

37/03-04F 32 Hickory Ave
Takoma Park Historic District

make note
✓ of conditions
on 3rd set

plans in
copy room

3-30-05

stamped plans
w/note of 2 conditions
of approval.

Confirmed w/owner
that she is aware
of the 2 conditions
(she is).

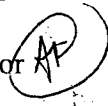


THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: February 26, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 331453

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. The wood siding on the left side of the house will be repaired not replaced.
2. If wood siding is found underneath the asbestos shingles, the wood siding will be retained.

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: Daryl Braithwaite

Address: 32 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



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
FEB 04 2004
Dept. of Permitting Services
Division of
Casework Management

Contact Person: Dana Hader
Daytime Phone No.: 301-270-5811

Account No.: _____
Name of Property Owner: Daryl Braithwaite Daytime Phone No.: 301-891-7615
Address: # 32 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: # 32 Street: Hickory
Town/City: Takoma Park Nearest Cross Street: Elm Ave
Lot: 19 Block: 20 Subdivision: B.F. Gilbert
Acreage: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
2. Construction cost estimate: \$ 150,000
3. If this is a revision of a previously approved active permit, see Permit # _____

PART 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: _____

PART 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.

Signature of owner or authorized agent: Dana Hader Date: 2/4/04

Approved: with 2 conditions 331453 For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 2-26-04
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1060167
JNS

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 existing home is a 2-story craftsman built in 1910. It is a contributing resource in the Takoma Park Historic district. The home features a large front porch, shingle siding on upper level and horizontal siding on lower level.

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

The proposed project would involve rebuilding a rear addition ~~and~~ that is 2 story and adding a second floor to a one story addition. In addition there would be some interior renovation.

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.

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, October 27, 2004 2:27 PM
To: 'Dana Haden'
Subject: RE: 32 Hickory

hi Dana,

Because the changes are all in the new addition section I can approve them at the staff level. So you can go ahead with your full plans. Let me know when you are ready for stamping and you can drop off three sets and I will stamp them and call you when I am done.

Thanks, Anne

-----Original Message-----

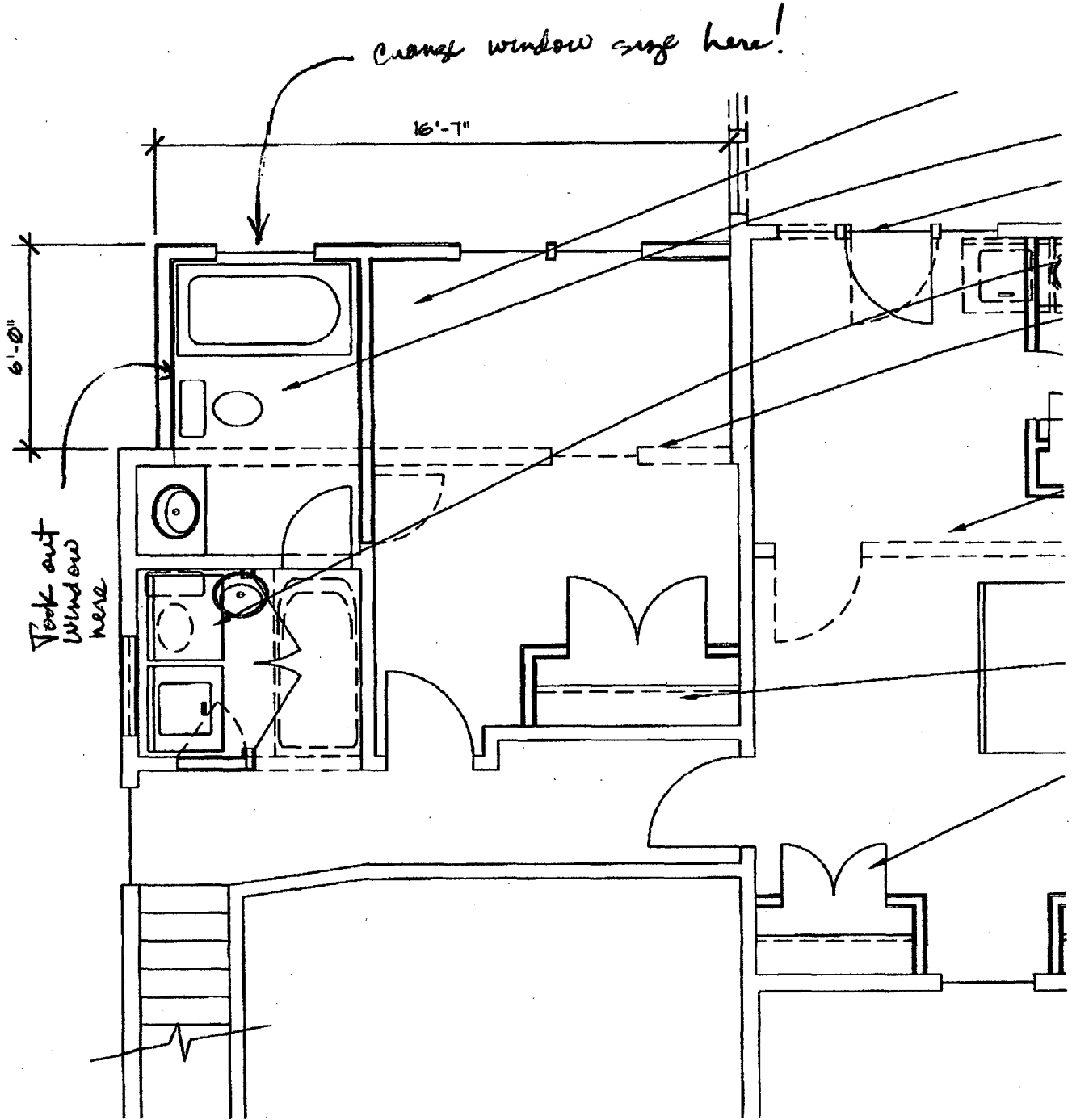
From: Fothergill, Anne
Sent: Monday, October 25, 2004 4:49 PM
To: 'Dana Haden'
Subject: RE: 32 Hickory

hi Dana,

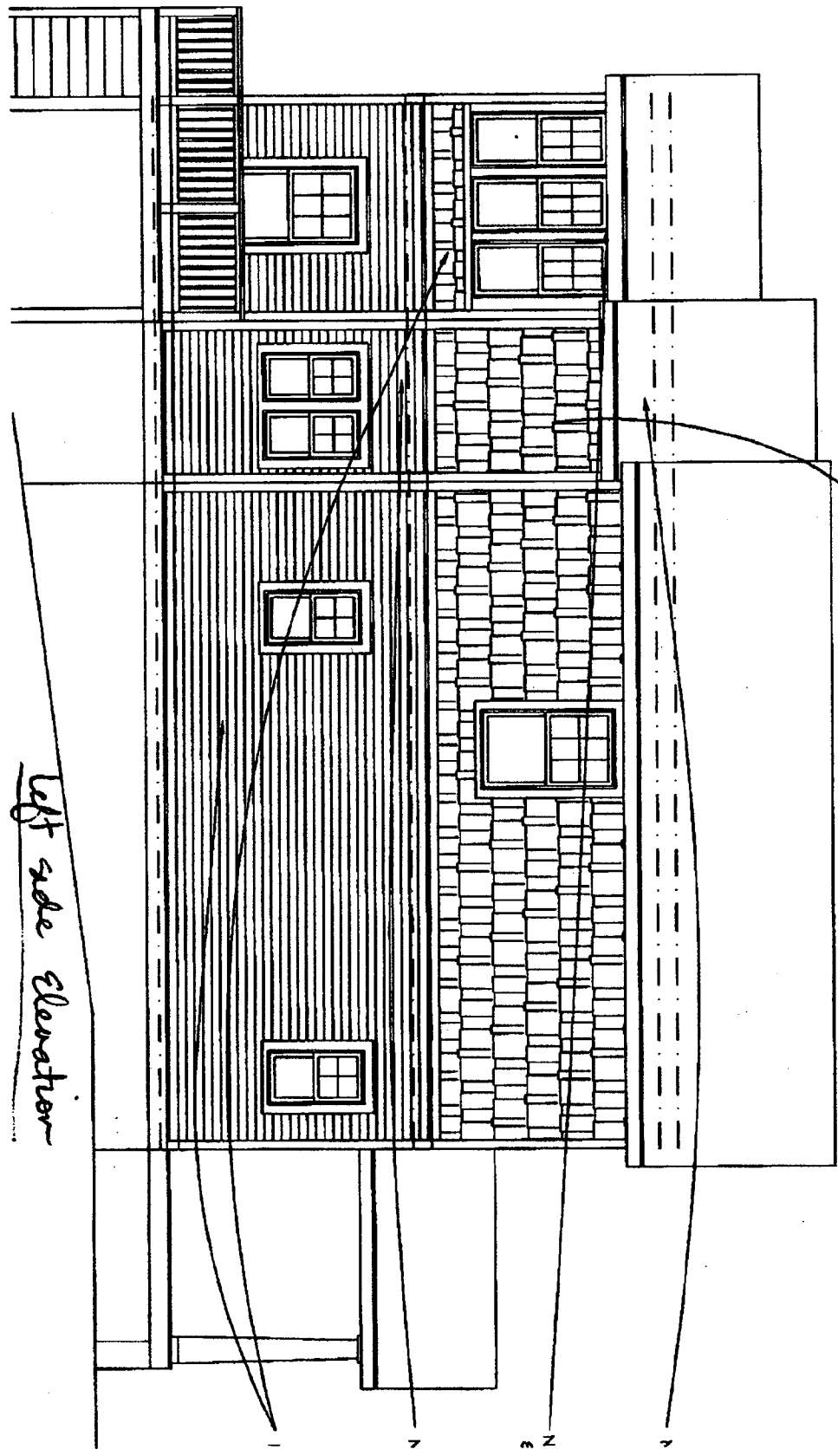
I am heading out of the office now and won't be in tomorrow so why don't you plan on faxing me on Wednesday before 5pm the elevations showing the proposed window changes for 32 Hickory so I can show them to the HPC that evening.

Thanks, Anne

2nd Floor Plan (Partial)



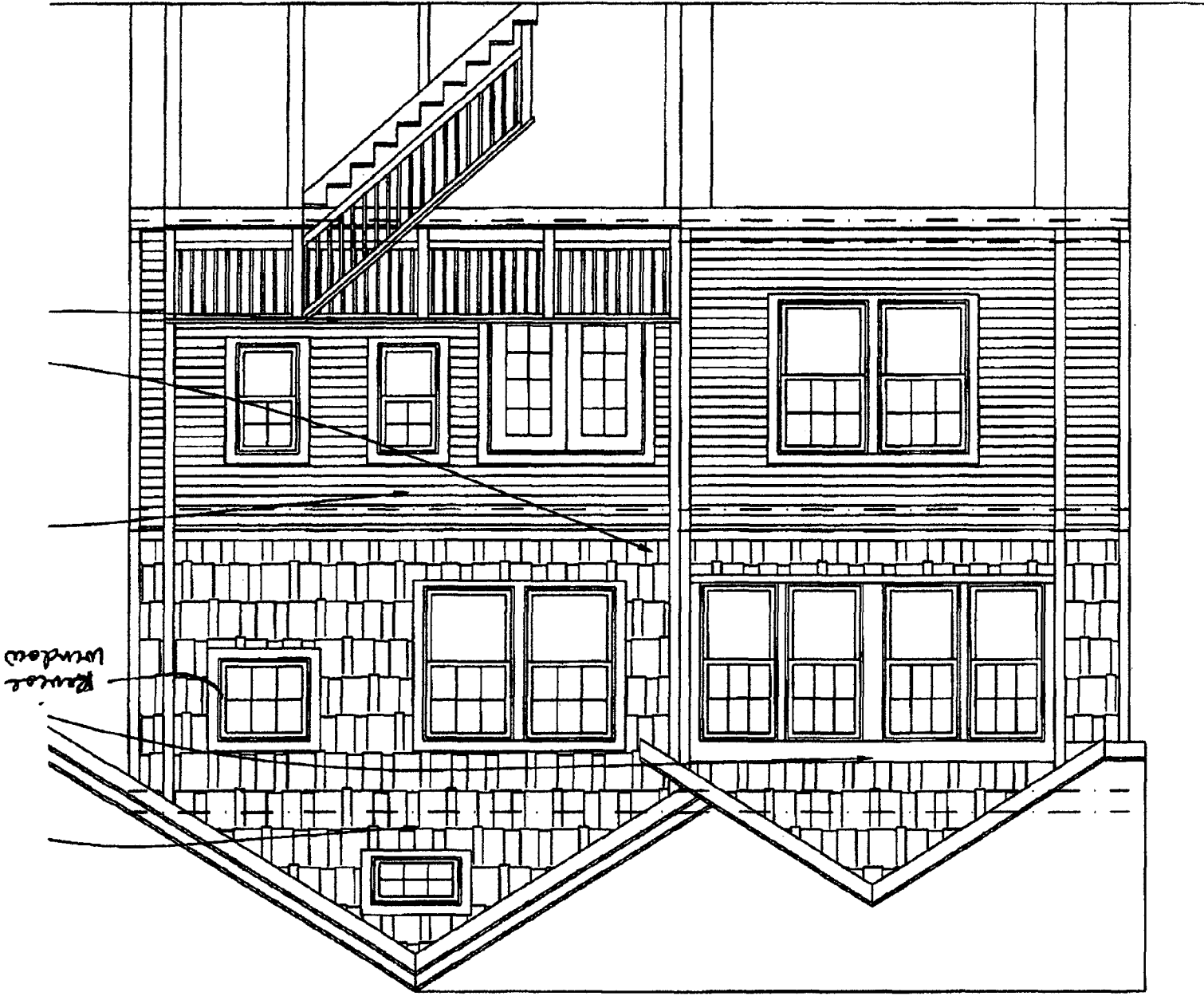
X16



Left side elevation

that shows window here! No more!

Rear Elevator



Rear Window

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	32 Hickory Avenue, Takoma Park	Meeting Date:	02/25/04
Resource:	Contributing Resource Takoma Park Historic District	Report Date:	02/18/04
Review:	HAWP	Public Notice:	02/11/04
Case Number:	37/03-04F	Tax Credit:	None
Applicant:	Daryl Braithwaite (Dana Haden, Agent)	Staff:	Anne Fothergill

PROPOSAL: Non-original siding and window replacement, non-original addition removal, new addition and deck construction

RECOMMEND: Approval with conditions

STAFF RECOMMENDATION

Staff is recommending approval of the HAWP application with the condition that:

1. The wood siding on the left side of the house will be repaired not replaced.
2. If wood siding is found underneath the asbestos shingles, the wood siding will be retained.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman
DATE: c. 1910s

PROPOSAL:

The applicant is proposing to:

FRONT

- Remove existing wavy asbestos shingles on front right side and install new wood siding to match existing siding on front main massing

REAR

- Rebuild the existing rear 2-story addition with new roof line lower than roof line of main block of house; this section will have vinyl-clad 6-over-1 wood windows with simulated true-divided lights, new wood siding on first floor and shingles on second floor to match

- existing house, and new asphalt shingle roof to match existing house
- Remove an existing one-story rear addition on left side
 - Construct a new 2-story rear left side addition with new roof line slightly lower than main massing of house; new addition would be clad in new wood siding on first floor and shingles on second floor to match existing house and new roof would match existing house
 - Install wood French doors and wood deck and stairs leading to back yard

RIGHT and LEFT SIDES

- Remove existing siding (wood on left and asbestos siding on right) and replace with new wood siding on main block of house

STAFF DISCUSSION:

The Historic Preservation Commission utilizes the *Approved and Adopted Takoma Park Historic District Guidelines* when reviewing changes to Contributing Resources within the historic district.

According to the *Takoma Park Guidelines*, Contributing Resources in the Takoma Park Historic District are subject to a more lenient level of design review as “they are more important to the overall character of the district and the streetscape due to their size, scale, and architectural character, rather than for their particular architectural features.”

The Guidelines also state that “all exterior alterations, including those to architectural features and details, should be generally consistent with the predominant architectural style and period of the resource and should preserve the predominant architectural features of the resource; exact replication of existing details and features is, however, not required...[and]...all changes and additions should respect existing environmental settings, landscaping, and patterns of open space.”

The proposed additions and alterations will primarily be located at the rear and are compatible and in scale with the existing house. The additions and modifications will be generally in the location of the existing non-contributing sections of the house and will not further disturb any of the house’s original fabric whereby preserving the existing historic integrity of the resource. The new sections of the house are set back from the street and also are set in from the front main block of the house and with a lower roof line which will assist in differentiation of the old and new. Overall the proposed addition is sympathetic to the style, scale, materials and massing of the historic resource.

The only conditions of approval that staff is recommending are related to the replacement of the siding. Staff recommends that the existing wood siding on the left side of the house be repaired where needed rather than replaced. See photo of existing siding in Circle 22 . Additionally, staff is recommending that the architect determine what is underneath the existing asbestos siding. If there is wood siding underneath, that wood siding should be retained.

This proposal meets the above criteria outlined in the *Takoma Park Guidelines*. Staff recommends approval with two conditions.

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 conditions that:

1. The wood siding on the left side of the house will be repaired not replaced.
2. If wood siding is found underneath the asbestos shingles, the wood siding will be retained.

and 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.

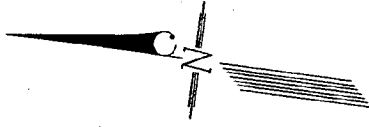
HOUSE LOCATION

LOT 19 BLOCK 20

**B.F. GILBERT'S ADDITION TO
TAKOMA PARK
MONTGOMERY COUNTY, MD.**

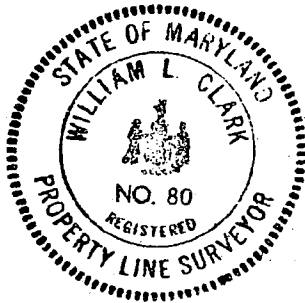
CASE M46676

01-09-0155R

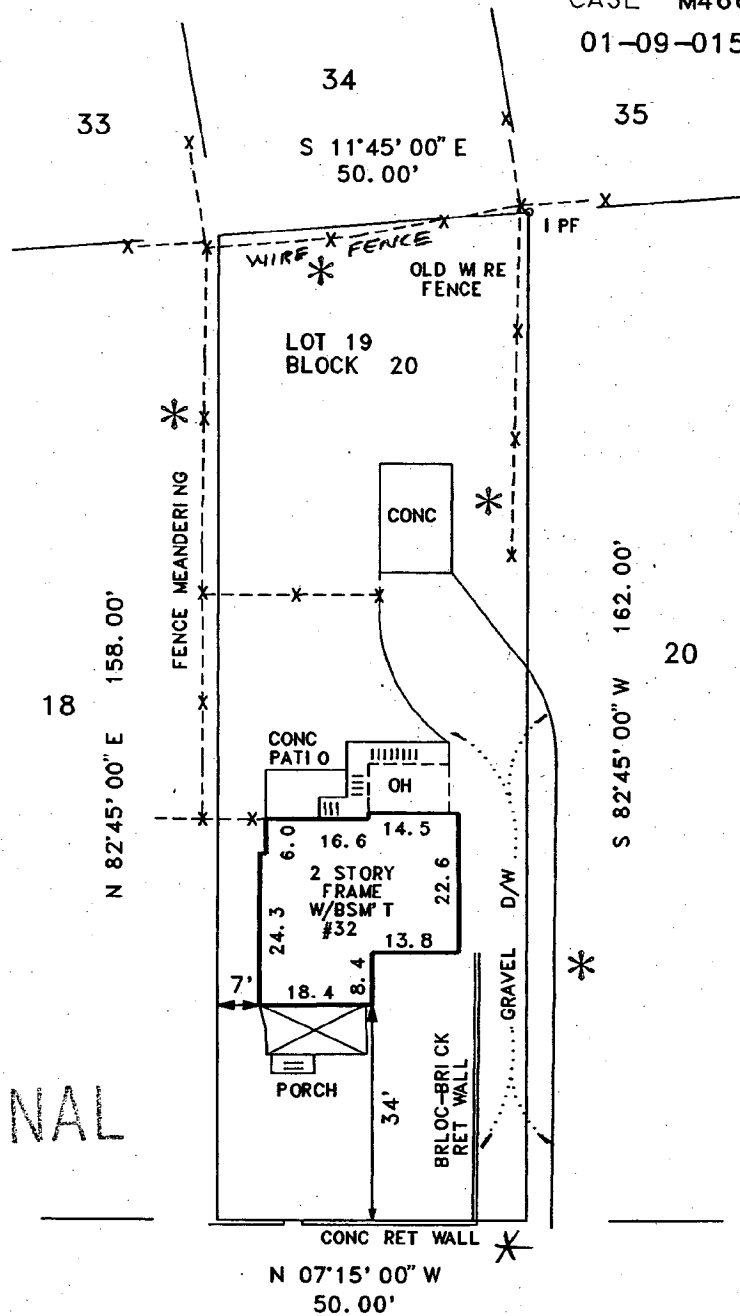


THIS PROPERTY IS SHOWN IN
FIRM ZONE _____ AS SHOWN
ON COMMUNITY - PANEL NUMBER
_____ OF NATIONAL
FLOOD INSURANCE MAP DATED

FLOOD INSURANCE RATE MAP
NOT AVAILABLE



ORIGINAL



HICKORY AVENUE

PLAT BOOK A PLAT 2

ATTENTION USER: SURVEY ORDER FORM MUST BE ON FILE WITH BELTWAY SURVEYS BEFORE THIS DOCUMENT CAN BE USED.

I HEREBY CERTIFY THAT THE LOCATION OF THE SIGNIFICANT IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ARE AS SHOWN. THIS HOUSE LOCATION IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, GARAGE, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS. THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING. THIS LOCATION IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.

BELTWAY SURVEYS

ENGINEERS PLANNERS SURVEYORS
5627 ALLENTOWN ROAD
CAMP SPRINGS, MARYLAND 20746
SUITE 104 (301)899-3440

NOTES

- ACCURACY OF SURVEY +/- 3'
- NO TITLE REPORT WAS FURNISHED
- PROPERTY CORNERS WERE NOT SET
- FENCES SHOWN MAY MEANDER
- PROPERTY CORNERS NEED TO BE SET TO
- * DETERMINE EXACT LOCATION OF FENCES AND DRIVEWAY, RET-WALL

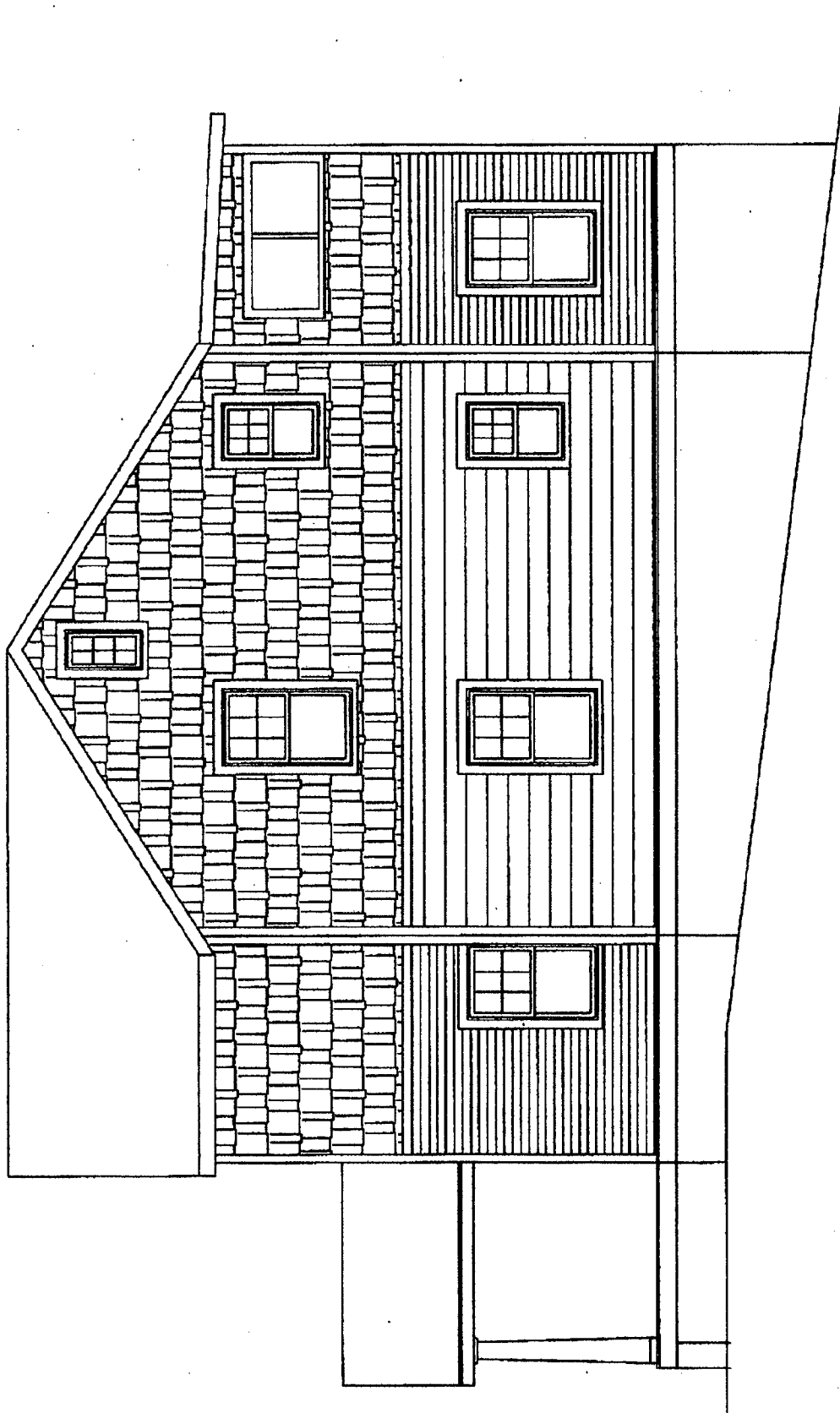
10/8/01 *William L. Clark*
SCALE: 1" = 30' DATE: 10/08/2001 DRAWN DEB



Extg. & New
FRONT ELEVATION
SCALE: 1/4" = 1'-0"

1
A-2

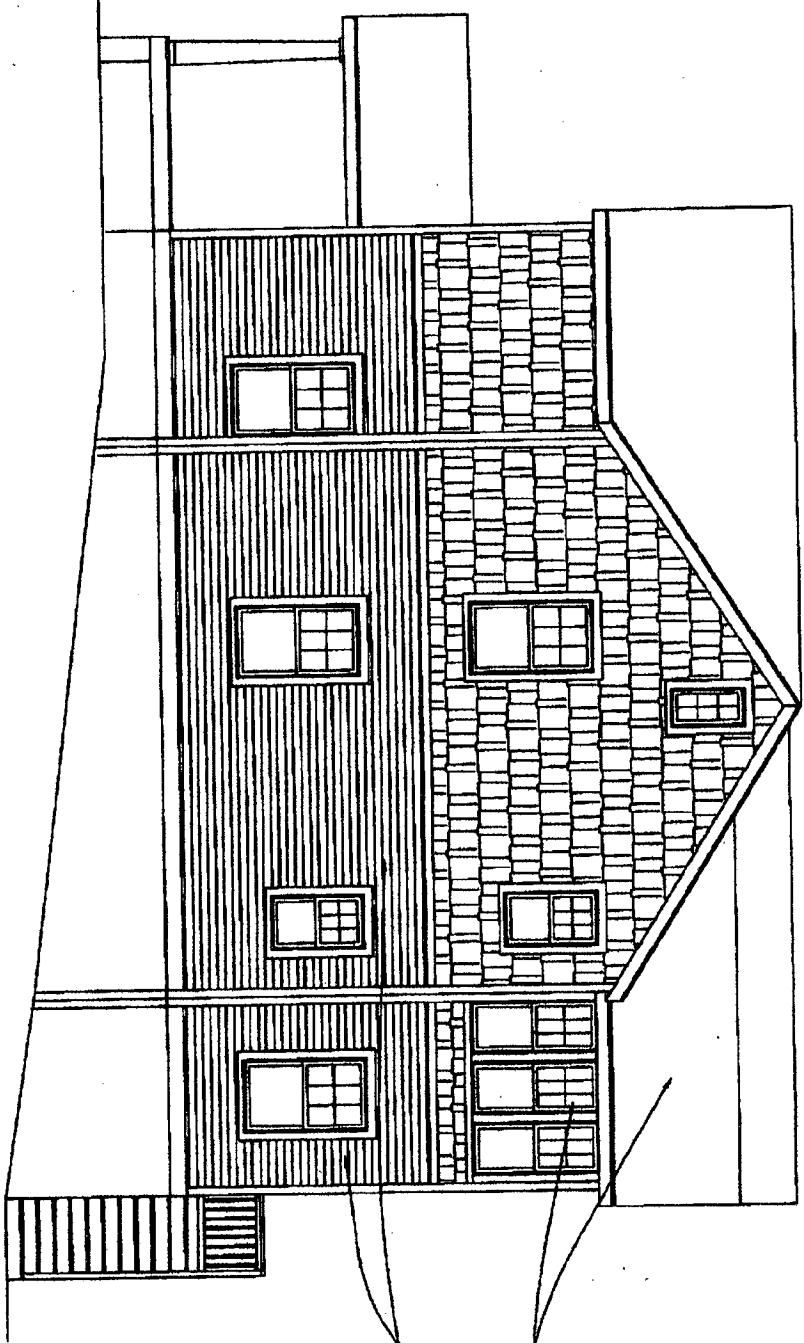
8



2 EXTG. SIDE ELEVATION
EX-2 SCALE: 1/4" = 1'-0"

01

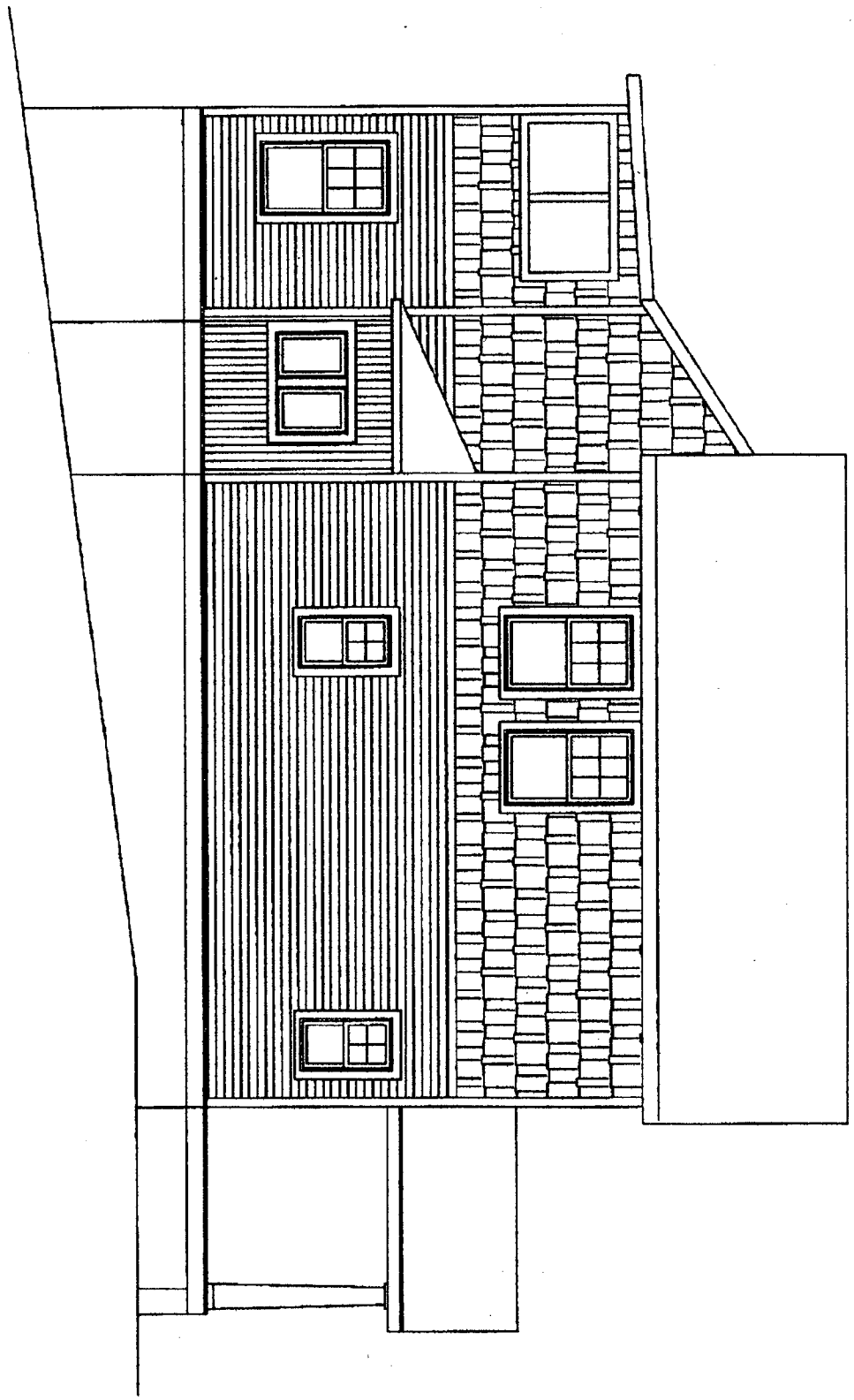
2
A-3
NEW RIGHT SIDE ELEVATION
SCALE: 3/4" = 1'-0"

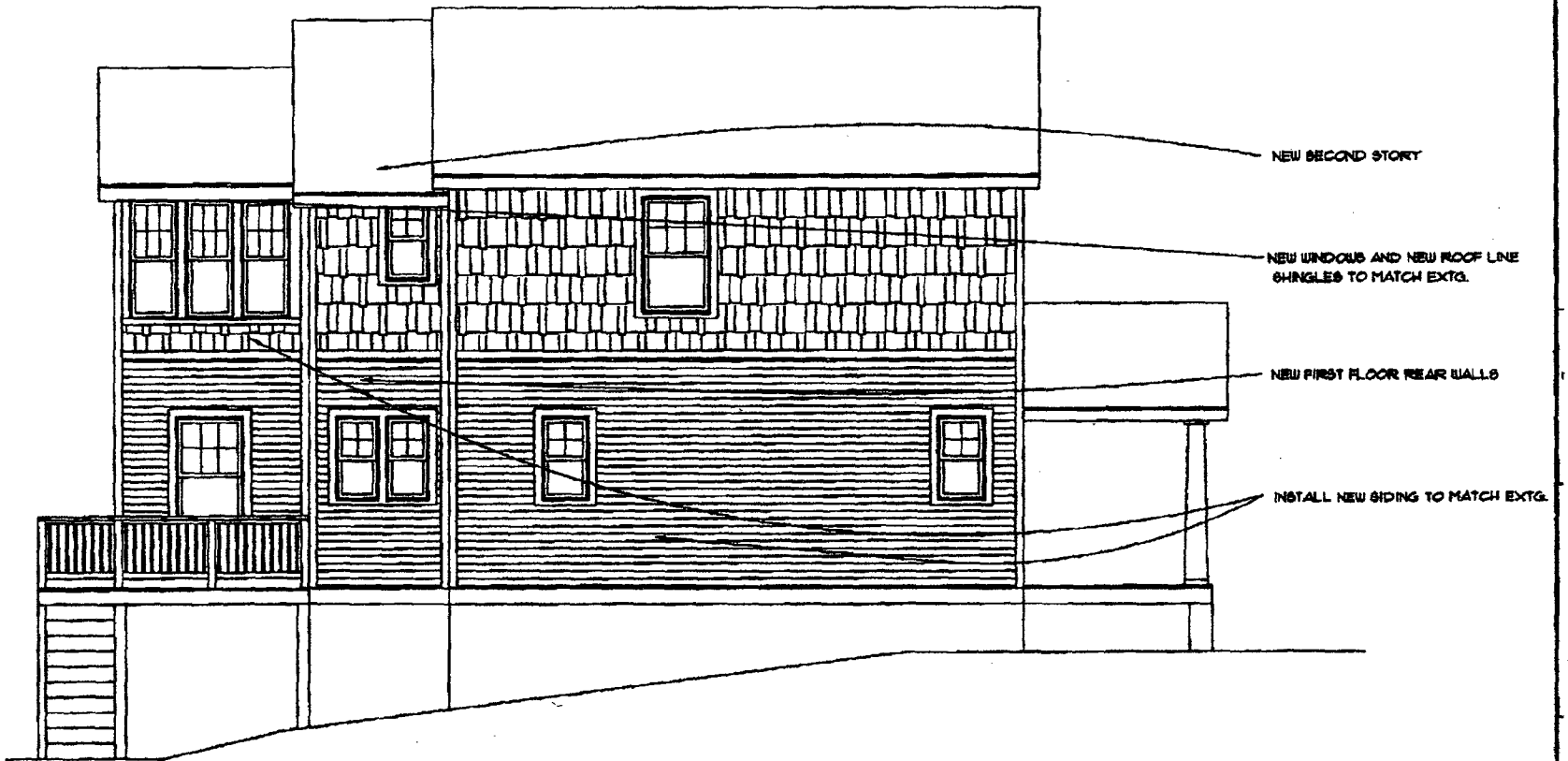


INSTALL NEW WOOD SIDING TO
MATCH SIDING FROM MAIN
STRUCTURE

NEW WINDOWS AND NEW ROOF LINE
SHINGLES TO MATCH EXIST.

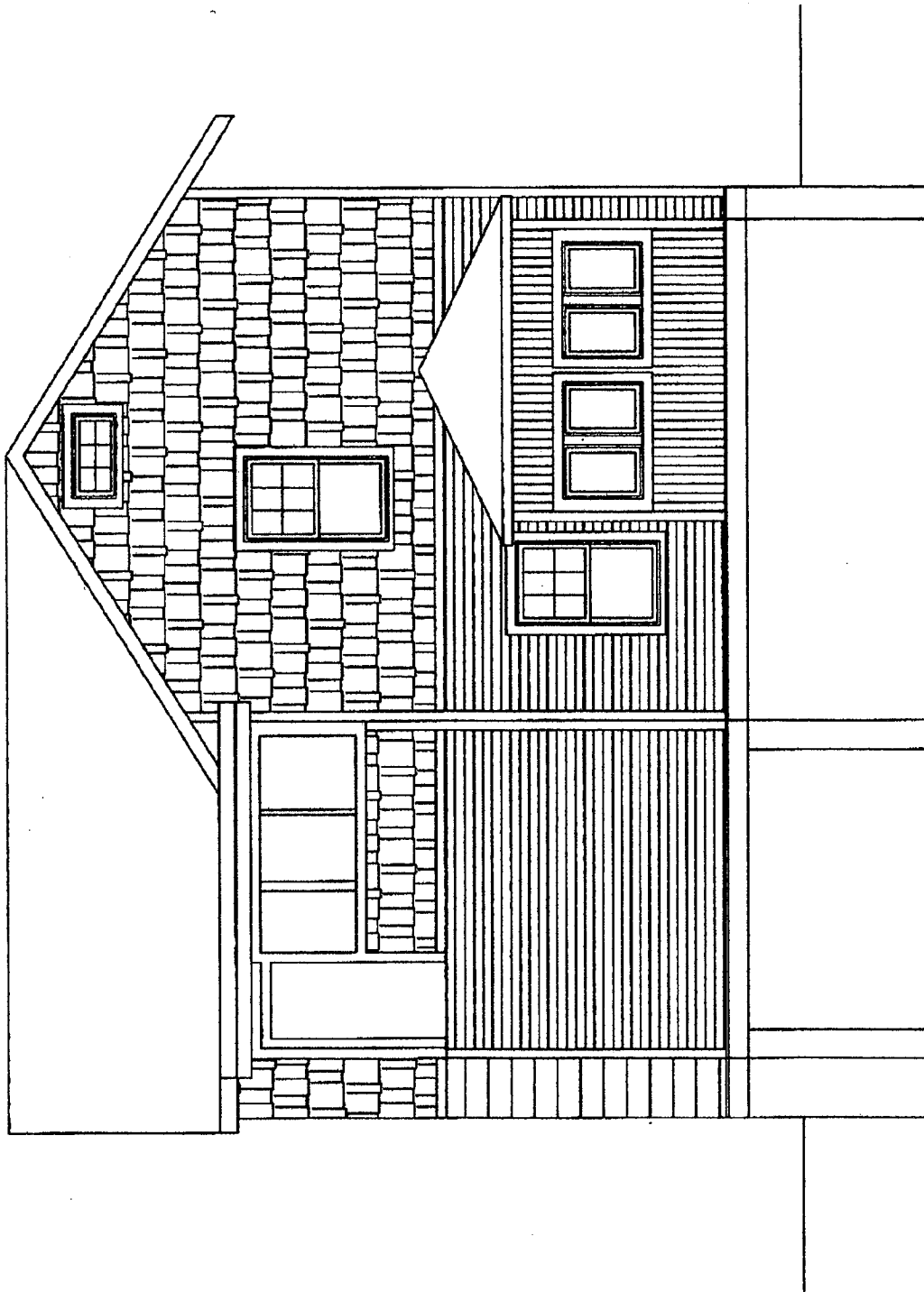
4
EX-2
EXTG. SIDE ELEVATION
SCALE: 1/4" = 1'-0"





4 NEW LEFT SIDE ELEVATION
A-2 SCALE: 1/8" = 1'-0"

12



3 EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"

3
EX-2

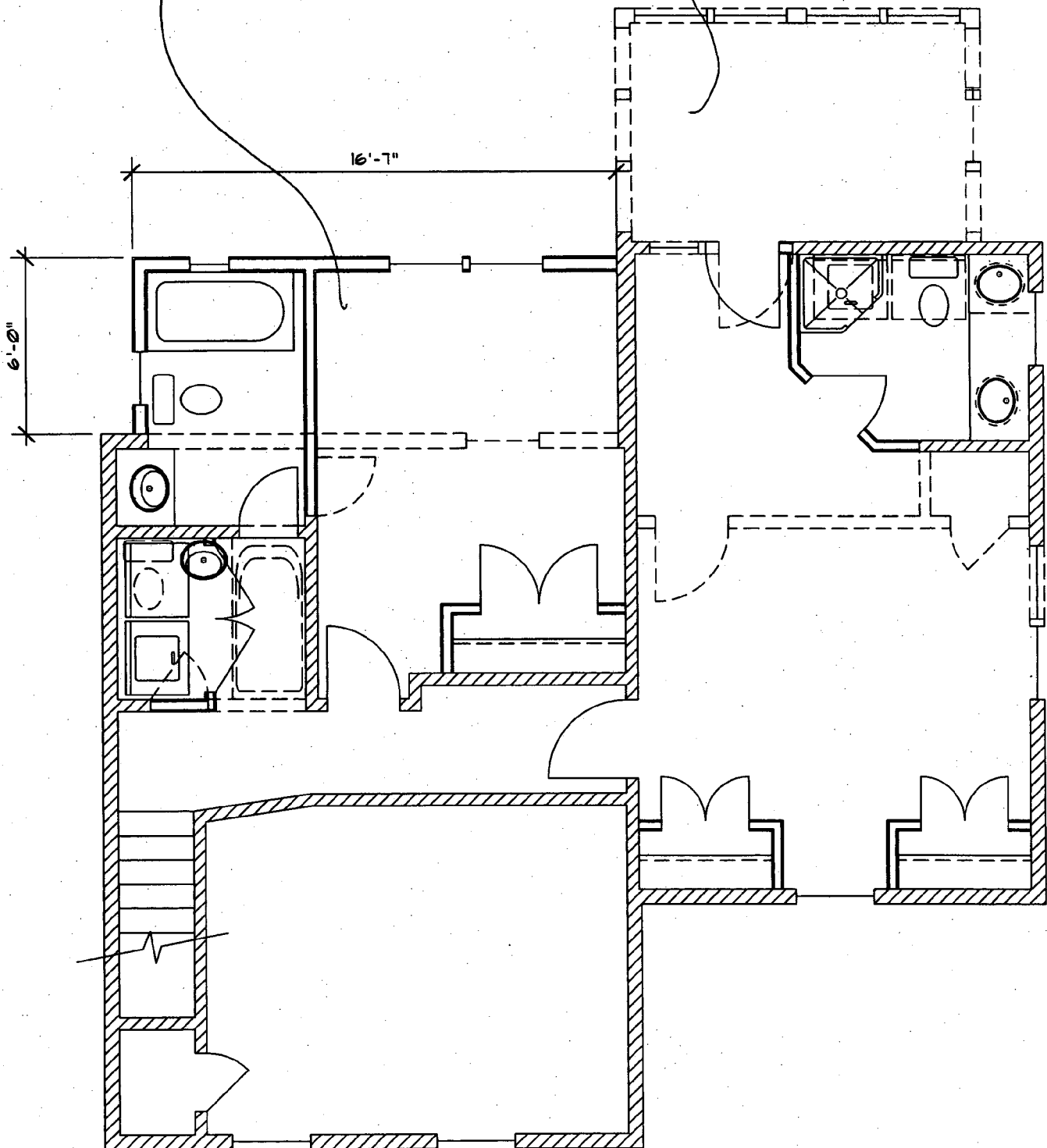


3 NEW REAR ELEVATION
A-2 SCALE: 1/8" = 1'-0"

14

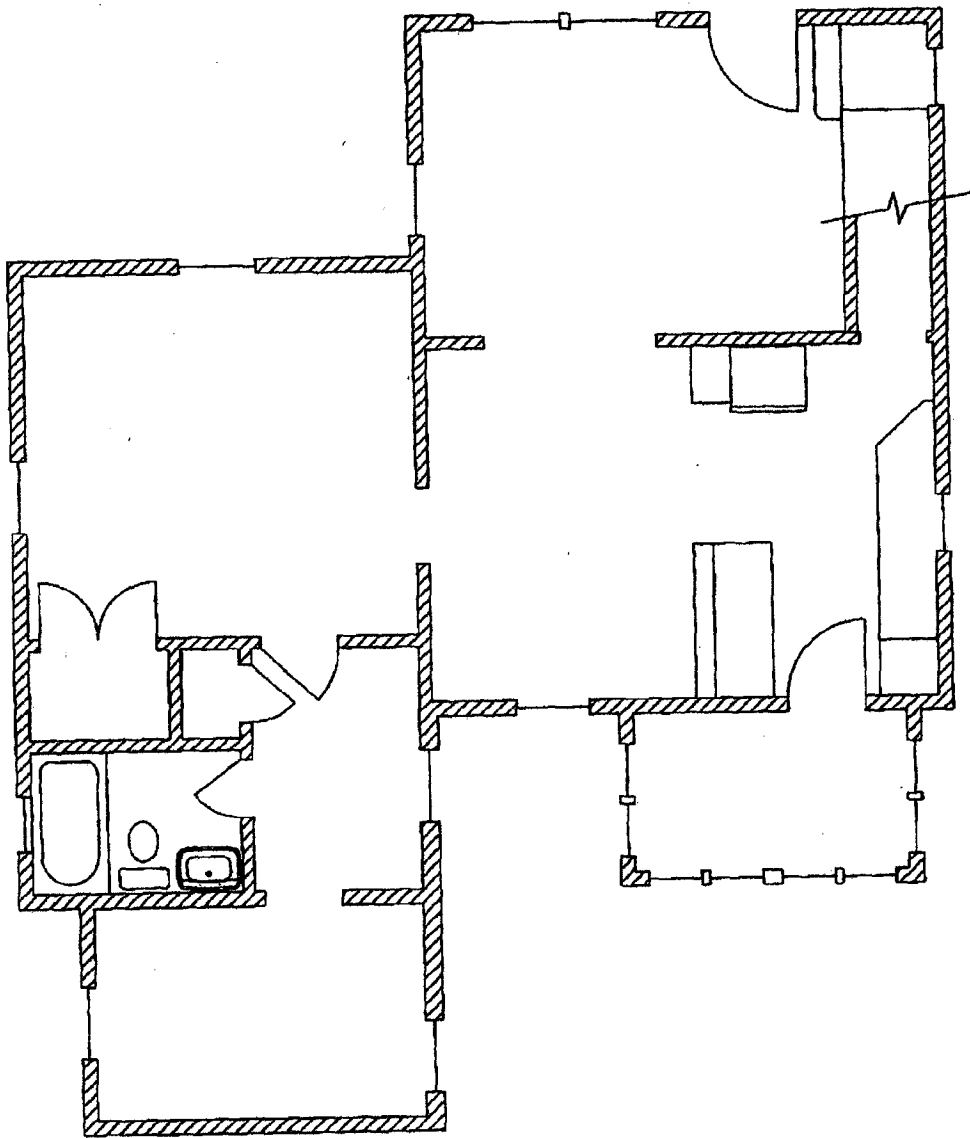
New second story
over exty first
floor footprint

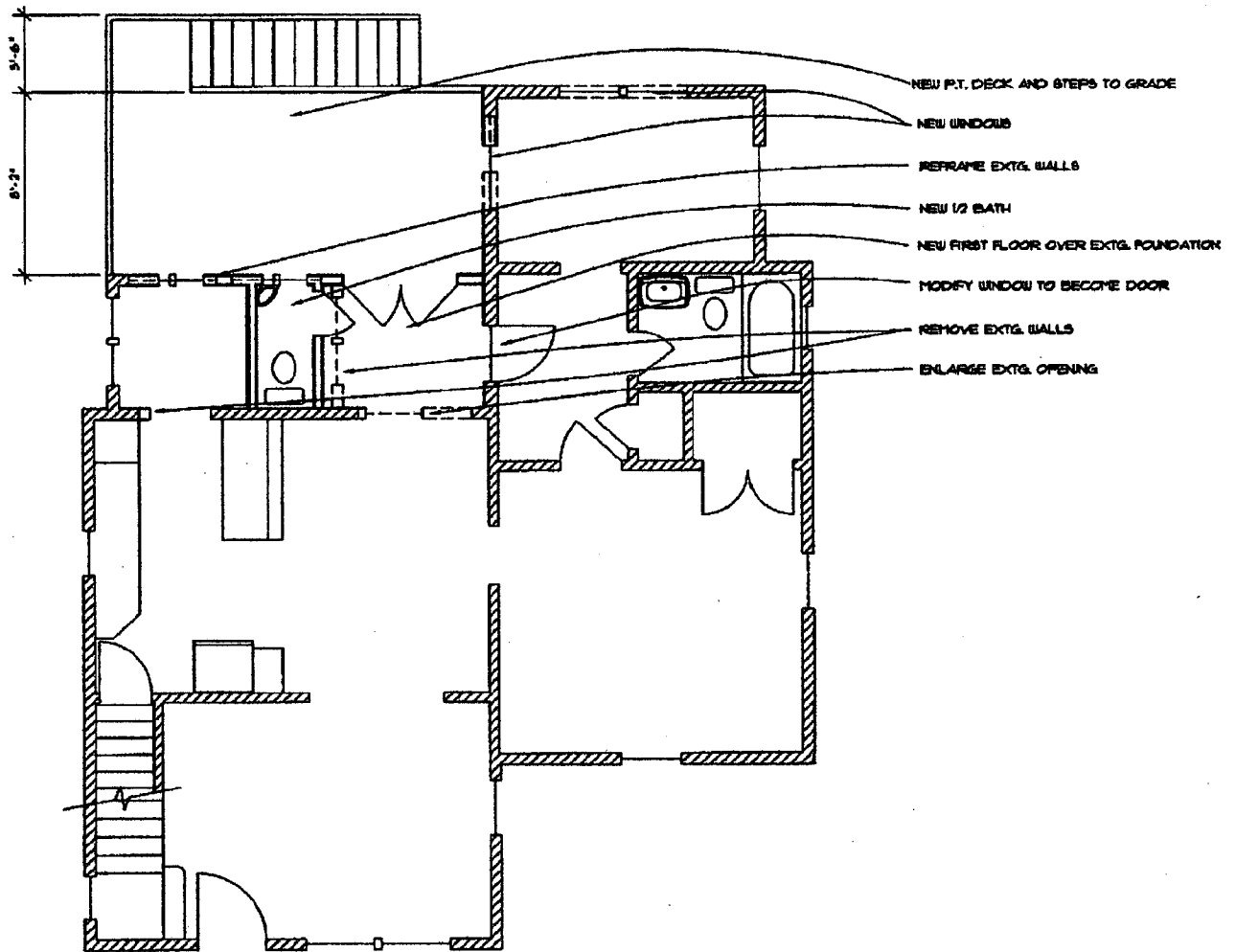
Rebuild and modify
exty. 2 story
structure.



91

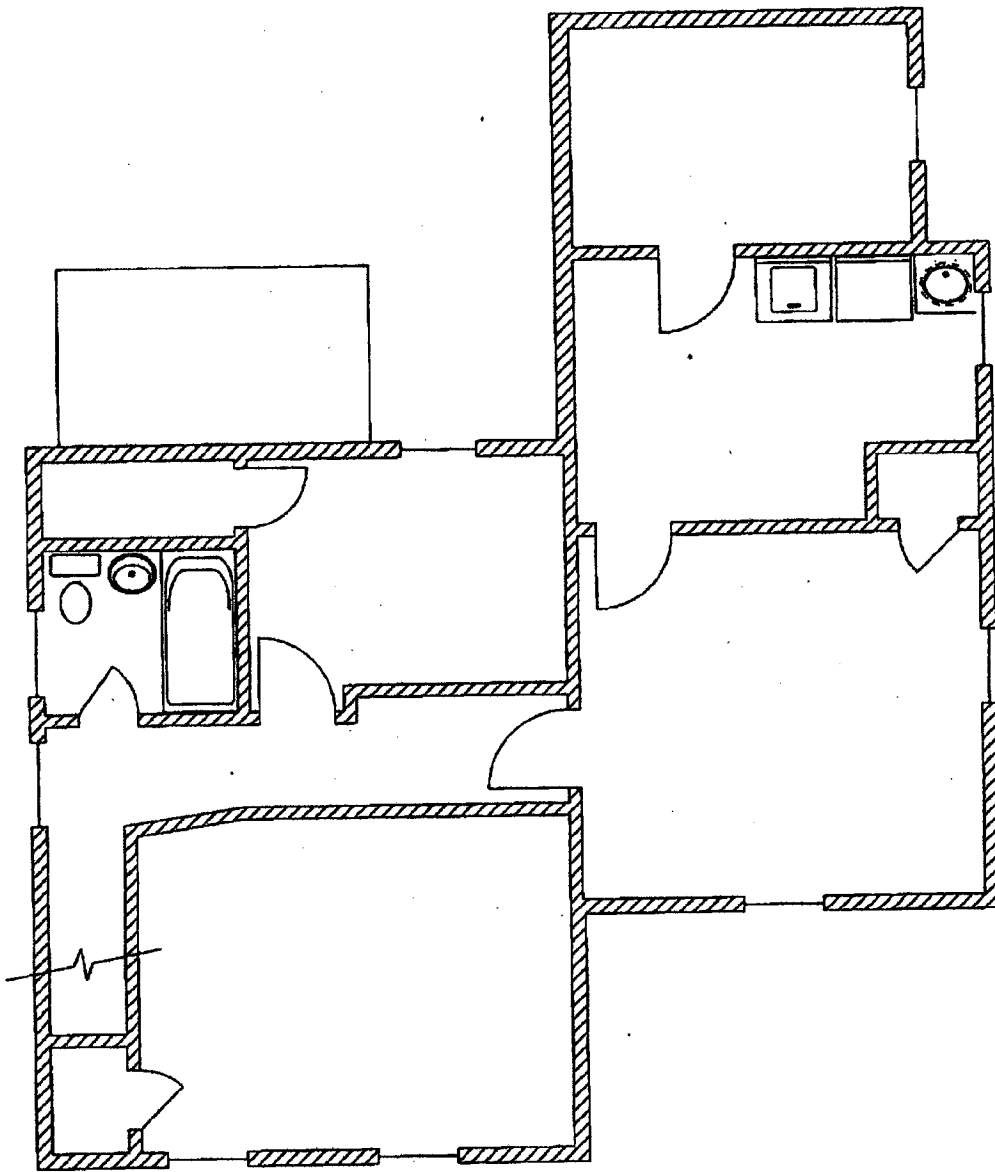
EX-1
2
EXTG. FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"





1 NEW FIRST FLOOR PLAN
 A-1 SCALE: 1/4" = 1'-0"

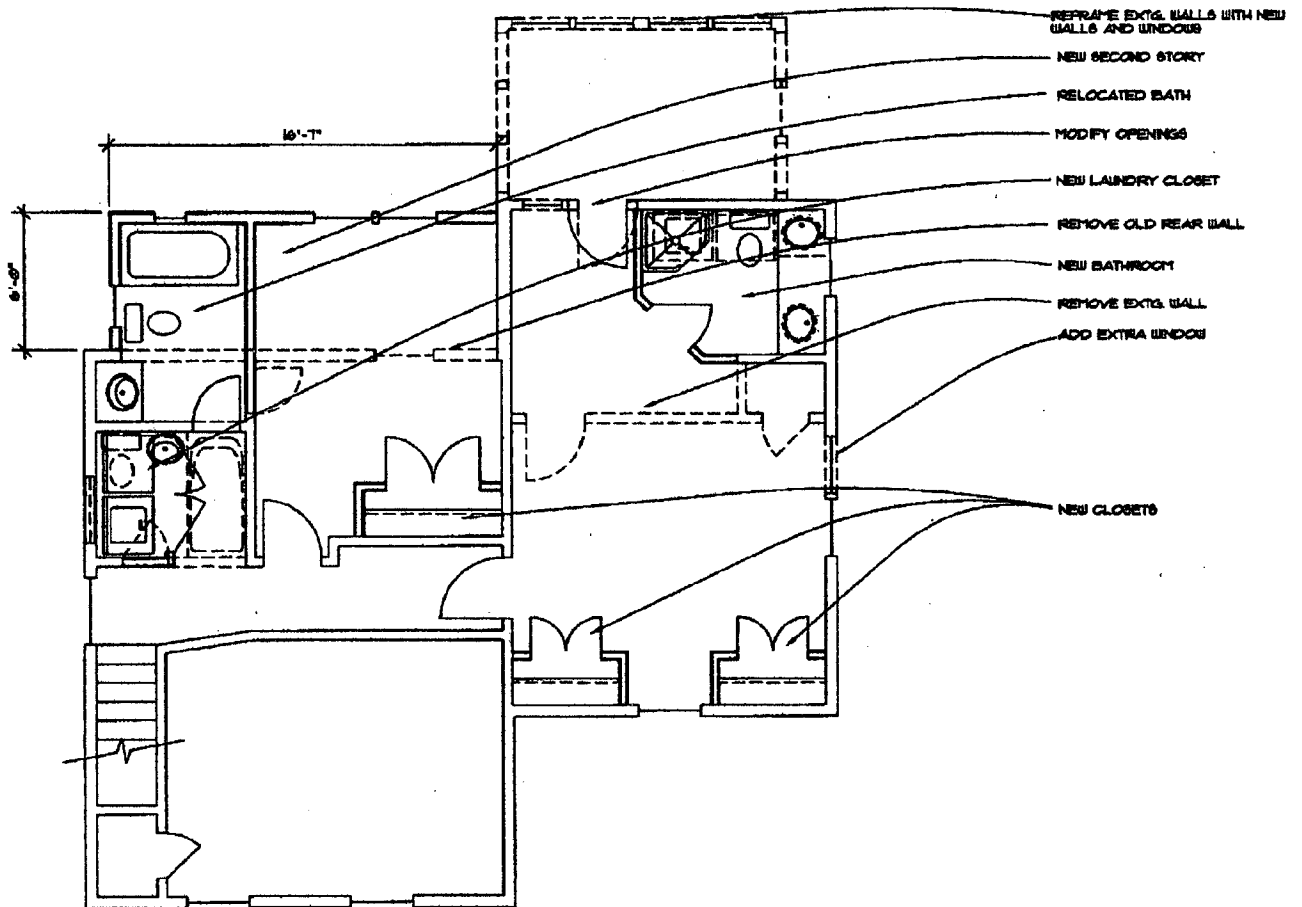
NEW WINDOWS AND REPLACEMENT WINDOWS TO BE VINYL CLAD
 WOOD SASH-DIVIDED WINDOWS TO MATCH EXTG.



3
EX-1

EXTG. SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



2 NEW SECOND FLOOR PLAN
 A-1 SCALE: 1/4" = 1'-0"

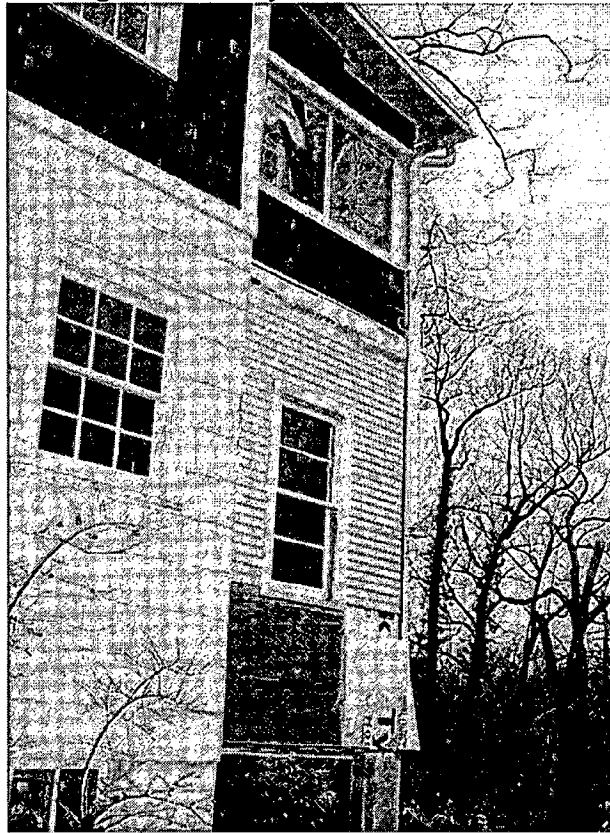
32 Hickory



right side



right rear 2-story addition to be rebuilt



rear (addition site)



left side wood siding to be replaced





I am sending extra photos on the bear
 took as well. The siding on the bear
 and sides is in very bad shape and
 there is a strange assortment. We
 just want to create some consistency
 on the siding.

The new deck would be P.T. wood
 and I have shown it on the elevations
 as well as put dimensions on
 the plans.

They would like to install new replacement
 windows every where if possible. They
 would like to use vinyl clad, wood,
 semi divided double hung windows
 to match the entry area.

I have made the appropriate changes to
 either correct my mistakes or to clarify your
 questions.

32 theory.

To: ANNE FORTKRELL
 From: DANA DADEN

I dropped the roof line 6" per
your request.

The window on the extg 1st floor
right side was wrong and I
have now shown it correctly.

let me know if you need anything
else.

Thanks for your patience!!

Dana Daden









