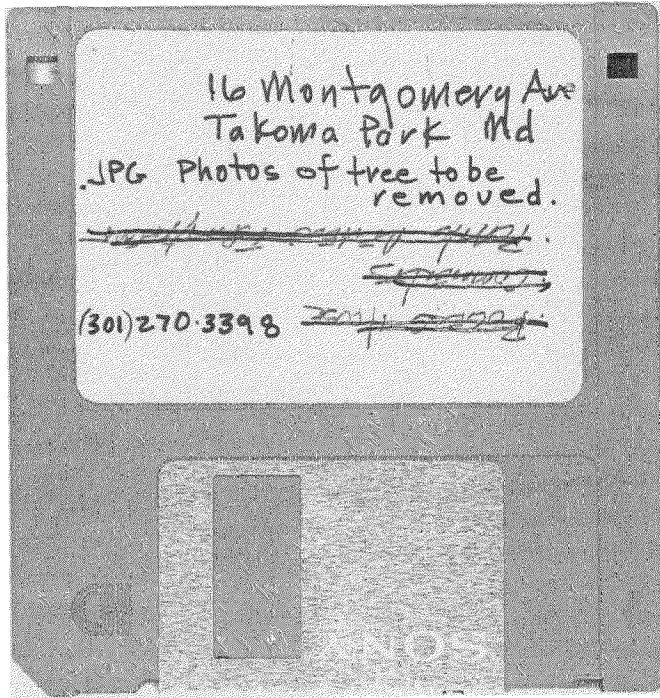


37/03-03XX 16 Montgomery Ave
Takoma Park Historic District



16 Montgomery Ave
Takoma Park Md

.JPG Photos of tree to be removed.

~~16 Montgomery Ave~~

~~301-270-3398~~

(301) 270-3398 ~~301-270-3398~~

MOB




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 13, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 322184

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **(APPROVED or APPROVED WITH THE FOLLOWING CONDITIONS)**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Mr. John Salmen

Address: 16 Montgomery Avenue, Takoma Park, MD 20912

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: John Salmen

Daytime Phone No.: 301 806 7267

Tax Account No.: _____

Name of Property Owner: John Salmen Daytime Phone No.: 301 806 7267

Address: 16 Montgomery Ave Takoma Park 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 16 Street: Montgomery Ave

Town/City: Takoma Park Nearest Cross Street: Pine

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Haze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: driveway

1B. Construction cost estimate: \$ 1,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

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

3A. Height 3 feet 6 inches

3B. 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

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.

John Salmen Signature of owner or authorized agent
10/16/03 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Judson C. Welsch Date: _____

Application/Permit No.: 322189 Date Filed: 10-22-03 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

RECEIVED

OCT 21 2003

Dept. of Permitting Services
Division of
Casework Management

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

1. WRITTEN DESCRIPTION OF PROJECT

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

Remove the 22" ϕ white oak tree from the right front of my property & re-construct the loose stone retaining wall to be aligned with the existing loose stone walls on the south (Montgomery Ave) side and with the existing river washed stone wall beside (west of) the existing driveway. Add additional pavers to match existing pavers as needed.

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

This will have little or no effect on the existing contributing resource.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the drip-line of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

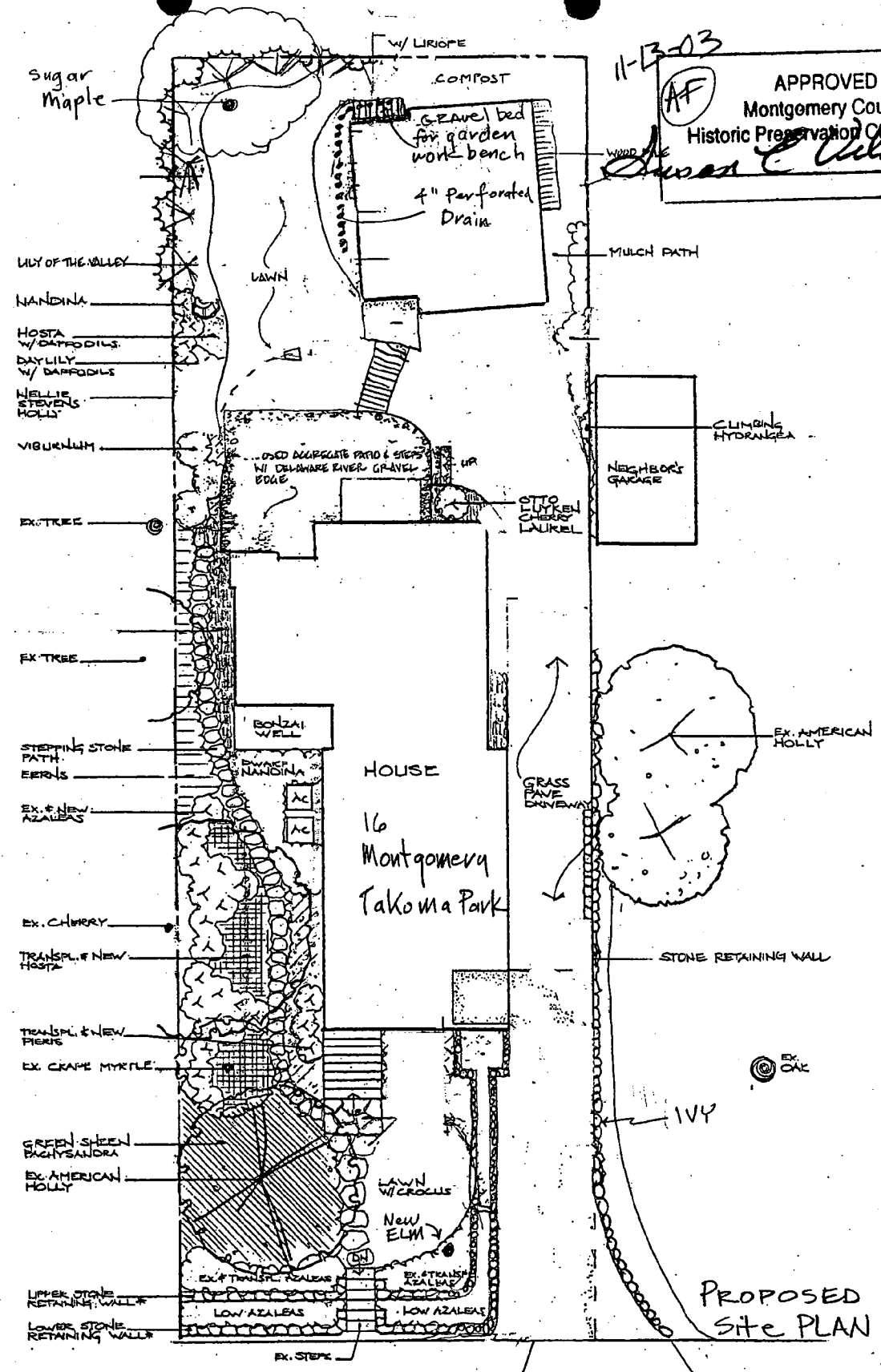
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

11-13-03

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]



PROPOSED
SITE PLAN

Residence of John Salmen
& ANN Scher

16 Montgomery Ave
Takoma Park Md 20912

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address John Salmen 16 Montgomery Ave Takoma Park Md 20912	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
Melvin Bosley 311 Montgomery Street Laurel, Md. 20707	
Novella Cain 19 Columbia Takoma Park Md 20912	
Elizabeth Degan 20 Montgomery Ave Takoma Park, Md 20912	
Aldon & Connie Meyer 15 Montgomery Ave Takoma Park, Md 20912	

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16 Montgomery Avenue Takoma Park	Meeting Date:	11/12/03
Applicant:	John Salmen	Report Date:	11/05/03
Resource:	Contributing Resource Takoma Park Historic District	Public Notice:	10/29/03
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-03XX	Staff:	Anne Fothergill

PROPOSAL: Tree removal, retaining wall, and driveway alterations

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District
STYLE: Bungalow
DATE: c. 1915

This two-story Craftsman style single family home was built circa 1915 and is located on Montgomery Avenue in the Takoma Park Historic District. Earlier this year a large rear addition was completed on this house and a new garage, driveway, and retaining wall were also built. The applicant worked very closely with staff and the HPC in the design of the addition, new garage, driveway and retaining wall. The entire house was designed to be wheelchair-accessible.

PROPOSAL

The applicant proposes to remove a 22" white oak tree that the City of Takoma Park arborist has determined to be 'dead or dying' and has given approval for its removal (see Circle 6). The applicant designed the existing driveway so it would not affect the tree and actually acquired access to part of his neighbor's land so as to put some of the driveway further from the tree to protect the tree. Now that the tree is no longer healthy and must be removed, the applicant would like to reconfigure the driveway the way it would have been designed had the tree not been there originally.

In addition to straightening the left side of the driveway, the applicant proposes straightening out

the new retaining wall along the left side of the driveway. This wall was installed as part of the work done earlier this year, and the applicant plans to connect it with the upper and lower existing dry stack retaining walls along the street. The applicant will re-use the existing stones and add new stones to match the existing walls. The applicant will add additional pavers to the driveway area to match the existing pavers as needed to create a walkable space next to the driveway. The applicant plans to plant a new elm next to the wall and driveway.

STAFF DISCUSSION

According to the *Takoma Park* Guidelines, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.” The Guidelines also state that “all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required...[and]...all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.”

As can be seen in the existing and proposed site plans (Circles 7 + 8), the new driveway clearly has an unusual curve because of the oak tree. Without the tree in this location staff finds it acceptable to straighten out the wall and create a more traditional driveway design. Since the applicant anticipates wheelchair traffic, it will be advantageous if the driveway has some extra room on the side to allow a little more maneuverability and accessibility.

Connecting the driveway and front stone retaining walls is appropriate for the setting and the new sections of wall will be consistent in materials and design with the house and the landscape. The proposed stones and pavers are compatible with the house and the setting and the alterations will not adversely affect the house or the streetscape.

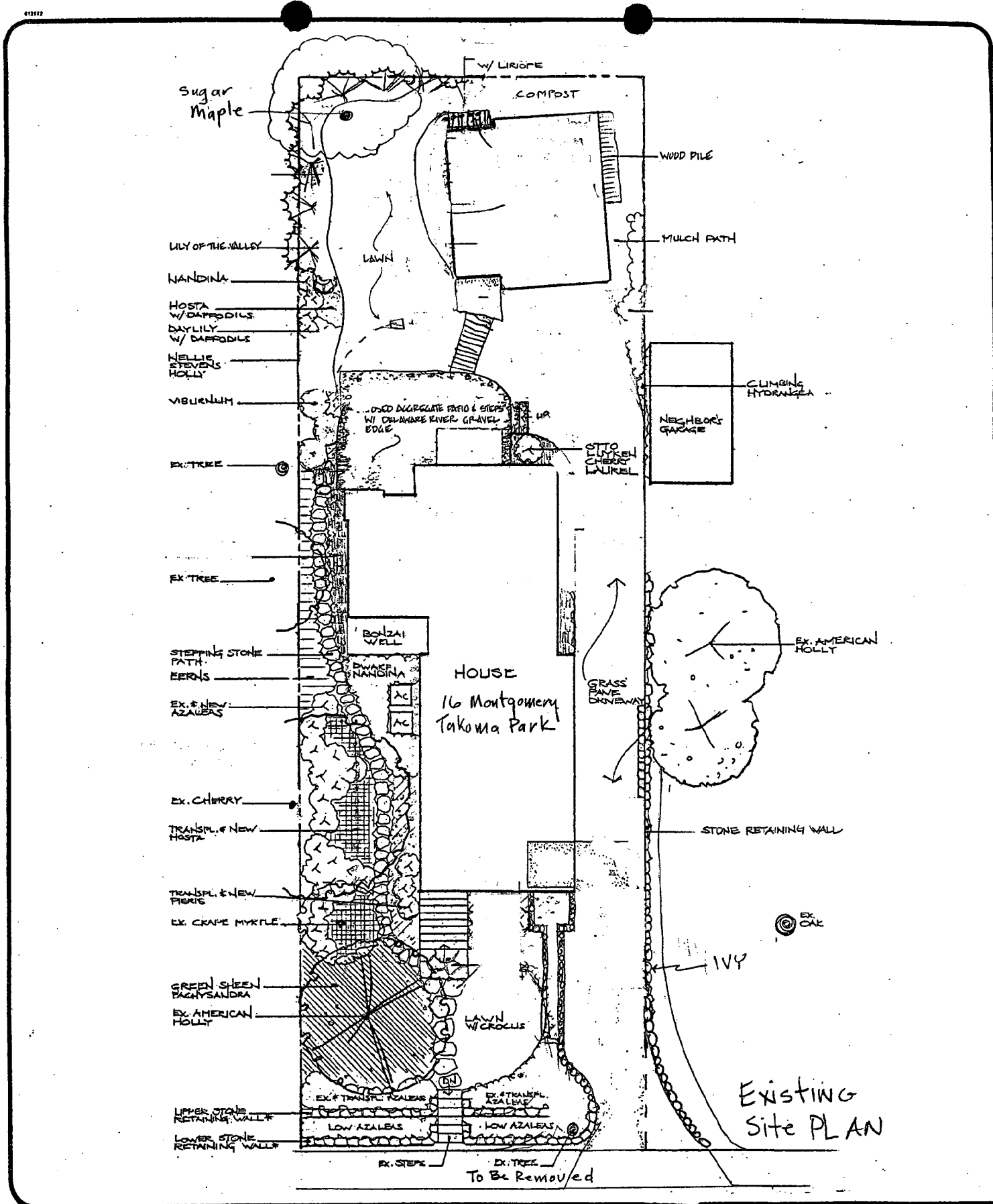
Staff recommends approval of this proposal.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 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

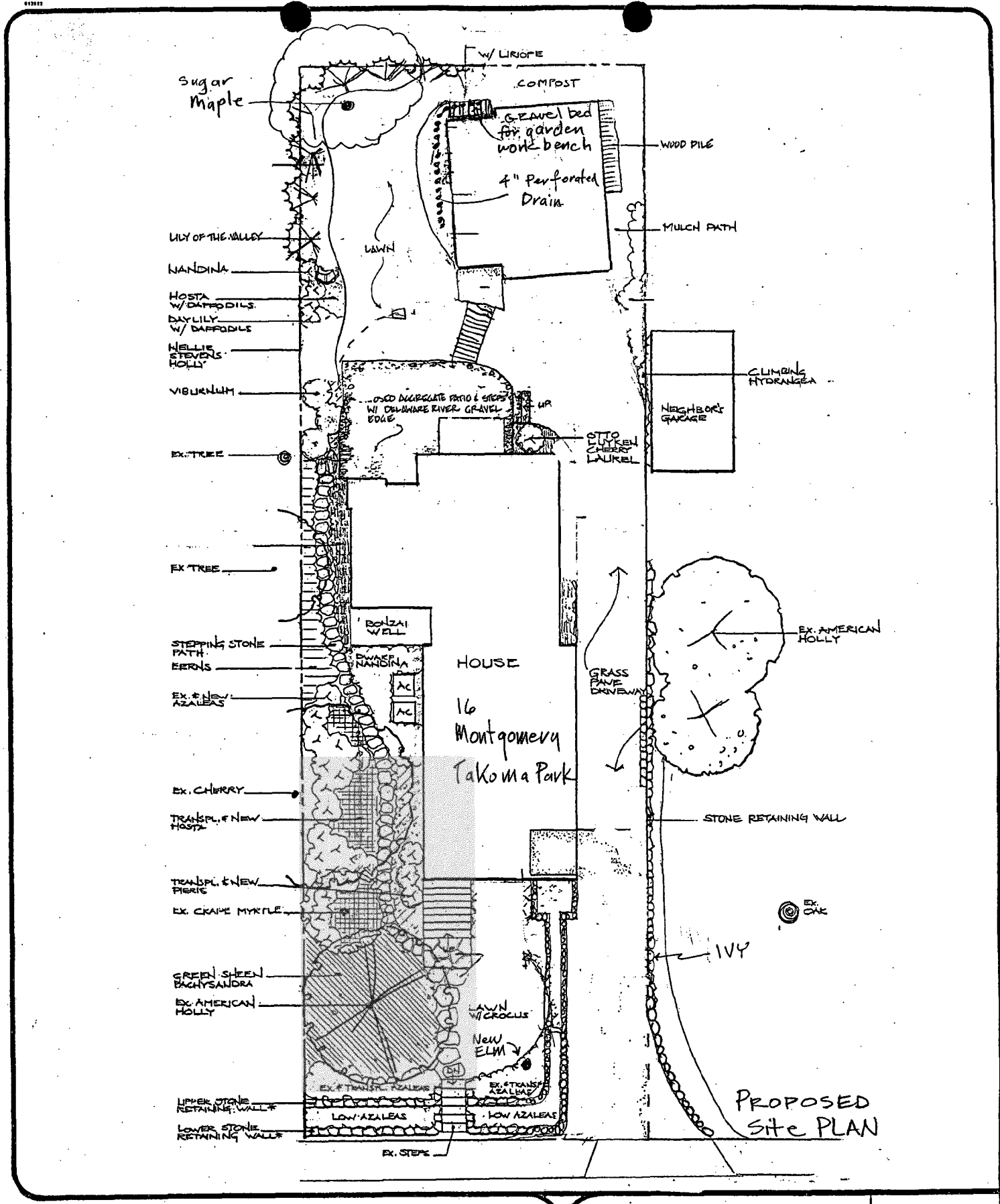
and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



Residence of John Salmen
& Ann Scher

16 Montgomery Ave
Takoma Park Md 20912

(7)



Residence of John Salmen
& ANN Schen

16 Montgomery Ave
Takoma Park Md 20912

City of Takoma Park, Maryland

DEPARTMENT OF PUBLIC WORKS
TELEPHONE: 301-891-7633
FAX: 301-585-2405



31 OSWEGO AVENUE
TAKOMA PARK, MD 20912

October 10, 2003

John Salmen
16 Montgomery Avenue
Takoma Park, Maryland 20912

Dear Mr. Salmen:

The City of Takoma Park has granted preliminary permit approval for you to remove the 22 inch diameter at breast height (dbh) white oak tree from the front right of your property. Preliminary approval means that the City will post the property for a 15 day period beginning October 10, 2003 and ending October 25, 2003 for public comment. If no objections are filed by the community, you will be granted a permit to remove the trees pending receipt of your signed agreement to adhere to the City's replanting/replacement requirements. The replanting/replacement agreement is enclosed, the terms of which require you to replant one 2 ½ inch caliper tree(s), or make a contribution of \$257.00 to the City's Tree Fund.

Since the tree address is located in the Historic District, you must also receive permission from the Maryland National Capital Park and Planning's Historic Preservation Commission (HPC). To inquire about the HPC requirements, phone 301-563-3400.

Please contact me if you have any questions.

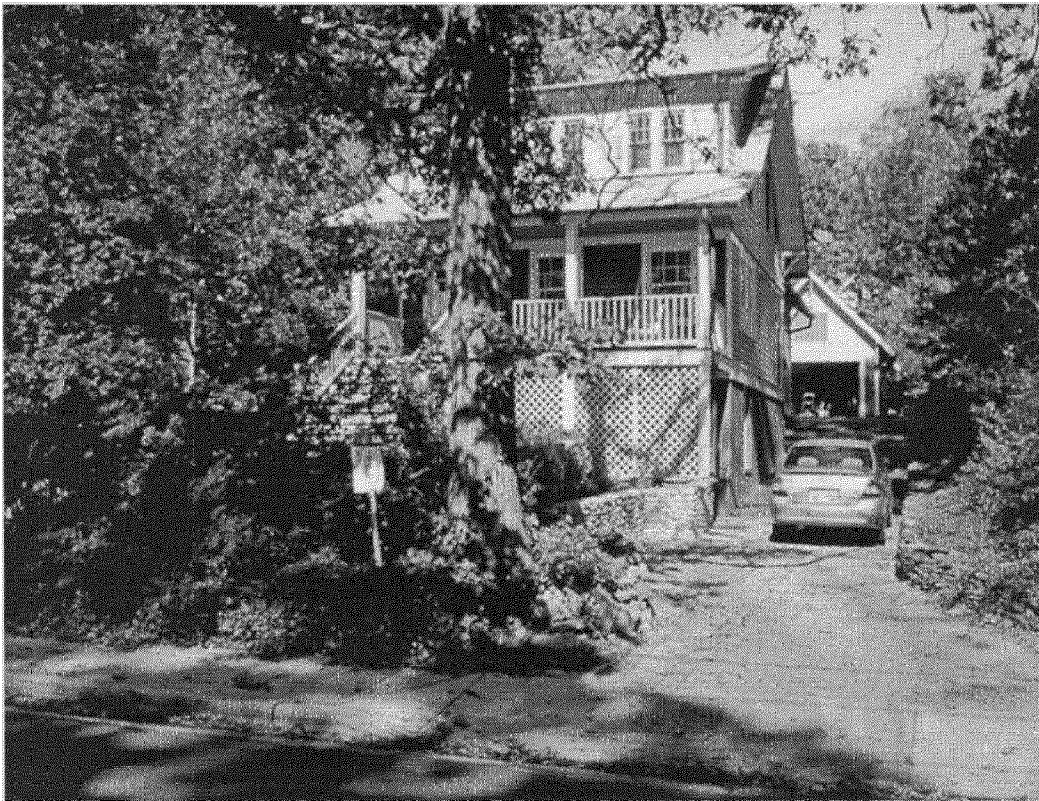
Sincerely,

Brett Linkletter
City Arborist
301-891-7612

Enclosure

16 Montgomery

tree to be removed and section of driveway and retaining wall to be straightened

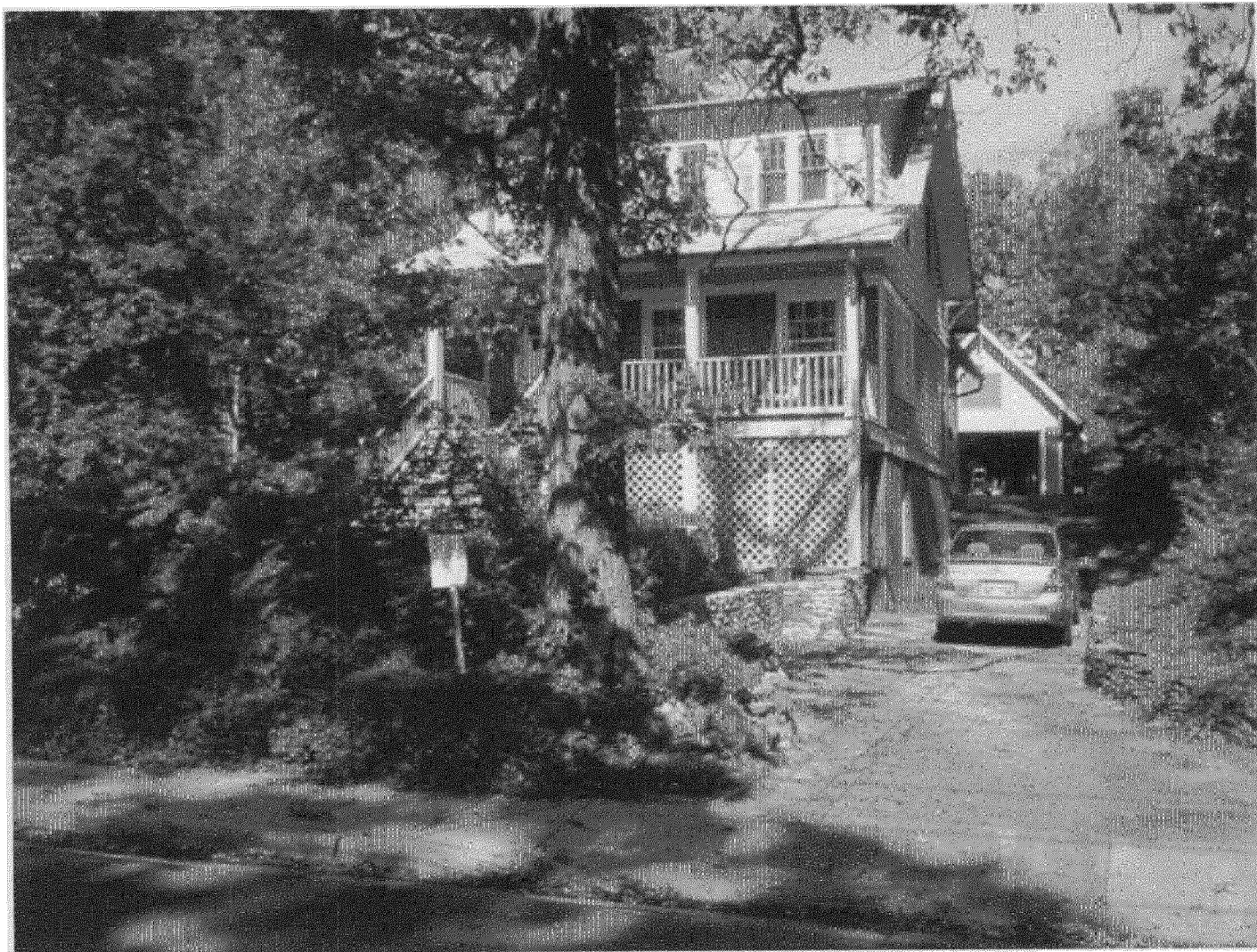


16 Montgomery front retaining walls (barely visible)





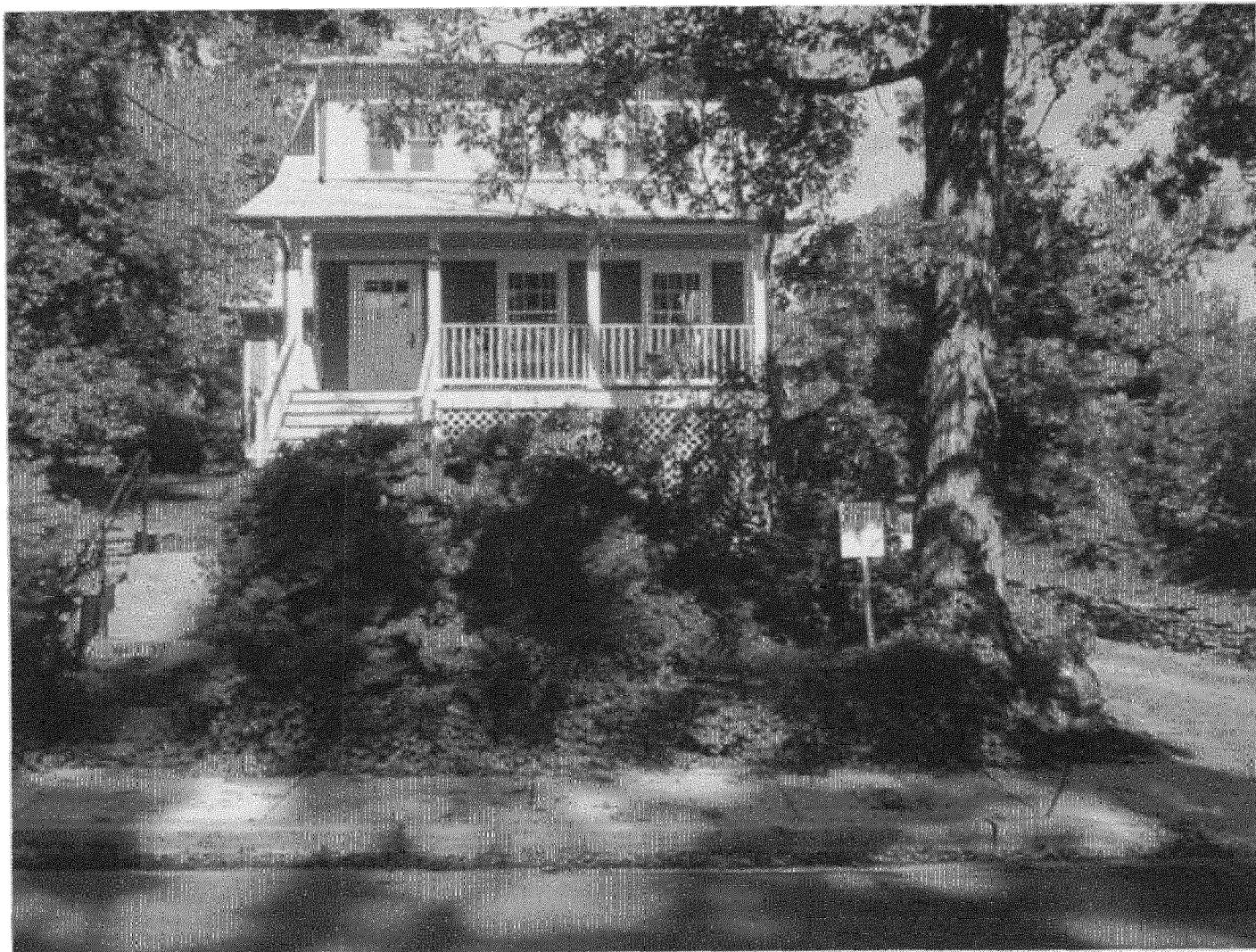
22 inch Oak to be removed - 07.JPG



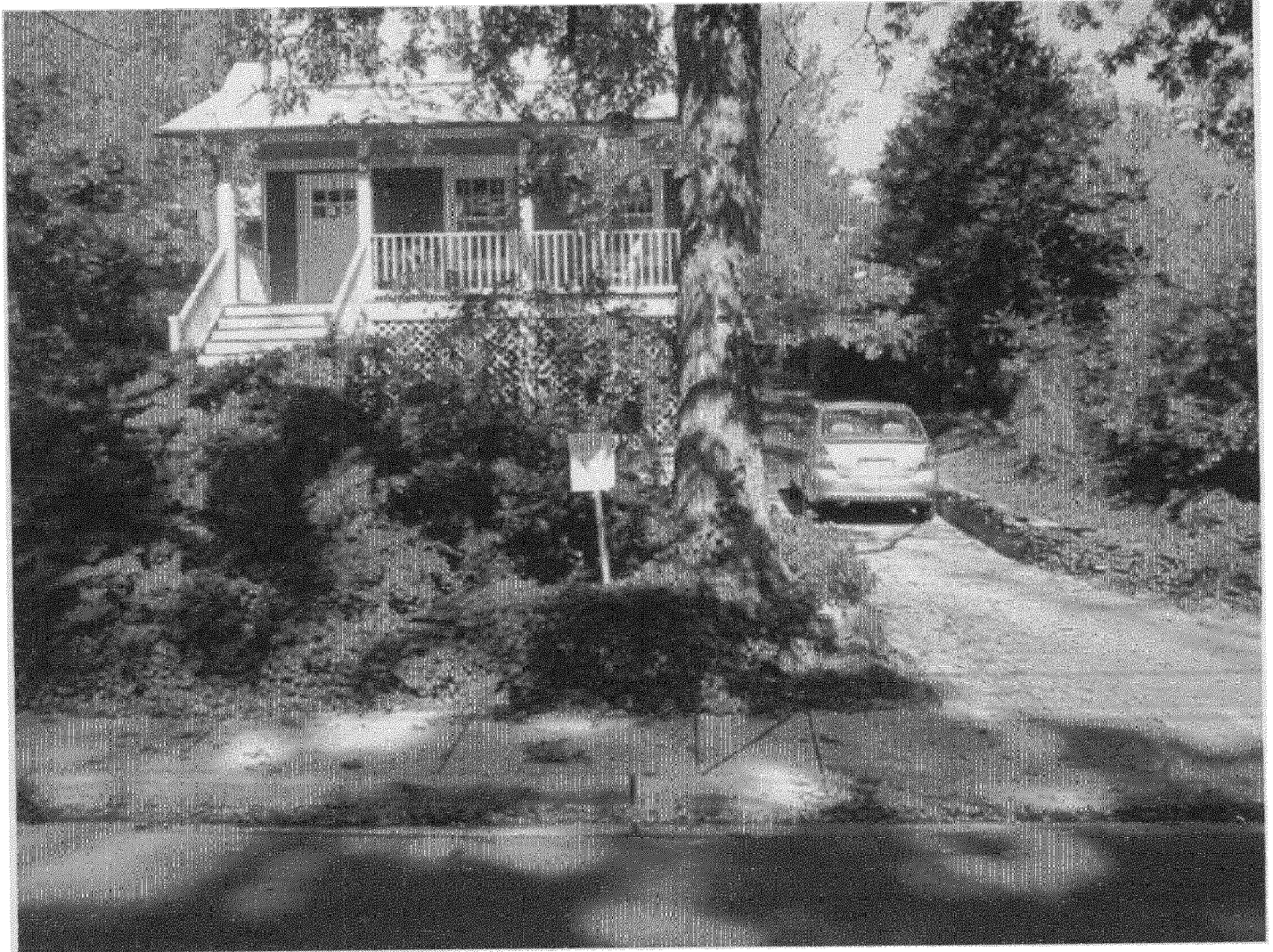
22 inch Oak to be removed - 08.JPG



22 inch Oak to be removed 409.JPG



22 inch Oak to be removed - 10.JPG



22 inch Oak to be removed - 11.JPG



22 inch Oak to be removed - (12.JPG