

37/3-93M 60 Walnut Avenue
Takoma Park Historic District



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1077668

NAME OF PROPERTY OWNER THOMAS F. FORHAR TELEPHONE NO. (301) 270-8073
(Contract/Purchaser) (Include Area Code)

ADDRESS 60 WALNUT AVE TAKOMA PARK MD 20912
CITY STATE ZIP

CONTRACTOR NOT SELECTED TELEPHONE NO. _____

PLANS PREPARED BY Steve Hightson CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER MO 20104

LOCATION OF BUILDING/PREMISE

House Number 60 Street WALNUT AVE

Town/City TAKOMA PARK Election District Wheaton

Nearest Cross Street EASTERN AVE

Lot 26 Block A Subdivision Field Subdivision

Liber 7744 Folio 698 Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 80,000

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? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 WSSC 02 Septic
03 Other _____

2B. TYPE OF WATER SUPPLY

01 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:

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.

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date 5 May 93

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 5.26.93

APPLICATION/PERMIT NO: 930505010 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 60 Walnut Avenue Meeting Date: 5/26/93
Resource: Takoma Park Historic District Review: HAWP/Alteration
Case Number: 37/3-93M Tax Credit: No
Public Notice: 5/12/93 Report Date: 5/19/93
Applicant: Thomas Forhan Staff: Nancy Witherell
PROPOSAL: Rear and roof additions RECOMMEND: Approve

The applicant appeared for a preliminary consultation at the Commission's April 28, 1993, meeting for a discussion on how to add livable space in the second story of a 1 1/2-story Craftsman-style house listed as a contributing resource in the Takoma Park Historic District.

"Scheme D" (attached to this report) was seen by the Commission as the most preferable way to meet the requirements of Chapter 24A, the historic preservation ordinance. The pitch of the roof would be modified, dormers would be added without removing the side eaves, the front gable window would be raised to maintain its proportion with the roof, and the front porch would remain unchanged.

The applicant offered to uncover the existing clapboard under the asbestos shingle; it was suggested that the new wall surfaces be clad with a different material. The Commission further suggested that the proposed small rear addition be constructed so that it read as an addition.

STAFF DISCUSSION

The HAWP application submitted by the applicant meets the parameters established by the Commission, in the staff's judgment. The elevation drawings show the use of cedar shingles above the restored clapboard. Trimboards match the existing; the front triple window is relocated appropriately. The new dormer windows would be wood casements.

The existing rear porch would be removed and the house extended 6 feet toward the rear yard. The vertical line at that juncture is marked on both stories. A new deck on two levels would be constructed behind the new rear elevation. The small kitchen window

on the left elevation would be replaced with paired 6/1 wood sashes. The new rear addition would have a more contemporary fenestration pattern: three butted casements. The new rear elevation would have casements and French doors on the first floor and paired 1/1 sashes on the second floor.

Skylights are shown on both new roof faces. In general, the Commission finds the installation of skylights most consistent with the ordinance criteria if they are placed so that they are not visible from the street; in some cases, skylights on side gable faces have been found to be consistent with the ordinance if they are placed toward the rear of the roof surfaces. The staff recommends that the applicant reconsider the use of the larger skylight toward the front, but also suggests that the two smaller skylights high on the gable would not detract from the character of the house.

The rear addition is shown on piers. The staff suggests that the foundation wall be continued, even if in a different material.

The applicant also noted that it is possible that the plans would be modified so that the chimney would be rebuilt on the rear elevation. The staff recommends that this alteration, if proposed at a future date, be deemed consistent with the purposes of Chapter 24A.

STAFF RECOMMENDATION

With the conditions that the foundation for the new addition be solid and that the skylights be as high as possible (and flat, as well), the staff recommends that the Commission find the proposal consistent with Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

and with the Takoma Park guidelines, particularly:

Second story additions or expansions should be generally consistent with the predominant architectural style and period of the resource (although structures that have been historically single story can be expanded) and should be appropriate to the surrounding streetscape in terms of scale and massing.



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CITY STATE ZIP

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CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY Steve Heikesen TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 60 Street WALNUT AVE
(Indicate above air, or below ground, including no. of stories, basements, etc., in case of multiple units)

Town/City TAKOMA PARK Election District Wheaton

Nearest Cross Street EASTERN AVE

Lot 26 Block A Subdivision Field Subdivision

Liber 7744 Folio 698 Parcel _____

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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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

1 1/2 story Craftsman cottage, built 1922.
Contributing resource in the Takoma Park
Historic District

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Remove existing roof and back porch, extend
footprint of house 6' to rear, ~~re~~ build new
roof with dormers to provide legal headroom
on second floor. Restore original siding on first
floor, remove existing small kitchen window and
replace with 2 6 over 1 windows. Project will
not significantly alter streetscape in historic
district, but will enlarge existing house.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

New roof at increased pitch to provide legal headroom, similar to existing Craftsmen Cottages in neighborhood. Dormers on both sides, addition to rear. Horizontal siding on first floor, shingles on second.

- b. the relationship of this design to the existing resource(s):

Six foot expansion to rear, significant increase in habitable space on second floor.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

2nd floor additions are permitted in guidelines

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
b. dimensions and heights of all existing and proposed structures;
c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

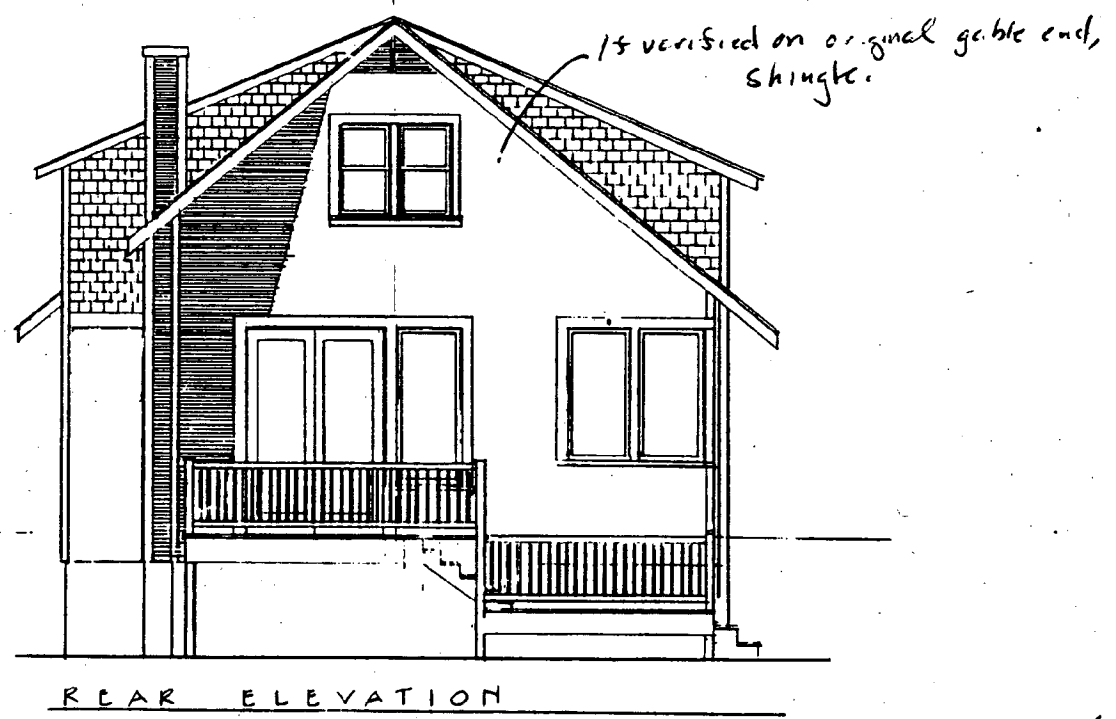
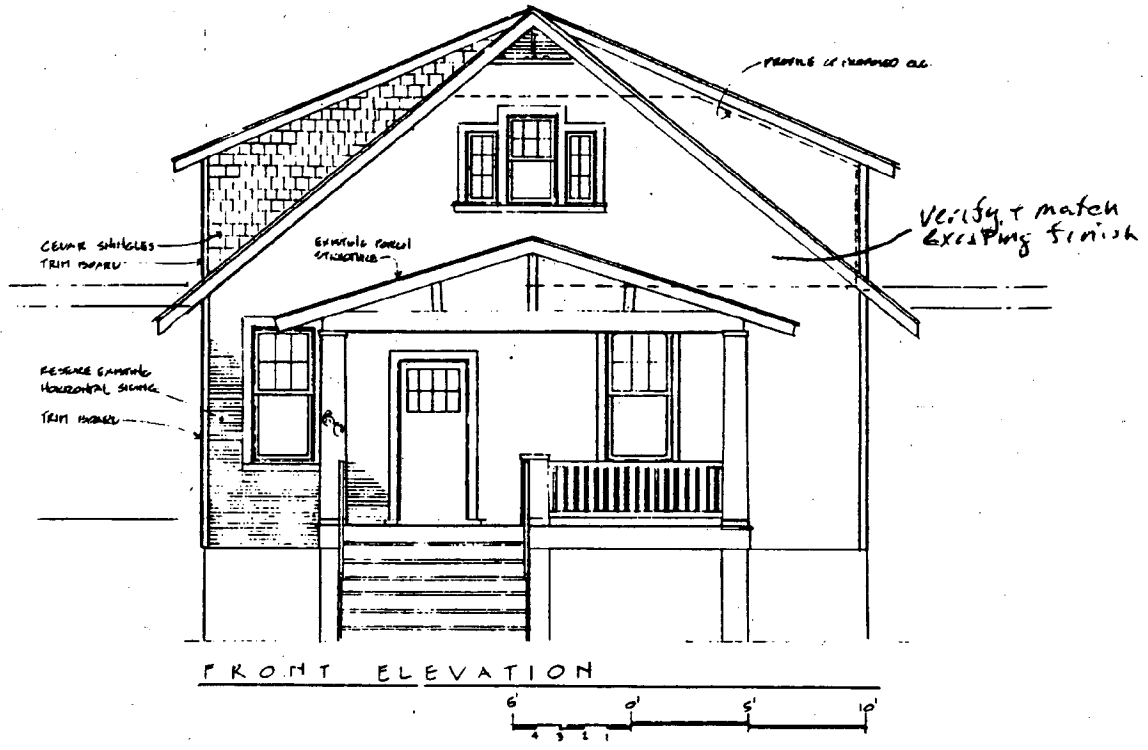
10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

BARAB

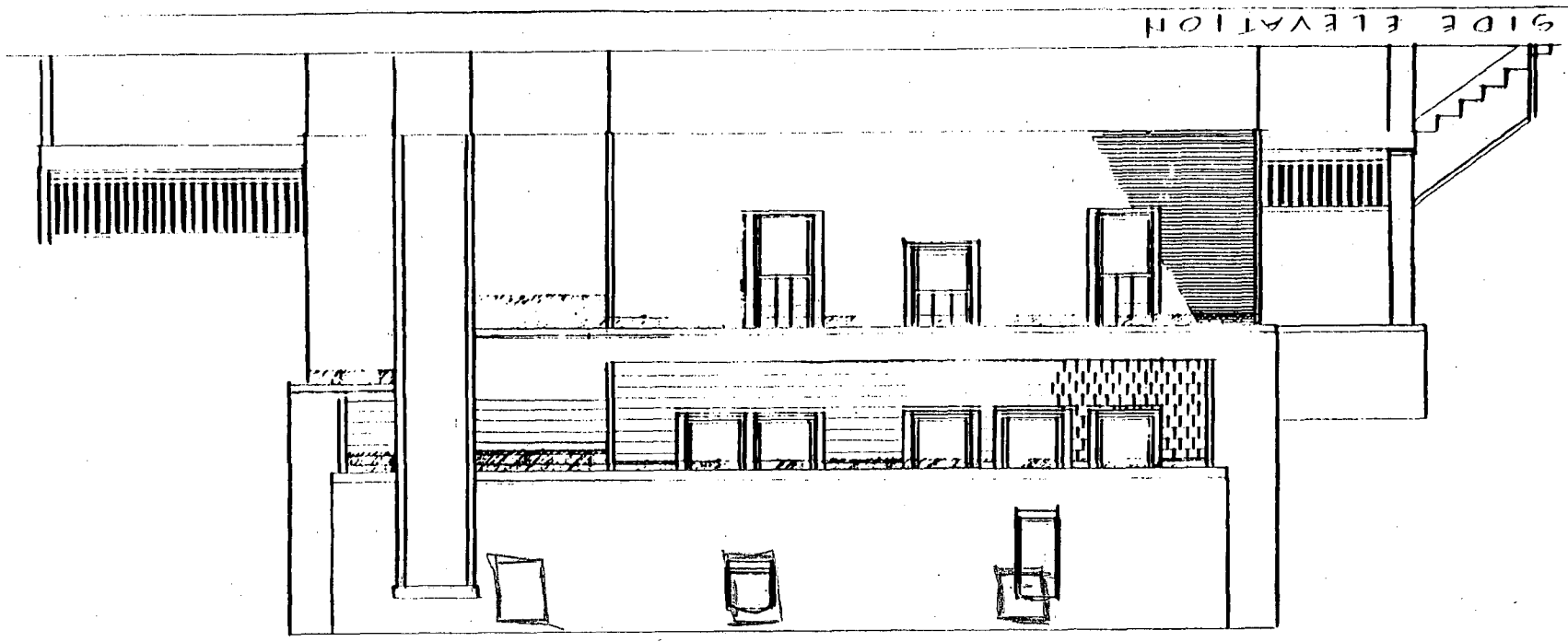
1. Name Jordan Barab &
 Address 55 Walnut Ave
 City/Zip TAKOMA PARK MD 20912
2. Name Stephen C. Morse &
 Address 57 Walnut Ave
 City/Zip TAKOMA PARK MD 20912

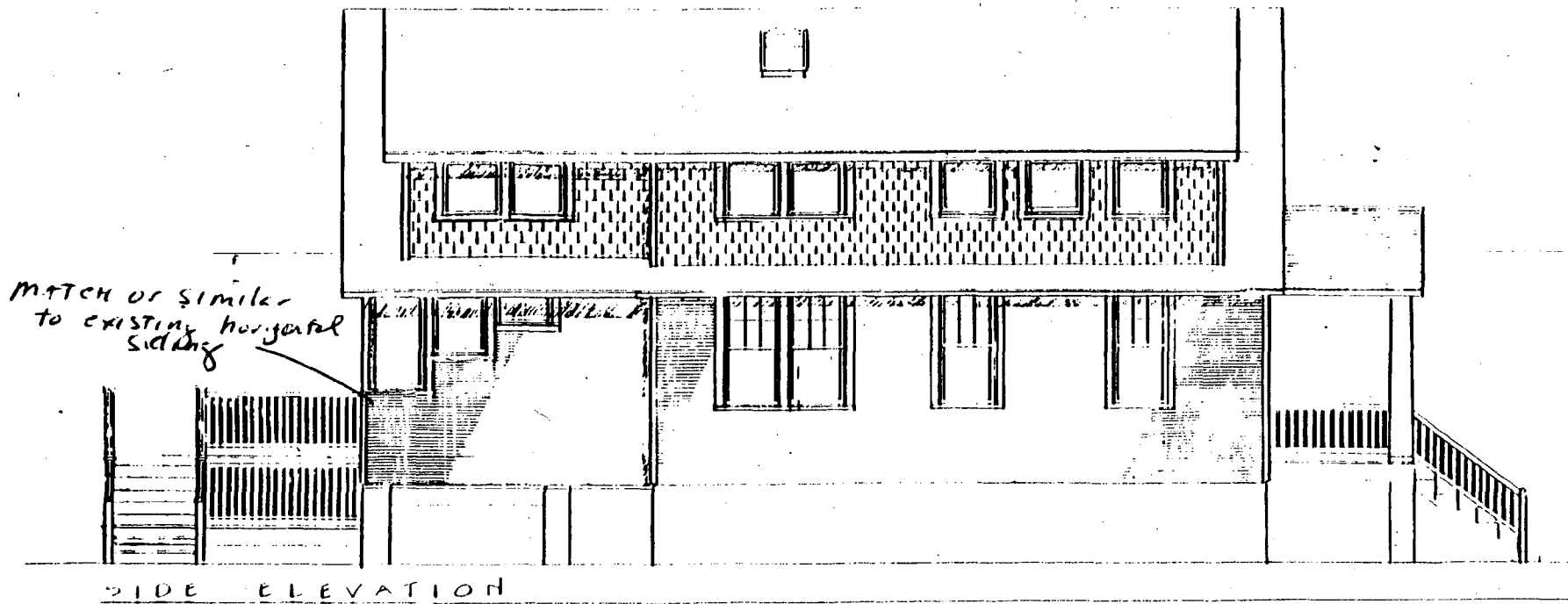
3. Name J+I Abegaz - Hassen
Address 62 Walnut Ave
City/Zip Takoma Plk 20912
4. Name J. Colbert + J. Powers
Address 6908 Westmoreland Ave
City/Zip Takoma Plk 20912
5. Name Harriet B. Dekora
Address 7407 Buffalo Ave
City/Zip Takoma Park 20912
6. Name Irene Heine et al
Address 1728 Briggs Chaney Rd
City/Zip Silver Spring MD 20904
7. Name J+M Rest
Address 12700 Circle Dr.
City/Zip Rockville MD 20850
8. Name _____
Address _____
City/Zip _____

1757E



9

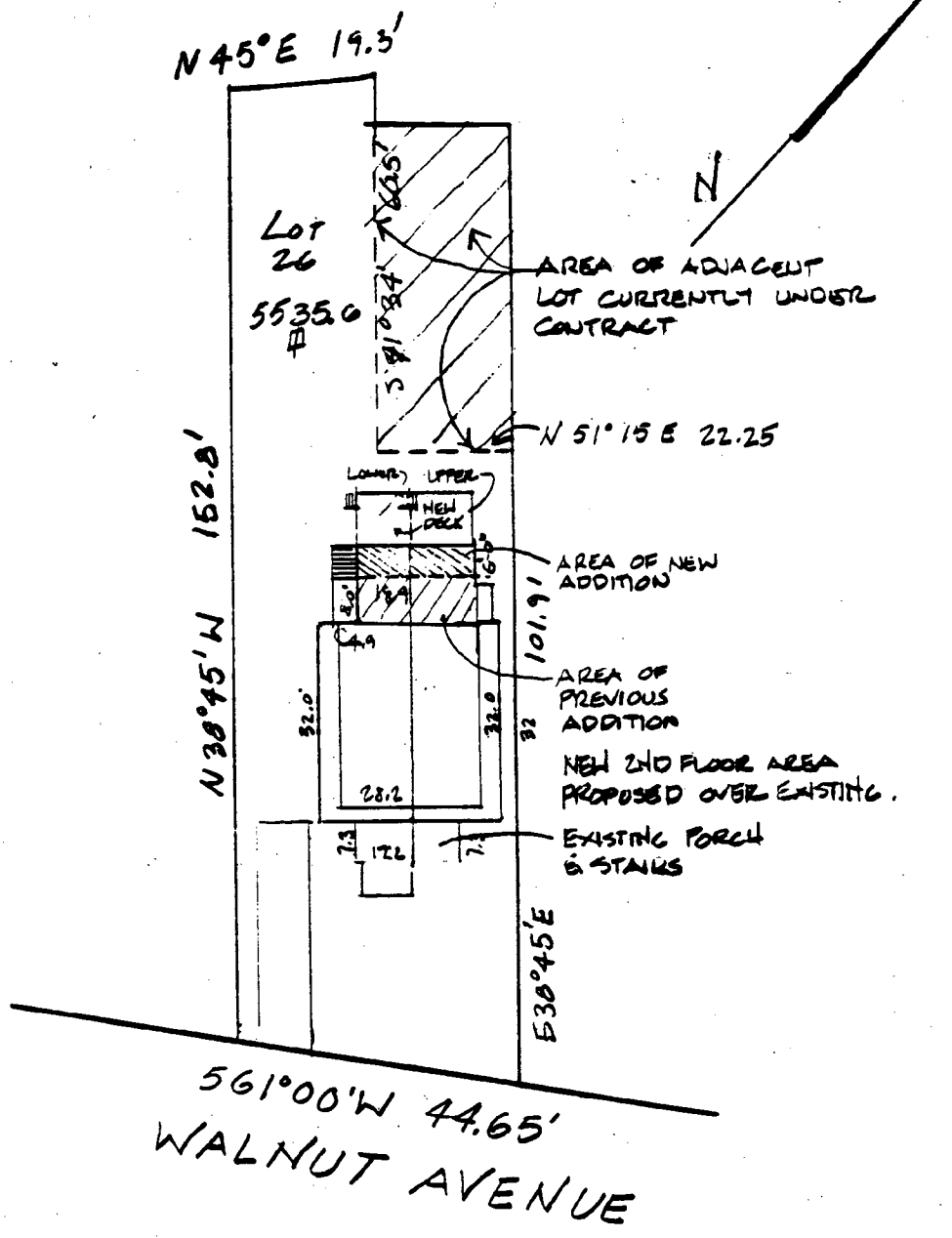




MATCH or similar
to existing horizontal
siding

SIDE ELEVATION

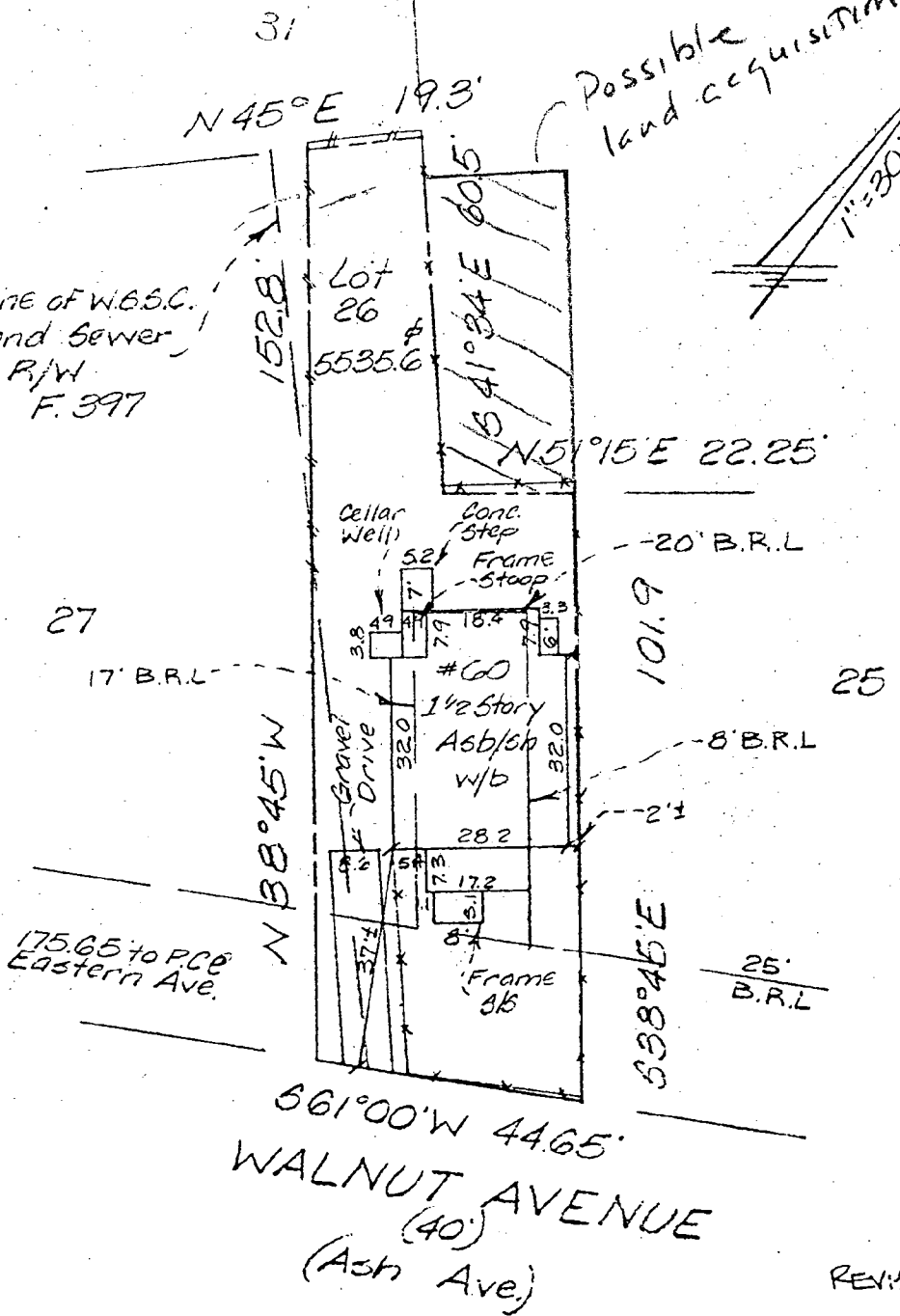
7



1" = 30'

Centerline of W.B.S.C.
Water and Sewer
15' R/W
L. 382 F. 397

Possible
land acquisition



NOTES: Area in Takoma Park is not included in Flood Study as per # 240049-0200B
Not to be used for construction.
Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have carefully located the improvements as shown hereon in accordance with recorded property description, and that there are no encroachments, except as indicated.

5-19-87

WESSON COOK JR.
Registered Professional Land Surveyor Maryland 8144

LIGHT, ELLIOTT & ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS
8008 ADELPHI ROAD
ADELPHI, MARYLAND 20783
422-6080

Book 2075-21
Job no. 1877
Dwg. by SL

Ck. by
Case no. 21480W
C.F.B.I.D.

HOUSE LOCATION SURVEY
60 Walnut Avenue
Lot 26 Block A Section
FIFIELD SUBDIVISION
TAKOMA PARK

Wheaton
Montgomery

Election District
County, Maryland

Plat Book 3
Plat 204

File no. 5H62928

(12)



↑
GO WALNUT



FRONT



REAR

60 WALNUT



NORTH SIDE, WALNUT AVE.



SOUTH SIDE, WALNUT AVE.

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**