

34 Columbia Avenue, Takoma Park  
(HPC Case No. 37/03-08XX)  
Takoma Park Historic District



**Accession 12-09 BOX 48**  
**HISTORIC PRESERVATION**

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Takoma Park Historic District

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Laurel & Carroll Avenues  
24 Holt Place  
25 Holt Place  
6921 Laurel Avenue



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: August 14, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *JDS*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #491347, fencing installation

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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 August 13, 2008 meeting.

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

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: David Groberg

Address: 34 Columbia Avenue, 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 - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED

Division of Casework Management

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: David Groberg

Daytime Phone No.: 301 275 9725

Tax Account No.: 01062496

Name of Property Owner: David Groberg Daytime Phone No.: 301 275 9725

Address: 34 Columbia Ave. Takoma Park, MD 20912  
Street Number City State Zip Code

Contractor: Patomac Fence Phone No.: 301 468 1228

Contractor Registration No.: 9989

Agent for Owner: NA Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 34 Street: Columbia Avenue

Town/City: Takoma Park Nearest Cross Street: Poplar Avenue

Lot: 9 Block: 14 Subdivision: B.F. Gilbert's Addition to Takoma Park

Liber: JAB Folio: 479 Parcel: \_\_\_\_\_

re-recorded in Plat Book A at Plat No 2

**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: \$ 8000.00

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

**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 6/4 feet 0 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.

David Groberg Signature of owner or authorized agent  
7/20/08 Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 8/14/08

Application/Permit No.: 471347 Date Filed: 7/22/08 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:

Chain link fence (40" tall) and 2  
chain link gates. No historical  
features or significance.

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

Replace existing fence with wooden  
Wynngate-style fence (6' high on NE side,  
4' high on SW side).  
Action should improve resource and  
setting.

**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**

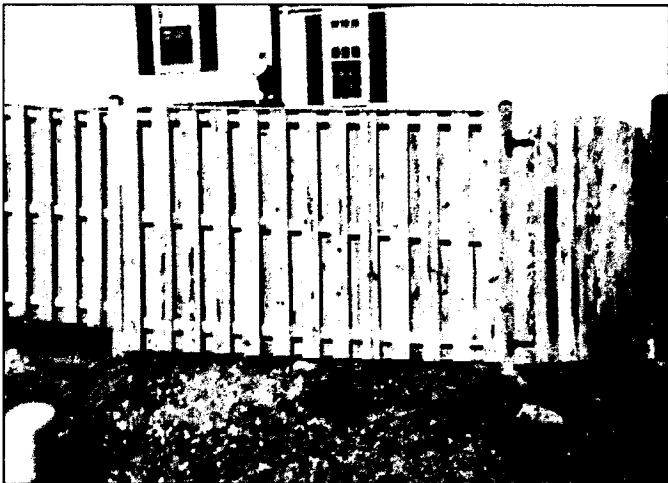
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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 INTO MAILING LABELS.

Groberg, David  
34 Columbia Avenue  
Elevations



4' tall Wyngate fence  
Fence slats are 1" x 4"  
Posts are 4" x 4"

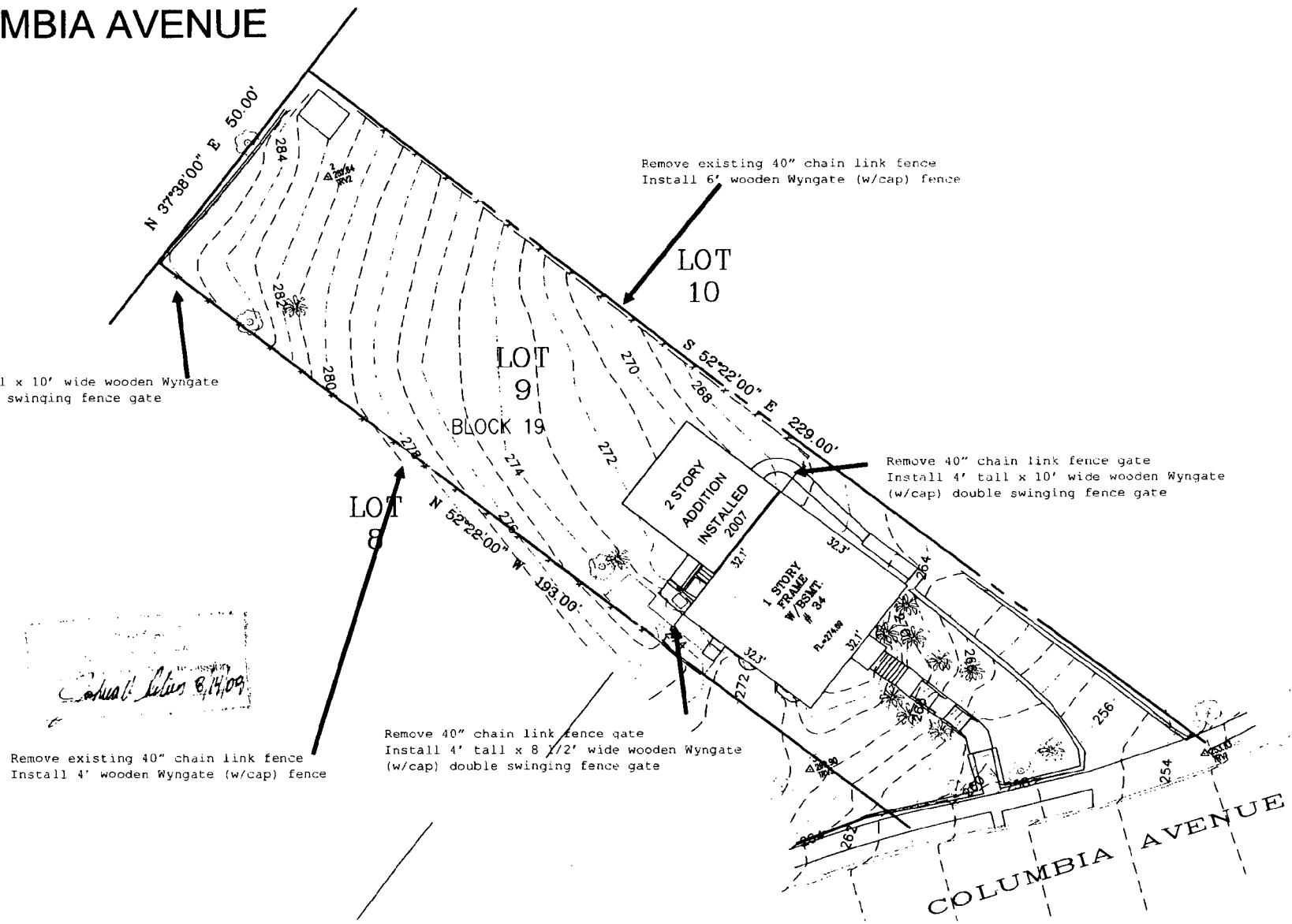
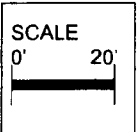


6' tall Wyngate fence  
Fence slats are 1" x 4"  
Posts are 4" x 4"

*Joshua Adams 8/14/08*



# SITE PLAN FENCE REPLACEMENT 34 COLUMBIA AVENUE

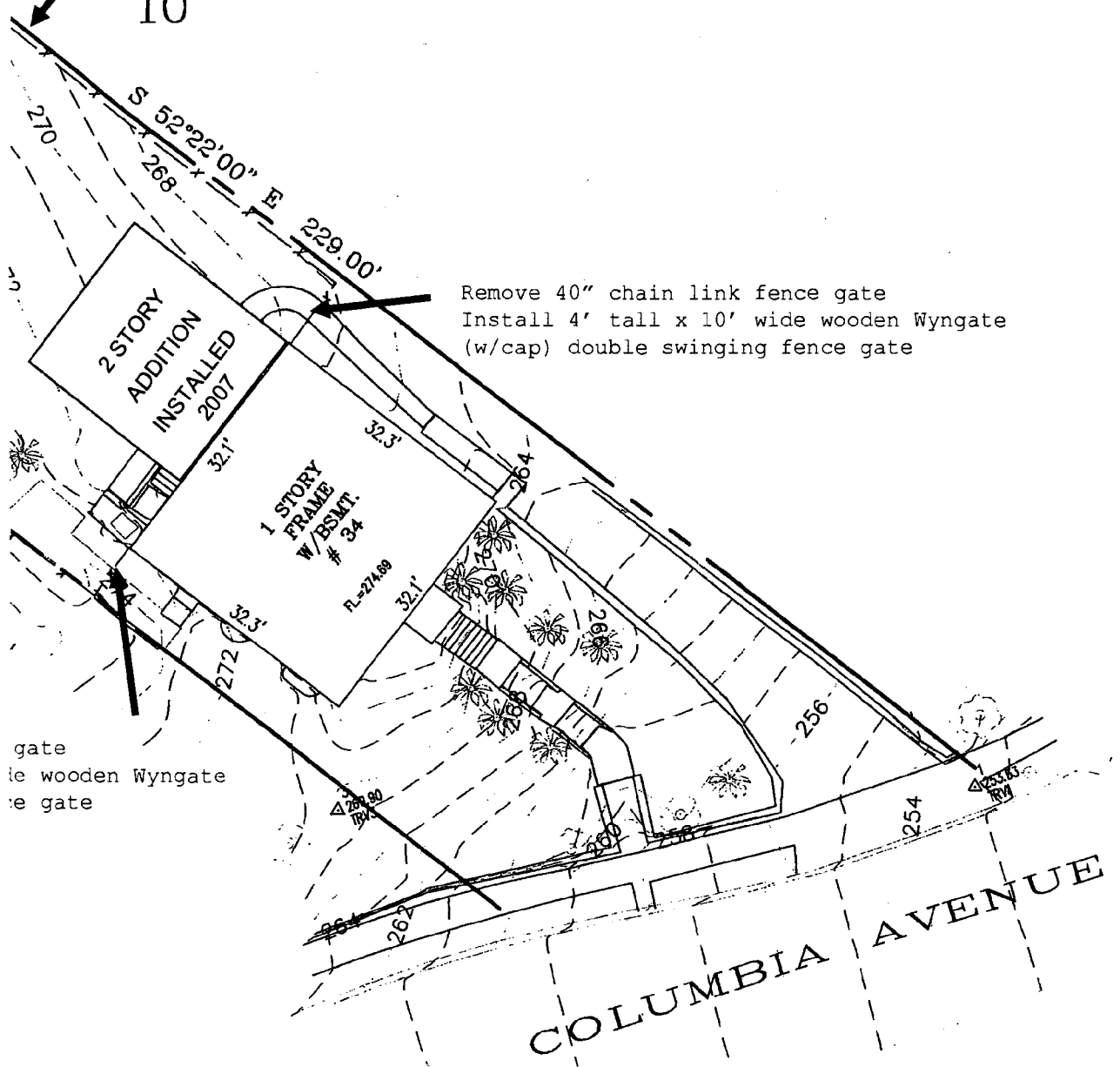


*Actual Sales 8/14/09*

Remove existing 40" chain link fence  
Install 6' wooden Wyngate (w/cap) fence

LOT  
10

Remove 40" chain link fence gate  
Install 4' tall x 10' wide wooden Wyngate  
(w/cap) double swinging fence gate

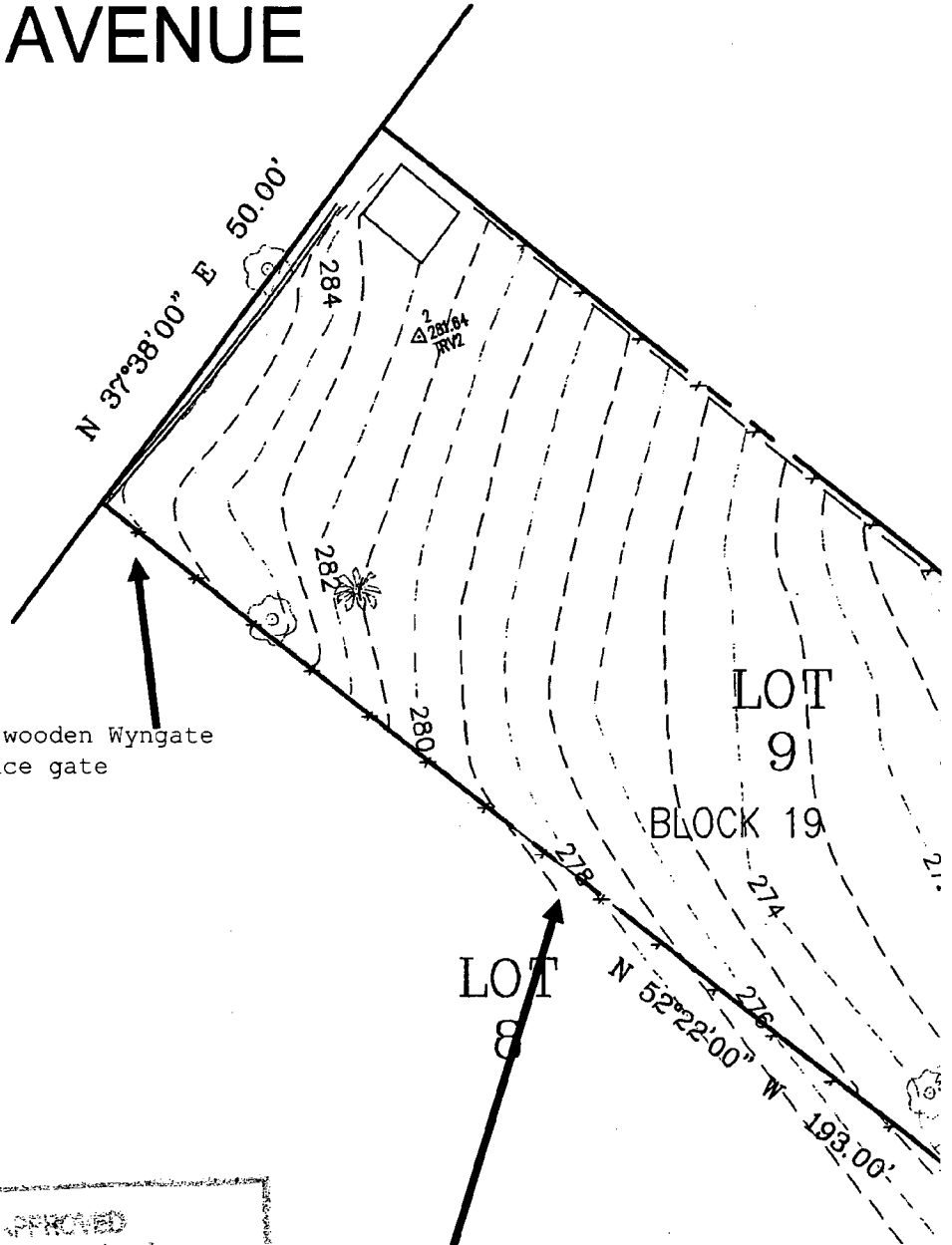


gate  
ie wooden Wyngate  
e gate

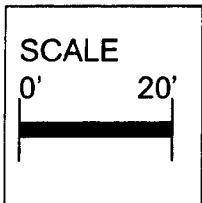
SYM-251.17

COLUMBIA AVENUE

# SITE PLAN FENCE REPLACEMENT 34 COLUMBIA AVENUE



APPROVED  
Montgomery County  
Board of Planning and Zoning  
*John A. Lister 8/14/09*



Remove existing 40'' chain link fence  
Install 4' wooden Wyngate (w/cap) fence

Remove 40'' chain link fence  
Install 4' tall x 8 1/2' wide (w/cap) double swinging fence

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	34 Columbia Avenue, Takoma Park	<b>Meeting Date:</b>	8/13/2008
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Report Date:</b>	8/6/2008
<b>Applicant:</b>	David Groberg	<b>Public Notice:</b>	7/30/2008
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	37/03-08XX	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Gate and fence installation		

**STAFF RECOMMENDATION:**

- Approve**
- Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource Within The Takoma Park Historic District  
**STYLE:** Ranch  
**DATE:** 1945-1955

**PROPOSAL:**

The applicant is proposing to remove a 3'3" high chain link fence and two gates from the property and install a 4' high fence on the south property line, a 6' high fence on the north property line and three 4' high double swing gates. The proposed fence and gates will be fabricated from wood and located at the rear of the property.

**STAFF RECOMMENDATION**

Staff recommendation of **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:

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 to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



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

DPS - #8

**HISTORIC PRESERVATION COMMISSION  
301/563-3400**

**RECEIVED**

JUL 23 2008

Division of  
Casework Management

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: David Groberg  
Daytime Phone No.: 301 275 9725

Tax Account No.: 01062496

Name of Property Owner: David Groberg Daytime Phone No.: 301 275 9725

Address: 34 Columbia Ave. Takoma Park, MD 20912  
Street Number City Street Zip Code

Contractor: Potomac Fence Phone No.: 301 468 1228

Contractor Registration No.: 9989

Agent for Owner: NA Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 34 Street: Columbia Avenue

Town/City: Takoma Park Nearest Cross Street: Poplar Avenue

Lot: 9 Block: 14 Subdivision: B.F. Gilbert's Addition to Takoma Park

Liber: JAB Folio: 479 Parcel: \_\_\_\_\_

re-recorded in Plat Book A at Plat No. 2

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

- 1A. CHECK ALL APPLICABLE:
- |                                    |   |   |   |                                       |  |  |                               |                               |
|------------------------------------|---|---|---|---------------------------------------|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend             | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> AC   | <input type="checkbox"/> Slab         | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input checked="" type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                                      | <input type="checkbox"/> Fireplace    | <input type="checkbox"/> Woodburning Stove | <input 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) | <input type="checkbox"/> Other: _____ |  |  |                               |                               |

1B. Construction cost estimate: \$ 8000.00

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

**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 6/4 feet 0 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.

David Groberg 7/20/08  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

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

Application/Permit No.: 491347 Date Filed: 7/23/08 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

3

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

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Replace existing fence with wooden  
Wyndgate style fence (6' high on NE side,  
4' high on SW side).  
Action should improve resource and  
setting.

2. **SITE PLAN**

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

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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).

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Groberg, David  
34 Columbia Avenue

## HAWP – Fence Replacement

### Materials Specifications

All wood is pressure treated pine

- Fence posts – 4" x 4" x 9' capped with vinyl
- 2 or 3 horizontal runners – 2" x 4" x 8'
- Vertical boards (flat), either
  - 1" x 4" x 48" or
  - 1" x 4" x 60"

### 3 Gates:

1. 10' wide x 4' high flatboard with capboard double gate
2. 10' wide x 4' high flatboard with capboard double gate
3. 3 1/2' wide x 4' high flatboard with capboard single gate

all gate posts are 6" x 6" x 8' secured in cement  
all gates constructed with 2" x 4" horizontal supports

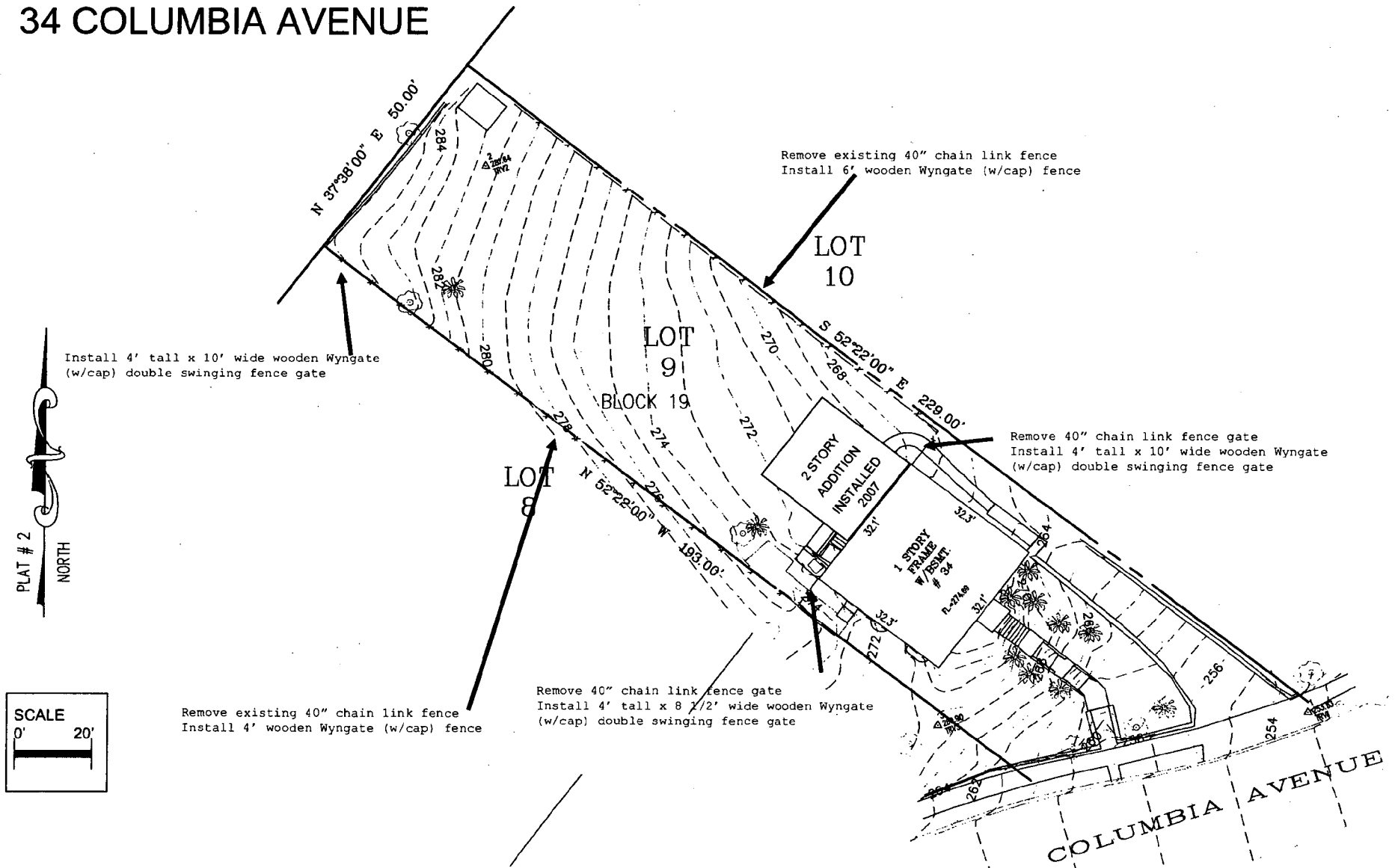


**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<b>Owner's mailing address</b> 34 Columbia Ave Takoma Park, MD 20912	<b>Owner's Agent's mailing address</b>  NA
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Jake Flack Anne Fothergill 33 Columbia Ave Takoma Park, MD 20912	Stephen West / Lise Hone 36 Columbia Ave Takoma Park, MD 20912
Jon Stovell 38 Columbia Ave Takoma Park, MD 20912	Adam Bodner 7125 Carroll Ave Takoma Park, MD 20912

Barbara Ackerley  
135 Reservoir Road,  
Hobart, NY 13788

# SITE PLAN FENCE REPLACEMENT 34 COLUMBIA AVENUE



Install 4' tall x 10' wide wooden Wyngate (w/cap) double swinging fence gate

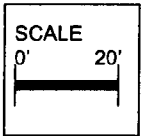
Remove existing 40" chain link fence  
Install 6' wooden Wyngate (w/cap) fence

Remove 40" chain link fence gate  
Install 4' tall x 10' wide wooden Wyngate (w/cap) double swinging fence gate

Remove existing 40" chain link fence  
Install 4' tall x 8 1/2' wide wooden Wyngate (w/cap) double swinging fence gate



PLAT # 2



© 2011-2117



**34 COLUMBIA AVENUE, TAKOMA PARK**



Existing Property Condition Photographs (duplicate as needed)



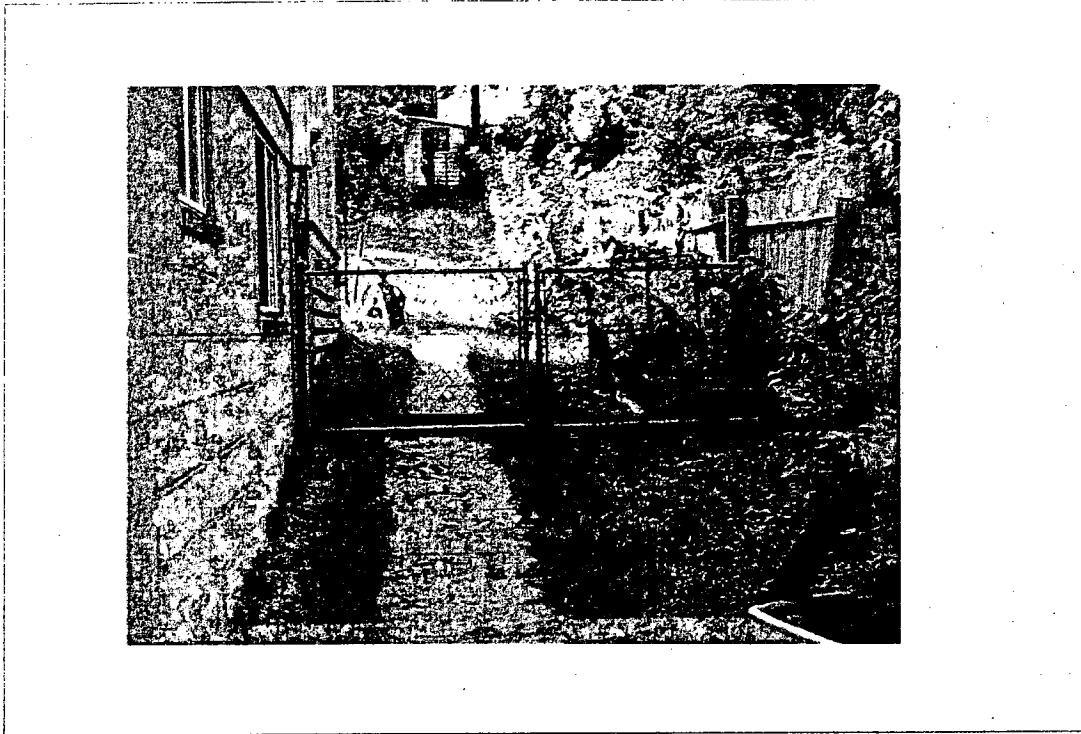
Detail: View from public right of way



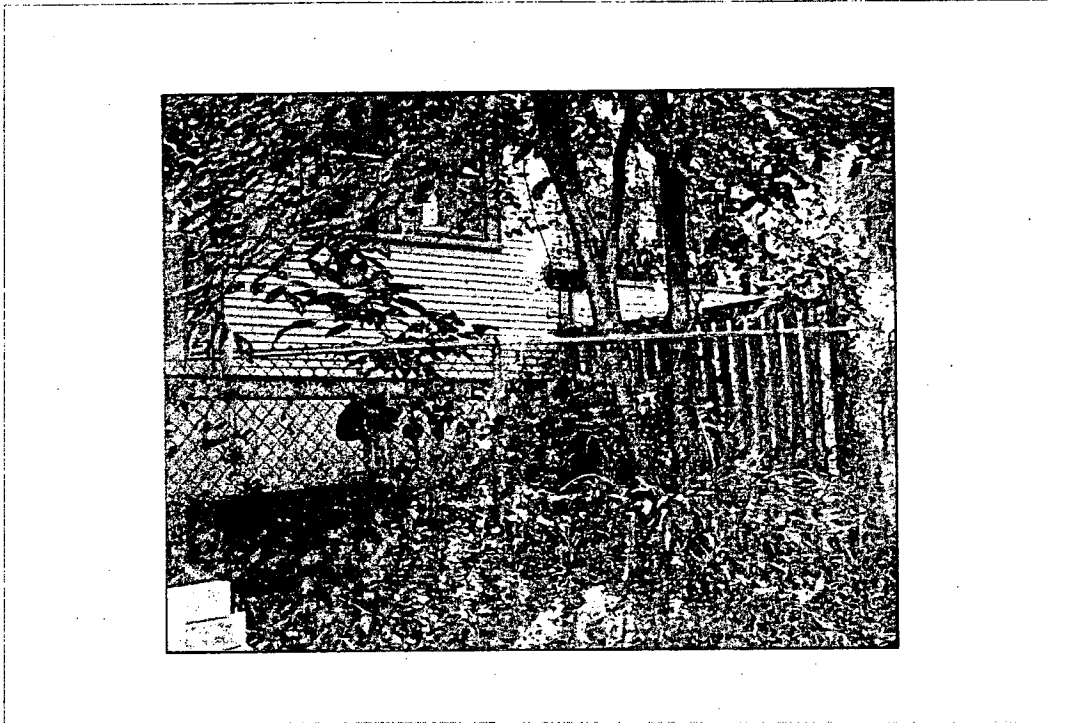
Detail: View from adjoining resource

Applicant: Groberg, David

Existing Property Condition Photographs (duplicate as needed)



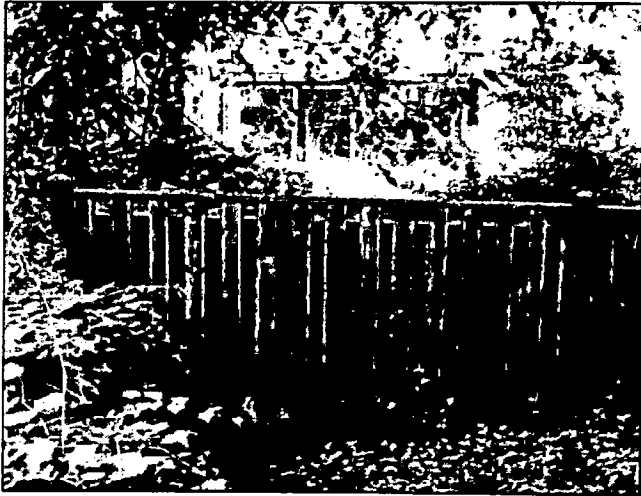
Detail: Existing fence gate



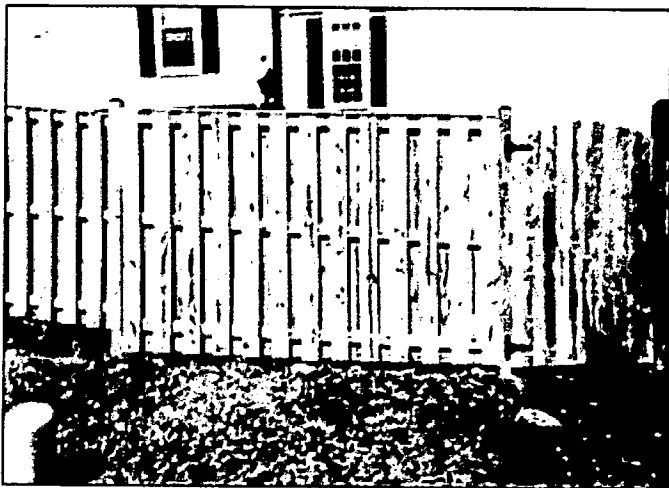
Detail: Existing fence

Applicant: Groberg, David

Groberg, David  
34 Columbia Avenue  
Elevations

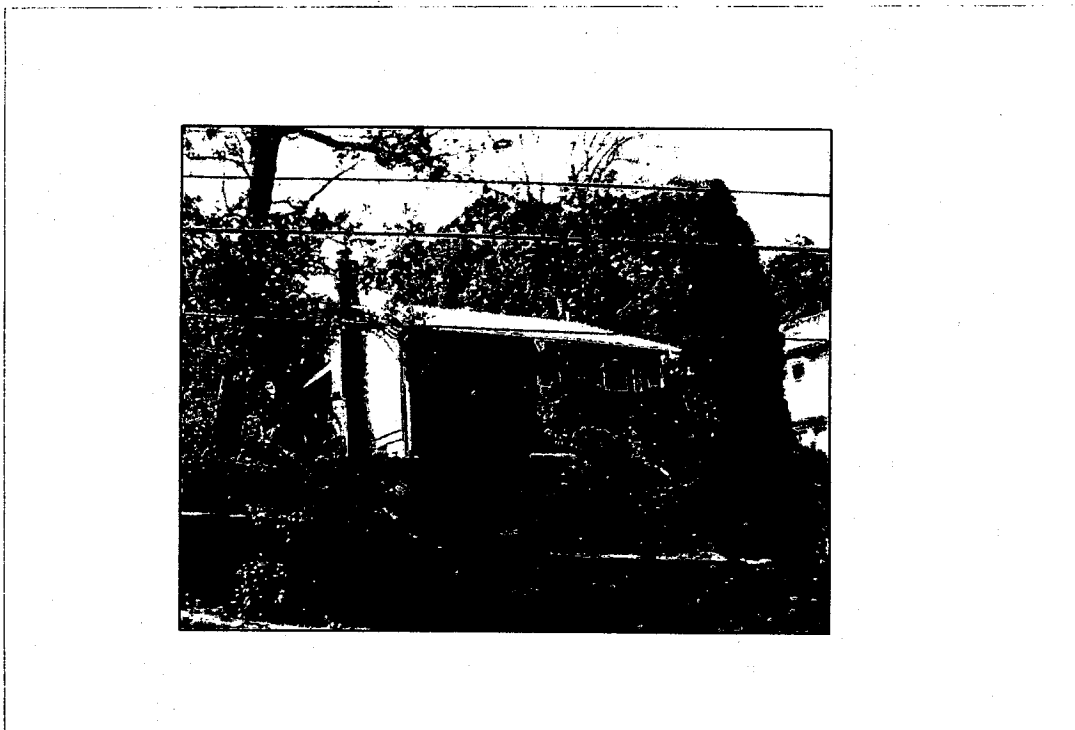


4' tall Wyngate fence  
Fence slats are 1" x 4"  
Posts are 4" x 4"

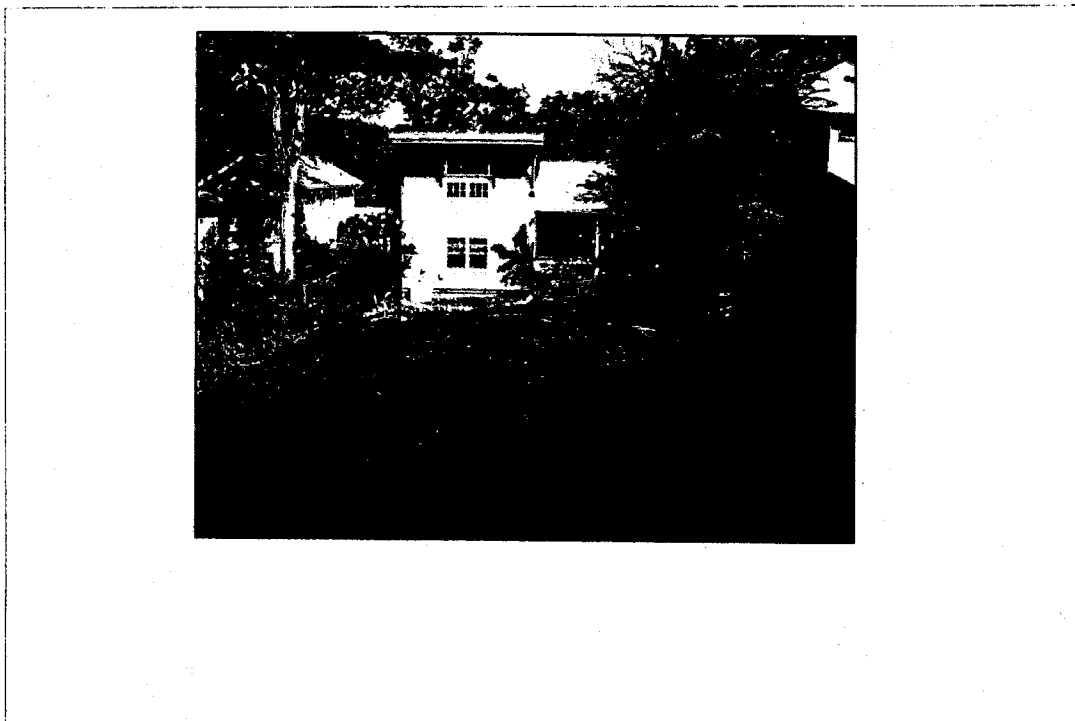


6' tall Wyngate fence  
Fence slats are 1" x 4"  
Posts are 4" x 4"

Existing Property Condition Photographs (duplicate as needed)



Detail: View from public right of way



Detail: View from adjoining resource

Applicant: Groberg, David

Page:



Existing Property Condition Photographs (duplicate as needed)



Detail: Existing fence gate



Detail: Existing fence

Applicant: Groberg, David

Page: