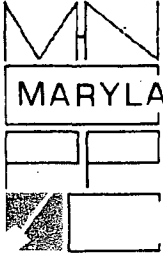


37/03-03V 8 Montgomery Avenue  
(Takoma Park Historic District)



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

Date: 6-12-03

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation

DPS # 306342  
HAWP # 37/03-03V

SUBJECT: Historic Area Work Permit

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

Approved

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

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

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

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

Applicant: Liz Kastor and Jim Naughton

Address: 8 Montgomery Ave. Takoma Park, MD 20912

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ [permits.emontgomery.org](http://permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
240777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

RECEIVED

MAY 15 2003

# APPLICATION FOR HISTORIC AREA WORK PERMIT

DIV. OF CASE WORK MGMT.

Contact Person: Joan Duncan AIA  
Daytime Phone No.: 301.270.0090

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Liz Kaster & Jim Naughton Daytime Phone No.: 301.270.0030  
Address: 8 Montgomery Ave. Takoma Park MD. 20912  
Street Number City State Zip Code  
Contractor: not yet chosen Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Joan Duncan AIA Daytime Phone No.: 301.270.0990  
Address: 25 Pine Ave. Takoma Park MD. 20912

LOCATION OF BUILDING/PREMISE  
House Number: 8 Street: Montgomery Ave  
Town/City: Takoma Park Nearest Cross Street: Pine Ave  
Lot: 4 Block: 18 Subdivision: B.F. Gilbert's Addition  
Liber: A Folio: 129 Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AAC  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Blaze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
1B. Construction cost estimate: \$ not bid 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: \_\_\_\_\_  
2D. 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.

Joan Duncan AIA Signature of owner or authorized agent 5-3-03 Date

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission (AF)  
Disapproved: \_\_\_\_\_ Signature: Juan E. Williams Date: 6-12-03  
Application/Permit No.: 306342 Date Filed: 5/19/03 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:

see attached

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

Type - #3 category structure - see attached

**2. SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	8 Montgomery Ave., Takoma Park	<b>Meeting Date:</b>	06/11/03
<b>Applicant:</b>	Liz Kaster and Jim Naughton (Joan Duncan, Agent)	<b>Report Date:</b>	06/04/03
<b>Resource:</b>	Non-Contributing Resource Takoma Park Historic District	<b>Public Notice:</b>	05/28/03
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-03V	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Side addition	<b>RECOMMEND:</b>	Approval

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource in the Takoma Park Historic District  
**STYLE:** Neo-Victorian  
**DATE:** c. 1985

This house was built circa 1985 and is a neo-Victorian 2 ½-story single family home in the Takoma Park Historic District.

**PROPOSAL**

The applicants propose to construct a one-story addition where an existing side porch is located. There will be a new entry door to the house at the front of this new addition, the current entry door is at the side of the house. In addition, the applicant proposes a small 3' rear extension to the infill addition (beyond the existing porch footprint) for total addition dimensions of 7' x 19.5'. The rear extension will have a hipped roof with shingles to match the existing house. The new addition will be clapboard siding. There will be new windows and a new door at the rear of the house as seen in Circles 13 + 14 .

**STAFF DISCUSSION**

A non-contributing resource in the Takoma Park Historic District is subject to the most lenient level of design review. The HPC considers alterations to non-contributing resources in terms of their impact on the overall streetscape and environmental setting of the historic district. The *Takoma Park* Guidelines state "most alterations and additions to non-contributing resources

should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing...which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.”

The alterations to this building are well within the size, scale, and architectural parameters of the houses on Montgomery Avenue. This proposal does not negatively impact the streetscape, landscape or historic district. Staff recommends approval.

### **STAFF RECOMMENDATION**

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

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the 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.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at [www.permits.emontgomery.org](http://www.permits.emontgomery.org) prior to commencement of work and not more than two weeks following completion of work.

## STUDIO PARTNERSHIP ARCHITECTS

May 5, 2003

HAWP application for 8 Montgomery Ave., Takoma Park, Md. 20912.  
Written Description of the Project.

a. Existing structure and environmental setting:

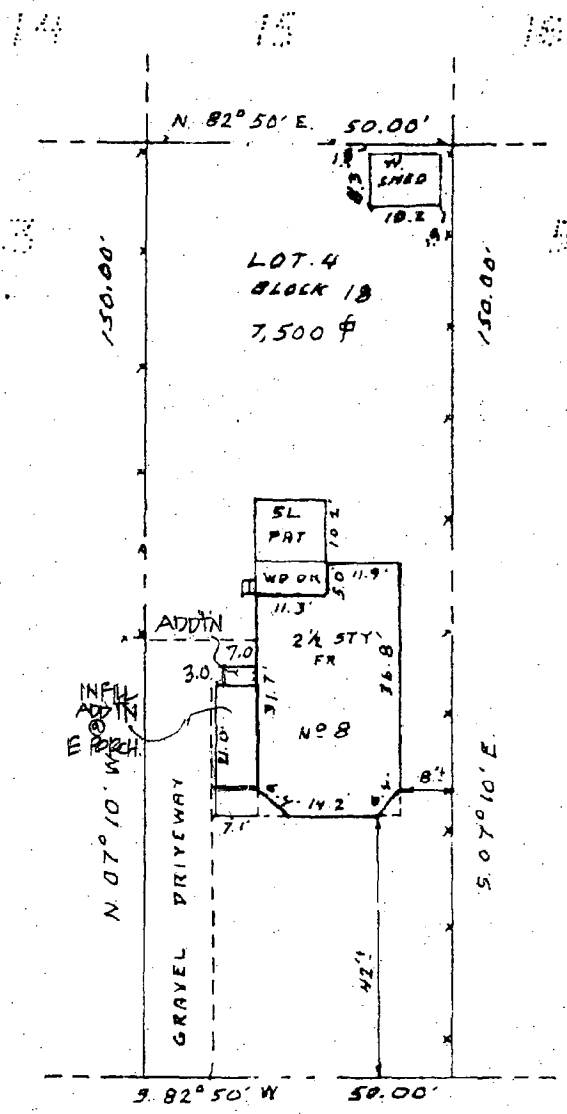
The house is a neo-Victorian, Category 3, 2 1/2 story wood frame, constructed in the 1980's. The entry door is located at the side of the house is not easily visible from the street.

b. General description of the project and its effect on the historic resources, environmental setting, and historic district.

The proposal includes an infill one-story addition at the existing side porch with a small rear extension (3.0 feet in length). The rear extension will have a hip roof. This infill addition will have a new entry door to the house which will be visible from the front elevation.

The siding for the new work will be clapboard; and the roof of the small extension will match the existing shingles.

At the rear of the existing house there will be new windows and a new door as shown in the drawings.



**NO 8 MONTGOMERY AVENUE**

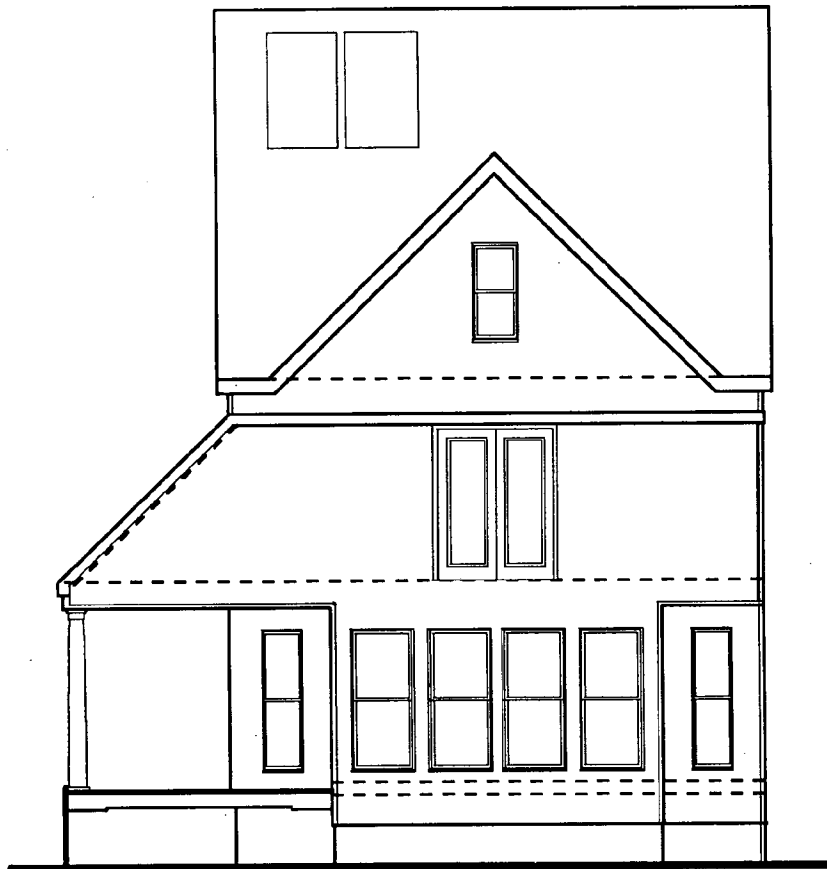
PLAT BOOK NO A  
 PLAT NO 129

**SURVEYORS CERTIFICATE:** I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY TRANSIT TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCRUMPTIONS.

HOUSE LOCATION SURVEY: CITY OF TAKOMA PARK **MONTGOMERY COUNTY MARYLAND**

LOT	BLOCK	SECTION	SUBDIVISION
4	18		<b>B. F. GILBERT'S ADDITION TO TAKOMA PARK</b>
SCALE: 1" = 30'			JOHN S. MICAL LAND SURVEYOR, MD. REG. NO. 22284 8601 HEMPSTEAD AVE. BETHESDA, MD. 20817
REIVER, LEVINE & JENKINS, P.A. CASE NO 89651			DATE: AUG 9, 1989 <i>John S. Mical</i> CERTIFIED LAND SURVEYOR





FRONT ELEVATION (existing) 1/8" = 1'-0"

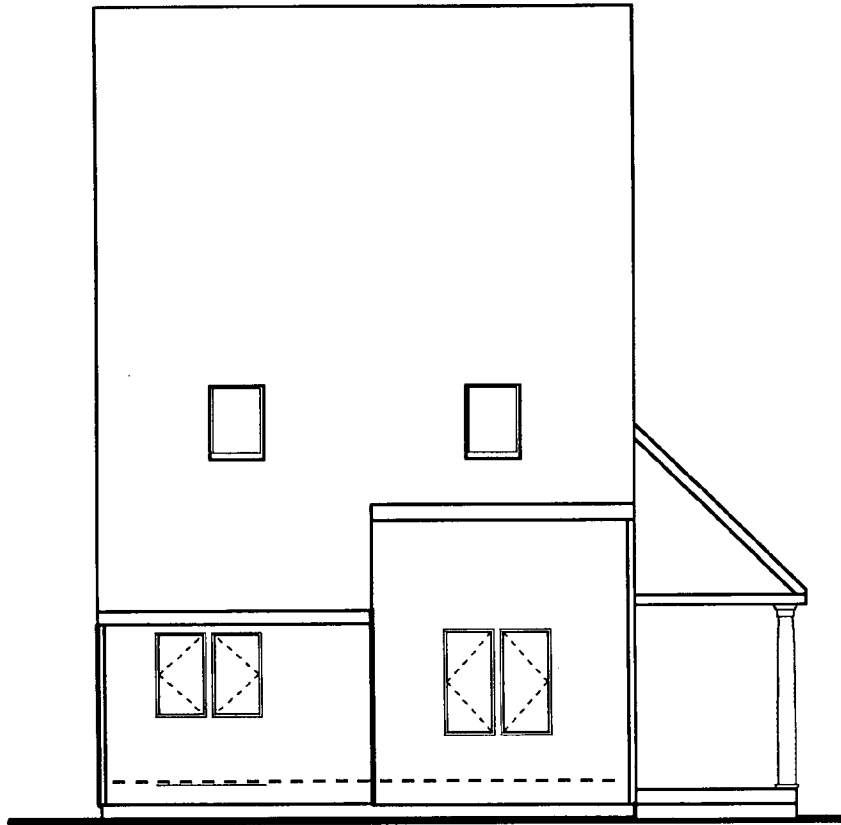
STUDIO PARTNERSHIP ARCHITECTS  
25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX



WEST ELEVATION (existing) 1/8" = 1'-0"

**STUDIO PARTNERSHIP ARCHITECTS**  
25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

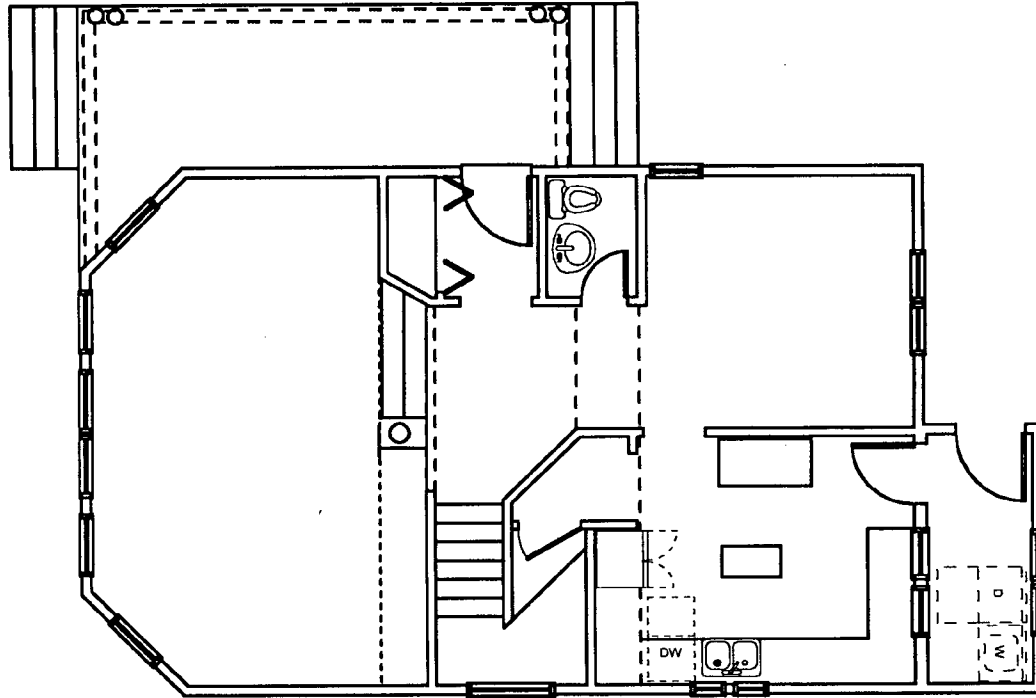
8



REAR ELEVATION (existing) 1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS  
25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0930 301 270-0092 FAX

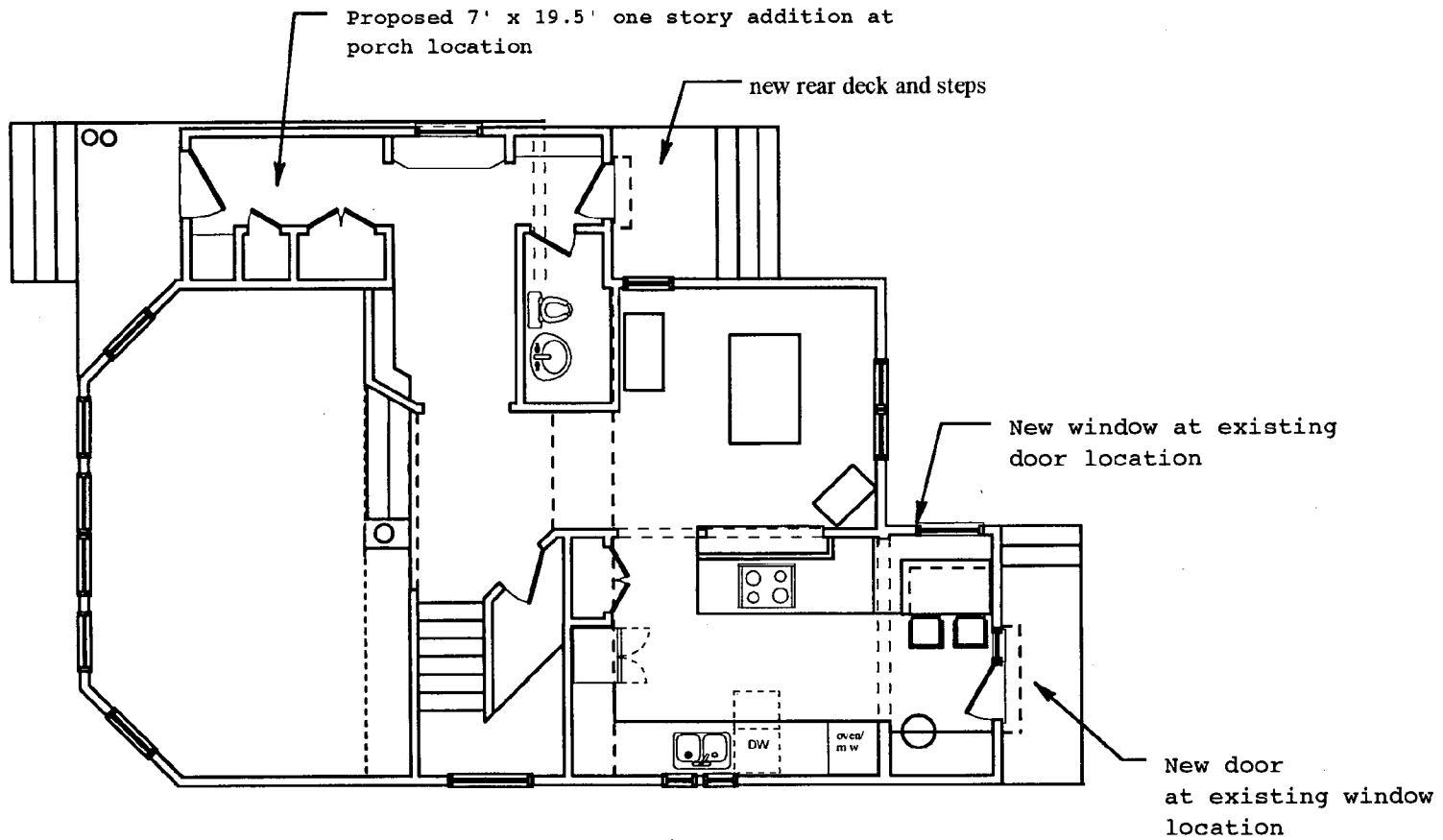
9



FIRST FLOOR PLAN (existing) 1/8" = 1'-0"

**STUDIO PARTNERSHIP ARCHITECTS**

25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0052 FAX



FIRST FLOOR PLAN (proposed) 1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS

25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

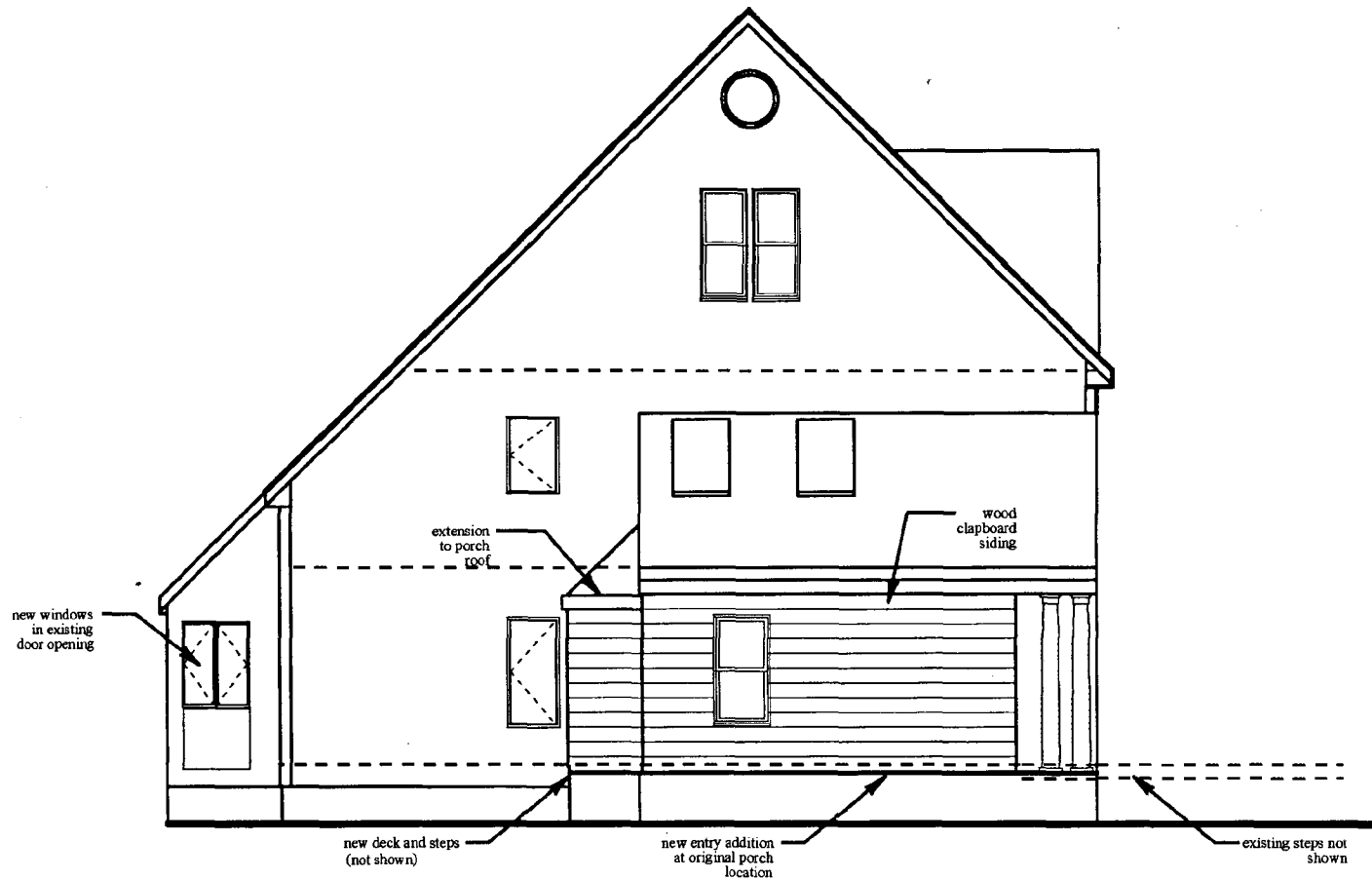
11



FRONT ELEVATION (proposed) 1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS

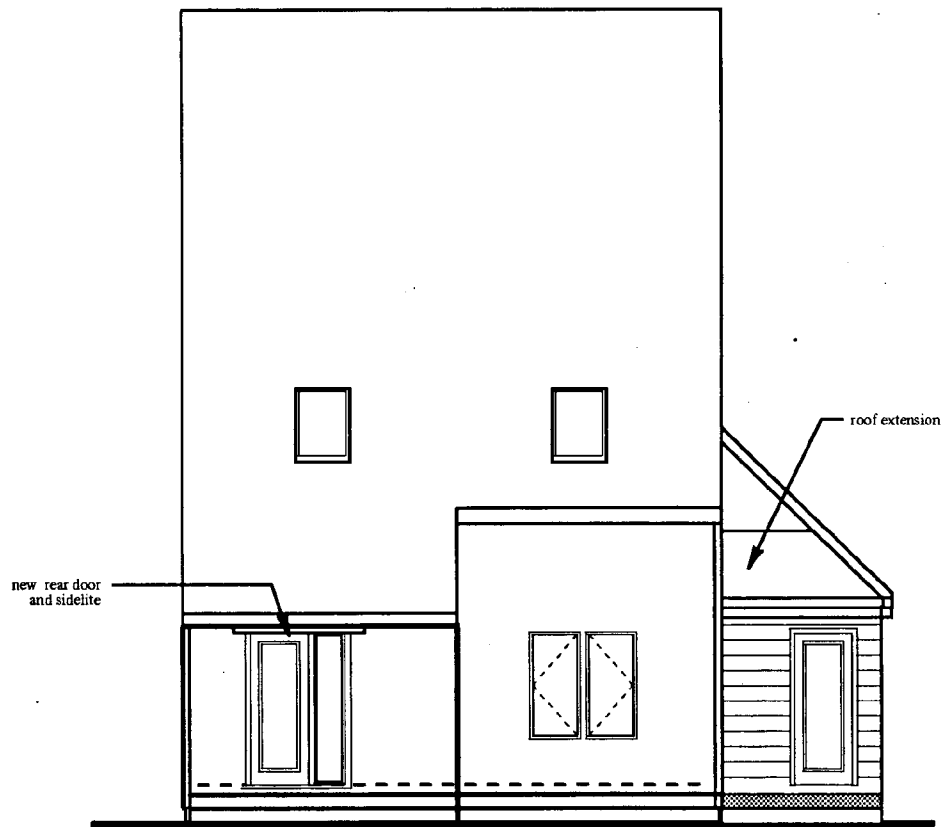
25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0590 301 270-0092 FAX



WEST ELEVATION (proposed) 1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS

25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX



REAR ELEVATION (proposed) 1/8" = 1'-0"

STUDIO PARTNERSHIP ARCHITECTS

25 PINE AVE., TAKOMA PARK, MD. 20912 301 270-0990 301 270-0092 FAX

hl

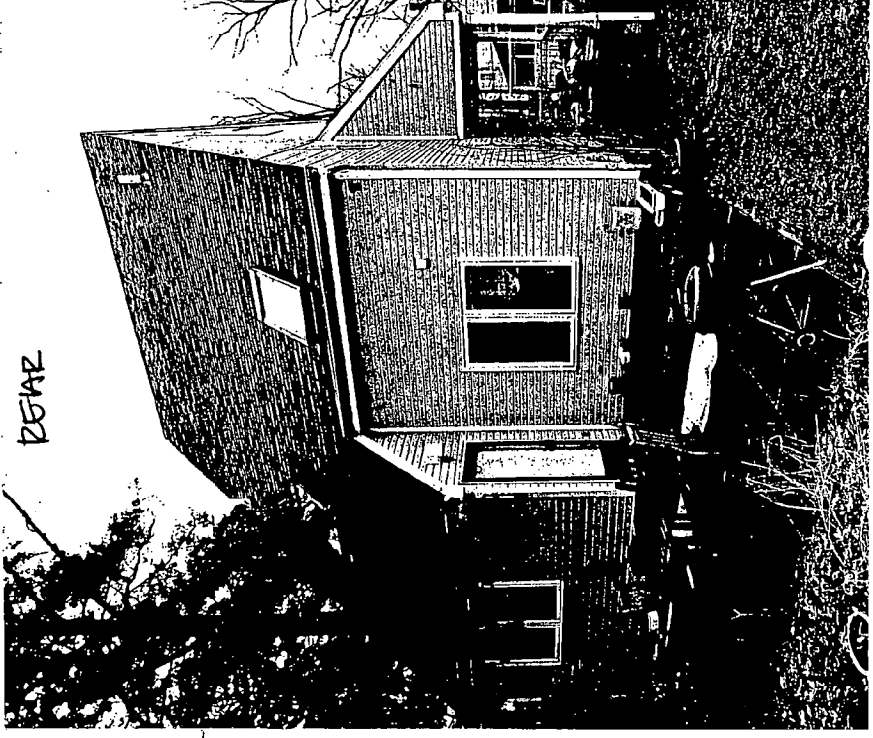




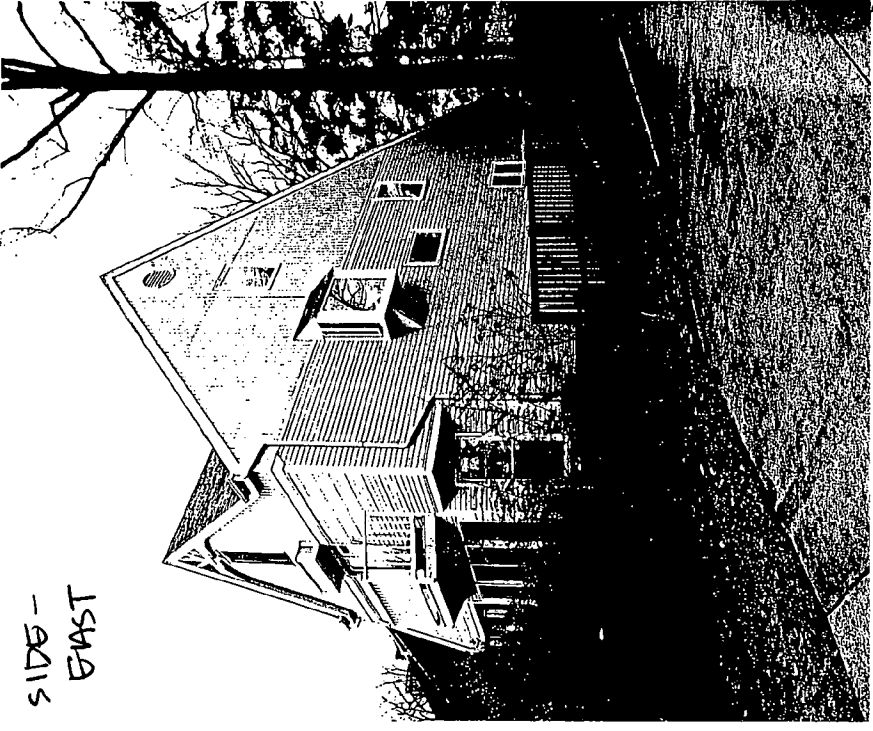
FRONT



SIDE - WEST



REAR



SIDE - EAST

Anita + Will Ramsey  
10 Montgomery Avenue  
Takoma Park, MD 20912

Bob Hurt + Ellen Rolader  
~~William + G.D. Signer~~  
7 Columbia Avenue  
Takoma Park, MD 20912

Elliot Andelman  
Martha Bergmark  
6 Montgomery Avenue  
Takoma Park, MD 20912

Nancy E. O'Donnell  
8 Pine Avenue  
Takoma Park, MD 20912

Chip + Leah Rood  
5 Montgomery Avenue  
Takoma Park, MD 20912

~~Michael J. Flood  
9 Columbia Avenue  
Takoma Park, MD 20912~~

Dennis + Susan Hoffman  
9 Montgomery Avenue  
Takoma Park, MD 20912

Christopher Kendall, Susan Schlipperoot +  
1 Montgomery Avenue  
Takoma Park, MD 20912