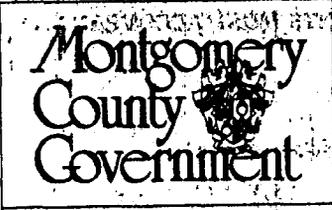


37/3 34 Hickory Ave.
SA 3-88

HPC-BH



Historic Preservation Commission
100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT #
NAME OF PROPERTY OWNER Patrick J. Plunkett and Jennifer A. Cutting
ADDRESS 34 Hickory Avenue, Takoma Park, Maryland
CONTRACTOR
PLANS PREPARED BY

LOCATION OF BUILDING/PREMISE:
House Number 34 Street Hickory Avenue
Town/City Takoma Park
Nearest Cross Street Elm Street
Lot 20 Block 20 Subdivision B.F. Gilbert's Addition

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair
Wreck/Raze Move Install Revocable Revision

1b. CONSTRUCTION COSTS ESTIMATE \$6,000.00
1c. IS THIS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT?
1d. INDICATE NAME OF ELECTRIC UTILITY COMPANY: PEPCO
1e. IS THIS PROPERTY A HISTORICAL SITE? YRS

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. TYPE OF SEWAGE DISPOSAL
2B. TYPE OF WATER SUPPLY

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL
4A. HEIGHT feet 22 inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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 (agent must have signature notarized on back)
Date February 8, 1988

APPROVED X For Chairperson, Historic Preservation Commission
DISAPPROVED Signature Date March 21, 1988

APPLICATION/PERMIT NO: SA 3-88
DATE FILED:
DATE ISSUED:
OWNERSHIP CODE:
FILING FEE: \$
PERMIT FEE: \$
BALANCE \$
RECEIPT NO: FEE WAIVED:

SEE REVERSE SIDE FOR INSTRUCTIONS

Application of Patrick Plunkett, 34 Hickory Avenue, Takoma Park, MD

The work we are proposing to do encompasses the following four parts:

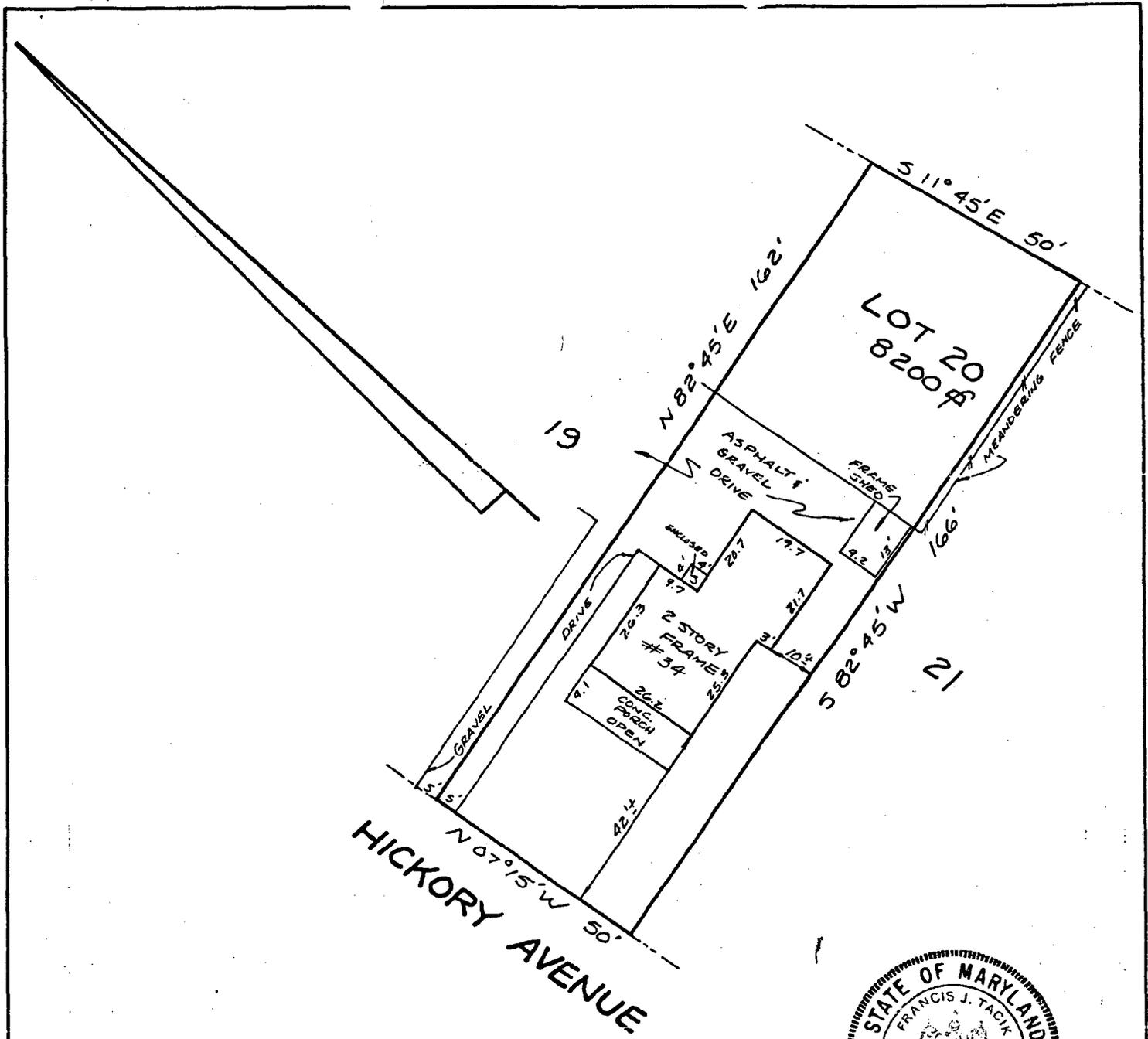
- 1) Large front porch piers have shifted with settlement, making them dangerously unstable as well as unsightly. (Photographs show degree of tilt.) A survey of general contractors indicates that the original cast stone is irreparably damaged and is no longer available. Therefore, we would like to rebuild the piers with brick, as it seems the most compatible substitute.
- 2) The concrete steps leading up to the porch also shifted during settlement, and have dangerous protrusions where the concrete broke in the center area (one friend of ours sprained an ankle on this dangerously uneven surface). We would like to rebuild these steps in wood (if we can afford to have the old concrete entirely removed) or level the broken areas and cover it with a brick veneer.
- 3) The steps leading up from the sidewalk to the central path have fallen away, and tilt at an extreme angle. They are treacherous when icy, and have caused many to stumble even without the ice. We would like to rebuild these steps, the path, and apron in brick.
- 4) My work as a stonecarver at Washington Cathedral has given me access to a supply of odd-shaped limestone scraps that would make a beautiful 22 inch high retaining wall at the front of the house. The wall would be randomly coursed to blend with existing neighborhood landscaping. I would build the wall myself at the point where the sidewalk meets our property on the front edge of our lot. I would like to install a small iron gate at the opening to the path.
- 5) We would like to replace wooden porch railings which rotted away some time ago. The simple railing design would be based on documented railings found on other foursquares of similar age and style in the community (see enclosed photo of railings on a nearby house).

Respectfully submitted,

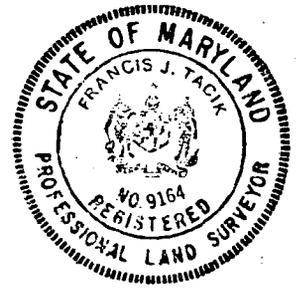
Patrick J. Plunkett
Jennifer A. Cutting
34 Hickory Avenue
Takoma Park, MD 20912

Enclosures: Photographs of relevant areas
Drawings
Site plan

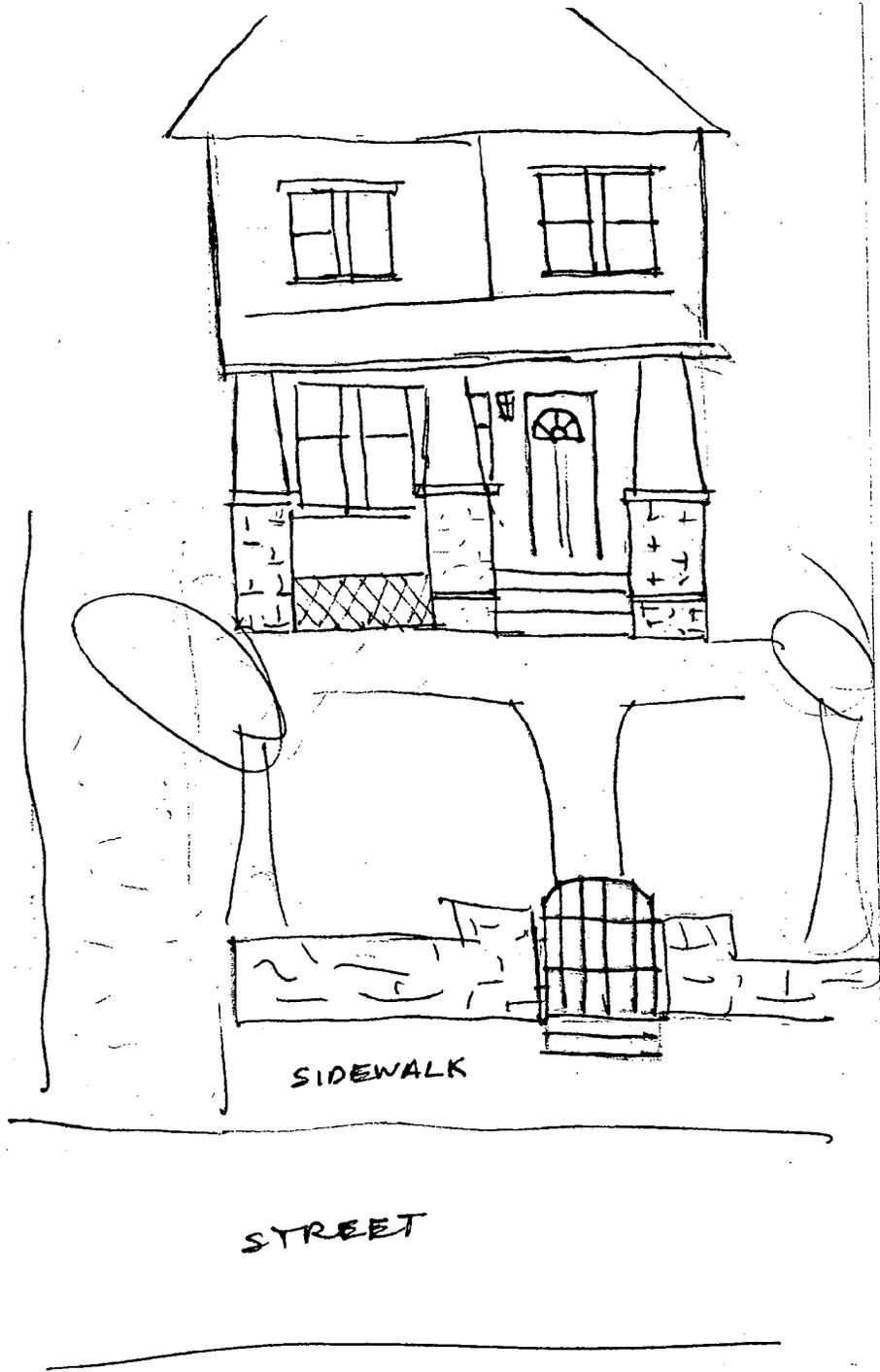
NOTE: This location for title purposes only - not to be used for determining property lines. Property Owner Markers Not guaranteed by this location.



LOCATION OF HOUSE
 LOT 20 BLOCK 20
B.F. GILBERT'S ADDITION
TAKOMA PARK
 MONTGOMERY COUNTY, MD.

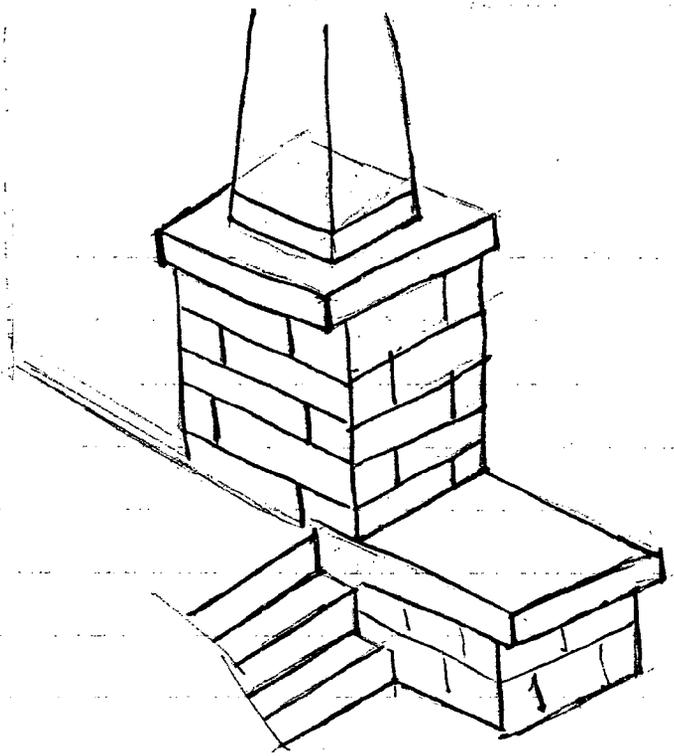


SURVEYOR'S CERTIFICATE THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SHOWN OR DESCRIBED. IN P.B. A NO. 2 IN MONT. CO. MD.  REGISTERED LAND SURVEYOR MD #9164	REFERENCES PLAT BK. A PLAT NO. 2	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5344		
	LIBER FOLIO	DATE OF LOCATIONS	SCALE: 1" = 30'	
		WALL CHECK:	DRAWN BY: CEW	
		HSE. LOC.: 8-30-85 BOUNDARY:	JOB NO.: 85-1869	
		2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100		

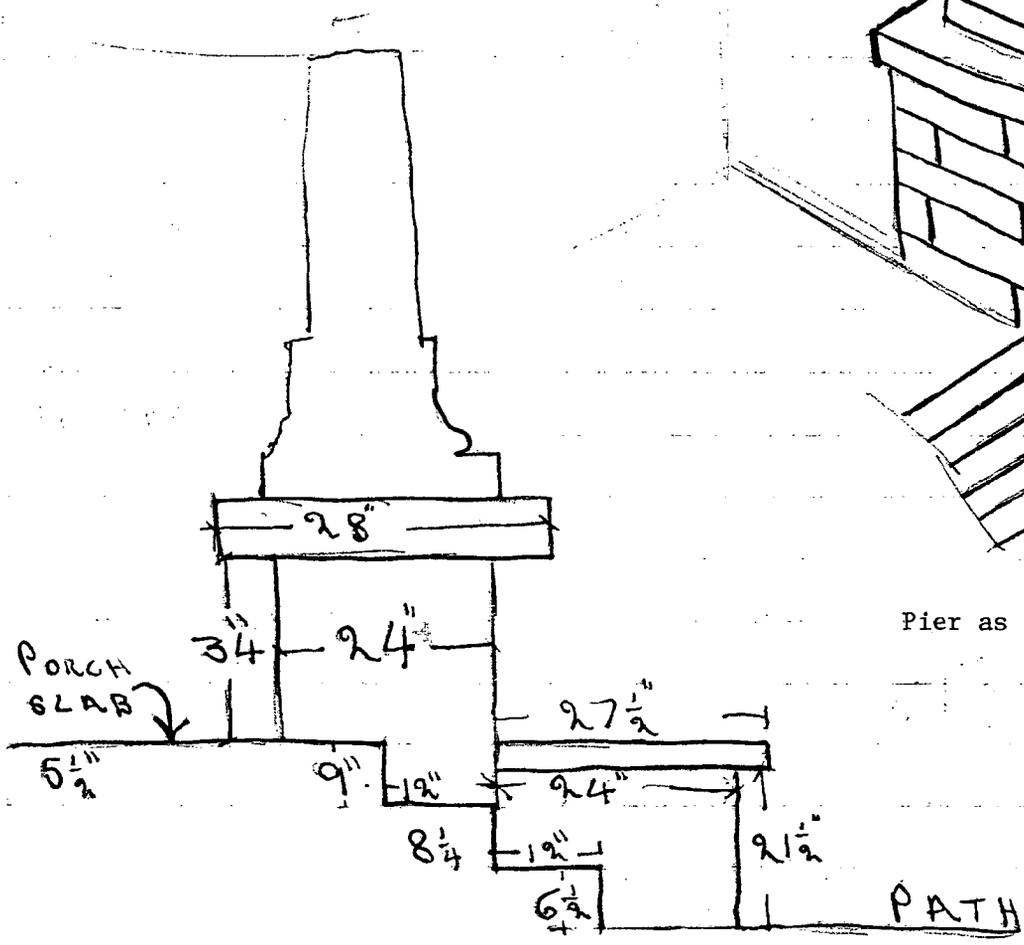


SIDEWALK

STREET



Pier as it would look rebuilt in brick



Actual pier measurements

TAKOMA PARK HISTORIC PRESERVATION COMMITTEE

MINUTES - TUESDAY, FEBRUARY 9, 1987

Members present:

Caroline Alderson, Chairman
Joan Simons
Linda Donald

Absent:

Linda Donald, Treasurer
Ed McMahon
Edmund Kirby Smith

Guests

Jennifer Cutting & Patrick J. Plunkett - 34 Hickory Avenue
Paul Treseder - 7114 Poplar (Shields property)

I. Historic Area Work Applications

34 Hickory (Cutting/Plunkett)

This house is a 2 story, early 20th century foursquare, clad in stucco, with a cast stone foundation and cast stone piers supporting steeply battered posts.

Proposal:

1. Replace deteriorated cast stone piers with new ones constructed of old (salvage) brick. Replacement piers, supporting battered posts which will be retained, to be of same dimension as originals.
2. Replace deteriorated cement steps with brick
3. Replace deteriorated cement walk with brick
4. Construct new random coursed, limestone retaining wall in front of house
5. Install new wooden railings (missing) patterned after original railings which survive on similar foursquare houses in the area.

Committee Recommendation:

2, 3, and 5 are necessary to remedy unsafe conditions and are sympathetic with the style and period of the house and larger historic district. Restoration of the wooden railings is a welcome improvement. Brick paving and random coursed stone retaining walls are common landscape features which unify the historic district. Loss of the cast stone piers, an earmark of early twentieth century houses--large and small--in the district, and so prominent a feature on this particular house, is regrettable. However, it appears that in kind replacement would be difficult and expensive, if not impossible.

Given the prohibitive cost of replacement in genuine stone, older brick may be the best practical substitute. Were the cast stone piers being retained, some committee members would prefer replacing the concrete steps with concrete or wood, since brick is absent from the original house. If the piers are to be replaced in brick, however, the brick steps and walk will lessen the impact of introducing a new facade material alien to the original house. By taking a consistent approach to the repair of the entire front facade, the impact of a significant material change on the integrity of the house has been minimized.

7114 Poplar Avenue (Shields)

This house is a one story, hipped roof cottage, clad in stucco, on a high stucco base. Early 20th century earmarks include 6/1 windows, grouped in 3's, multipaned casements on the sides and attic, battered posts resting on a solid stucco wall (in lieu of an open porch railing), and cement urns.

Proposal:

Side/Rear addition featuring 2 stepped back masses. The frontmost mass, the lowest in height and designed to read as a link between the original structure and the primary addition structure to the rear, replicates the hipped roof, stucco cladding, and 6/1 double hung windows of the historic house. The rear section of the addition, located on the foundation of the earlier demolished frame garage, reads as a separate structure, suggestive of an early 20th century bungalow: the front facing gable features simple brackets and square shingles contrasting with the primary wall facing of vinyl clapboard. The battered post on pier visually supporting the small front porch and ridge aligning with that of the original house tie the new and old structures together.

Committee Response:

This is a follow up presentation to the architect's first original submittal at the January meeting. Although the design goes far in achieving a balance between compatibility and separation (to distinguish old from new), some concern was expressed during the previous meeting about the steeper slope the roof to the addition. A shallower slope, members suggested, would be more sympathetic with the original structure and less likely to give the illusion a taller, more vertical structure behind the historic house. Doug Dunn and Caroline Alderson added that the slope of the addition was inappropriate for a bungalow-period house. Mr. Dunn expressed concern that the rear portion of the addition might be mistaken for another historic cottage on the lot. Other members judged that the addition was more an allusion to than a replication of a period bungalow, that the importance of compatibility overrides concerns about separation of old and new in small residential districts, and that homeowners should not be compelled to design additions in a contemporary style any more than in a particular historical style.

The architect agreed to try modifying the design to match the slope of the new roof to that of the original house. However, upon presentation of the revised designs, members agreed that the bulky appearance created by raising

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: 34 Hickory Avenue

Takoma Park, MD 20912

d. Property owner's name, address and phone number:

Patrick J. Plunkett & Jennifer A. Cutting

Same as above

(h) 270-9475

(w) _____

e. Is this property a contributing resource within the historic district? Yes X 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 X No _____

II. Description of work proposed

a. Briefly describe proposed work:

1. Replace deteriorated cast stone piers with old (salvage) brick
2. Replace deteriorated cement steps with brick
3. Replace front (cement) sidewalk with brick
4. Construct random coursed, limestone retaining wall in front of house (22" high)
5. Install new wooden railings (missing) patterned after original railings on similar 4 square houses in the neighborhood

b. Is this work on the front, rear, or side of the structure?

Front

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

Brick; rock-faced limestone

e. Are these materials compatible with existing materials? How? If not, why?

Loss of the cast stone piers, a prominent feature on the early 20th c. 4 square, is regrettable. However, given their poor condition and the difficulty (if not impossibility) of in-kind replacement, old (red) brick is the probably the best substitute (other than prohibitively expensive stone). The brick paving and random coursed stone wall are very much in keeping with the historic landscaping features found throughout the community.

III. Recommendation 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 + 4

- 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)

THESE ARE THE ONLY TWO QUESTIONS THAT I HAVE

b. Disapproval of Work

- 1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

THESE ARE THE ONLY TWO QUESTIONS THAT I HAVE

THESE ARE THE ONLY TWO QUESTIONS THAT I HAVE

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

THESE ARE THE ONLY TWO QUESTIONS THAT I HAVE

IV. Additional comments

The owner is a stone carver at the National Cathedral and plans to do the work himself. This factor, along with the owners' knowledge and appreciation of the house and its context, gives the committee confidence that the new materials will be introduced in a sympathetic manner.

Date on which application received: 2/8/88; Complete 2/25/88

Date of LAC meeting at which application was reviewed: 2/9/88

Form completed by: Caroline Alderson Title: Chairman

Member of: Takoma Park LAC

Date: 2/29/88



Montgomery County Government

Department of Housing and Community Development
Division of Community Planning and Development
51 Monroe Street
Rockville, Maryland 20850

~~Michael Gudis~~
~~Montgomery County Council~~

34 Hickory





















