

37/3-95J 24 Montgomery Avenue
Takoma Park Historic District

Hamm/ Eden

HPC#12/95

24 Montgomery Ave.

Takoma Park H.D.



Eastman Kodak
Kodak SAFETY FILM

135

35

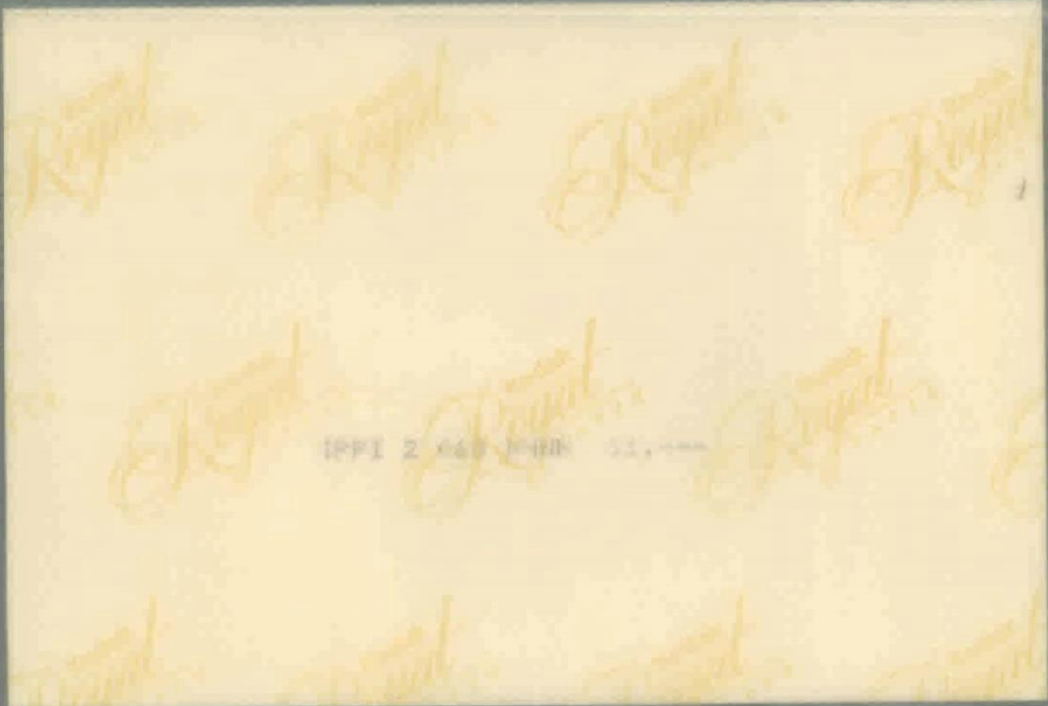
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

September 6, 1995

Abigail Eden
William E. Hamm
24 Montgomery Avenue
Takoma Park, MD 20912

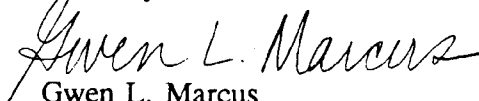
Dear Ms. Eden and Mr. Hamm:

I received your letter of September 2nd regarding the retaining wall and brick walkway that you wish to install. The letter states that the retaining wall will be only 12" to 18" high and that the brick walkway is a replacement of an existing concrete walkway - no additional paved areas will be constructed.

As your property is within the Takoma Park Historic District, these types of construction projects would typically require a Historic Area Work Permit (HAWP). However, since there is a current HAWP that you are working on (#9503150064) and since the proposed changes are relatively minor, it is my determination that the retaining wall and brick walkway can be considered amendments to your existing HAWP and can be approved on a staff level.

Therefore, this letter serves as your approval to construct the retaining wall and brick walkway as described above. If you have any questions on this matter, please call me at 495-4570.

Sincerely,


Gwen L. Marcus
Historic Preservation Coordinator

Abigail Eden
William E. Hamm
24 Montgomery Ave.
Takoma Park, MD 20912

Saturday, September 2, 1995

Gwen Marcus
The Maryland-National Capital Park & Planning Comm.
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Dear Ms. Marcus:

We plan to undertake a small construction project within the next month. Our property is a single family residence at 24 Montgomery Ave. at the corner of Hickory and Montgomery Aves. in the B.F. Gilbert Addition of Takoma Park. We currently are building an addition with an historic permit, No. 9503150064. That addition is almost finished; only the final exterior paint and interior finishing remain. The property has a brick retaining wall along the Hickory Ave. side. The front of the property slopes down toward Montgomery Ave. We propose to bring the brick retaining wall around the corner and along the front of the property. The wall will be low, we estimate between 12" and 18." In addition, we plan to replace the cement front walk with brick to match the wall and the porch piers.

As you know, we are hoping to avoid going through the complete Historic Preservation Commission Review cycle for the project. I am writing to ask if we can handle this through an exchange of letters. Your help in this matter will be greatly appreciated.

Sincerely,


Abigail Eden
William E. Hamm


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

DATE: April 12, 1995

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: _____

1. The applicant shall use painted wood trim.
2. The applicant shall submit railing detail to be approved by staff.

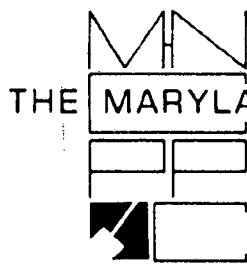
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: William 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.

cc: file



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

DATE: April 12, 1995

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: 24 Montgomery Avenue	Meeting Date: 04/12/95
Resource: Takoma Park Historic District	HAWP: Demolition/Addition
Case Number: 37/3-95J	Tax Credit: No
Public Notice: 03/29/95	Report Date: 04/05/95
Applicant: William Hamm & Abigail Eden	Staff: Patricia Parker
PROPOSAL: Demolish porch; construct addition	RECOMMEND: APPROVE w/ condition

BACKGROUND

This proposal requests HPC approval to demolish an existing enclosed block at the rear of a contributing resource, c. 1885-95. In its place, the applicant proposes to construct a somewhat larger rear addition, 24' wide x 12'-6" deep. The house is situated on a corner lot at the intersection of Montgomery and Hickory Avenues in the Takoma Park Historic District. As such, the proposed addition, although at the rear of the property, will be very visible.

The addition, as proposed, would be one-story and sheathed with painted white wood clapboard siding (to match the color of the aluminum siding of the main block). It would have two 2/2 windows on the rear (north) facade - reused from the existing house. On the side or east facade, there would be one door (3X3 panes over two panels) with a 2-lite transom, and a double 2/2 window. The applicant requests approval for the use of asphalt or standing seam metal roofing on the addition - depending on budget constraints. Porch details would include square chamfered columns, and a porch railing with balustrade reiterative of details present in the portion of the structure proposed for demolition.

The HPC reviewed a very different proposal involving this resource on December 7, 1994. In that proposal, the addition was 28' wide and 7' deep across the entire rear portion of the house. The applicant chose not to go forward with that proposal.

STAFF RECOMMENDATION

Staff feels that this proposal is much improved from the earlier submission. Although slightly larger than the earlier submission, the addition is very well articulated and differentiated from the main block of the house. The resource is located at the intersection of two streets - Montgomery Avenue and Hickory Avenue - and as such any addition will be very visible.

This proposed addition would extend 5' beyond the rear wall of the house and would protrude from the side of the house by approximately 5' also. Its overall dimensions would

be 24' wide by 12'-6" deep. The one-story structure would be clad with painted wood clapboard and would have a metal or asphalt roof (depending on budget). The rear elevation indicates a one-story enclosed structure with roofed porch. This elevation would contain two single 2/2 wood window openings. The elevation which would face Hickory Avenue includes one door opening with double-lite transom above and a larger opening with two 2/2 true divided light wood windows. The porch would have roofing continuous with the addition, chamfered wood columns with simple handrailing and ball shaped newel posts. Three steps would transition down to grade. The proposal does not involve removal of trees.

This resource has experienced substantial change and alteration in the past, including installation of aluminum siding. The applicants will attempt to re-use existing windows in the proposed addition.

The proposal will employ materials matching those of the existing house prior to many of its alterations. The addition would use painted wood clapboard. Staff recommends that the applicant use wood trim details such as cornerboards. The windows proposed will be either reused or identical to the current windows. The porch would have simple posts with set-in railing and newels. The foundation, where visible, will be brick faced, consistent with the rest of the house. Brick porch piers will be used and painted tongue-in-groove wood flooring will be used for the porch floor.

Staff feels that the proposal is compatible with the historic resource with respect to size, mass and scale and architectural features. The proposal is consistent with historic preservation standards and guidelines. The Takoma Park Guidelines emphasize the importance of the resource and its compatibility with existing patterns and features of the streetscape.

Therefore, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(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 Standard for Rehabilitation #2, #5, #9 and #10:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved; and

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 unimpaired.

with the condition:

- 1) The applicant shall use painted wood trim.

and with the 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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Abigail Eden
DAYTIME TELEPHONE NO. (301) 891-3755

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER William E. Hamm & Abigail Eden DAYTIME TELEPHONE NO. (301) 891-3755

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

CONTRACTOR _____ TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 24 STREET Montgomery Ave.

TOWN/CITY Takoma Park NEAREST CROSS STREET Hickory Ave

LOT 12 BLOCK 18 SUBDIVISION B.F. Gilbert Addition

LIBER 6723 FOLIO 893 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
CIRCLE ALL APPLICABLE: A/C Slab Room Addition
Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____

1B. CONSTRUCTION COST ESTIMATE \$ 25,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # 9411040105

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC 02 () SEPTIC 03 () OTHER _____

2B. TYPE OF WATER SUPPLY 01 (X) WSSC 02 () WELL 03 () OTHER _____

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

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.

Abigail Eden Signature of owner or authorized agent Date 3/14/95

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO. 02-15-624 DATE FILED _____ DATE ISSUED _____



EXISTING STRUCTURE:

This structure is a 2-story wood frame single family residence built as a "honeymoon cottage" in the mid 1880's. Originally constructed on a corner double lot, the properties were divided and a much smaller, out-of-period house was built in close proximity. The remaining lot contains several old white oak trees on the front (Montgomery Ave.) and side (Hickory Ave. A small shed-garage in deteriorated condition sits on the back of the lot facing Hickory Ave. The house is in a Master Plan District, but is not an historic site.

GENERAL DESCRIPTION OF PROJECT:

This project consists of demolishing a badly damaged enclosed porch-shed-like structure on the back of the house, laying a foundation, and building a new entrance area to extend about 5 feet beyond the existing back plane. The door will be moved from the back of the house to the Hickory Ave. side. A porch covered with a hip roof will extend out from the side plane of the existing structure. The new footprint is well within setback requirements from the street. The addition has been designed to compliment the style of existing construction. The porch mirrors similar structures in the immediate neighborhood.

PROPOSED DESIGN AND RELATIONSHIP TO EXISTING RESOURCES:

The addition will be one story. The exterior will be wood clapboard painted white to match the existing aluminum siding on the rest of the house. The new structure will reuse two windows to be salvaged from the current structure. The one new window will match the detail and dimensions of existing windows. The square porch columns will recreate details on the part of the house to be demolished. Where the foundation is visible it will have brick facing, consistent with the rest of the house. Brick piers will be used on the porch as will tongue-in-groove wood flooring. Porch rails will be of standard height. The balusters will recreate, or at least suggest, a similar detail on the structure to be demolished. It is our intention to install a standing seam metal roof. However, because money is an issue in this project, we shall reserve the right to install an asphalt roof as approved for the first HAWP. The original structure does not have a metal roof.

CONFORMANCE TO ORDINANCE:

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

MATERIAL SPECIFICATIONS

Back Door: 3X3 panes over 2 panels. Two light transom.

Porch ceiling: Bead board

Porch floor: Tongue-in-groove

Windows in back: 2X2, 6' windows salvaged from original

Window on side: double 2X2, 6' window, wood frame, matches existing window on side

Siding: Painted wood

Porch and addition roof: Metal or asphalt

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING
PROPERTY OWNERS

Adjoining

Diane Curran & Ferd Hoeffner
22 Montgomery Ave.
Takoma Park, MD 20912

Across Hickory with view of project.

Jim and Moki Porter
22 Hickory Ave.
Takoma Park, MD 20912

Across Hickory with view of project

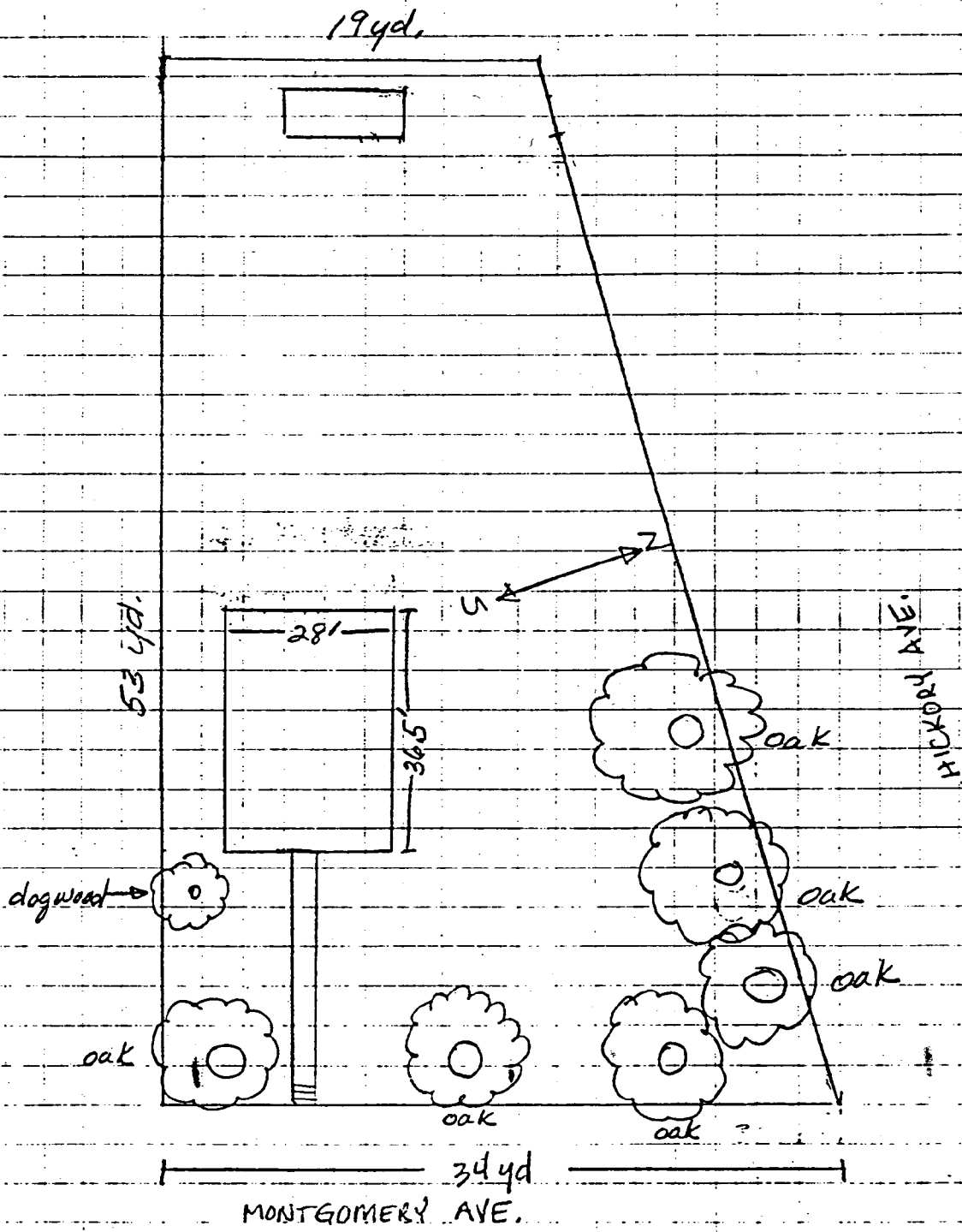
Richard Prario
20 Hickory Ave.
Takoma Park, MD 20912

Across Montgomery with slight view of project

Carin ~~Karen~~ Kleiman
25 Montgomery Ave.
Takoma Park, MD 20912

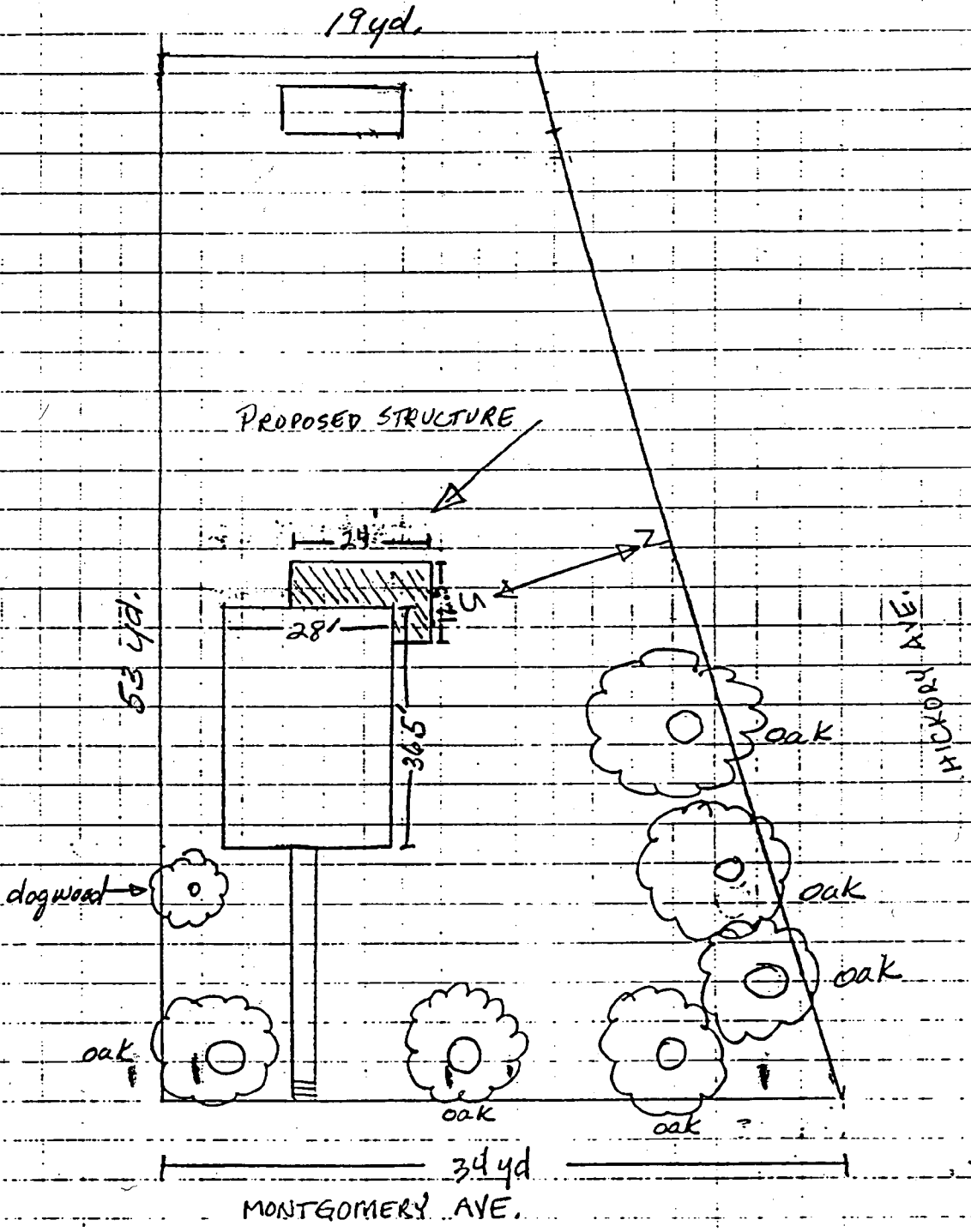
2 MONTGOMERY AVE

WITH LARGE TREES SHOWN

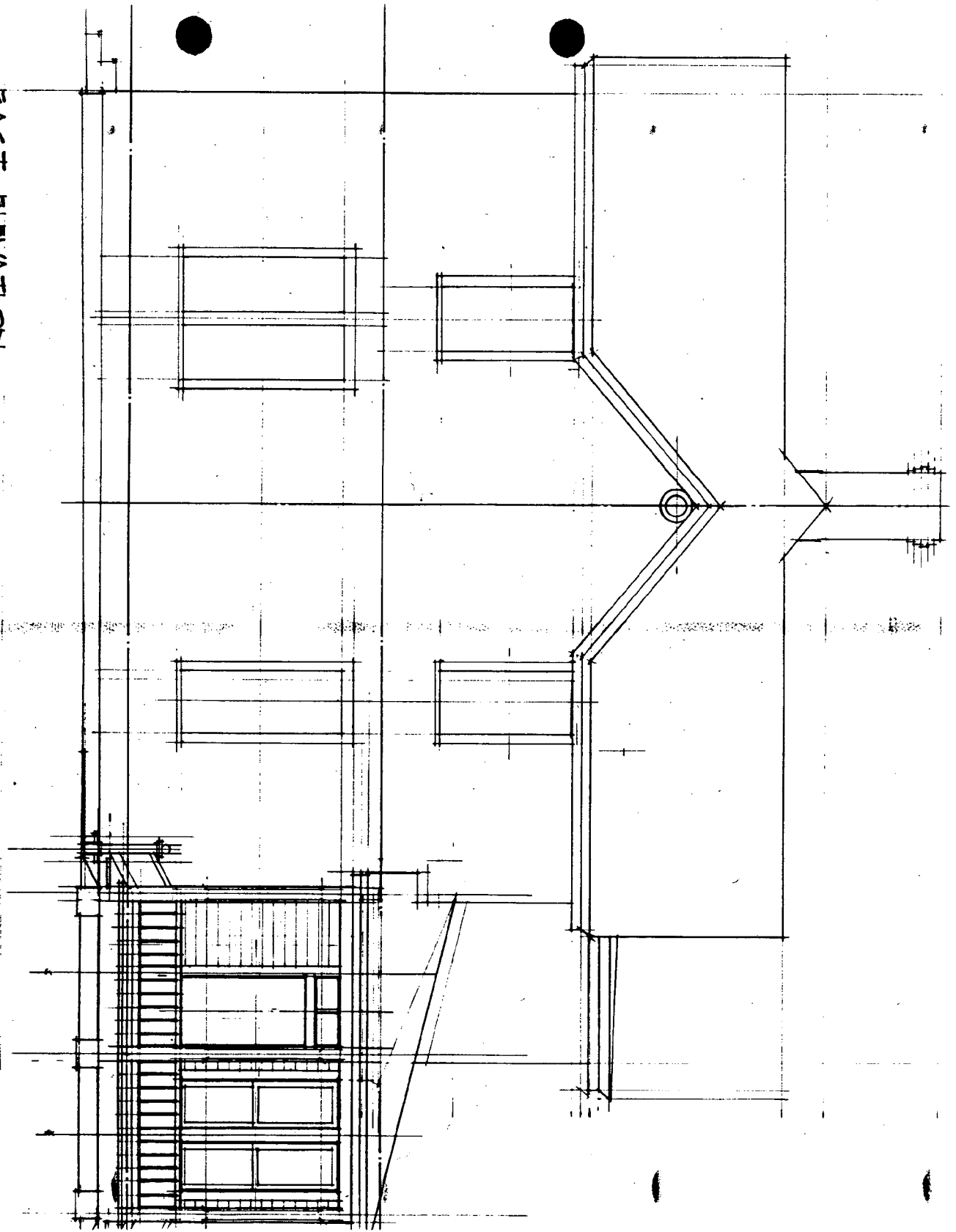


2. MONTGOMERY AVE

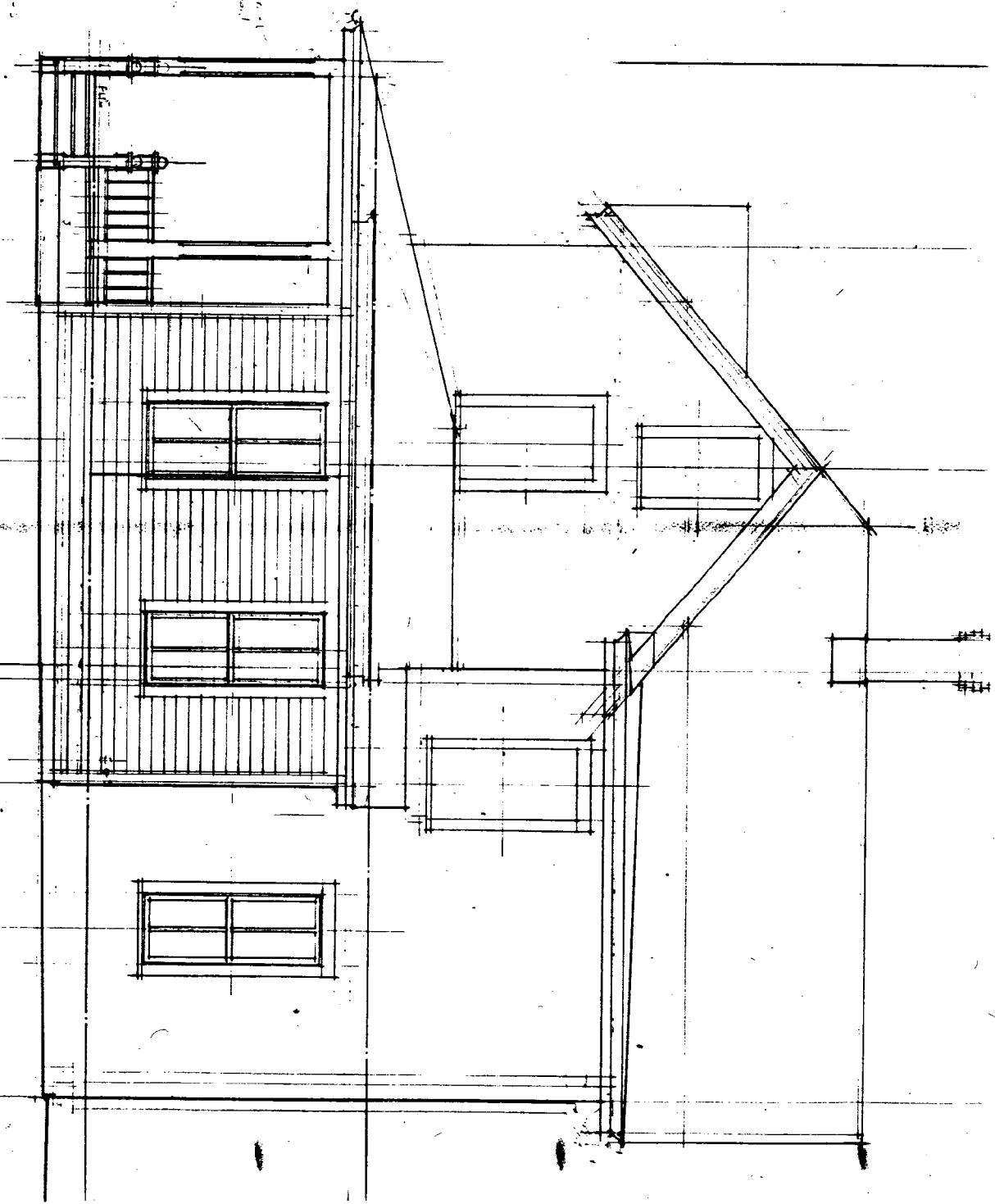
WITH LARGE TREES SHOWN



EAST ELEVATION
1/4" = 1'-0"



17'-10"
NORTH ELEVATION



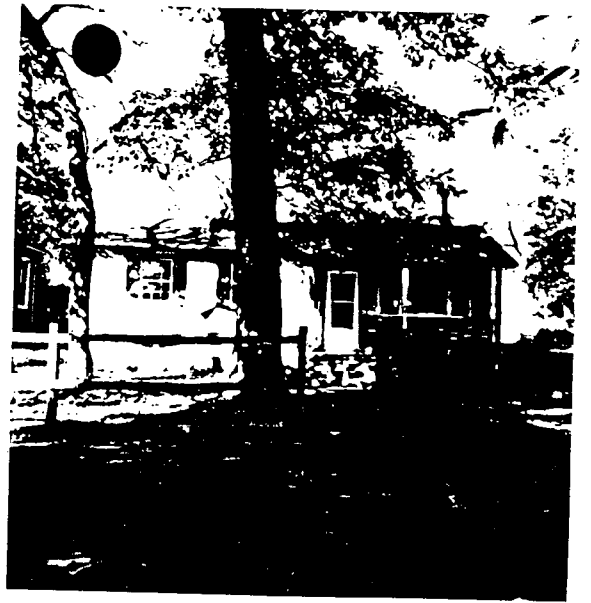








This house built
 from same plans
 as 24 Montgomery
 Difference is that
 there is no 2nd story
 on back.



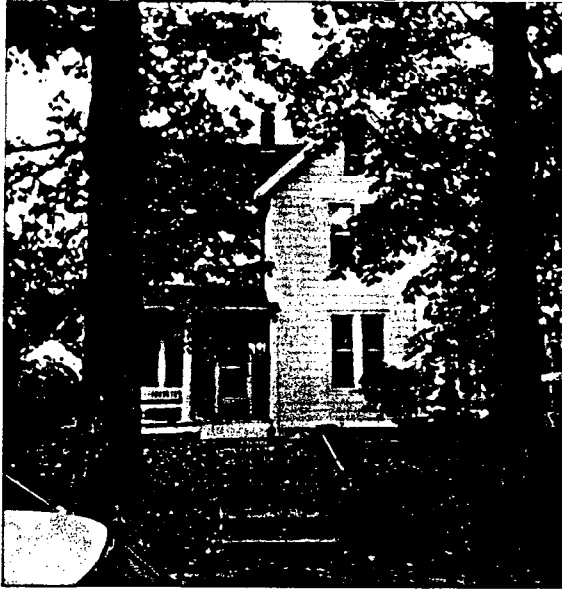
22 Montgomery
 next door

Built on
 lot originally
 associated with
 24 Montgomery

26 Montgomery

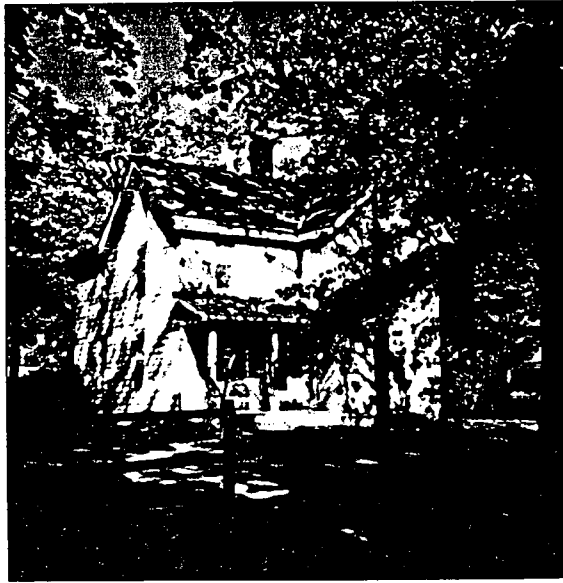


19 Hickory
 across street, new

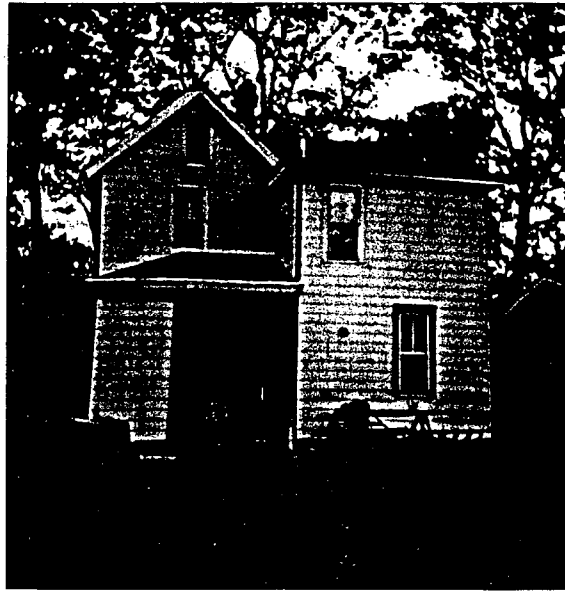


24. Montgomery - Front
10/94

See similar
view of 20
Montgomery



24 Montgomery
Front corner view from street.



24 Montgomery
Back 10/94



24 Montgomery
back, corner



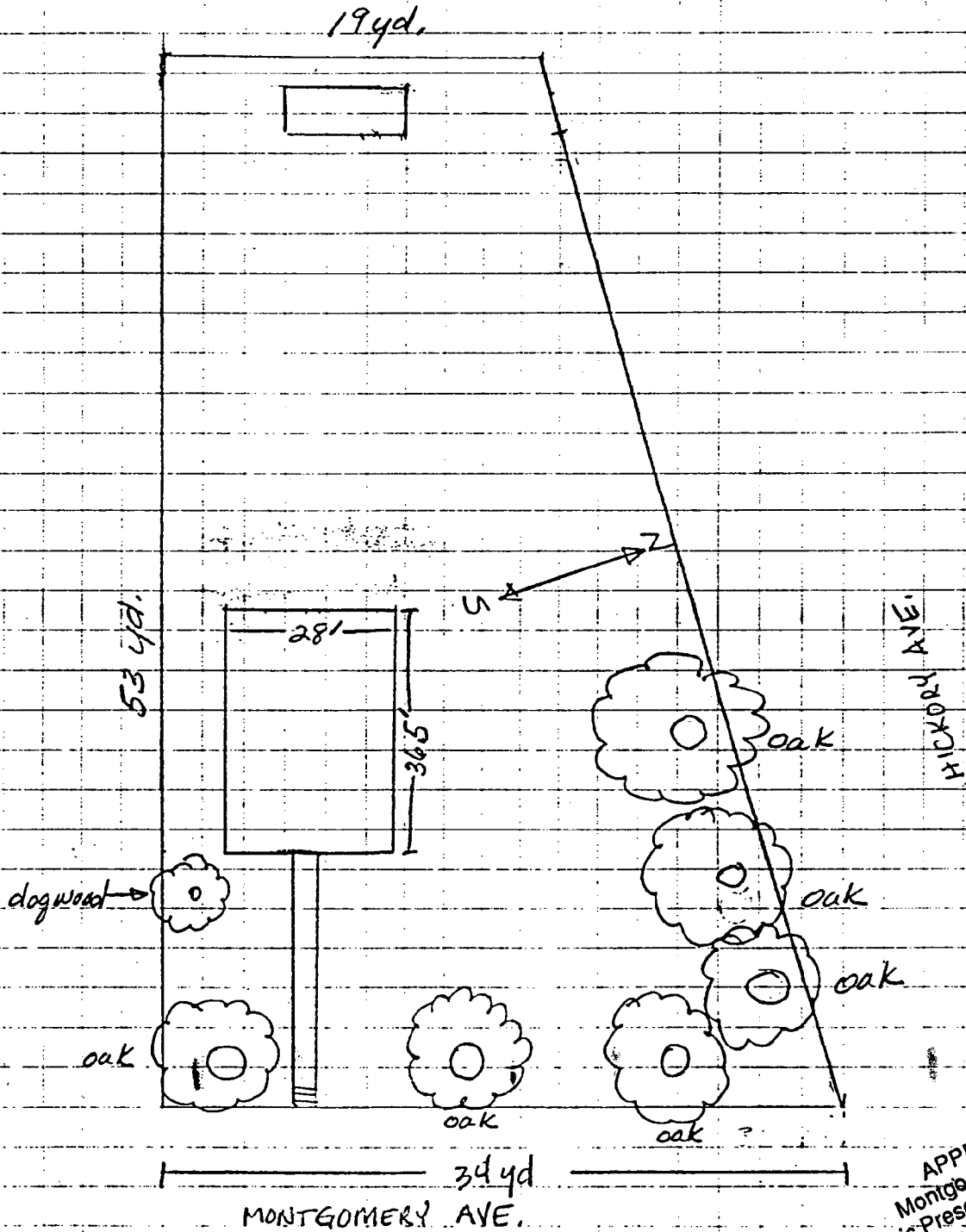
24 Montgomery, from
Hickory. Side of property.



24 Montgomery
Side

21 MONTGOMERY AVE

WITH LARGE TREES SHOWN



APPROVED
Montgomery County
Historic Preservation Commission
Kathleen Parker

2-16-95

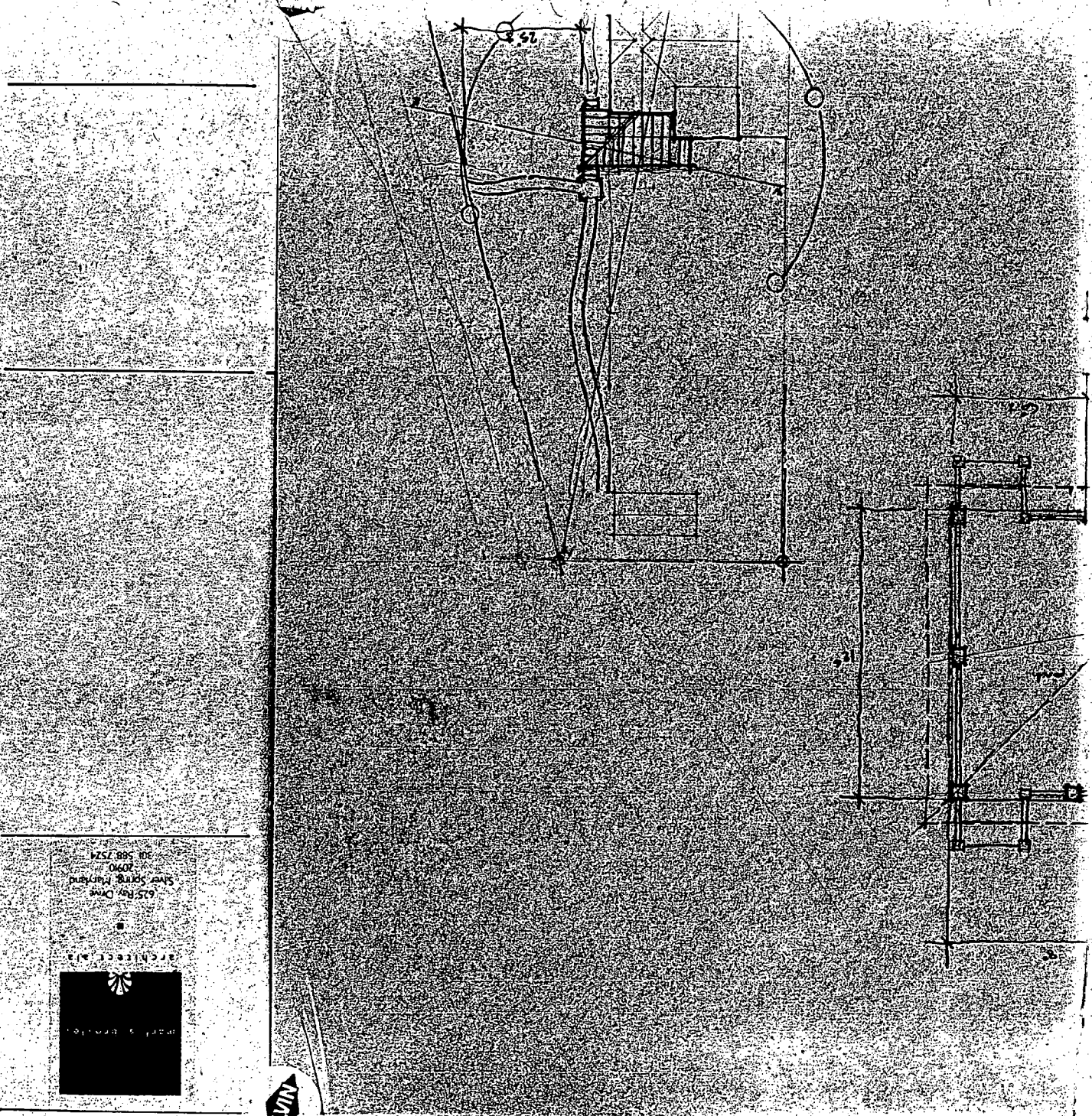
PAT -

I met w/ Mark Broyles.

The project probably has to come back to HPC, but client knows that + it's OK.

I like the proposal. Seems modest in terms of the original house. They will match original wood siding (german siding) - + match existing columns at rear porch + match decorative porch trim. The house was very nice when built (pre-alum. siding.)

I'll go over it at your + tell you what I told him - He'll call back tomorrow pm for comments -
Rosal



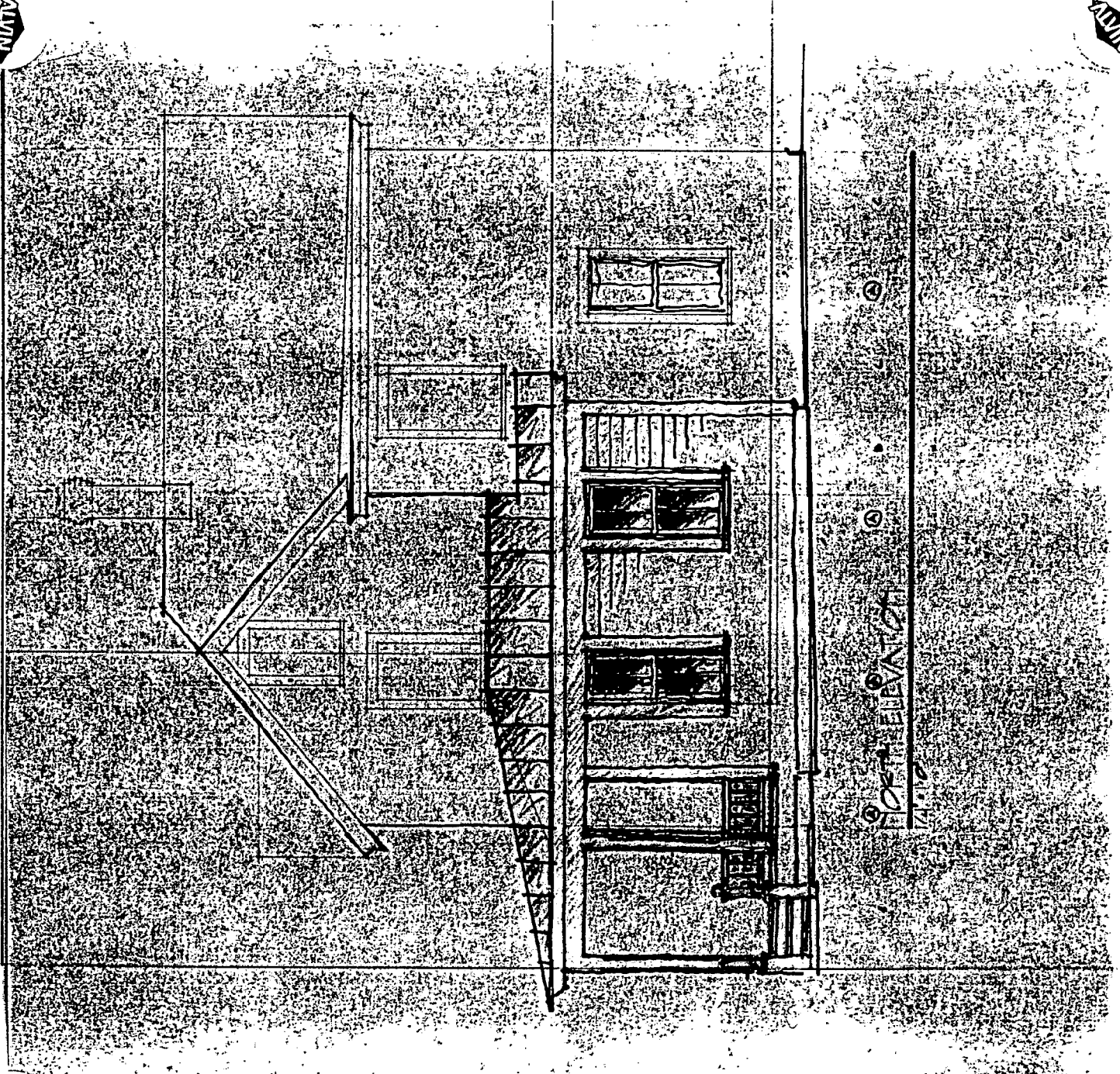
625 Park Drive
State Street, Portland
20090
303 588 7524



ADW

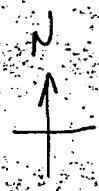
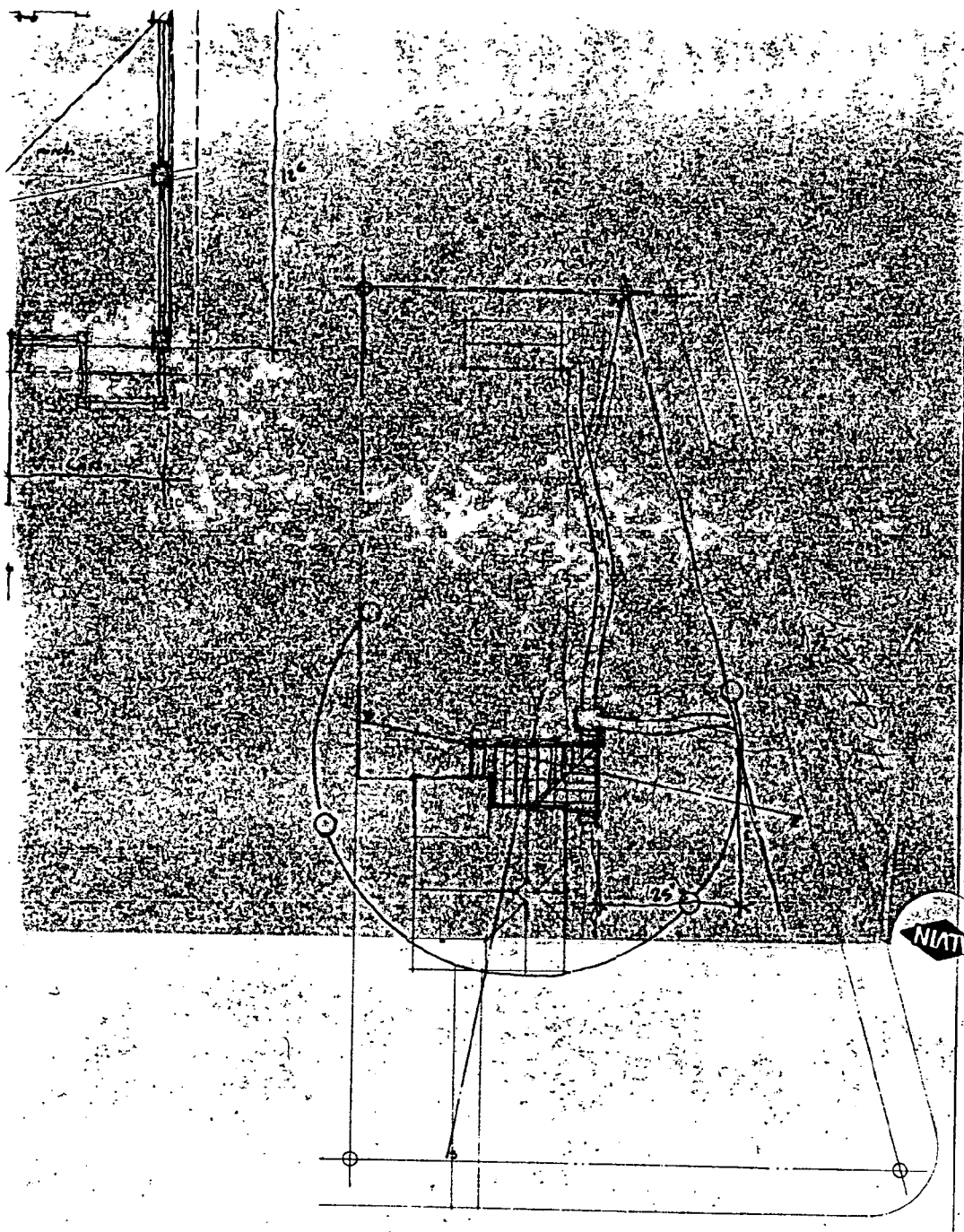
ALVIN

ALVIN



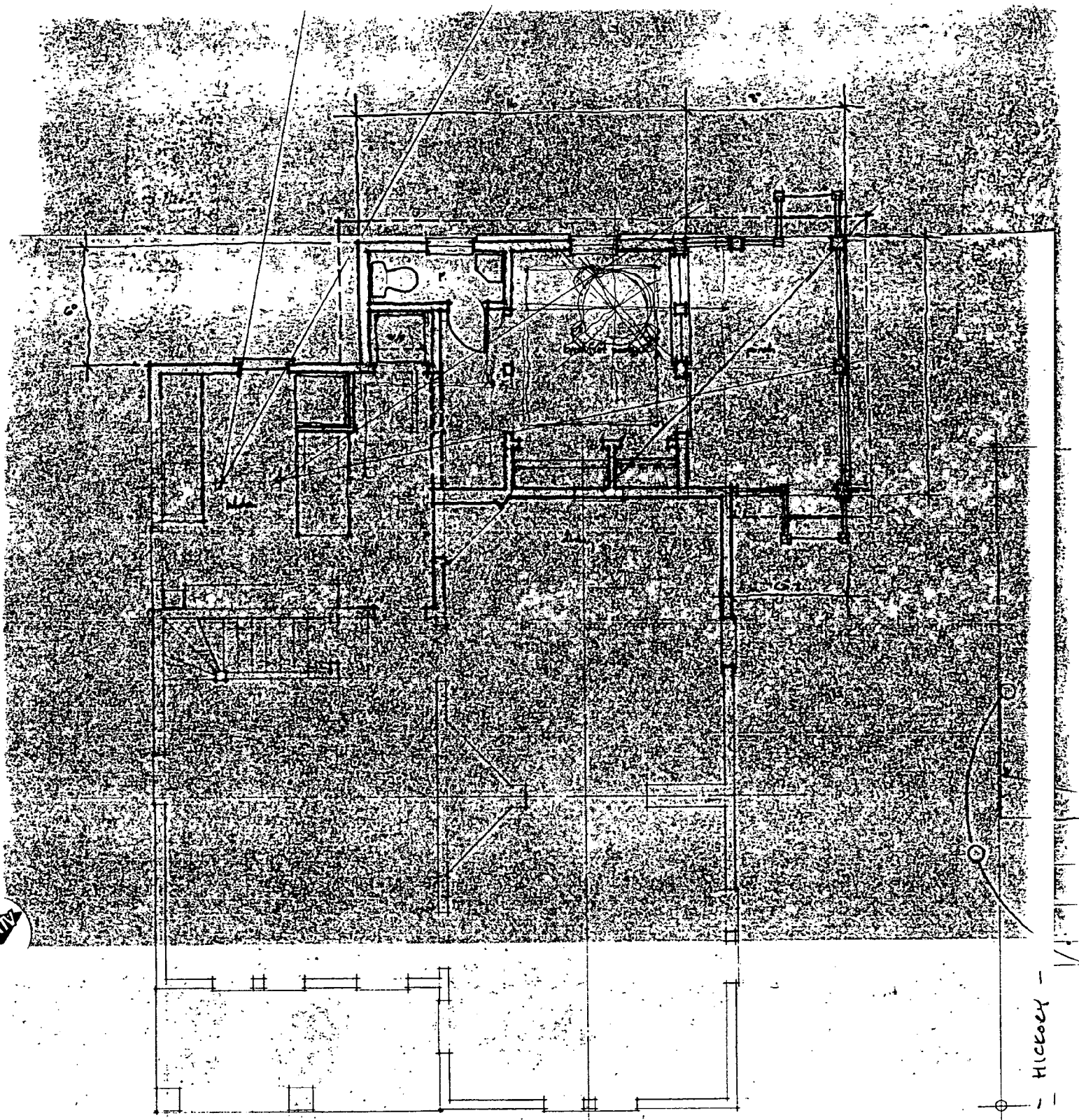
ALVIN

ALVIN



MONTGOMERY

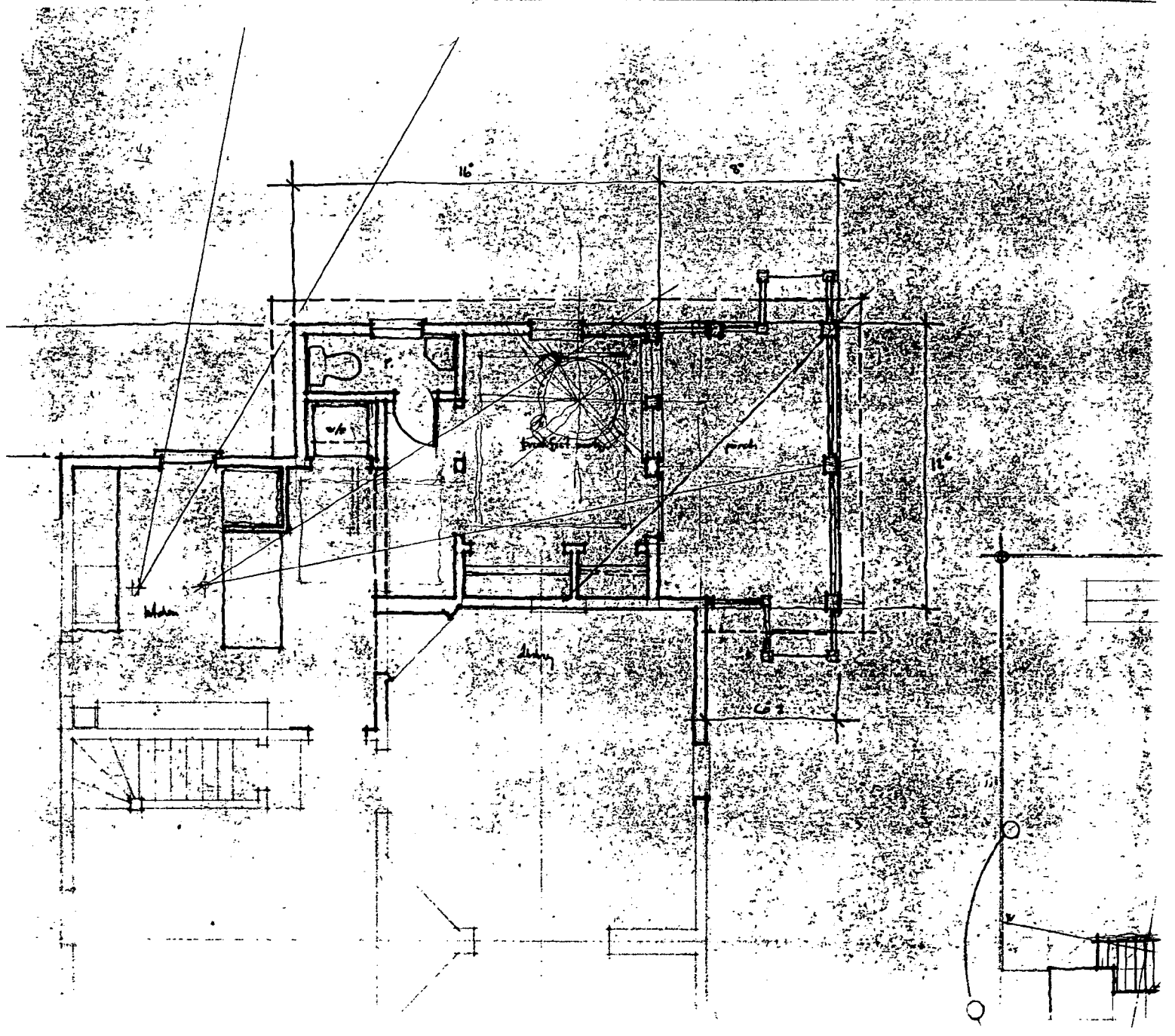
SITE BY AN



Hickey

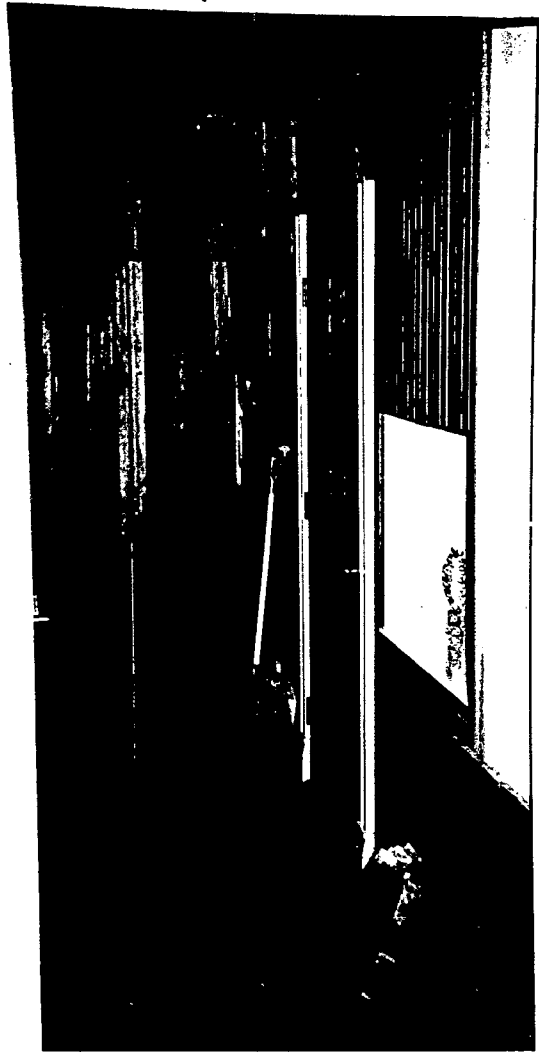
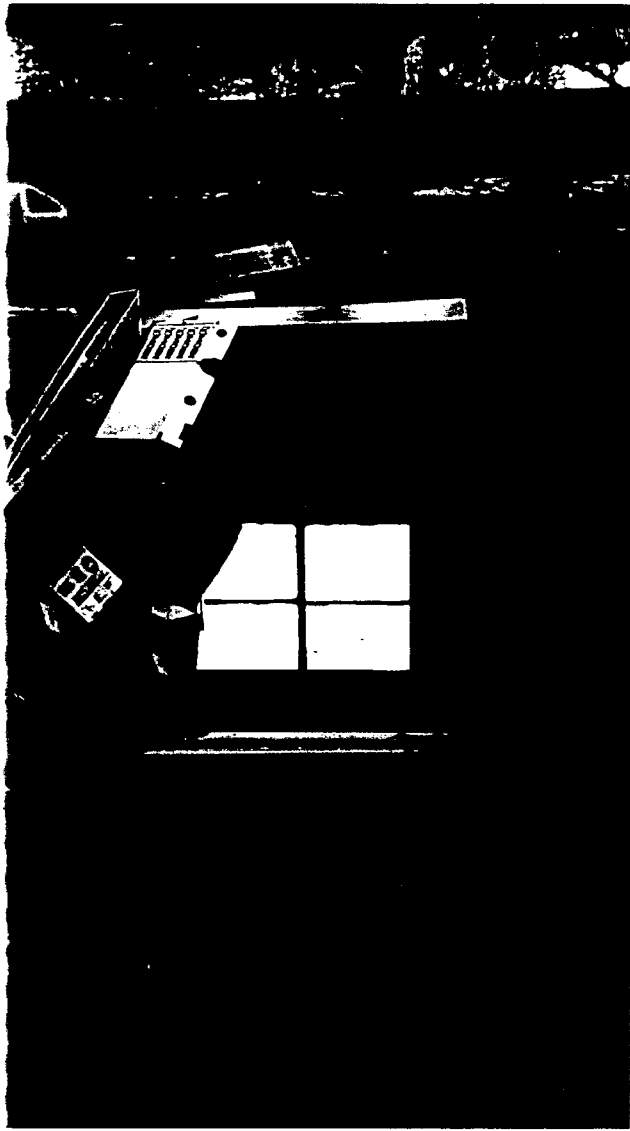
- MONTGOMERY -

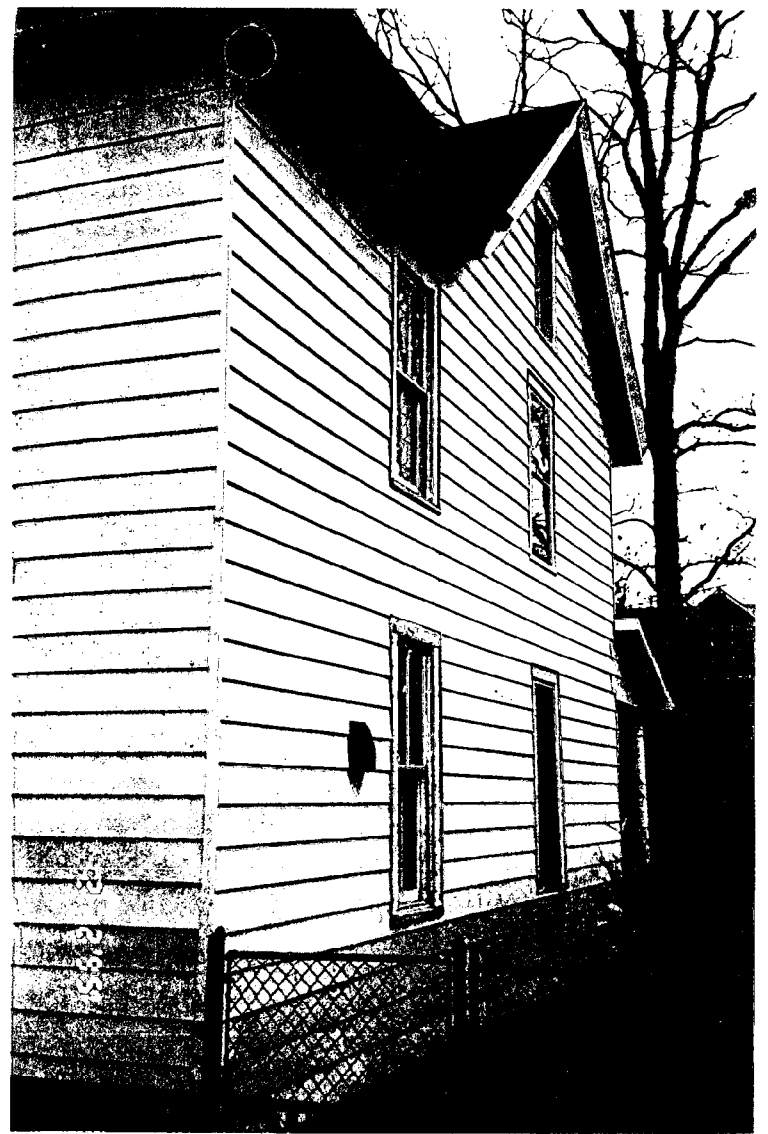
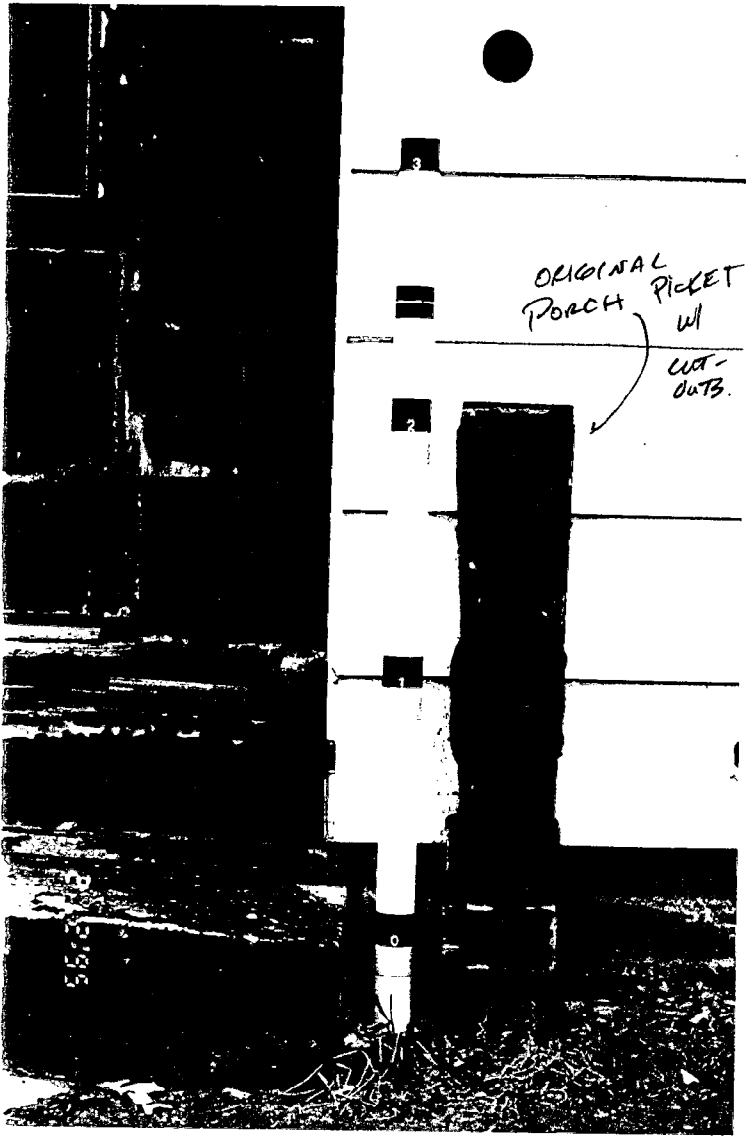
Mark S. Broyles
625 Ray Dr
S.S. MD 20910
(301) 588-7524

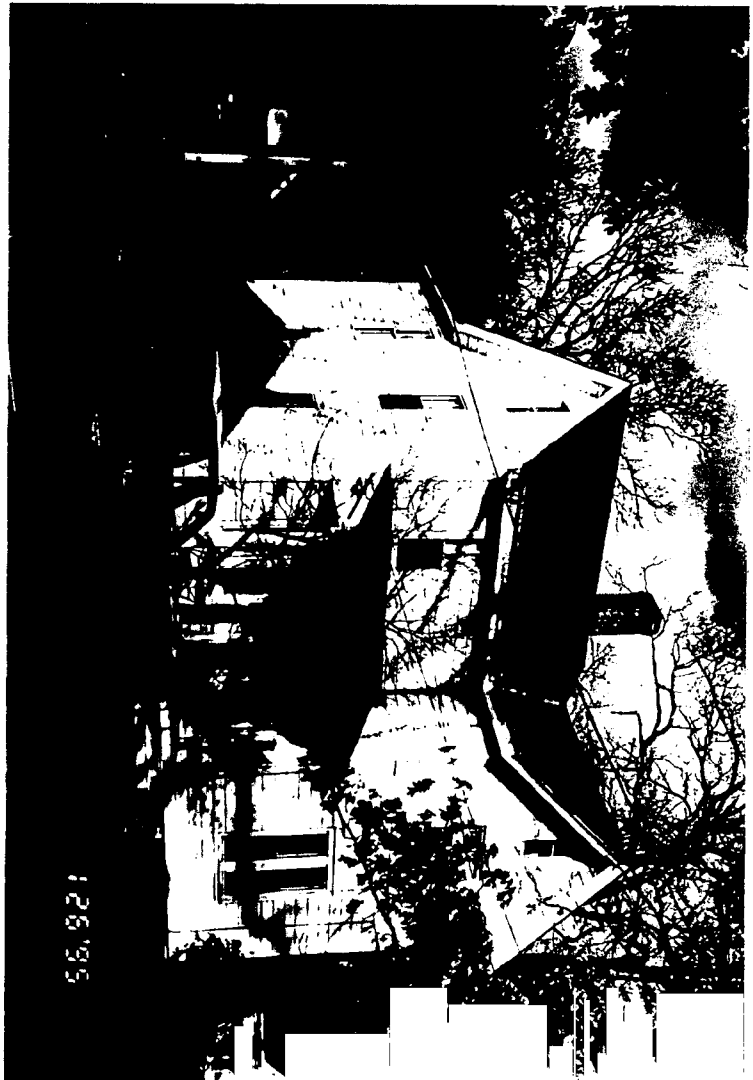


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EAST ELEVATION

12-10