

37/3 16 Valley View Ave.
37/3-89R

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 11, 1989

CASE NUMBER: 37/3 - 89R

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 16 Valley View

DISCUSSION:

The applicant is proposing a one-story, brick addition measuring approximately 15' x 31' at the rear of this c.1930's 1 1/2 story brick cottage. It will accommodate a new family room and dining room. Also, at the side of the structure, a 10' x 10' mud room/open porch combination is proposed.

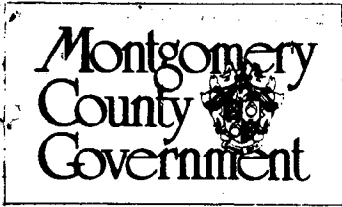
STAFF RECOMMENDATION:

The LAC had recommended that the applicant change the side porch columns from tapered style to standard boxed, but otherwise recommended approval of the application as submitted. Staff concurs, and feels that the proposal would not constitute substantial alteration in the Takoma Park historic district.

ATTACHMENTS:

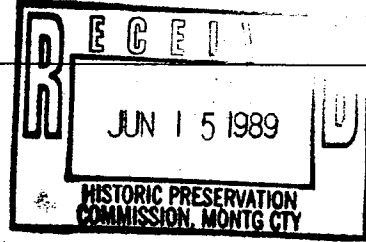
1. HAWP Application
2. LAC Comments
3. Site Plan
4. Elevations
5. Plans
6. Photographs

JBC:av
1236E



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327



APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1063970

NAME OF PROPERTY OWNER LARRY + KAY WISCHHOEFER TELEPHONE NO. 301/270-8132 (H)
(Contract/Purchaser) (Include Area Code)

ADDRESS 16 VALLEY VIEW TAKOMA PARK MD. 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY PAUL TRESEDEN TELEPHONE NO. 301-871-2911
(Include Area Code)

REGISTRATION NUMBER 6283

LOCATION OF BUILDING/PREMISE

House Number 16 Street VALLEY VIEW

Town/City TAKOMA PARK Election District _____

Nearest Cross Street WILLOW

Lot 57 Block --- Subdivision HOBARTS SUBDIVISION OF TAKOMA PARK

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one) Circle One: A/C Slab Room Addition
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 50,000

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? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 2B. TYPE OF WATER SUPPLY

01 WSSC 02 () Septic 01 WSSC 02 () Well
03 () Other _____ 03 () 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:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. 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.

Larry L. Wischhoefes 6/13/89
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ 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

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:)

ADD BRICK, ONE STORY ADDITION TO BACK OF
EXISTING 1 1/2 STORY "CAPE COD" BRICK HOUSE.
ROOF SLOPES VISIBLE FROM STREET MATCH EXIST'G.
DOUBLE HUNG WINDOWS MATCH EXIST'G.

(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

EXTERIOR ALTERATIONS

I. Location of property

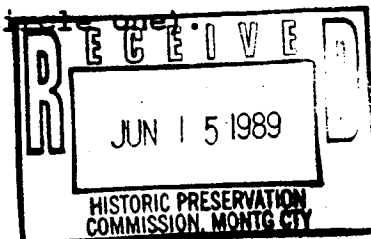
a. Located within the Takoma Park historic district.

b. This is a Master Plan/Atlas historic district (circle one)

c. Address of Property: 16 Valley View
Takoma Park, MD 20912

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

Larry & Kay Wischoeffer
16 Valley View Ave.
Takoma Park, MD 20912



(h) 270-8132

(w) 891-2911 (Architect Paul Treseder)

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:

Brick, 1 story rear addition to 1 1/2 story, brick "English cottage" house

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

Rear

c. Is the work visible from the street?

A little

d. What are the materials to be used?

Brick, with wood double hung windows and trim

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

Same as original existing materials

The Committee supports the owner's request for a rear zoning variance of 4 feet to enable location of all of the new mass in the rear where it will be least visible from the street, and have the least effect on the original building

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 window should be double hung to conform with existing windows)

On side portico, substitute straight boxed column for battered column, which is not consistent with Tudoresque style of the house. Owner and architect have agreed to make this change

b. Disapproval of Work

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

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

IV. Additional comments This is a revision of a proposal submitted to the LAC earlier. We wish to commend Mr. Wischoeffler for his responsiveness to the committee's concerns about integrating the new roofline, ~~xxxxxxx~~, portico and windows with the original house. The new design is coherent and sympathetic, successfully unifying the new and old. The pitch of the vestibule gable is consistent with that of the adjacent side gable; the 6/6 windows and detailing of the brick work relate well to the original structure. The open, gabled porch at the side entry is a great improvement over the initial vestibule concept, which had an applied appearance. Mr. Treseder, **Date on which application received:** 6/13/89 the architect, has thoughtfully addressed all of the committee's concerns.

Date of LAC meeting at which application was reviewed: 6/13/89

Form completed by:
Caroline Alderson

Title:
Chairman

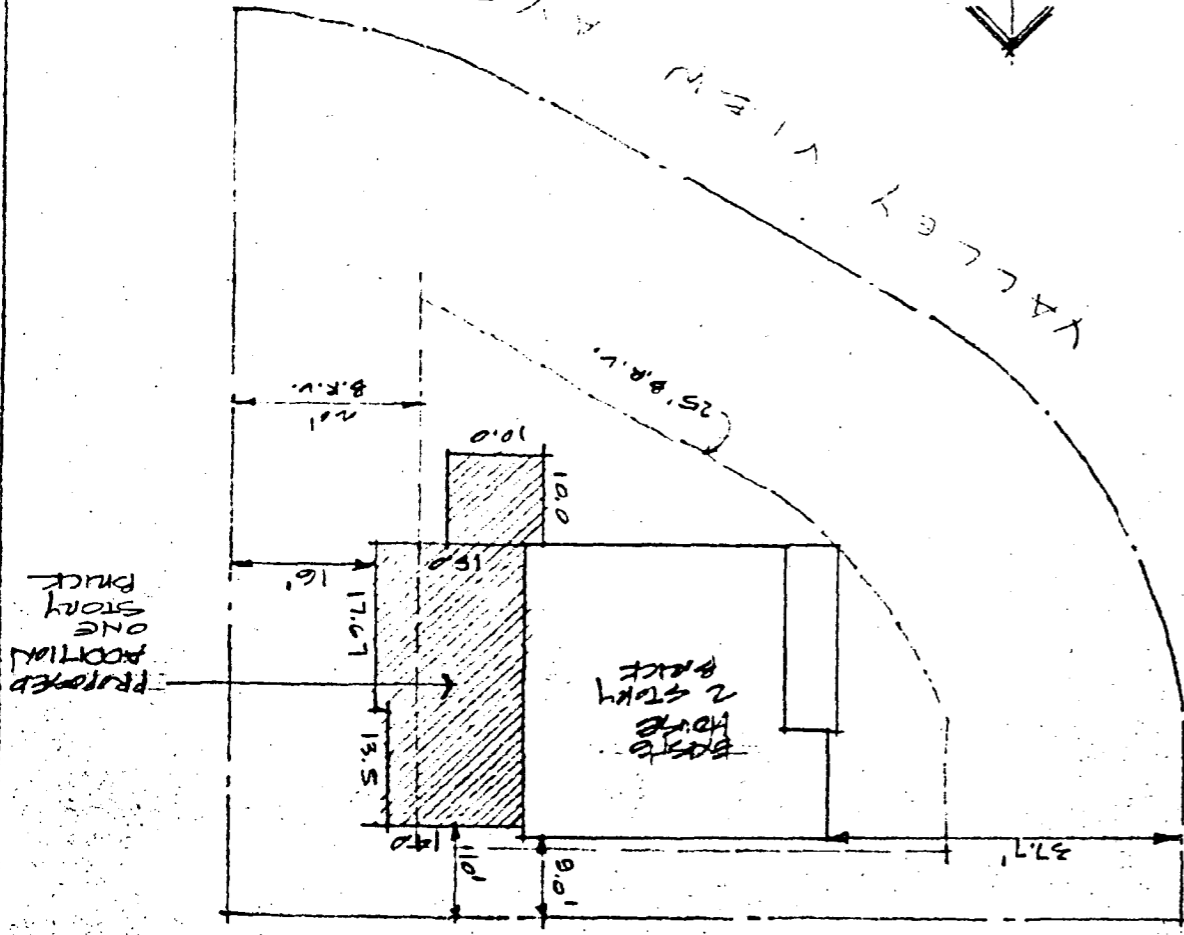
Member of:
Takoma Park LAC

Date: 6/13/89

SITE PLAN SCALE: 1"=20'-0"
LOT 57, HORNETS SUBDIVISION
TAKOMA PARK, MARYLAND

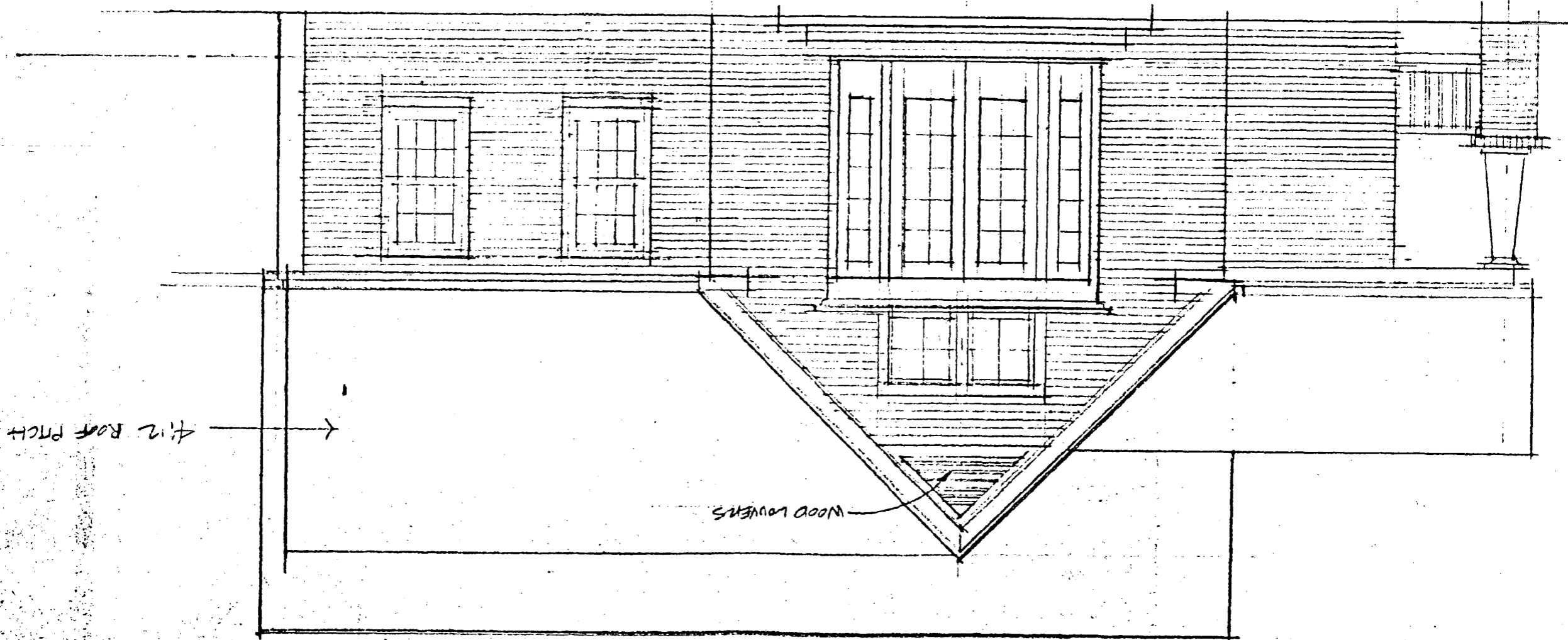


VALLEY VIEW PARK



SCALE: 1/4" = 1'-0"

EAST ELEVATION

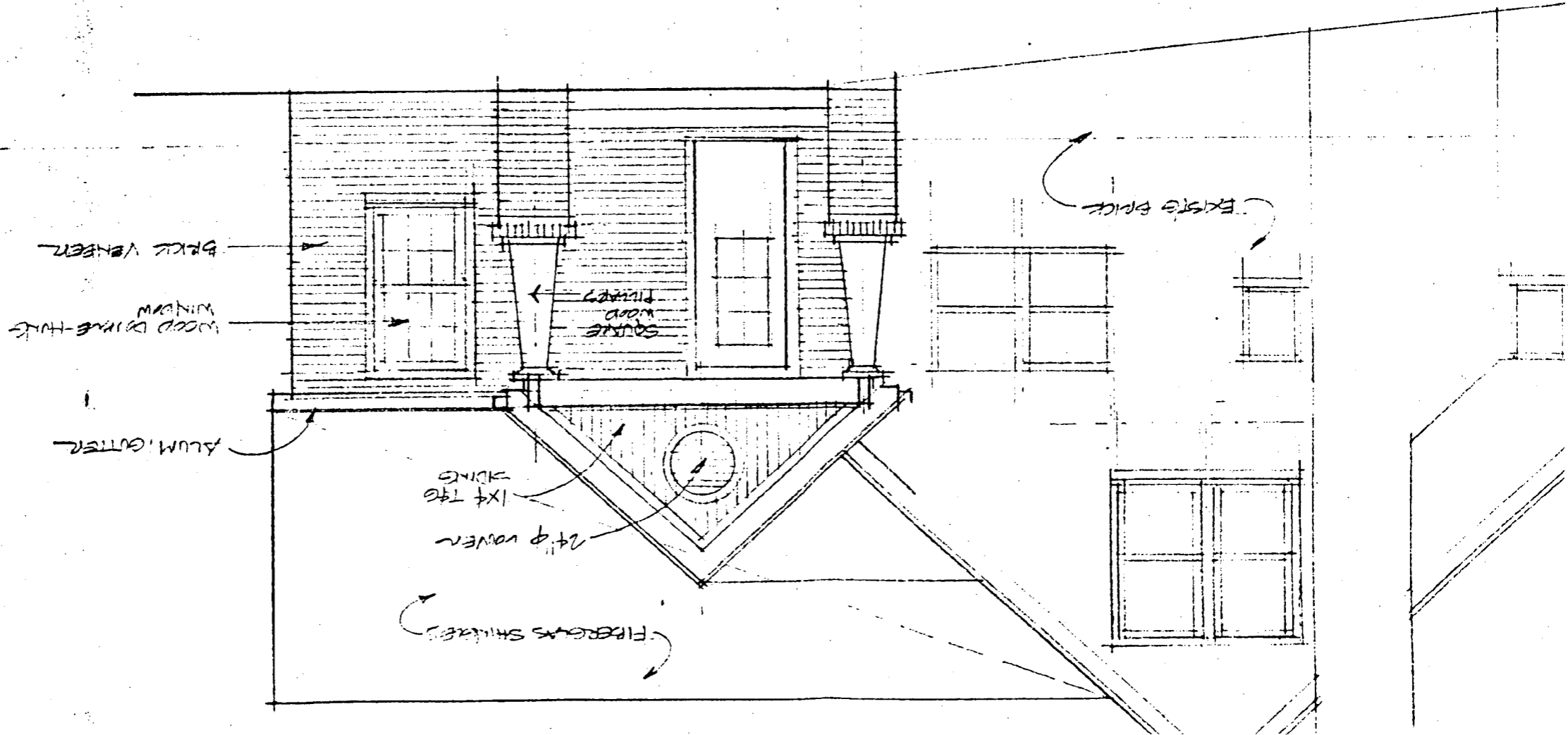


4:12 ROOF PITCH

WOOD LOUVERS

SCALE: 1/4" = 1'-0"

SOUTH ELEVATION



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

10'-0"

WOOD & BRICK PLANTS
SEE ELEVATION

WOOD RAILING

LINE OF OVERHANG

WOODRUM
CENTERS

10'-0"

KITCHEN

ALIGN NEW DOOR
W/ EXIST. WALLWAY

DUCTS

DINING
ROOM
1/2" HIGH DECK

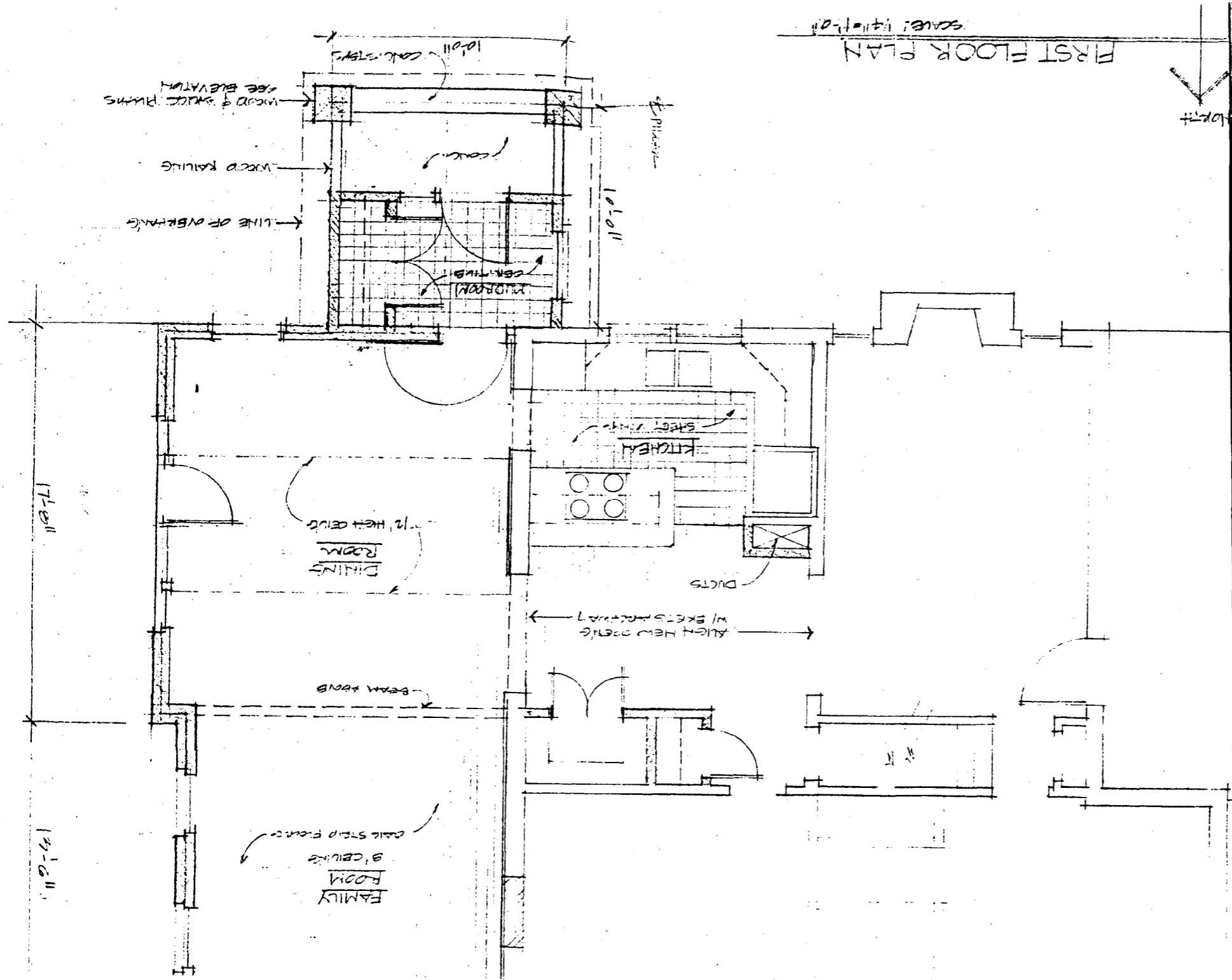
FAMILY
ROOM
9' CEILING

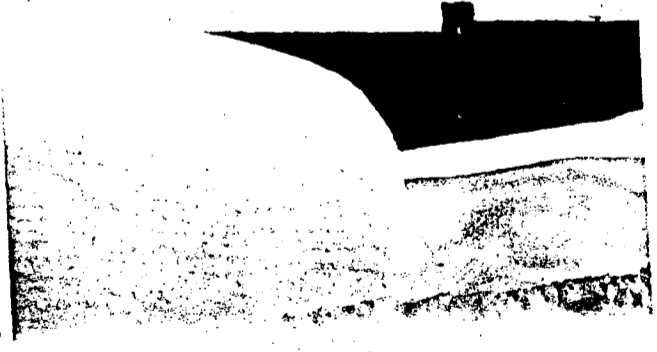
CALL STEP FRONT

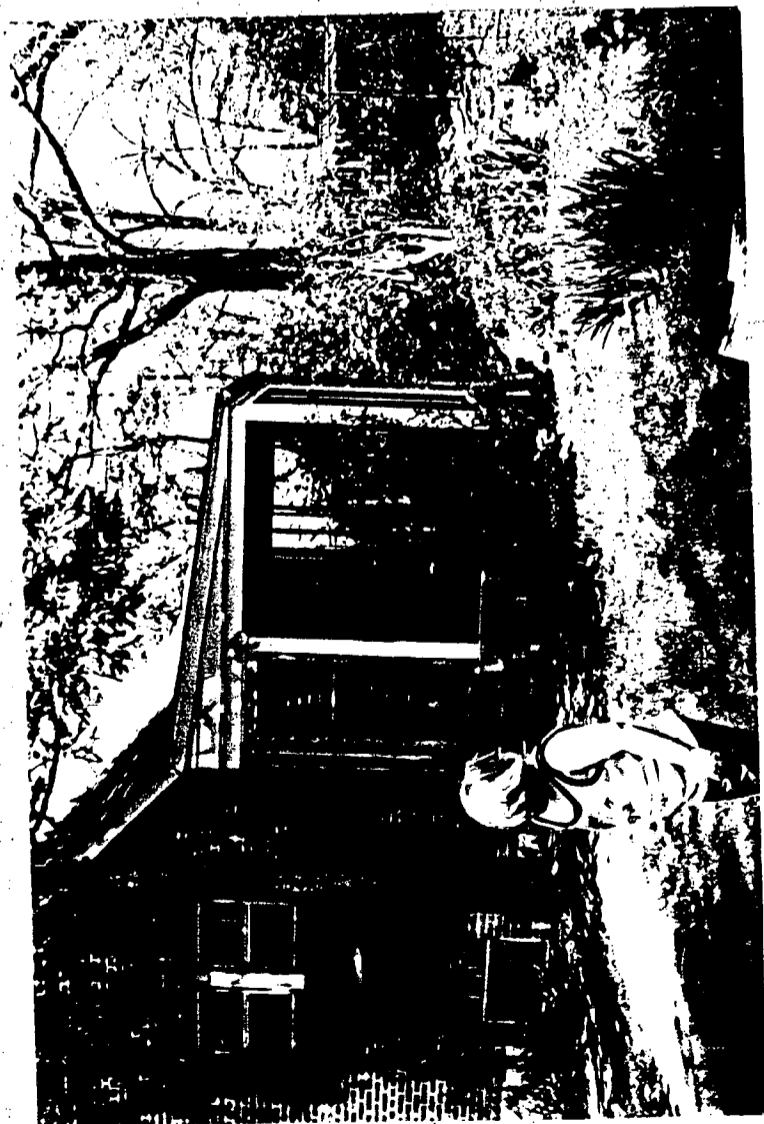
BEAM HANG

17'-0"

19'-0"







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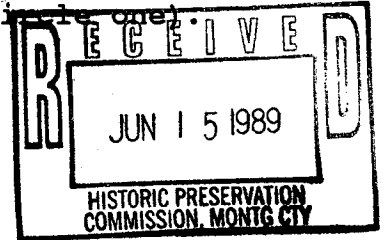
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