

37/3 29 Hickory Ave.

No. #



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER CONSTRUCTION DESIGN MONT TELEPHONE NO. (301) 585-3900
(Contract/Purchaser) (Include Area Code)

ADDRESS 508 ALRAWAY AVE TAKOMA PARK, MD ZIP 20912
CITY STATE ZIP

CONTRACTOR SAM TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY SHARON F. WASHBURN, AIA TELEPHONE NO. (301) 333-5054
(Include Area Code)

REGISTRATION NUMBER 4004 RE

LOCATION OF BUILDING/PREMISE

House Number _____ Street _____

Town/City TAKOMA PARK Election District 13

Nearest Cross Street CORNER OF MONTGOMERY & HICKORY AVENUES

Lot 11 Block 17 Subdivision B.F. GILBERTS ADDITION

Liber _____ Folio _____ Parcel _____

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

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend/Add	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> Repair	Circle One: <input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition
<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Revocable	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Fireplace
			<input type="checkbox"/> Revision	<input type="checkbox"/> Shed		
				<input type="checkbox"/> Solar		
				<input type="checkbox"/> Woodburning Stove		
				<input type="checkbox"/> Fence/Wall (complete Section 4)		
				<input type="checkbox"/> Other _____		

1B. CONSTRUCTION COSTS ESTIMATE \$ 125,000.00

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

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

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> 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.

Janis R. Pull, agent for Const. Design Mnt July 12, 1988
Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

APPLICATION/PERMIT NO. _____ FILING FEE \$ _____
DATE FILED _____ PERMIT FEE \$ _____
DATE ISSUED _____ BALANCE \$ _____
OWNERSHIP CODE _____ RECEIPT NO. _____ FEE WAIVED _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Conditions: Make surface on grade and to protect trees with snow fence in area where the digging is to occur-limiting the area of digging.
Note- site plans

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

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

CONSTRUCT NEW WOOD FRAME DWELLING (20' x 60')

Siding: WOOD LAP SIDING & CEDAR SHINGLES

Roofing: SLATE GRAY FIBERGLASS

Windows: WOOD DOUBLE HUNG & DIAMOND SHAPED 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

SEE REVERSE SIDE FOR INSTRUCTIONS

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

- a. Located within the Takoma Park historic district.
- b. This is a Master Plan/Atlas 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. Description of work proposed.

- a. Briefly describe proposed work:

Construction of a new 20' x 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 compatible with the character of the historic district.

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

1. More effort to break up long, horizontal ~~facade~~ facade on Montgomery Avenue
2. Add porches or other details to relate

IV. Additional comments the house to its neighbors & relieve the facade

See minutes. Attached

Date on which application received: 06-21-88

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

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

Member of: Takoma Park Local Advisory Committee

Date: 07-12-88



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1027

279-8097

HISTORIC PRESERVATION COMMISSION
51 Monroe Street Room 1009
Rockville, Md. 20850

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Sean B. Ruff, agent for Const. Design Mgmt July 12, 1988
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission conditions: trees to be protected w/ snow fence during construction per plans. 7/2/88

DISAPPROVED _____ Signature _____ Date _____

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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.

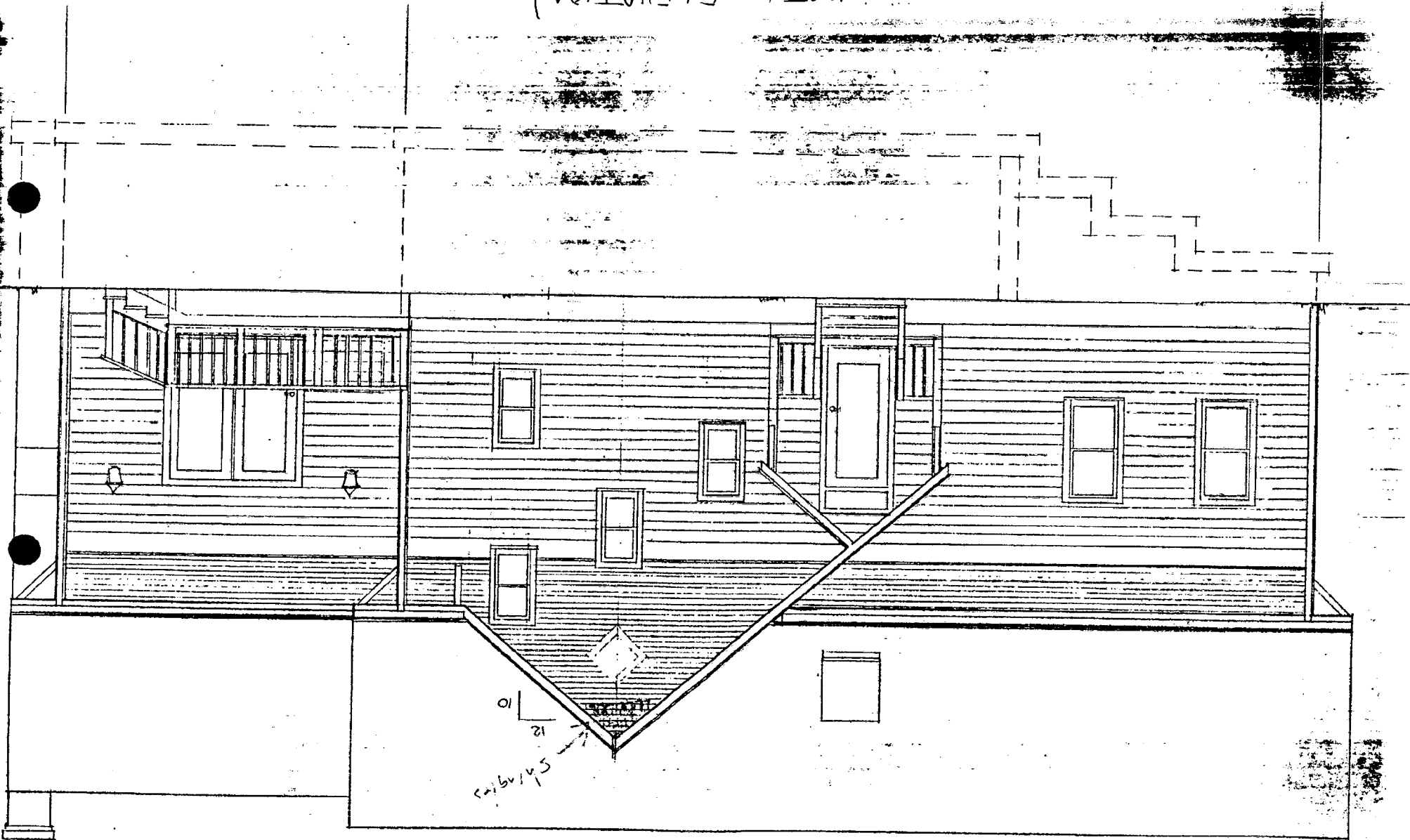
5. We think the overall shape is not appropriate to a corner lot, but looks more as if it belonged on a narrow urban lot surrounded closely by houses of similar design on both sides. An interior placement would disguise the unusual scale of the proposed design. On the corner, it is obvious.

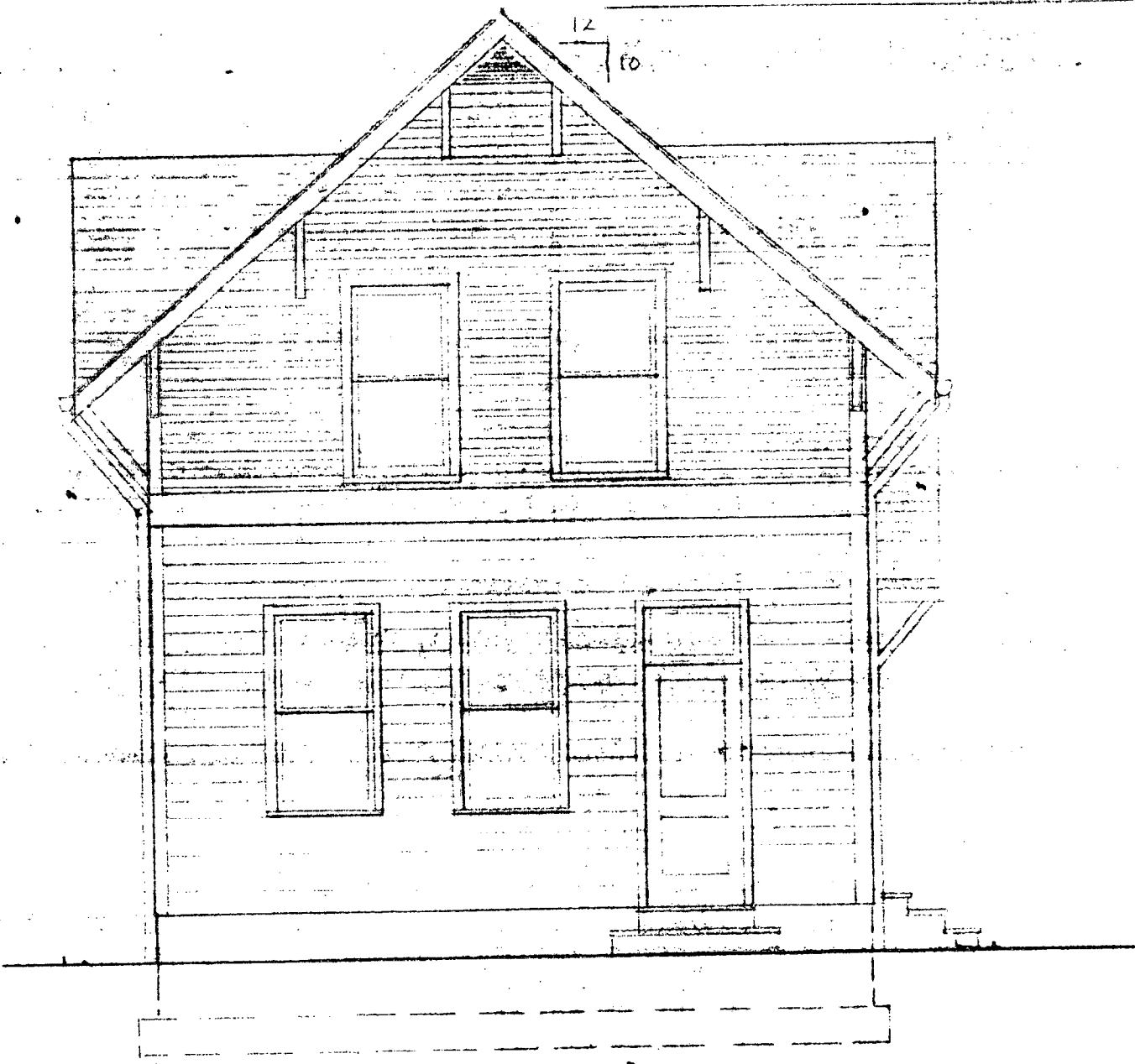
6. The negative visual impact is compounded by the fact that the house is on the corner where it is seen both by people on Montgomery and by those coming down the hill on Hickory.

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.

Mountgomery Ave. Side

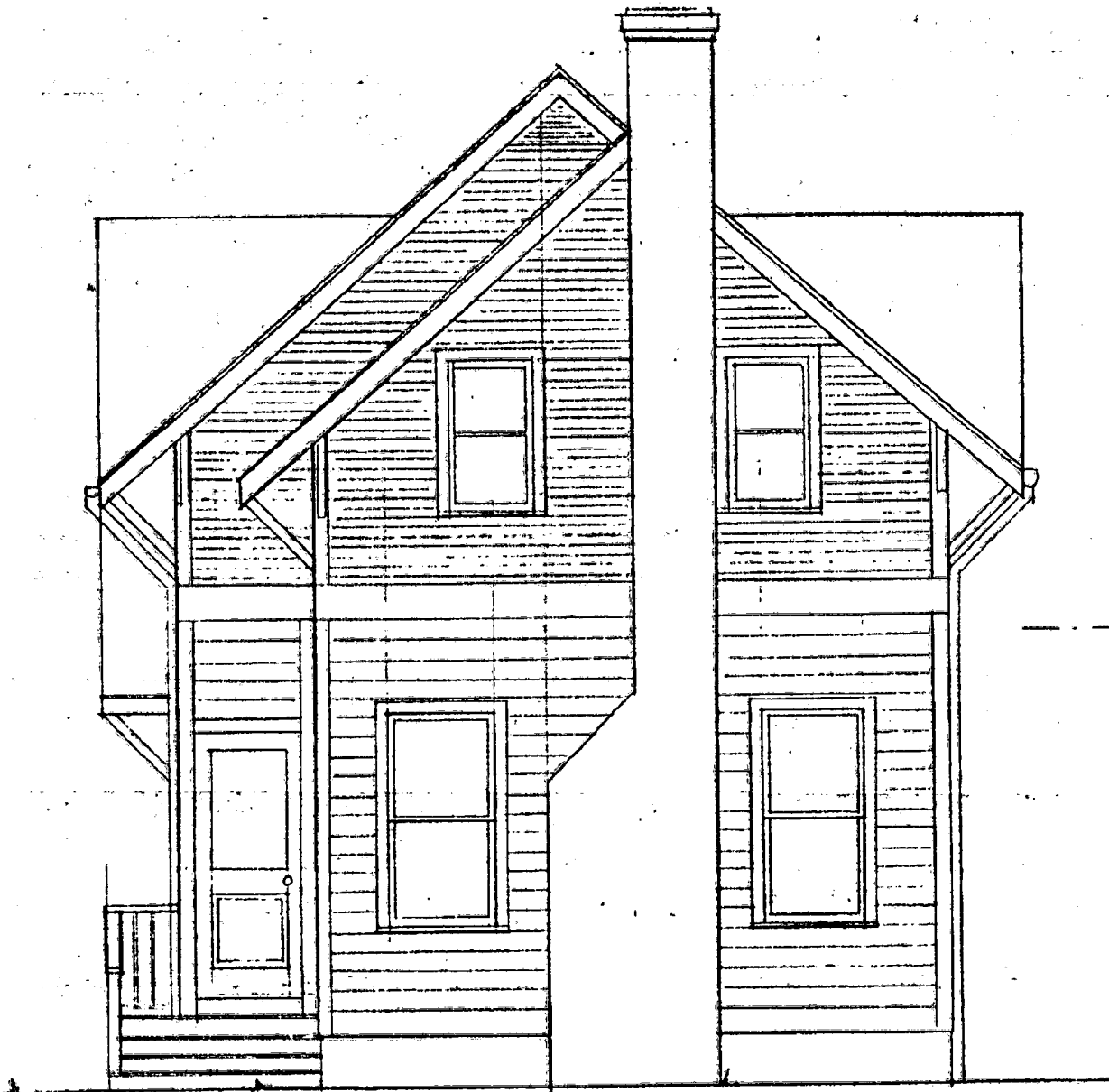
NORTH ELEVATION





30'-0"
EAST ELEVATION

Hickory Ave. side

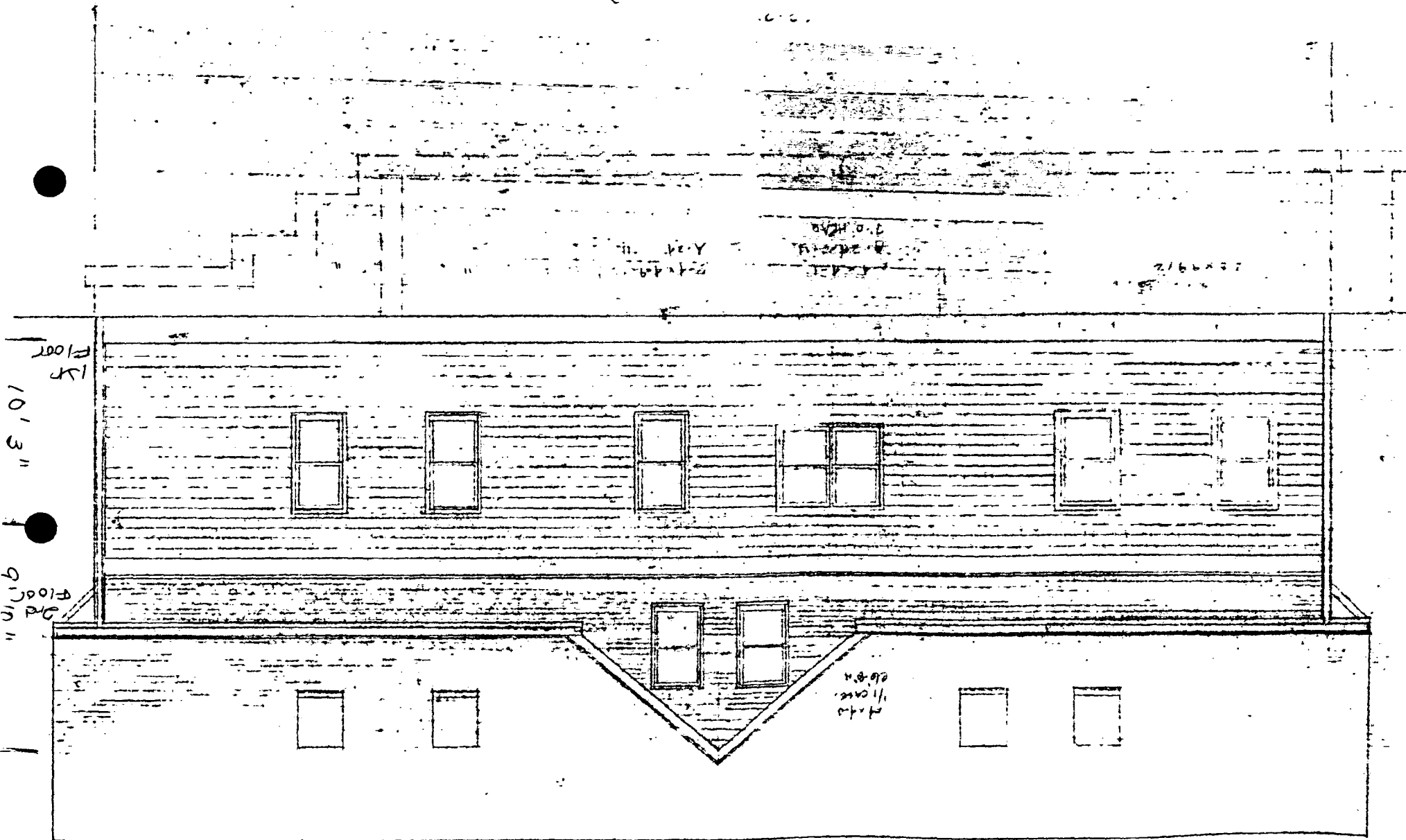


3'-6"

16'-6"

WEST ELEVATION

SOUTH ELEVATION



1st Floor

10'3"

2nd Floor

9'9"

216697

11' 1/2'
11' 1/4''

OREGON E WASHINGTON AVE CH

SECTION NO. 20001

(202) 533-5054

BRAYN E. SMITH

HICKORY

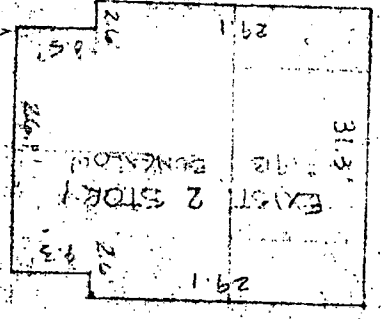
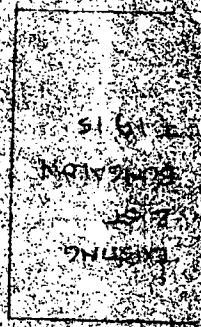
S 82° 45' W

145.10

N 07° 15' W

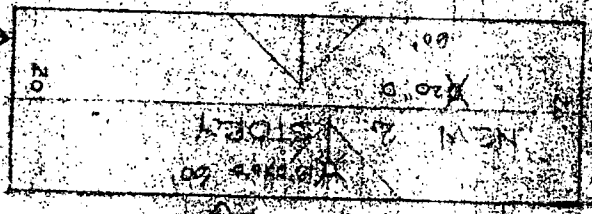
56.0'

50.0'



LOT 12
72504

LOT 14
72504



MONTGOMERY AVENUE

N 82° 45' E

S 07° 15' E

HICKORY AVENUE

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.

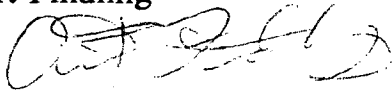
Some of your neighbors have expressed concern over the lot's development, and in an attempt to "clear the air" and let you know what we are proposing to build there, we will be available at 29 Hickory from 12-2 PM on Sunday, June 12th, to show you plans for the new house and to answer questions.

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.

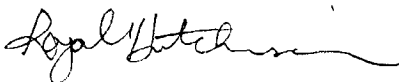
We look forward to meeting with you.

Sincerely,

Art Findling



Royal Hutchinson



SHARON F. WASHBURN, AIA

ARCHITECT, PC

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 yard of 45.3' and a side yard of 5' on the existing 50' by 145' lot.

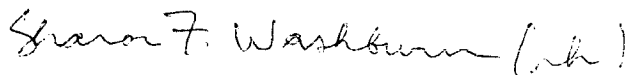
Of the ten large trees along the Montgomery Avenue side, construction of the house would only necessitate the removal of two trees, and some holly and shrubbery. So as not to imperil the root systems of the trees at the front of the house, there will be a full basement below only three-quarters of the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



- HICKORY & MONTGOMERY AVE. -