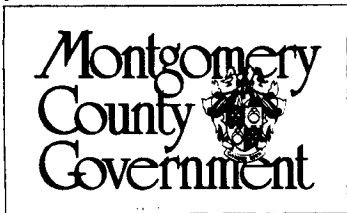


37/3 42 Columbia Ave.
SA 17-87



Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
 279-1327

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. _____

PLANS PREPARED BY _____ CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____ TELEPHONE NO. _____
 (Include Area Code) _____

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	2B. TYPE OF WATER SUPPLY
03 () Other _____		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 _____ 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:)

An addition to rear of existing house to extend the family room, and provide a stairs to the second floor which will be a new master bedroom, bath and study. All exterior materials will match existing, including but not limited to the siding, roof shingles, and paint on the soffits.

(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

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MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

X

MEMORANDUM

May 26, 1987

TO: Historic Preservation Commission

FROM: Bobbi Hahn *BH*

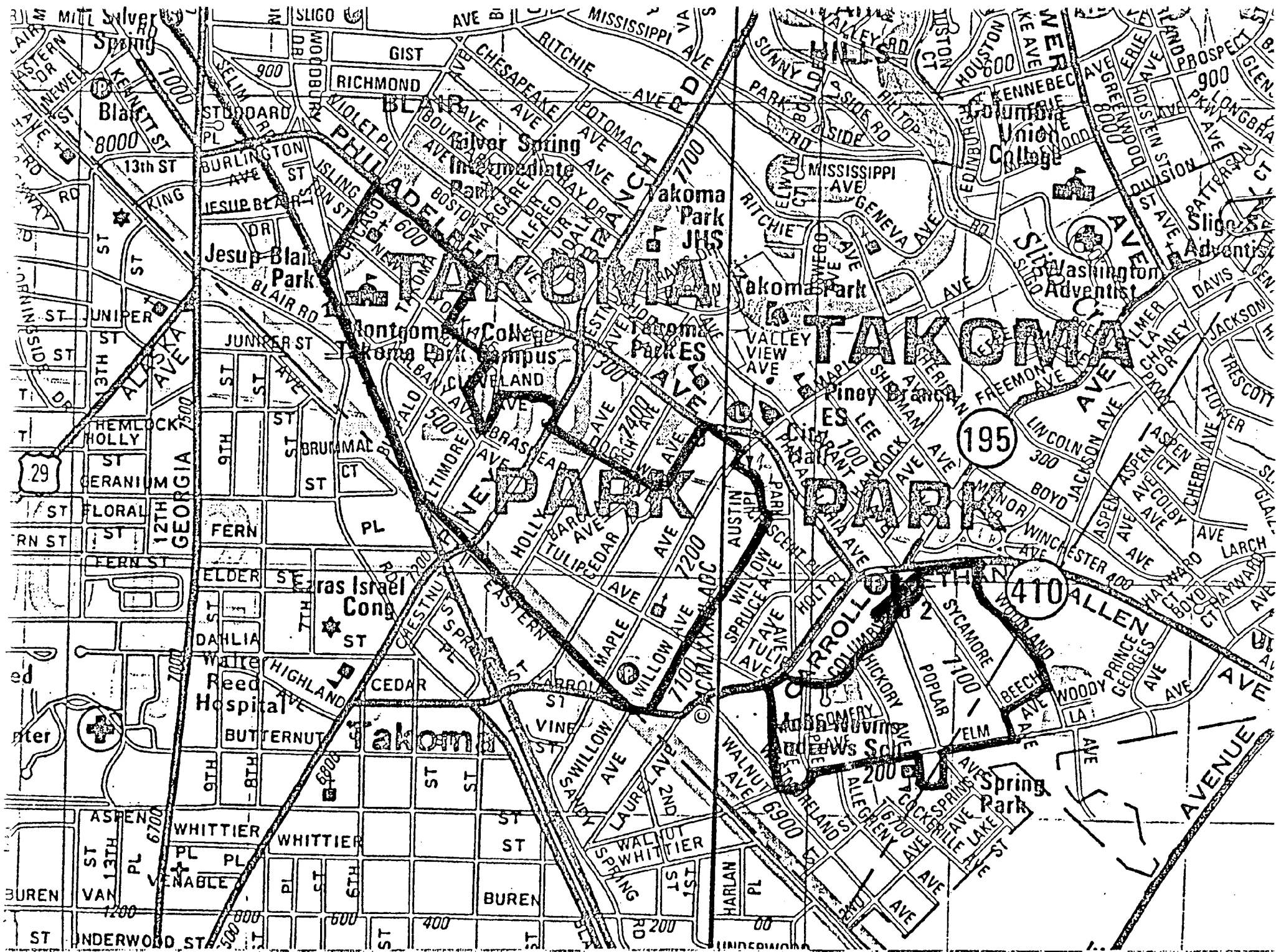
SUBJECT: Agenda item IV.2. Determination of Substantial Alteration, 42 Columbia Avenue, Takoma Park

As you may have noticed, application for roof raisings and two story additions to bungalows are being submitted at an increasing rate. In this particular case the LAC was able to work with the applicant to extend the existing roofline and to construct a new roof which corresponds to the full width of the existing roof.

This application is symptomatic of the larger problem of "building up" rather than "building back" when owners wish to expand one story houses which are fairly modest in size. In this particular case I concur with the LAC's recommendation for approval of the work because due to the narrowness of the lot and the topography it would be impossible to get heavy machinery into the back yard to do the necessary excavation work required for a major one story rear addition, and the cost of hand digging would be prohibitive.

The LAC and I are very concerned about this trend in expansion of bungalows. The LAC would like to make it a requirement that applicants for 2 story additions submit compelling reasons for not constructing additions more compatible in scale and massing with the original structure. This may be an appropriate time to adopt such a policy, at least in Takoma Park. I hope to be able to schedule an evaluation of the application for expanded boundaries for the Takoma Park historic district in July and the Planning Board has tentatively scheduled its hearing on Master Plan placement for the fall. In addition, I expect to have a fulltime summer intern with a strong background in architecture beginning very soon. Although his/her principle job will be to process permits I expect that some time will be available for him/her to work on design guidelines. Takoma may be a good place to start. If design guidelines which recommend against such two story expansions are developed and adopted it could be an enforceable policy. I would like to urge you to consider this and I will schedule it for discussion as soon as we have time on our agenda schedule.

BH:gk:0153E



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TAKOMA PARK

TAKOMA PARK

TAKOMA PARK

Takoma

TAKOMA PARK

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12TH GEORGIA

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13th ST

KING

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HEMLOCK

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ST FLORAL

ST ERN

FERN ST

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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Takoma Park historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 42 Columbia Avenue
Takoma Park, MD 20912

d. Property owner's name, address and phone number:

Martin Padarathsingh, 42 Columbia Avenue

(h) 270-3215 (w) (contractor) 891-3724

e. Is this property a contributing resource within the historic district? Yes X No _____.

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No _____.

II. Description of work proposed

a. Briefly describe proposed work:

rear addition to bungalow; raise rear roof, continuing front slope

b. Is this work on the front, rear, or side of the structure?

rear

c. Is the work visible from the street? (mostly from sides)

a little; continuing roof pitch will minimize impact.

d. What are the materials to be used?

wood siding, asphalt shingles (roof)

e. Are these materials compatible with existing materials? How? If not, why?

Yes

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2 and 5

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

This is the 2nd proposal. Owner has amended the roof design to create a more balanced appearance and reduce impact on streetscape.

Date on which application received: 5/12/87

Date of LAC meeting at which application was reviewed: 5/12/87

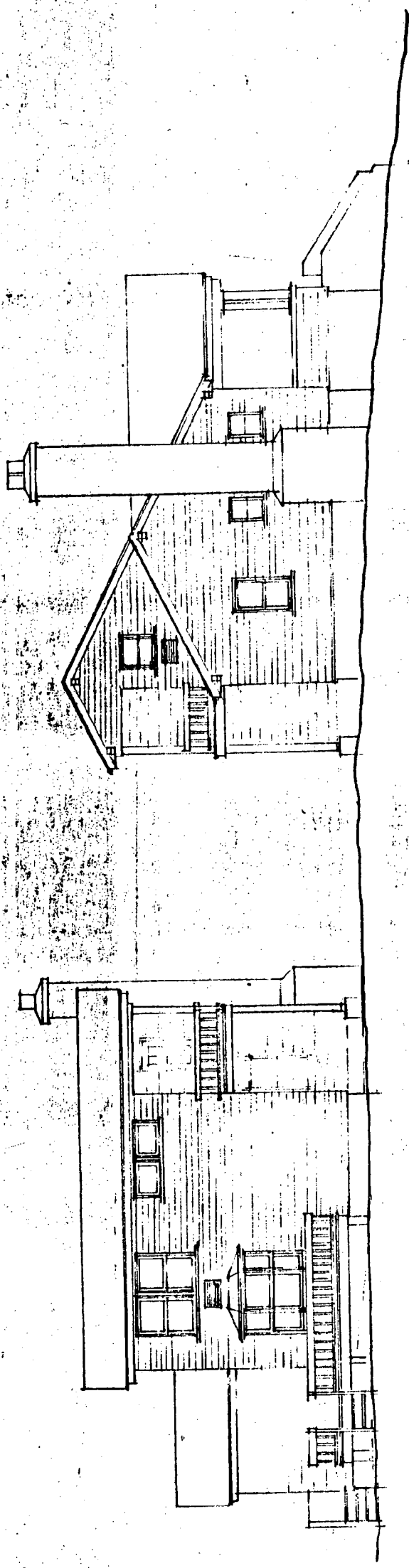
Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 5/20/87

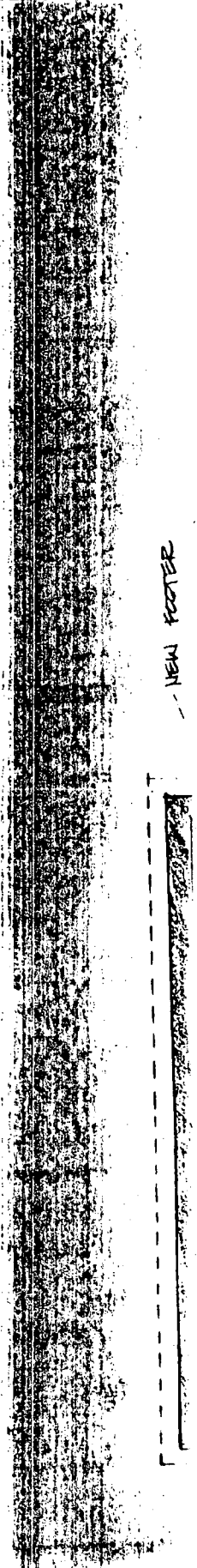
0465E

Caroline R Alderson

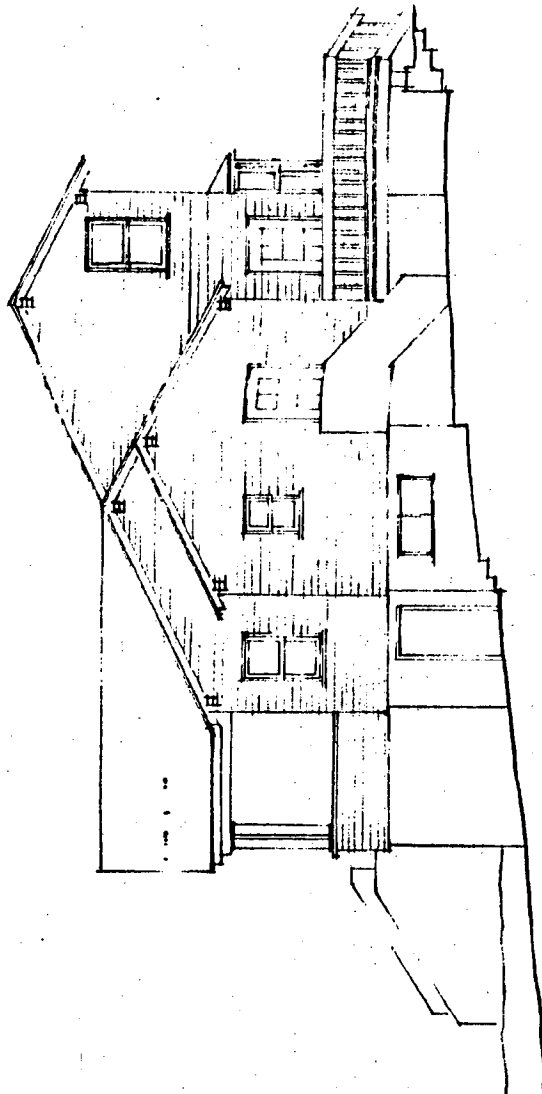


WEST ELEVATION

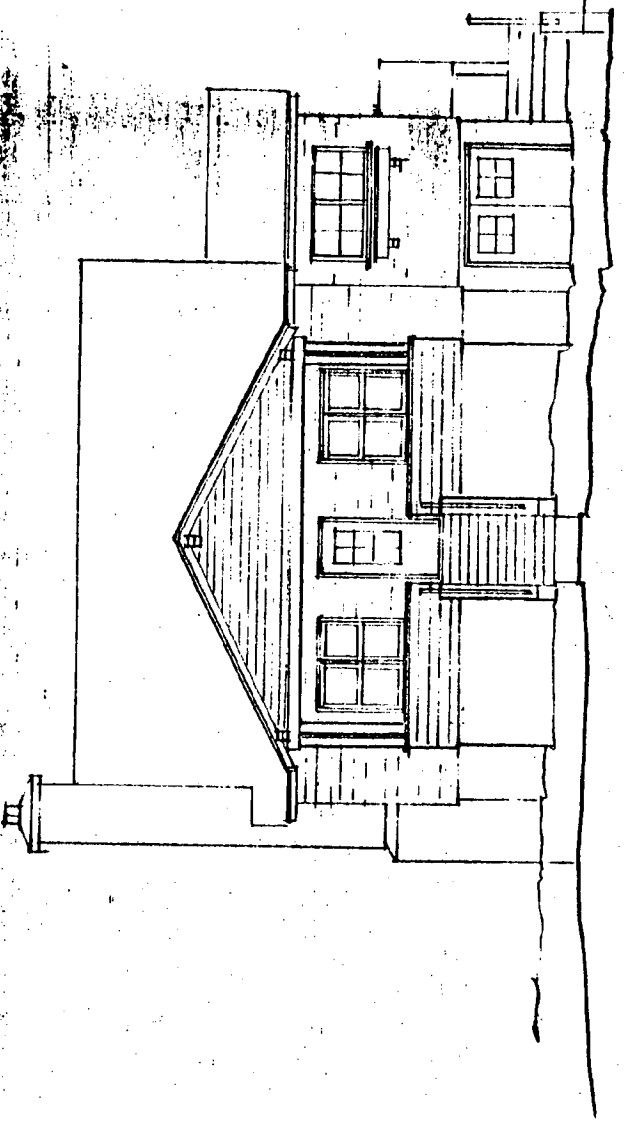
FRONT ELEVATION



NEW FOOTER



EAST ELEVATION



SOUTH ELEVATION

POORATHSINGH
42 COLUMBIA AVE
TAKOMA PARK



VEN FRONT COLUMBIA AV.



BETTY + MARTIN



ST CORNER



VIEW