

#37/3-94N 3 Hickory Avenue
Takoma Park Historic District

3 Hickory Avenue
Tubana Park Historic District

37/3-94N
APC 05/25/94















ARCHIVES
ACCESSION 21-15 BOX 19

TAKOMA PARK HISTORIC DISTRICT

Hickory
3, 4, 14 (2), 29 (3), 34, 38

Holly
7200 (2), 7201 (2), 7206, 7207 (2), 7210, 7213, 7301, 7306, 7400

Lincoln
Lincoln and Carroll Subdiv, 308 Lincoln

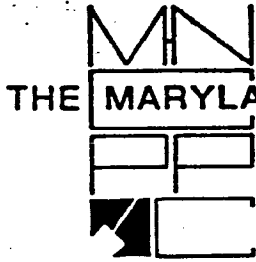
Manor Circle
203

Maple
7110 (2), 7112, 7129, 7133, 7137 (4), 7202, 7204, 7312, 7403, 7413, 7417, 7418,
7420 (2), 7421

Montgomery
6 (2), 15, 17 (2), 22, 24 (2)

New York
510, 512, 513

Park
106, 118 219, 227, 234, 240



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: May 26, 1994

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 should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Christopher Warner & Marta Excel

Address: 3 Hickory Avenue
Takoma Park, Md.



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

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

DATE: May 26, 1994

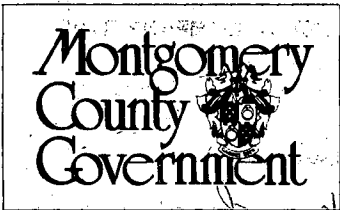
Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a memorandum stating conditions (if any) of approval.

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, 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.

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



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327

Handwritten notes: 11/18/88, 11/18/88, 11/18/88, 11/18/88

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER William Samuel TELEPHONE NO. 301-270-9128
(Contract/Purchaser) (Include Area Code)

ADDRESS 4 Hickory Ave Takoma Park Md. 20912
CITY STATE ZIP

CONTRACTOR Sawdust Inc. TELEPHONE NO. 949-2333

PLANS PREPARED BY Lipman Davis Architects CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 723-1300
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 4 Street Hickory Ave

Town/City Takoma Park, Md. Election District _____

Nearest Cross Street Columbia Ave

Lot 102 Block 20 Subdivision B. F. Gilbert's Addition

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revision	Porch	Deck	Fireplace	Shed	Solar	Woodburning Stove
		Revocable		Fence/Wall (complete Section 4)			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 X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Robert Hill Date 2/22/88

APPLICATION/PERMIT NO: OM 7-88 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

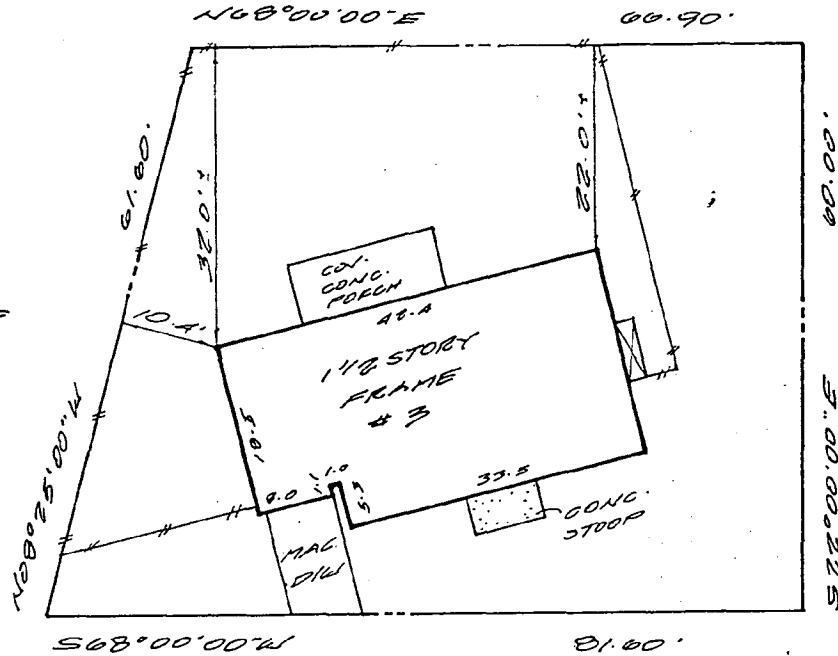
DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

RESIDUE 20

RESIDUE 21



COLUMBIA AVENUE

HICKORY AVENUE

NOTE:

PROPERTY PREDATES MODERN DAY ZONING



PART OF LOTS 20 & 21 BLOCK 18
B.F. GILBERT'S ADDITION
TO
"TAKOMA PARK"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

10.11.93

Date

Stephen J. Wenthold

Stephen J. Wenthold
Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

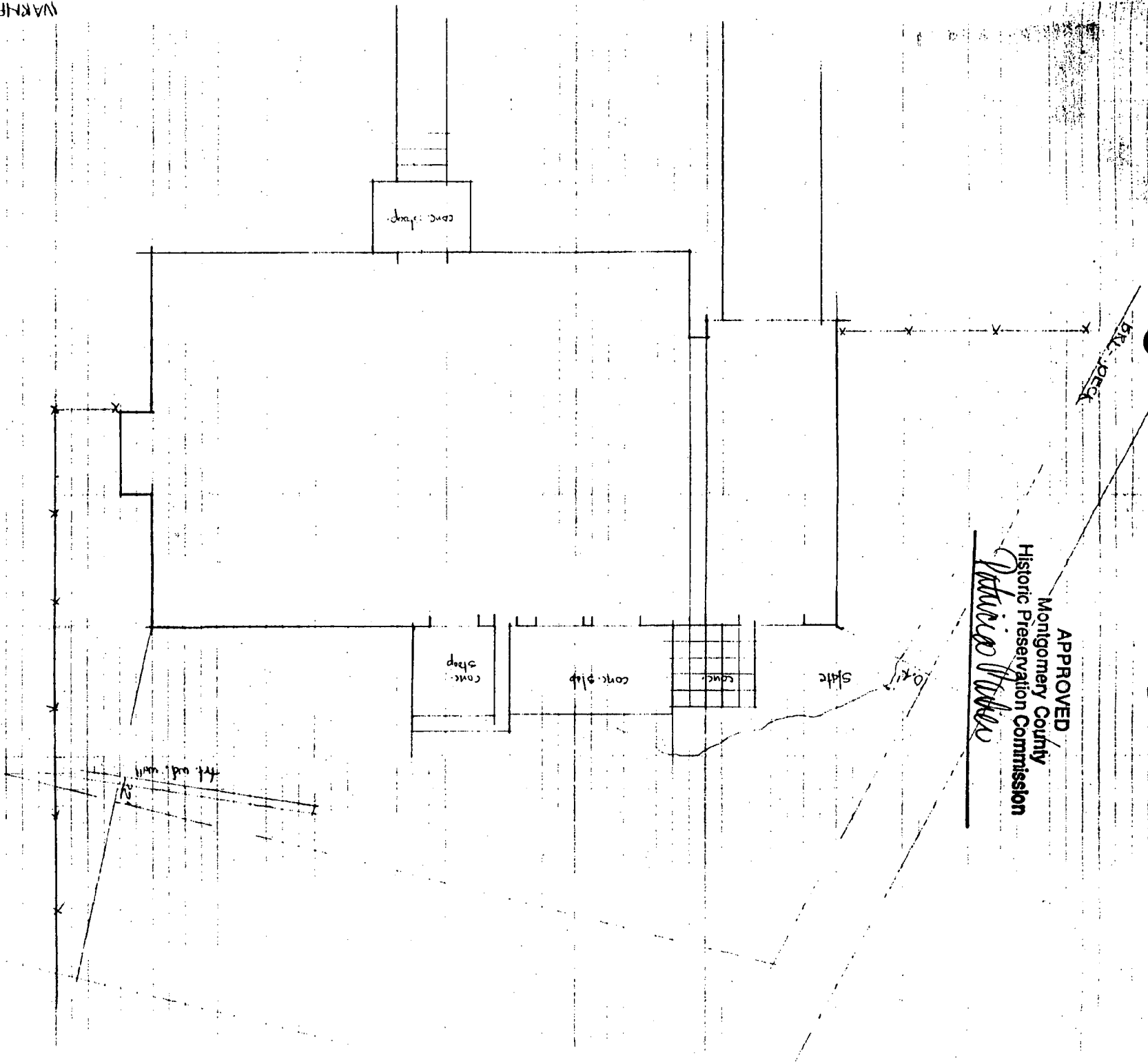
Scale: 1" = 20'
Plat Book: A
Plat No.: 20
Work Order: 93-5150

Property
Address: 3 HICKORY AVENUE
Election District #: 13
Jurisdiction: MONTGOMERY COUNTY, MD.



Meridian Surveys, Inc.
2401 Research Boulevard
Suite 380
Rockville MD, 20850
(301) 840-0025

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Miller



WARNER
EXTG. COND

APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker

DIMENSIONS: UPPER DECK - 10' x 20'
LOWER DECK - 10' x 7'

HEIGHT - RAISED FROM FOUNDATION
1' 0" TO 1 1/2" SID.

1 STORY FRAME HOUSE C. 1933

* NO LAND TRACES IN SHOWN

CANIC SHOP

EXTG. HOUSE

UPPER DECK

PLATE
PLANS

EXTEND TO 78'

EXTEND TO 20'

SF - 209

FENCE

SIDE DECK

MEMORANDUM:
TOP DECKING - INGENUOUS CEDAR (CNC) HEAVY GRADE, MOISTURE CONTENT 15% (2X4)
JOIST - PRESSURE TREATED PINE (2X6)
BEAM - " " " " (4X4)
POST - " " " " (4X4)

MAY 4, 1994
WARTER
SCHEDULE 1

NORTH

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3 Hickory Avenue Meeting Date: 05/25/94
Resource: Takoma Park Historic District HAWP: Alteration
Case Number: 37/3-94N Tax Credit: No
Public Notice: 05/11/94 Report Date: 05/18/94
Applicant: Christopher Warner & Staff: Patricia Parker
Marta Ercel
PROPOSAL: New rear multi-level deck RECOMMEND: Approval

This application is for the construction of a rear wood deck without rail. The property, improved by a one story Colonial Revival house, ca. 1920's, is a contributing resource within the Takoma Park Historic District.

The proposal is to construct an open two-level deck over an existing concrete pad/steps at the rear of the house. There would be no disturbance to trees.

STAFF DISCUSSION

The applicants have chosen to keep the decking open, without rail because of the small size of the lot and the position of the house on the lot. As proposed, the upper deck would measure 16' x 20'; the lower deck would measure 7' x 10'. Therefore, the proposed deck would be four feet deeper - extending further into the rear yard than the existing concrete pad. The deck would be of frame construction.

Staff did discuss the removal of the existing aluminum awning with the applicant. At this time the applicants choose not to remove the awning; but they do anticipate that such a proposal will be discussed with the HPC in the future. Further, that in place of a traditional rail, the applicants may choose to later further define the space by installing planter boxes at the edges of the decking.

STAFF RECOMMENDATION

Staff finds the proposal simple, confined to the rear of the property and acceptable. Although somewhat visible from the street because the property is situated at the intersection of two streets, the proposal respects open space. Therefore, with the following conditions, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 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 the Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following 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;

and with the Takoma Park Historic District Guidelines.



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

ion
0850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 532-96-7563 - PERSONAL SS #
 NAME OF PROPERTY OWNER CHRISTOPHER WARNER/MARTIN ERCEC TELEPHONE NO. 301 270-8481
 (Contract/Purchaser) NONE - FOR SELF (Include Area Code)
 ADDRESS 3 HICKORY AVE Takoma Park CITY MD STATE MD ZIP 20912
 CONTRACTOR JOSEPH ERCEC/CHRIS WARNER TELEPHONE NO. 609 729-5457
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY CHRIS WARNER/WILLIAM DOBIELEY TELEPHONE NO. 301 270-8481
JOE ERCEC (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 3 Street HICKORY AVE
 Town/City Takoma Park Election District 13
 Nearest Cross Street Columbia
 Lot 20/21 Block 18 Subdivision B.F. Gilberts
 Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one) Circle One: A/C Slab Room Addition
 Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____
 1B. CONSTRUCTION COSTS ESTIMATE \$ 700.00 (materials - There will be no labor fees)
 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? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS N/A

- 2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY
 01 () WSSC 02 () Septic 01 () WSSC 02 () Well
 03 () Other _____ 03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N/A

- 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/assessment _____ (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.

Christopher A. Warner
 Signature of owner or authorized agent (agent must have signature notarized on back)

May 4, 1994
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 94050400 91 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED.

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:

WE PLAN TO BUILD A DECK OVER AN EXISTING CEMENT (IN BACKYARD)
AND SLATE PATIO. THE PATIO, TO MY KNOWLEDGE, HAS NO HISTORICAL
FEATURES OR SIGNIFICANCE. THE SLATE PORTION IS A MISH MASH OF
CEMENT, STONE, AND SLATE. THE ANNAING WILL REMAIN. THE LANDSCAPING
OF BACKYARD IS MOSTLY GRASS WITH FLOWER/SHRUB/TREE BEDS AS BORDERS.
THE DECK WILL BE LOW TO THE GROUND, THUS NOTHING WILL BE
OBSTRUCTED.

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

CONSTRUCTION OF DECK IN BACKYARD COVERING CEMENT PATIO
AND EXTENDING AN ADDITIONAL 4 FEET OVER LAWN. AGAIN,
THIS SHOULD NOT IMPACT ON HISTORIC RESOURCES, ENVIRONMENTAL
SETTING, NOR THE HIST. DIST. IT WILL IMPROVE UPON AN EYESORE
BEING A SLAB OF CEMENT AND A MISH MASH OF SLATE + CEMENT
BLOCKS. THE DECK WILL BE LOW TO GROUND AND WILL NOT
OBSTRUCT ANYTHING. IT WILL PROVIDE BETTER ACCESS TO HOME
AND GARDEN.

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:

DESIGN: SQUARE, BASICALLY SAME AS PRESENTATION (APPROX. 300 SQ. FT)

SCALE: TWO SECTIONS 10 FT. X 20 FT AND 7 FT X 10 FT WHICH IS 6 FT WITHIN LIMITATIONS FOR SIDE RE: PLAT; ELEVATION 5 INCH STEP DOWN FROM DOOR

MATERIALS: TOP ^{DECKING} INCHES CEDAR (1X6), HEART GRADE, MOISTURE CONTENT 15%, (2X4) JOIST PRESSURE TREATED PINE (2X8), BEAM P.T. PINE (4X10), POST P.T. PINE (4X4)

THE CEDAR WILL BE ONLY MATERIAL VISIBLE. IT IS IN CONJUNCTION W/ CEDAR SIDING ON HOUSE

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

BASIC DESIGN - WILL NOT DRAW ATTENTION TO SELF NOR DETRACT FROM HOME. WILL GIVE A PLEASANT FLOW FROM HOME TO GARDEN.

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

IT FALLS WITHIN ALL CRITERIA OF 24A. THIS PROJECT IS MEANT TO ENHANCE THE AREA AND MAKE BACKYARD MORE LIVEABLE.

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 STEPHANE ^{JEFF} SEIGAL (side)
 Address 5 HICKORY AVE
 City/Zip TACOMA PK, MD. 20912
2. Name ANDREA + CHARLES STEVENSON (side)
 Address 23 COLUMBIA AVE
 City/Zip TACOMA PK, MD 20912

3. Name ALLEN ? (New Neighbor) (BACK)
Address 21 COLUMBIA AVE
City/Zip TAKOMA PK, MD 20912

4. Name EDITH + PAT (ACROSS)
Address 10 HICKORY AVE.
City/Zip TAKOMA PK, MD 20912

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

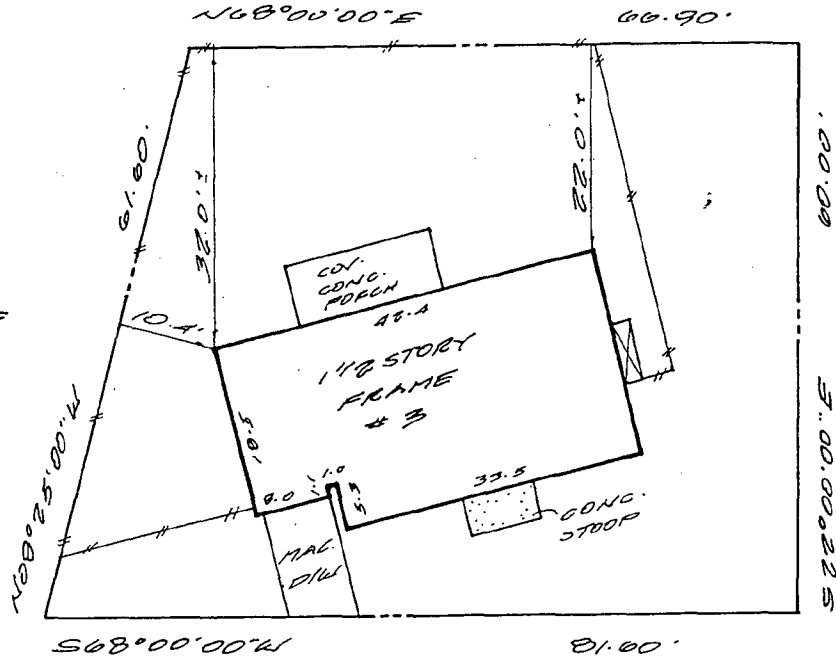
7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

RESIDUE 20

RESIDUE 21



COLUMBIA AVENUE

HICKORY AVENUE

NOTE:

PROPERTY PREDATES MODERN DAY ZONING



PART OF LOTS 20 & 21 BLOCK 18
 B.F. GILBERT'S ADDITION
 TO
 "TAKOMA PARK"

Surveyor's Certification

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Fence lines (if shown) are approximate locations. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Do not attempt to use this survey for the purpose of constructing improvements. This property does not lie within a 100 year flood plain according to HUD-FIA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

10.11.93

Date

Stephen J. Wenthold
 Stephen J. Wenthold
 Maryland RLS Reg. No. 10767

NO TITLE REPORT FURNISHED

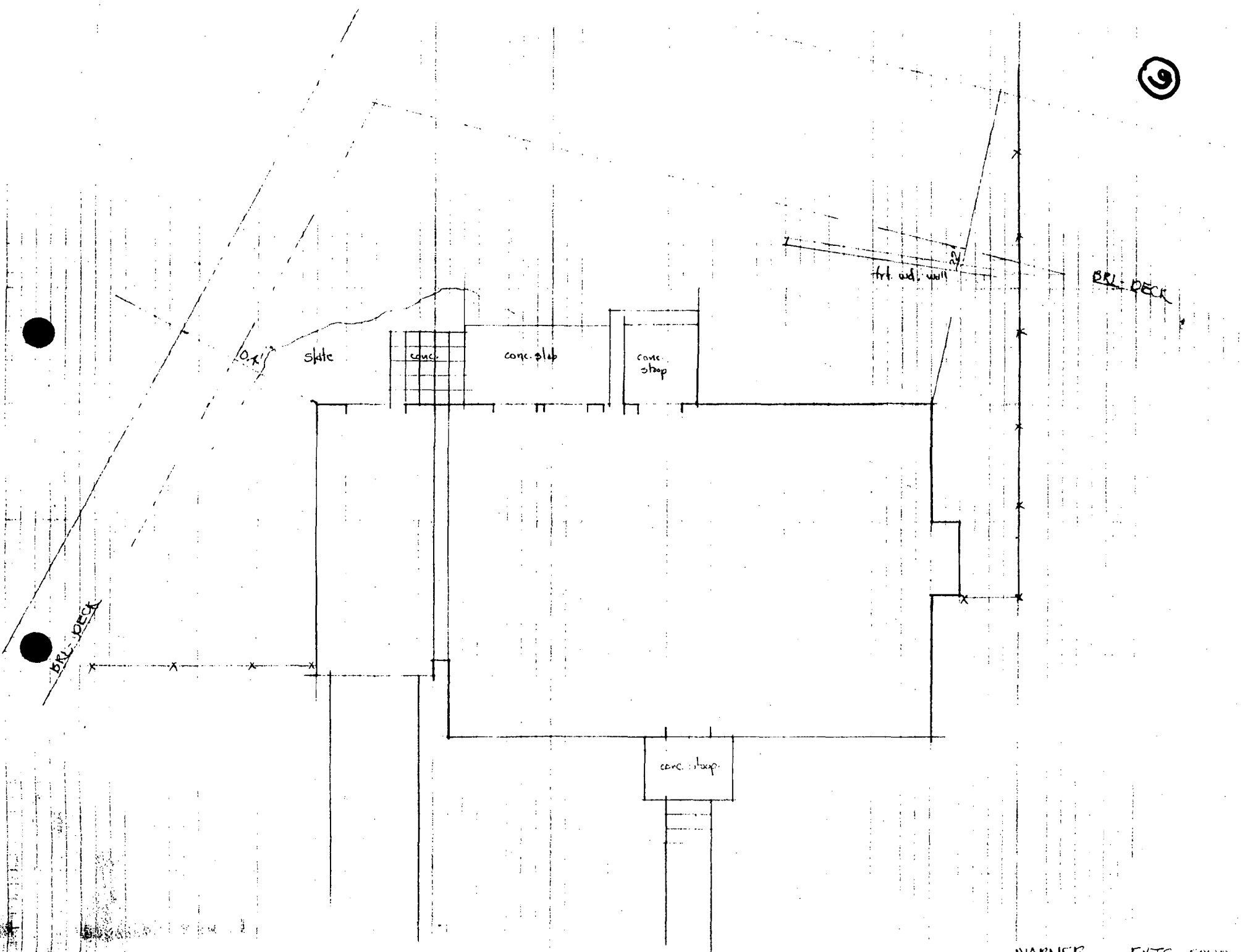
Scale: 1" = 20'
 Plat Book: A
 Plat No.: 20
 Work Order: 93-5150

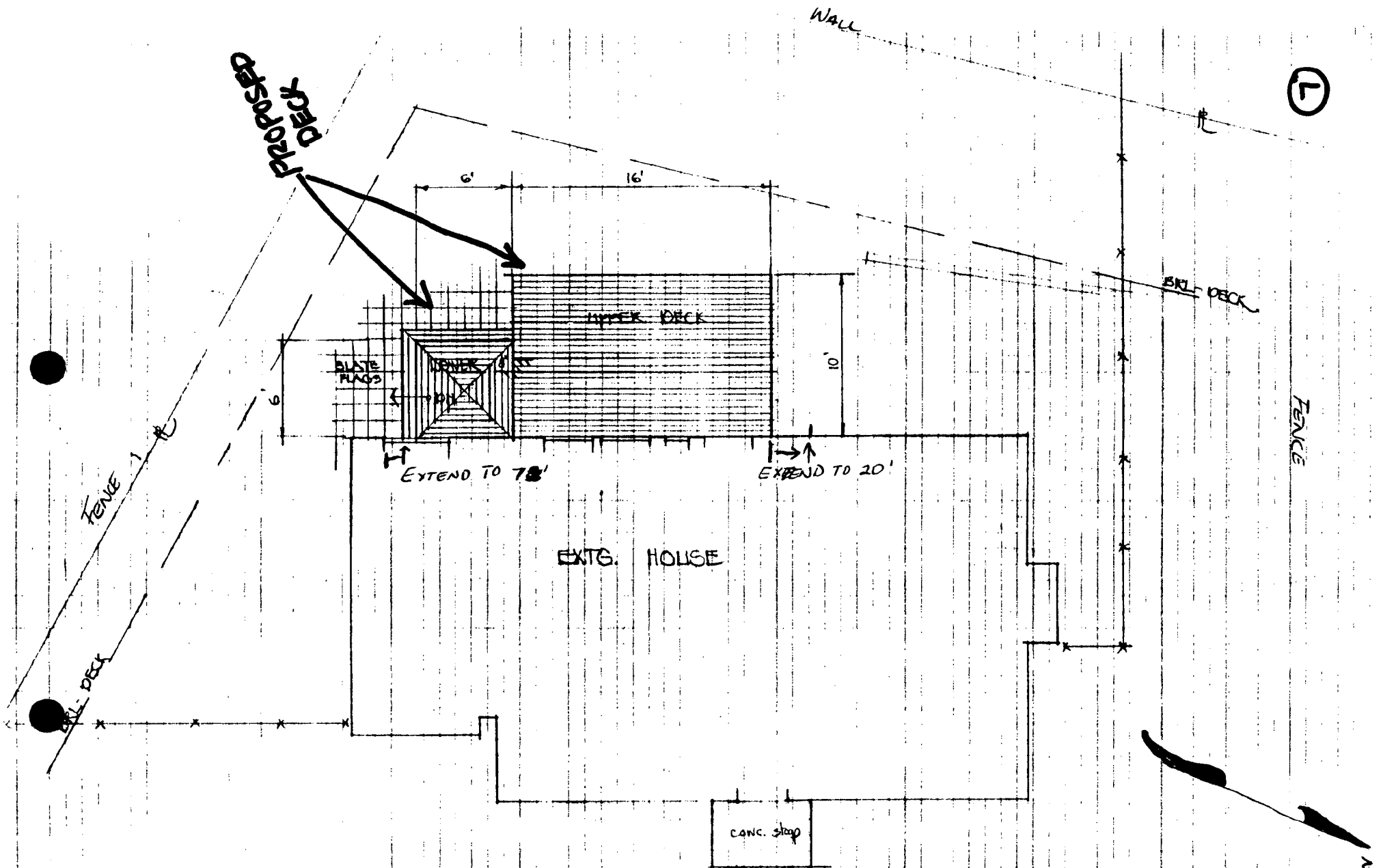
Property
 Address: 3 HICKORY AVENUE
 Election District #: 13
 Jurisdiction: MONTGOMERY COUNTY, MD.



Meridian Surveys, Inc.
 2401 Research Boulevard
 Suite 380
 Rockville MD, 20850
 (301) 840-0025

6





DIMENSIONS: UPPER DECK - 10' x 20'
 LOWER DECK - 10' x 7'

HEIGHT - RANGE FROM FOUNDATION

1'00 TO 1 1/2' 410

MATERIALS: TOP DECKING = INTENSE CEDAR (INC) HEART GRADE, MOISTURE CONTENT 15% (2x4)
 JOIST = PRESSURE TREATED PINE (2x6)
 BEAM = " " " (4x10)
 POST = " " " (4x4)

[1 STORY FRAME HOUSE C. 1923]

* NO LARGE TREES IN BACKYARD

SF = 209

MAY 4, 1994
 SWARTER SCHEME 1



