


23 Columbia Avenue, Takoma Park
[HPC Case No. 37/03-09 KK]
Takoma Park Historic District





HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: September 24, 2009

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #519479, garage demolition

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 September 29, 2009 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: Karl and Ruth Pitt
Address: 23 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. Once the work is complete the applicant will contact the staff person assigned to this application at 301-563-3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
240/777-5370

DPS - #8

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

RECEIVED

AUG 20 2009

Dept. of Permitting Services
Casework Management

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Karl Pitt

Daytime Phone No.: 571-521-9519

Tax Account No.: 01057581

Name of Property Owner: Karl J and Ruth S Pitt Daytime Phone No.: 571-521-9519

Address: 23 Columbia Ave, Takoma Park, MD 20912
Street Number City Street Zip Code

Contractor: TBD Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 23 Street: Columbia Ave

Town/City: Takoma Nearest Cross Street: Hickory

Lot: P21 Block: 18 Subdivision: 025

Liber: 14830 Folio: 478 Parcel: B.F. Gilbert's Addition

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"/> A/C | <input type="checkbox"/> Slab | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" 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 type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ 400⁰⁰ [have not received quotes yet]

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.

Karl J. Pitt
Signature of owner or authorized agent

August 19, 2009
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/29/09

Application/Permit No.: 519 479 Date Filed: 8/21/09 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:

The garage/shed is detached and has been condemned. House was built in the 1920's and modified in the 1940's. The house was occupied for some years by Judson King, a lawyer, activist, and Government official.

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

This project would demolish a garage/shed. At some point in the future we plan to replace the garage/shed with a similar structure. The Takoma Park Arborist, Todd Bolton, has no objections as long as we leave the slab/foundation undisturbed.

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Columbia Avenue, Takoma Park	Meeting Date:	9/23/2009
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	9/16/2009
Applicant:	Karl and Ruth Pitt	Public Notice:	9/9/2009
Review:	HAWP	Tax Credit:	None
Case Number:	37/03-09KK	Staff:	Josh Silver
PROPOSAL:	Garage demolition		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Takoma Park Historic District
STYLE: Dutch Colonial
DATE: c1920-30s

PROPOSAL

The applicants are proposing to demolish a detached wood framed garage located in the rear yard of a corner lot property. The garage is accessed via an existing concrete and gravel driveway from Hickory Avenue that will remain. The applicants plan to build a new garage in the same approximate location at future date.

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 24A (Chapter 4A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Takoma Park Historic District Guidelines

Contributing Resources should receive a more lenient review than those structures that have been classified as Outstanding. This design review should emphasize the importance of the resource to the overall streetscape and its compatibility with existing patterns rather than focusing on a close scrutiny of architectural detailing. In general, however, changes to Contributing Resources should respect the predominant architectural style of the resource. As stated above, the design review emphasis will be

restricted to changes that are *at all visible from the public right-of-way*, irrespective of landscaping or vegetation.

The *Guidelines* that pertain to this project are as follows:

All changes and additions should respect existing environmental setting, landscaping and patterns of opens space.

Montgomery County Code; Chapter 24A

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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 proportion, and massing to protect the integrity of the property and its

environment.

STAFF DISCUSSION

Staff supports the proposed garage demolition project at the subject property. Staff performed a limited visual inspection of the garage exterior and documented a collapsed roof system with significant structural rotting, the presence of non-original building treatments i.e., plywood door and transom coverings. The north (right) side wall of the structure has evidence of outward structural bowing likely caused by deferred maintenance and the deterioration of major interior structural members.

The applicants have indicated their future intention to construct a new garage at the property. Staff recommends the applicant maintain the same orientation and general massing as the existing garage when designing their proposal for new construction.

Staff finds the applicants' proposal to demolish the existing garage at the property to be consistent with Chapter 24A-8(b)(1). The proposal will not substantially alter the exterior features of the historic resource within the historic district. Removal of the garage will have no impact on the streetscape of the historic district. **Staff recommends approval of this application.**

STAFF RECOMMENDATION

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

- (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

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3400 or joshua.silver@mncppc-mc.org to schedule a follow-up site visit.



DEPARTMENT OF PERMITTING SERVICES
255 PINE BLVD. FORT DETMERS SUBDIVISION CENTER
BETHESDA, MD 20814

DPS - #8

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301/563-3400

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HISTORIC AREA WORK PERMIT

RECEIVED

AUG 20 2009

Dept. of Permitting Services
Casework Management

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Lot: P21 Block: 18 Subdivision: 025

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PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - 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: \$ 400⁰⁰ [have not received quotes yet]

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

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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.

Karl Pitt
Signature of owner or authorized agent

August 19, 2009
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 519479 Date Filed: 8/21/09 Date Issued: _____

4

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List of Neighbors for 23 Columbia Ave, Takoma Park, MD

SAMUEL, WILLIAM H & T S
4 HICKORY AVE
TAKOMA PARK, MD 20912

FISCHEL, LAURENCE R &
LORRAINE S GILBERT
6 HICKORY AVE
TAKOMA PARK, MD 20912

BARILE, PATRICIA ANN JEAN
10 HICKORY AVE
TAKOMA PARK, MD 20912-4622

KIELY, LISA J
3 HICKORY AVE
TAKOMA PARK, MD 20912-4621

UNTEREINER, ALAN &
KAREN E DONFRIED
21 COLUMBIA AVENUE
TAKOMA PARK, MD 20912

22 Columbia (rental)
DEARDORFF, JAN LOUISE
4310 KENTBURY DR
BETHESDA, MD 20814-4640

ALTEVOGT, MARY
24 COLUMBIA AVE
TAKOMA PARK, MD 20912-4636

PARK, SIMON S & JENNIFER A
26 COLUMBIA AVE
TAKOMA PARK, MD 20912-4636

Karl J. + Ruth S. Pitt

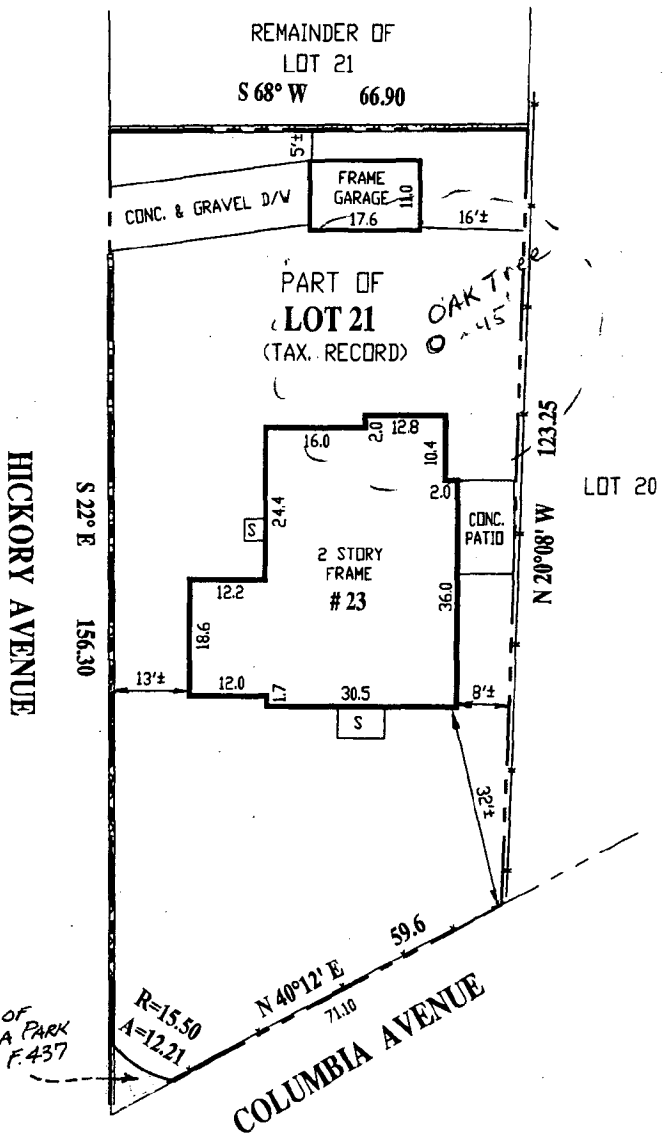
6

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer 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.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 245208-0200 C
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.
3. *No PROPERTY CORNERS FOUND.*



LOCATION DRAWING
PART OF LOT 21, BLOCK 18
B.F. GILBERT'S ADDITION TO
TAKOMA PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."		PLAT BK. A PLAT NO. 2			DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 07-15-03	SCALE: 1" = 30' DRAWN BY: E.M.G. JOB NO.: 03-4377
Jeffrey A. Foster MARYLAND PROPERTY LINE SURVEYOR REG. NO. 537		LIBER 14830 FOLIO 478				

23 Columbia Avenue, Takoma Park
Takoma Park Historic District



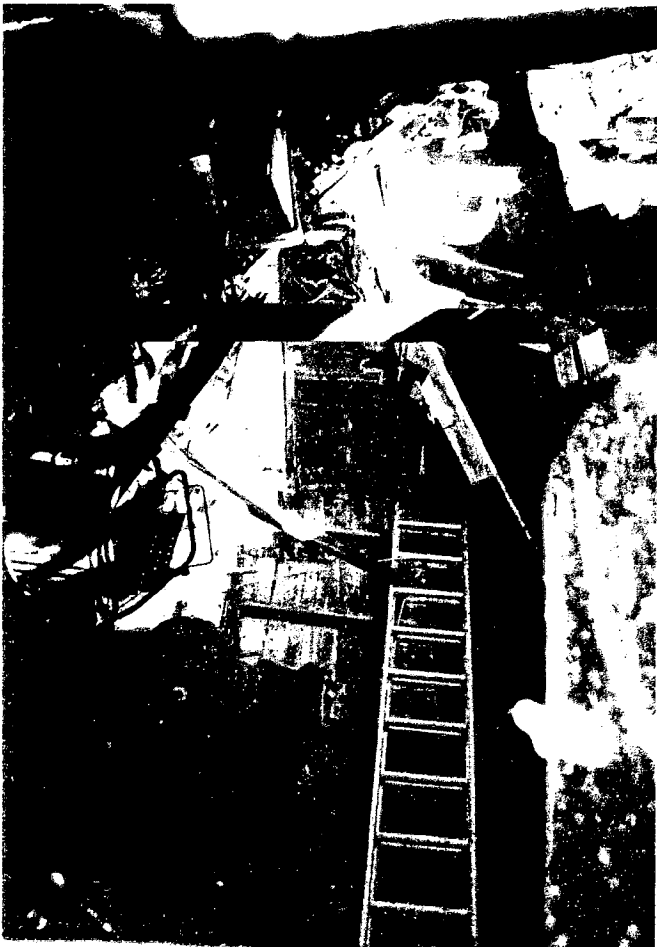




Roof from above on North side



Roof from above on South side



Interior Karl J. + Ruth S. Pitt



From Hickory Ave

City of Takoma Park



Housing & Community
Development

Telephone: (301) 891-7119
Fax: (301) 270-4568

7500 Maple Avenue
Takoma Park, MD 20912

August 18, 2009

Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850-4166

Fax: 240-777-6262

Property Owner Name: Karl Pitt

Location of Requested Building Permit: 23 Columbia Avenue, Takoma Park, MD

Proposed Scope of Work: Shed and foundation demolition in the rear yard

Dear Department of Permitting Services:

The above property owner has notified the City of Takoma Park that they are planning to apply for permits for the above summarized project. The property owner has been informed that the City of Takoma Park has regulations and permit requirements that may apply to their project and if they do not comply they may be cited or fined.

Sincerely,

Carman Lam
Associate Planner

Shed at 23 Columbia Ave Takoma Park



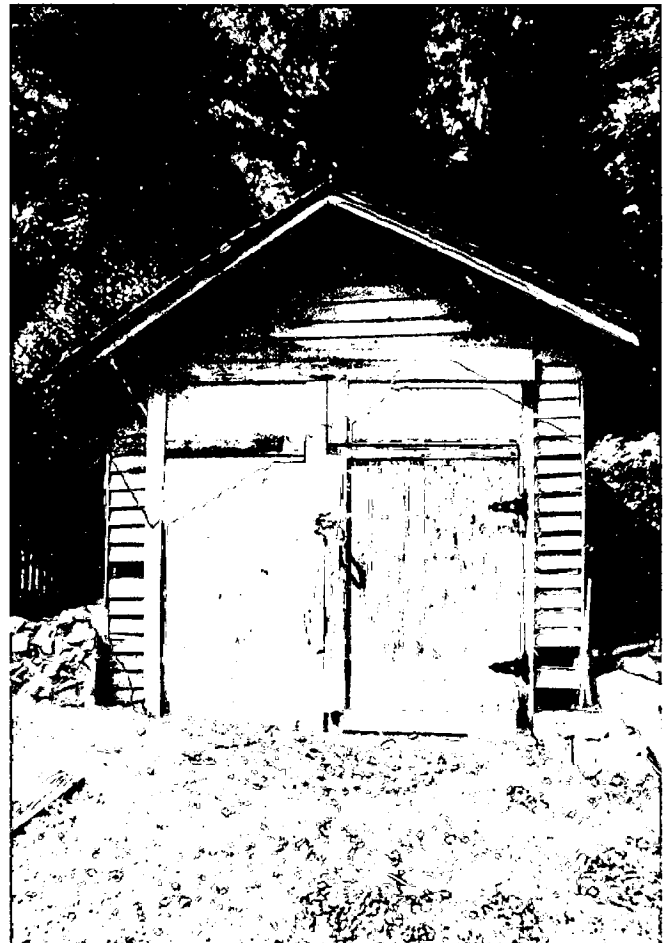
Roof from above on North Side



Roof from above on South side



Interior Karl J. + Ruth S. P.H



From Hickory Ave