



37/03-07A 1 MONTGOMERY AVE  
Takoma Park Historic District

FILE



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Julia O'Malley  
Chairperson

Date: 1/17/07

**MEMORANDUM**

TO: Reggie Jetter, Acting Director  
Department of Permitting Services

FROM: Tania Tully, Senior Planner *TGT*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #439910, window installation/replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the January 10, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Scott Wallsten & Jennifer Sermoneta

Address: 1 Montgomery Ave, Takoma Park

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED  
NOV 24 2006

OFF. OF CASE WORK MGT

Contact Person: Scott Wallsten

Daytime Phone No.: 202-415-6415

Tax Account No.: 243-04-3542

Name of Property Owner: Scott Wallsten / Jennifer Sermoneta

Daytime Phone No.: 202-415-6415

/301-920-2911 (home)

Address: 1 Montgomery Ave. Takoma Park, MD 20912

Contractor: The AREL Group, LLC

Phone No.: (301)-951-7990

Contractor Registration No.:

Agent for Owner:

Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 1 Street: Montgomery Ave.

Town/City: Takoma Park Nearest Cross Street: Pine

Lot: 31 Block: 17 Subdivision: 025

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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: \$

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: 11/20/06

Approved: \_\_\_\_\_ For, Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 1/10/07

Application/Permit No.: 439910 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

Our house was built in 1983, so is not a "contributing" property and has no historical significance. Nevertheless, it was designed by architect Paul Treseder to blend in to both the environment and the neighborhood. The house is on a corner lot, surrounded by a good number of trees.

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

Bathroom renovation, which involves adding a window to the side facing Pine St. Add windows to living room, which cannot be seen from the street. Because the house is not historic, the project has no impact on a historic resource. Nevertheless, the proposed additional windows are designed to both fit nicely and organically on the house and to blend in to the neighborhood. Paul Treseder worked with us to ensure that the windows were proper additions to the structure.

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**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 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 wells, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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**4. MATERIALS SPECIFICATIONS**

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- 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.
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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

APPROVED  
Montgomery County  
Historic Preservation Commission

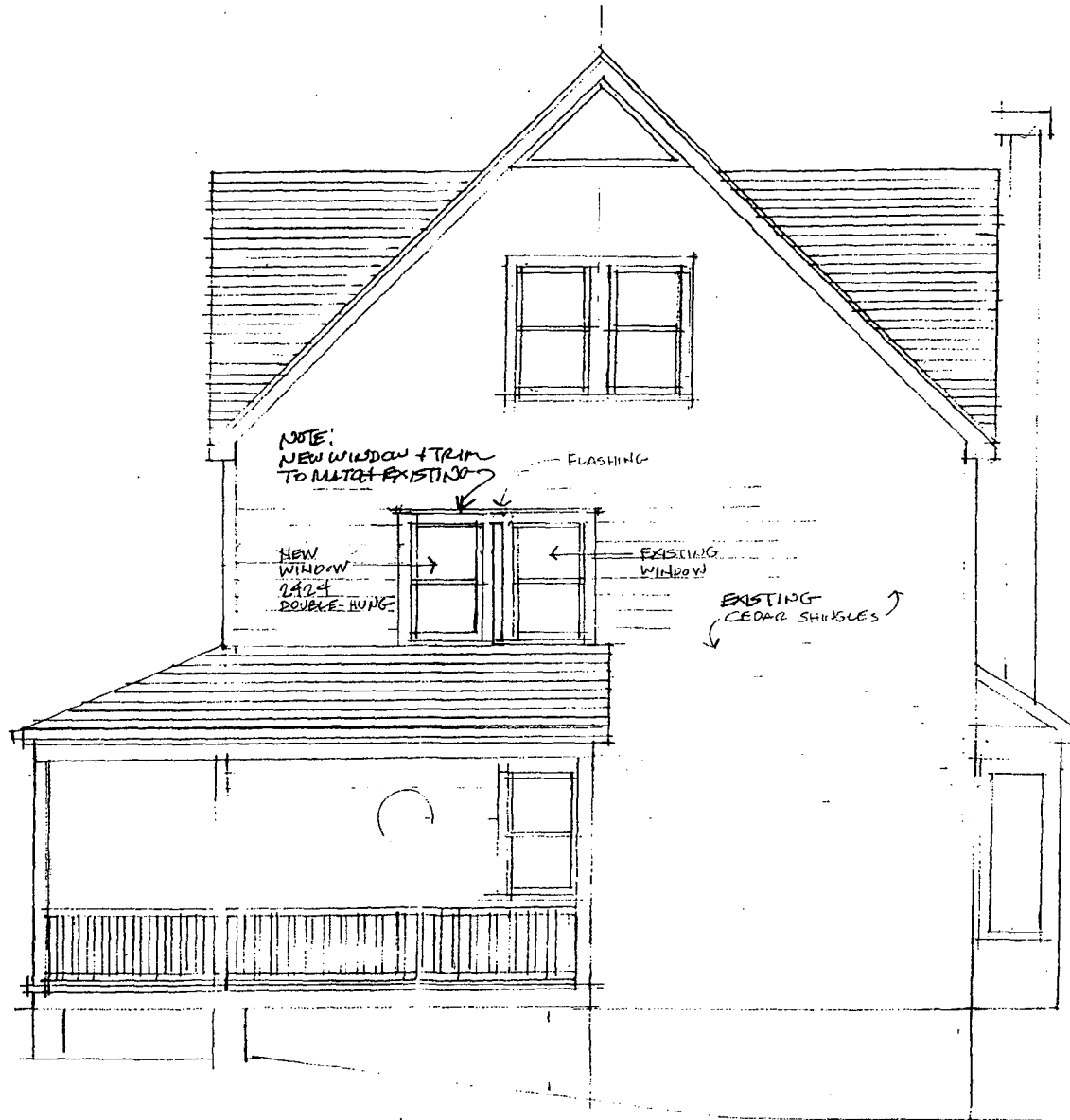
WALL ST & BERMONSTA

811 MONTGOMERY AVENUE  
CATHY PARK, MARYLAND

6320 Weasels Road  
Bethesda, MD 20816  
301-320-1580  
Fax - 301-320-1581  
Paul.Treseder@preserv.net



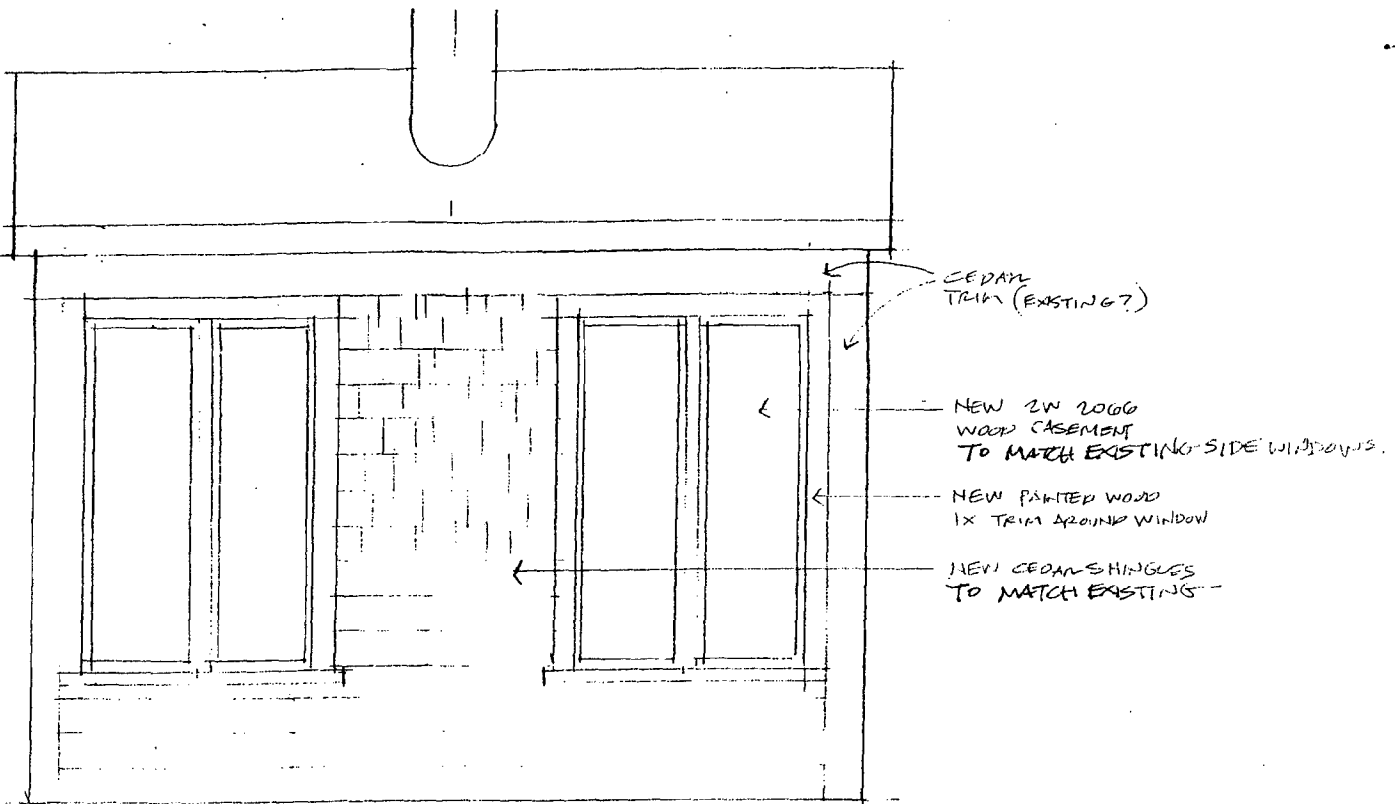
Paul Treseder  
Architectural Arts



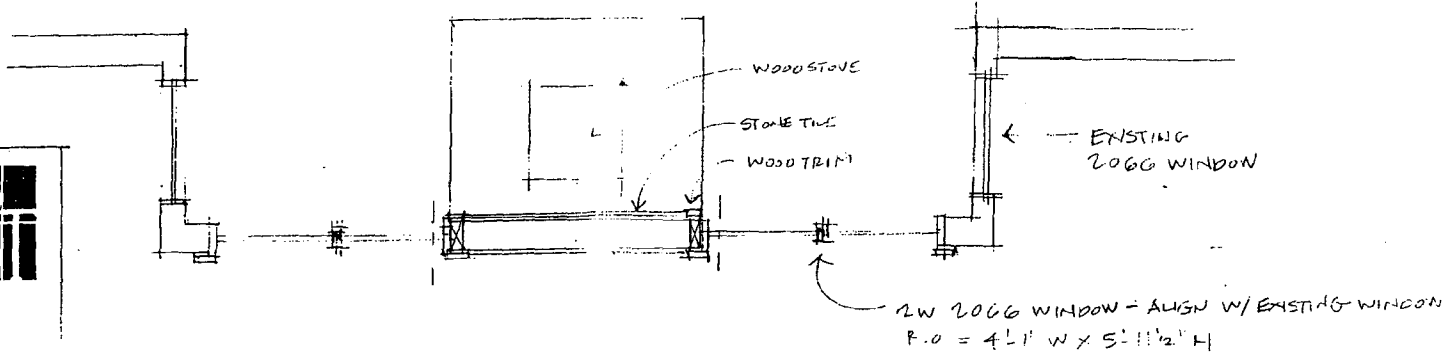
WEST ELEVATION / PROPOSED

6

APPROVED  
 Montgomery County  
 Historic Preservation Commission



WOOD STOVE / STOVE AREA



ul Treseder  
 Architect AIA

6320 Wisconsin Road  
 Bethesda, MD 20816  
 301-220-1580  
 Fax: 301-220-1581  
 Paul.Treseder@vetcorp.net



APPROVED  
Montgomery County  
Historic Preservation Commission

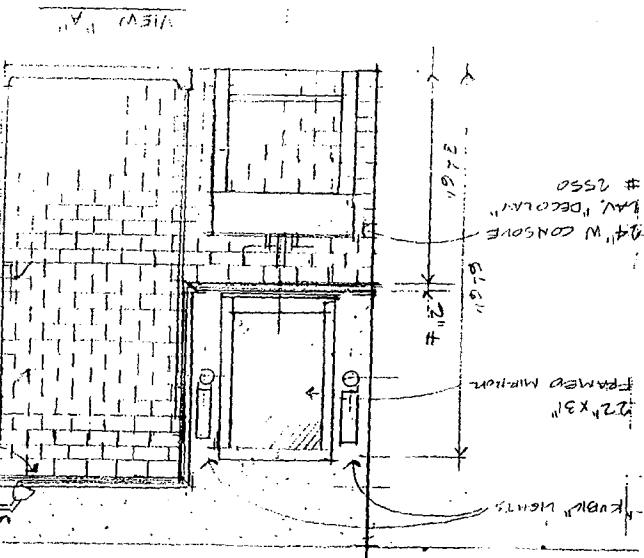
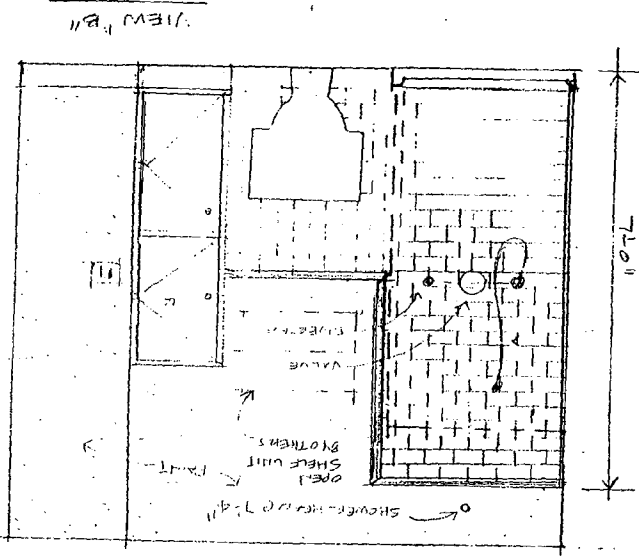
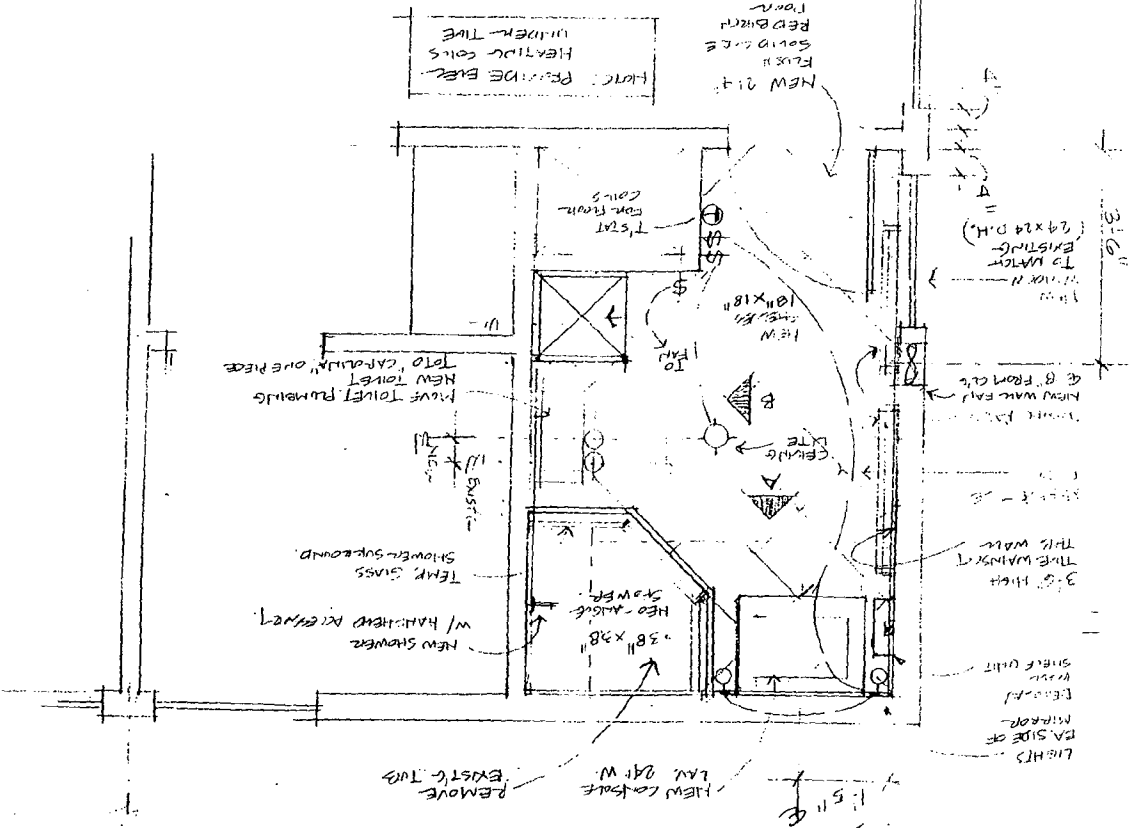


Paul Tresseder  
ARCHITECT, INC.  
1000 W. WISCONSIN AVE.  
SUITE 100  
BETHESDA, MD 20814  
301-461-1111

E. MONTGOMERY AVENUE  
WALTER BEASLEY MR.

BATH ROOM REMODEL for the  
WALTER BEASLEY RESIDENCE

PLAN Scale: 1/2"=1'-0"  
NO NEW WALLS,  
NO WALLS REMOVED



18\"/>

3\"/>

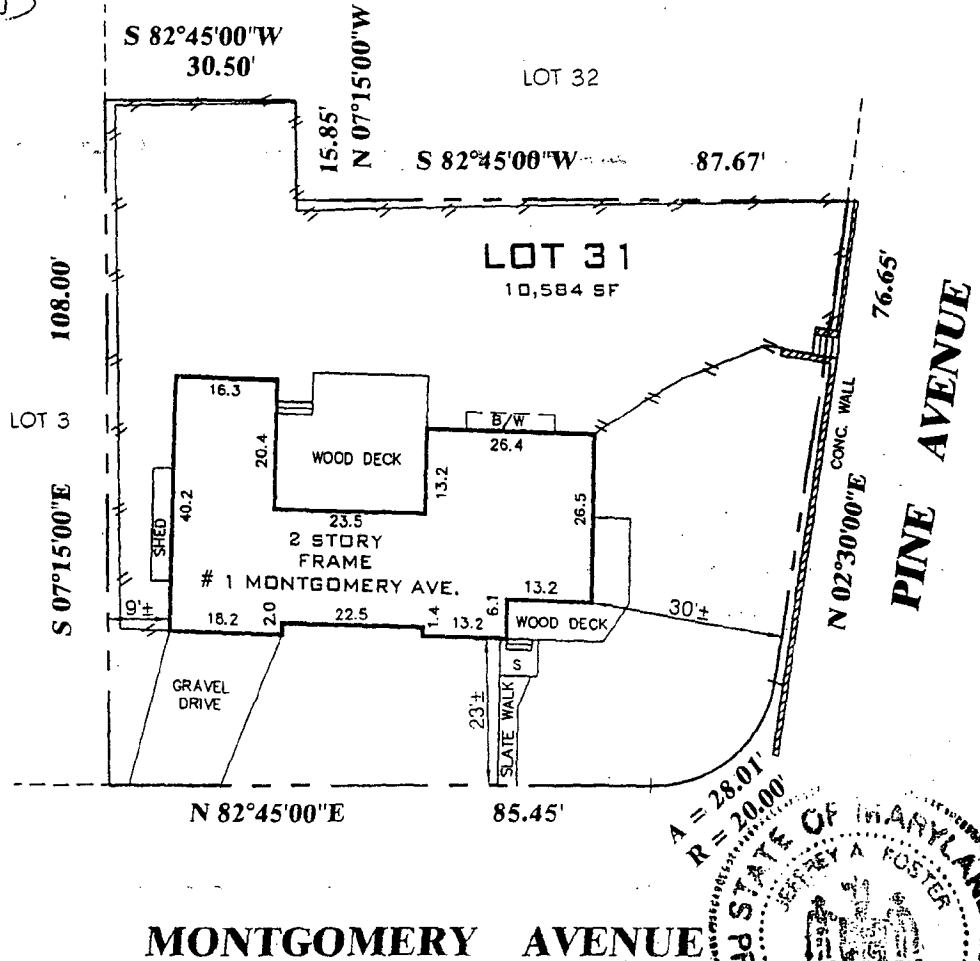
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.

Flood Zone "C" per H.U.D. Flood Panel No. 0200C. Fences, if shown, have been located by approximate methods.

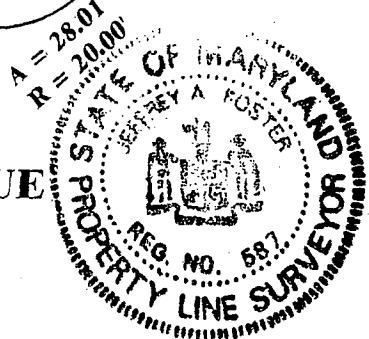
*JS*



APPROVED  
Montgomery County  
Historic Preservation Commission

MONTGOMERY AVENUE

LOCATION DRAWING  
**LOT 31, BLOCK 17**  
B.F. GILBERT'S ADDITION TO  
**TAKOMA PARK**  
COUNTY, MARYLAND



<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.</p> <p><i>Jerry A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>687</u></p>		<p><b>REFERENCES</b></p> <p>PLAT BK. 68 PLAT NO. 6253</p>		<p>SNIDER &amp; ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg Maryland 20879 301/948-5100, Fax 301/948-1286</p>	
<p>LIBER</p> <p>FOLIO</p>	<p>DATE OF LOCATIONS</p> <p>WALL CHECK:</p> <p>HSE. LOC.: 06-26-2005</p>	<p>SCALE: 1" = 30'</p> <p>DRAWN BY: F.A.</p> <p>JOB NO.: 2005-5119</p>			



Wallsten/Sermoneta application

**Addresses of adjacent and confronting properties to 1 Montgomery Ave., Takoma Park**

E Lynne Deustachio  
19 Pine Ave.  
Takoma Park, MD 20912  
(Across street)

Hugh Taft-Morales  
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Takoma Park, MD 20912  
(Across street, but no view of the proposed project)

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28 Pine Ave.  
Takoma Park, MD 20912  
(Adjacent, but can view the back of the house only through two windows of their second story)

Larry Rood & Leah-Curry Rood  
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Takoma Park, MD 20912  
(Adjacent, but no view of the project)

Existing Property Condition Photographs (duplicate as needed)



Detail: View from Pine St. New window to go on 2<sup>nd</sup> level adjacent to existing.



Detail: View from backyard. This cannot be seen from any public right of way. One neighbor can see from their second floor. We want to put new windows here that match others on house.

Applicant: WALLSTEN/SEMONETA

Page:



WALLSTEN/SELMONETA

#1 MONTGOMERY AVENUE  
TAKOMA PARK, MARYLAND.

Paul Treseder  
Architect AIA

6320 Wicasset Road  
Bethesda, MD 20815  
301-320-1589  
Fax - 301-320-1581  
Paul.Treseder@verton.net



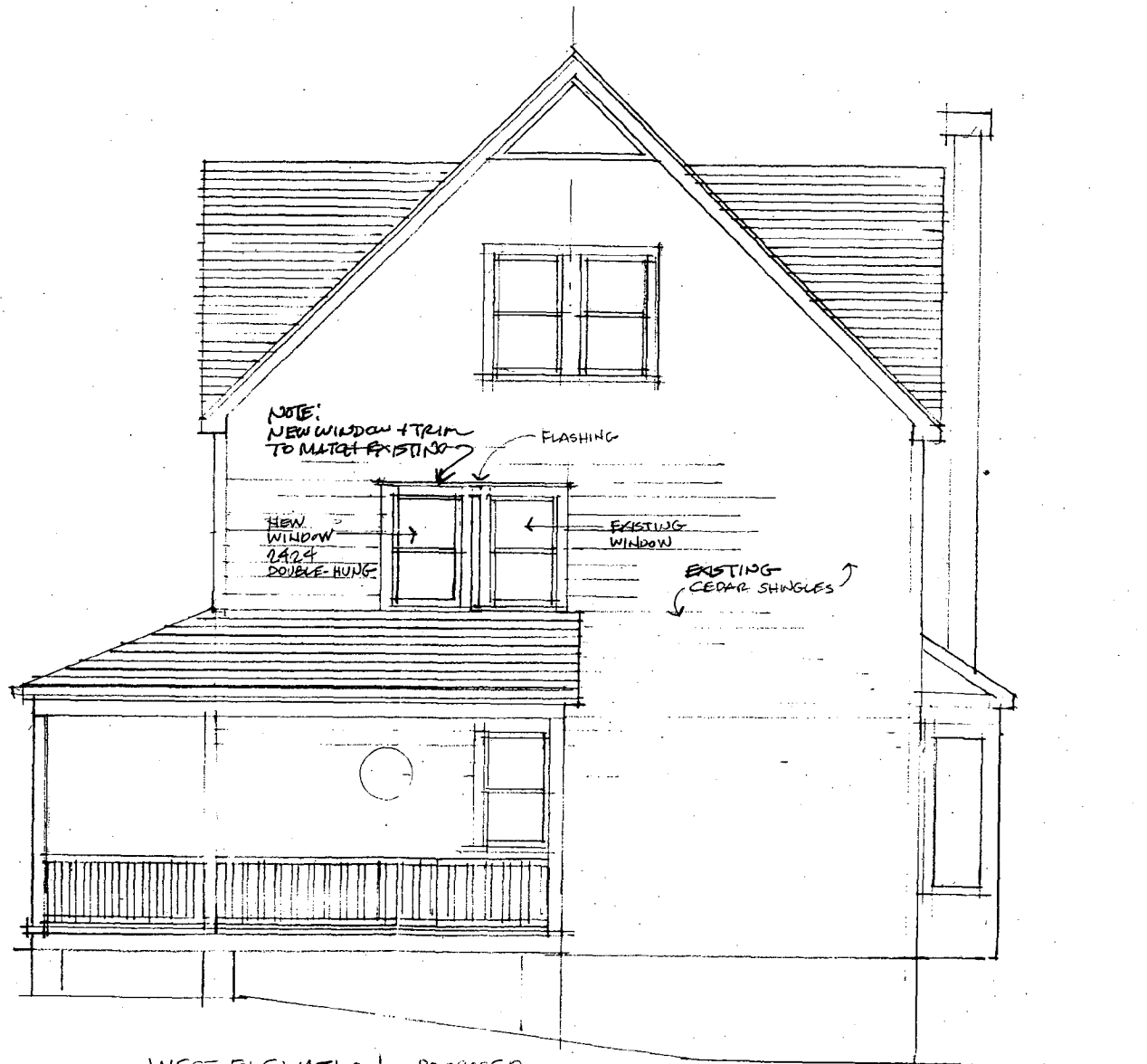
WEST ELEVATION (EXISTING)  
1/4" = 1'-0"

WALLSTEN/BERMONETA

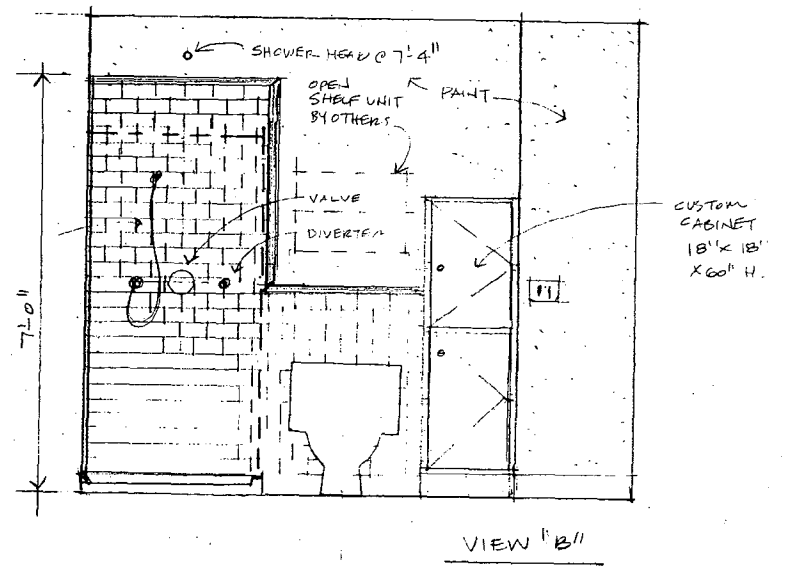
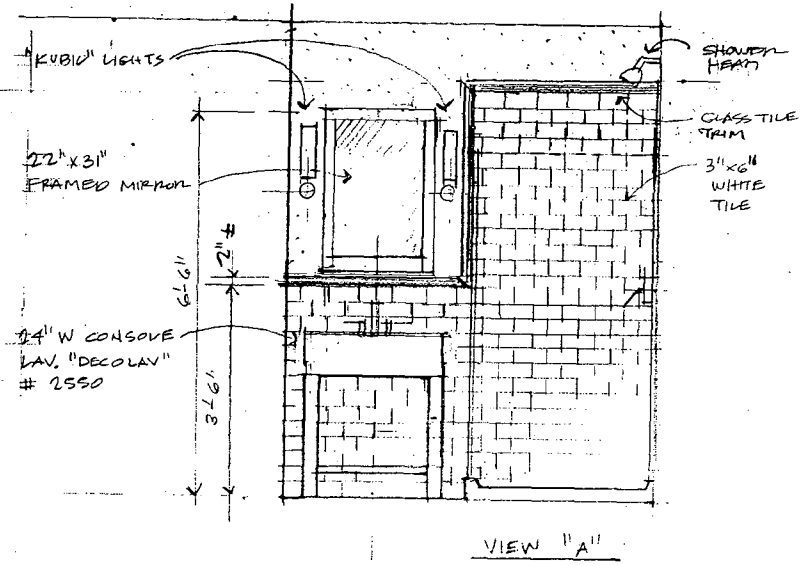
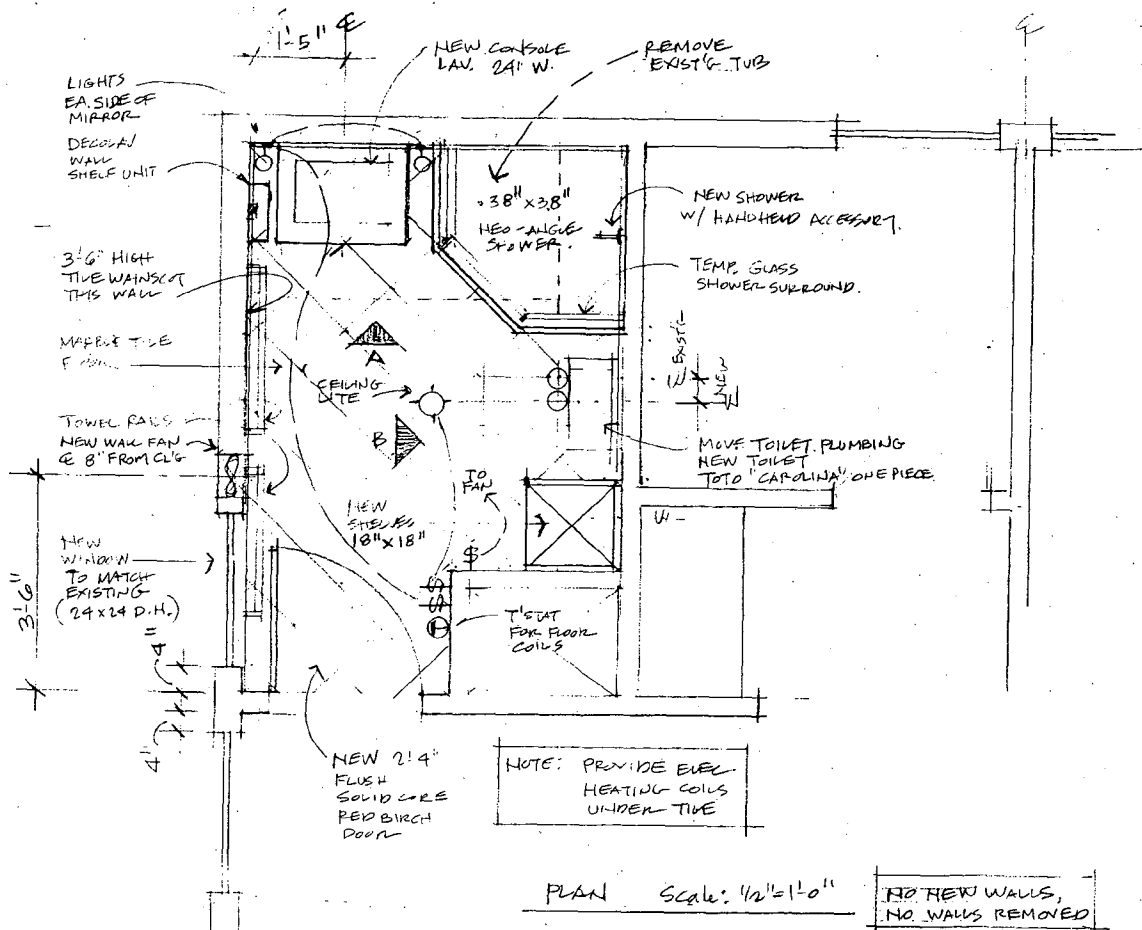
#1 MONTGOMERY AVENUE  
TAKOMA PARK, MARYLAND

Paul Treseder  
Architect AIA

6320 Woodcrest Road  
Bethesda, MD 20816  
301-320-1560  
Fax: 301-320-1561  
Paul.Treseder@verizon.net



WEST ELEVATION PROPOSED



NOTE: PROVIDE ELEC. HEATING COILS UNDER TILE

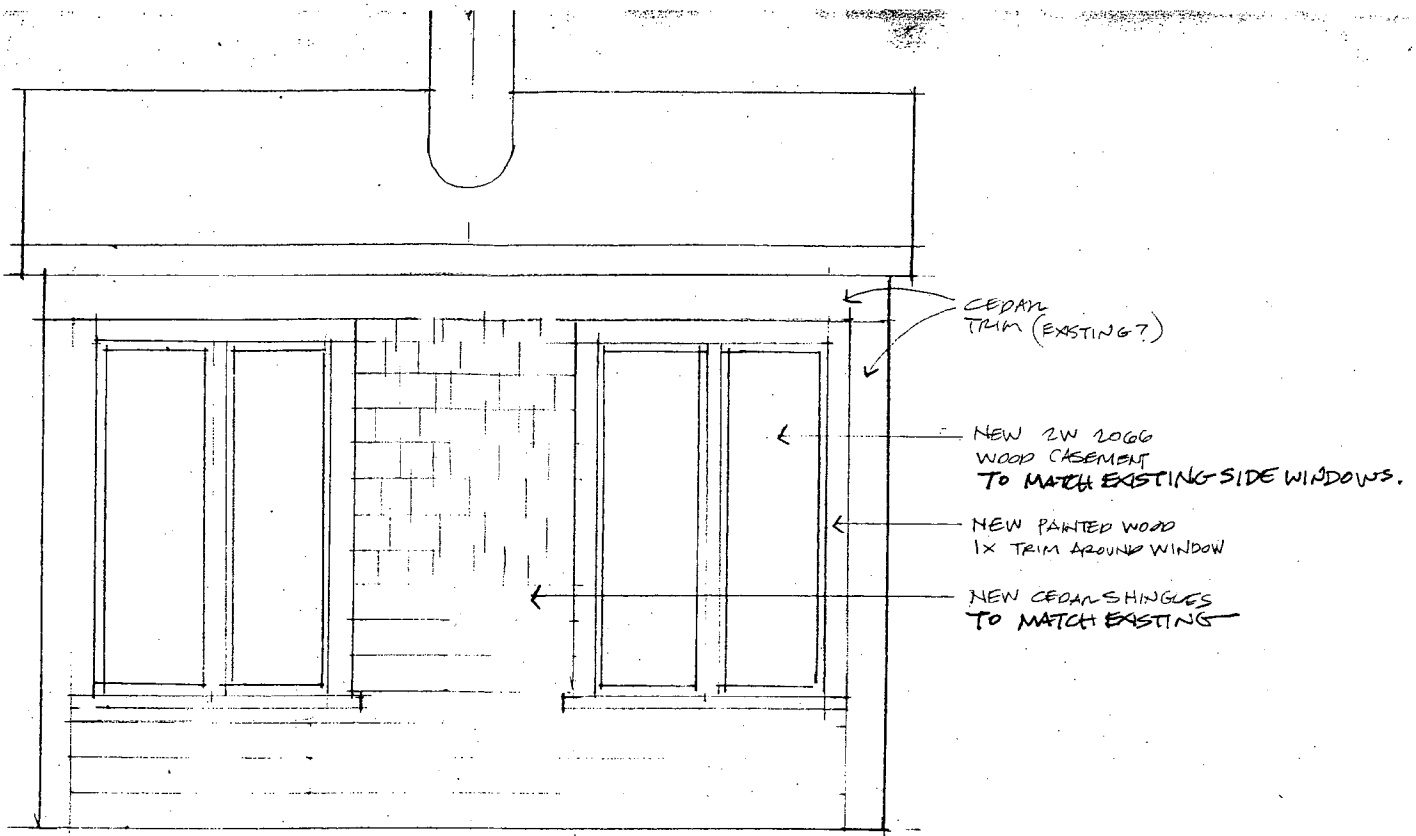
PLAN Scale: 1/2" = 1'-0" NO NEW WALLS, NO WALLS REMOVED

Paul Treseder  
Architect AIA

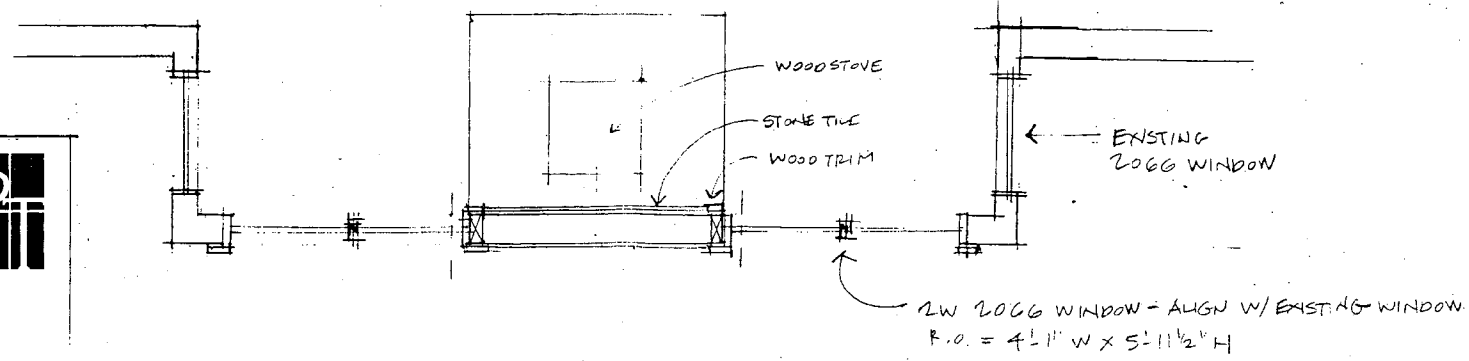
5270 Woodcrest Road  
Bethesda, MD 20816  
301-329-1580  
301-329-1581  
Paul.Treseder@verizon.net

BATHROOM REMODEL for the  
WALLSTEN RESIDENCE

#1 MONTGOMERY AVENUE  
FREDERICK PARK MD.



WALL STONE/SEAMONETA



6320 Wicassett Road  
Bethesda, MD 20816  
301-320-1580  
Fax-- 301-320-1581  
Paul.Treseder@venzon.net



Paul Treseder  
Architect AIA

WALLSTON/SELMONETA

#1 MONTGOMERY AVENUE  
TAKOMA PARK, MARYLAND

Paul Treseder

Architect AIA

6320 Wiscasset Road  
Bethesda, MD 20816  
301-320-1580  
Fax— 301-320-1581  
Paul.Treseder@verizon.net



WEST ELEVATION (EXISTING)

1/4" = 1'-0"

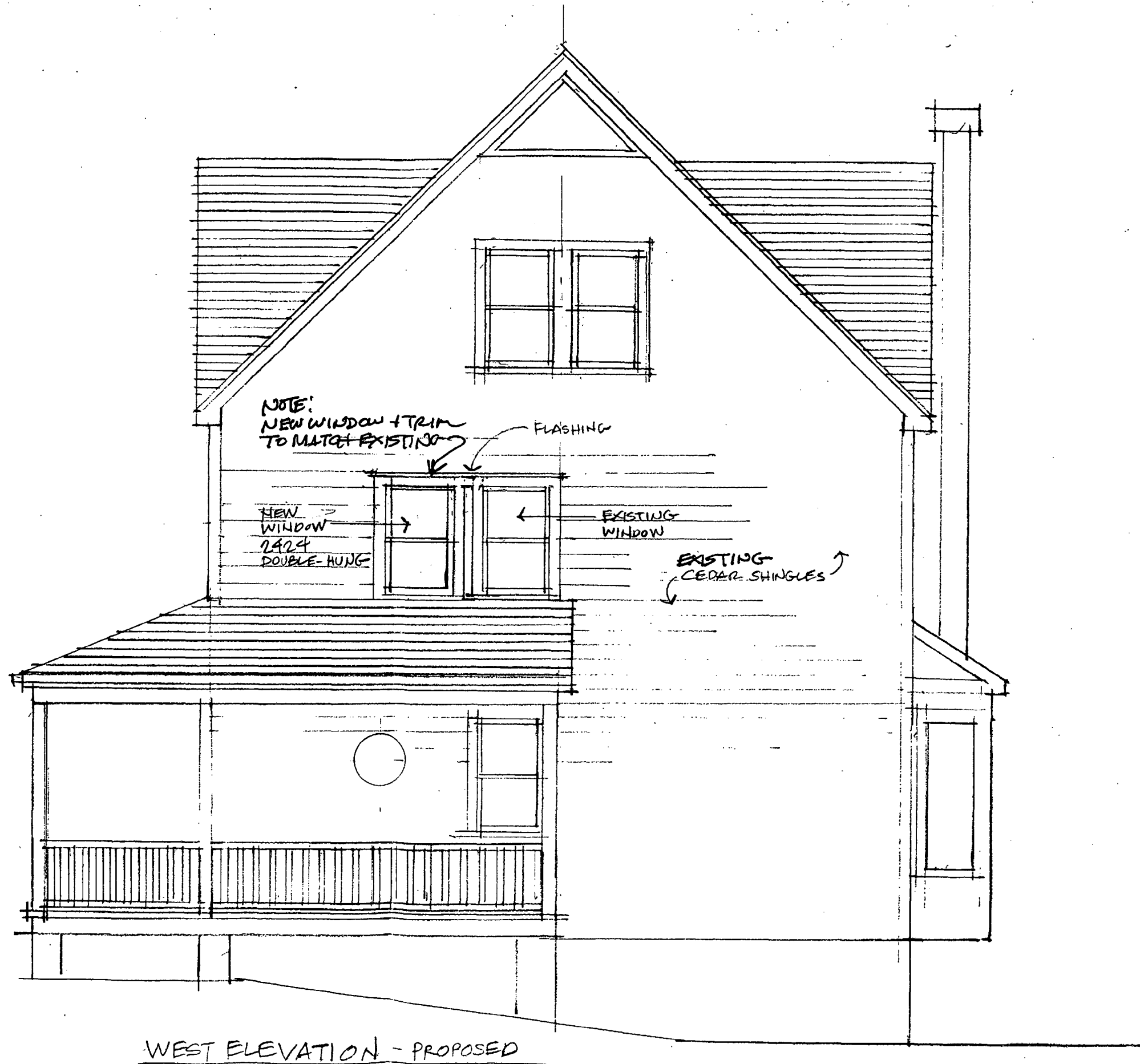


WALLSTON VERMONT

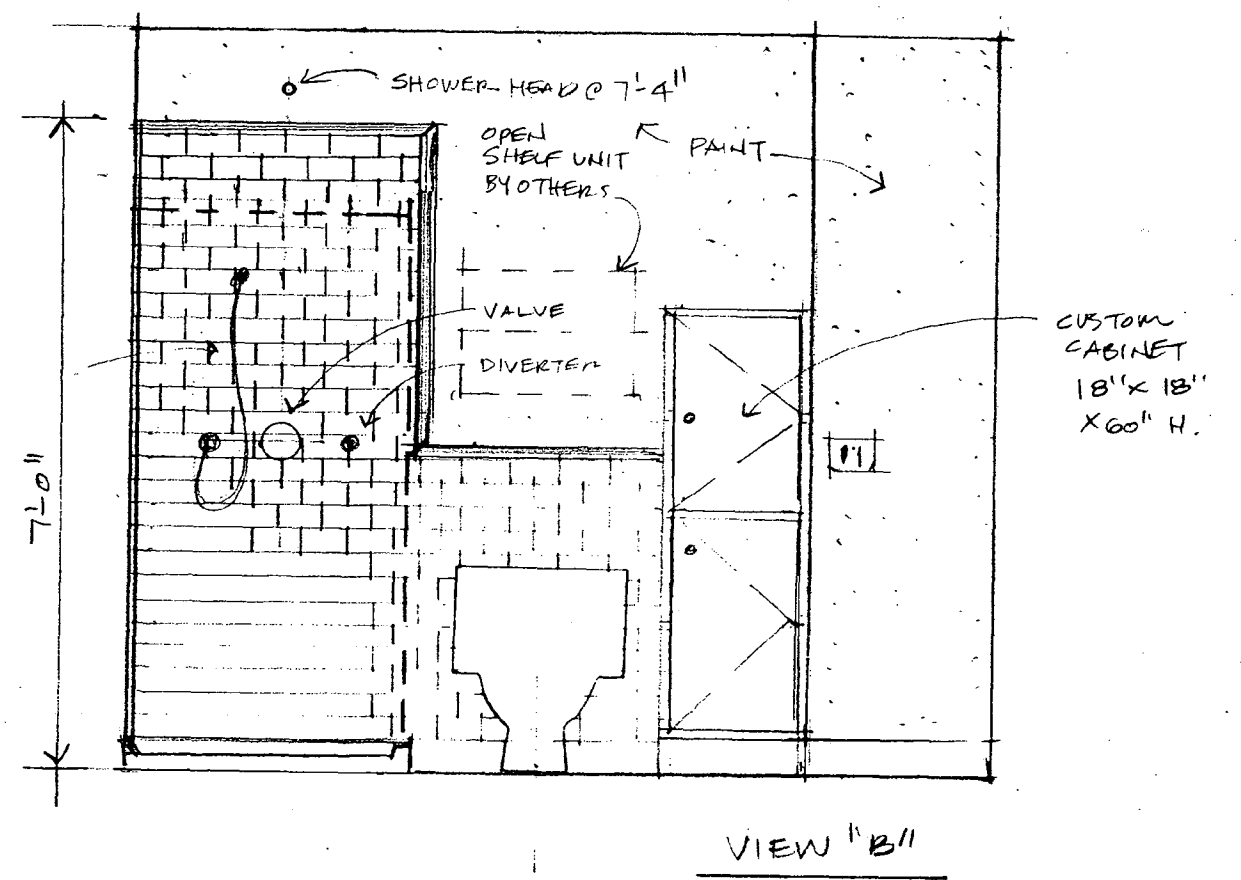
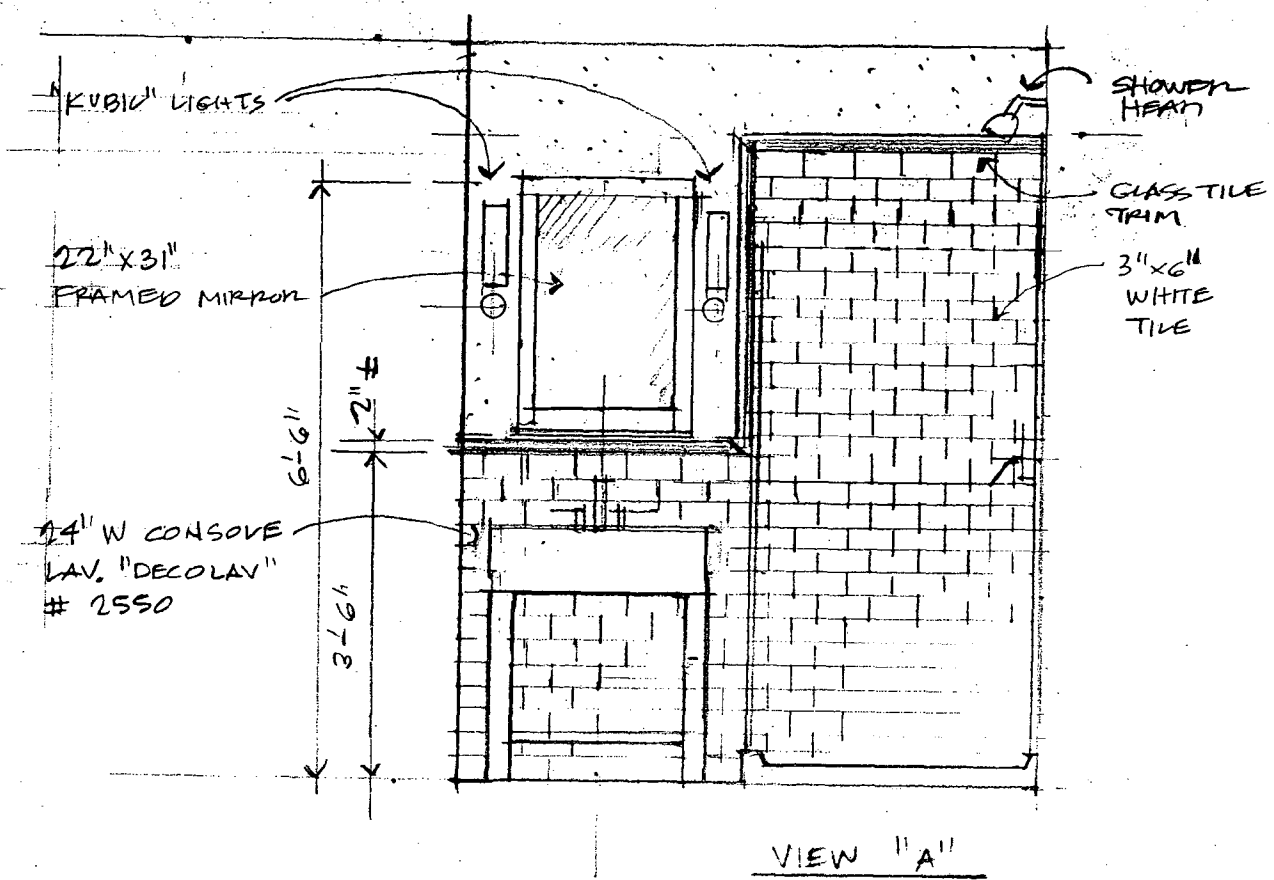
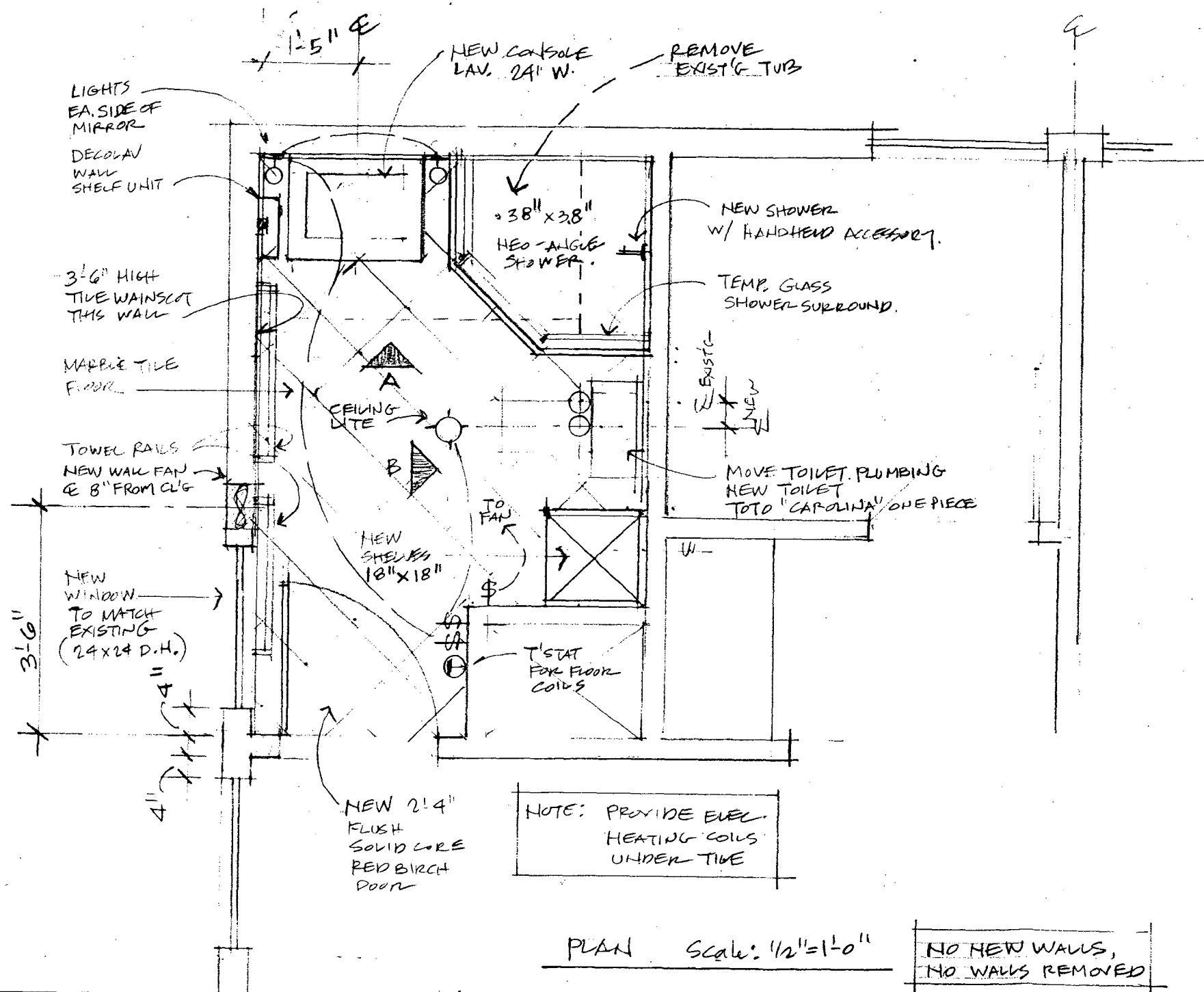
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WEST ELEVATION - PROPOSED

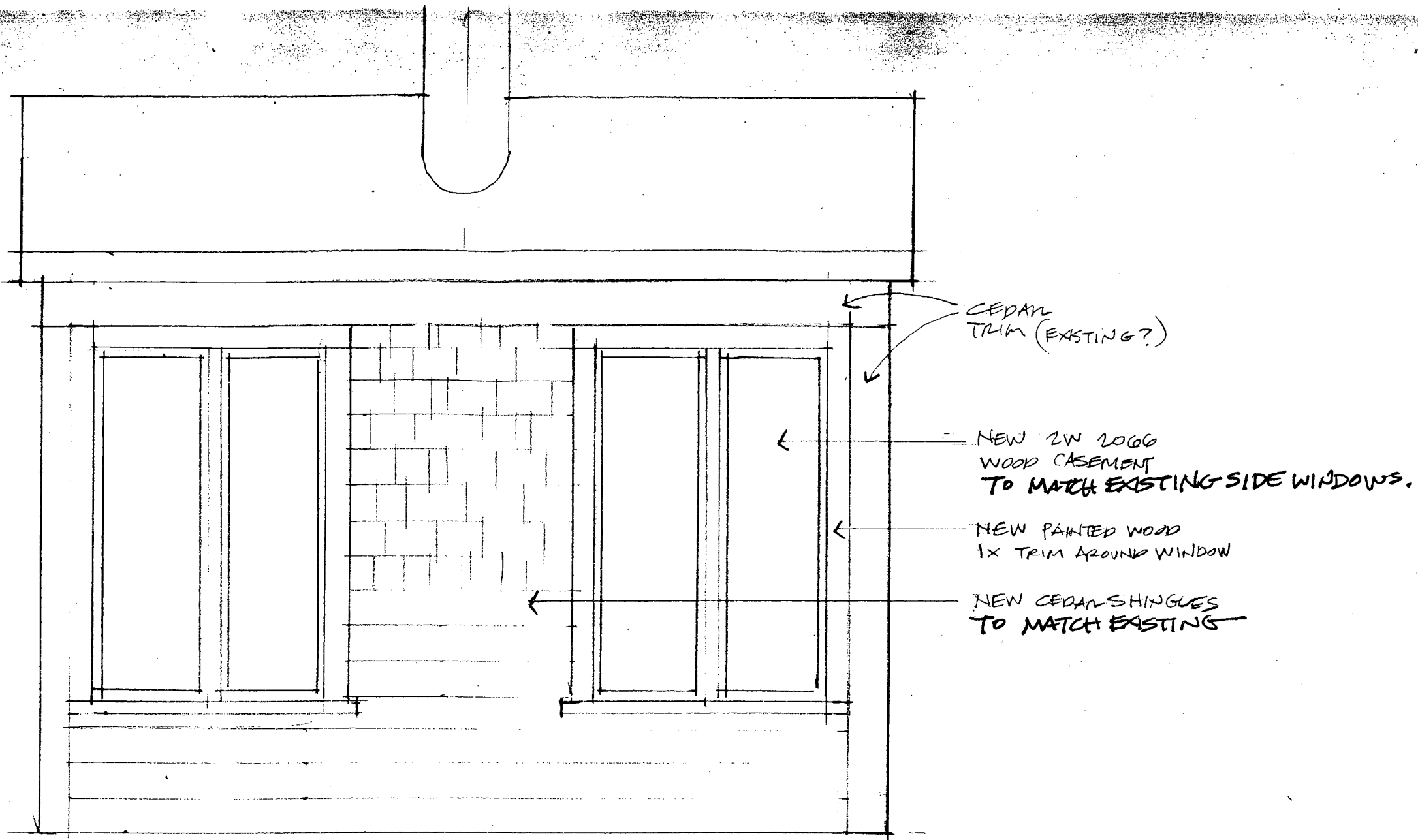


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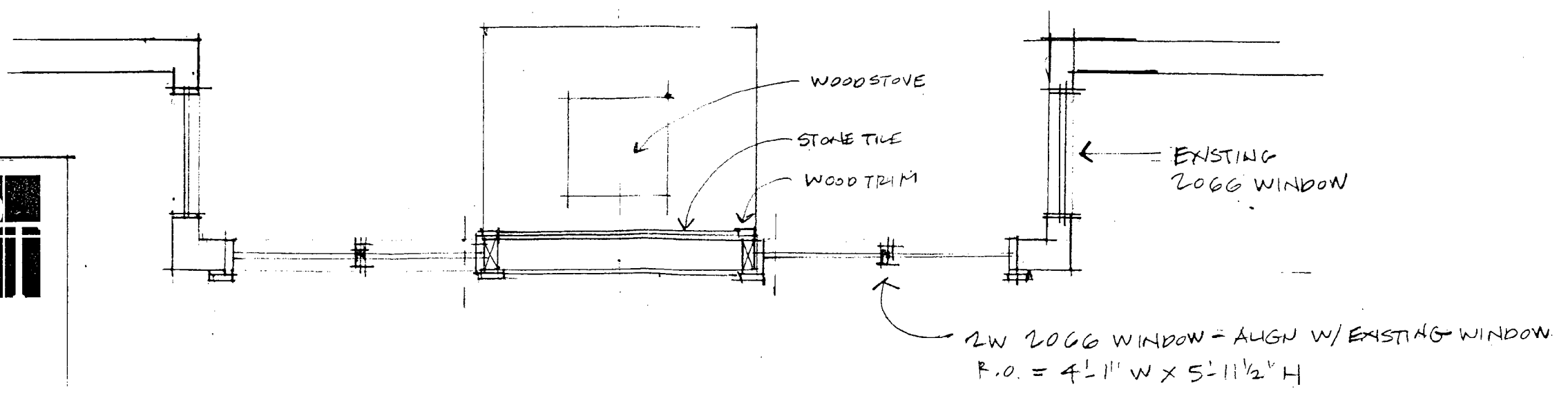
**Paul Treseder**  
Architect AIA

BATHROOM REMODEL for the WALLSTEN RESIDENCE

#1 MONTGOMERY AVENUE  
TACOMA PARK, MD.



WALL STEN / SERMONETA



Paul Treseder  
 Architect AIA

6320 Wiscasset Road  
 Bethesda, MD 20816  
 301-320-1580  
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 Paul.Treseder@verizon.net



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11/20/06  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 439910 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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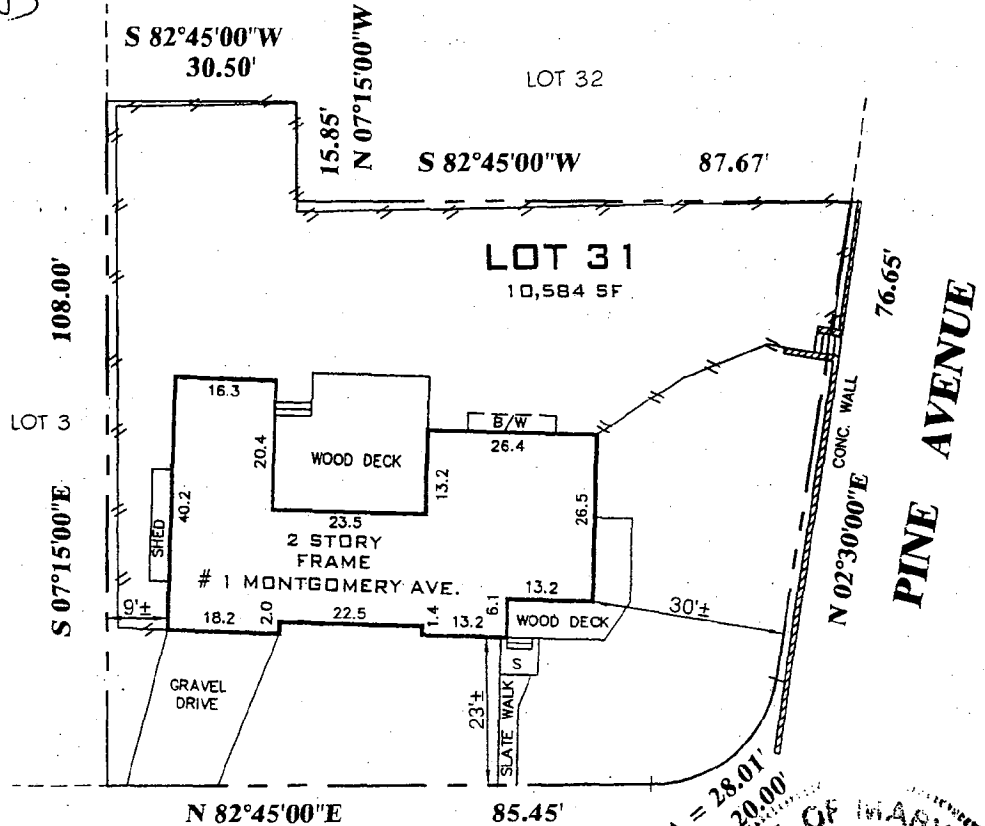
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2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.


Flood Zone "C" per H.U.D. Flood Panel No. 0200C. Fences, if shown, have been located by approximate methods.

*Handwritten initials: JF*



**MONTGOMERY AVENUE**

LOCATION DRAWING  
**LOT 31, BLOCK 17**  
 B.F. GILBERT'S ADDITION TO  
**TAKOMA PARK**  
 COUNTY, MARYLAND

<b>SURVEYOR'S CERTIFICATE</b> "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. <i>507</i>	<b>REFERENCES</b> PLAT BK. 68 PLAT NO. 6253	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg Maryland 20879 301/948-5100, Fax 301/948-1286
	<b>LIBER</b> <b>FOLIO</b>	



WALLSTEN/SELMONETA

#1 MONTGOMERY AVENUE  
TAKOMA PARK, MARYLAND.

Paul Treseder  
Architect AIA

6320 Wisconsin Road  
Baltimore, MD 20816  
301-320-1586  
Fax - 301-320-1581  
Paul.Treseder@verizon.net



WEST ELEVATION (EXISTING)

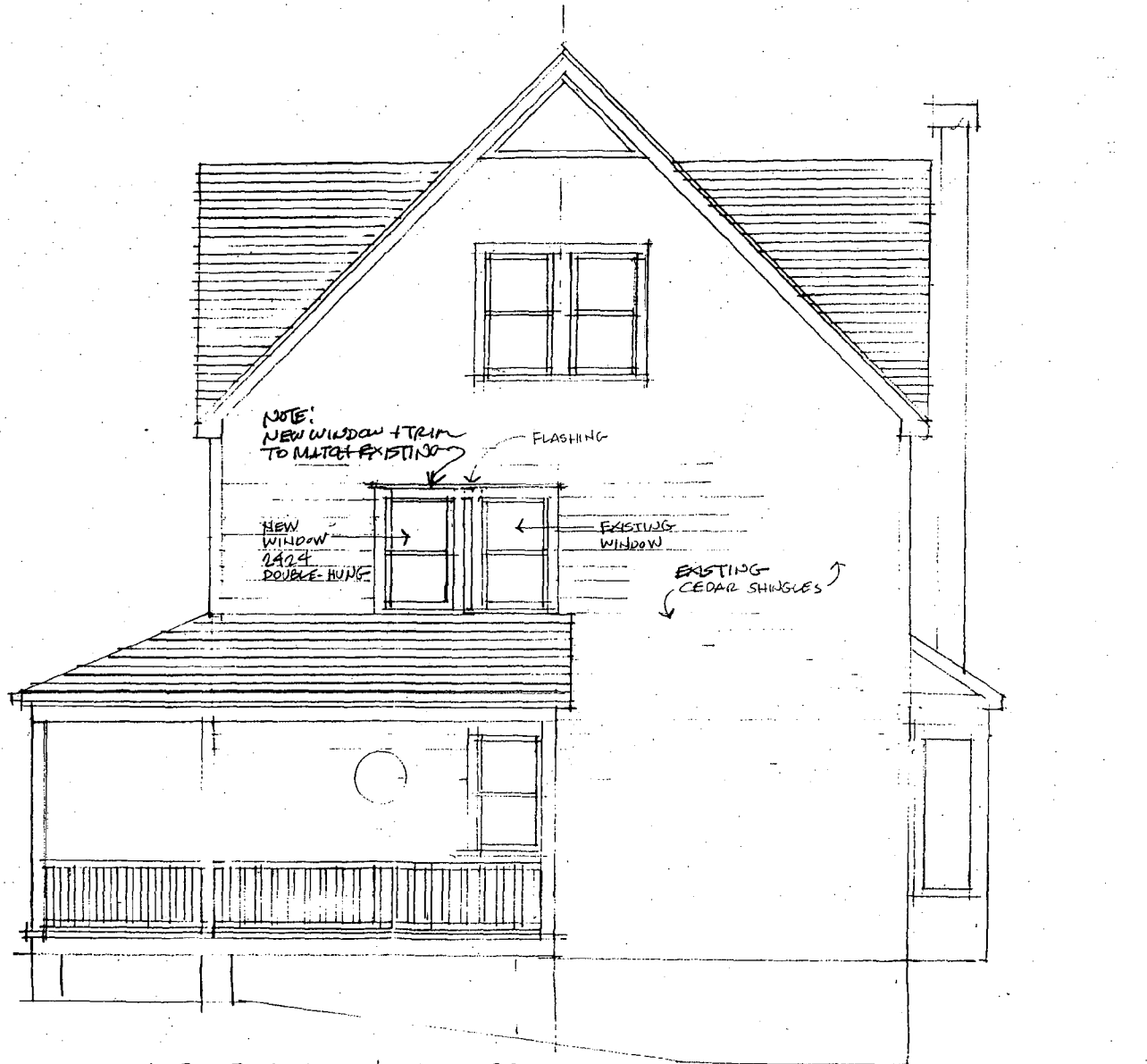
1/4" = 1'-0"

WALLSTON FERMONETA

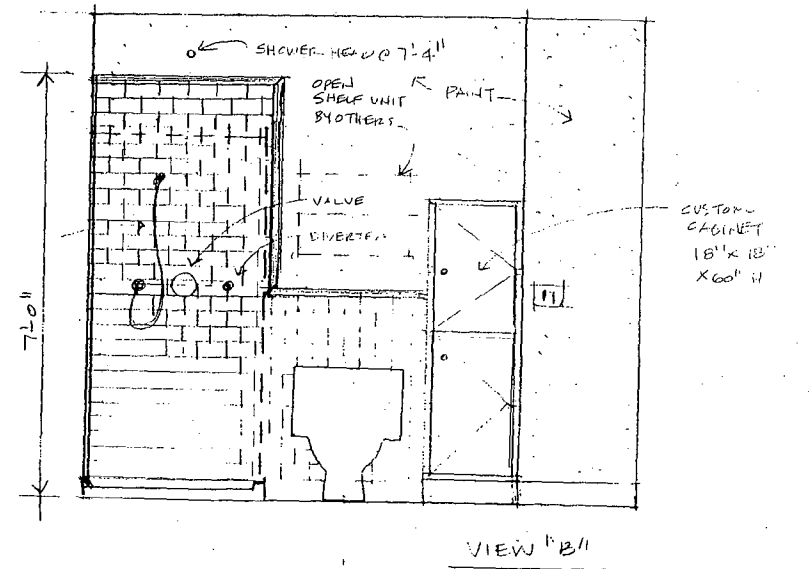
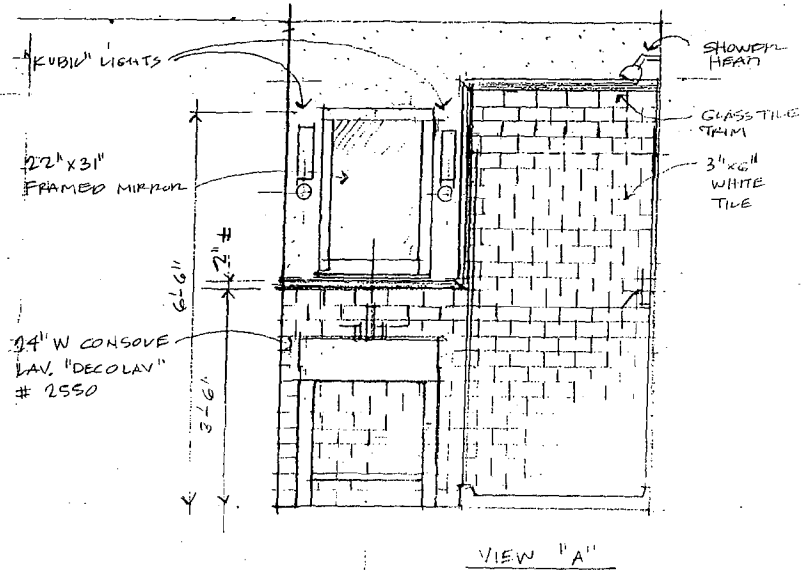
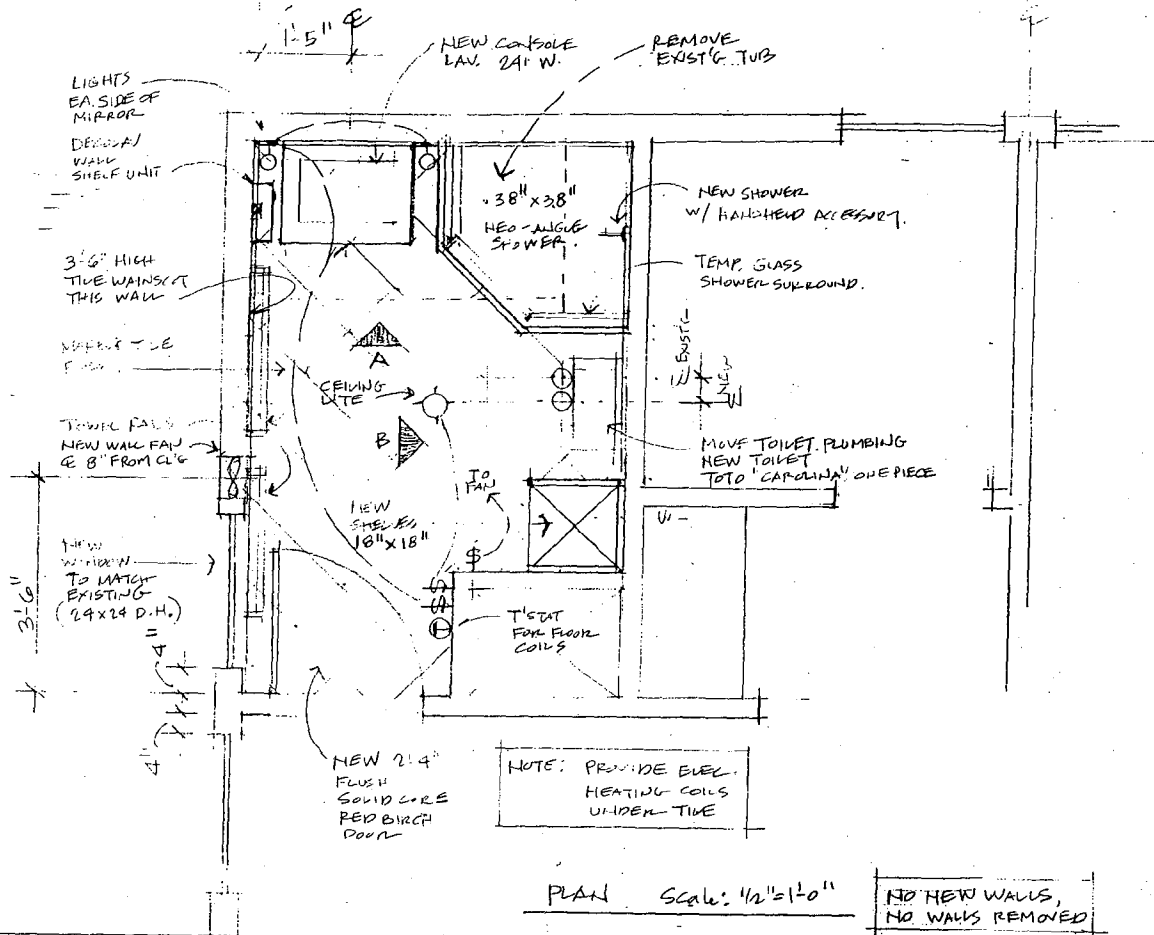
#1 MONTGOMERY AVENUE  
BETHESDA PARK, MARYLAND

Paul Treseder  
Architect AIA

6320 Wicasset Road  
Bethesda MD 20816  
301-320-1580  
Fax: 301-320-1581  
Paul.Treseder@verizon.net



WEST ELEVATION PROPOSED



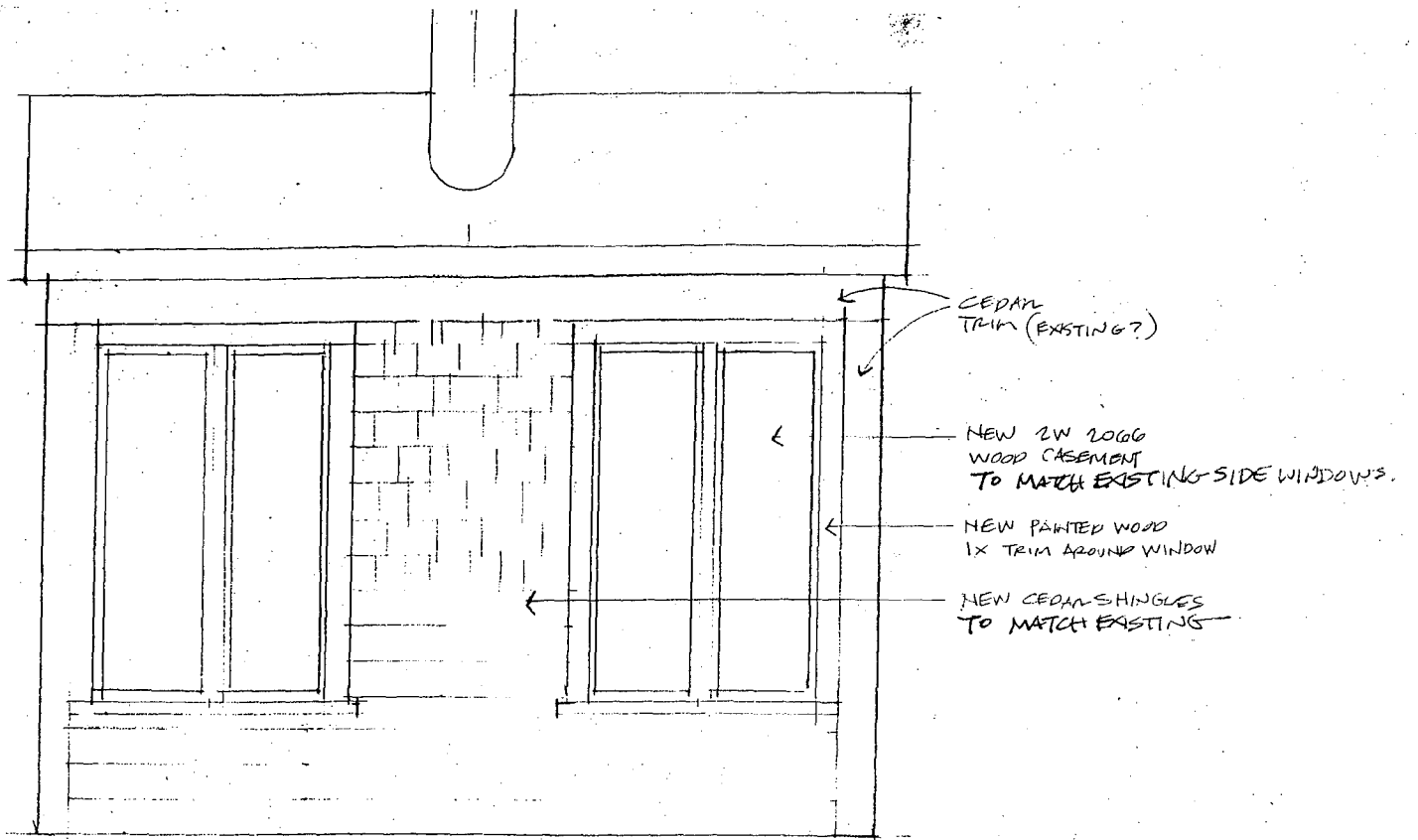
Paul Treseder

11200 Macrossan Road  
 Bethesda, MD 20814  
 301-320-1580  
 Fax - 301-320-1581  
 Paul.Treseder@verizon.net

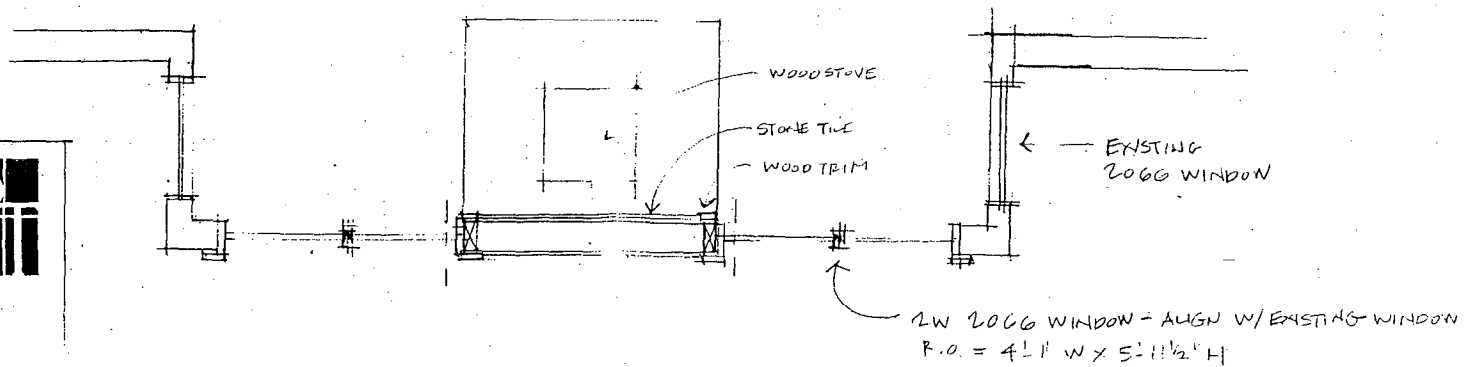


BATHROOM REMODEL for the WALLSTEN RESIDENCE

81 MONTGOMERY AVENUE  
 2011 PARK MD.



WALL STON / SERRANETA



Paul Treseder  
Architect AIA

6320 Wiccasset Road  
 Bethesda, MD 20816  
 301-320-1580  
 Fax - 301-320-1581  
 Paul.Treseder@verizon.net



HISTORIC PRESERVATION COMMISSION STAFF REPORT

<b>Address:</b>	1 Montgomery Ave, Takoma Park	<b>Meeting Date:</b>	1/10/2007
<b>Resource:</b>	Non-Contributing Resource <b>Takoma Park Historic District</b>	<b>Report Date:</b>	1/3/2007
<b>Applicant:</b>	Scott Wallsten & Jennifer Sermoneta	<b>Public Notice:</b>	12/27/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	37/03-07A	<b>Staff:</b>	Tania Tully
<b>PROPOSAL:</b>	window installation/replacement0		
<b>RECOMMENDATION:</b>	Approve		

ARCHITECTURAL DESCRIPTION

**SIGNIFICANCE:** Non-Contributing Resource within the **Takoma Park Historic District**  
**STYLE:** Modern  
**DATE:** 1983

This 2-story cedar shingled house sits at the corner of Montgomery Avenue and Pine Avenue (Circle 6).

HISTORIC CONTEXT

The following are excerpts from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

“Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was the second railroad suburb of Washington, platted ten years after Linden. The opening of streetcar lines led to the development of new subdivisions, expanding the Takoma Park community in the early 20th century.”

“Takoma Park was platted in 1883. Developer Benjamin Franklin Gilbert promoted the property for its natural environment and healthy setting. The site offered fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. In 1883, Gilbert purchased a 90-acre farm and platted a subdivision with picturesque, winding streets named for native trees, including Sycamore, Chestnut, Hickory, and Oak. Equally reflective of Gilbert’s promotion of the natural setting is the use of the Native American “Takoma”, meaning “exalted” or “near heaven.” Later he added the “Park” appellation to draw attention to its healthy environment.

Takoma Park houses built between 1883 and 1900 were fanciful, turreted, multi-gabled affairs of Queen Anne, Stick Style, and Shingle Style influence. Some of the earliest architect-designed houses in the county are in Takoma Park. Leon Dessez, later the Chevy Chase Land Company architect, designed the Cady-Lee House (1887), 7315 Piney Branch Road. These first houses were substantial residences with spacious settings. The lots were deep, typically 50 feet by 200-300 feet and had 40-foot setback requirements. Extensive numbers of these first houses remain, constructed between 1883 and 1900.”

“By 1893, the town’s population quadrupled. Four subdivisions had expanded the town, which was incorporated in 1890. Takoma Avenue, Pine Avenue, and Holly Avenue were among the streets to develop during this period. “

“The start of streetcar service along Carroll Avenue in 1897, operated by the Baltimore and Washington Transit Company, made the adjacent areas more attractive for residential development, leading to new subdivisions. This line, supplemented in 1910 by the Washington and Maryland line (1910-27), led to the creation of eight additional subdivisions extending out from the trolley lines. The inexpensive electric streetcar, the availability of low-cost house plans and kit houses in combination with smaller lot sizes made home ownership in Takoma Park possible for individuals of more modest income levels than during the previous period. By 1922, the population soared to 4,144, making Takoma Park the tenth largest incorporated town in Maryland. Among the streets, which developed during the 1910s and 1920s in response to the establishment of streetcar, lines are Willow, Park, Philadelphia, and Carroll Avenues.

The appearance today of much of the Takoma Park historic district is formed by the large numbers of dwellings constructed from 1900 into the 1920s. The houses built in Takoma Park during this period reveal changing American tastes in house design from the elaborate ornamentation of the late 19th century dwellings to more practical, simplified designs. Many of these early twentieth century houses reflect the aesthetics of the Arts and Crafts Movement, which emphasized the inherent nature of the building materials and structural elements for ornamentation. Similarly, they reflect a social trend towards a more informal, unpretentious style of living. Residences put up in the American Four Square, Craftsman, Bungalow, and Colonial Revival designs continued the pattern of suburban development previously established – detached, wood frame single-family residences with uniform setbacks from the streets, though at a smaller scale. Entire streetscapes of these houses, particularly the Bungalow and Craftsman designs, are found along Willow, Park, Philadelphia, and Westmoreland Avenues.

Scores of Bungalows, and Craftsman-style houses and catalog-order houses were built in this era. Advertisements from 1914 for bungalows on Willow Avenue promoted their accessibility – just “three minutes to car line” – and individuality – “no two are alike in design.” At least fifteen models of Sears kit houses have been identified in the proposed historic district, including the turreted 7303 Takoma Avenue.”

“Takoma Park continues to thrive today, with a population of 20,000. Though the train no longer stops there, the town's close relationship with mass transportation continues. The Metro enables residents to continue the tradition, started with the railroad and extended with the streetcars, of living in the suburbs and commuting to the District using mass transit. Two sections of the Montgomery County portion of Takoma Park have been listed on the National Register of Historic Places as the Takoma Park Historic District since 1976.”

#### **PROPOSAL:**

- Add one window to the second floor of the Pine Street elevation (Circle 8 & 9).
- Replace three existing windows on rear elevation with 2 pairs of windows matching the adjacent windows (Circles 7 & 10)

#### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Takoma Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Takoma Park Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Takoma Park Historic District Guidelines***

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed

for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair character of the district as a whole.

*Montgomery County Code; Chapter 24A*

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
  2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

**STAFF DISCUSSION**

The proposed window alterations are minor in character, will not change the massing or scale of the building, and will not impair the character of the Historic District. This application meets all applicable *Standards* and *Guidelines* and is recommended for approval.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

RECEIVED  
NOV 24 2006  
OFFICE OF CASE WORK MGMT

Contact Person: Scott Wallsten

Daytime Phone No.: 202-415-6415

Tax Account No.: 243-04-3542

Name of Property Owner: Scott Wallsten / Jennifer Sermoneta

Daytime Phone No.: 202-415-6415 / 301-920-2911 (home)

Address: 1 Montgomery Ave. Takoma Park, MD 20912

Street Number City Street Zip Code

Contractor: The AREL Group, LLC

Phone No.: (301)-951-7990

Contractor Registration No.:

Agent for Owner:

Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 1 Street: Montgomery Ave.

Town/City: Takoma Park Nearest Cross Street: Pine

Lot: 31 Block: 17 Subdivision: 025

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: \$

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

11/20/06 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 439910 Date Filed: Date Issued:

4



**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:

Our house was built in 1983, so is not a "contributing" property and has no historical significance. Nevertheless, it was designed by architect Paul Treseder to blend in to both the environment and the neighborhood. The house is on a corner lot, surrounded by a good number of trees.

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

Bathroom renovation, which involves adding a window to the side facing Pine St. Add windows to living room, which cannot be seen from the street. Because the house is not historic, the project has no impact on a historic resource. Nevertheless, the proposed additional windows are designed to both fit nicely and organically on the house and to blend in to the neighborhood. Paul Treseder worked with us to ensure that the windows were proper additions to the structure.

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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 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.

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**

- 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.

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.

5

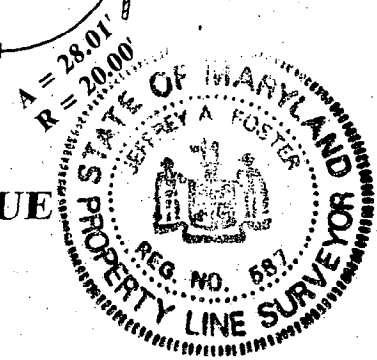
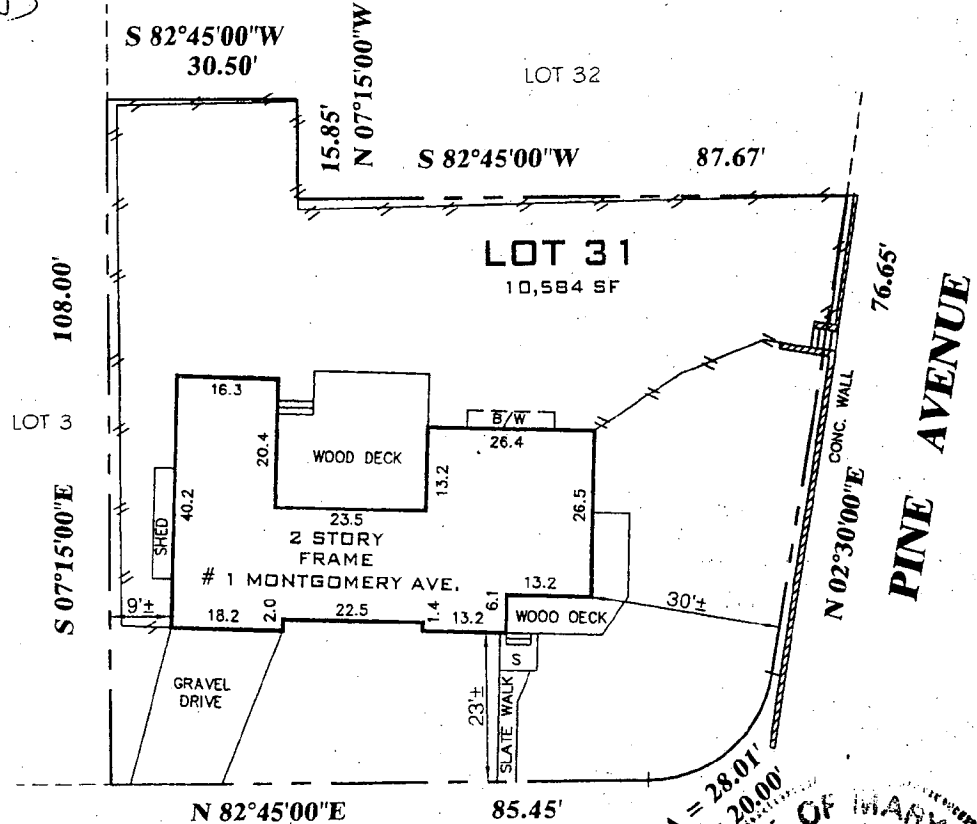
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
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Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 Feet.

Flood Zone "C" per H.U.D. Flood Panel No. 0200C. Fences, if shown, have been located by approximate methods.

*JS*



**MONTGOMERY AVENUE**

LOCATION DRAWING  
**LOT 31, BLOCK 17**  
 B.F. GILBERT'S ADDITION TO  
**TAKOMA PARK**  
 COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

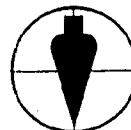
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*Jeffrey A. Foster*  
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 687

REFERENCES

PLAT BK. 68  
 PLAT NO. 6253

LIBER  
 FOLIO



SNIDER & ASSOCIATES  
 SURVEYORS - ENGINEERS  
 LAND PLANNING CONSULTANTS  
 2 Professional Drive, Suite 216  
 Gaithersburg Maryland 20879  
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: F.A.

HSE. LOC.: 06-28-2005

JOB NO.: 2005-519



Existing Property Condition Photographs (duplicate as needed)



Detail: View from Pine St. New window to go on 2<sup>nd</sup> level adjacent to existing.



Detail: View from backyard. This cannot be seen from any public right of way. One neighbor can see from their second floor. We want to put new windows here that match others on house.

Applicant: WALLSTEN/SERMONETA

Page: 7

WALLSTON/SELMONETA

#1 MONTGOMERY AVENUE  
TAKOMA PARK, MARYLAND.

Paul Treseder  
Architect AIA

6320 Wisconsin Road  
Bethesda, MD 20816  
301-320-1500  
Fax - 301-320-1581  
Paul.Treseder@verizon.net



WEST ELEVATION (EXISTING)

1/4" = 1'-0"

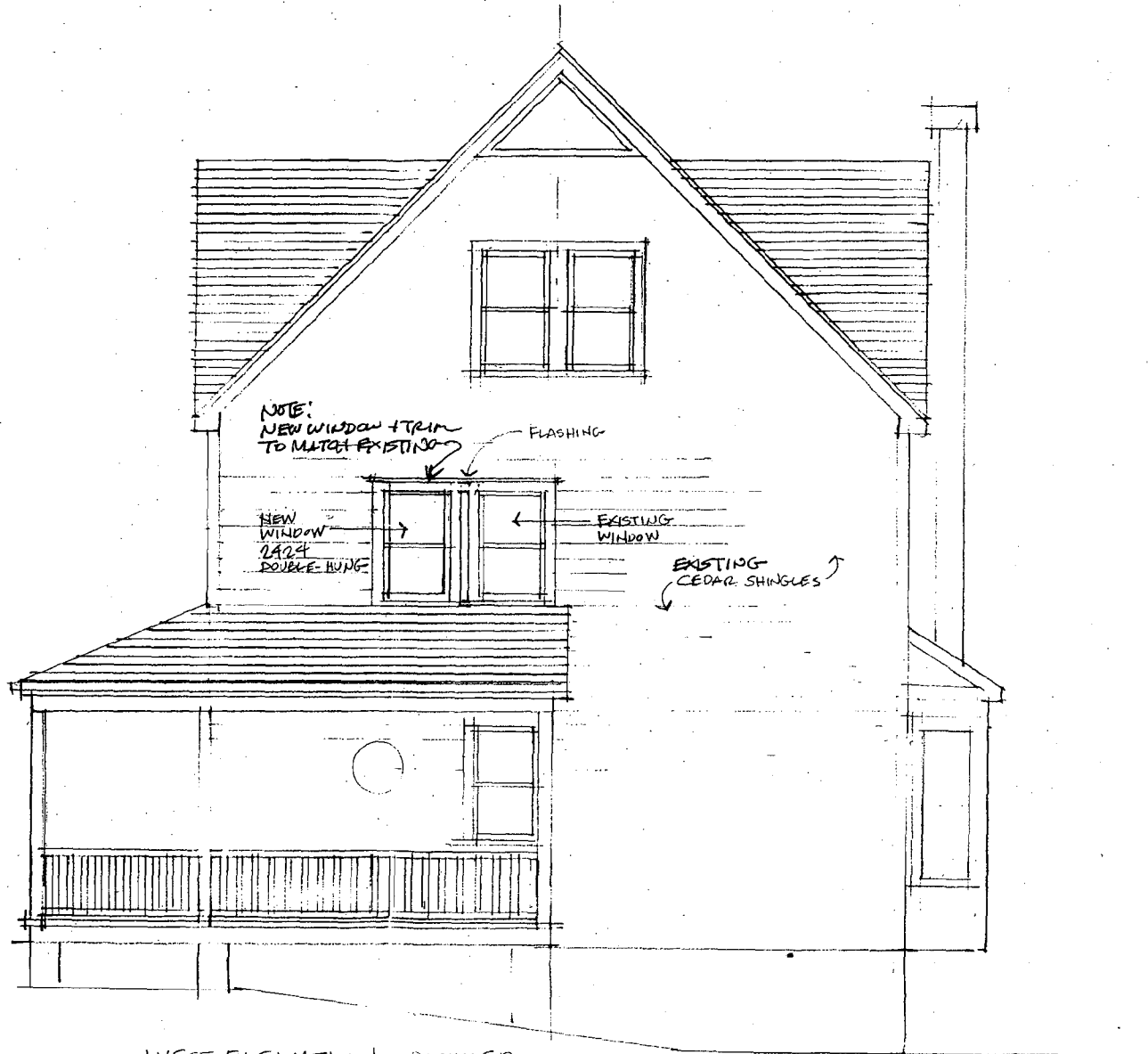


WALLSTON/VERMONTA

#1 MONTGOMERY AVENUE  
TAKOMA PARK, MARYLAND

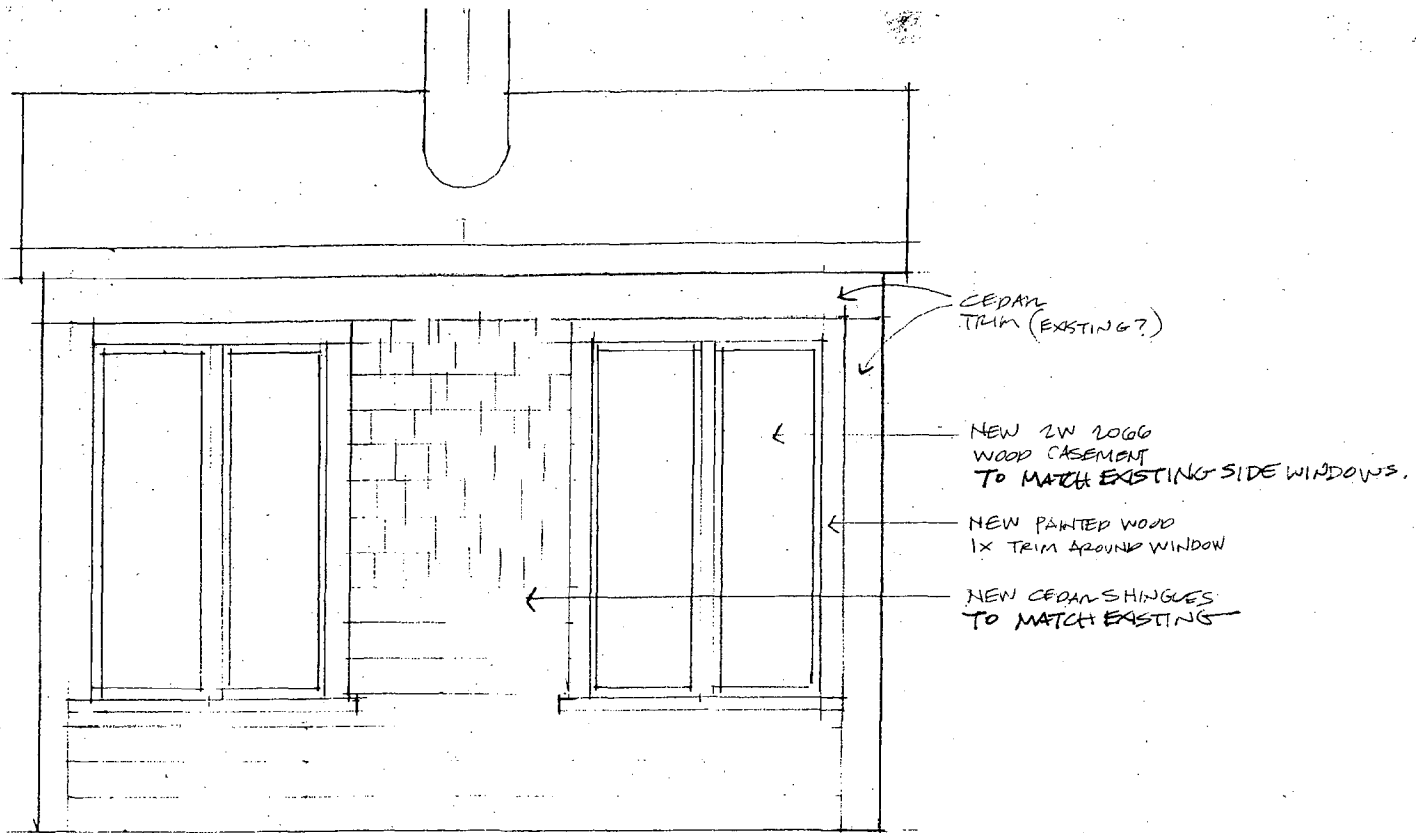
Paul Treseder  
Architect AIA

E320 Wisconsin Road  
Bethesda, MD 20816  
301-320-1580  
Fax - 301-320-1581  
paul.treseder@verizon.net

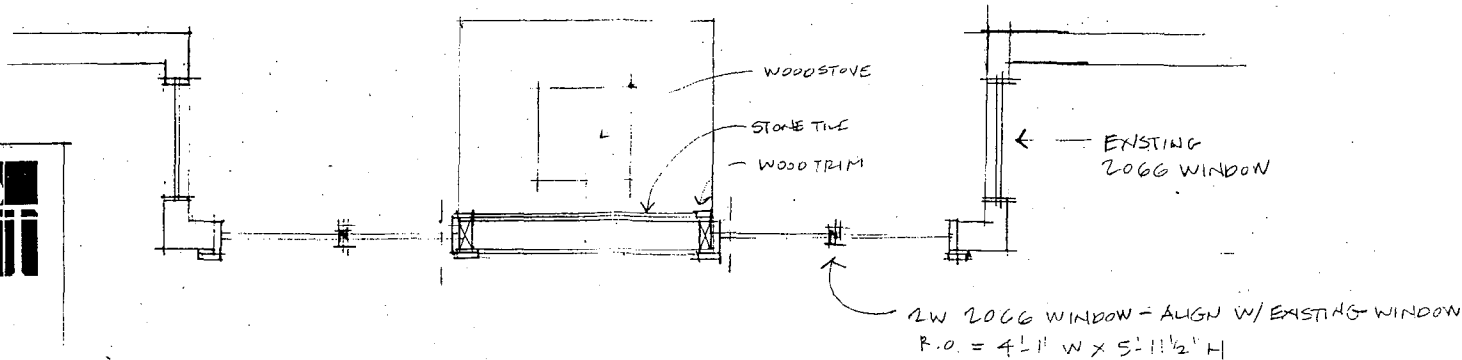


WEST ELEVATION PROPOSED

6



WALL STEN / SERAMUNETA

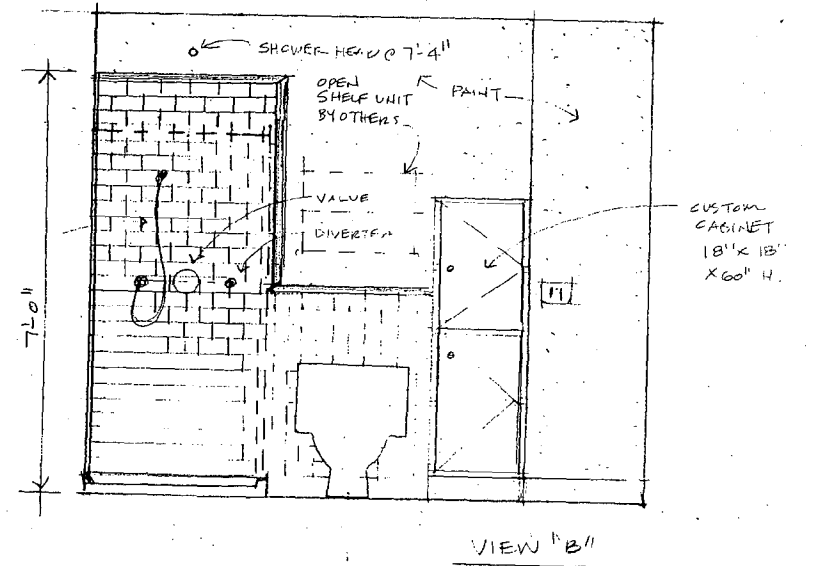
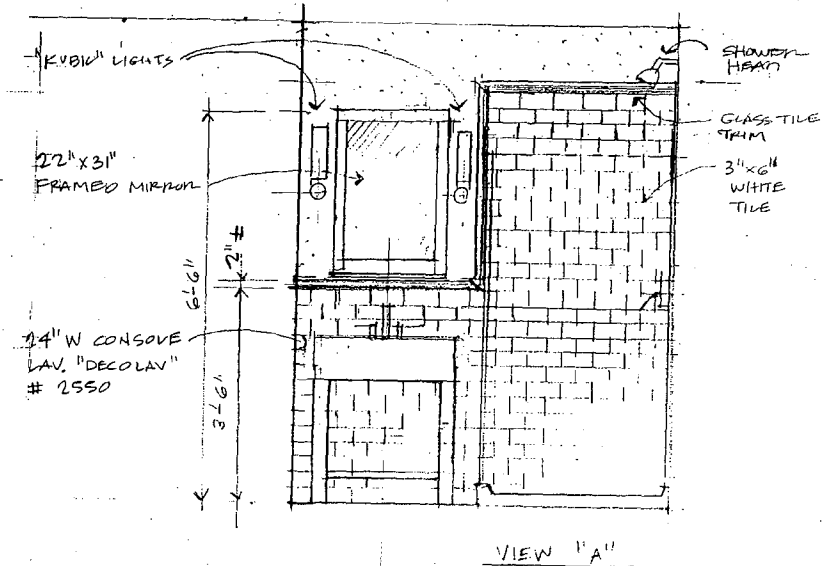
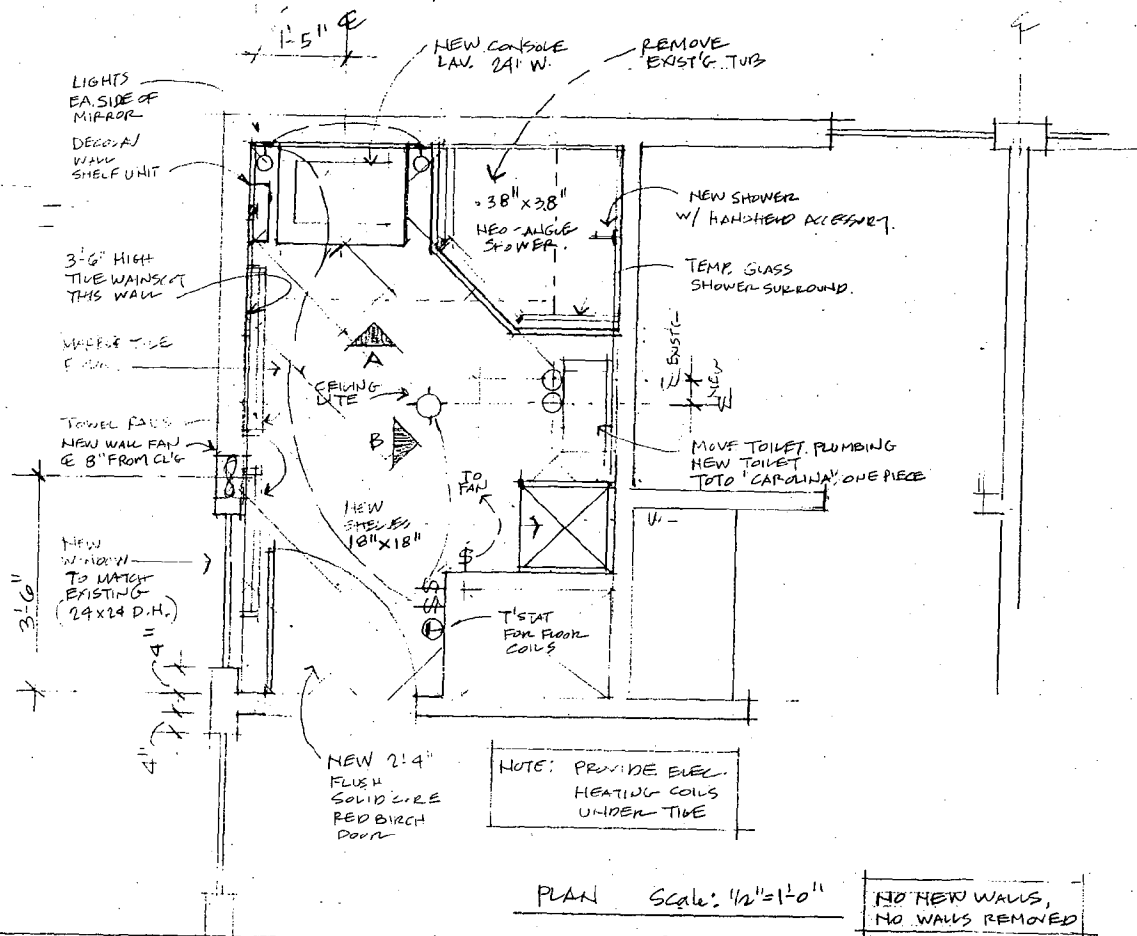


6320 Wiscasset Road  
Bethesda, MD 20816  
301-320-1580  
Fax - 301-920-1581  
Paul.Treseder@verizon.net



Paul Treseder  
Architect AIA





Paul Treseder  
 Architect AIA  
 12707 Rockwood Road  
 Bethesda, MD 20816  
 301-320-1580  
 301-320-1581  
 Paul.Treseder@verizon.net

BATHROOM RENOVATION for the  
 WALLSTEN RESIDENCE

81 MONTGOMERY AVENUE  
 PARK MD.



Wallsten/Sermoneta application

**Addresses of adjacent and confronting properties to 1 Montgomery Ave., Takoma Park**

E Lynne Deustachio  
19 Pine Ave.  
Takoma Park, MD 20912  
(Across street)

Hugh Taft-Morales  
10 Pine Ave  
Takoma Park, MD 20912  
(Across street, but no view of the proposed project)

Abigail Alcott  
28 Pine Ave.  
Takoma Park, MD 20912  
(Adjacent, but can view the back of the house only through two windows of their second story)

Larry Rood & Leah-Curry Rood  
5 Montgomery Ave.  
Takoma Park, MD 20912  
(Adjacent, but no view of the project)