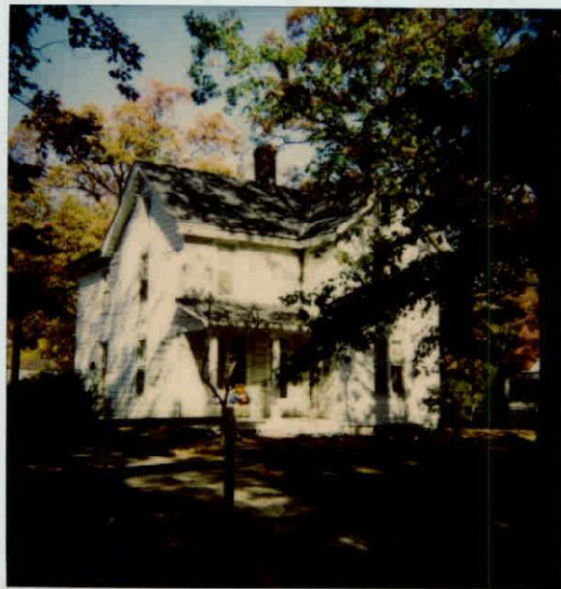


37/3-94PP 24 Montgomery Avenue
Takoma Park Historic District

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

*William E. Stamm / Atty Gen Edem APC 1/1/84
24 Montgomery Avenue
3713-9488 Takoma Park Historic District*



24 Montgomery
Front corner view from street.

This new
similar to
nearly identical
house at 20
Montgomery.
30 years ago
they were
next door.



19 Hickory
across street, new

Built about
4 years ago



20 Montgomery

Built on
property original-
ly associated
with the 24
Montgomery.

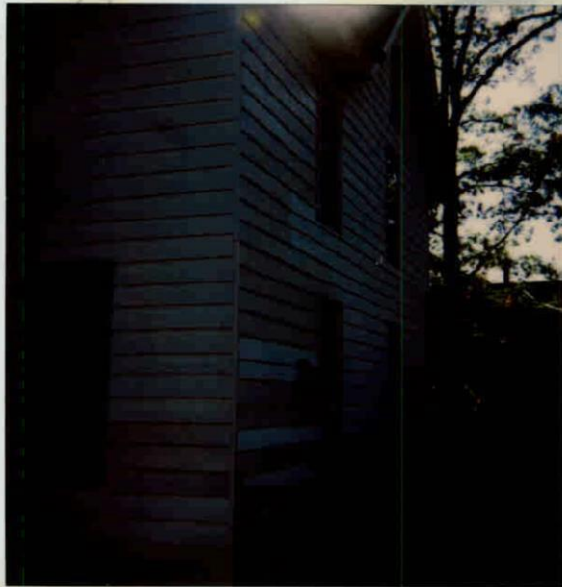


24 Montgomery
Back 10/94

This is
section to be
removed &
replaced.



24 Montgomery - front
10/94



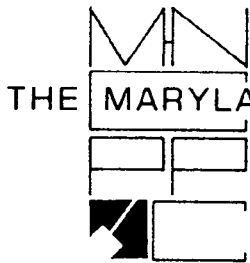
24 Montgomery
View of interior side seen from
22 Montgomery



24 Montgomery, from
Hickory. Side of property.



24 Montgomery
Side



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

DATE: December 8, 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:

____ Approved

____ Denied

X Approved with Conditions: _____

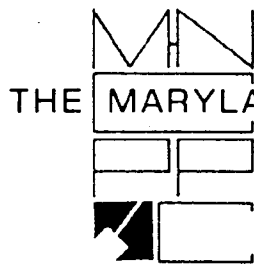
- 1.) Painted wood clapboard shall be used for exterior sheathing to match existing fabric.
- 2.) The porch railing and glazing shall be painted; Railing to include a top & bottom rail with pickets inset no greater than 4" o.c.
- 3.) New openings shall be trimmed out to match the width and profile of the existing trim. Brick casing shall closely match the existing.

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

Applicant: William E. Hamm / Abigail Eden

Address: 24 Montgomery 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.



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

DATE: December 8, 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!



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625
250 Hungerford Dr. 2nd floor Building Permits

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER William F. Haman & Abigail Eden TELEPHONE NO. (301) 891-2755
(Contract/Purchaser) (Include Area Code)

ADDRESS 24 Montgomery Avenue, Takoma Park, MD ZIP 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Abigail Eden TELEPHONE NO. _____
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER _____

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 24 Street Montgomery Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Hickory Ave

Lot 12 Block 18 Subdivision Takoma Park, B.F. Gilbert

Liber 6203 Folio 893 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000

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 <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.

Abigail Eden Nov 4, 1994
Signature of owner/authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature [Signature] Date December 8, 1994

APPLICATION/PERMIT NO: 9411040105 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 24 Montgomery Avenue Meeting Date: 12/7/94
Resource: Takoma Park Historic District HAWP: Addition
Case Number: 37/3-94PP Tax Credit: No
Public Notice: 11/23/94 Report Date: 11/30/94
Applicant: William E. Hamm & Abigail Eden Staff: Patricia Parker
PROPOSAL: Demolition/Rear Addition/ New open porch deck RECOMMEND: Approval w/ conditions

BACKGROUND

The proposed addition, 28' wide by 7' deep involves the demolition of an existing enclosed block at the rear of a contributing resource, ca. 1885-95 in the Takoma Park Historic District. In its place, the applicant proposes to construct a one-story rear addition to enlarge existing space. The enclosed addition will be attached to a covered porch that spans the rest of the width of the building.

Beyond the addition/covered porch the applicant also proposes to extend the porch floor by three feet with rail and steps to grade.

The new addition would be sheathed in aluminum siding with asphalt roofing. The roof of the new addition and covered porch would be continuous. The three foot open porch would access grade at two locations. No trees are involved.

STAFF DISCUSSION

Staff suggests that the applicant indent the proposed enclosed addition from the side wall of the resource to differentiate it from the original structure. Staff applauds the applicant for the re-use of an existing dining room window. This window would be placed on the rear wall of the new addition.

Further, the porch would have a principal column support that would match the details of the front porch. As a suggestion only, the applicant may want to consider simplifying the open porch to have one set of egress steps to grade. Because of the visibility of a portion of the porch from the street, the rail should be of standard height and tri-part - having a top shaped rail, bottom rail and engaged balusters max. 4" o.c. The applicant proposes to use tongue and groove wood flooring for porch decking and bead

board for the ceiling. The porch would be raised on brick piers.

Because the addition would be somewhat visible from the streetscape at the side yard, staff recommends the use of painted wood clapboard instead of aluminum. Staff does not find the use of a good quality asphalt shingle for roofing problematic.

STAFF RECOMMENDATION

The staff does not find the addition, the covered porch, or the extension of the porch as an open deck at the rear of the house to be inconsistent with past HPC decisions and alterations in the Takoma Park Historic District. It would replace an earlier alteration, that was less appropriate for the resource. As such, the staff recommendation is consistent with previous decisions by the HPC, particularly as related to alterations to visible side elevations and to the rear of historic resources in historic districts.

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(2):

The proposal is compatible in character and nature with the historical, archaeological, 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;

with Standards #9 and #10:

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

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 impaired;

and with the following conditions:

- 1) the rear addition shall be indented 1' minimum from the side wall in order to differentiate the new addition from the old fabric.
- 2) Painted wood clapboard shall be used for exterior sheathing to match existing fabric.
- 3) The porch railing and flooring shall be painted.

Railing to include a top and bottom rail with pickets inset no greater than 4" o.c.

4) The new openings shall be trimmed out to match the width and profile of the existing trim. Brick coursing shall closely match the existing.

and with the following general condition:

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 guidelines.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
250 Hungerford Dr. 217-3625
2nd floor Building Permits

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER William E. Hamm & Abigail Eden TELEPHONE NO. (301) 891-3755
(Contract/Purchaser) (Include Area Code)

ADDRESS 24 Montgomery Ave., Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Abigail Eden CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 24 Street Montgomery Ave

Town/City Takoma Park Election District _____

Nearest Cross Street Hickory Ave

Lot 12 Block 18 Subdivision Takoma Park / B.F. Gilbert

Liber. 6203 Folio 893 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|-------------------|----------------|-----------|---------------------------------|-------|----------------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | <u>Room Addition</u> |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Shed | Solar | Woodburning Stove |
| | | | | Fence/Wall (complete Section 4) | Other | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 20,000
- 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 <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.

Abigail Eden _____ Nov 4, 1994
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

4

APPLICATION/PERMIT NO: 9411040105 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO. _____

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

This residence, in the B.F. Gilbert Addition, was built as a ^{corner} "honeymoon cottage" in the mid 1880's. Originally built on a double lot, the properties were divided and a much smaller, out-of-period house was constructed in close proximity. The lot contains several old white oak trees. A small shed/garage of corrugated metal is located on the back of the lot facing Hickory Ave. The residence faces Montgomery Ave. The house is in an historic district, but is not an historic site.

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

This project consists of demolishing a badly damaged enclosed porch-like entrance on the back of the house, laying a foundation, building a new entrance area to extend 4' beyond the existing back plane. In addition, we plan to extend the roof across the entire back of the house to build a covered porch. By extending the porch floor another 3', we will increase the usable space and provide a landing for the back entrance. The porch will be surrounded by a wood railing and be accessed by 2 sets of stair steps. ~~where the~~ This work will significantly improve the appearance of the back of the structure, which is highly visible in winter months.

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:

There is substantial damage to an existing enclosed back porch. We propose to demolish the section and replace it with a larger enclosed area. The effect would be to increase the structure footprint by a 14' x 4' area. The back entrance would move by 3'. We also propose to add a ^{covered} porch across 1/2 of the back. The porch decking/floor would extend 3' beyond the roof.

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

The new structures will reuse existing materials. For example, ~~the~~ ^{two} original windows will be salvaged. The porch roof support will be a column identical to one on the front porch. Roof material will be identical to existing. A porch railing will visually unify the back aspect of the house. where the foundation is visible it will have brick facing, consistent w/ the rest of the house.

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

1.) Details consistent with period and neighborhood. 2.) All original window and door shapes maintained. 3.) The new structure will ~~replace~~ an unsound and dangerous structure and help preserve the remaining parts of the residence.

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 Diane Curran & Ferd Hoeffner (adjoin)
 Address 22 Montgomery Ave
 City/Zip Takoma Park, MD 20912
2. Name Jim Porter (across street)
 Address 22 Hickory Ave (can see project)
 City/Zip Takoma Park, MD 20912

3.

Name

Richard Prario

(across Hickory,
Faces project)

Address

20 Hickory Ave.

City/Zip

Takoma Park, MD 20912

4.

Name

Karen Klein

(across Montgomery,
cannot see project)

Address

19 Hickory Ave

City/Zip

Takoma Park, MD 20912

5.

Name

Address

City/Zip

6.

Name

Address

City/Zip

7.

Name

Address

City/Zip

8.

Name

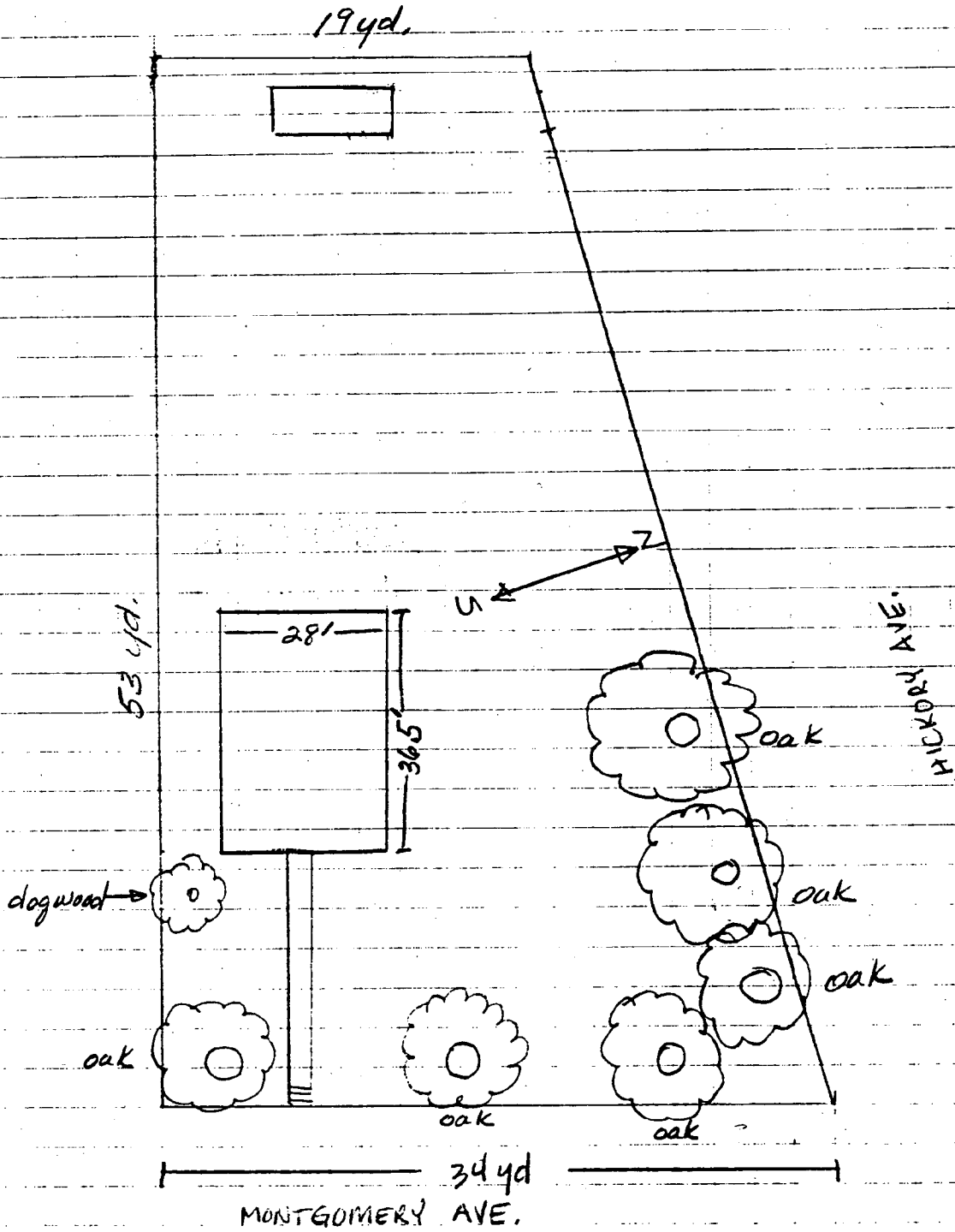
Address

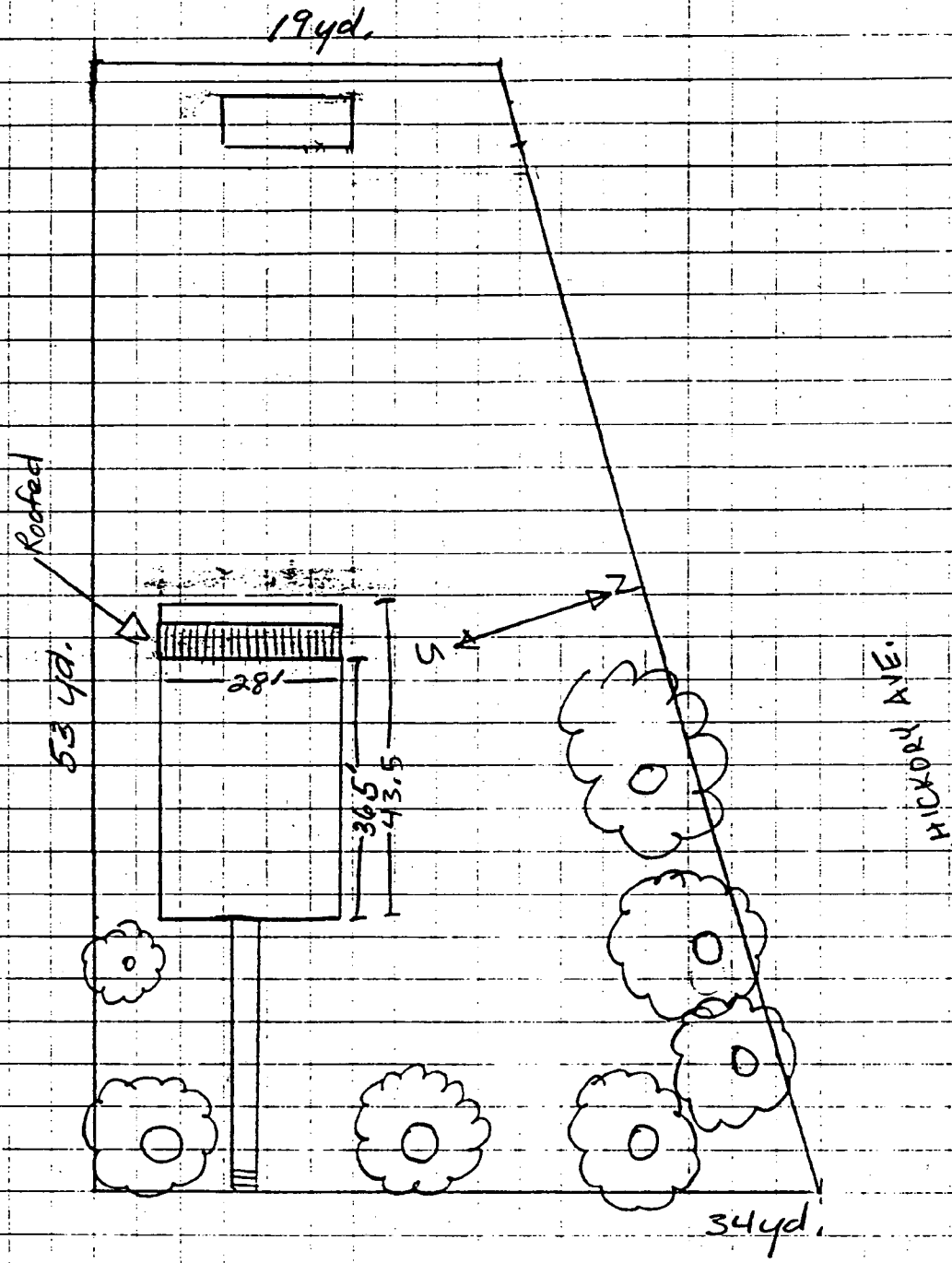
City/Zip

1757E

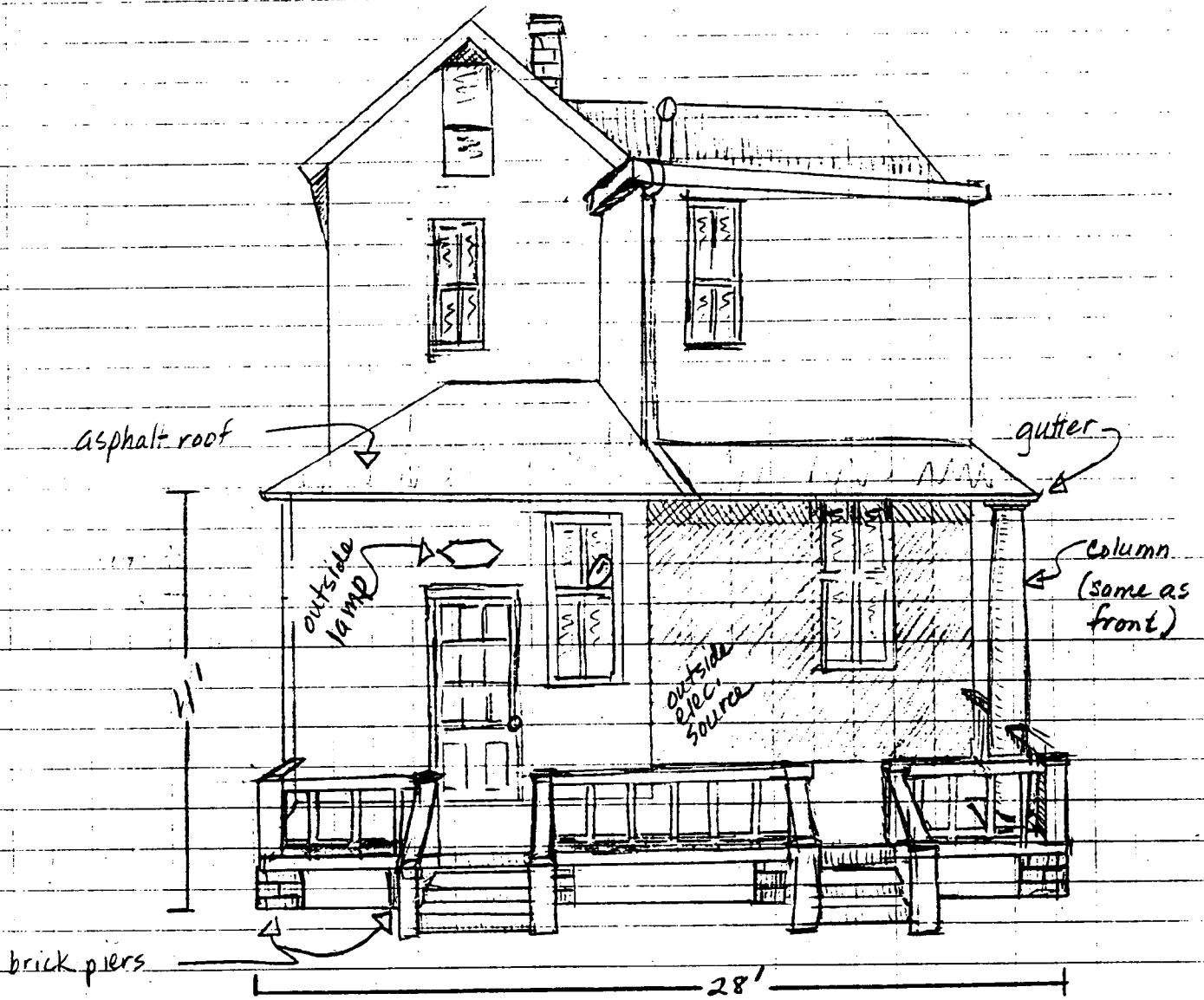
24 MONTGOMERY AVE

WITH LARGE TREES SHOWN

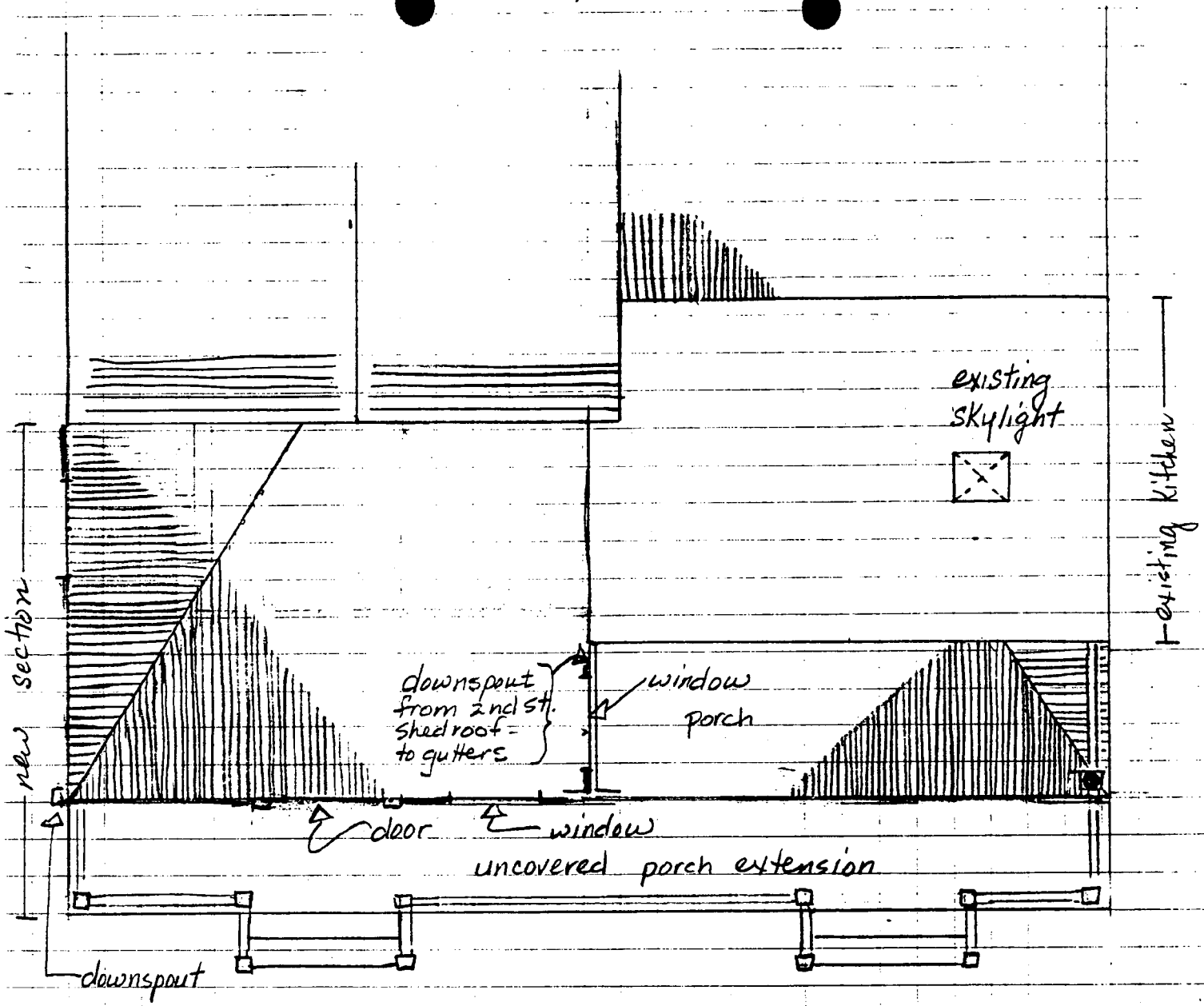




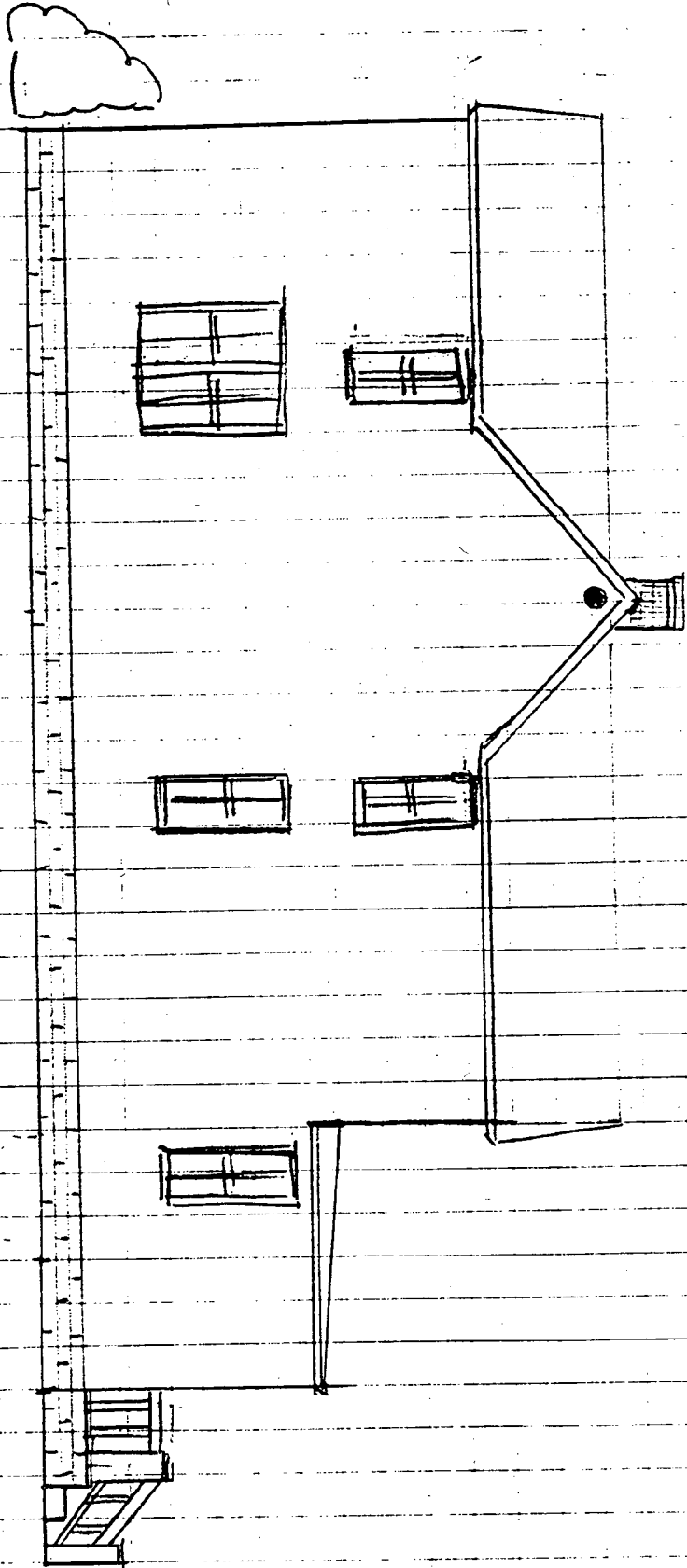
MONTGOMERY AVE. WITH NEW STRUCTURE



- Back Door: 3x3 panes over 2 panes
- Porch ceiling: Bead board w/ recessed light
- Porch deck: Tongue in groove
- Window: 2x2, 6' Salvaged from original dining room window
- Railing and columns: painted wood, white
- Siding: aluminum
- Porch & addition roof: asphalt

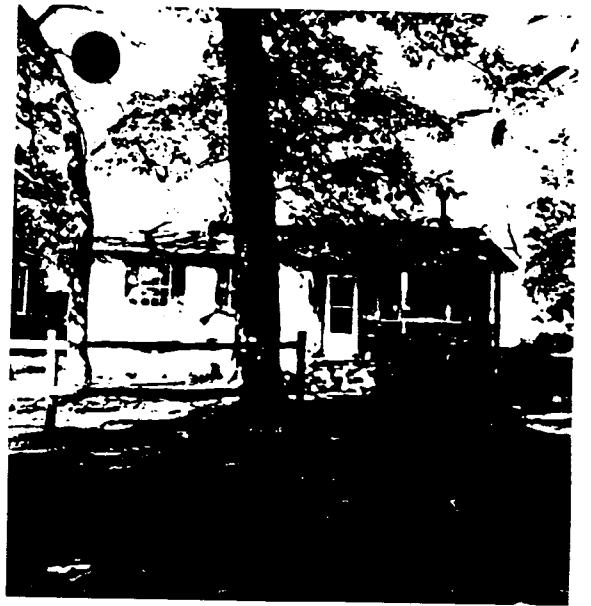


Side - from Hickory Ave



24 Montgomery

This house built
 from some plans
 as 24 Montgomery
 Reference is that
 there is no 2nd story
 on back



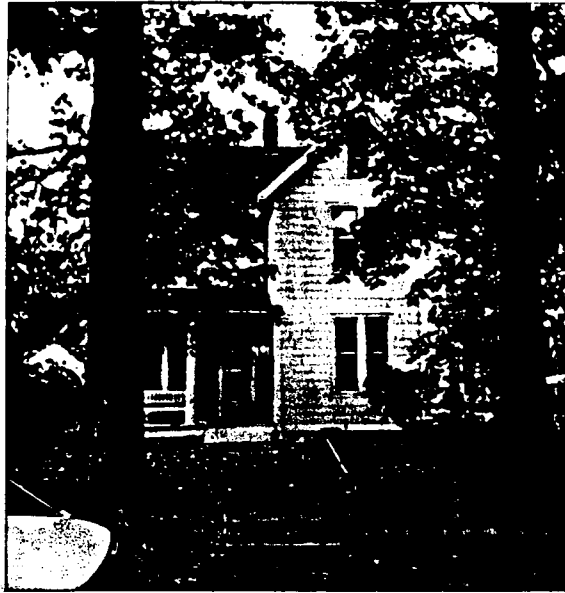
22 Montgomery
 next door

Built in
 lot originally with
 associated with
 24 Montgomery

20 Montgomery

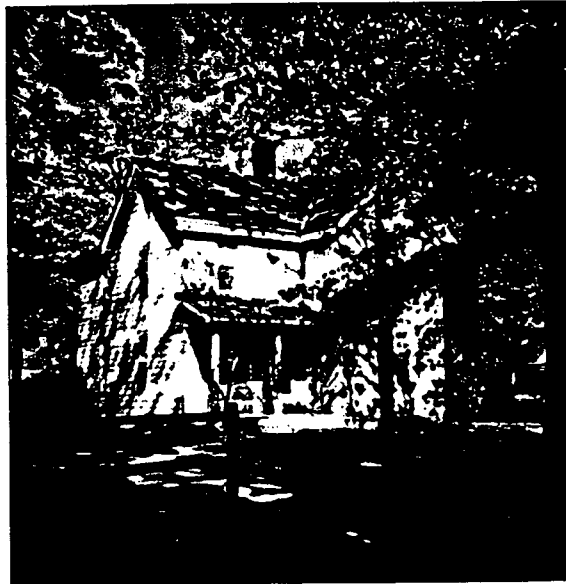


19 Hickory
 across street, new



24 Montgomery - front
10/94

See location
map of 20
Montgomery



24 Montgomery
Front corner view from street.



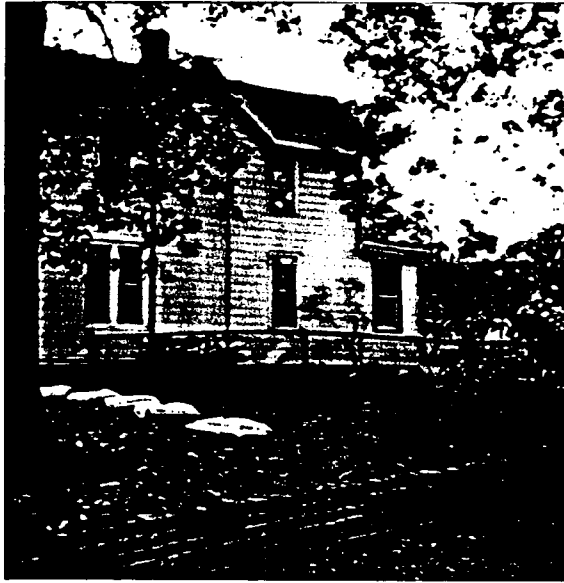
24 Montgomery
Back 10/94



24 Montgomery
back, corner



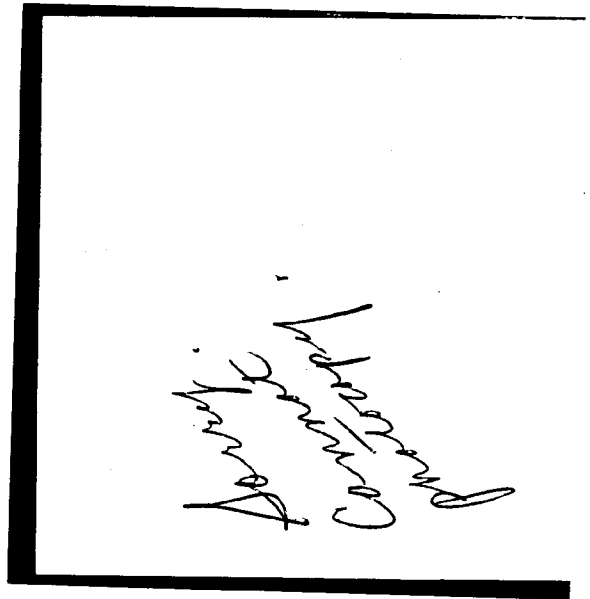
24 Montgomery, from
Hickory. Side of property.



24 Montgomery
Side



20 Montgomery



24 Montgomery
View of interior side seen from
22 Montgomery



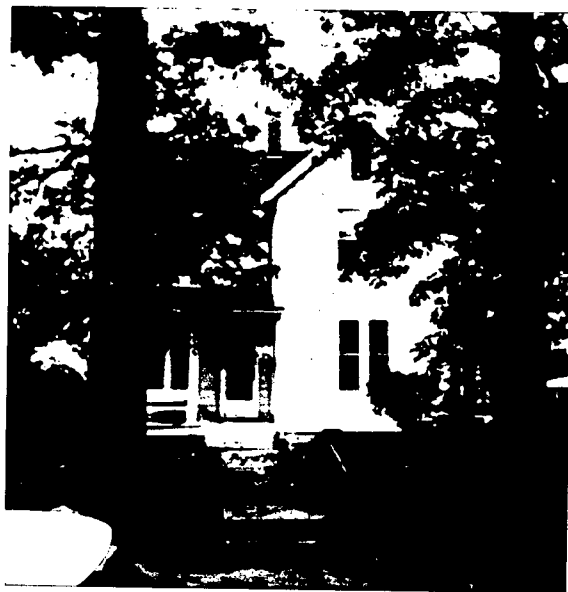
24 Montgomery
back corner



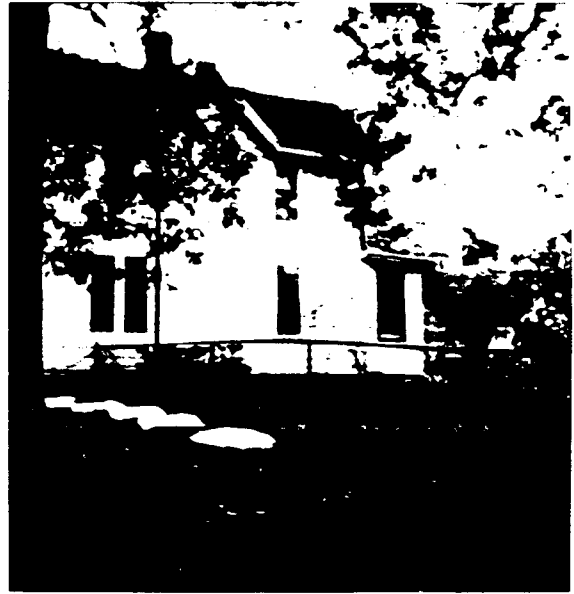
24 Montgomery
Back 10/4



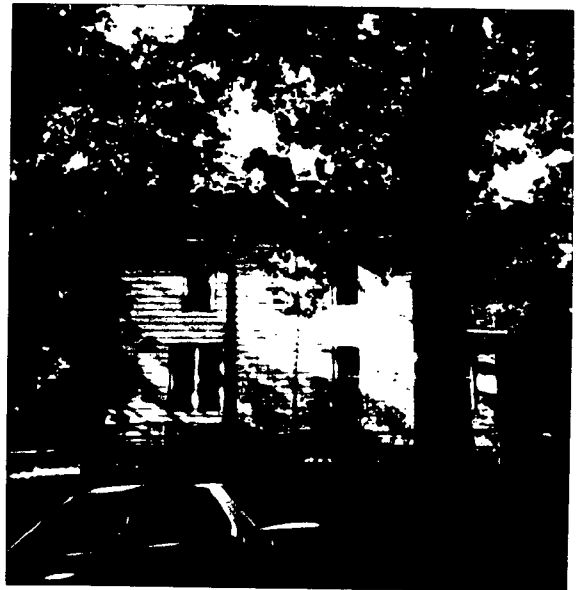
24 Montgomery
Front corner view from street.



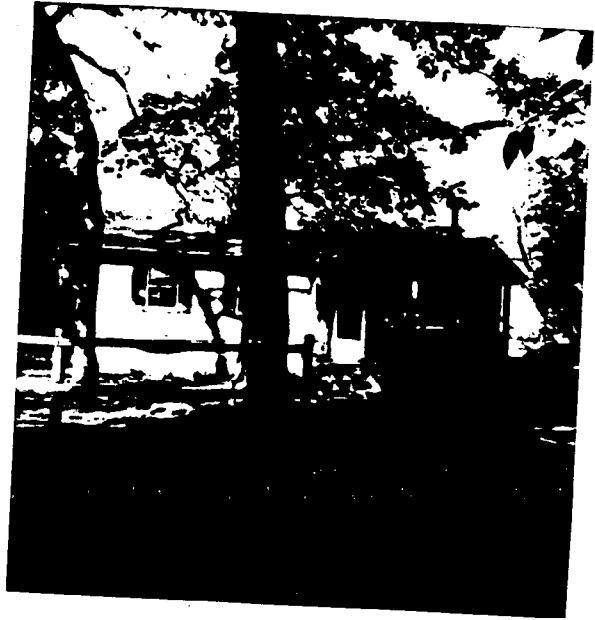
24 Montgomery - Front
10/19/41



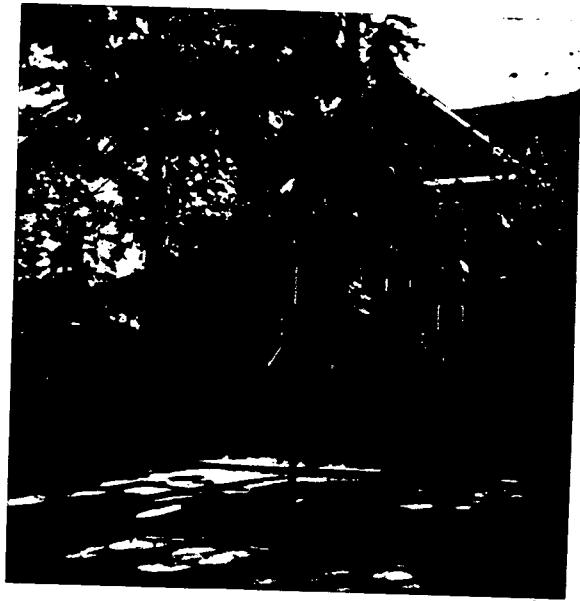
24 Montgomery
Side



24 Montgomery, from
Hickory. Side of property



22 Montgomery
next door



19 Hickory
across street, new

sleep under nets.

PURE WATER.

Nature has certainly done much to make Takoma Park a most healthful place of residence. She has supplied it most bountifully with water of the finest quality. It makes its appearance in springs that are crystal-like in their clearness, and goes flowing down the valleys in sparkling rivulets. On account of the well-known inferiority of the water supplied to Washington,

a number of families there have been using the water from one of these springs, having it brought to them in barrels or demijohns. The springs are free to all. It is a fact which can be well attested that many invalids have been greatly benefited by its use. The virtue of the water simply consists in its PURITY. It seems to be a well-established fact that the efficacy of a "mineral water" does

not depend upon the quantity of its mineral constituents. A medical writer says on this point: "Chronic malarial troubles are wonderfully relieved in many cases by springs whose mineral constituents thoroughly evade discovery, and certain intractable dyspeptic disorders are cured by them in a manner which I am unable to explain." Thus it seems that it is not necessary that a water should hold a drug-store in solution in order to be of great value as a curative agent. At all events, those who would live in health must have good air and good water. These two elements

being pure at Takoma, malarial patients who come for even a limited stay are speedily cured.

There is, in fact, perfect immunity from malaria at Takoma. In addition to these springs there are several others that are strongly chalybeate. Pure water is also reached in wells at a distance from the surface of from twelve to fifty feet. Wells have already been dug in all parts of the Park. It has been observed that after penetrating the surface several feet a strata of fine terra-cotta clay is generally encountered. Immediately under this is a layer of white gravel, which becomes finer as the well is deepened, finally becoming white sand. Here is usually found a vein of the purest of water in inexhaustible quantity.

FACILITIES FOR REACHING TAKOMA PARK.

At Takoma Park one has the advantages of both the city and the country, for the many local trains which run to and from Washington at almost every hour in the day and night, and the low rates of fare, give all the benefits in the way of school, business, and pleasure that are enjoyed

Sligo. There is scarcely a more beautiful stream in this country than this stream. It gathers its cool, clear waters from numerous springs as it flows onward over its "stony ways." The Park takes in some two miles of this fine stream. The heavily-wooded slopes of its banks are extremely beautiful, and the scenery of its glens is wild and romantic. Here the fern grows in great profusion, and wild flowers of every hue abound. Then the live-long musical undertone of the waters of the Sligo as they glide, rather than rush, over the rocks, conspires to make this a haunt where any well-ordered man should be free from worldly troubles. Near this stream stand the ruins of an old



PROF. J. OWEN DORSEY, Chestnut Avenue.



DR. G. G. EPPING, Oak Hill Avenue.



DR. G. A. EPPING, Hickory Avenue.



DR. G. A. EPPING, Hickory Avenue.

1888

From:
"Homes In
Takoma Park"

16 Hickory
in 1888



← Right across
the street

(23)