

#37/3-94U 6 Montgomery Avenue
Takoma Park Historic District

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

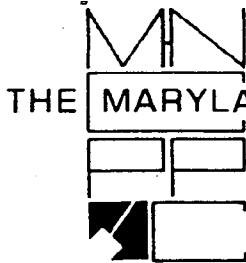
Treseder # 3713-940
6 Montgomery Avenue
Takoma Park Historic District
HPC 7/13/94











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

DATE: July 14, 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:

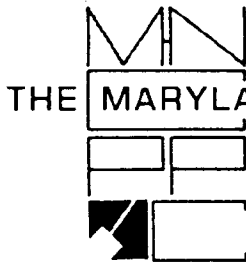
Approved Denied
 Approved with Conditions: _____

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

Applicant: Paul Treseder

Address: 6 Montgomery Avenue Takoma Park, Md.

***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: July 14, 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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1006791

NAME OF PROPERTY OWNER PAUL TRESSEDER TELEPHONE NO. (301) 891 2911
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ STATE _____ ZIP _____

CONTRACTOR (Not yet selected) TELEPHONE NO. _____
CITY _____

PLANS PREPARED BY PAUL TRESSEDER TELEPHONE NO. (301) 891 2911
CONTRACTOR REGISTRATION NUMBER _____ (Include Area Code)

REGISTRATION NUMBER 6283-R

LOCATION OF BUILDING/PREMISE

House Number 6 Street MONTGOMERY AVE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street PINE

Lot 27 Block 18 Subdivision DF GILBERT'S ADDITION

Liber 5903 Folio 301 Parcel _____

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

Construct	Extend/Add	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
						Woodburning Stove
						Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY DEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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 6-14-94

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date July 14, 1994

APPLICATION/PERMIT NO: 7406150061 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

HISTORIC PRESERVATION COMMISSION

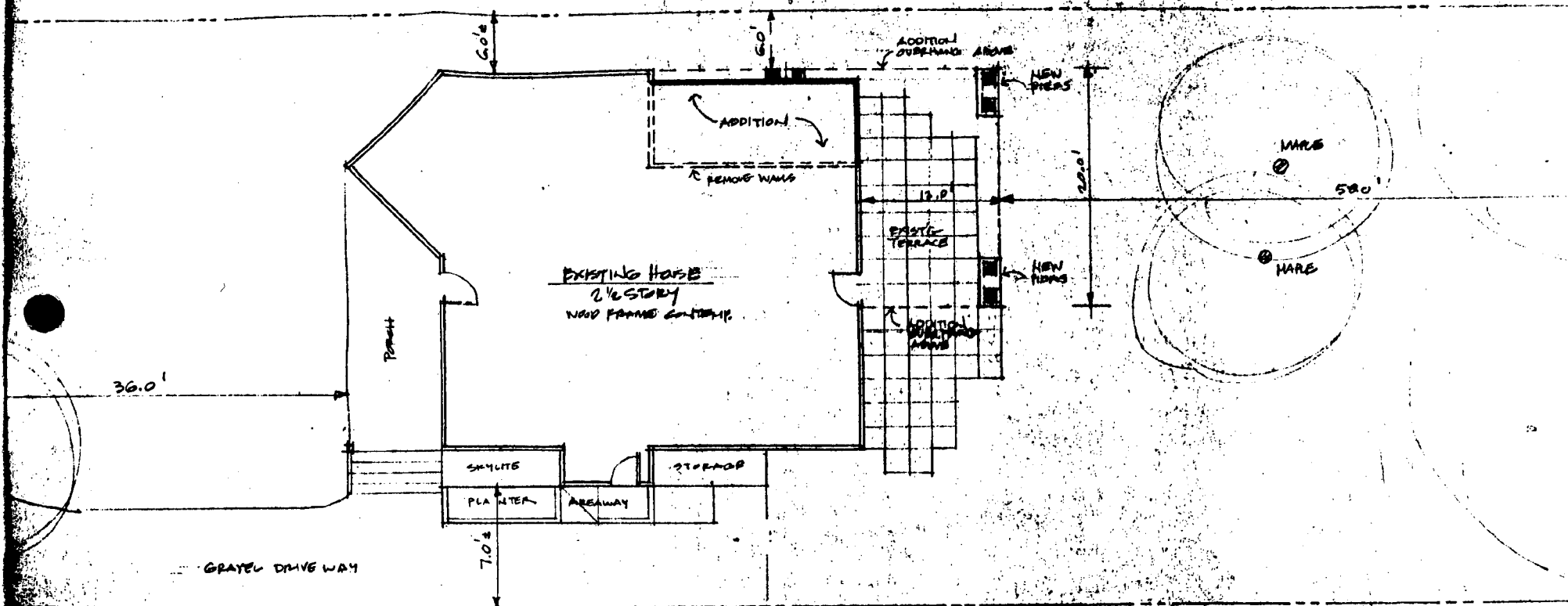
DESCRIPTION OF PROPOSED WORK (including composition, color and texture of materials to be used:)

Blank lined area for describing the proposed work.

(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



← FRONT YARD

150.0' REAR YARD →

LOT #3, BLOCK 18, P.F. GILBERT'S ADDITION

SITE PLAN

1/2" = 1'-0"

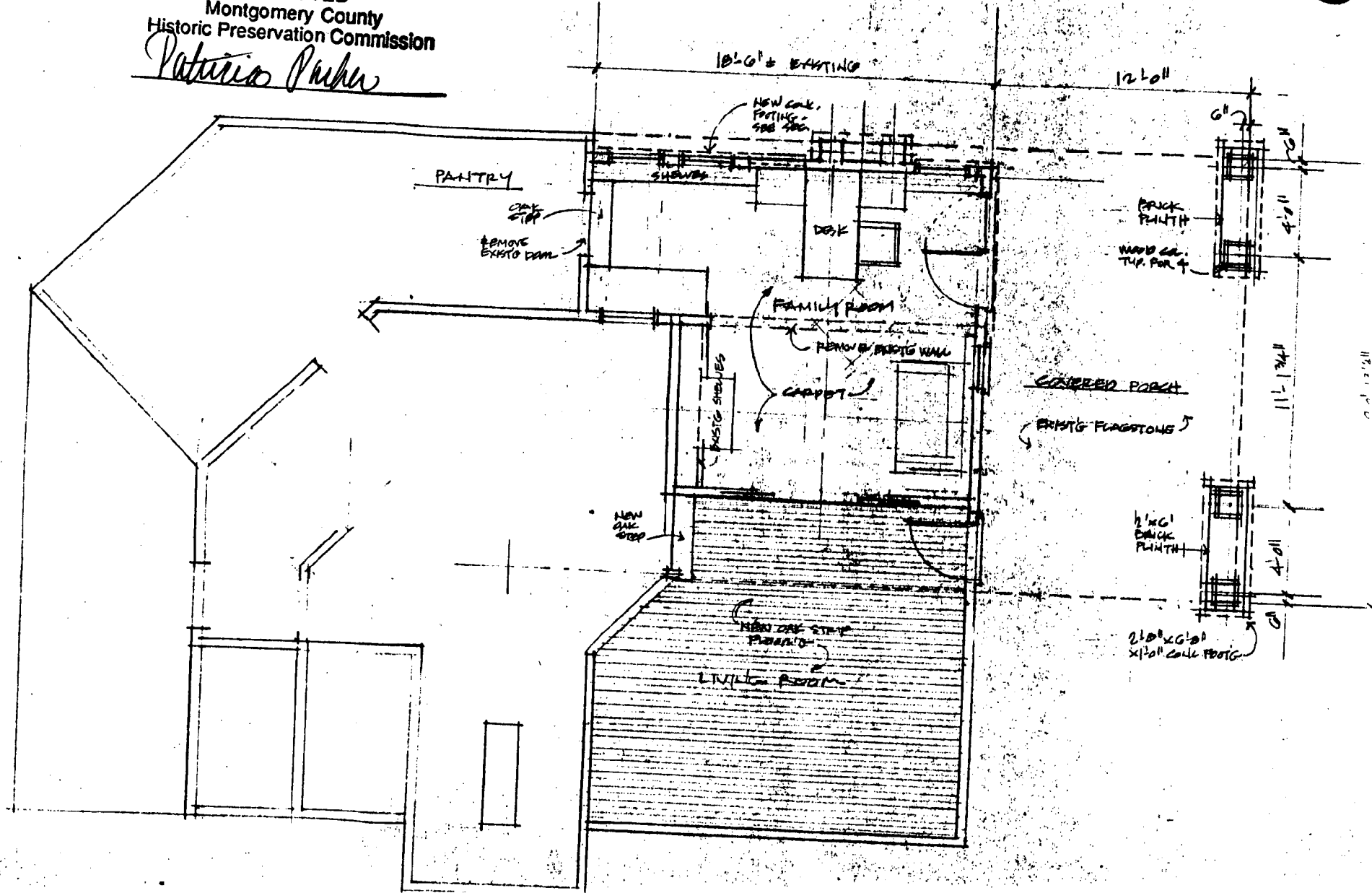
→ NORTH

APPROVED
 Montgomery County
 Historic Preservation Commission

Patricia Parker

APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker

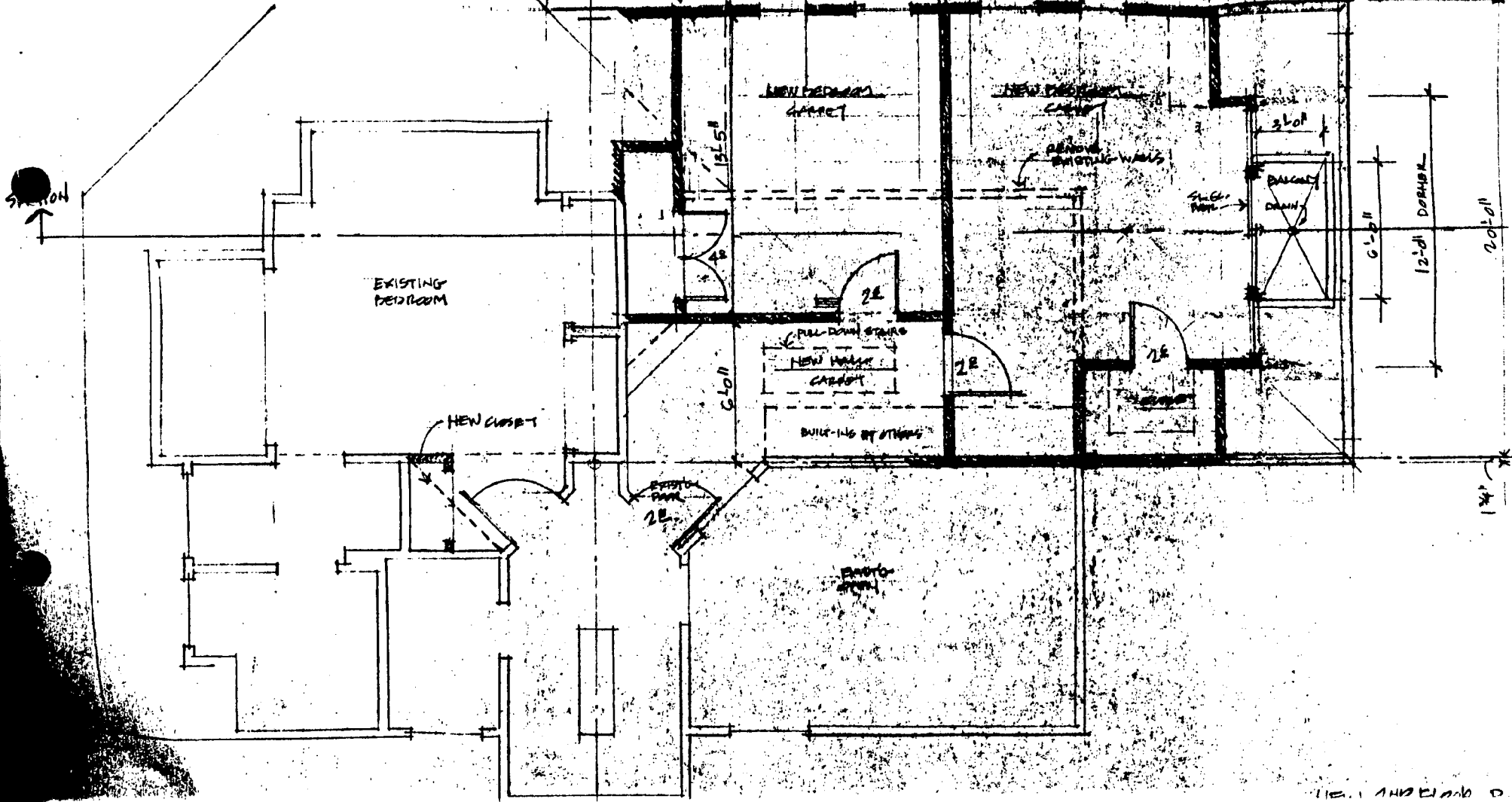
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2/11/21

APPROVED
Montgomery County
Historic Preservation Commission

Patricio Parker

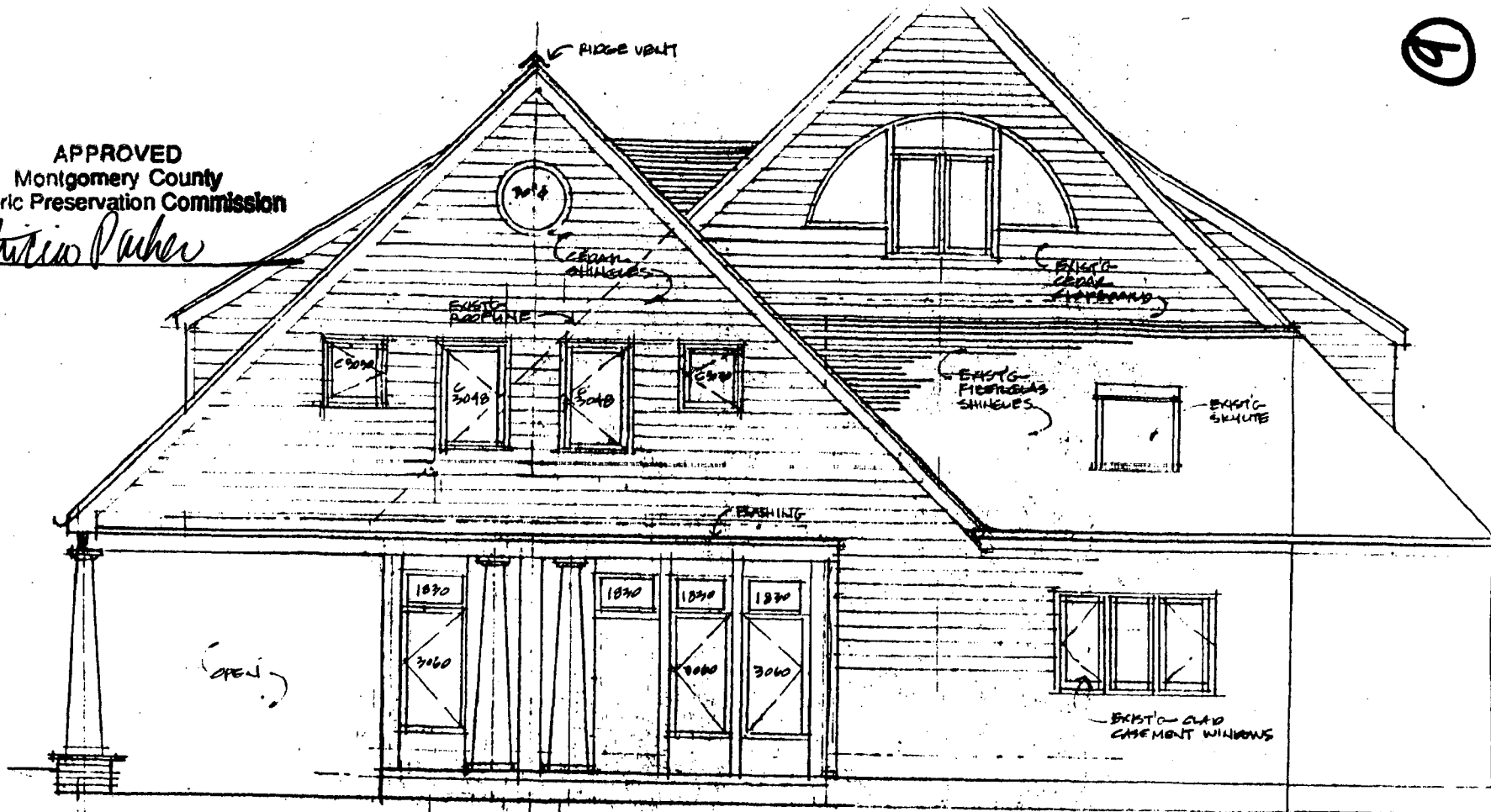


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9

APPROVED
Montgomery County
Historic Preservation Commission

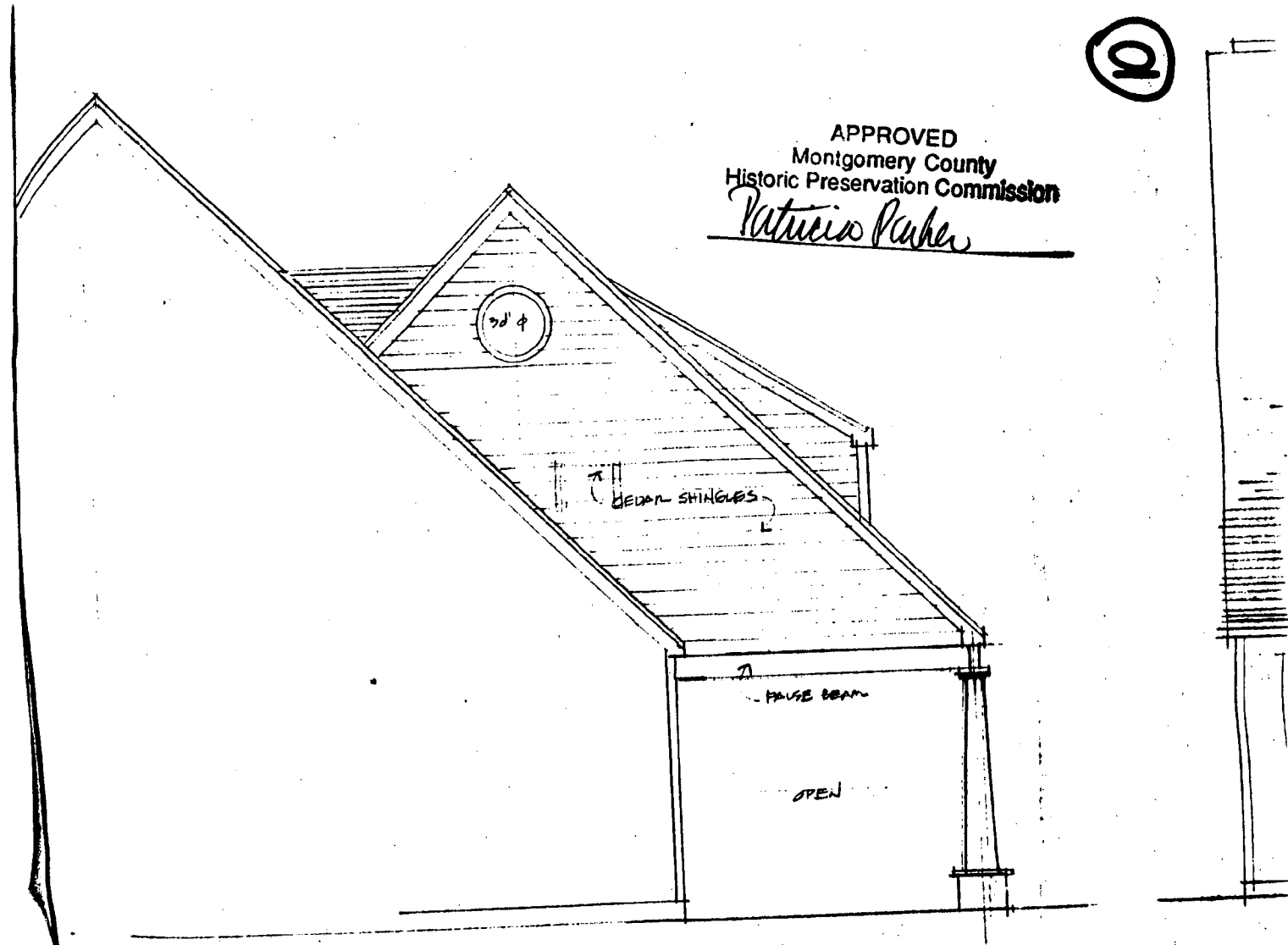
Patricia Parker



WEST ELEVATION
(SIDE)

2

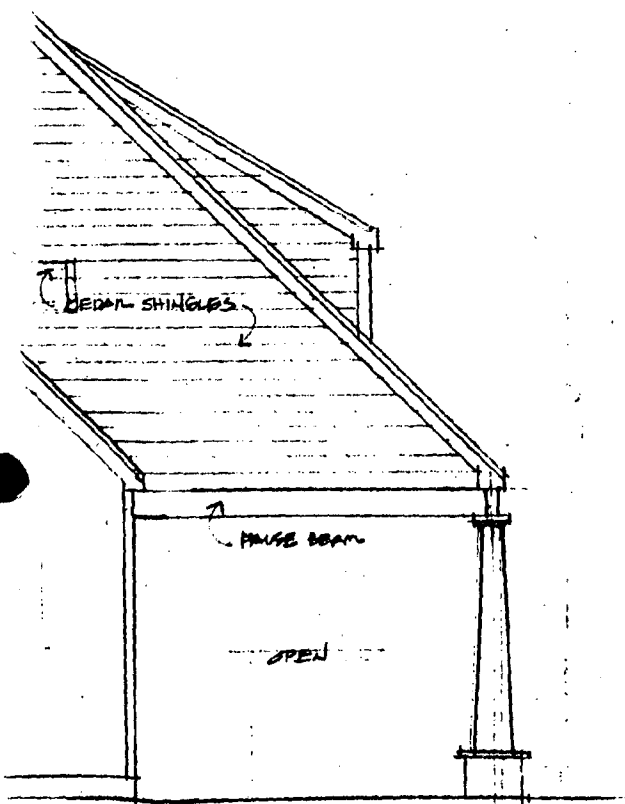
APPROVED
Montgomery County
Historic Preservation Commission
Patricia Parker



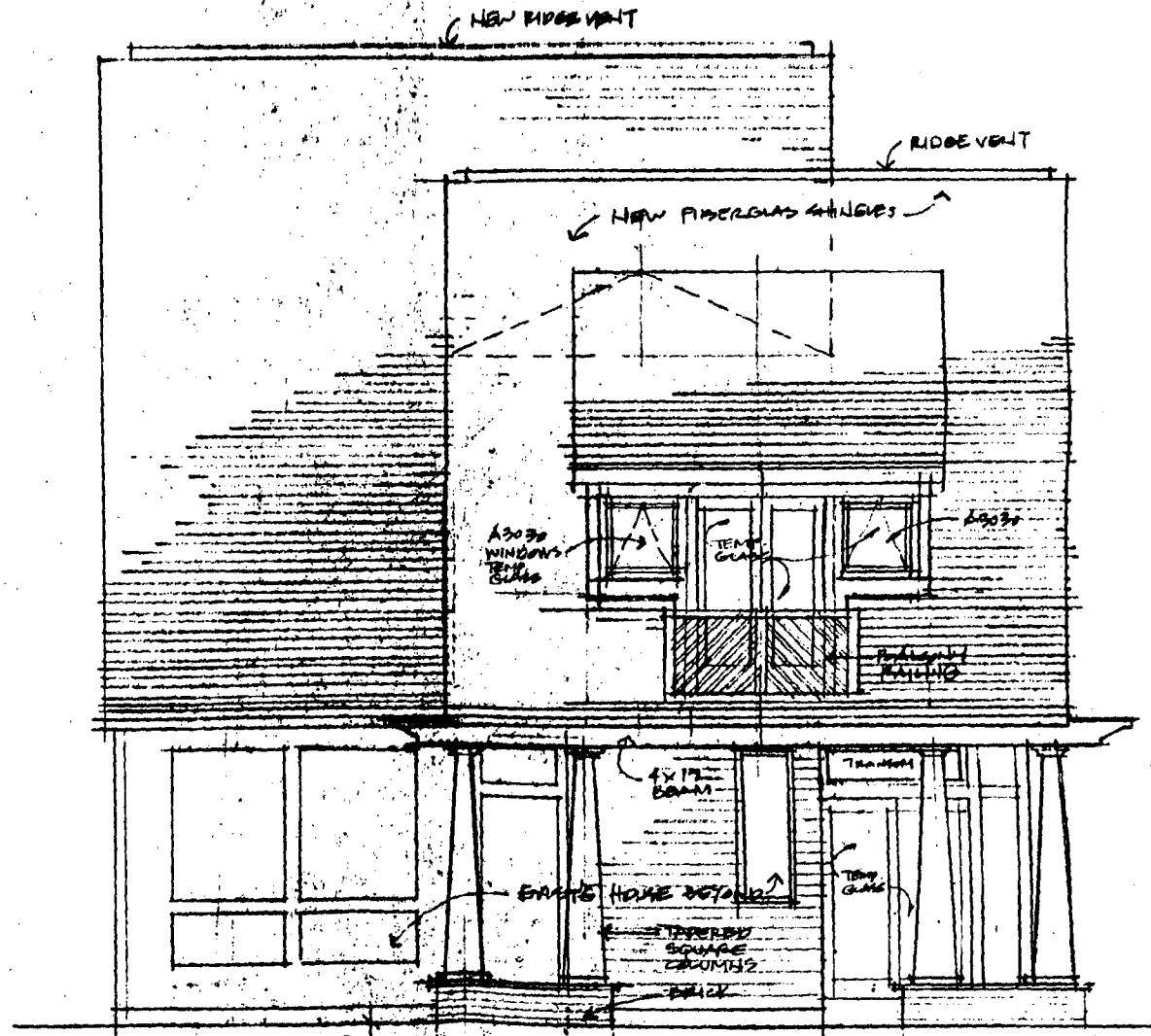
EAST ELEVATION
(SIDE)

APPROVED
Montgomery County
Historic Preservation Commission

Patricia Parker



EAST ELEVATION



NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

1'-0" x 6'-0"
CONC. FOOTING
TYP. FOR 2'

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6 Montgomery Avenue Meeting Date: 07/13/94
Resource: Takoma Park Historic District HAWP: Alteration
Case Number: 37/3-94 U Tax Credit: No
Public Notice: 06/29/94 Report Date: 07/06/94
Applicant: Paul Treseder Staff: Patricia Parker
PROPOSAL: Rear second-story addition RECOMMEND: Approval

BACKGROUND

This proposal is to add space at the rear on the second level of a 1980's "contemporary bungalow" frame house, a non-contributing resource in the Takoma Park Historic District. The house is situated within a block of houses of mixed periods. There are non-contributing structures immediately adjacent to and across the street from this house, as well as several contributing resources nearby.

STAFF DISCUSSION

As this property is designated a non-contributing resource, it should receive the most lenient review. The primary issue of concern should be whether the scale and massing of the proposal would adversely affect the streetscape or landscape and whether the proposal would negatively impact the Takoma Park Historic District as a whole.

Staff is slightly concerned that the new roof of the proposed rear addition is higher than the existing sloped roof over the "pantry". Even though the addition is confined to the rear of the property, its west side elevation will be visible from the street. There are several mitigating factors, however, which make the proposal appropriately compatible: 1) The proposed addition is substantially indented behind the east side wall of the existing structure; and 2) the lot in the area of the proposed addition is heavily landscaped with a fair amount of tree cover.

For these reasons, staff finds that this proposal would not have an adverse effect on the streetscape of the Takoma Park Historic District as a whole, also taking into account that this is a non-contributing resource with another non-contributing resource adjacent to the property.

STAFF RECOMMENDATION

Therefore, staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24-8A(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 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 Guidelines of the Takoma Park Historic District.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1-006791

NAME OF PROPERTY OWNER PAUL TRESSEDER TELEPHONE NO. (301) 891-2911
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ STATE _____ ZIP _____

CONTRACTOR (Not Yet Selected) CITY _____ TELEPHONE NO. _____

PLANS PREPARED BY PAUL TRESSEDER CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. (301) 891-2911
(Include Area Code)

REGISTRATION NUMBER 0283-R

LOCATION OF BUILDING/PREMISE

House Number 6 Street MONTGOMERY AVE

Town/City TAKOMA PARK Election District 13

Nearest Cross Street PINE

Lot 3 Block 18 Subdivision B F GILBERT'S ADDITION

Liber 5903 Folio 301 Parcel _____

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

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Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace	
			Revision	Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> 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:

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- 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

6.14.94

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9406150061

DATE FILED: _____

DATE ISSUED: _____

OWNERSHIP CODE: _____

FILING FEE: \$ _____

PERMIT FEE: \$ _____

BALANCE \$ _____

RECEIPT NO. _____

SEE WAIVER

①

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:

The exist'g structure is a single-family frame house built in 1982 as a "contemporary bungalow", with dormers and bays adorning a simple geometric shape. Montgomery Ave is a street of mixed old & new houses, all fitting into the general category of frame bungalows, Victorians, or foursquares. Most ~~of~~ houses are on standard 50' wide lots and share a similar front yard setback.

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

This project is a bedroom addition to the 2nd floor at the rear of the house, with some 1st floor modifications and additions. It will not be very visible from the front (Montgomery Ave.) but will have an impact from the side and rear. I feel that this is a side of the house which is not very well developed, and it is hoped that the addition will correct this by adding three dormers and projections that enliven the front already.

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:

The proposed design adds to the existing house by means of inserting a smaller, similar form into one corner of the existing volume. The intent is to preserve the scale of the original house by repeating its shape, rather than just enlarging the existing shape.

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

Similar finishes and detailing will be used on the addition, although the design intent is to change texture and/or color on the addition to clearly indicate its status as a second phase.

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

This work conforms to the ordinance by placing the addition to the rear of the house and utilizing similar architectural features in its design.

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 WILL & FRAN HAYWARD
 Address 8 MONTGOMERY AVE
 City/Zip TAKOMA PARK, MD. 20912
2. Name CHIP & LEAH ROOD
 Address 5 MONTGOMERY AVE
 City/Zip TAKOMA PARK, MD 20912

3. Name KATHLEEN & PETER FLORIO
Address 10 PINE AVE
City/Zip TAKOMA PARK, MD 20912

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

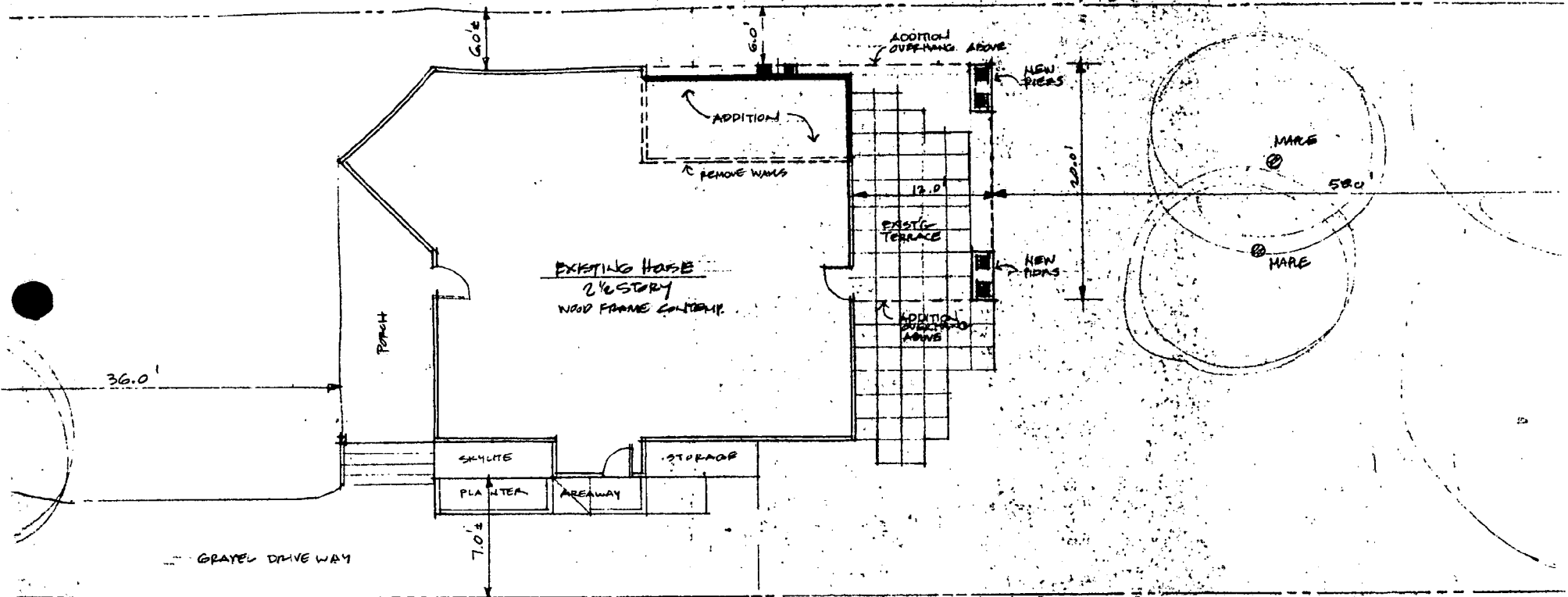
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

6



← FRONT YARD

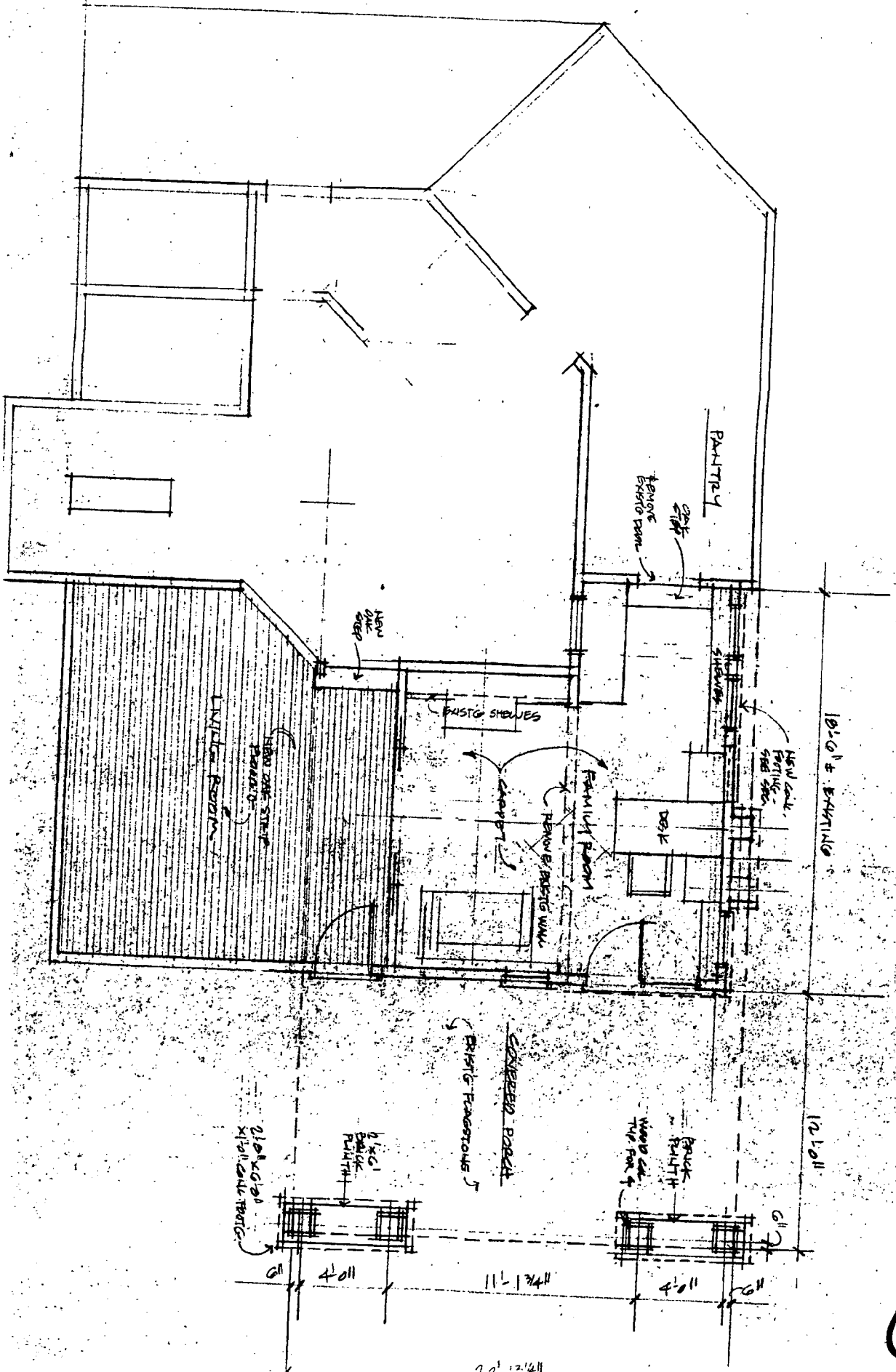
150.0' REAR YARD →

LOT #3 BLOCK 10, P.F. GILBERT'S ADDITION

SITE PLAN

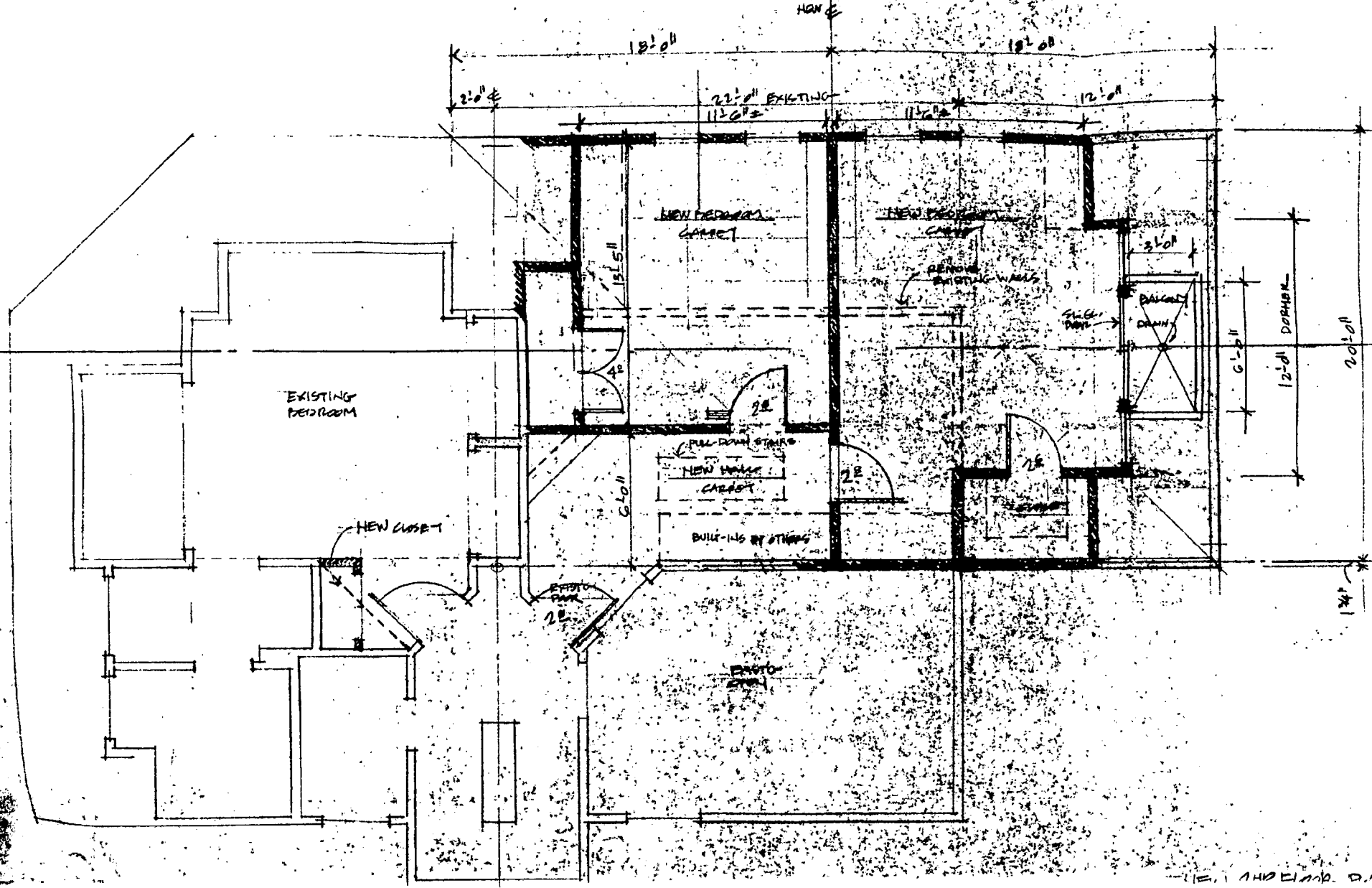
1/2" = 1'-0"

NORTH →



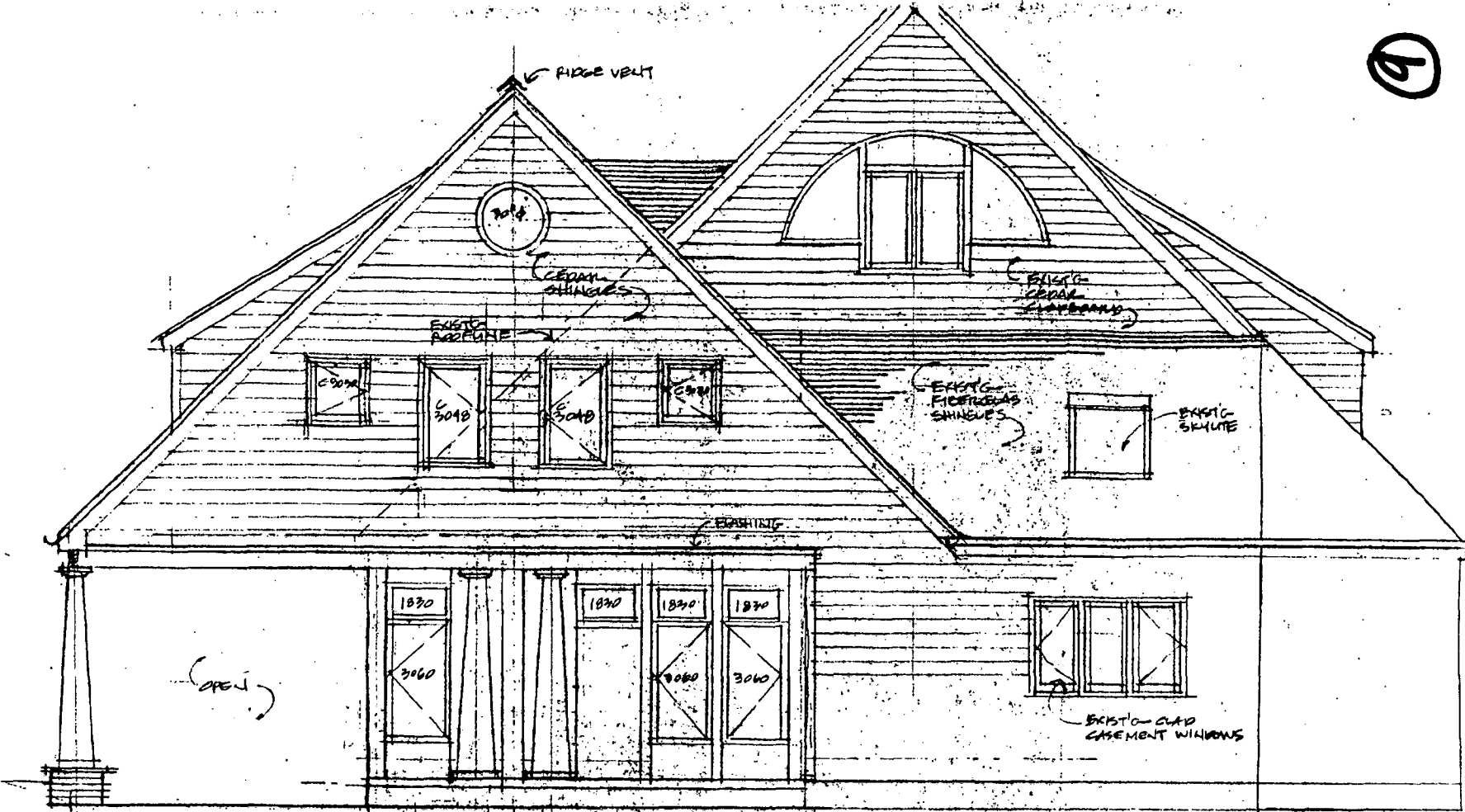
8

SECTION
↑



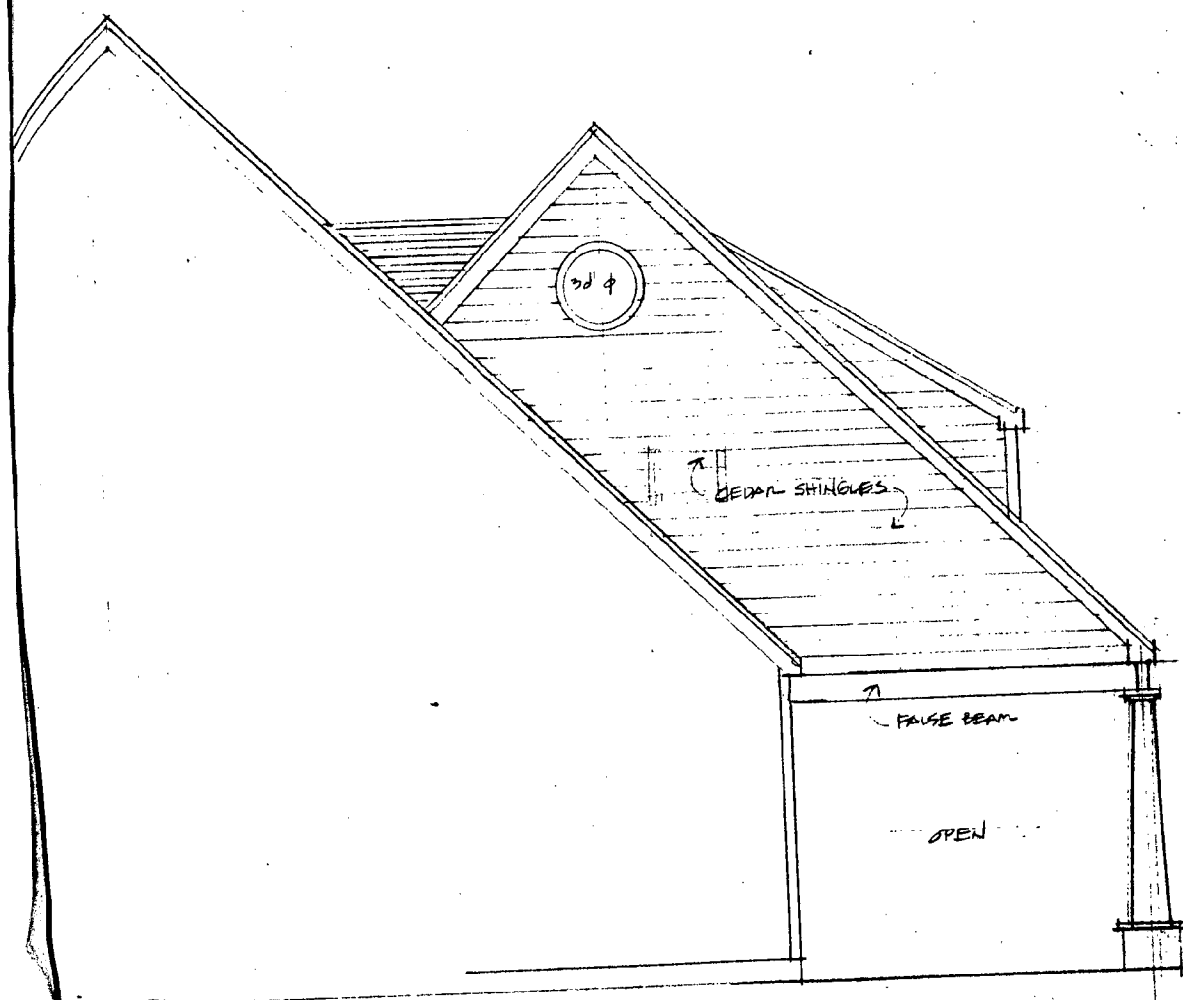
1.1.140 E. 1000. P.

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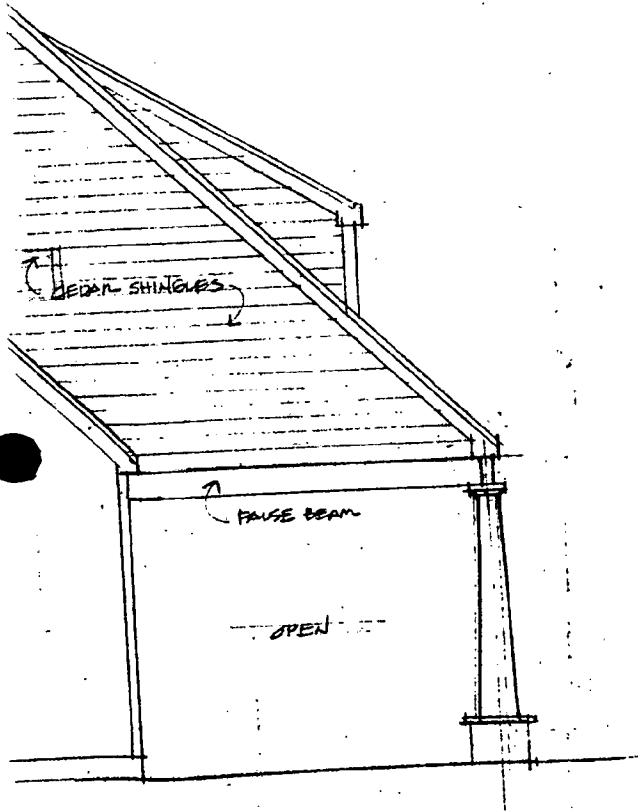


WEST ELEVATION
(SIDE)

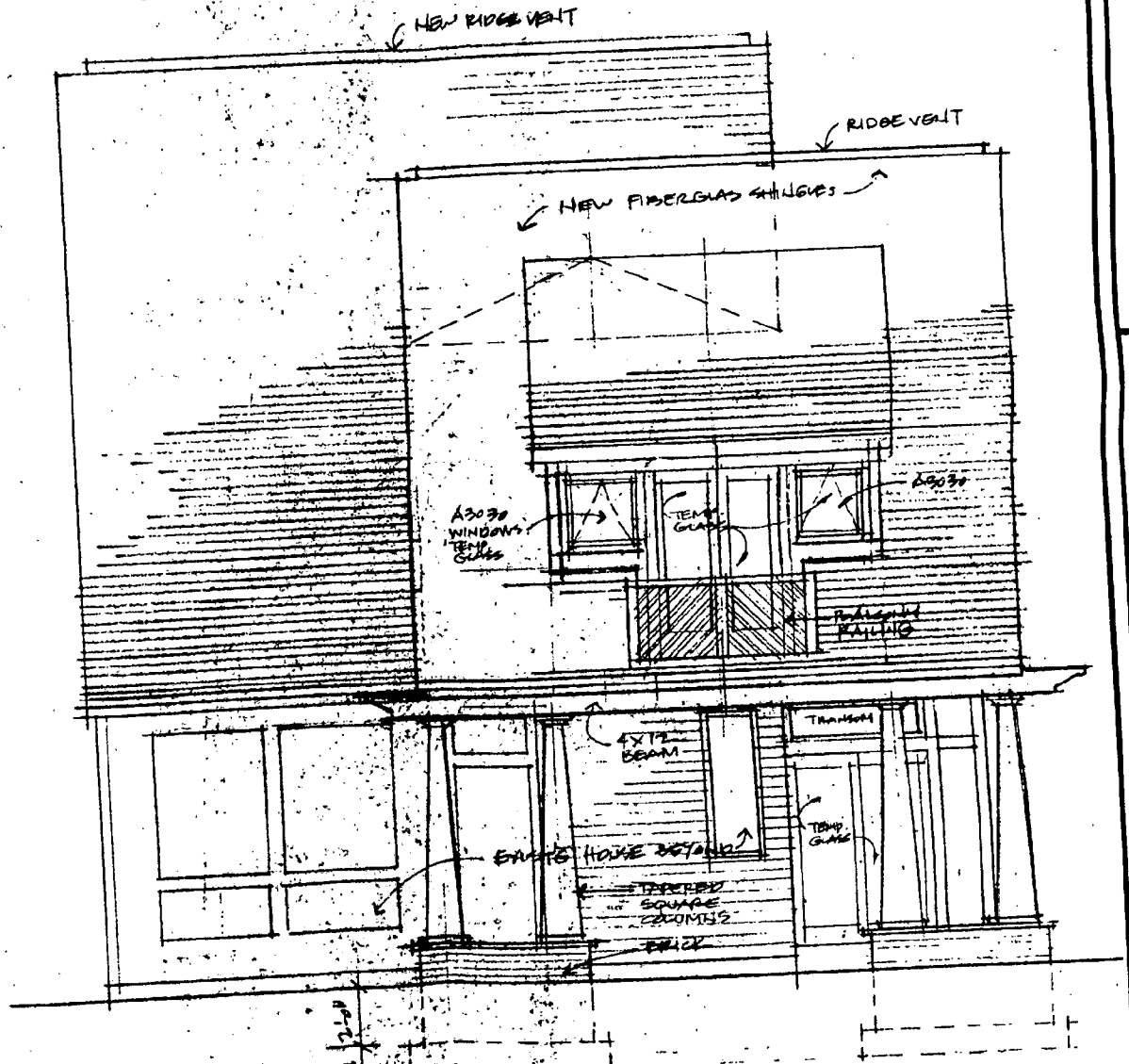
10



EAST ELEVATION
(SIDE)



EAST ELEVATION



14'0" 2'-0"

1 1/2" x 6 1/2" CONC. FOOTING TYP FOR 2

NORTH (REAR) ELEVATION

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

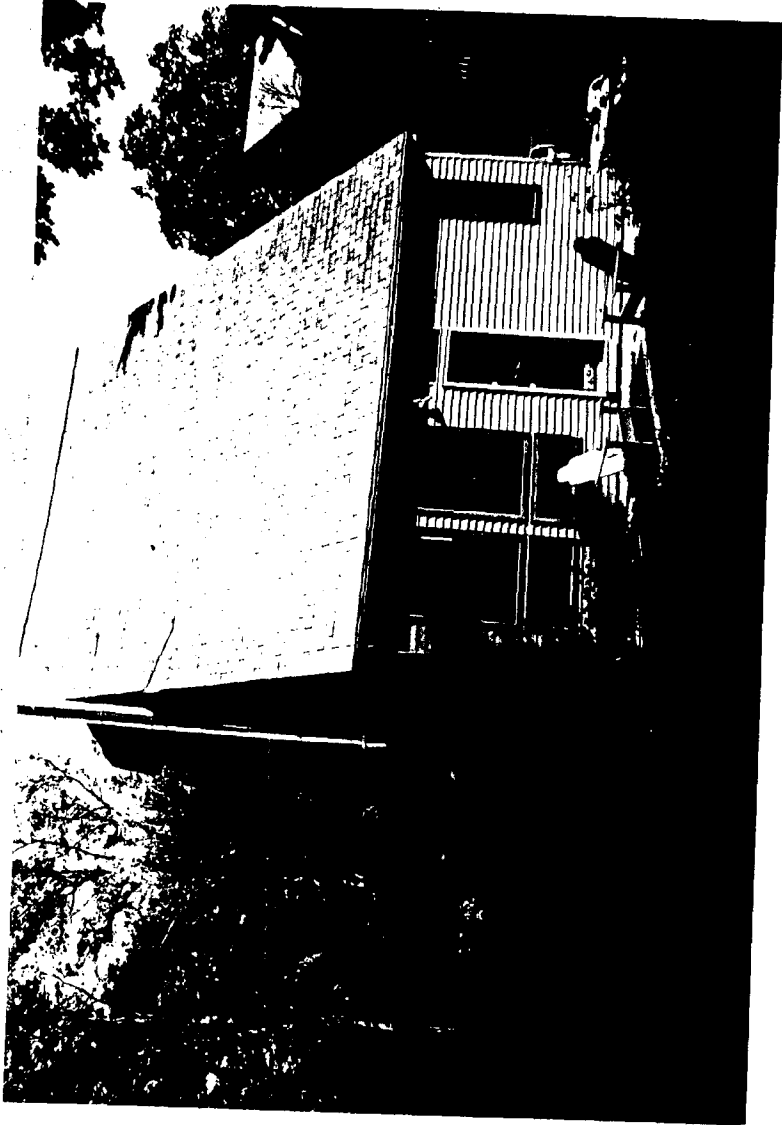


REAR
VIEW →



FRONT
VIEW →

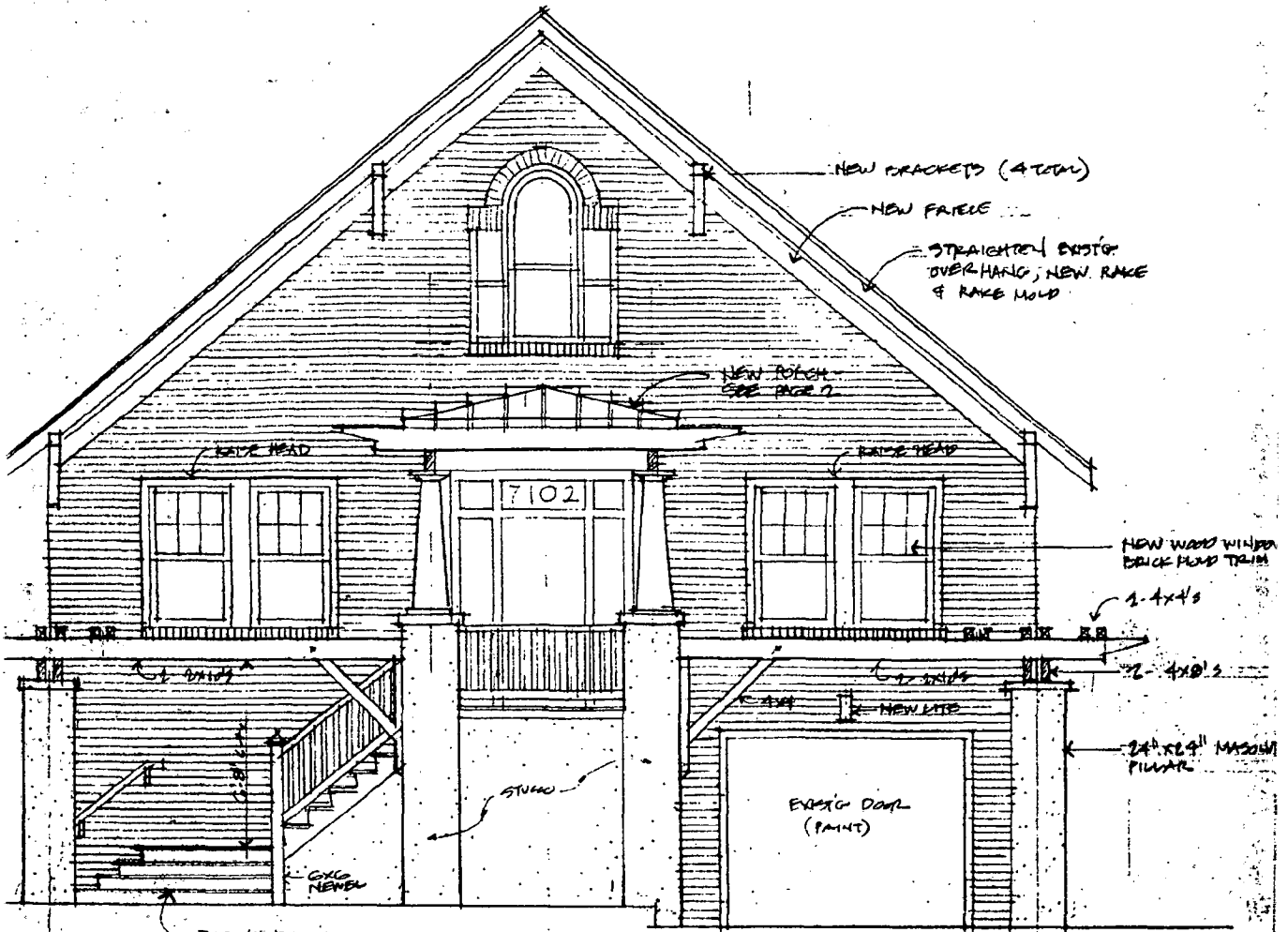
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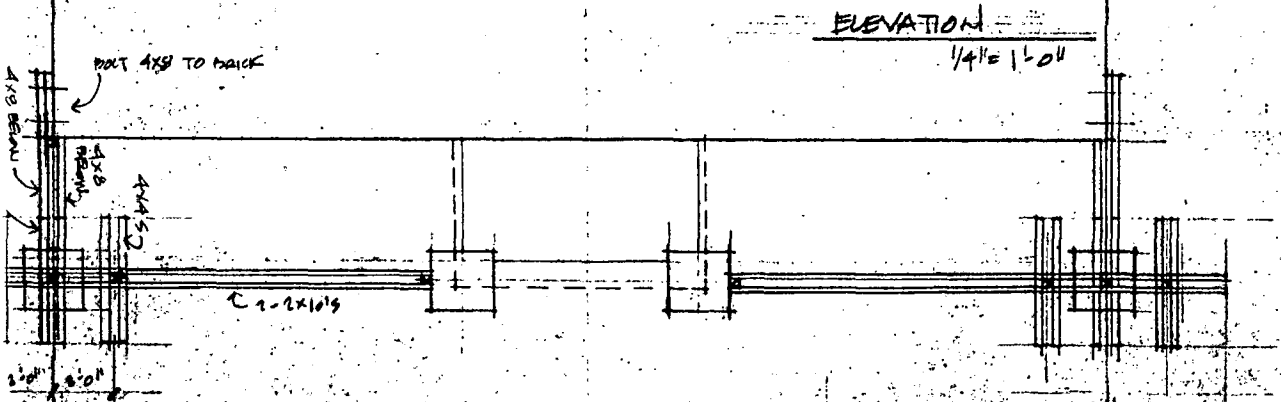
REAR OF
HOUSE →

13

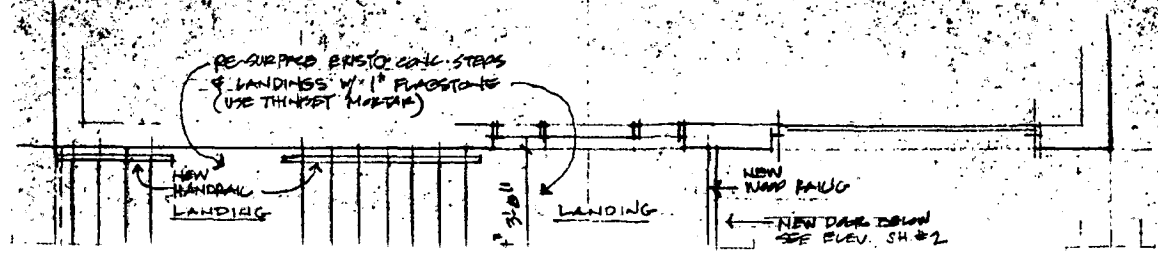
Not a part of this
application -

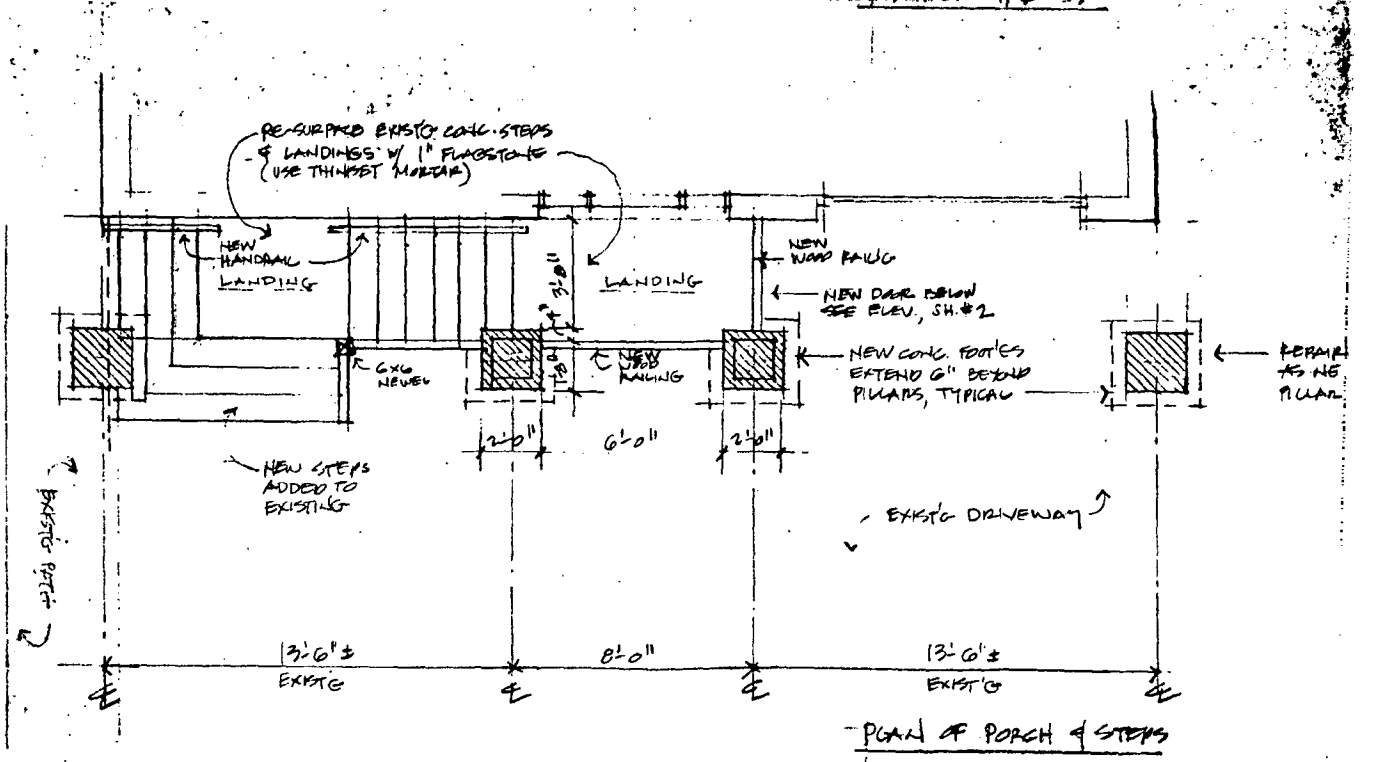
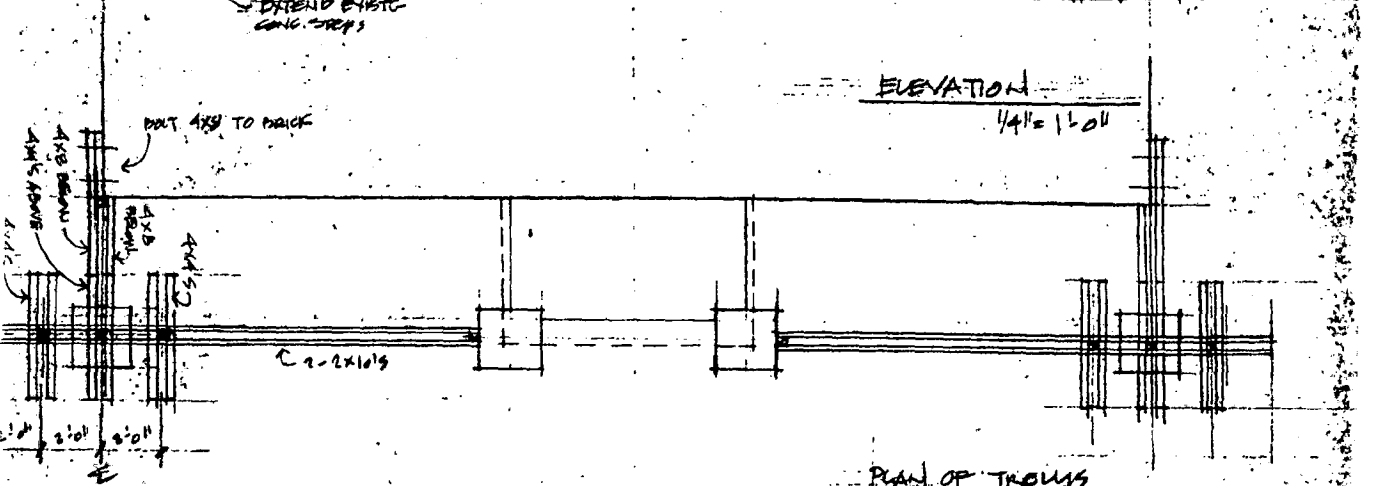
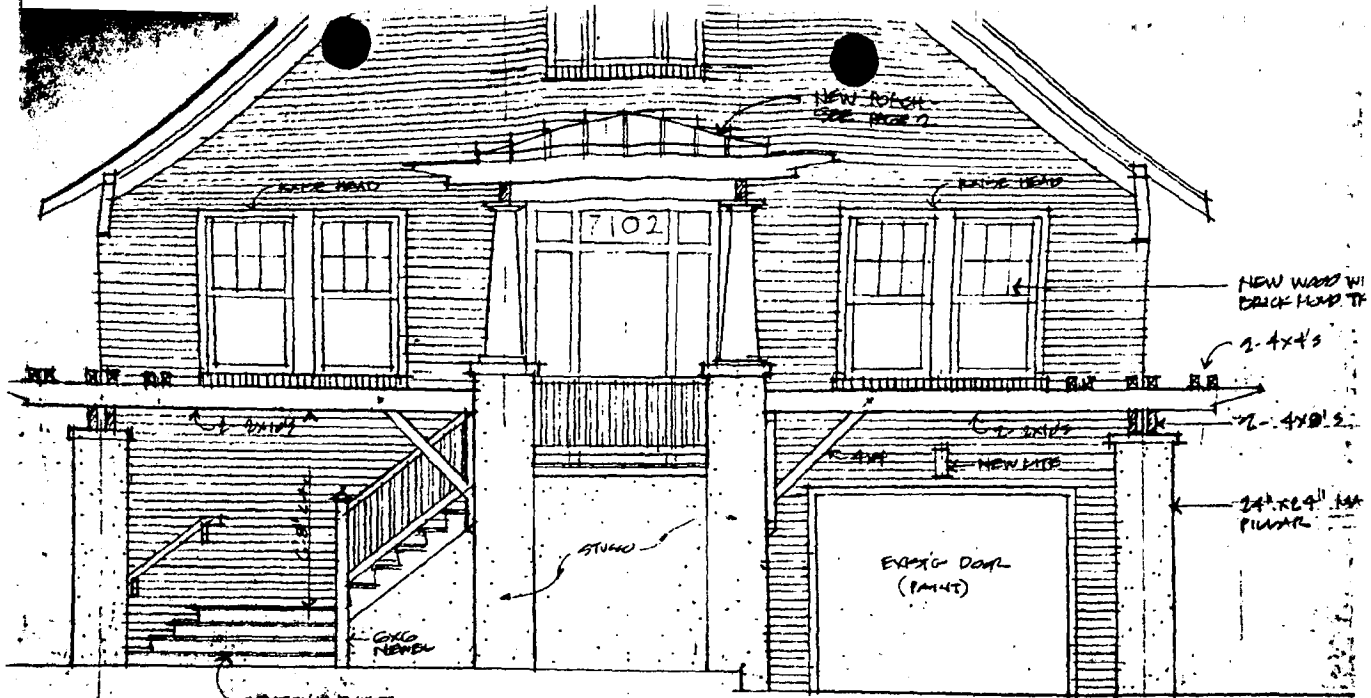


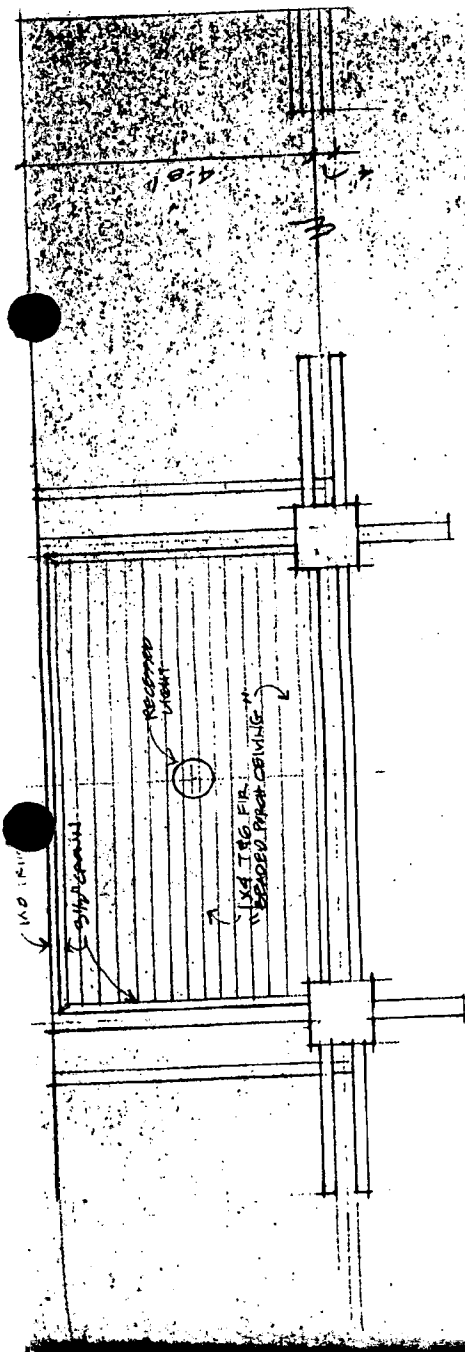
ELEVATION
1/4" = 1'-0"



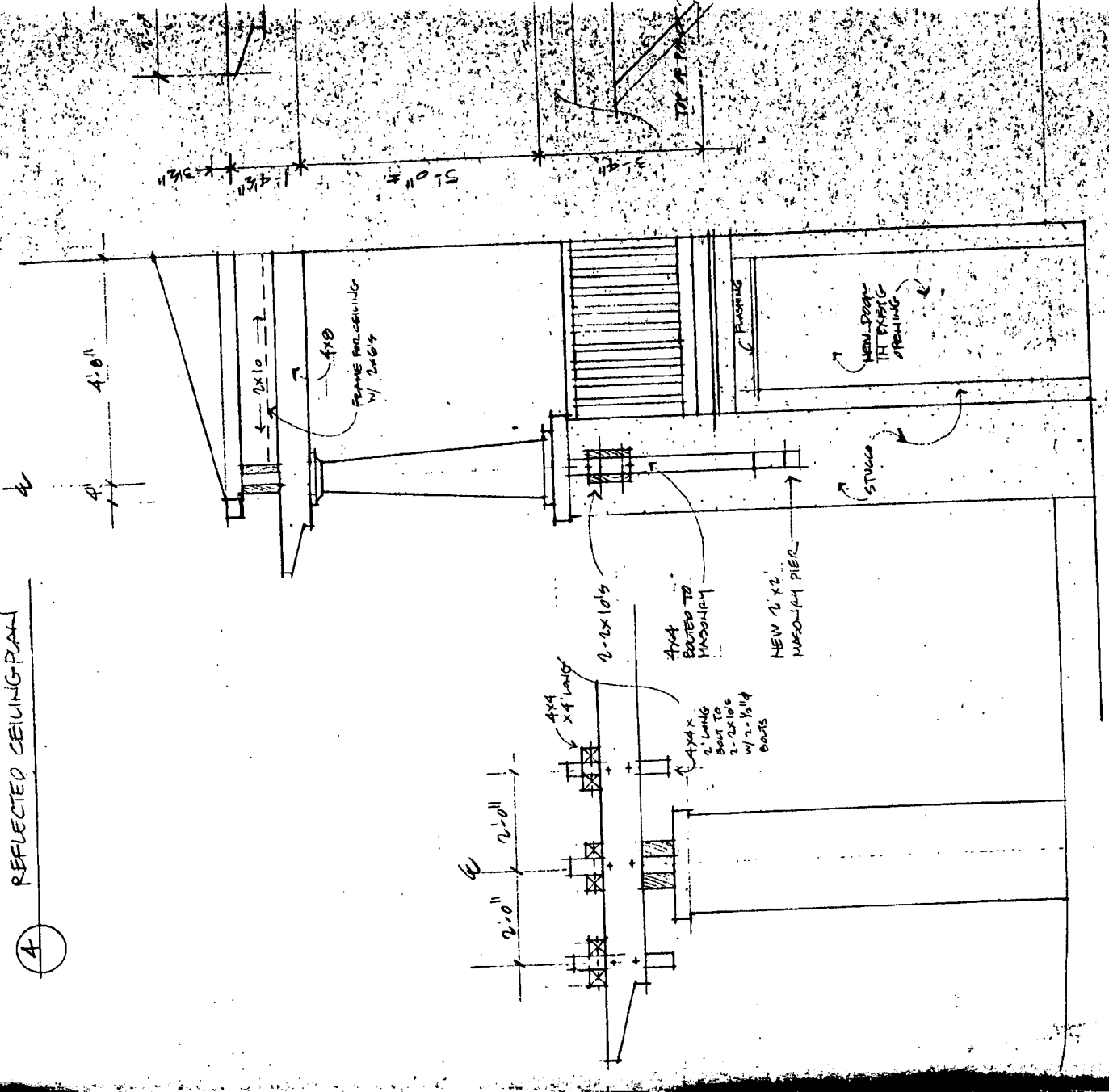
PLAN OF TRUSS







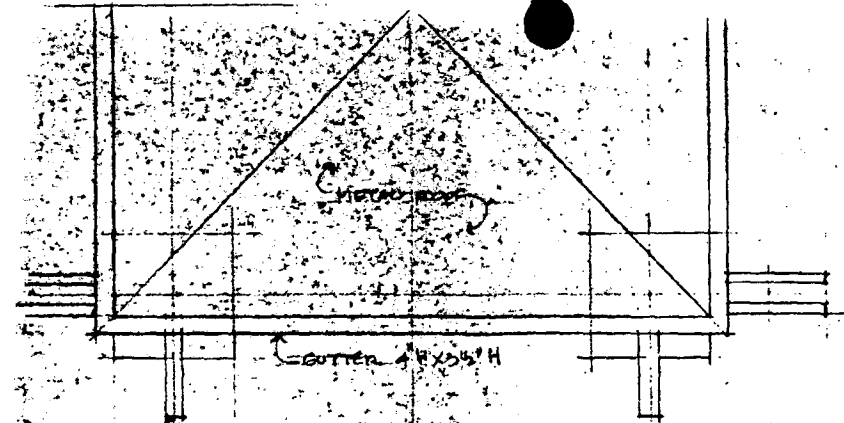
4 REFLECTED CEILING PLAN



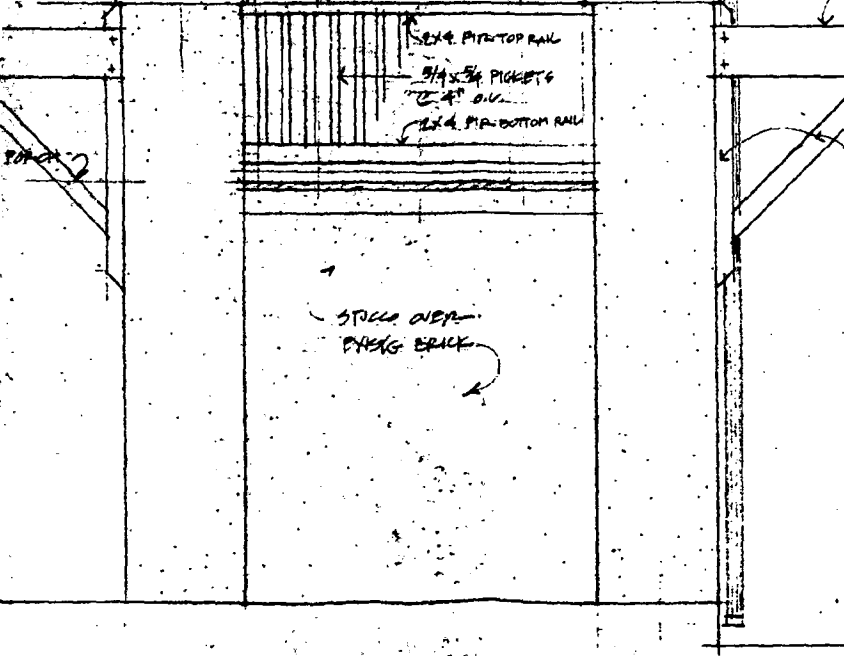
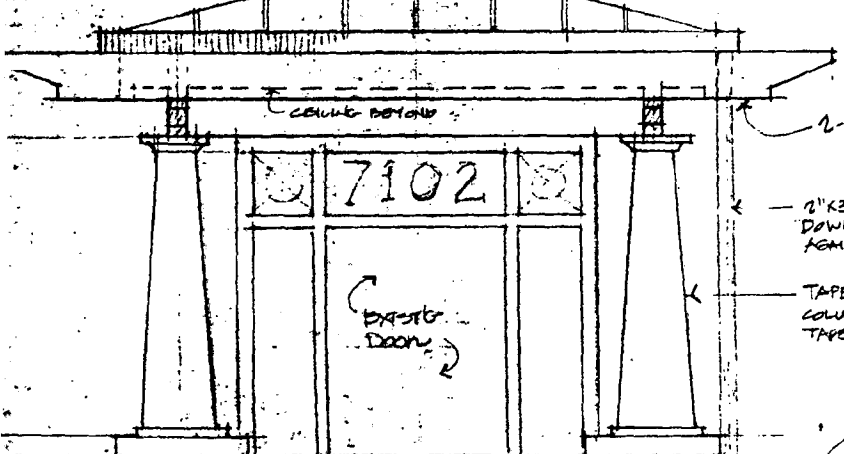
5 TRELLIS DETAIL

2 SIDE ELEVATION

1/2" = 1'-0"



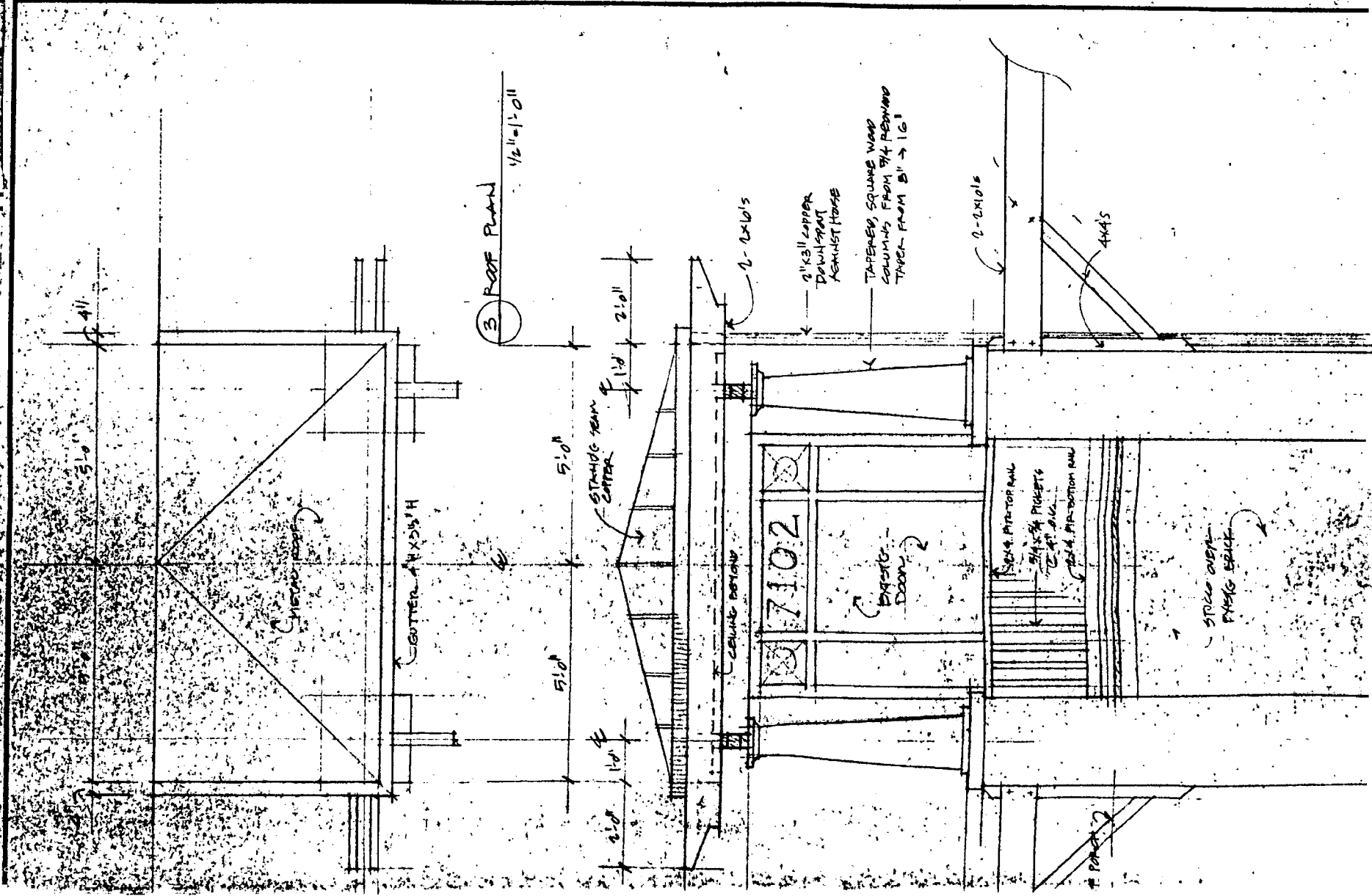
3 ROOF PLAN
1/2" = 1'-0"



1 FRONT ELEVATION
1/2" = 1'-0"

Paul Treseder
ARCHITECT AIA

SHL



3 ROOF PLAN
1/2" = 1'-0"

1-2x10's
2-2x10's
4x4's

9" x 3" COPPER
DOWNSPOUT
AGAINST HOUSE
TAPERED SQUARE WOOD
COLUMNS FROM 8" x 16"
TAPER FROM 8" x 16"

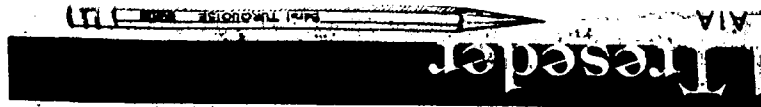
STANDING SEAM
COPPER

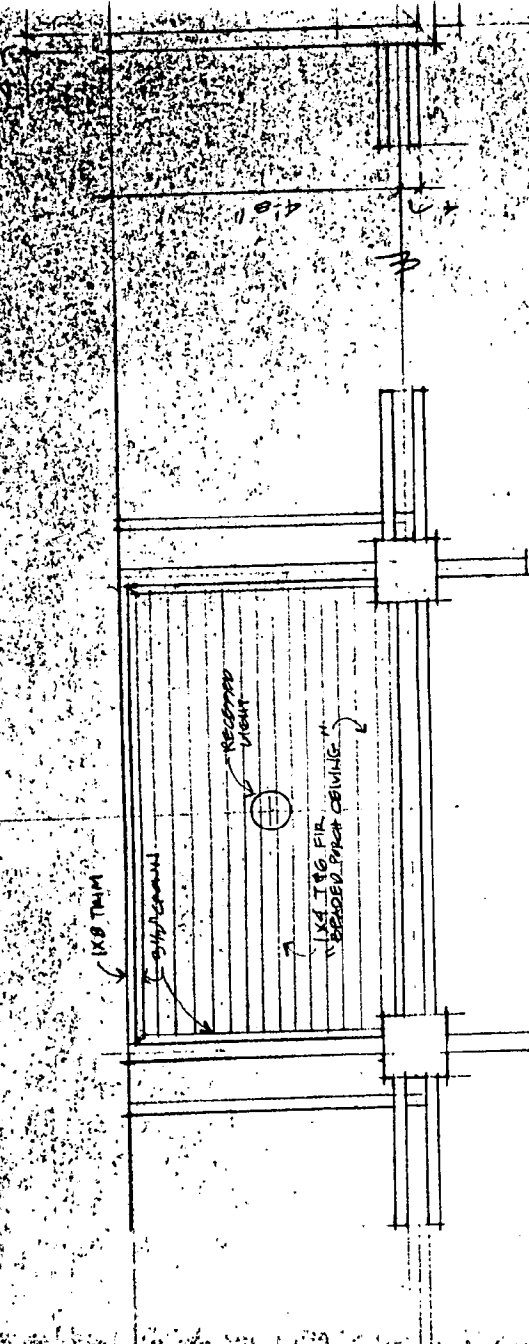
CEILING BELOW

Decorative
Door

POST TOP RAIL
5/8" x 3/4" PICKETS
2" x 4" P.O.C.
2x4x4 AIR BOTTOM RAIL

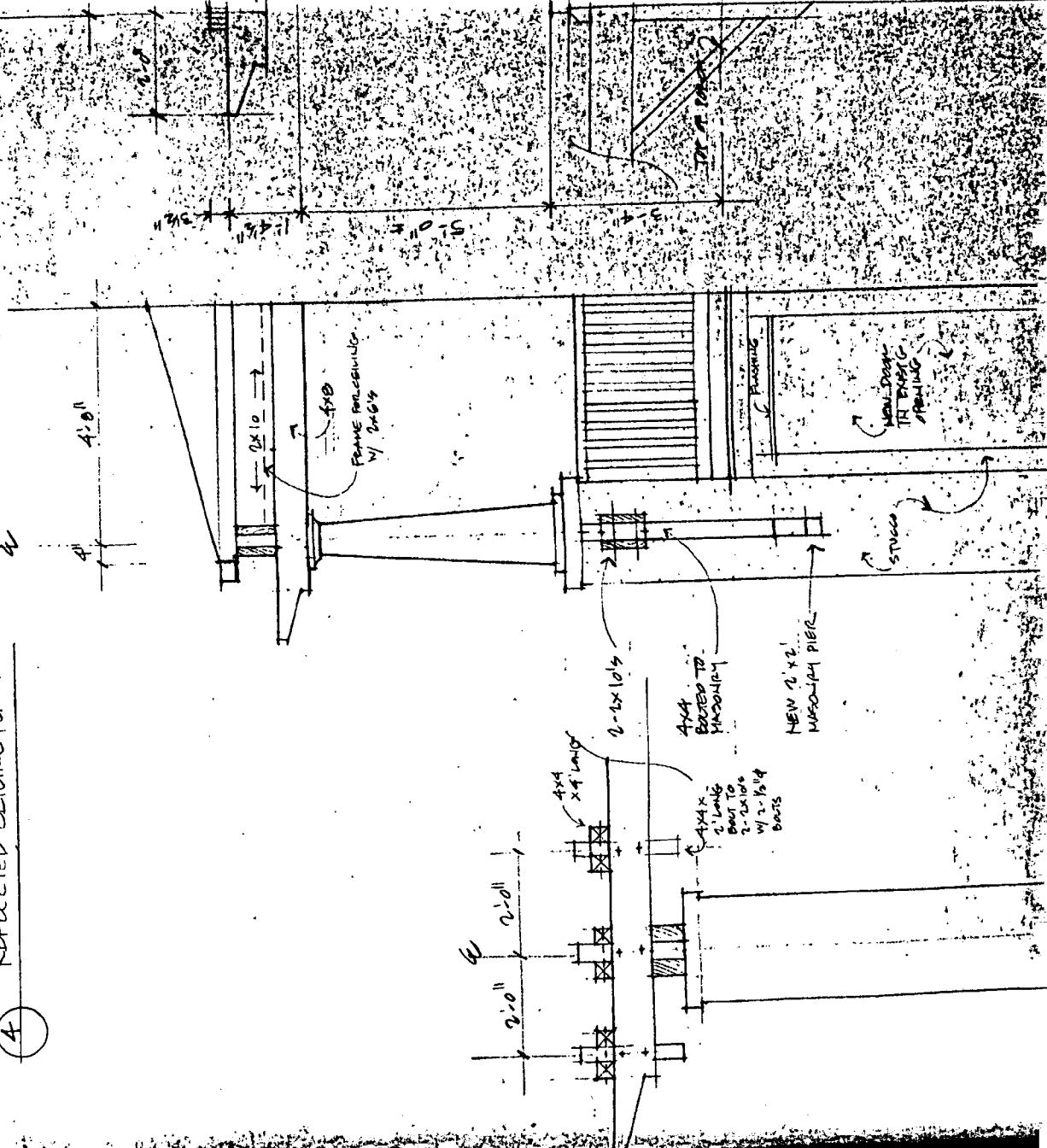
SPICES OUT
PICKETS BACK

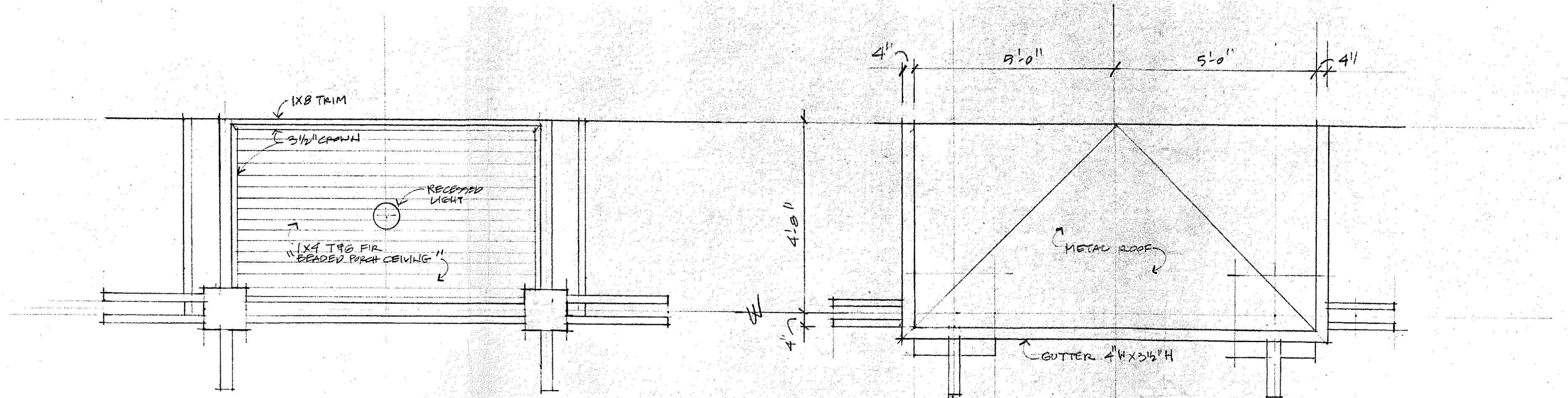




REFLECTED CEILING PLAN

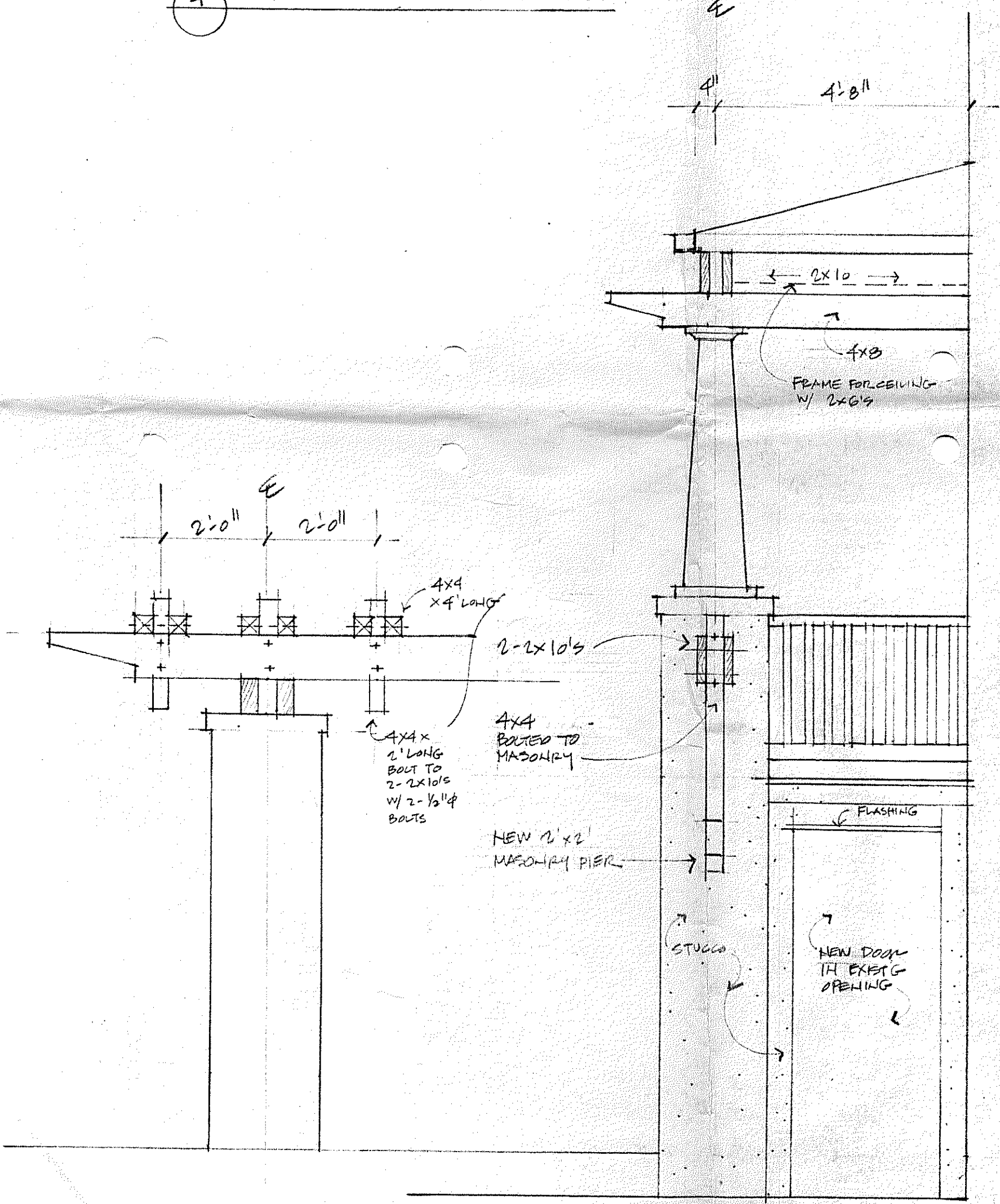
(A)





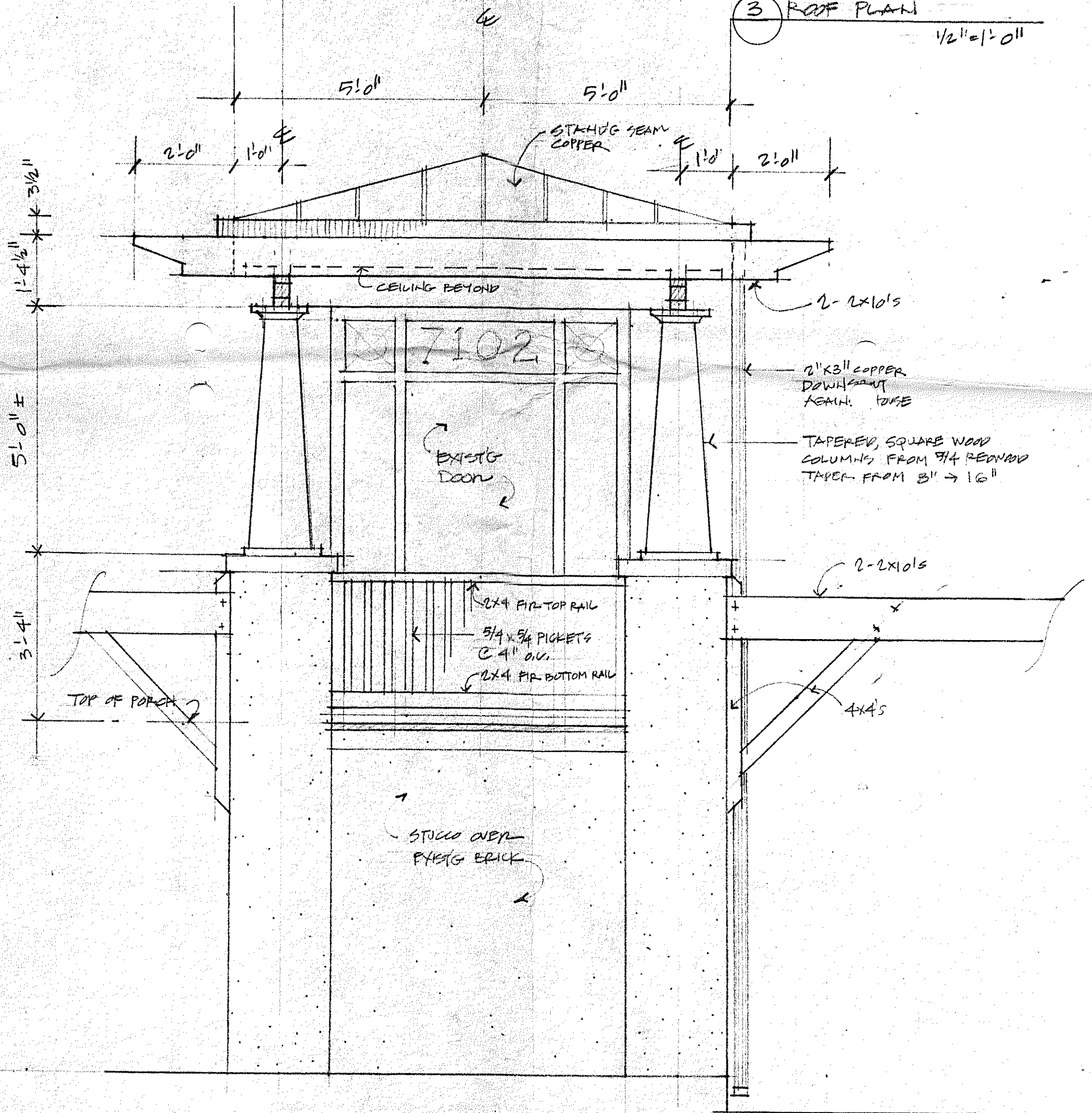
4 REFLECTED CEILING PLAN
1/2" = 1'-0"

3 ROOF PLAN
1/2" = 1'-0"

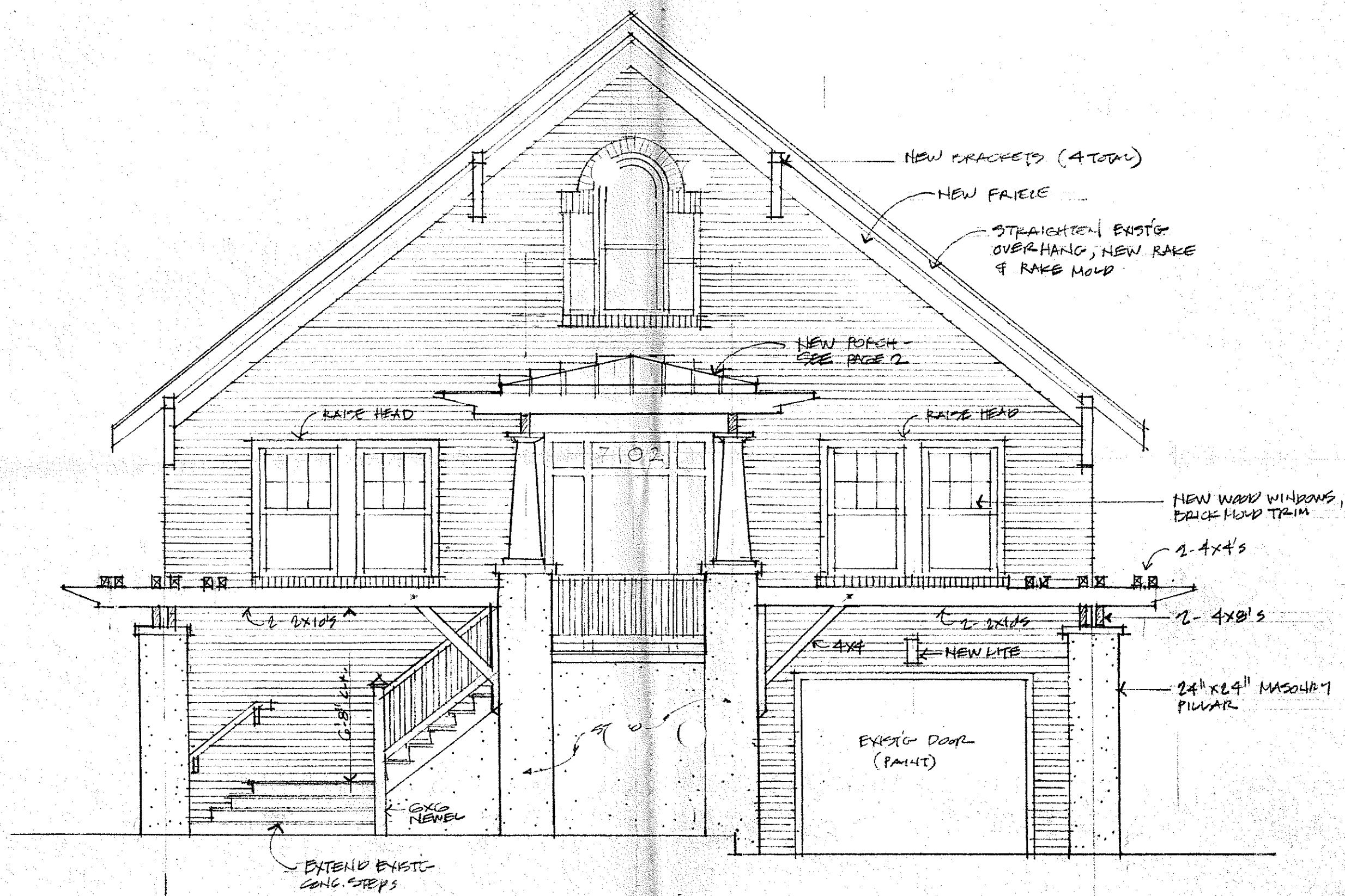


1 TRELLIS DETAIL
1/2" = 1'-0"

2 SIDE ELEVATION
1/2" = 1'-0"

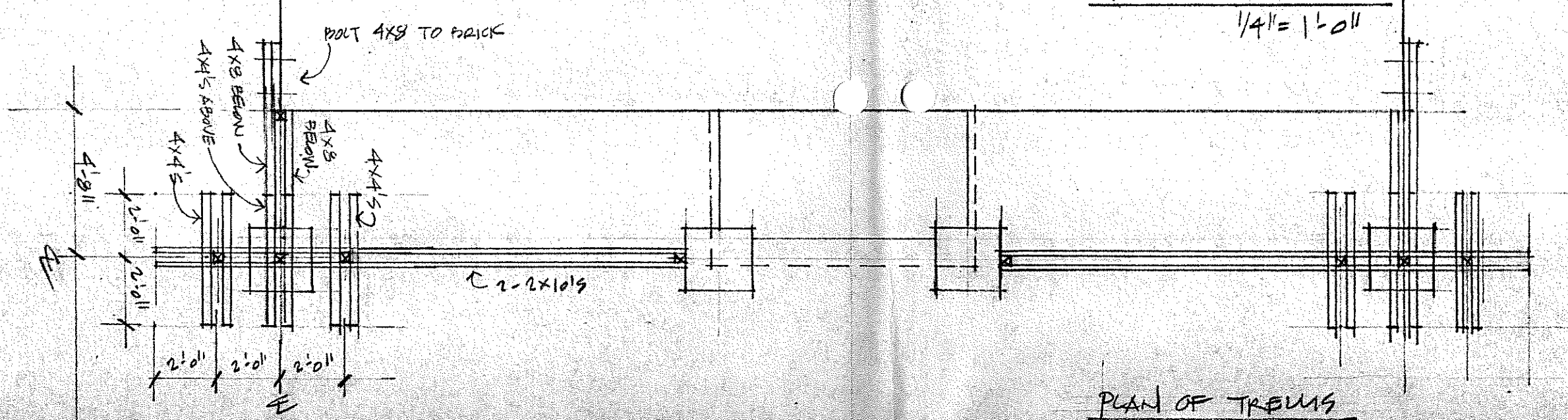


1 FRONT ELEVATION
1/2" = 1'-0"

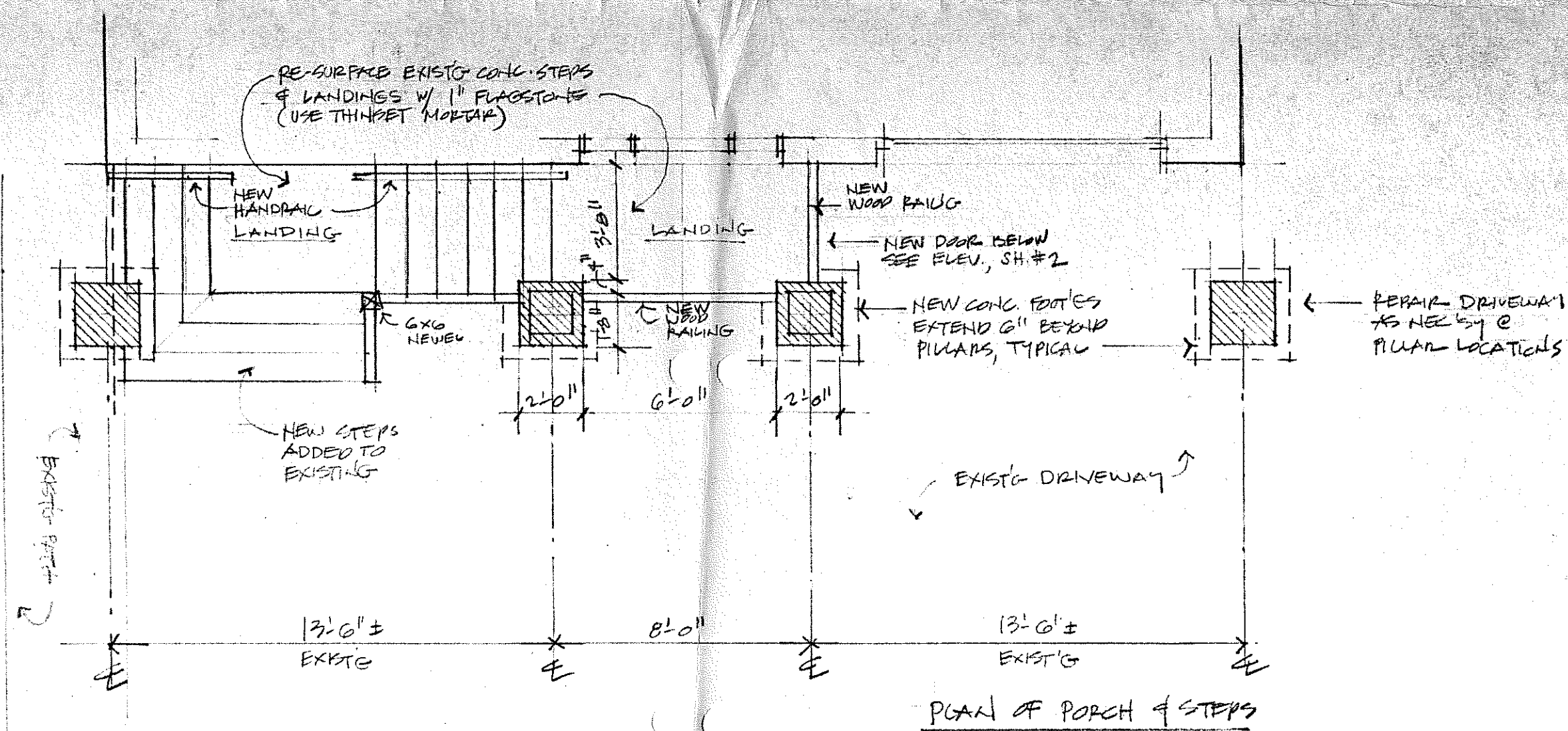


ELEVATION

1/4" = 1'-0"



PLAN OF TRELLIS



PLAN OF PORCH & STEPS

5-11-94

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ARCHITECT AIA

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PHASE TWO REMODELING of the
 RICHARDS RESIDENCE
 7102 WOODLAND AVENUE, TAKOMA PARK, MD.

sht.

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of TWO