

37/3-94QQ 15 Montgomery Avenue
Takoma Park Historic District

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

15 Montgomery Avenue
Takoma Park Historic District
3713-9499
HRC 12/7/94

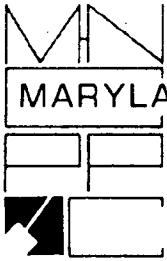












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

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:

X Approved _____ Denied

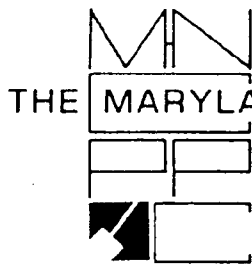
_____ Approved with Conditions: _____

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

Applicant: Connie & Alden Meyer

Address: 15 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 STAFF REPORT

Address: 15 Montgomery Avenue Meeting Date: 12/7/94
Resource: Takoma Park Historic HAWP: Addition
 District
Case Number: 37/3-94QQ Tax Credit: No
Public Notice: 11/23/94 Report Date: 11/30/94
Applicant: J. B. Fleming Co. Staff: Patricia Parker
PROPOSAL: Rear in-fill Addition RECOMMEND: Approval

BACKGROUND

The proposed single-room addition would be contained within the existing envelope at the rear of a contributing resource, ca. 1880-90 in the Takoma Park Historic District. The lower level is partially enclosed with lattice-work. In this space, the applicant proposes to construct a one-story in-fill addition to provide additional space not open to the elements. The size and shape of the addition would be consistent with the already constructed rear two-story canted bay above. No tree removal is involved in this proposal.

STAFF DISCUSSION

Staff feels that this proposal can be approved by the HPC. The proposal to remove existing lattice and construct a new in-fill addition is totally contained in the rear of the property and does not stretch the envelope. New openings would match the openings within the already constructed addition in size and configuration. The new openings are also vertically and horizontally aligned with those in the upper levels. The proposal would be sheathed in a Thorostucco to offer a stucco finish. This material is presently in use within the district.

STAFF RECOMMENDATION

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:

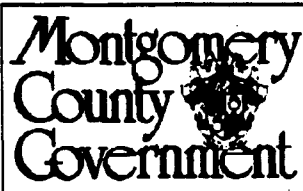
New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of 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 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.



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 J.B. FLEMING
 DAYTIME TELEPHONE NO. (301) 891-2880
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER CONNIE & ADELE MEYER DAYTIME TELEPHONE NO. (301) 891-2880
 ADDRESS 15 MONTGOMERY AVE. TAKOMA PARK, MD. 20912
CITY STATE ZIP CODE
 CONTRACTOR J.B. FLEMING CO. TELEPHONE NO. (301) 891-2880
 CONTRACTOR REGISTRATION NUMBER 2236
 AGENT FOR OWNER J.B. FLEMING DAYTIME TELEPHONE NO. (301) 891-2880

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 15 STREET MONTGOMERY AVE.
 TOWN/CITY TAKOMA PARK NEAREST CROSS STREET HICKORY
 LOT 8 BLOCK 7 SUBDIVISION B.F. GIBBERT'S ADDITION TO TAKOMA PARK
 LIBER _____ FOLIO _____ 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 _____
 1B. CONSTRUCTION COST ESTIMATE \$ 8,500
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 4/A

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 [Signature] Date Nov. 16, 94

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

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SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

(1)(a) DESCRIPTION OF EXISTING STRUCTURE

The subject property is a framed bungalow circa. 1920 which has been sided with aluminum siding. A two story addition was previously added to the rear of the structure and has been sided with cedar siding.

(b) DESCRIPTION OF PROJECT

The addition to the subject property is to be constructed at the walkout basement level below the existing previous addition. The size and shape of the addition will conform to the size and shape of the two story addition above. The area is currently enclosed in privacy lattice.

The new addition will have no impact on the environment or the historic resource.

(2)(a) The proposed plan simply enclose the area below the existing addition which is already closed in with lattice. The new addition will be finished with a Thorostucco finish to give the appearance of a stucco finish. The windows in the new space will match the size, shape and fenestration pattern of the windows above in the existing addition.

(b) The design of this addition finishes the space below the existing addition resulting which will give the appearance of a more traditional foundation system rather than a deck pier structure wrapped in lattice.

(c) The proposed design conforms in all respects to Ordinance Chapter 24A.

Adjoining Property Owners for 15 Montgomery Avenue

1). Jeremiah & K. H. Collins
13 Montgomery Avenue
Takoma Park, Maryland 20912

2). Arthur C. & A.S. Deliber
17 Montgomery Avenue
Takoma Park, Maryland 20912

3). John J. & E. Degen
20 Montgomery Avenue
Takoma Park, Maryland 20912

4). Dean C. Graybill
16 Montgomery Avenue
Takoma Park, Maryland 20912

5). Melcar - Raybar, Inc.
14 Montgomery Avenue
Takoma Park, Maryland 20912

Mailing Address:
311 Montgomery St.
Laurel, Maryland 20707

6). Benjamin J. Lambiotte & Maria Tsiolis
110 Elm Avenue
Takoma Park, Maryland 20912

7). James M. & V.E. Phillips
112 Elm Avenue
Takoma Park, Maryland 20912

8). Etsuko T. Hata
c/o Heidi K. Hata
114 Elm Avenue
Takoma Park, Maryland 20912

9). Charles R. & J.B. Lee
116 Elm Avenue
Takoma Park, Maryland 20912



FOR OFFICE USE ONLY	
ZONING	
Classification	<u>R-60</u>
Sheet Number	<u>ZONING</u>
Board of Appeals	_____
Checked By	<u>DA</u>

Building Permit Application

NAME OF APPLICANT Cornie & Alden Meyer DAYTIME TELEPHONE NO. 301-891-2880
(Include Area Code)

ADDRESS 15 Montgomery Ave Takoma Park MD CITY STATE ZIP 20912

CONTRACTOR Construction Alternatives CONTRACTOR REG. NO. 2236
 CONTRACTOR ADDRESS 7334 Carroll Ave. TELEPHONE NO. 301 891 2880
Takoma Park MD. 20912
(Include Area Code)

PLANS PREPARED BY self REGISTRATION NO. _____ TELEPHONE NO. 301-891-2880

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 15 STREET Montgomery Ave

TOWN/CITY Takoma Park ELECTION DISTRICT 13

NEAREST CROSS STREET Hickory

LOT 8 BLOCK 17 OR LIBER _____ FOLIO _____ PARCEL _____

SUBDIVISION B.E. Gilberts Addition to Takoma Park

PART ONE:

1A. TYPE OF PERMIT ACTION

Construct Extend/Add Alter/Renovate
 Demolish Move Install Repair

1B. ACTIVITY: (Circle as many as apply)

Finished Basement Room Addition Pool Hot Tub
 Spa Porch Deck Fireplace Shed Slab
 Woodburning Stove Fence/Wall (complete Part Three)
 Other _____

1C. CONSTRUCTION COST ESTIMATE \$ 9,500.

1D. IS THIS A SINGLE FAMILY HOME? YES IS THIS A TOWNHOUSE? _____

1E. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT GIVE PERMIT NO. No.

1F. IS THIS PROPERTY IN A MUNICIPALITY, SPECIAL TAXING DISTRICT OR HOMEOWNER'S ASSOCIATION?
 Yes No If YES, PLEASE SPECIFY _____

1G. IS THIS PROPERTY A HISTORICAL RESOURCE? Yes No If YES: Master Plan Atlas

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:

1. On party line/property line _____
 2. Entirely on land of owner _____
 3. On public right of way/easement _____ (Revocable Letter Required).

TO BE READ BY APPLICANT

Any information that the applicant has set forth in this application that is false or misleading may result in the rejection of this application. A condition for the issuance of this permit is that the proposed construction will comply at all times with the plans as approved by all applicable government agencies.

I hereby declare and affirm, under the penalty of perjury, that all matters and facts set forth in this building permit application are true and correct to the best of my knowledge, information and belief.

11/7/94
Date

[Signature]
Signature of Applicant
(Property owner or owner's authorized agent*)

STEPHAN FLEMING
Name (print)

*If authorized agent, complete Affidavit on back of application

Approved _____ For Chief, Division of Development Services and Regulation

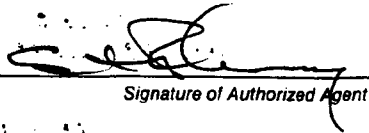
Disapproved _____ Signature _____ Date _____

6

AUTHORIZED AGENT AFFIDAVIT

I hereby declare and affirm, under the penalty of perjury, that:

- (1) I am duly authorized to make this building permit application on behalf of Cornie & Blom Meyer
(name of property owner)
- (2) The work proposed by this building permit application is authorized by the property owner; and
- (3) All matters and facts set forth in this Affidavit are true and correct to the best of my knowledge, information and belief.



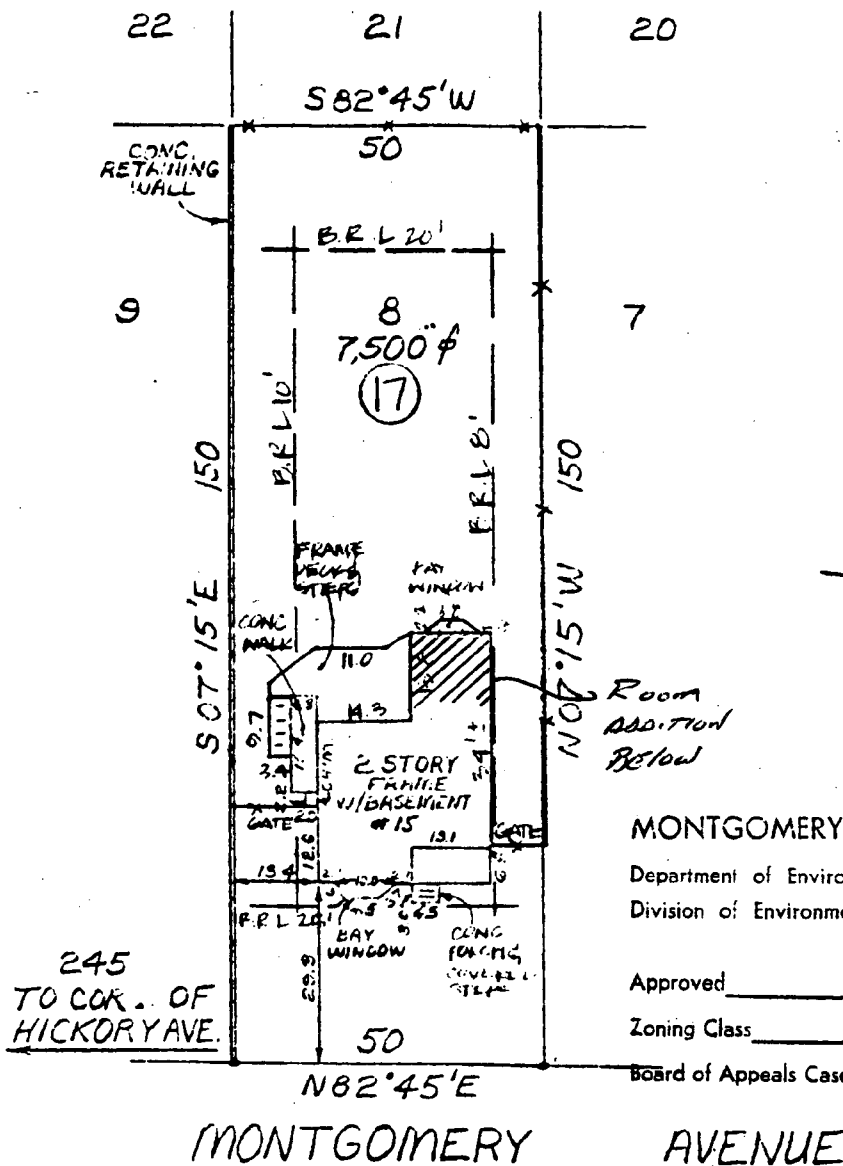
Signature of Authorized Agent

11/8/94

Date

STEPHEN FLEMING

Name (Print)



MONTGOMERY CO. GOVERNMENT

Department of Environmental Protection
Division of Environmental Policy & Compliance

Approved _____ Date _____

Zoning Class _____ Page _____

Board of Appeals Case _____

245
TO COR. OF
HICKORY AVE.

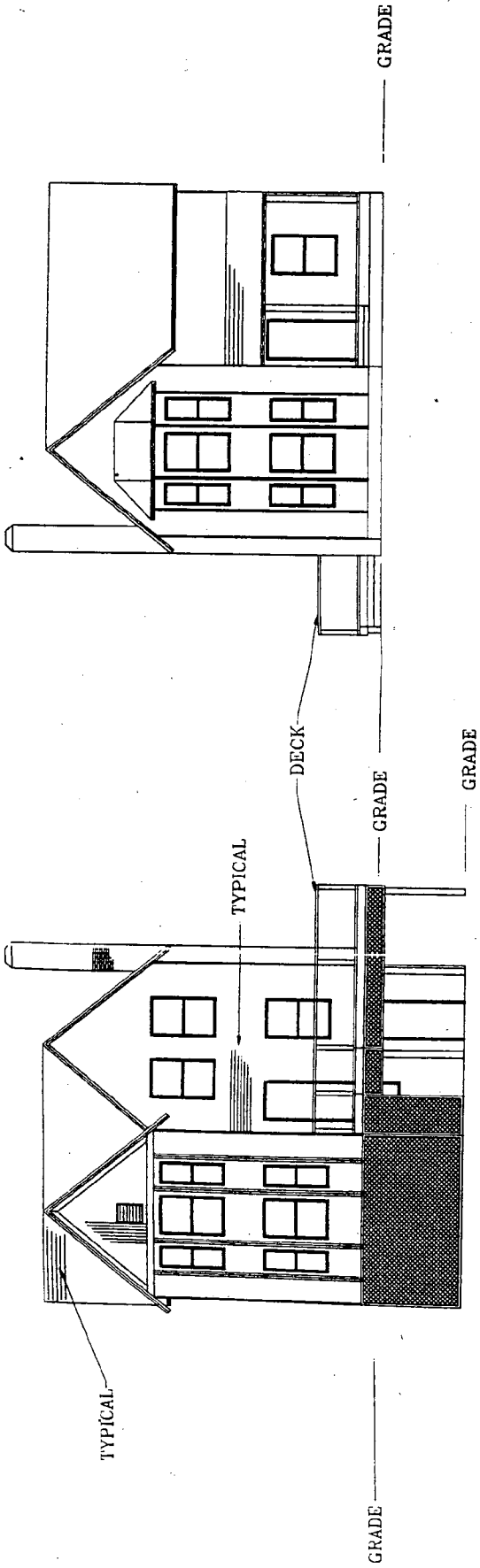
MONTGOMERY AVENUE

NOTES: Not in flood plain as per #24009 02008
Not to be used for construction.
Lot corners have not been set by this survey unless otherwise indicated.

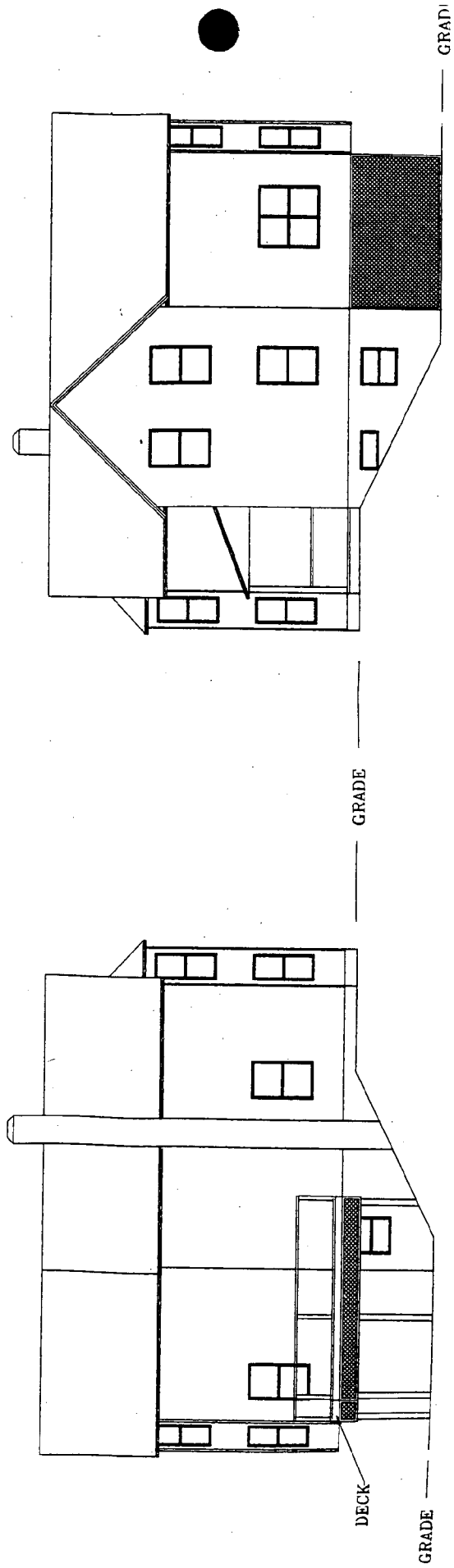
REVISED: 7-9-87
(Title Block)



<p>I hereby certify that I have carefully located the improvements as shown here on in accordance with recorded property description, and that there are no encroachments except as indicated.</p>	<p>LIGHT, ELLIOTT & ASSOCIATES, INC ENGINEERS, PLANNERS, SURVEYORS 8508 ADELPHI ROAD ADELPHI, MARYLAND 20783 422-6080</p>	<p>HOUSE LOCATION SURVEY 15 MONTGOMERY AVENUE Lot 8 Block 17 Section - B.F. GILBERTS ADDITION TO TAKOMA PARK (8)</p>
<p>Date 29 JUN '87 WESSON COOK, JR. Registered Professional Land Surveyor Maryland 8344</p>	<p>Book 2663-20 Job no. K276A Dwg. by KENT C.A. by Case no. 21876 G.F. BGO</p>	<p>COLEVILLE MONTGOMERY Election District County Maryland Plot Book A Plot 2 File no. SA 12209</p>

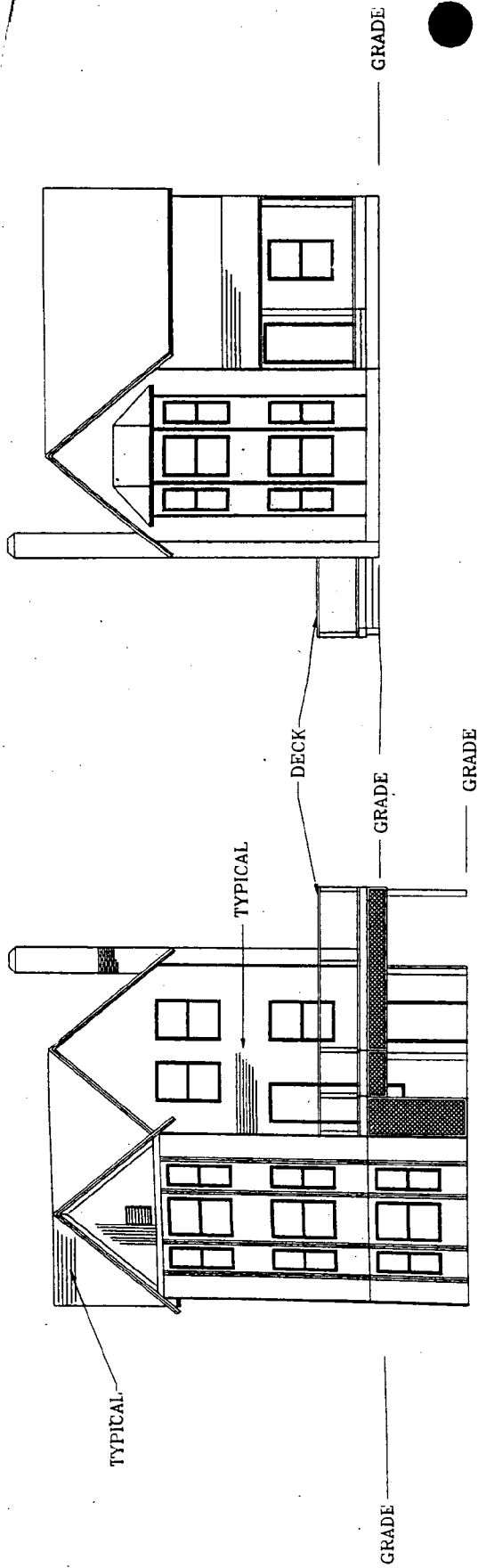


FRONT ELEVATION

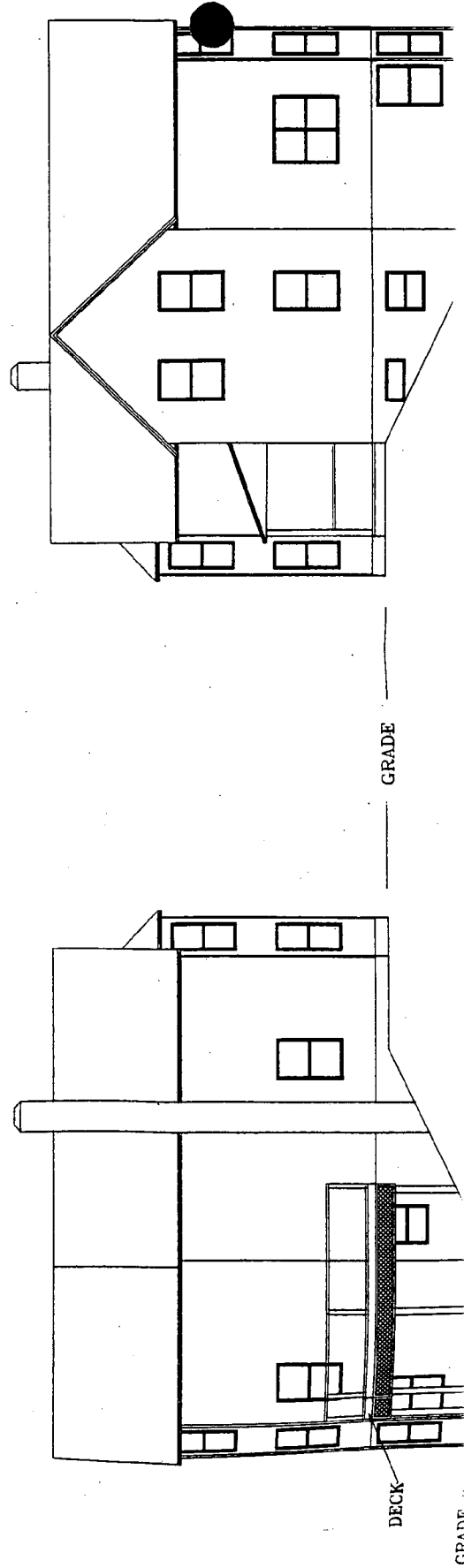


REAR ELEVATION

EXISTING



FRONT ELEVATION



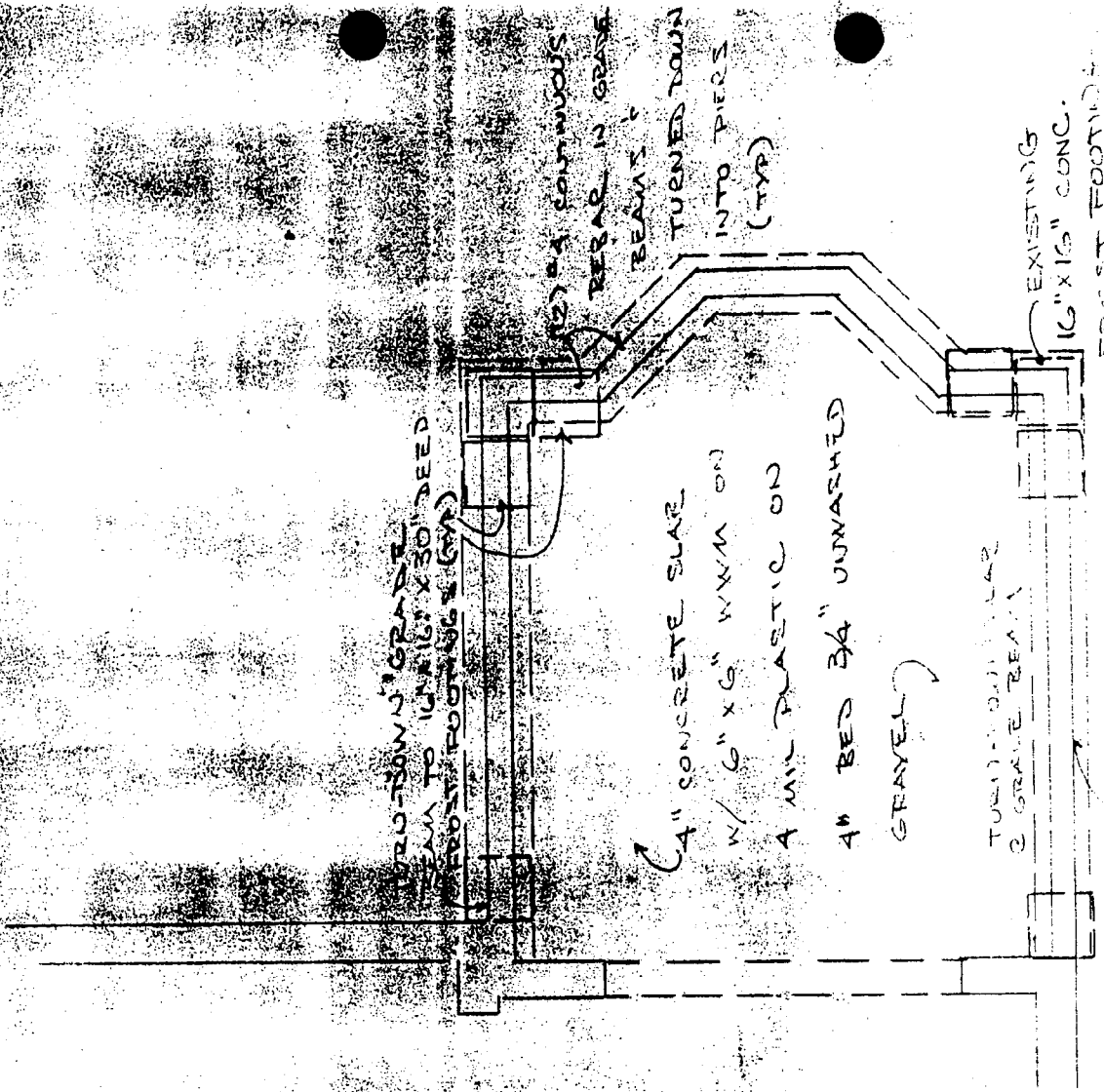
REAR ELEVATION

PROPOSED

MEYERS RESIDENCE

15 MONTGOMERY AVE

TAKOMA PARK, MD.



TURN DOWN 1/2" GRADE
SEAM TO 10" RIGID X 30" DEEP
FROST FOOTING (TYP)

12" x 4" CONTINUOUS
BEAR IN GRADE
BEAMS
TURNED DOWN
INTO PIERS
(TYP)

1" CONCRETE SLAB
W/ 6" x 6" W/M ON
A MIL PLASTIC ON
4" BED 3/4" UNWASHED
GRAVEL

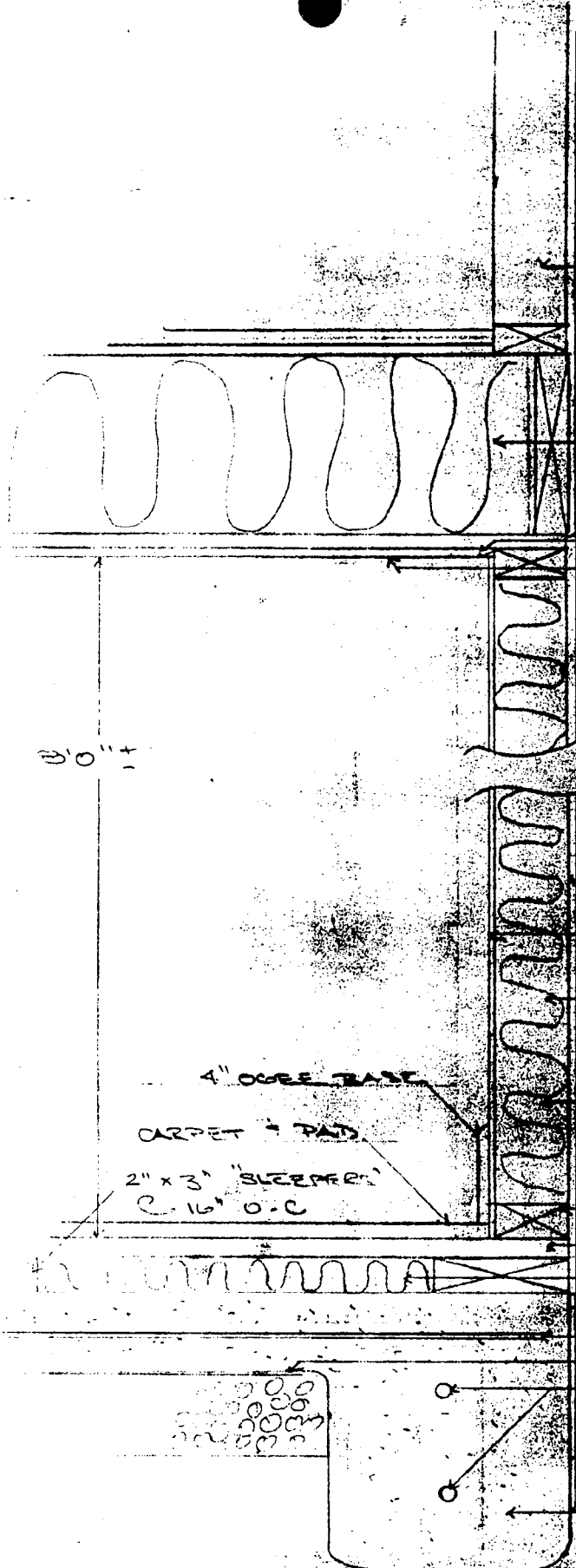
TURN DOWN SLAB
2 GRADE BEAMS

EXISTING
16" x 16" CONC.
FROST FOOTING

FOUNDATION PLAN

(1/4" = 1'0")





EXISTING WALLS ABOVE

EXISTING STRING

EXISTING 2x10 FLOOR JOISTS

EXISTING 1/2" PLY
1/2" SHOT ROCK

BLOWN FIBERGLASS INSULATION
1/4" BATTENS

1/8" INS.

1/2" SHOT ROCK (TYP)

R-13 FIBERGLASS INSULATION

NON-BEARING EXTERIOR WALL

2"x4" WALL PLATE

3/4" T&G SHEETROCK

1/2" POLYETHYLENE

1/2" CEMENTITIOUS PARTICLE BOARD

6"x6" W.W.M.

4 MIL PLASTIC

HA REPAIR

EXISTING GRADE

12" x 12" CONC. GRADE BEAM

3'0" ±

4" CONC. BASE

CARPET & PAD

2" x 3" SLEEPERS
C-16" O.C.

12"

GRADE BEAM / WALL SECTION

(1/2" = 1'0")

12

PLAN OF THE HOUSE

1950

