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

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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 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

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.
- Three skylights can be installed in the back roof plane and one skylight can 2. 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. * * *

March 28, 2001

<u>MEMORANDUM</u>

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!





DPS - #8

HISTORIC PRESERVATION COMMISSION 301/495-4570 563 3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

			Contact Person:
			Gaytime Phone No.:
Ex Account No.:			
Name of Property Owner:	·		Cayrime Phone No.:
Address: 38 HV	CKOPY AVE	TAKOMA	FPARK MD
		,	Zip Coce
	EN F WELL	DED LAAN	STPA Phone No.: 301 2764648
Contractor Registration No.:	1011000	11/11/05/	Daytime Phone No.: 202387 4087
agent for Owner:	VANDA	VINUEN	Dayome Phone No.: <u>W 2 70 7 900 7</u>
OCATION OF BUILDING/PRE			
House Number: 38		Street	HILLGORY AVE
lownicity: <u>FAKOM</u>	A PAPK	Nearest Cross Street	ELM AVENUE
ot: 21 8lock: _	40 Subdivisi	gn:	
.ber: 14603 Falio:_	4741 2	tet:	
PART ONE: TYPE OF PERMIT	ACTION AND USE	· · · · · · · · · · · · · · · · · · ·	
IAL CHECK ALL APPLICABLE:		CHECK AU	APPLICABLE:
	- Alter/Renovate		☐ Siab
☐ Move ☐ Install			☐ Fireplace 1.3 Woodburning Stove ☑ Single Family
			Vall (complete Section 4)
•			
PART TWO: COMPLETE FOR			
ZA. Type of sewage disposel:		02 🗆 Septic	0.3 🖸 Other:
28. Type of water supply:	or 🕅 wssc	02 🗔 Well	0.3 ① Other:
PART THREE: COMPLETE ON	LY FOR FENCE RETAIN	ING WALL	
JA. Heightfeet	nches		
38. Indicate whether the fence of	or retaining wall is to be o	onstructed on one of the !	allowing locations:
Cn party line/property line	e 🗀 Entirely	on land of owner	On public right of way/easement
			application is currect, and that the construction will comply with plans condition for the issuance of this permit.
Mollin valu	Corprina		0/08/1001
Sopreha of	TOWNER TO THE	111	Cate
		- WI	
Approved: Cond	2. hours	For Chain	person, Historic Preservation Commission 3 /
Disapproved:	Signature:	VI	128/61
Application/Permit No.:	3417	57 Care F	Ped: Oggs (ssued:

THE FOLLOW TEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

•	cescribons of existing specifieds and automitients saming areasoned uses usablest (sames and significance):
	One family home. It is a one stonistucco house
	brated on the corner of Elm and flickon Ave
	The Sik Slope Signifigantly at the edge of Eum Ave
	and the summer of carded little
	and has many freez located there.
ð.	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 stone from tothe Side + rear of the house
	on the north side it maintains the same dooth asthe
	Kitchon wing on the south. The house and the addition are
	of Similar materials, mudows and scale.

2. 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 aquipment, 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 3 1/2" x 11" paper are preferred.

- a. Schemetic 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 extenor 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.

S. 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.
- 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.

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 ap 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/fughtway 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 INIC) 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.



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 SASKIA VAN COFONINGEN DAVID COPN 38 HICKORY AVE TAKAMA PARK, MD 2091Z 3423 OAKWOOTERS NW WASHINGTON DC 20010 Adjacent and confronting Property Owners mailing addresses Christine Toll 702 Ein Street Takama Park, MP 20912 Jimny Suyers 35 HICKORY AVE TAKOMA PARK, MD 20912 PATRICK PLUNICETT JENNIFER-CUTTING 34 HICFORY AVE TAKONA PARK, MØ 20912

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 two 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:

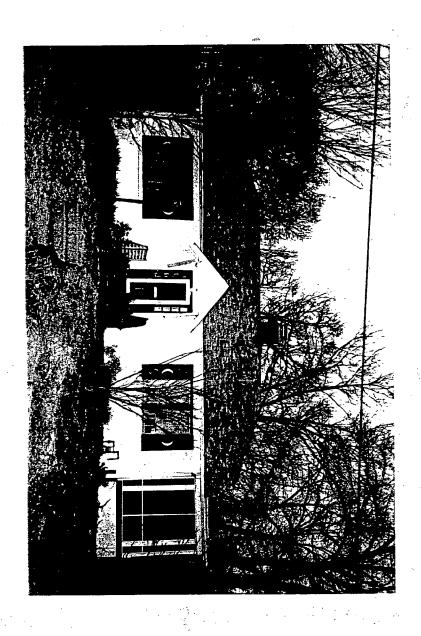
New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

with the conditions:

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

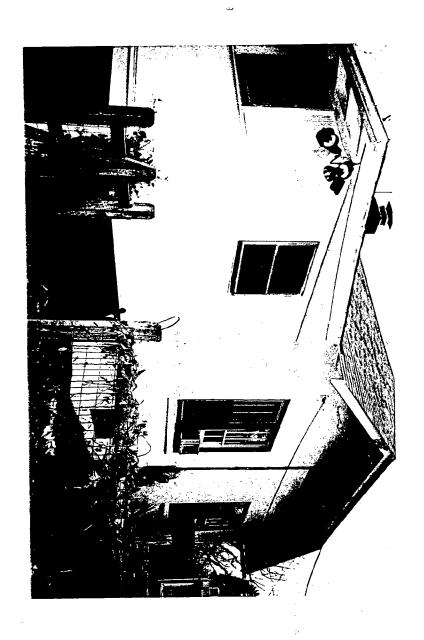
with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting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

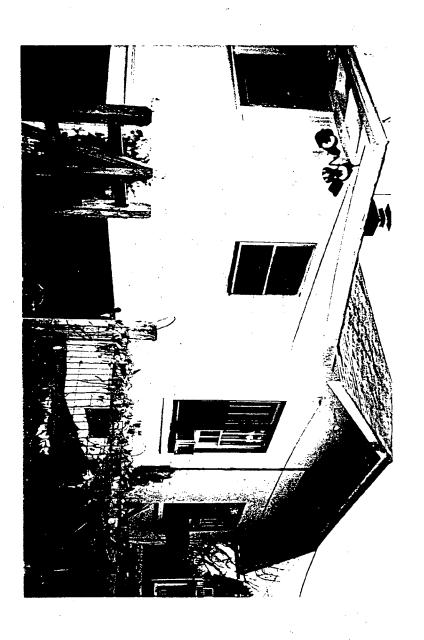


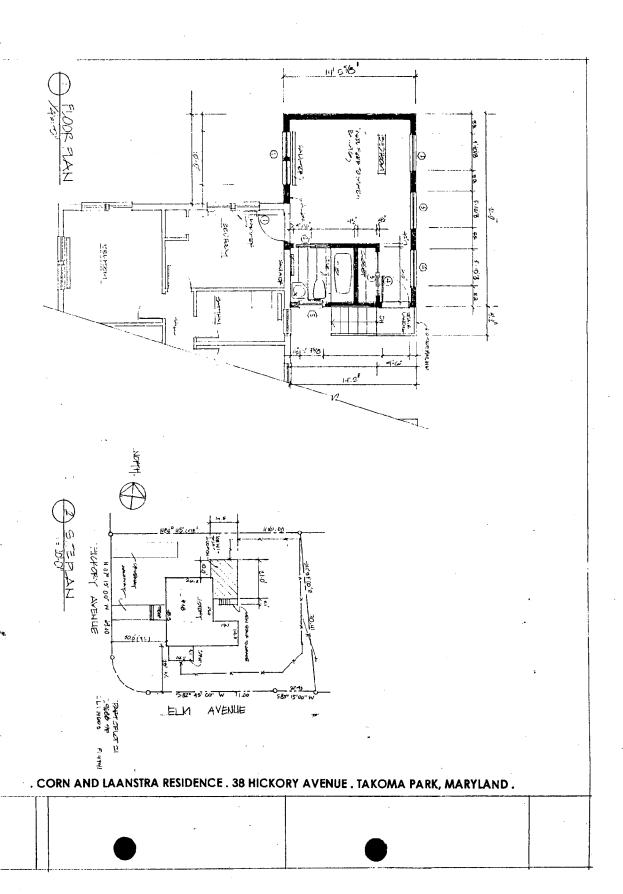


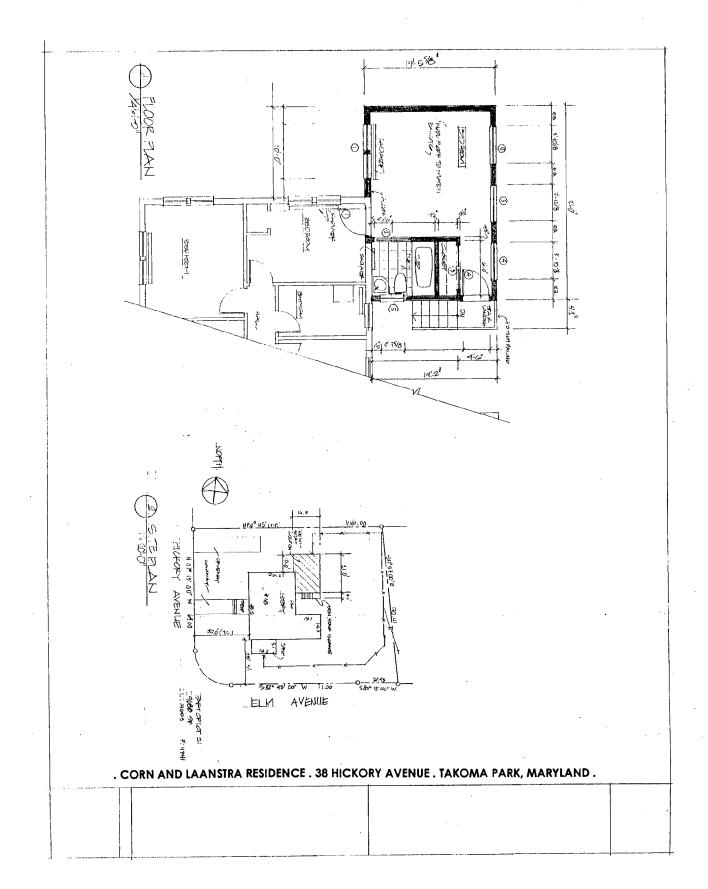


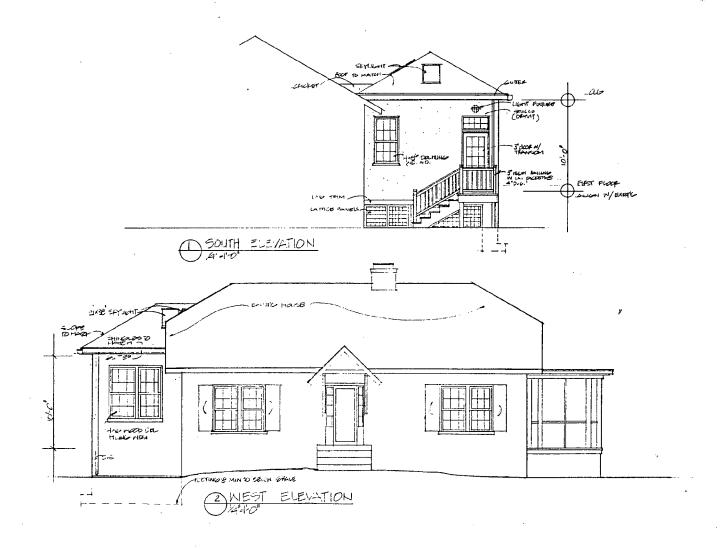
SIDE VIEW







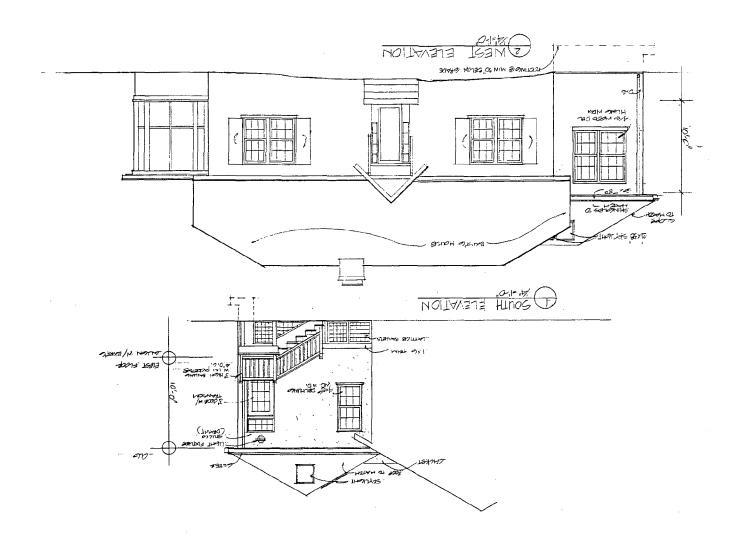


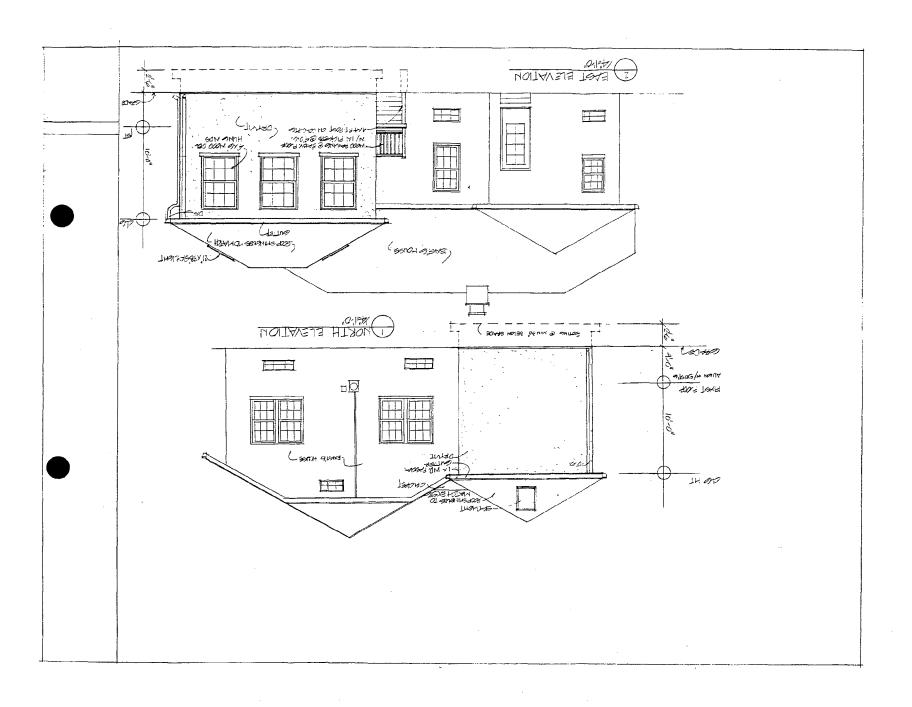


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III-F

HISTORIC PRESERVATION COMMISSION SPEAKER'S FORM

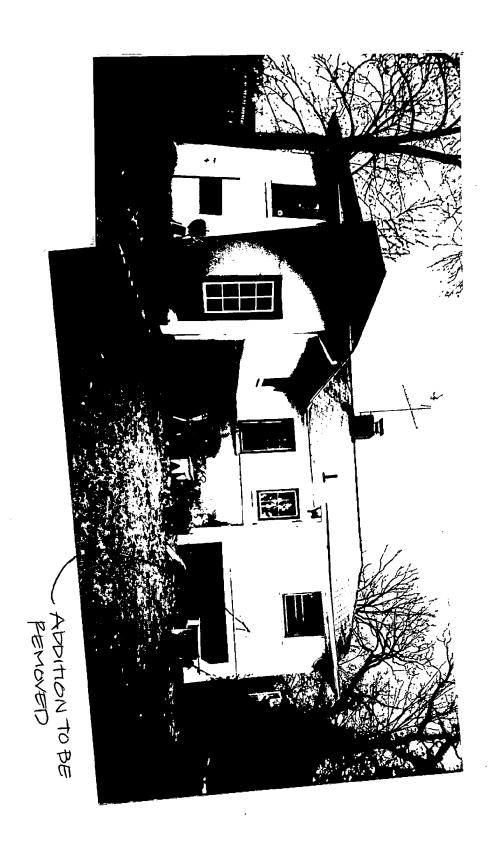
If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda 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: THE HISTORIC AREA WORK
Permits
NAME: WELMOED LAANSTRA / DAVID CORN / SASKIA VAN GRUNINGEN
COMPLETE MAILING ADDRESS: 38 HICKORY AVE
TAKUMA PARK, MD 20P/2
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
Comment by affected property owners on Master Plan designation3 minutes Comment by adjacent owners/interested parties
Comment by citizens association/interested groups
Comment by elected officials/government representatives







Construction Specifications

Corn/Laanstra Residence 3 Hickory Avenue Takoma Park, Maryland

Feb 3, 2001

Division 1: General Information:

1.1 General scope of work.

The contractor will furnish all labor, materials, equipment and services necessary for the completion of the project. The contractor will construct, in the most workmen like manner, a complete project and do everything properly incidentally thereto, as shown on the final plans provided by Studio Two Architects. Work will conform to all local building, zoning A. codes and historic preservation as well as any local association requirements.

The Contractor will not use asbestos or hazardous material in the structure.

Division2:Site Work

- 2.1 Removal Notes:
- FIRST FLOOR:
 - Remove existing addition at the rear.
 - Remove existing door at bedroom.

Division 4: Masonry

- Load-Bearing Concrete Unit Masonry
- Provide 2500 p.s.i. concrete-filled 12" unit masonry at new foundation walls.

Division 5: Metals:

5.1 Lintels

> Provide Flashing at all new exterior walls, doors, windows and roof connections as required Where visible provide copper flashing

Division 6: Wood and Plastics:

Workmanship: 6.1

Standards. General carpentry workmanship will be followed as described in "Wood Frame House Construction" published by the National Association of Home Builders.

6.2 Framing materials

A. Floor Systems

Floor Framing shall be 2x10 Floor Joists @ 16" O.C.

B. Wall Systems:

All new exterior wall construction will be 2x 6@ 16"o.c. with double top plate and a single bottom plate.

All new interior walls to be 2x4's @16" O.C. with a double top plate and a single bottom

Provide and install all headers and lintels at new door and window openings:

Opening	<u>Header</u>
to 4'-0	2-2x4
4'-0 to 6'-0 6'-0 to 8'-0	2-2x6
6'-0 to 8'-0	2-2x8
8'-0 to 10'-0	2-2x10

C. Ceiling system

Roof framing at new Bedroom shall be 2x12's @ 16"o.c. with dbl 2x12 ridge beam.

6.3 Trim

A.EXTERIOR TRIM: prime all sides before installation

Soffit 1/2" MDO

1x 8 fascia or to match existing B.INTERIOR TRIM

Base Resemble existing as close as possible.

EXTERIOR SIDING

Dryvit(Exterior Insulation System) siding to match in appearance.

Division 7: Moisture & Thermal Protection:

Thermal insulation:

Install kraft-faced R-30 Batt insulation at new roofs.

Install kraft-faced R-19 Batt insulation in new exterior walls.

Install Kraft faced R-19 Batt insulation in new Floors.

C. 7.2.

Provide asphalt shingle roof to match existing. (Color to be approved by owner)

7.3 Flashing:

Provide continuous PVC sheet head flashing at doors and windows.

Provide continuous galvanized metal through-wall flashing where applicable.

Provide Copper flashing where visible from grade. C.

Gutters and Downspouts: 7.4

Provide 4" wide semi-circular painted aluminum gutter and 3' x 4" downspout with pre-cast concrete splash block, anchor gutter and downspout as required. New gutters and downspouts required at new roofs, to match existing gutters and downspouts.

Crickets:

Torch down rubber roof.

Vapor barriers

Exterior walls: Tyvek building wrap fastened to outside surface of exterior sheathing and taped at seams & window/door jambs

Division 8: Doors and Windows:

Windows: 8.1

Andersen windows: see WINDOW AND DOOR SCHEDULE on Plan Sheet #:

Doors:

Interior Doors: see Schedule on Plan Sheet #:

Interior door hardware Allowance: \$ 100

Exterior Doors: See Schedule on Plan Sheet #: Exterior door hardware Allowance:\$100

Division 9: Finishes:

9.1 Interior

Drywall. By US Gypsum Company or equal

Materials and installation

1. Sheetrock: SW gypsum wall board, single layer 1/2" thick.(g.w.b.)

Green board at bathroom (1/2" thick)

!/2" Duroc at walls with ceramic tiles. 2. Areas for installation of new ½" g.w.b.: All walls of new work. All areas of existing house which receive new framing as a result of remodeling.

Painting/Staining and other finishes:

Paint interior:

Benjamin Moore Paint-three paint colors each wall, ceiling and trim.

Benjamin Moore Paint new work to blend with existing.

Deck and steps:

Behr Deck plus solid color stain

Ceramic Tile

Master Bath: Provide and install ceramic tile floor and shower wall tiles.

Division 10: Specialties:

Division 11: Equipment:

N/A

Division 15: Mechanical:

15.1 Heating/Cooling

Install new radiators as indicated on plans. Mechanical contractor to determine if existing system is sufficient to heat the new addition.

5.3 Plumbing Fixtures:

MASTER BATH:

Sink:

Faucets:

Toilet:

Bath Tub

Faucets: All plumbing fixtures to be bought by owners and installed by contractor

Division 16: Electrical:

16.1 New electrical receptacles and fixtures at remodeled areas. See plan (MEP)

16.2 Lighting materials and Installation

See Plan Shts:# 1- MEP, for type and location.

INTERIOR

1. Provide and install duplex outlets to code(white) 2. Provide and install GFI outlet in Master bath.

3. Provide and install switches as needed.(white/toggle/dimmer)

4. Provide and install ceiling fan junction box's where needed.

5. Relocate wiring/switches as required by wall or door relocations.

6. Telephone: Locations to be determined. 7. Cable: Locations to be determined

B.EXTERIOR

1. Provide and install GFI duplex outlets and entry lights: see plans # 1-MEP

End of Specification

GENERAL NOTES

All work to conform to all applicable building codes.

All materials sittings, equipment etc. to be installed per manufacturers recommendation.

Do not scale from drawings.

Contractor will be responsible for ascertaining whether existing conditions are in accord with drawing assumptions, safe building practices, applicable regulations and building codes in a manner appropriate to these concerns.

All measurements to be verified in field. Any discrepancies between actual existing dimensions and construction drawing assumptions should be immediately brought to the attention of the owner and the architect. Work on areas in dispute should be stopped until

discrepancies are resolved. All finish lumber and finish material such as s flooring are to match existing or be approved Door Schedule

NR.	SIZE/TYPE	MANUF/NR	HAND	REMARKS
1	3-0x 6-8	Andersen	Left	With Transom
	Exterior French	WH3168AL		Window A31
2	3-0 x 6-8	Smoot / Pine		With Transom window
	Interior French			(2-0x3-0)
3	Interior Pocket	Smoot/Pine		
	2-0 x 6-8			}

1. All exterior doors to have screens.

2. All exterior doors to have insulated and tempered glass.

WINDOW SCHEDULE

NR	TYPE	SIZE	MANUF/NR	REMARKS
1	Double Hung (2)	2-75/8x 5-51/4	TW2652	
2	Double Hung	3-95/8-6-1	TW38510	
3	Double Hung	3-95/8-6-1	TW38510	
4	Double Hung	3-95/8-6-1	TW38510	
5	Double Hung	2-75/8x5-51/4	TW2652	
6	Skylight	1-9x3-21/2	Velux FS6	WHITH ELEC, BUNDS
7	Skylight	1-9x3-21/2	Velux FS6	
8	Skylight	1-9x3-21/2	Velux FS6	
9	Skylight	1-9x3-21/2	Velux FS6	

1. All windows to be weather sealed and to have insulated glass.

2. All windows to have screens.

3. All windows to be Andersen or equal, unless noted otherwise.

Permit Number

MECcheck Compliance Report 1995 MEC MECcheck Software Version 3.2 Release 1

Checked By/Date

TITLE: CORN / LAANSTRA ESIDENCE

CITY: Rockville STATE: Maryland

HDD: 5093

ADDITION

CONSTRUCTION TYPE: Single Family DATE: 03/01/01

DATE OF PLANS: 2/28/2001

PROJECT INFORMATION:

COMPLIANCE: Passes

Maximum UA = 112Your Home = 108

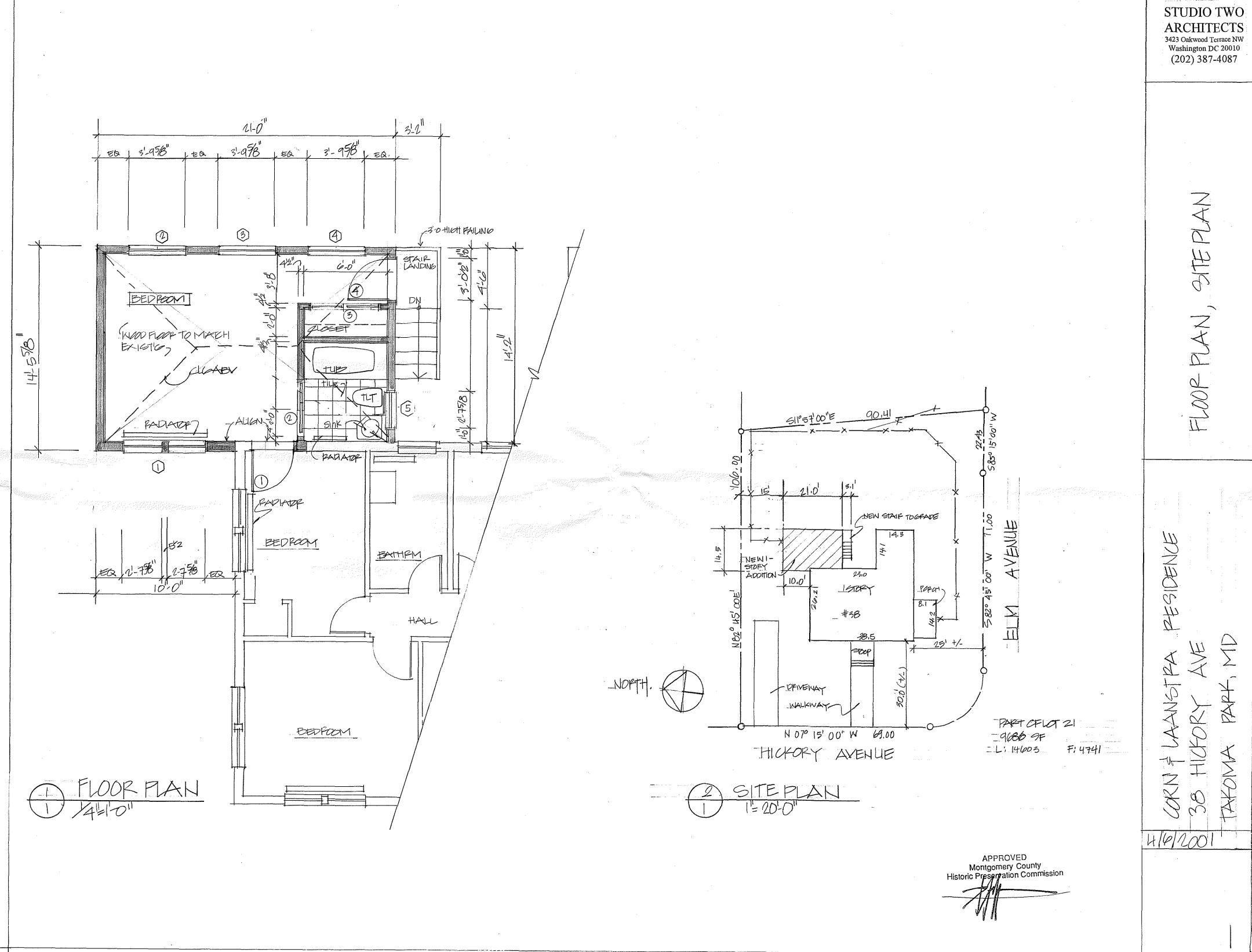
3.6% Better Than Code

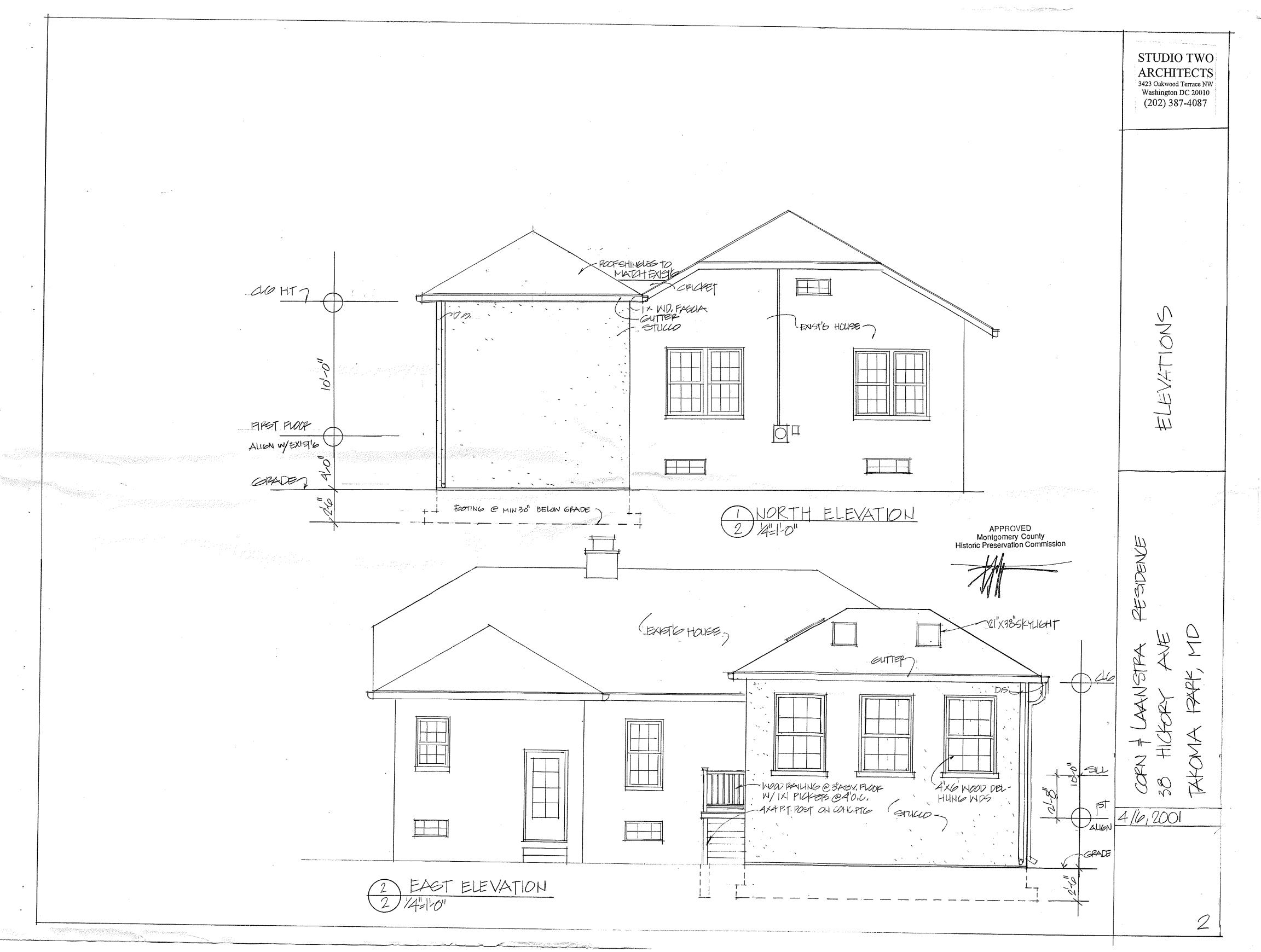
	Gross Area or <u>Perimeter</u>	Cavity <u>R-Value</u>	Cont. R-Value	Glazing or Door <u>U-Factor</u>	<u>UA</u>
Ceiling 1: Cathedral Ceiling (no attic)	412	30.0	0.0		13
Skylight 1: Metal Frame with Thermal Break, Double Pane	22	50.0	0.0	0.300	7
Wall 1: Wood Frame, 16" o.c.	597	19.0	0.0	0.500	27
Window 1: Wood Frame, Double Pane	122	17.0	0.0	0.330	40
Door 1: Glass	20			0.330	7
Floor 1: All-Wood Joist/Truss, Over Unconditioned Space	304	19.0	0.0	0.000	14

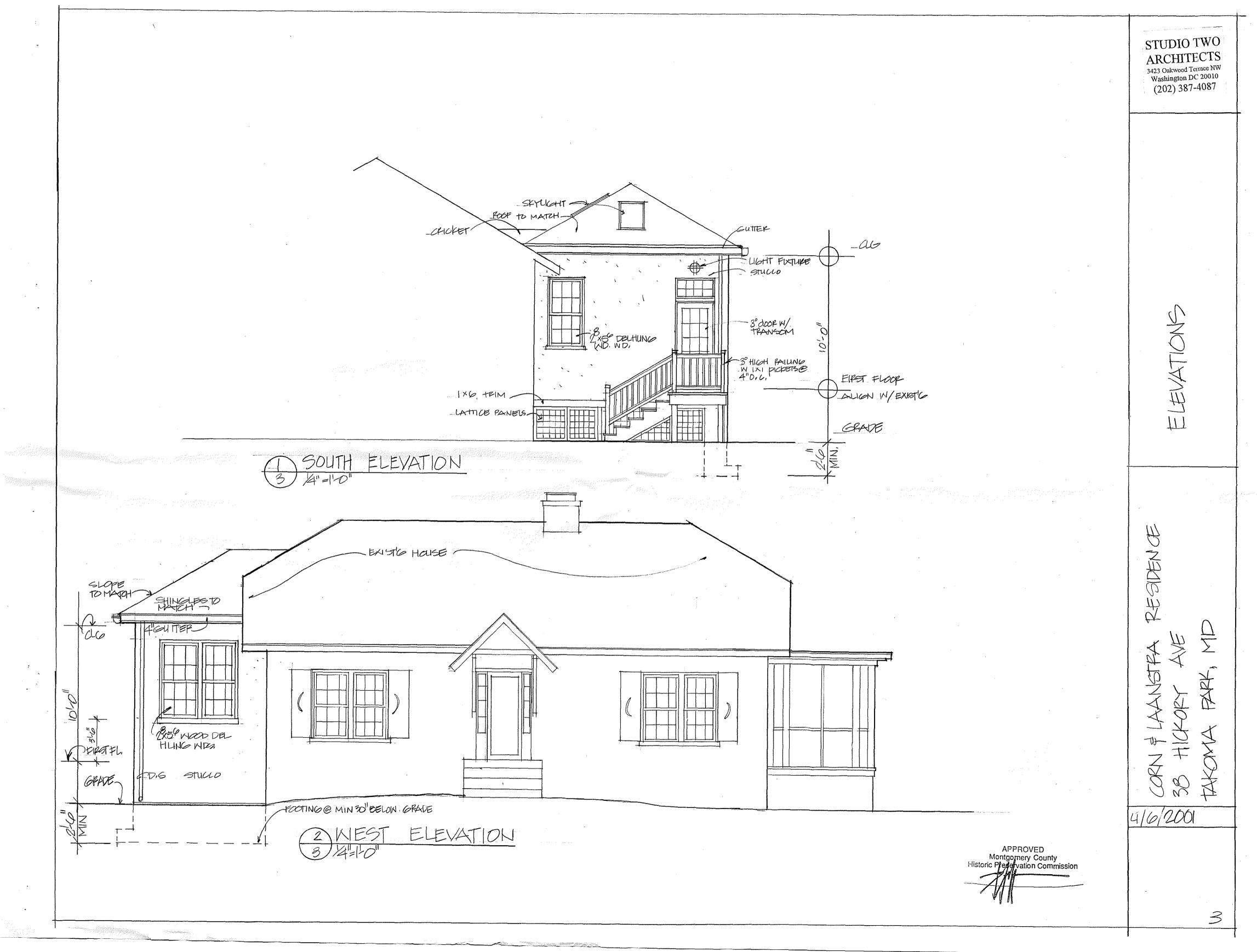
COMPLIANCE STATEMENT: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 1995 MEC requirements in MECcheck Version 3.2 Release 1.

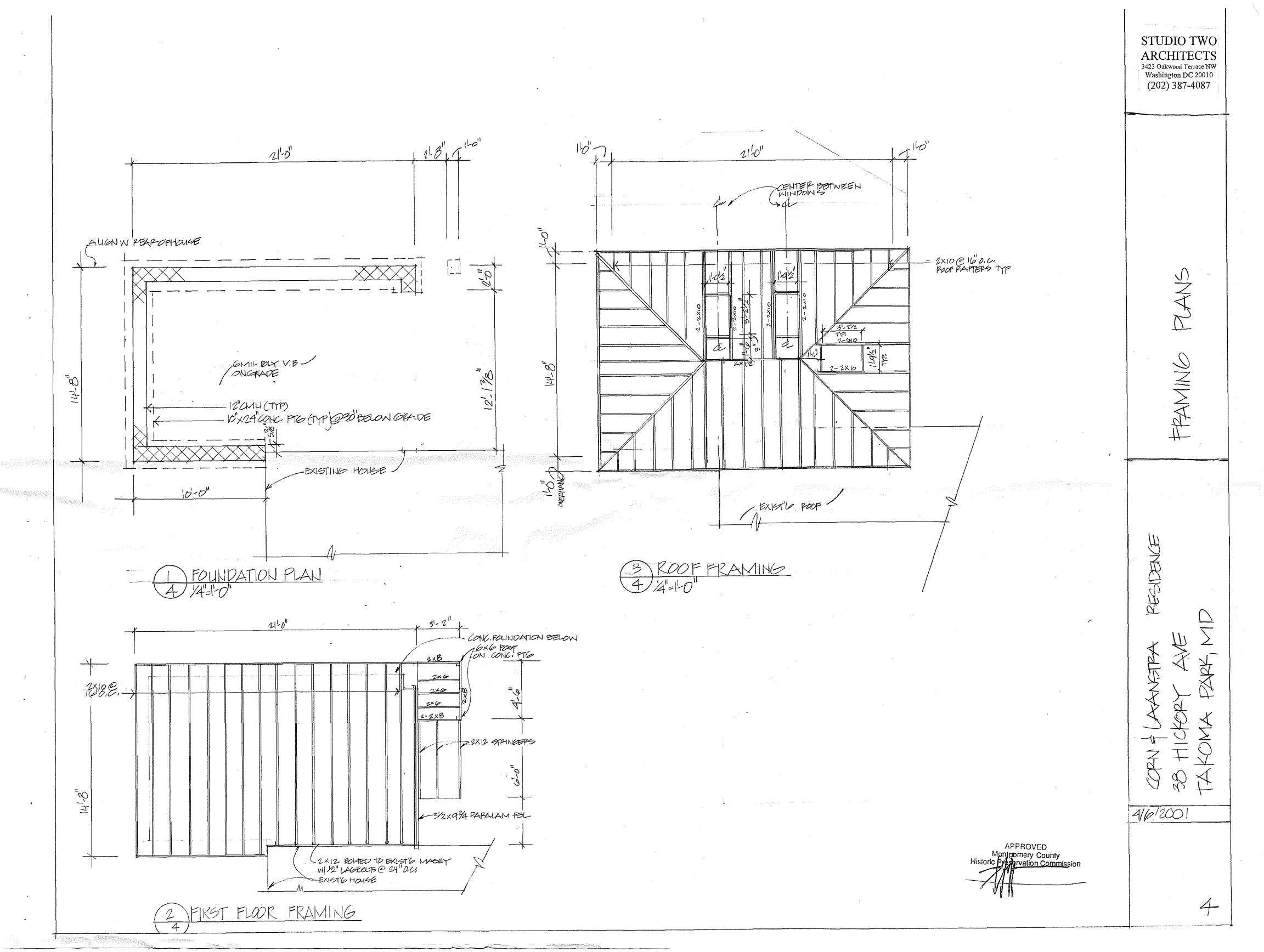
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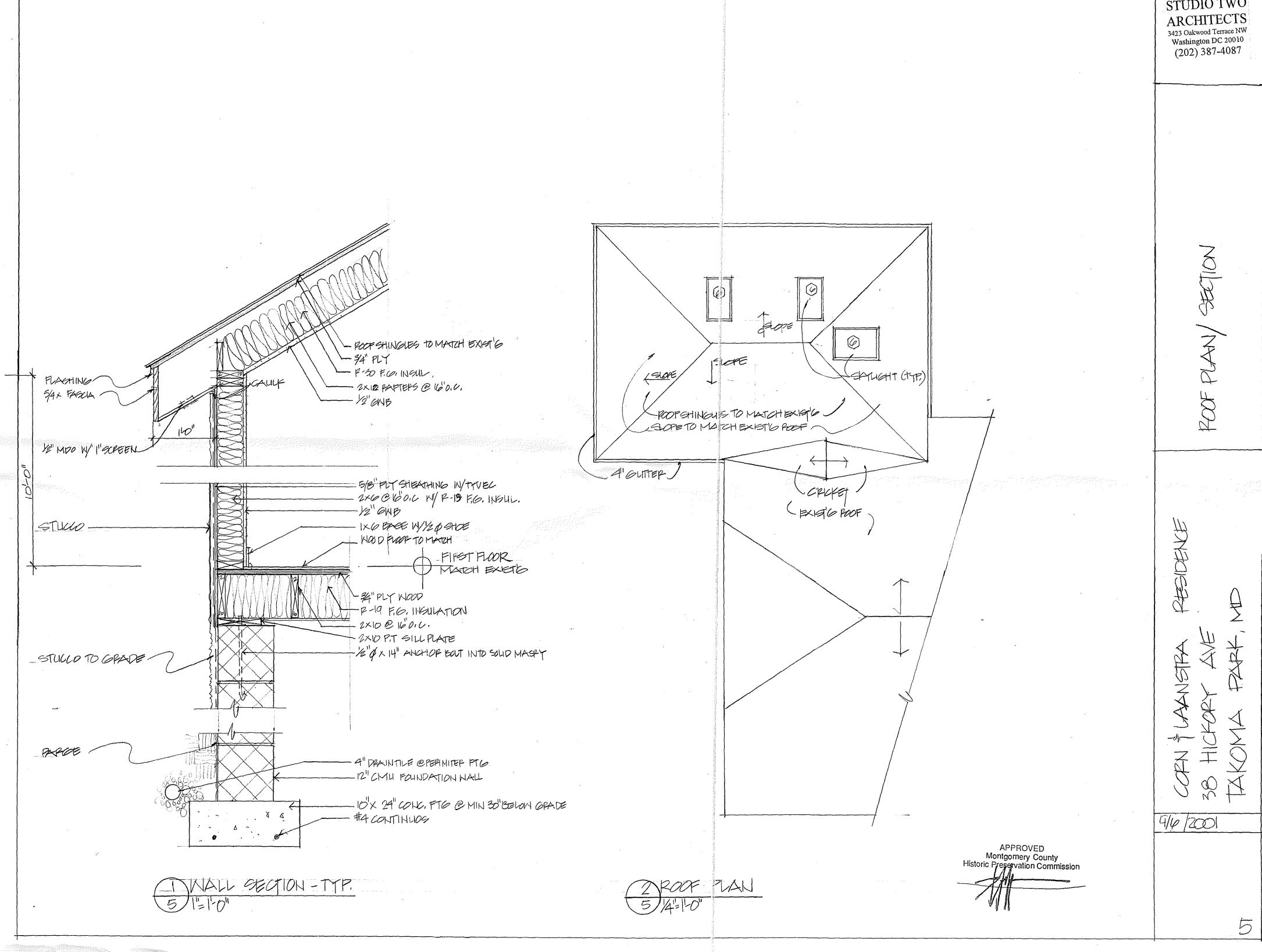
APPROVED Montgomery County Historic Preservation Commission 4/6/200



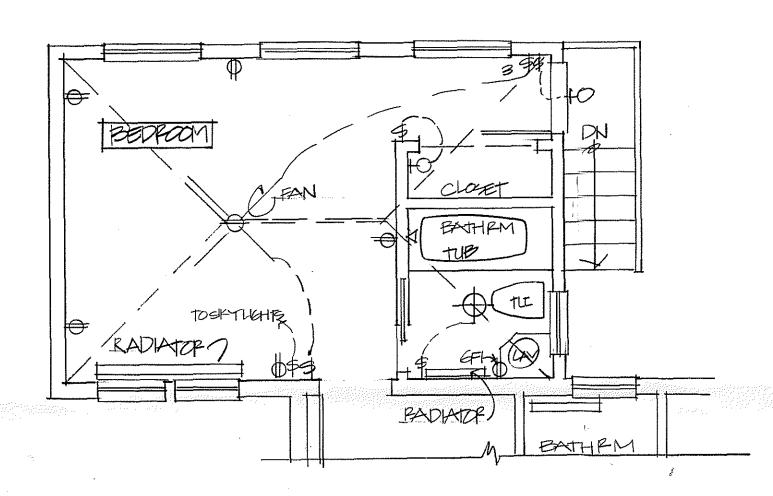








STUDIO TWO



TOP PLAN- ELEC./MECH/PLUMBING

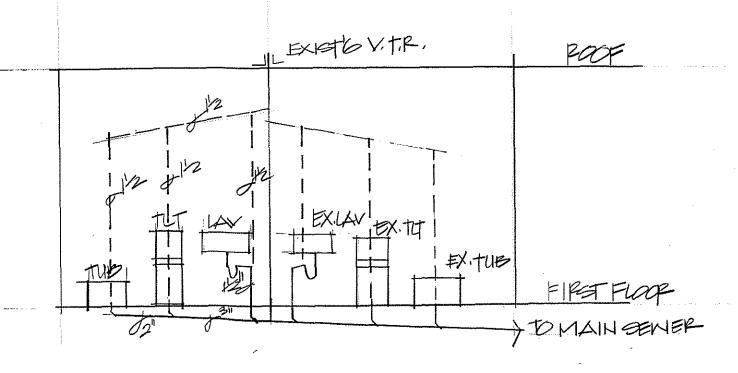
STUDIO TWO

ARCHITECTS
3423 Oakwood Terrace NW
Washington DC 20010
(202) 387-4087

PUMBING

MECH/ FLE

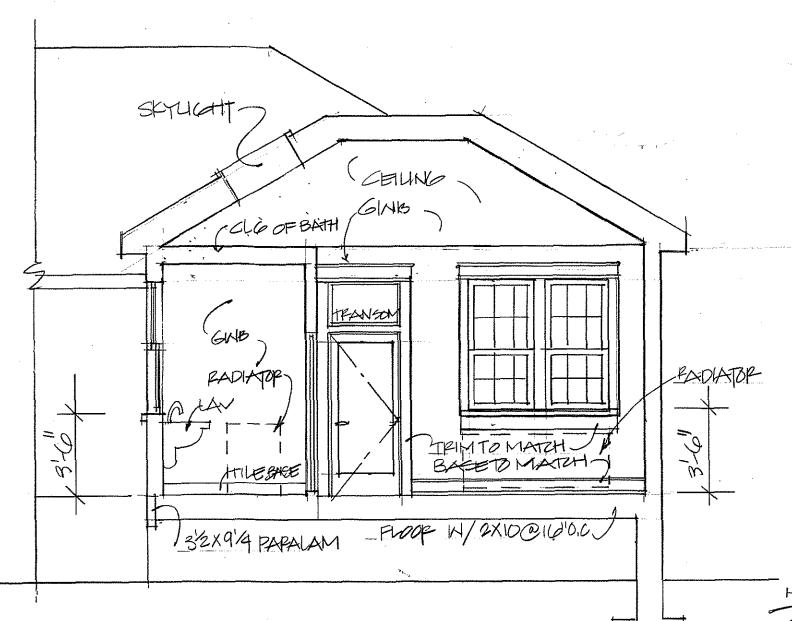
PEUDENCE



PLYMBING REER DIAGRAM

MECHANICAL AND ELECTRICAL NOTES

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



NO

SECTION 41100

APPROVED
Nontgomery County
History Preservation Commission

4/6/2001

STUDIO TWO ARCHITECTS
3423 Oakwood Terrace NW
Washington DC 20010
(202) 387-4087 Existing Floor Plan RESIDENCE Takoma Park, Maryland TRA reet AANS 38 Hickory CORN/L 4/10-2001

APPROVED

Montgomery County

Historia Pishervation Commission

DEXISTING FIRST FLOOR PLAN/ DEMIOLITION

LIVINGFOOM

POPCH.

TEMOVE ONESPRY

BEDROOM

IE

BEDROOM

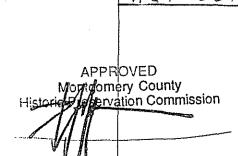
BEDROOM

BATH

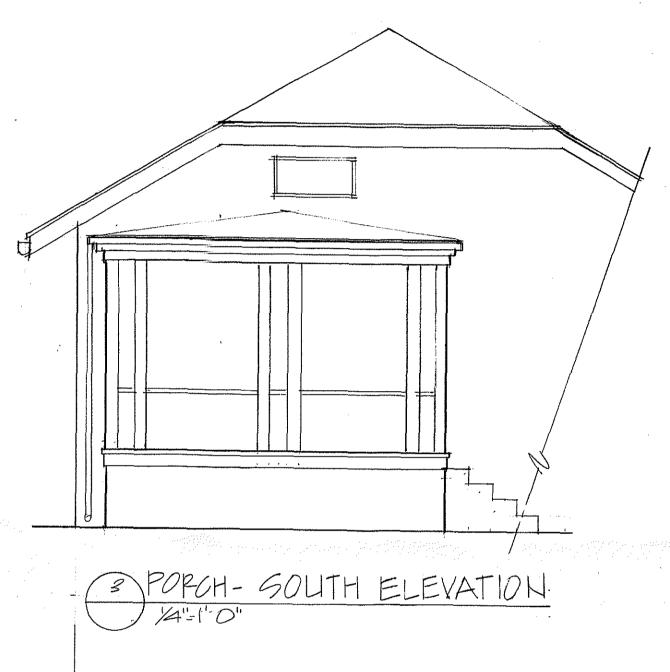
HALL

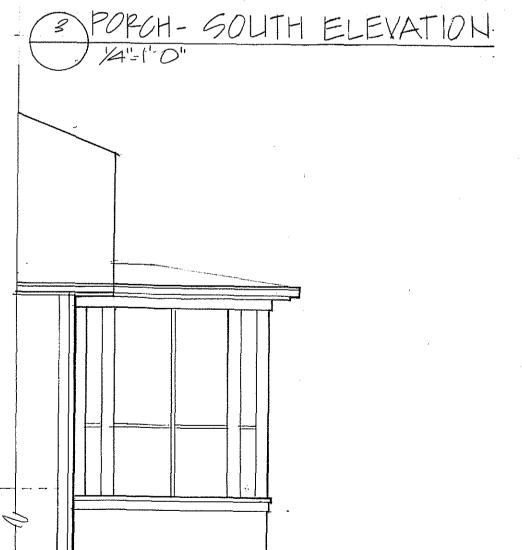
CL,

Maryland









A PORCH-WEST ELEVATION

14"=1"-0"