

#37/3-01F 38 Hickory Avenue
(Takoma Park Historic District)

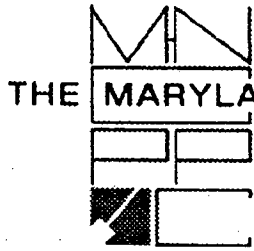
Please distribute
to HPC.

STUDIO TWO ARCHITECTS

Saskia van Groningen

*3423 Oakwood Terrace NW
Washington DC 20010*

*phone: 202 387.4087
fax: 202 387.7430*

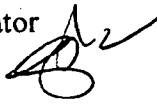


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

March 28, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No : 37/3-01F DPS No.: 241757

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit.

This application was:

_____ APPROVED xx APPROVED WITH CONDITIONS:

1. The three skylights proposed for the front and left (north) roof planes of the rear addition are not to be installed.
2. Three skylights can be installed in the back roof plane and one skylight can be installed in the south roof plane of the new rear addition.

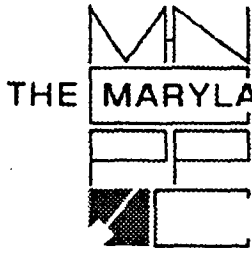
Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: David Corn & Welmoed Laanstra

Address: 38 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 prior to commencement of work and not more than two weeks following completion of work.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****




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

March 28, 2001

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application
Approval of Application /Release of Other Required Permits

HPC Case No. 37/3-01F DPS #: 241757

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

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you 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 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 of your anticipated work schedule.

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



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

DPS - #8

HISTORIC PRESERVATION COMMISSION 301/495-4570 563 3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: _____

Daytime Phone No.: _____

Tax Account No.: _____

Name of Property Owner: _____ Daytime Phone No.: _____

Address: 38 HICKORY AVE TAKOMA PARK MD Street Number City State Zip Code

Contractor: DAVID CORN & WELMDED LAANSTRA Phone No.: 301 270 4648

Contractor Registration No.: _____

Agent for Owner: SASHIA VAN CORON INGOEN Daytime Phone No.: 202 387 4087

LOCATION OF BUILDING/PREMISE

House Number: 38 Street: HICKORY AVE

Town/City: TAKOMA PARK Nearest Cross Street: ELM AVENUE

Lot: 21 Block: 10 Subdivision: _____

Liber: 14603 Folio: 4741 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct, Extend, Alter/Renovate, Move, Revision, Repair, Revocable

CHECK ALL APPLICABLE:

- A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: STAIR TO GRADE

1B. Construction cost estimate: \$ 36,000

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.

Signature of owner or authorized agent

Date 2/28/2001

Approved: w/conditions For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/28/01

Application/Permit No.: 241751 Certificate Filed: 3/1/01 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

37/3-01F

3

**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:

One family home. It is a one story stucco house
located on the corner of Elm and Hickory Ave.
The site slope significantly at the edge of Elm Ave
and has many trees located there.

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

The addition is a one story room to the side + rear of the house
on the north side, it maintains the same depth as the
kitchen wing on the south. The house and the addition are
of similar materials, windows and scale.

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 9 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 features 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.

4

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
DAVID CORN 38 HICKORY AVE TAKOMA PARK, MD 20912	SASKIA VAN CORONINGEN 3423 OAK WOOD TERR NW WASHINGTON DC 20010
Adjacent and confronting Property Owners mailing addresses	
Christine Toll 202 Elm Street Takoma Park, MD 20912	
Jimmy Swyers 35 HICKORY AVE TAKOMA PARK, MD 20912	
PATRICK PLUNKETT JENNIFER CUTTING 34 HICKORY AVE TAKOMA PARK, MD 20912	

g addresses' noticing table

5

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	38 Hickory Avenue	Meeting Date:	03/28/01
Applicant:	David Corn & Welmoed Laanstra	Report Date:	03/21/01
Resource:	Takoma Park Historic District	Public Notice:	03/14/01
Review:	HAWP	Tax Credit:	None
Case Number:	37/3-01F	Staff:	Perry Kephart Kapsch

PROPOSAL: Remove existing rear addition, construct new addition.

RECOMMEND: Approve with Condition.

CONDITIONS

1. The ³two skylights proposed for the front and left (north) roof planes are not to be installed.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman Bungalow
DATE: c1915 - 1930

The one-story stucco-clad, 3-bay, side-gabled Craftsman bungalow has a composite shingle clad jerkinhead roof and a center entrance with a bracketed center gable portico. There is a screen porch on the right side at the front of the structure and two rear one-story, hipped roof wings.

PROPOSAL

The applicants propose to:

1. Remove the existing rear addition on the north side.
2. Construct a new rear addition that extends beyond the side plane of the historic resource. The proposed addition is to be constructed with stucco (Dryvit) cladding, double-hung wood windows, and a composite shingle, hipped roof. Skylights are proposed for each of the four roof planes.

STAFF DISCUSSION

The property is a contributing resource in the Takoma Park Historic District, and as such is subject to a more lenient level of review than for outstanding resources in the historic district, with design review restricted to changes that are "at all visible from the public right-of-way."

Staff would support the removal of the existing rear addition and the construction of a larger new rear addition that extends beyond the side plane of the main block as the addition is kept to the rear of the historic resource. The proposed project is well within the existing scale of the property. Compatible new materials are being used.

Staff is concerned that the proposed skylights include one in the front roof plane and one in the north side roof plane. Although well to the rear of the property, they are potentially visible from the public right-of-way, which is generally not approved by the Historic Preservation Commission. Staff is including as a condition for approval that these two skylights be deleted from the plan. In staff's opinion, the rear and southern skylights that are not potentially visible from the public right-of-way can be installed.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with a 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 Secretary of the Interior Guidelines #10:

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the conditions:

- 1. The two skylights proposed for the front and left (north) roof planes are not to be installed.**

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

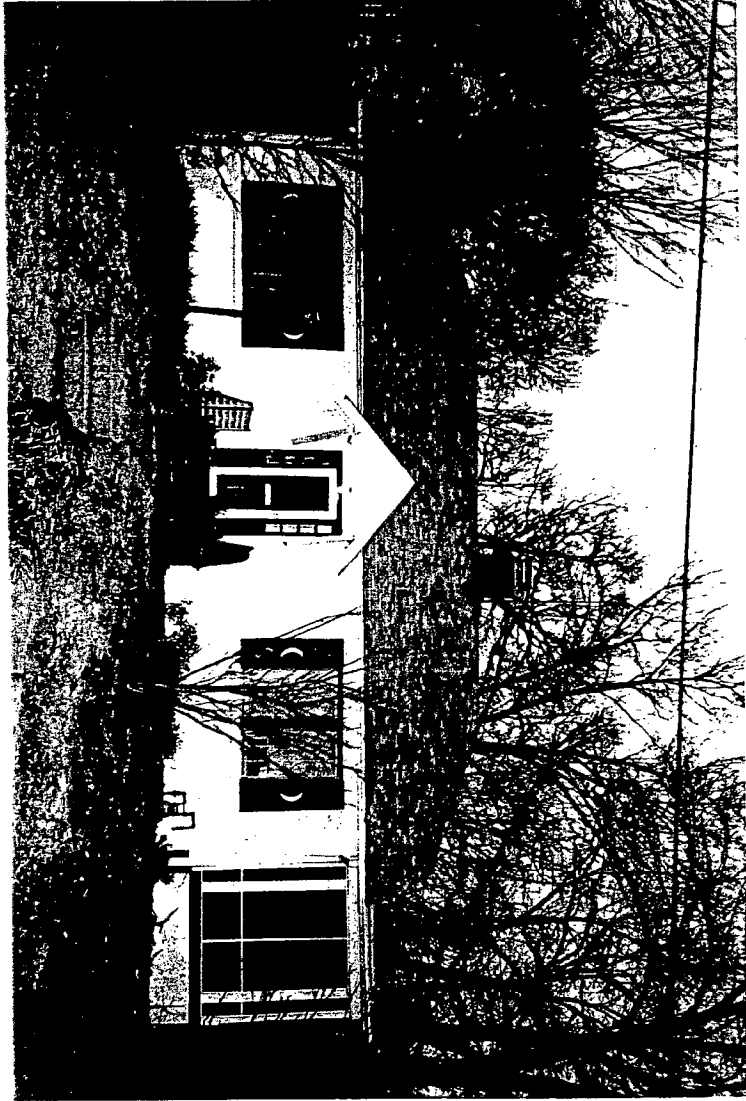


location of 38 Hickory

(6)

7

FRONT VIEW



. CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE . TAKOMA PARK, MARYLAND .

8

REAR VIEW



ADDITION TO BE
REMOVED

(b)

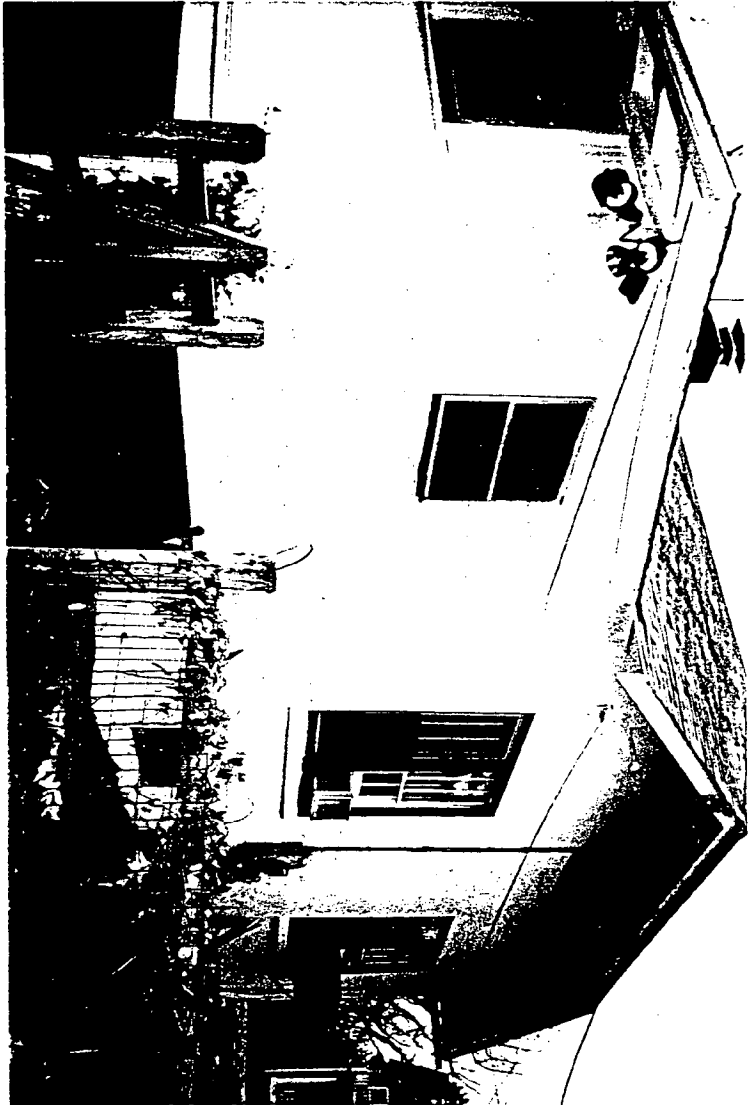
SIDE VIEW



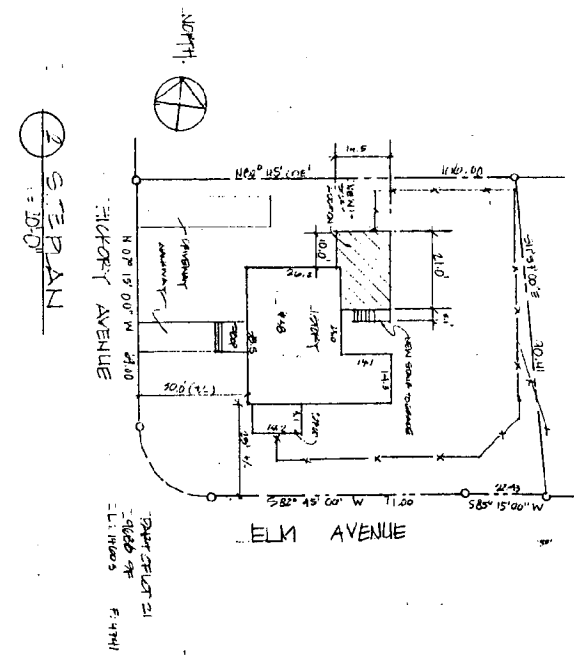
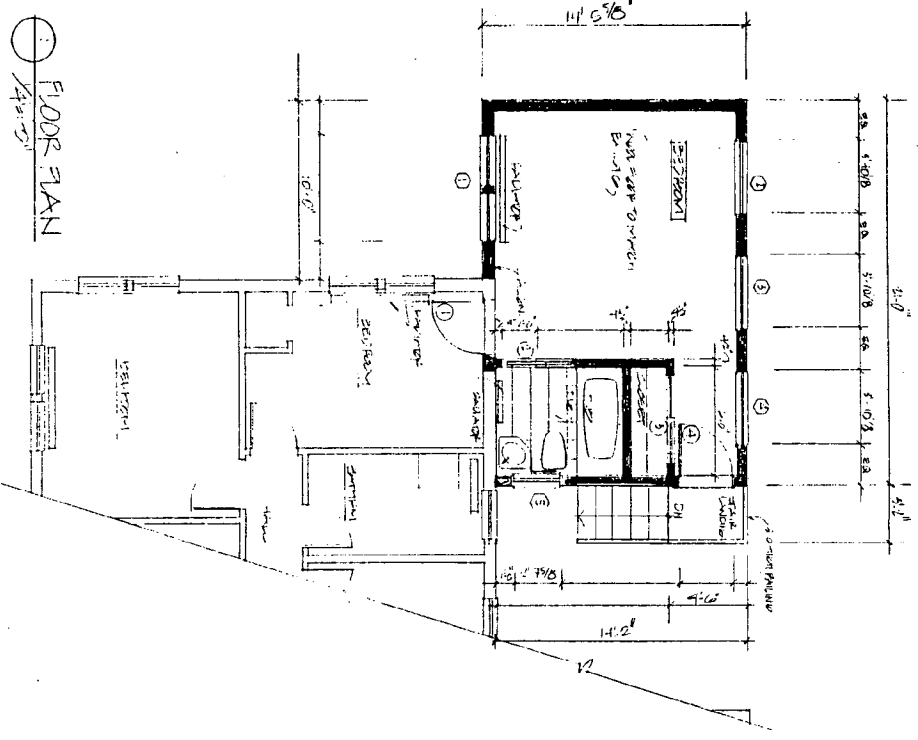
. CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE TAKOMA PARK, MARYLAND .

(b)

SIDE VIEW



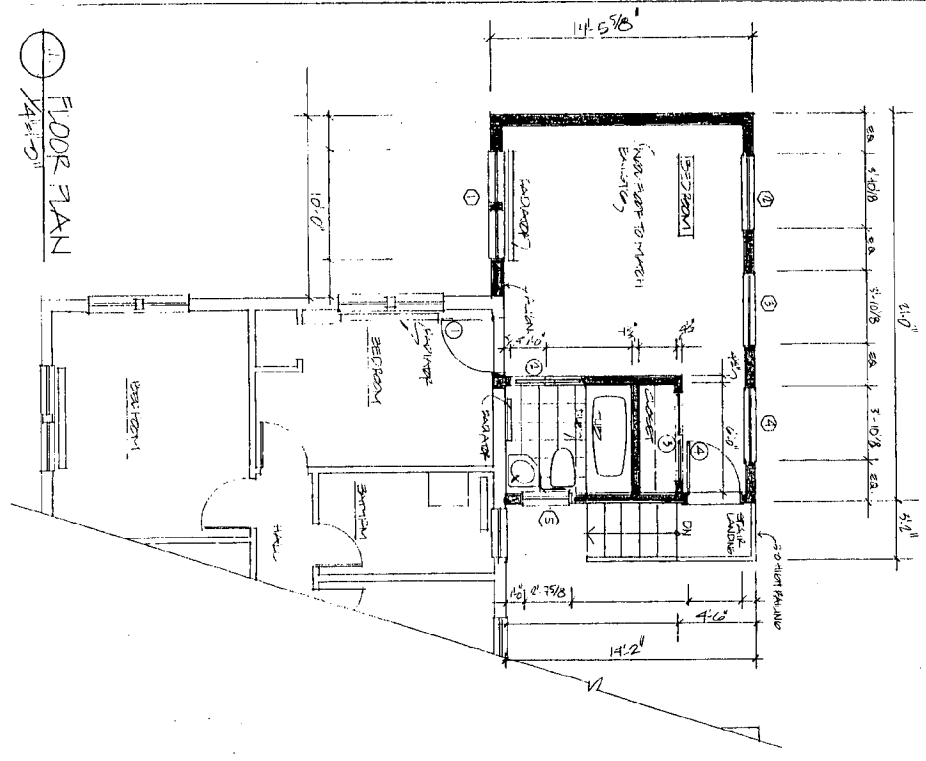
. CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE . TAKOMA PARK, MARYLAND



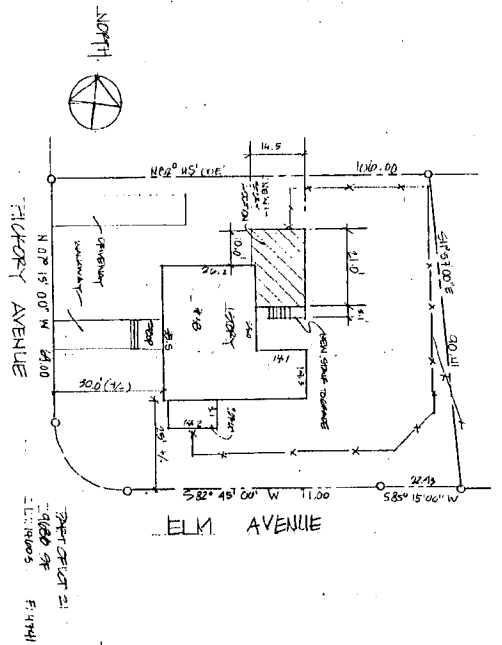
CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE . TAKOMA PARK, MARYLAND .

01

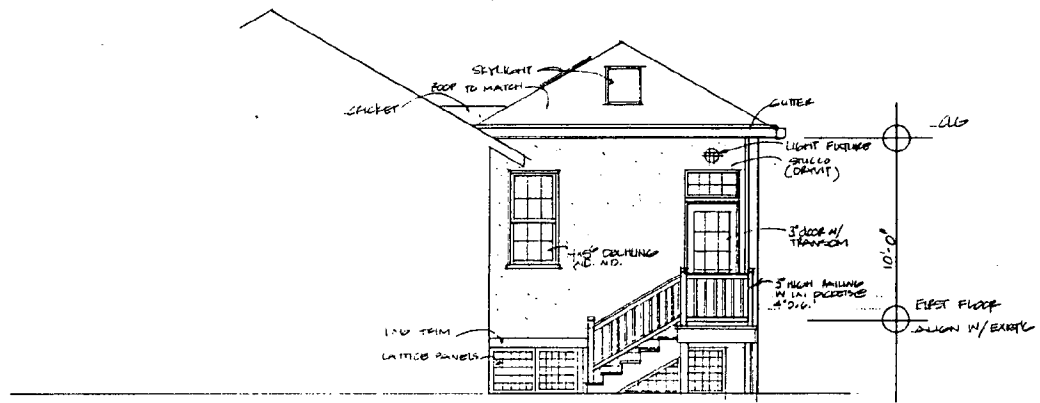
1 FLOOR PLAN



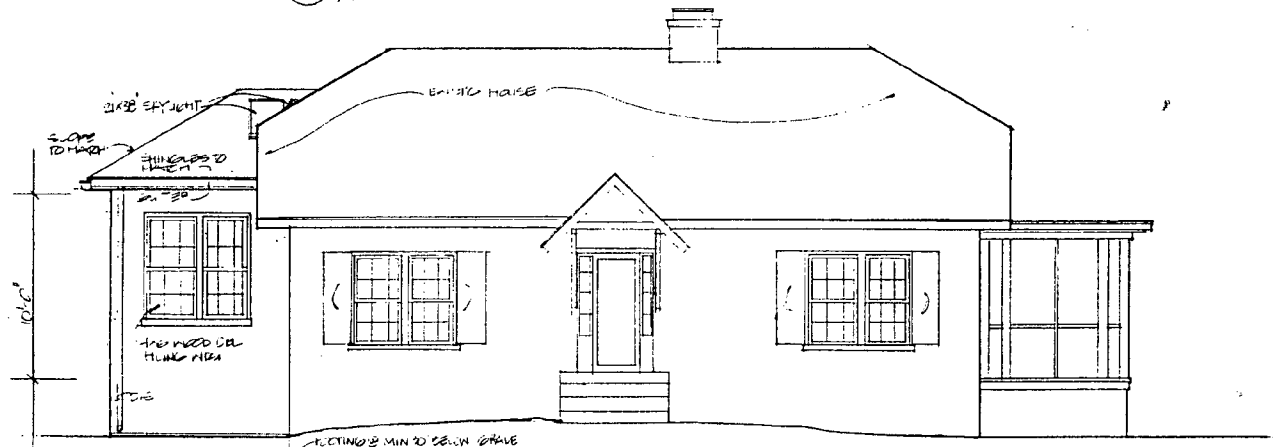
2 SITE PLAN



. CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE . TAKOMA PARK, MARYLAND .



① SOUTH ELEVATION
4'-11"0"



② WEST ELEVATION
4'-11"0"

①



② EAST ELEVATION

① NORTH ELEVATION

③ PORCH - SOUTH ELEVATION

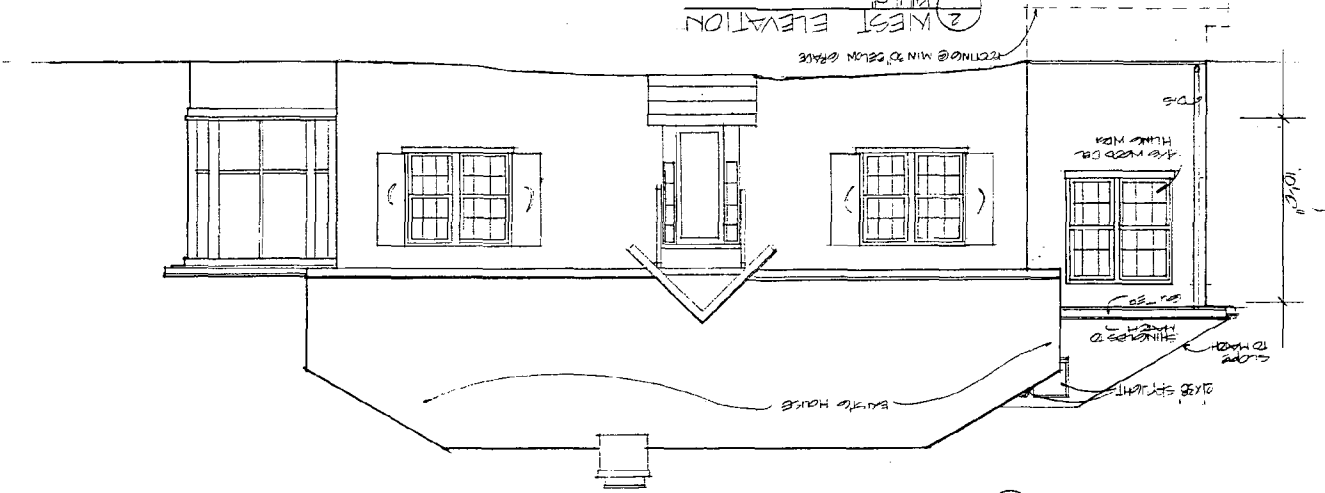
④ PORCH - WEST ELEVATION

13-205

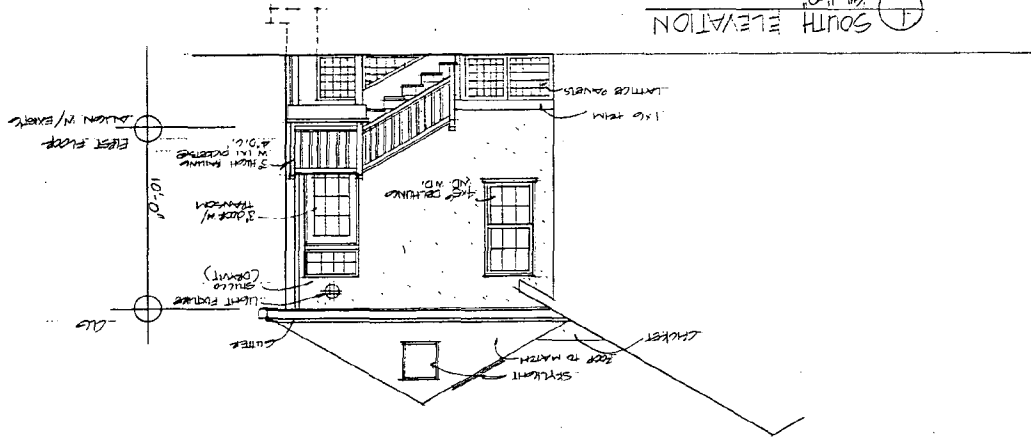
CORN/LAANSTRA RESIDENCE
38 Hickory Street
Takoma Park, Maryland

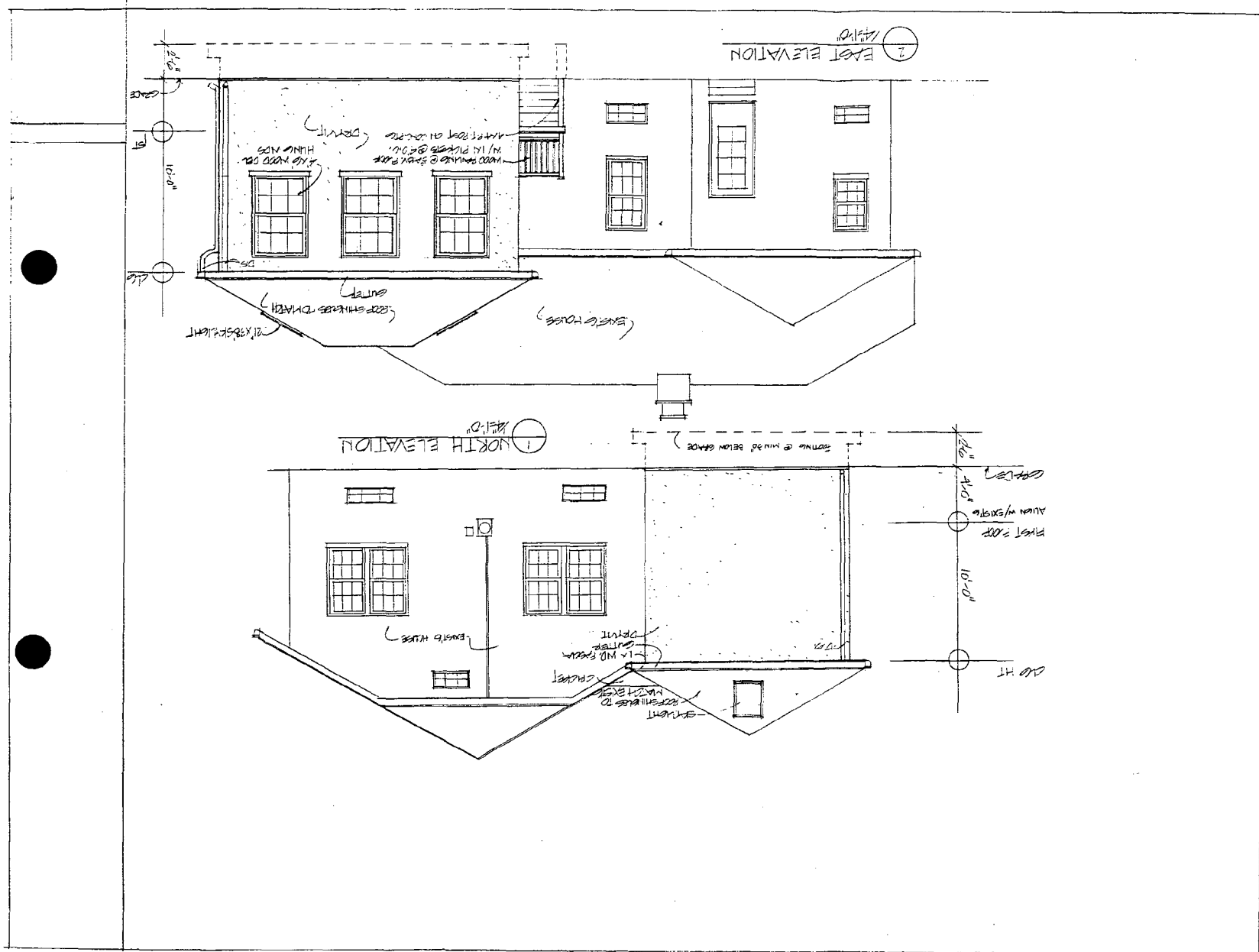
Existing Elevations

2 WEST ELEVATION



SOUTH ELEVATION





13



2. EAST ELEVATION
14'-11" x 20'-0"

1. NORTH ELEVATION
14'-11" x 20'-0"

4. WEST ELEVATION
14'-11" x 20'-0"

3. SOUTH ELEVATION
14'-11" x 20'-0"

CORN/LAANSTRA RESIDENCE
38 Hickory Street
Takoma Park, Maryland

Existing Elevations

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/ organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future notification on this case. **This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.**

DATE: WEDNESDAY MARCH 18

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: III HISTORIC AREA WORK
Permits

NAME: WELMOED LAANSTRA / DAVID CORN / SASKIA VAN GRONINGEN

COMPLETE MAILING ADDRESS: 38 HICKORY AVE
TAKOMA PARK, MD 20912

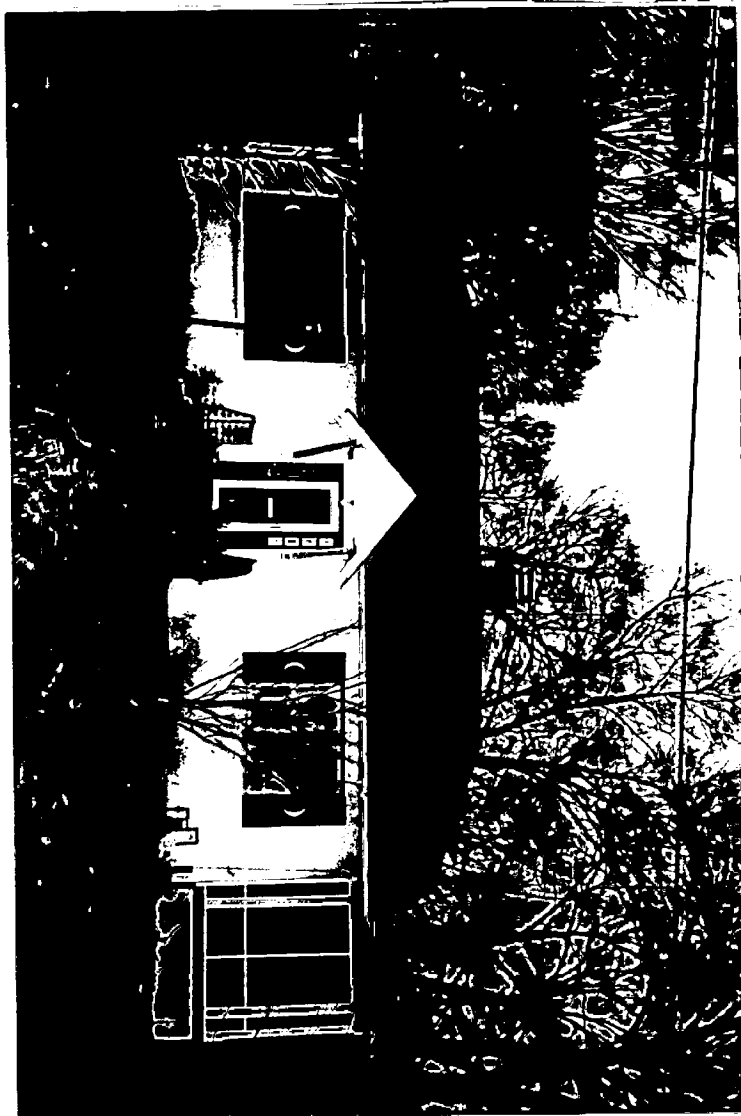
REPRESENTING (INDIVIDUAL/ORGANIZATION): _____

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

- HAWP applicant's presentation.....7 minutes
- Comment by affected property owners on Master Plan designation.....3 minutes
- Comment by adjacent owners/interested parties.....3 minutes
- Comment by citizens association/interested groups.....5 minutes
- Comment by elected officials/government representatives.....7 minutes

(L)

FRONT VIEW



. CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE . TAKOMA PARK, MARYLAND .

(b)

SIDE VIEW



. CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE . TAKOMA PARK, MARYLAND .

8

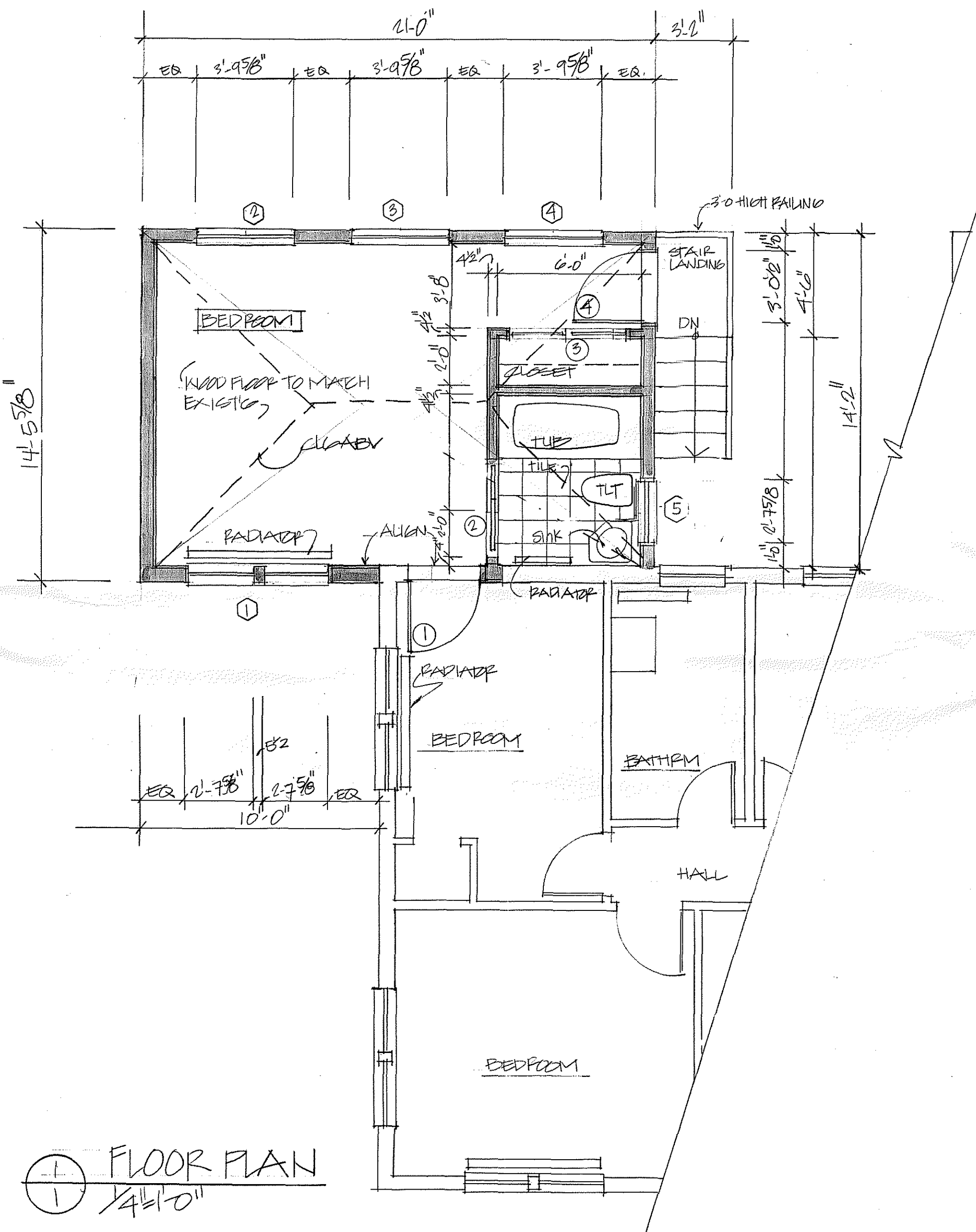
REAR VIEW



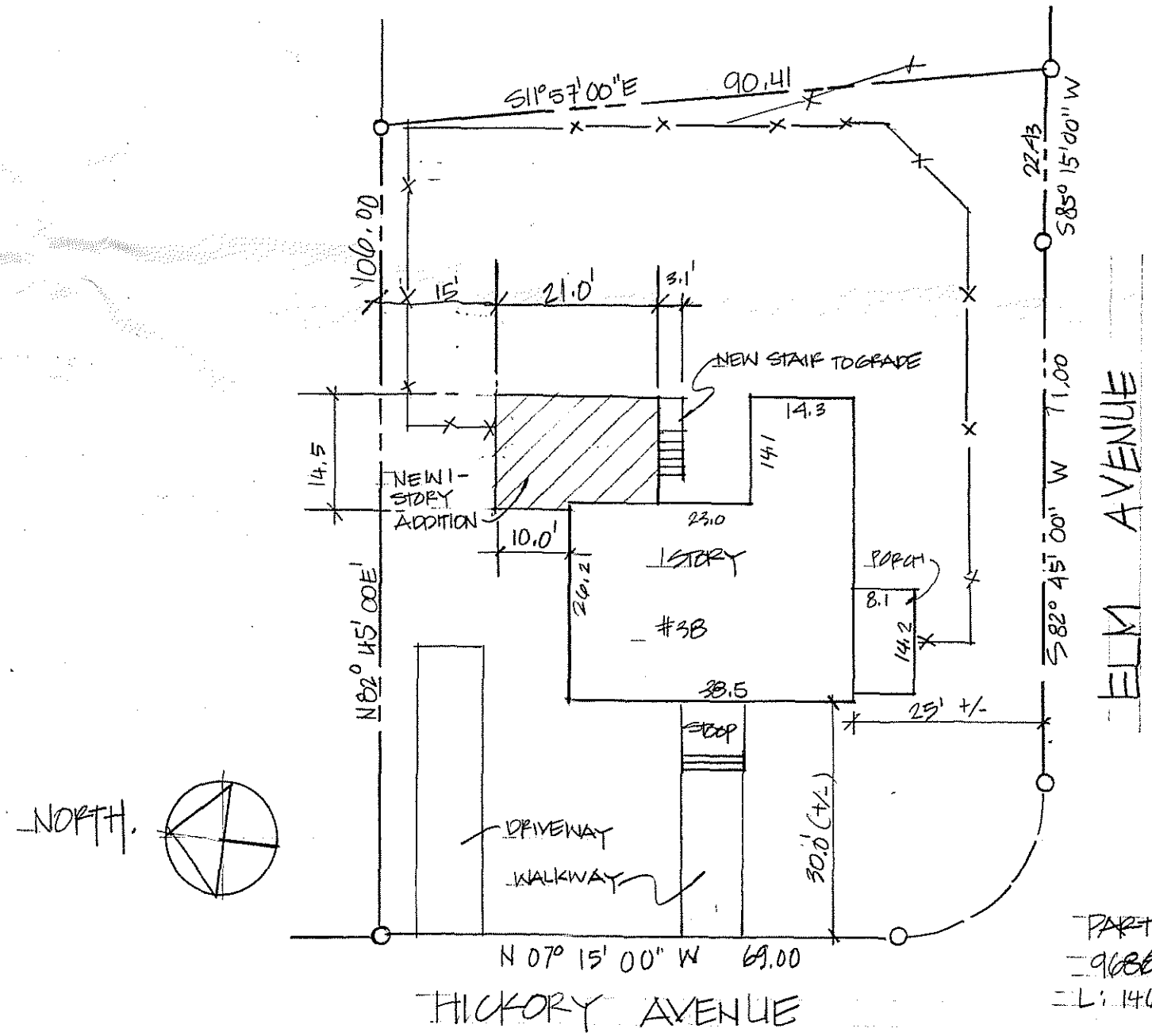
ADDITION TO BE
REMOVED

. CORN AND LAANSTRA RESIDENCE . 38 HICKORY AVENUE . WAKOMA PARK, MARYLAND .

FLOOR PLAN, SITE PLAN



① FLOOR PLAN
 1/4"=1'-0"



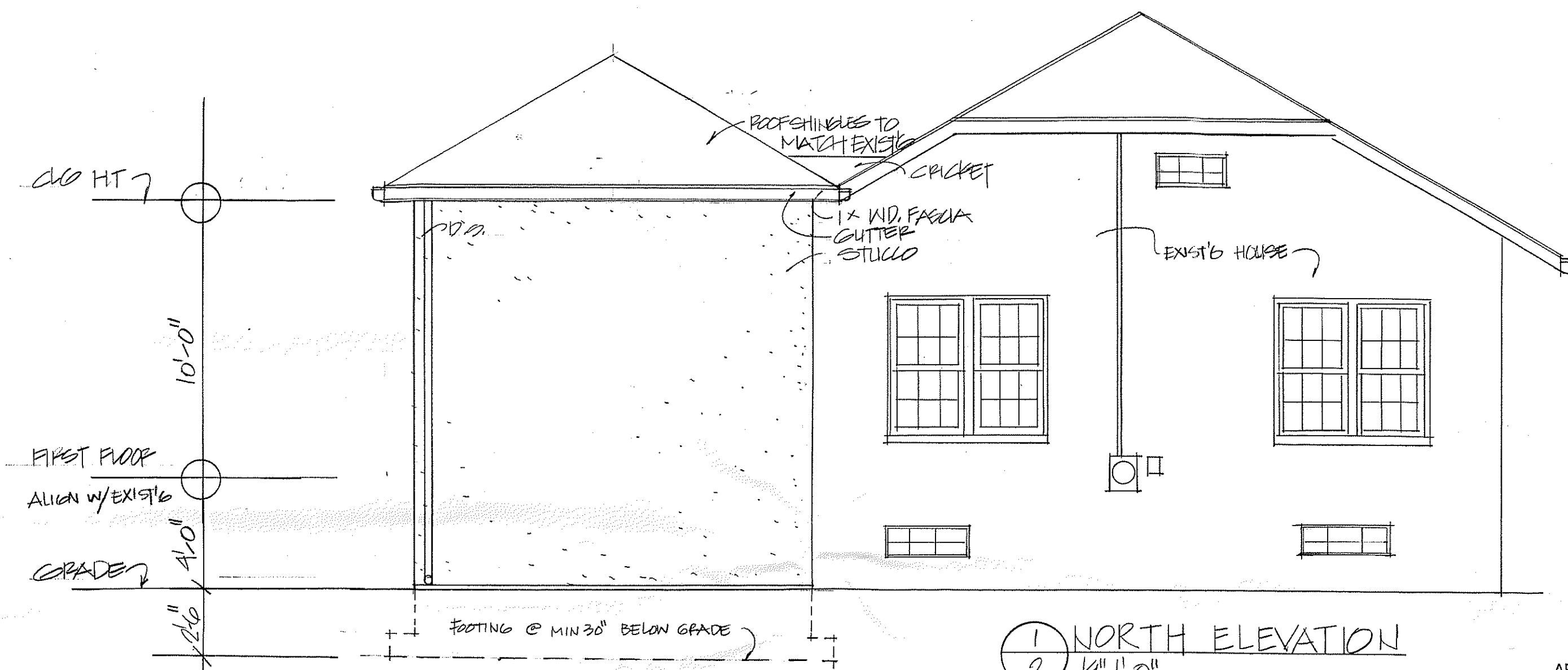
② SITE PLAN
 1"=20'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

CORN & LAANSTRA RESIDENCE
 30 HICKORY AVE
 TAKOMA PARK, MD

4/9/2001

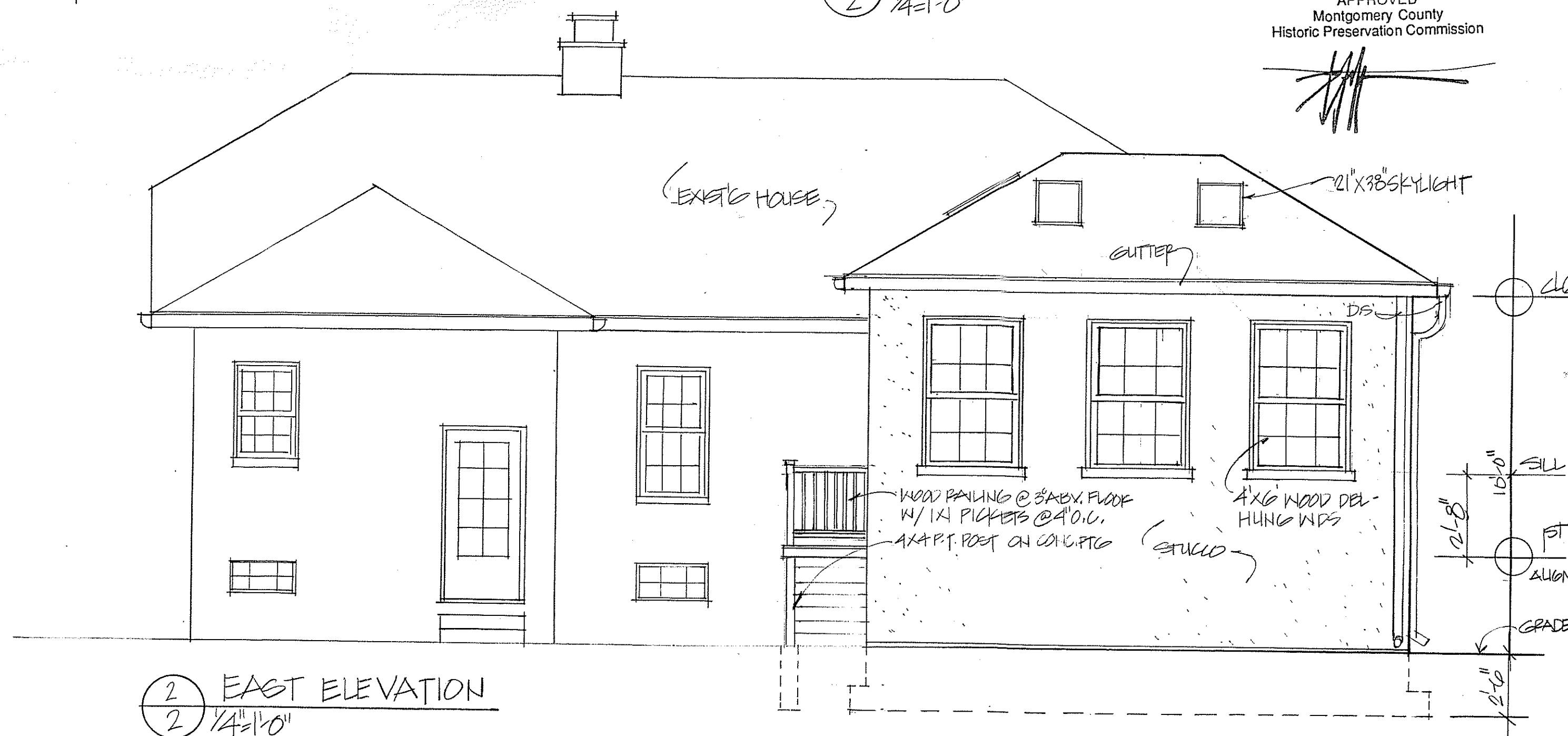
ELEVATIONS



1 NORTH ELEVATION
 2 1/4" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]



2 EAST ELEVATION
 2 1/4" = 1'-0"

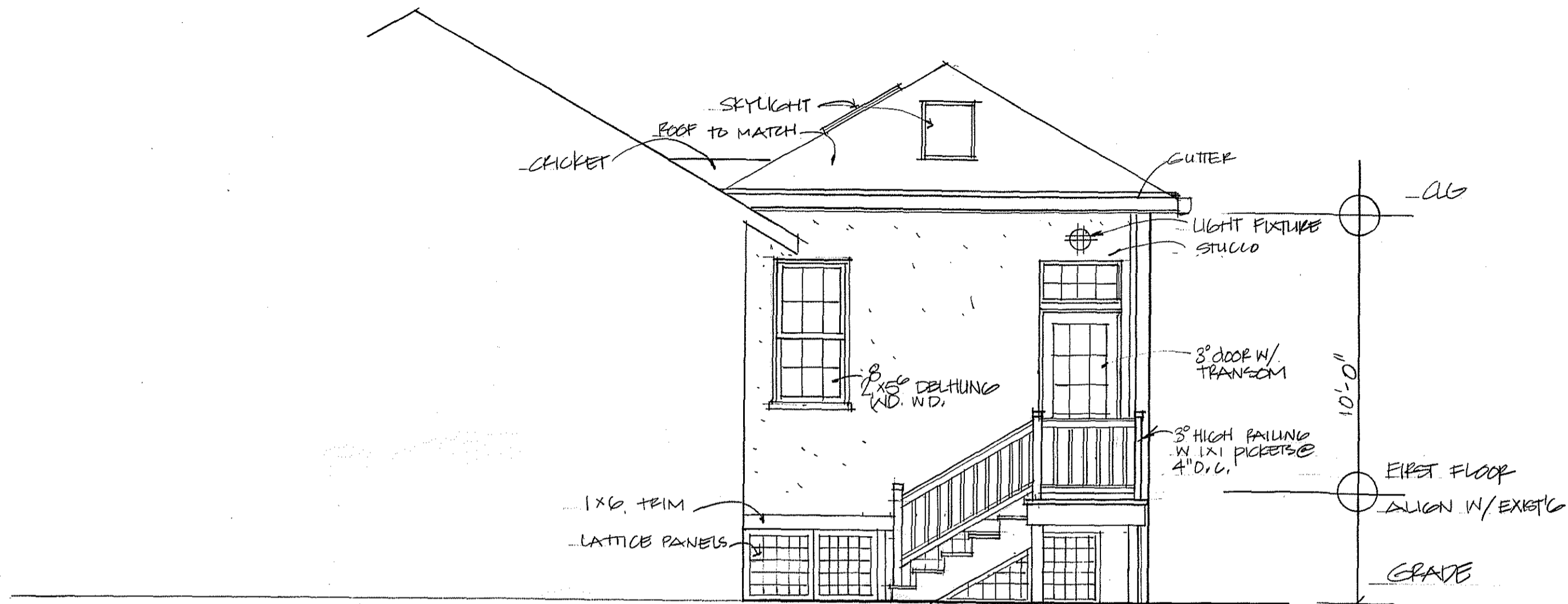
CORN + LAANSTRA RESIDENCE
 38 HICKORY AVE
 TAKOMA PARK, MD

4/16/2001

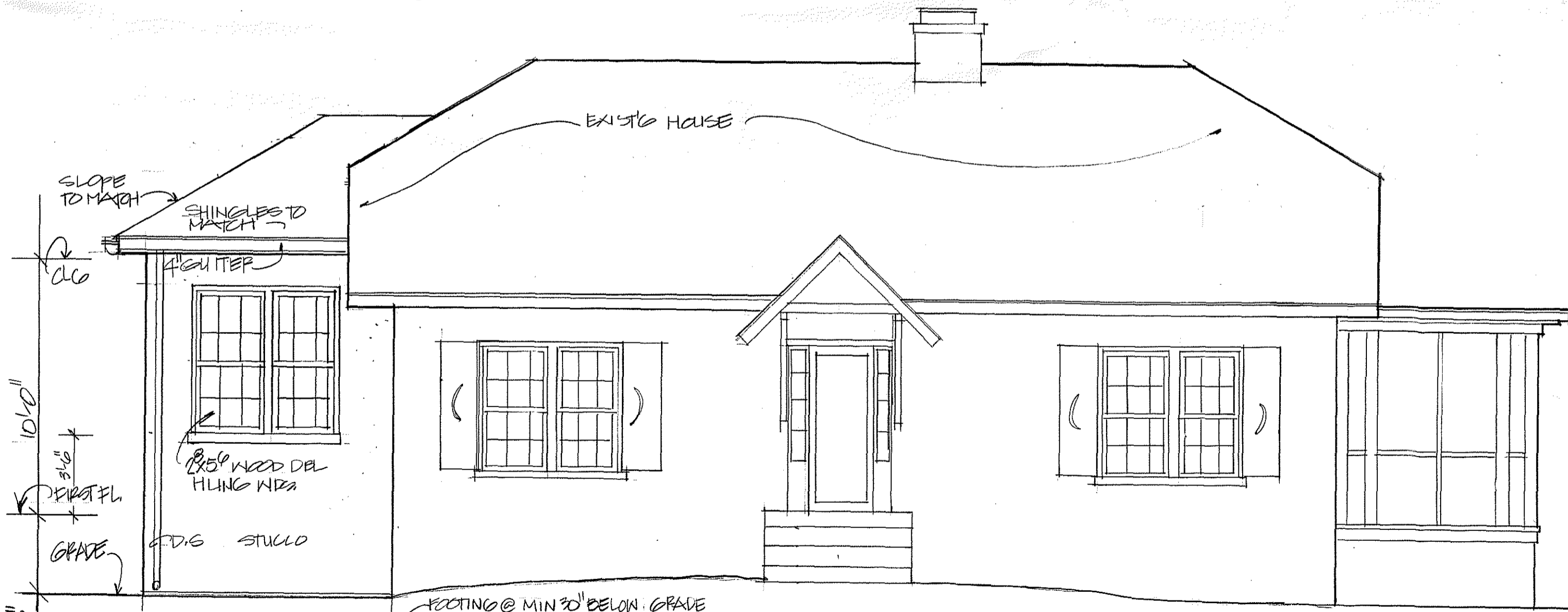
ELEVATIONS

CORN & LAANSTRA RESIDENCE
 38 HICKORY AVE
 TAKOMA PARK, MD

4/6/2001



① SOUTH ELEVATION
 3 1/4" = 1'-0"



② WEST ELEVATION
 3 1/4" = 1'-0"

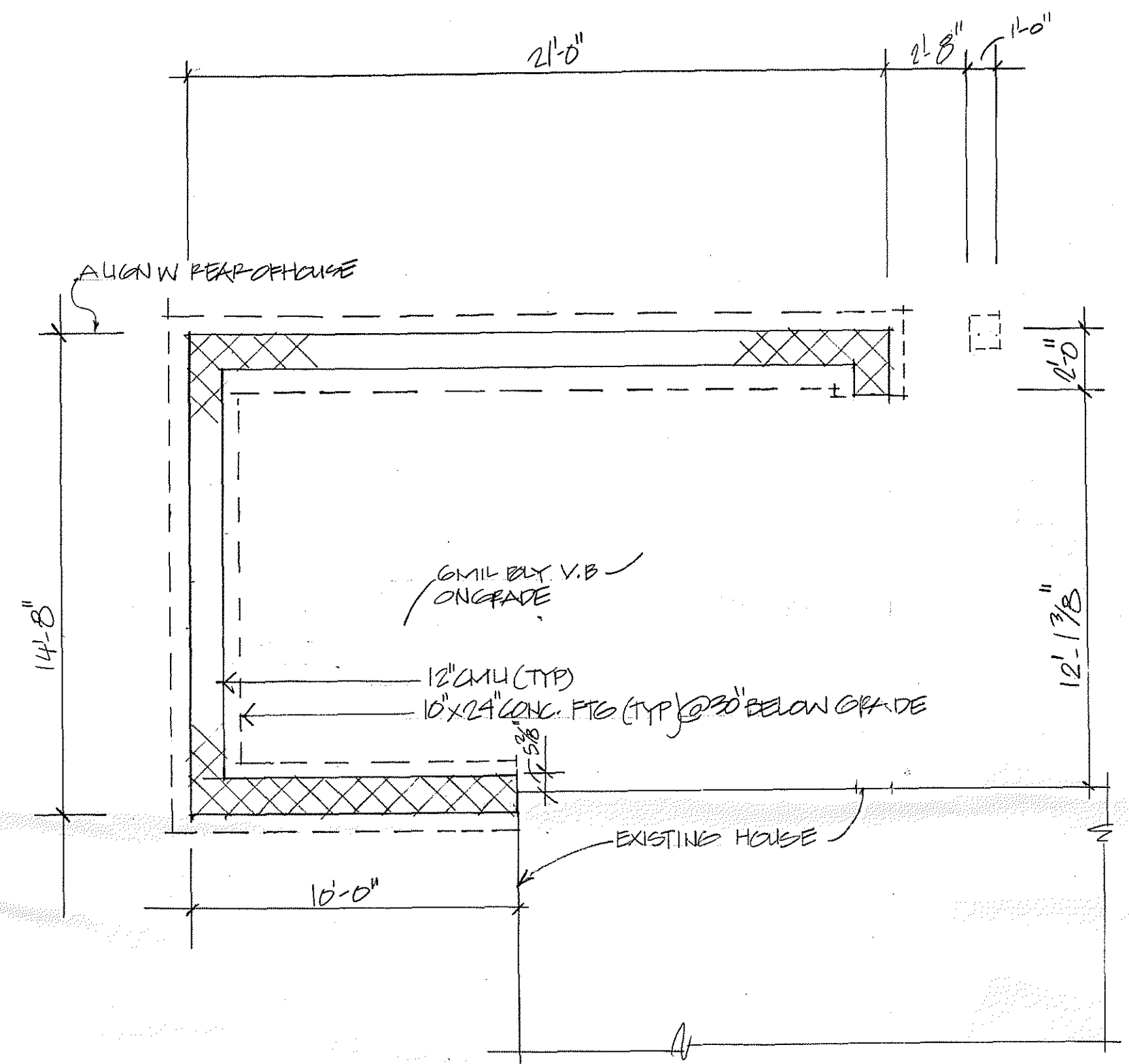
APPROVED
 Montgomery County
 Historic Preservation Commission

FRAMING PLANS

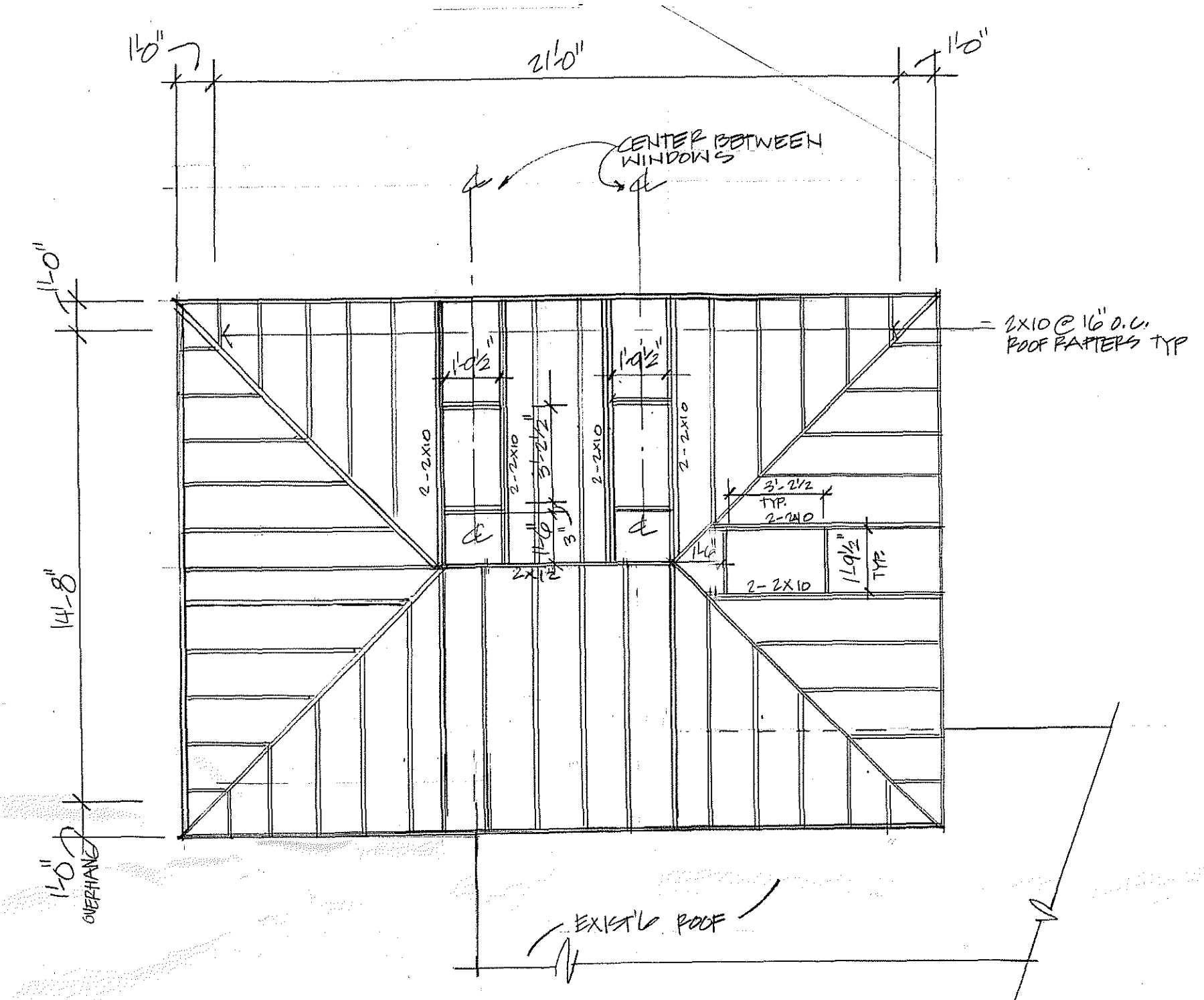
CORN & LAANSTRA RESIDENCE
 38 HICKORY AVE
 TAKOMA PARK, MD

4/16/2001

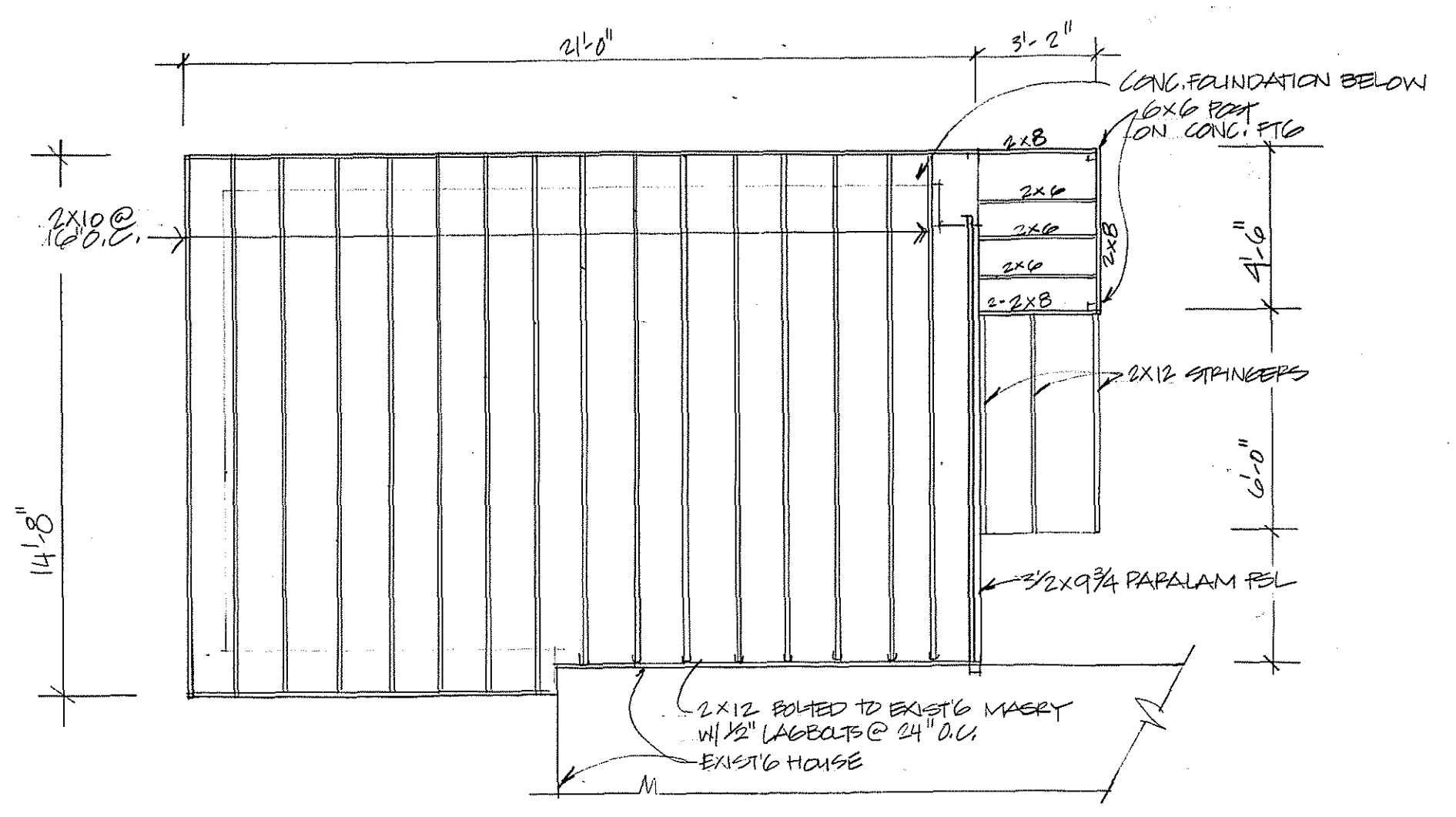
APPROVED
 Montgomery County
 Historic Preservation Commission



1 FOUNDATION PLAN
 4 1/4" = 1'-0"



3 ROOF FRAMING
 4 1/4" = 1'-0"

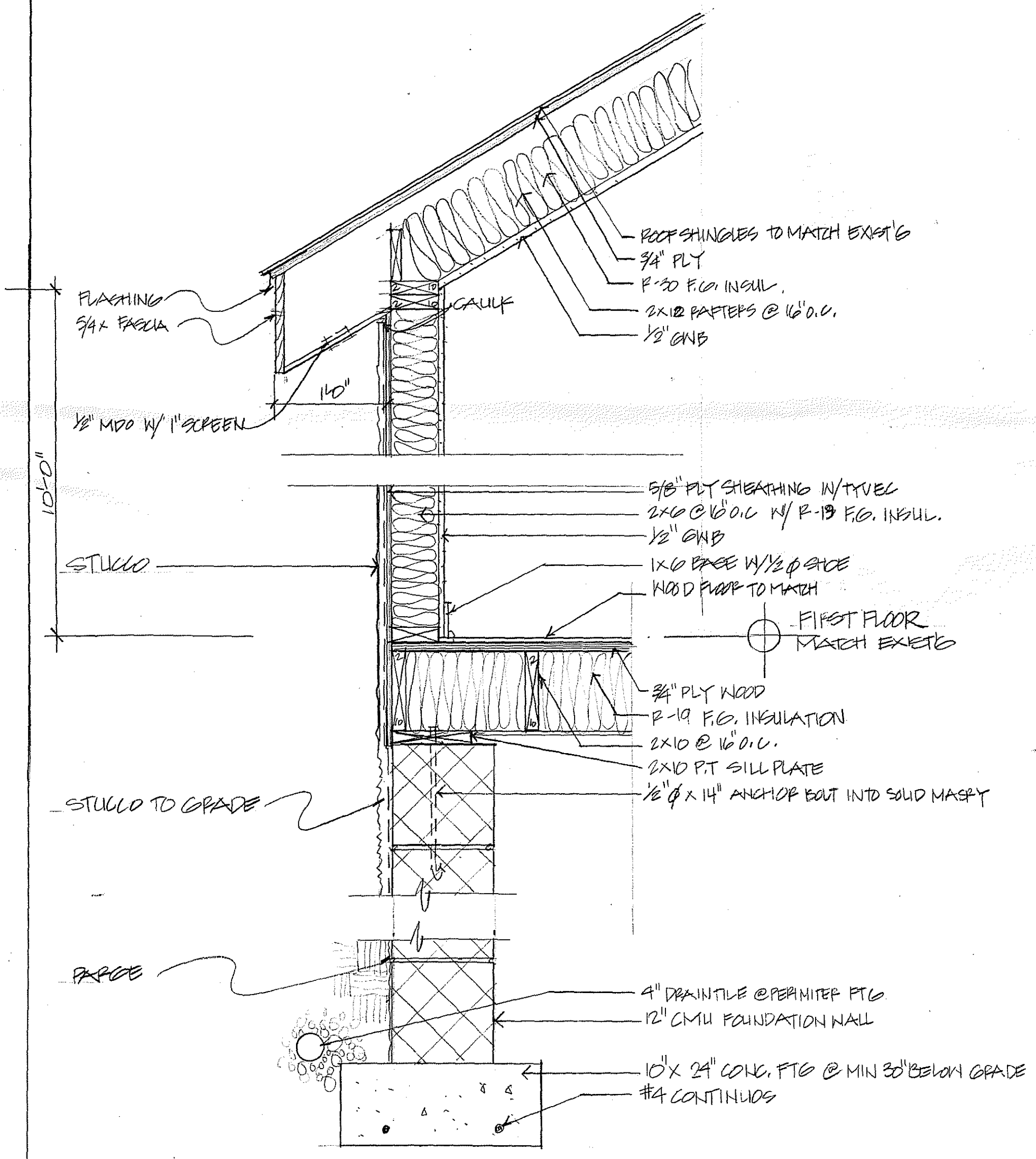


2 FIRST FLOOR FRAMING
 4

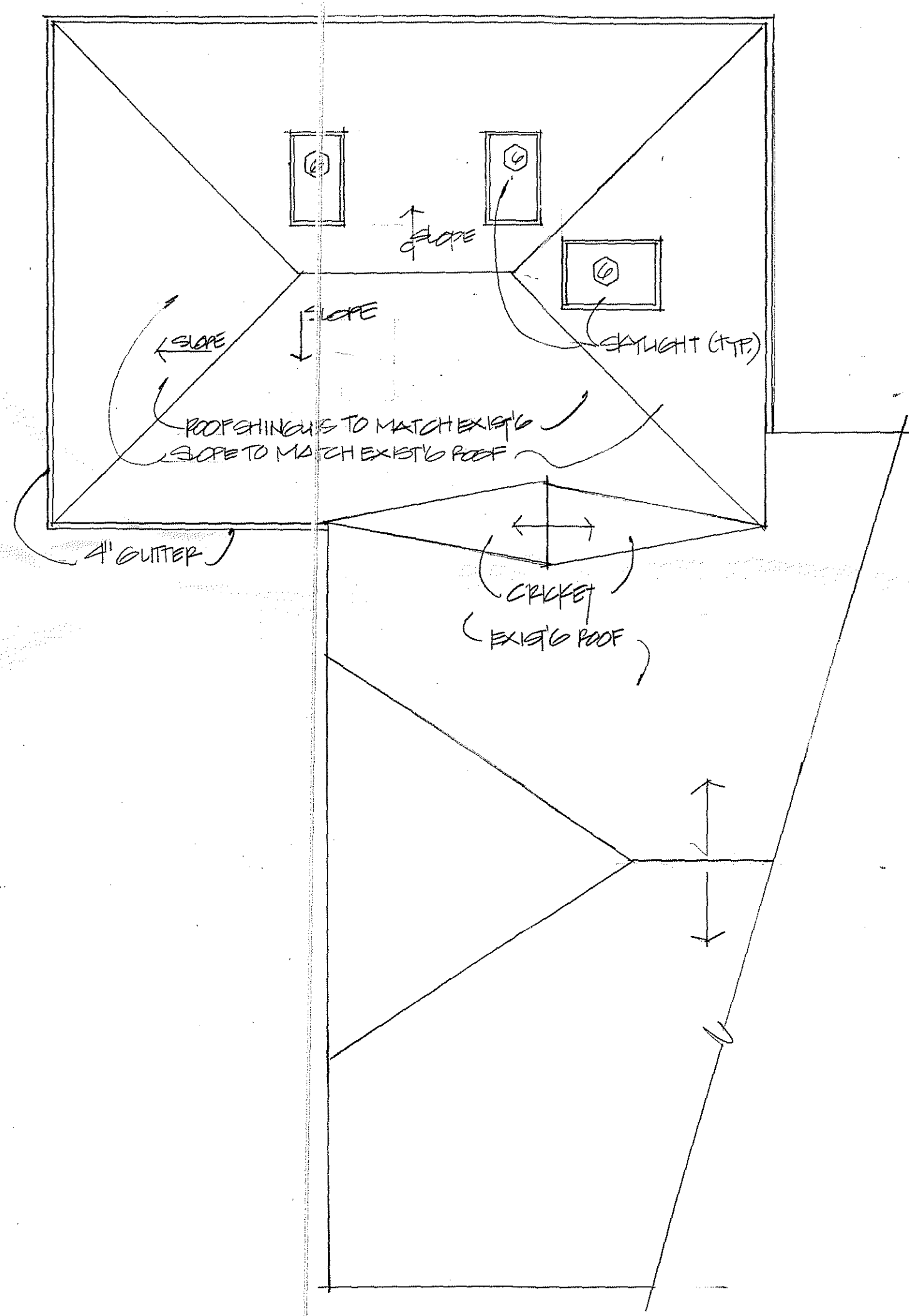
ROOF PLAN / SECTION

CORN LANSRA RESIDENCE
 38 HICKORY AVE
 TAKOMA PARK, MD

9/6/2001

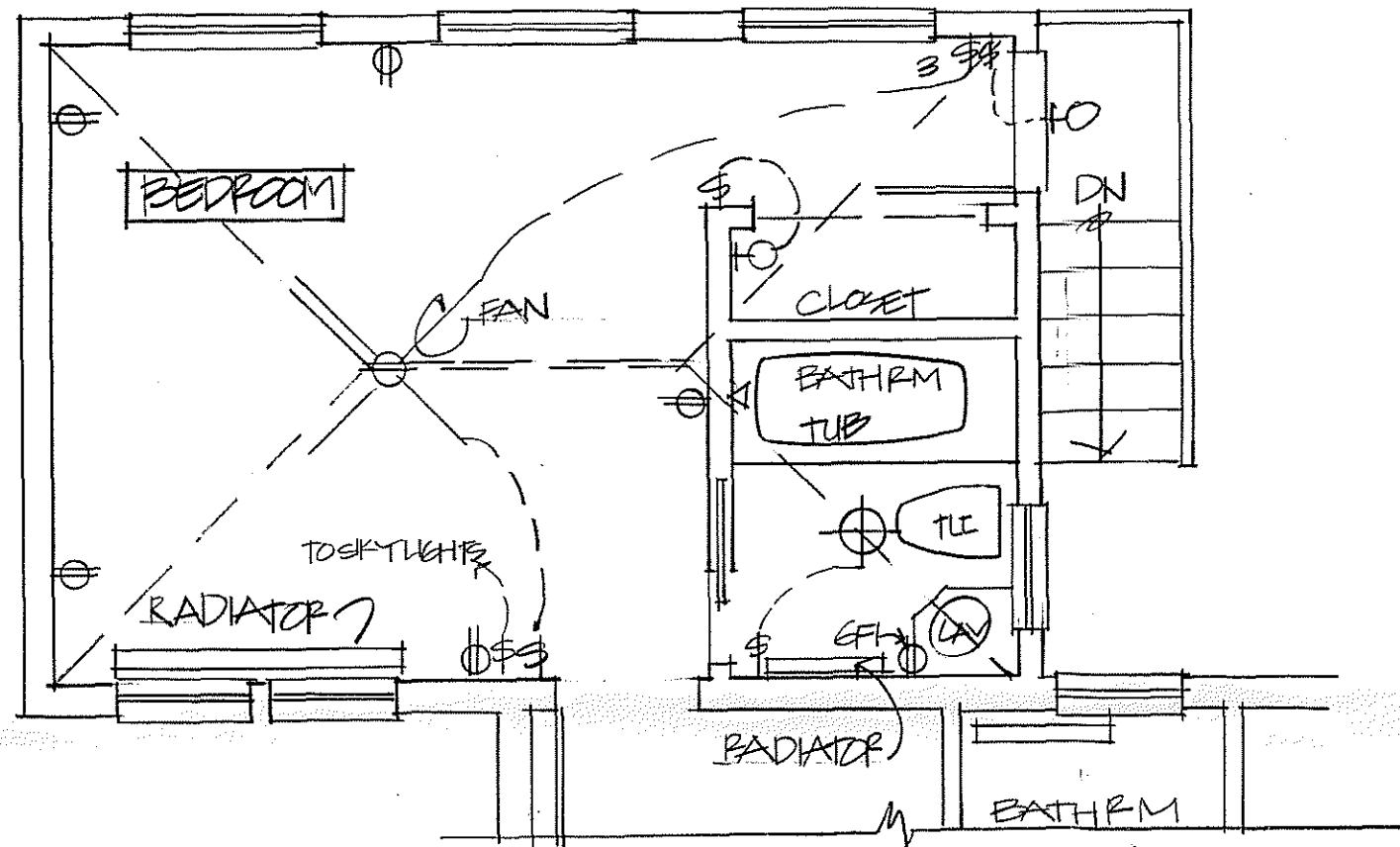


1 WALL SECTION - TYP.
 5 1"=1'-0"

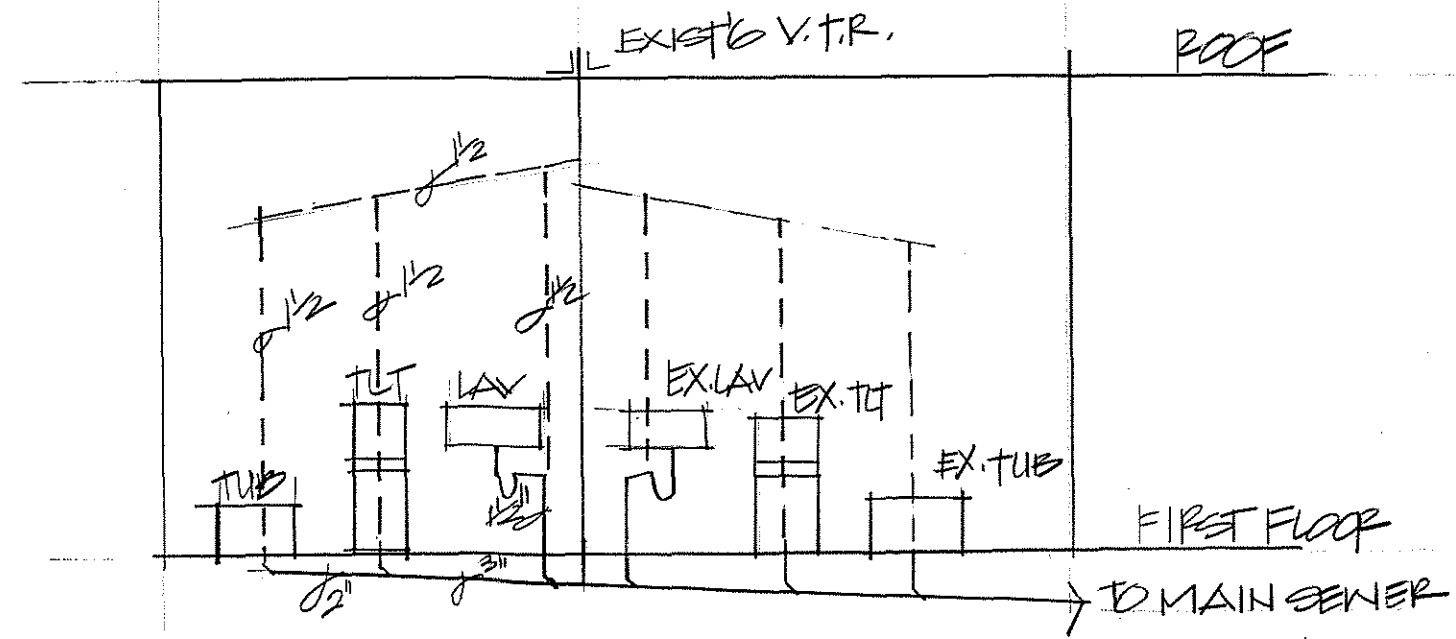


2 ROOF PLAN
 5 1/4"=1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission



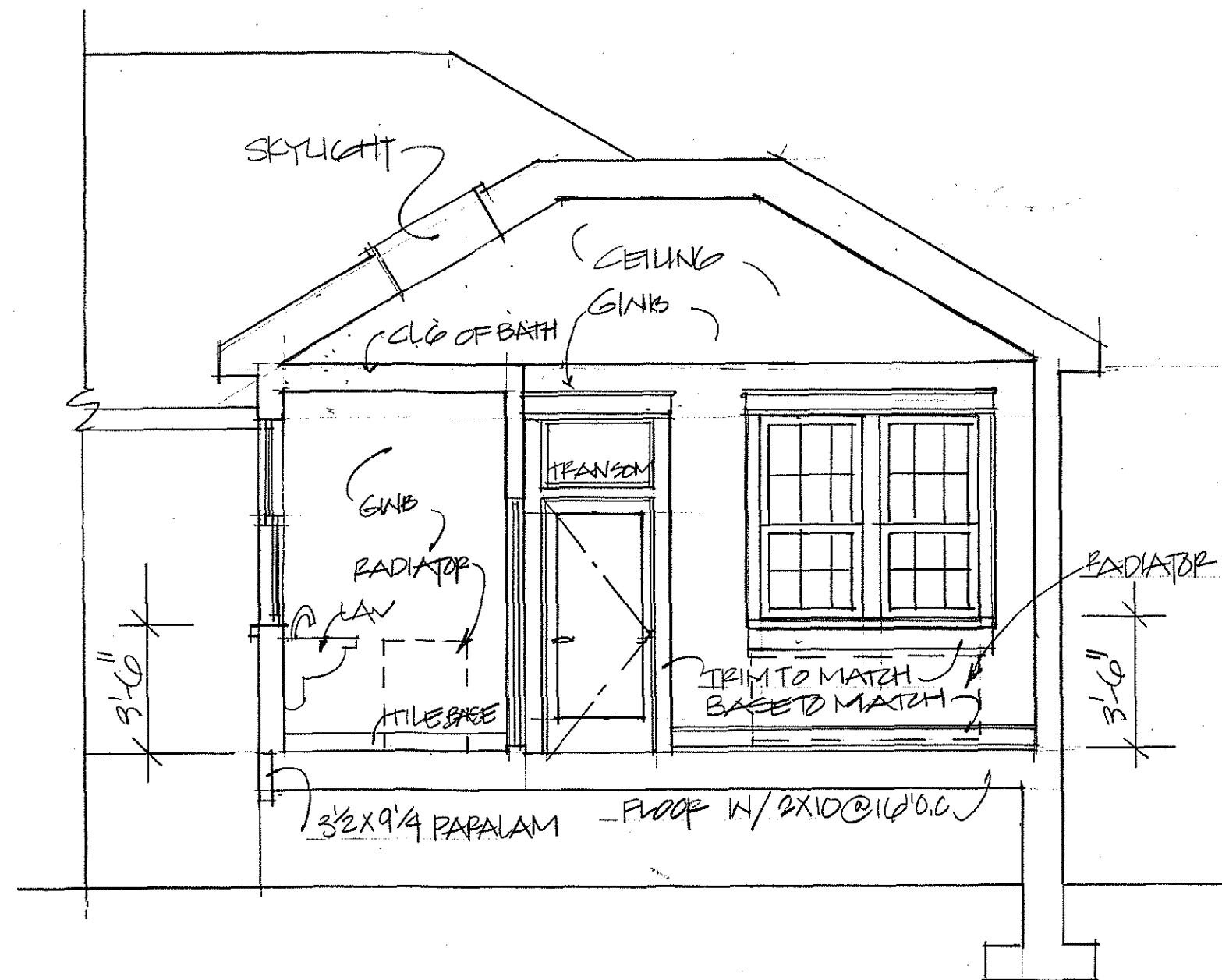
1 FLOOR PLAN - ELEC./MECH/PLUMBING
 N.T.S.



2 PLUMBING REFER DIAGRAM
 N.T.S.

MECHANICAL AND ELECTRICAL NOTES

1. All new electrical wiring to be copper.
2. Mechanical contractor will determine whether existing system can support the addition and will design system for heating of new space.



3 SECTION N-S
 1/4\"/>

MECH/ELEC/PLUMBING

CORN J LAANSTRA RESIDENCE
 38 HICKORY AVE
 TAKOMA PARK, MD

4/6/2001

APPROVED
 Montgomery County
 Historic Preservation Commission

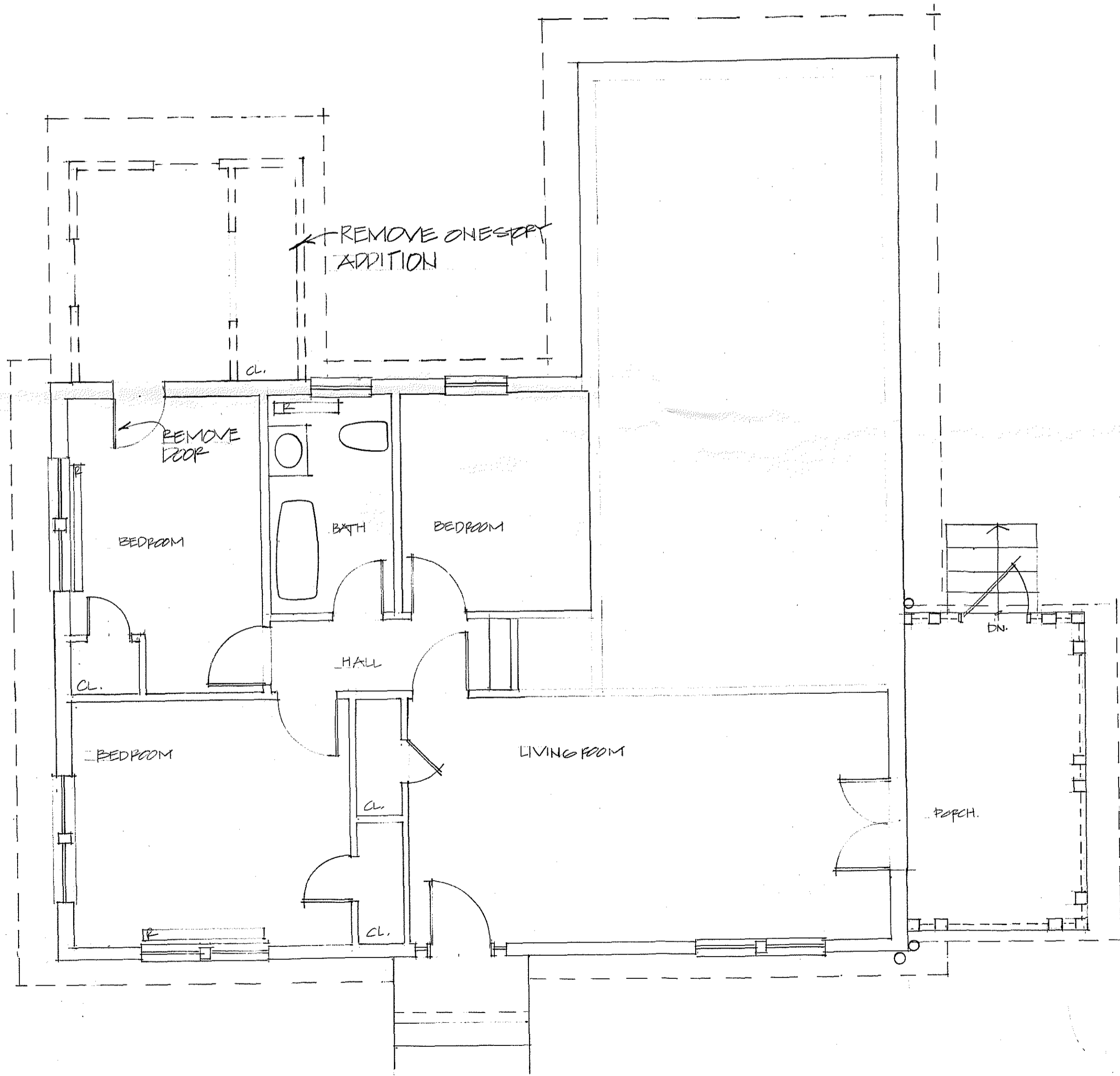
MEP

Existing Floor Plan

CORN/LAANSTRA RESIDENCE
38 Hickory Street
Takoma Park, Maryland

4/10 - 2001

APPROVED
Montgomery County
Historic Preservation Commission



① EXISTING FIRST FLOOR PLAN/ DEMOLITION
1/4" = 1'-0"

FF

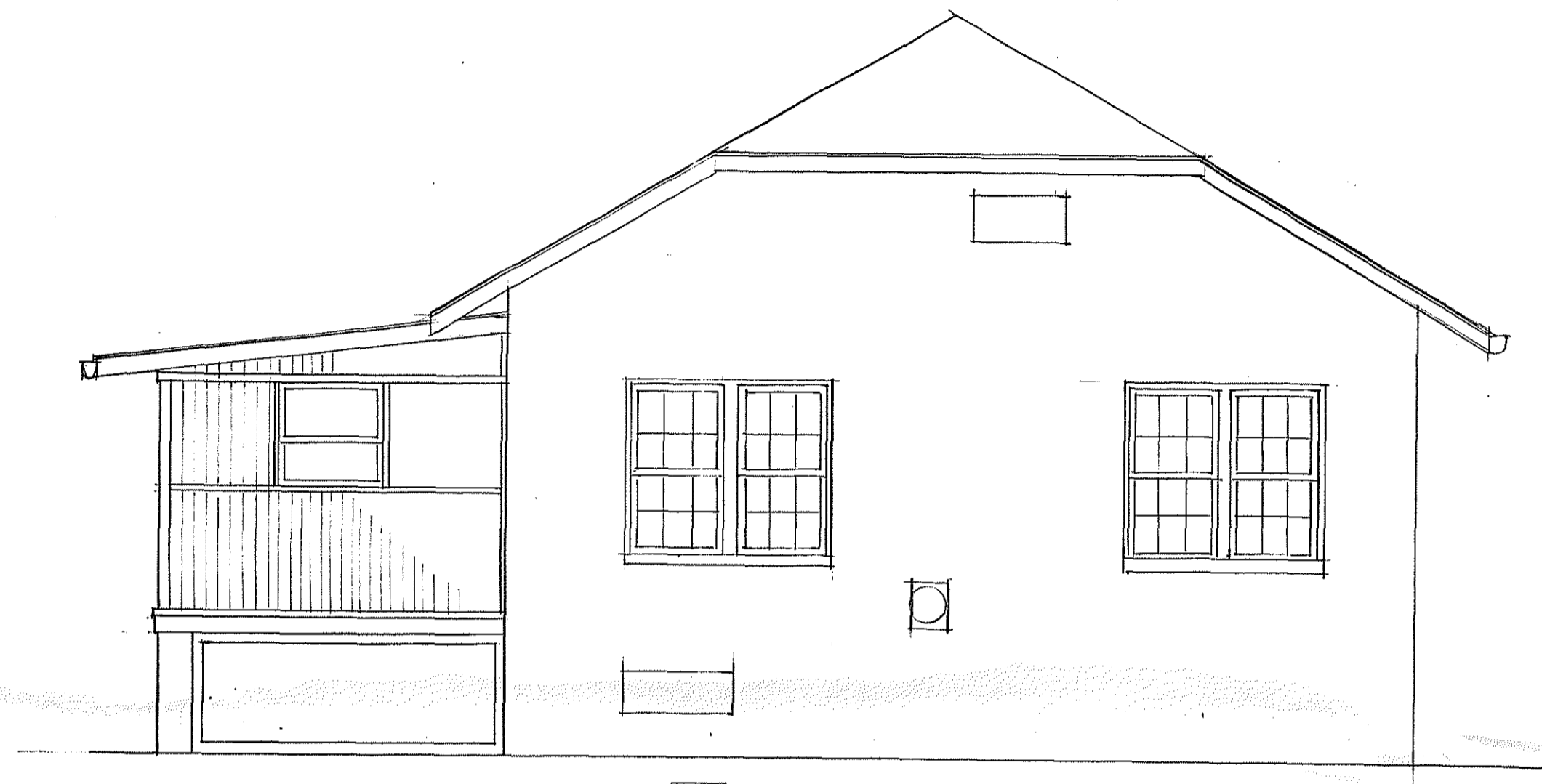
Existing Elevations

CORN/LAANSTRA RESIDENCE
38 Hickory Street
Takoma Park, Maryland

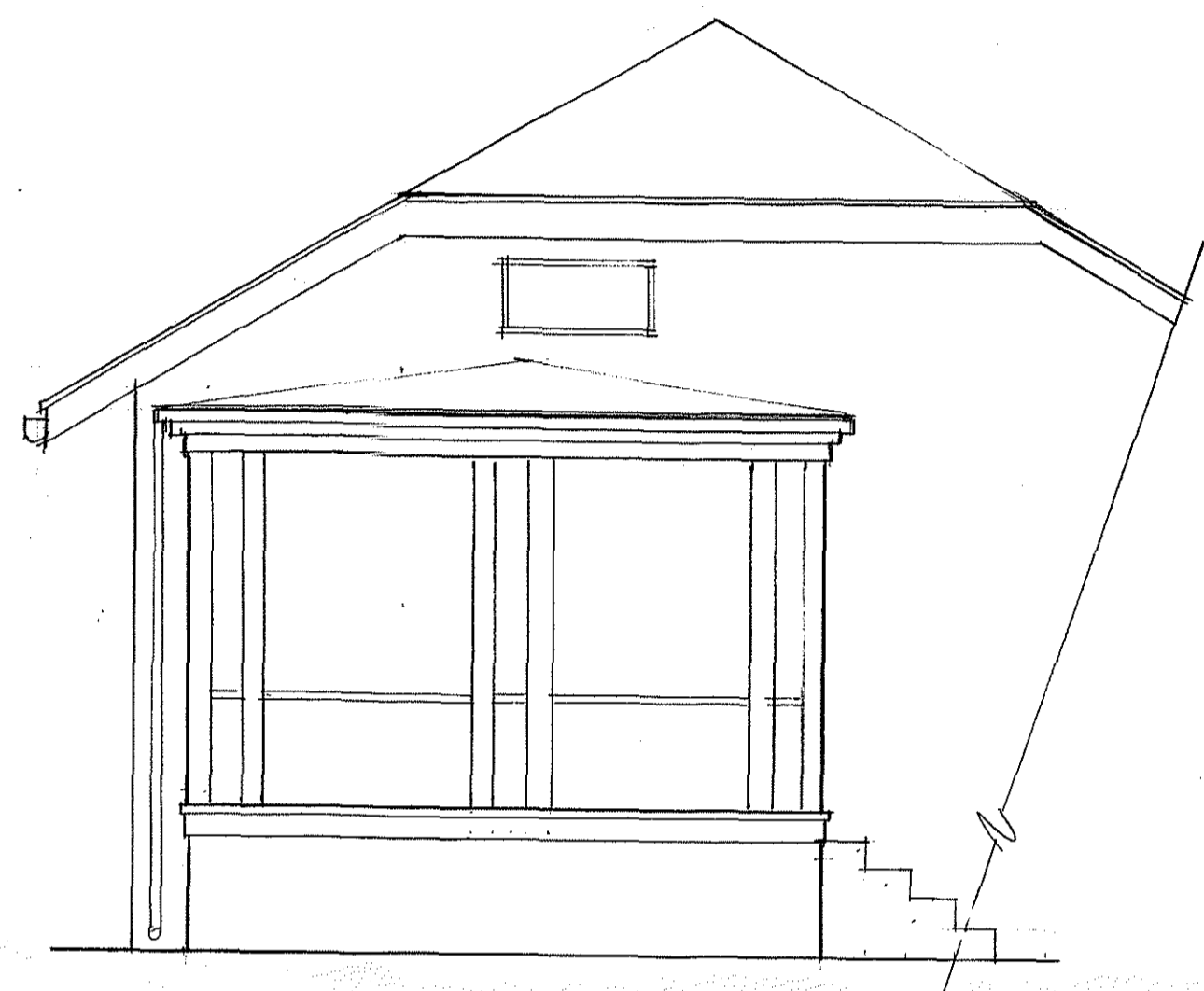
4/6/2001

APPROVED
Montgomery County
Historic Preservation Commission

ME



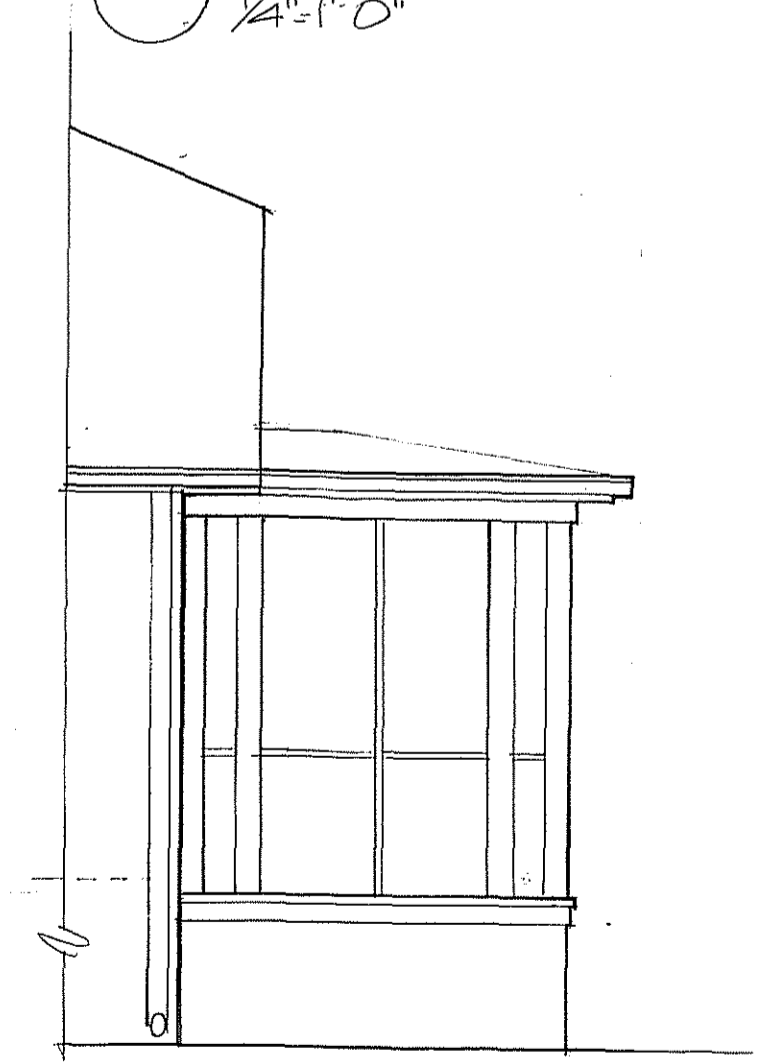
1 NORTH ELEVATION



3 PORCH - SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"



4 PORCH - WEST ELEVATION
1/4" = 1'-0"