

37/3-97⁶ 7003 Westmoreland Ave.
(Takoma Park Historic District)

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # Carol Browner & Michael Redhorzer
 NAME OF PROPERTY OWNER _____ DAYTIME TELEPHONE NO. () _____
 ADDRESS 7003 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 7003 STREET Westmoreland Ave
 TOWN/CITY Takoma Park, 20912 NEAREST CROSS STREET Cavotill AVE
 LOT Pl 889 BLOCK F SUBDIVISION BF Gilberts Addition to Takoma Park
 LIBER 889 FOLIO 111 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 _____
 1B. CONSTRUCTION COST ESTIMATE \$ 15,000
 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 1 feet 2 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] 1/20/97
 Signature of owner or authorized agent Date

APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature] Date 2/12/98


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

DATE: 2.12.97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *gm*
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!

January 21, 1997

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: Browner/Podhorzer Residence
7003 Westmoreland Ave.
Takoma Park, MD 20912

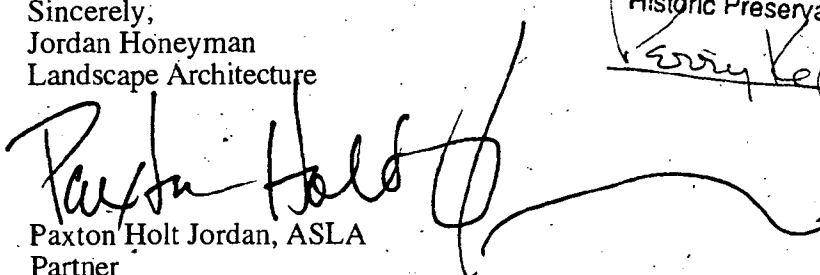
Dear Commissioners & Staff:

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

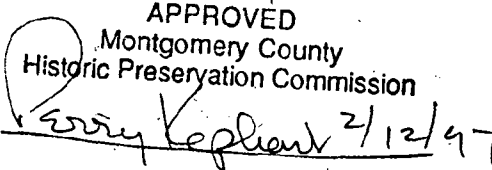
1. Remove approximately 7 linear feet of the existing stone wall & 8 feet of the concrete wall as well as some existing concrete paving to construct the new flagstone steps & walkway.
2. Construct new flagstone steps with washed river stone risers.
3. Lay new flagstone walkway
4. Place 1 1/2" - 2' flagstone coping on existing stone and concrete wall to hide concrete & provide a finished appearance.
5. Place washed river stone veneer to the existing concrete wall to match existing stonewall.
6. Plant new plantings.
7. Install light fixture on stone plinth to illuminate the new steps.
8. Erect handrail on steps.

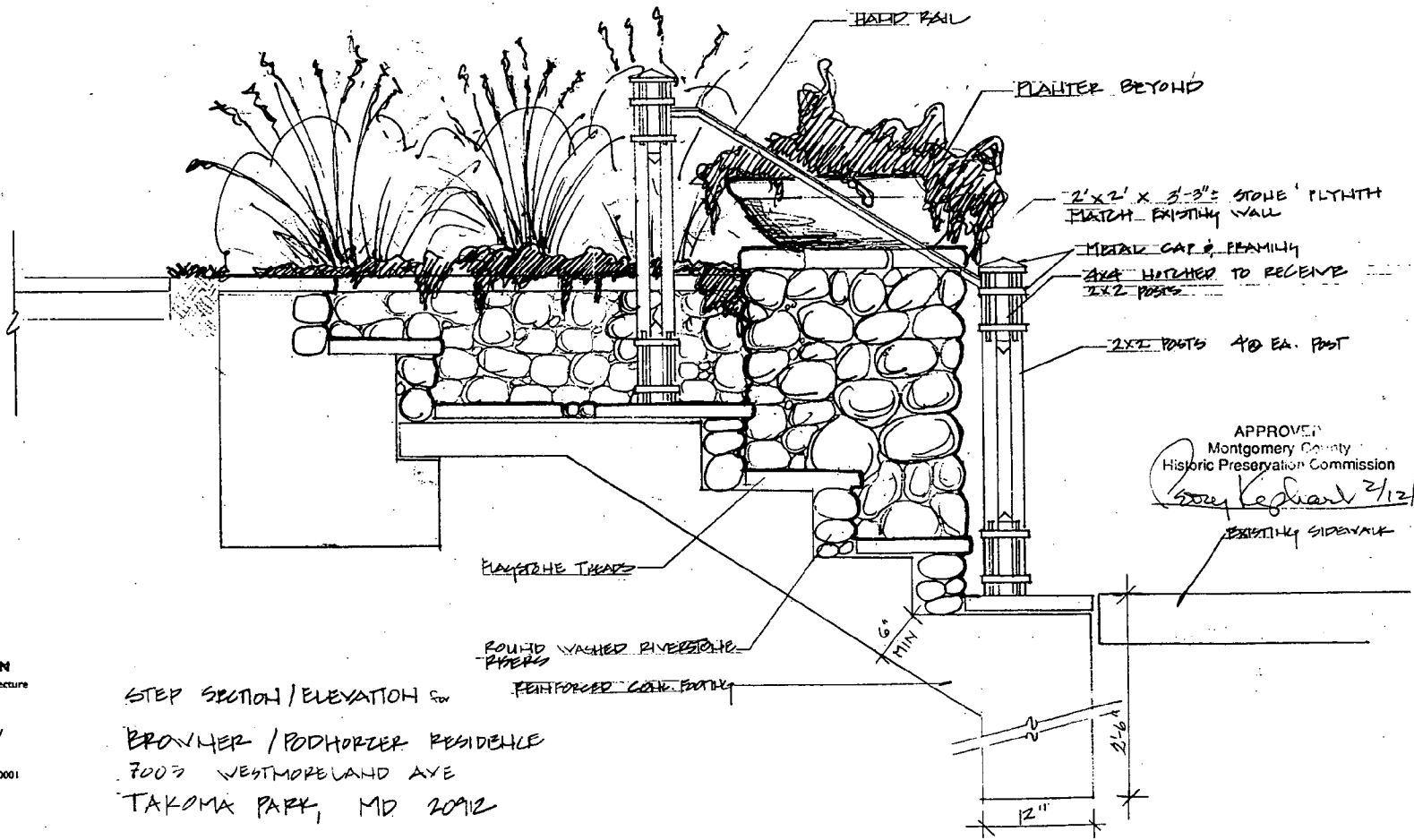
Thank you for your consideration.

Sincerely,
Jordan Honeyman
Landscape Architecture


Paxton Holt Jordan, ASLA
Partner


APPROVED
Montgomery County
Historic Preservation Commission


Perry Kaplan 2/12/97

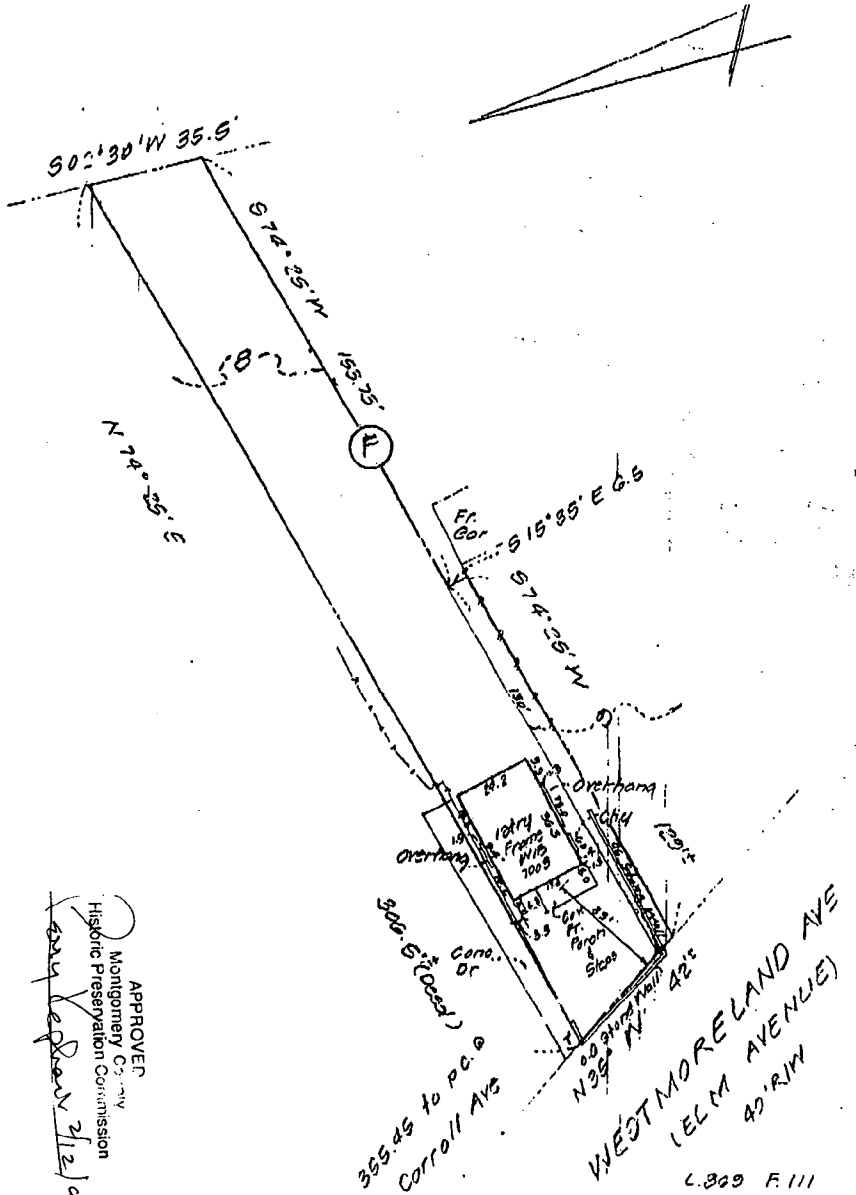


APPROVED
 Montgomery County
 Historic Preservation Commission
Steve Kogard 2/12/97
 EXISTING SIDEWALK

STEP SECTION / ELEVATION FOR
 BROWNER / PODHORIZER RESIDENCE
 7003 WESTMORELAND AVE
 TAKOMA PARK, MD 20912



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



APPROVER
 Montgomery County
 Historic Preservation Commission
 Gary Kepley 2/12/97

SURVEYORS CERTIFICATE I hereby certify that I have carefully located the improvements as shown hereon in accordance with recorded property description, and that there are no encroachments except as indicated.		HOUSE LOCATION SURVEY 7003 Westmoreland Ave BLOOMING BLOC F SECTION B. F. GILBERT ADDITION TO TAKOMA PARK	
Date: 2-1-90 State of Maryland V. J. WILSON, JR. Surveyor, District of Land and MARYLAND		W. J. WILSON ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	
LIGHT, ELLIOTT & ASSOC. INC. ENGINEERS, PLANNERS, SURVEYORS 8508 ADELPHI ROAD ADELPHI, MARYLAND 20783			
Plot Book 1 Plat No. 40		Checked by J.T. Case No. Dwg. by P. O. B.	
ADELPHI 422-6080 WOODRIF 843-4927		File No. M315374 Scale 1"=50'	

NOTES: Not in flood plain as per 245-08-0100 b.
 Not to be used for construction.
 Lot corners have not been set by this survey unless otherwise indicated.

LIST OF PHOTOGRAPHS

1. Perspective image of 7003 Westmoreland Ave. Note corner where Stone wall meets the concrete wall. This is the location for the proposed flagstone steps.
2. Front elevation of property Note how tree and rhododendron obscure the house from the street.
3. Image of present entry into the house. We are proposing to remove some of the concrete paving and replace it with flagstone to create a more inviting entrance.

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Michael Barbour & Cait Clements
7005 Westmoreland Avenue
Takoma Park, MD 20912

Takoma Tower Retirement Center
7051 Carroll Avenue
Takoma Park, MD 20912

Mark Noone & Ruth Logsdon
7004 Westmoreland Ave.
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6913 Westmoreland Ave
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George & Maureen Kohl
7000 Westmoreland Avenue
Takoma Park, MD 20912

Richard Joy
7002 Westmoreland Avenue
Takoma Park, MD 20912

**Expedited
Historic Preservation Commission Staff Report**

Address: 7003 Westmoreland Avenue **Meeting Date:** 02/12/97
Resource: Takoma Park Historic District **Public Notice:** 01/29/97
Case Number: 37/3-97G **Report Date:** 02/05/97
Review: HAWP **Tax Credit:** Yes
Applicant: Holt Jordan, Landscape Architect **Staff:** Perry Kephart

DATE OF CONSTRUCTION: c1920

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Craftsman house with cobblestone front retaining wall. House and wall are a pair with 7005 Westmoreland Avenue.

PROPOSAL: Applicant proposes:

1. To remove 7 feet of the 30' front cobblestone wall at the left corner by the driveway and 8' of the driveway concrete retaining wall and,
2. Install flagstone steps and a walkway to the house. The steps are to have washed river stone risers.
3. The remaining concrete driveway wall is have flagstone coping and river stone veneer to hide concrete and to match existing stone wall.
4. Also proposed is a light fixture on a stone plinth to illuminate the new steps and,
5. A handrail for the new flagstone steps.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code,

Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 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; or
- 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with exactly matching materials may be done without a HAWP;

II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;

III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;

IV. the Expedited Staff Report format may be used on the following type of cases:

1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely.
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
5. Removal of accessory buildings which are not original to the site nor otherwise historically significant
6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON HOLT JORDAN
 DAYTIME TELEPHONE NO. (202) 737 0451

TAX ACCOUNT # Carol Browner & Michael Podhorzer
 NAME OF PROPERTY OWNER _____ DAYTIME TELEPHONE NO. ()

ADDRESS 7003 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 7003 STREET WESTMORELAND AVE
 TOWN/CITY Takoma Park, 20912 NEAREST CROSS STREET CARROLL AVE
 LOT Pl 889 BLOCK F SUBDIVISION BF Gilberts ADDITION to Takoma Park
 LIBER 869 FOLIO 111 PARCEL _____

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[Signature] _____ Date 1/20/97
(Signature of owner or authorized agent) Date

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: Bungalow ~~part~~ has sister house @ 7005 Westmoreland

~~Build~~ Build Entry Steps @ STREET & WALKWAY
with landscaping; install stone coping on existing walls
& place stone veneer on existing conc. wall

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

remove approximately 7' of stone retaining wall & 8' of
conc. retaining wall to accommodate new steps & walkway

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

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at

6

LIST OF PHOTOGRAPHS

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Richard Joy
7002 Westmoreland Avenue
Takoma Park, MD 20912

January 21, 1997

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: Browner/Podhorzer Residence
7003 Westmoreland Ave.
Takoma Park, MD 20912

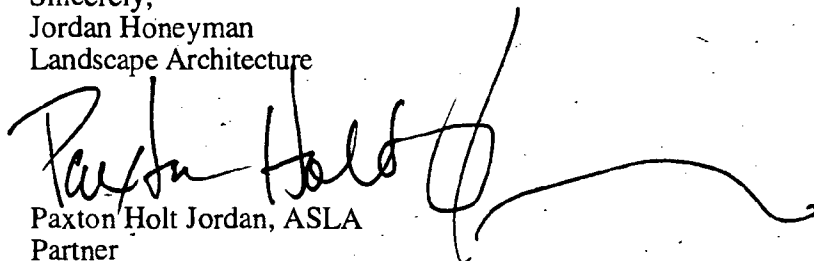
Dear Commissioners & Staff:

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

1. Remove approximately 7 linear feet of the existing stone wall & 8 feet of the concrete wall as well as some existing concrete paving to construct the new flagstone steps & walkway.
2. Construct new flagstone steps with washed river stone risers.
3. Lay new flagstone walkway
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7. Install light fixture on stone plinth to illuminate the new steps.
8. Erect handrail on steps.

Thank you for your consideration.

Sincerely,
Jordan Honeyman
Landscape Architecture


Paxton Holt Jordan, ASLA
Partner

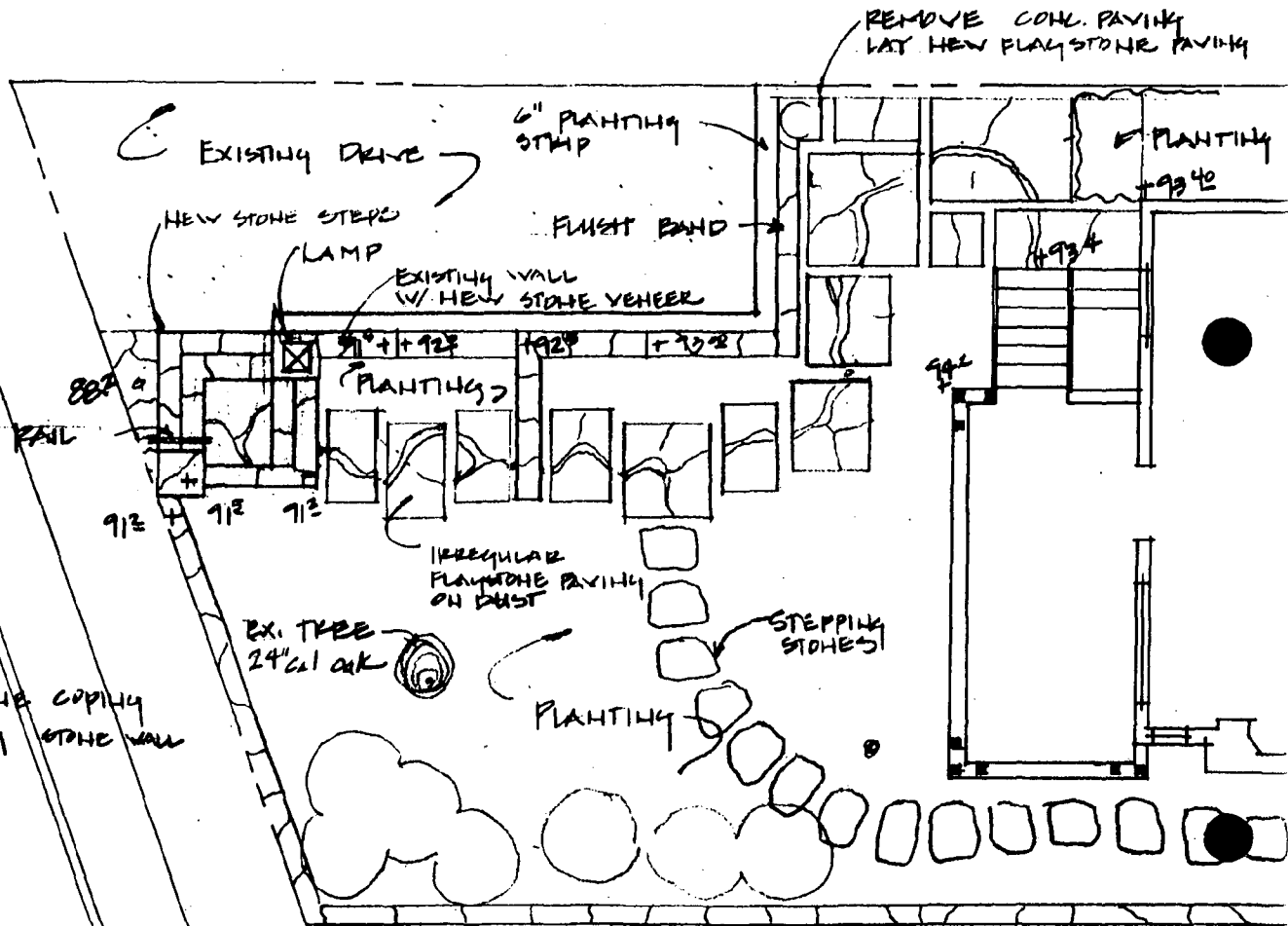


(9)



NORTH
 SCALE 1/8" = 1'-0"
 DATE 1/17/96

NEW STONE COPING
 ON EXISTING STONE WALL



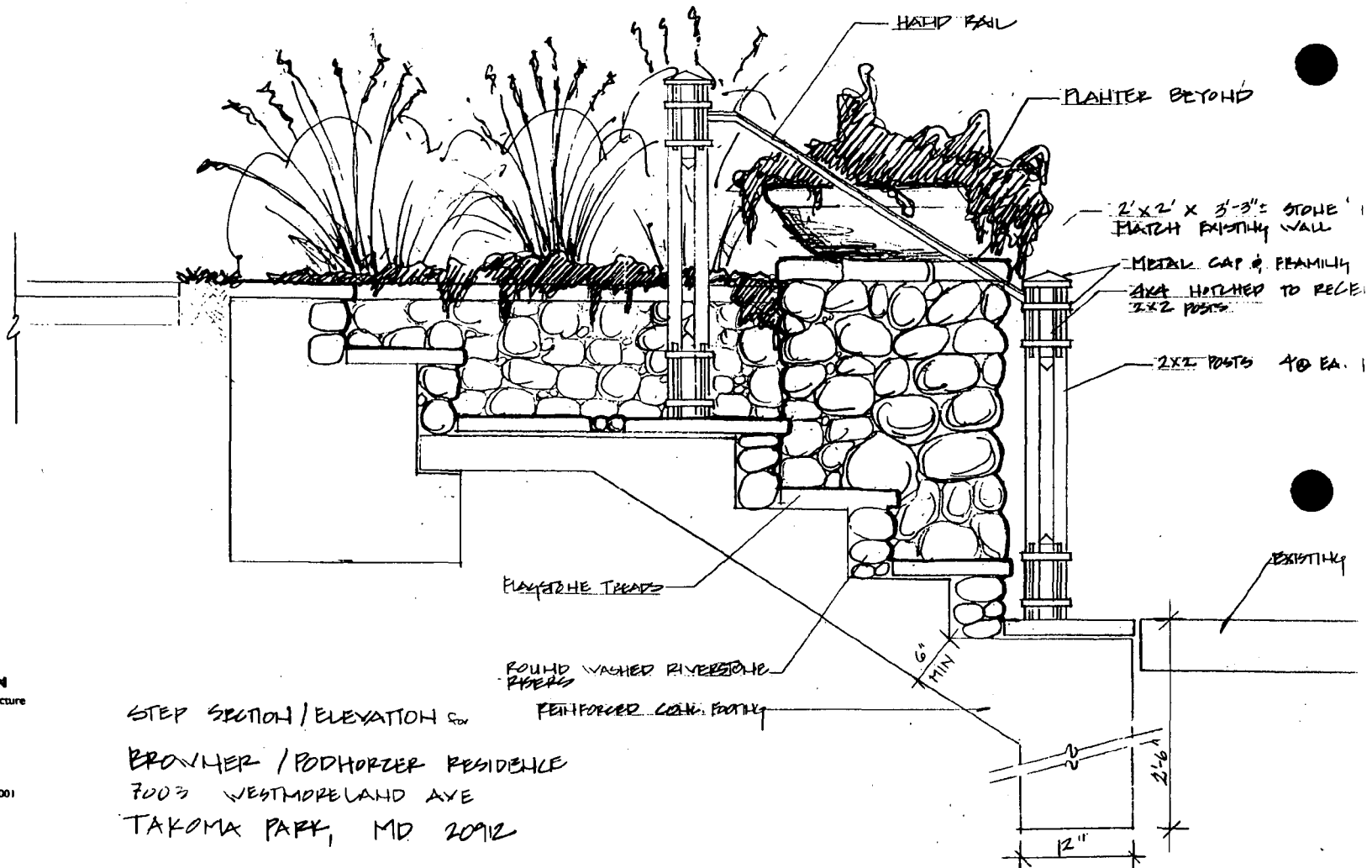
REMOVE CONC. PAVING
 LAY NEW FLAGSTONE PAVING

FRONT WALKWAY & STEPS FOR
 BRAXNER / PODHORIZER RESIDENCE
 7003 WESTMORELAND AVE
 TAKOMA PARK, MD 20912

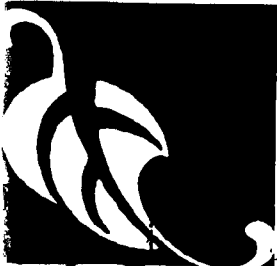
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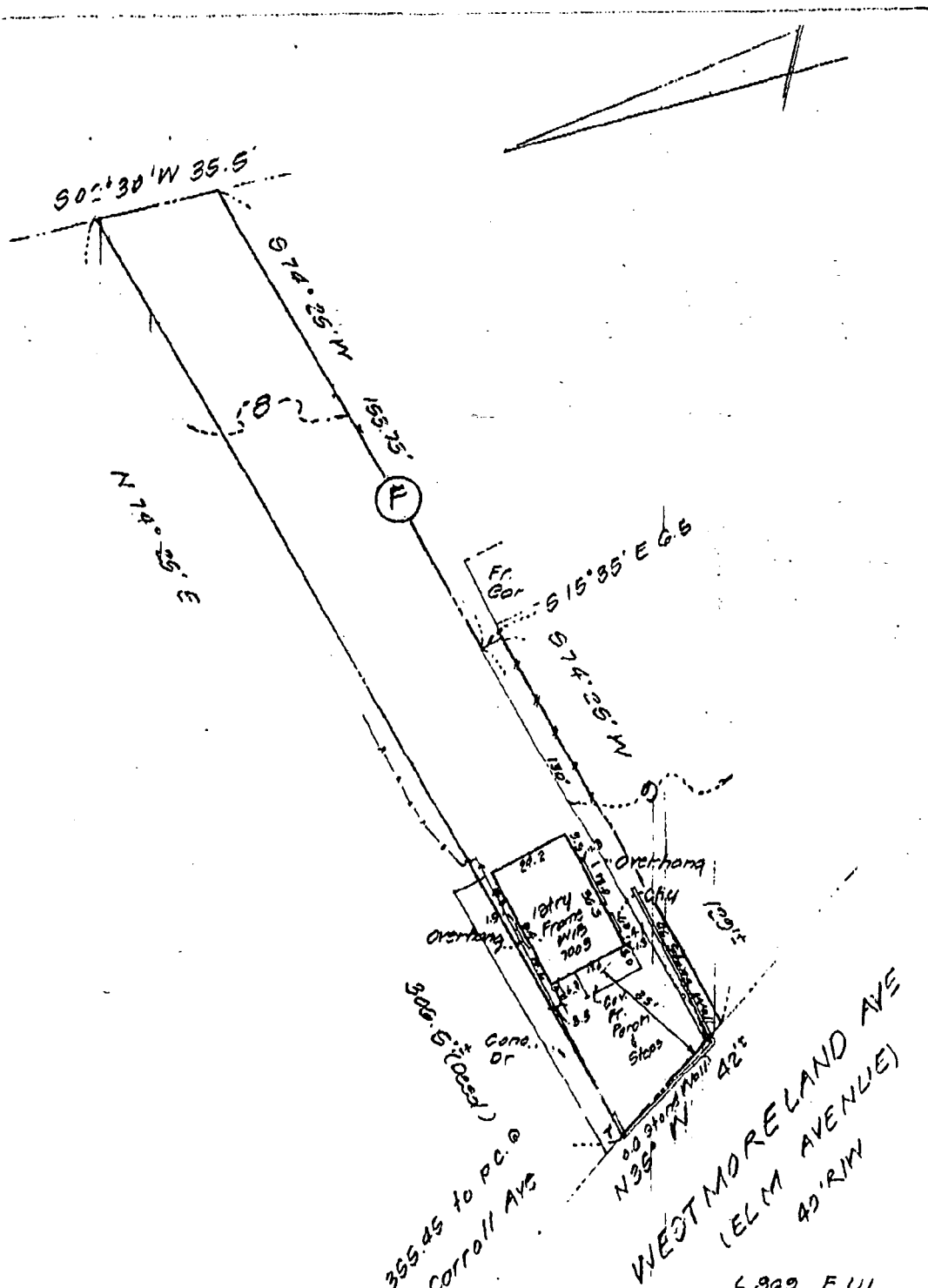
STEP SECTION / ELEVATION FOR
 BROWNER / PODHORIZER RESIDENCE
 7003 WESTMORELAND AVE
 TAKOMA PARK, MD 20912



JORDAN HONEYMAN
 Landscape Architecture

1003 K Street NW
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 Washington DC 20001
 202.737.0451
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12

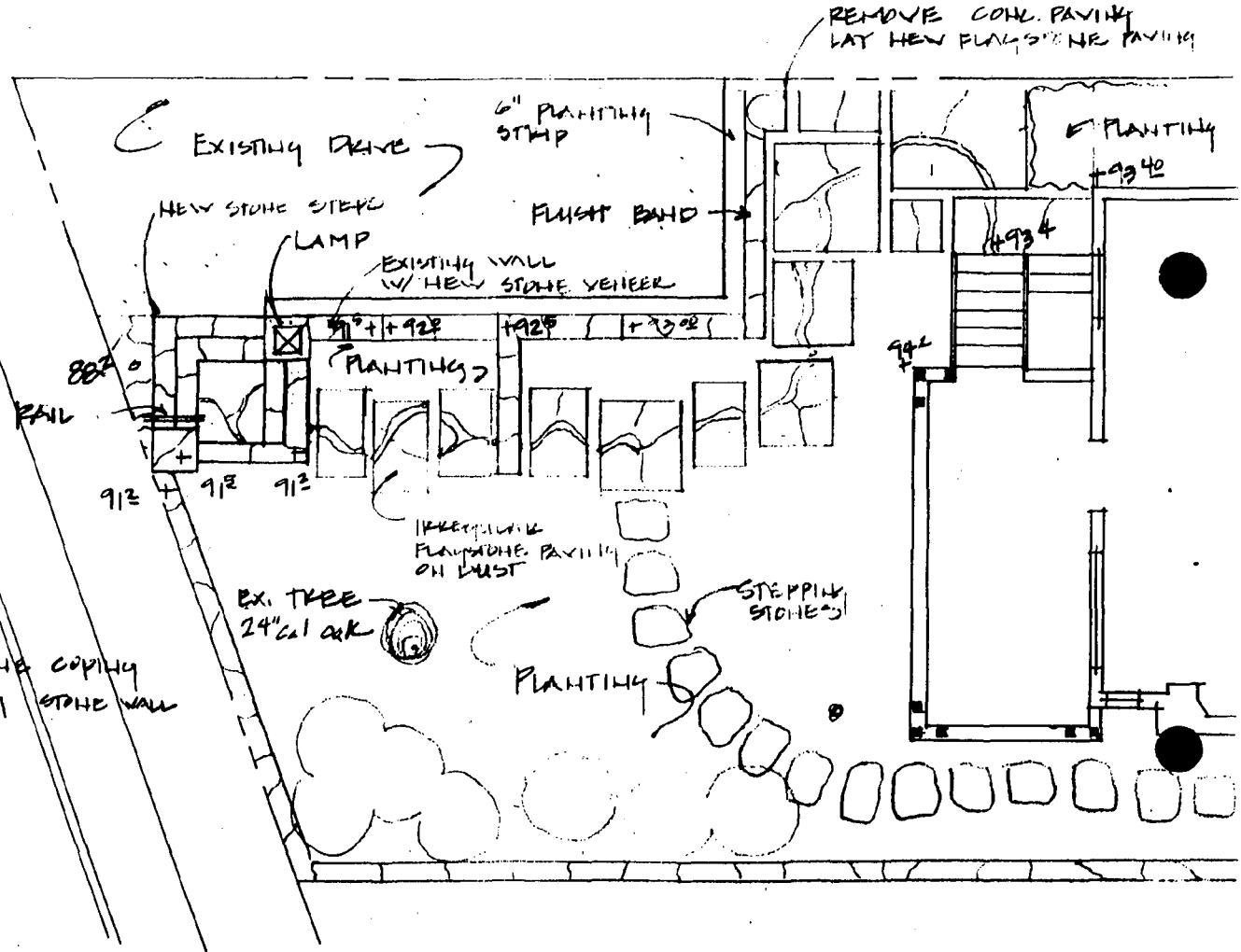


SURVEYOR'S CERTIFICATE I hereby certify that I have carefully located the improvements as shown hereon in accordance with recorded property description, and that there are no encroachments except as indicated.		HOUSE LOCATION SURVEY 7009 Westmoreland Ave Block 15 BLOCK F SECTION B. F. GILBERT ADDITION TO TAKOMA PARK	
Date 2-1-30		Election District Montgomery	County, Maryland Montgomery
LEW ENGINEERS, PLANNERS SURVEYORS 8508 ADELPHI ROAD		LIGHT, ELLIOTT & ASSOC. INC. 13	

NOTES: Not in flood plain as per 245-08-0100 B.

NORTH
 SCALE 1/8" = 1'-0"
 DATE 1/17/96

NEW STONE COPING
 ON EXISTING STONE WALL

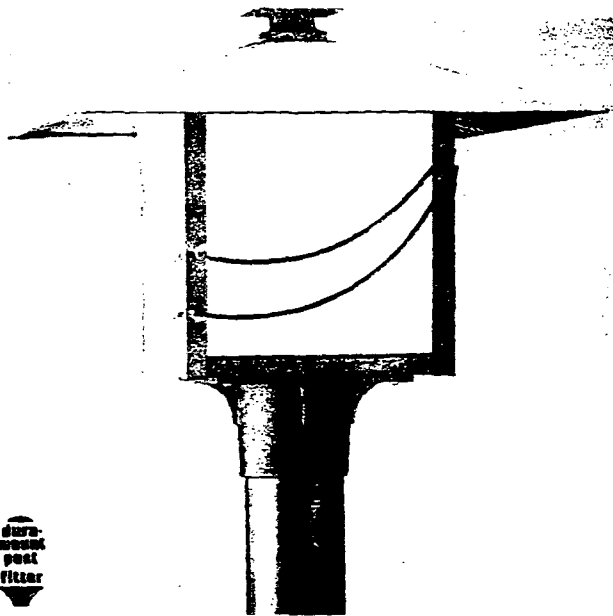


FRONT WALKWAY & STEPS FOR
 BRAXNER/PODHOZNER RESIDENCE
 7003 WESTMORELAND AVE
 TAKOMA PARK, MD 20912

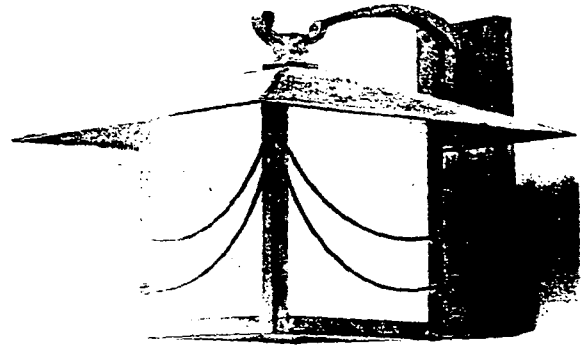


**JORDAN
 HONEYMAN**
 Landscape Architecture

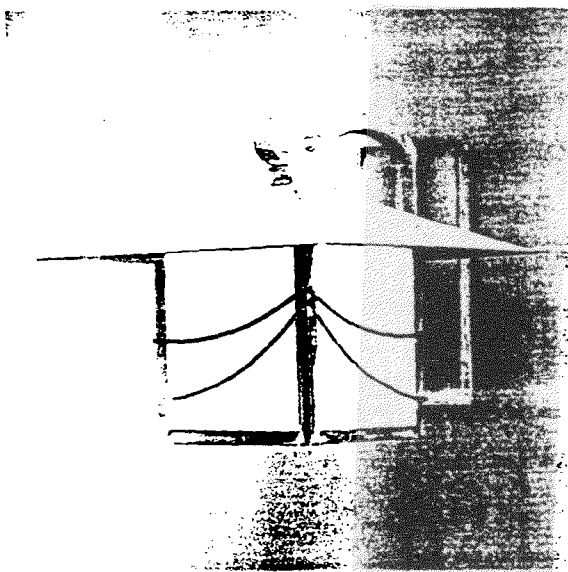
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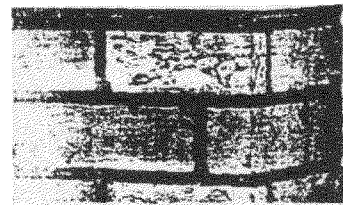
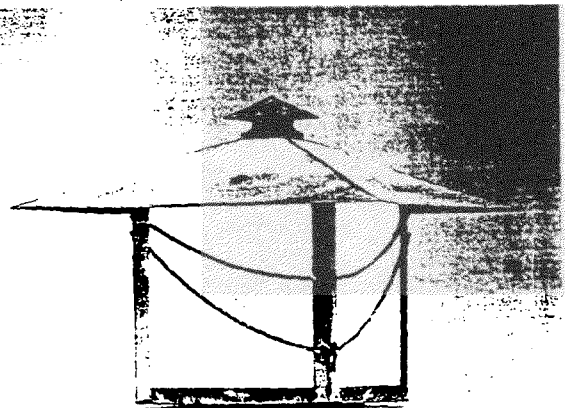
1171



1175



1107



1179

Similar to this style
we are still looking

Qty.	Finish & Glass*	W.	Body H.	Ext.	Top to Outlet	Lamp
110	Patina or Sienna	12 1/2"			6"	100 W
	Patina or Sienna	15"			—	100 W
	Patina or Sienna	15"			7"	100 W
	Patina or Sienna	15"			—	100 W

*Dura-mount post fitter and backplate.
†Fluorescent glass panels.

15





