

37/3 11 Valley View Ave.
37/3-89U

TWD

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: July 11, 1989

CASE NUMBER: 37/3 - 89U

TYPE OF REVIEW: SA

SITE/DISTRICT NAME: Takoma Park

PROPERTY ADDRESS: 11 Valley View Ave.

DISCUSSION:

The applicant is proposing construction of an 18' x 35' rear addition to this contemporary ranch style home in the Takoma Park historic district, as per the attached plans. Also, a small (6'x 11.5') rear deck is proposed. Photographs will be provided at the meeting.

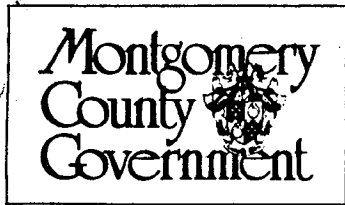
STAFF RECOMMENDATION:

In concurrence with the LAC, staff feels that the proposal would not constitute substantial alteration in the historic district.

ATTACHMENTS:

1. HAWP Application
2. LAC Comments
3. Elevations
4. Floor Plan

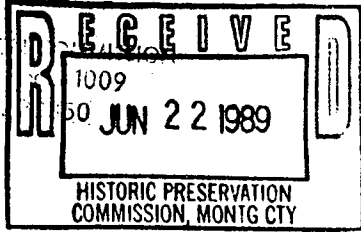
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Historic Preservation Commission
 100 Maryland Avenue, Rockville, Maryland 20850
~~279-1327~~
279.8097

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION
 51 Monroe Street
 Rockville, Md.



TAX ACCOUNT # 1081045

NAME OF PROPERTY OWNER Gajram & Kezia V. Singh TELEPHONE NO. (301) 270-6016
 (Contract/Purchaser)

ADDRESS 11 Valley View Avenue Takoma Park Maryland 20912
 CITY STATE ZIP

CONTRACTOR Joseph R. Paek TELEPHONE NO. 301 595 5929
 CITY STATE ZIP

PLANS PREPARED BY Clyde G. McPherson CONTRACTOR REGISTRATION NUMBER 29352 TELEPHONE NO. 854-6208
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 11 Street Valley View Avenue

Town/City Takoma Park Election District _____

Nearest Cross Street Willow Avenue, Maple Avenue

Lot 56 Block 87 OUTLETA Subdivision Hobarts Subdivision of Takoma Park, HOLMES + AUSTIN

Liber 4937 Folio 401 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 35,000

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? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 <input checked="" type="checkbox"/> WSSC
		02 () Well
		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:

- 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.

Gajram Singh June 15, 1989
 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

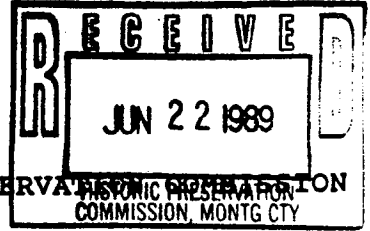
DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Rear addition to contemporary ranch house using same materials, massing, and roofline as original. Foundation: Parged to match existing wall, yellow vinyl siding matching existing siding. The materials and design are compatible with the existing house, which is non-contributing. The work will have no effect on the historic streetscape.

(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: ~~XXXXXXXXXXXXXXXXXXXXXXXX~~
4/Valley View Ave.
Takoma Park, MD 20912
- d. Property owner's name, address and phone number:

Mr. Singh
4/Valley View Ave.
Takoma Park, MD 20912

(h)

(w)

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

II. Description of work proposed.

a. Briefly describe proposed work:

Rear addition to contemporary ranch house using same materials, massing, and roofline as original.

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

Rear

c. Is the work visible from the street?

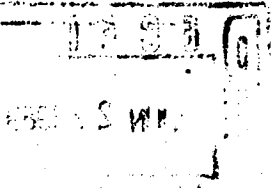
Scarcely

d. What are the materials to be used?

Foundation: parged to match existing
Walls: yellow vinyl siding matching existing

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

The materials and design are compatible with the existing house, which is non-contributing. The work will have no affect on the historic streetscape.



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

1 - No affect on historic resources

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)

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

Date on which application received: 6/13/89

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

1989 JUN 13 10 11 AM
MONTGOMERY COUNTY
PLANNING DEPARTMENT

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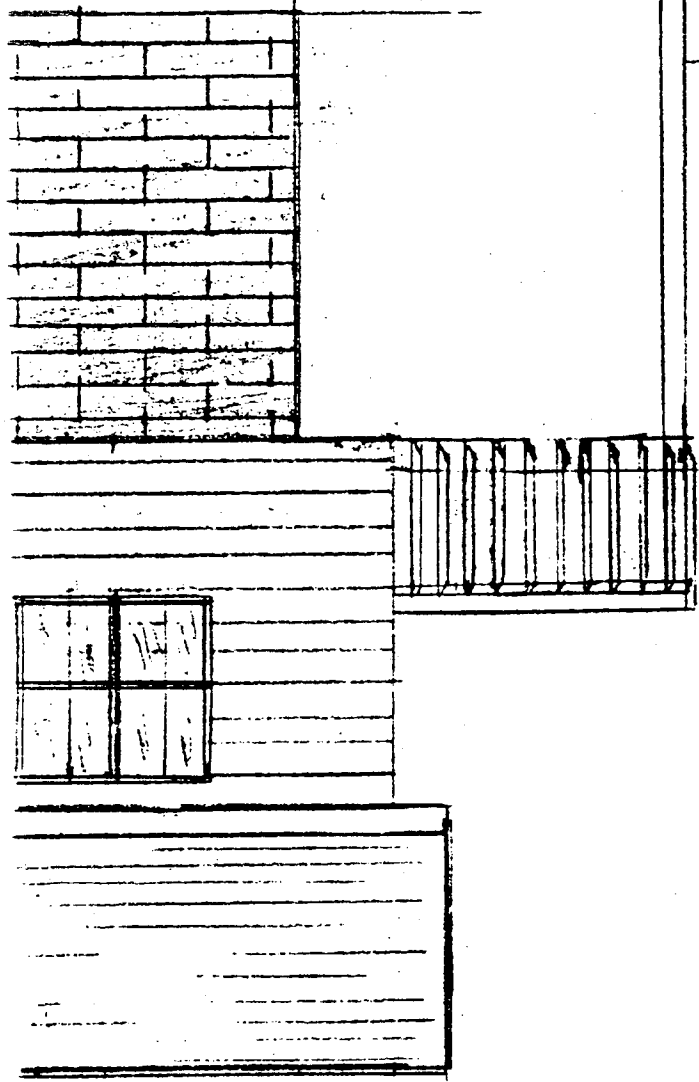
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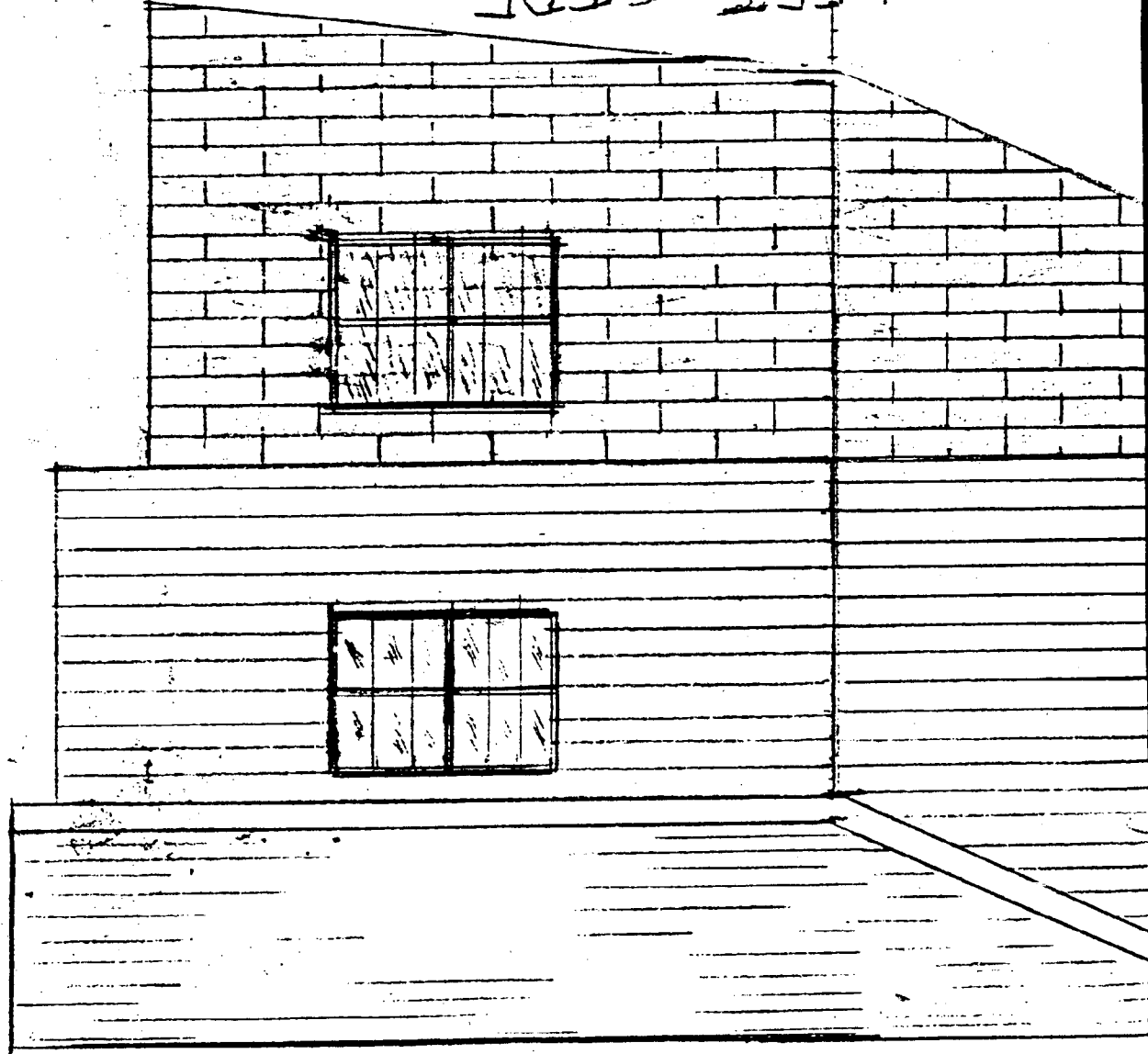
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RIGHT

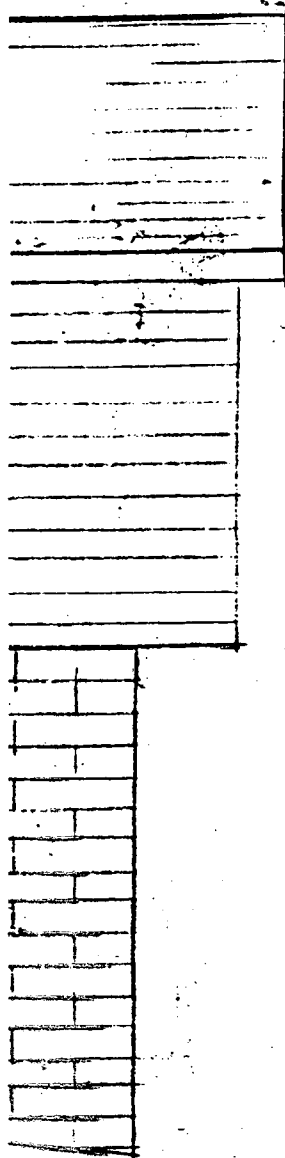


4x4
"

LEFT SIDE



Splicing Area

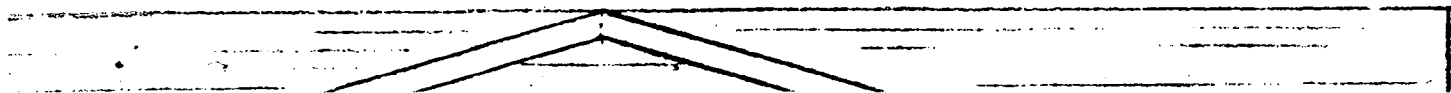


4x4 pt



SIDE WALK

RIGHT SIDE



@ 230 seat down sl

@ Form shield work

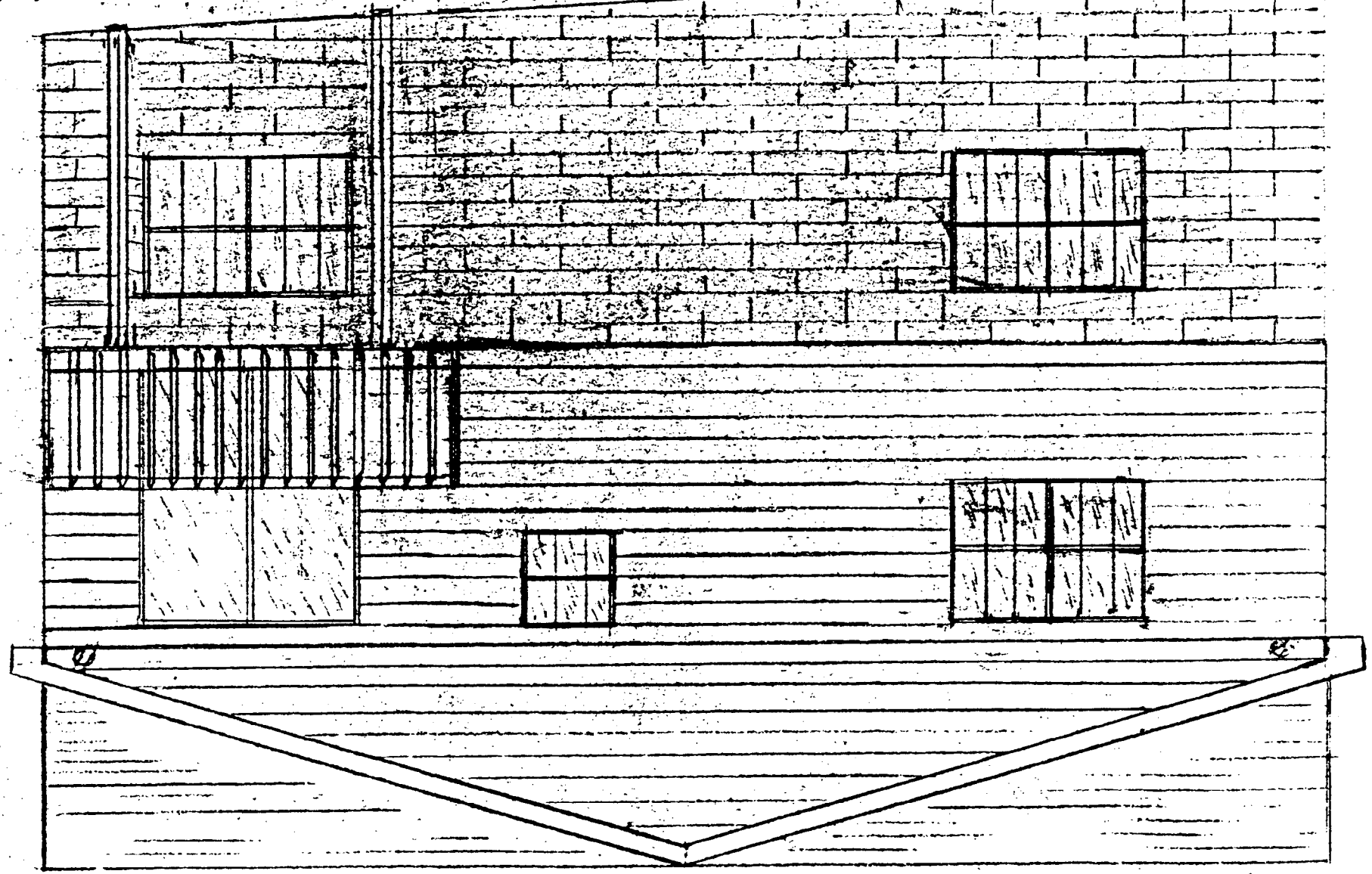
@ vinyl siding to ma

Prnged

*NOTE. 8x16 BI

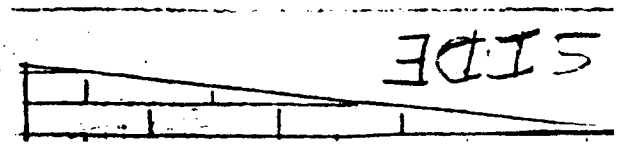
SCALE 1/4"=1'-0"

REAR ELEVATION

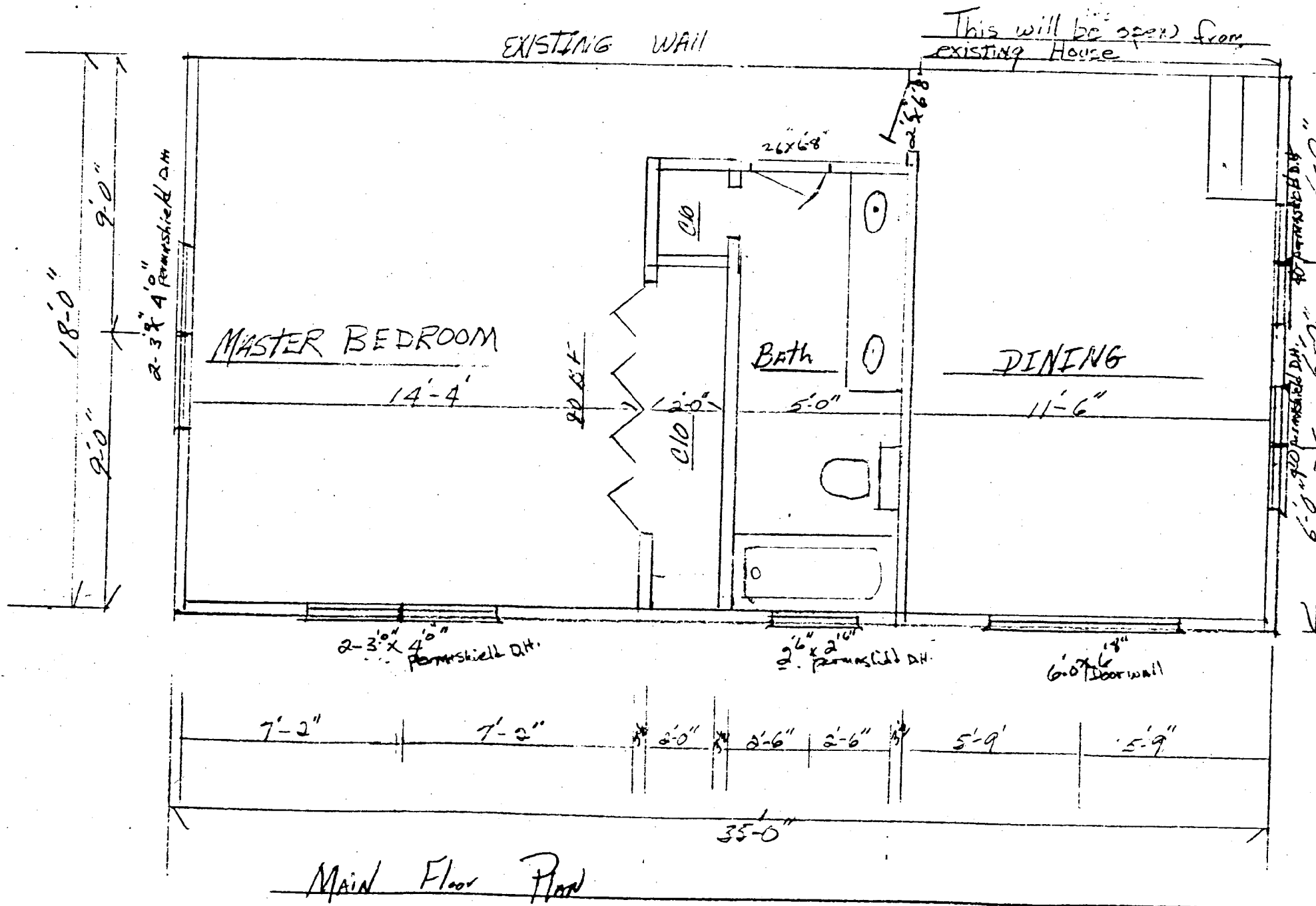


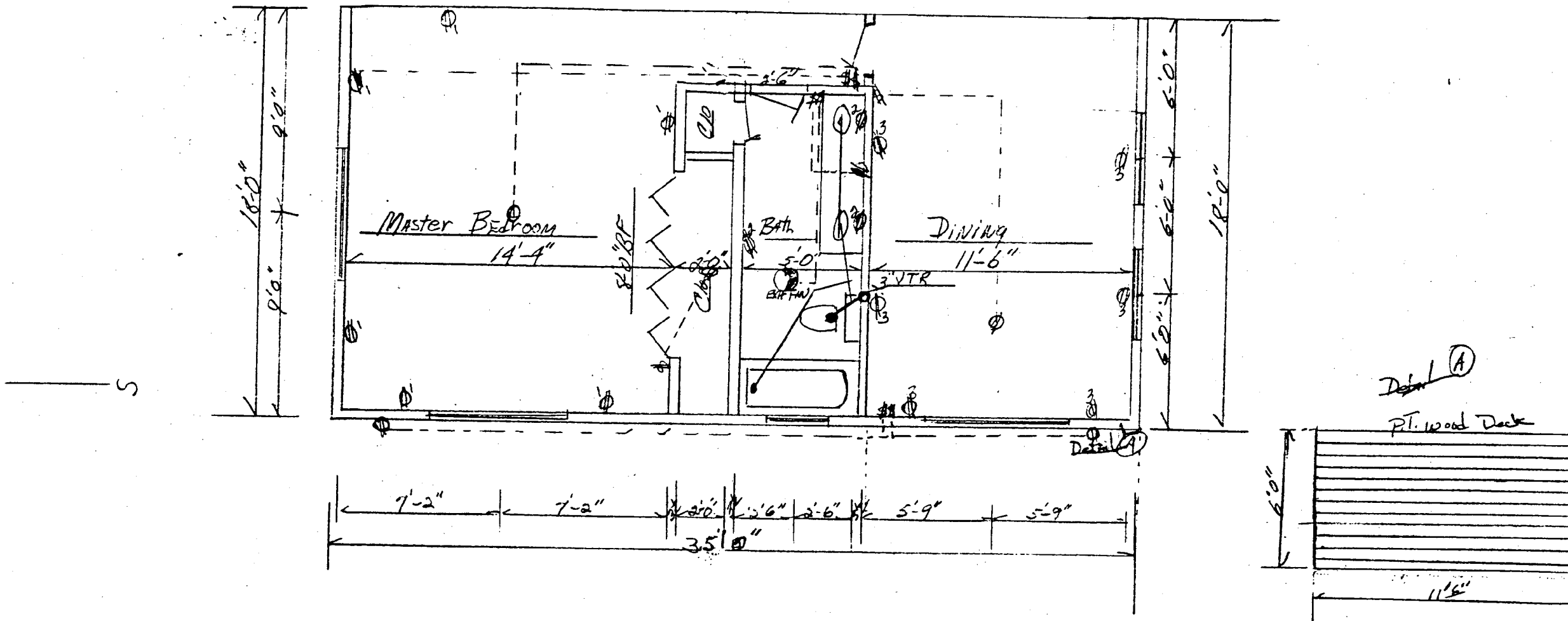
RIGHT SIDE

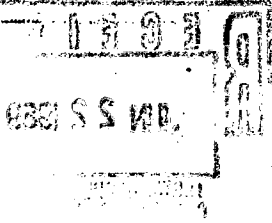
SIDE WRLK



SIDE







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