

37/03-06PP 18 HICKORY AVE
Takoma Park Historic District

06PP



Neighbors

Immediately adjacent

Ken Norkin and Linda Stern

14 Hickory Ave.

Takoma Park, MD 20912

Bill Kules and Julia Washburn

20 Hickory Ave.

Takoma Park, MD 20912

Across the street

Teresa Smith

7 Hickory Ave.

Takoma Park, MD 20912

Properties (in the rear) that abut the property

Debra Zuckerman

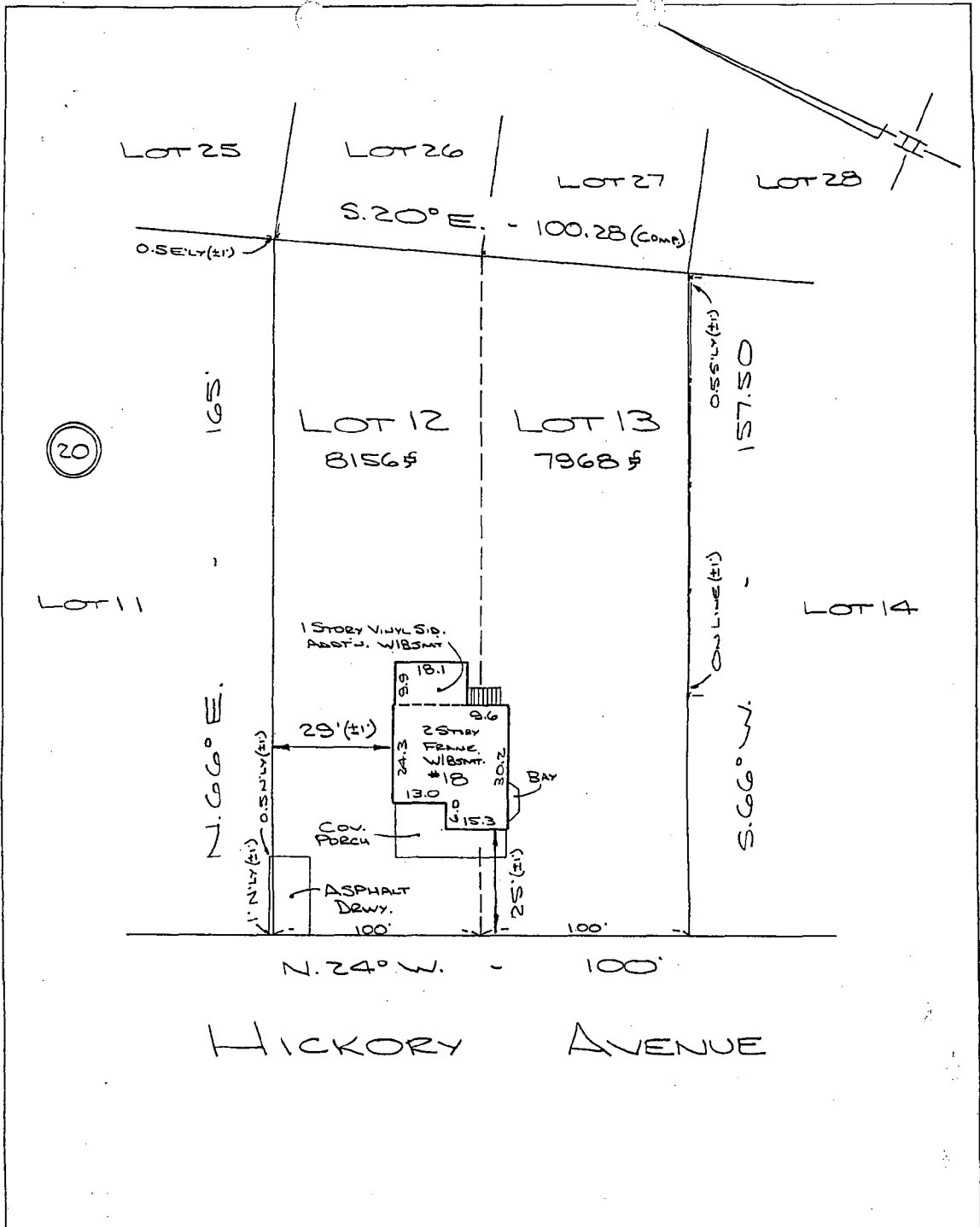
7100 Poplar Ave.

Takoma Park, MD 20912

Jan Shinpoch

7102 Poplar Ave.

Takoma Park, MD 20912



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

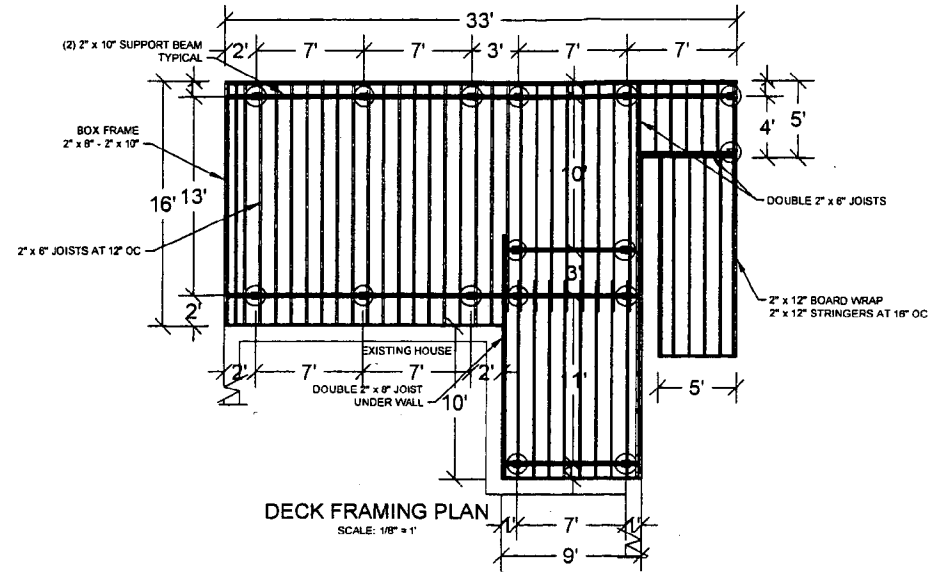
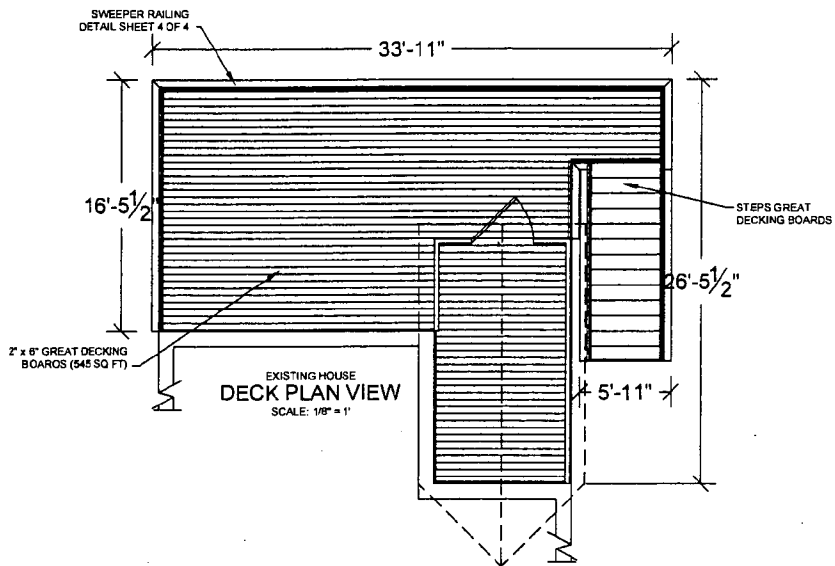
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 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOTS 12 & 13 BLOCK 20,
 B.F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

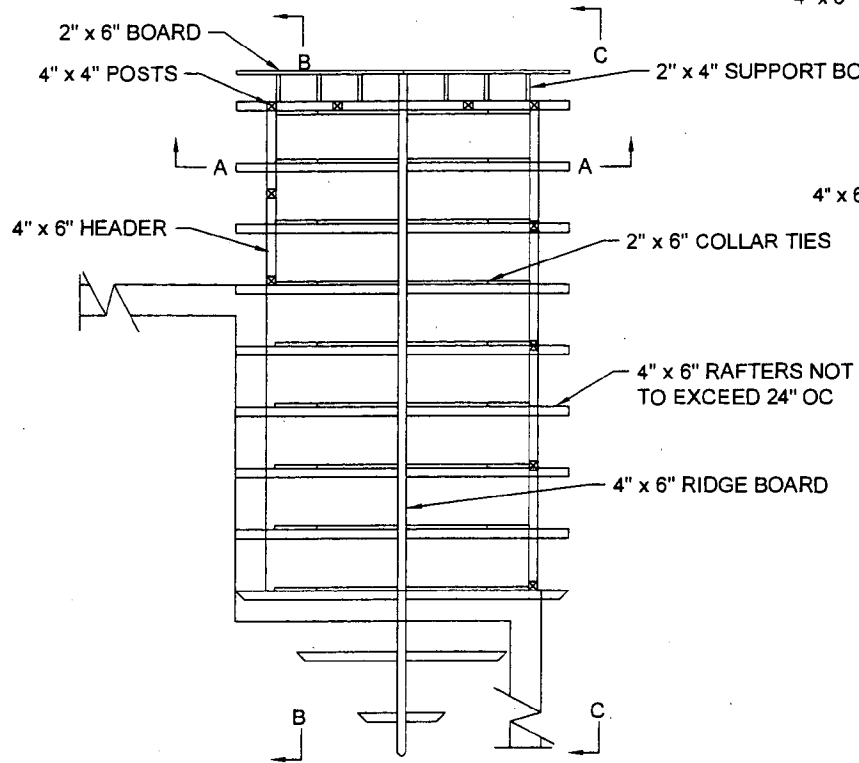
Recorded in Plat Book **A** Plat **2** Scale 1" = 30'
 CASE: **8-01** FILE: **66702**
 DATE: **JANUARY 31, 2001**

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

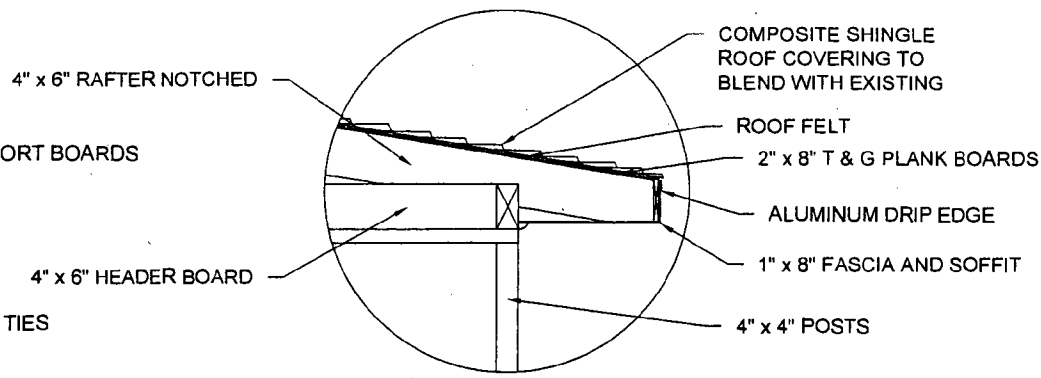
Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522



DATE: 06-23-06 06-11-06	DRAWING NUMBER: 06RM2317	LONG® FENCE www.longfence.com 2520 URBANA PIKE IJAMSVILLE, MD 21754-8624 (301) 662-1600	
	OWNER: SUSAN HEARN AND MIKE DESAUTELS 18 HICKORY AVENUE TAKOMA PARK, MD 20912		
REV. B		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD
SHEET# 1 of 4			

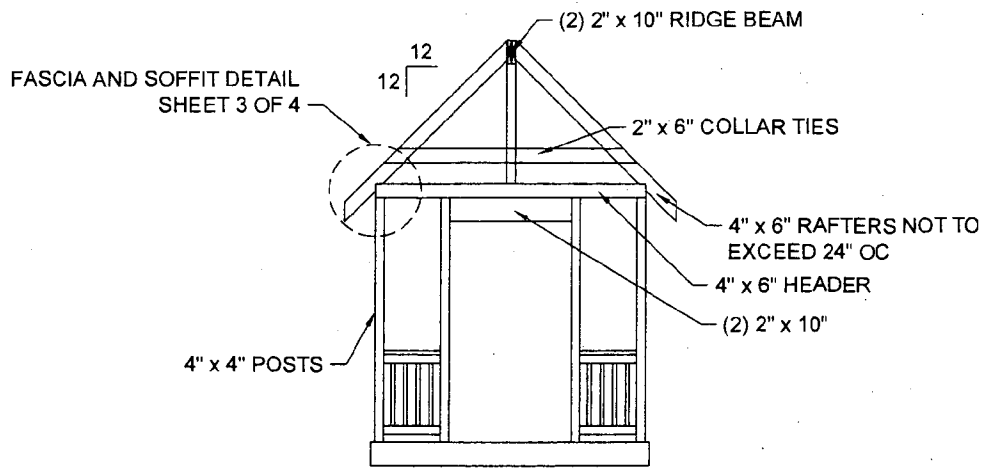


EXISTING HOUSE
DECK PLAN VIEW
 SCALE: 1/4" = 1'



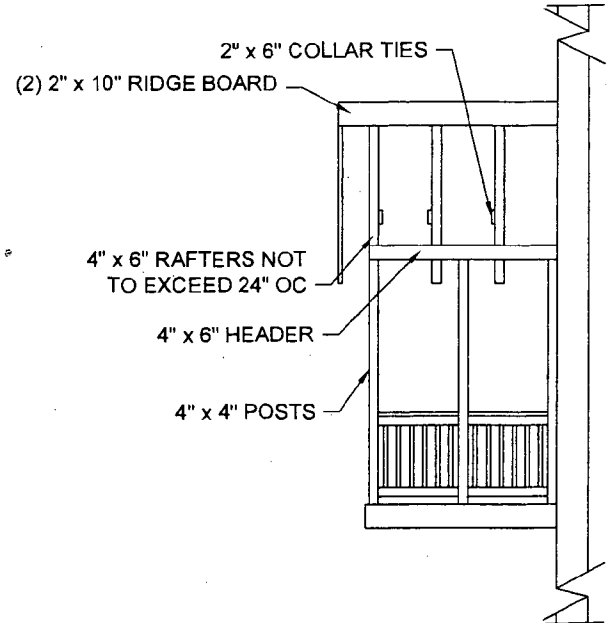
FASCIA AND SOFFIT DETAIL
 SCALE: NTS

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SHEET# 2 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD



SECTION A - A

SCALE: 1/4" = 1'

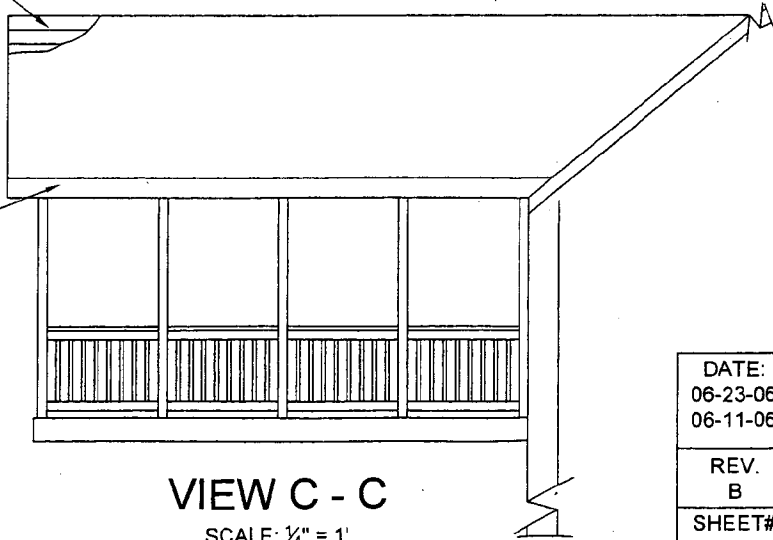


SECTION B - B

SCALE: 1/4" = 1'

2" x 6" T&G FOR INSIDE ROOF MATERIAL

1" x 8" FASICA WITH GUTTER AND DOWN SPOUTS

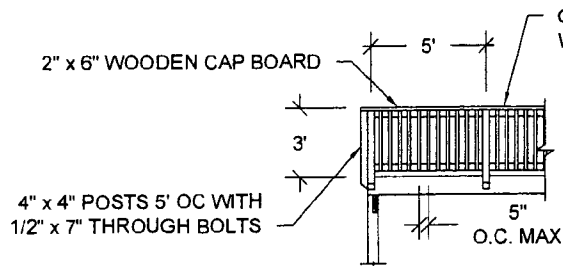


VIEW C - C

SCALE: 1/4" = 1'

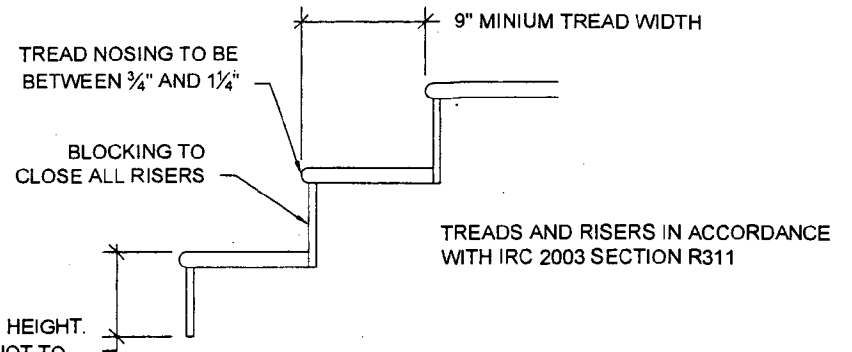
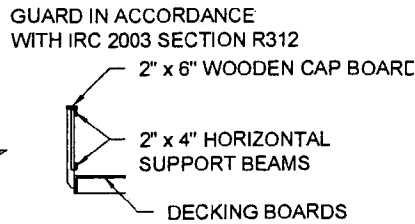
Chad Gregory

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SHEET# 3 of 4	ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD



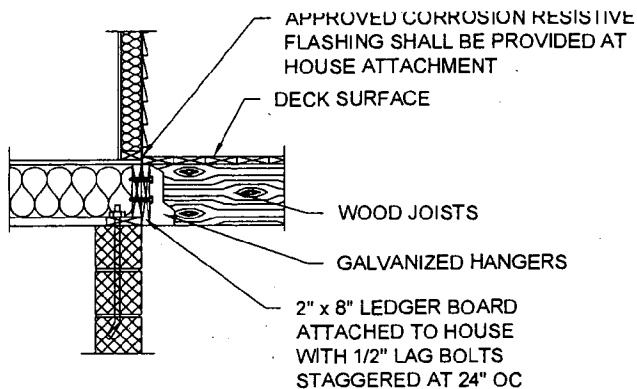
SWEEPER RAILING

SCALE: 3/16" = 1'



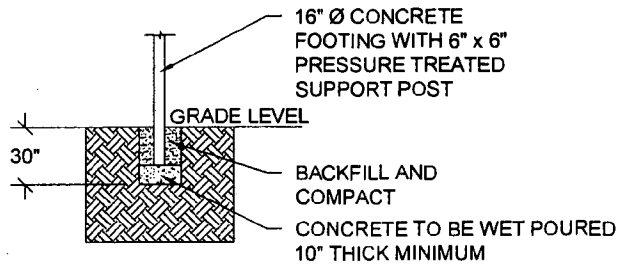
TREAD AND RISER DETAIL

SCALE: NTS



LEDGER DETAIL

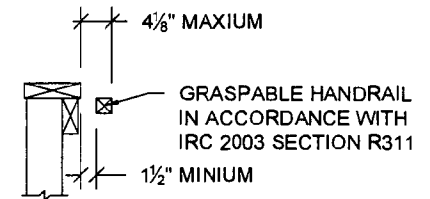
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FOOTING DETAIL

SCALE: 3/16" = 1'

*ALL FOOTINGS WITHIN 5' OF THE HOUSE WALLS WILL BE AS DEEP AS THE HOUSE FOOTING AND STEPPED.

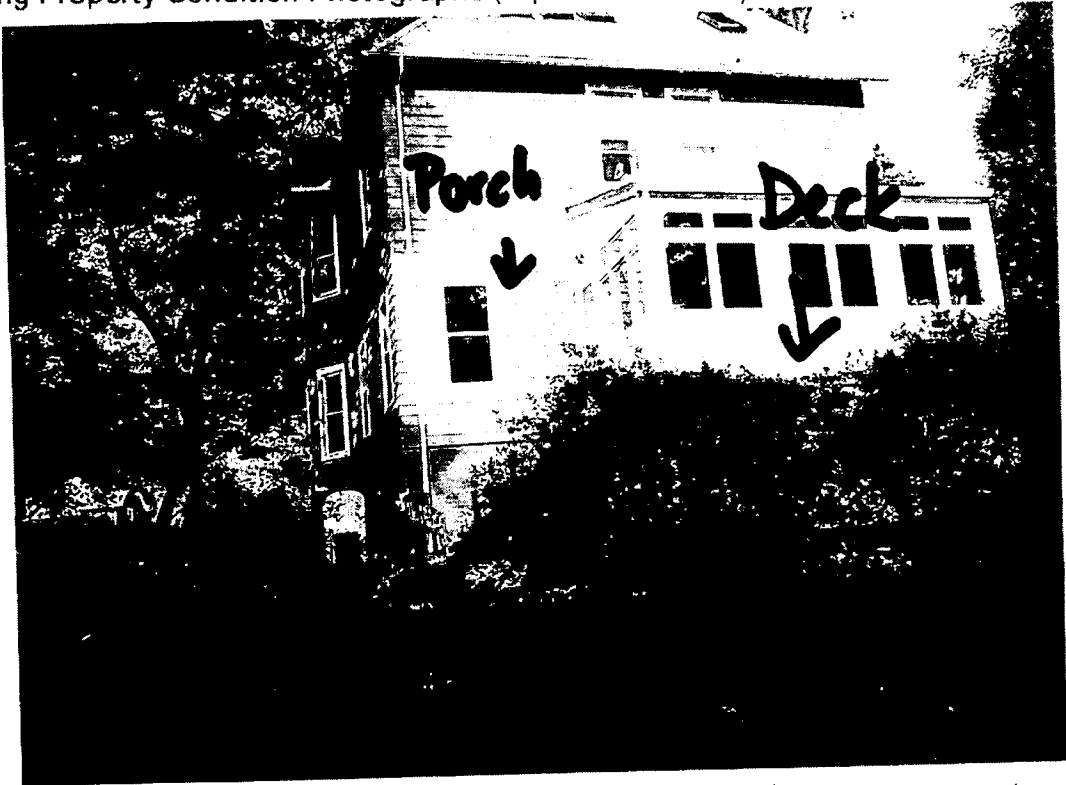


HANDRAIL SECTION

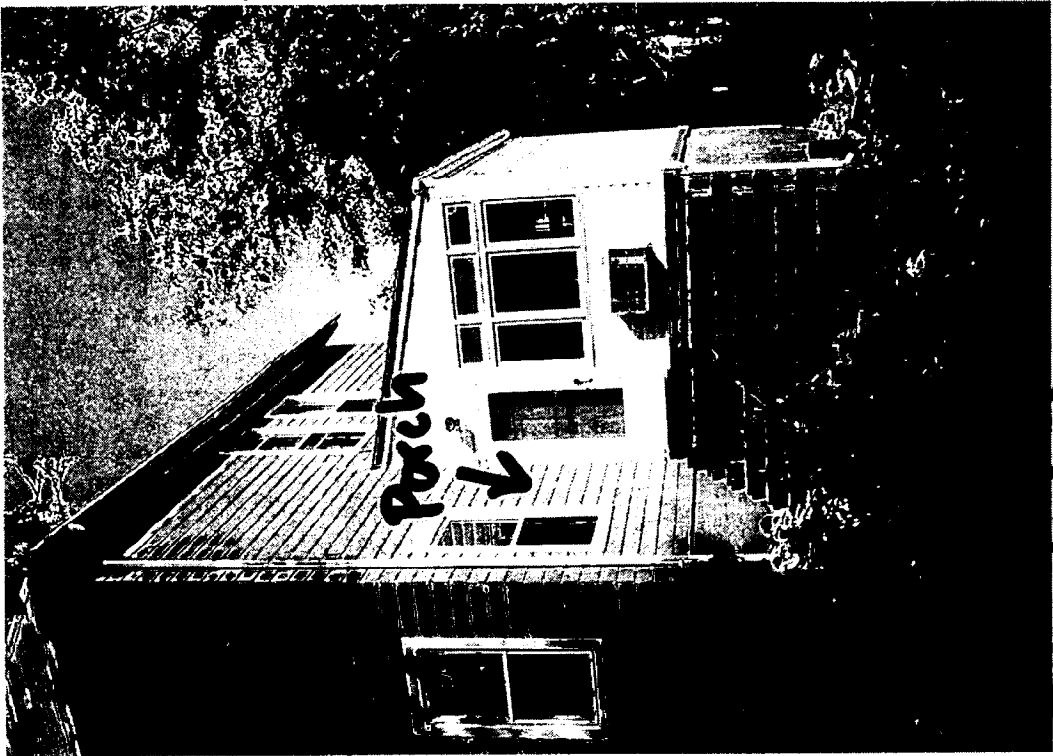
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SHEET# 4 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD

Existing Property Condition Photographs (duplicate as needed)

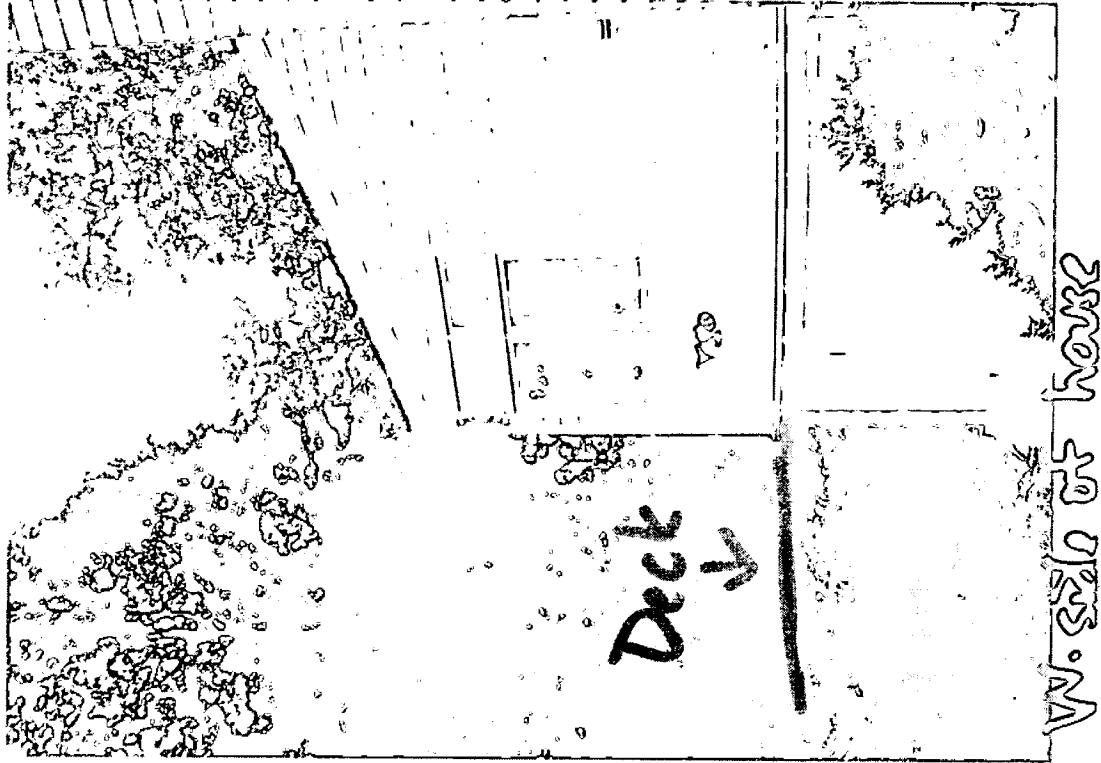


Detail: Rear of house. Porch + deck wraps around existing structure

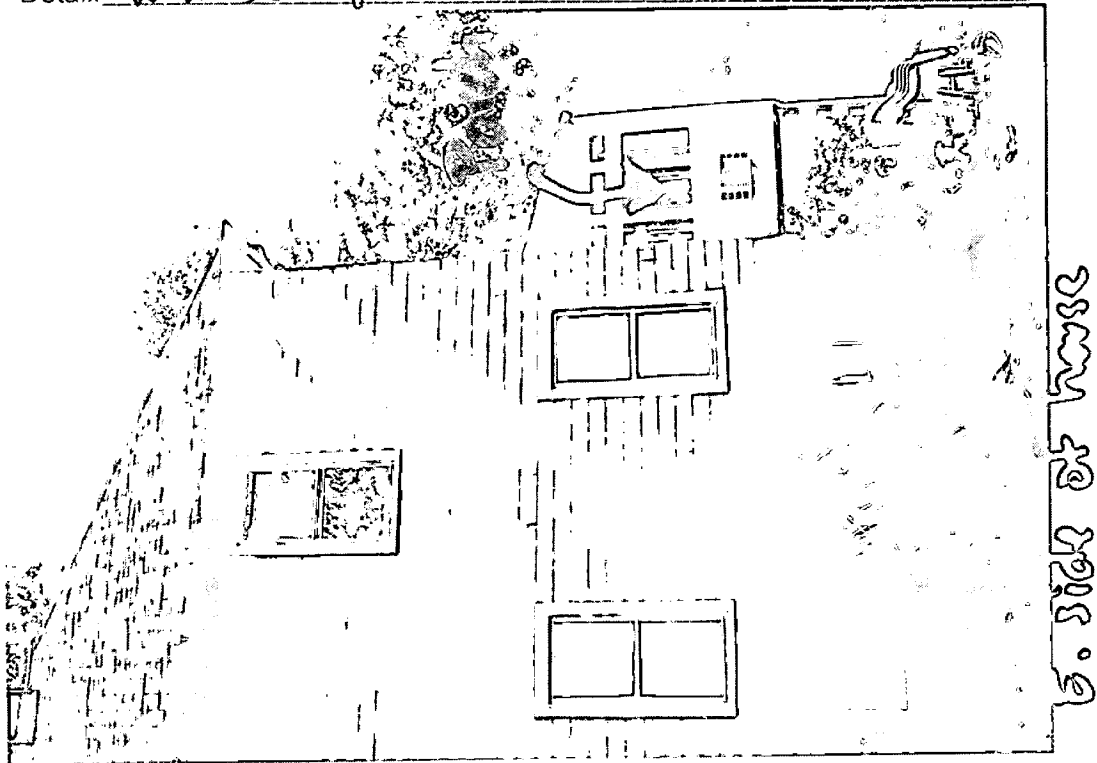


Detail: Rear of house

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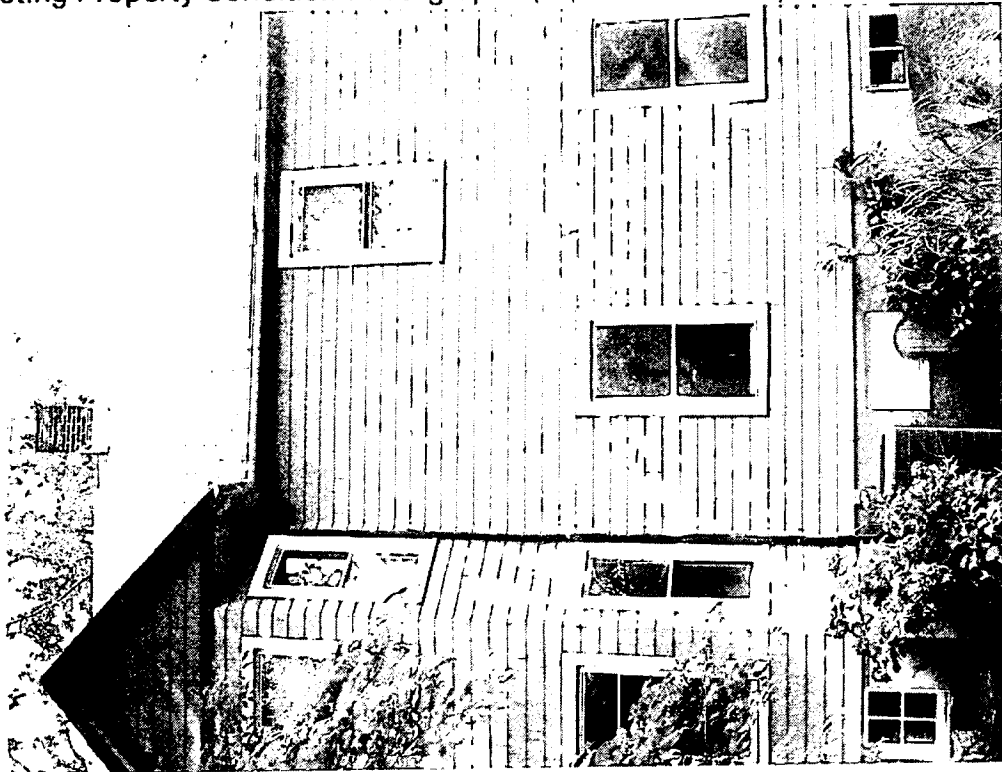


Detail: West side of house



Detail: East side of house

Existing Property Condition Photographs (duplicate as needed)



E. side of house

Detail: East side of house



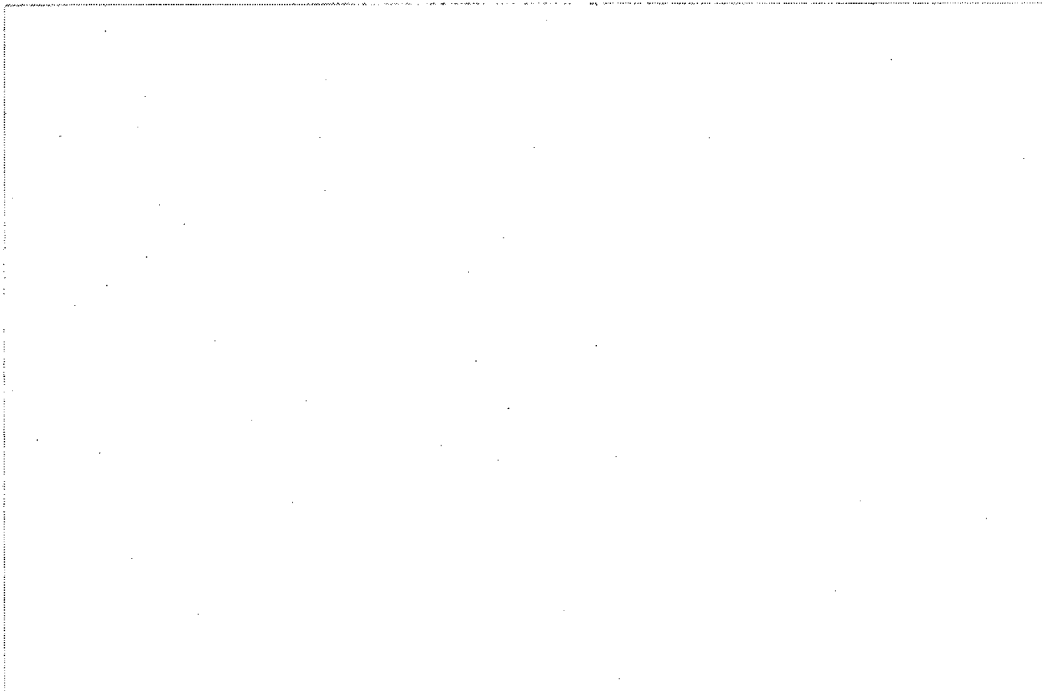
W. side of house

Detail: west side of house

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of house (street side)



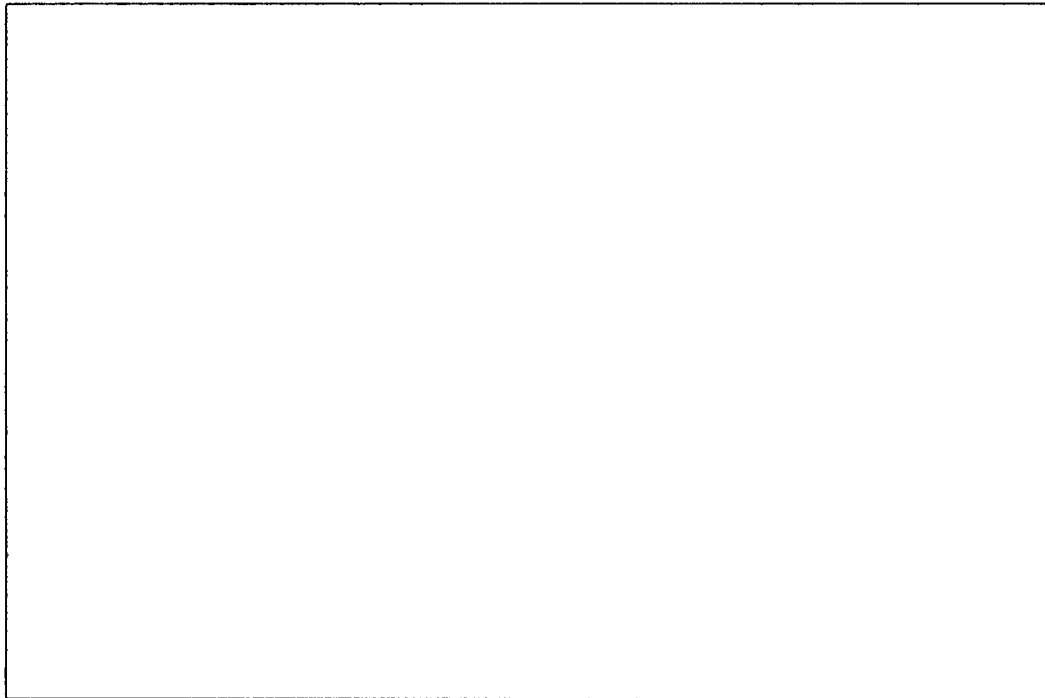
Detail: _____

Applicant: Mika Desantele

Existing Property Condition Photographs (duplicate as needed)



Detail: Front of house (street side)



Detail: _____

Existing Property Condition Photographs (duplicate as needed)



E. side of house

Detail: East side of house



W. side of house

Detail: west side of house

Existing Property Condition Photographs (duplicate as needed)



W. side of house

Detail: west side of house



E. side of house

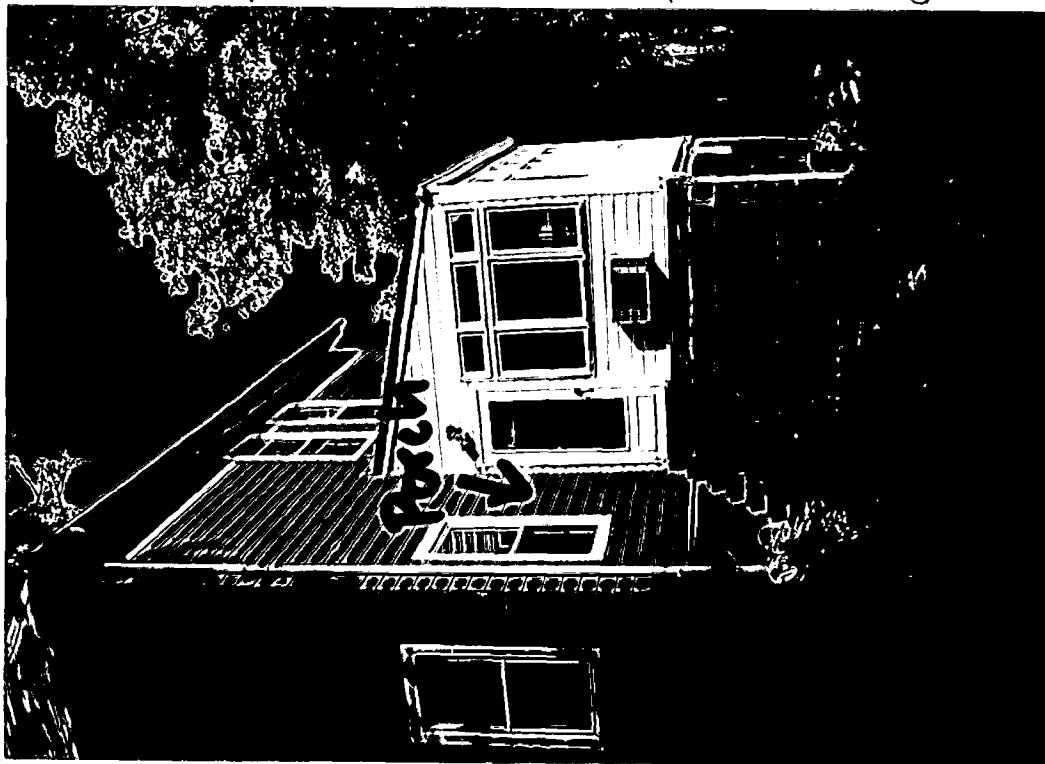
Detail: East side of house

Applicant: Mike Desautels

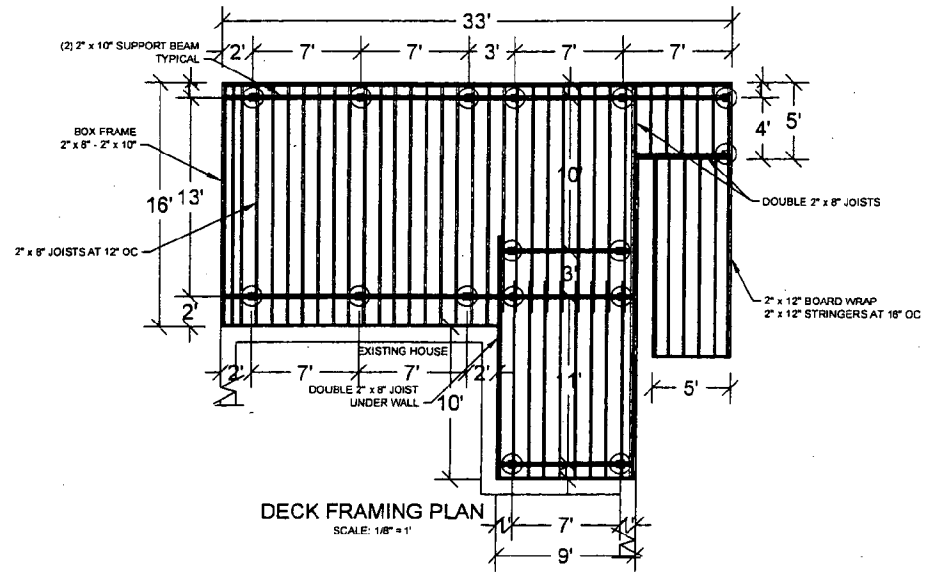
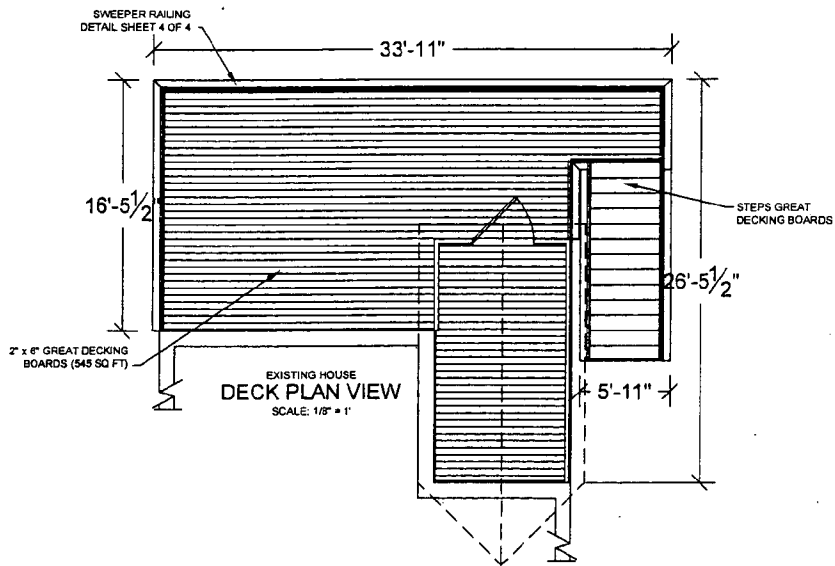
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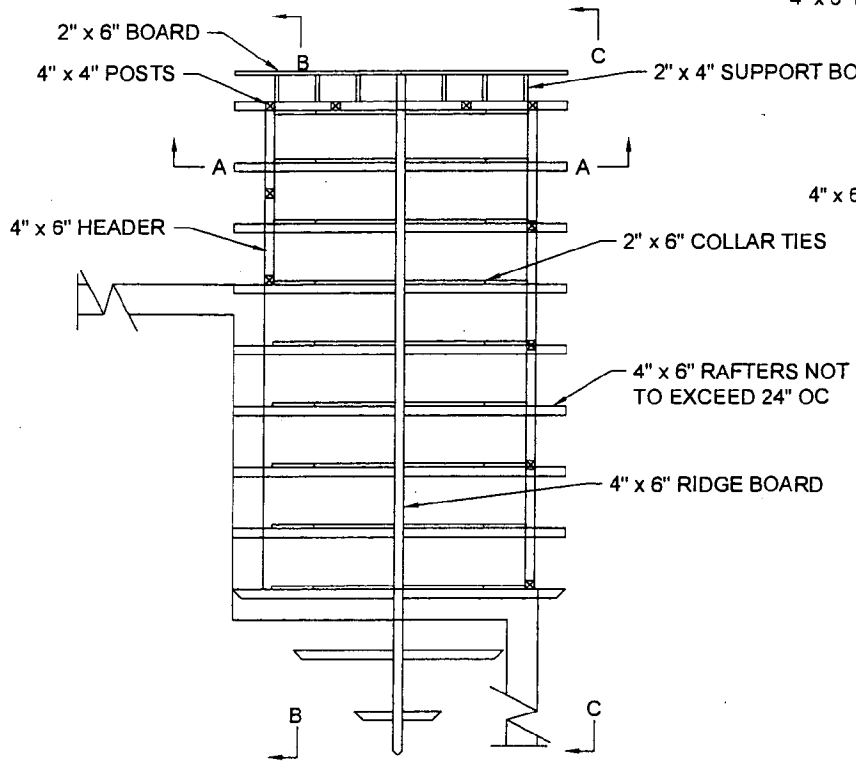
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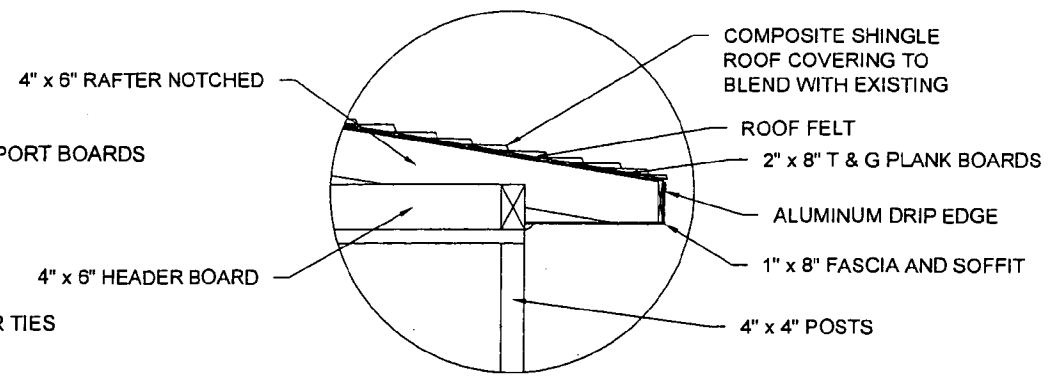
Detail: Rear of house



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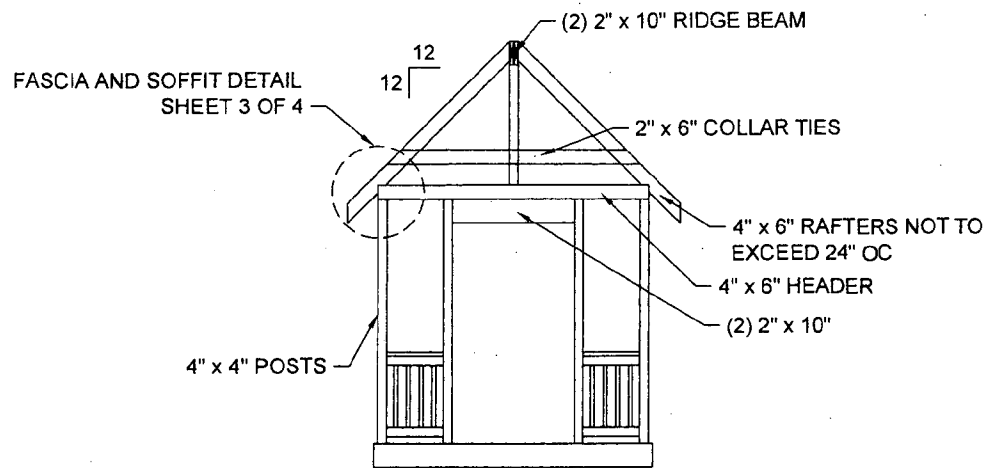


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DECK PLAN VIEW
 SCALE: 1/4" = 1'



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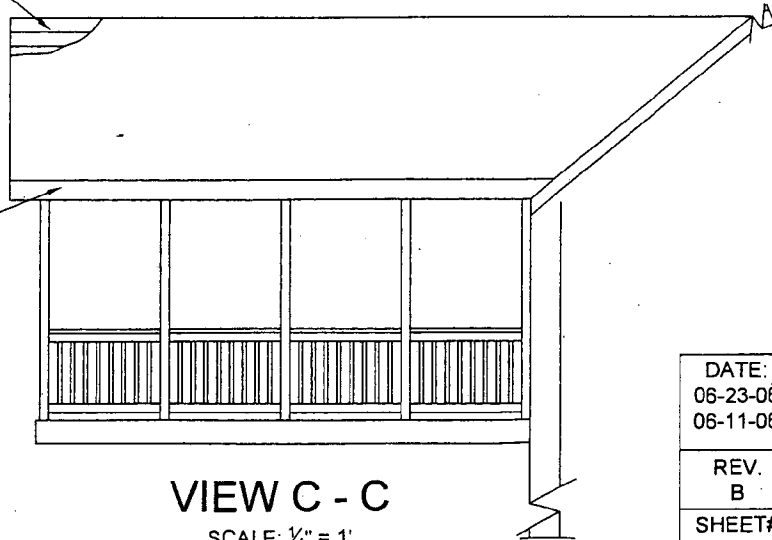


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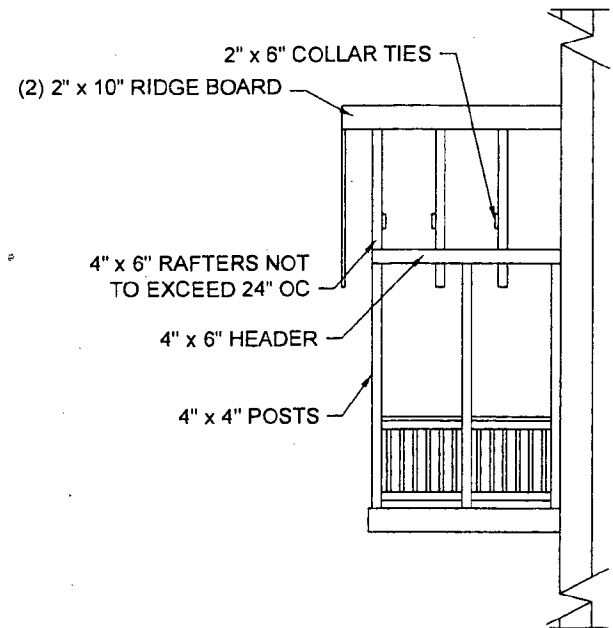
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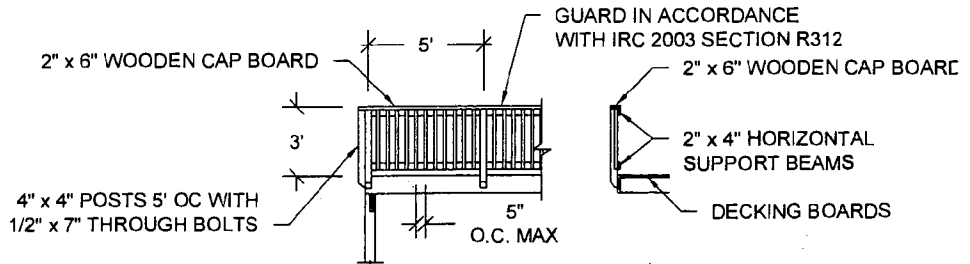


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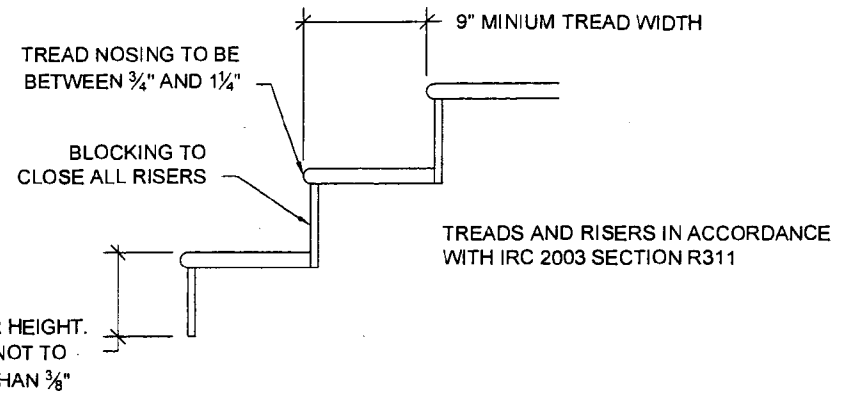
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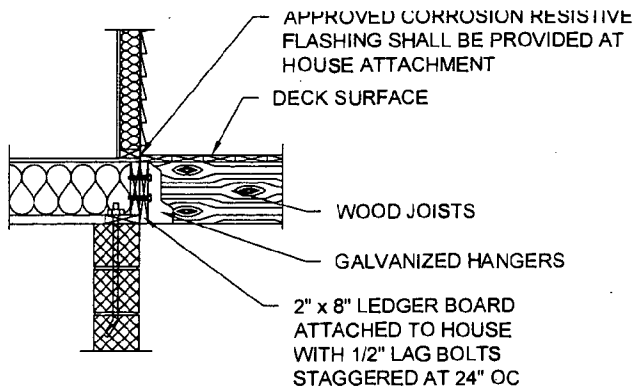
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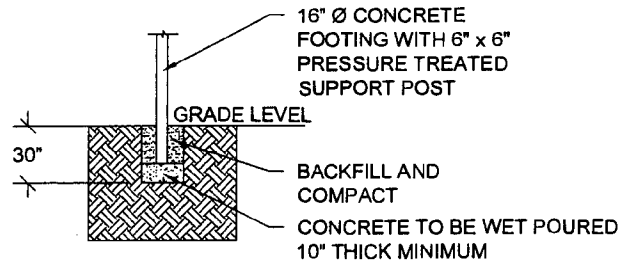
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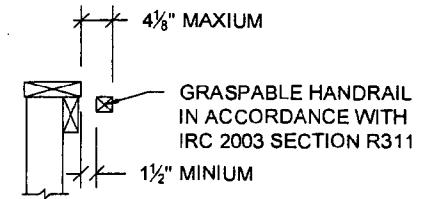
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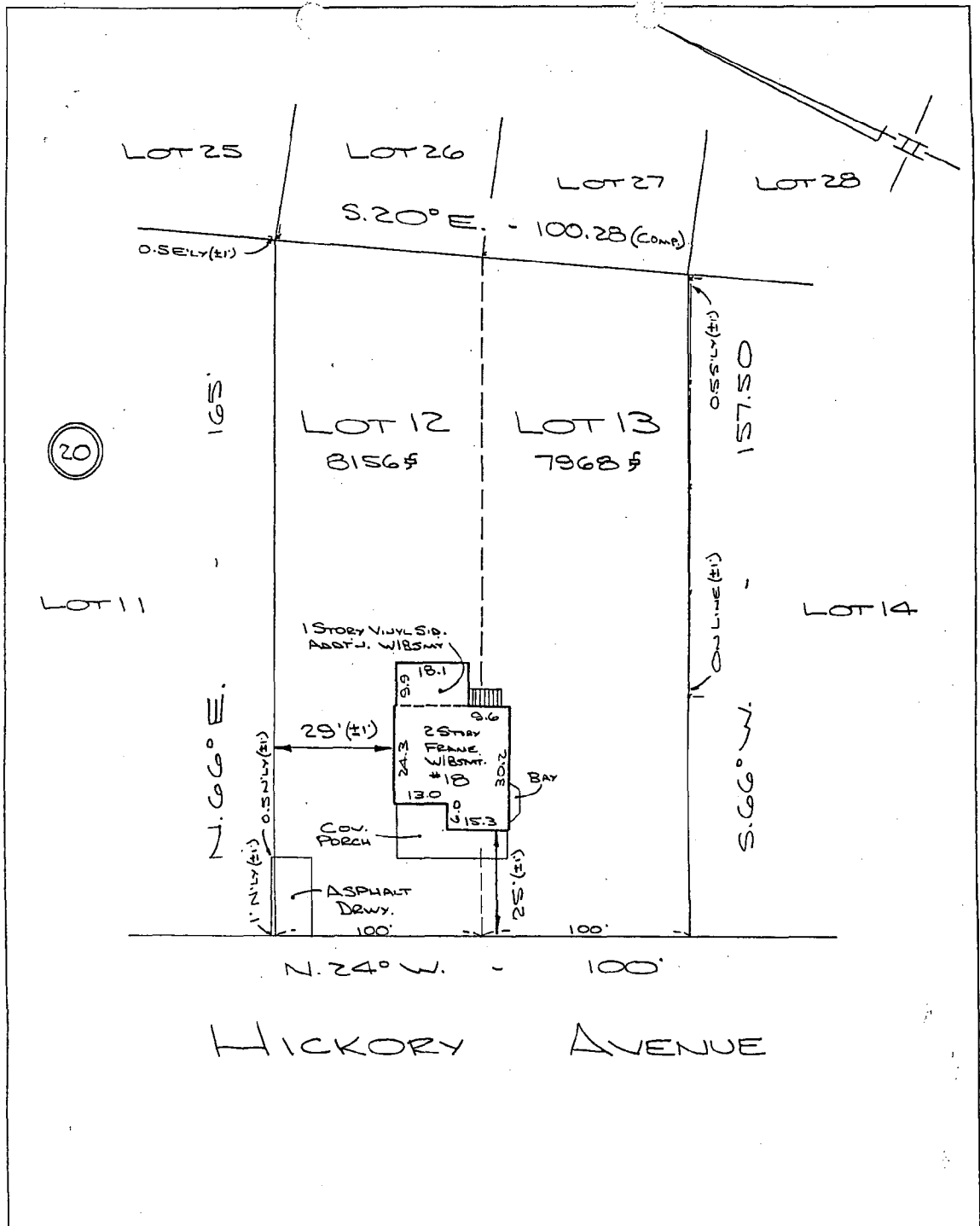
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LOCATION DRAWING
 LOTS 12 & 13 BLOCK 29
 B.F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book **A** Plat **2** Scale 1" = 30'

CASE: **8-01** FILE: **66702**

DATE: **JANUARY 31, 2001**

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Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522



HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: August 22, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Michele Oaks, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #427782, screen porch and deck installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approve at the August 16, 2006 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Michael Desautels

Address: 18 Hickory Ave, Takoma Park (Takoma Park Historic District)

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

427782
DPS - #8
M

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: Michael Desautels, Susan Hearn Daytime Phone No.: 301 270 6559

Address: 18 Hickory Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Long Fence Phone No.: _____

*Contractor Registration No.: _____

*Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 18 Hickory Ave Street: Hickory Ave

Town/City: Takoma Park Nearest Cross Street: Elm

Lot: 12-13 Block: 20 Subdivision: B.F. Gilbert's Addition to Takoma Park

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 28,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ 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.

Mike Desautels
Signature of owner or authorized agent

7/19/06
Date

Approved: X

Disapproved: _____ Signature: Julia O'Malley For Chairman, Historic Preservation Commission Date: 8/10/06

Application/Permit No.: _____ 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:

Our property is a contributing member of the Historic District of Takoma Park, MD. Our house straddles the midline of a double lot.

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

We would like to construct a deck and screened porch. These structures will be built on the rear of our house, and be only partially visible from the street.

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.

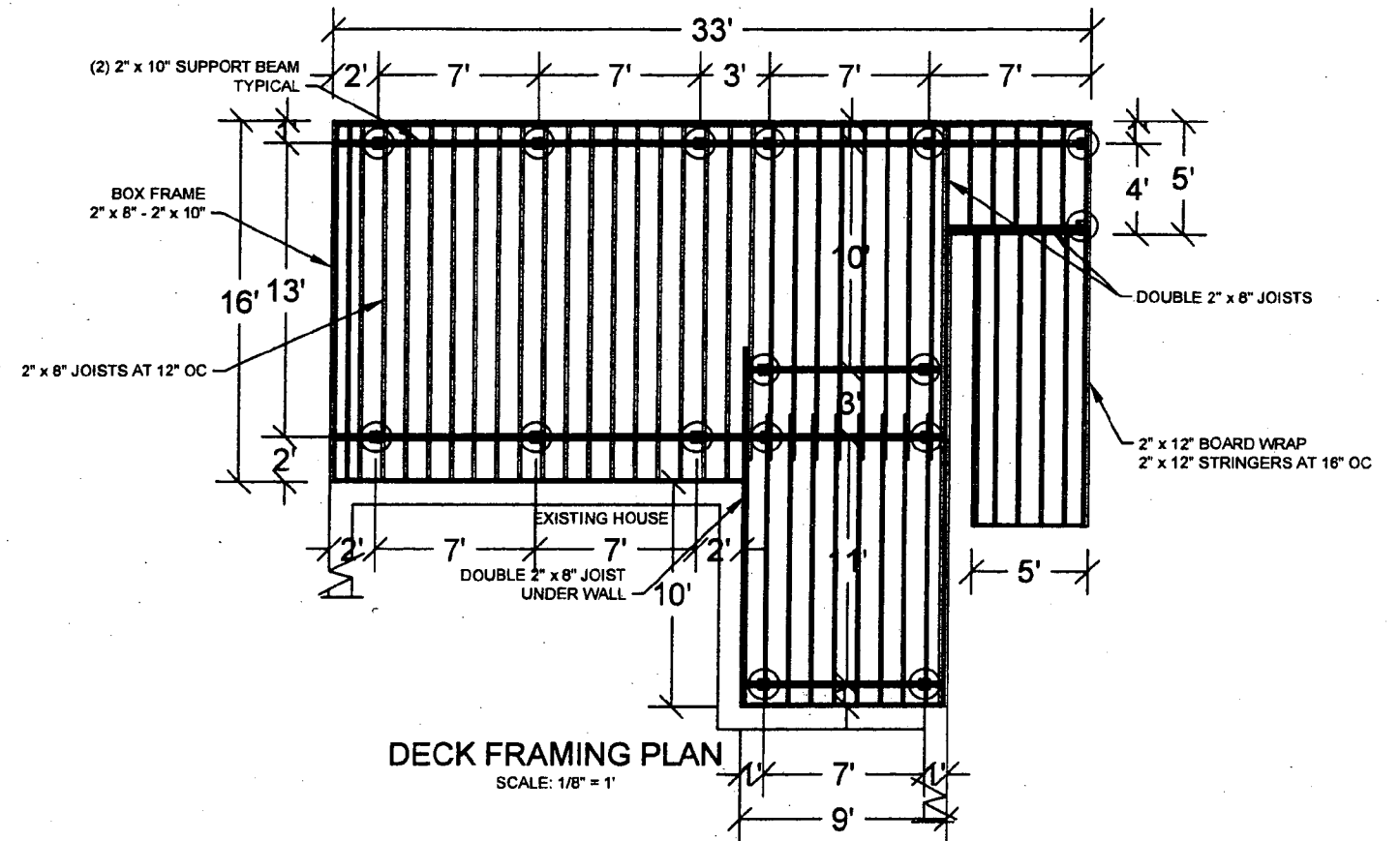
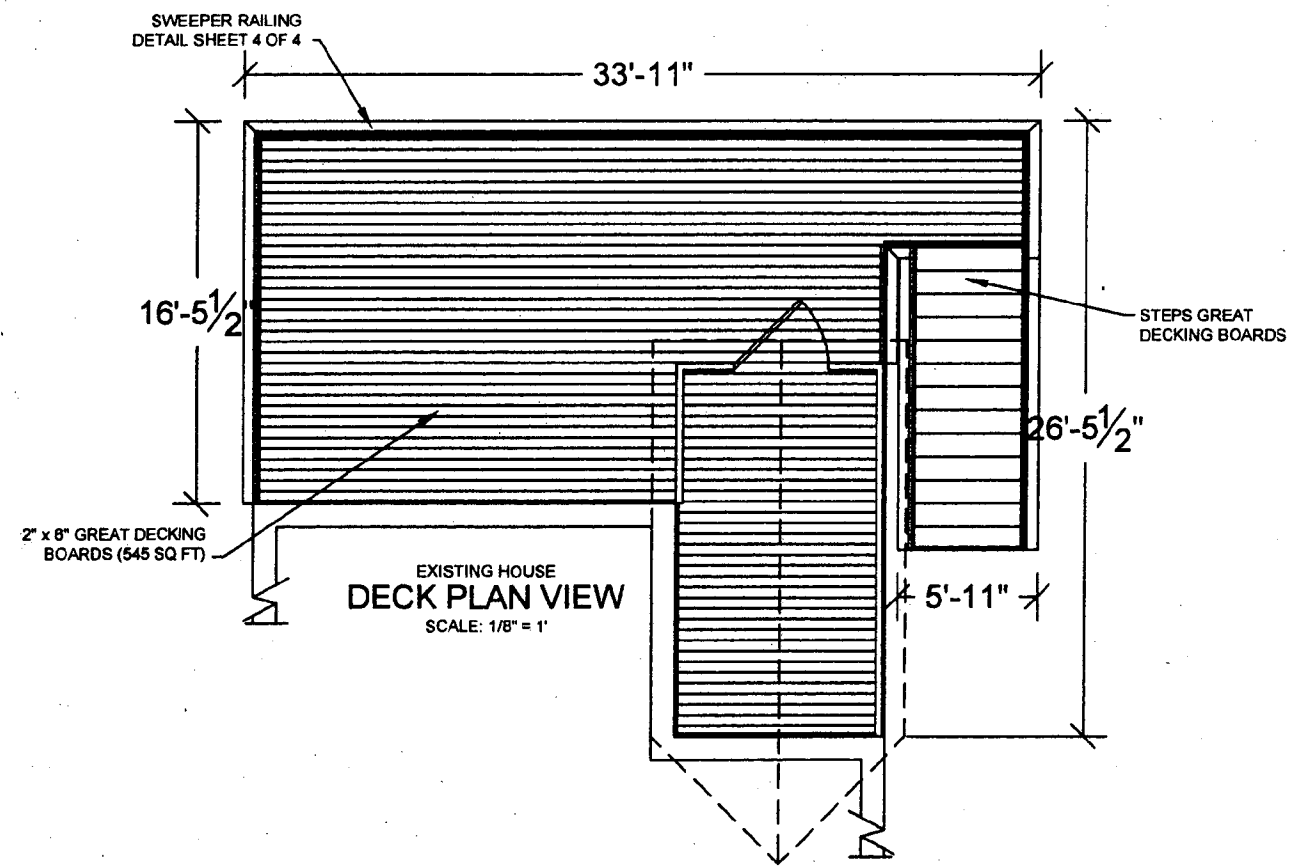
6. **TREE SURVEY**

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

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

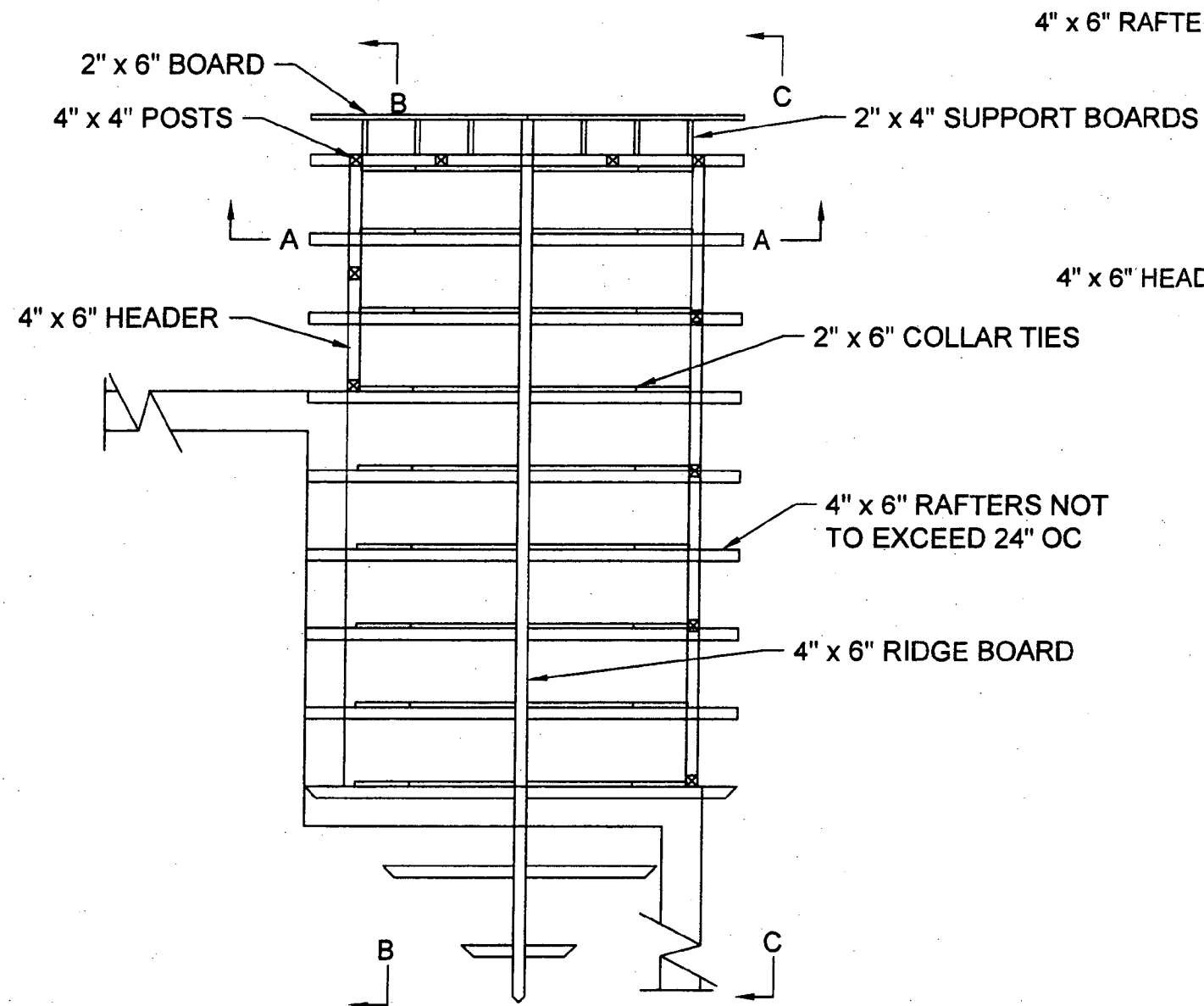
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie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

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

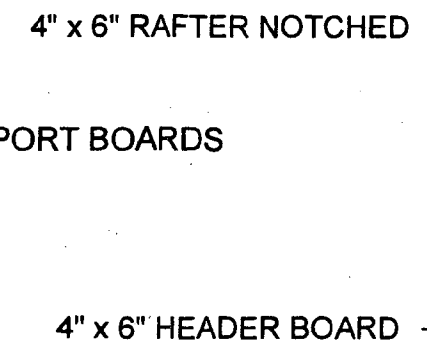


APPROVED
Montgomery County
Historic Preservation Commission
Michele D. [Signature]
8/22/06

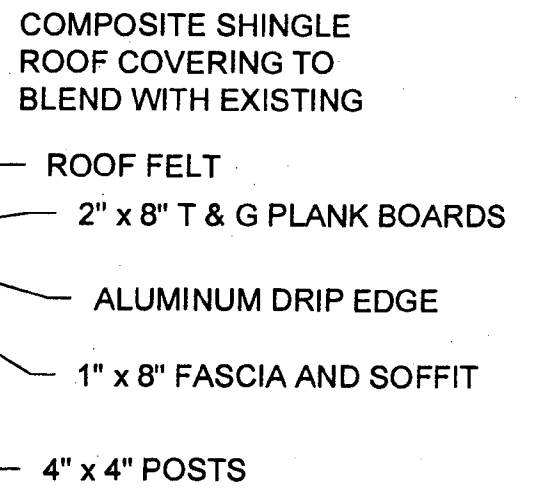
DATE: 06-23-06 06-11-06	DRAWING NUMBER: 06RM2317	LONG® FENCE www.longfence.com 2520 URBANA PIKE IJAMSVILLE, MD 21754-8624 (301) 662-1600	
REV. B	OWNER: SUSAN HEARN AND MIKE DESAUTELS 18 HICKORY AVENUE TAKOMA PARK, MD 20912		
SHEET# 1 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD



EXISTING HOUSE
DECK PLAN VIEW
 SCALE: 1/4" = 1'

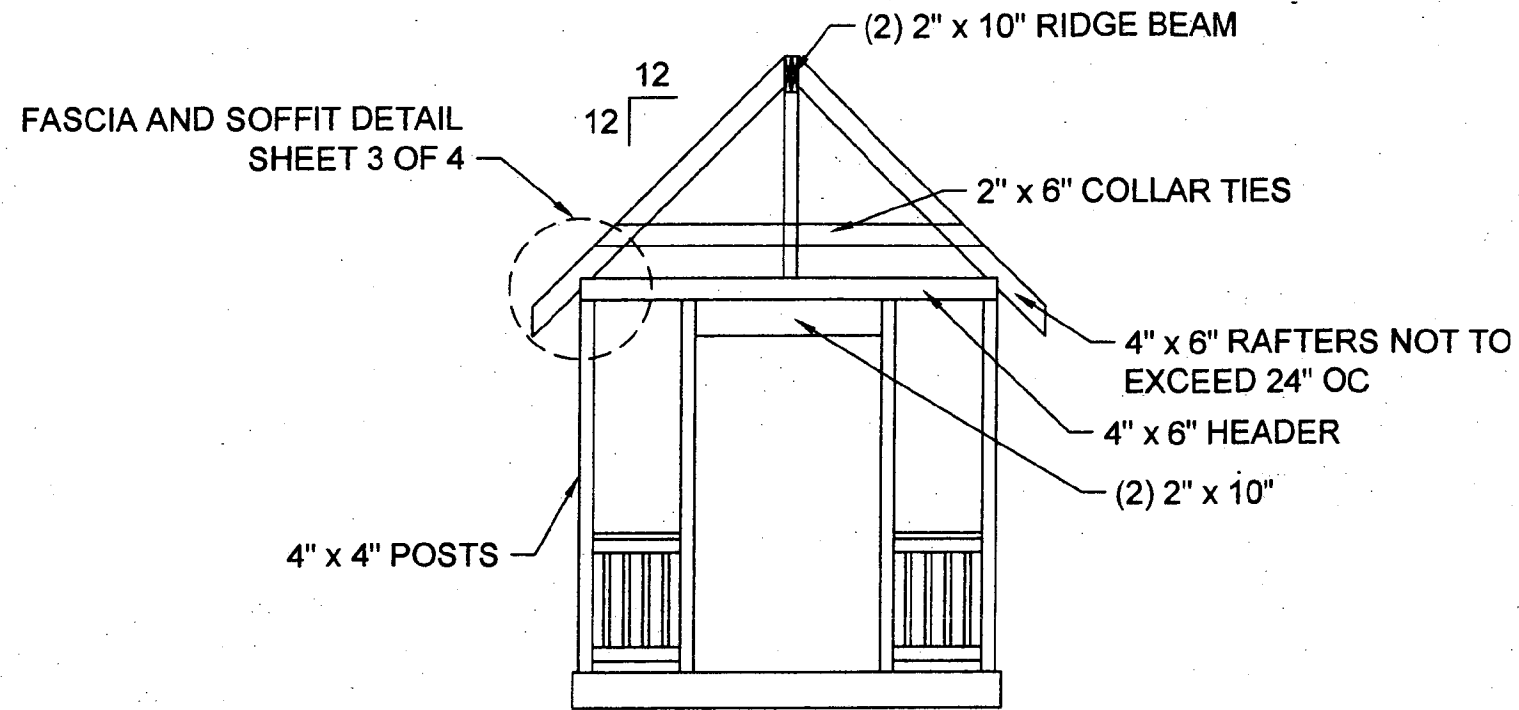


FASCIA AND SOFFIT DETAIL
 SCALE: NTS



APPROVED
 Montgomery County
 Historic Preservation Commission
Michelle Dahn
 8/22/06

DATE: 06-23-06 06-11-06	DRAWING NUMBER: 06RM2317	LONG® FENCE www.longfence.com 2520 URBANA PIKE IJAMSVILLE, MD 21754-8624 (301) 662-1600	
REV. B	OWNER: SUSAN HEARN AND MIKE DESAUTELS 18 HICKORY AVENUE TAKOMA PARK, MD 20912		
SHEET# 2 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD

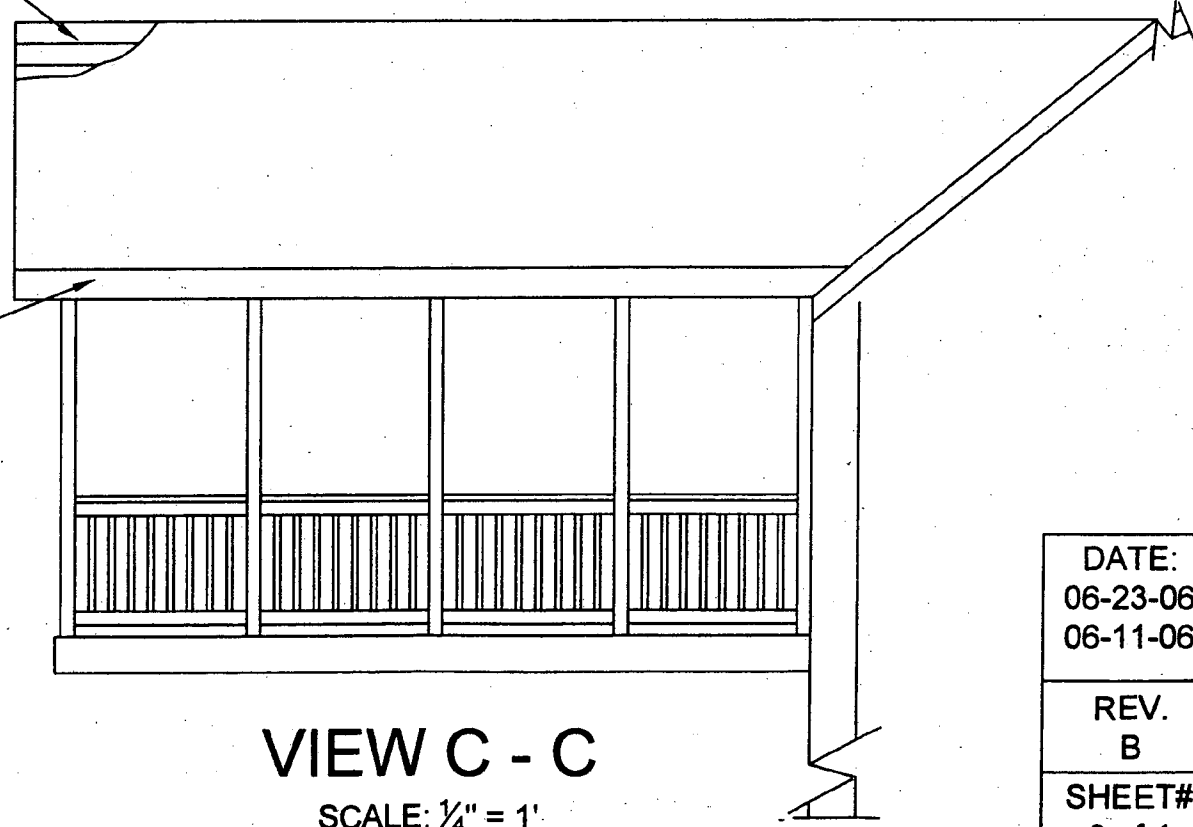


SECTION A - A

SCALE: 1/4" = 1'

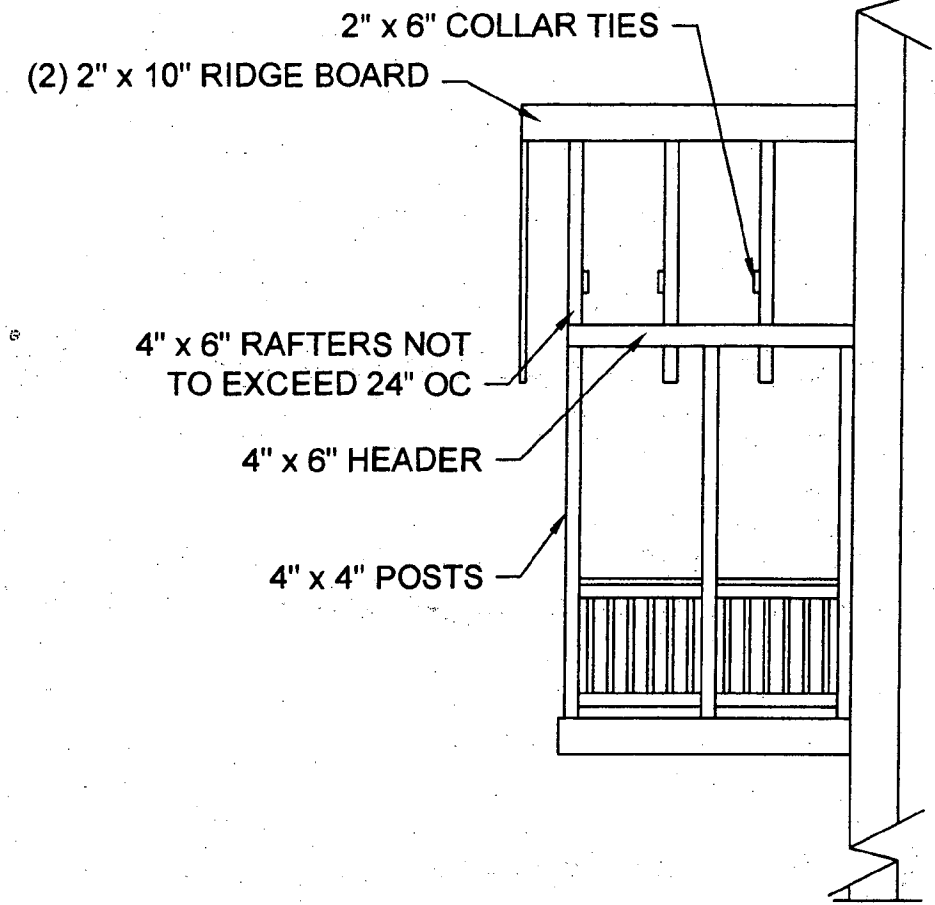
2" x 6" T&G FOR INSIDE ROOF MATERIAL

1" x 8" FASICA WITH GUTTER AND DOWN SPOUTS



VIEW C - C

SCALE: 1/4" = 1'



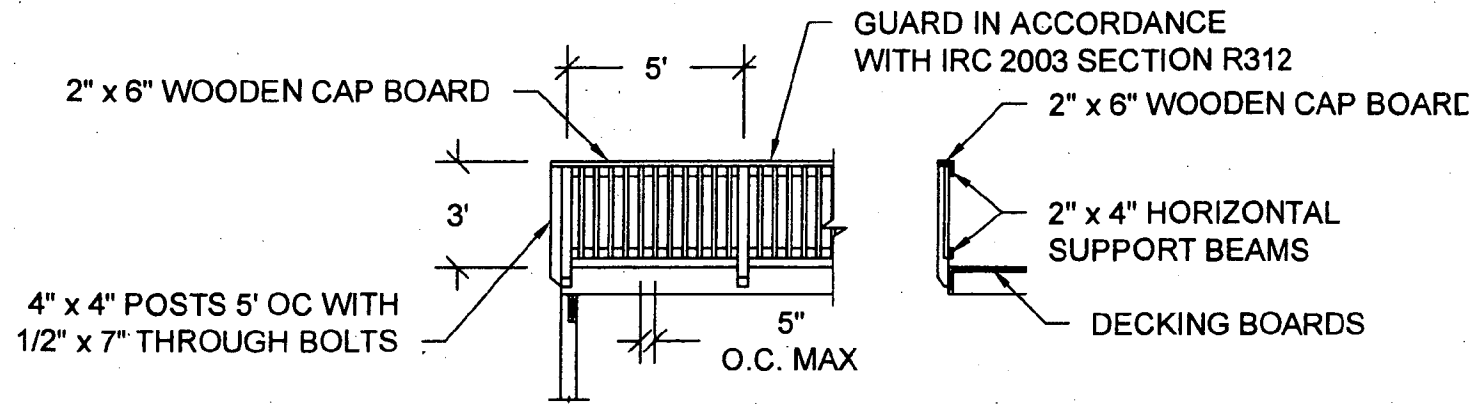
SECTION B - B

SCALE: 1/4" = 1'

Chad Gregory

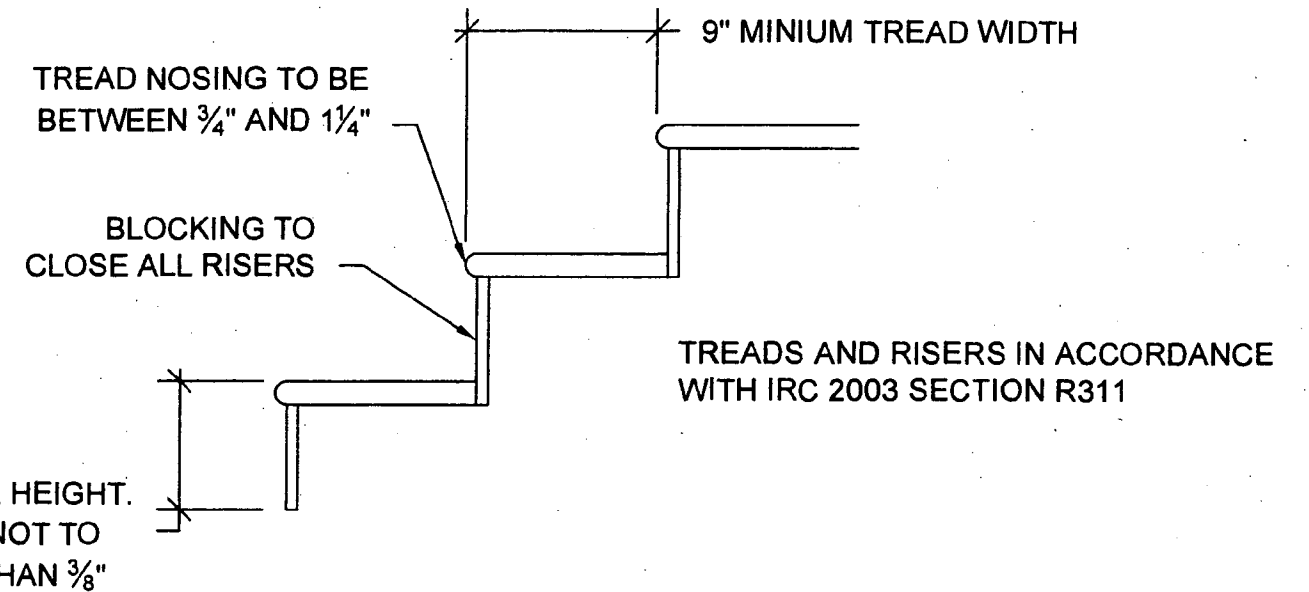
APPROVED
Montgomery County
Historic Preservation Commission
Mickel Salt
8/22/06

DATE: 06-23-06 06-11-06	DRAWING NUMBER: 06RM2317	LONG® FENCE www.longfence.com 2520 URBANA PIKE IJAMSVILLE, MD 21754-8624 (301) 662-1600	
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SHEET# 3 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD



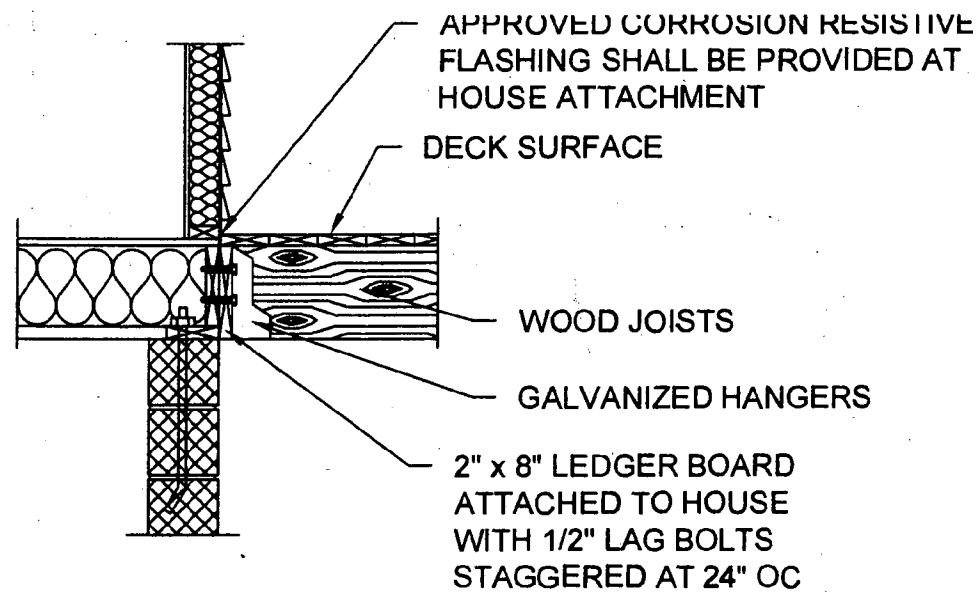
SWEEPER RAILING

SCALE: 3/16" = 1'



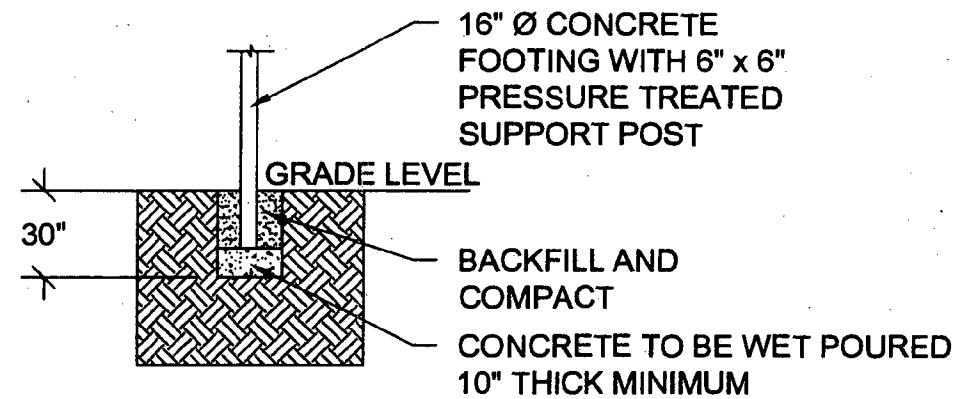
TREAD AND RISER DETAIL

SCALE: NTS



LEDGER DETAIL

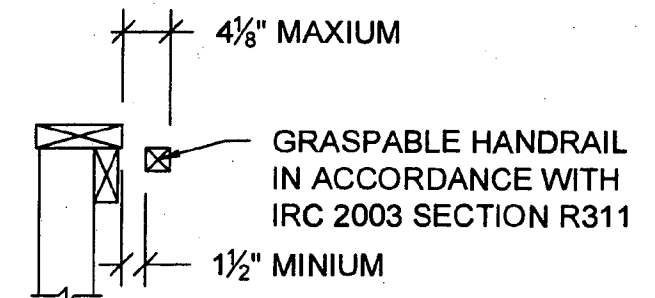
SCALE: NTS



FOOTING DETAIL

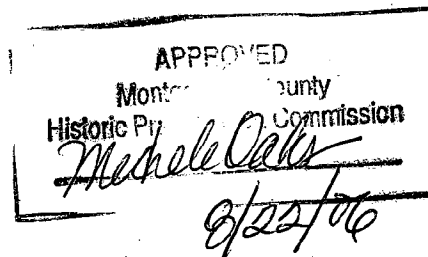
SCALE: 3/16" = 1'

* ALL FOOTINGS WITHIN 5' OF THE HOUSE WALLS WILL BE AS DEEP AS THE HOUSE FOOTING AND STEPPED.



HANDRAIL SECTION

SCALE: NTS



DATE: 06-23-06 06-11-06	DRAWING NUMBER: 06RM2317	LONG® FENCE www.longfence.com 2520 URBANA PIKE IJAMSVILLE, MD 21754-8624 (301) 662-1600	
REV. B	OWNER: SUSAN HEARN AND MIKE DESAUTELS 18 HICKORY AVENUE TAKOMA PARK, MD 20912		
SHEET# 4 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	18 Hickory Ave, Takoma Park	Meeting Date:	8/16/2006
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	8/9/2006
Applicant:	Michael Desautels	Public Notice:	8/2/2006
Review:	HAWP	Tax Credit:	N/A
Case Number:	37/03-06PP	Staff:	Michele Oaks

PROPOSAL: Screen porch and deck installation

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within The Takoma Park Historic District
STYLE: Queen Anne
DATE: 1888

HISTORIC CONTEXT

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the one of the earliest railroad suburbs of Washington. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist.

Benjamin Franklin Gilbert was the developer of Takoma Park, which he promoted for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert's promotion of the natural setting is the use of the Native American "Takoma", meaning "exalted" or "near heaven." Later he added the "Park" appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. The substantial houses had spacious settings, with deep, narrow lots of 50 feet by 200-300 feet, with 40-foot setback requirements. Extensive numbers of these houses (built from 1883 to 1900) remain, particularly concentrated along Maple, Cedar, and Holly Avenues. The earliest houses were built on Cedar Avenue (originally known as Oak Avenue).

Gilbert was more than just the developer of the community - he was a resident and civic leader. He built one of the first houses in the new community for himself and later became the town's first mayor. By 1886,

Takoma Park had a post office and a new railroad station. Fifteen trains a day ran between Washington and Takoma Park and the population had reached 100.

By 1893, the town's population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period.

The first multi-family buildings in Montgomery County were built in Takoma Park. The earliest documented multi-family dwelling is the *Ford House* at 7137-39 Maple Avenue. Brothers Byron and Seth Ford built this large, elaborate, frame double-house in 1885 for their families. The next multi-family dwellings to be built in the county were not constructed until 1907.

The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established - detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues. Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era.

Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.

PROPOSAL:

The applicants are proposing to construct a screen porch and deck addition onto the rear of their house. The addition will protrude from the rear elevation of the house and from an existing, non-contributing one-story frame addition, which is currently clad in vinyl siding. The proposed materials to be utilized in this project are wood framing, wood trim, and composite shingle roof for the screen porch and wood decking and balustrades for the deck.

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Takoma Park historic district several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the *Approved and Adopted Amendment for the Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24Ab (Chapter 24Ab)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District

- Major additions should, where feasible, be placed to the rear of existing structures so that they are less visible from the public right-of-way;
- Some non-original building materials may be acceptable on a case-by-case basis; artificial siding on areas visible to the public right-of-way is discouraged where such materials would replace or damage original building materials that are in good condition
- Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course
- All changes and additions should respect existing environmental settings, landscaping, and patterns of open space.

Montgomery County Code; Chapter 24Ab

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The proposed screen porch and deck will be located at the rear – barely visible from the public right-of-way, and will be set back approximately 55’ from the front property line. The current house straddles the common property line of two, Takoma Park lots, both measuring approx 100’ x 160’.

The proposed new construction will not have any negative impact on the existing streetscape nor the historic integrity of the historic house. The screen porch and deck will protrude from the rear elevation of the house, which is comprised of a portion of the original massing and an existing, non-contributing, one-story frame addition. Thankfully, the applicants have not requested approval for any alterations to the existing historic massing for the installation of the screen porch installation. The entry into the screen porch will be from the existing door in the one-story frame addition. Therefore, the façade of the original massing will remain intact, including the exterior cladding and the existing window.

The proposed one-story screen porch and deck have been designed so they are in scale with the existing house and compatible with the adjacent historic resources. This proposal meets the criteria outlined in the *Takoma Park Guidelines*, the *Montgomery County Code* and the *Secretary of the Interior Standards*. Staff recommends approval.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior’s Standards for Rehabilitation*;

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



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

427782
DPS - #8
M

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: _____
Daytime Phone No.: _____

Tax Account No.: _____
Name of Property Owner: Michael Desautels, Susan Hearn Daytime Phone No.: 301 270 6559
Address: 18 Hickory Ave Takoma Park MD 20912
Street Number City State Zip Code
Contractor: Long Fence Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 18 Hickory Ave Street: Hickory Ave
Town/City: Takoma Park Nearest Cross Street: Elm
Lot: 12-13 Block: 20 Subdivision: B.F. Gilbert's Addition to Takoma Park
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 28,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ 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.

Mike Desautels 7/19/06
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

5

**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:

Our property is a contributing member of the Historic District of Takoma Park, MD. Our house straddles the midline of a double lot.

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

We would like to construct a deck and screened porch. These structures will be built on the rear of our house, and be only partially visible from the street.

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 dripline of any tree 6' or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

Neighbors

Immediately adjacent

Ken Norkin and Linda Stern

14 Hickory Ave.

Takoma Park, MD 20912

Bill Kules and Julia Washburn

20 Hickory Ave.

Takoma Park, MD 20912

Across the street

Teresa Smith

7 Hickory Ave.

Takoma Park, MD 20912

Properties (in the rear) that abut the property

Debra Zuckerman

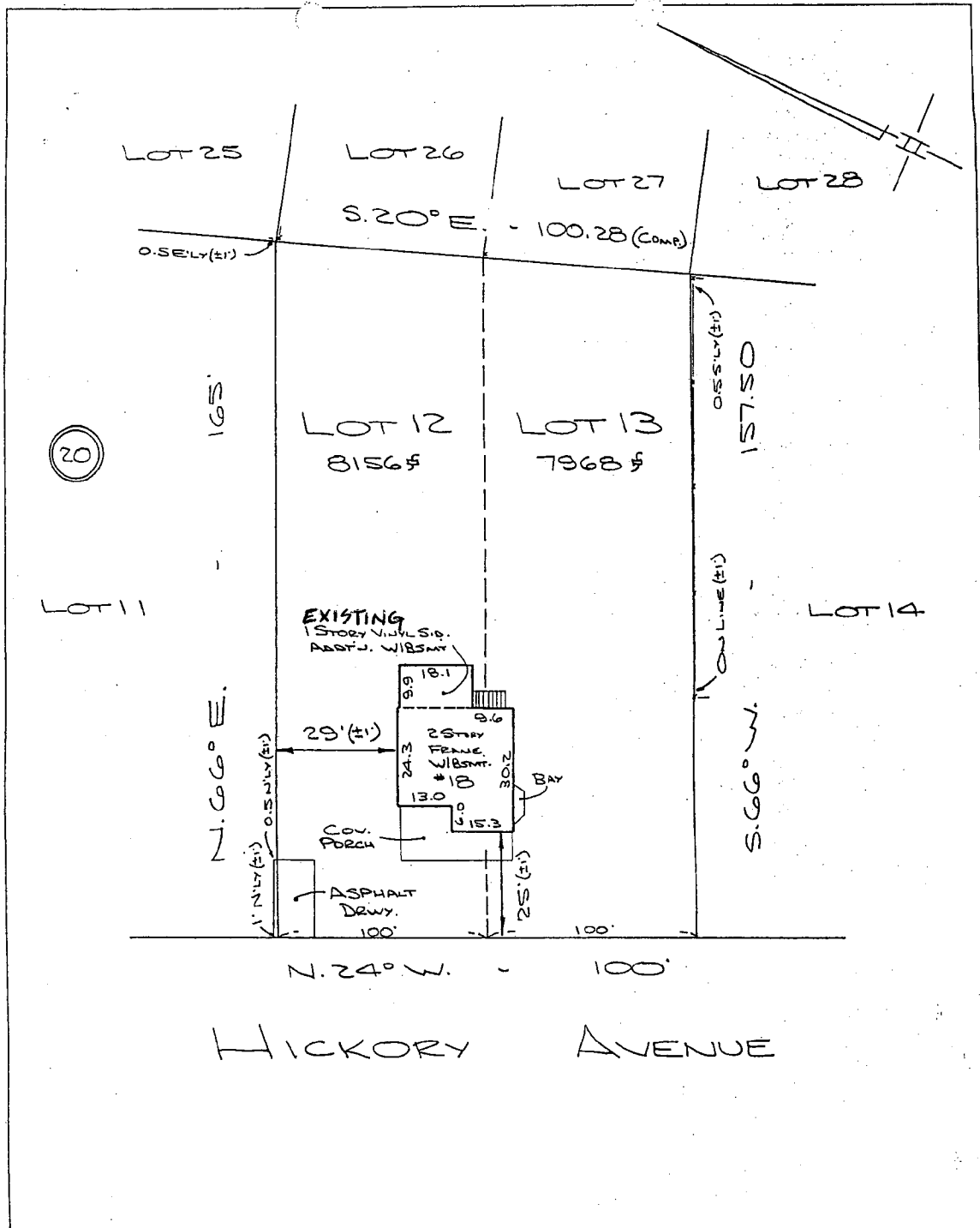
7100 Poplar Ave.

Takoma Park, MD 20912

Jan Shinpoch

7102 Poplar Ave.

Takoma Park, MD 20912



Capitol Surveys, Inc.

10762 Rhode Island Avenue
 Beltsville, Maryland 20705
 Phone 301-931-1350
 Fax 301-931-1352

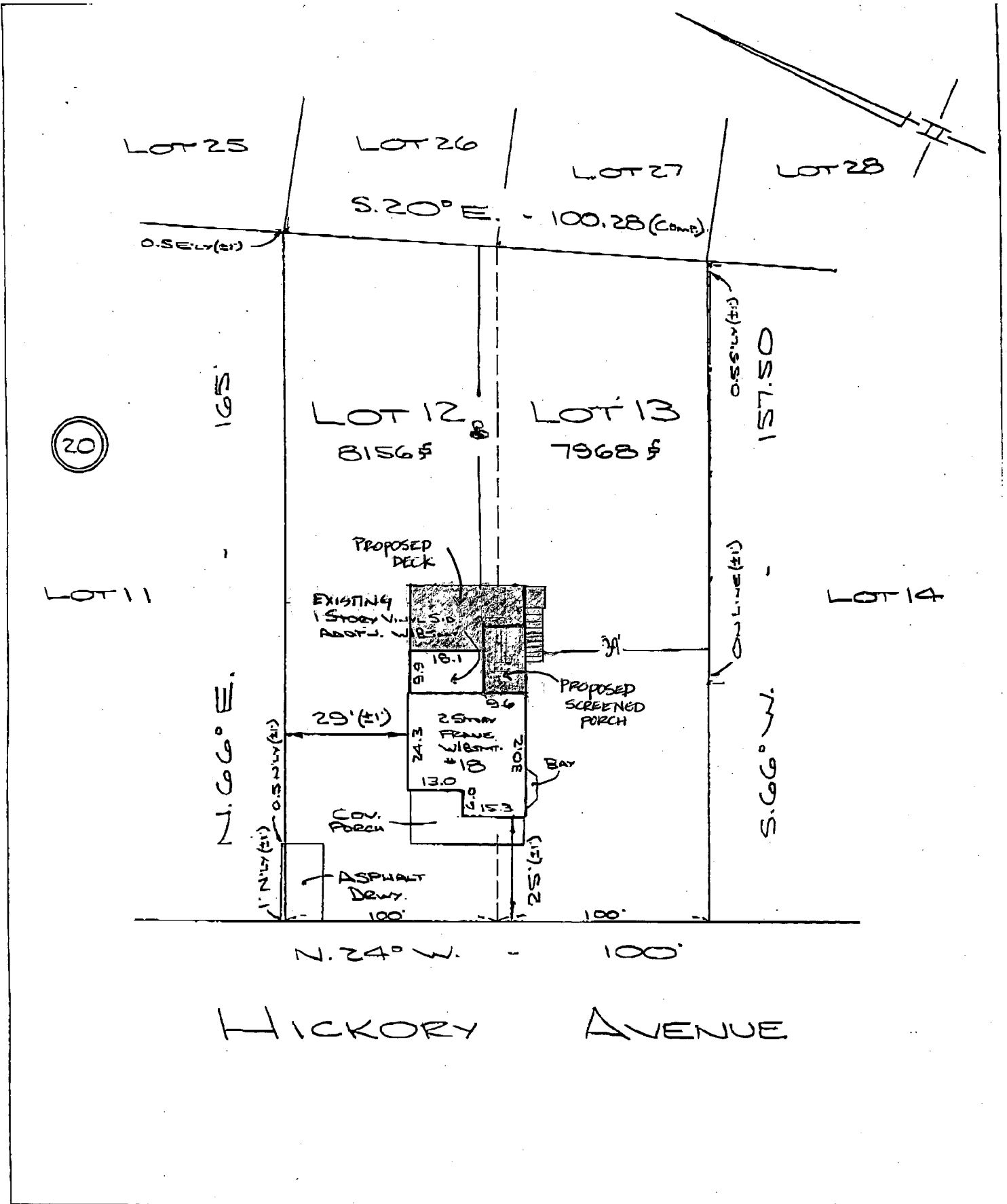
NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOTS 12 & 13 BLOCK 29
 B.F. GILBERT'S ADDITION TO
 TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

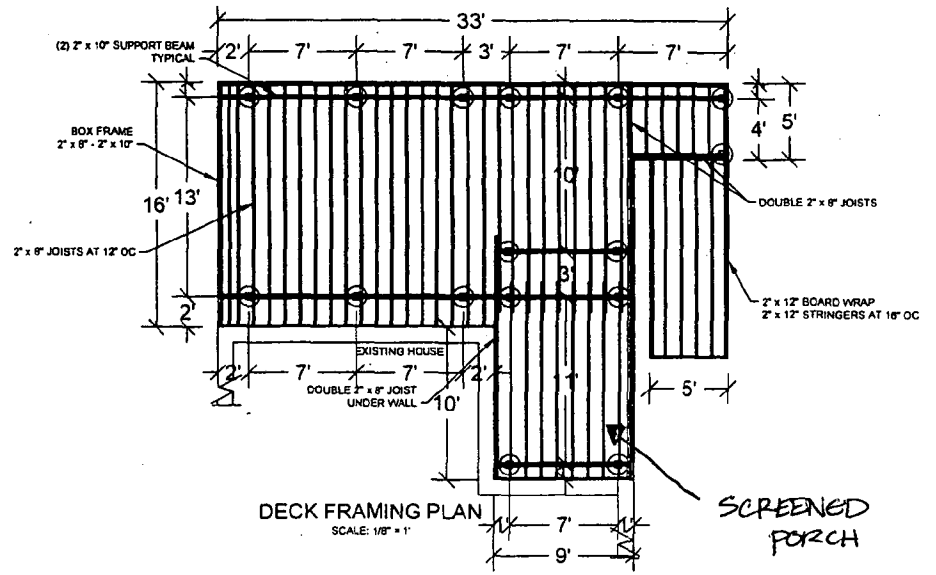
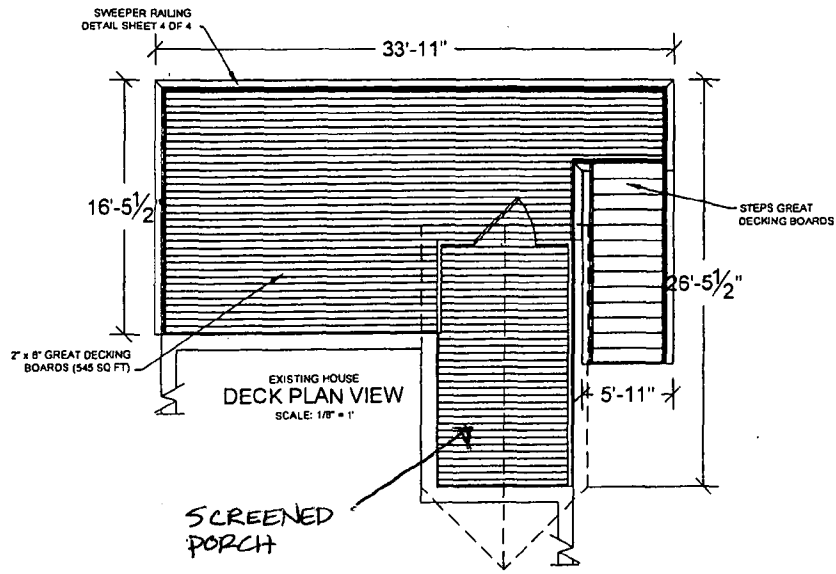
Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522

Recorded in Plat Book **A** Plat **2** Scale 1" = 30'
 CASE: **8-01** FILE: **GG702**
 DATE: **JANUARY 31, 2001**



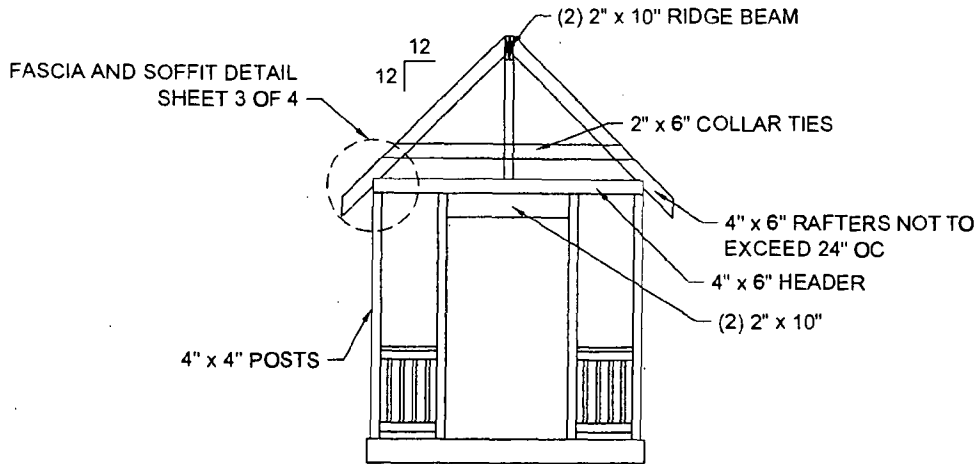
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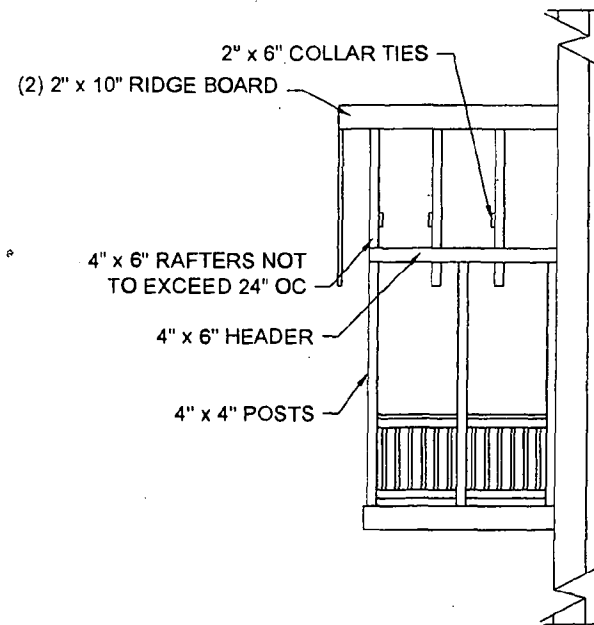
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SHEET# 1 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD

10



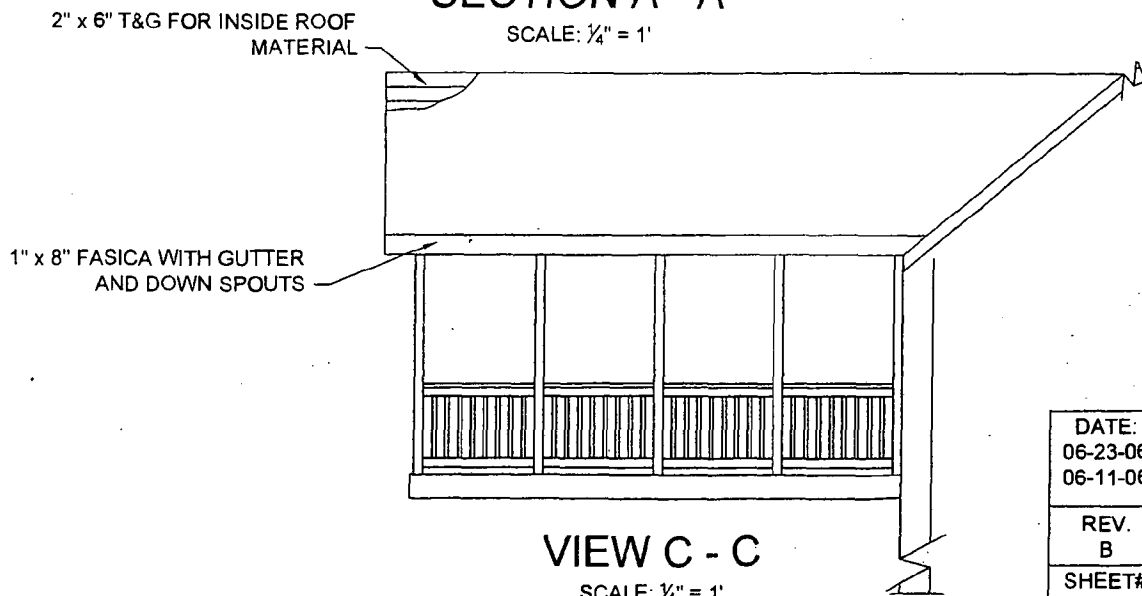
SECTION A - A

SCALE: $\frac{1}{4}'' = 1'$



SECTION B - B

SCALE: $\frac{1}{4}'' = 1'$



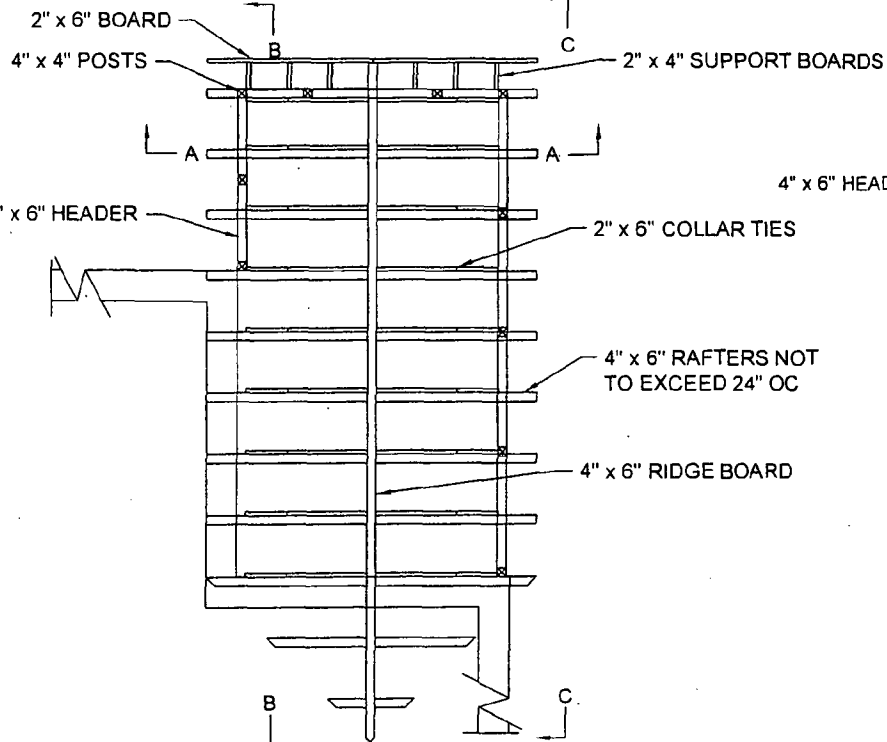
VIEW C - C

SCALE: $\frac{1}{4}'' = 1'$

Chad Gregory

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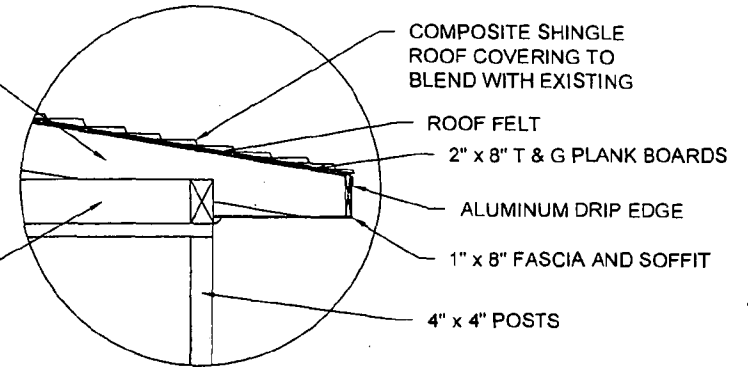
(11)



EXISTING HOUSE
DECK PLAN VIEW
 SCALE: 1/4" = 1'

4" x 6" RAFTER NOTCHED

4" x 6" HEADER BOARD

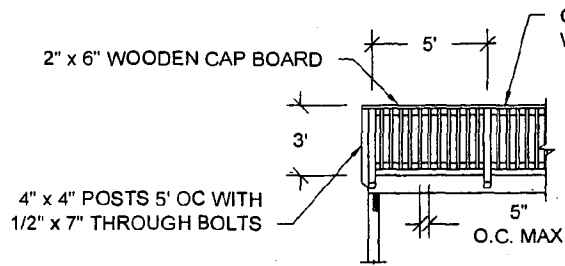


FASCIA AND SOFFIT DETAIL

SCALE: NTS

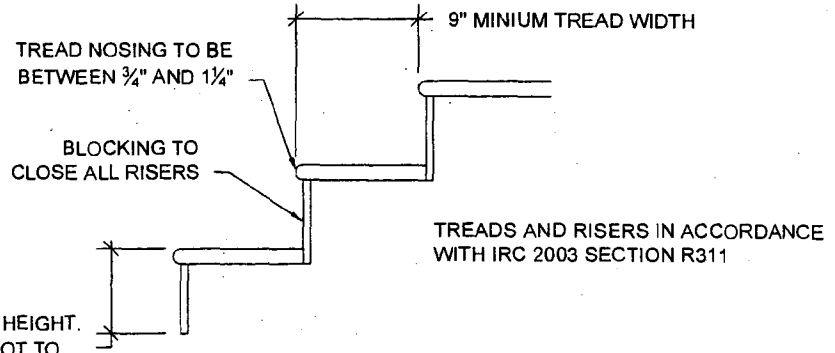
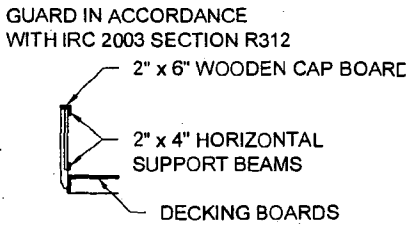
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12



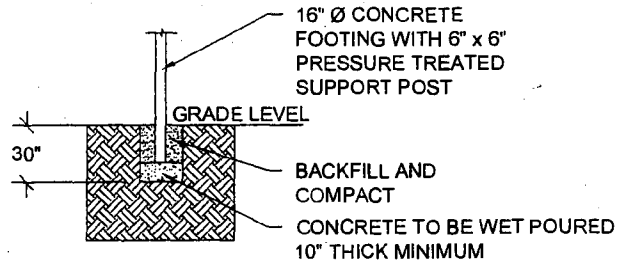
SWEEPER RAILING

SCALE: 3/16" = 1'



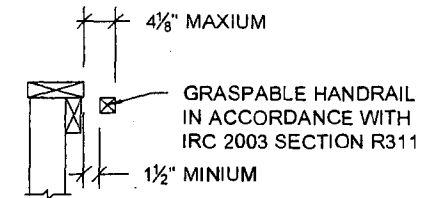
TREAD AND RISER DETAIL

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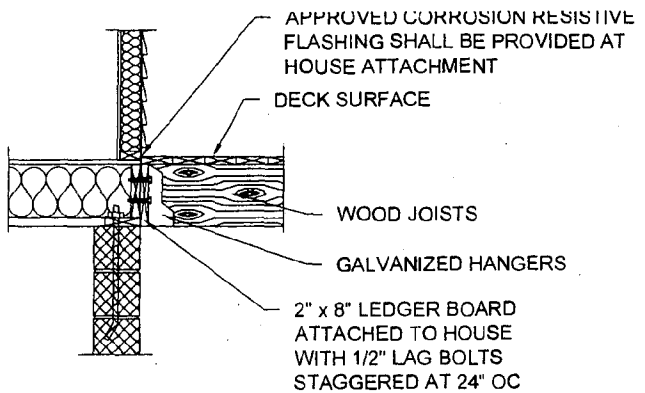
FOOTING DETAIL

SCALE: 3/16" = 1'
*ALL FOOTINGS WITHIN 5' OF THE HOUSE WALLS WILL BE AS DEEP AS THE HOUSE FOOTING AND STEPPED.



HANDRAIL SECTION

SCALE: NTS



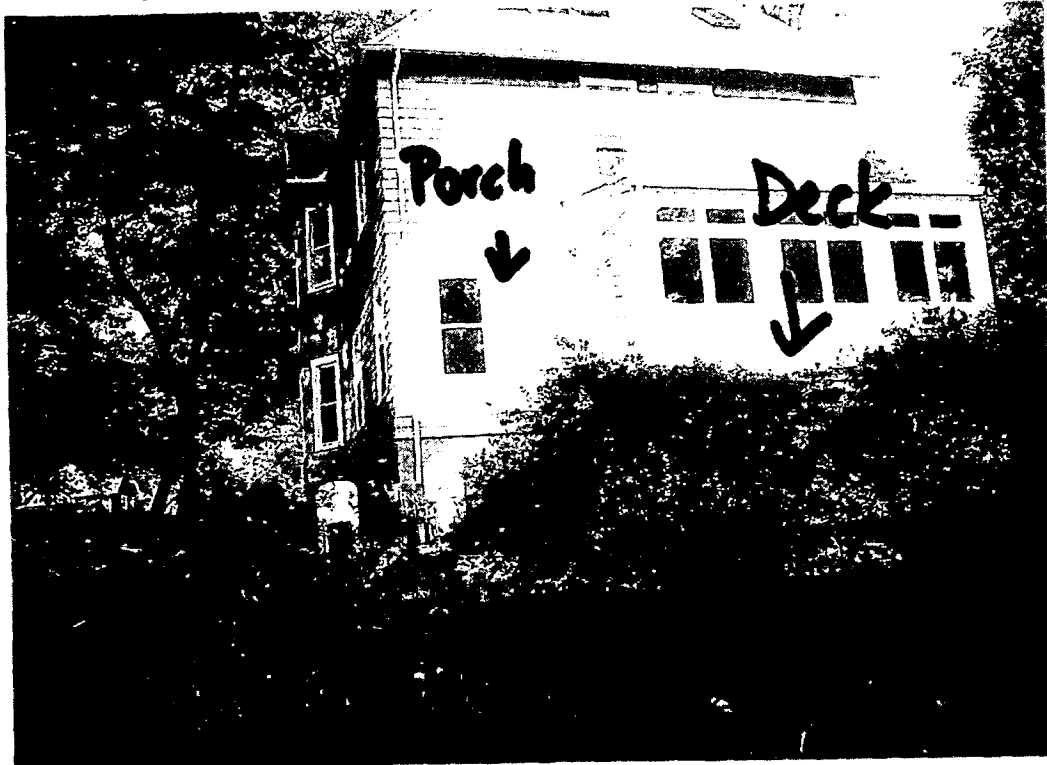
LEDGER DETAIL

SCALE: NTS

DATE: 06-23-06 06-11-06	DRAWING NUMBER: 06RM2317	LONG® FENCE www.longfence.com 2520 URBANA PIKE IJAMSVILLE, MD 21754-8624 (301) 662-1600	
REV. B	OWNER: SUSAN HEARN AND MIKE DESAUTELS 18 HICKORY AVENUE TAKOMA PARK, MD 20912		
SHEET# 4 of 4		ESTIMATOR: CHAD GREGORY	DRAWN BY: CRAIG HILLIARD



Existing Property Condition Photographs (duplicate as needed)

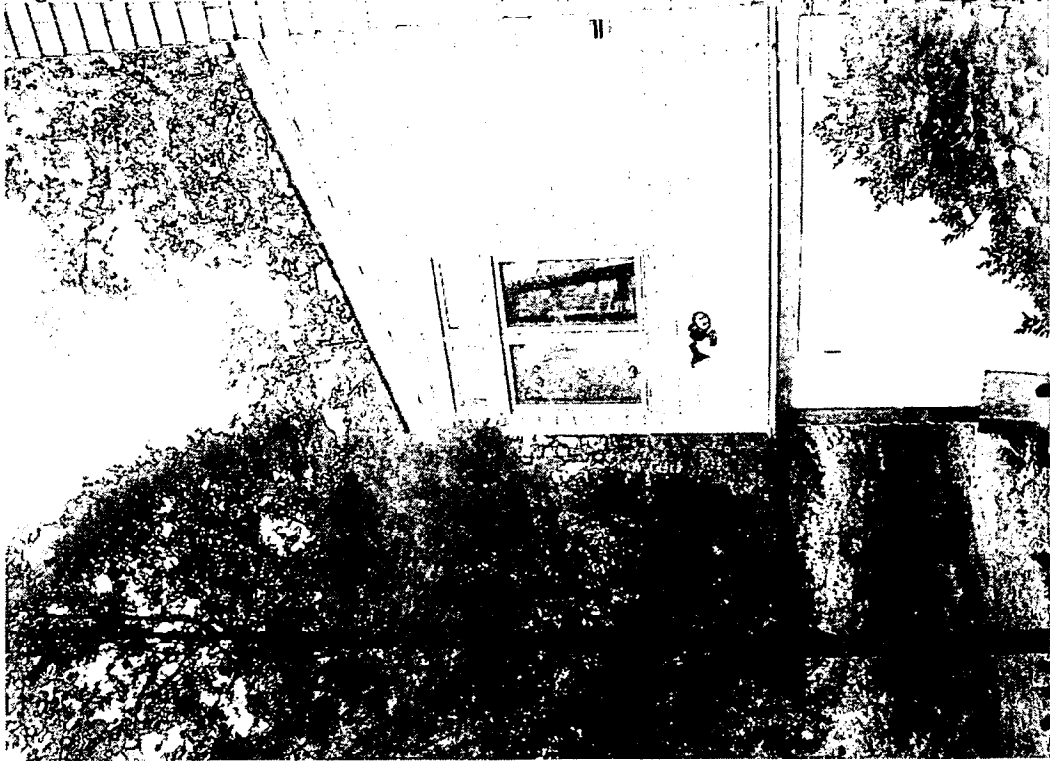


Detail: Rear of house Porch + deck wraps around existing structure



Detail: Rear of house

Existing Property Condition Photographs (duplicate as needed)



W. side of house

Detail: West side of house



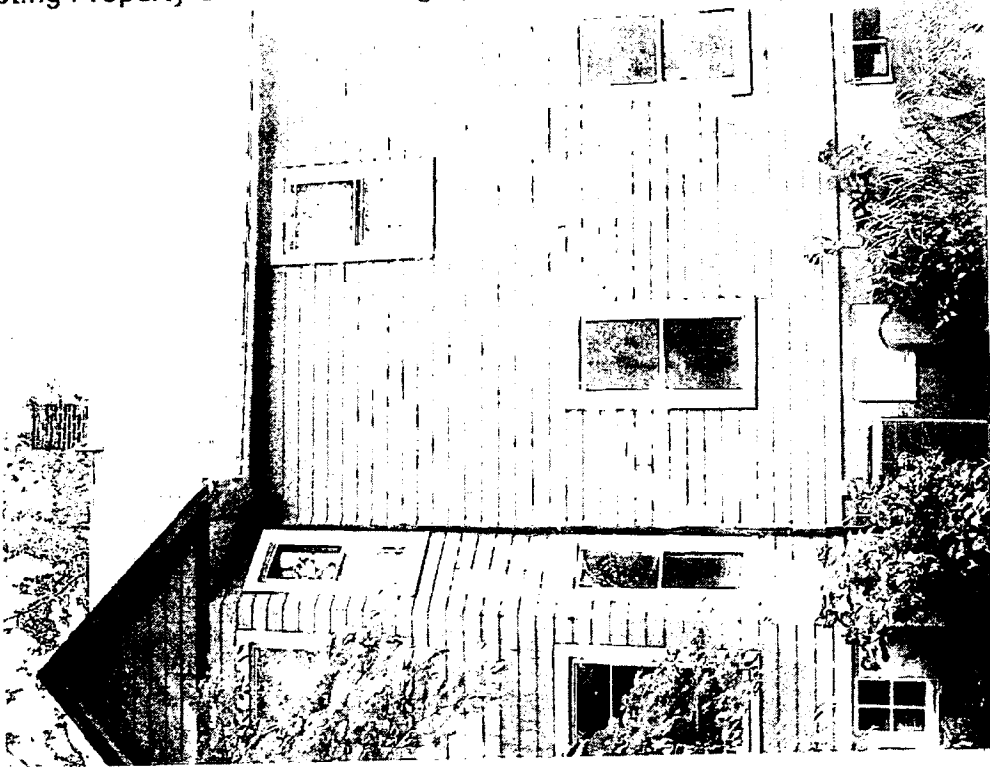
E. side of house

Detail: East side of house

applicant: M.P. Daniels

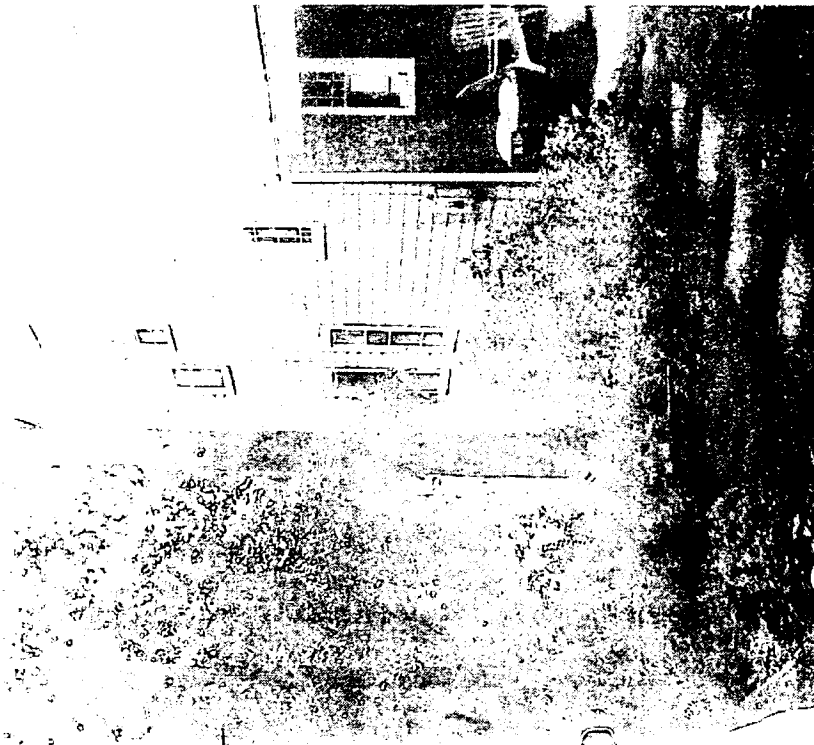
Page 2

Existing Property Condition Photographs (duplicate as needed)



E. side of house

Detail: East side of house



W. side of house

Detail: West side of house

Applicant: Will Resalt