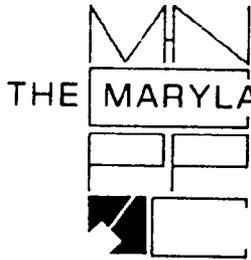


37/3-95P 308 Lincoln Avenue
Takoma Park Historic District

308 Lincoln Avenue HPC 6/7/95
Takoma Park Historic District Case# 373-95P



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

DATE: June 8, 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!

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 308 Lincoln Avenue Meeting Date: 6/7/95
Resource: Takoma Park Historic District Public Notice: 5/24/95
Case Number: 37/3-95P Report Date: 5/31/95
Review: HAWP Tax Credit: No
Applicant: Gwenda A. Glesmann Staff: Patricia Parker

DATE OF CONSTRUCTION: ca. 1920's

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Tudor Revival used as Takoma Park's first library.

PROPOSAL: 1) To remove two trees - two arborvitae located each side of the front entrance steps. The root system of the two trees is causing the adjacent entrance sidewalk to buckle. No plantings are scheduled for these spaces.

2) To remove one scrub tree, a black walnut, and in the same location to plant a decorative tree. None of the trees are street trees and the removal of these trees and replacement with a decorative flowering tree would enhance the visual character of the resource and the change would be appropriate and compatible with the Takoma Park Historic District.

Staff suggests that the applicant use a tree with natural form such as a dogwood or cherry, rather than a weeping cherry tree.

RECOMMENDATION: Approval
 Approval with conditions:
1. The applicant shall replace the black walnut tree with a tree having natural form and character.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- X 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- _____ 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; or
- _____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- _____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- _____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- _____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and on the Guidelines for the Takoma Park Historic District.

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 16-13-01072757 ~~508-70-0637~~
 CONTACT PERSON (same as below)
 DAYTIME TELEPHONE NO. ()
 NAME OF PROPERTY OWNER Gwenda A. Glesmann DAYTIME TELEPHONE NO. (202) 638-7700
 ADDRESS 308 Lincoln Avenue Takoma Park, MD 20912
CITY STATE ZIP CODE
 CONTRACTOR n/a TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER n/a DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 308 STREET Lincoln Avenue
 TOWN/CITY Takoma Park, MD NEAREST CROSS STREET Carroll Avenue
 LOT Part 26 BLOCK 37 SUBDIVISION B.F. Gilberts
10860 159
 LIBER ~~3000~~ FOLIO ~~230~~ PARCEL B-25-1072757

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 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 Remove Trees
 1B. CONSTRUCTION COST ESTIMATE \$ 500 + cost of replacements
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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.

Gwenda A. Glesmann 5/13/95
 Signature of owner or authorized agent Date

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

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THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

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

Single family home in residential neighborhood. Historical significance of property limited to use as library by Tacoma Park in 1935.

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

would like to remove "weed" trees to maintain + beautify property. Plan to remove 3 trees from front yard - 2 arbor vitas planted either side of front steps whose roots are damaging front porch + walkway; and 1 black walnut to be replaced by flowering tree such as weeping cherry - no effect on historic district.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

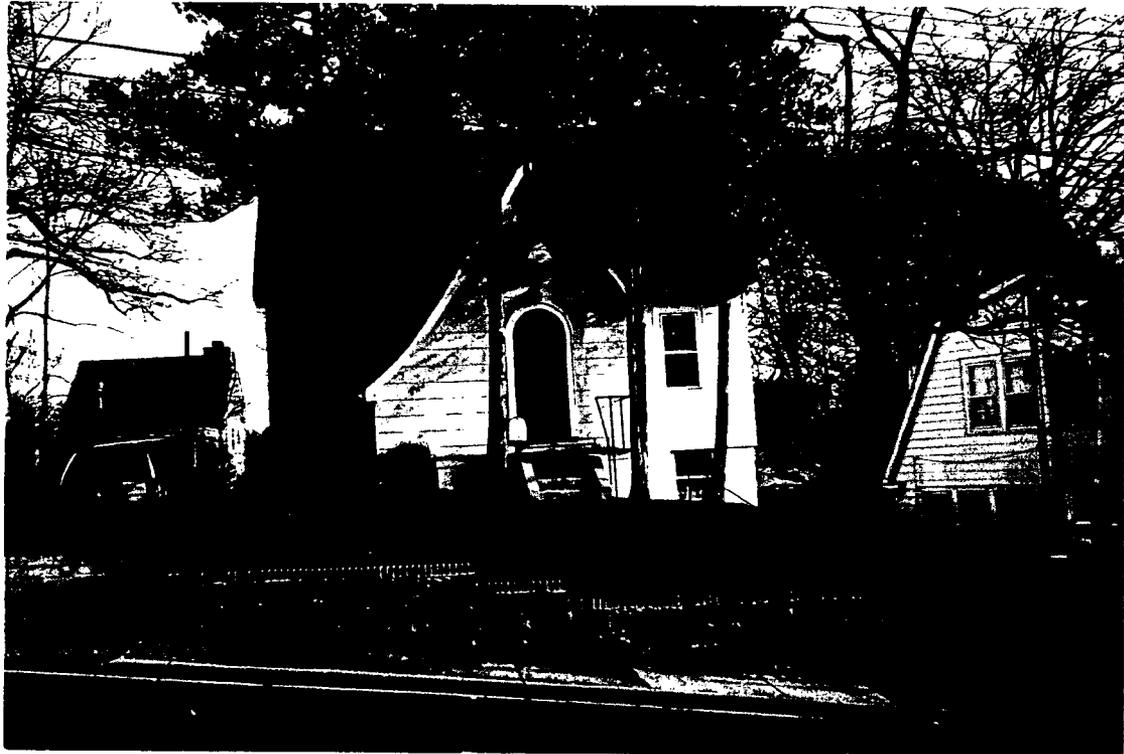
Saul Schniderman
306 Lincoln Avenue
Takoma Park, MD 20912

Frank & Emily Tobin
310 Lincoln Avenue
Takoma Park, MD 20912

Joyce & Tom Warfield
309 Niagara Court
Takoma Park, MD 20912

Leslie Williams
311 Lincoln Avenue
Takoma Park, MD 20912

Taty & Johan Achmad
315 Lincoln Avenue
Takoma Park, MD 20912



Note:

This is the current front of my home. The four trees against the front of the house are arbor vitas, which due to their location + type, were probably planted originally as bushes and are now overgrown due to neglect. The roots of the two middle ones (next to the porch and steps) have damaged the porch foundation and front walkway. The black walnut (to the right of the house) has a double trunk and grows leaning toward the street, into the electrical wires.

I would like to remove the two middle arbor vitas and replace them with 2 bushes and the black walnut and replace it with a smaller, flowering tree: possibly weeping cherry.

There are 26 other trees in my yard 12 of which I have planted since I purchased the property in Nov. of 1992. Unfortunately, the property was neglected for many years prior to my ownership. I have done considerable work in its renovation, beautification + maintenance in the past 7 1/2 years + the tree removal will be the next step in that process. Thank you for your time + assistance in my efforts.

Wendy Korman



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Joan Gleason