

37/3-95T 510 New York Avenue
Takoma Park Historic District

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 510 New York Avenue

Meeting Date: 7/26/95

Resource: Takoma Park Historic District

Review: HAWP/REVISION

Case Number: 37/3-95T REVISION

Tax Credit: Yes

Public Notice: Hand delivered

Report Date: 7/25/95

Applicant: Art McMurdie

Staff: Robin D. Ziek

PROPOSAL: Replace some windows

RECOMMEND: APPROVAL ✓

BACKGROUND

STYLE: Bungalow

DATE: ca. 1920s

SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION

Applicant is renovating the existing bungalow, and has appeared before the HPC for review and approval for the construction of a rear addition. The application included information only about the new addition, and no work was reviewed for the main house.

The applicant is currently before you for consideration of replacement of the sashes for 10 double-hung windows. In addition to these double-hung windows, there are 9 existing casement windows which the applicant plans to rehabilitate, including the attic window.

STAFF DISCUSSION

The proposed resource is a severely deteriorated bungalow which is being "brought back from the grave", as the applicant says. The building has extensive termite damage in the rear wall structural members, and apparently received minimal maintenance attention in the 40± years it was occupied by the previous owner. When the applicant purchased the property (from the estate), the condition was evidently appalling. The floors were damaged by dogs, the place was filthy and smelled awful. Some bright spots were the discovery that all of the woodwork is chestnut, and could be repaired and then refinished.

The double-hung windows with 1/1 light had been painted shut for years and were inoperable. The lower rails of sashes were damaged both from dogs and from water damage. Staff made a field examination of the 10 windows, and concurs with the owner that the windows are in very poor condition. The four cracked or missing window panes, the torn sash cords, and the total lack of glazing putty on more than 50% of the windows is pretty much a given for a house with a history of no maintenance as is evidenced at this property. However, all of that can be easily repaired and is not the deciding factor in the evaluation of these wood windows.

In contrast to the reparable problems noted above, the sashes themselves have been unprotected (unpainted) from the effects of weathering for so long that there are many areas of decay and rot. Several of the bottom rails of the top sashes are sagging and couldn't provide the necessary support for the window glass; they would have to be replaced. In addition, several of the bottom rails of the lower sash are deteriorated through a combination of

chewing animals and decay from water sitting on the unprotected wood. Soft wood, splits, and cracking are all evidenced on the window sashes.

The question then comes up whether all of the windows should be replaced, if several could be saved. Staff believes that for this particular resource, it would be best to replace all of the sashes for the 10 double-hung windows for a combination of reasons:

- 1) The windows are in very poor condition. Rehabilitation for these windows would require taking over 50% of the sashes apart and making new pieces of rails and stiles to replace the deteriorated sections.
- 2) All window frames and sills will be repaired and restored.
- 3) The potential rehabilitation of the windows is a component of the rehabilitation of the total house. Taken as a whole, with the amount of work involved in restoring the original double-hung windows, the project works better for the applicant if the sash replacements are used.

There is, of course, the potential for saving some of the original sash and using replacement sash only selectively. However, the windows are set both singly and in three pairs, and all of the new/rehabilitated window pairs should match. And, if the windows were not uniform, the need would then arise to use storm windows on some of the windows but not all.

- 4) The proposed replacement windows are 1/1 light, wood windows which match the existing windows in size and proportion, although they will use thermal glazing. The exterior of the windows have a beveled bead which will match the existing in appearance (especially when painted).

One distinction which can be drawn between the original windows and the new sash replacements is that the inside edge of the old windows has a molded profile whereas the interior edge of the replacement sash have a plain rectilinear profile. However, this is only apparent on the interior of the house and the HPC doesn't review interior changes.

- 5) The applicant will save the existing casement windows and rehabilitate them, so approximately 50% of the original windows on the house will be retained.

STAFF RECOMMENDATION

The proposal meets the Takoma Park Guidelines for Contributing Resources that state:

some non-original building materials may be acceptable on a case-by-case basis (p.16)

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 Standard 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.



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

July 19, 1995

MEMORANDUM

TO: Historic Preservation Commission

FROM: Gwen Marcus, Historic Preservation Coordinator *Gwen*

SUBJECT: **ITEM ADDED TO JULY 26TH AGENDA**

A HAWP which was approved at the July 12th HPC meeting has been placed on the agenda for July 26th as well. Additional discussions with the applicant - Art McMurdie - have revealed that the proposed project at 510 New York Avenue in Takoma Park includes not only the addition that had been approved by the HPC, but also replacement of existing windows on the main part of the house.

Mr. McMurdie is proposing to replace the existing one-over-one wood sashes only with new one-over-one wood sashes that have double-pane glass. Since the change is a replacement with essentially matching materials, Mr. McMurdie had not understood that he would need a HAWP for this work. After conferring with the County Attorney, staff has scheduled this item as a revision to the already approved HAWP.

More information will be presented by staff at the July 26th meeting, after staff has had a chance to visit the site and examine both the existing windows and the proposed replacements.

Please note this item on the revised agenda that was included in this packet.

570 New York Ave - July 24, 1995

10 1/2 window replacement

(backband)

8 Basement window detection

door repairs, screen door repairs

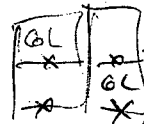
Call Art for time

Living room - 7 windows (2 doubles)

M

1. lower rail wear condition

①



lower rail of top windows all shot.

lower rail cracking w/ dry rot

2.



putty gone

3. bedroom -



split bottom rail

total termite damage - windows all painted shut no putty. Several broken glass splintered bottom rails rotted bottom rails

have termite soldier

4. bathroom -



sagging bottom rail of top window

splintered lower rail

5. front bedroom -



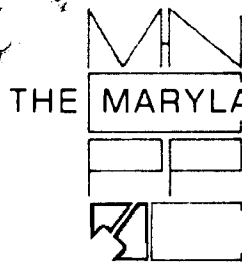
sagging bottom rail of top window
splintered lower rail

expensive - split bottom rail.

front Double windows



no glass
lower rail checked



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

MEMORANDUM

TO: Interested Property Owners

FROM: Gwen Marcus, Historic Preservation Coordinator *GM*
Robin Ziek, Historic Preservation Planner
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Preservation Commission Review - Revision to a Historic Area Work Permit for 510 New York Avenue, Takoma Park

DATE: July 20, 1995

A Historia Area Work Permit (HAWP) which was approved at the July 12th Historic Preservation Commission (HPC) meeting has been placed on the July 26th agenda as well. Additional discussions with the applicant have revealed that the proposed project at 510 New York Avenue in Takoma Park includes not only the addition that had been approved by the HPC, but also replacement of existing windows on the main part of the house. Only the issue of replacing windows will be discussed at the July 26th HPC meeting.

A copy of the HPC's agenda for July 26th is attached. Please note the meeting date, time, and location on the agenda. You are welcome to attend this meeting and, if you wish, you may offer comments and information to the HPC Commissioners. You may also submit written comments in advance of the meeting - they may be sent to the HPC at the letterhead address.

HAWP applications are on file at the office of the HPC staff. To see them, or to ask questions about the meeting, the HAWP application process, or other historic preservation matters, please call either of us at 495-4570.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

495-4570

WEDNESDAY

July 26, 1995

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MRO AUDITORIUM

8787 GEORGIA AVENUE

SILVER SPRING, MARYLAND 20910

PLEASE NOTE: THE HPC AGENDA IS SUBJECT TO CHANGE ANYTIME AFTER PRINTING OR DURING THE COMMISSION MEETING. PLEASE CONTACT THE HISTORIC PRESERVATION COMMISSION AT THE NUMBER ABOVE TO OBTAIN CURRENT INFORMATION. IF YOUR APPLICATION IS INCLUDED ON THIS AGENDA, YOU OR YOUR REPRESENTATIVE ARE EXPECTED TO ATTEND.

I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room

II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in the Auditorium

A. Marcia and Tom Zanylo, for alterations at 26200 Frederick Road, Hyattstown (HPC Case No. 10/59-95C **RETROACTIVE/CONTINUATION**) (Hyattstown Historic District)

POSTPONED

B. Barbara Glancy, for an addition at 8823 Hawkins Lane, Chevy Chase (HPC Case No. 35/54-95B) (Hawkins Lane Historic District)

C. Patty McGuire, for tree removal at 2 Crescent Place, Takoma Park (HPC Case No. 37/3-95X) (Takoma Park Historic District)

POSTPONED

D. John Fleming, for tree removal at 3806 Washington Street, Kensington (HPC Case No. 31/6-93Q **REVISION**) (Kensington Historic District)

E. John Miller, for fence at 30 Columbia Avenue, Takoma Park (HPC Case No. 37/3-95Y - **RETROACTIVE**) (Takoma Park Historic District)

F. Tom Albrecht, for new driveway at 204 Heil Road, Silver Spring (HPC Case No. 28/32-95A) (Hopkins-Frey House)

(OVER)

- G. William and Diana Conway, for alterations at 10600 River Road, Potomac (HPC Case No. 29/7-95A) (The John McDonald House)
- H. Allegro Development, Inc. (Phyllis Michaels), for new construction at Lot 44, Oak Street, Capitol View Park (HPC Case No. 31-7-95C) (Capitol View Park Historic District)
- I. Art McMurdie, for an addition at 510 New York Avenue, Takoma Park (HPC Case No. 37/3-95T REVISION) Takoma Park Historic District

III. PRELIMINARY CONSULTATIONS - 10:00 p.m.

- A. Sterling Mehring, for new construction at 3922 Baltimore Street, Kensington (Kensington Historic District)
- B. Audubon Naturalist Society at Woodend, for alterations at 8940 Jones Mill Road, Chevy Chase (Woodend - Master Plan Site #35/12)

IV. SUBDIVISION - 11:00 p.m.

- A. Adjustment of the delineated environmental setting for Oatland Farm (Keys Property) 4231 Briars Road, Master Plan Site #22/14

V. MINUTES - 11:15 p.m.

- A. June 21, 1995

VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT

CLEVELAND AVENUE

DEVELOPMENT

July 14, 1995.

Robin Ziek
Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910

**SUBJECT: Case number 37/3-95T, HAWP for 510 New York Avenue,
Takoma Park, Maryland.**

Dear Ms. Ziek:

As a follow up to our meeting on Thursday, July 13, I would like to state that it is my intention to replace all the existing double-hung window sashes on this project. I did not mention this to the Commission in the application cited above because I considered it a maintenance or repair item, and also because I am replacing the sashes with ones matching in materials and design, (1/1, wood). The only difference is that the new units will be double glazed.

During our meeting you said that this replacement should come under the review of the Commission. Since the new sashes are already on order, I would like you or others on the Commission to examine them before they are installed, and also to examine the condition of the original sashes. Hopefully, you can approve this replacement and I can remain in compliance with your directives.

I will telephone you when the shipment arrives.

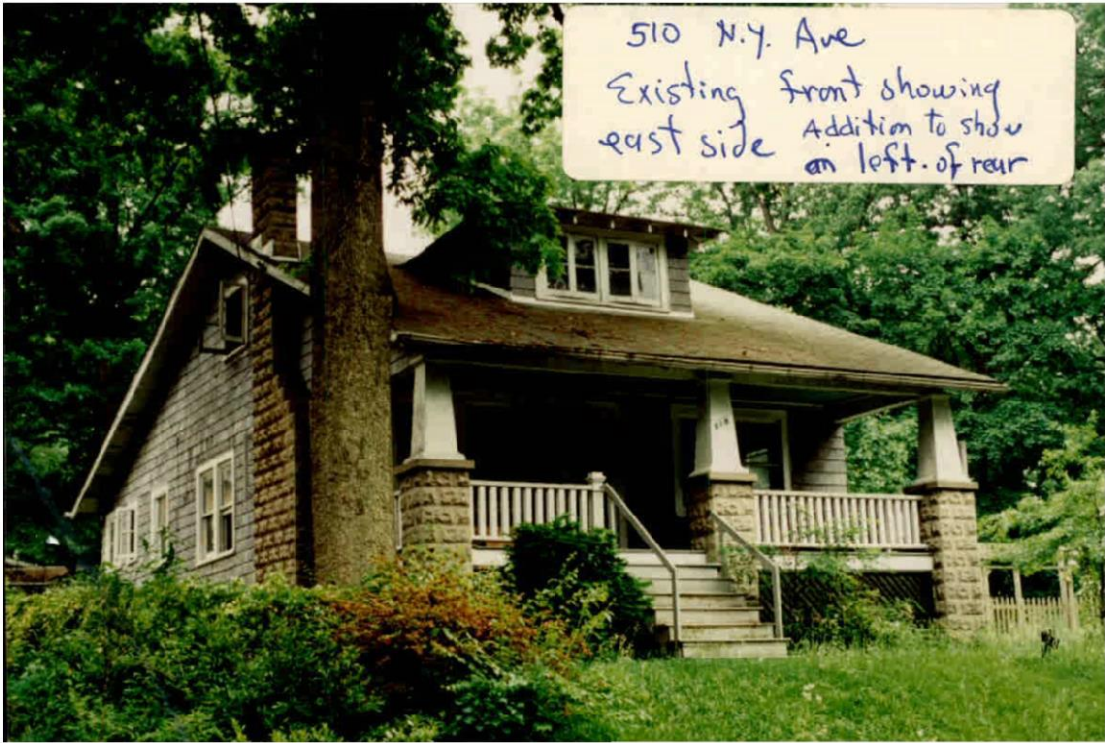
Respectfully;



Arthur F. McMurdie

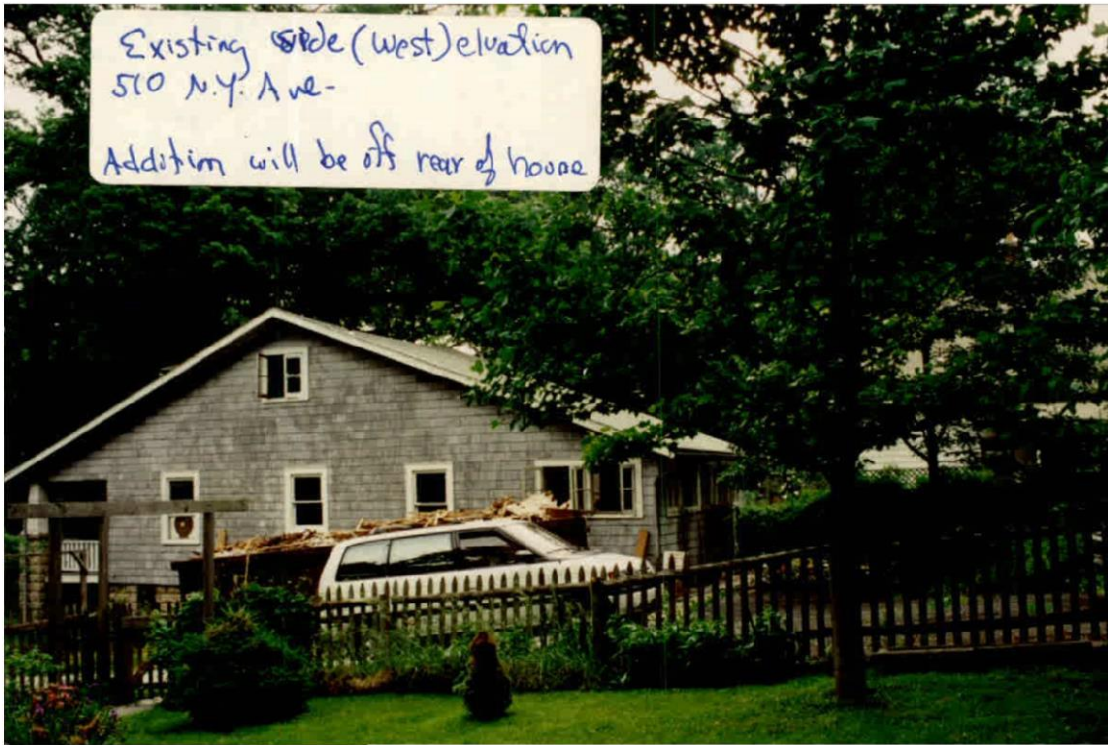
12 CLEVELAND AVENUE
TAKOMA PARK, MARYLAND 20912
301-565-0524

1995
5661

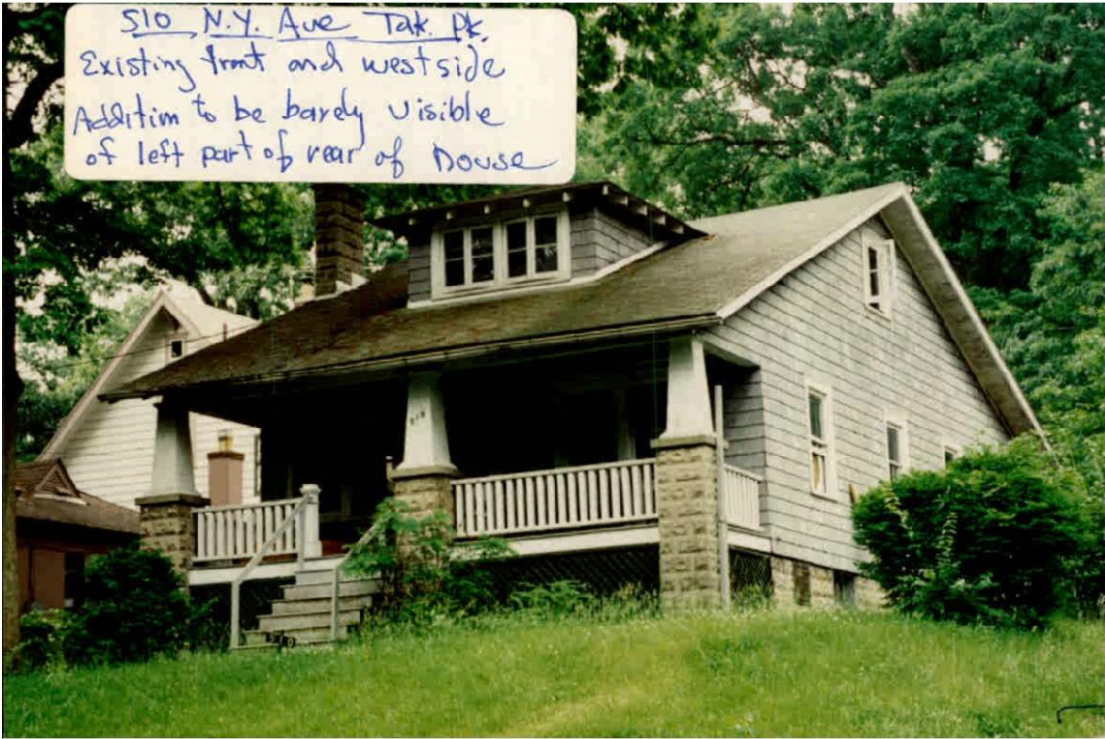


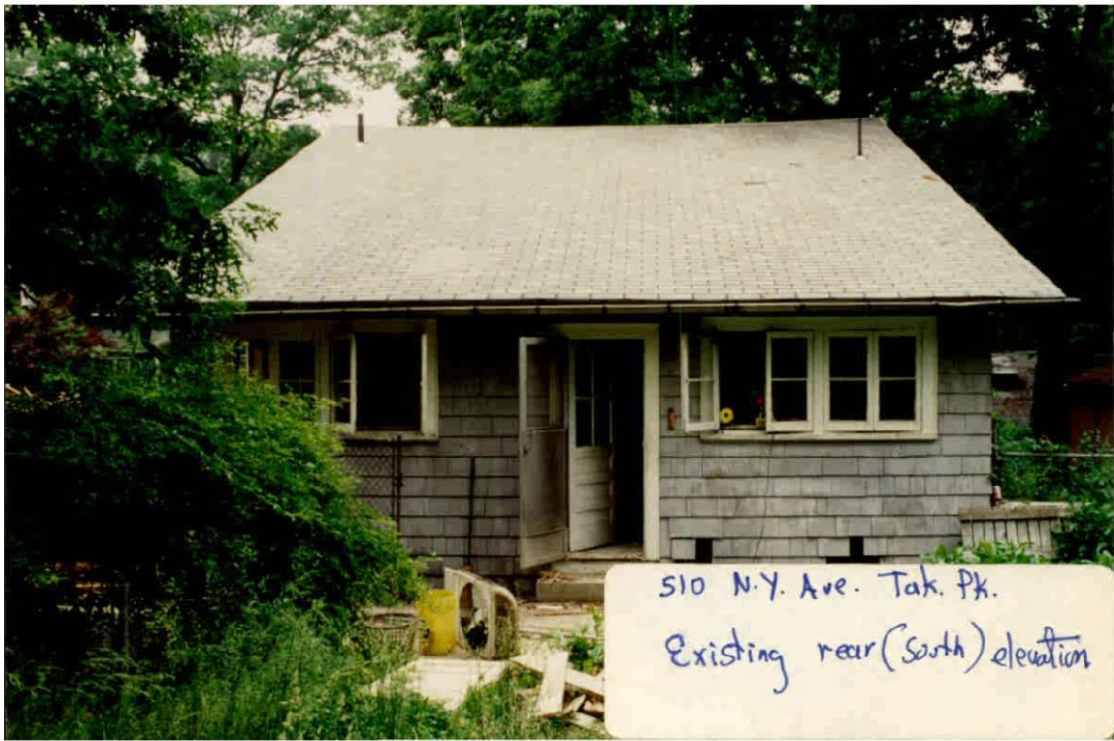
510 N.Y. Ave
Existing front showing
east side Addition to show
on left. of rear

Existing side (west) elevation
510 N.Y. Ave -
Addition will be off rear of house

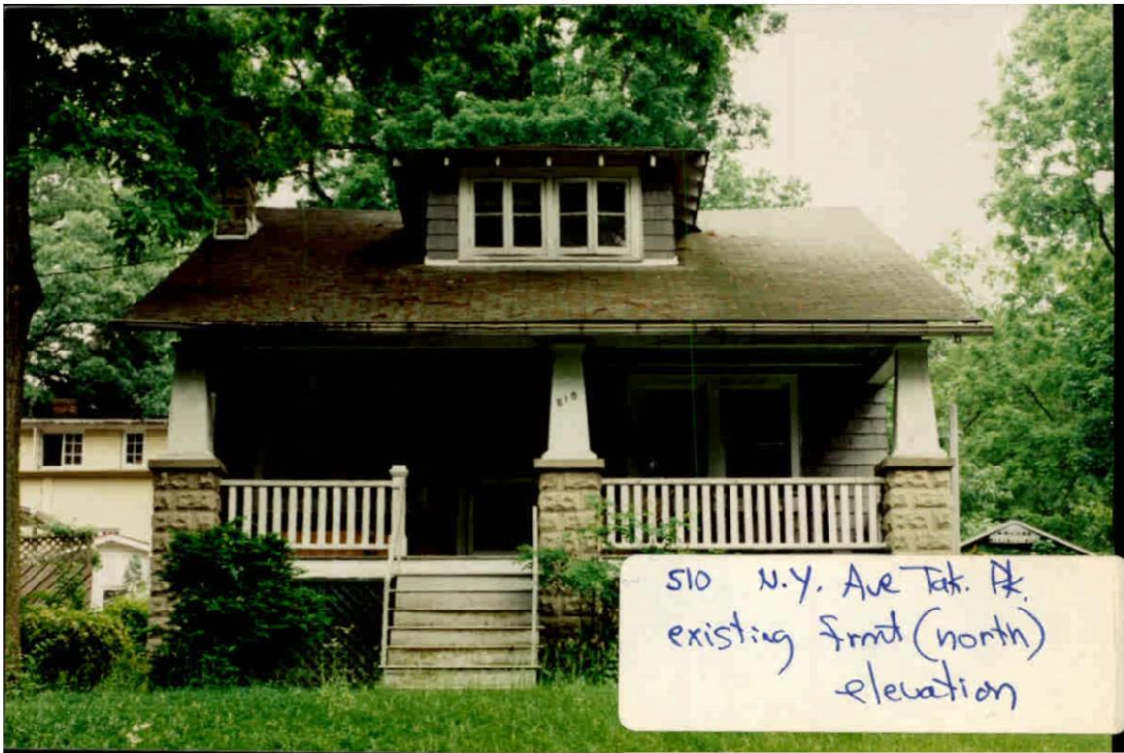


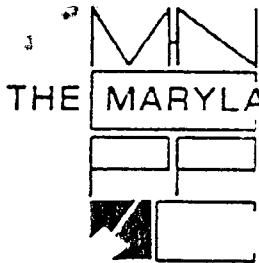
510 N.Y. Ave Tak. Pt.
Existing front and west side
Addition to be barely visible
of left part of rear of house





510 N.Y. Ave. Tak. Pk.
Existing rear (south) elevation





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

DATE: July 13, 1995

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: ^{RDZ} 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: _____

wood shingle siding to match original; new windows to be wood; new windows 1/1 or 6/1 (1/1 is recommended).

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

Applicant: ART MCMURDIE

^{PROJECT} Address: 510 NEW YORK AVENUE, TAKOMA PARK

***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.



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

TAX ACCOUNT # 1063593 & 1063582
 CONTACT PERSON Art McMurdie
 NAME OF PROPERTY OWNER Art McMurdie DAYTIME TELEPHONE NO. (301) 565-0524
 ADDRESS 12 Cleveland Ave Takoma Pk Md 20912
 CITY STATE ZIP CODE
 CONTRACTOR to be determined TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 510 STREET New York Avenue
 TOWN/CITY Takoma Park Md. NEAREST CROSS STREET Buffalo Ave
 LOT 17-18 BLOCK 24 SUBDIVISION 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 \$ \$100,000.00
 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.

Signature of owner or authorized agent _____ Date 1 June 1994

APPROVED w/conditions For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 7/13/95

APPLICATION/PERMIT NO: 9.506020063 DATE FILED: 6/1/95 DATE ISSUED: _____

**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:

Structure is a modest early '20's bungalow, in very bad condition, but ~~is~~ unaltered from its original design. Neighborhood is been restored. House is in beautiful setting on hill with 2 large specimen oaks, and original planting.

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

Addition will be in rear to have minimum effect on the appearance of the house from the street. Windows will be replaced with like windows, keep old exterior trim. Front porch railing will be repaired to original. Existing windows are lower wood & as will be replacements

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.

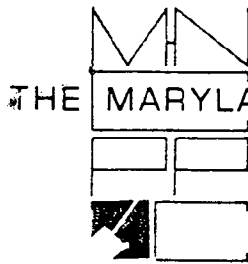
6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.



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

DATE: JULY 13, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{PDL} 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: 510 New York Avenue
Resource: Takoma Park Historic District
Case Number: 37/3-95T
Public Notice: 6/28/95
Applicant: Art McMurdie

Meeting Date: 7/12/95
Review: HAWP
Tax Credit: No
Report Date: 7/5/95
Staff: Robin D. Ziek

PROPOSAL: Rear Addition

RECOMMEND: APPROVAL

BACKGROUND

RESOURCE: Takoma Park Historic District
STYLE: Bungalow
DATE: ca. 1920s
SIGNIFICANCE: Contributing Resource

PROJECT DESCRIPTION

Owner proposes to add a bedroom/bath addition at the rear, with an enlarged kitchen eating area. The bungalow is a 1-1/2 story wood frame house, with shingle siding. The addition measures 15.5' wide, and extends 18' out towards the back yard, and project to the side of the house at the SE corner by 2' (see site plan - circle 5).

The proposed materials for the new addition match the existing house, and include wood shingles for siding, wooden windows and wood trim. The windows on the house are 1/1 light. The windows for the addition are proposed as 1/1 light on the north and south elevation, and 6/1 light at the rear.

No tree removal or disturbance is anticipated with the new addition.

STAFF DISCUSSION

The proposed addition will be minimally visible from the public right-of-way. The house sits on a rise above the road, and the relationship of the original bungalow to the street and the general setting will not be altered, but the rear yard will be reduced by the addition.

The addition appears compatible to the site. The project is low, to the rear, and utilizes the same materials as the original structure. Staff has asked the owner why 6/6 windows are proposed for the rear windows when the rest of the house has 1/1 light. The owner will discuss this with his architect, and has indicated that he would install 1/1 light. Since these windows are at the rear, however, Staff believes that the HPC could approve either 1/1 or 6/1; staff recommends the use of 1/1.

①

STAFF RECOMMENDATION

The proposal meets the Takoma Park Guidelines for Contributing Resources that state:

all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;

Staff recommends, with the following conditions, 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 Standard 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.

Conditions:

- 1) The siding will be wood shingles to match existing house siding;
- 2) All new windows will be wood.
- 3) The new windows will be 1/1 light, except that, at the rear, the owner may choose to use 6/1, although 1/1 light is recommended.

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

2



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 Art McMurdie
 DAYTIME TELEPHONE NO. (301) 565-0524
 TAX ACCOUNT # 1063593 & 1063582
 NAME OF PROPERTY OWNER Art McMurdie DAYTIME TELEPHONE NO. (301) 565-0524
 ADDRESS 12 Cleveland Ave Takoma Pk Md 20912
CITY STATE ZIP CODE
 CONTRACTOR to be determined TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 510 STREET New York Avenue
 TOWN/CITY Takoma Park Md. NEAREST CROSS STREET Buffalo Ave
 LOT 17-18 BLOCK 74 SUBDIVISION Takoma Park
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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3

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

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Structure is a modest early '20's bungalow, in very bad condition, but ~~is~~ unaltered from its original design. Neighborhood is been restored. House is in beautiful setting on hill with 2 large specimen oaks, and original planting.

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

Addition will be in rear to have minimum effect on the appearance of the house from the street. Windows will be replaced with like windows, keep old exterior trim. Front porch railing will be repaired to original. Existing windows are 1 over 1 wood & as will be replacements.

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.

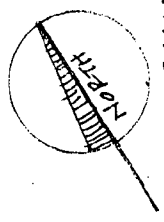
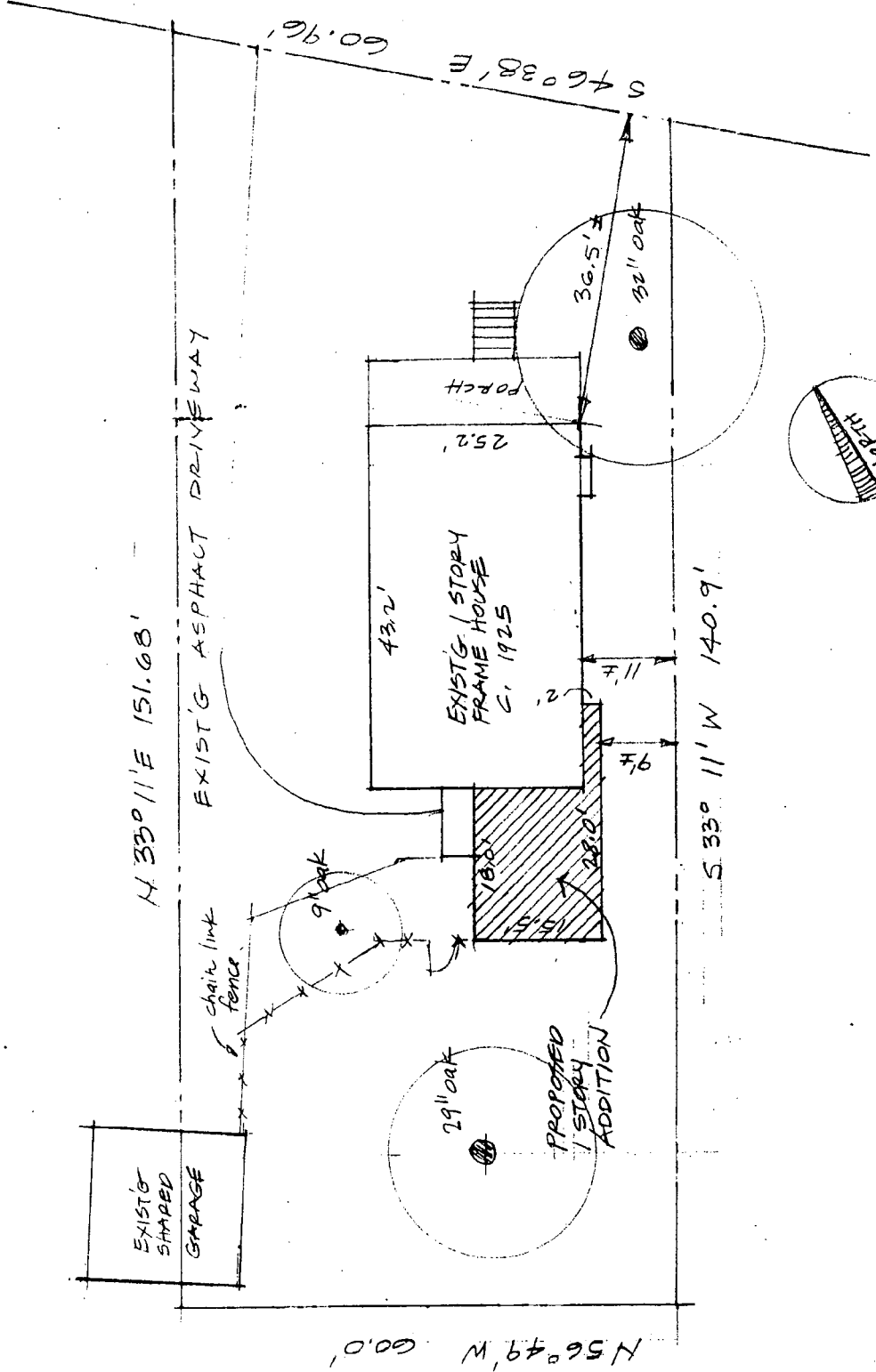
5. PHOTOGRAPHS

- 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

4

NEW YORK AVE



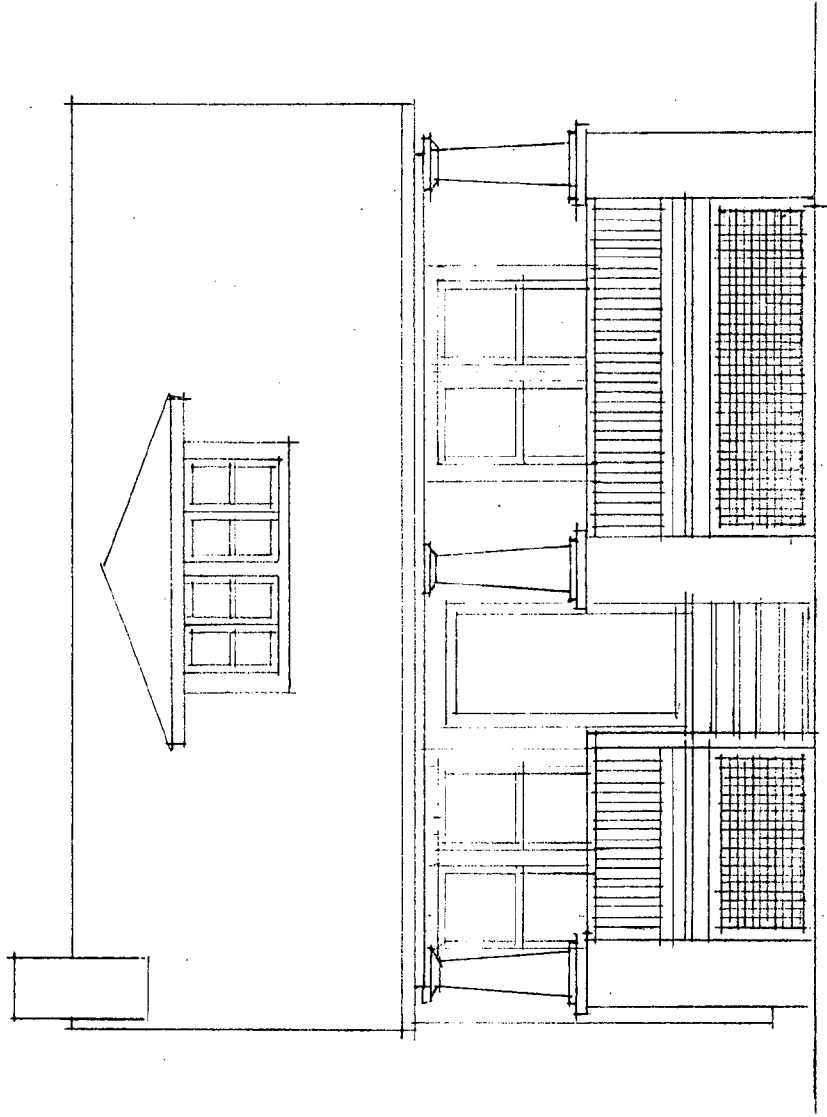
SCALE: 1" = 20'-0"

SITE PLAN

LOTS 17 & 18, BLOCK 74

5

510 New York Ave
Takoma Park, Md. 20912
Existing East Elevation
(front)

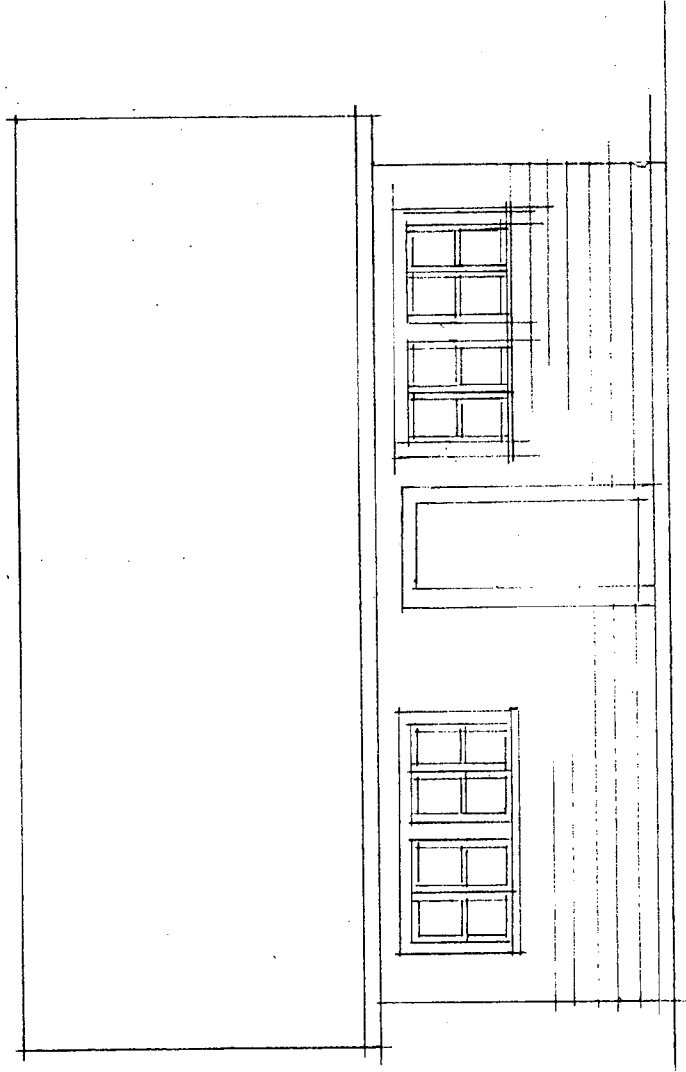


EAST ELEVATION

EXISTING

6

510 New York Ave.
Tulamea, Id.
Existing West Elevation
(rear)

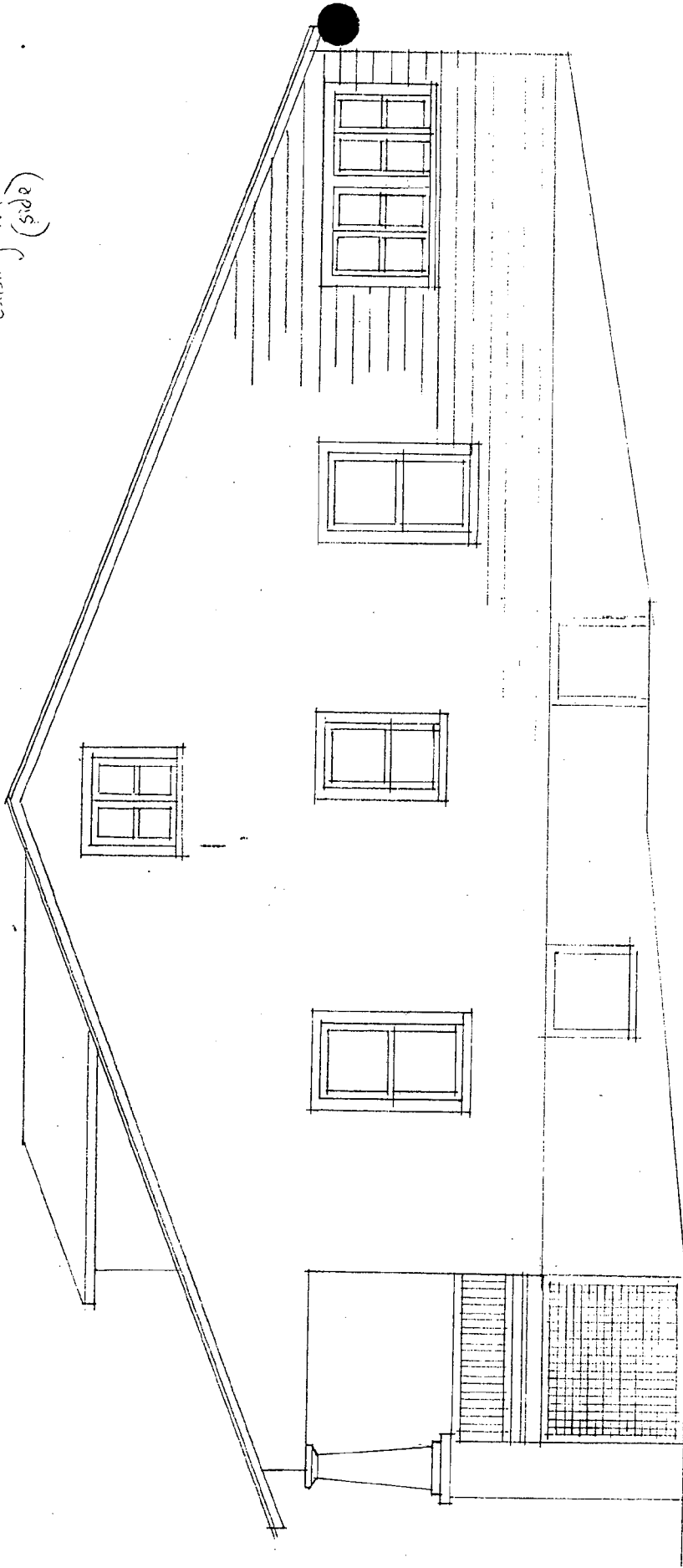


WEST ELEVATION

EXISTING

7

510 New York Ave.
Takoma Park Md 20912
Existing North Elevation
(side)

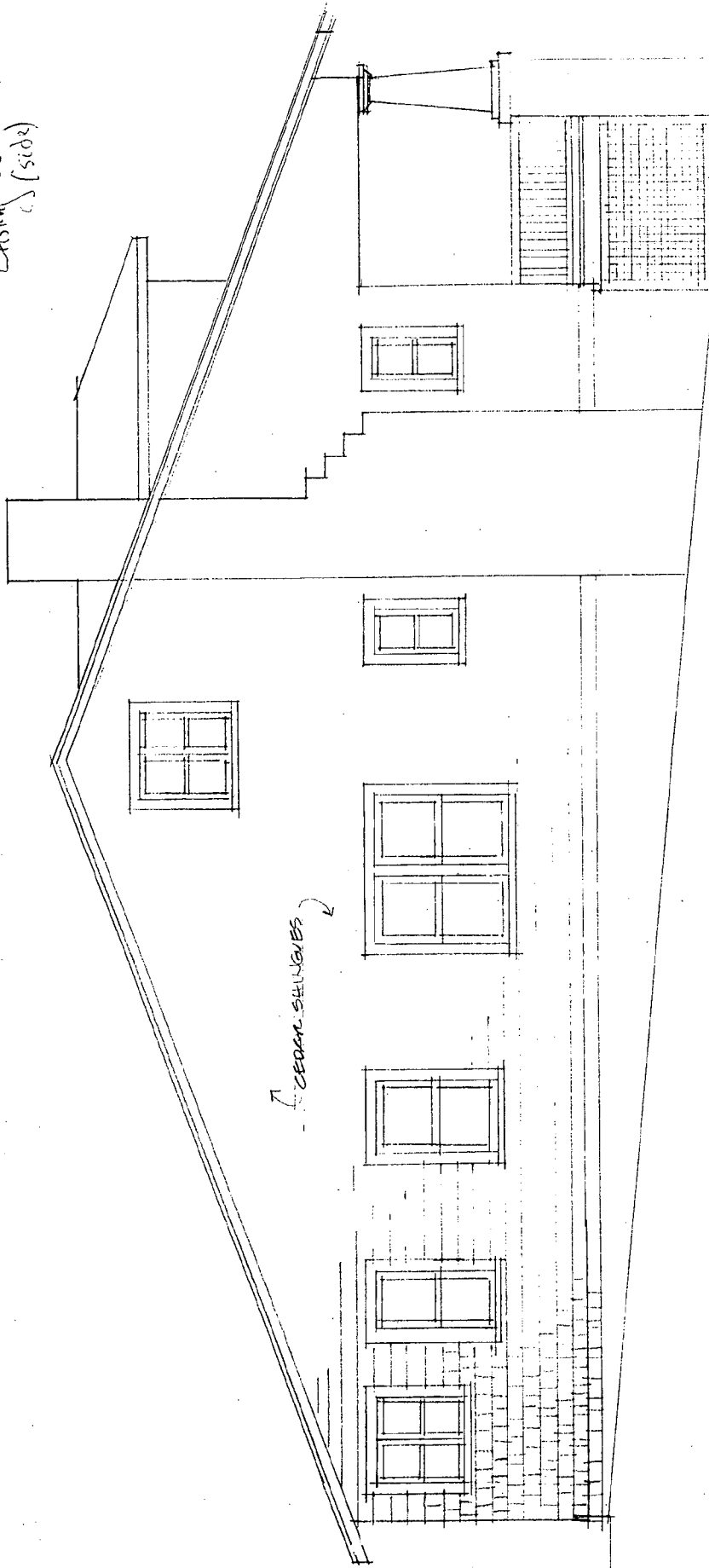


NORTH ELEVATION

EXISTING



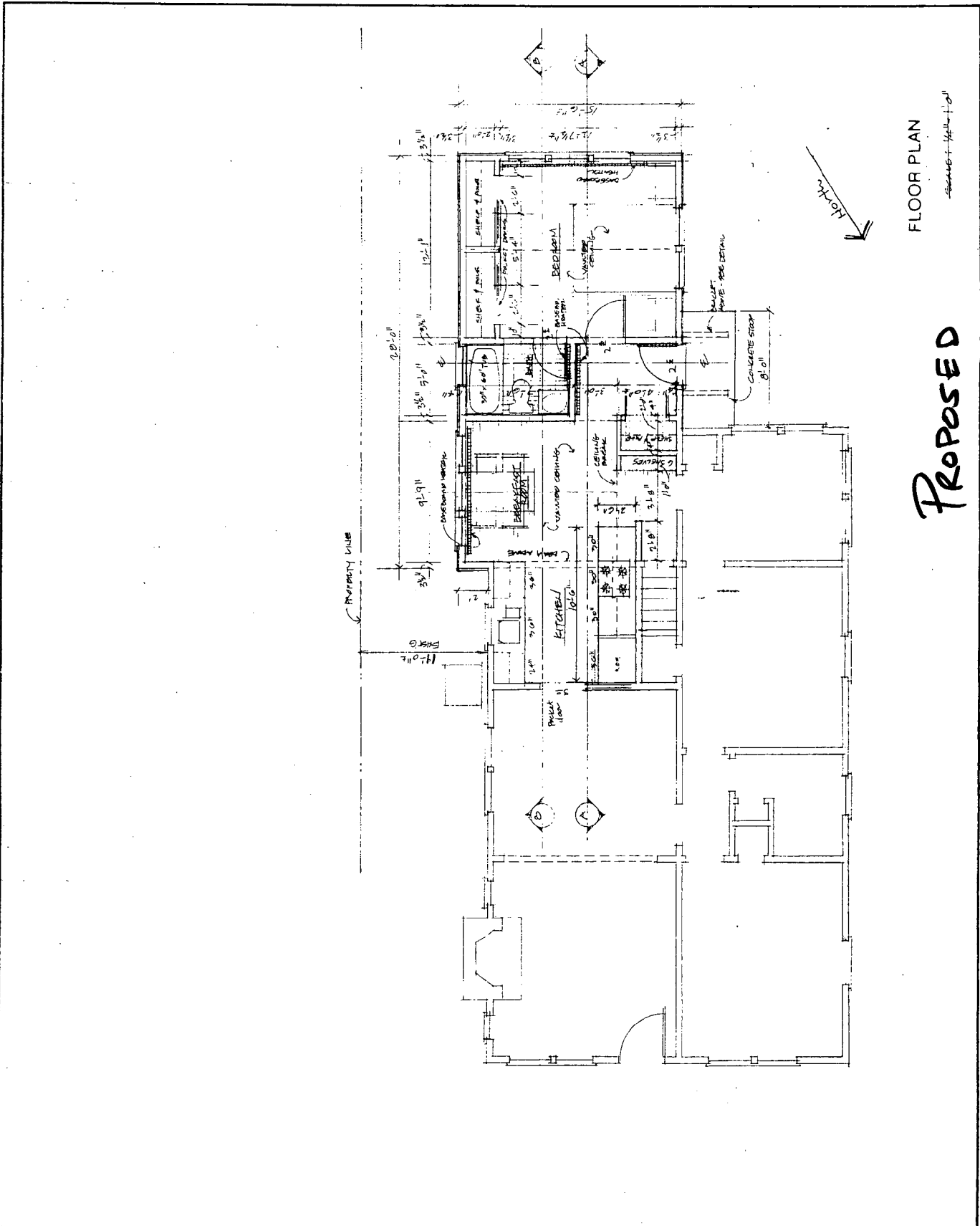
510 New York Ave
Takoma Park Md. 20912
Existing South elevation



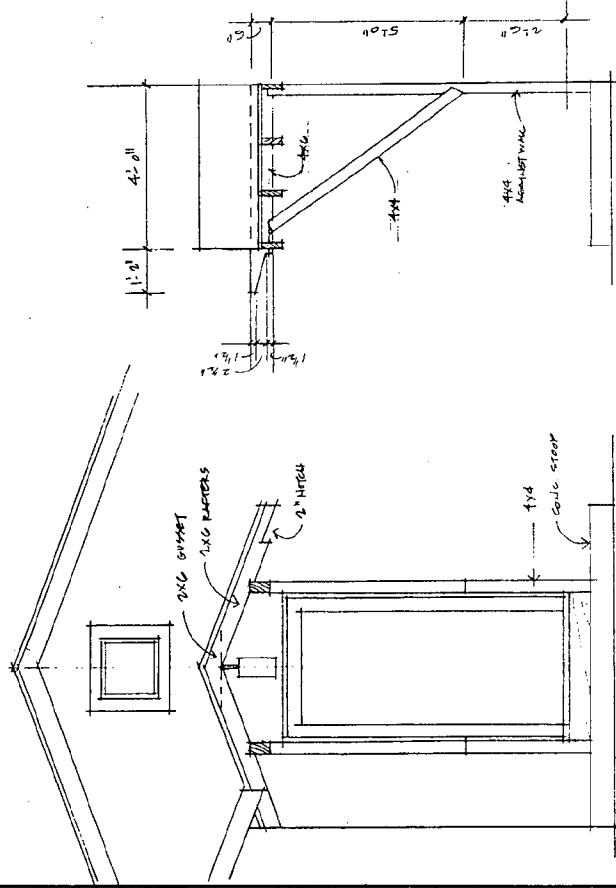
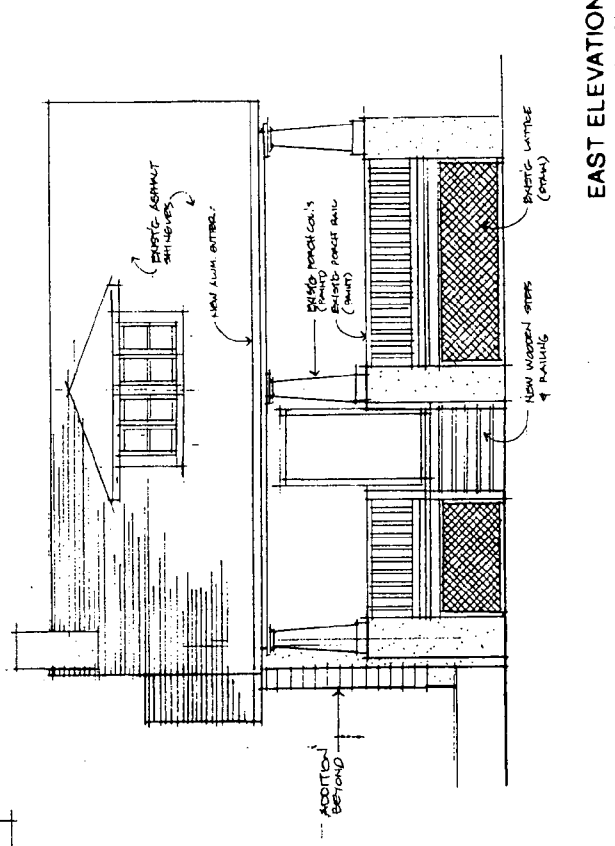
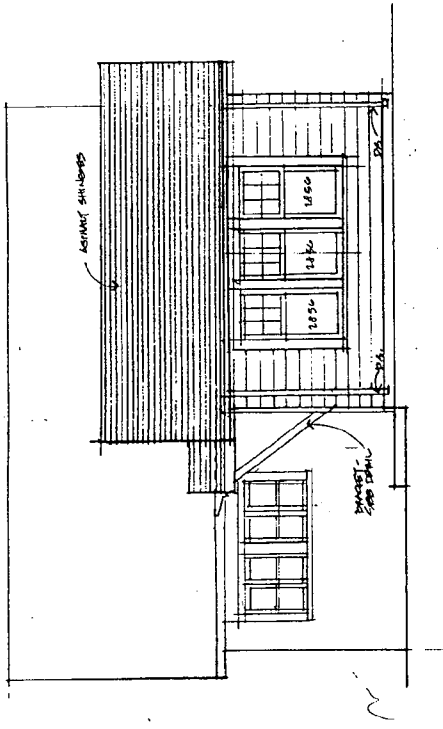
SOUTH ELEVATION

EXISTING

9

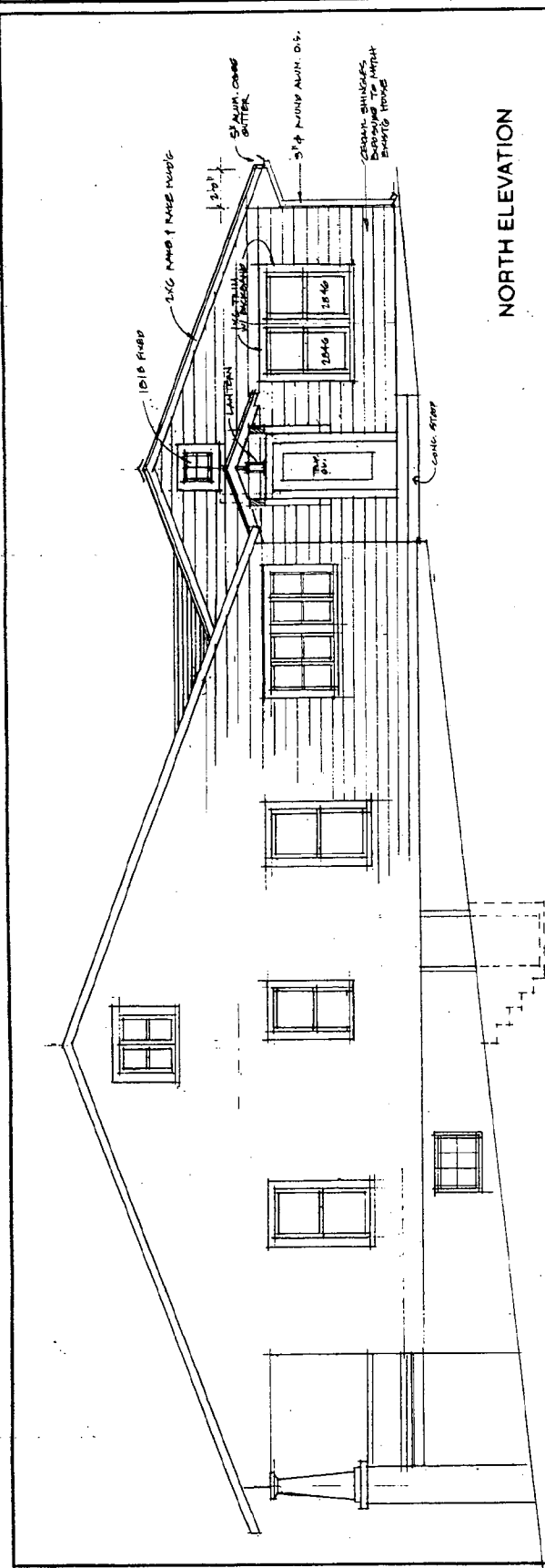


10

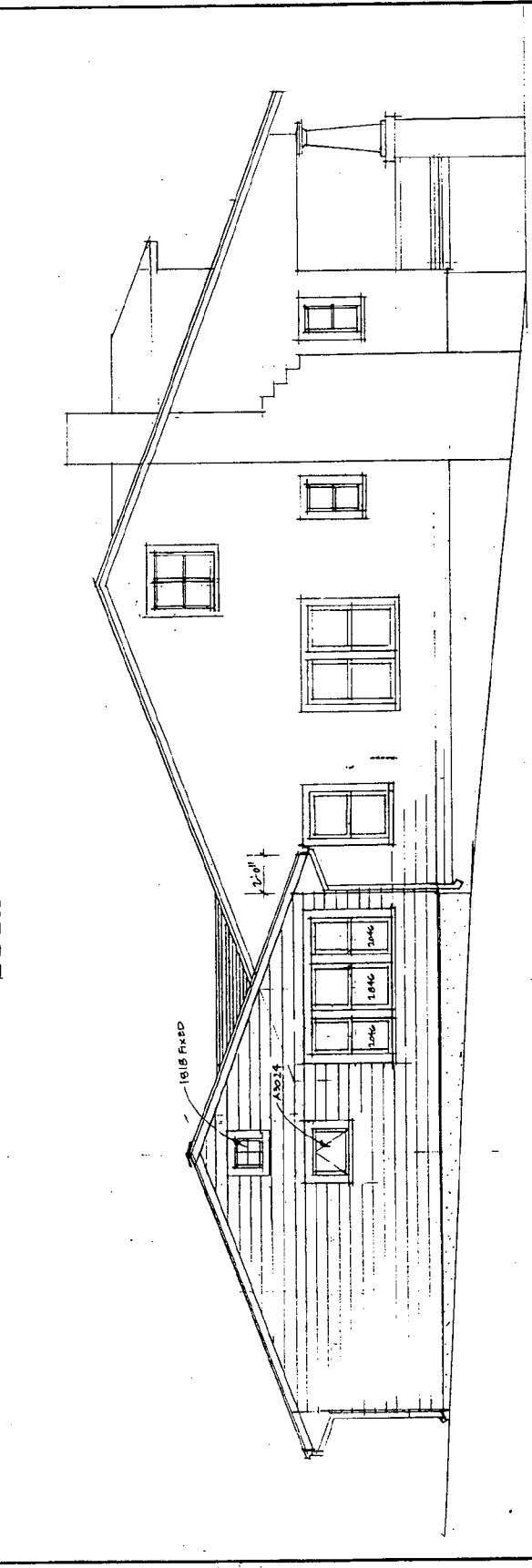


PROPOSED

(11)

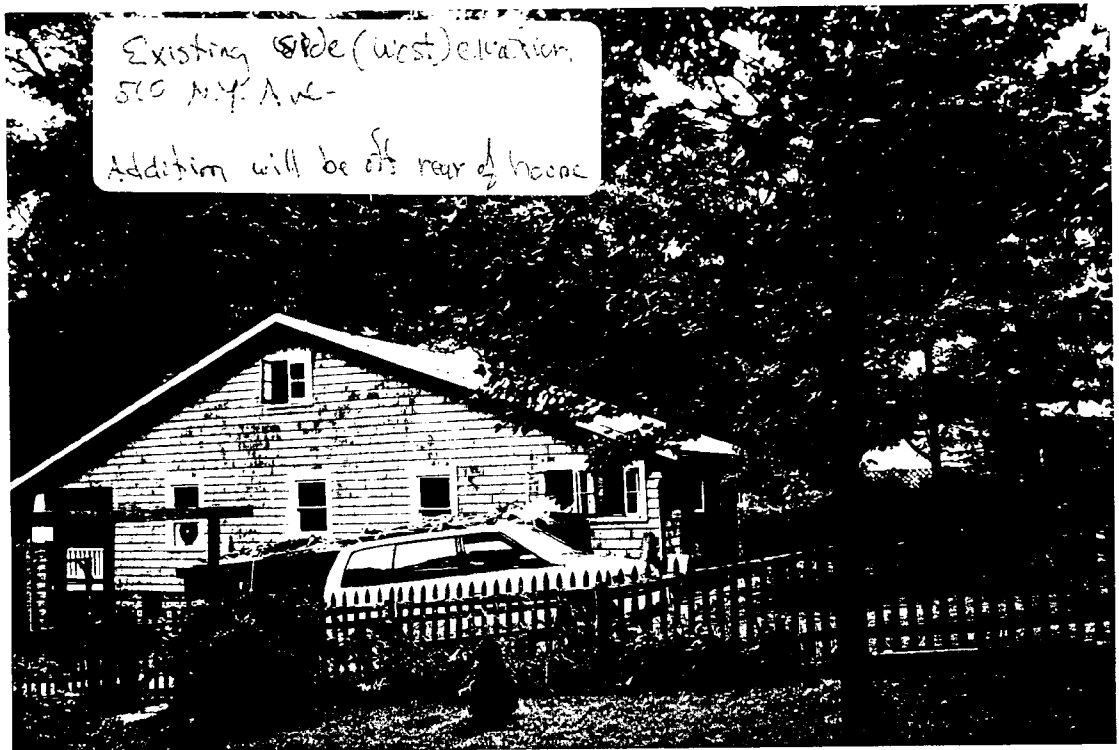
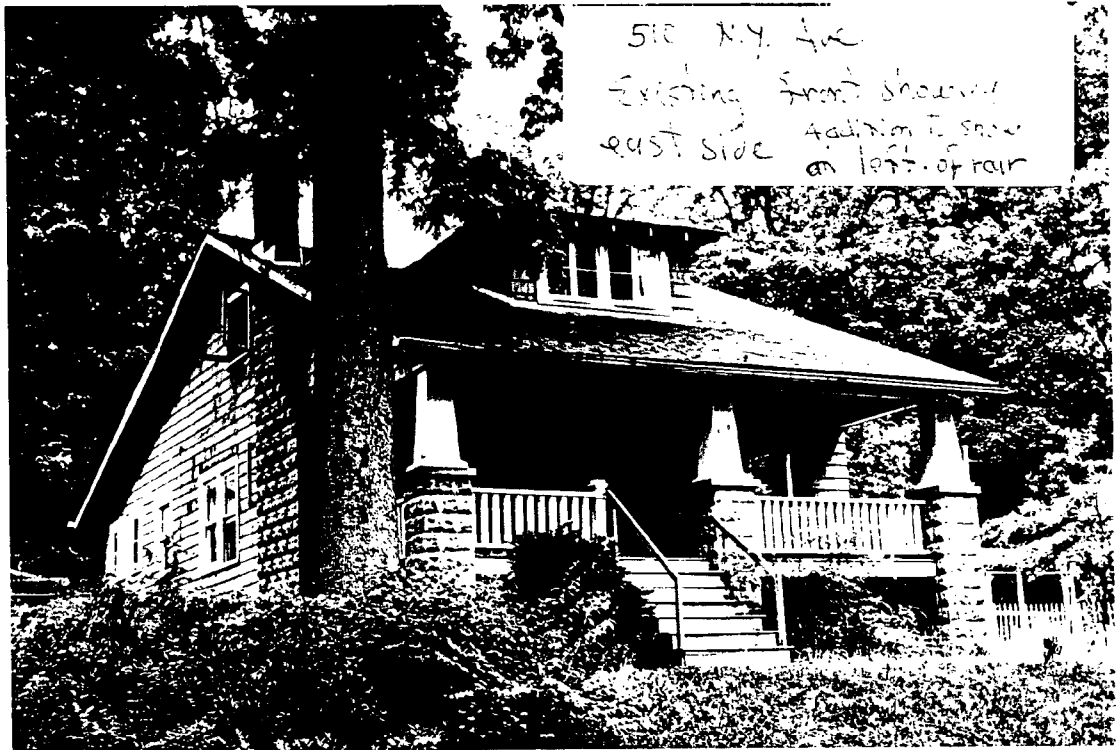


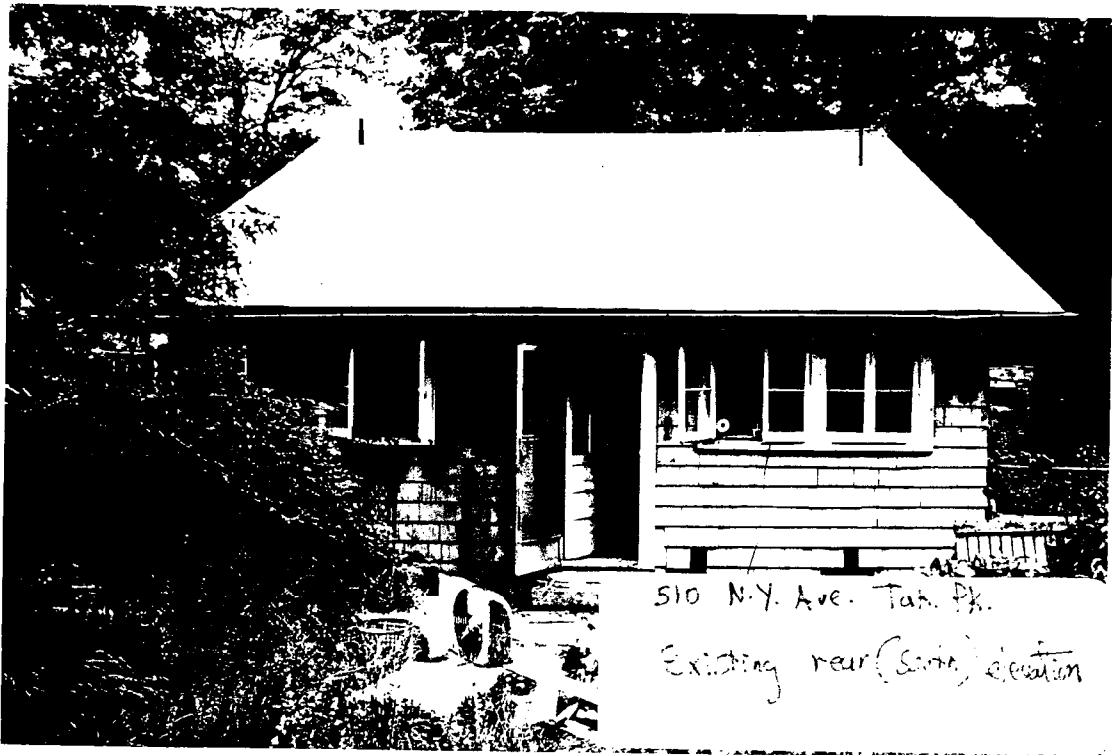
NORTH ELEVATION



SOUTH ELEVATION

PROPOSED





Bernard Aronson
512 New York Ave
Takoma Pk, Md. 20912

Carol Candon
515 New York Ave
Takoma Pk, Md. 20912

Pamela Sheffield
508 New York Ave
Takoma Park, Md. 20912

James and Susan Benfield
519 New York Ave
Takoma Pk, Md. 20912

Randy Boehm
Judy Reul
7426 Buffalo Ave
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Wilfred R. and J.S.
Brunner
7424 Buffalo Ave
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