

16 Montgomery Avenue (Prelim.)  
(Takoma Park Historic District)

37/3-01I 16 Montgomery Avenue  
(Takoma Park Historic District)

~~RE~~

1

6AWP-II E - Robin  
II C

1-speed dig

February 24, 2002

Robin Ziek  
Historic Preservation Planner  
Montgomery County Department of Park & Planning  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

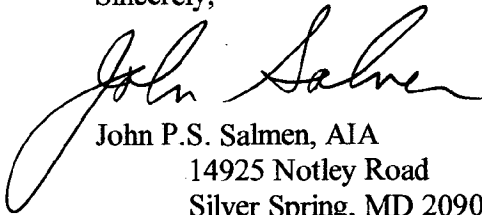
Dear Mrs. Ziek,

I am sending you the enclosed site plan and section through the drive which you requested. They show the proposed retaining wall conditions on the sides of my driveway at 16 Montgomery Avenue, Takoma Park, MD with the revisions and dimensioning you requested.

Thank you for rescheduling my hearing before the Historic Preservation Commission to 9:00 pm on March 13. I hope to have heard back from the Takoma Tree Commission by that time. I will plan to be at the Historic Preservation Commission meeting.

Please contact me if you have any questions, and thanks again for all your help.

Sincerely,



John P.S. Salmen, AIA  
14925 Notley Road  
Silver Spring, MD 20905  
301 989-2246 (h)  
301 270-24709 (w)  
301 806-7267 (cell)  
301 989-0126 (fax)

CC: Brett Linkletter – Takoma Park Arborist – for inclusion in Tree Commission binder.

The proposal is designed to have minimal impact on the historic district. All major elements of the original house are to be preserved, restored, or rebuilt sympathetically. The addition will be sympathetic, but distinguished. The scale of the addition is similar to that of other additions on the block, notably at #6 Montgomery Avenue. Also, there are accessory buildings at the rear of the properties on the block, including the adjacent vacant lot.

#### Adjacent and Confronting Owners

John T. Collins  
13 Montgomery Avenue  
Takoma Park, MD 20912

Melar-Raybar Inc.  
(14 Montgomery Avenue)  
311 Montgomery Street  
Laurel, MD 20707

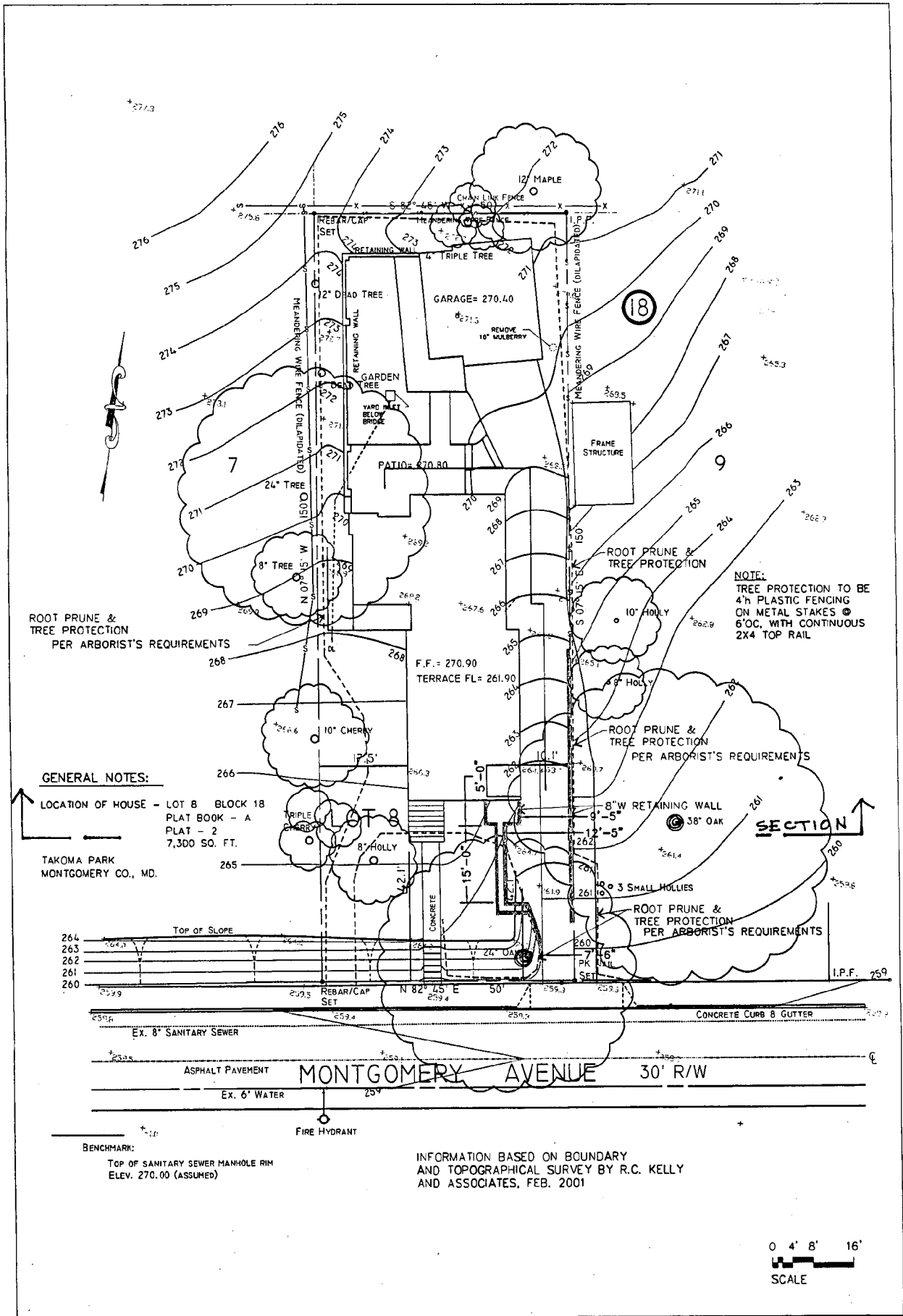
Alden Meyer  
15 Montgomery Avenue  
Takoma Park, MD 20912

Kerry Richter  
17 Montgomery Avenue  
Takoma Park, MD 20912

Elizabeth Degen  
20 Montgomery Avenue  
Takoma Park, MD 20912

Lucinda Meehan  
15 Columbia Avenue  
Takoma Park, MD 20912

Reginald Cain  
19 Columbia Avenue  
Takoma Park, MD 20912



**SITE PLAN**

SCALE: REFER TO DRAWING

**JOHN SALMEN, AIA ANN SCHER, LICSW**  
 14925 NOTLEY ROAD  
 SILVER SPRING, MD 20905  
 (301) 989-2246 fax (301) 989-0126

**Salmen / Scher**  
 Residence  
 16 Montgomery Avenue  
 Takoma Park, MD 20912

**CONSTRUCTION SET**

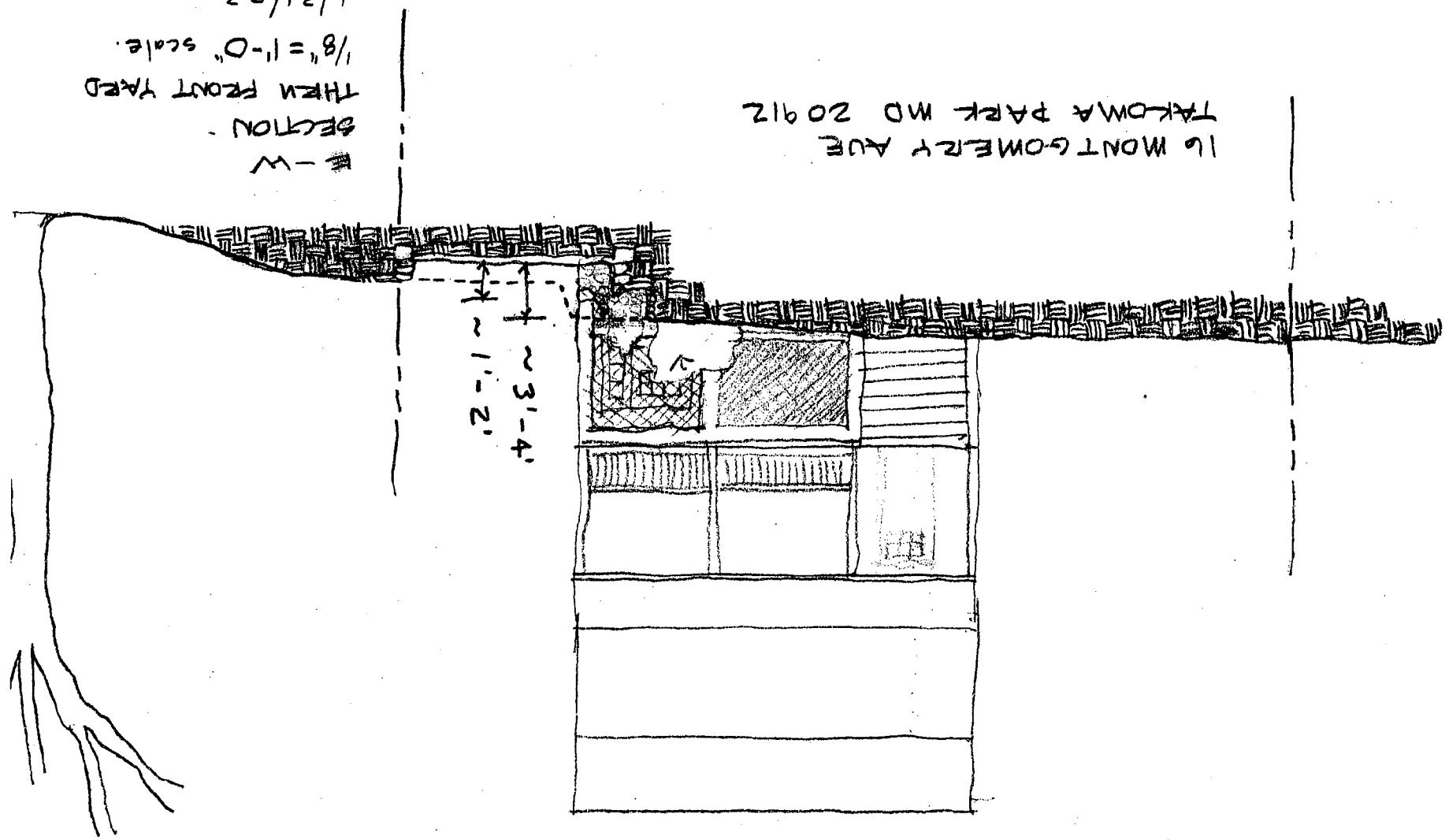
**SITE PLAN**

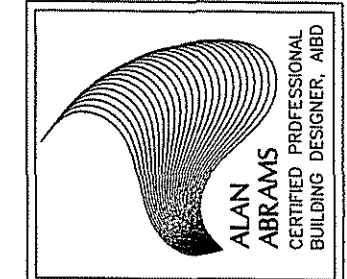
**1 OF 1**

**Feb. 22, 2002**

16 MONTGOMERY AVE  
TAKOMA PARK MD 20912

E-W  
SECTION -  
THRU FRONT YARD  
1/8" = 1'-0" scale.  
1/31/02





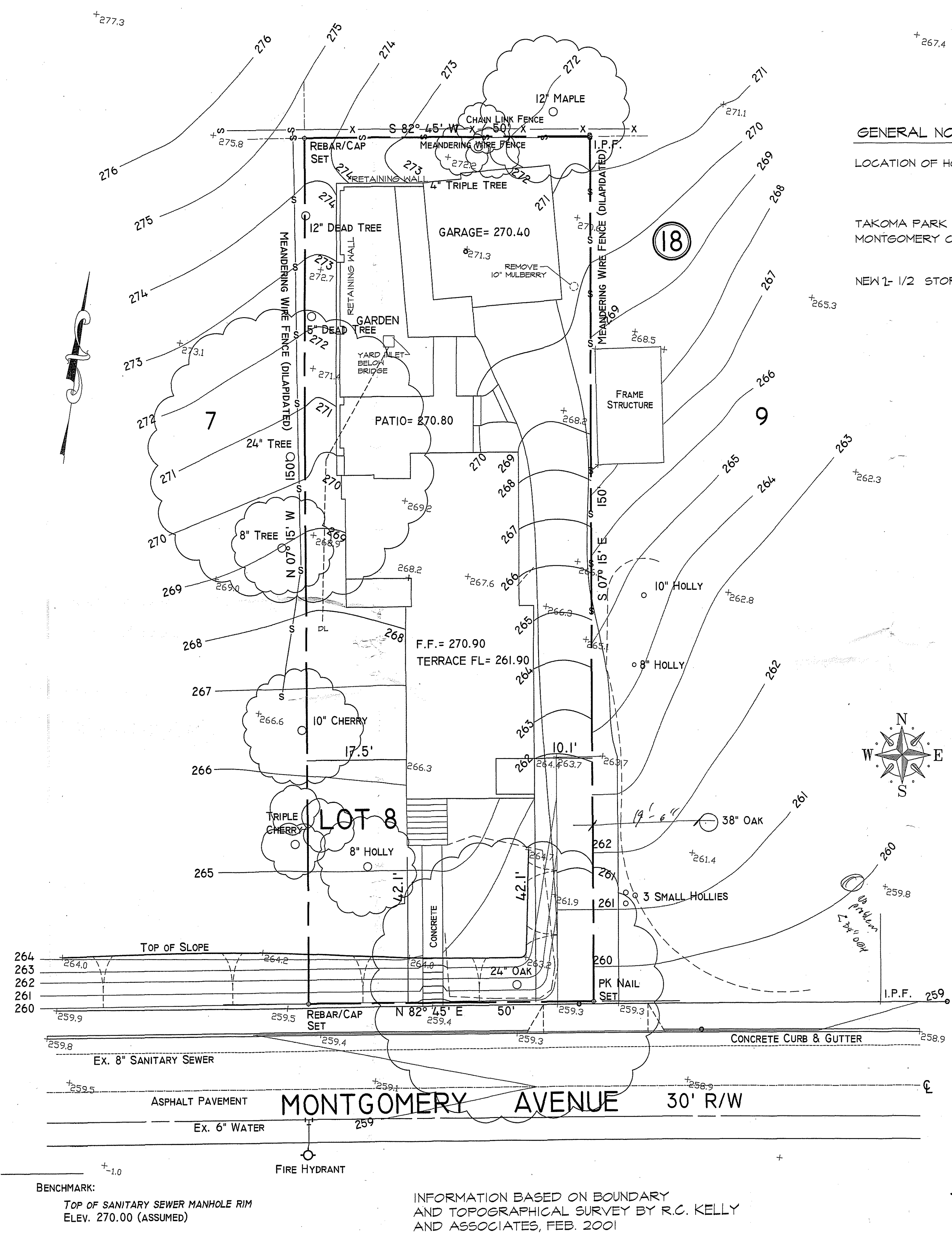
Cover Sheet  
Index of Drawings  
Site Plan  
Scale: 1"=10'

JOHN SALMEN, AIA ANN SCHER, LICSW  
14925 NOTLEY ROAD  
SILVER SPRING, MD 20905  
(301) 989-2246 fax (301) 989-0126

Salmen / Scher  
Residence  
16 Montgomery Avenue  
Takoma Park, MD 20912

AUG 04, 2001

SHEET  
C-1  
OF  
15



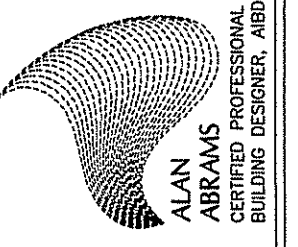
# INDEX OF DRAWINGS

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PROPOSED ELEVATIONS	A4
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SECTION/ DETAILS	A7
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GARAGE STRUCTURAL PLANS & SECTION	A10

# RENOVATION OF & ADDITION TO THE HOME OF JOHN SALMEN, AIA & ANN SCHER TAKOMA PARK, MARYLAND

# JOHN SALMEN, AIA, ARCHITECT

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 8/6/01



Existing Elevations  
DEMOLITION

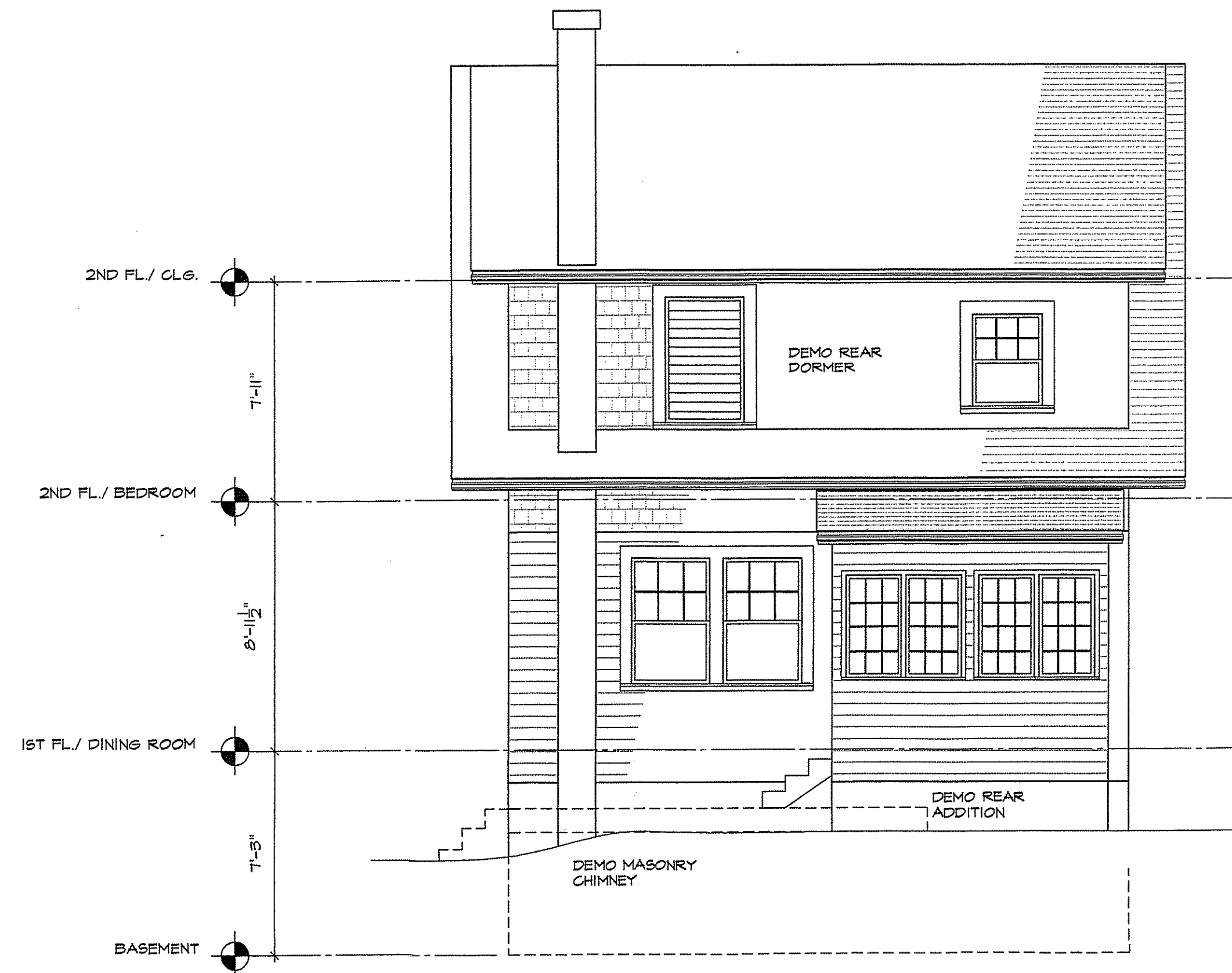
Scale: 1/4"=1'-0"

JOHN SALMEN, AIA ANN SCHER, LICSW  
14925 NOTLEY ROAD  
SILVER SPRING, MD 20905  
(301) 989-2246 fax (301) 989-0126

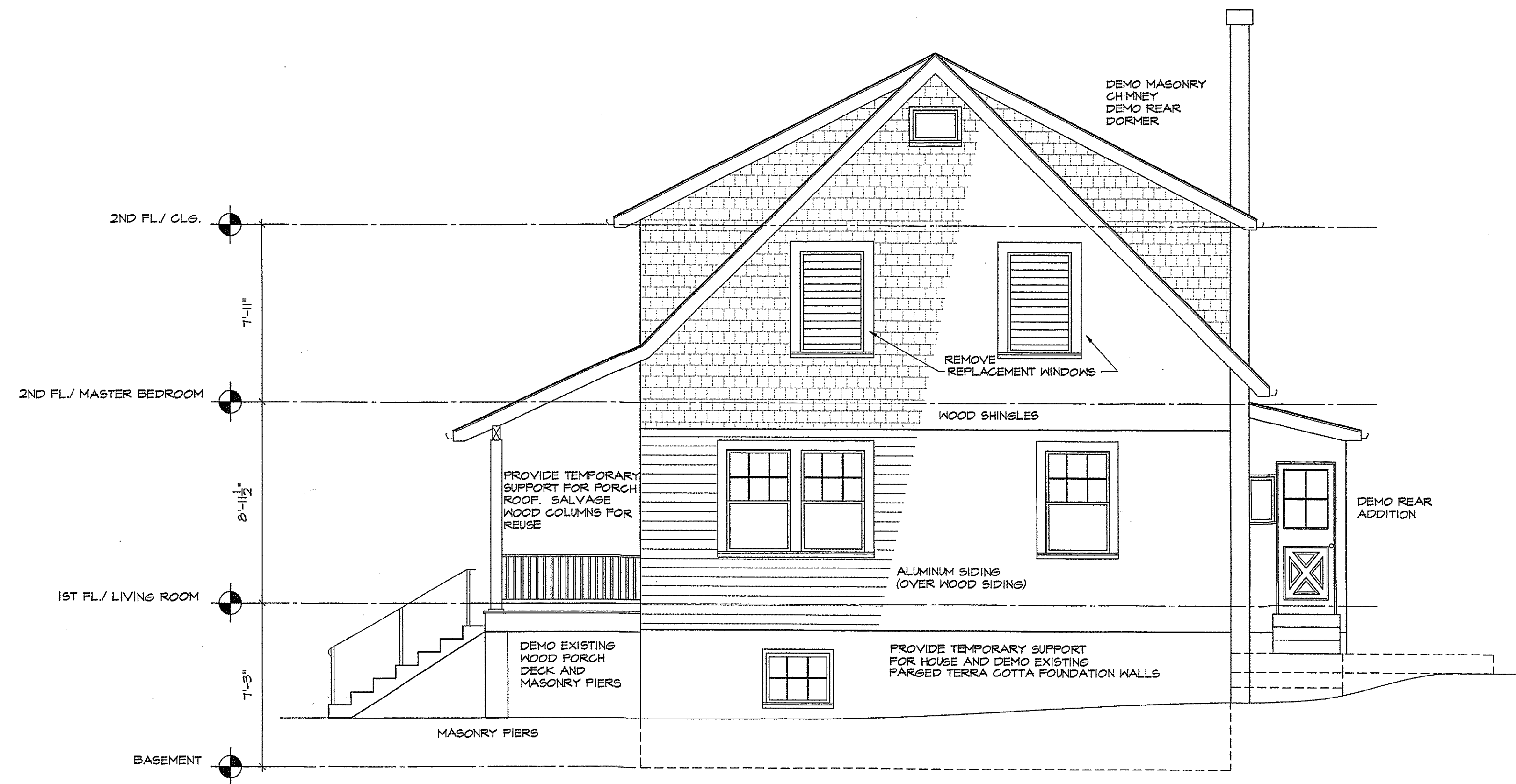
Salmen / Scher  
Residence  
16 Montgomery Avenue  
Takoma Park, MD 20912

AUG 4, 2001

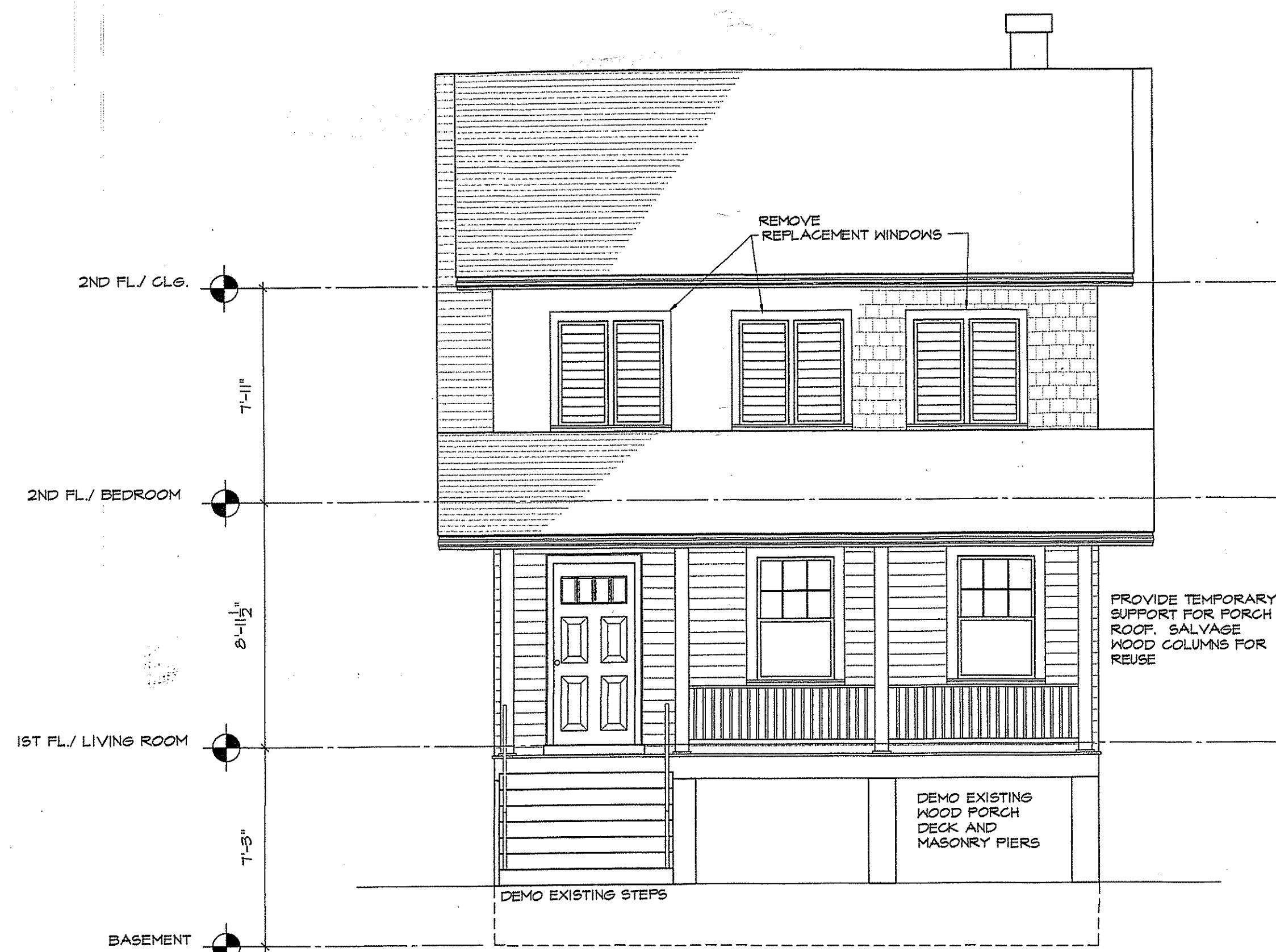
SHEET  
AB1  
OF  
15



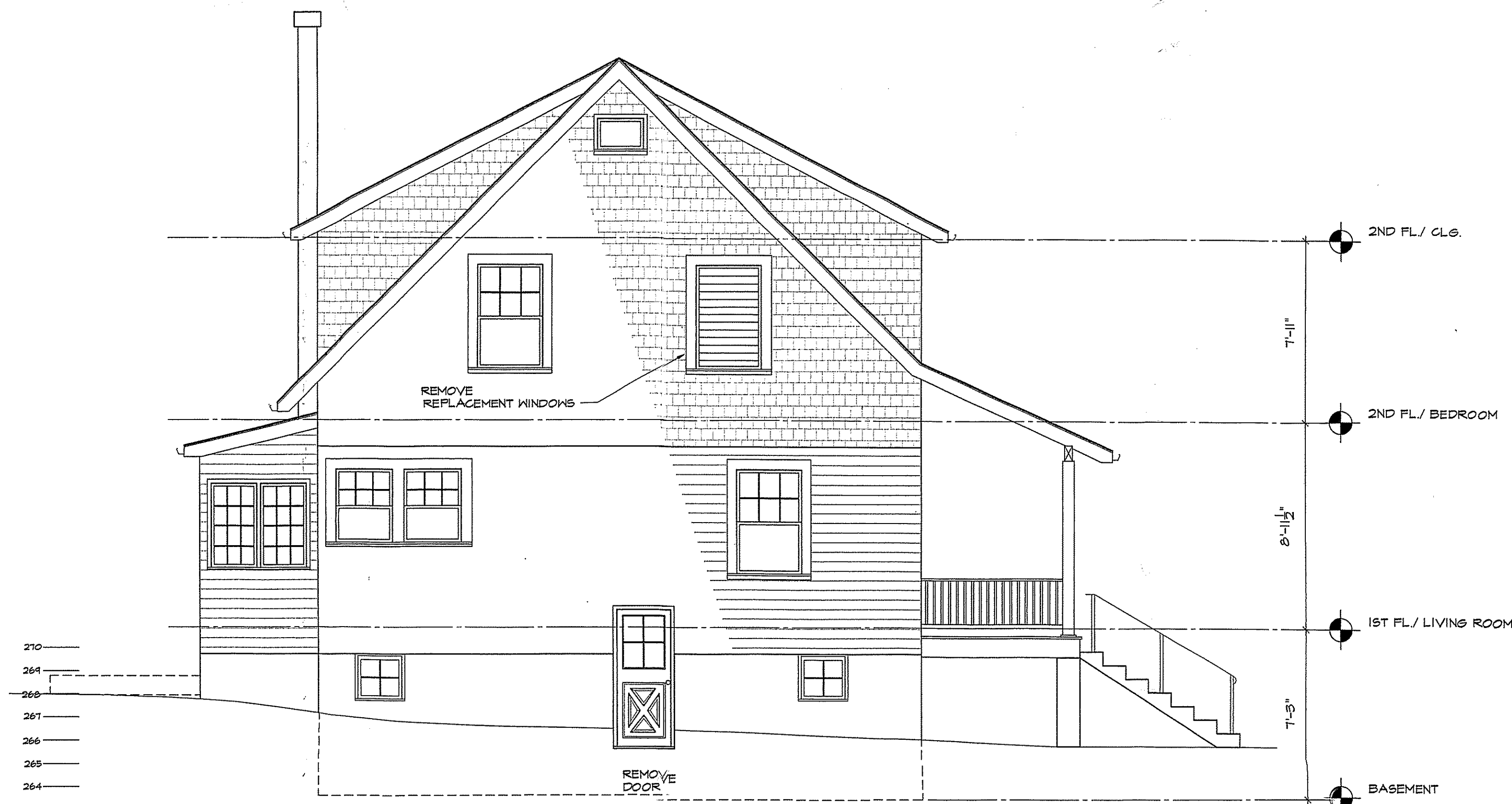
NORTH ELEV.  
1/4"=1'-0"



EAST ELEV.  
1/4"=1'-0"

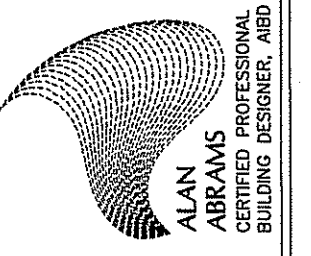


SOUTH ELEV.  
1/4"=1'-0"



WEST ELEV.  
1/4"=1'-0"





Existing Floor Plans  
DEMOLITION

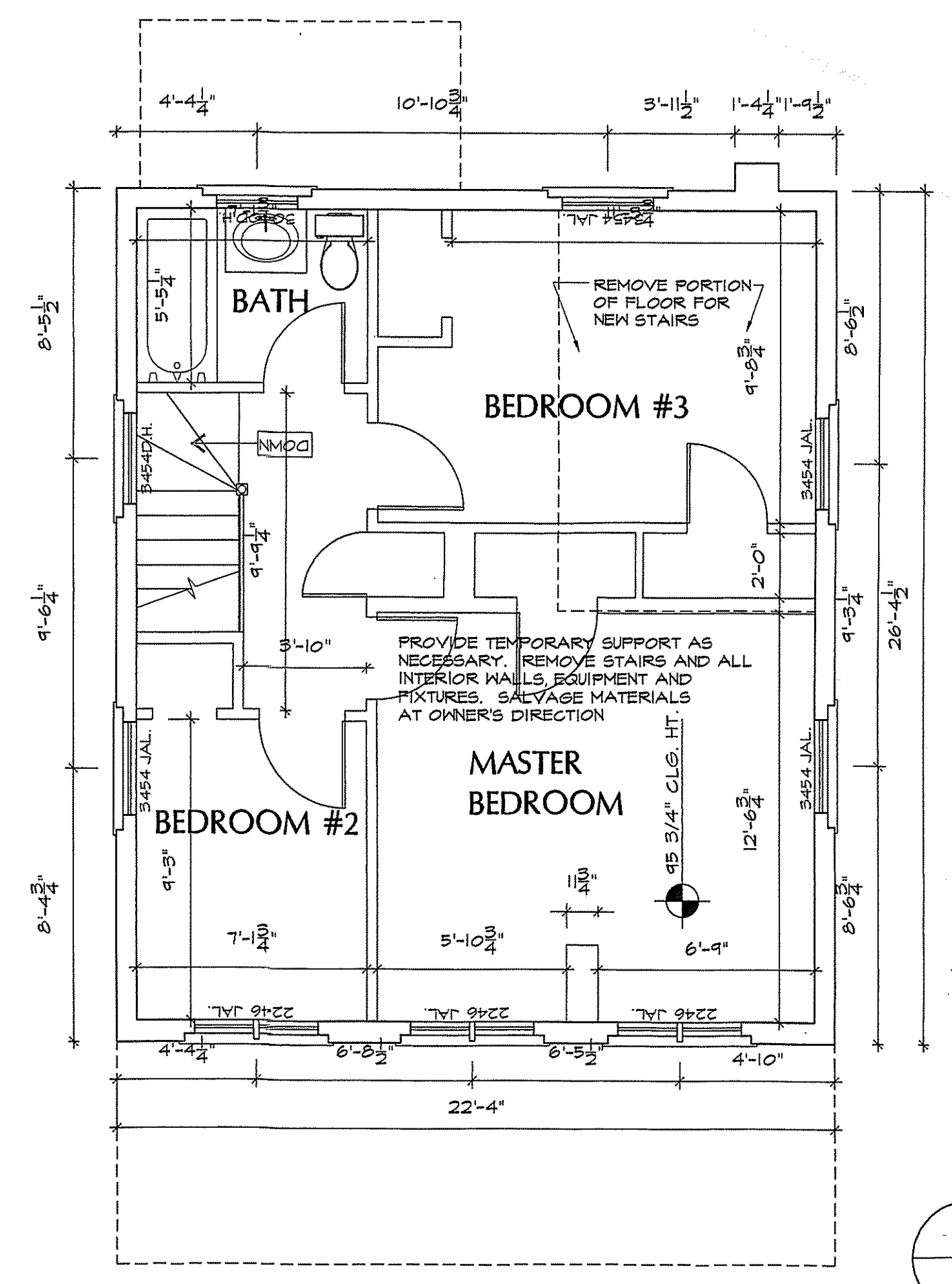
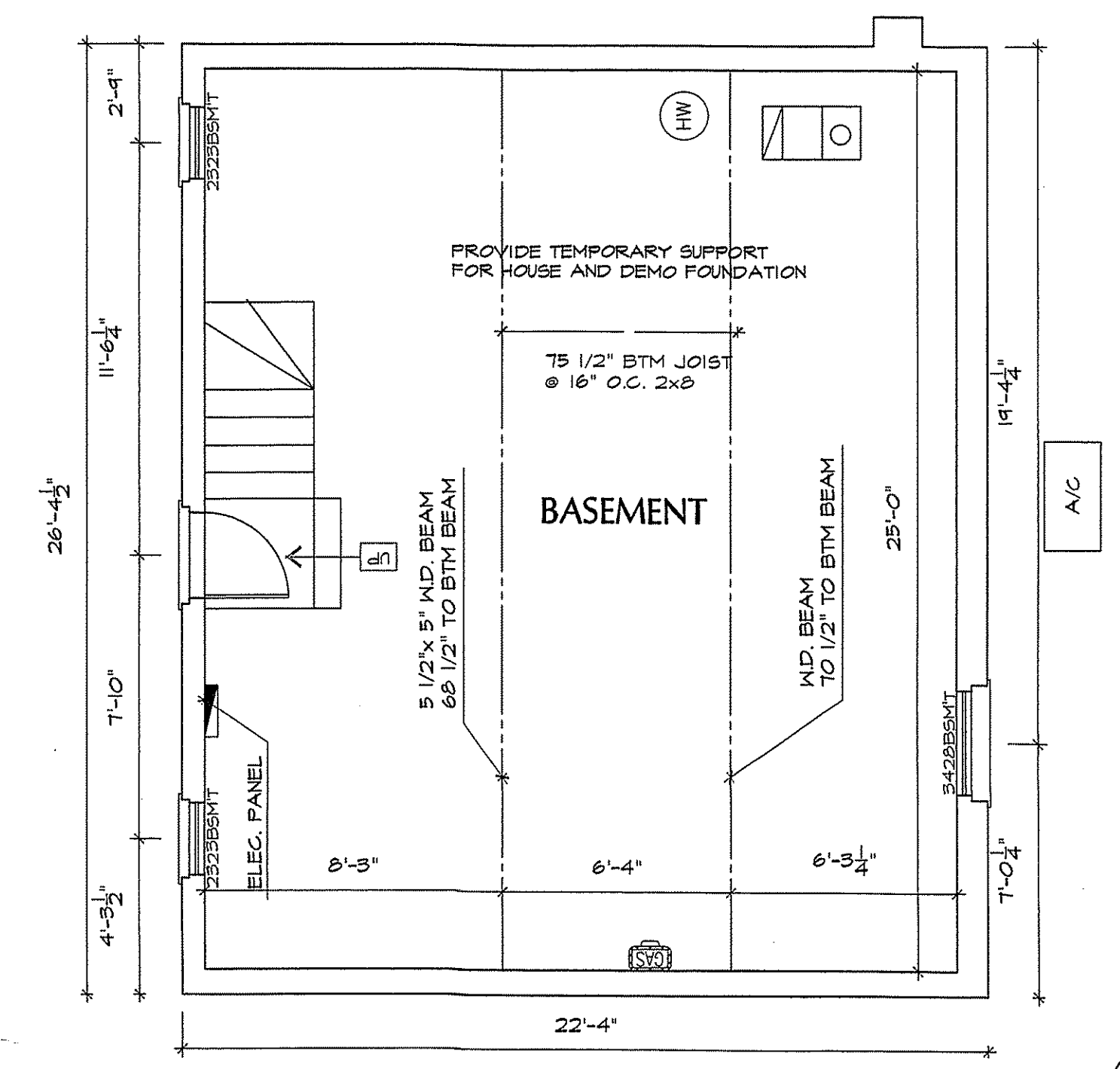
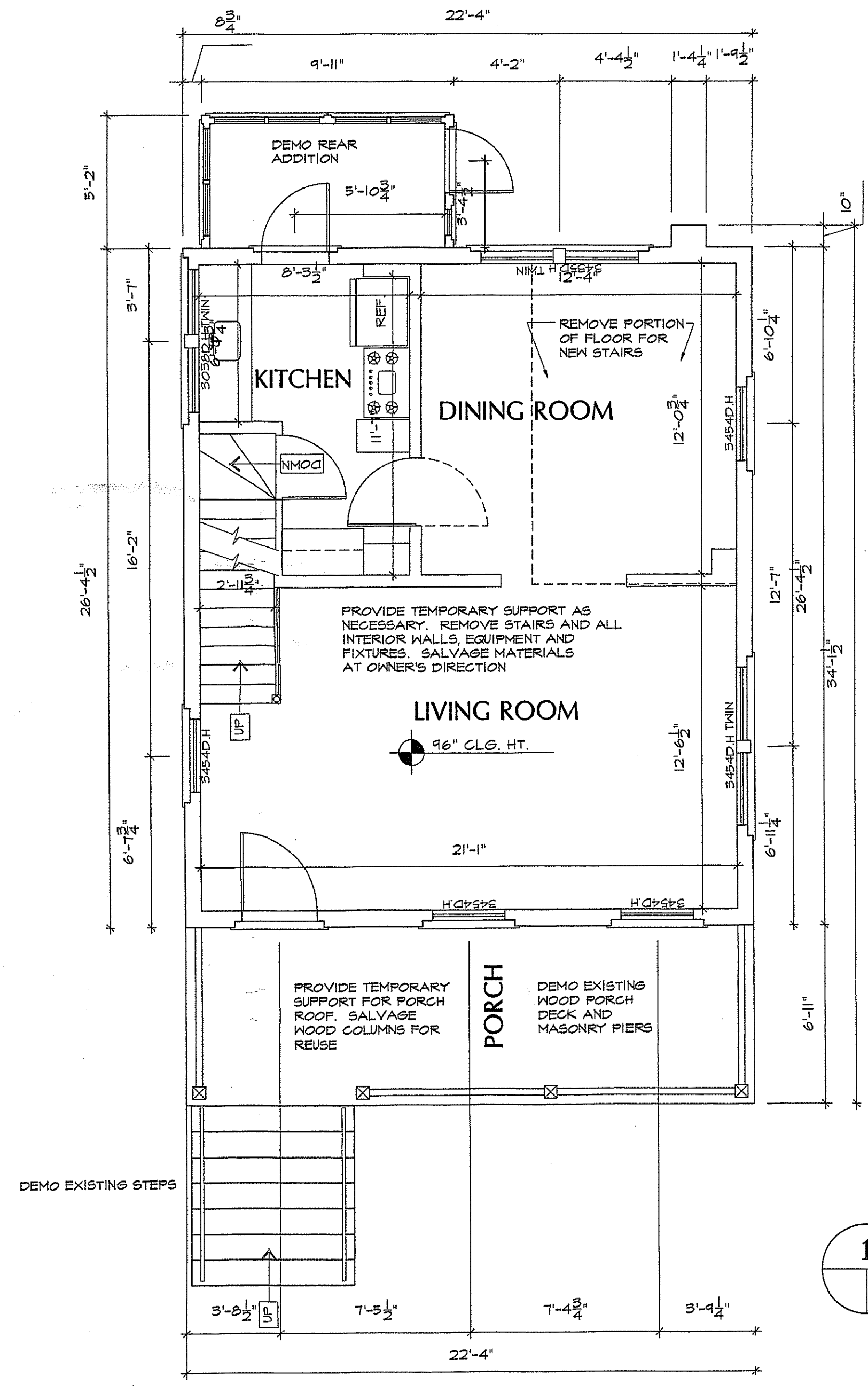
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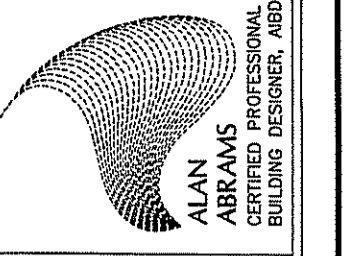
JOHN SALMEN AIA ANN SCHER, LICSW  
14925 NOTLEY ROAD  
SILVER SPRING, MD 20905  
(301) 989-2246 fax (301) 989-0126

Salmen / Scher  
Residence  
16 Montgomery Avenue  
Takoma Park, MD 20912

AUG 4, 2001

SHEET  
AB2  
OF  
15





floor Plans

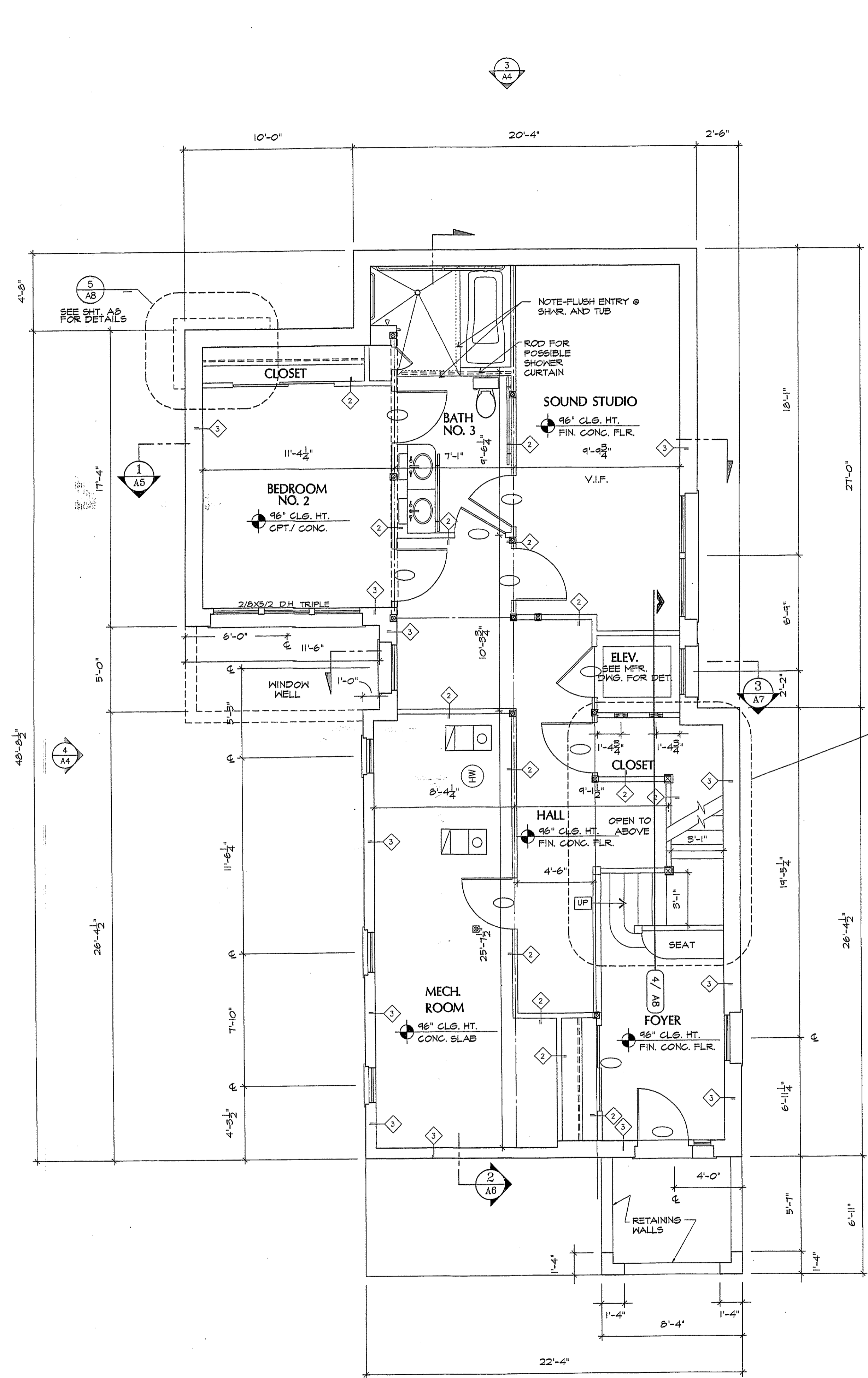
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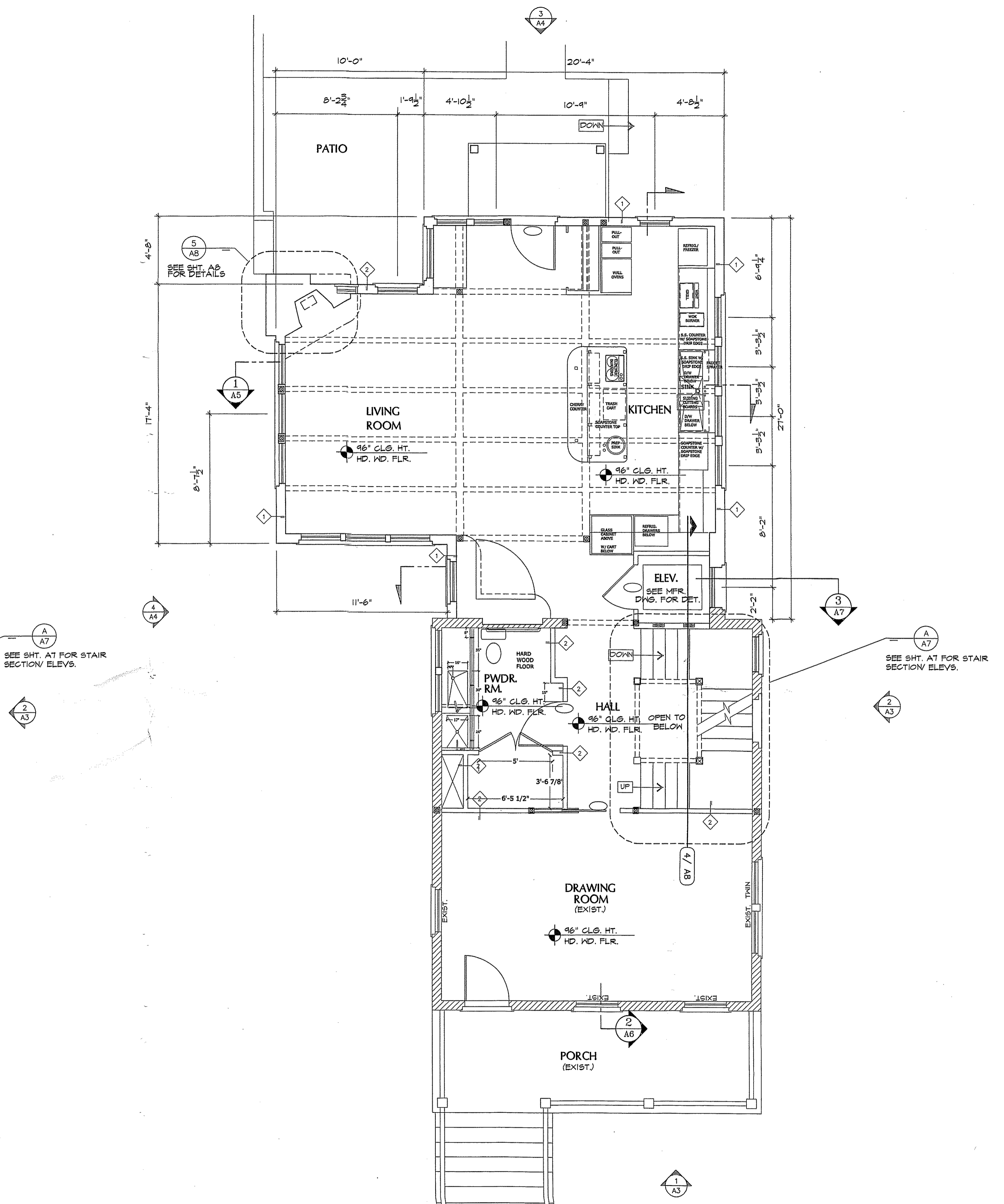
Salmen / Scher  
Residence  
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Takoma Park, MD 20912

AUG 04, 2001

SHEET  
A1  
OF  
15

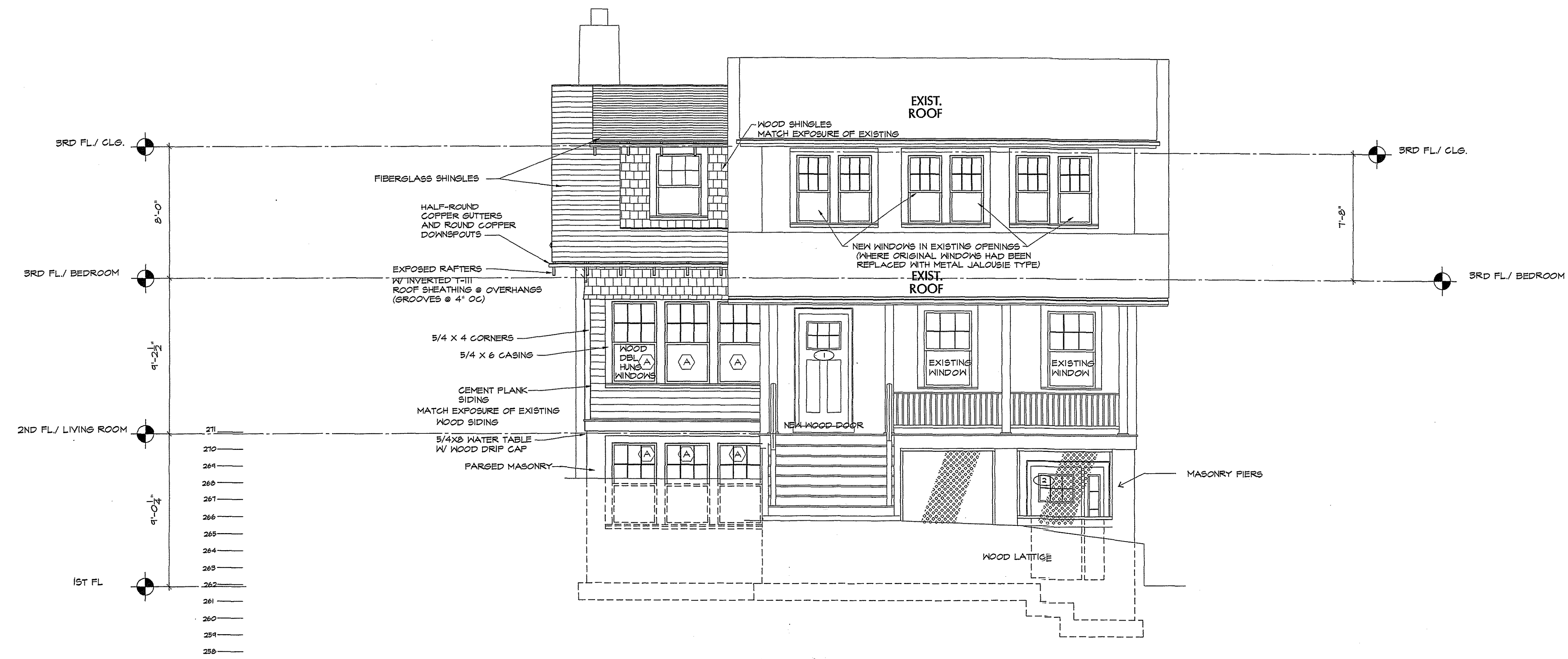
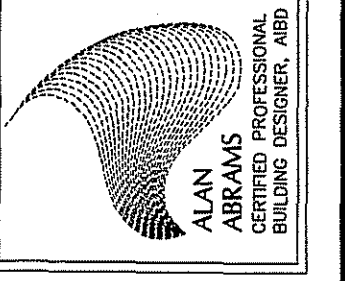


1 1ST FL PLAN  
1/4"=1'-0"  
\*NOTE - INTERIOR DIMENSIONS ARE TO C. OF WALL UNLESS INDICATED OTHERWISE.



2 2ND FL PLAN  
1/4"=1'-0"  
\*NOTE - INTERIOR DIMENSIONS ARE TO C. OF WALL UNLESS INDICATED OTHERWISE.





1 SOUTH ELEV.  
1/4"=1'-0"



2 EAST ELEV.  
1/4"=1'-0"

Elevations

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

JOHN SALMEN, AIA ANN SCHER, LICSW  
14925 NOTLEY ROAD  
SILVER SPRING, MD 20905  
(301) 989-2246 fax (301) 989-0126

Salmen / Scher  
Residence  
16 Montgomery Avenue  
Takoma Park, MD 20912

AUG 04, 2001

SHEET  
A3  
OF  
15







M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

March 14, 2002

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit 37/3-011 REV #245838

---

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved       Denied       Approved with Conditions:

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.**

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

Applicant: John Salmen  
16 Montgomery Avenue  
Takoma Park, MD 20912



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	16 Montgomery Avenue	Meeting Date:	3/13/02
Applicant:	Ann Scher & John Salmen	Report Date:	3/06/02
Resource:	Takoma Park Historic District	Public Notice:	2/27/02
Review:	HAWP REVISION	Tax Credit:	No
District Number:	#37/3-01I-REV	Staff:	Robin D. Ziek

**PROPOSAL:** Revise driveway layout. Build stone retaining walls along driveway. Provide tree protection and replacement measures relating to adjacent properties.

**RECOMMEND:** Approval

The applicant was approved for a HAWP on May 9, 2001. The original driveway layout was predicated on obtaining an agreement with the adjacent property owner to use the current driveway width. The property line between 16 and 20 Montgomery Ave. overlaps approximately 2-3' of the existing driveway. An agreement was not possible, and the applicant's new driveway will be restricted to his property boundaries. In addition, several neighbors raised concerns about the effects of the new construction on several neighboring trees, as well as a tree at the edge of the applicant's property and the driveway. A requirement of the project by the City of Takoma Park is a Tree Protection Plan (see Circle // -12). This was reviewed by the City's Tree Commission at the February 12<sup>th</sup> meeting, and was subsequently approved by them.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c1910-20s

This 1-1/2 story bungalow sits on the high (north) side of Montgomery Avenue. The property slopes up from the street to the back yard with a steep slope. The basement level is exposed for about 4.5' at the front of the house, but is below grade at the back of the house. The applicant is in the middle of construction for an addition approved by the HCP. During the construction process, neighborhood concerns were raised about possible damage to trees on adjacent properties. The applicant was supposed to submit a Tree Protection Plan prior to construction, but was unaware of this requirement. This has been approved now, and the applicant would like to proceed with the work. HPC staff has been coordinating this review with the Takoma Park Arborist, and with their Tree Commission. The trees in question are shown on Circle 7,9, at A - E. The biggest concern was for the 38" Oak at "B", on the right-side adjacent property. The Tree Protection Plan calls, in general, for pruning and feeding affected trees, as well as providing protective fencing during the construction process.

## PROPOSAL

The applicant proposes a new layout for the driveway (see Circle 7-8,9 ). A stone retaining wall (3'-4" height) will line the driveway on the west side, supporting the embankment of the front yard. In addition, there will be a low stone retaining wall (1'-2") along part of the east side of the driveway, along the right-side neighbor's property (see Circle 7, 8 ). The change in grade on the property is best seen in the site on provided by the applicant (see Circle 7 ), as well as the section (see Circle 8 ).

The revised driveway plan is designed to protect the existing root system of the 26" oak (A) at the edge of the applicant's driveway (see Circle 7 ). At the same time, the applicant needs additional width to allow an individual with handicaps to get out of a vehicle and maneuver in a wheelchair (see Circle 7 ). At staff's request, this specific area has been reduced from 20' in length to 15'; and the width is 12'-5".

## STAFF DISCUSSION

The proposed Tree Protection Plan addresses steps which can be taken at this point in the construction process (already well underway), to protect the existing trees. As the City of Takoma Park has approved this Plan, staff defers to them.

The applicant has been responsive to staff concerns about too much paving, and staff feels that this proposed driveway plan will retain the front yard character along the street while still providing the handicapped accessibility which is key to this project.

The use of retaining walls along driveways in Takoma Park is not unusual, particularly in instances where new driveways were installed. The applicant has provided some photographs showing properties in Takoma Park where driveways were either created or enlarged, and which use stone retaining walls (see Circle 13 ). Staff acknowledges that this proposal is not atypical and would be compatible with the overall historic district.

## STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of 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 Secretary of the Interior's Standards for Rehabilitation #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 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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

February 24, 2002

Robin Ziek  
Historic Preservation Planner  
Montgomery County Department of Park & Planning  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

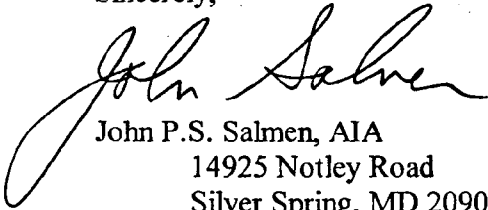
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Please contact me if you have any questions, and thanks again for all your help.

Sincerely,



John P.S. Salmen, AIA  
14925 Notley Road  
Silver Spring, MD 20905  
301 989-2246 (h)  
301 270-24709 (w)  
301 806-7267 (cell)  
301 989-0126 (fax)

CC: Brett Linkletter – Takoma Park Arborist – for inclusion in Tree Commission binder.

February 5, 2002

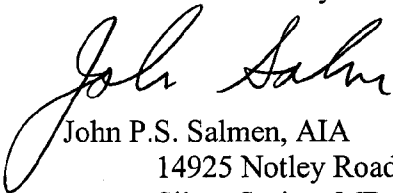
Robin Ziek  
Historic Preservation Planner  
Montgomery County Department of Park & Planning  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

Dear Mrs. Ziek,

I am sending you the enclosed site plan and section through the drive which you requested. They show the proposed retaining wall conditions on the sides of my driveway at 16 Montgomery Avenue, Takoma Park, MD.

I propose that the walls will be constructed of river washed stone similar to the enclosed photographs of houses in the historic area on Westmoreland Ave.

Please contact me if you have any questions.



John P.S. Salmen, AIA  
14925 Notley Road  
Silver Spring, MD 20905  
301 989-2246 (h)  
301 270-24709 (w)  
301 806-7267 (cell)  
301 989-0126 (fax)

Adj + Conf.

Dr. 16 Montgomery

14 Montgomery - (Dunee)

20 Montgomery (Dunee)

13 Montgomery (Collins)

15 Montgomery (Heger)

17 Montgomery (Delibert)

22 Montgomery (Hoefner)

Brett Linkletter

City Arborist

City of Takoma Park

7500 Maple Ave

Takoma Park, MD 20912



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

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APR 18

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN ABRAMS, A.I.B.D., AGENT

Daytime Phone No.: (301) 270-4799

Tax Account No.: 01069464

Name of Property Owner: JOHN SALMEN & ANNSCHER Daytime Phone No.: (301) 270-2470

Address: 14925 NOTLEY RD SILVER SPRING MD  
Street Number City State Zip Code

Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: ALAN ABRAMS A.I.B.D. Daytime Phone No.: (301) 270-4799

Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 16 Street: MONTGOMERY AVE

Town/City: TAKOMA PK Nearest Cross Street: HICKORY AVE

Lot: 8 Block: 18 Subdivision: BF SILBERT

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |  |   |   |  |   |  |                               |
|---|----------------------------------|--|---|---|--|---|--|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> HVAC                              | <input checked="" type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input checked="" type="checkbox"/> Porch         | <input checked="" type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Blaze               | <input type="checkbox"/> Solar  | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family |  |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable                 | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) 3 |   |  | <input type="checkbox"/> Other: <u>GARAGE</u>     |  |                               |
- 1B. Construction cost estimate: \$ 600,000 SEE ADDENDUM
- 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 <sup>MAX</sup> 2 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.

Alan Abrams A.I.B.D. April 18, 2001  
Signature of owner or authorized agent Date

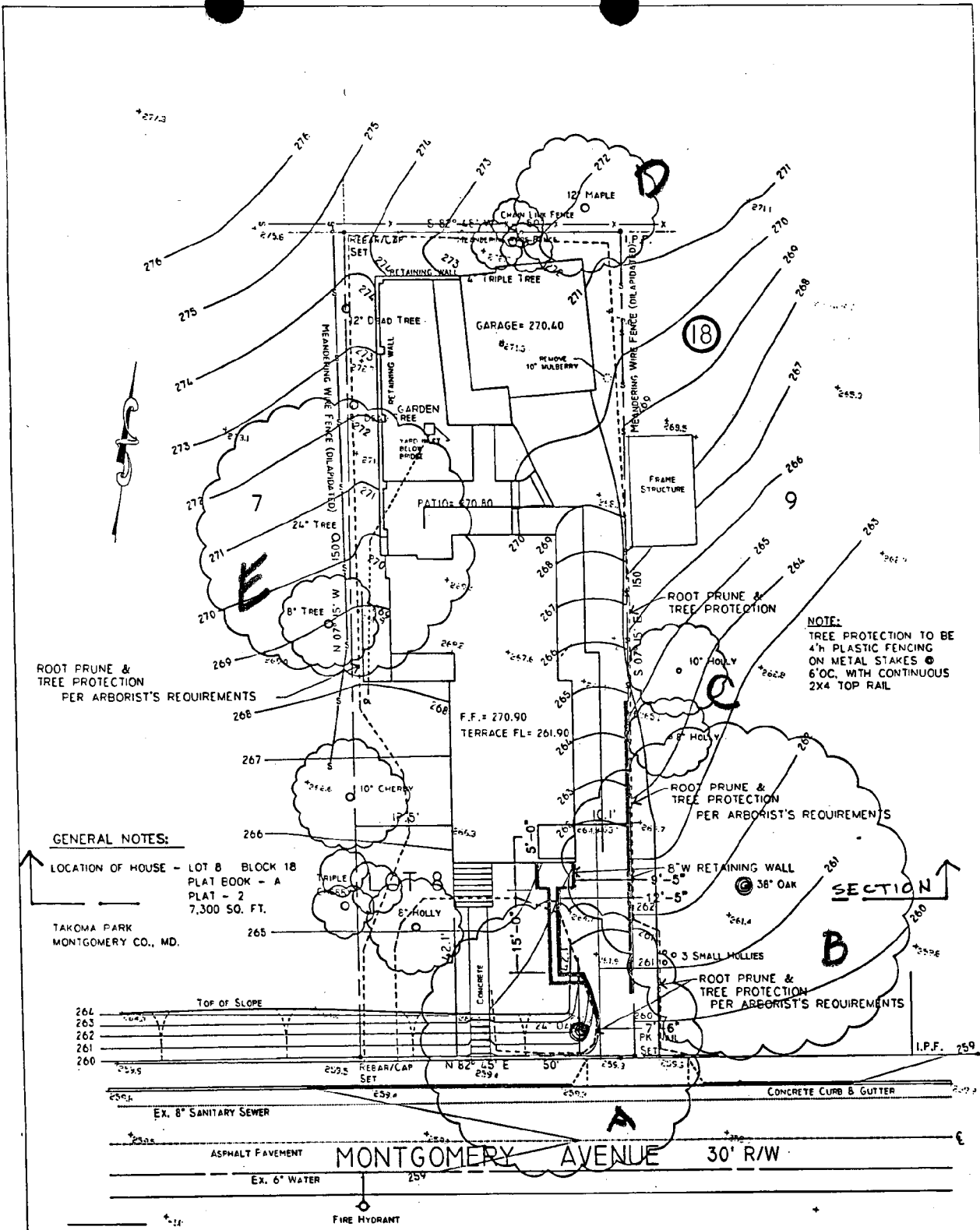
Approved:  245838 For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 5/9/01

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS 3713.01 I

(6)



ROOT PRUNE & TREE PROTECTION PER ARBORIST'S REQUIREMENTS

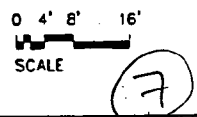
**GENERAL NOTES:**

LOCATION OF HOUSE - LOT B BLOCK 18  
 PLAT BOOK - A  
 PLAT - 2  
 7,300 SQ. FT.  
 TAKOMA PARK  
 MONTGOMERY CO., MD.

NOTE:  
 TREE PROTECTION TO BE  
 4" PLASTIC FENCING  
 ON METAL STAKES @  
 6' OC, WITH CONTINUOUS  
 2X4 TOP RAIL

BENCHMARK:  
 TOP OF SANITARY SEWER MANHOLE RIM  
 ELEV. 270.00 (ASSUMED)

INFORMATION BASED ON BOUNDARY  
 AND TOPOGRAPHICAL SURVEY BY R.C. KELLY  
 AND ASSOCIATES, FEB. 2001

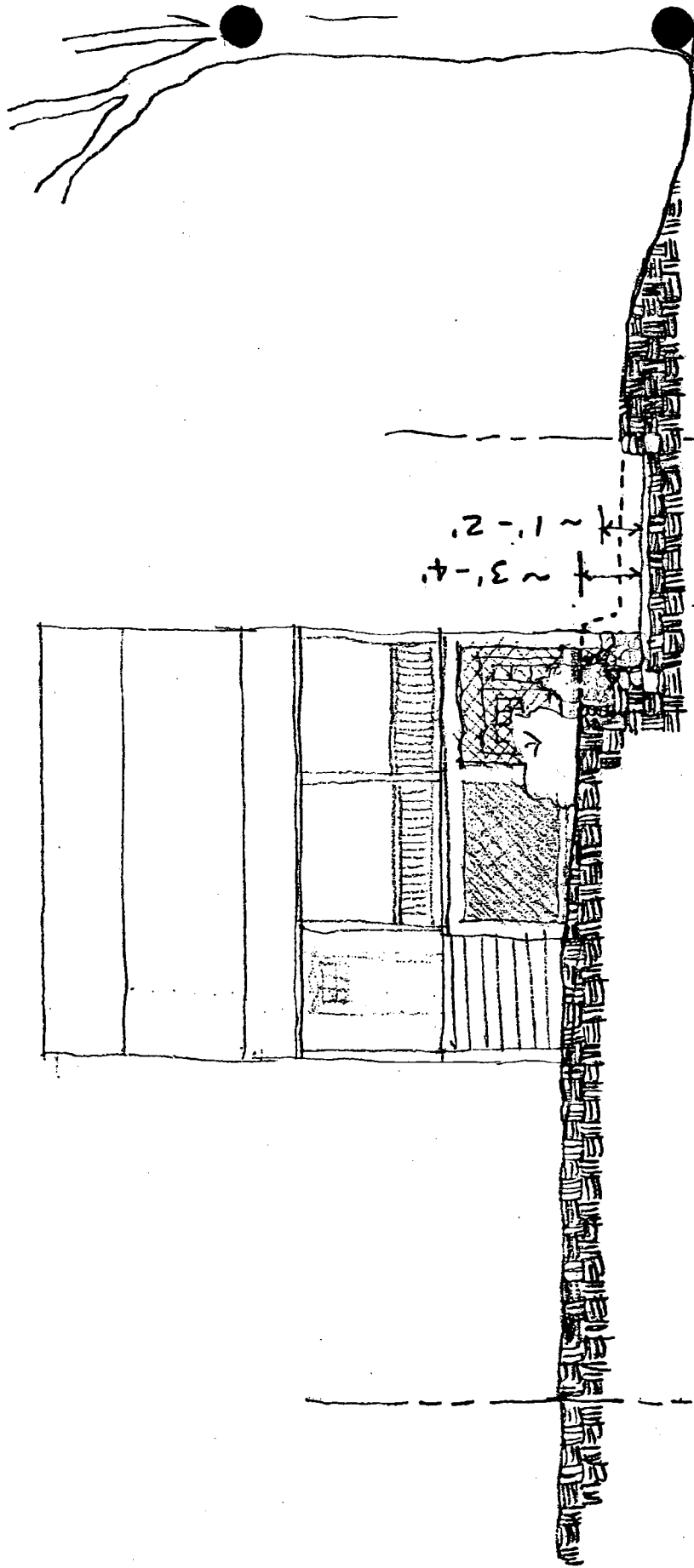


**SITE PLAN**  
 SCALE: REFER TO DRAWING

JOHN SALMEN, AIA    ANN SCHER, LICSW  
 14925 NOTLEY ROAD  
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 (301) 988-2248    fax (301) 988-0128

Salmen / Scher  
 Residence  
 18 Montgomery Avenue  
 Takoma Park, MD 20912

**SITE PLAN**  
 1 OF 1  
 Feb. 22, 2002



E-W  
 SECTION  
 THRU FRONT YARD  
 1/8" = 1'-0" scale.  
 1/31/02

16 MONTGOMERY AVE  
 TAKOMA PARK MD 20912



INDEX OF DRAWINGS

- 1 COVER SHEET, SITE PLAN, INDEX
- 2 EXISTING FLOOR PLANS
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- 6 PROPOSED ELEVATIONS
- 7 PROPOSED ELEVATIONS
- 8 GARAGE PLAN & ELEVATIONS

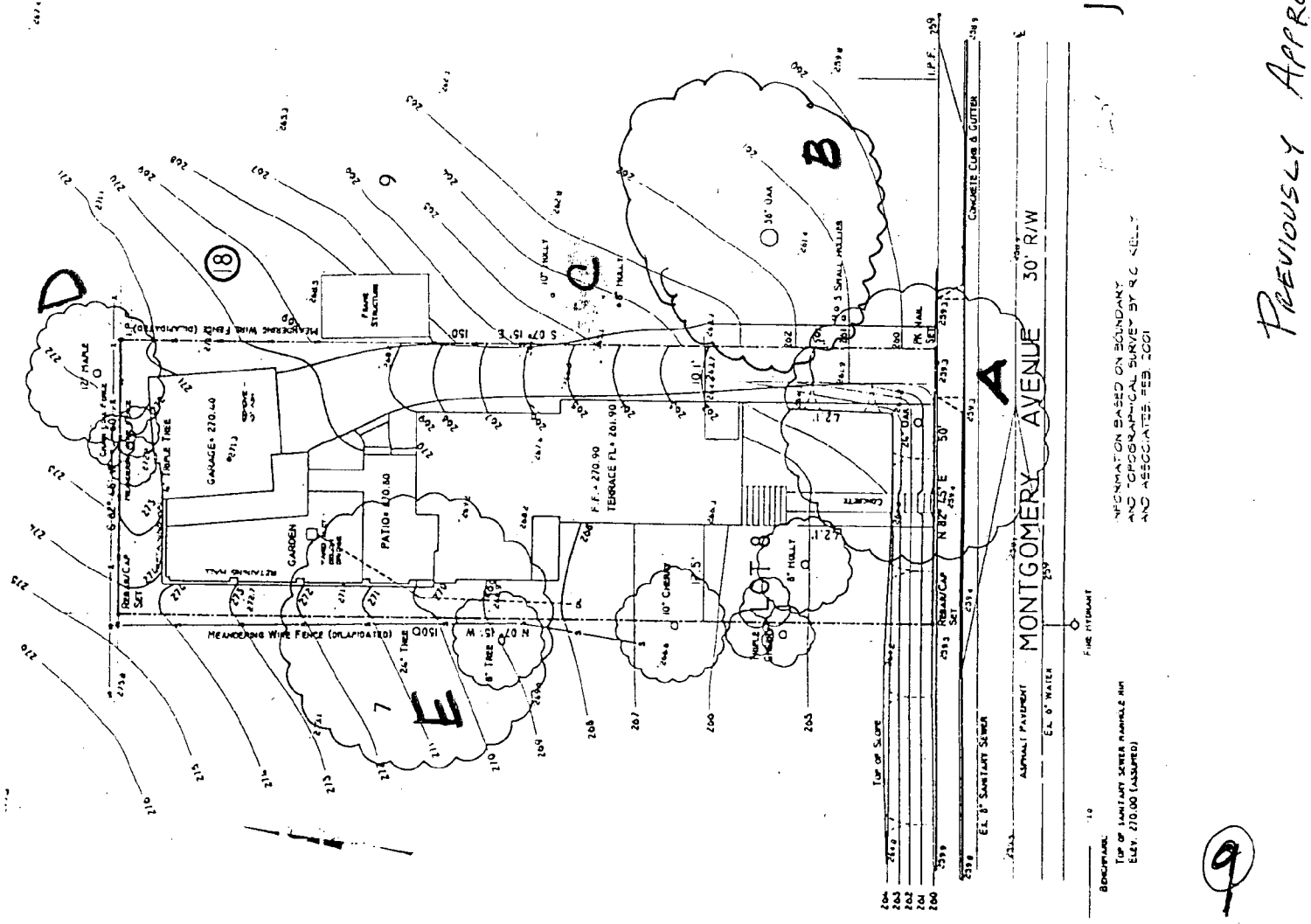
RENOVATION OF  
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THE HOME OF  
JOHN SALMEN, AIA  
& ANN SCHER

TAKOMA PARK, MARYLAND

JOHN SALMEN, AIA, ARCHITECT

HAWP APPLICATION SET 4-16-01

1/8



PREVIOUSLY APPROVED

INFORMATION BASED ON BOUNDARY AND TOPOGRAPHICAL SURVEY BY R.C. KELLY AND ASSOCIATES, FEB. 2001

9

January 16, 2002

Robin Ziek  
Historic Preservation Planner  
Montgomery County Department of Park & Planning  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

Dear Mrs. Ziek,

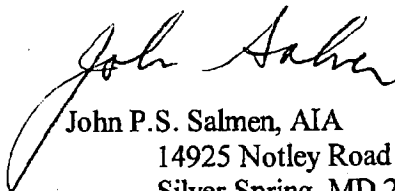
I am writing to request that the Montgomery County Historic Preservation Commission reconsider its determination that the new accessible entry should penetrate the east, rather than the south façade of my home at 16 Montgomery Avenue.

The Takoma Park Tree Commission has issued a stop work order on the driveway, pending their hearing on February 12<sup>th</sup>. Everybody wants to protect my next door neighbor's (Mrs. Degen's) beautiful 38" diameter oak tree (located 22' east of my property), but some of my neighbors have expressed concern over the approved plan to lower a portion of my driveway to meet the level of the new accessible entry and the resulting damage to her tree's roots. They have suggested two alternative scenarios both of which would require the new accessible entry under my porch to be toward the south, facing the street.

Enclosed is the tree protection proposal from Arbor Care Inc. that you requested. It is my understanding that while there are no guarantees, they believe that the trees affected by the present construction project can be protected by following the recommendations outlined in their proposal.

I hope the Historic Preservation Commission will be able to give me a determination in the very near future, since that determination is critical to the question.

I sincerely, thank you for your speedy attention to this matter.



John P.S. Salmen, AIA  
14925 Notley Road  
Silver Spring, MD 20905  
301 989-2246 (h)  
301 270-24709 (w)  
301 806-7267 (cell)  
301 989-0126 (fax)

CC: Cary Benoit, ArborCare  
Brett Linkletter, Takoma Park Arborist

10



**TREE PROTECTION PLAN**  
**FOR**  
**SALMEN RESIDENCE AT**  
**16 MONTGOMERY AVENUE, TAKOMA PARK, MD**

1. Tree Pruning:

A. (1) 38" dbh White Oak (right-side neighbor's tree).

Prune by removing those branches 1-inch in diameter and larger which are dead, damaged, diseased, weak, or interfering. The primary objective is to improve tree health, vigor, structure, and appearance. All resulting debris shall be removed.

\*\*Customer to receive written permission from right-side neighbor for tree personnel to enter property and prune tree.\*\*

B. (2) 8" and 10" dbh American Hollies (right-side neighbor's trees).

Trim those limbs growing near or on property line facing customer's property. The limbs to be trimmed are ones that will be damaged during construction process from machinery activity in driveway. Limbs may also be elevated to allow for root pruning machinery to pass underneath of hollies' canopies.

Total Price of A and B: \$800.00.

2. Biostimulant:

Soil inject (1) 24" dbh White Oak at right front, (1) 38" dbh White Oak (right-side neighbor's tree), and (2) 8" and 10" Hollies (right-side neighbor's trees) with a double rate of Root Growth Biostimulant. This contains humic acid, sea kelp extract, yucca wetting agent, and chelated micronutrients for improving soil conditions and promoting root growth. Mycortree injectable will also be added to colonize the fine feeder roots of the trees, to help increase absorption of water and essential nutrients, increase longevity of root function, help protect against certain root diseases, and improve the tree's ability to deal with stressful conditions.

Total Price: \$490.00.

Salmen Tree Protection PlanPage 2**3. Root Pruning:**

Perform root pruning approximately 450 linear feet around the property line as specified by site map. Pruning will be done at a depth of 22-24 inches below existing grade utilizing a mechanical root pruner.

**\*\*Customer to receive permission from right-side neighbor in writing to root prune on neighbor's left front corner of property.\*\***

Total Price: \$830.00.

**4. Tree Protection Fencing:**

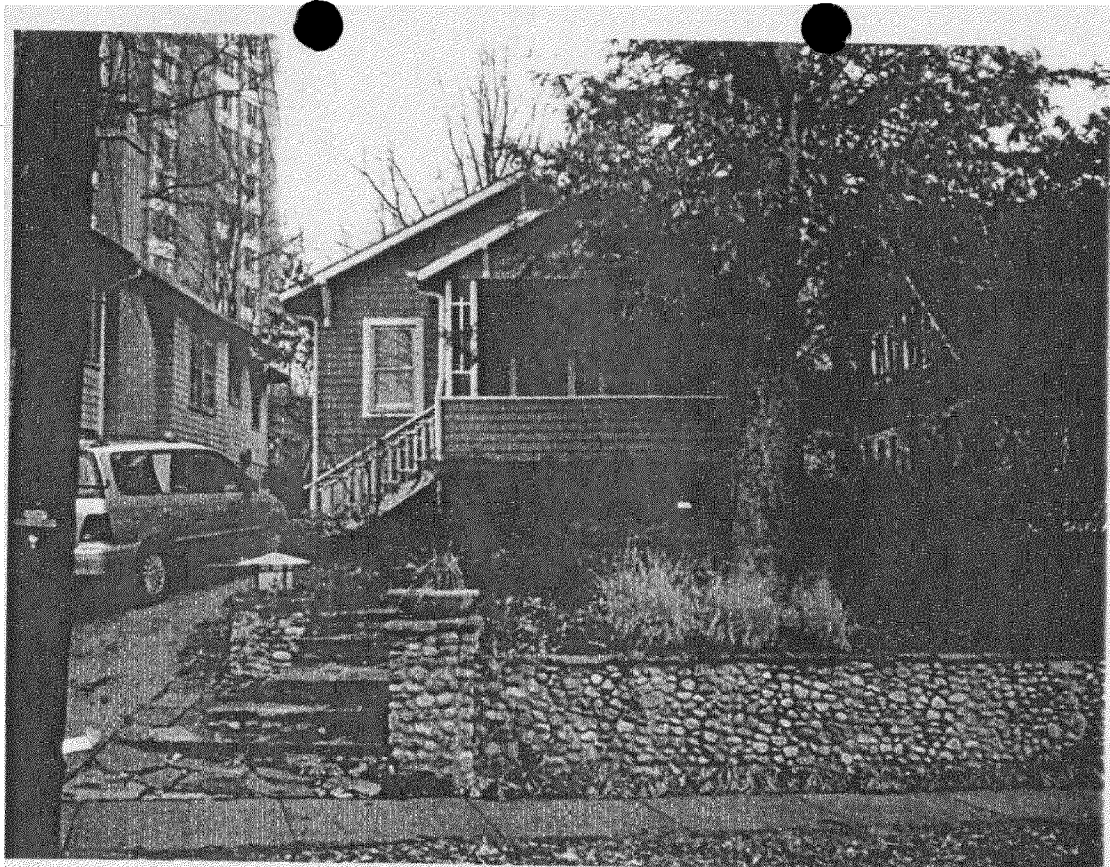
Install 450 linear feet of 4-foot tall blaze orange fencing attached with 6-foot by 2-inch U-Channel posts 8 feet on center. Fencing to be installed no more than 1 foot outside where root pruning is to be done.

Total Price: \$1,575.00.

**5. Tree Protection Signs:**

(22) signs will be provided and installed by ArborCare. Signs are 12 inches by 18 inches and spaced every 20 feet along tree protection fence. Signs read "Tree Protection Area - Keep Out".

Total Price: \$395.00.

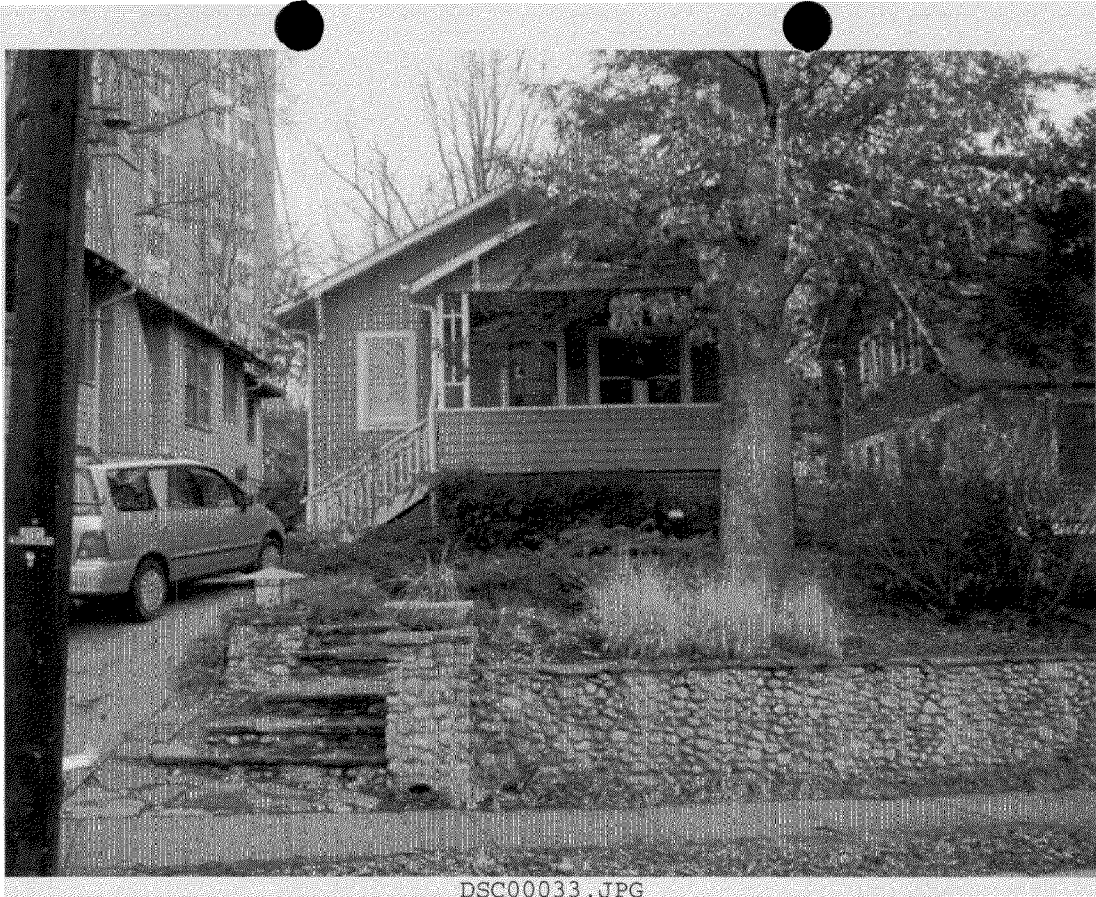


DSC00033.JPG  
1/23/02 12:12:47 PM



DSC00032.JPG  
1/23/02 12:12:43 PM

13

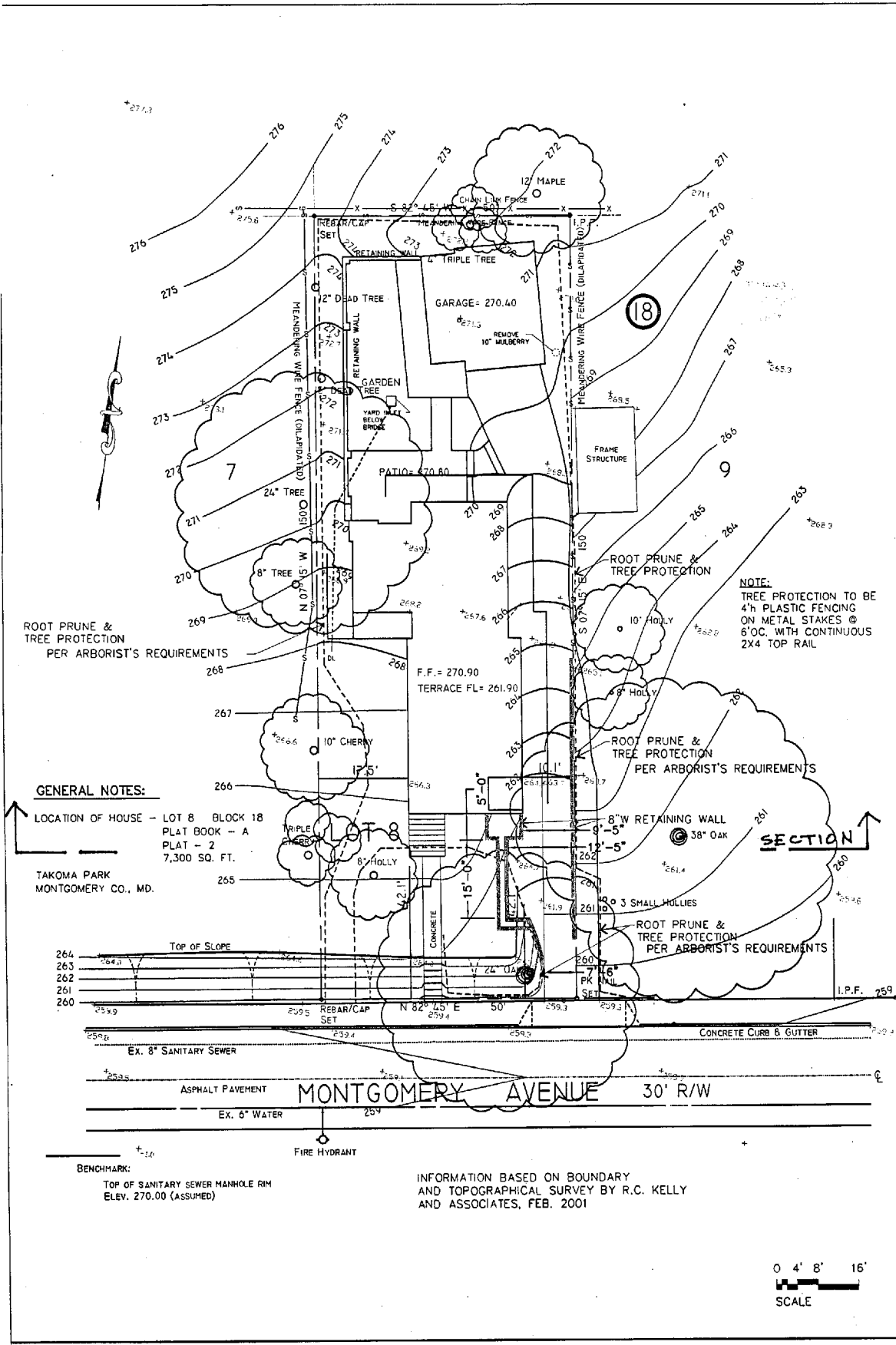


DSC00033.JPG  
1/23/02 12:12:47 PM



DSC00032.JPG  
1/23/02 12:12:43 PM

14



ROOT PRUNE & TREE PROTECTION PER ARBORIST'S REQUIREMENTS

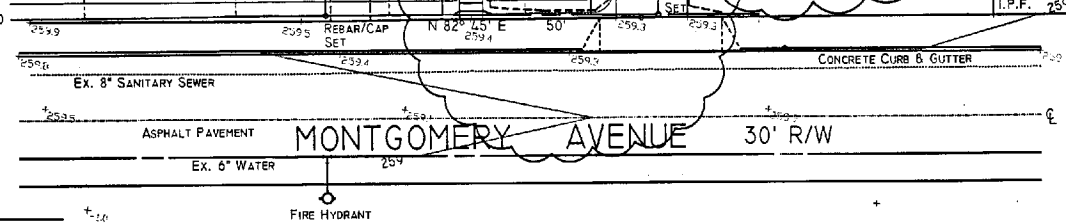
NOTE: TREE PROTECTION TO BE 4" PLASTIC FENCING ON METAL STAKES @ 6' OC. WITH CONTINUOUS 2X4 TOP RAIL

**GENERAL NOTES:**

LOCATION OF HOUSE - LOT 8 BLOCK 18 PLAT BOOK - A PLAT - 2 7,300 SQ. FT.

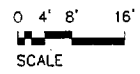
TAKOMA PARK MONTGOMERY CO., MD.

SECTION



BENCHMARK: TOP OF SANITARY SEWER MANHOLE RIM ELEV. 270.00 (ASSUMED)

INFORMATION BASED ON BOUNDARY AND TOPOGRAPHICAL SURVEY BY R.C. KELLY AND ASSOCIATES, FEB. 2001



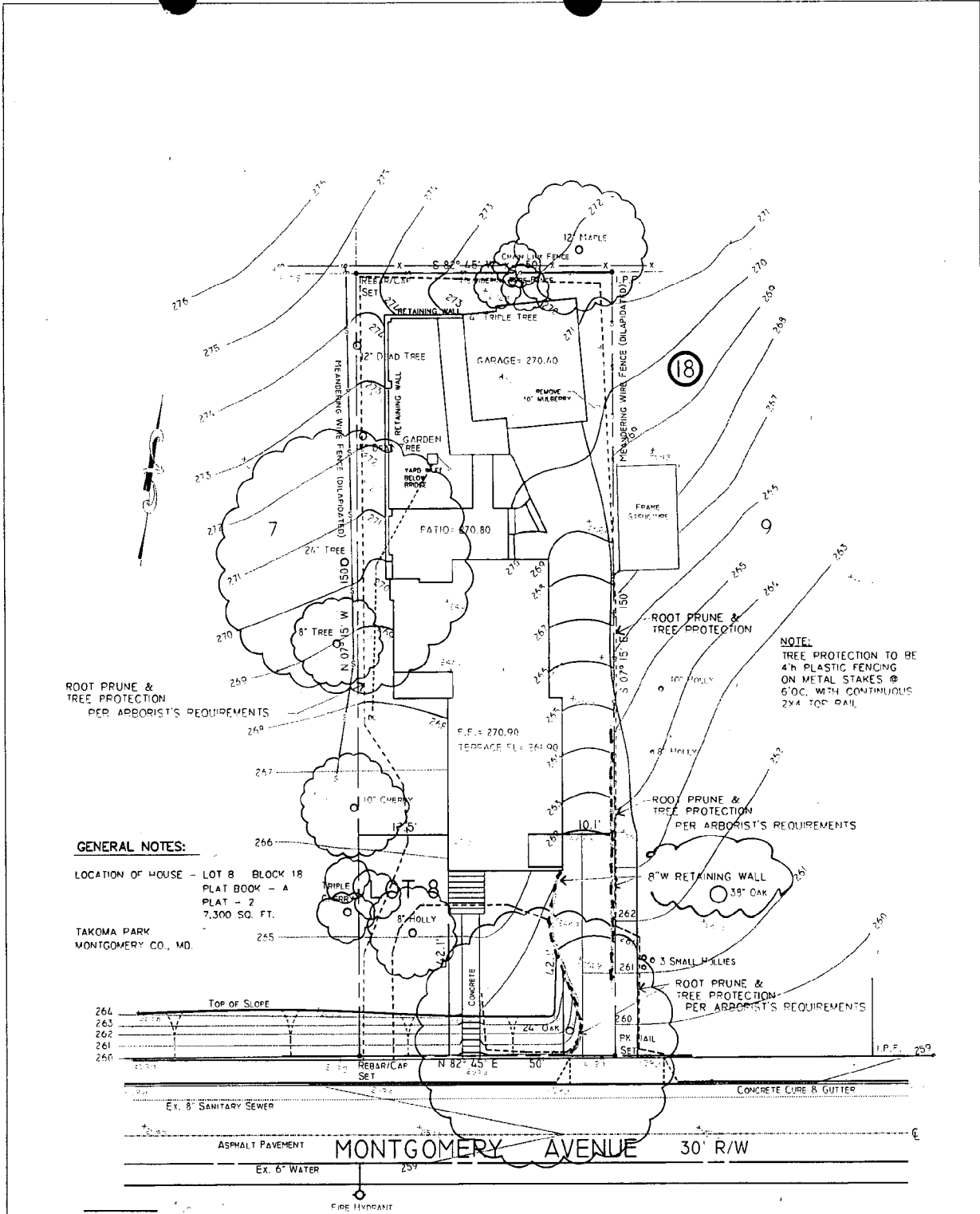
**SITE PLAN**  
SCALE: REFER TO DRAWING

JOHN SALMEN, AIA ANN SCHER, LICSW  
14925 NOTLEY ROAD  
SILVER SPRING, MD 20905  
(301) 989-2248 fax (301) 989-0128

Salmen / Scher  
Residence  
16 Montgomery Avenue  
Takoma Park, MD 20912

CONSTRUCTION SET

SITE PLAN  
1 OF 1  
Feb. 22, 2002



ROOT PRUNE & TREE PROTECTION PER ARBORIST'S REQUIREMENTS

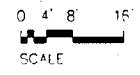
NOTE:  
TREE PROTECTION TO BE 4" PLASTIC FENCING ON METAL STAKES @ 6' O.C. WITH CONTINUOUS 2X4 TOP RAIL

**GENERAL NOTES:**

LOCATION OF HOUSE - LOT 8 BLOCK 18  
PLAT BOOK - A  
PLAT - 2  
7,300 SQ. FT.  
TAKOMA PARK  
MONTGOMERY CO., MD.

264 TOP OF SLOPE  
263  
262  
261  
260

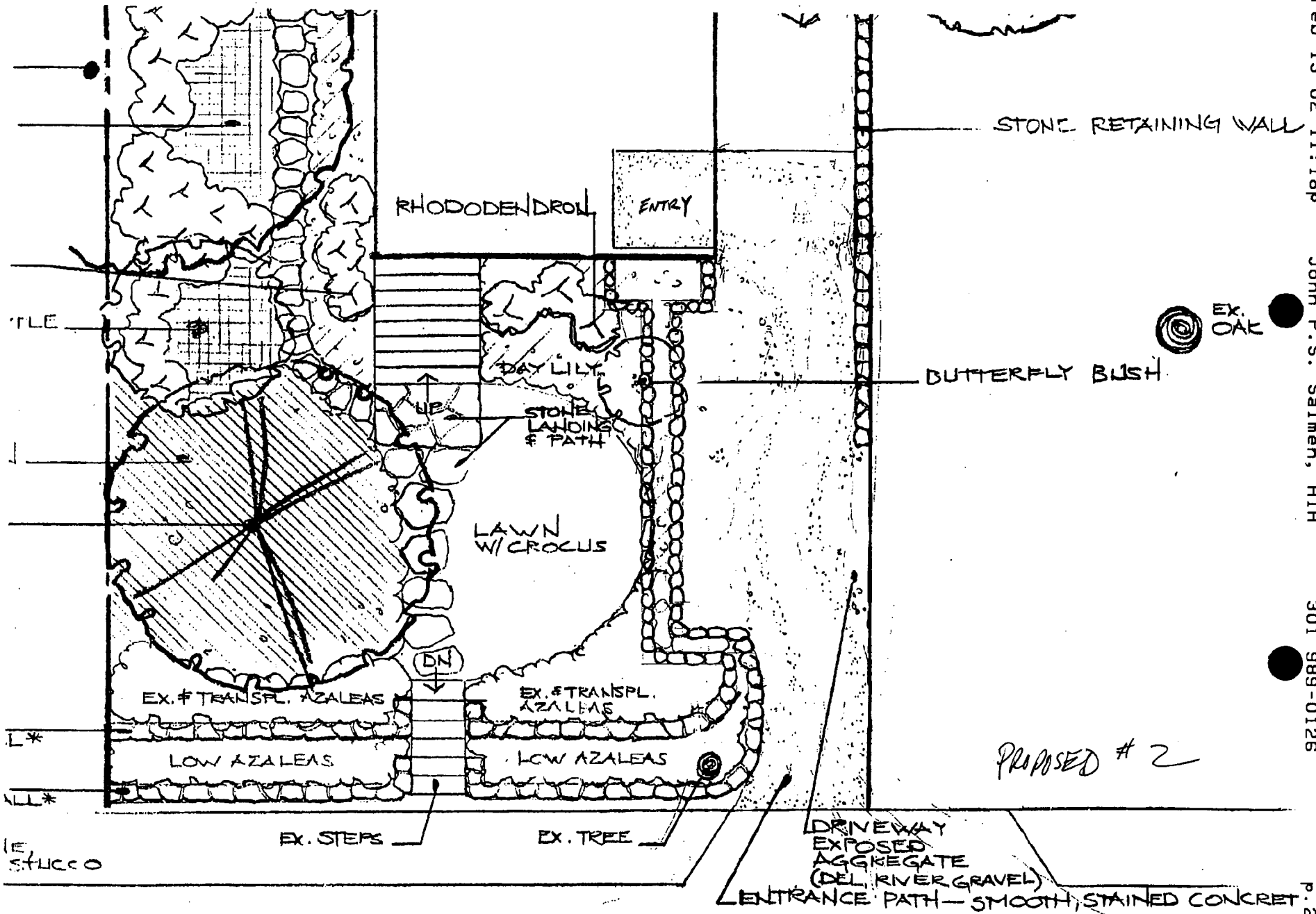
INFORMATION BASED ON BOUNDARY AND TOPOGRAPHICAL SURVEY BY R.C. KELLY AND ASSOCIATES, FEB. 2001



PROPOSED # 1

<p><b>SITE PLAN</b></p> <p>SCALE: REFER TO DRAWING</p>	<p>JOHN SALMEN, AIA    ANN SCHER, LICSW 14925 NOTLEY ROAD SILVER SPRING, MD 20905 (301) 989-2248    fax (301) 989-0126</p>	<p>Salmen / Scher Residence 16 Montgomery Avenue Takoma Park, MD 20912</p>	<p>SITE PLAN <b>1</b> OF <b>1</b> Feb. 3, 2002</p>
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CLIENT: SALMEN/SCHER

February 5, 2002

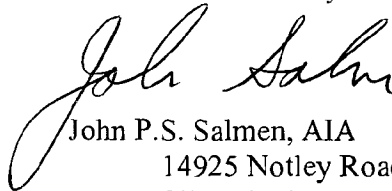
Robin Ziek  
Historic Preservation Planner  
Montgomery County Department of Park & Planning  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

Dear Mrs. Ziek,

I am sending you the enclosed site plan and section through the drive which you requested. They show the proposed retaining wall conditions on the sides of my driveway at 16 Montgomery Avenue, Takoma Park, MD.

I propose that the walls will be constructed of river washed stone similar to the enclosed photographs of houses in the historic area on Westmoreland Ave.

Please contact me if you have any questions.



John P.S. Salmen, AIA  
14925 Notley Road  
Silver Spring, MD 20905  
301 989-2246 (h)  
301 270-24709 (w)  
301 806-7267 (cell)  
301 989-0126 (fax)

2. 20.02

TP: Brett Linkletter - 301.585.8333  
arborist

Parking space 96" wide  
access aisle 60" wide  
and 20' long

4.6.6. Passenger  
loading zones.

# Fax

Date: February 13, 2002

To: Robin Ziek.....301 563-3412

From: John P.S. Salmen.....301 989-0126

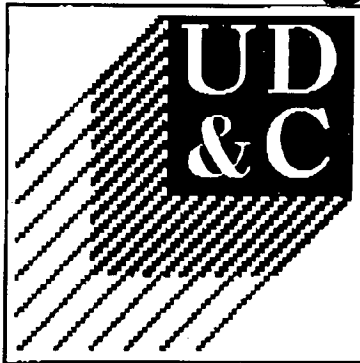
Including this page there should be  
2 pages coming through.

Robin,

Is this the type of rectilinear retaining  
wall that you thought would be more  
appropriate?

Is this drawing satisfactory for your  
review purposes?

I am in meetings in DC this week, but can  
be reached on my cell phone at  
301 806-7267.



# FAX TRANSMITTAL SHEET

Universal Designers & Consultants, Inc.  
6 Grant Avenue  
Takoma Park, MD 20912  
www.UniversalDesign.com  
301 270-2470 v/tty  
**(301) 270-8199** fax

DATE: 1/23/02

TO: Robin Ziek

COMPANY: Montg Co Historic Preservation

DEPT: \_\_\_\_\_

FAX #: 301 563-3412

Total Number of Pages Transmitted, Including This Sheet: 2

FROM: John Salmen

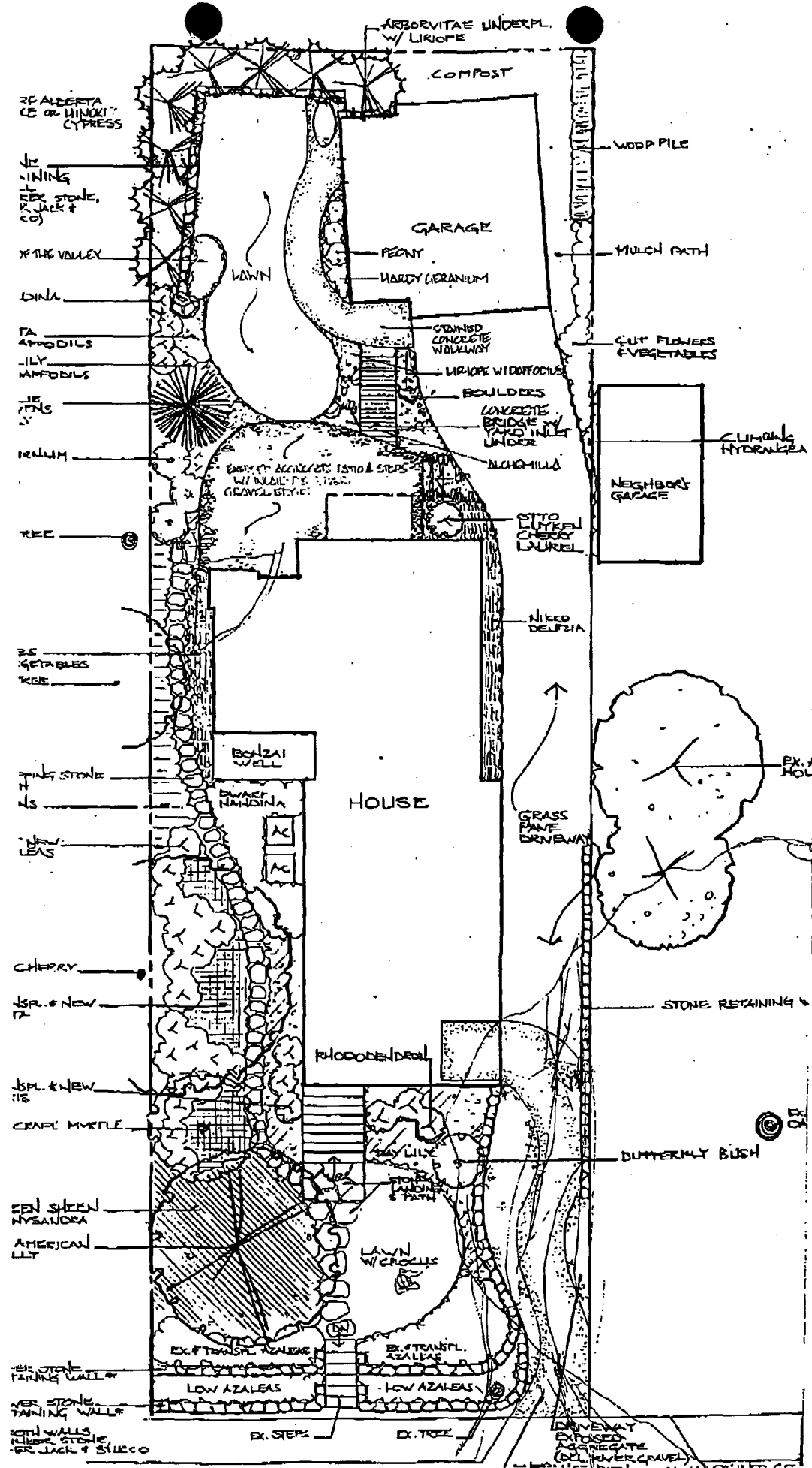
COMMENTS: Current site plan for 16 Montgomery Ave Takoma Park, Md.

Please call w/ any questions.

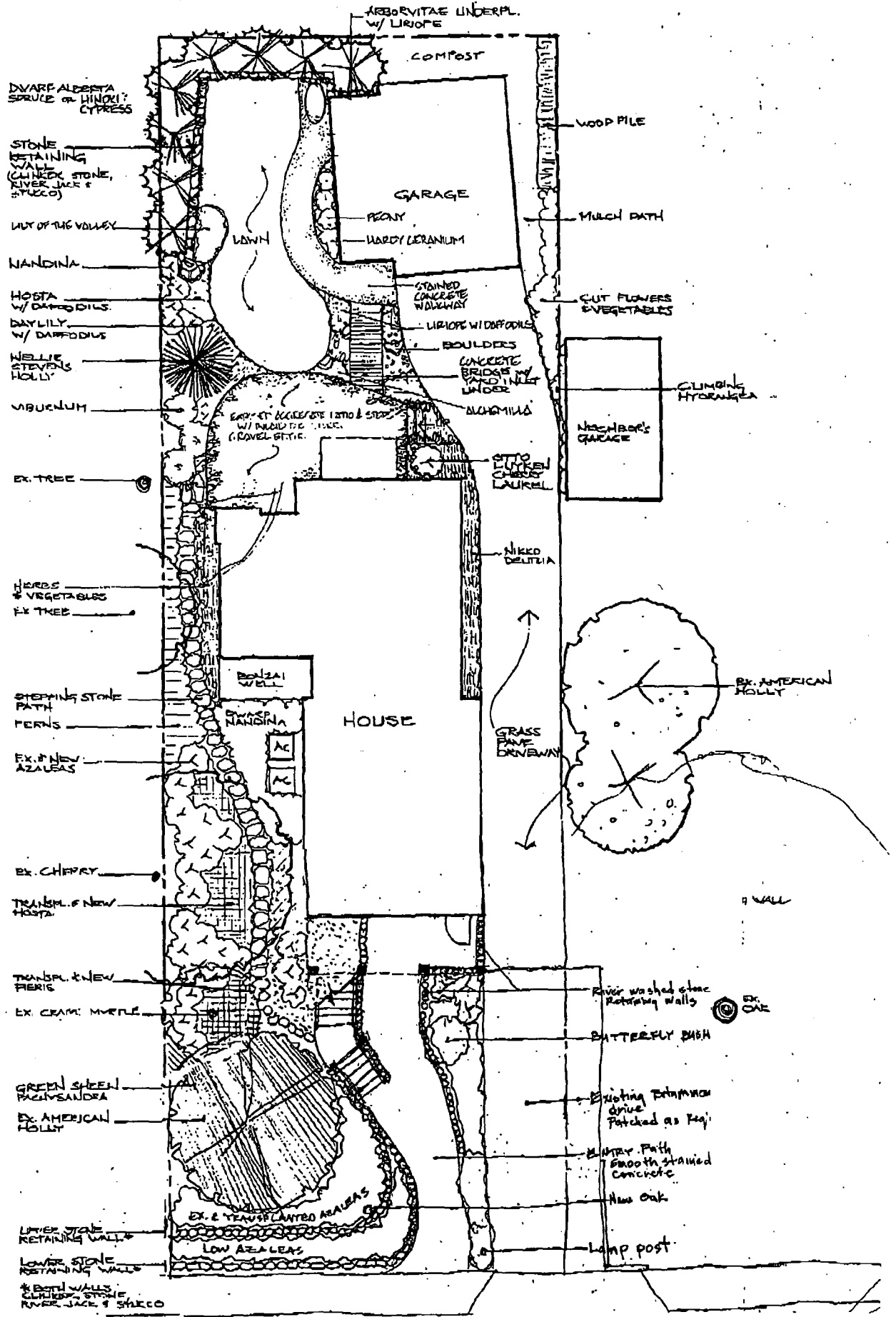
Thanks.

HARD COPY TO FOLLOW VIA MAIL  YES  NO

Please call if difficulties arise during the receipt of this transmission.



*Approved Site Plan*



January 16, 2002

Robin Ziek  
Historic Preservation Planner  
Montgomery County Department of Park & Planning  
8787 Georgia Ave.  
Silver Spring, MD 20910-3760

Dear Mrs. Ziek,

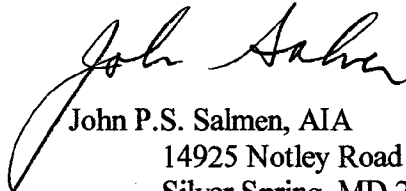
I am writing to request that the Montgomery County Historic Preservation Commission reconsider its determination that the new accessible entry should penetrate the east, rather than the south façade of my home at 16 Montgomery Avenue.

The Takoma Park Tree Commission has issued a stop work order on the driveway, pending their hearing on February 12<sup>th</sup>. Everybody wants to protect my next door neighbor's (Mrs. Degen's) beautiful 38" diameter oak tree (located 22' east of my property), but some of my neighbors have expressed concern over the approved plan to lower a portion of my driveway to meet the level of the new accessible entry and the resulting damage to her tree's roots. They have suggested two alternative scenarios both of which would require the new accessible entry under my porch to be toward the south, facing the street.

Enclosed is the tree protection proposal from Arbor Care Inc. that you requested. It is my understanding that while there are no guarantees, they believe that the trees affected by the present construction project can be protected by following the recommendations outlined in their proposal.

I hope the Historic Preservation Commission will be able to give me a determination in the very near future, since that determination is critical to the question.

I sincerely, thank you for your speedy attention to this matter.



John P.S. Salmen, AIA  
14925 Notley Road  
Silver Spring, MD 20905  
301 989-2246 (h)  
301 270-24709 (w)  
301 806-7267 (cell)  
301 989-0126 (fax)

CC: Cary Benoit, ArborCare  
Brett Linkletter, Takoma Park Arborist





**TREE PROTECTION PLAN**  
**FOR**  
**SALMEN RESIDENCE AT**  
**16 MONTGOMERY AVENUE, TAKOMA PARK, MD**

1. Tree Pruning:

A. (1) 38" dbh White Oak (right-side neighbor's tree).

Prune by removing those branches 1-inch in diameter and larger which are dead, damaged, diseased, weak, or interfering. The primary objective is to improve tree health, vigor, structure, and appearance. All resulting debris shall be removed.

\*\*Customer to receive written permission from right-side neighbor for tree personnel to enter property and prune tree.\*\*

B. (2) 8" and 10" dbh American Hollies (right-side neighbor's trees).

Trim those limbs growing near or on property line facing customer's property. The limbs to be trimmed are ones that will be damaged during construction process from machinery activity in driveway. Limbs may also be elevated to allow for root pruning machinery to pass underneath of hollies' canopies.

Total Price of A and B: \$800.00.

2. Biostimulant:

Soil inject (1) 24" dbh White Oak at right front, (1) 38" dbh White Oak (right-side neighbor's tree), and (2) 8" and 10" Hollies (right-side neighbor's trees) with a double rate of Root Growth Biostimulant. This contains humic acid, sea kelp extract, yucca wetting agent, and chelated micronutrients for improving soil conditions and promoting root growth. Mycortree injectable will also be added to colonize the fine feeder roots of the trees, to help increase absorption of water and essential nutrients, increase longevity of root function, help protect against certain root diseases, and improve the tree's ability to deal with stressful conditions.

Total Price: \$490.00.

Salmon Tree Protection PlanPage 2**3. Root Pruning:**

Perform root pruning approximately 450 linear feet around the property line as specified by site map. Pruning will be done at a depth of 22-24 inches below existing grade utilizing a mechanical root pruner.

**\*\*Customer to receive permission from right-side neighbor in writing to root prune on neighbor's left front corner of property.\*\***

Total Price: \$830.00.

**4. Tree Protection Fencing:**

Install 450 linear feet of 4-foot tall blaze orange fencing attached with 6-foot by 2-inch U-Channel posts 8 feet on center. Fencing to be installed no more than 1 foot outside where root pruning is to be done.

Total Price: \$1,575.00.

**5. Tree Protection Signs:**

(22) signs will be provided and installed by ArborCare. Signs are 12 inches by 18 inches and spaced every 20 feet along tree protection fence. Signs read "Tree Protection Area - Keep Out".

Total Price: \$395.00.

January 15, 2002

Historic Preservation Committee  
1009 Spring Street  
Silver Spring, MD 20910

ATTN: Robin Zeak

Dear Robin,

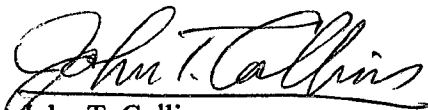
Enclosed is a copy of an E-Mail that I have sent to the City of Takoma Park Arborist in regards to construction at #16 Montgomery Avenue. As I had expressed in earlier correspondence I am very upset at the construction project at this address. A few weeks ago, a sign appeared for tree work at this address. I inquired at the City Hall and found out there was going to be extensive lowering of the driveway to meet street level planned. I immediately filed an objection to the work because I felt that it was a threat to several surrounding trees. As I awaited a hearing date, my fellow neighbors organized a meeting with the owner which occurred this past Sunday, January 13.

At this meeting the owner explained his thoughts and the neighbors explained their concerns. He then took us on a tour of his property at which time the neighbors offered several alternatives to his thought of lowering the grade of the driveway to meet the basement floor. We suggested that he even leave the driveway as is and put the ramp in the rear of the house since the house had an elevator he could still have access to the basement level. He seemed to resist any alternatives we suggested, but did say he would explore them. The next thing we noticed was no protection of trees/shrubbery during the construction phase. As a matter of fact, he was putting tar on one of the old trees near the driveway since he said a construction vehicle hit it and he didn't want insects to get into it. We also noticed that the big addition came under the drip line of a neighbor's tree and cut its roots. They also compacted at least 2 feet of dirt on top of the remaining roots which will definitely put stress on the tree.

I have checked my previous applications for work at my house and found that when someone files for construction of an addition they must file a tree survey report. I can't imagine how the owner got the excavation work passed because it is clearly affecting the neighbor's tree right now and if he precedes with the lowering of the driveway as planned he has the potential of affecting 3 more big historic trees. The neighbors are organizing to express their concerns at the tree hearing. Another point is that if the driveway plans proceed, it will be around 9' wide because he would have to put in a retaining wall along the property line which is 10' from the side of the house. I believe that a full size car is about 8' wide not counting any mirrors that stick out. This

will make a tight driveway to the rear yard. I am asking that if there is any support that the historic preservation committee can give us in this matter would greatly be appreciated. I can be reached at the address and phone numbers below.

Sincerely Yours,

A handwritten signature in cursive script that reads "John T. Collins". The signature is written in black ink and is positioned above the printed name.

John T. Collins

13 Montgomery Avenue  
Takoma Park, MD 20912-4614  
Home Phone (301) 270-2292  
Pager Phone (301) 973-6651

E-Mail sent on Juno E-Mail on Tuesday, January 15, 2002 at 15:20 Hrs.

From: John T. Collins ([firefighterinmd@juno.com](mailto:firefighterinmd@juno.com))

To: [BrettLtakomagov.org](mailto:BrettLtakomagov.org)

Subject: #16 Montgomery Avenue

Dear Brett-

I just wanted to inform you of a couple of items in regards to #16 Montgomery Avenue. The neighborhood has met with the owner of the property on Sunday, January 13<sup>th</sup>. It was a very enlightening meeting in which the neighborhood had questions and gave him input on possible alternatives for his handicap ramp. When he first arrived for the meeting, I observed him park in the driveway and take something out of the car. He then proceed over to the tree that is on the edge of the driveway and started to paint something on the base of the tree itself. I then observed him put it back into his car and throw something under cover of a pile of cinderblocks in the front yard. He then went into the meeting and when we started discussing things, I asked him what he did to the tree when he arrived. I think he was a little surprised at the question, but he calmly said that one of the construction trucks had hit the tree and he was applying tree tar to it to keep the bugs out of it.

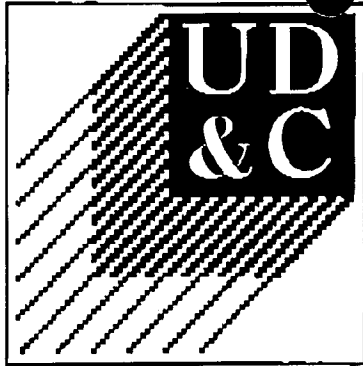
After the meeting, he took us on a tour of the property. I was very surprised that the huge excavation in the rear yard under the drip line of a tree in the rear yard of #14 Montgomery Avenue came so close. You can see where roots were damaged and they have even compacted about 2 feet of soil on top of the original grade. Between these 2 items, I am very concerned that there will be damage to this tree and it won't show in the 2 years he ahs post the bonds. We gave him several alternatives to the handicap ramp he wants in the front of the house and he didn't seem too receptive to these alternatives. These alternate methods would be less impact on all the trees (both the one in his front yard by the driveway and the 2 in Mrs Degan's yard). They would not require him to excavate the driveway at all and still give him access to his house. He wouldn't have much of a driveway anyway because he has 10 feet of clearance between the house and the property line. By the time a retaining wall is built, he can't have much more than 9 feet of clearance. A full size vehicle is close to 8 feet wide I believe. After the tour of the property and his initial resistance to our suggestions, he did say he would consult with you, Robin Zeak and the county about these suggestions and get back to us before the tree hearing.

The point of this letter is to point out these items and to request you to visually inspect this property again to see what the construction company can do to immediately stop further damage by construction equipment of the tree by the driveway. I feel that any further stress on this tree would hamper its ability to recover properly. I can't even

say that a piece of construction equipment hit this tree because it is 3 feet up off grade from the driveway. Any assistance in this matter is greatly appreciated. Thanks.

I am also further pursuing how he got to this point in the construction without all the necessary permits.

John T. Collins  
13 Montgomery Avenue  
Takoma Park, MD 20912-4614  
(301) 270-2292



# FAX TRANSMITTAL SHEET

Universal Designers & Consultants, Inc.  
6 Grant Avenue  
Takoma Park, MD 20912  
www.UniversalDesign.com  
301 270-2470 v/tty  
**(301) 270-8199** fax

DATE: January 28, 2002

TO: Robin Ziek

COMPANY: \_\_\_\_\_

DEPT: \_\_\_\_\_

FAX #: 301-563-3412

Total Number of Pages Transmitted, Including This Sheet: 4

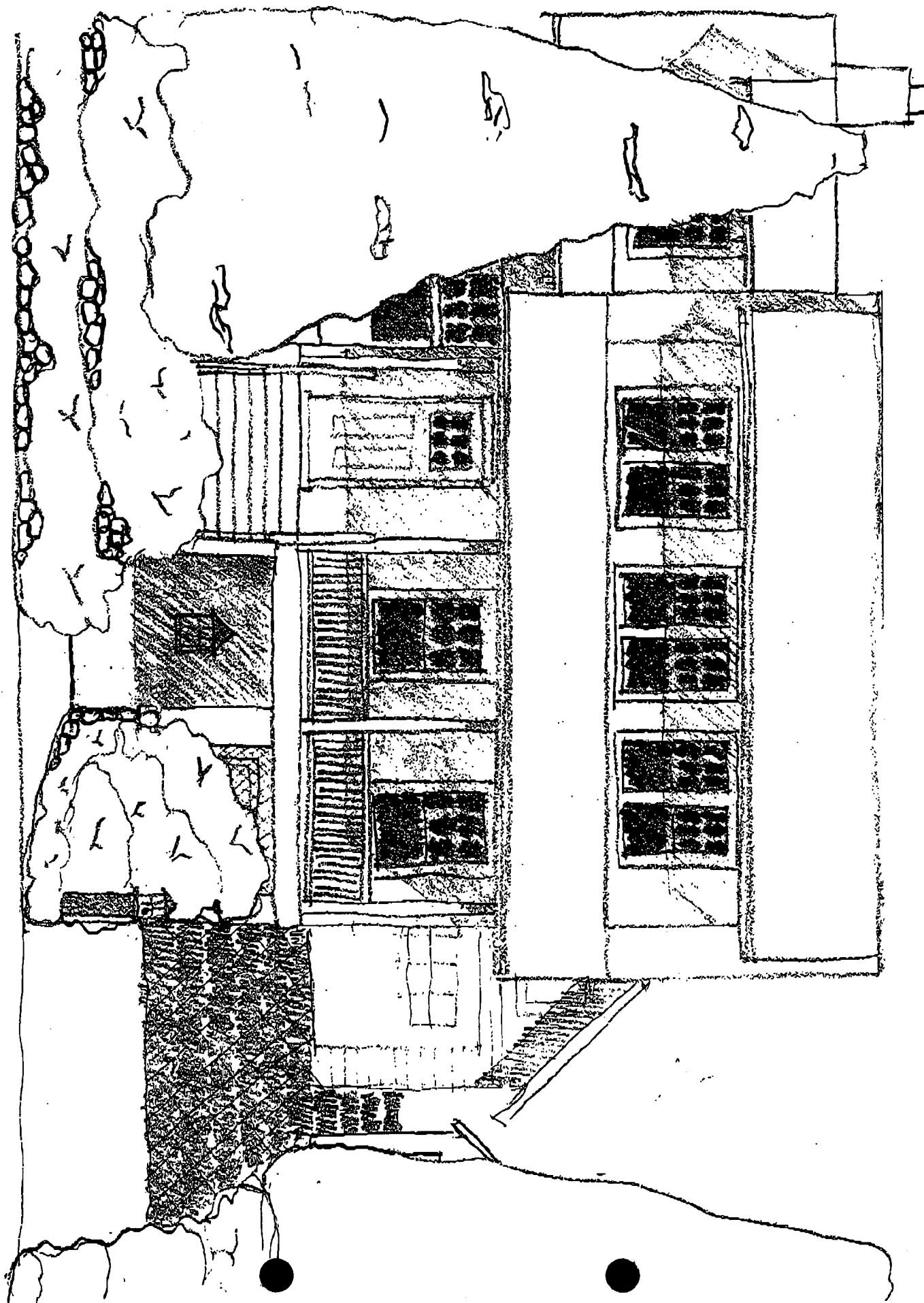
FROM: John Salmen

COMMENTS: Alternative and original site plan and alternative South elevation.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HARD COPY TO FOLLOW VIA MAIL  YES  NO

Please call if difficulties arise  
during the receipt of this transmission.





Feb. 12<sup>th</sup> 6:30pm  
City Clerk  
hearing by —  
City of Tall PK.  
Salmon. 2002  
16 sent. —

November 27, 2001

Historic Preservation Committee  
1009 Spring Street  
Silver Spring, MD 20910

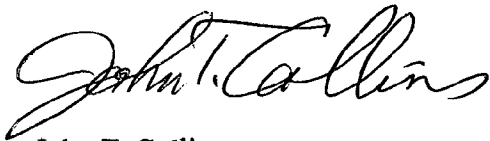
ATTN: Robin Zeak

Dear Robin,

I have some concerns about the house across the street from my house. The address is 16 Montgomery Avenue. I have been hearing from another neighbor that they have plans of an extensive remodeling of the house which includes leveling the existing uphill driveway to level it out to street level. If this is the plan, I have some serious concerns on the effect it will have on an existing historic tree that is directly along side of the driveway.

If the plans do include leveling of this driveway, I would think that he would disturb some if not all of the roots of this historic tree because it is directly under the drip line of the tree. Also, depending on what material (gravel, concrete, blacktop, etc.) he puts on the driveway, this too can affect the roots, as well. I am not against someone making a home a better place, but I am against someone disturbing a perfectly good tree. This tree has been there longer than the house has and the driveway has served many before this. If he needs to cut the driveway down, then he needs to look at alternate ways to accomplish this task without disturbing the tree. Please look into this matter and give me your opinion on the matter. Thanks for your time and consideration in this matter.

Sincerely Yours,



John T. Collins  
13 Montgomery Avenue  
Takoma Park, MD 20912-4614

cc: Takoma Park Public Works Arborist *Bret Link letter*

*201-585-8333 x 312*

January 3, 2002

Historic Preservation Committee  
1009 Spring Street  
Silver Spring, MD 20910

ATTN: Robin Zeak

Dear Robin,

A month ago I wrote to you in regards to the construction project at the house across the street from me (#16 Montgomery Avenue) and I have enclosed a copy of that letter. There is now a sign posted for an application for tree work on that property. I have contacted the City of Takoma Park Tree Arborist and he advises me that that the owner has filed an application for a tree preservation plan. I wrote him an official letter (also enclosed) objecting to any work that would endanger a big tree on the corner of the driveway which they want to level to street level. He advises me that this will stop any work on the driveway till a hearing can be set-up to discuss these concerns.

My question to the historic preservation commission is when the original application for the construction work at this address was filed with your office, didn't they have to file a plan at that time for tree preservation? This work I believe will endanger the tree at the corner of the driveway because if they are leveling the driveway directly under the drip line of the tree the roots will be affected. This tree provides a great deal of shade to our street and if it were to be lost due to the construction, it would greatly change the historic view of the street. The City of Takoma Park has long been known for the big trees that have provided shade to the city. This was one of the reasons why our founding fathers built the City here. We have lost trees to disease and storms, but to lose this tree or any tree close to the driveway would be senseless.

The tree arborist advised that he made a proposal to the owner that if the tree were to be lost due to construction would they be willing to plant more trees over and above the requirement. They agreed to this stipulation and also posted the necessary bonds to cover the damages. If they were to plant more trees, it would take too long time for these trees to reach the maturity of what we have now. I feel that for the owner to not to have address this item before they started the project was the wrong avenue to take. I feel that it was almost a way of skirting the issue. They certainly knew that they needed to level the driveway for their plans because they have been in constant contact with the neighbor to the right of this address to sell them part of her property. This contact has

apparently been so often that she feels that they are badgering her. I would like your opinion on this matter and any guidance that you can give me on this matter to stop this. Thanks for your consideration and I look forward to hearing from you.

Sincerely Yours,

A handwritten signature in cursive script that reads "John T. Collins". The signature is written in black ink and is positioned above the printed name.

John T. Collins  
13 Montgomery Avenue  
Takoma Park, MD 20912-4614  
301-270-2292

November 27, 2001

Historic Preservation Committee  
1009 Spring Street  
Silver Spring, MD 20910

ATTN: Robin Zeak

Dear Robin,

I have some concerns about the house across the street from our house. The address is 16 Montgomery Avenue. I have been hearing from another neighbor that he has plans of an extensive remodeling of the house which includes leveling the existing uphill driveway to level it out to street level. If this is the plan, I have some serious concerns on the effect it will have on an existing historic tree that is directly along side of the driveway.

If the plans do include leveling of this driveway, I would think that he would disturb some if not all of the roots of the historic tree because it is directly under the drip line of the tree. Also, depending on what material (gravel, concrete, blacktop, etc.) he puts on the driveway, this can affect the roots, as well. I am not against someone making a home a better place, but I am against someone disturbing a perfectly good tree for no reason. This tree has been there longer than the house has and the driveway has served many before this. If he needs to cut the driveway down, then he needs to look at alternate ways to accomplish his task without disturbing the tree. Please look into this matter and give me your opinion on the matter. Thanks for your time and consideration in this matter.

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John T. Collins  
13 Montgomery Avenue  
Takoma Park, MD 20912-4614

cc: Takoma Park Public Works Arborist

January 01,2002

City Arborist  
Urban Forest Division  
31 Oswego Avenue  
Silver Spring, MD 20910

Dear Brett,

Per our conversation yesterday, I wish to formally object to any construction in and around the driveway of #16 Montgomery Avenue that might endanger the big old tree that is near the driveway in the front yard. As our conversation went yesterday, even you admitted that you have some concerns that the construction of the driveway wouldn't hurt the tree itself to the point that it would be lost. The construction that describe about lowering the driveway to street level would greatly disturb the roots and area under the drip line of the tree. This tree provides a lot of shade to the street and in my mind would make a drastic change the historic look of the neighborhood. Takoma Park is noted for its big trees that have provided shade and comfort since the city was founded. I feel to lose such trees to disease or weather is one thing, but to lose them to the thought of construction is a totally different issue in my mind and one we can live without.

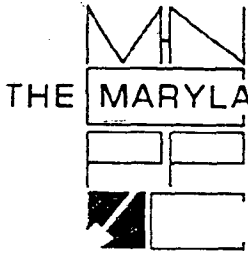
I would also like to express concerns that the construction doesn't affect any shrubs or trees on the adjoining property (#20 Montgomery Avenue) to the extent that these trees or shrubs would be lost. I feel that the construction is already affecting these shrubs because the heavy machinery is driving over them when backing into the driveway. I realize that we have to compromise with progress, but this is an historic neighborhood and we need to protect what we have and not replace it with newer shrubs and trees that take decades to mature to the point of what we have now. Please check into these concerns and advise me what we can do to provide for their welfare. I am checking with the rest of the neighborhood and see if they feel the same way. Please feel free to contact me with any further discussions or concerns at the number(s) below. Thanks for your time and consideration in this matter.

Sincerely Yours,

John T. Collins  
13 Montgomery Avenue  
Takoma Park, MD 20912-4614

Home (301) 270-2292  
Pager (301) 973-6651

cc: Montgomery County Historic Preservation Commission



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 5/9/01

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator  
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

Approved

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Ann Sher + John Salmen

Address: 16 Montgomery Ave, Takoma Park MD. 20912

and 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 @ [permits.emontgomery.org](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  
266 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20860  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APR 18 2001

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN ABRAMS, A.I.B.D., AGENT

Daytime Phone No.: (301) 270-4799

Tax Account No.: 01069464

Name of Property Owner: JOHN SALMEN & ANNSCHER Daytime Phone No.: (301) 270-2470

Address: 14925 NOTLEY RD SILVER SPRING MD  
Street Number City State Zip Code

Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: ALAN ABRAMS A.I.B.D. Daytime Phone No.: (301) 270-4799

Address: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 16 Street: MONTGOMERY AVE

Town/City: TAKOMA PK Nearest Cross Street: HICKORY AVE

Lot: 8 Block: 18 Subdivision: BF GILBERT

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- Construct  Extend  Alter/Renovate  HVAC  Slab  Room Addition  Porch  Deck  Shed
  - Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family
  - Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: GARAGE

- CHECK ALL APPLICABLE:
- NC  Slab  Room Addition  Porch  Deck  Shed
  - Solar  Fireplace  Woodburning Stove  Single Family
  - Fence/Wall (complete Section 4)  Other: GARAGE

1B. Construction cost estimate: \$ 600,000 SEE ADDENDUM

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 <sup>MAX</sup> 2 feet 6 inches

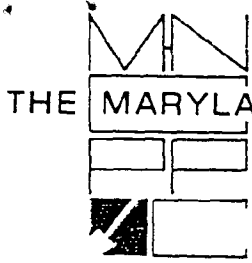
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/property line
  - Entirely on land of owner
  - On public right of way/easement

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.

Alan Abrams A.I.B.D. Signature of owner or authorized agent  
April 18, 2001 Date

Approved:  245838 For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 5/9/01  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_  
 SEE REVERSE SIDE FOR INSTRUCTIONS 3713-01 I





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 5/15/01

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of Other Required Permits

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

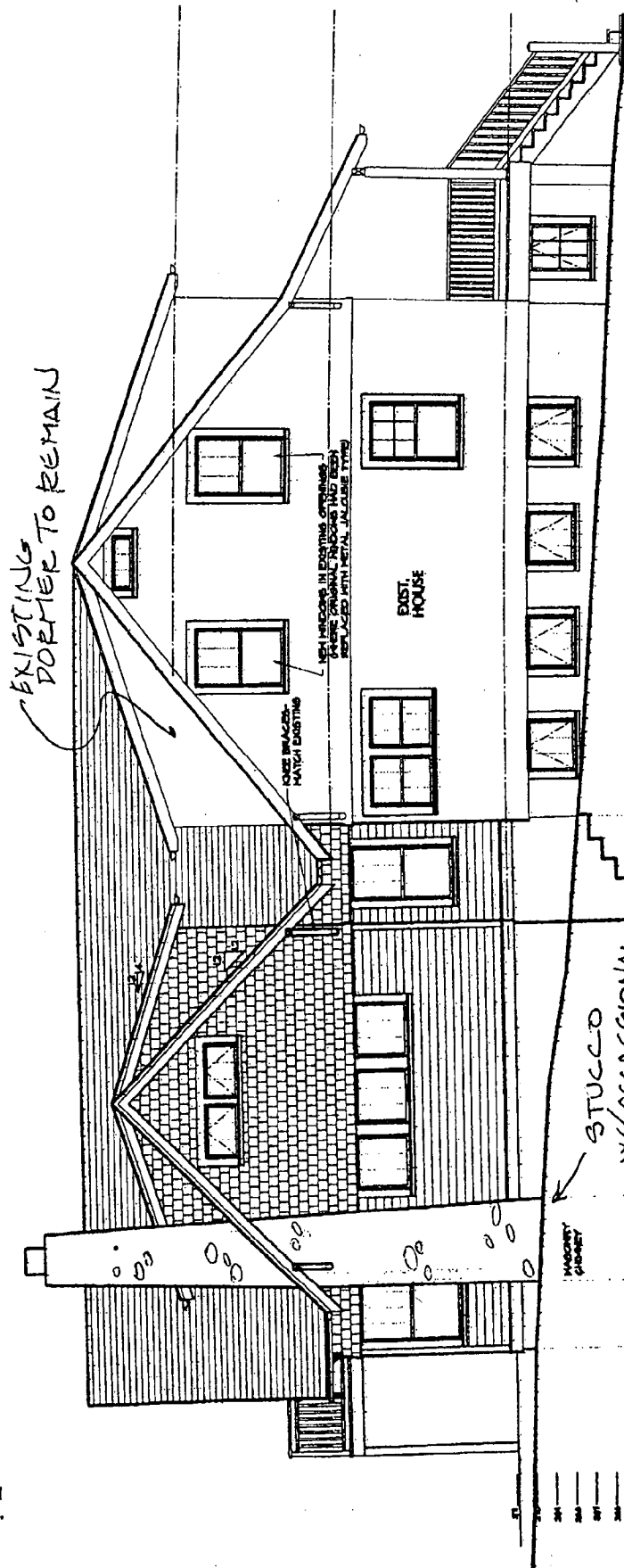
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

\* When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



REVISIONS TO WEST ELEVATION

WEST ELEV. 1/8" = 1'-0"



Modification to  
West elevation  
presented 5/9/01.  
HPC OK!

BY FAX  
2 PP, INCL this page

May 9, 2001

To: Robin Ziek, Montgomery County Historic Preservation Commission

Fr: Alan Abrams, AIBD/ Heritage Building and Renovation, Inc.

Re: Salmen-Scher Residence, 16 Montgomery Avenue

Robin,

Attached please find the revised elevation for the Salmen-Scher house. I apologize for getting it to you so late. I will bring copies with me for tonight's hearing.

Alan

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom, positioned to the right of the name 'Alan'.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	16 Montgomery Avenue	Meeting Date:	5/9/01
Applicant:	Ann Scher & John Salmen	Report Date:	5/2/01
Resource:	Takoma Park Historic District	Public Notice:	4/25/01
Review:	HAWP	Tax Credit:	Partial
District Number:	#37/3-01 I	Staff:	Robin D. Ziek

**PROPOSAL:** Add rear addition, new basement entrance, add new garage/shed, add rear deck connecting house and garage, change driveway materials.

**RECOMMEND:** Approval

The applicant met with the HPC on 12/20/00 for a Preliminary Consultation on this proposal. The review was favorable, with suggestions for modifications to the design. The applicant has responded to these comments in this HAWP application.

PROJECT DESCRIPTION

**SIGNIFICANCE:** Contributing Resource in the Takoma Park Historic District  
**STYLE:** Bungalow  
**DATE:** c1910-20s

The 1-1/2 story bungalow sits on the high side of Montgomery Avenue. The property slopes up from the street to the back yard with a continuous steep slope. The basement level is exposed for about 4.5' at the front of the house, but is below grade at the back of the house. The front porch is prominent, and the front steps and front entrance are in the left bay of the three-bay façade. Both the front and rear elevations have large shed dormers at the 2<sup>nd</sup> story level (see Circle 10, 11, 15 ). Most of the windows on the 2<sup>nd</sup> floor have been replaced with aluminum windows. The windows on the first floor are the original wood double-hung 6/1 light.

The house has three rooms on the first floor, with the living room stretching across the front of the house. The dining room and kitchen are at the rear. There is a small rear addition off of the kitchen, and a small deck in the back yard at grade (see Circle 6 ).

PROPOSAL

The applicant proposes to expand the house with a rear and side addition. The applicant also proposes a new garage/shed at the rear of the lot, connected to the house with a

wooden walkway. The existing driveway, which is currently asphalt, would be extended all the way to the rear with grass pavers, leading up to the new garage. The driveway from the front walk to the new basement entrance would be brick pavers (see Circle 7), as proposed at the Preliminary Consultation. The applicant may wish to confirm this at the meeting. The design of the new garage, a single-car size augmented with a shed, reflects the program for this building. It will accommodate both parking and a workshop.

In order to provide the barrier-free and fully accessible environment, a major basement entrance will be developed (see Circle 9, 12). In response to HPC comments, the applicant has redesigned this as a side-entrance, to avoid competing with the original front entrance.

The applicant will essentially match the existing materials. The foundation will be parged block, and the original wood siding will be restored once the existing aluminum siding is removed. The siding of the new addition will match the original siding. The new chimney will be brick.

### **STAFF DISCUSSION**

The applicant has been very responsive to the entire process, and the HAWP proposal reflects the HPC comments and concerns that were voiced at the Preliminary Consultation. Staff feels that this addition will harmonize with the historic district, and that the original structure will still be clearly apparent to the community.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission find this proposal consistent with the purposes of 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 Secretary of the Interior's Standards for Rehabilitation #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 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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240/777-9370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APR 18 2001

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ALAN ABRAMS, A.I.B.D., AGENT  
Daytime Phone No.: (301) 270-4799

Tax Account No.: 01069464  
Name of Property Owner: JOHN SALMEN & ANNSCHER Daytime Phone No.: (301) 270-2470  
Address: 14925 NOTLEY RD SILVER SPRING MD  
Street Number City State Zip Code

Contractor: TO BE DETERMINED Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: ALAN ABRAMS A.I.B.D. Daytime Phone No.: (301) 270-4799  
Address: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

House Number: 16 Street: MONTGOMERY AVE

Town/City: TAKOMA PK Nearest Cross Street: HICKORY AVE

Lot: 8 Block: 18 Subdivision: BF GILBERT

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  HVAC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 413)  Other: GARAGE

1B. Construction cost estimate: \$ 600,000 SEE ADDENDUM

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 <sup>MAX</sup> 2 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.

Alan Abrams A.I.B.D. April 18, 2001  
Signature of owner or authorized agent Date

Approved: 215838 For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS 3713-01 I

(3)

**ADDENDUM TO  
APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Owners: John Salmen, AIA and Ann Scher  
Project Address: 16 Montgomery Avenue, Takoma Park, MD 20912

**1. Description of Project**

**a. Description of existing structure and setting**

The subject house is a Category 2, two story, side gabled frame house with a full-width front porch, clad with aluminum siding (over wood) on the main level and wood shingles above. The attached "catwalk" rakes on the gable walls suggest a dormered bungalow; however, the footprint of the upper story is the same as the first. It is situated on a 50' x 150' lot with a compound slope, downward from the left rear. There is a similar house to the left, and a vacant lot to the right. The surrounding housing stock includes an eclectic range of vernacular types, from turn-of-the-century Queen Annes, to four-squares, bungalows, post WWII colonial revivals, and contemporary "revival" types. Montgomery Avenue is a narrow, and only one block long. Tax assessment records date the house to 1928.

**b. General description of project and impact**

The proposal is to renovate the existing house, and to construct an addition at the rear of the house. The proposal also includes a garage with workshop at the rear of the property, and associated hardscape elements.

In general, all elements of the work will be based on universal design. All areas in the house and garage will fully accessible. Both the existing ground level (present basement level, referred to as "First Floor" on the plans) and the proposed main level (referred to as "Second Floor" on the plans) will be accessible at grade, and all three levels of the house will be accessible by elevator.

The renovation of the existing house will substantially preserve the front and side elevations. The interior will be extensively reconfigured. Aluminum siding will be removed, and the original wood siding will be restored. Existing replacement windows will be replaced with modern wood windows to resemble the remaining original wood, double-hung, six-over-one windows. To make the lower level habitable, the subgrade will be lowered, and the existing parged terra-cotta basement walls will be replaced with new parged reinforced masonry. The front porch deck will be rebuilt in substantially its original configuration (but raised +/-4" to provide level access from the existing front room), and will be waterproof so that the space below can also be habitable. The original wood columns will be reinstalled, with wood rails similar to the original, but conforming to modern height and baluster spacing code requirements. New wood stairs with similar rails will be constructed. A window at the east elevation will be removed, and a similar (but slightly smaller) window will be installed at an adjusted location to illuminate the new stairwell. There will also be a level walkout located under the new front porch.

The proposed addition will be to the rear of the existing house. A small single story back porch will be removed accordingly. The main portion of the addition will offset to the west behind a narrowed hyphen (which will include the elevator shaft and other mechanical space). The form of the addition will reiterate the bi-level form of the original mass, with the main level articulated by horizontal siding, and the dormered upper level defined by steep rakes and contrasting wood shingle cladding. Fenestration will be based on the scale and proportions of the original. The addition will be distinguished from the original by clearly defined offsets and perpendicular roof lines. The basement level will continue under the addition. An architectural window well, approximately 12' long by 5' wide will allow full height windows in the basement level room under the western portion of the addition.

The single car garage with attached workshop will be clad with similar materials, and will repeat the roof pitches of the house and addition. Site work will include a patio, retaining walls, and a driveway. One 10" BHD ash tree will be removed for the construction of the garage; all other healthy trees on site will be preserved.

The proposal is designed to have minimal impact on the historic district. All major elements of the original house are to be preserved, restored, or rebuilt sympathetically. The addition will be sympathetic, but distinguished. The scale of the addition is similar to that of other additions on the block, notably at #6 Montgomery Avenue. Also, there are accessory buildings at the rear of the properties on the block, including the adjacent vacant lot.

**Adjacent and Confronting Owners**

John T. Collins  
13 Montgomery Avenue  
Takoma Park, MD 20912

Melar-Raybar Inc.  
(14 Montgomery Avenue)  
311 Montgomery Street  
Laurel, MD 20707

Alden Meyer  
15 Montgomery Avenue  
Takoma Park, MD 20912

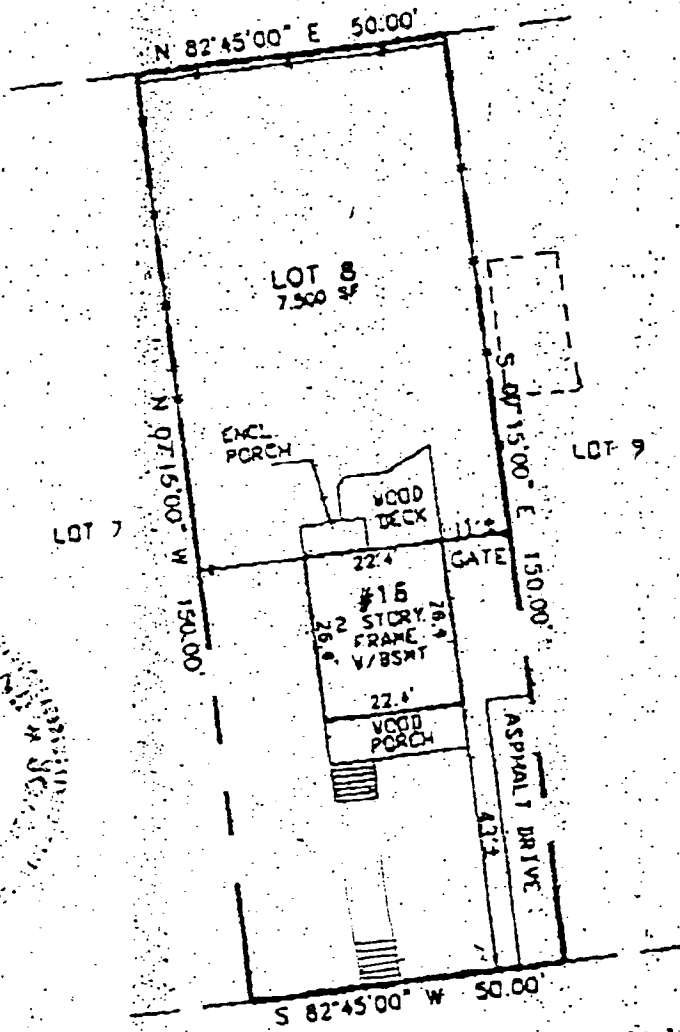
Kerry Richter  
17 Montgomery Avenue  
Takoma Park, MD 20912

Elizabeth Degen  
20 Montgomery Avenue  
Takoma Park, MD 20912

Lucinda Meehan  
15 Columbia Avenue  
Takoma Park, MD 20912

Reginald Cain  
19 Columbia Avenue  
Takoma Park, MD 20912





MONTGOMERY AVENUE

EXISTING

*O'Connell & Lawrence 12-10-98*  
 Professional Surveyor #5216 Jefferson O. Lawrence Date

Offset dimensions shown show that ALL are generally within 1 (one) foot of the stated distance if 20 feet or less. Longer distances may exceed 1-foot margin proportionally. All offsets depend on site conditions and other factors including but not limited to: elevation changes, availability of property markers, availability and age of land record data, irregularly shaped and/or large lots.

erty shown hereon is not in a flood plain per existing records unless otherwise noted

O'CONNELL & LAWRENCE, INC.

SURVEYORS, ENGINEERS & LAND PLANNERS  
 7804 Georgia Avenue, Suite 302, Olney, Maryland 20852  
 Tel: (301) 924-4970 • Fax: (301) 684-6872

LOCATION DRAWING  
 TAKOMA PARK

LOT 8 BLOCK 18  
 MONTGOMERY COUNTY, MARYLAND

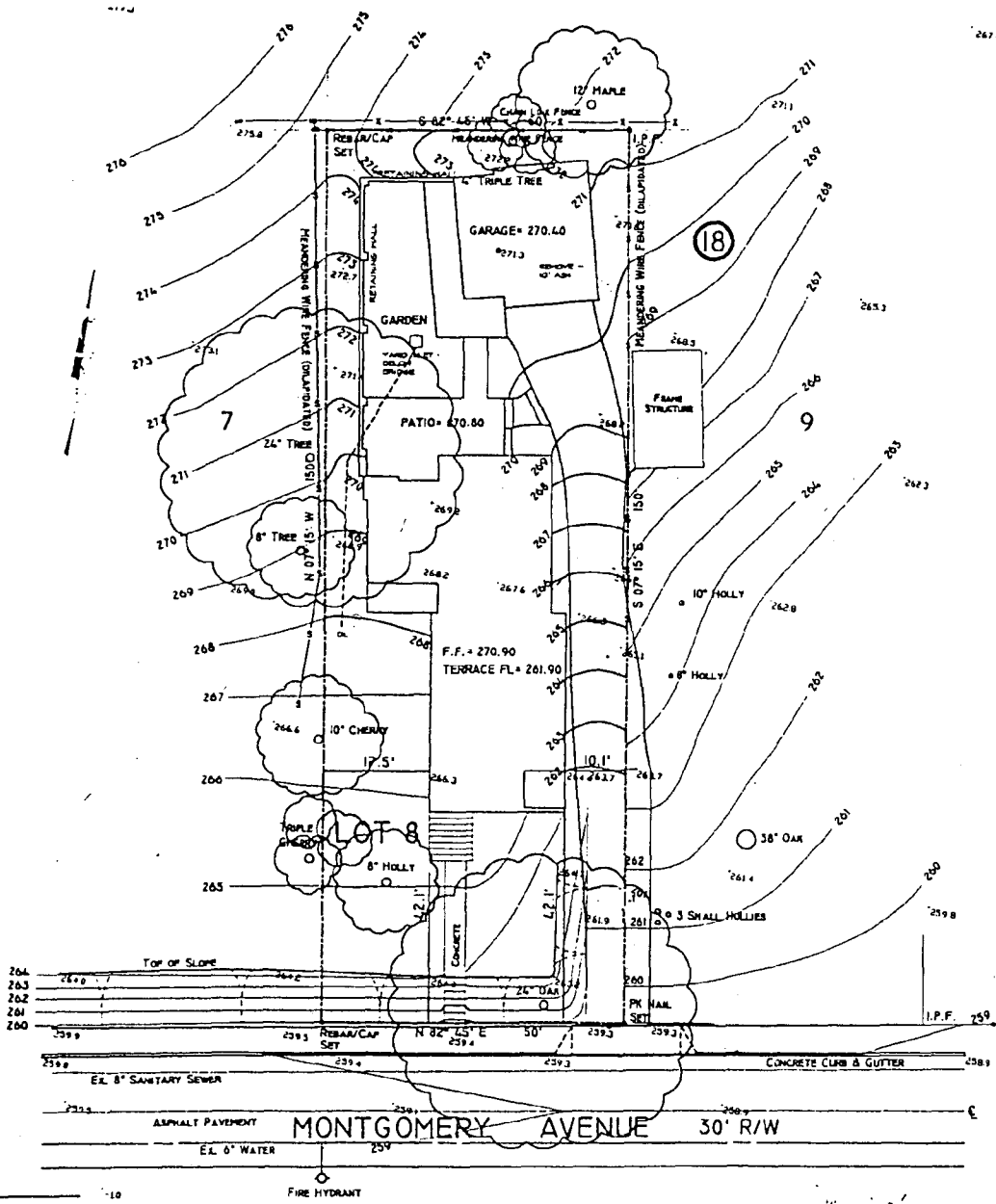
Plat Book: A Plat: 2 Liber: Folio:

SURVEYOR'S CERTIFICATION

I certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of and/or deed of record, that the improvements were located by accepted field practices and include permanent visible and encroachments, if any. This drawing is not to be relied upon for the establishment or location of fences, garages, other existing or future improvements. This drawing does not provide for the accurate identification of property other than that shown and may be used for the transfer of title or securing financing or refinancing. Questions

Job No. 720-102
Scale 1"=30'
Field Dates
Wall Check

6



INDEX OF DRAWINGS

- COVER SHEET, SITE PLAN, INDEX
- EXISTING FLOOR PLANS
- EXISTING ELEVATIONS
- PROPOSED FLOOR PLANS
- PROPOSED ELEVATIONS
- PROPOSED ELEVATIONS
- GARAGE PLAN & ELEVATIONS

RENOVATION OF  
& ADDITION TO  
THE HOME OF  
JOHN SALMEN, AIA  
& ANN SCHER

TAKOMA PARK, MARYLAND

JOHN SALMEN, AIA, ARCHITECT

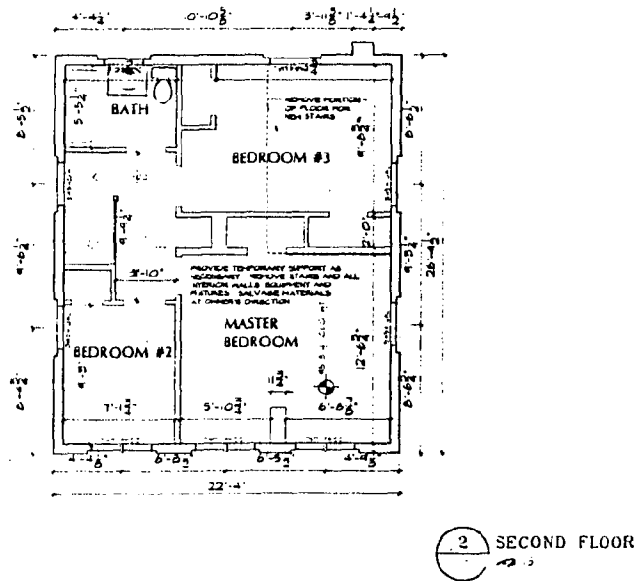
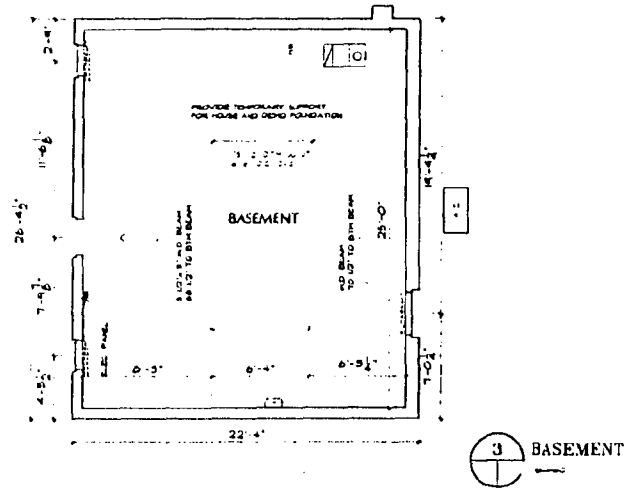
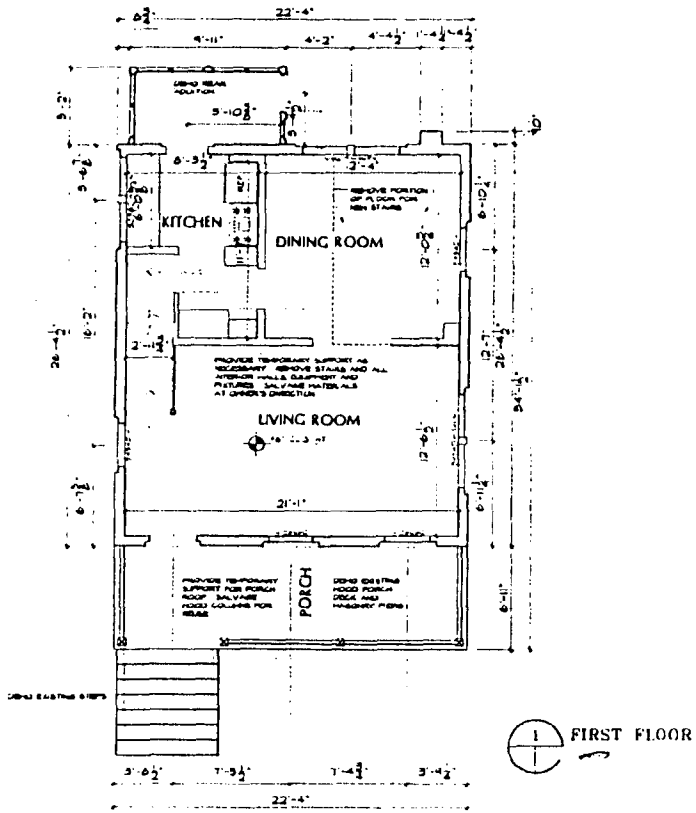
HAWP APPLICATION SET 4.16.01

BENCHMARK:  
TOP OF SANITARY SEWER MANHOLE RM  
ELEV. 270.00 (ASSUMED)

INFORMATION BASED ON BOUNDARY  
AND TOPOGRAPHICAL SURVEY BY R.C. KELLY  
AND ASSOCIATES, FEB 2001

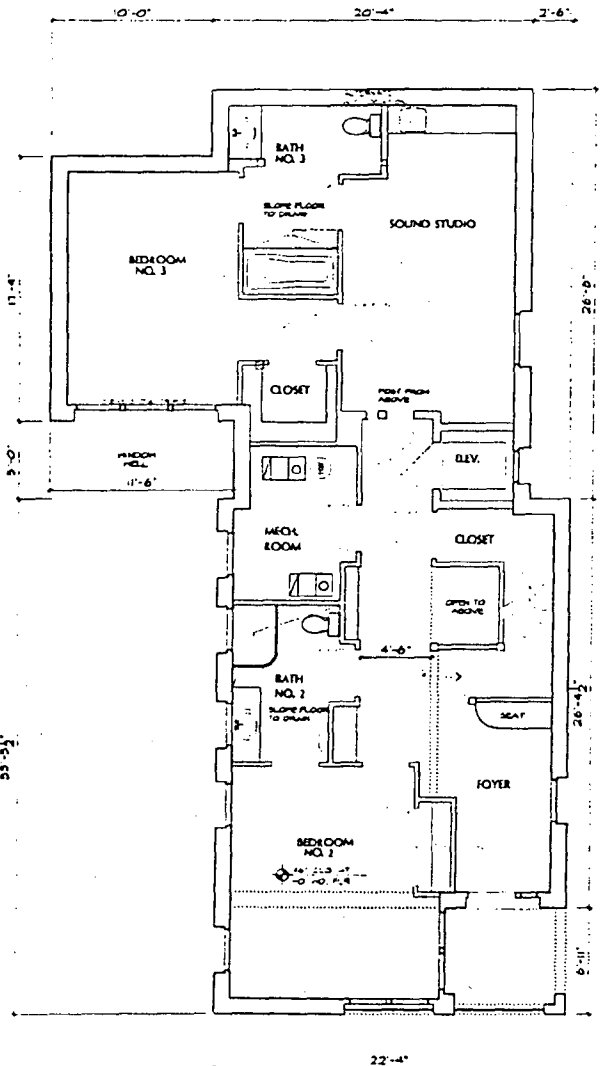
(7)

1/8

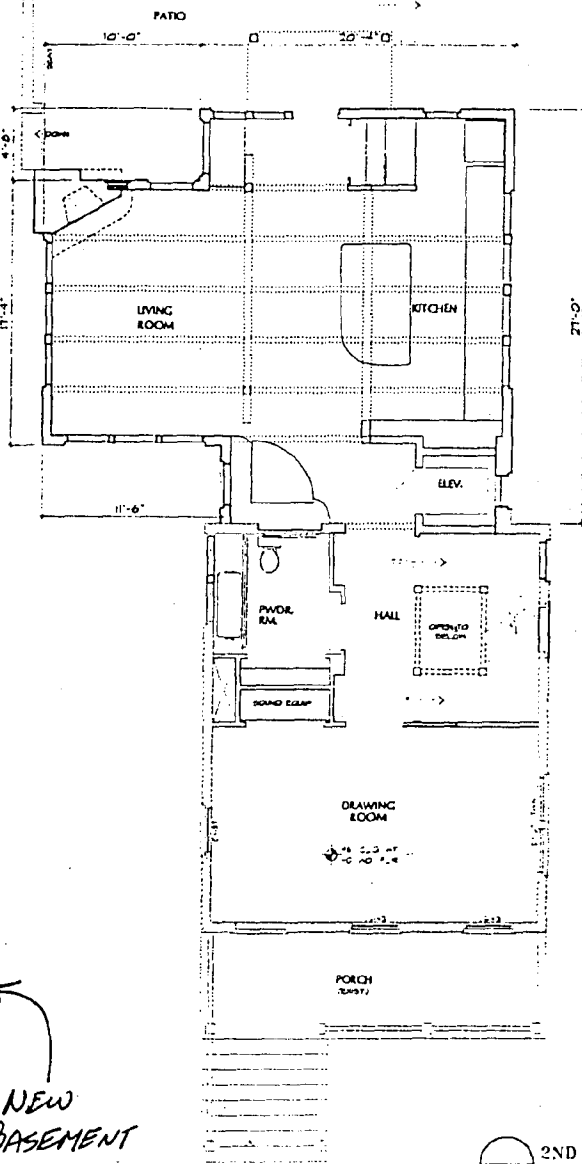


$\frac{1}{8}'' = 1'-0''$   $\frac{2}{8}$

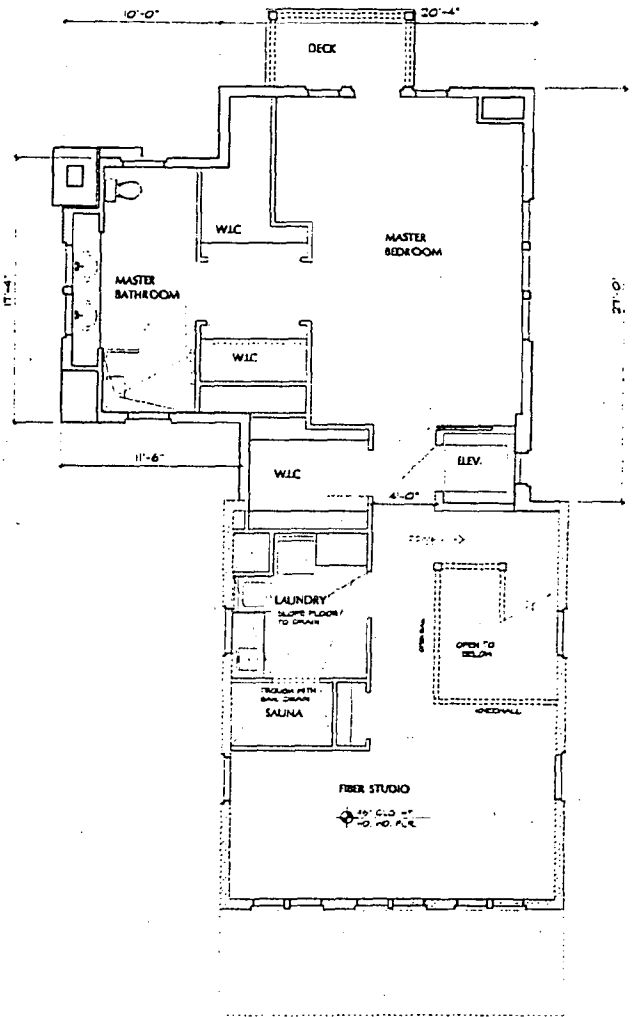
8



1st FL PLAN



2ND FL PLAN

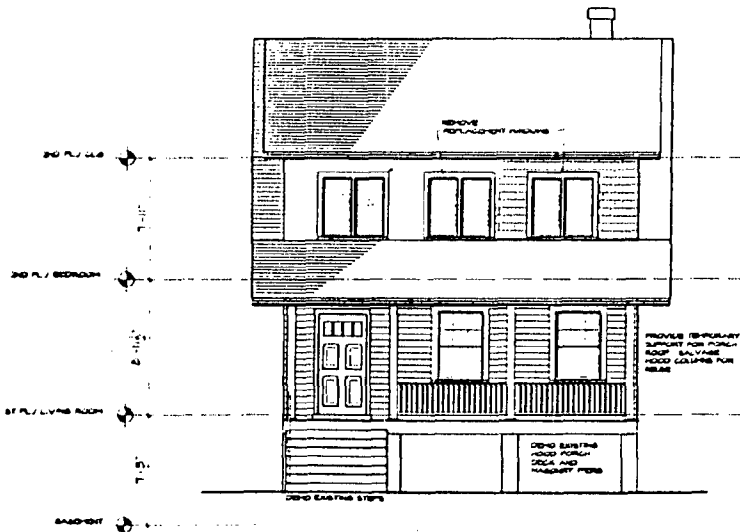


3RD FL PLAN

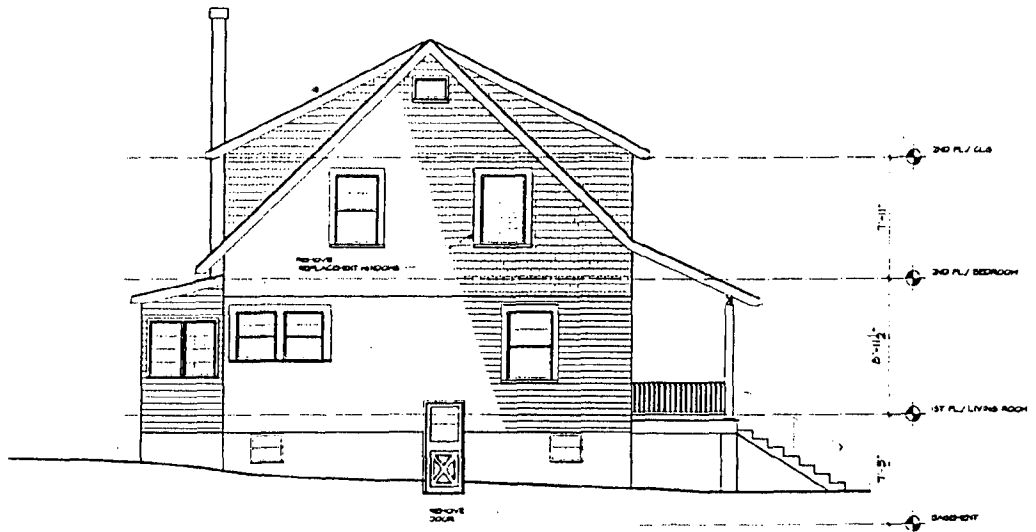
NEW  
BASEMENT  
ENTRANCE

5/8  
1/8" = 1'-0"

6



SOUTH ELEV.



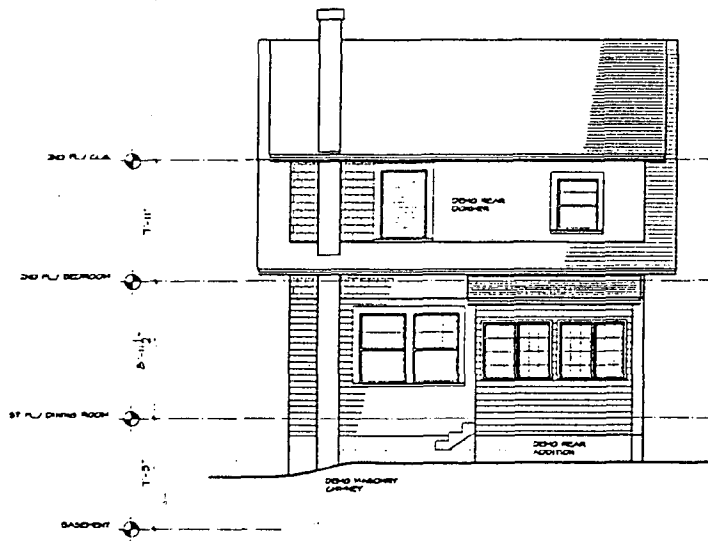
WEST ELEV.


REVISIONS  
APPLY TO CORRECTIONS TO ROOM MATRS

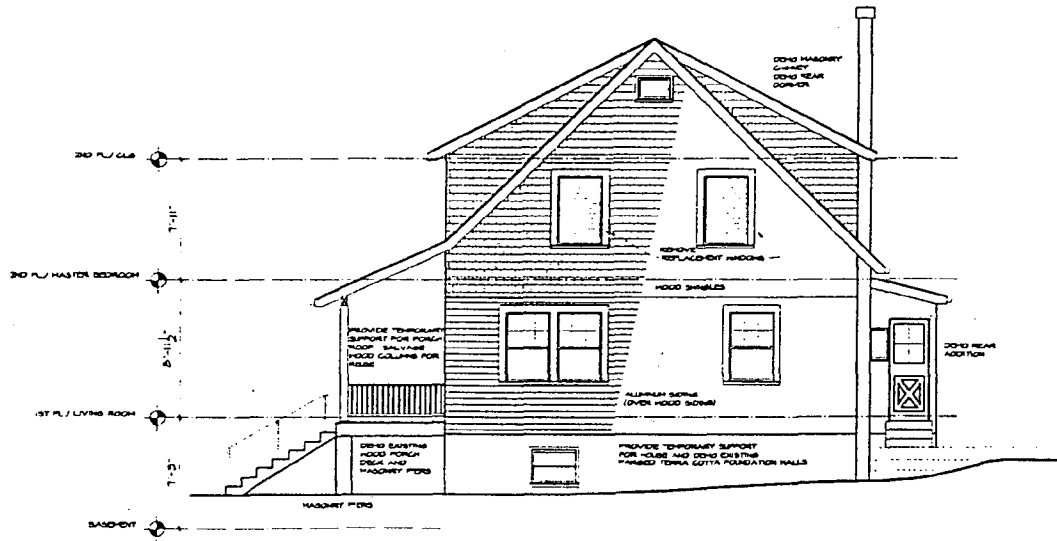
1/8" = 1'-0"


3/8

67



 NORTH ELEV.



 EAST ELEV.

1/8" = 1'-0"

4/8

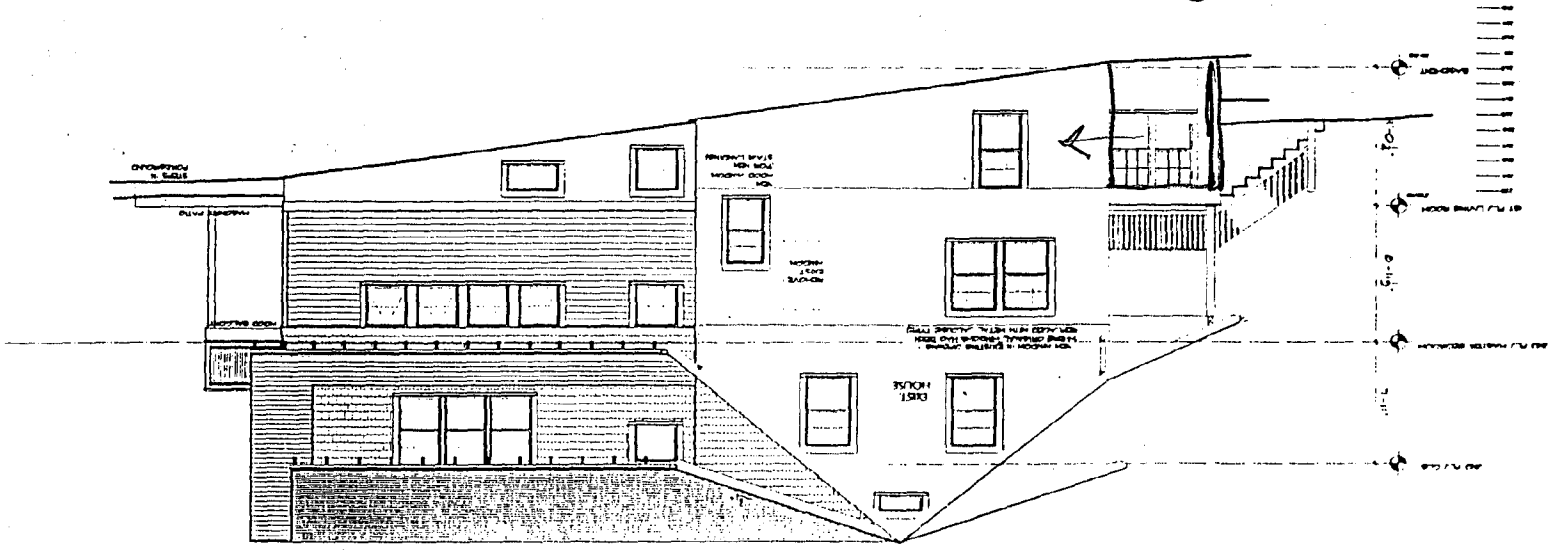
11

1/8" = 1'-0"

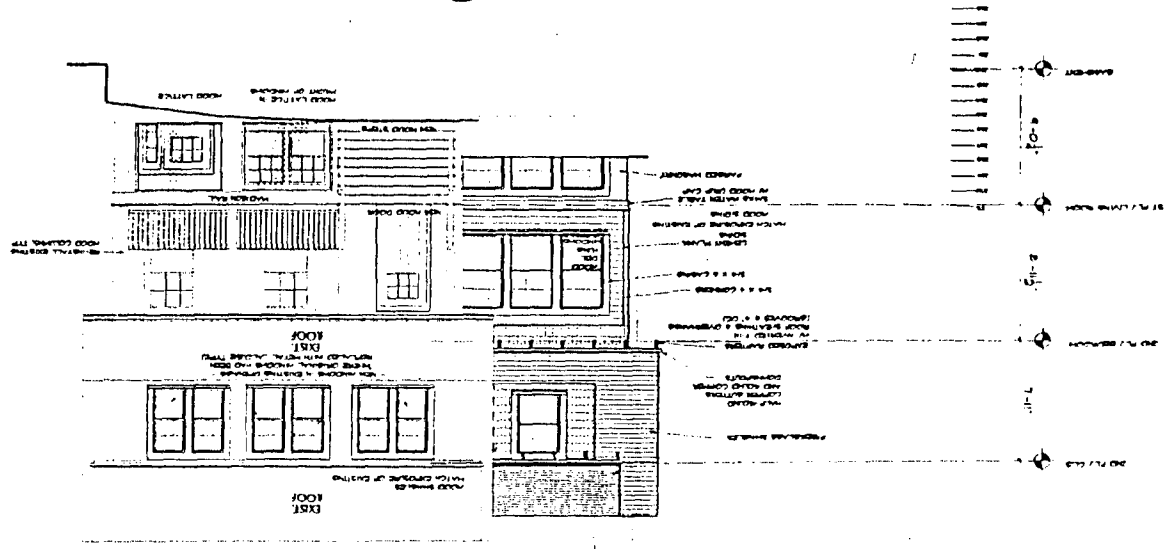
8/9

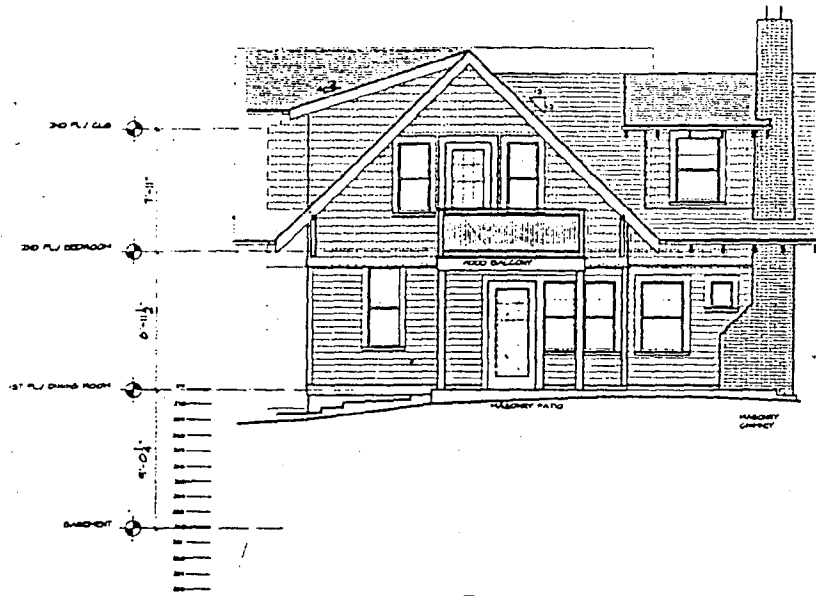
SHOW SCALE IN ROOM  
AND 7/8" SCALE FOR  
GENERAL NOTES

EAST ELEV.

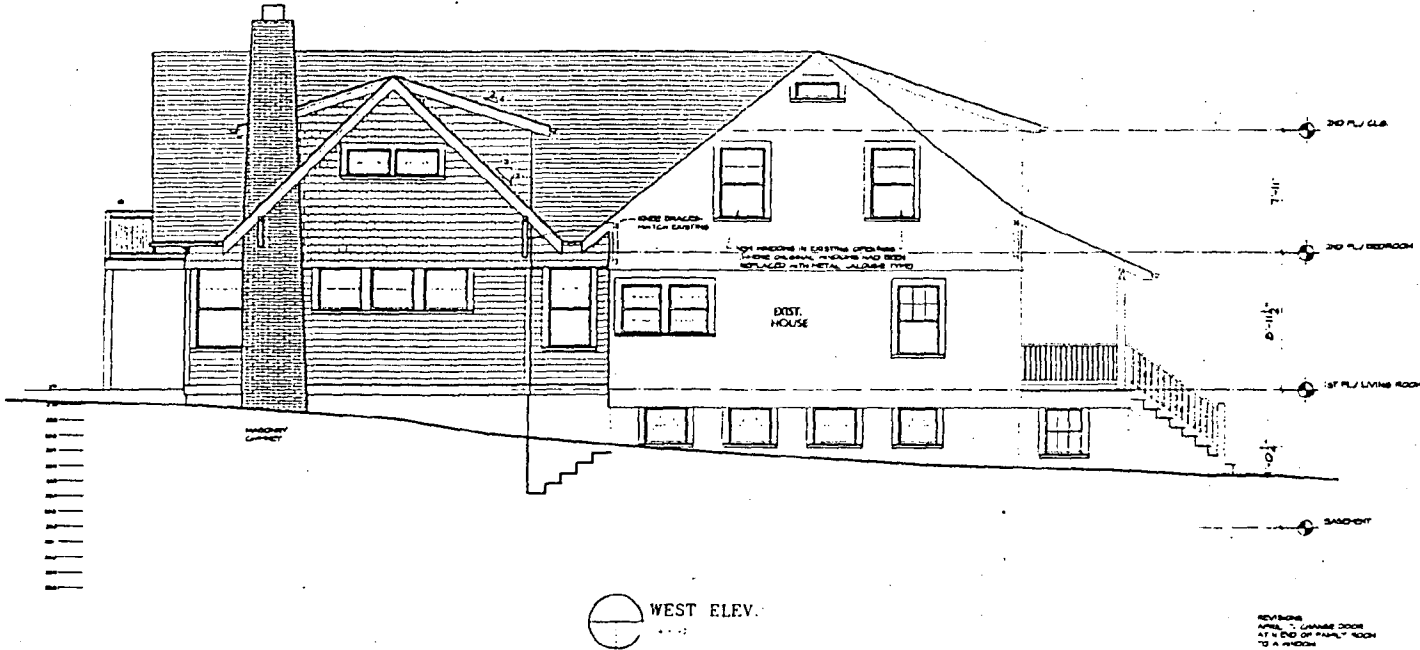


SOUTH ELEV.





NORTH ELEV.



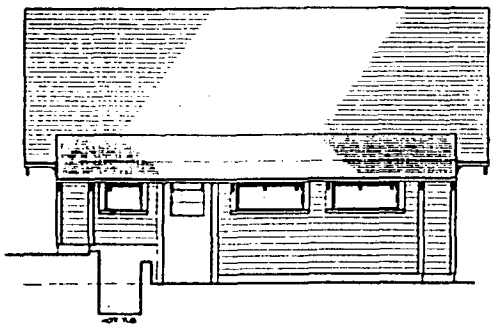
WEST ELEV.

REVISIONS  
APRIL 1, CHANGE DOOR  
AT END OF PORCH TO A WINDOW

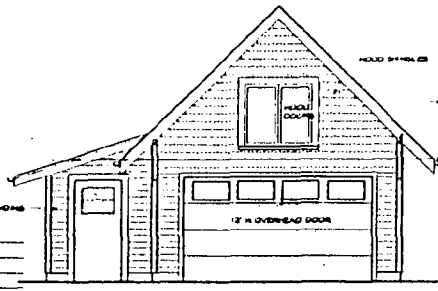
7/8  
1/8" = 1'-0"

13

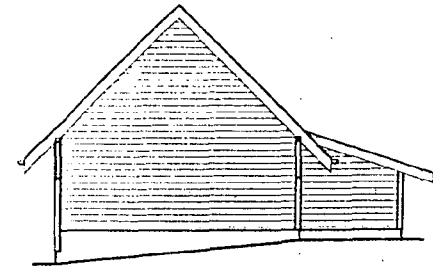




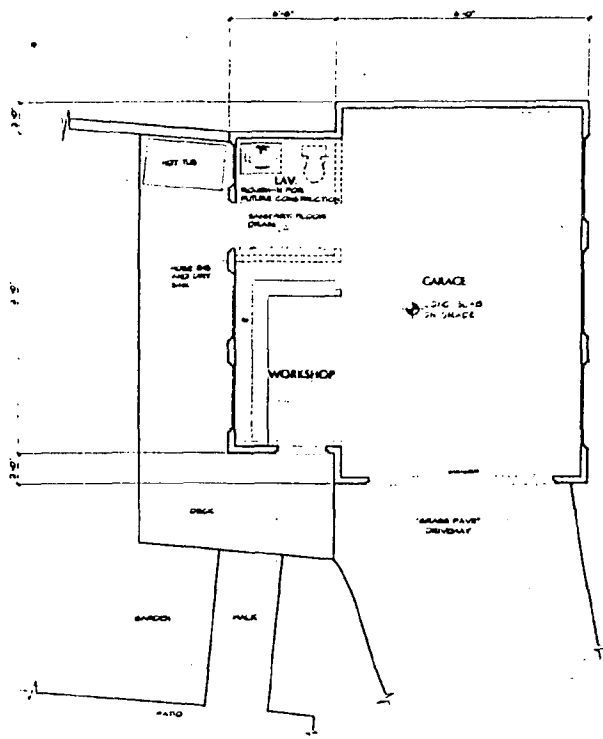
**A** WEST GARAGE ELEVATION



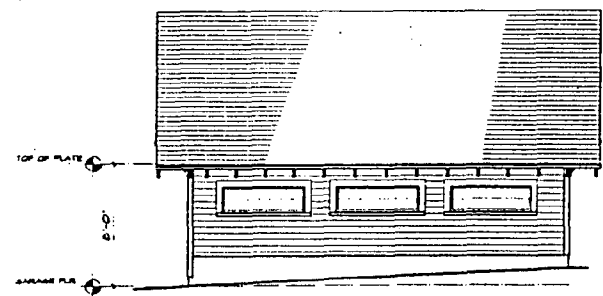
**B** SOUTH GARAGE ELEVATION



**D** NORTH GARAGE ELEVATION



**2** GARAGE PLAN



**C** EAST GARAGE ELEVATION

REVISIONS  
APRIL 1, 1968 - RUC - NORTH OF  
OVERHEAD DOOR

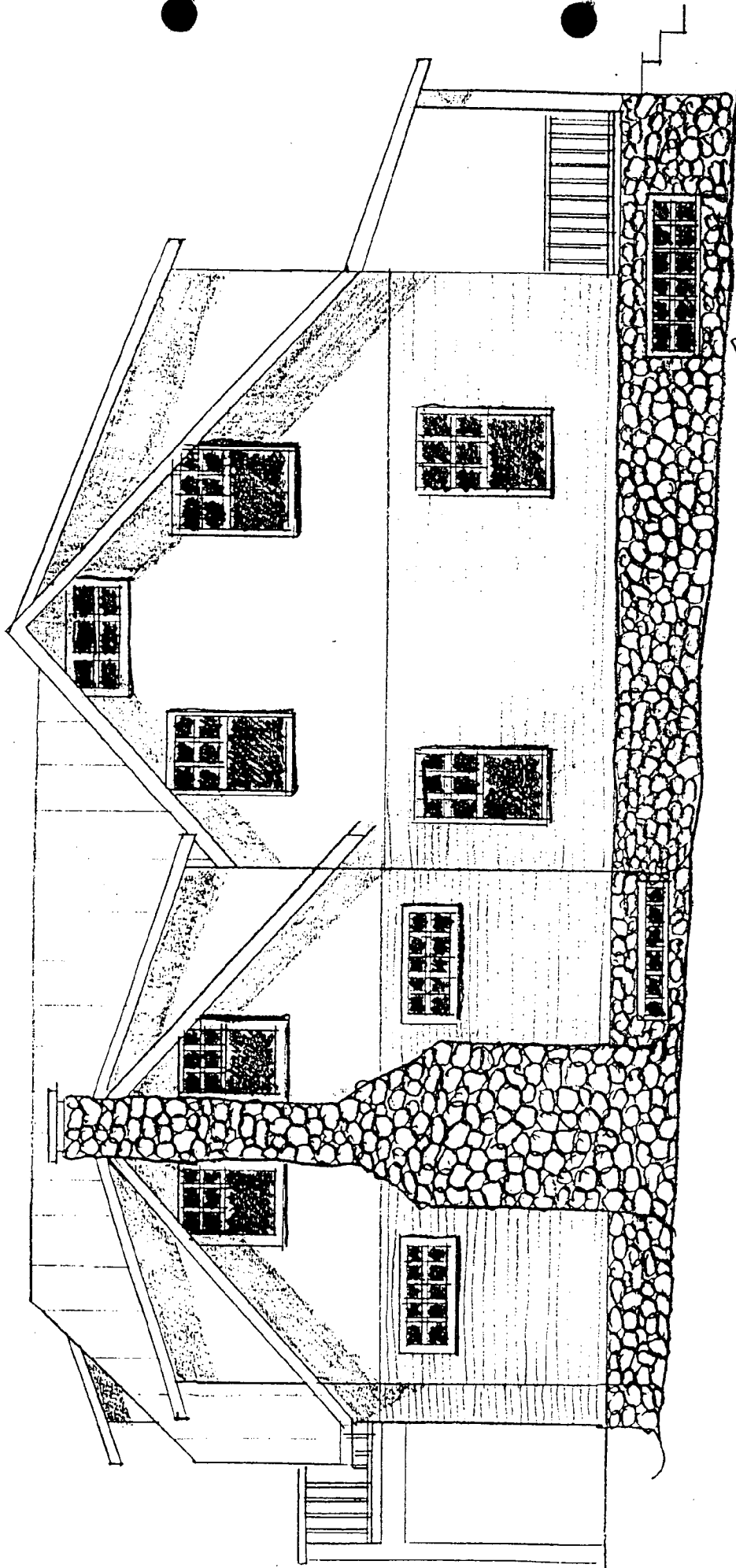
8/18  
1/8" = 1'-0"

14



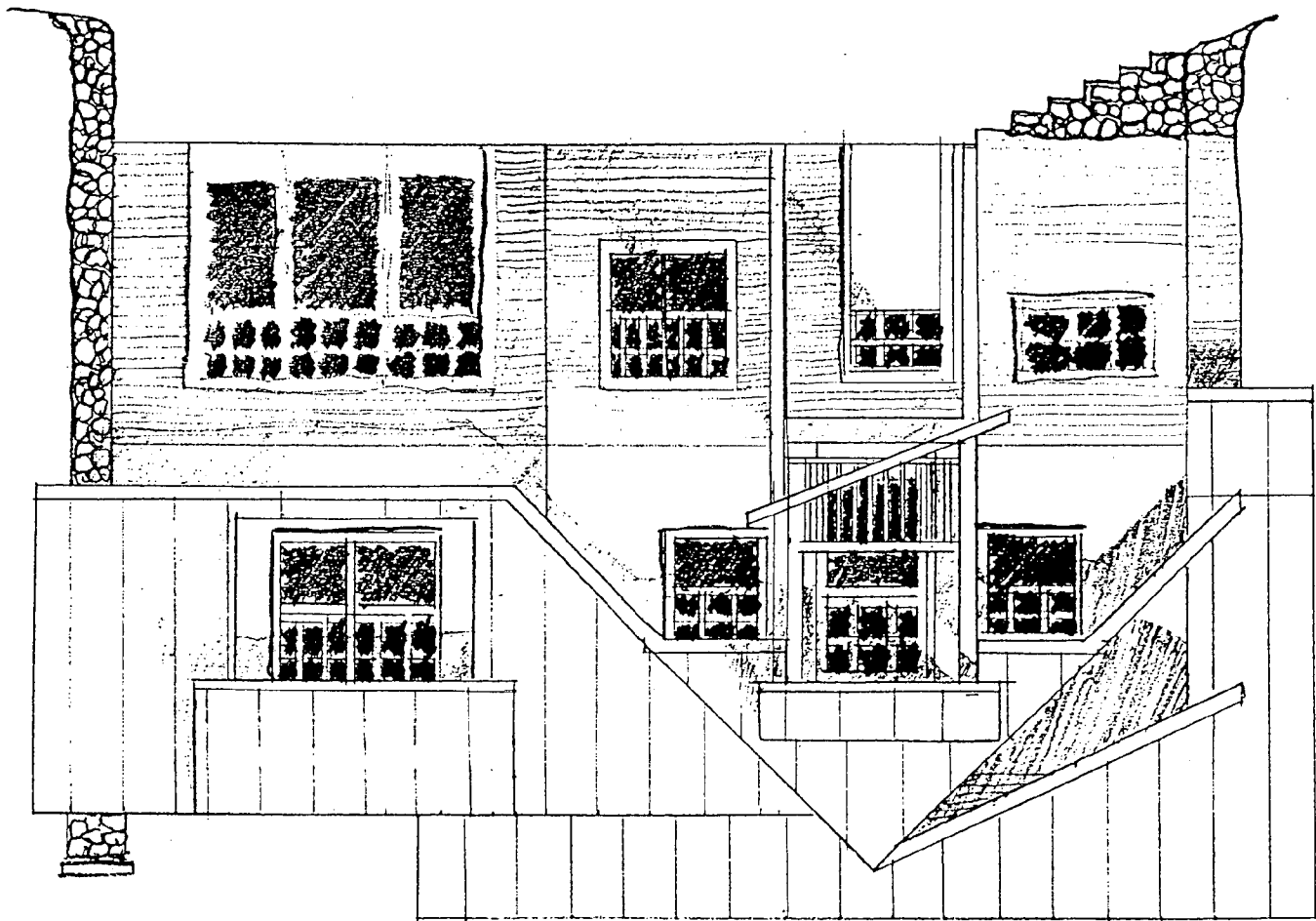
16 MONTGOMERY AVE.

(15)



West Elevation  
Sump  
"off"  
Sump  
"off"

North Elevation



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 16 Montgomery Avenue Meeting Date: 12/20/00  
 Applicant: Ann Scher & John Salmen Report Date: 12/13/00  
 Resource: Takoma Park Historic District Public Notice: 12/6/00  
 Review: PRELIMINARY CONSULTATION Tax Credit: Partial  
 District Number: #37/3 Staff: Robin D. Ziek

**PROPOSAL:** Add rear addition, new basement entrance, amend front lawn and driveway area to accommodate new entry, alter foundation material, add new garage/shed, add rear deck, add rear breezeway connecting house with garage, change driveway materials, add grass pavers to proposed rear garage.

**RECOMMEND:** Amend the design by deleting the breezeway, using a parged block foundation instead of cobbles, and reducing amount of paving; and, proceed to the HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource in the Takoma Park Historic District  
 STYLE: Bungalow  
 DATE: c1910-20s

The 1-1/2 story bungalow sits on the high side of Montgomery Avenue, and the land slopes up from the street to the back yard in a fairly steep slope. The basement level is exposed for about 4.5' at the front of the house, but is below grade at the back of the house. The front porch is prominent, and the front steps and front entrance are in the left bay of the three-bay façade. Both the front and rear elevations have large shed dormers at the 2<sup>nd</sup> story level (see Circle 23, 27). Most of the windows on the 2<sup>nd</sup> floor have been replaced with aluminum windows. The windows on the first floor are the original wood double-hung 6/1 light.

The house has three rooms on the first floor, with the living room stretching across the front of the house. The dining room and kitchen are at the rear. There is a small rear addition off of the kitchen, and a small deck in the back yard at grade (see Circle 13).

PROPOSAL

The applicant proposes to enlarge the house with a rear and side addition. The applicant also proposes a new garage/shed at the rear of the lot, connected to the house with a breezeway. The driveway would be extended into the rear with grass pavers, while the driveway at the front would be paved with brick (see Circle 8, 9).

①

In addition to adding more space, the applicant's agenda also includes altering this house to provide a barrier-free and fully accessible environment. Alterations proposed to accomplish this include the provision of a basement entry and the addition of an elevator from the basement to the 2<sup>nd</sup> floor (see Circle 12 ). Other alterations include modifications to the landscape to accommodate the new basement entrance, and the proposed breezeway to connect the garage and the house. Two rear decks are proposed: one would relate to the house, and one would relate to the garage (see Circle 9, 10 ).

The applicant will essentially match the existing materials, with the exception of the foundation. The existing foundation is structural clay tile that is parged on the exterior. The applicant proposes to remove this in conjunction with lowering the basement floor an additional two feet. The new foundation proposal includes applying cobbles on the exterior for the foundation course. A new chimney would also be sided with cobbles.

### STAFF DISCUSSION

The applicant proposes many alterations at the site to accommodate his goals. The alterations are, for the most part, compatible with the district and staff feels that the project can be modified to meet the needs of the applicant while still protecting the resource. The proposed alterations and rear/side addition will be readily visible from the public right-of-way, and the *Takoma Park Guidelines* (page 15) direct that the review "should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns...alterations (p. 16) should be generally consistent with the predominant architectural style and period of the resource..."

The size and scale of the rear addition is compatible with the site and the district. While doubling the size of the house, the design accomplishes this by maintaining the roof line of the addition below that of the existing house, and by setting the side portion, which will be readily visible from the street, as an extension off of the rear corner of the house. In this way, the form of the original house will be essentially preserved.

Staff feels strongly that the original front dormer should be retained, and should not be reconstructed as a front-facing gable dormer (see alternative proposal Circle 21 ). This would not preserve original materials and would only serve as a fabrication of history. While Takoma Park has many examples of Bungalows with both types of dormers (shed and gable), this particular house was built with a front shed dormer. *The Secretary of the Interior's Standards for Rehabilitation* (# 9) provide guidance to preserve the maximum amount of original materials and original features, while adding to a house in a compatible manner. The proposal, as shown on Circle 17-18 ) would accomplish this goal.

Staff notes that the new basement entrance will be visible from the street as it is located at the SE corner of the house where the basement level is the most exposed. The basement door will be under the front porch, with an entrance and a "window" to provide light under the porch. The doorway will also have an electric light. The existing driveway will serve as the basement access, with modifications to accommodate the lowered basement grade. The driveway to the basement entrance will be repaved with brick to promote the feel of a walkway, while the rest of the driveway leading up to the garage will be paved with concrete grass pavers.

Staff views this new basement entrance as “an addition to” the original structure, because the original front walkway and front steps which lead up to the existing front door will remain prominent as the main public entrance to the property. Staff notes that the existing basement is already approximately 4.5’ above grade, and the applicant will need to regrade the driveway at this corner to accommodate the new entrance. With the use of retaining walls right at the basement entrance, the existing topography of the front yard, which matches the rest of the street, will not be altered.

Staff feels that the proposed use of cobbles for the reconstructed foundation material should be strongly discouraged. The existing foundation is a simple parged clay tile, and the house has two different siding materials already. There are only a few examples of cobblestone construction in the Takoma Park Historic District, which are viewed as quite distinctive: two cobblestone walls, one cobblestone walkway, and one cobblestone foundation on an Outstanding Resource (see *Takoma Park Amendment*). Staff feels that the use of this highly decorative material at this relatively simple bungalow would be inconsistent with the original historic construction, where the porch and the 6/1 windows are the most prominent design features of the building, and also add a new element into the district which would be a historic fabrication.

The proposed detached garage is in the rear of the property. It is designed to appear as a single-car garage with a shed addition. This is an appropriate approach in that it matches the small scale of the site, and is typical in the district. Such a configuration also permits a lower roof height while still providing a suitable roof pitch.

Staff is concerned, however, that the proposed breezeway contradicts the distinction between the house and garage. Such a connection has been proposed in other locations and has been disapproved by the HPC. Staff notes that an at-grade connection can be accomplished with decking and/or the construction of a walkway. The proposed roofing, however, adds additional mass to the site, which will be already considerable with the new rear addition and garage. The rear yard is visible from the public way (see Circle 30 ), and the breezeway is too long to be interpreted as a landscape feature, such as a back yard gazebo.

The applicant is proposing to pave a lot of the site, and staff would recommend that the amount of paving be reduced to the minimum required. For example, the grass pavers should be restricted to the drivable area only, so that more garden area is available in the back yard.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant revise the proposal to reflect a simple parged block foundation, delete the breezeway, and reduces the amount of paved area on the property.

November 21, 2000

Mrs. Robin Ziek  
Historic Preservation  
Montgomery County  
8787 Georgia Avenue  
Silver Spring, MD 20910

Dear Robin,

As discussed on the phone earlier this week, I am sending the enclosed documents which I would like to critique in a preliminary consultation by the Historic Preservation Commission at their December 20<sup>th</sup> Meeting.

My wife and I will both attend that meeting and hope to discuss the questions listed on the cover sheet of the packet, as well as any other issues the commission feels are important.

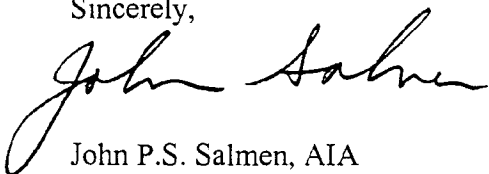
My intent is to get as much input as possible related to the design and preservation issues at stake so that we can prepare a set of drawings for a Historic Preservation Work Permit in January or February of the coming year.

I will send you photographs of the house and vicinity via e-mail in the next couple of weeks.

Thanks for all your help and input. I am really excited about the potential of creating a home for our next 50 years while practicing historic preservation. If you have any questions about this packet please contact me t your convenience.

I look forward to seeing you on the 20<sup>th</sup>.

Sincerely,



John P.S. Salmen, AIA  
301 270-2470 (work)  
301 989-2246 (home)  
301 806-7267 (cell)



Adj + Conf.

Sr. 16 Montgomery

14 Montgomery - (Dunee)

20 Montgomery (Dunee)

13 Montgomery (Collins)

15 Montgomery (Meyer)

17 Montgomery (Delibert)

22 Montgomery (Hofner)

## **A Home For Our Next 50 Years**

16 Montgomery Avenue, Takoma Park, MD 20912

Ann Scher & John Salmen, AIA

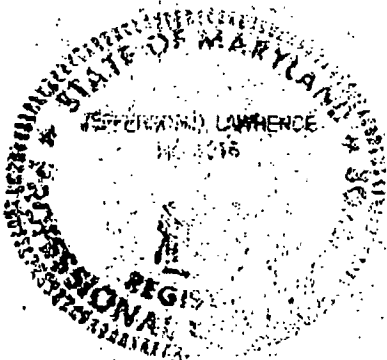
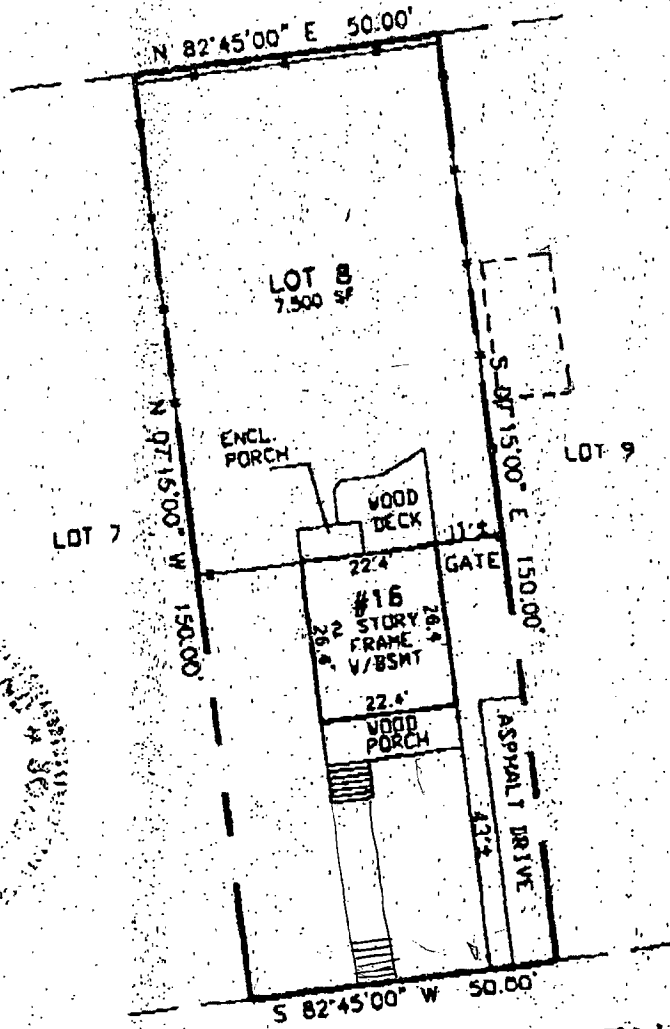
An internationally renowned architect\* for elderly and disabled people and his wife hope to renovate and add to an historically contributing “bungalow wannabe” making it an award winning and highly publicized universally designed home that preserves it’s historic context. They expect to make the bungalow their primary residence through their old age. The site was selected and purchased in the spring of 2000 because of its walking distance proximity to the owner’s Takoma Park office, the Metro and Takoma Park retail/services. Also the size and state of disrepair of the existing structure made it a good candidate for accomplishing their objectives. They hope to break ground on the project in the summer of 2001 and move in before the end of that year.

As of 12/1/00, Several design questions requiring Historic Preservation Commission input surround the issue of the degree to which new vs. existing elements should be differentiated. Those questions include:

1. Roof – materials, dormers
2. Windows – Replacement of existing, placement/design of new
3. Basement – Lowering floor level, Front entry, Foundation wall materials, and enclosing space under the front porch.
4. Exterior – Drive material, Deck and breezeway, Rear trees, grade along eastern elevation, Front basement entry, west side entry removal and window well
5. Detached Garage/shed – placement, connection, turn around
6. Rear addition – massing, articulation, side exposure.

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\* [www.UniversalDesign.com](http://www.UniversalDesign.com)



MONTGOMERY AVENUE

EXISTING

*Jefferson D. Lawrence* 12-18-98  
 MD Reg. Professional Surveyor #5216 Jefferson D. Lawrence Date

Offset dimensions shown thus, MNZ are generally within 1 (one) foot of the stated distance if 20 feet or less. Longer distances may exceed 1 foot margin proportionally. All offsets depend on site conditions and other factors including but not limited to: elevation changes, availability of property markers, availability and age of land record data, irregularly shaped and/or large lots.

Property shown hereon is not in a flood plain per existing records unless otherwise noted

**O'CONNELL & LAWRENCE, INC.**  
 SURVEYORS, ENGINEERS & LAND PLANNERS  
 17804 Georgia Avenue, Suite 302, Olney, Maryland 20882  
 Tel: (301) 924-4970 • Fax: (301) 924-6872

LOCATION DRAWING  
 TAKOMA PARK  
 LOT 8 BLOCK 18  
 MONTGOMERY COUNTY, MARYLAND  
 Plat Book: A Plat: 2 Liber: Folio:

SURVEYOR'S CERTIFICATION

I hereby certify to the best of my knowledge and belief that the property delineated hereon is in accordance with the Plat of subdivision and/or deed of record, that the improvements were located by accepted field practices and include permanent visible structures and encroachments, if any. This drawing is not to be relied upon for the establishment or location of fences, garages, building or other existing or future improvements. This drawing does not provide for the accurate identification of property boundaries and other features. It may be required for the transfer of title or securing financing or refinancing. Questions

Job No. 720-102

Scale 1"=30'

Field Dates

Well Check

7



Garage  
Workshop  
Garden

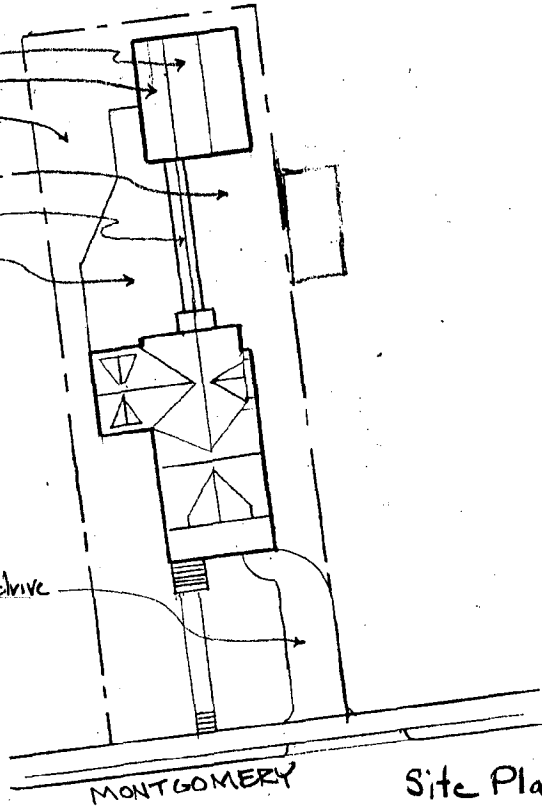
Grass Pave

Breezeway

(Deck)

Modified  
or circle

Brick walk/drive



MONTGOMERY

Site Plan

1" = 30'

9.27.00

16 MONTGOMERY, Takoma Park, Md. 20912

John Salmen & Ann Scher 301.989.2246 | 9.27.00

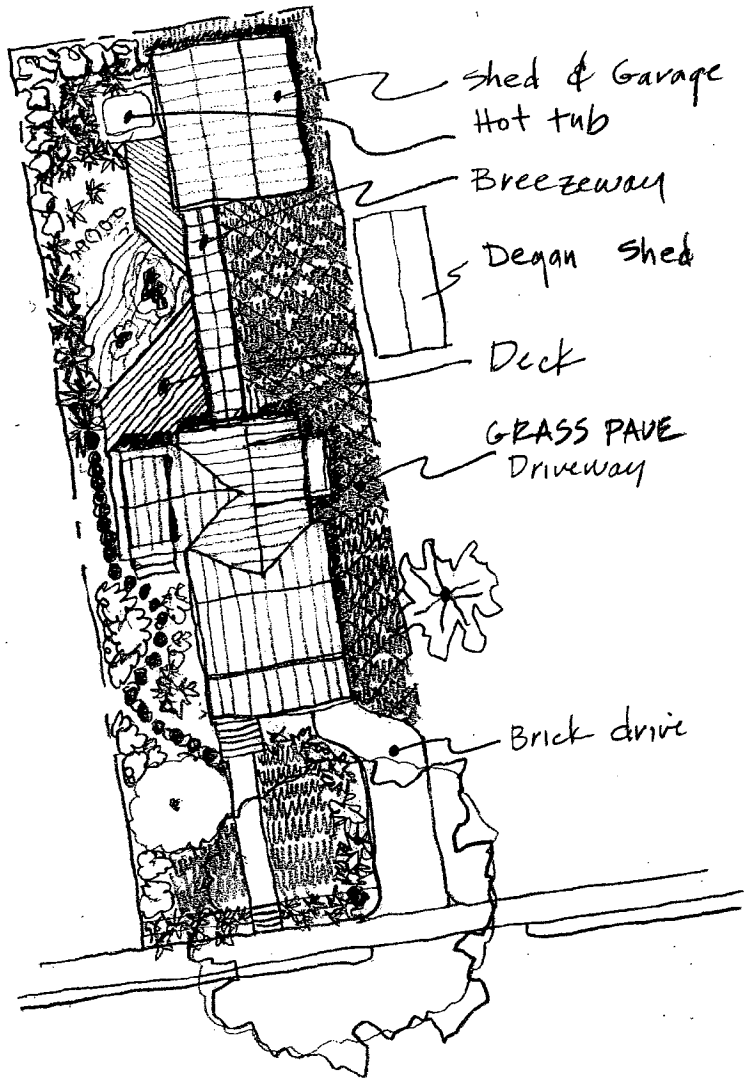
Existing	Sq. Ft		
Lower	572		
Main	572		
Upper	572		
Total Indoor	1716		
Porch	143		
Total Roofed	1859		

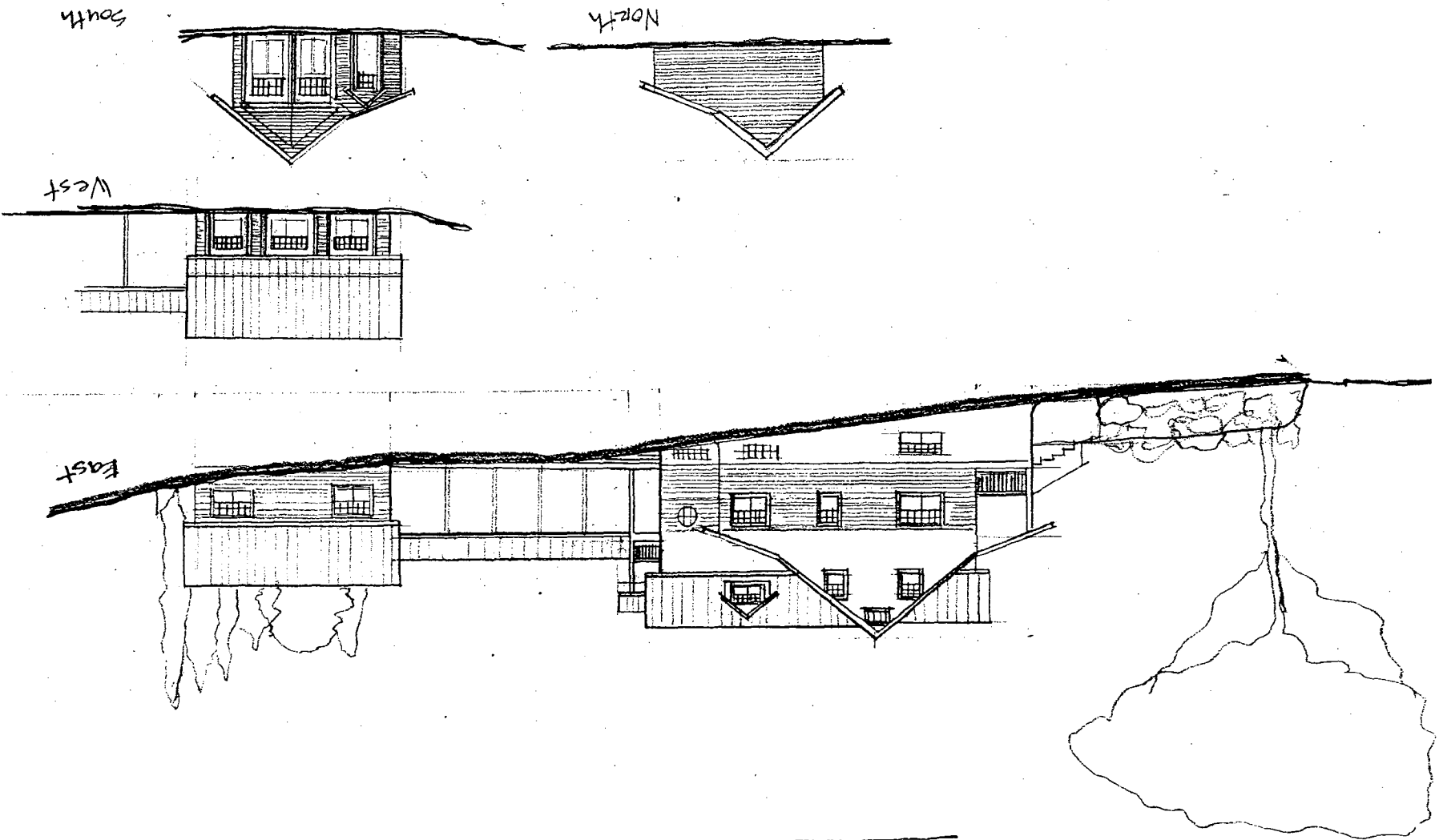
Proposed	Sq. Ft		
Lower	1214		
Main	1071	Kitchen	175
Upper	965	Baths	400
Total Indoor	3250		
Porch	143		
Garage	375		
Shed	175		
Breezeway	150		
Outdoor Roofed	843		
Total Roofed Area	4093		
Deck	500		
Brick paving	385		
Grass Pave	1200		
Total ground	2085		
Total Footprint	6178		

SITE PLAN

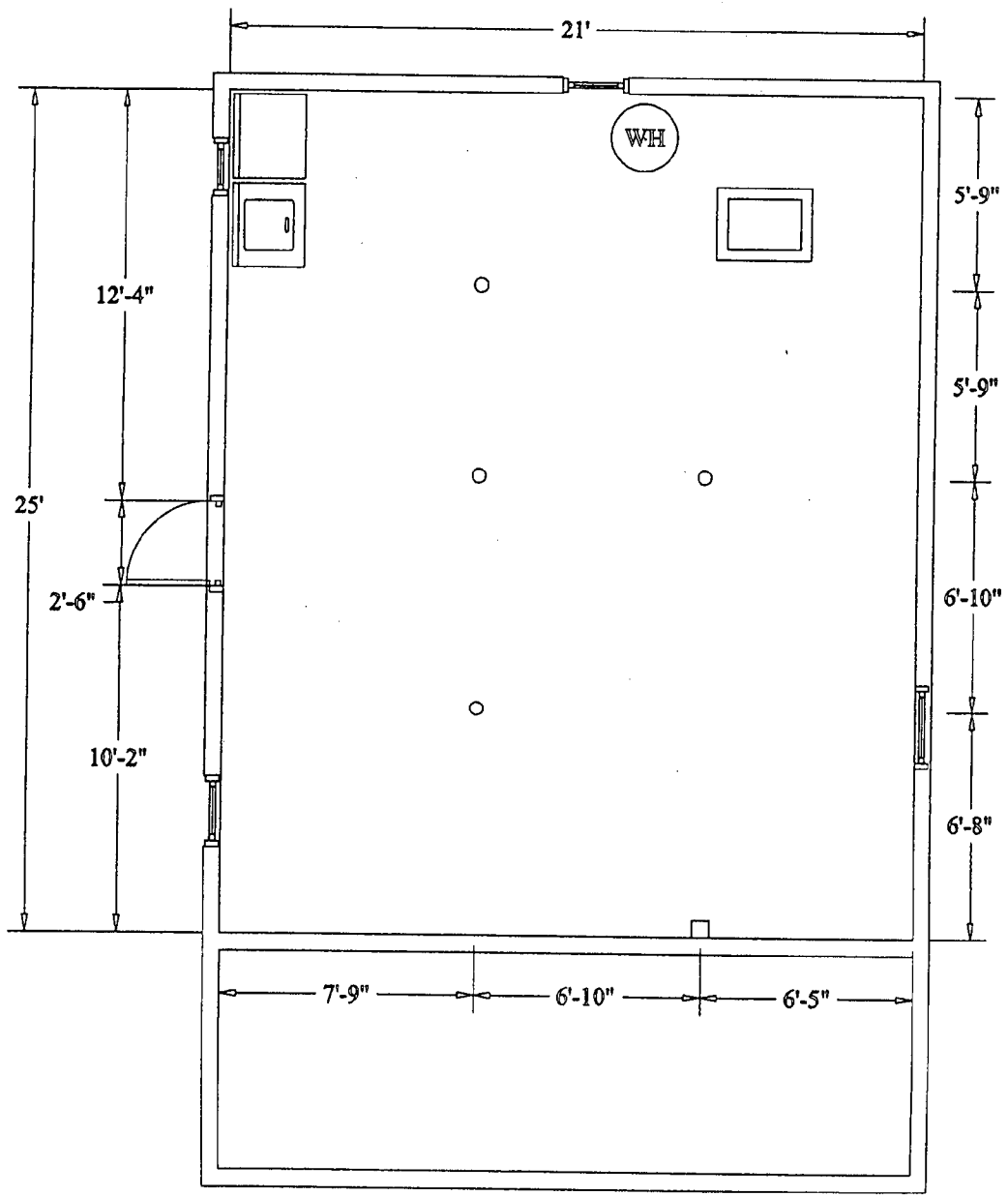
PROPOSED







SITE DEVELOPMENT, WITH FLAT GARAGE DORMER (SEE CIRCLE)

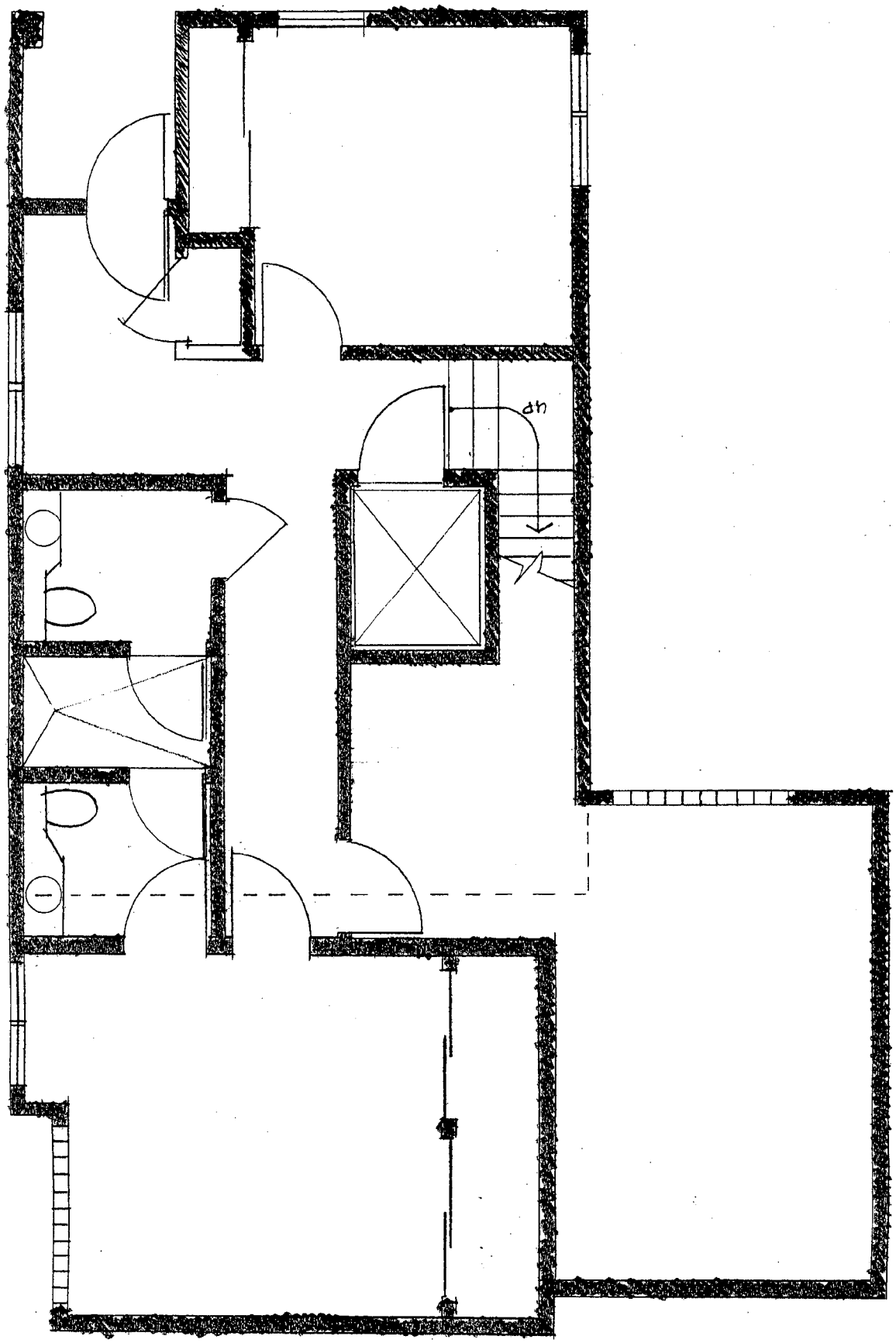


EXISTING LOWER LEVEL

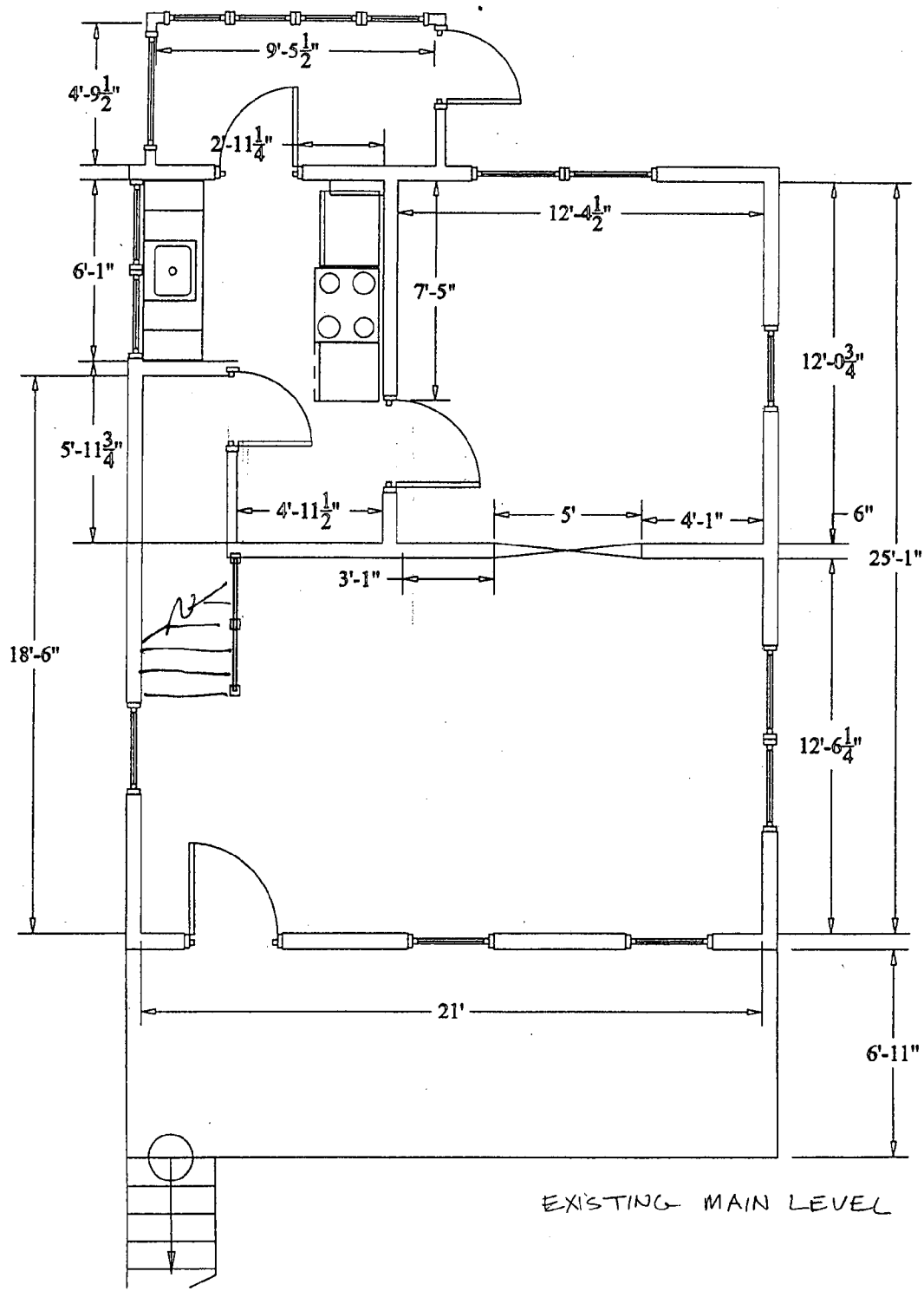
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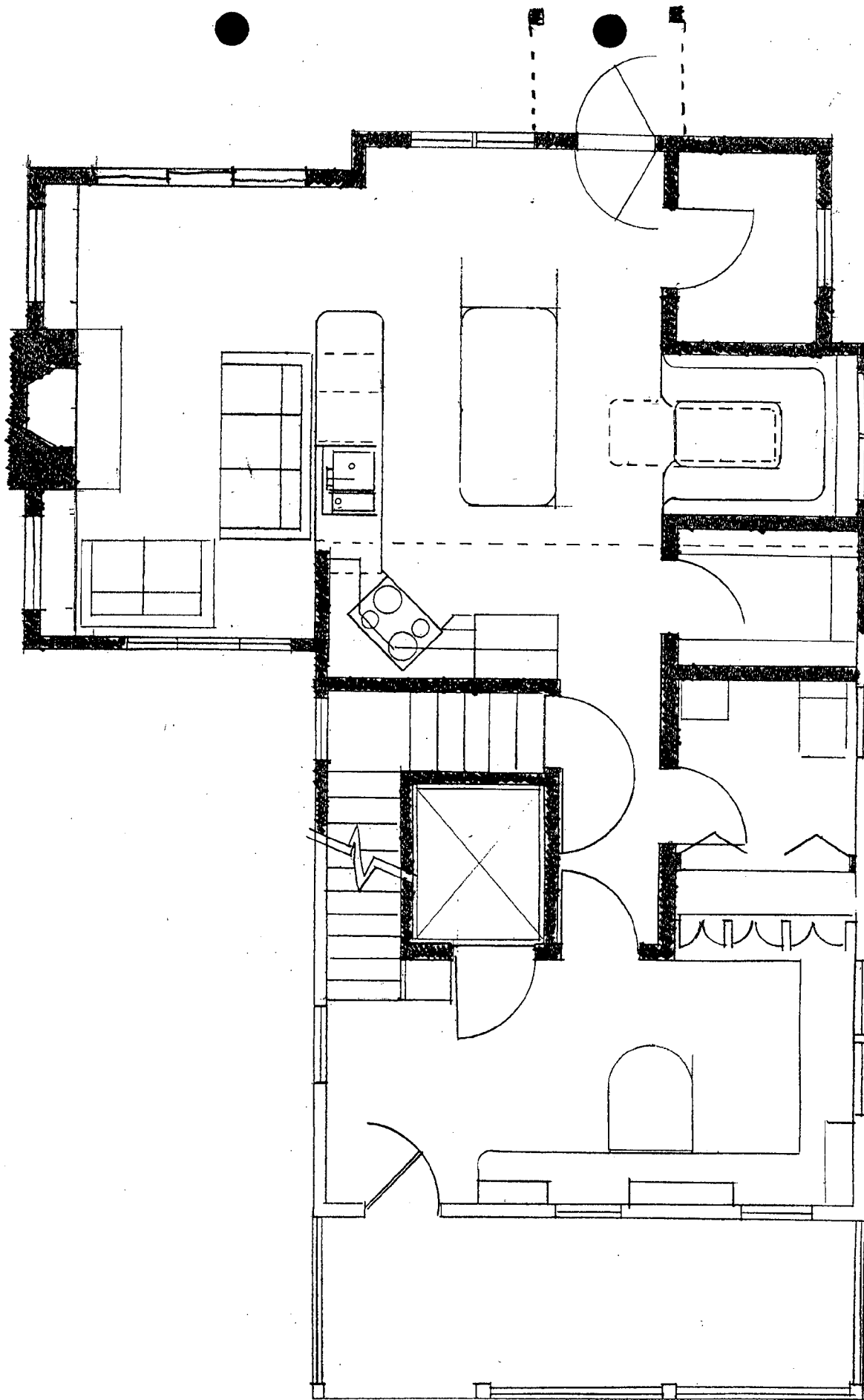
12

Lower Level Plan  
1/4" = 1'-0"  
9-27-00

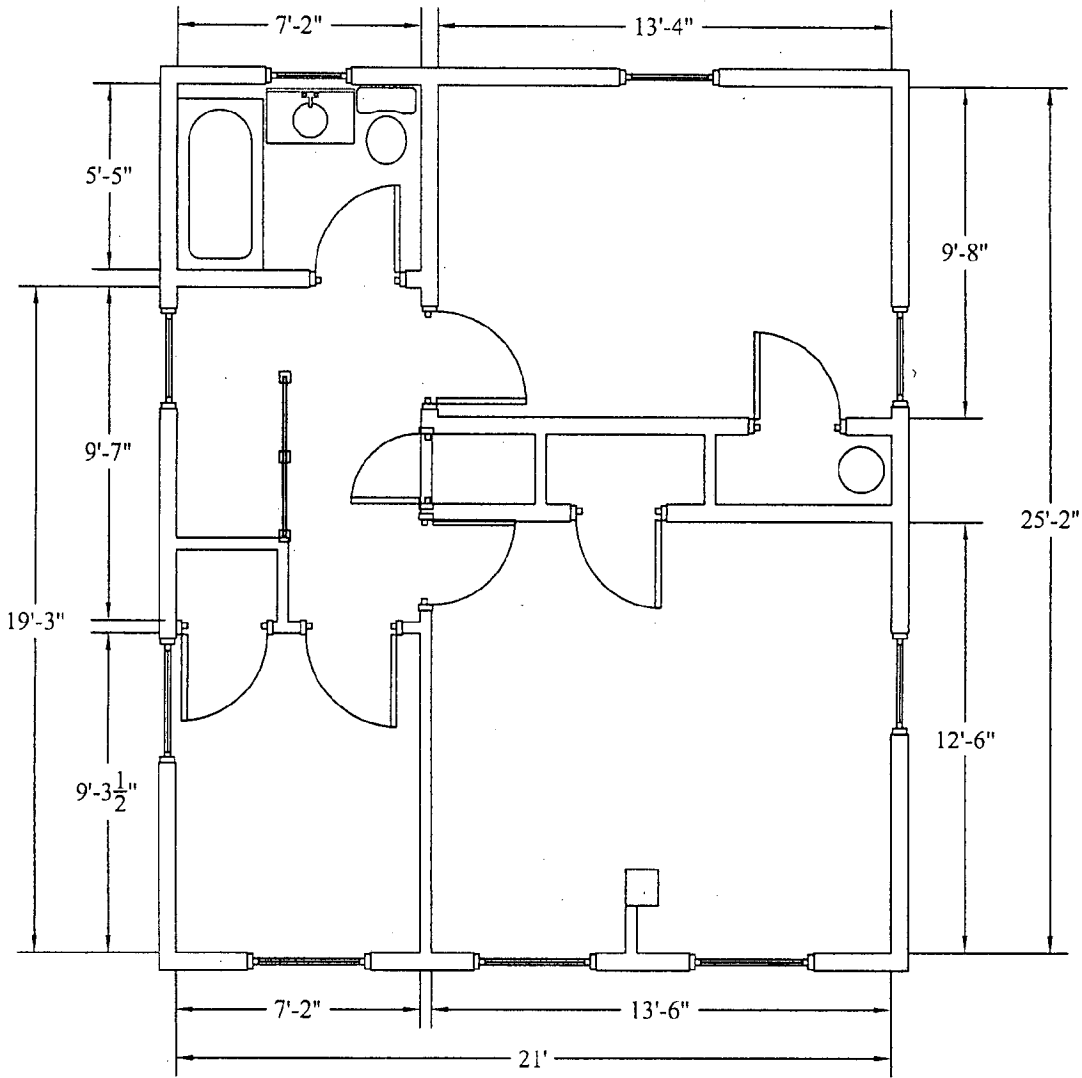




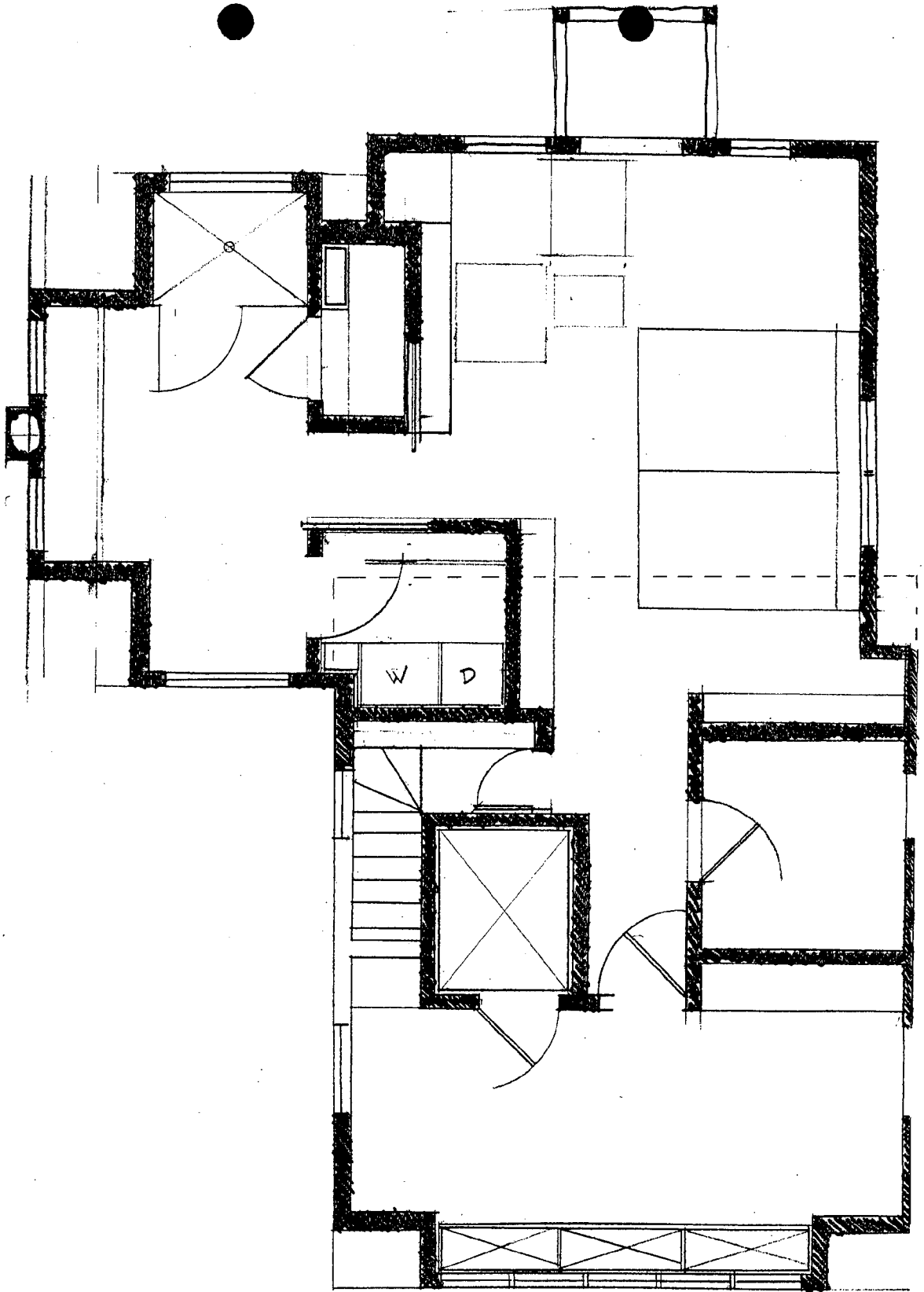




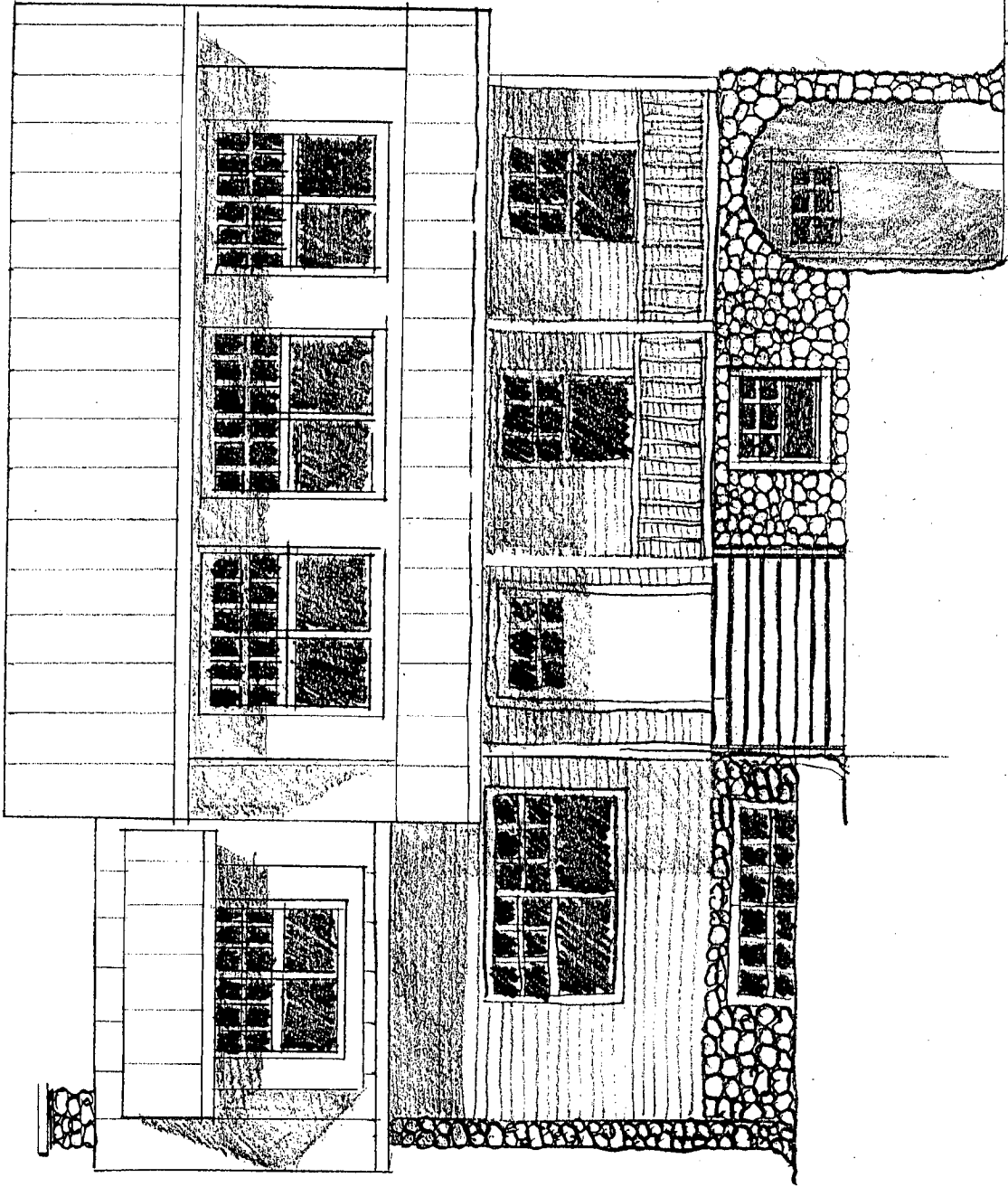
Main Level Plan  
1/4" = 1'-0"



Existing Upper level

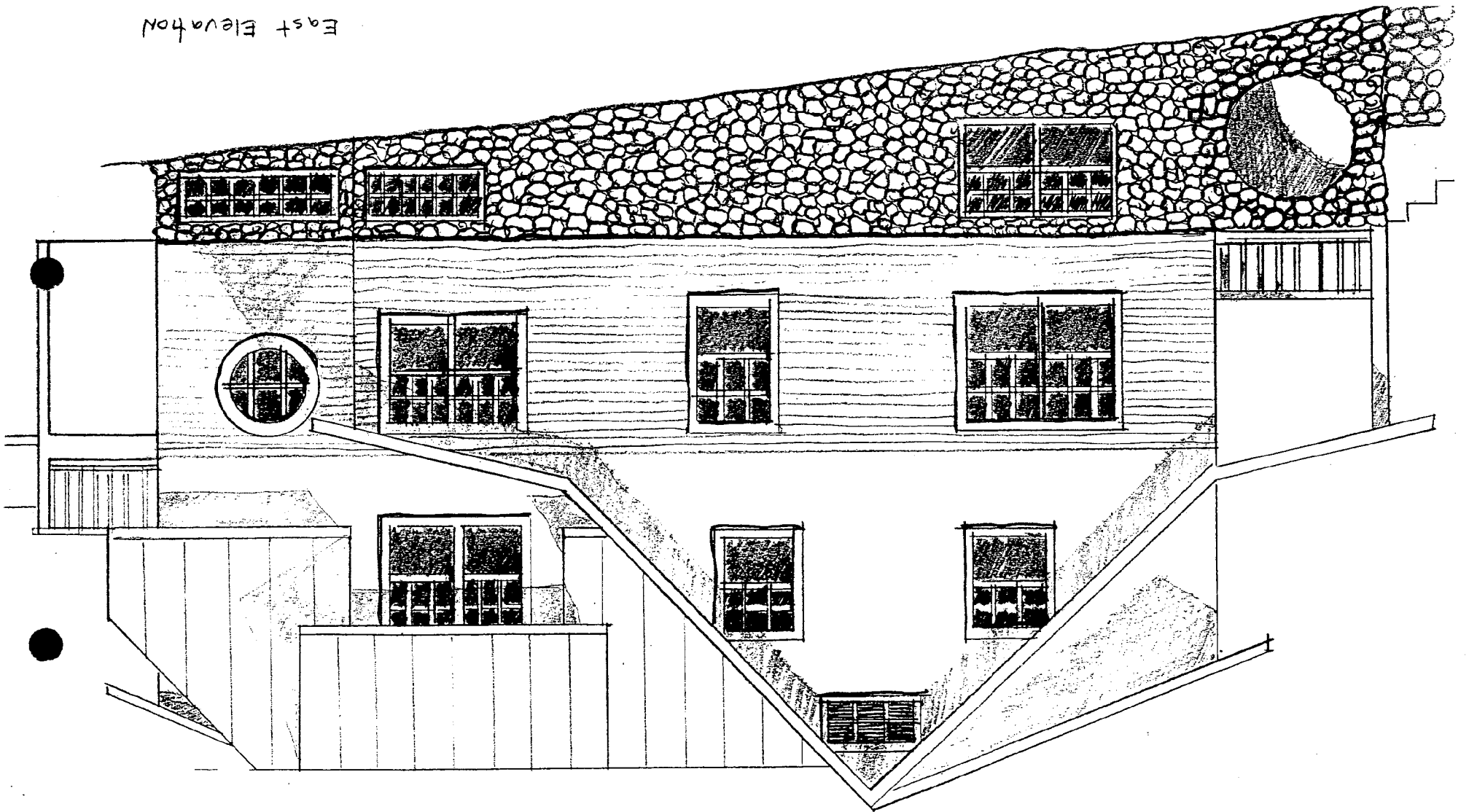


Upper Level Plan  
1/4" = 1'-0"  
9.27.00

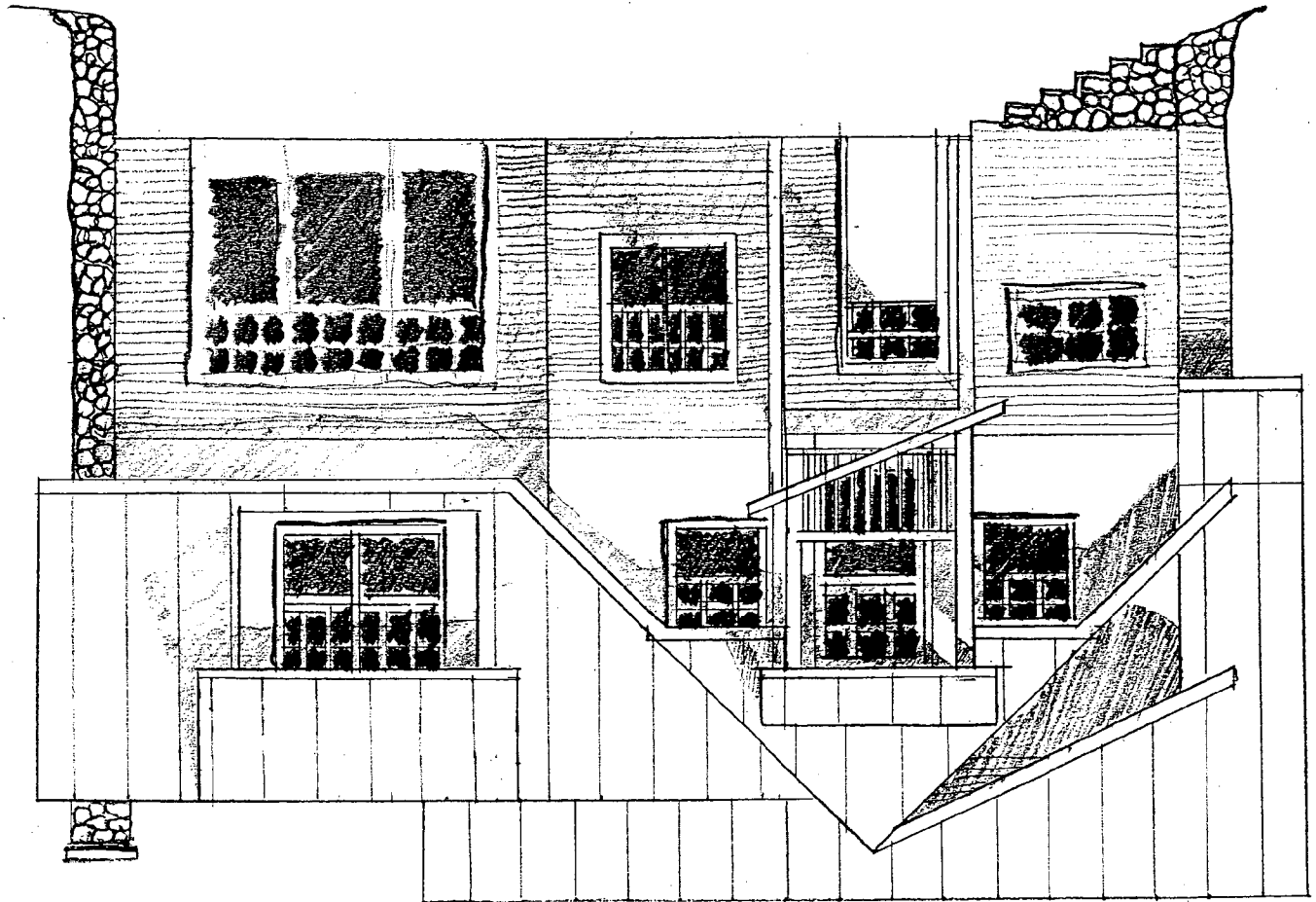


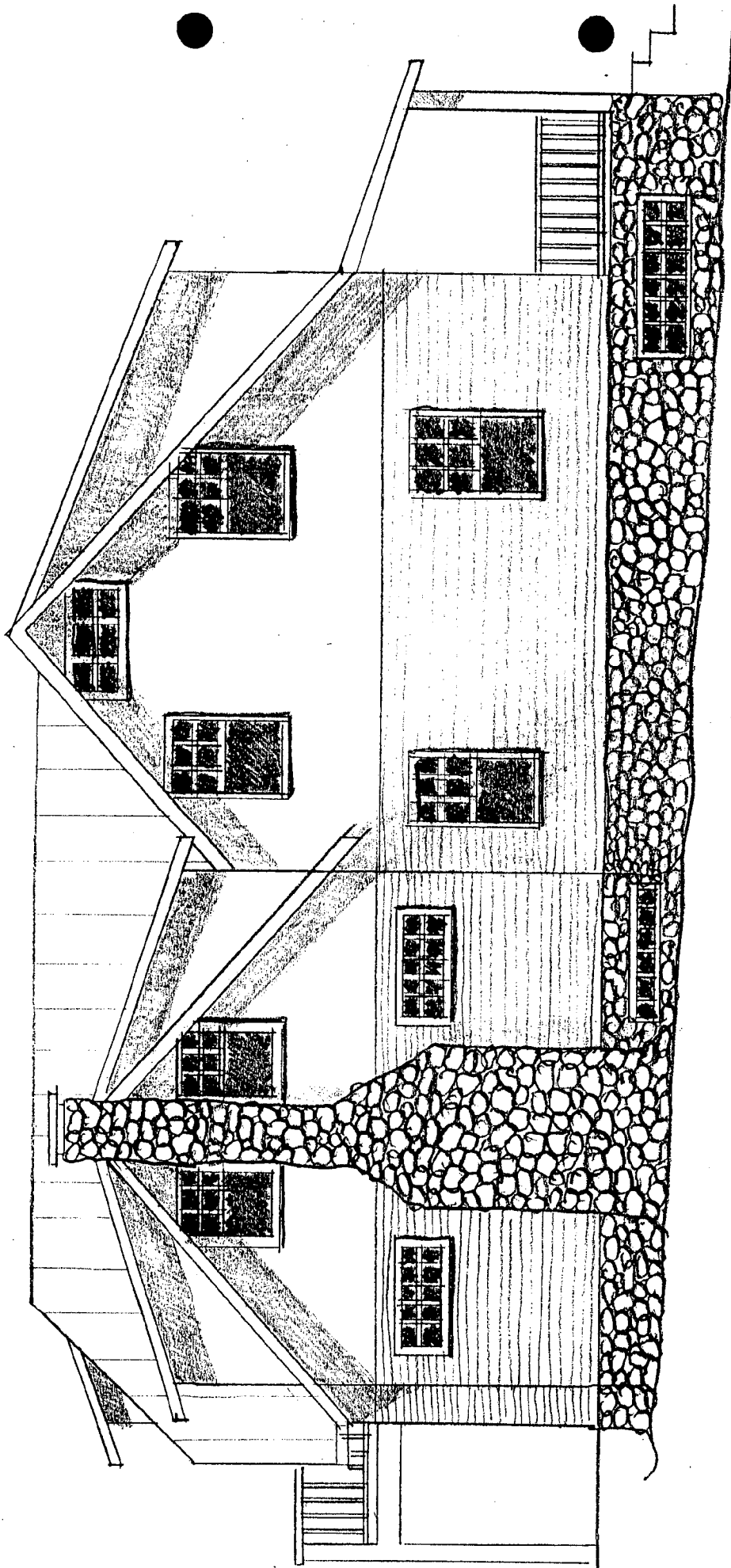
South Elevation

East Elevation



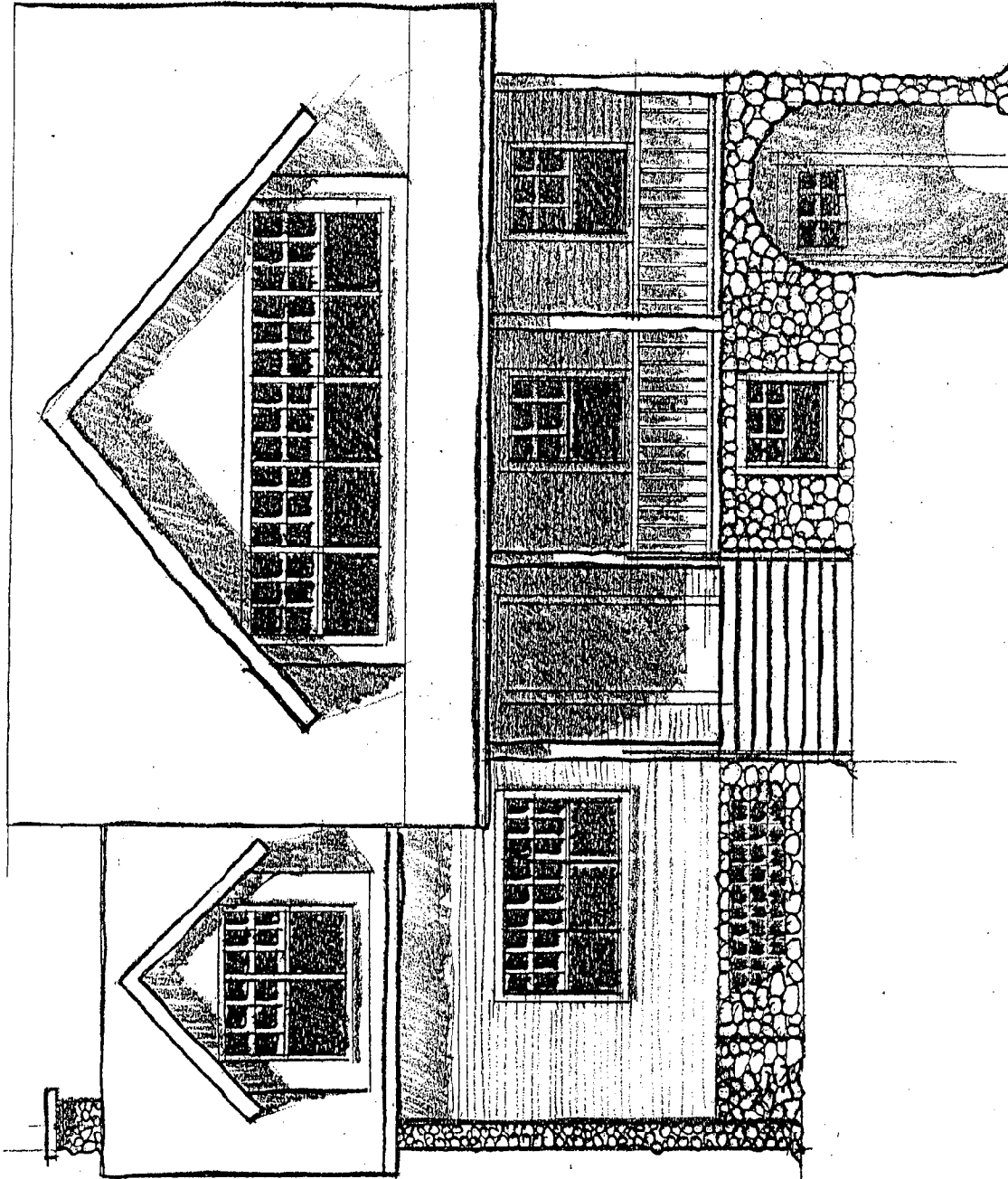
North Elevation





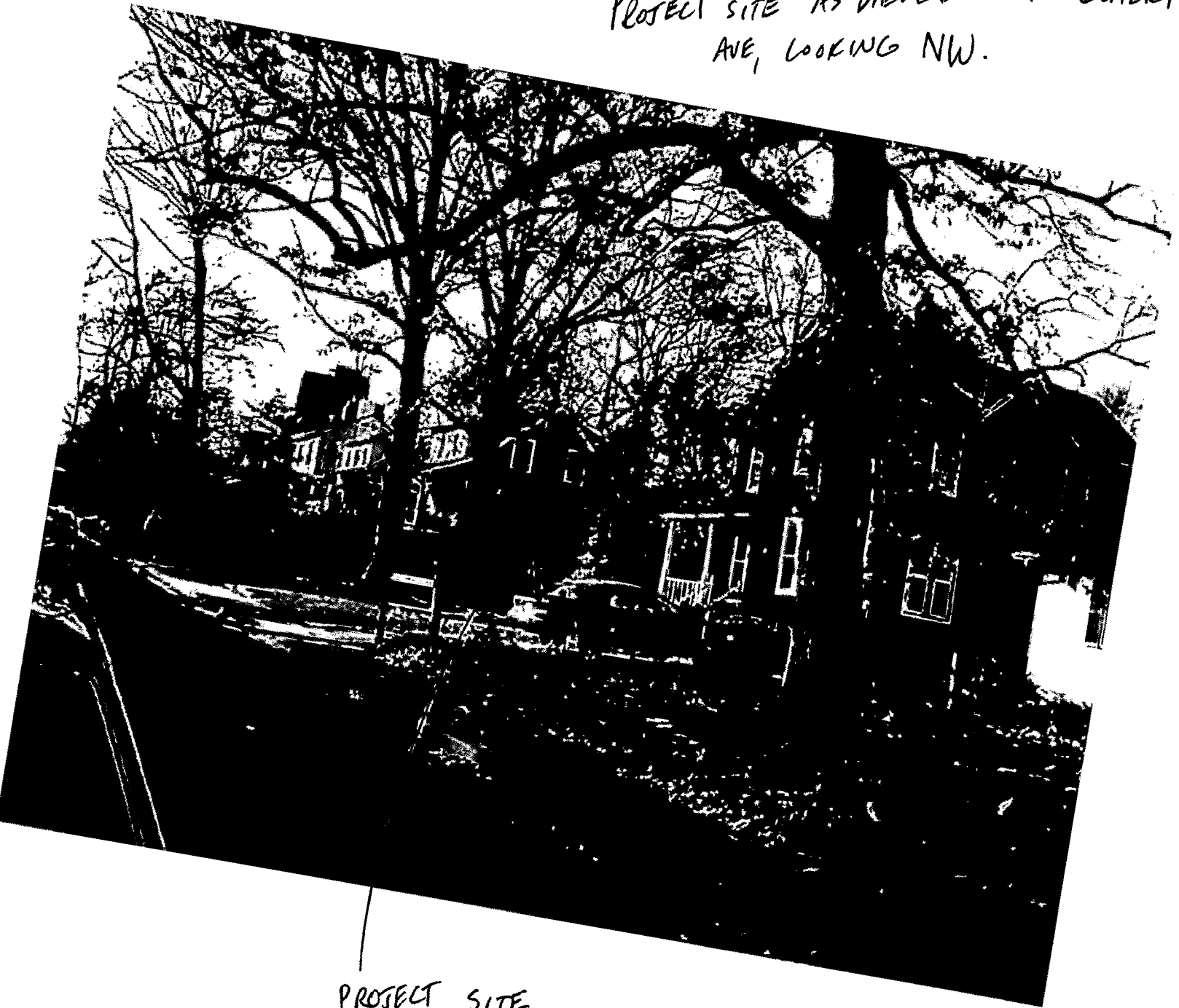
West Elevation





Alternate South Elevation  
9-22-00

PROJECT SITE AS VIEWED ON MONTGOMERY  
AVE, LOOKING NW.



PROJECT SITE



FRONT ELEVATION

FRONT ENTRY SEQUENCE



FRONT ELEVATION



VIEW ACROSS NEIGHBOR'S YARD, LOOKING NW.



BASEMENT ENTRY LOCATION

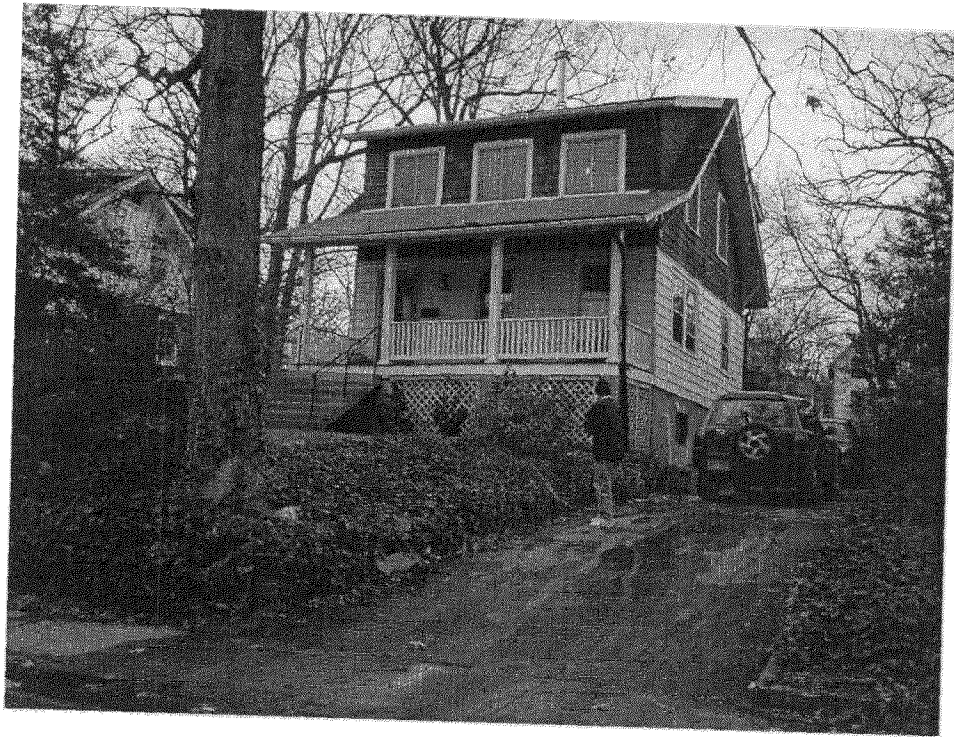


REAR ELEVATION



BACK YARD VIEW TO  
ADJACENT PROPERTIES  
LOOKING WEST

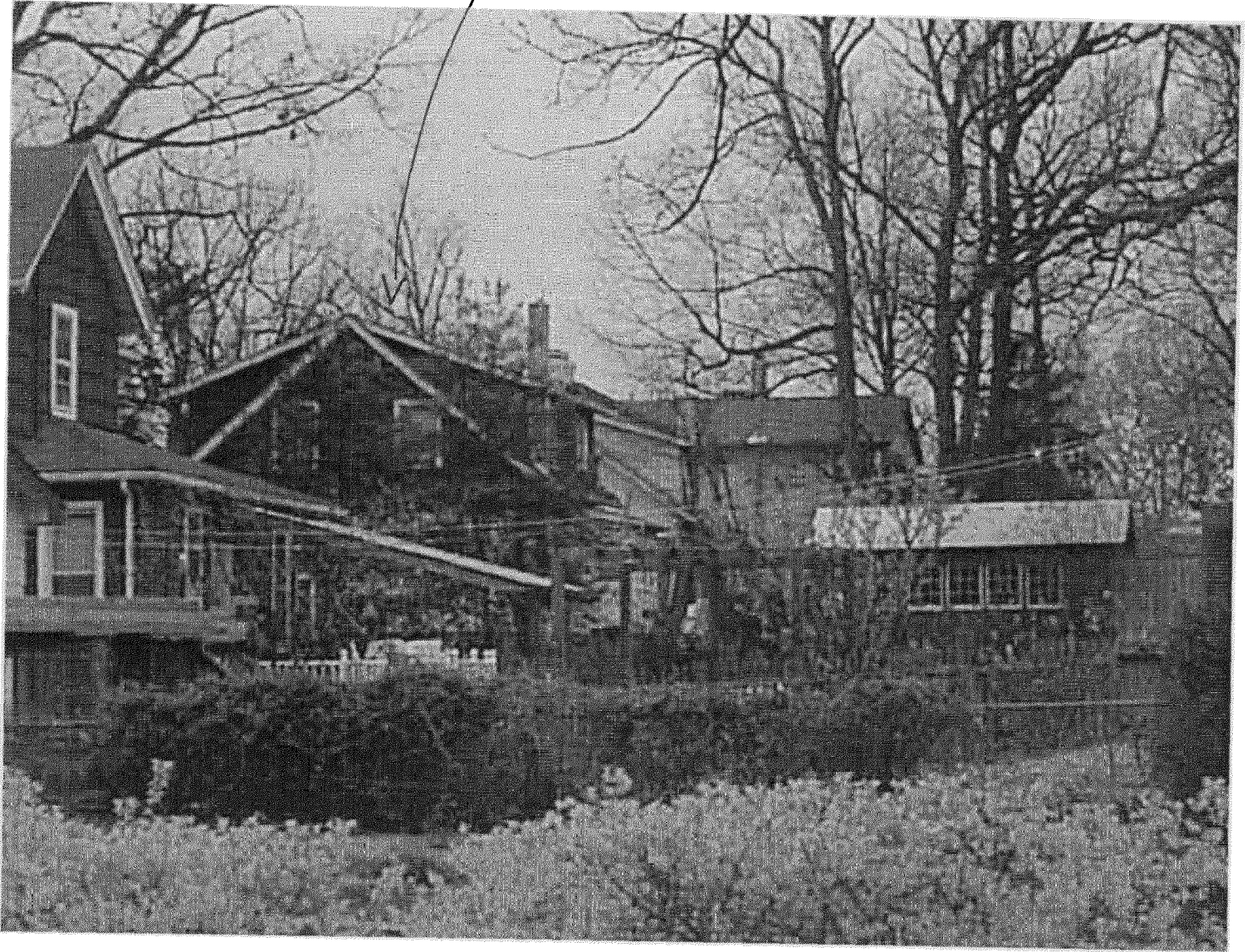




FRONT ELEVATION

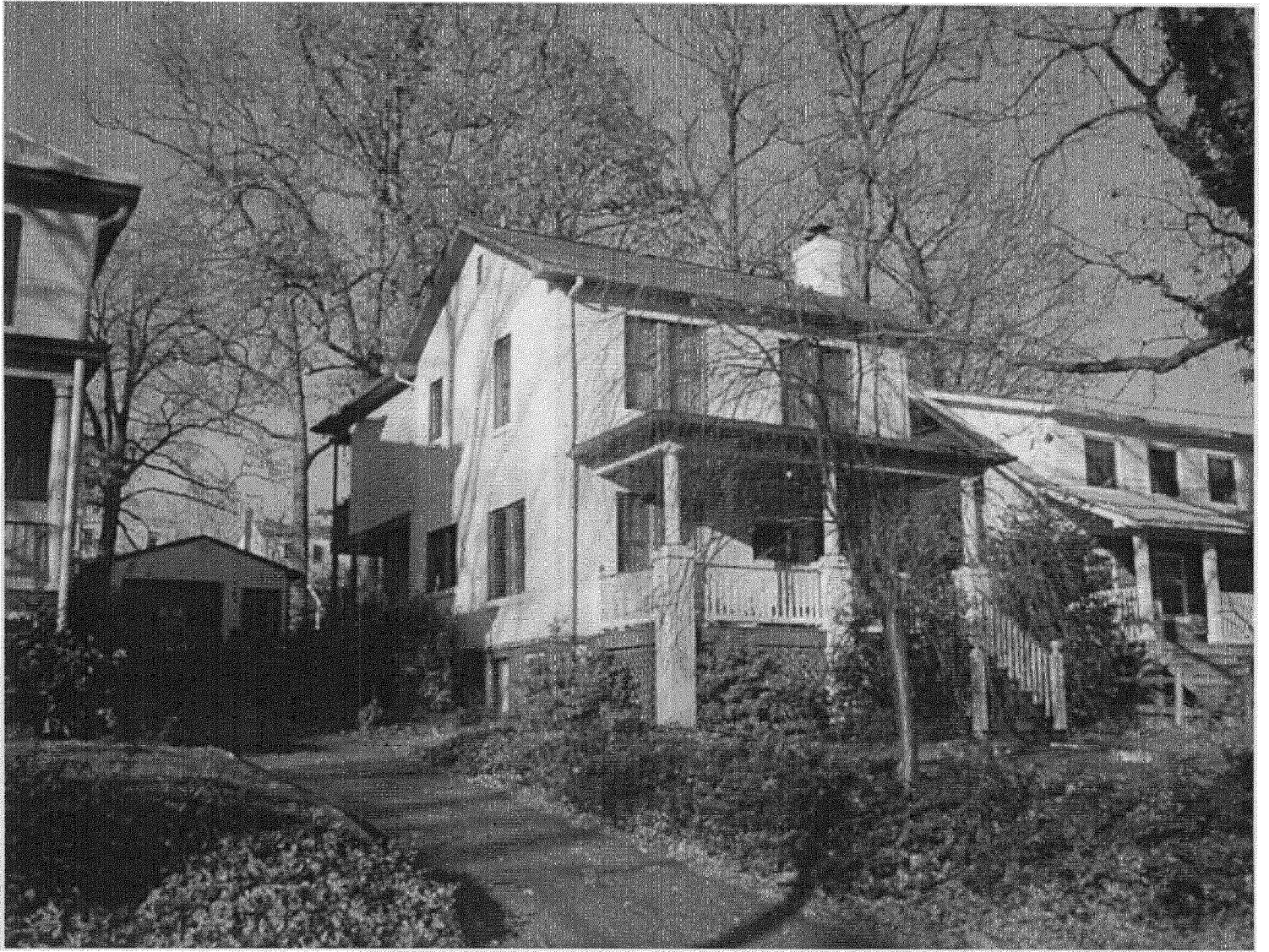
EXISTING DRIVEWAY

PROTECT SITE



VIEW TO REAR OF PROPERTY FROM HICKORY

LOOKING WEST.



12 MONTGOMERY

ADJACENT PROPERTY TO WEST



20 MONTGOMERY : ADJACENT PROPERTY TO EAST



22 MONTGOMERY



24 MONTGOMERY



HICKORY  
AVE



NEW CONSTRUCTION ON HICKORY/MONTGOMERY

25 MONTGOMERY

34

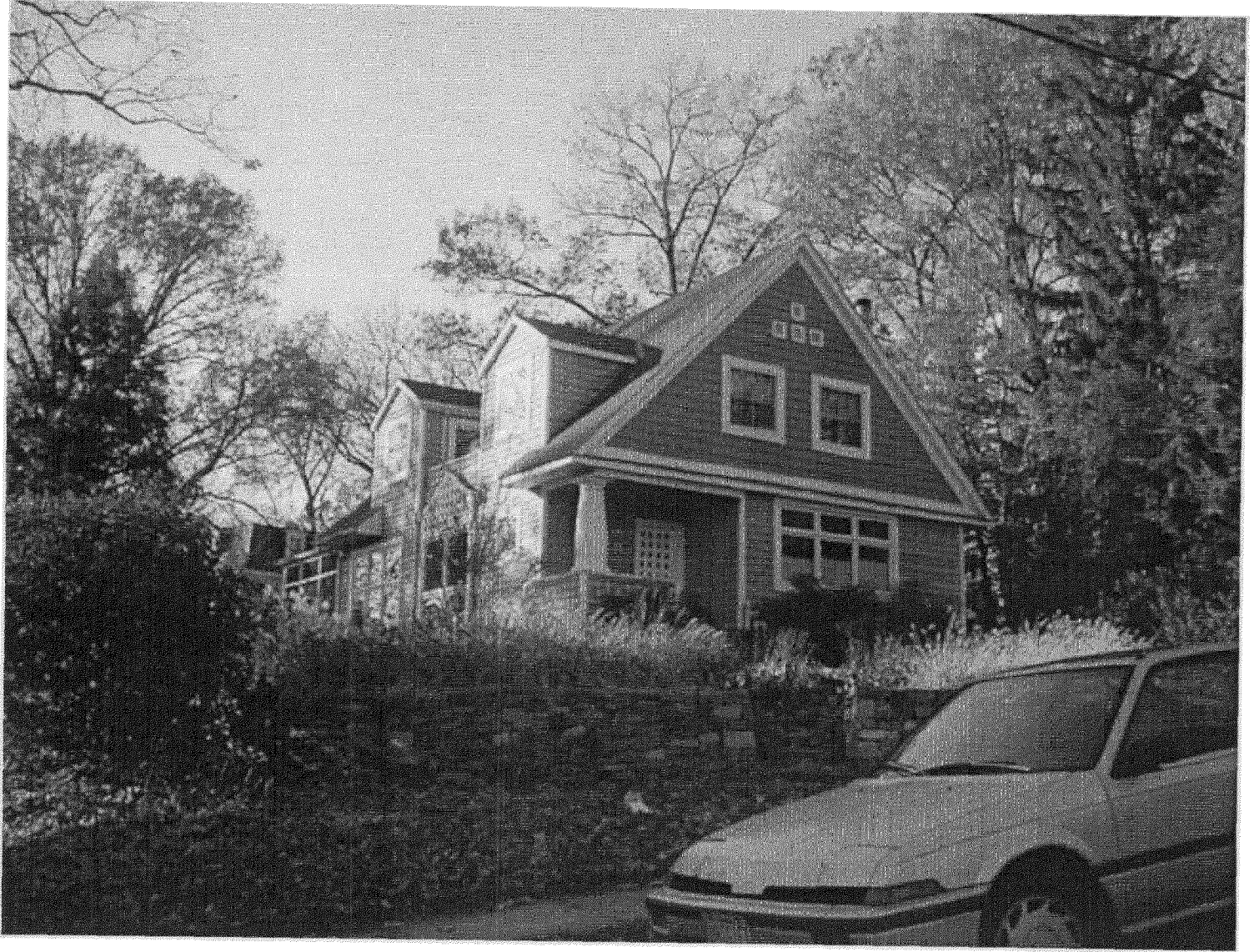


17 MONTGOMERY.



23 MONTGOMERY

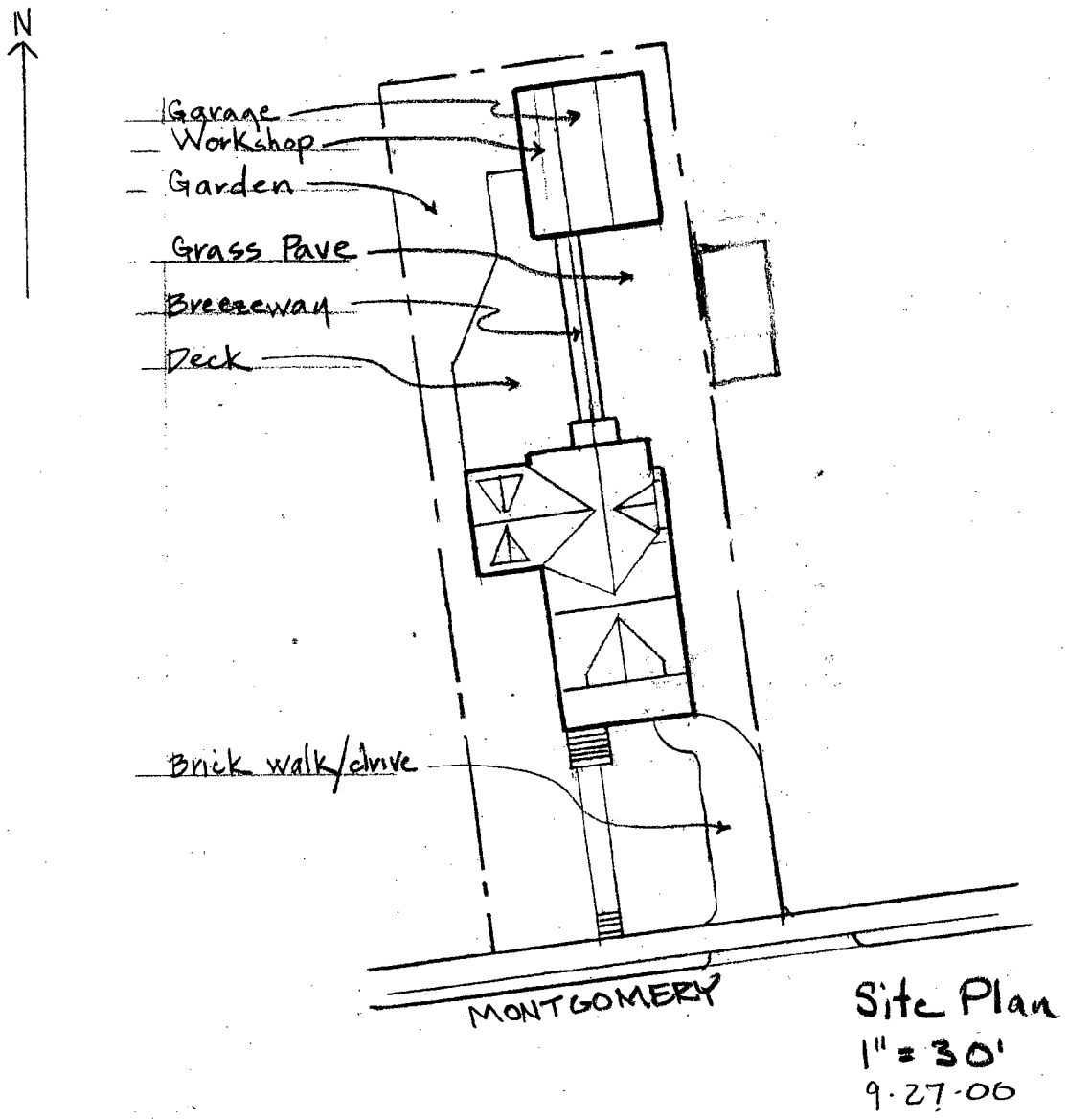




NEW CONSTRUCTION ON PINE AVENUE

25 PINE

37



16 MONTGOMERY, Takoma Park, Md. 20912

John Salmen & Ann Scher 301.989.2246 | 9.27.00

Existing	Sq. Ft		
Lower	572		
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Upper	572		
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Total Roofed	1859		

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