37/3 29 Hickory Ave. No #



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

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Lot 11 Block Subdivision Br.F. G. G. BERTS ADDITION Liber Folio Parcel 11
Liber Folio Parcel and
1A TYPE OF PERMIT ACTION: (circle one)
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Construct Extend/Add Alter/Renovate 3.1 Repair Porch Ueck & Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision - Fence/Wall (complete Section 4) Other
18. CONSTRUCTION COSTS ESTIMATE'S 25.000.00. 10. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT #
10. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERMIT SEE PERMIT #
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APPLICATION COSTINUOU NO INCIDENTALES	ND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS
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(If more space is needed, attach, additional sheets on plain	or lined paper to this application)
ATTACH TO THIS APPLICATION (2) CORIES OF SIGN	SITE PLANS (lot dimensions, building location with dimensions,
	or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), ''
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MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I.

I.	Loc	cation of property
	a.	Located within the <u>Takoma Park</u> historic district.
	ъ.	This is a Master Plan/Apras historic district (circle one).
*	c.	Address of Property: 29 Hickory Takoma Park
	d.	Property owner's name, address and phone number:
		Construction Design and Management Corp.
		508 Albany Avenue, Takoma Park
		(h) (w) 301-585-3900
	e.	Is this property a contributing resource within the historic district? Yes No
	f.	On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes No
II.	De	scription of work proposed.
	a.	Briefly describe proposed work:
		Construction of a new 20' \times 60' single family 1 and 1/2 story frame, clapboard sided house at the corner of Hickory and Montgomery in the historic district.
	b.	Is this work on the front, rear, or side of the structure?
		Complete structure all sides.
	c.	Is the work visible from the street?
		yes
	d.	What are the materials to be used?
		cedar siding, asphalt shingles, windows
	e.	Are these materials compatible with existing materials? How? If not, why?
		yes

III.Recommendations of the Local Advisory Committee

- a. Approval of Work
 - 1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
 - 2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)
- b. Disapproval of Work
 - 1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2- Not compatable with me character of Thehisteric district.

2. How could this proposal be altered so as to be approved?

1. More effort to break op long, horizontal
Pacade on montamery Avenue

Z. Add porches or other details to relate

IV. Additional comments the house to its neighbors of

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See monutes. Cattached

Date on which application received: 06-21-88

Date of LAC meeting at which application was reviewed: 07-12-88

Form completed by: <u>Douglas A. Dunn</u> Title: Member of LAC

Member of: Takoma Park Local Advisory Committee

Date: 07-12-88



Historic Preservation Commission

279 1027 279.8097

HISTORIC PRESENTATION CONTRIBUTION 51 Monroe Street Room 1009 Rockville, Md. 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT #	
NAME OF PROPERTY OWNER COUSTRUCTION DESIGN, MONT.	TELEPHONE NO. (301)585.3900
(Contract/Purchaser)	(Include Area Code)
ADDRESS 508 ALBANY AVE, TAKONA	STATE ZIP
(Contract/Purchaser) ADDRESS 508 ALBAWY AUE, TAKONA CONTRACTOR 54Ma	TELEPHONE NO.
PLANS PREPARED BY SHARON F. WASH BURN, 4.14	MBER
PLANS PREPARED BY	
	(Include Area Code)
REGISTRATION NUMBER	
LOCATION OF BUILDING/PREMISE	
House Number Street	
Town/City TAKOMA PARK Election D	District 15
Nearest Cross Street CORNER OF MUNTGUNER	Y = HICKURY AVENUES.
Lot 11 Block 17 Subdivision B.F. Gici	De Divida
Lot Block Subdivision 51-612	BEELZ 14-021/1/1010
Liber Folio Parcel	
1A. TYPE OF PERMIT ACTION: (circle one)	Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision	Porch Deck Fireplace Shed Solar Woodburning Stove Fence/Wall (complete Section 4) Other
	Tonce, Wall Complete decitor in Other
1B. CONSTRUCTION COSTS ESTIMATE \$ \$ 125,000.00	
 IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERM 	IT SEE PERMIT #
10. INDICATE NAME OF ELECTRIC UTILITY COMPANY VERICO	
1E. IS THIS PROPERTY A HISTORICAL SITE?	
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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS 2A. TYPE OF SEWAGE DISPOSAL 2B.	S TYPE OF WATER SUPPLY
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03 () Other	03 () Other
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I hereby certify that I have the authority to make the foregoing application, that	
plans approved by all agencies listed and I hereby acknowledge and accept this to be	_
Tea Relief and the Coth	W. T Oul 12-1998
Signature of owner or authorized agent (agent must have signature notarized on bac	neMart July 12, 1998

con	ditions; here to be protected in
APPROVED For Chairperson, Historic Preservatio	n Commission sow forces during construction
OISAPPROVED Signature	n Commission and forces doing construction,
Oight Corn	0016
APPLICATION/PERMIT NO: FI	LING FEE:\$
OATE FILED: PE	RMIT FEE:\$
DATE ISSUED:BA	ALANCE \$
OWNERSHIP CODE: RE	ECEIPT NO: FEE WAIVED:

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DESCRIPTION OF PROPOSED WORK: (including com	nposition, color and texture of i	naterials to be used:)
CONSTRUCTNEW WOOD FRAME	Duraning (20	x 60')
Siding: WOOD LAP Siding &	-EDAR SHINGLES	
RUSING: SLATE GRAYFIBERGE	LASS	
WINDOWS: WOOD DOUBLE Him	us a Diamono Sum	OED WOOD (FIXED)
·		

(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

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

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See minutes (attached

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Date of LAC meeting at which application was reviewed: 07-12-88

Form completed by: Douglas A. Dunn CAA Title: Member of LAC

Member of: Takoma Park Local Advisory Committee

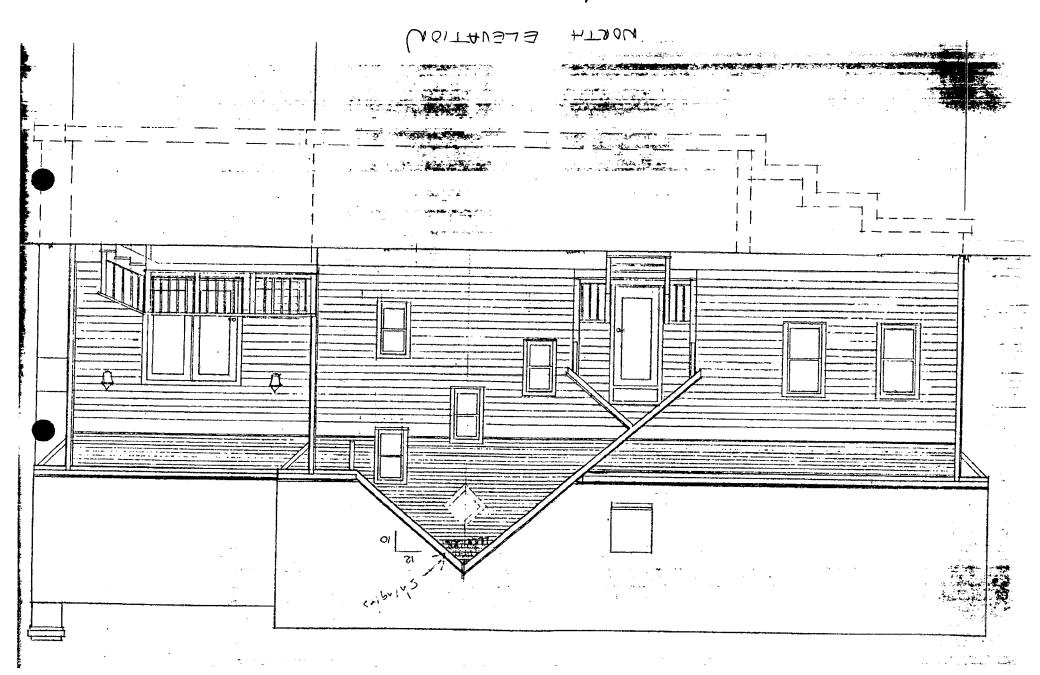
Date: 07-12-88

DESIGN PROBLEMS WITH NEW STRUCTURE PLANNED FOR 29 HICKORY

From B.F. Gilbert Citizens Association

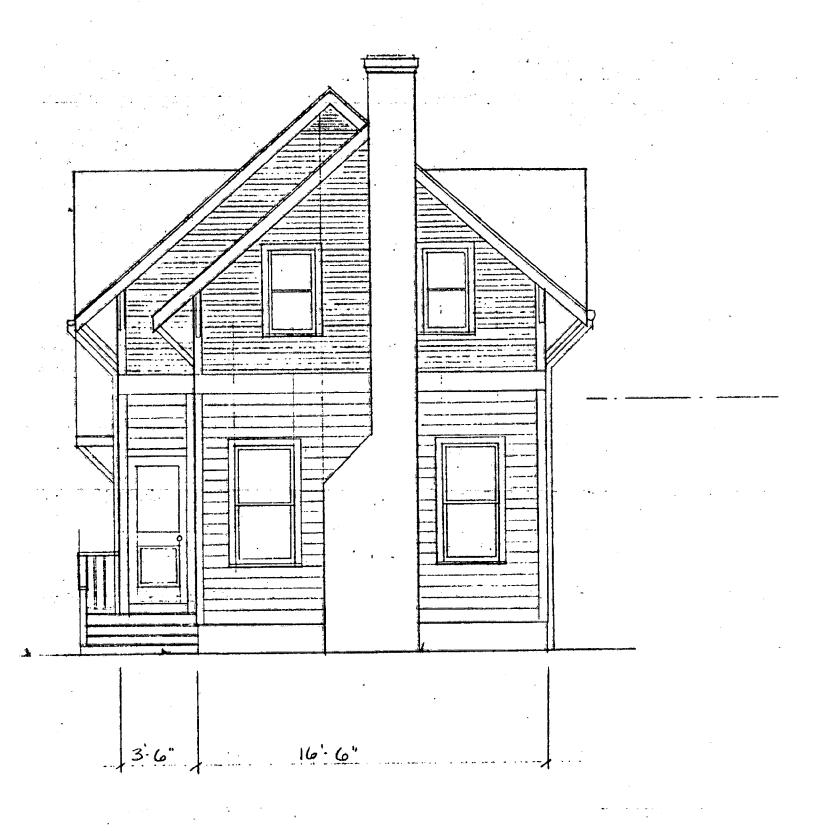
Dimensions: 20 feet by 60 feet Distance from original structure: 13 feet (as informed by developers)

- 1. Long, tall wall, 60 feet long that faces Montgomery will have overpowering visual impact. It is longer than the wall of neighboring structures that face the street...and appears completely unrelieved. We think it may give the impression of being a multifamily structure.
- 2. It is different in a basic way from the surrounding structures in that it consists of one rectangular volume. Neighboring houses contain a variety of volumes such as enclosed porches, front porches, bays and additions.
- 3. The fact that there are no functional windows on the second floor on the side facing Montgomery reinforces the sense of massiveness. We do not believe that the small, oddly oriented and asymmetrically spaced windows will relieve this effect.
- 4. Since the proposed structure is 6 feet taller than the existing structure, only 13 feet away and flush with the front and longer in the back, it will visually dominate the existing structure and block out the sunlight and view from the northwest side.
- 5. We think the overall shape is not appropriate to a corner lot, but looks more as if it belonged on a narrow urban lot surrounded closely by houses of similar design on both sides. An interior placement would disguise the unusual scale of the proposed design. On the corner, it is obvious.
- 6. The negative visual impact is compounded by the fact that the house is on the corner where it is seen both by people on Montgomery and by those coming down the hill on Hickory.
- 7. We are concerned that since the proposed structure is being built very close to several surrounding trees their root systems will be damaged and trees will be lost. There are examples of this occurring where new structures have been built in the immediate neighborhood. What is now a wooded lot could become a lawn and the visual benefit that the trees would provide, would be lost. At the same time, the trees, if they die, would pose a real danger to the house.

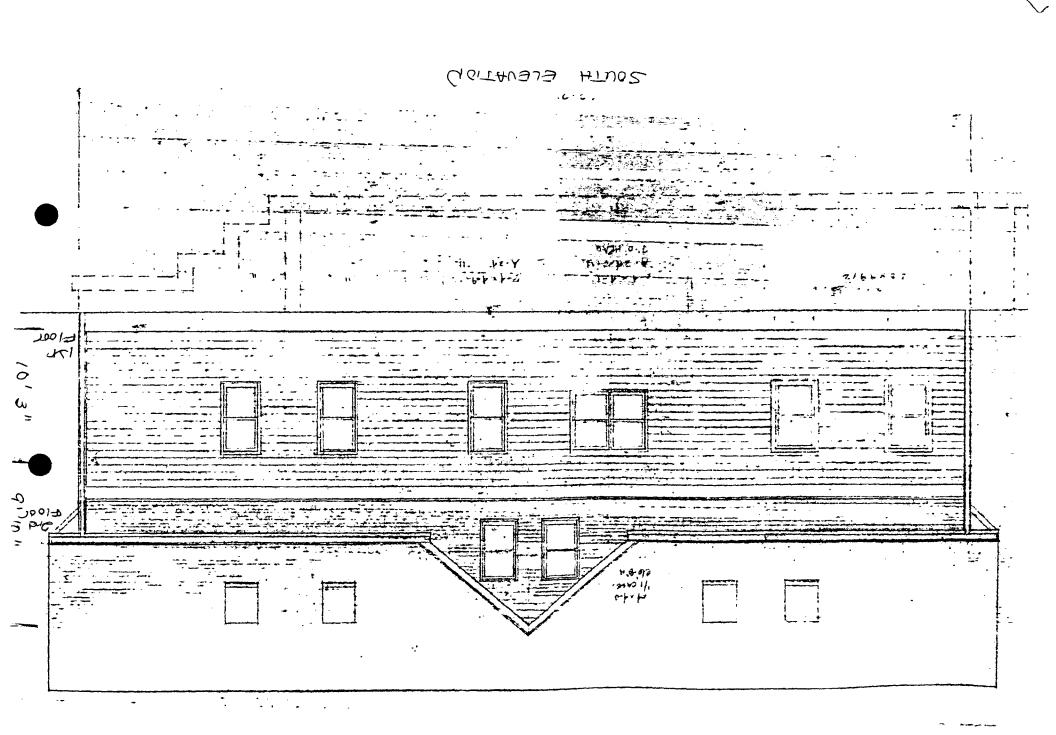


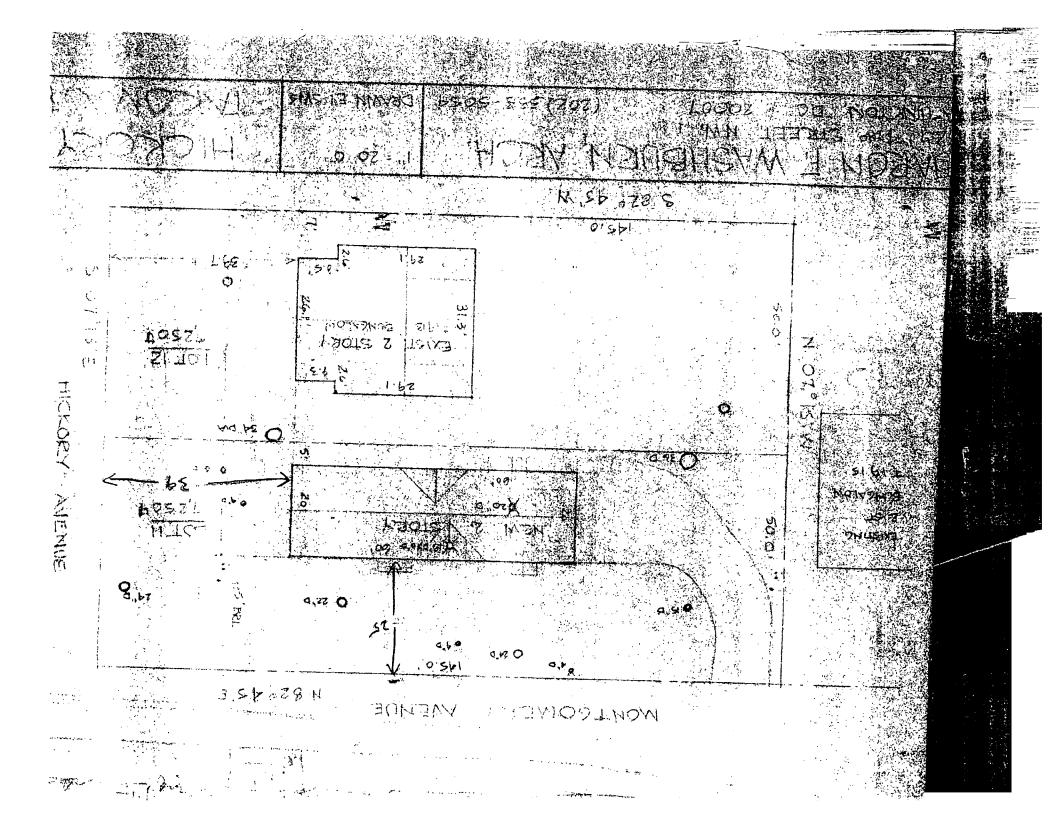
Montgomery Hur. 55dr

Hickory Ave. side



WEST FIFUXTION!





DATE: June 8, 1988

FROM: Construction Design & Management Corp.

TO: Montgomery and Hickory Avenue Residents

Re: Construction of a new dwelling at the corner of Montgomery and Hickory Avenues

You may be aware that the bungalow at 29 Hickory Avenue and the lot adjacent to it have recently been purchased, and that extensive renovation has begun on the existing structure. Lot 11, next to 29 Hickory, is part of BF Gilbert's original subdivision of Takoma Park, and as such is a legal, buildable lot. We intend to build a new house on this property.

Some of your neighbors have expressed concern over the lot's development, and in an attempt to "clear the air" and let you know what we are proposing to build there, we will be available at 29 Hickory from 12-2 PM on Sunday, June 12th, to show you plans for the new house and to answer questions.

In the event that this time is not convenient for you we will schedule appointments as time permits. You may also contact our architect, Sharon Washburn, at 333-5054 for additional information or a chance to view the plans.

We look forward to meeting with you.

Sincerely,

Art Findling

Royal Hutchinson

2325 42nd Street, NW, Washington, DC 20007

(202) 333-5054

June 7, 1988

Ms. Caroline Alderson Takoma Park Historic Preservation Advisory Committee 7137 Maple Avenue Takoma Park, MD 20912

Re: Lot 11, Block 17, BF Gilbert Subdivision

Dear Ms. Alderson:

Please find below a description of the work proposed at the above-mentioned address. I appreciate your attention to this matter.

A new residence is proposed for the corner lot adjacent to 29 Hickory Avenue. This new house would be 20' x 60', and would respect the 25' building restriction line on Montgomery Avenue. On the Hickory Avenue side, the new dwelling would align with the existing adjacent house, which is set approximately 14.7' behind the 25' building restriction line (39.7' from the front property line). This provides a rear vard of 45.3' and a side yard of 5' on the existing 50' by 145' lot.

Of the ten large trees along the Montgomery Avenue side, construction of the house would only necessitate the removal of two trees, and some holly and shrubbery. So as not to imperil the root systems of the trees at the front of the house, there will be a full basement below only three-quarters of the house.

The house will be one and a half stories high with gable dormers. The first floor has a living room, dining room, kitchen, powder room, entry and family room. The second level has four bedrooms and two bathrooms. The basement provides for a laundry, bathroom, storage and mechanical room, and a recreation room.

The house's gable, with triangular knee braces to support its broad overhangs, runs parallel to its length, the eaves broken by two large dormers. On the Montgomery side the roof line of the gabled dormer extends down to create an entry alcove. The windows adjacent to the entry reflect the stair ascending to the upper level. The double-hung and casement wood windows would have divided lites. The cedar wood siding will shift bottom to top from wider to narrower as was traditionally done to delineate the floors and add texture, scale and detail.

This residence fills in the missing corner of the streetscape, continuing the generous setbacks of the existing homes, completing the block with a new house that recalls the strong character of the adjacent bungalows and simple victorians.

Sincerely,

Sharon F. Washburn, AIA

Grano 7. Washburn (nh)



-HICKORY & MONTGOMERY AVE. -