

37/03-04D 20 Hickory Ave
Takoma Park Historic District

Handwritten text, possibly "D.A. - MEDICAL"



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 4/14/04

MEMORANDUM

TO: Robert Hubbard, Director
FROM: Gwen Wright, Coordinator *GW*
Historic Preservation
SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for a 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: ANTONIA AND JULIA CORONADO

Address: 20 HICKORY AVENUE, TAKOMA PARK

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 at <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
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED

MAR 02 2004

Dept. of Permitting Services
Division of Casework Management

Contact Person: Dana Hader

Daytime Phone No.: 301-270-5211

x Account No.: 01064531

Name of Property Owner: Antonio & Julia Coronado Daytime Phone No.: 202-452-3044

Address: # 20 Hickory Ave Takoma Park MD 20912
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: #20 Street: Hickory Ave

Town/City: Takoma Park Nearest Cross Street: elm Ave

Lot: 14 Block: 20 Subdivision: 25

Tract: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

B. Construction cost estimate: \$ 41,000

C. If this is a revision of a previously approved active permit, see Permit # 320312

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.

Dana Hader
Signature of owner or authorized agent

3/3/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 4/14/04

Application/Permit No.: 336196 Date Filed: 3-3-04 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

This is a revision to a previously approved project. The revision is to ask for 2 skylights on the rear of the building.

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

See above

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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.

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
4/14/04

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.

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.

PHOTOGRAPHS

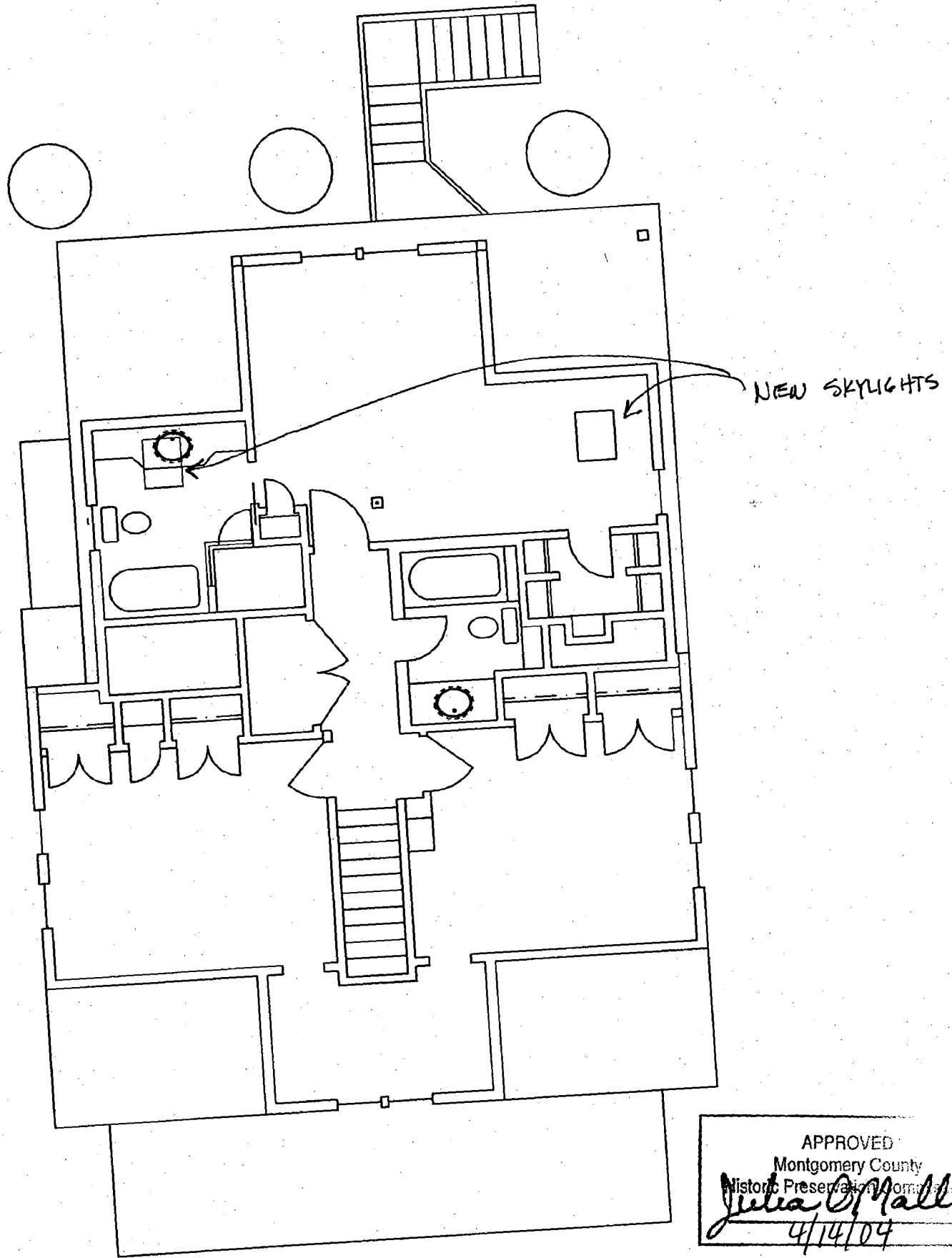
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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

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.

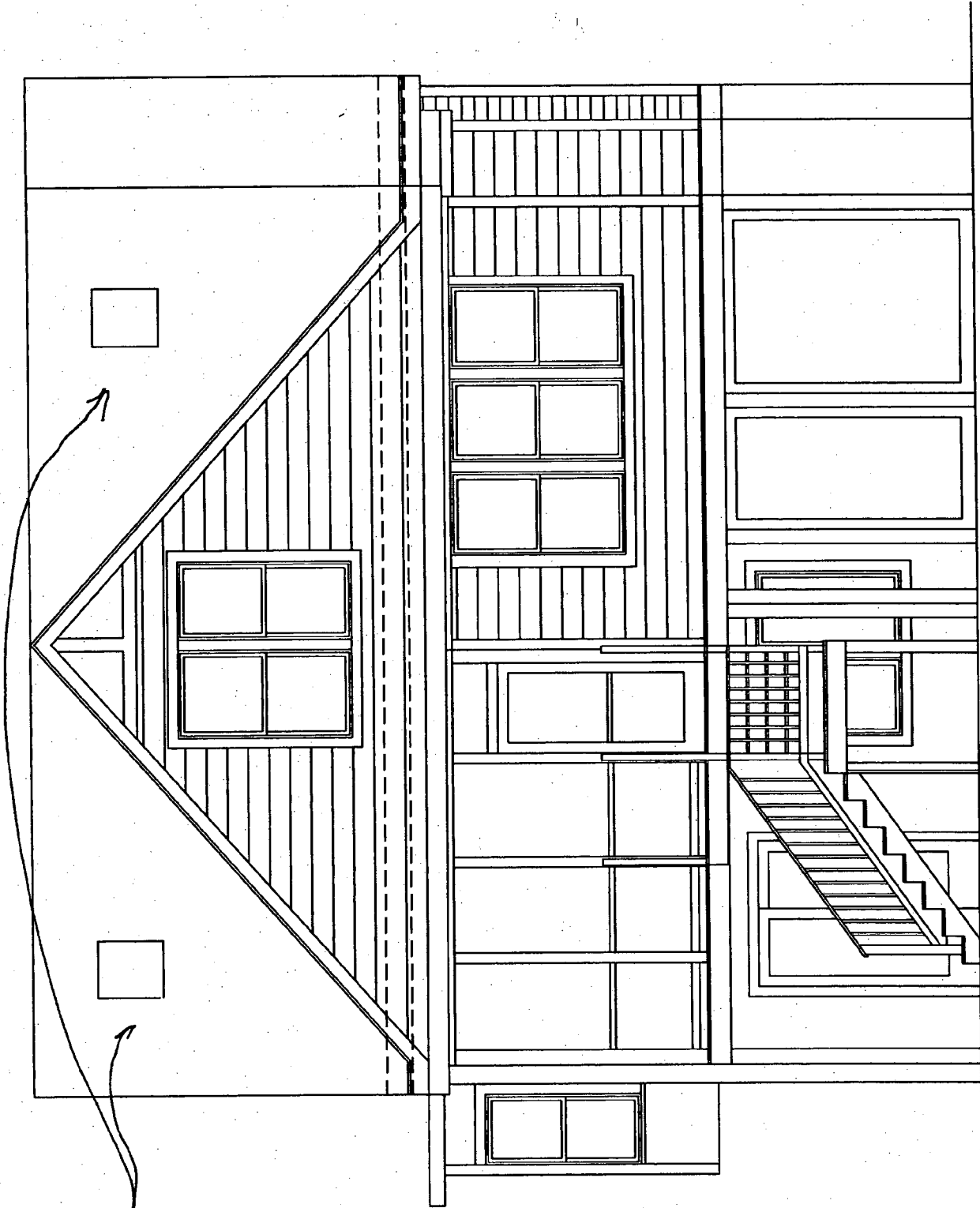
ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.



Second floor plan

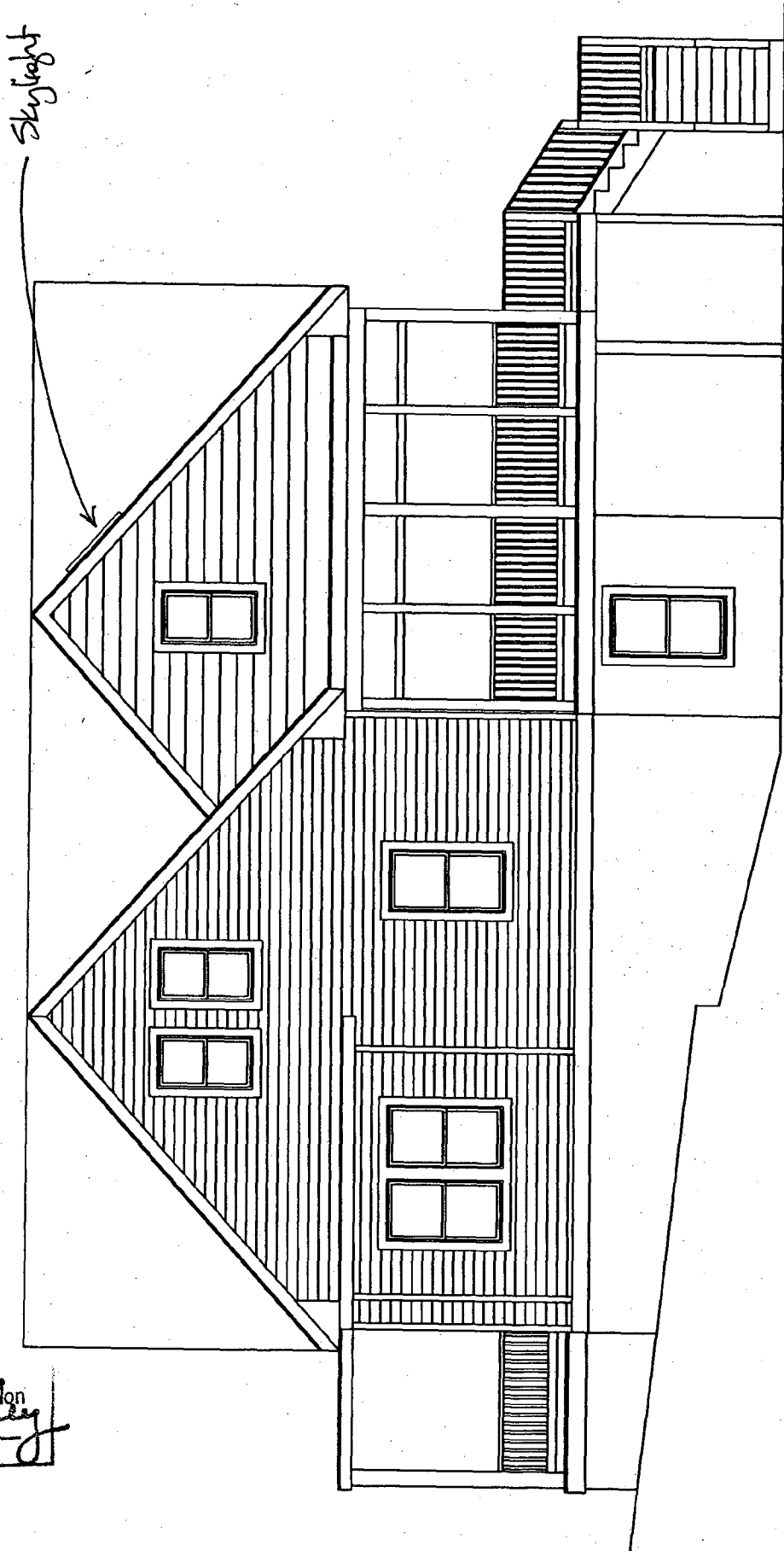
APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
4/14/04



New skylights

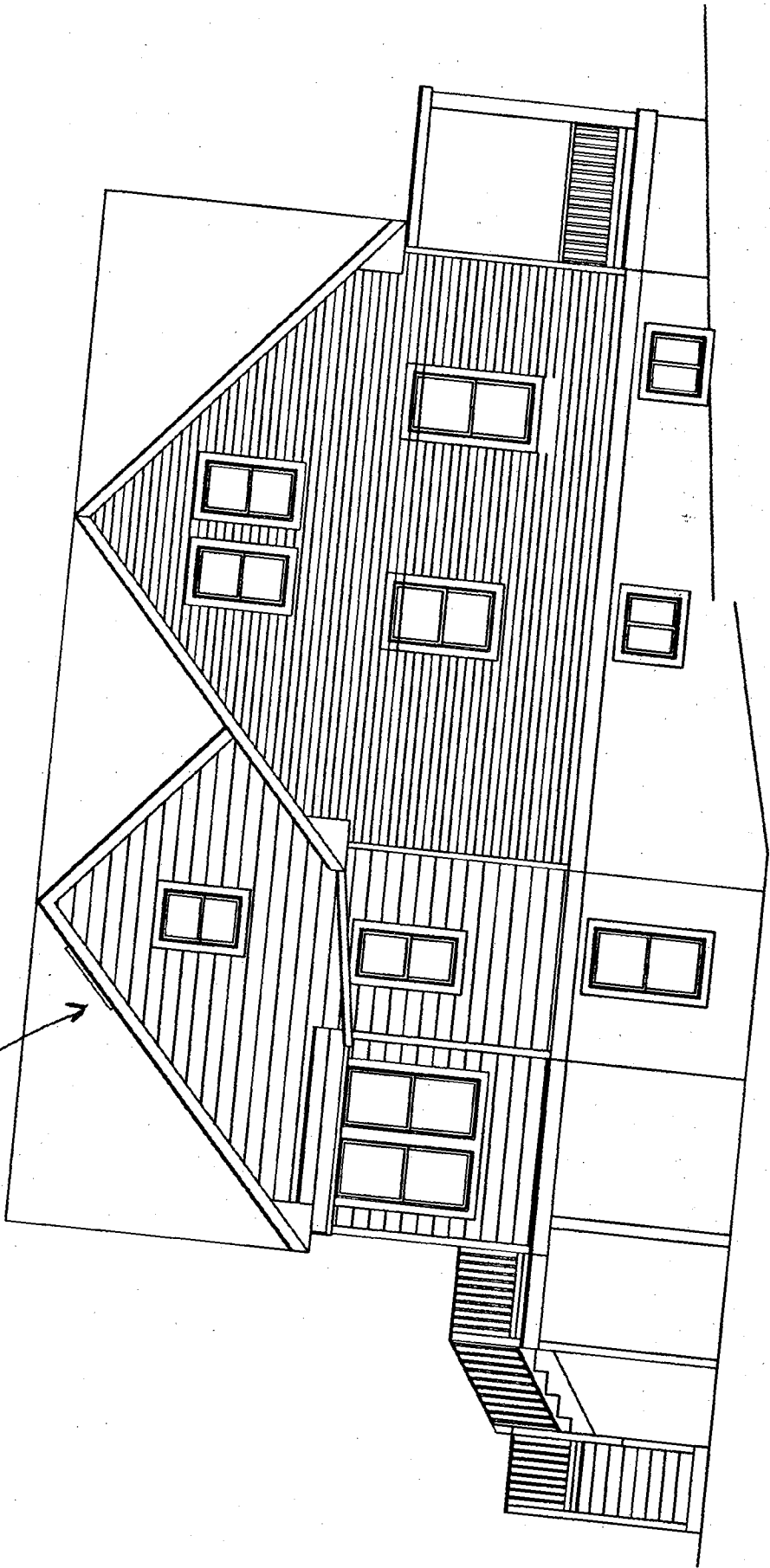
Rear Elevation

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. Malley
4/14/04



Right side elevation

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
4/14/04



left side elevation

Skylight



APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
4/14/04



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: 4/14/04

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*
Historic Preservation Section

SUBJECT: Historic Area Work Permit Application – Approval

Your Historic Area Work Permit application was approved by the Historic Preservation Commission at its recent meeting. Enclosed is a transmittal memorandum stating conditions (if any) of approval.

Prior to applying for a county building permit from the Department of Permitting Services, you must schedule a meeting with your assigned staff person to bring your final construction drawings in to the Historic Preservation Office at 1109 Spring Street for stamping. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online at <http://permits.emontgomery.org> of your anticipated work schedule.

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

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 20 Hickory Avenue, Takoma Park	Meeting Date: March 24, 2004
Applicant: Antonia and Julia Coronado (Dana Haden, Architect)	Report Date: March 17, 2004
Resource: Takoma Park Historic District Outstanding Resource	Public Notice: March 10, 2004
Review: HAWP Revision	Tax Credit: None
Case No.: 37/03-04D REVISION	Staff: Gwen Wright
PROPOSAL: Skylight Installation	RECOMMEND: Approve

SIGNIFICANCE:

- Individual *Master Plan* Site
- Within a *Master Plan* Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

PROPOSAL

The applicant is proposing to install two new skylights on the rear elevation of this Outstanding Resource in the Takoma Park Historic District. The skylights would be installed on the rear roof slope of a new addition, previously approved by the HPC.

The skylights are small in size and appear to be virtually flush with the roof surface. They would not be visible from the public right-of-way.

STAFF RECOMMENDATION

- Approval
- Approval with conditions

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

x 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.



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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Dana Haden

Daytime Phone No.: 301-270-5211

x Account No.: 01064531

Name of Property Owner: Antonio & Julia Coronado Daytime Phone No.: 202-452-3844

Address: # 20 Hickory Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

RECEIVED
MAR 02 2004
Dept. of Permitting Services
Division of
Casework Management

LOCATION OF BUILDING/PREMISE

House Number: #20 Street: Hickory Ave

Town/City: Takoma Park Nearest Cross Street: elm Ave

Lot: 14 Block: 20 Subdivision: 25

Tract: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

IB. Construction cost estimate: \$ 41,000

IC. If this is a revision of a previously approved active permit, see Permit # 320312

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.

Dana Haden
Signature of owner or authorized agent

3/3/04
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 336196 Date Filed: 3-3-04 Date Issued: _____

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

WRITTEN DESCRIPTION OF PROJECT

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

This is a revision to a previously approved project. The revision is to ask for 2 skylights on the rear of the building.

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

See above

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.

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.

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.

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.

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.

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).

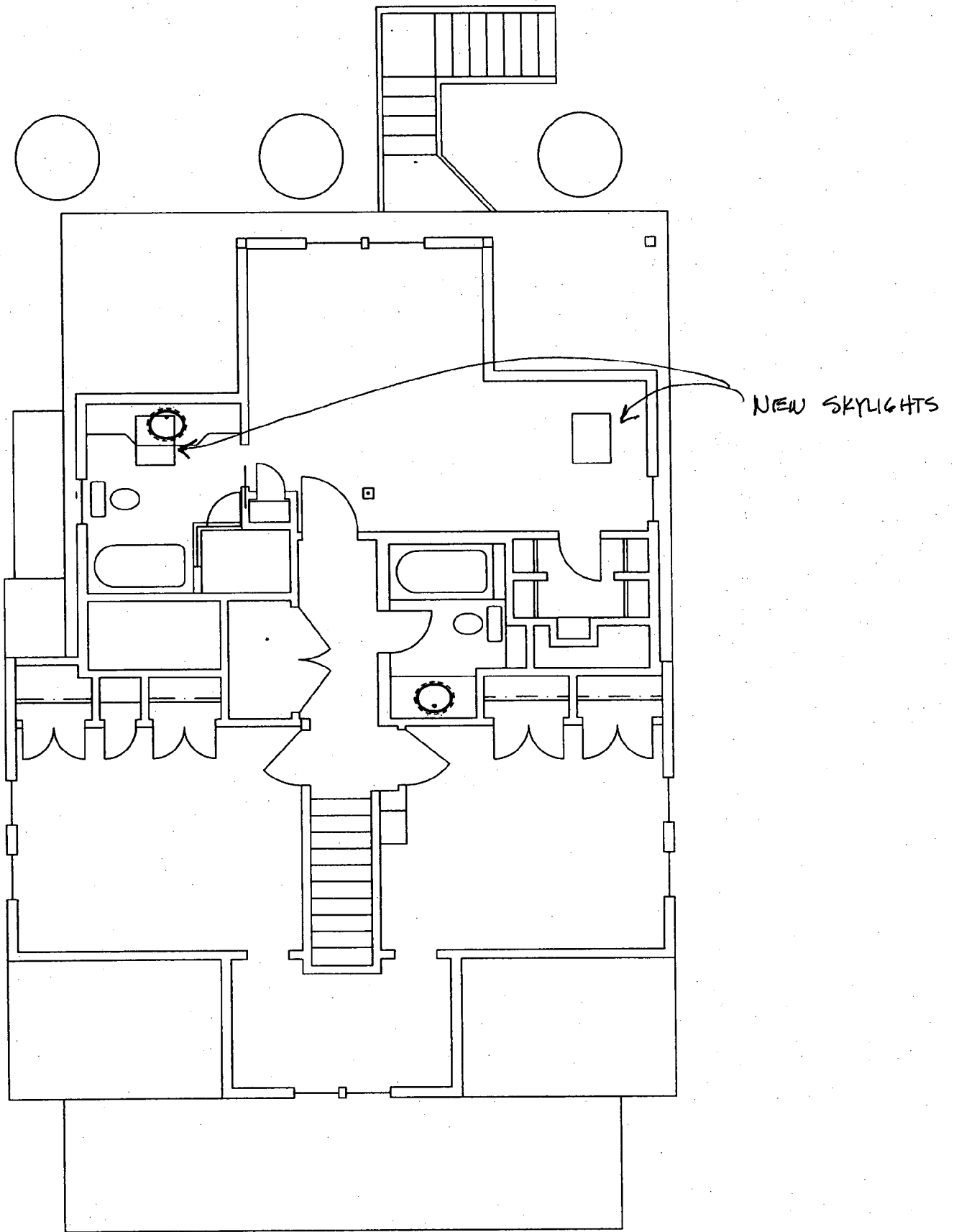
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

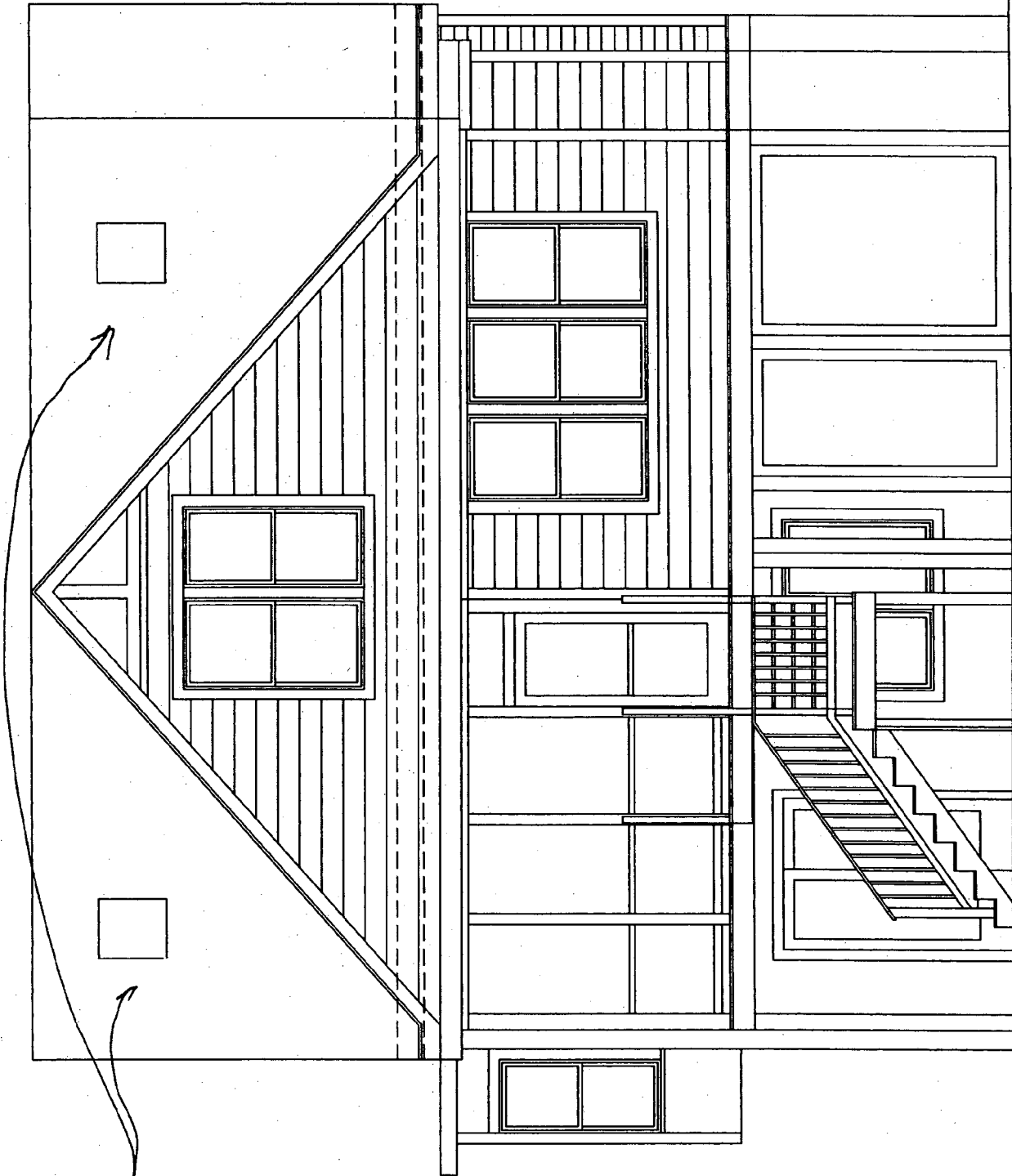
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Antonio & Julia Coronado 20 Hickory Ave. Takoma Park MD, 20912	
Adjacent and confronting Property Owners mailing addresses	
James Porter 22 Hickory Ave. Takoma Park, MD. 20912	M ike Michael Desautels 18 Hickory Ave. Takoma Park, MD. 20912
David Christy 24 Montgomery Ave. Takoma Park, MD	Deborah Zuckerman 7100 Poplar Ave Takoma Park, MD
Susan Pitcher 7018 Poplar Ave Takoma Park, MD	Elizabeth Pitcher 7016 Poplar Ave Takoma Park, MD.

addresses noticing table



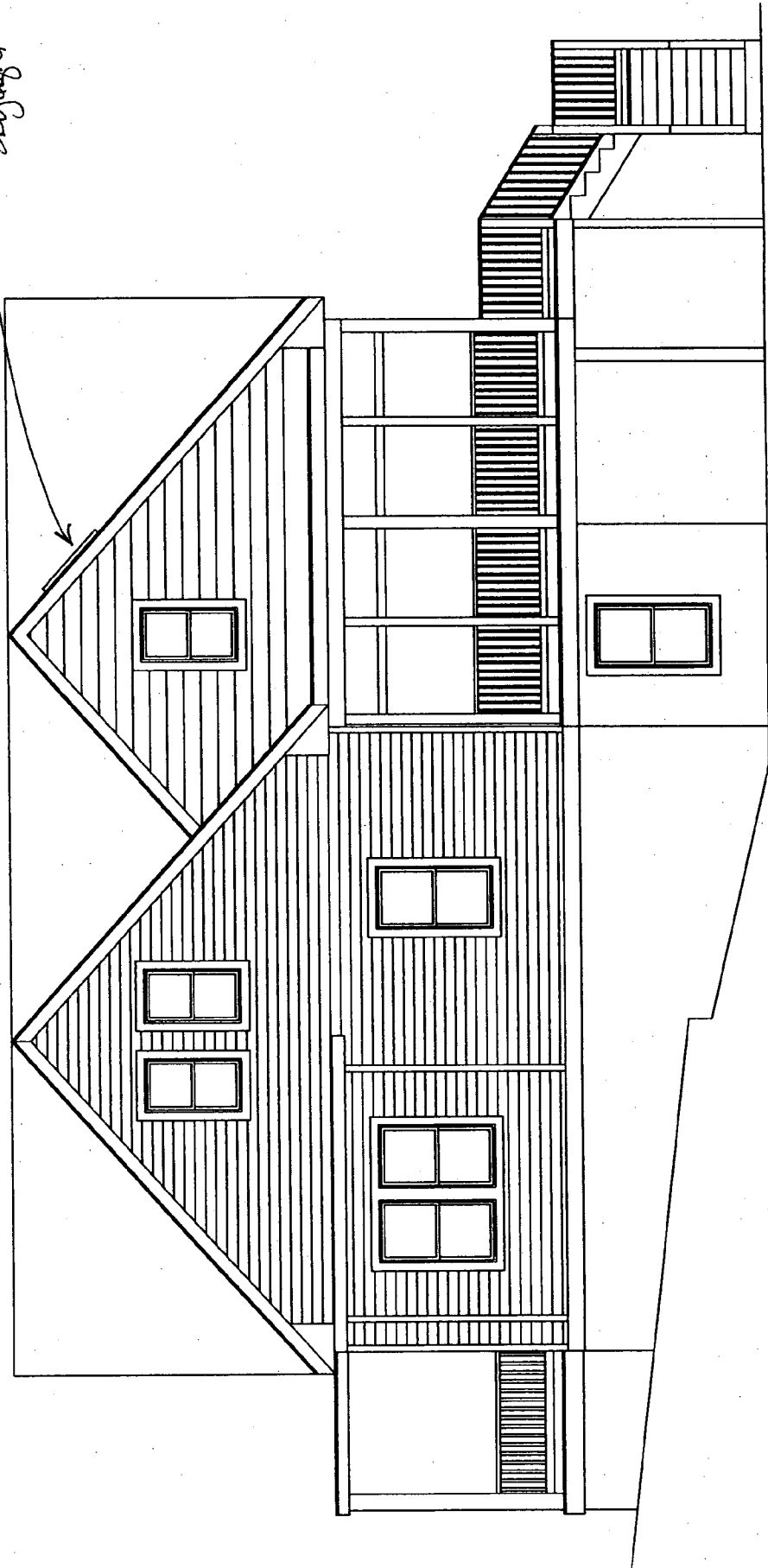
Second floor plan



New skylights

Rear Elevation

Skylight

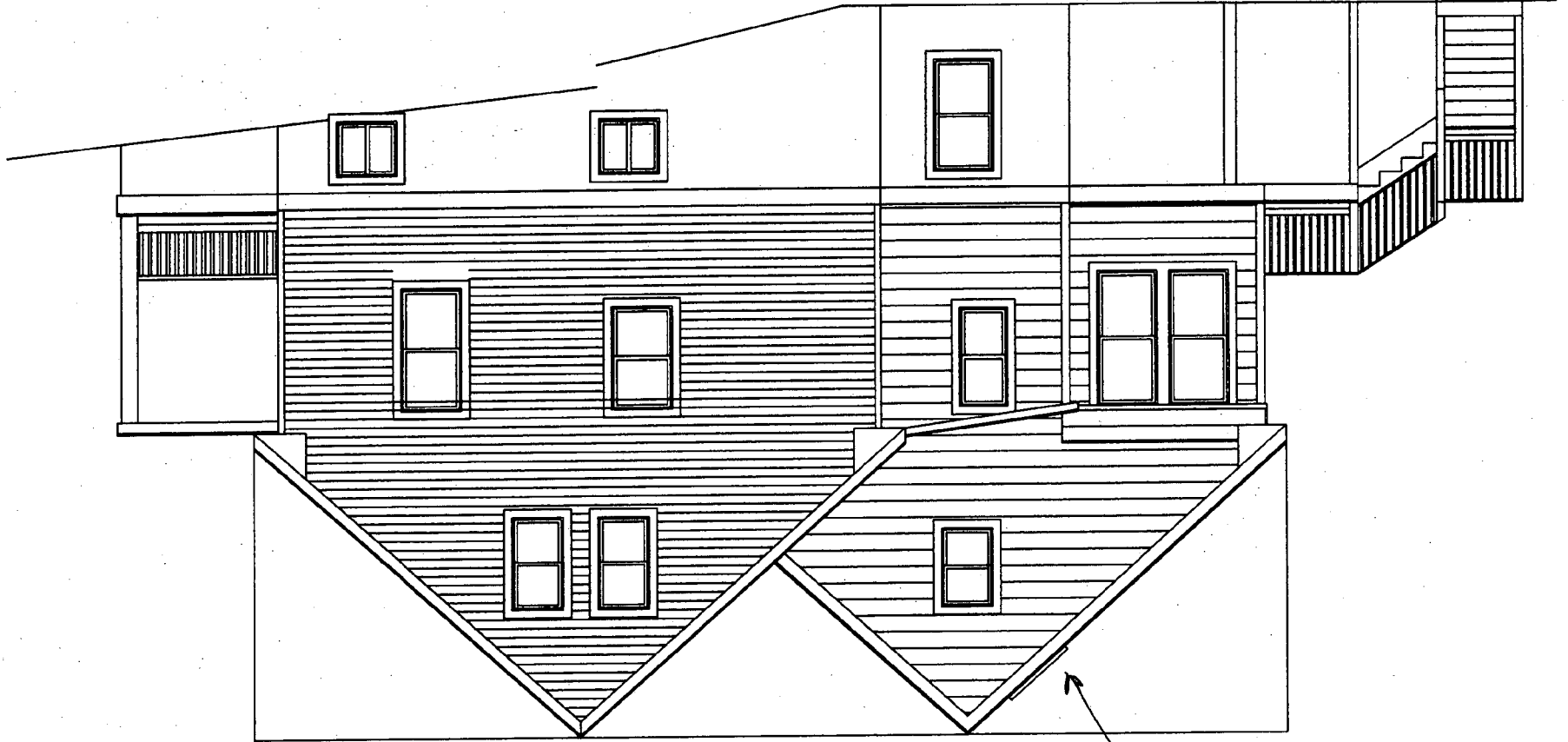


Right side elevation

8

5

left side elevation



sketch

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

Owner's mailing address

Antonio & Julia Coronado
 20 Hickory Ave.
 Takoma Park MD, 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

James Porter
 22 Hickory Ave.
 Takoma Park, MD. 20912

Walter Michael Desautels
 18 Hickory Ave.
 Takoma Park, MD. 20912

David Christy
 24 Montgomery Ave.
 Takoma Park, MD

Deborah Zuckerman
 7100 Poplar Ave
 Takoma Park, MD

Susan Pitcher
 7018 Poplar Ave
 Takoma Park, MD

Elizabeth Pitcher
 7016 Poplar Ave
 Takoma Park, MD.

3713



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate: 3/1/2004

Permit No: 331454
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

ANTONIO P & JULIA L CORONADO
20 HICKORY AVE
TAKOMA PARK MD 209124622

HAS PERMISSION TO:

ALTER

PERMIT CONDITIONS:

Revision to 320312 The building permr for this project shall be issued conditional upon adherence to the approved HAWP.

PREMISE ADDRESS

20 HICKORY AVE
TAKOMA PARK MD 20912-4622

LOT	14	BLOCK	20	PARCEL	ZONE	R-60
LIBER		ELECTION DISTRICT	05	PLATE	GRID	
FOLIO		SUBDIVISION				
PERMIT FEE:	\$0.00	TAX ACCOUNT NO.:				

HISTORIC MASTER: Y
HISTORIC ATLAS: Y

HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED

Director, Department of Permitting Services




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 26, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 331454

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Antonio and Julia Coronado

Address: 20 Hickory Avenue, Takoma Park, MD 20912

This HAWP approval is 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 at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



55 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

RECEIVED

FEB 04 2004

Dept. of Permitting Services
Division of
Construction Management

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dana Hader

Daytime Phone No.: 301.270.5811

Account No.: 01064531

Name of Property Owner: Antonio & Julia Coronado Daytime Phone No.: 202-452-3044

Address: 20 Hickory Ave Takoma Park MD 20912
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

SECTION ONE: LOCATION OF BUILDING/PREMISE

Use Number: #20 Street: Hickory Ave

City: Takoma Park Nearest Cross Street: Elm Ave

Lot: 14 Block: 20 Subdivision: 25

Parcel: _____ Folio: _____ Parcel: _____

SECTION ONE: TYPE OF PERMIT ACTION AND USE

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: _____

3. Construction cost estimate: \$ \$200,000

4. If this is a revision of a previously approved active permit, see Permit # 320312

SECTION TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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

SECTION THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height _____ feet _____ inches

B. 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.

Dana Hader
Signature of owner or authorized agent

2/4/04
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Signature: _____ Date: 2-26-04

Application/Permit No.: 331454 Date Filed: 2-4-04 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

WRITTEN DESCRIPTION OF PROJECT

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

The property is an outstanding resource in Takoma Park, MD. historic district. It is described as a Neo Gothic structure built in 1909.

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

The proposed change to this previously approved project is a relocation of interior space versus the screened porch. The screened porch will now become bigger by closing in interior room and making that space part of the screened porch. This change will modify the rear elevation and right side elevation

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.

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.

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.

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.

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.

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	20 Hickory Avenue, Takoma Park	Meeting Date:	02/25/04
Resource:	Outstanding Resource Takoma Park Historic District	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	37/03-04D	Tax Credit:	None
Applicant:	Antonio and Julia Coronado (Dana Haden, Agent)	Staff:	Anne Fothergill

PROPOSAL: Alterations to approved rear addition

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource
STYLE: Neo-Gothic
DATE: 1909

20 Hickory is an Outstanding Resource within the Takoma Park Historic District. The building is a 1-½ story frame Neo-gothic style house built by owner/carpenter Albert Burdette. The original windows on the main massing have been replaced with vinyl.

PROJECT BACKGROUND

The applicants came before the HPC in 2003 and received approval to demolish the existing non-contributing rear additions and to construct a new rear addition with Hardiplank siding.

PROPOSAL

The applicants are now proposing to change the interior space which will result in a larger screened porch. This change slightly alters the rear and right elevations (see Circles **12 + 14**). The applicants also want to make a change to the left elevation including changing a small section of siding at the back of the house to Hardiplank and replacing 2 existing, non-original 1-over-1 windows with one small 1-over-1 double hung vinyl clad wood window (as can be seen in Circles **9 and 10**).

For clarification, even though it is not shown in the plans in this application, the applicants and the architect are aware that the roof line of the new addition must be 6" lower than the existing house's roof line and that change will be shown in the permit plans they bring in to be stamped for approval.

STAFF DISCUSSION

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* and the *Secretary of Interior's Standards for Rehabilitation* when reviewing changes to Outstanding Resources within the historic district. The *Takoma Park Guidelines* define Outstanding Resources as:

A resource that is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style.

However, it must have special features, architectural details and/or historical associations that make the resource especially important to the history of the district, and/or it must be especially unique within the context of the district.

The following *Takoma Park Guidelines* pertain to this project:

- Plans for all alterations should be compatible with the resource's original design; additions, specifically, should be sympathetic to existing architectural character, including massing, height, setbacks and materials.
- Emphasize placement of major additions to the rear of the existing structures so that they are less visible from the public right-of-way.
- While additions should be compatible, they are not required to be replicative of earlier architectural styles.
- Preservation of original and distinctive architectural features, such as porch dormers, decorative details, shutters etc. is encouraged.
- Preservation of original windows and doors, particularly those with specific architectural importance, and of original size and shape of openings is encouraged
- Preservation of original building materials and use of appropriate, compatible new materials is encouraged.
- All changes and additions should respect existing environmental settings, landscaping and patterns of open space.

The following *Secretary of the Interior's Standards* pertain to this project:

- 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.

These small changes to the previously-approved HAWP meet the above criteria outlined in the *Takoma Park Guidelines* and the *Secretary of the Interior's Standards*. The material choices

(vinyl-clad wood window and Hardiplank siding) were already approved by the HPC for this addition. The changes would not adversely affect the resource or the 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,

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, if applicable, and 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) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Antonio & Julia Coronado
20 Hickory Ave.
Takoma Park MD, 20912

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

James Porter
22 Hickory Ave.
Takoma Park, MD. 20912

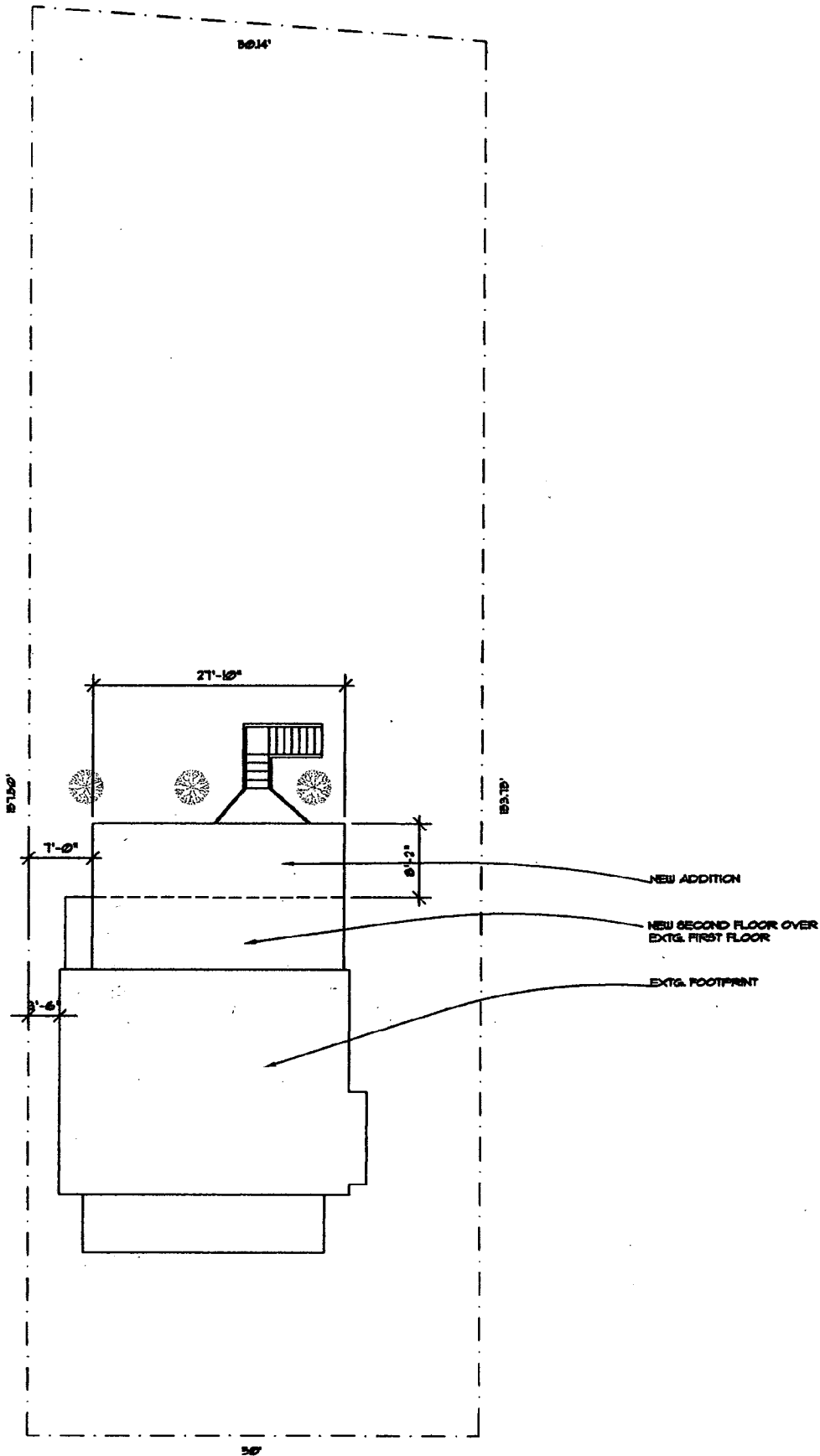
Mike Michael Desautels
18 Hickory Ave.
Takoma Park, MD. 20912

David Christy
24 Montgomery Ave.
Takoma Park, MD

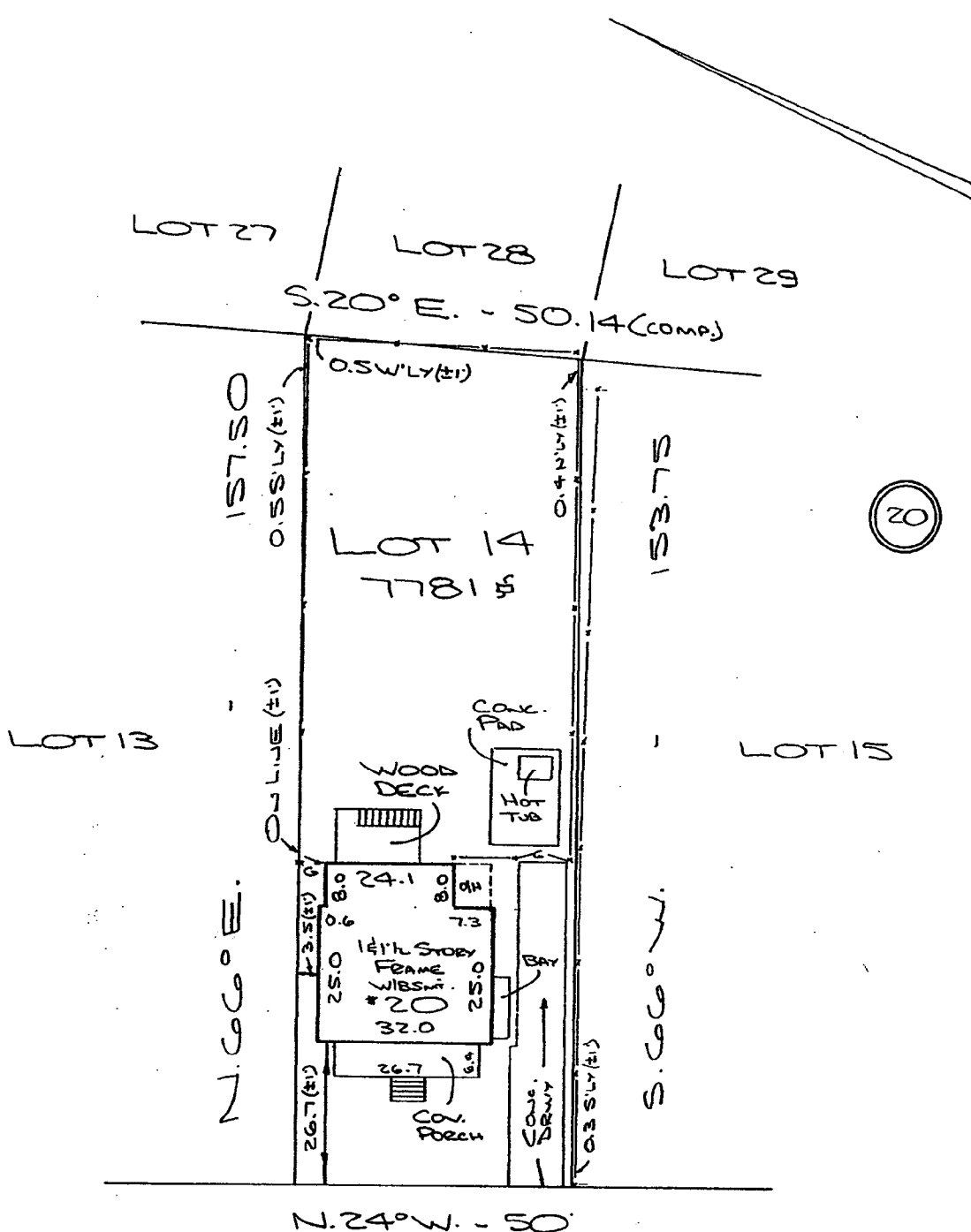
Deborah Zuckerman
7100 Poplar Ave
Takoma Park, MD

Susan Pitcher
7018 Poplar Ave
Takoma Park, MD

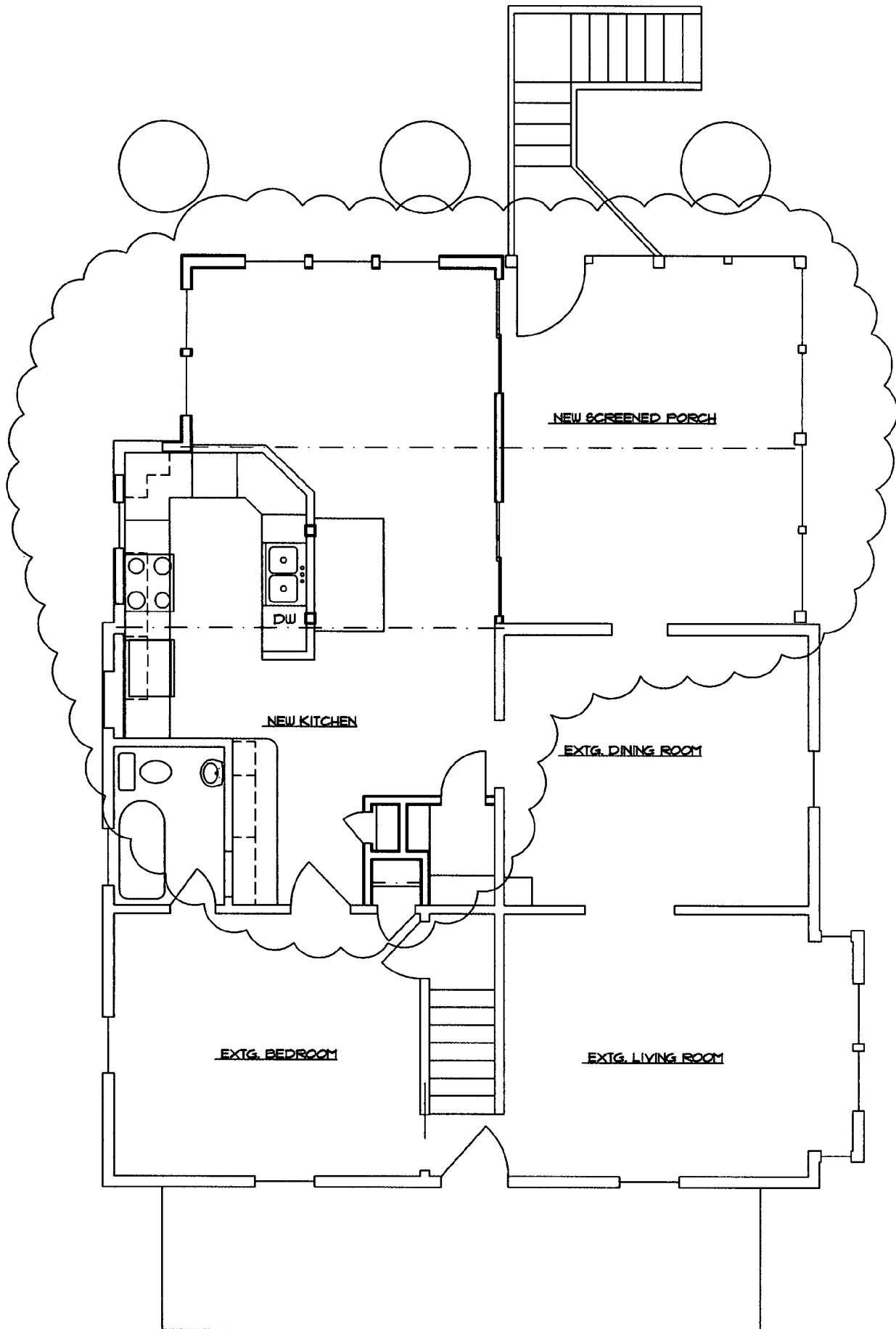
Elizabeth Pitcher
7016 Poplar Ave
Takoma Park, MD.



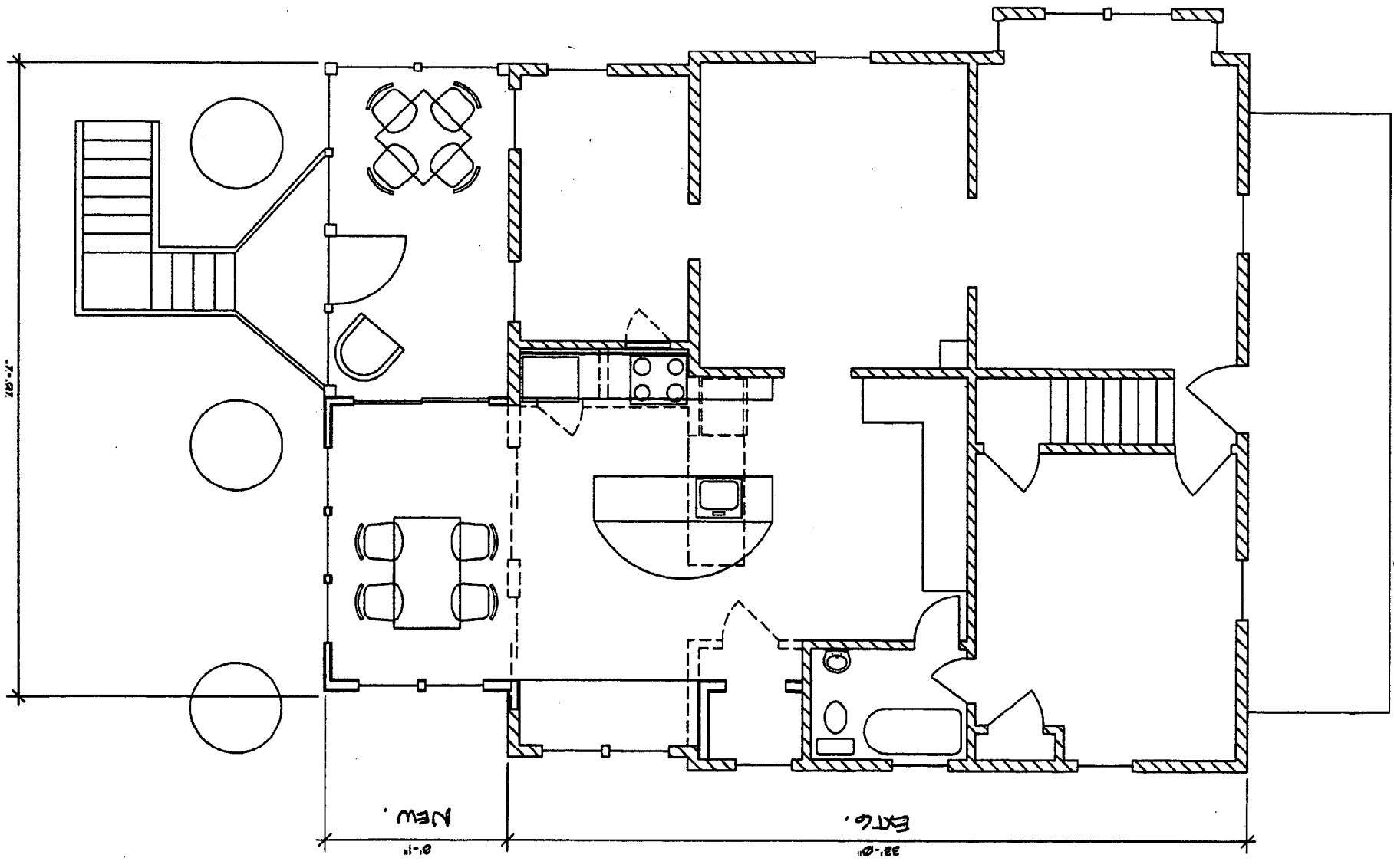
1 SITE PLAN
 CO SCALE: 1" = 10'-0"



HICKORY AVENUE



modified plan - same footprint.



Originally approved Plan



