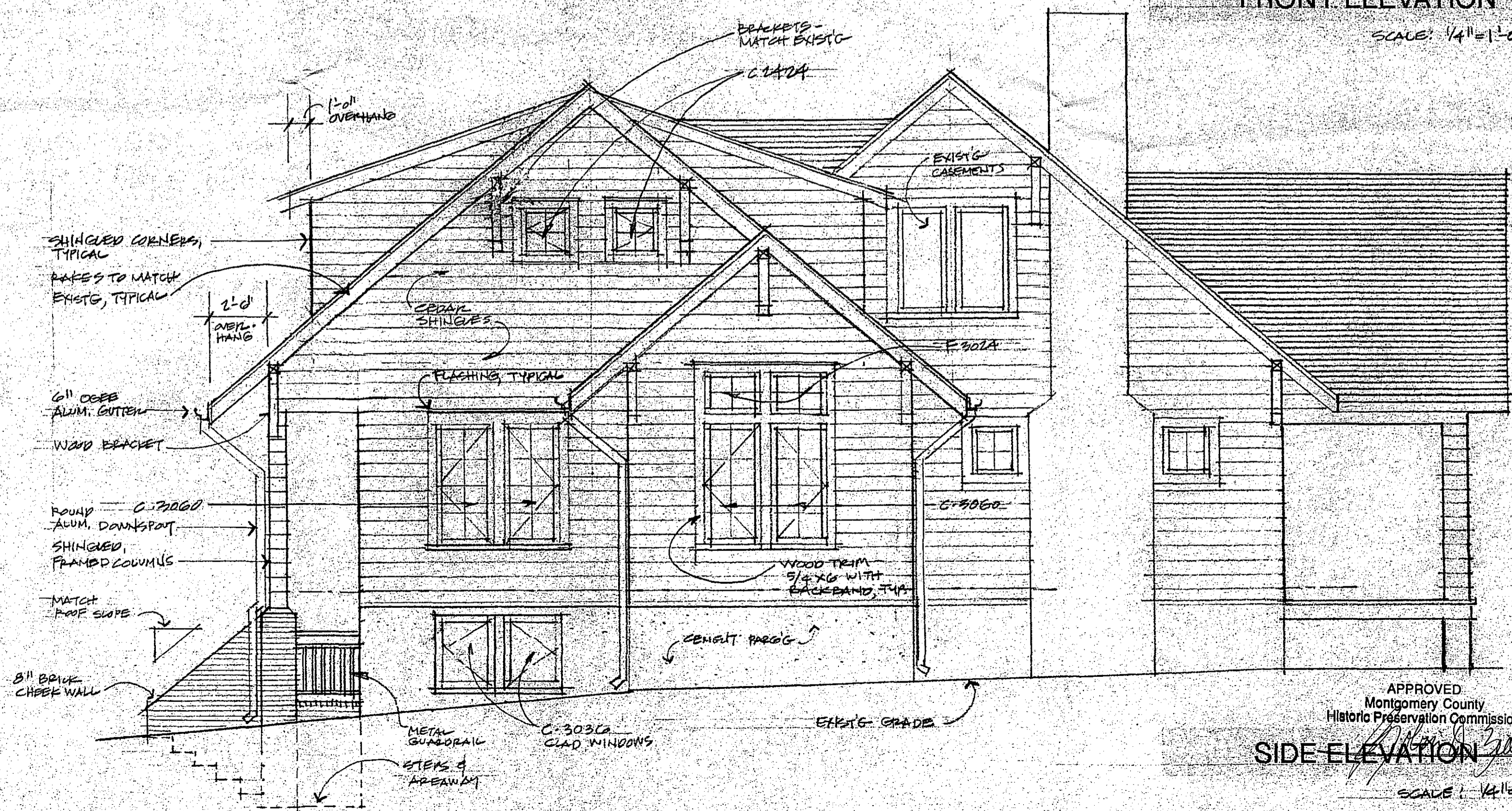
BASEMENT PLAN
 SCALE: 1/4" = 1'-0"

Paul Treseder
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 891-2911



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



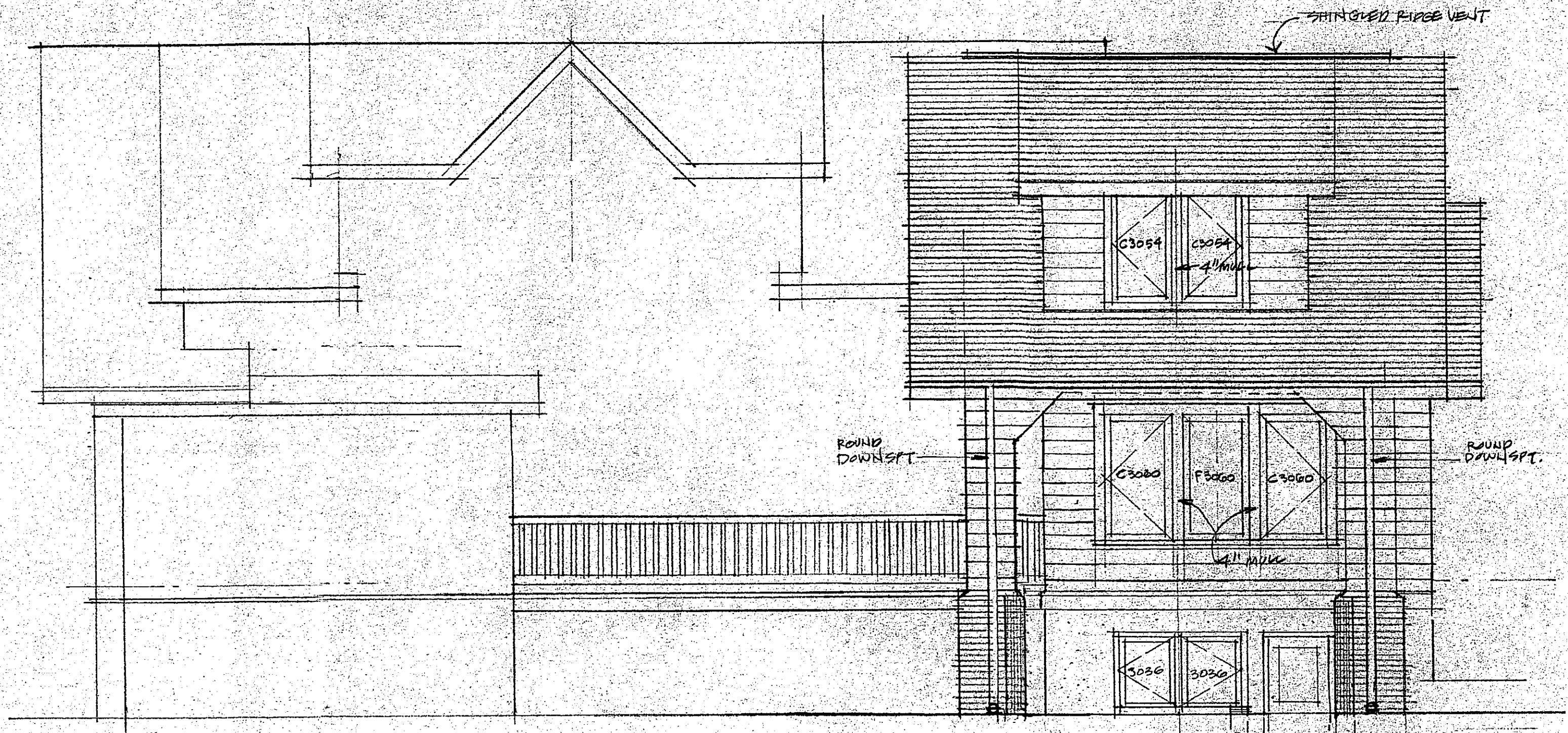
SIDE ELEVATION

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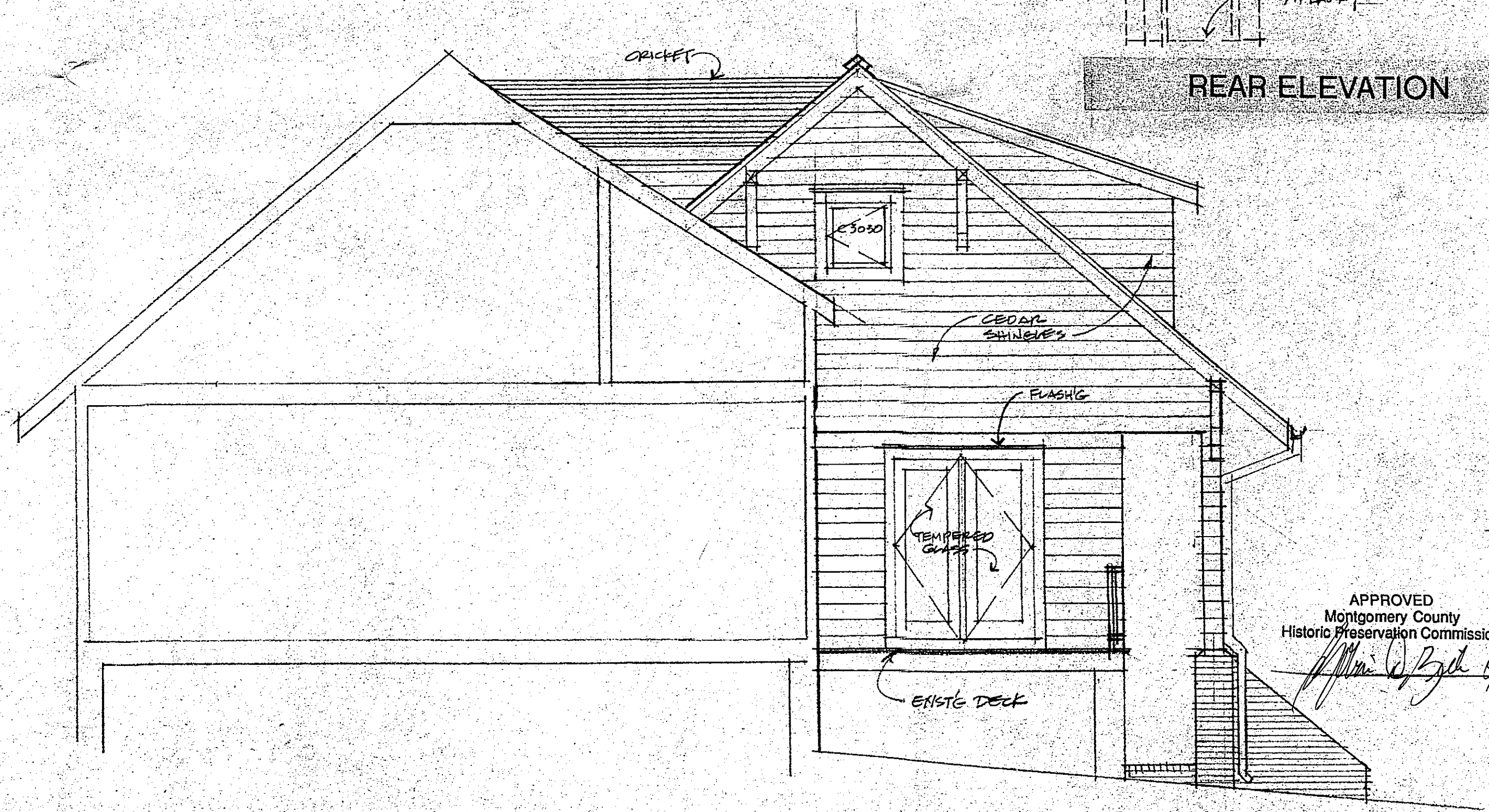
APPROVED
Montgomery County
Historic Preservation Commission

John S. Zaleski 5/10/98

Paul Treseder
ARCHITECT AIA
6 Montgomery Avenue, Takoma Park, MD 20912
(301) 891-2911



REAR ELEVATION



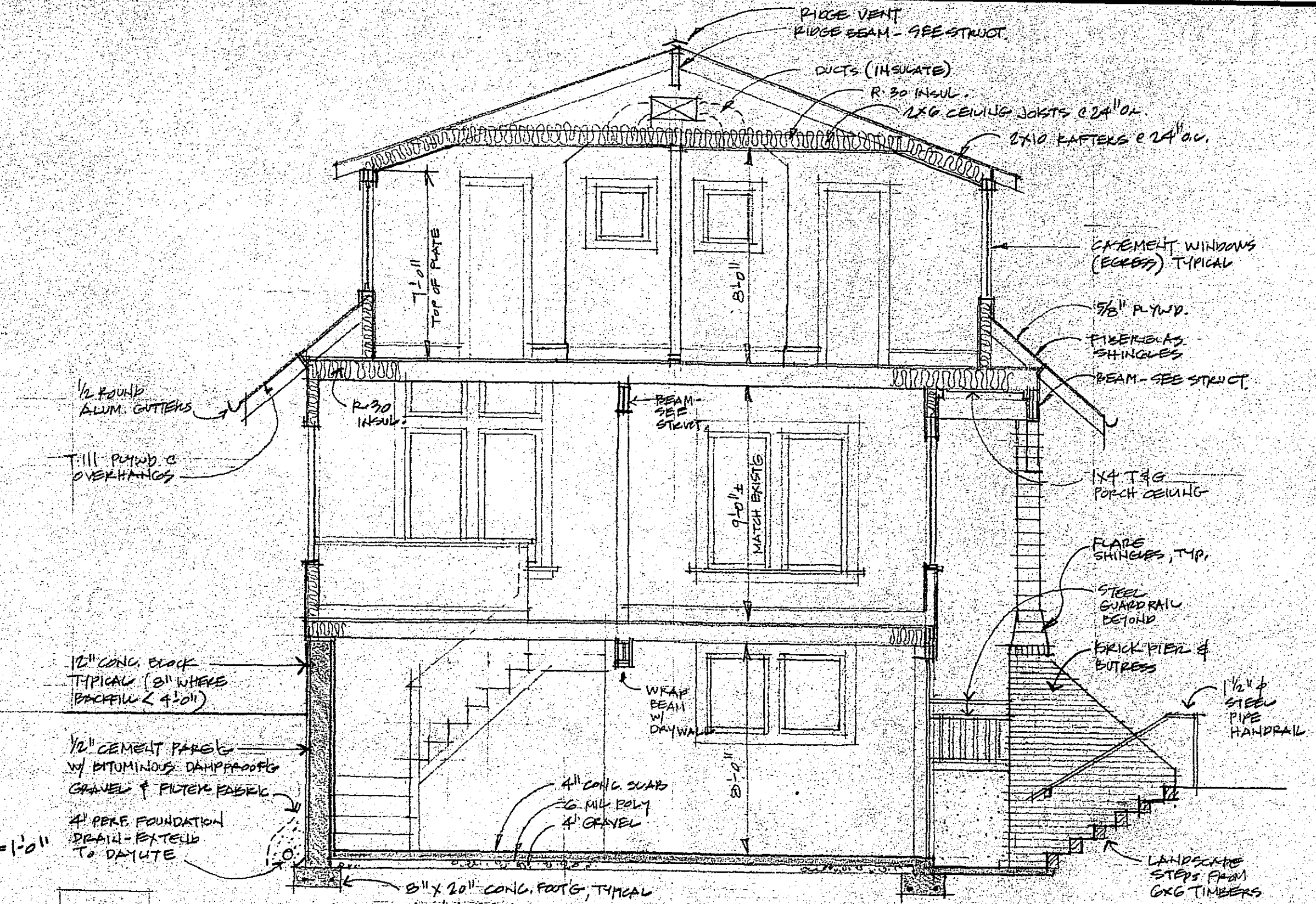
SIDE ELEVATION

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 5/10/12

Paul Dreseder
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 891-2911

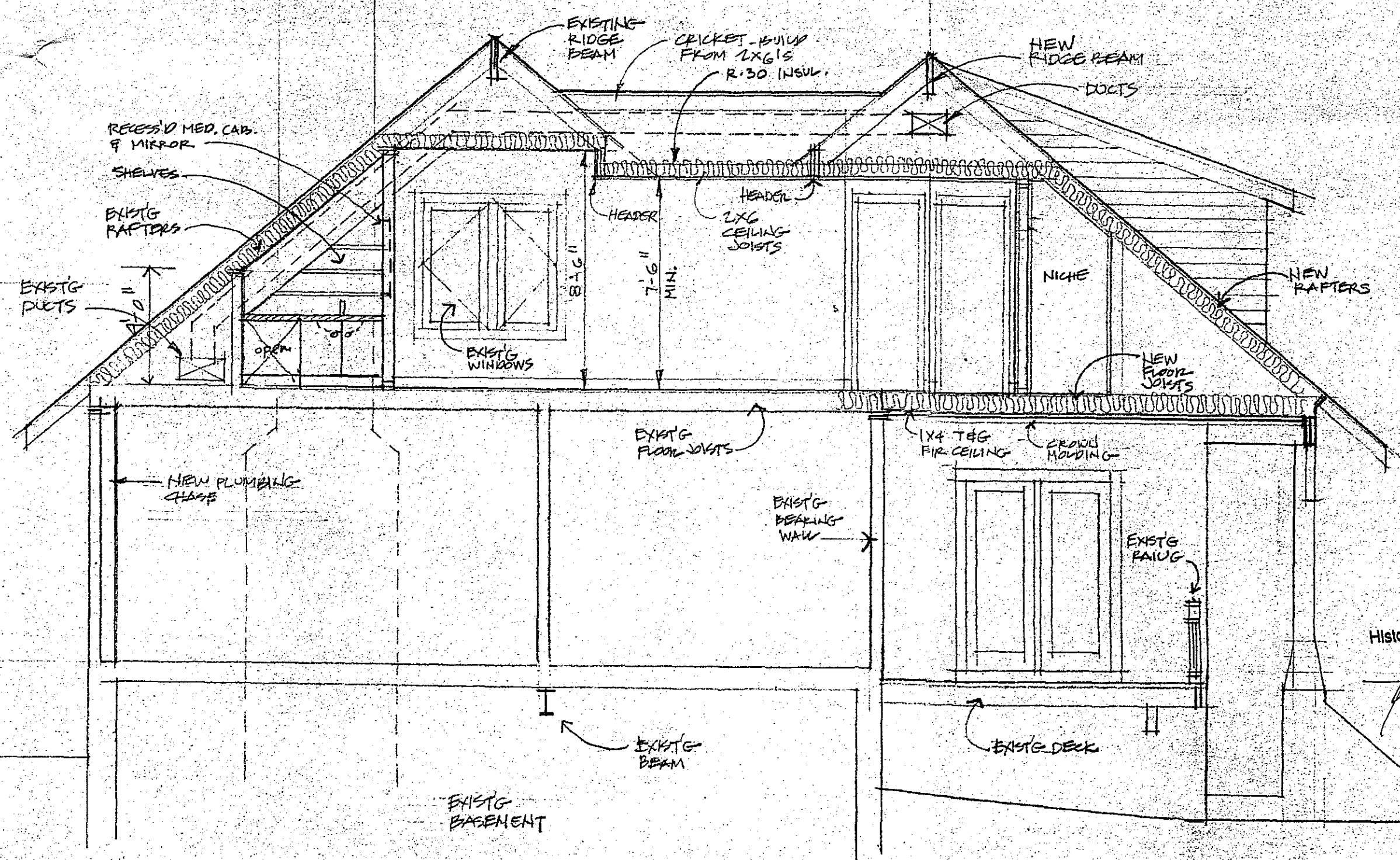
SECTION B B

SCALE: 1/4" = 1'-0"



SECTION A A

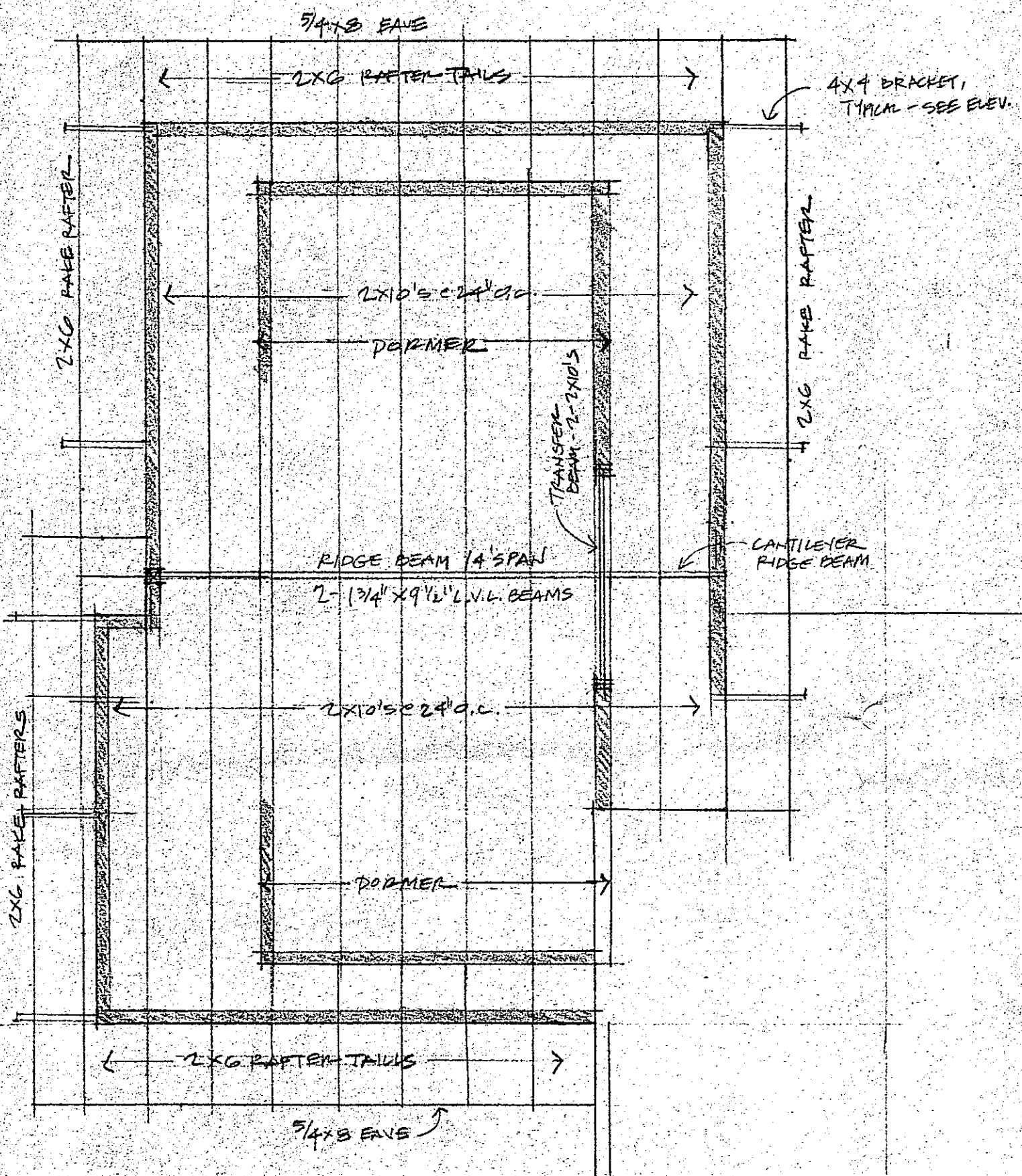
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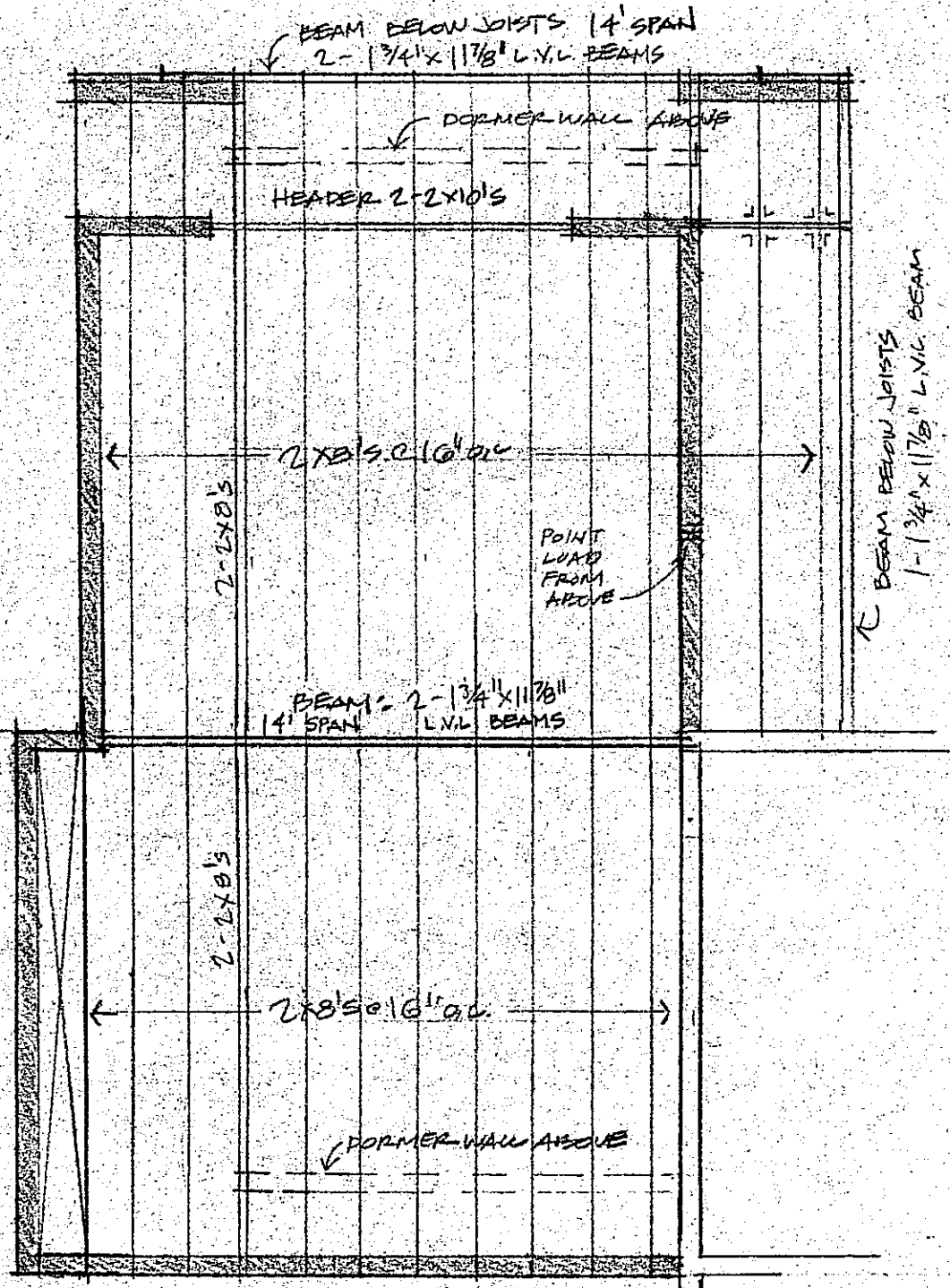
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 Montgomery County
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[Signature]

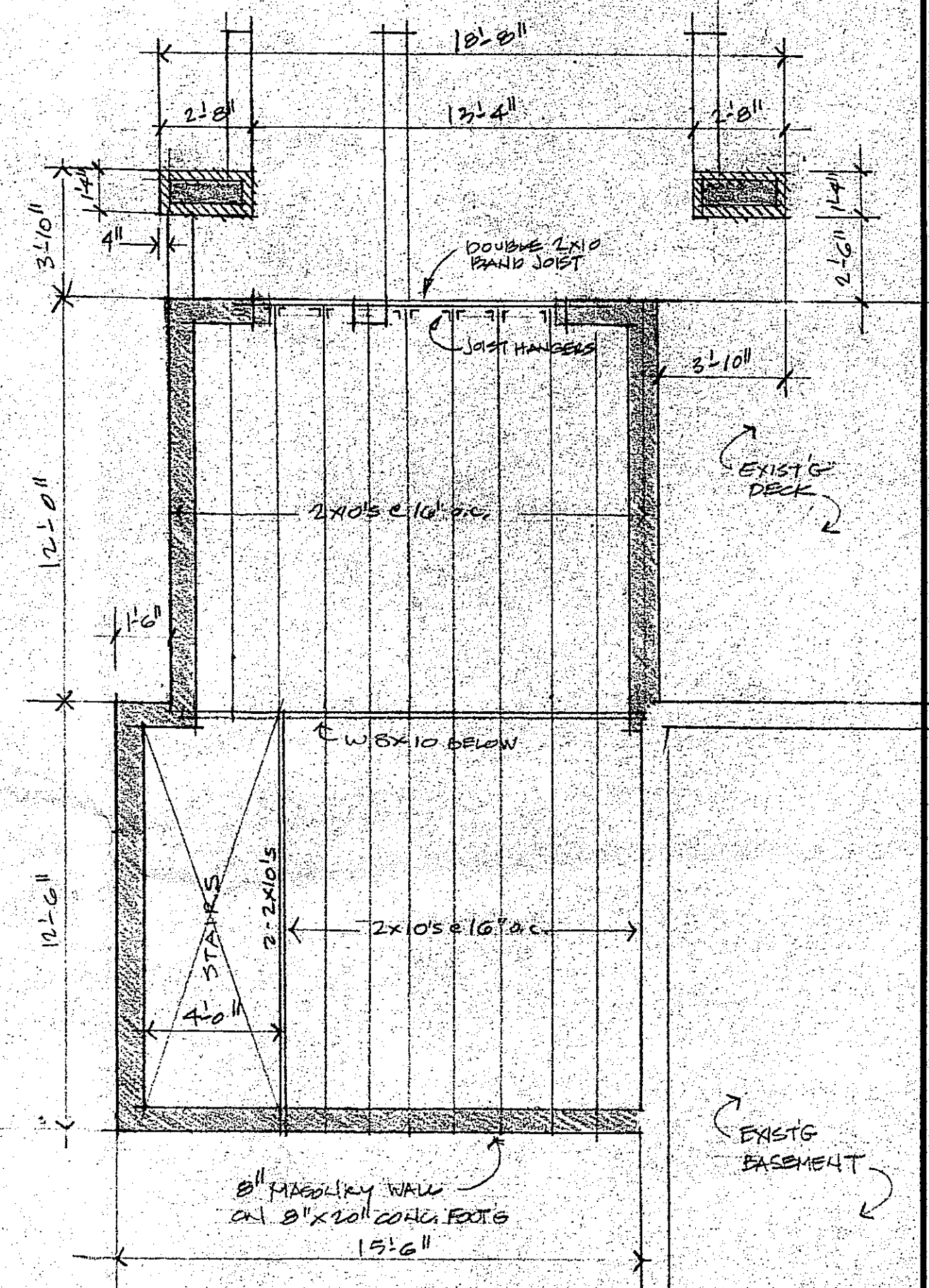
Paul Cresedler
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
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ROOF FRAMING



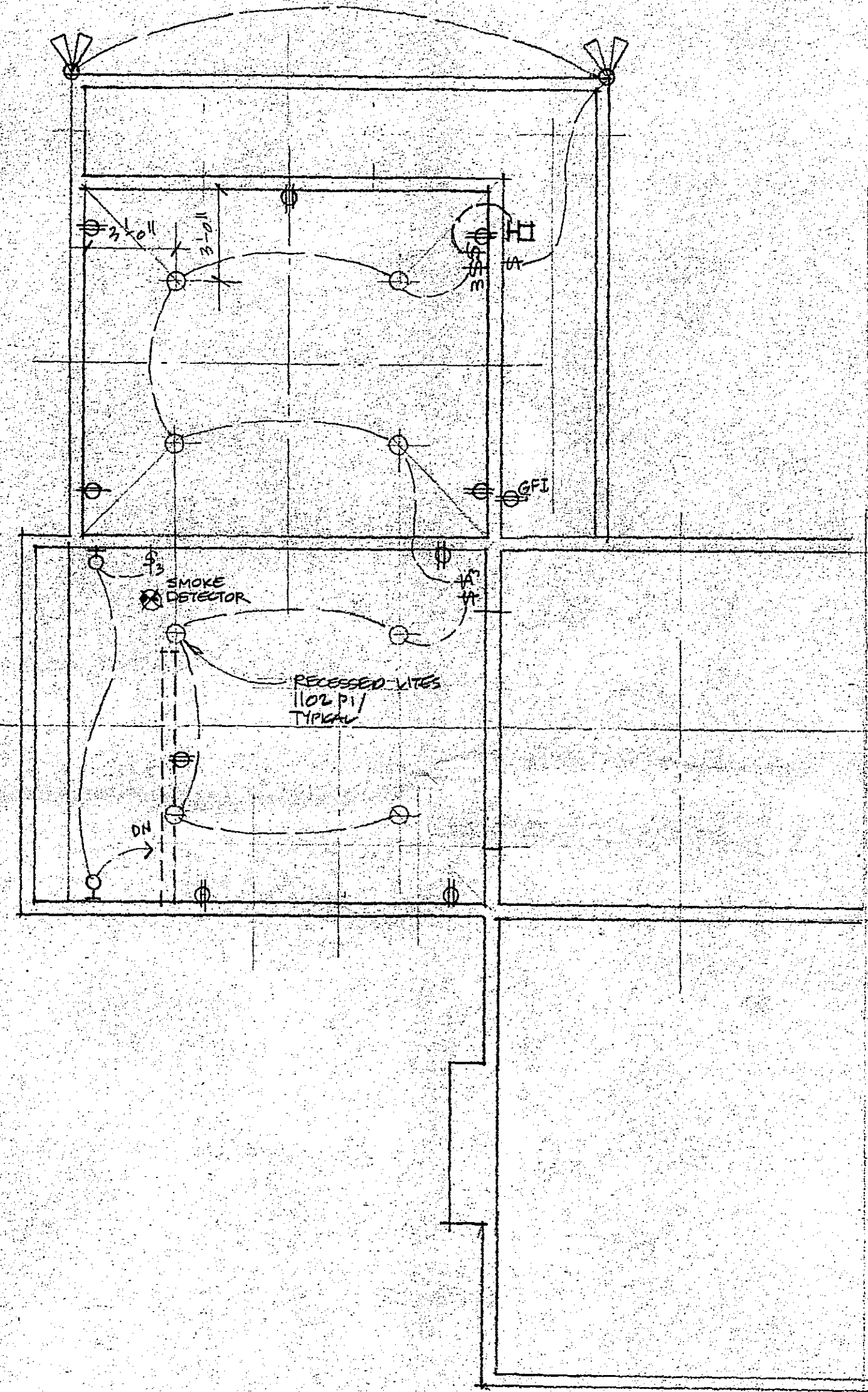
SECOND FLOOR FRAMING



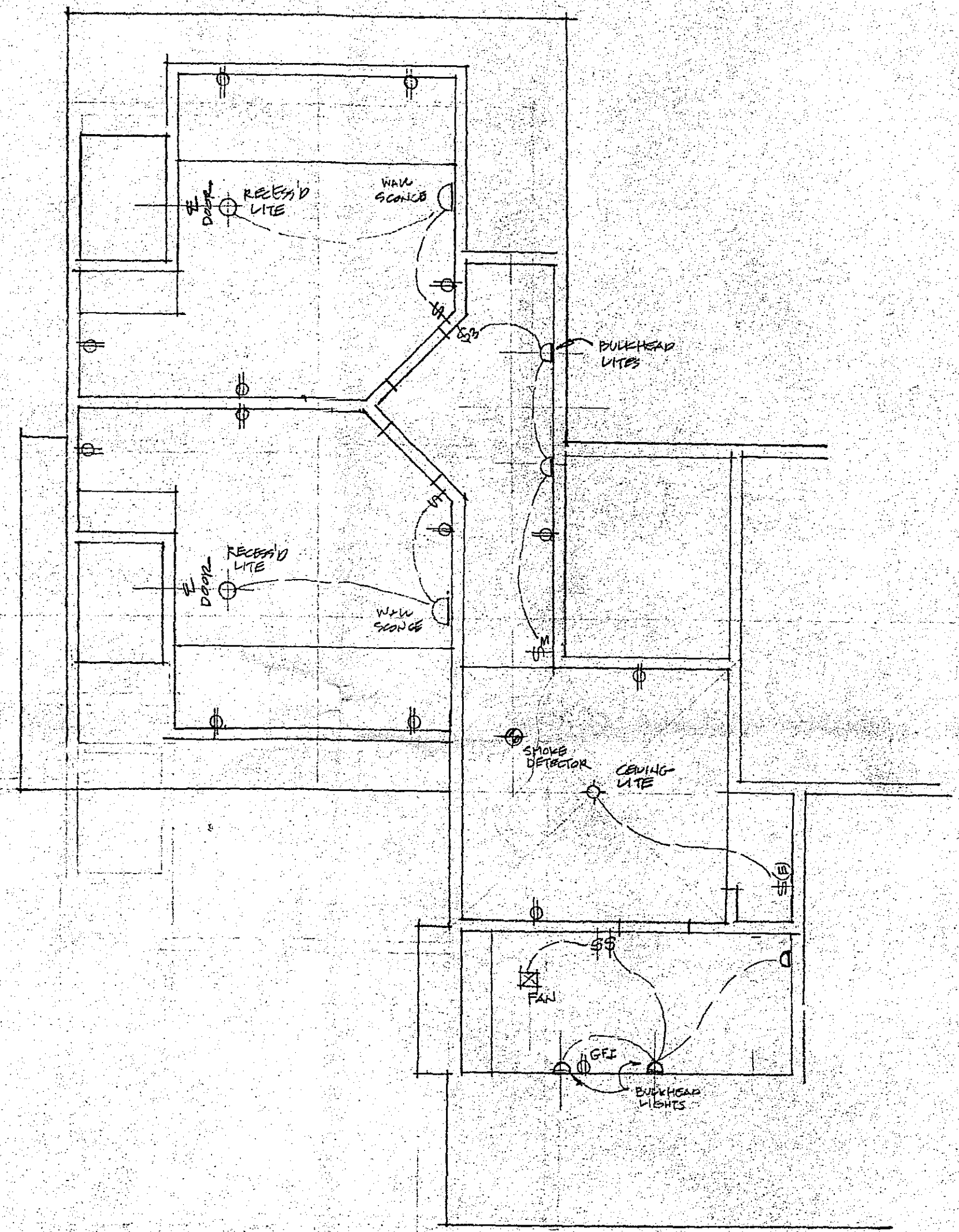
FIRST FLOOR FRAMING

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 5/10/12

Paul Breseler
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 801-2011

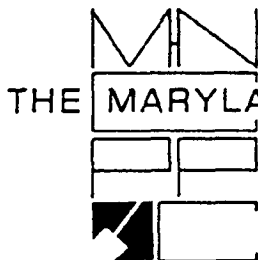


FIRST FLOOR LIGHTING AND POWER



SECOND FLOOR LIGHTING AND POWER

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 3/10/11



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

DATE: 3-23-95

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. All windows will be wood.
2. True-divided light windows similar to original windows will be installed
on the north + east elevations
3. Exterior doors will be wood
4. All wood windows, doors and trim will be painted
5. The house will be painted in a uniform paint scheme

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

Applicant: Arthur McMurdie

Address: 12 Cleveland Avenue, Takoma 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.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Arthur F. McMurdie
 DAYTIME TELEPHONE NO. (301) 565-0524
 TAX ACCOUNT # 1065978
 NAME OF PROPERTY OWNER Arthur F. McMurdie DAYTIME TELEPHONE NO. (301) 565-0524
 ADDRESS 12 Cleveland Ave Takoma Park Md 20912
CITY STATE ZIP CODE
 CONTRACTOR nd yet determined TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 12 STREET Cleveland Ave
 TOWN/CITY Takoma Park Md NEAREST CROSS STREET Baltimore Ave
 LOT 9+10 BLOCK 79 SUBDIVISION Takoma Park
 LIBER 7589 FOLIO 666 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ \$100,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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

3A. HEIGHT _____ feet _____ inches
 3B. 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 _____

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 _____ Date 1 March 1995

APPROVED X w/conditions For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] 3/23/95

APPLICATION/PERMIT NO: 9503010065 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS
MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

see continuation sheet

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

see continuation sheet

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

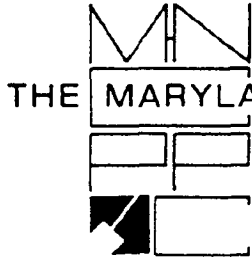
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 3-23-95

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.

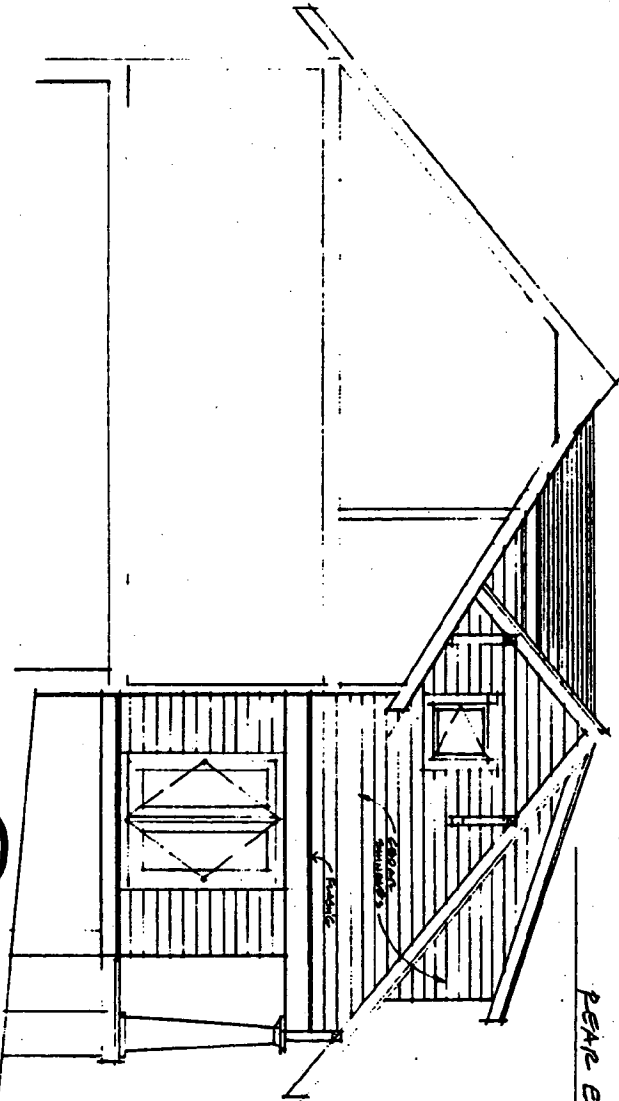
If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

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.

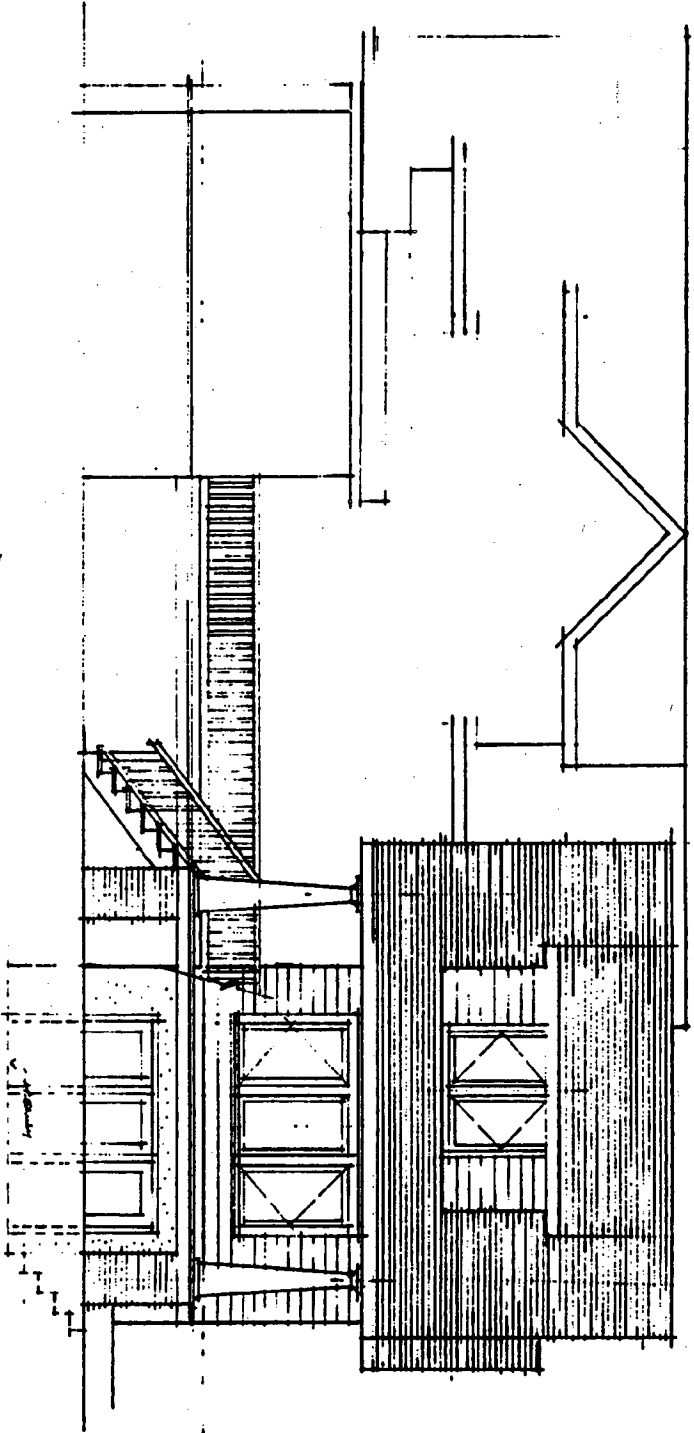
Thank you very much for your patience and good luck with your project!

3

SIDE ELEVATION



PERK ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 3/23/25

sh.
 of

5

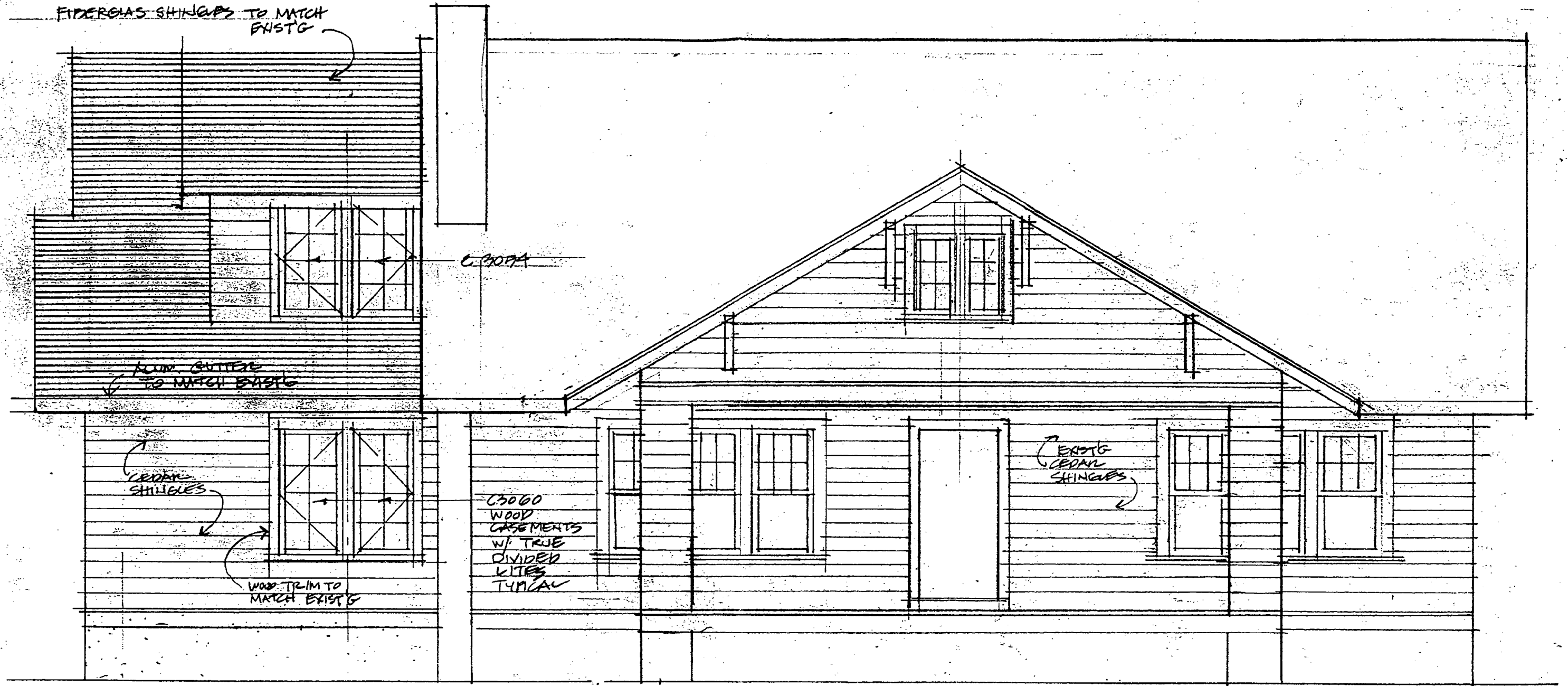
Paul Preseder

ARCHITECT AIA

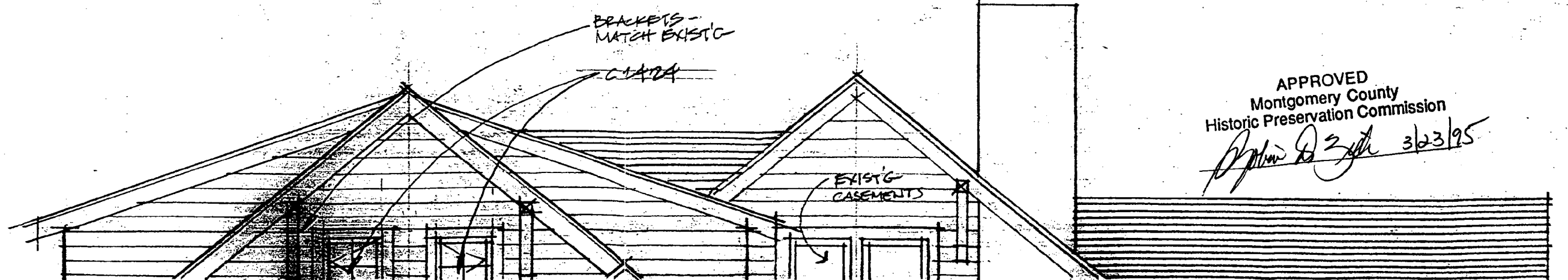
6 Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911



FRONT ELEVATION



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 3/23/95

MATCH EXIST'G

12 CLEVELAND AVE

FRONT ELEVATION

BRACKETS -
MATCH EXIST'G

CLADA

EXIST'G
CASEMENTS

CEDAR
SHINGLES

CLADA

C-3060

C-5060

C-3070

CEMENT PARO'G

EXIST'G GRADE

SIDE ELEVATION

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 3/23/95

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 12 Cleveland Avenue Meeting Date: 3/22/95
Resource: Takoma Park H.D. Review: HAWP/Addition
Case Number: 37/3-95I Tax Credit: No
Public Notice: 3/8/95 Report Date: 3/15/95
Applicant: Arthur F. McMurdie Staff: Robin D. Ziek
PROPOSAL: Addition RECOMMEND: APPROVAL
w/CONDITIONS

RESOURCE SUMMARY

RESOURCE: Takoma Park Historic District
STYLE: Craftsman (1924)
SIGNIFICANCE: Contributing Resource
PROJECT DESCRIPTION: Construct one and one-half story addition at rear and side

PROJECT DESCRIPTION

Background

This property is at the far end of Cleveland Avenue. There are only 7 houses on Cleveland Avenue and it is a cul-de-sac. This block is notable for its isolation from busy traffic (even though Piney Branch Road is one property away), the mature tree cover, and the ambiance of privacy.

The subject house is a craftsman style 1-1/2 story frame house, with a rear addition and deck. The house is entirely wood shingles. The original house is currently painted on the first floor level only, with plain wood shingles in the gable ends. The rear addition is also unpainted wood shingles. The parcel is a trapezoid shape with woods at the rear. The neighboring house to the west is only approx. 12' distant and screens the existing rear addition for the most part. The east property line is marked with a 6' privacy fence, and the east neighbor is oriented to Piney Branch Road rather than Cleveland Avenue.

Proposal

The Owner has hired an architect, Paul Treseder, to design an addition to provide playroom area on the first floor and two bedrooms on the second floor. The addition sits back from the front of the house approximately 17', and extends to the rear no further than the rear deck. It would extend the house to the east by 15'-6". The proposed addition would be sided with cedar shingles and fiberglass shingles would be used for the roof, both of which match existing materials.

The windows on the house currently vary, although the original windows are either 6/1 or casement windows with 6 + 6 light. New windows include single light square windows, and single light casements. Both wooden storm windows and triple track aluminum storm windows are used, although some of the older windows do not have any storm windows at all. The new windows are thermal pane and do not have storms. One other variation in the windows is that the original windows are all set back in their frames, while the new windows have been installed flush to the window frames.

GENERAL STAFF COMMENTS

Staff believes that the proposed addition is respectful of the historic district, and is generally compatible in design with the existing structure. The architect's proposal fits within the general vocabulary of the existing house by maintaining a height lower than the original building, by emphasizing the roof, by the use of shed dormers, by the use of similar materials, by matching wood brackets at the eaves, and by the use of similar windows. The original house can still be clearly "read" from the street, and the addition will read as a secondary part of the building.

However, in order to reduce the apparent changes to the original structure, Staff suggests some changes to the proposal. The original windows on the east elevation should be reused, and true-divided light windows to match the existing older windows should be installed on the north and east elevations. The single-light modern windows are approvable for the south and west elevations, as they are not visible from the public right-of-way. In addition, the window installation should match the recessed installation of the original windows and provide a reveal from the sash to the frames. Further, the addition should be painted in a similar scheme to the original house, again minimizing the visibility of the addition.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the project as proposed with the following conditions:

1. All windows will be wood.

2

2. Existing windows on the east elevation will be reused, or similar new true-divided light windows will be installed on the north and east elevations. Single-light glazing will be permitted on south and west elevations.
3. Exterior doors will be wood.
4. All wood windows, doors and trim will be painted.
5. The house will be painted in a uniform paint scheme.

The proposal meets the Takoma Park Guidelines for Contributing Resources that state:

- * all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required; and major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way; additions and alterations to the first floor at the front of a structure are discouraged but not automatically prohibited.

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 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 subject to 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.



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Arthur F. McMurdie
 DAYTIME TELEPHONE NO. (301) 565-0524
 TAX ACCOUNT # 1065978
 NAME OF PROPERTY OWNER Arthur F. McMurdie DAYTIME TELEPHONE NO. (301) 565-0524
 ADDRESS 12 Cleveland Ave Takoma Park Md 20912
CITY STATE ZIP CODE
 CONTRACTOR not yet determined TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 12 STREET Cleveland Ave
 TOWN/CITY Takoma Park Md NEAREST CROSS STREET Baltimore Ave
 LOT 9x10 BLOCK 79 SUBDIVISION Takoma Park
 LIBER 7589 FOLIO 666 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 1B. CONSTRUCTION COST ESTIMATE \$ \$100,000
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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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3A. HEIGHT _____ feet _____ inches
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Signature of owner or authorized agent _____ Date 1 March 1995

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

5

Continuation sheet

Application for Historic Area Work Permit.

Question 1.a.

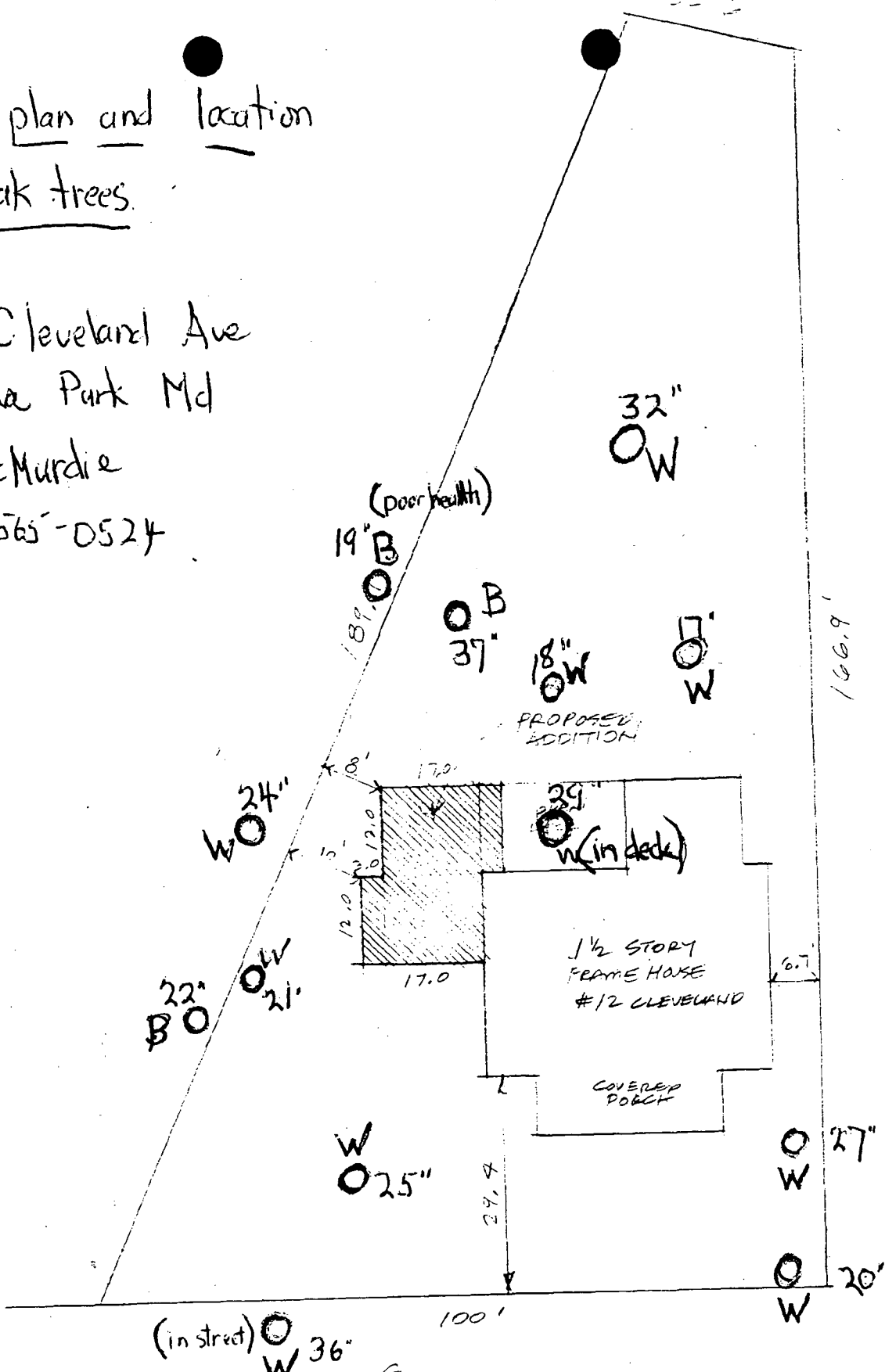
The house is in a cul-de-sac of 7 houses, all wood or stucco bungalows or four squares built between 1910 and 1927. The only exception is #7 & 9, which is a 1930's brick duplex. Many mature trees, mostly white oak, are on the street, which ends at the crest of a low hill overlooking Piney Branch Road. Even though most houses have been updated in one way or another, they all maintain much of the character from the period in which they were built.

Question 1,b.

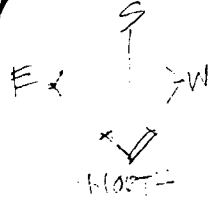
The proposed addition is two storys built with detailing sympathetic to the original house, (window type, overhangs, brackets, roof pitch, selection of building materials, etc.). It will be a discrete two story unit that will attach to the present house at its southeast corner, the part of the present house that is least visible from the public right of way. The present house will be untouched except at this point of connection. The addition is located so as not to disturb any of the many mature oaks nearby.

Site plan and location of oak trees.

12 Cleveland Ave
 Takoma Park Md
 Art McMurdie
 301 565-0524



B = Black oak
 W = White oak

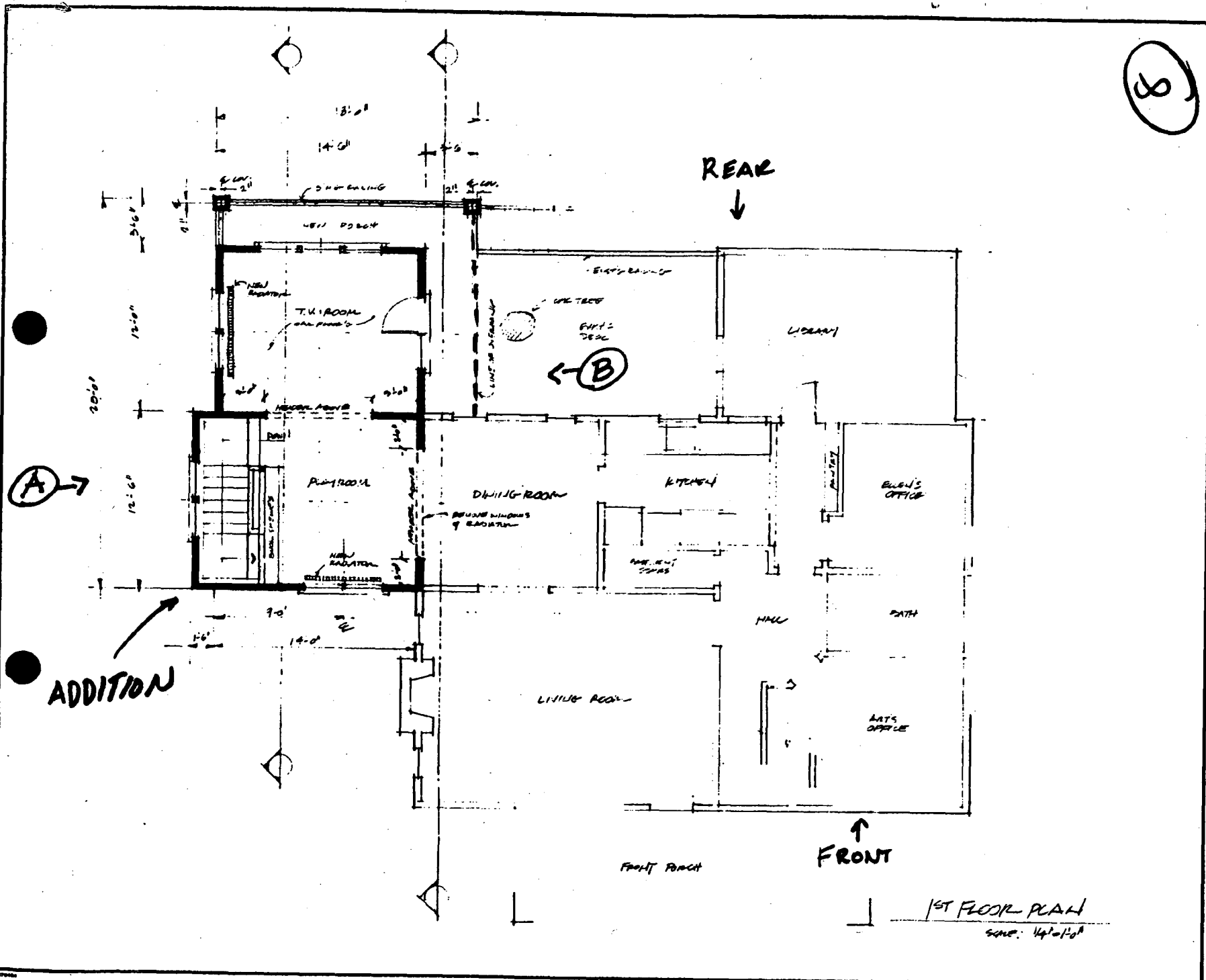


~~CLEVELAND AVENUE~~

7

8

1
of

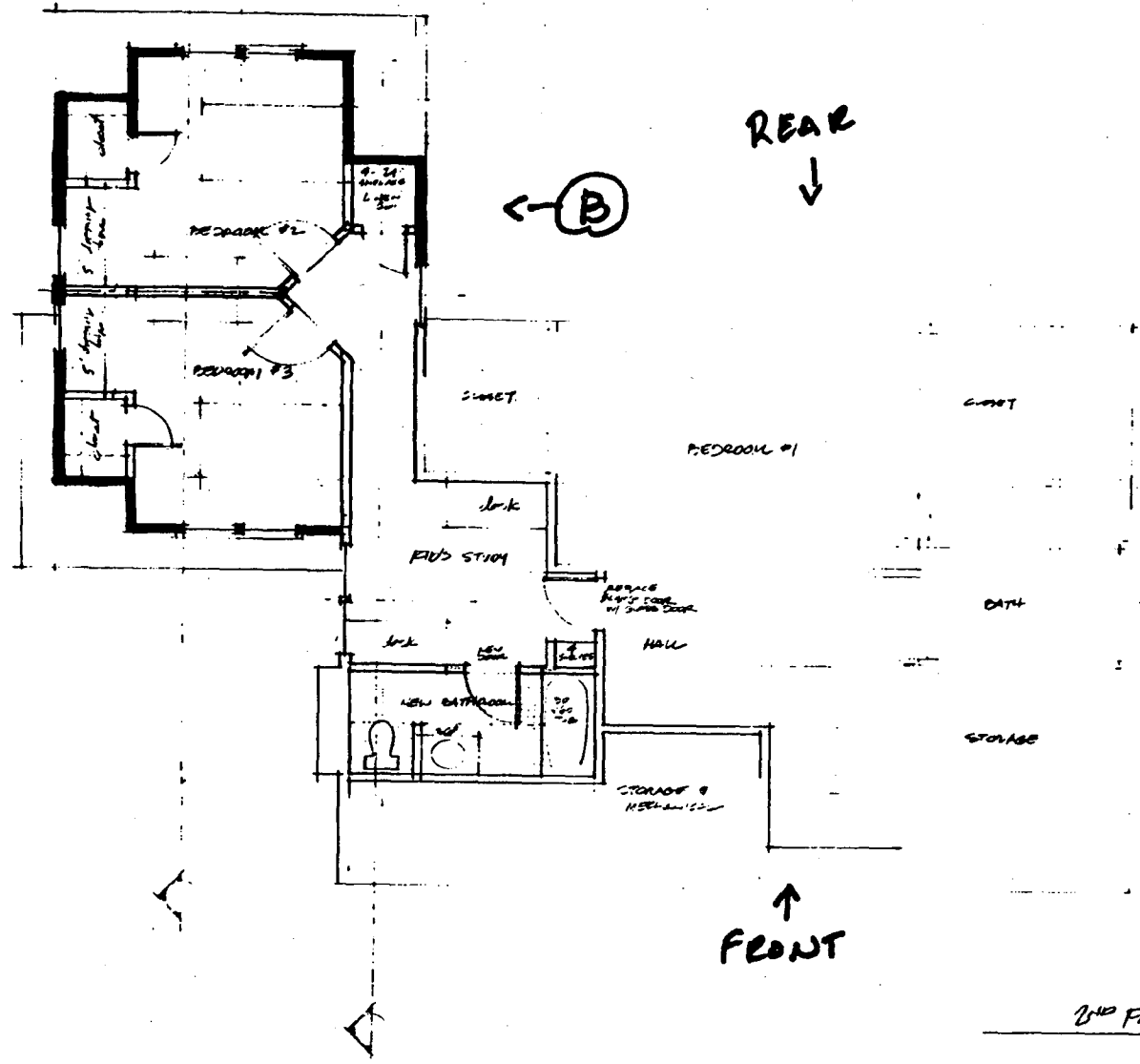


1ST FLOOR PLAN
DATE: 11/2/10

Paul Breseder
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 871-5911

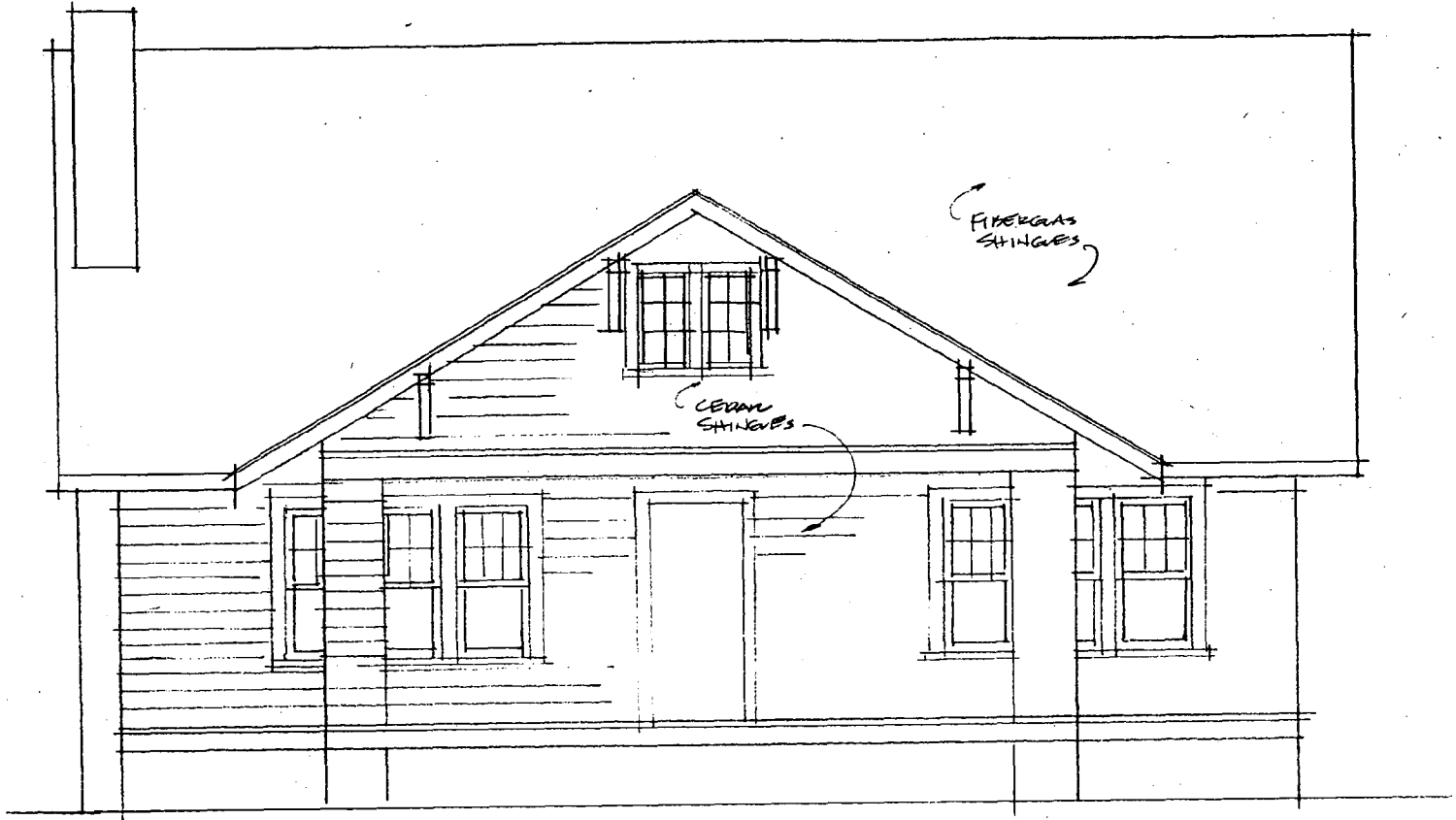
9

sh. 2 of



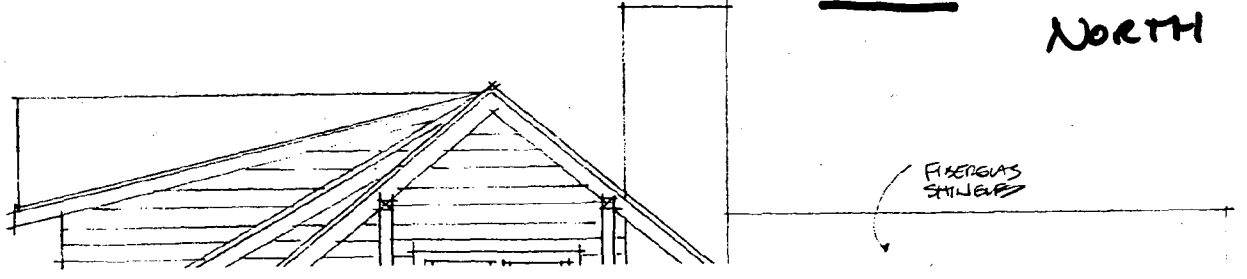
2ND FLOOR PLAN
DATE: 11/1/08

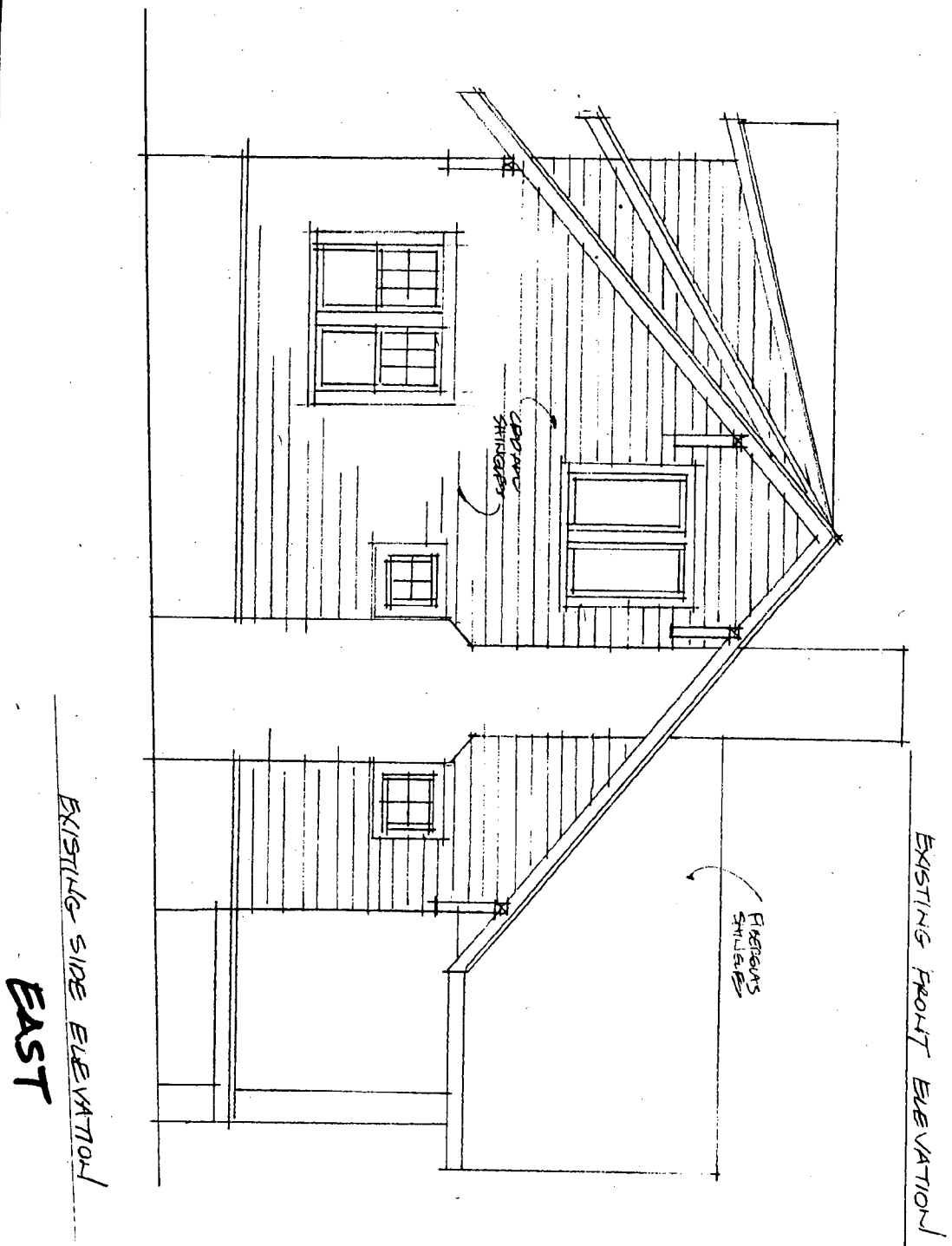
Pam Preseder
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 871-5111



EXISTING FRONT ELEVATION

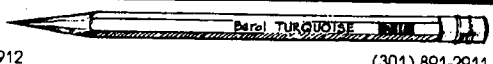
NORTH





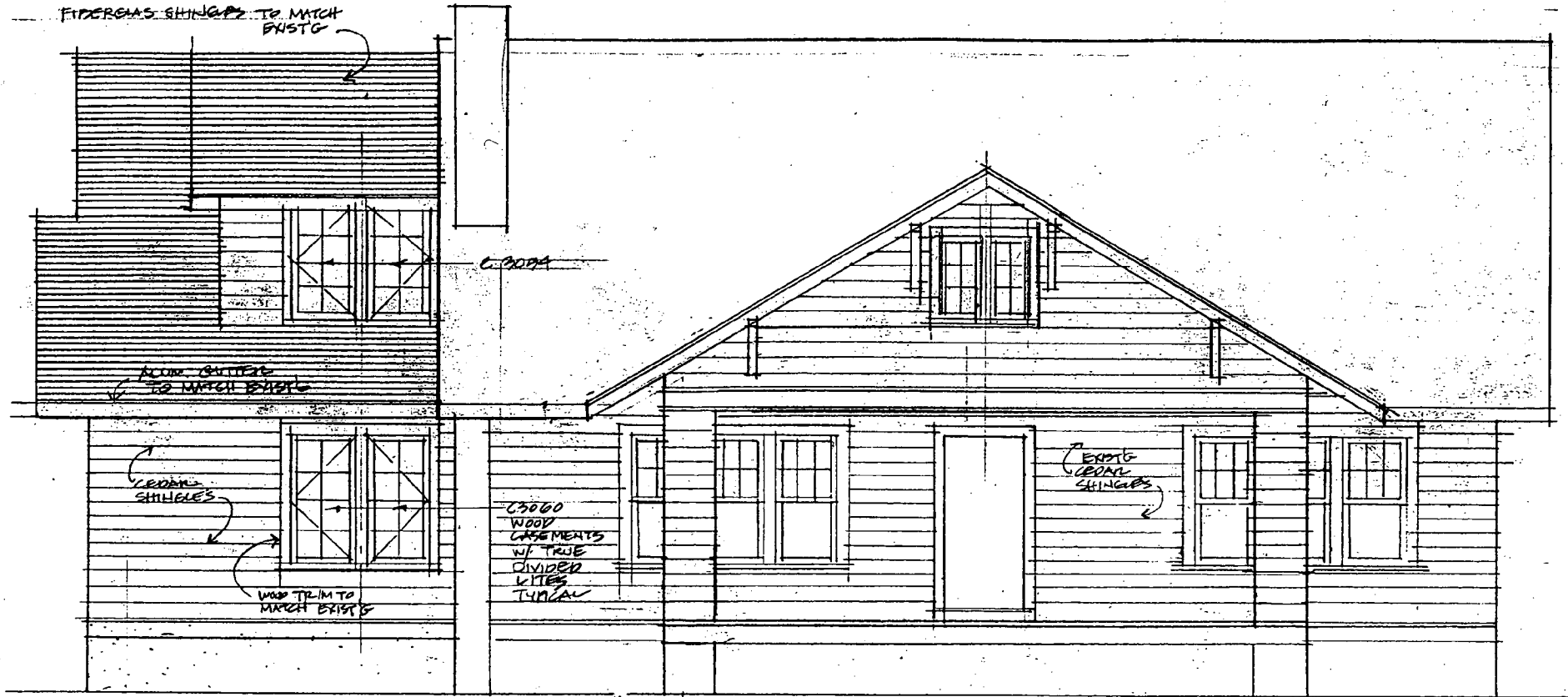
Paul Treseder

ARCHITECT AIA
6 Montgomery Avenue, Takoma Park, MD 20912



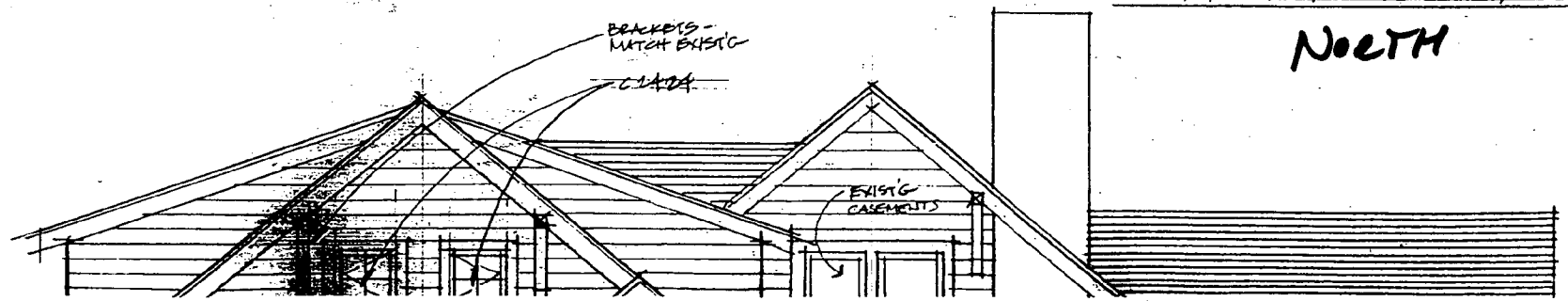
(301) 891-2911





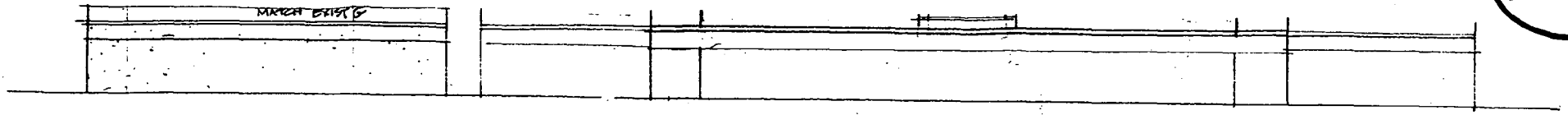
FRONT ELEVATION

North

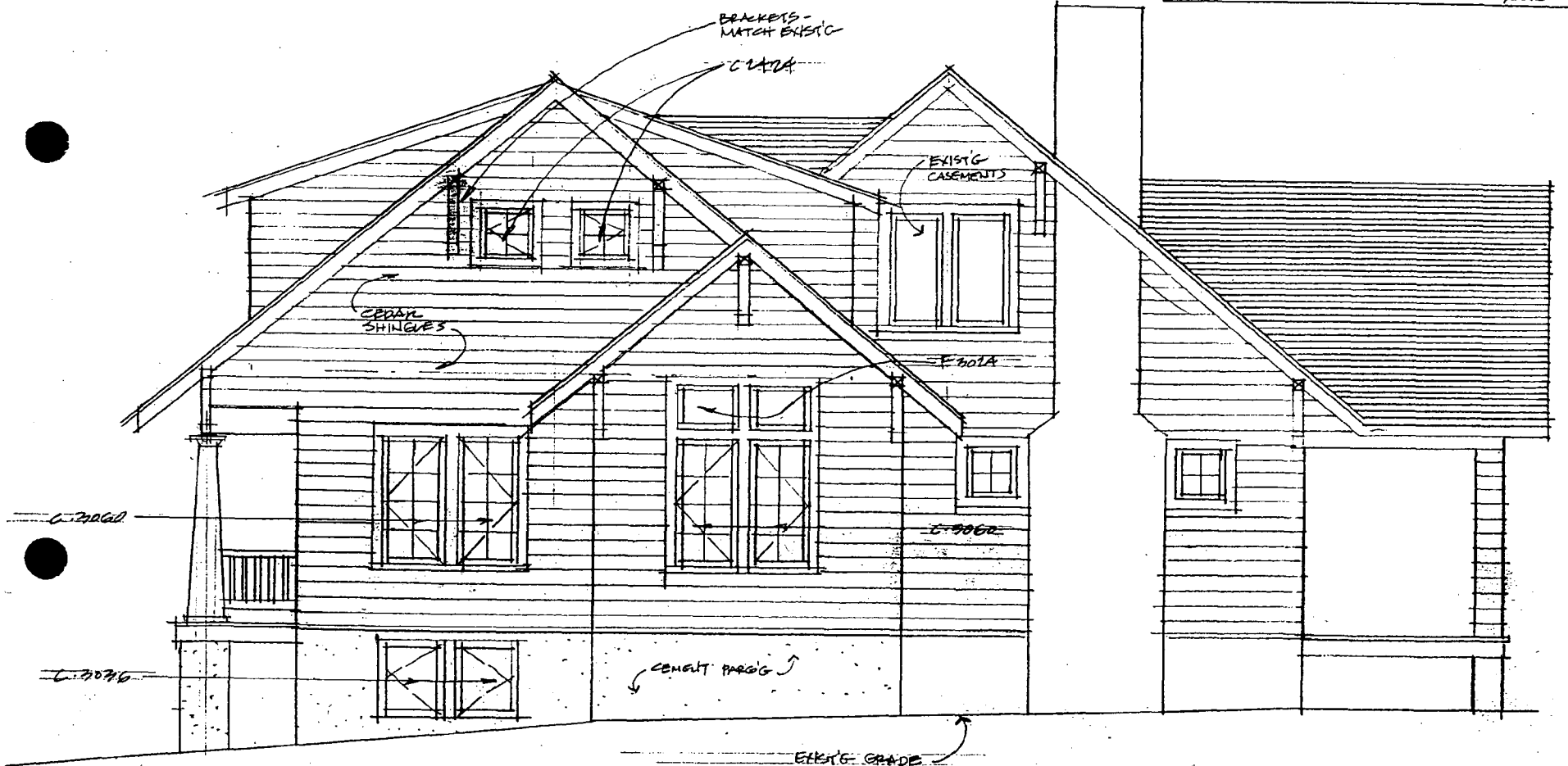


PROPOSED

13



FRONT ELEVATION

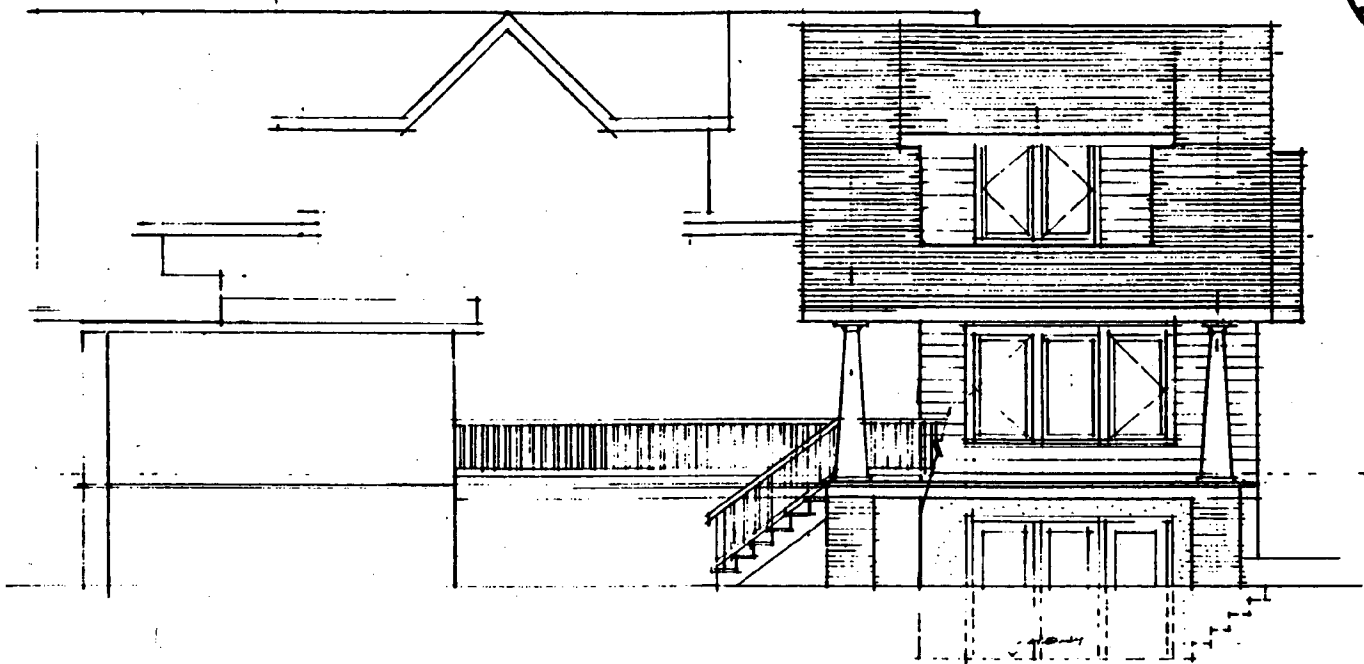


SIDE ELEVATION

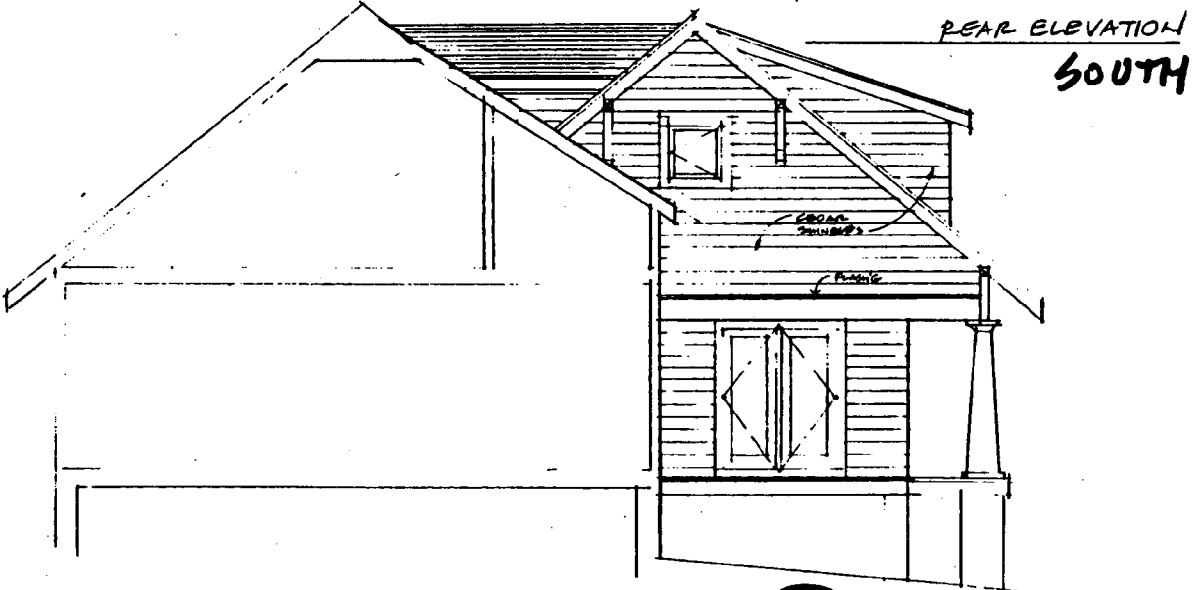
EAST
PROPOSED

14

SHT. 5
of

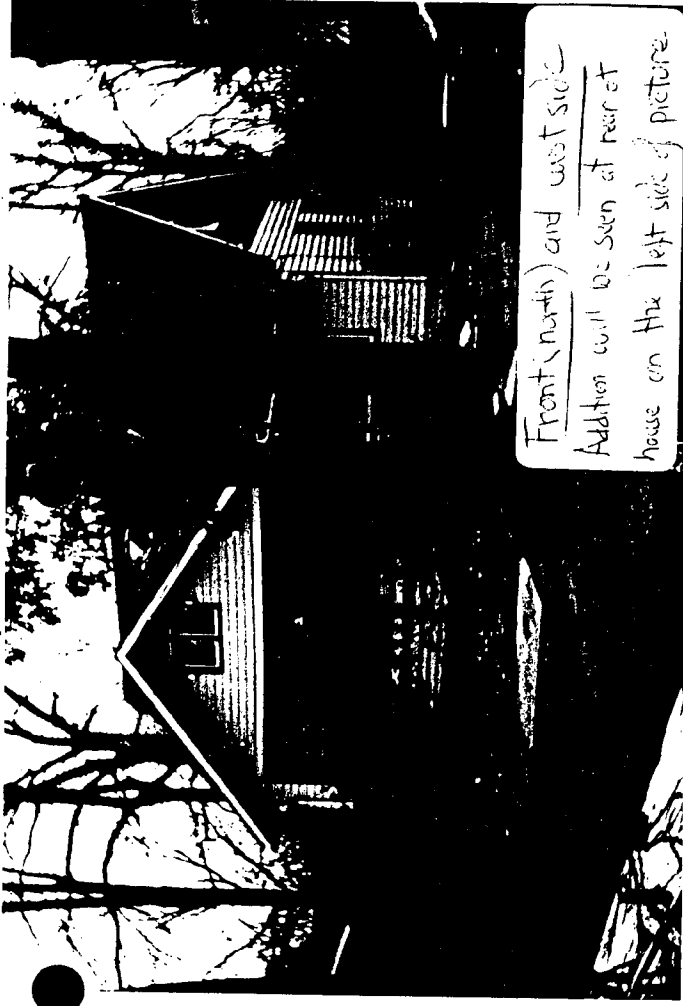


REAR ELEVATION
SOUTH

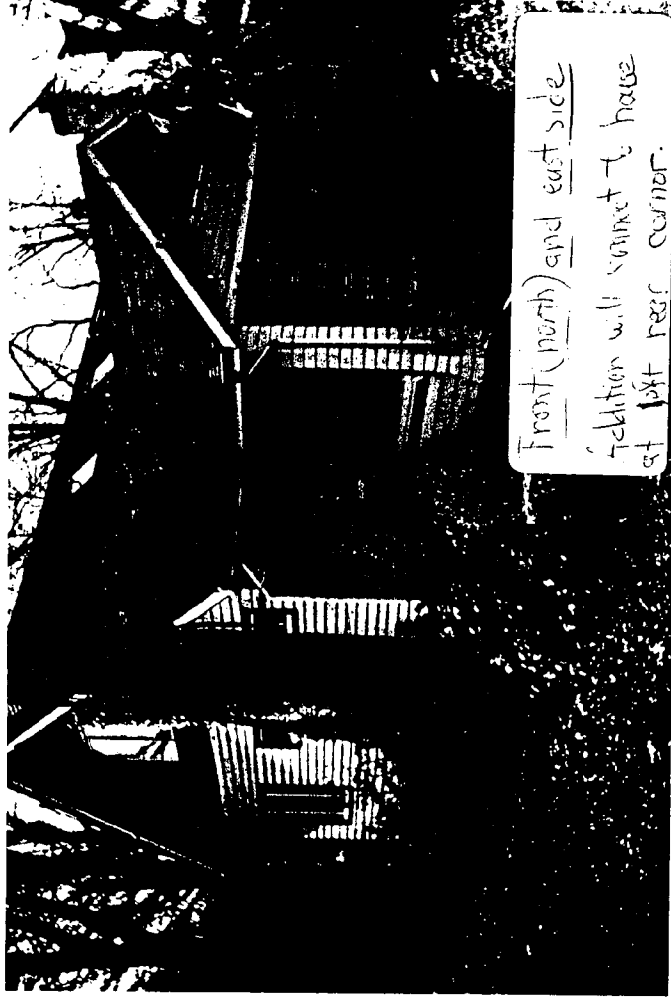


(B) SIDE ELEVATION
WEST

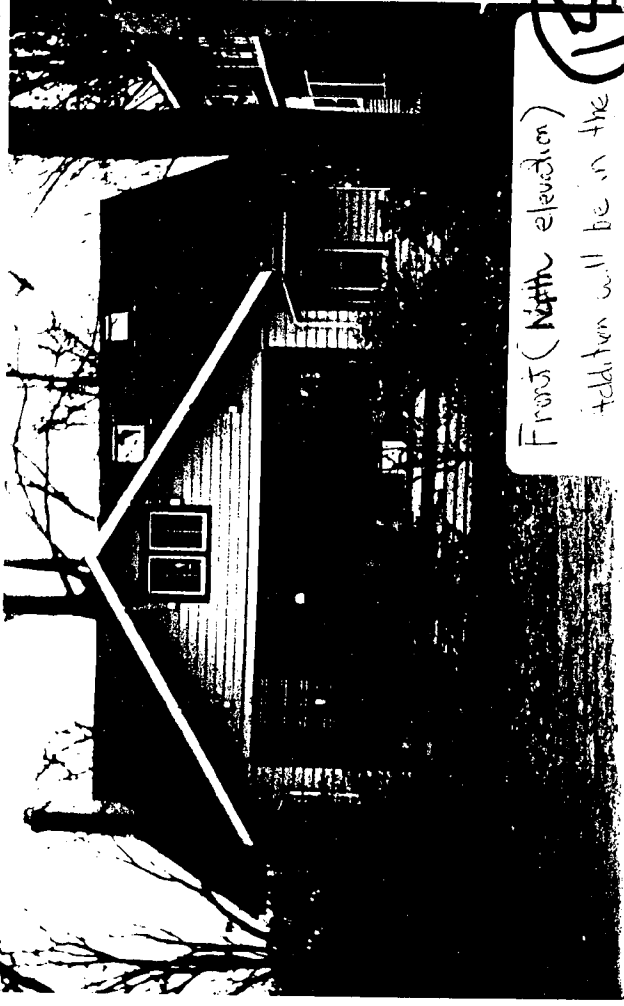
Paul Dreseder
 ARCHITECT AIA
 6 Montgomery Avenue, Gaithersburg, MD 20878
 (301) 991-0911



Front (north) and west side
Addition will be seen at rear of
house on the left side of picture.



Front (north) and east side
Addition will connect to house
at left rear corner.



Front (North elevation)
Addition will be in the
14

HAMP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

7406 P.B.R.

Nick Carvounis
11909 N. Hampshire Ave
Silver Spring Md. 20904

Brad Dorman
13 Cleveland Ave
Takoma Park, Md. 20912

Ann G. Bouchoux
7402 Piney Br. Rd.
Takoma Pk, Md. 20912

David Barnes
11 Cleveland Ave
Takoma Park, Md 20912

James T. and M.K Vorhies
7400 Piney Branch Rd.
Takoma Pk, Md. 20912

Jody Alexander
7 Cleveland Ave
Takoma Pk, Md. 20912

Robert Fegley + Stacy Katz
7409 Baltimore Ave
Takoma Park, Md. 20912

Fred Moonves
5 Cleveland Ave
Takoma Pk, Md 20912

William MacCristie
Carol Blitzer
14 Cleveland Ave
Takoma Park, Md. 20912

Donna Walkin
9 Cleveland Ave
Takoma Pk, Md 20912

Continuation sheet

Application for Historic Area Work Permit.

Question 1.a.

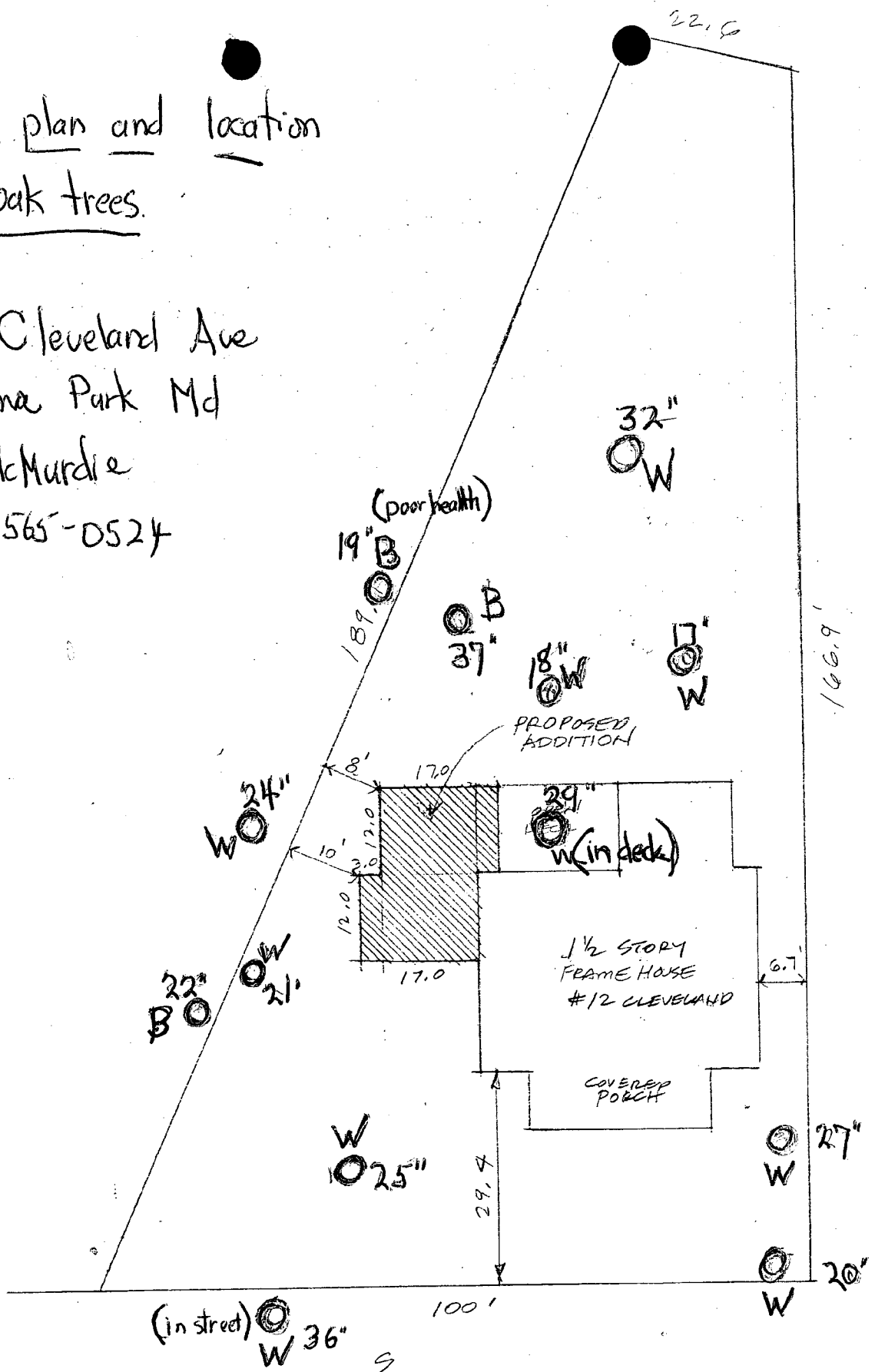
The house is in a cul-de-sac of 7 houses, all wood or stucco bungalows or four squares built between 1910 and 1927. The only exception is #7 & 9, which is a 1930's brick duplex. Many mature trees, mostly white oak, are on the street, which ends at the crest of a low hill overlooking Piney Branch Road. Even though most houses have been updated in one way or another, they all maintain much of the character from the period in which they were built.

Question 1,b.

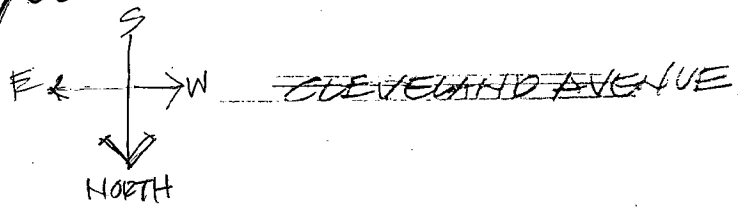
The proposed addition is two storys built with detailing sympathetic to the original house,(window type, overhangs, brackets, roof pitch, selection of building materials, etc.). It will be a discrete two story unit that will attach to the present house at its southeast corner, the part of the present house that is least visible from the public right of way. The present house will be untouched except at this point of connection. The addition is located so as not to disturb any of the many mature oaks nearby.

Site plan and location of oak trees.

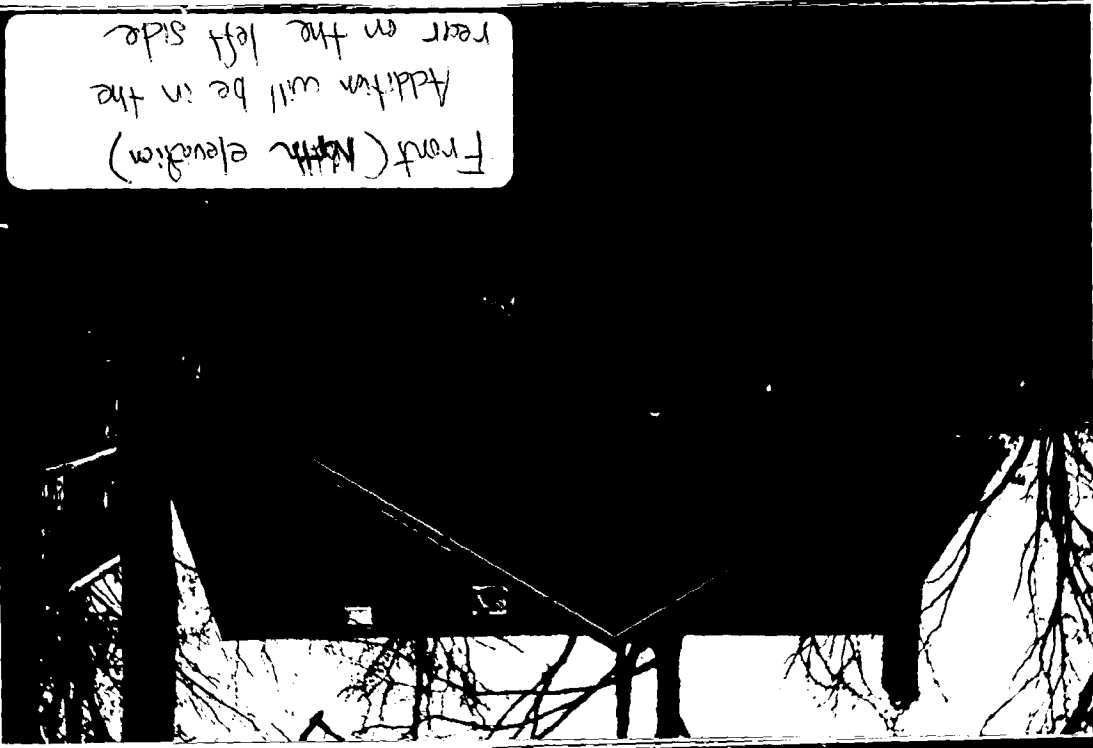
12 Cleveland Ave
 Takoma Park Md
 Art McMurdie
 301 565-0524



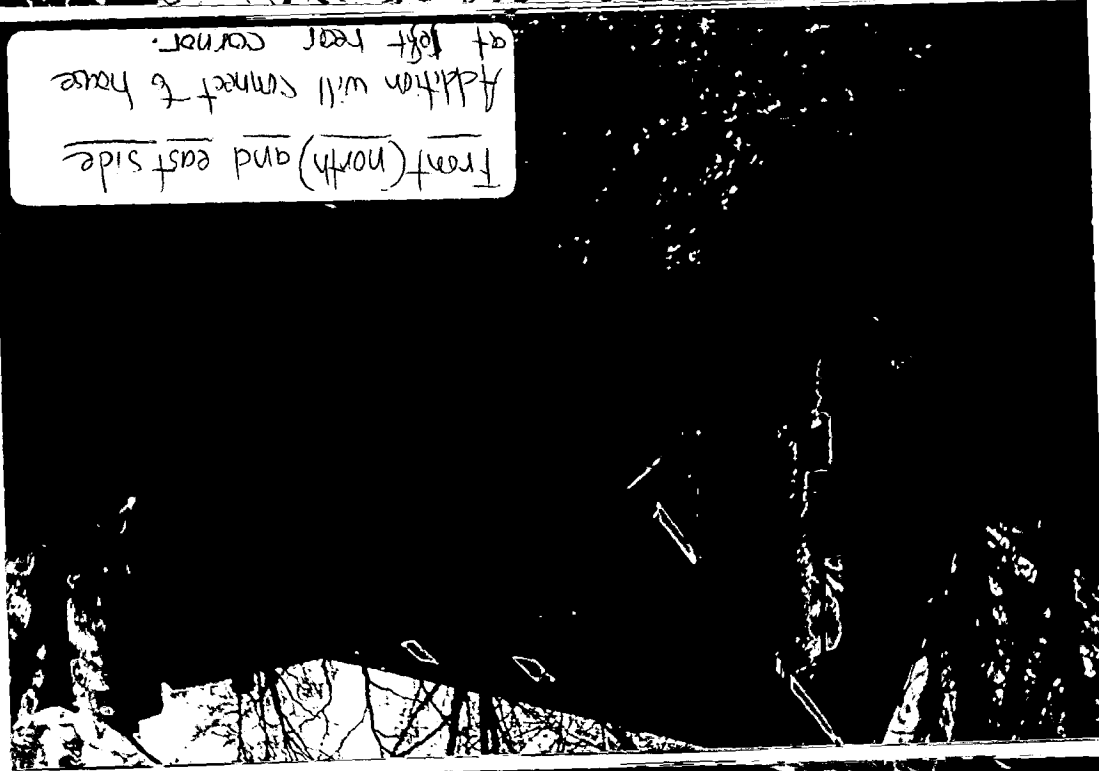
B = Black oak
 W = White oak



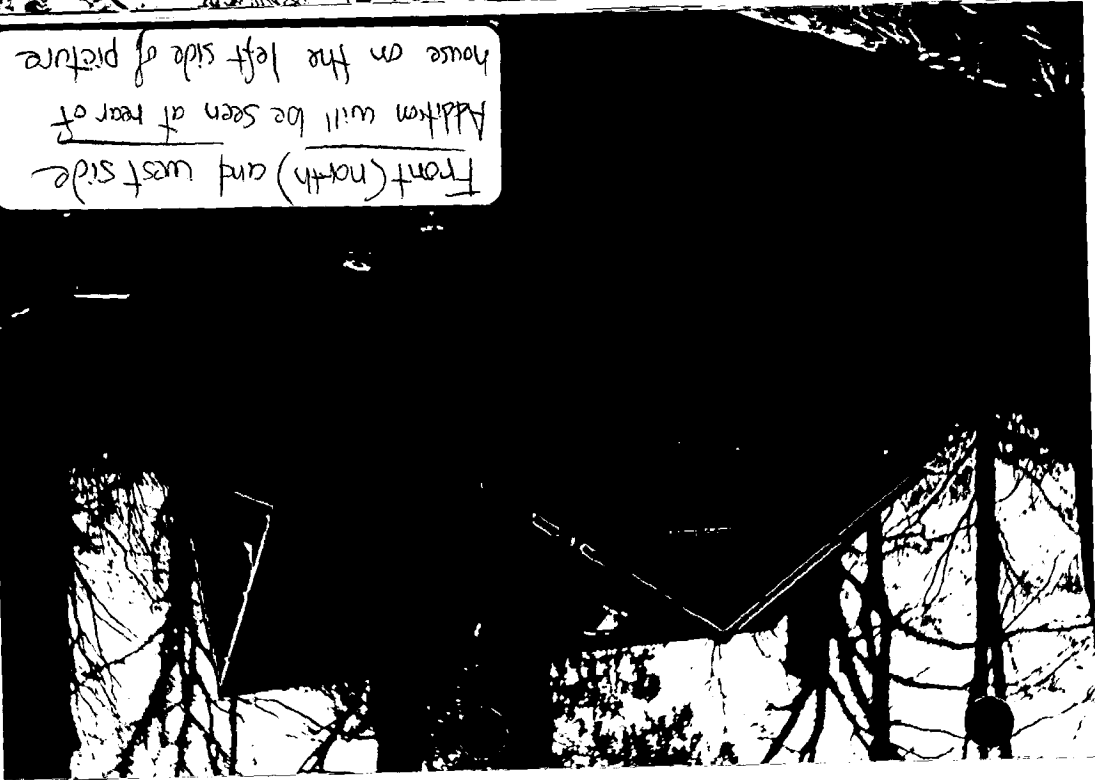
Front (North elevation)
Addition will be in the
rear on the left side



Front (north) and east side
Addition will connect to house
at left rear corner.



Front (north) and west side
Addition will be seen at rear of
house on the left side of picture



HAWP APPLICATION ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

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Carol Blitzer
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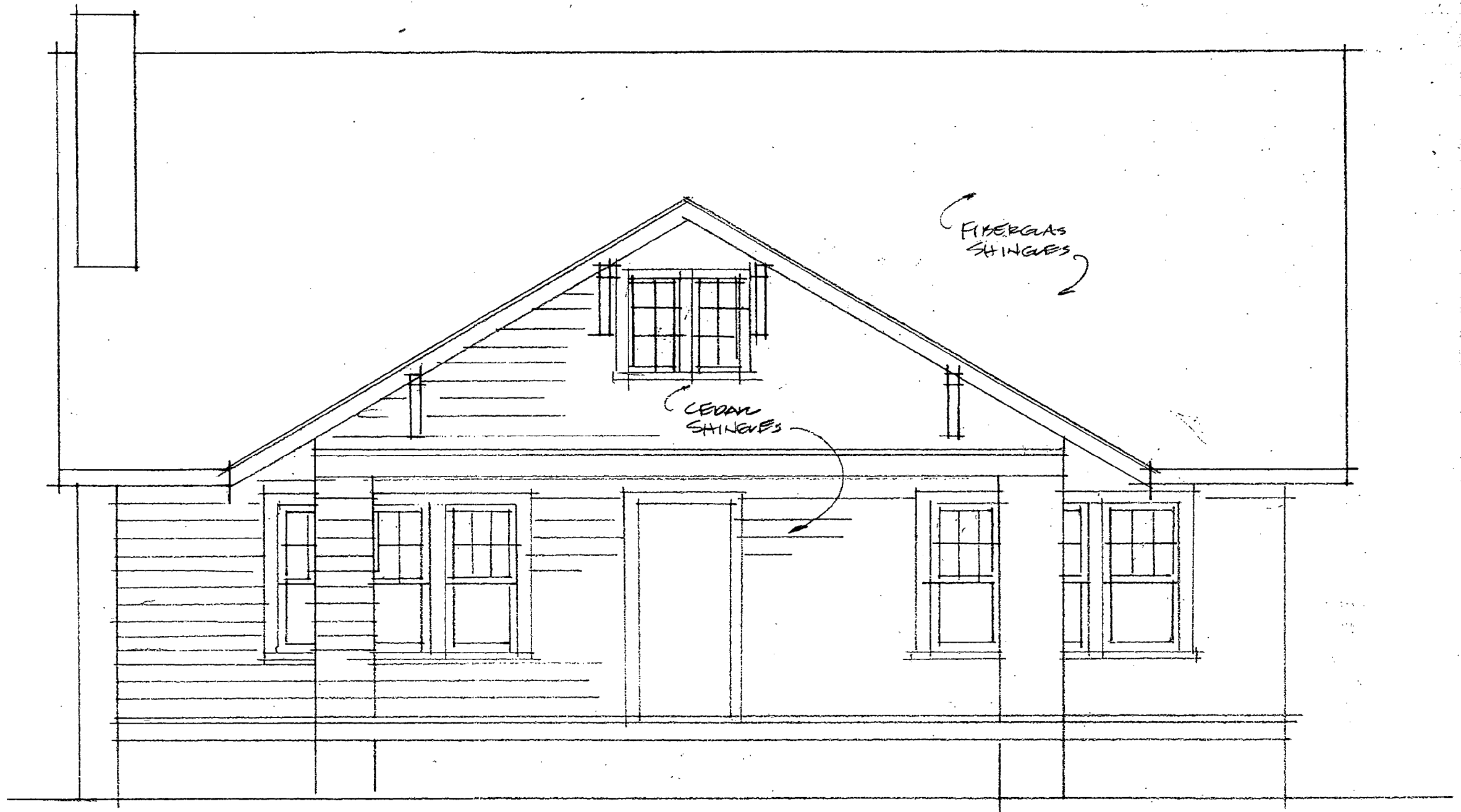
12 Cleveland Avenue

McMurdie

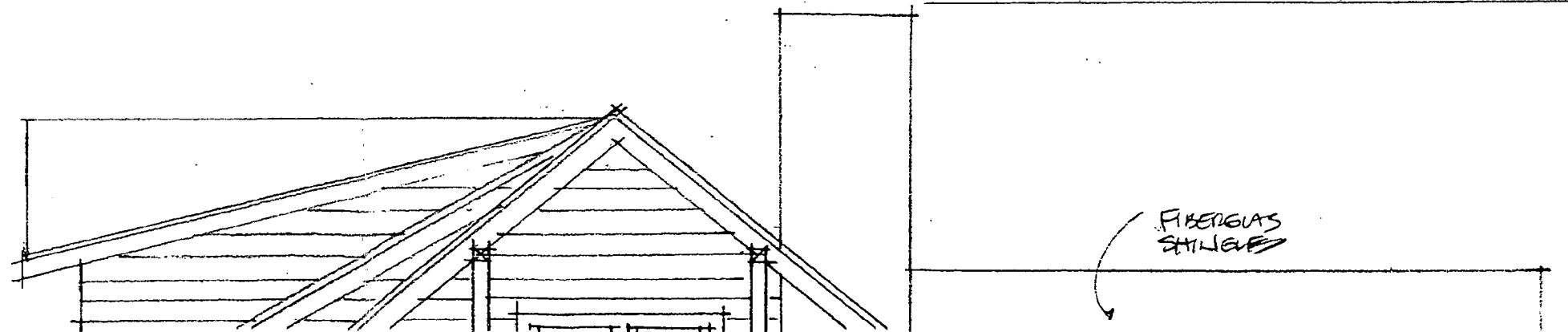
3/13/95

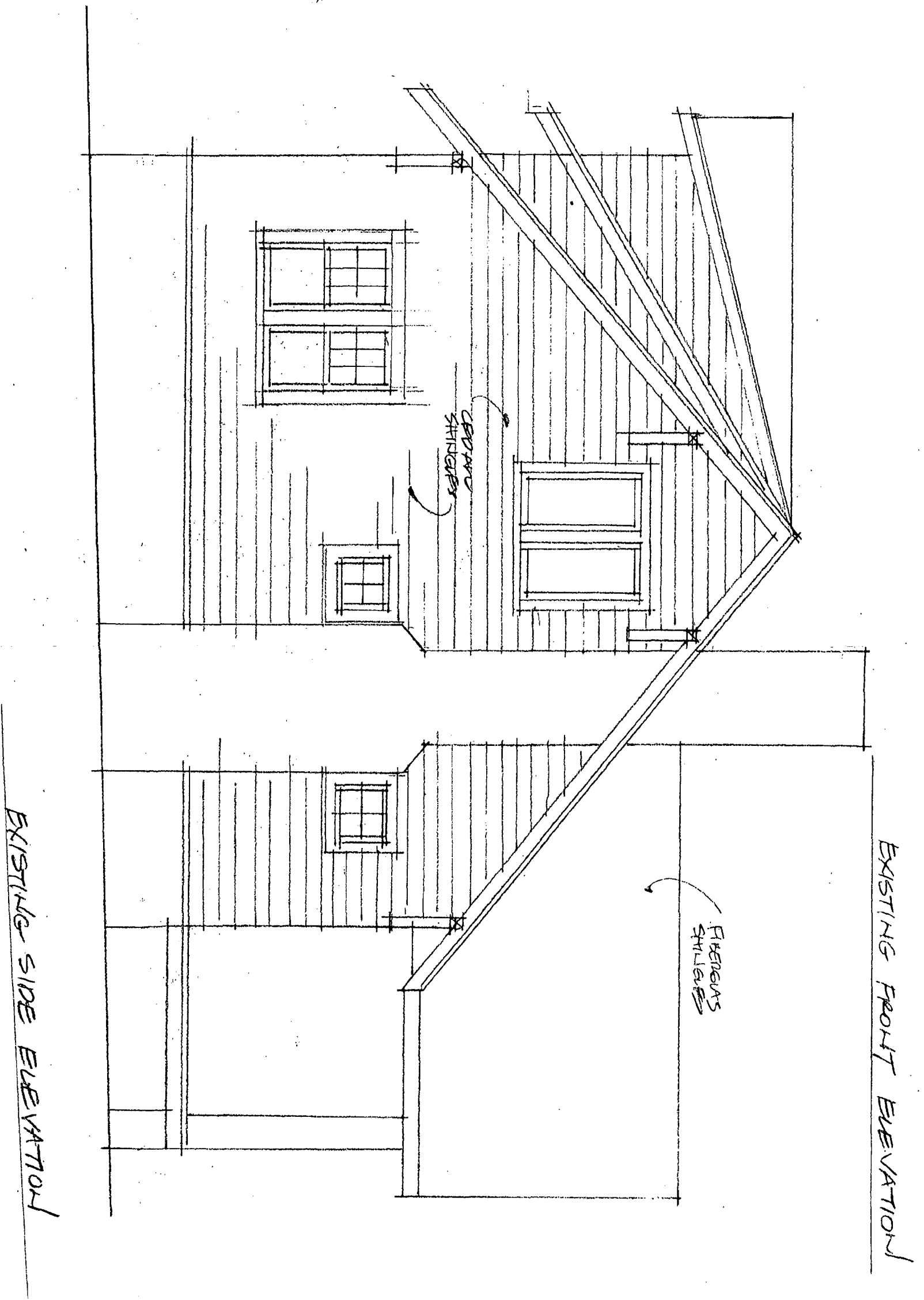
Q

1. Why another rear porch?
2. How do people get down from back deck now?
3. Addition to have cedar shingles - to match existing?
yes



EXISTING FRONT ELEVATION

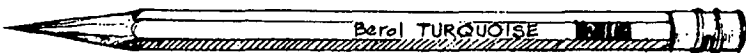




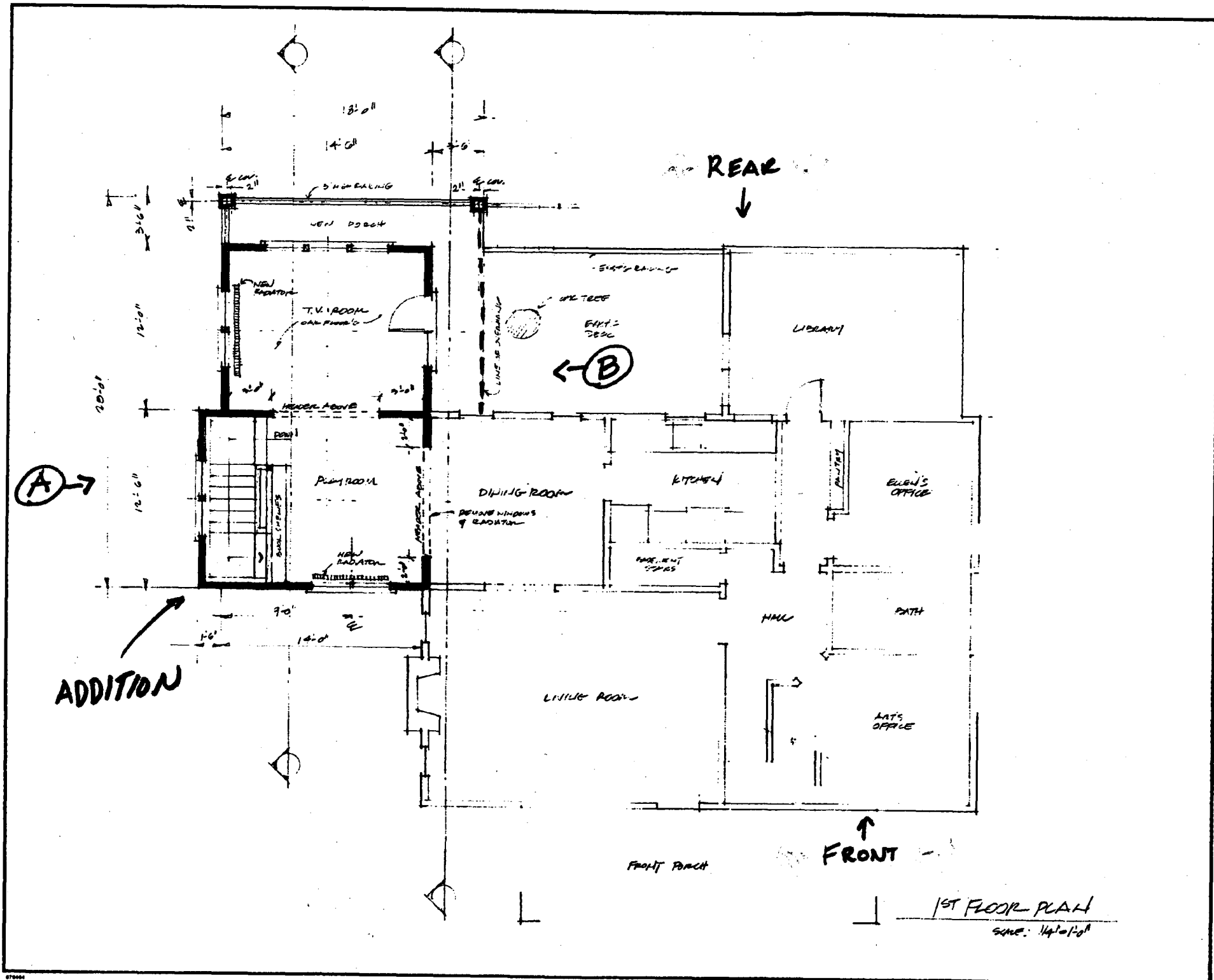
Paul Treseder

ARCHITECT AIA

6 Montgomery Avenue, Takoma Park, MD 20912

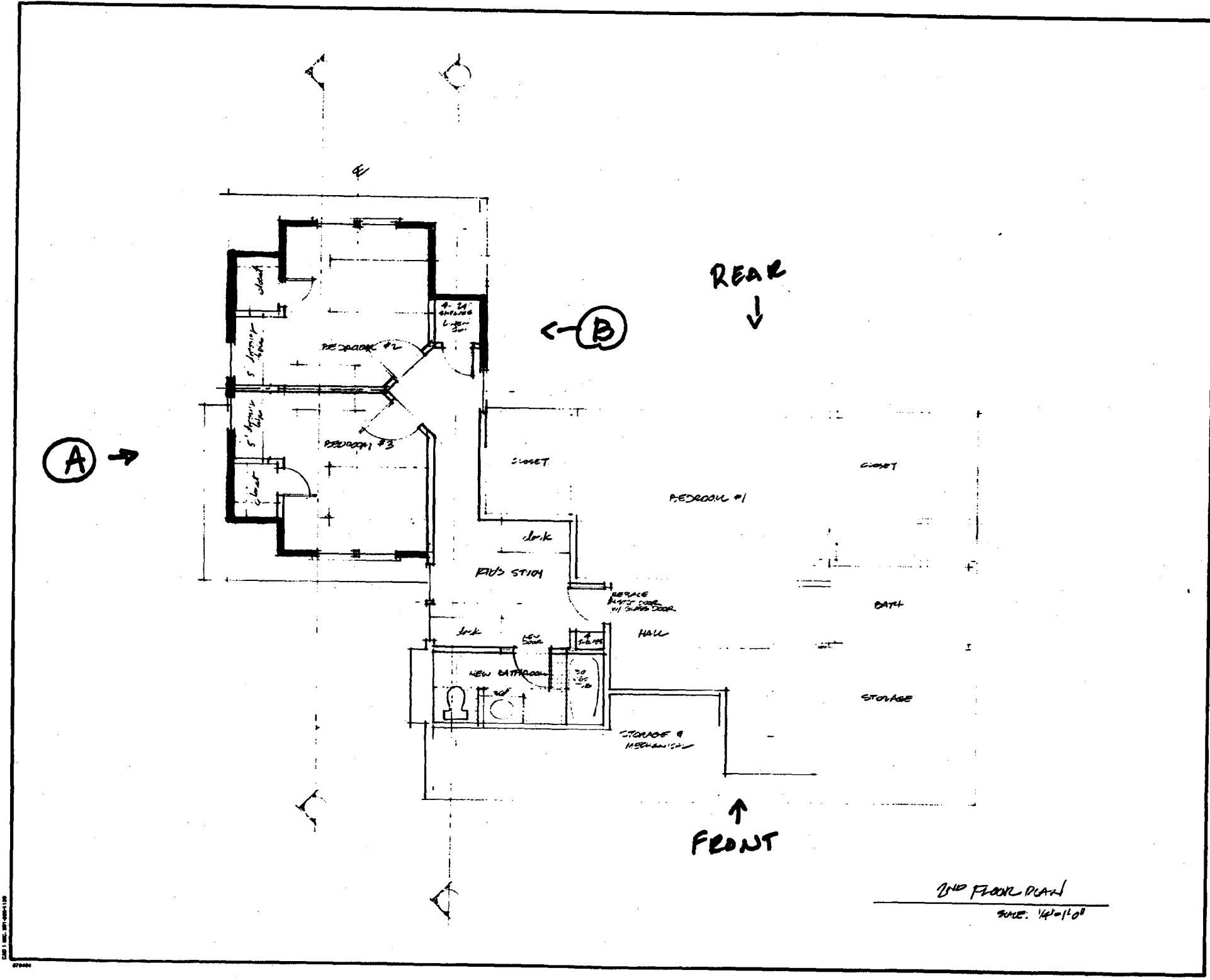


(301) 891-2911



Paul Breseder
 ARCHITECT AIA
 6 Montgomery Avenue Takoma Park, MD 20912
 (301) 891-2911

1ST FLOOR PLAN
 SCALE: 1/4"=1'-0"

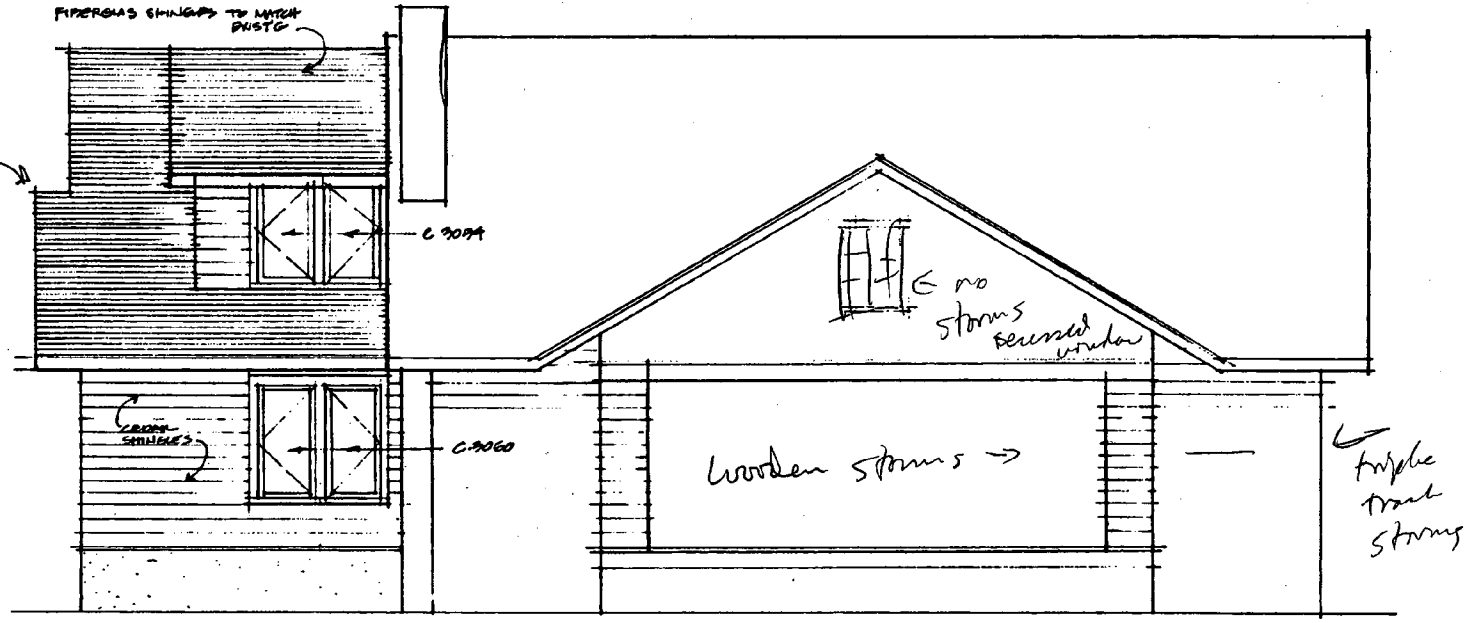
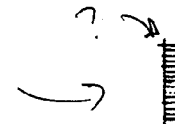


2ND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Paul Breseler
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 991-2911

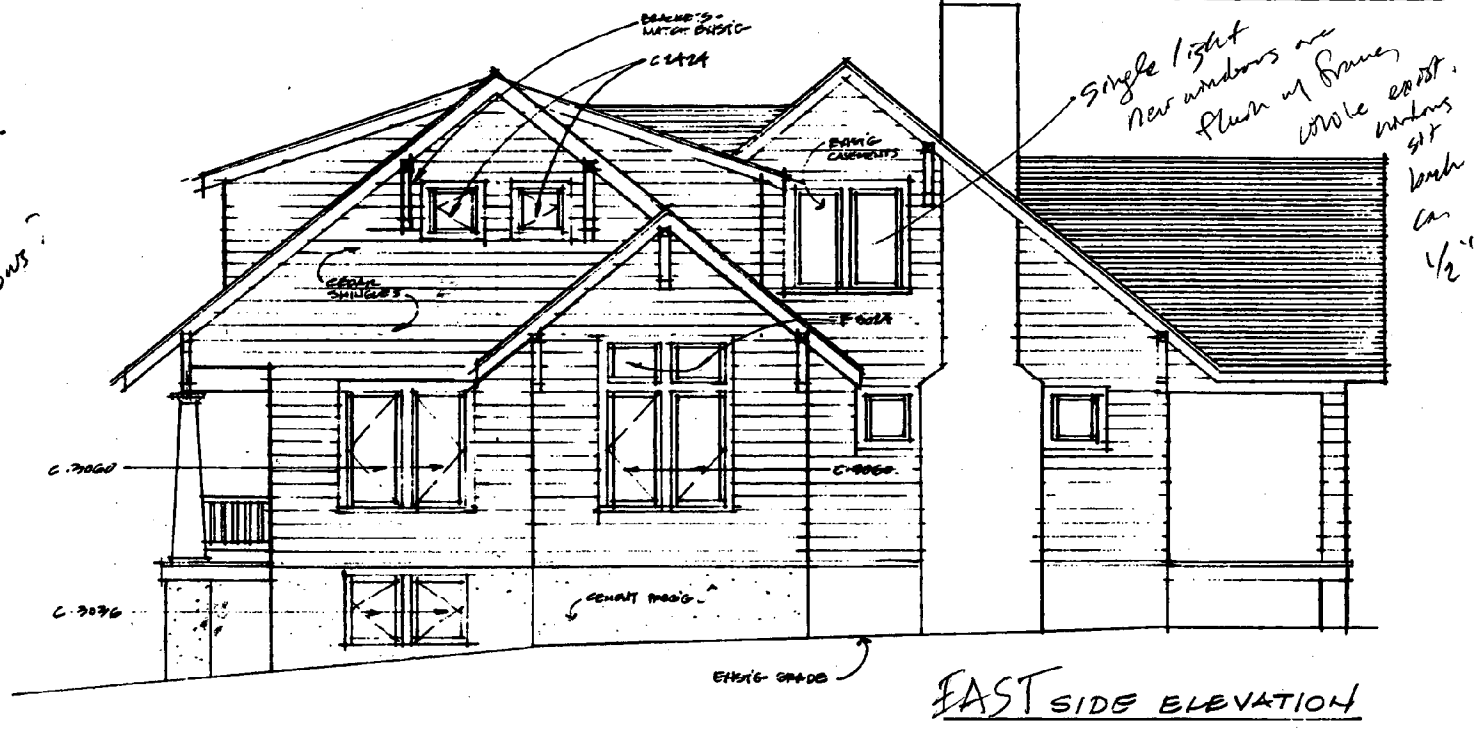
DATE: 10/1/01

Recommend
multi-
light



NORTH FRONT ELEVATION

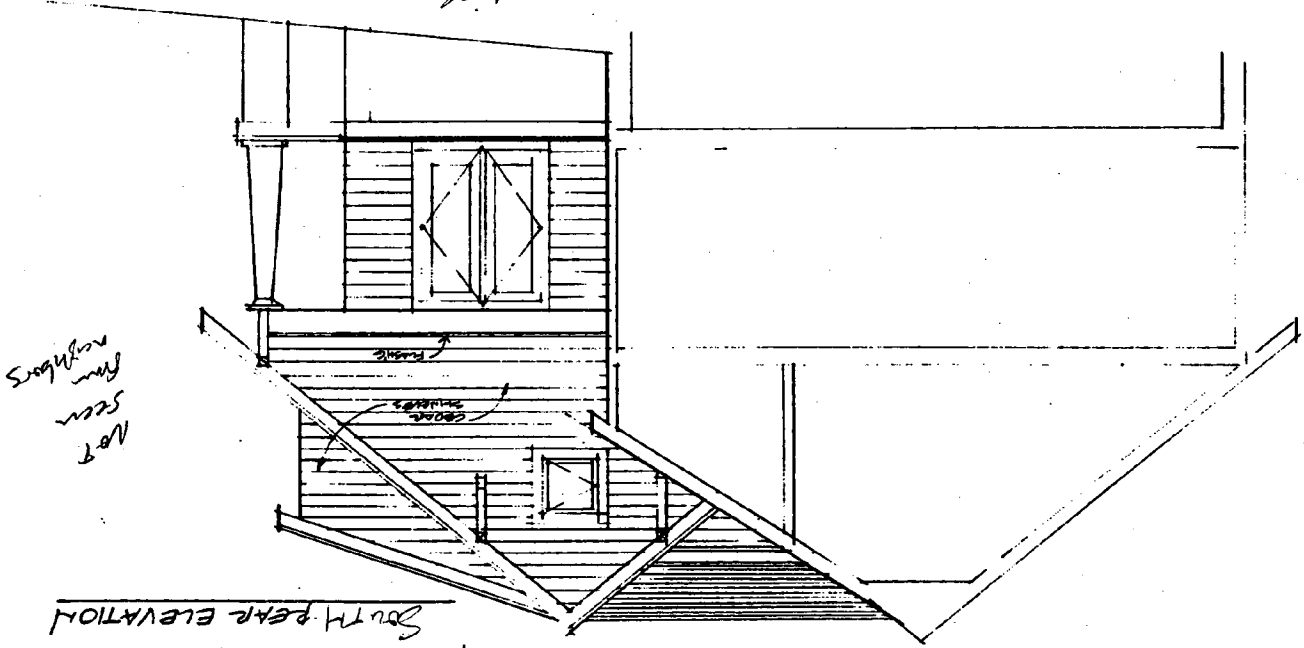
Recess 6' bond beam
-
Will you reuse
original windows?
Recommend multi light
OK for 4/1 or single
light or none



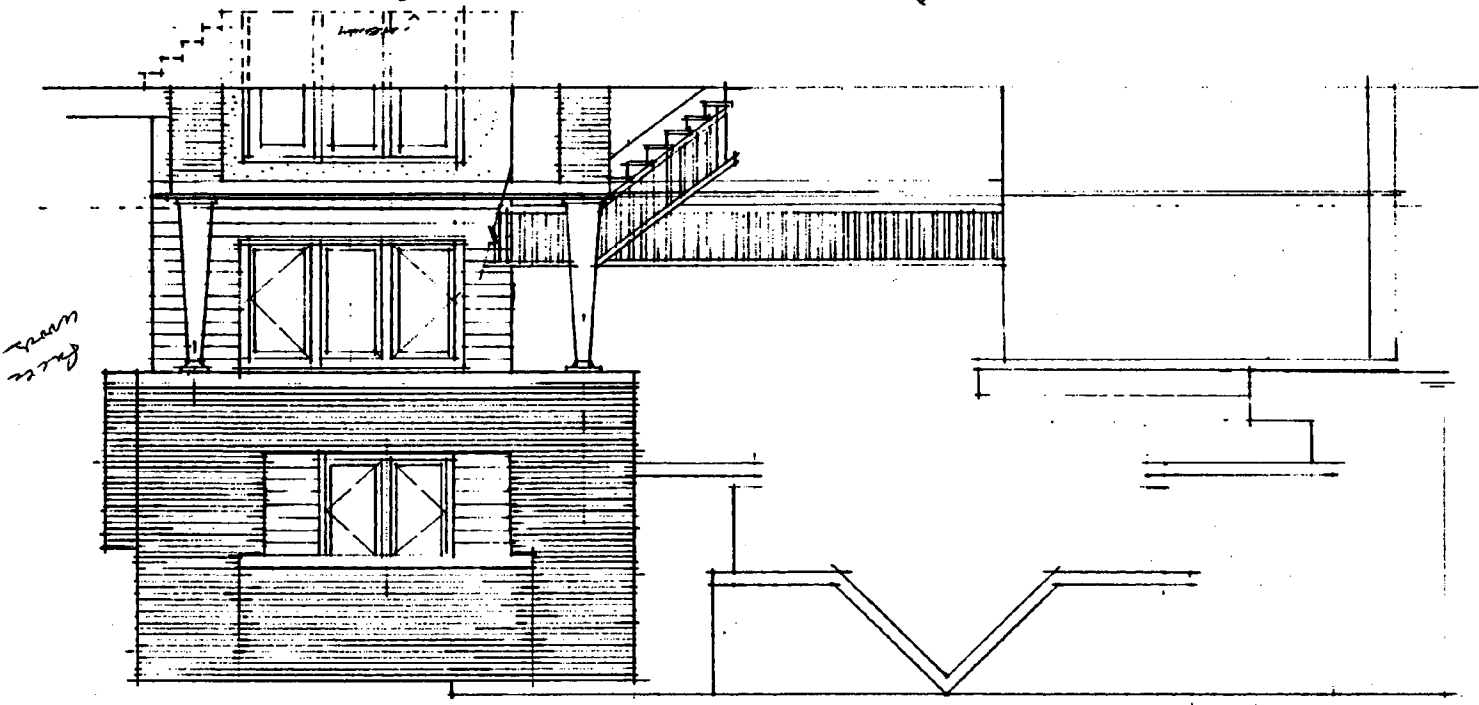
EAST SIDE ELEVATION

Paul Bresador
ARCHITECT AIA
6 Montgomery Avenue, Takoma Park, MD 20912
(301) 891-8911

WEST SIDE ELEVATION



SOUTH PEARL ELEVATION



Patt Prosser

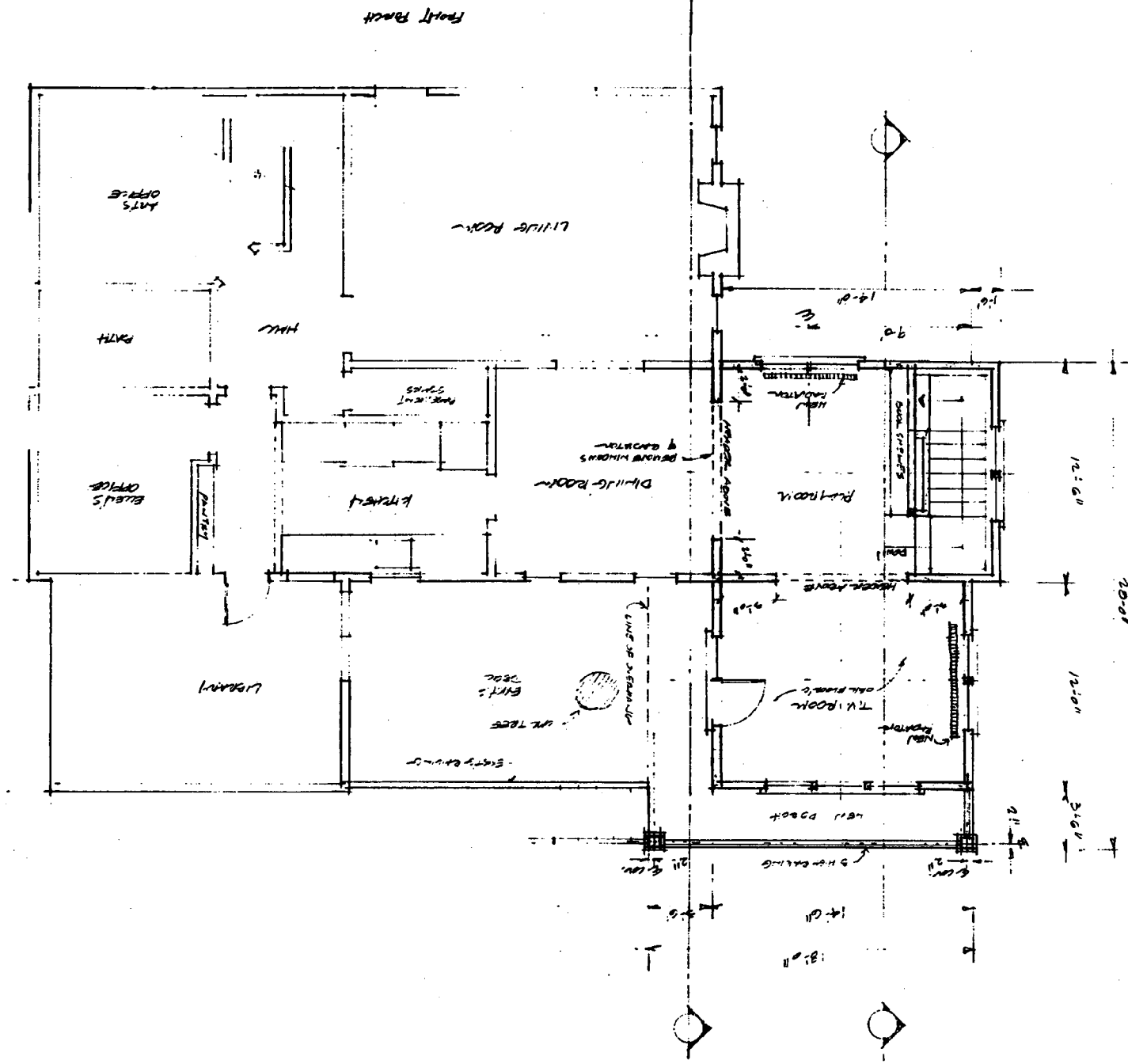
ARCHITECT AIA

6 Montgomerly Avenue, Tacoma Park, MD 20912



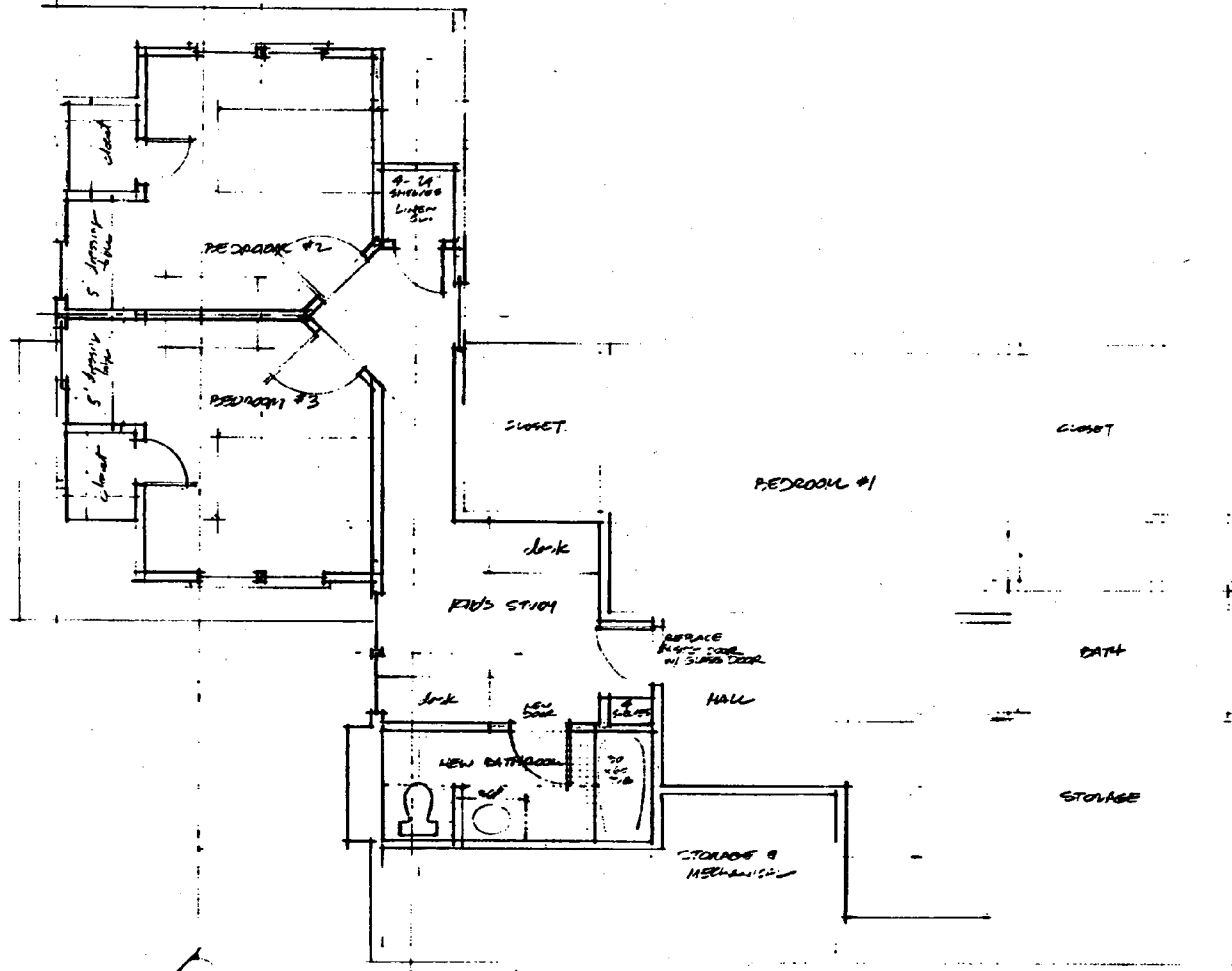
(301) 891-5911

1st FLOOR PLAN
scale: 1/4"=1'-0"



Paul Presedler
 ARCHITECT AIA
 6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 991-5011

07/2012



2ND FLOOR PLAN
 DATE: 10/11/01

sht. **2**
 of

Paul Breseder
 ARCHITECT AIA



6 Montgomery Avenue, Takoma Park, MD 20912
 (301) 891-8911