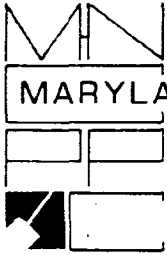


37/3-96QQ 7005 Westmoreland Avenue  
(Takoma Park Historic District)

Halt Jordan  
7005 Westmoreland Avenue  
Takoma Park Historic District

#37/3-9609

11/13/96



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

DATE: November 13, 1996

**MEMORANDUM**

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Holt Jordan, Agent

*Marilyn Property*  
Address: 7005 Westmontland Avenue, Takoma Park, Md. 20912

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

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

---

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) of approval.

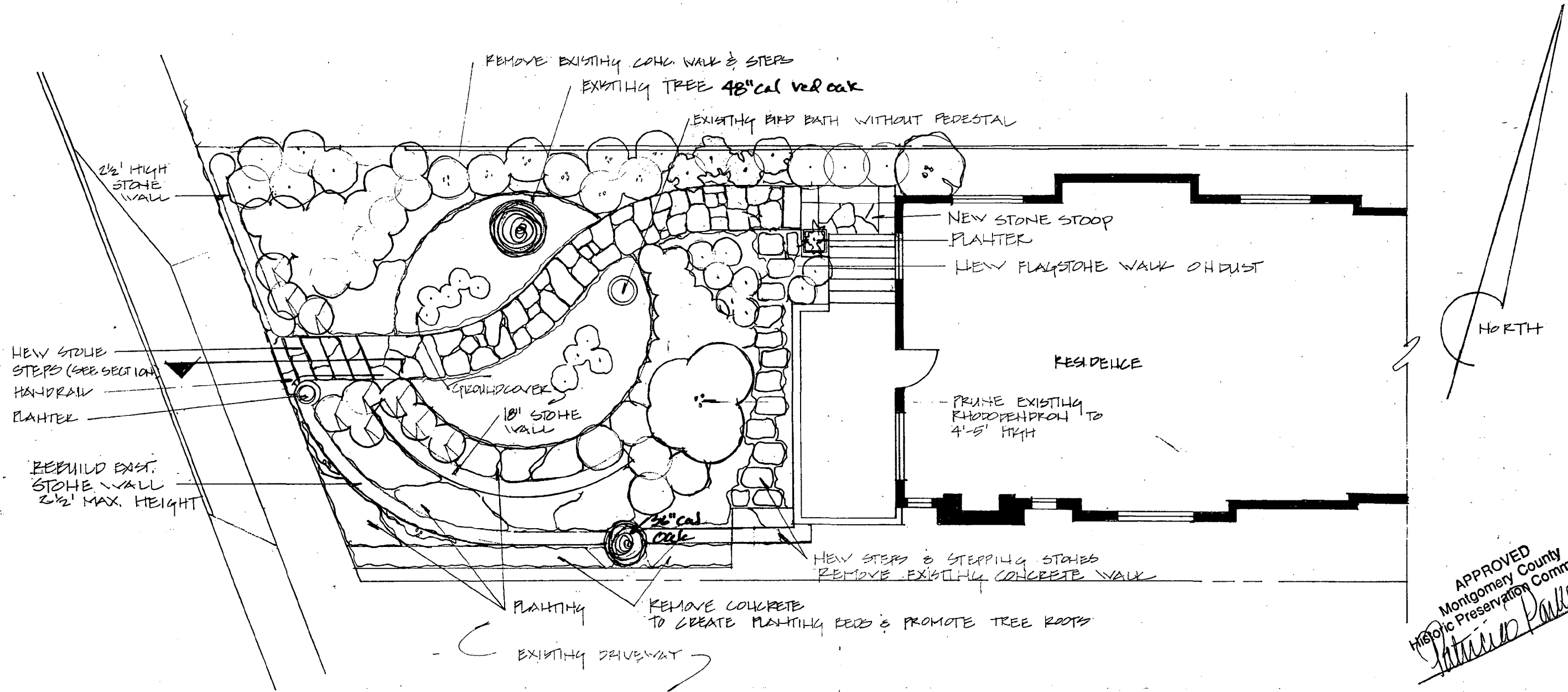
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. 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 DEP at 217-6370.

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 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

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

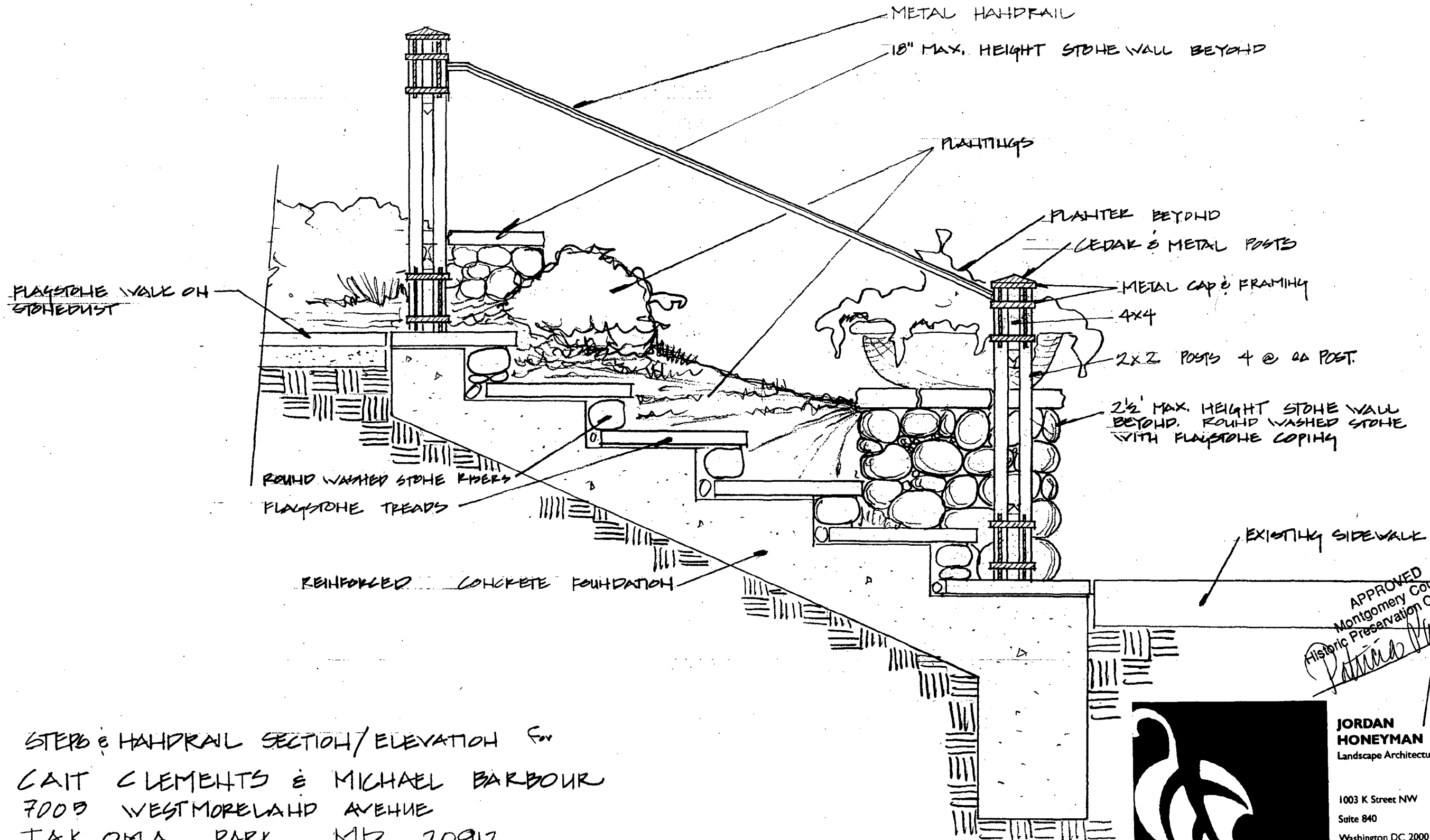


APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*

FRONT GARDEN PLAN for  
 CAIT CLEMENTS & MICHAEL BARBOUR  
 7005 WESTMORELAND AVENUE  
 TAKOMA PARK MD 20912  
 10/16/96 SCALE: 1/8" = 1'-0"



**JORDAN HONEYMAN**  
 Landscape Architecture  
 1003 K Street NW  
 Suite 840  
 Washington DC 20001  
 202.737.0451  
 202.737.0452 FAX

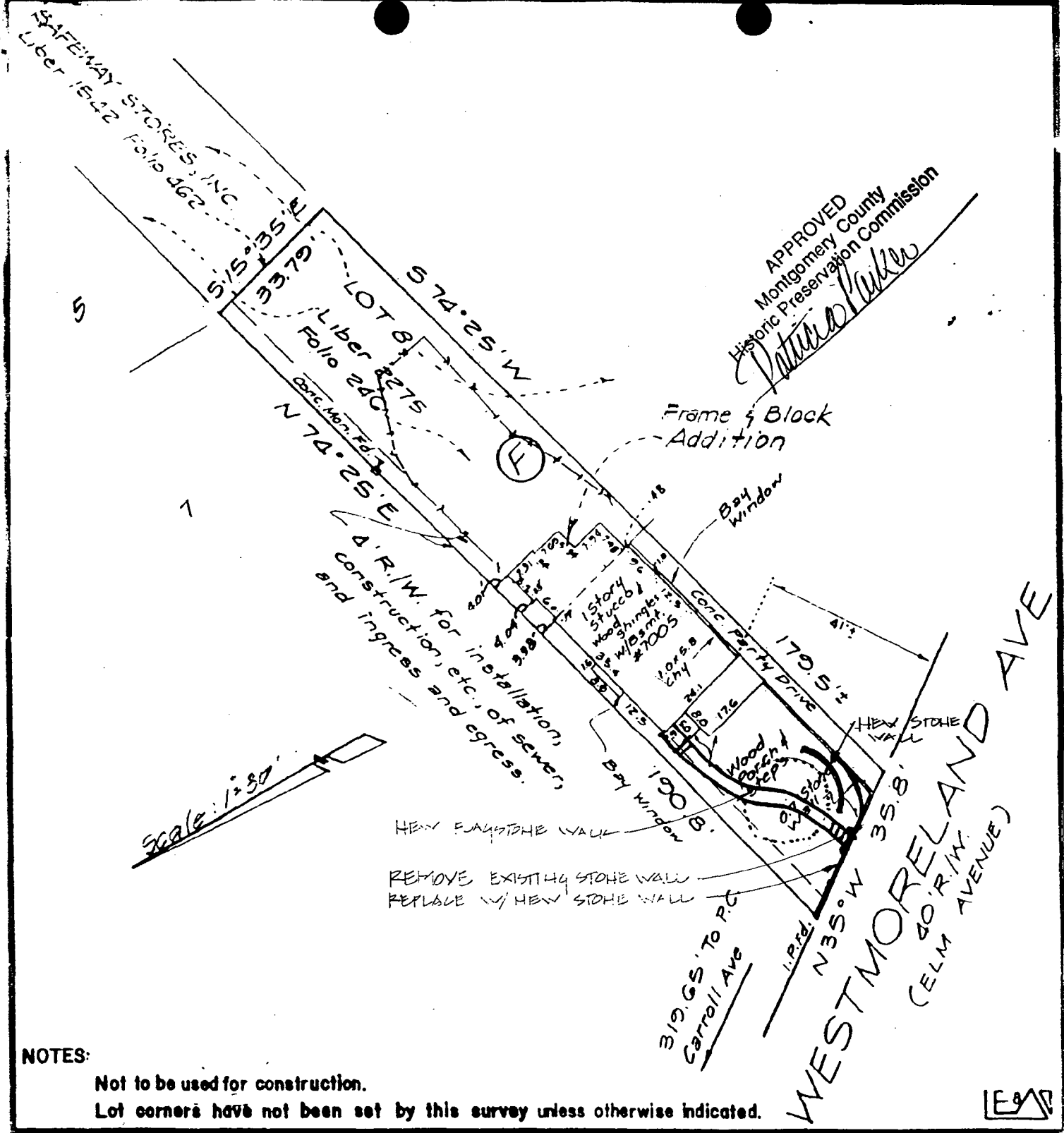


STEPS & HANDRAIL SECTION/ELEVATION FOR  
 CAIT CLEMENTS & MICHAEL BARBOUR  
 7009 WESTMORELAND AVENUE  
 TAKOMA PARK, MD 20912  
 10/22/96

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Miller*



**JORDAN HONEYMAN**  
 Landscape Architecture  
 1003 K Street NW  
 Suite 840  
 Washington DC 20001  
 202.737.0451  
 202.737.0452 FAX



NOTES:

Not to be used for construction.  
 Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have carefully located the improvements as shown here on in accordance with recorded property description, and that there are no encroachments as indicated.

Date: 7-15-64

Registered Professional Land Surveyor: [Signature]

**LIGHT, ELLIOTT & ASSOCIATES**  
 ENGINEERS, PLANNERS, SURVEYORS  
 6803 ADELPHI ROAD  
 ADELPHI, MARYLAND 20783  
 422-6080

Book H1165-26  
 Job no. K0188  
 Dwg. by R. ROOPE

Chk. by [Signature]  
 Case no.

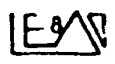
**HOUSE LOCATION SURVEY**  
 7005 Westmoreland Avenue  
 Part of Lot 8, Block 'F'  
 B.F. GILBERT'S ADDITION TO  
 TAKOMA PARK

Wheaton  
 Montgomery

Election District  
 County, Maryland

Plat Book A  
 Plat 49

File no. 5H39253



**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 7005 Westmoreland Avenue

Meeting Date: 11/13/96

Resource: Takoma Park Historic District

Review: HAWP/Alterations

Case Number: 37/3-96QQ

Tax Credit: Partial (if documented-  
See **Note 1**)

Public Notice: 10/30/96

Report Date: 11/6/96

Applicant: Holt Jordan, Agent

Staff: Patricia Parker

**PROPOSAL:** Demolish deteriorating stone retaining wall & reconstruct terraced stone retaining walls; remove concrete walk/steps; remove tree; install new plantings and stepping stones

**RECOMMENDATION:** Approve

---

**DATE OF CONSTRUCTION:** ca. 1910-20s

**SIGNIFICANCE:**  Individual Master Plan Site  
 Within a Master Plan Historic District  
 Outstanding Resource  
 Contributing Resource  
 Non-Contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** This property is improved by a 1-1/2 story frame house in the Craftsman style. A house similar to 7005 Westmoreland stands on the same street at 7003. Both properties include a cobblestone retaining wall in the frontyard specifically mentioned as a feature for each property in the designation documentation.

**PROPOSAL:** 1) To remove the existing 4'0" stone retaining wall in the frontyard and replace it with new terraced stone walls. The new wall as measured from grade at the street would be 2'-6" high. Behind the new stone wall at the sidewalk, a second 18" high wall would be constructed to terrace down to the 2'6" high wall at street grade.. The applicant would re-use existing material in the construction of the new walls when possible. New washed stone, when used, would match existing stone. Flagstone would be used for coping.

**Note 1:** If the applicant can document the height and appearance of the original stone wall, then all expenses involved in rebuilding the wall using existing materials (if the wall at street grade duplicates the original) could qualify for tax credit. The applicant will need to provide separate documentation to qualify for this program.



The applicant completed a field survey which indicates that the original wall was probably of a lower height than 4'-0" due to a visible material change. The material change occurs at approximately 2'-6" from grade.

2) To remove a deteriorating concrete walk and steps. The applicant will re-align a new flagstone on stonedust walk to the opposite side of an existing 48" caliber red oak. The new round washed stone risers and flagstone treads on reinforced concrete would include a metal handrail without balusters. Posts would be made of 2x2 cedar (4" sq.) with metal caps. The new alignment would minimize disturbance to existing trees.

3) To remove an existing small caliber Japanese maple and to prune a rhododendron to 4'-5' in height. Note 2: The applicant is **not required** to file a HAWP for removal of trees less than 6" in caliber or for pruning. Pruning is considered to be ordinary maintenance.

4) To install new plantings and stepping stones in the frontyard.

**DISCUSSION AND RECOMMENDATION:** The Approved and Adopted Amendment to the Master Plan For Historic Preservation for the Takoma Park Historic District specifically states in the review of contributing resources that "...all changes and additions should respect existing environmental settings, landscaping, and patterns of open space..." Therefore although not a condition for approval, staff would encourage the applicant to research the stone retaining walls prior to their demolition and rebuilding.

Staff does feel that terraced washed stone walls and a lower washed stone retaining wall close to the sidewalk provide a softer transition to the public sidewalk. And that the project as proposed would be consistent with the Takoma Park Guidelines and compatible with the historic resource and the Takoma Park Historic District as a whole. Therefore, staff recommends approval.

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-(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's Standards for Rehabilitation #2, #5 and #9:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided; and

Distinctive features, finishes, and construction techniques or examples of craftsmanship

that characterize a property shall be preserved; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment;

and with the Guidelines for the Takoma Park Historic District;

and subject to the general condition that the applicant arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Holt Jordan  
 DAYTIME TELEPHONE NO. (202) 737 0451  
 TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER CAIT CLEMENTS & MICHAEL BARBOUR DAYTIME TELEPHONE NO. (301) 270 5994  
 ADDRESS 7005 WESTMORELAND AVE Takoma Park MD 20912  
CITY STATE ZIP CODE  
 CONTRACTOR \_\_\_\_\_ TELEPHONE NO. ( )  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER Holt Jordan DAYTIME TELEPHONE NO. (202) 737 0451

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 7005 STREET Westmoreland Ave  
 TOWN/CITY Takoma Park, MD NEAREST CROSS STREET Cavdell  
 LOT Partial B BLOCK F SUBDIVISION B F GILBERTS ADDITION to Takoma Park  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Landscaping  
 1B. CONSTRUCTION COST ESTIMATE \$ 20K  
 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 2' feet 6" inches Max  
 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 X 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 [Signature] Date 10/22/96

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_



**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:

30 YEARS ARTS & CRAFT BUNGALOW & 1  
OF TWO SISTER HOUSES

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

New construction & removal of lap. Maple will  
enhance home & bring the house more in view of the street

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. 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 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**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**

Takoma Tower Retirement Center  
7051 Carroll Ave  
Takoma Park MD 20912

Carol BROWNER  
Michael FODORZER  
7003 Westmoreland Ave  
Takoma Park MD 20912

Takoma Urban Park  
Maryland National <sup>Capital</sup> Park & Planning  
Commission

Mark NOONE  
RUTH LOGSDON  
7004 Westmoreland Ave  
Takoma Park MD 20912

Richard Joy  
7002 Westmoreland Ave  
Takoma Park, MD 20912

7006 Westmoreland Ave  
Takoma Park, MD 20912

October 23, 1996

Historic Preservation Commission  
Montgomery County, MD  
250 Hungerford Drive  
Rockville MD 20850

**JORDAN  
HONEYMAN**  
Landscape Architecture

1003 K Street NW  
Suite 840  
Washington DC 20001  
202.737.0451  
202.737.0452 FAX

Re: Clements/Barbour Residence  
7005 Westmoreland Ave.  
Takoma Park, MD 20912

Dear Commissioners & Staff:

Below is the project description for the Clements/Barbour Residence in Takoma Park Historic District. It is as follows:

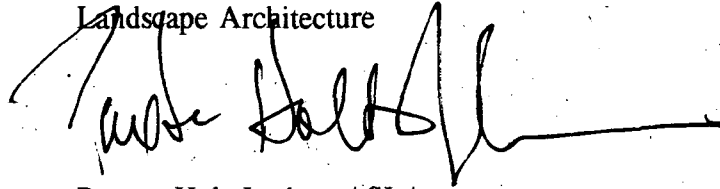
1. Removal and rebuilding the existing stone retaining wall. The existing 4'-0" high wall is in disrepair and in need of rebuilding. We believe the original wall was approximately 2'-6" high as evidenced by a material change at the 2'-6" height. We are proposing to build two terraces, with the wall at the street to be 2'-6" high and the wall behind it to be 18" high. The new walls are to be constructed of the same washed stone and existing material will be reused where feasible.
2. Removal of the deteriorating concrete walk and steps. We will construct a new flagstone walk and steps, aligning them to better accommodate the existing trees. The flagstone will be on stonedust to minimize damage to existing tree roots. The new steps will be flagstone and will have a cedar and metal handrail, in a simple design reflective of the style of the house.
3. Removal of existing Japanese maple to open a view to the house. The tree is smaller than HAWP requirements.

Historic Preservation Commission, Montgomery Co., MD  
October 23, 1996  
Page 2

4. Pruning of the existing rhododendron to open a view to the house.
5. Landscaping to enhance front entrance.

Thank you for your consideration.

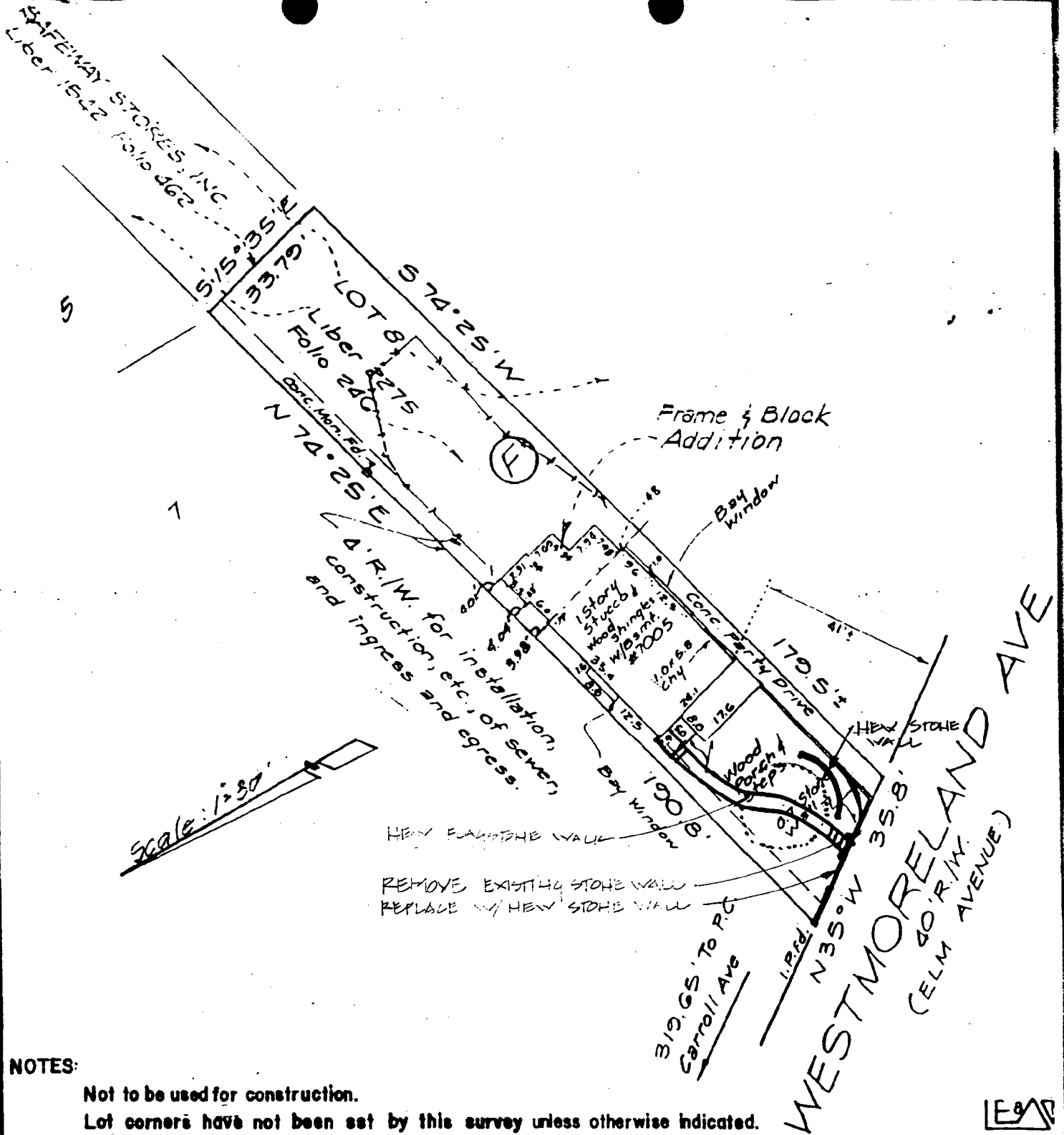
Sincerely,  
Jordan Honeyman  
Landscape Architecture

A handwritten signature in black ink, appearing to read "Paxton Holt Jordan", written over the typed name below.

Paxton Holt Jordan, ASLA  
Partner

LIST OF PHOTOGRAPHS

1. Perspective image of 7005 Westmoreland Ave. Note change of material at front wall.
2. Front elevation of front wall. Note how tree and rhododendron obscure the house from the street.
3. Sidewalk to be removed due to tree competition.



Scale: 1"=30'

NOTES:

- Not to be used for construction.
- Lot corners have not been set by this survey unless otherwise indicated.

I hereby certify that I have carefully located the improvements as shown hereon in accordance with the recorded property description, and that there are no encroachments except as indicated.

Date: 1-15-89

Registered Professional Land Surveyor: [Signature]

**LIGHT, ELLIOTT & ASSOCIATES**  
 ENGINEERS, PLANNERS, SURVEYORS  
 2303 ADELPHI ROAD  
 ADELPHI, MARYLAND 20783  
 422-6080

Book H1165-20  
 Job no. X 0180  
 Dwg. by TROCKE

Ck. by [Signature]  
 Case no.

**HOUSE LOCATION SURVEY**  
 7005 Westmoreland Avenue  
 Part of Lot 8, Block 'F'  
 B.F. GILBERT'S ADDITION TO  
**TAKOMA PARK**

Wheaton  
 Montgomery

Election District  
 County, Maryland

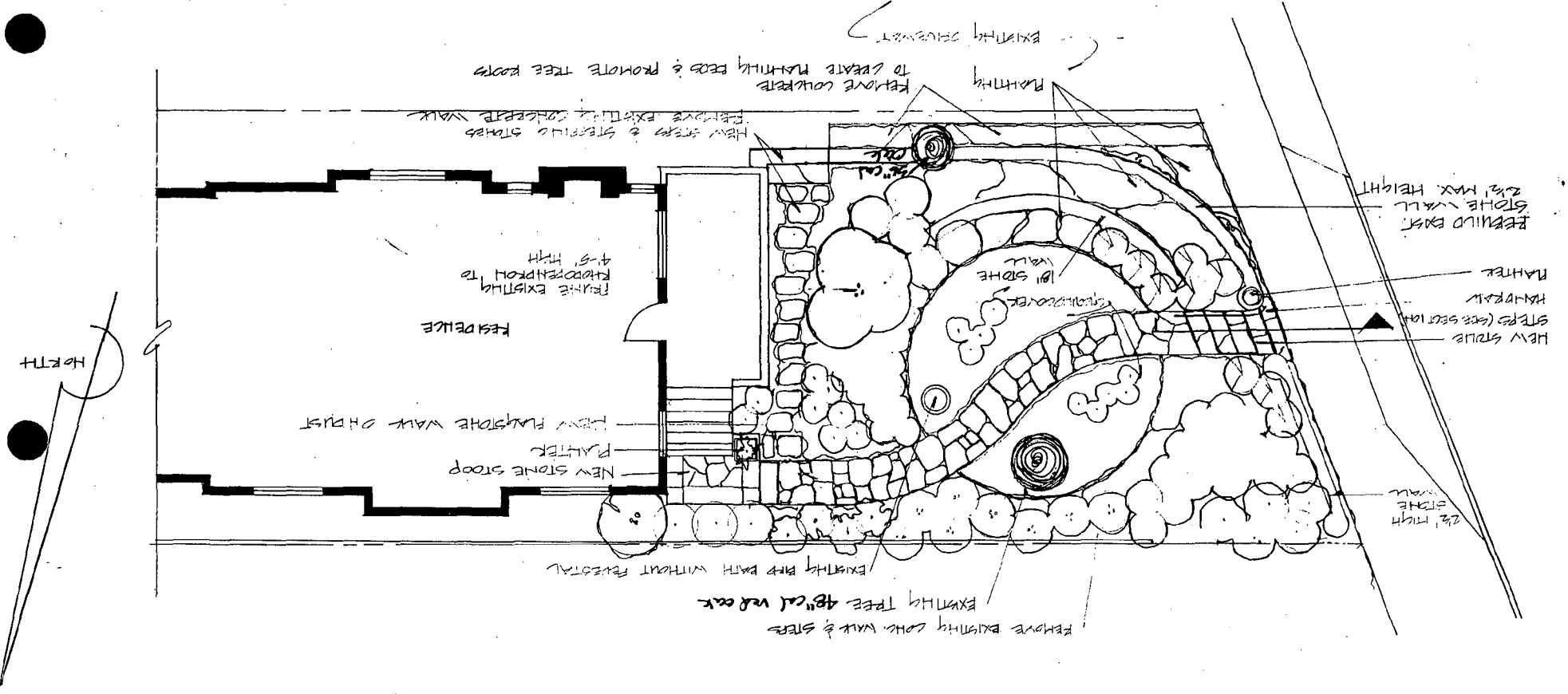
Plat Book 4  
 Plat 49

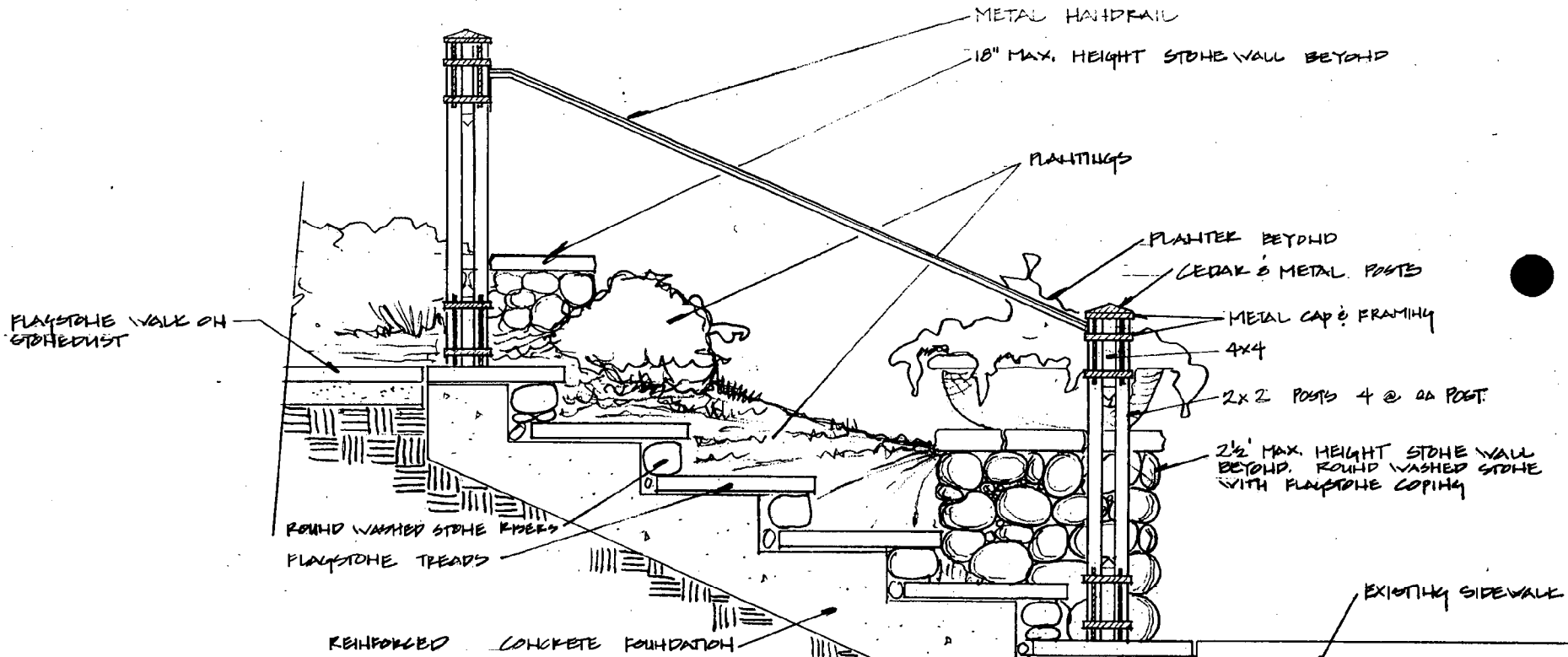
File no. SH39253





FRONT GARDEN PLAN for  
CAIT CLEMENTS & MICHAEL BARBOUR  
7005 WESTMORELAND AVENUE  
TAKOMA PARK MD 20912  
Diag 6 SCALE: 1/8" = 1'-0"





STEPS & HANDRAIL SECTION/ELEVATION FOR  
 CAIT CLEMENTS & MICHAEL BARBOUR  
 7009 WESTMORELAND AVENUE  
 TAKOMA PARK, MD 20912  
 10/22/16



**JORDAN HONEYMAN**  
 Landscape Architect  
 1003 K Street NW  
 Suite 840  
 Washington DC 20001  
 202.737.0451  
 202.737.0452 FAX







2



3

(12)

October 23, 1996

Historic Preservation Commission  
Montgomery County, MD  
250 Hungerford Drive  
Rockville MD 20850

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HONEYMAN**  
Landscape Architecture

1003 K Street NW  
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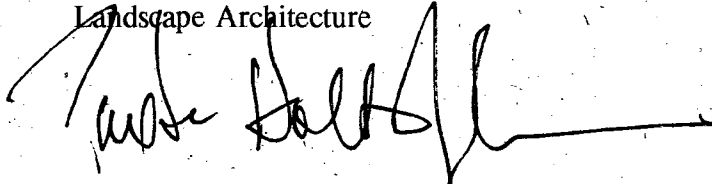
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Historic Preservation Commission, Montgomery Co., MD  
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Jordan Honeyman  
Landscape Architecture

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