

37/03-06H 34 Columbia Ave
Takoma Park Historic District, 37/03



File Copy

HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 3/9/2006

MEMORANDUM

TO: Dave & Liesl Groberg
34 Columbia Ave, Takoma Park

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #412096

Your Historic Area Work Permit application for brick painting was **Approved** by the Historic Preservation Commission at its 3/8/2006 meeting.

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, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

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





HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 3/9/2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Tania Tully, Senior Planner ^{TGT}
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #412096, brick painting

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the 3/8/2006 meeting.

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

Applicant: Dave & Liesl Groberg

Address: 34 Columbia Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

DPS - #6

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Amy Stacy
Daytime Phone No.: 301.593.0099

Tax Account No: 01062496
Name of Property Owner: Dave + Liesl Groberg Daytime Phone No.: 301.891.6810
Address: 34 Columbia Ave Tak. PK MD 20912
Street Number City State Zip Code
Contractor: to be determined Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Amy Stacy Daytime Phone No.: 301.593.0099

LOCATION OF BUILDING/PREMISE

House Number: 34 Street: Columbia Ave
Town/City: Takoma PK Nearest Cross Street: Poplar Ave
Lot: 9 Block: 19 Subdivision: BF Gilbert's Addition to Tak. PK.
Liber: _____ Folio: _____ Parcel: Plat Book A, Plat 2

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ _____
1C. If this is a revision of a previously approved active permit, see Permit # HAWP 392075

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 _____ feet _____ 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.

Amy Stacy 02.14.06
Signature of owner or authorized agent Date

Approved: _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 3/8/06
Application/Permit No.: 4120960 Date Filed: _____ Date Issued: _____

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Revise previously issued HAWP to include painting bricks on the exterior of this non-contributing resource.

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

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

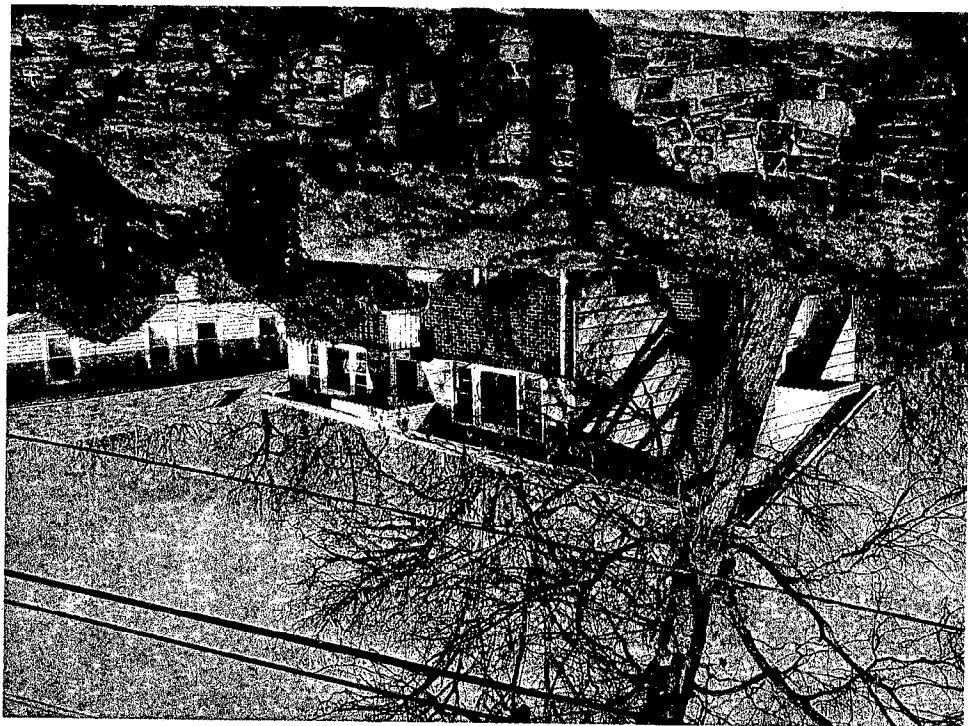
6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

34 Columbia Avenue
Takoma Park, MD



EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	34 Columbia Ave, Takoma Park	Meeting Date:	3/8/2006
Resource:	Non-Contributing Resource Takoma Park Historic District	Report Date:	3/1/2006
Applicant:	Dave & Liesl Groberg (Amy Stacy, Architect)	Public Notice:	2/22/2006
Review:	HAWP	Tax Credit:	Yes
Case Number:	37/03-06H	Staff:	Tania Tully
PROPOSAL:	brick painting		

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the **Takoma Park Historic District**
STYLE: Ranch/rambler
DATE: 1960s

PROPOSAL:

Revise existing approved HAWP to include painting the brick veneer. As a general preservation and property maintenance issue, staff does not recommend painting any kind of masonry and would not recommend approval if this were a Contributing or Outstanding resource. Painting brick has the potential to damage the historic material and could possibly undermine the structure many years later. With a non-contributing resource, the material is not historic.

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

and with the general condition that the applicant shall present the **3 permit sets of drawings – if applicable – to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacement has not changed, that is, all replacement of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property, which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 3. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and where necessary, replaced in kind.
 4. Removal of accessory buildings that are not original to the site or otherwise historically significant.
 5. Replacement of missing architectural details, providing that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 6. Signs that are in conformance with all other County sign regulations.
 7. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-Contributing.
 8. Replacement of roofs on non-contributing or out-of-period buildings, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.
 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
 10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
 11. Construction or replacement of walkways, parking areas, patios, driveways, or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
 12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
 13. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
 14. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.



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DPS - #8

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 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Amy Stacy
 Daytime Phone No: 301-593-0099

Tax Account No: 01062496
 Name of Property Owner: Dave + Liesl Groberg Daytime Phone No: 301-891-6810
 Address: 34 Columbia Ave Tak. PK MD 20912
Street Number City State Zip Code
 Contractor: to be determined Phone No.:

Contractor Registration No.:
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LOCATION OF BUILDING/PREMISE

House Number: 34 Street: Columbia Ave
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 Lot: 9 Block: 19 Subdivision: BF Gilbert's Addition to Tak. PK.
 Liber: Folio: Parcel: Plat Book A, Plat 2

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Remove Solar Fireplace Woodburning Stove Single Family
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I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Amy Stacy 02.14.06
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature _____ Date _____
 Application/Permit No: 412096 Date filed _____ Date issued _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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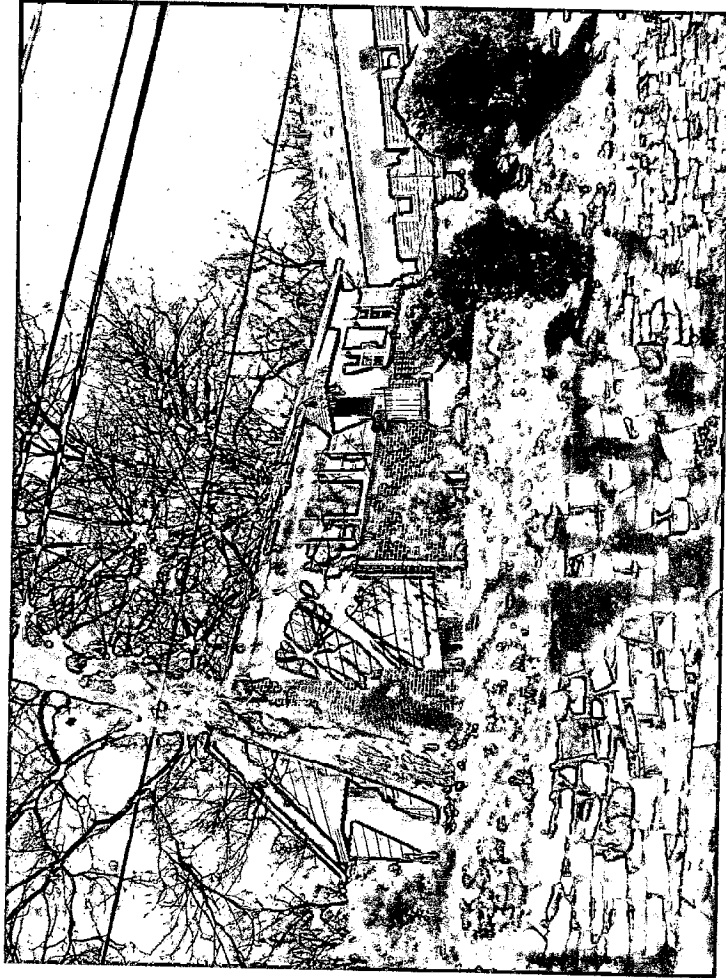
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