

37-3-01 II - 6 Montgomery Avenue
(Takoma Park Historic District)

M

Non contrib building



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Martha Bergmark

Daytime Phone No.: 202-452-0620 ext. 225

Tax Account No.: 01066791

Name of Property Owner: Elliott Andelman & Martha Bergmark Daytime Phone No.: 202-452-0620 ext. 225

Address: 6 Montgomery Ave., Takoma Park MD 20912
Street Number City State Zip Code

Contractor: Elite Kitchens, Inc. Phone No.: 301-881-2776

Contractor Registration No.: MHIC # 51492

Agent for Owner: Martha Bergmark Daytime Phone No.: 202-452-0620 ext. 225

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: Montgomery Ave.

Town/City: Takoma Park Nearest Cross Street: Pine Ave.

Lot: 3 Block: 18 Subdivision: B.F. Gilbert Addition

Liber: _____ Folio: _____ Parcel: _____

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: \$ 5,000

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.

Elliott Andelman
Martha Bergmark
Signature of owner or authorized agent

9-4-01 Date

Approved: W/condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/10/01
Application/Permit No.: 258520 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-01II
Eye Eye

**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 current house was built in 1983. A second-floor rear addition was added in the early 1990's. Montgomery Ave. is a one-block residential street which includes both new and historic single-family houses.

- 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 (1) enlarge 3 current awning windows to casement windows, (2) remove 1 double-hung window, (3) replace front and rear doors of house, (3) add 2 awning windows to the stair well on east side of house, (4) take in a small balcony on the second-floor, front side of house by installing 2 casement windows. All new windows will match existing windows in house (Caradco wood). All changes

2. SITE PLAN

proposed will enhance the appearance of this new (1983) house and continue to fit well with the neighborhood's mix of historic and newer houses.

- Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:
- a. the scale, north arrow, and date;

See attached plat.

- 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.

See attached plans and elevations. (9 pages)

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.

See attached plans.

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.

See attached photographs (3)

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).

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1A. 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: _____
1B. Construction cost estimate: \$ 5,000
1C. If this is a revision of a previously approved active permit, see Permit # _____

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Elliott Andalman
Martha Bergmark
Signature of owner or authorized agent Date: 9-4-01

Approved: W/CONDITION For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 10/18/01
Application/Permit No.: 258520 Date Filed: _____ Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3 0111
inc. l.c.e

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6 Montgomery Avenue, Takoma Park **Meeting Date:** 10/10/01
Resource: Non-Contributing Resource **Report Date:** 10/03/01
 Takoma Park Historic District
Review: HAWP **Public Notice:** 09/26/01
Case Number: 37/3-01II **Tax Credit:** None
Applicant: Elliott Andalman and Martha Bergmark **Staff:** Michele Naru
 (Studio Partnership, Architect)

PROPOSAL: Alterations

RECOMMEND: Approve w/condition

1. The skylight is deleted from the proposal.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource in the Takoma Park Historic District.
STYLE: Bungalow Revival
DATE: 1980's

This 1-1/2 story dwelling is located in the Takoma Park Historic District. This Bungalow Revival house is of frame construction clad in horizontal cedar siding and sheathed in asphalt shingles. The lot is rectangular in shape, measuring 50' wide by 150' long. Houses on either side of this resource are non-contributing.

PROPOSAL:

The proposal is to:

Front Elevation

1. Replace three awning windows on the first story with three pairs of casement windows.
2. Remove the double hung window on the first story and replace with siding to match existing.

3. Remove sliding glass door on the second story and replace current balcony opening with two pairs of casement windows.
4. Install a skylight in the existing opening on the second story's shed roof dormer.

East Elevation

1. Install 2 awning windows in stairwell.

STAFF DISCUSSION

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 will affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole."

Since this is a non-contributing resource within the Takoma Park Historic District, staff is viewing this project with regard to its impact on the historic district and the surrounding landscape. The only concern staff has with this project is the installation of the skylight in the opening on the second story, shed roof dormer. The Commission does not approve skylights on the front roof slope in the Takoma Park Historic District. Staff will note that this house does contain four skylights on the front roof slope. These skylights were installed prior to the historic district's designation.

Staff feels that generally the applicant's proposal with regard for materials is consistent with the overall historic district. Staff is recommending approval with the condition that the skylight is deleted from the proposal.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve with condition*** 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 condition:

1. The skylight is deleted from the proposal.

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**, and that, after

(2)

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.



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Signature of owner or authorized agent

7-4-01
Date

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Disapproved: _____ Signature: _____ Date: _____

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HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

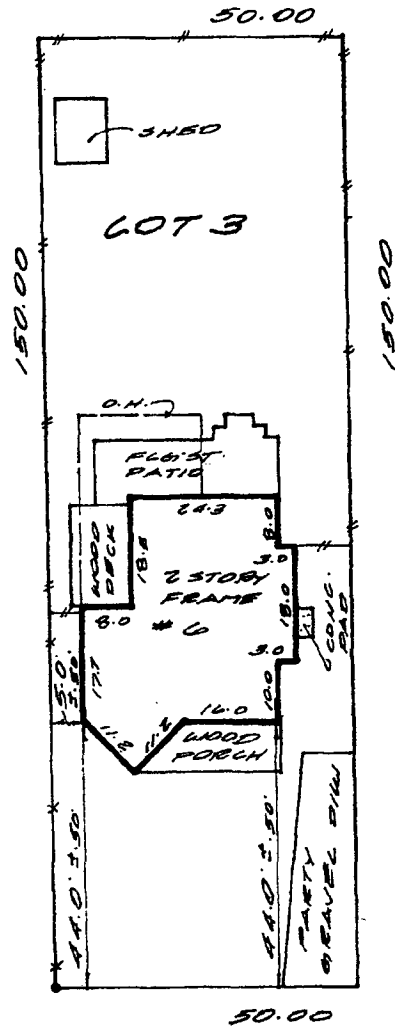
Jim Naughton &
Liz Rastor
8 Montgomery Ave.
Takoma Park MD 20912

Larry Rood &
Leah Curry-Rood
5 Montgomery Ave.
Takoma Park MD 20912

Hugh & Maurine
Taft-Morales
10 Pine Ave.
Takoma Park MD 20912

Nancy O'Donnell
8 Pine Ave.
Takoma Park MD 20912

14



NOTE:
 PROPERTY PREDATES
 MODERN DAY ZONING



LOCATION DRAWING
 LOT 3 BLOCK 18
 B.F. GILBERT'S ADDITION
 TO
 "TAKOMA PARK"

MONTGOMERY AVENUE

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

Stephen J. Wenthold
 Stephen J. Wenthold, Maryland RLS Reg. No. 10767

NOTE: This plat 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. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, 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.

Date: 9-10-97

Scale: 1" = 30'

Plat Book: A

Plat No.: 2



Meridian Surveys, Inc.
 2401 Research Boulevard
 Rockville, MD 20850

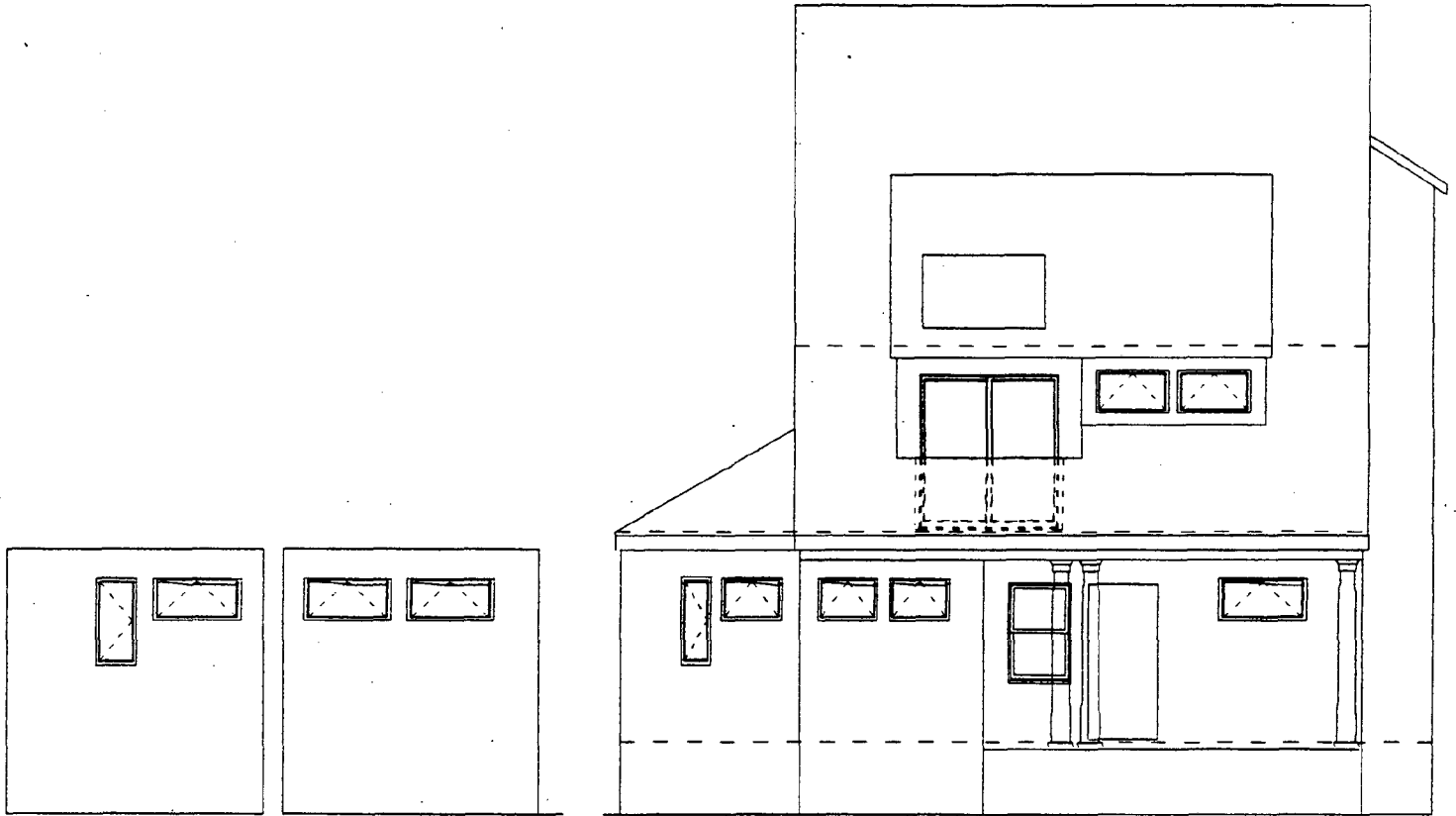
Address: 6 MONTGOMERY AVENUE

District: 13

Jurisdiction: MONTGOMERY COUNTY, MD.

NO TITLE REPORT FURNISHED

6

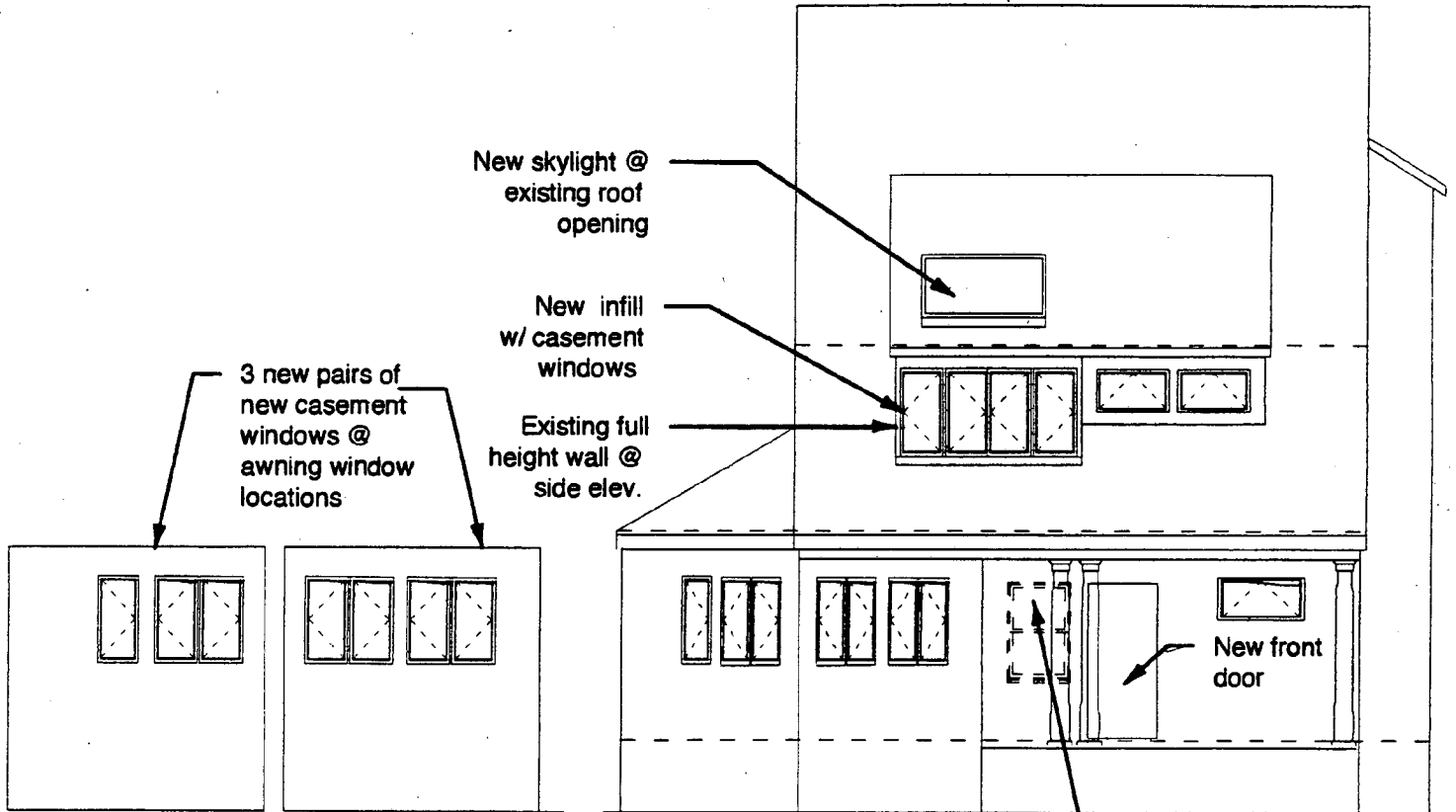


STRAIGHT ON (FRONT)
ELEVATIONS- EXISTING
1/8" = 1'-0"

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

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

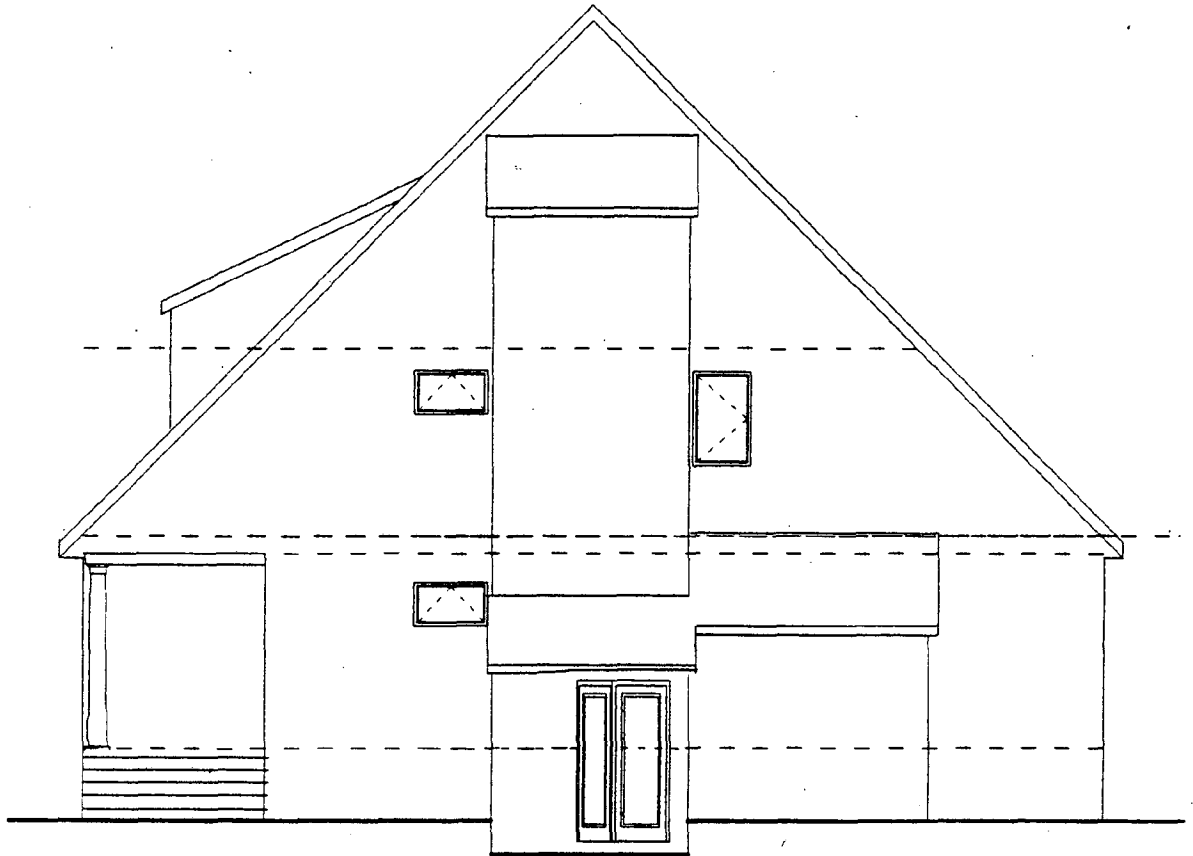
Plans & Elevations



STRAIGHT ON (FRONT)
ELEVATIONS-PROPOSED
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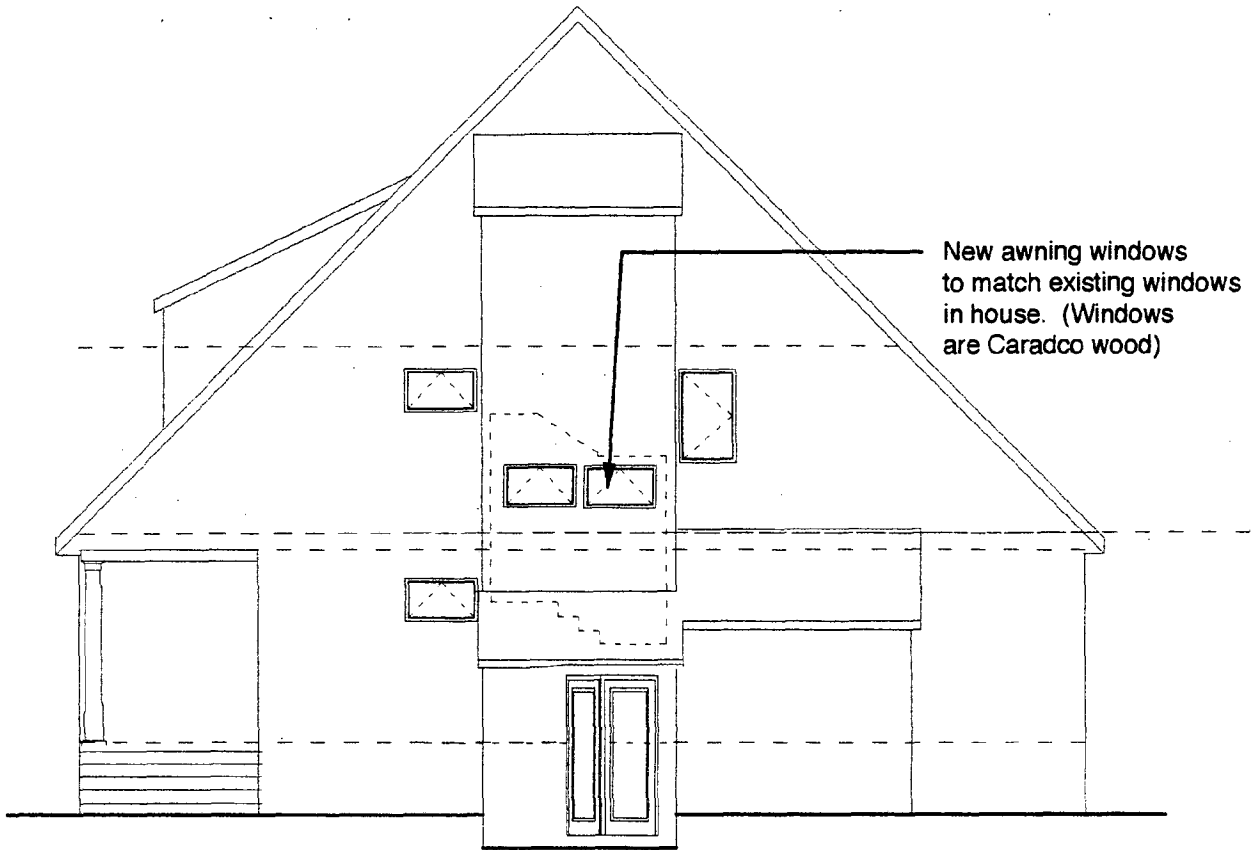
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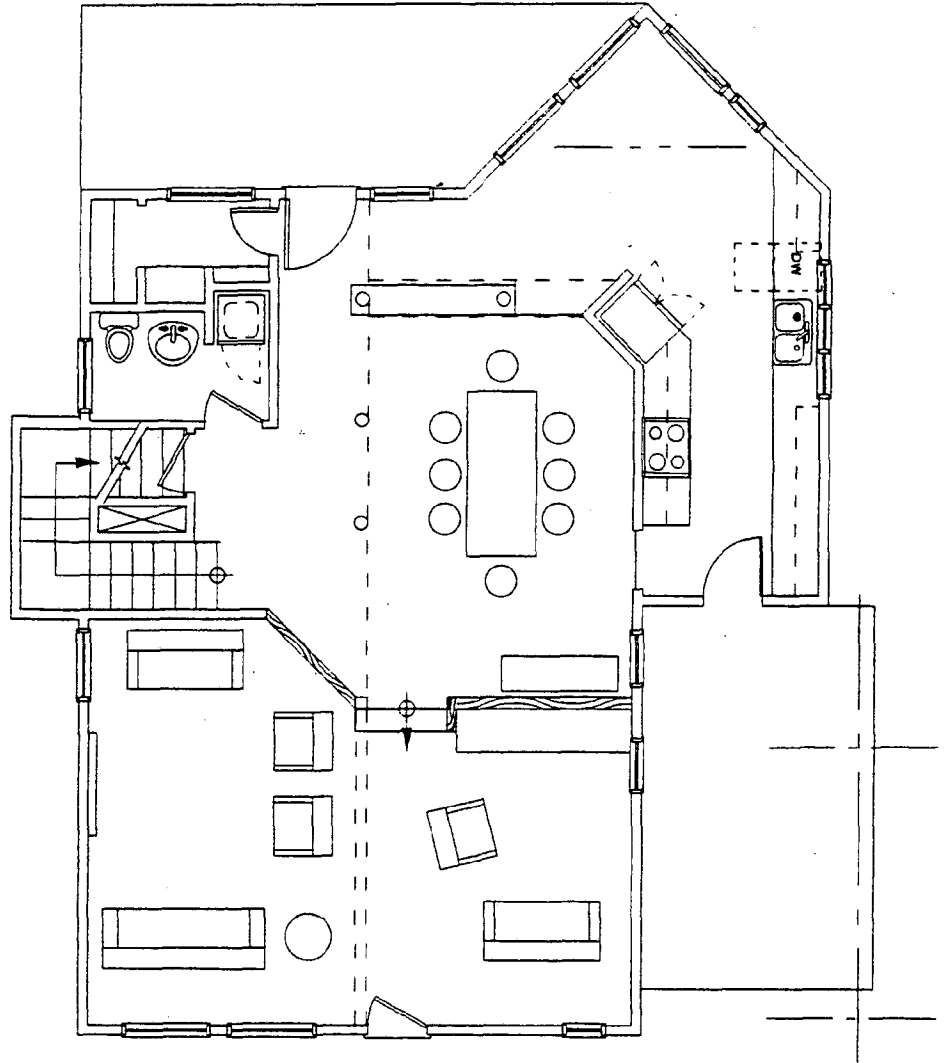
EAST (SIDE) ELEVATION-
EXISTING
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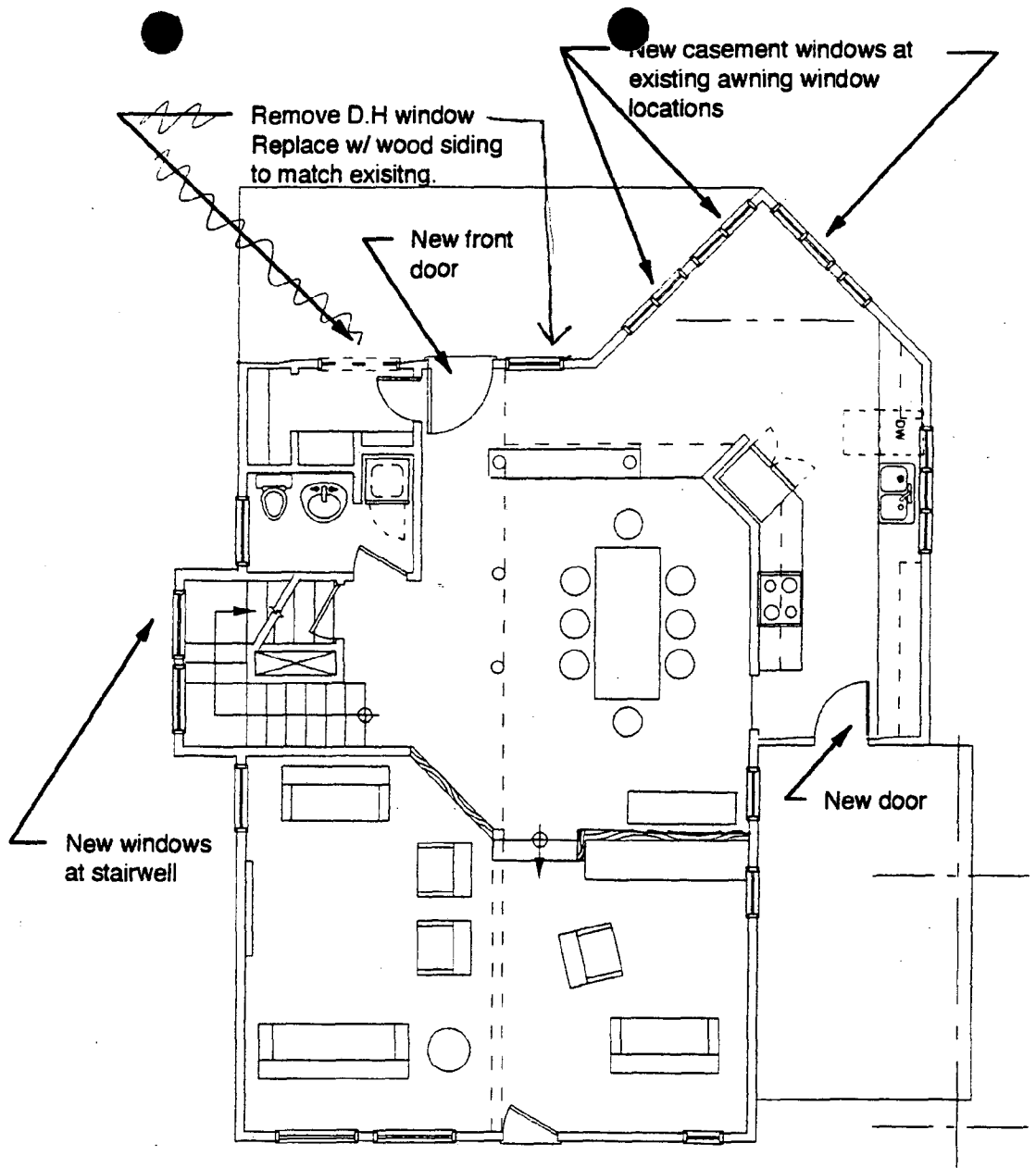
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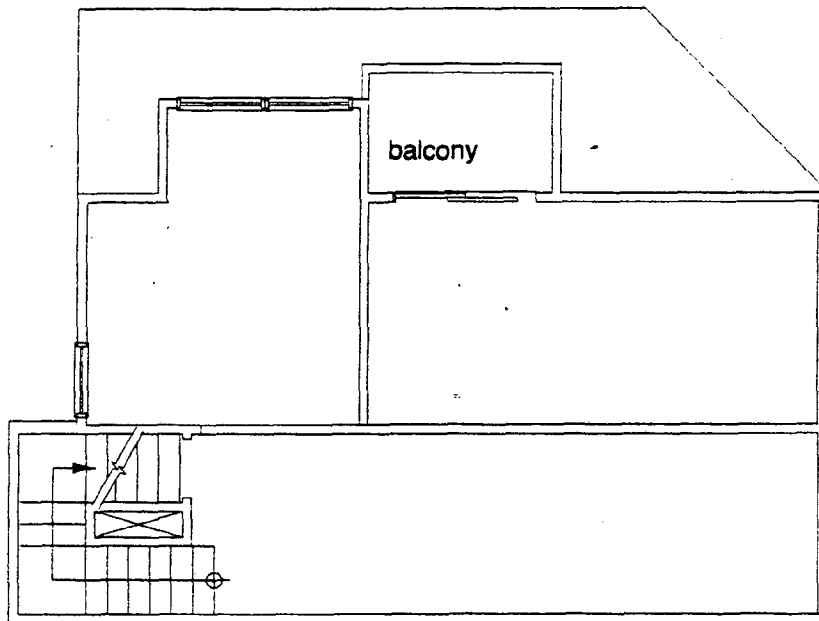
FIRST FLOOR PLAN-
EXISTING
1/8" = 1'-0"

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FIRST FLOOR PLAN-
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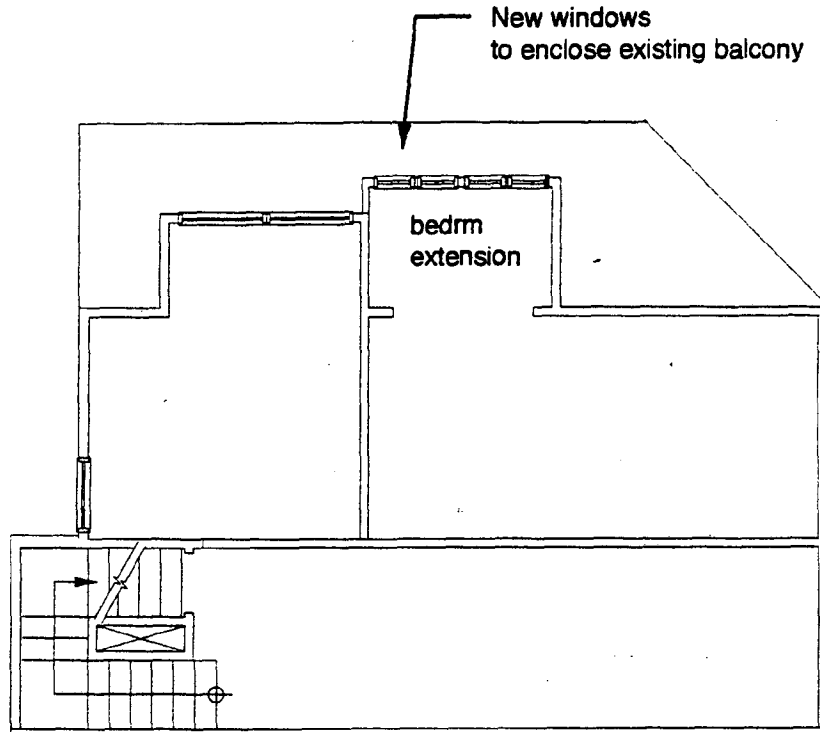
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PART. SECOND FLOOR
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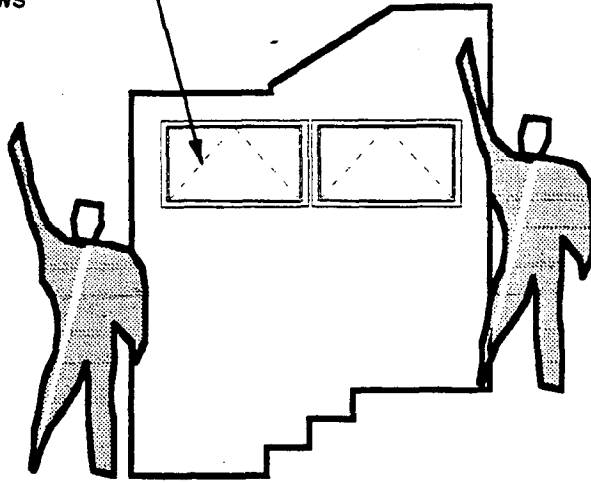
(3)



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3'-2" X 1'-10"
windows
to match existing
bath windows



ELEVATION AT STAIR
1/4" = 1'-0"

Application of Elliott Andalman & Martha Bergmark
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Front view of house from Montgomery Ave.



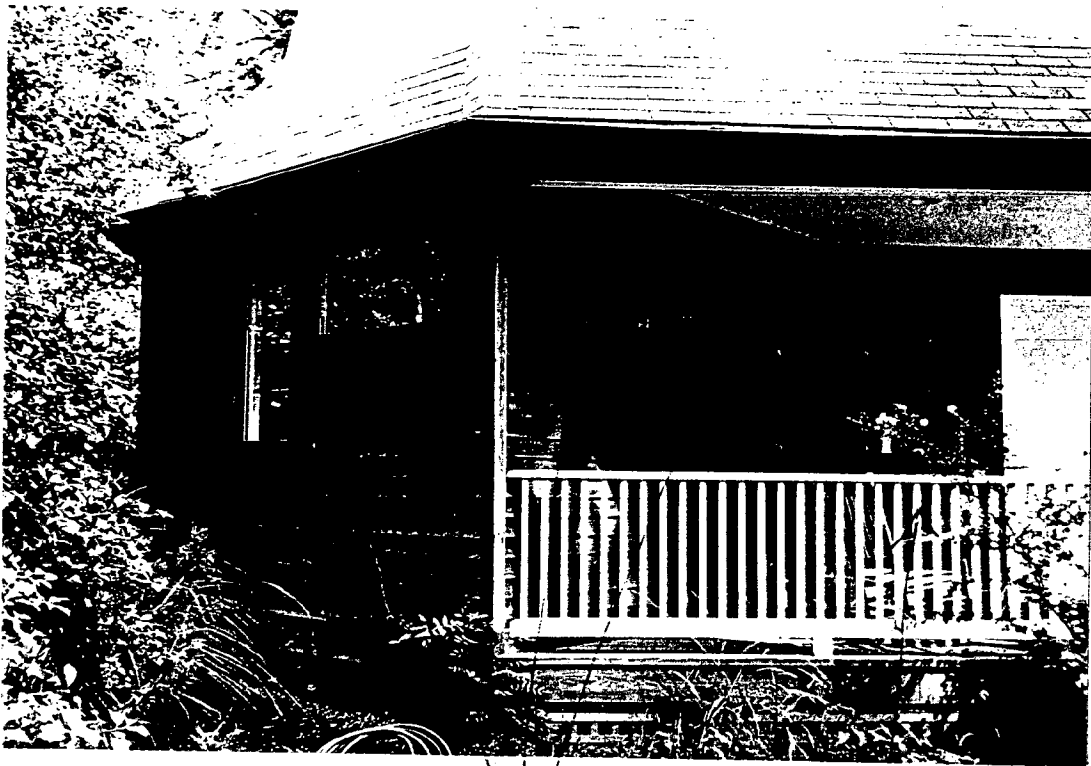
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(proposed)

Current
window to
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Front view of house from Montgomery Ave. (close-up)



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View of east side of house, (seen from 8 Montgomery Ave



Zawning windows
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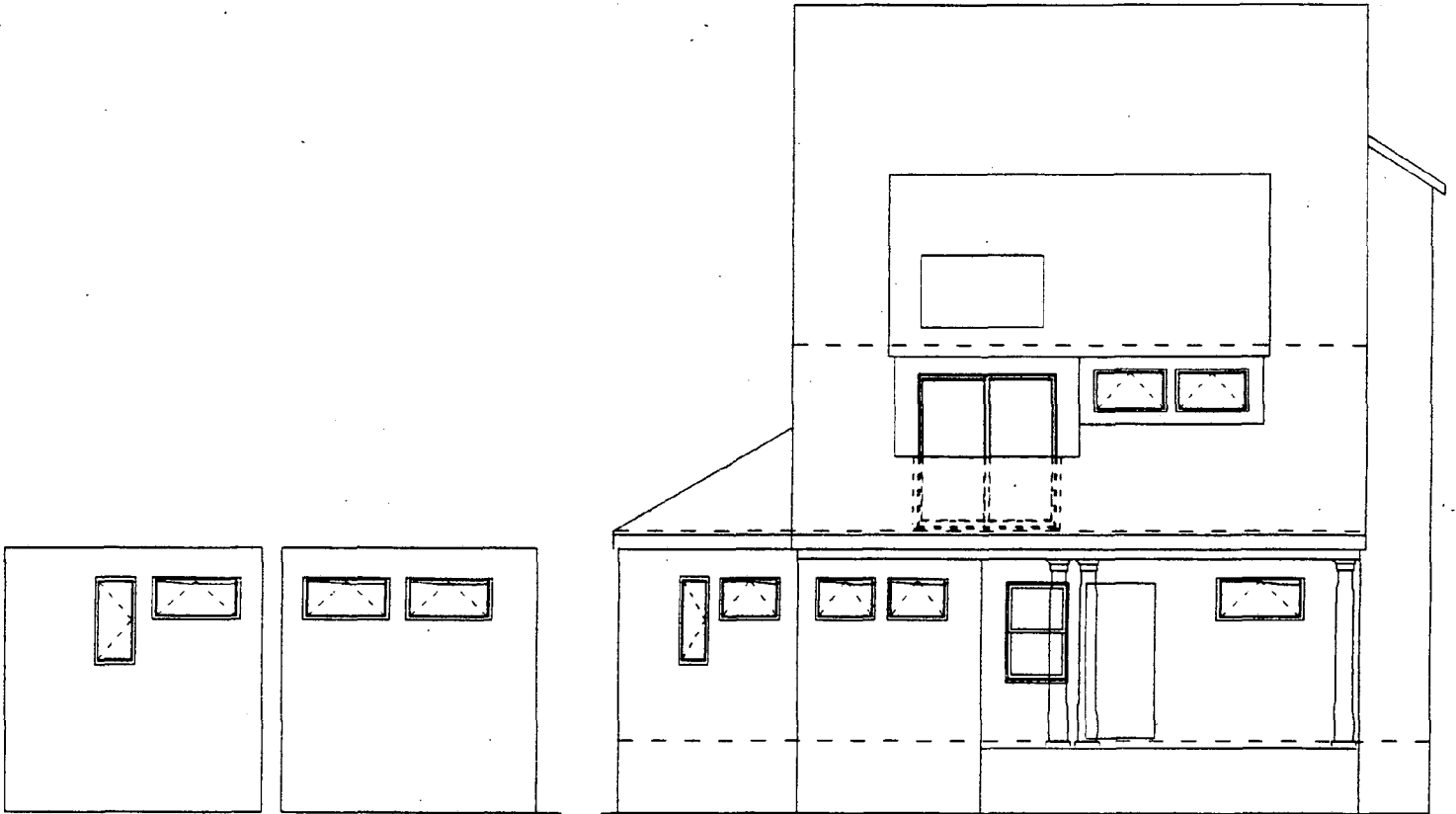
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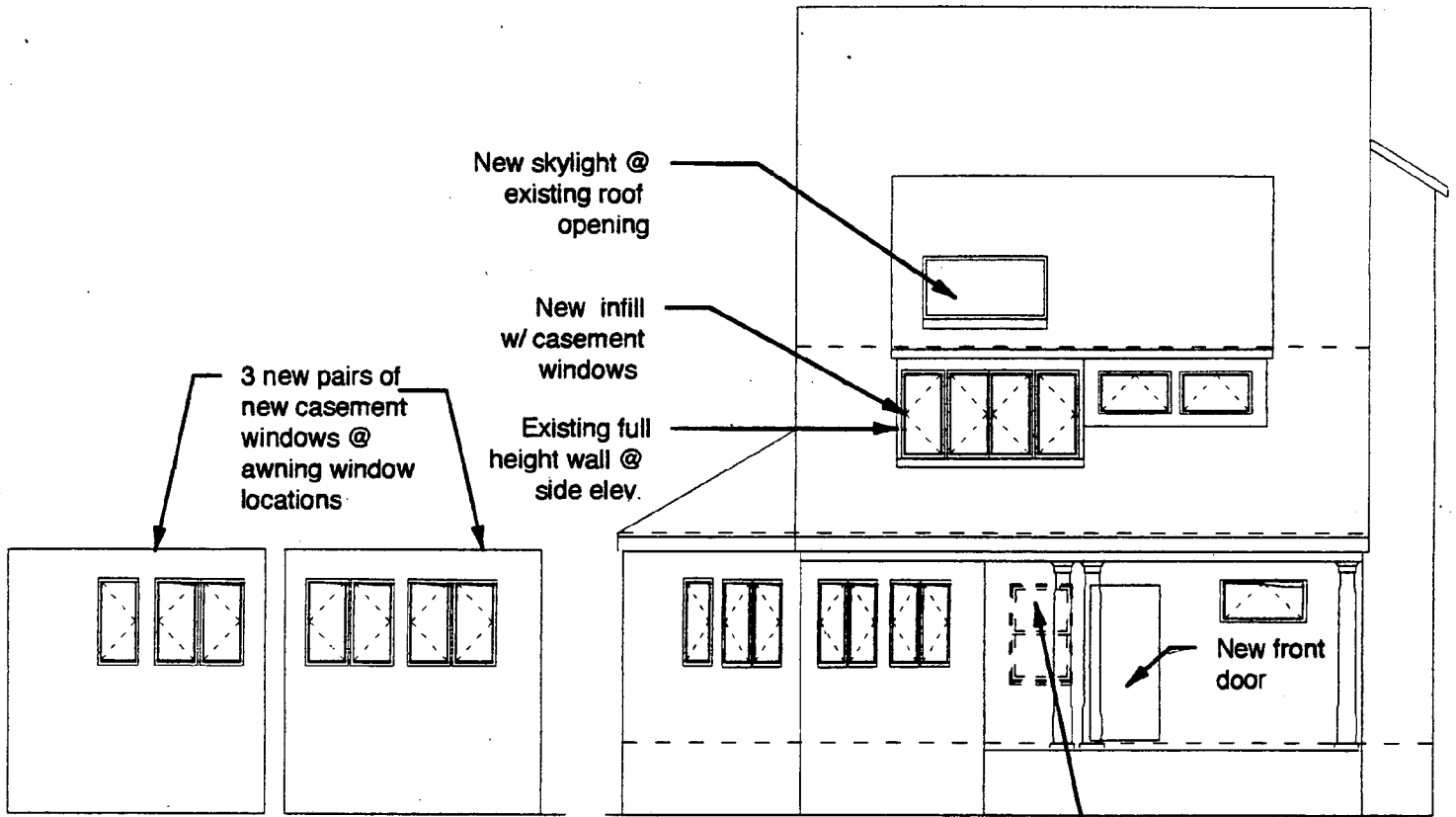


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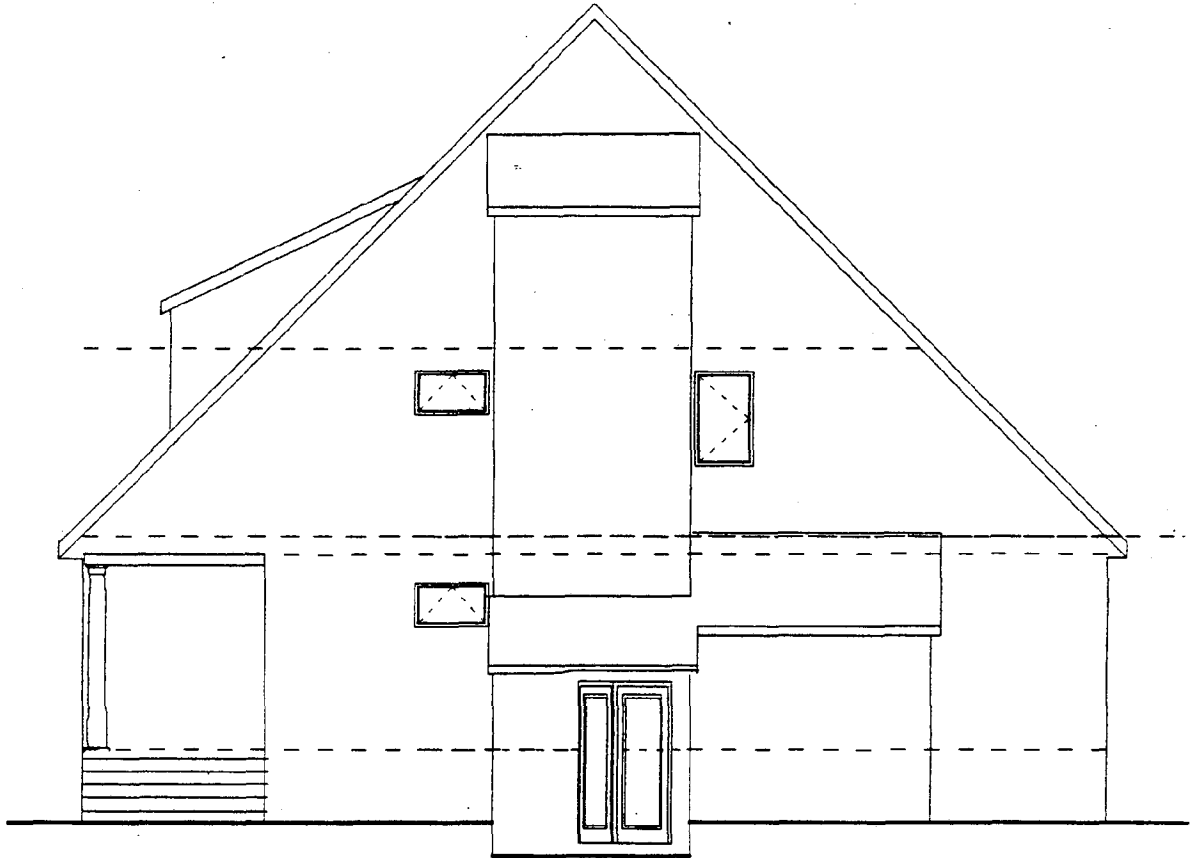
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ELEVATIONS-PROPOSED
1/8" = 1'-0"

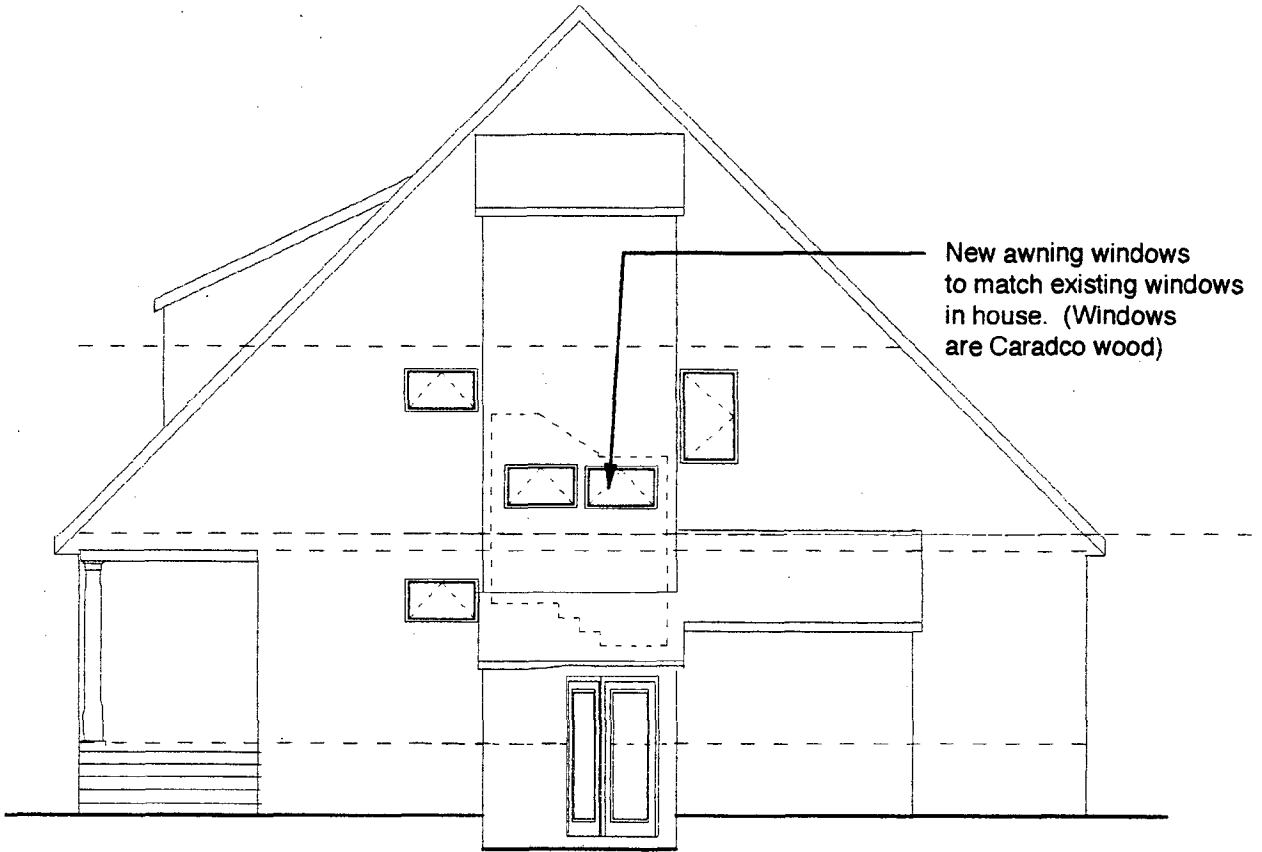
SOUTH (FRONT)
ELEVATION -PROPOSED
1/8" = 1'-0"

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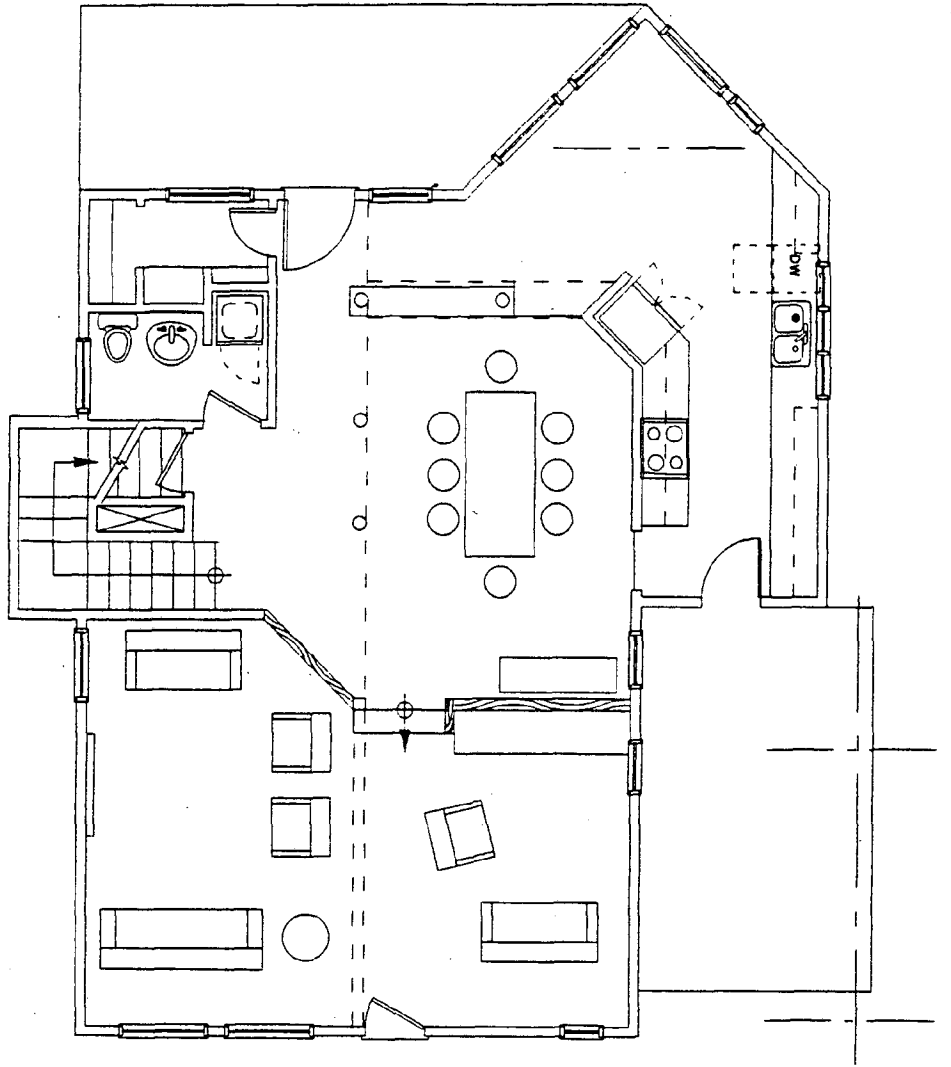
EAST (SIDE) ELEVATION-
EXISTING
1/8" = 1'-0"

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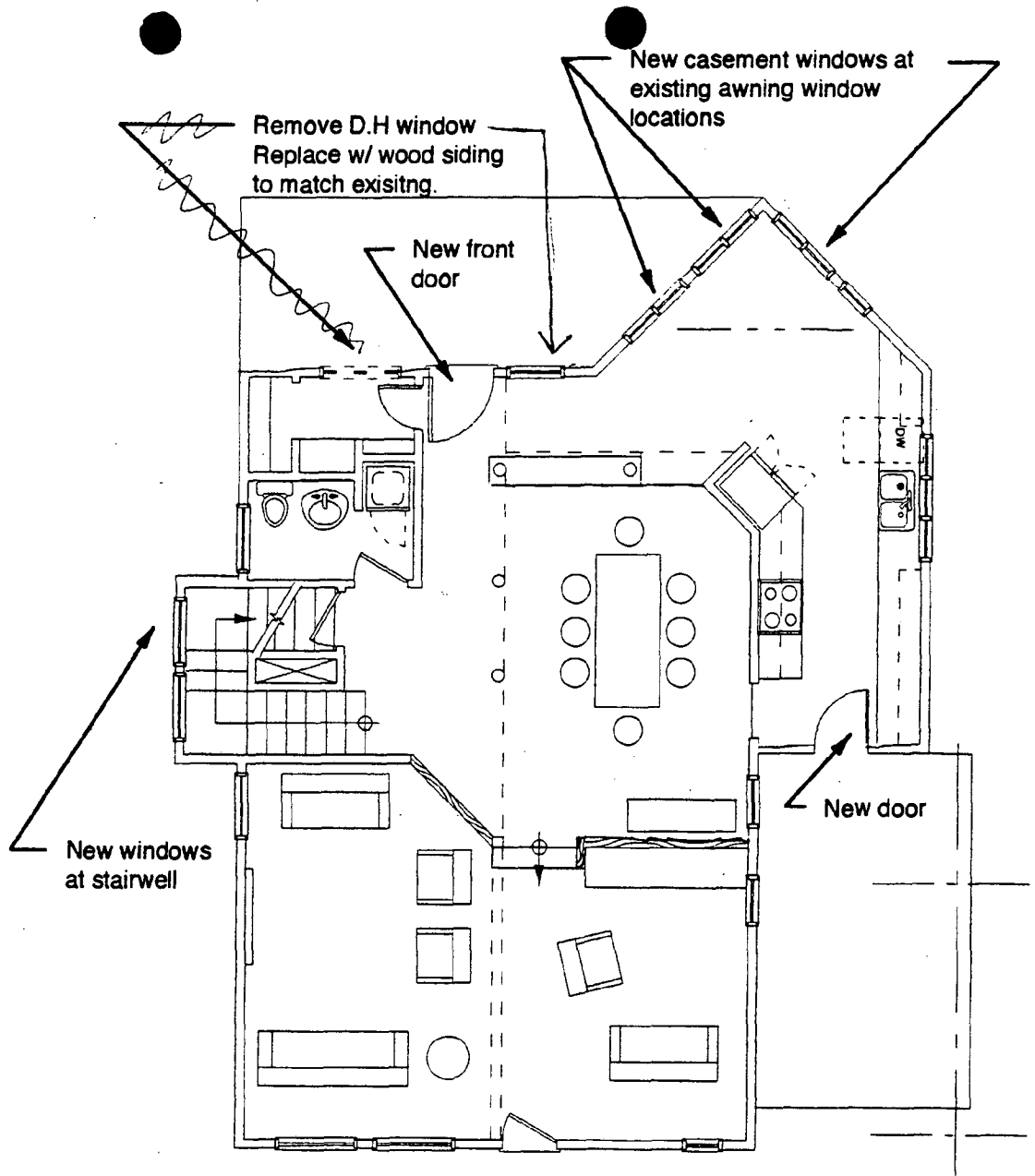
EAST (SIDE) ELEVATION-
PROPOSED
1/8" = 1'-0"

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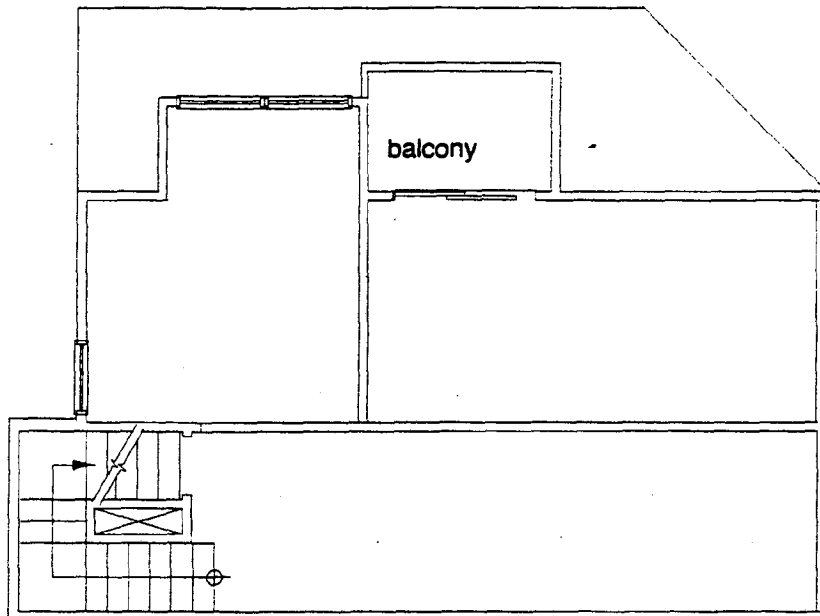
FIRST FLOOR PLAN-
EXISTING
1/8" = 1'-0"

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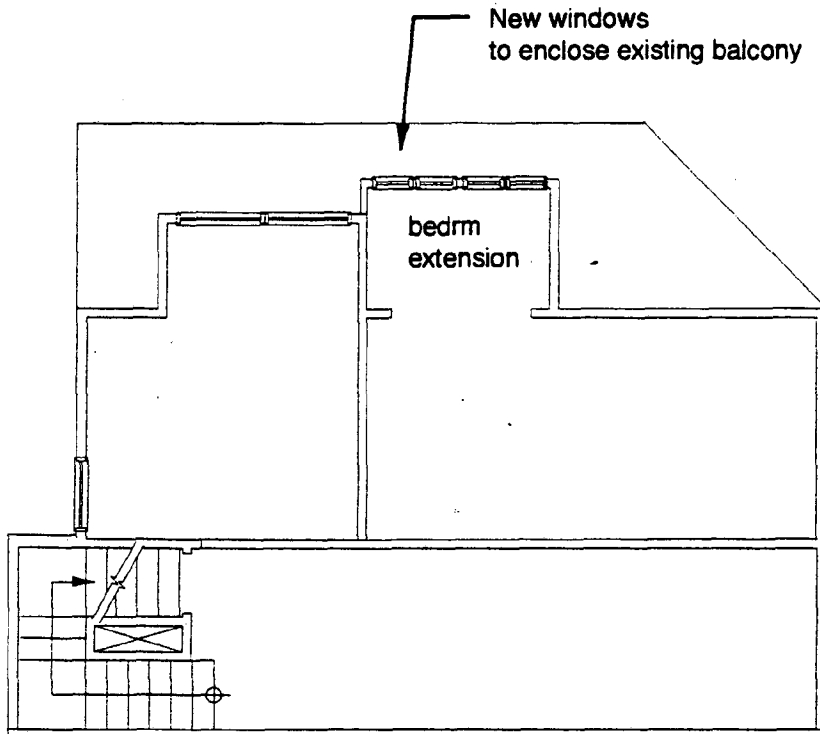
FIRST FLOOR PLAN-
 PROPOSED
 1/8" = 1'-0"

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PART. SECOND FLOOR
EXISTING
1/8" = 1'-0"

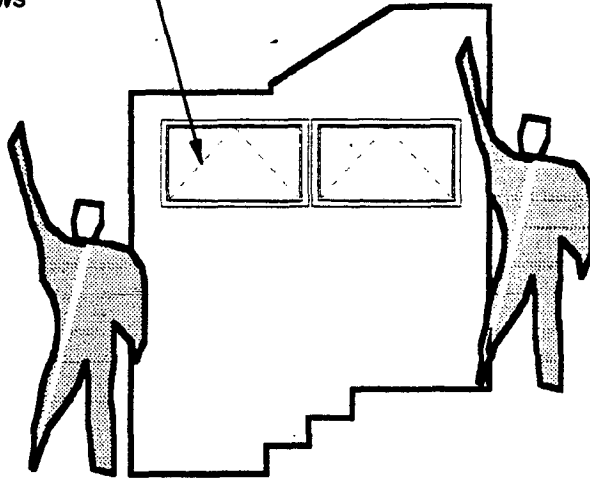
STUDIO PARTNERSHIP ARCHITECTS
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PART. SECOND FLOOR
PROPOSED
1/8" = 1'-0"

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3'-2" X 1'-10"
windows
to match existing
bath windows



ELEVATION AT STAIR
1/4" = 1'-0"