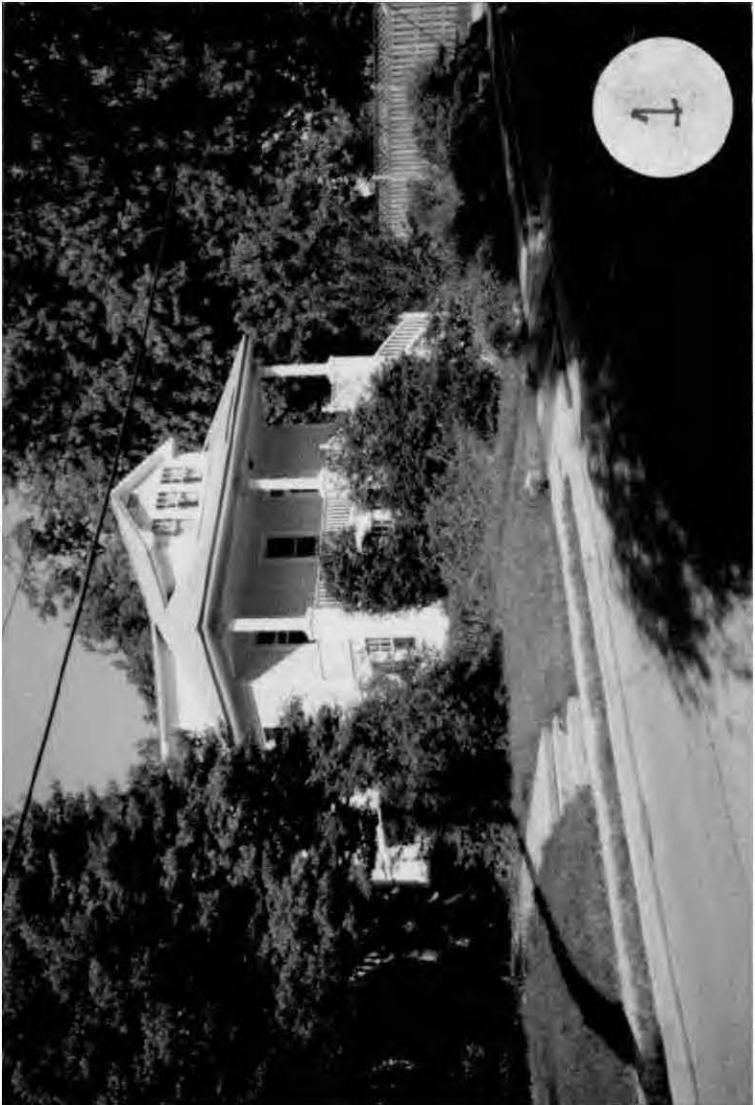


37/3-96V 6814 Westmoreland Avenue  
(Takoma Park Historic District)

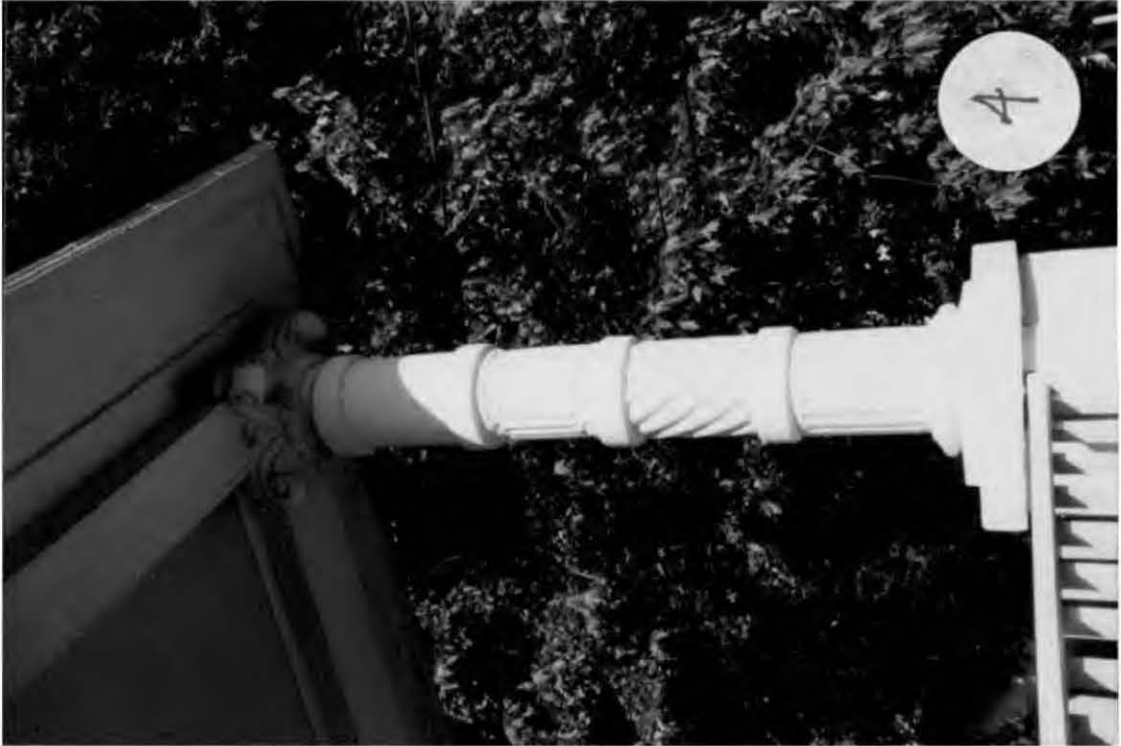
Photos

6814 Westmoreland Ave TP













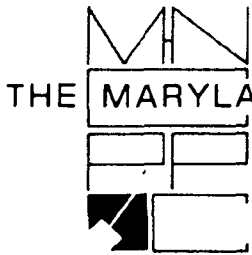












THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: June 27, 1996

*corrected copy  
6/28/96*

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: \_\_\_\_\_

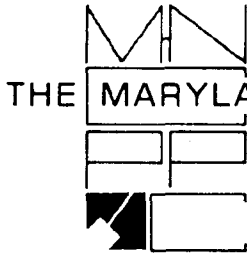
*Arbor gate shall either be painted,  
made of cedar (or other weather  
tolerant wood) or treated with  
preservative to retard adverse  
weathering.*

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

Applicant: Ann. Marie Gemmill / Mitchell Rafter

Address: 6814 Westmoreland 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.



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

DATE: June 27, 1996

*REVISED*

MEMORANDUM

TO: Robert Hubbard, Chief  
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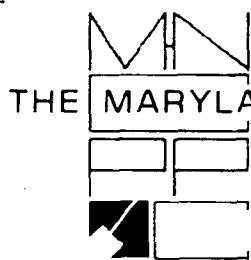
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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: June 27, 1996

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!

JORDAN  
HONEYMAN

Landscape  
Architecture

1335 P Street NW Suite 201  
Washington, DC 20005  
202/234-0922 Fax 202/234-0915

May 30, 1996

Memo to: Historic Preservation Commission

Memo from: Paxton Holt Jordan, ASLA  
Partner  
Jordan Honeyman Landscape Architecture

RE: Gemmill/Ratner Residence  
6814 Westmoreland Avenue  
Takoma Park, MD 20912

The garden elements and improvements to 6814 Westmoreland Ave. are as follows:



#### Front Yard

1. A new recycled concrete dry stack retaining wall planted with trailing perennials in joints and crevices is proposed along the front sidewalk and adjacent driveways. The walls maximum height will be 2'-5 1/2".
2. A new front walk is to be recycled concrete paving centered on the existing porch stairs and will be terminated at the city side walk with new steps of the same material.

#### Side Yard (west)

1. The arbor/gate is to be wood construction and serve as a separation from the driveway and the rear garden. It will serve as an entry into the new garden. The gate should be four feet wide and the arbor should have a minimum head clearance of 7 feet. The arbor's overall height should be no more than 8 feet, and will have side fences of approximately 2 feet in length and will have a maximum height of 42".

#### Rear Yard

1. The deck at the rear of the house will be approximately 8' X 16' and be only 6 to 12 inches above finish grade. There will be no hand or guard railings.
2. The new patio and stepping stones will be constructed of recycled concrete paving as well as the rear planters and curbs. Salvaged pieces of columns found on site will be incorporated into the patio and/or curbs.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Paxton Holt* 6/26/96



Gemmill/Ratner Residence Memo

Page 2

May 30, 1996

3. The trellis/clothes line will be 7'to 8' in height and will match the arbor at the side yard. It will consist of 3 posts and have an overall length of 16'.

**Side Yard (east)**

1. New stepping stones of recycled concrete paving will be used to enhance this access and the apartment entry. Drainage will be included under this walkway as well as along the rear facade.

**List of Submitted Photographs**

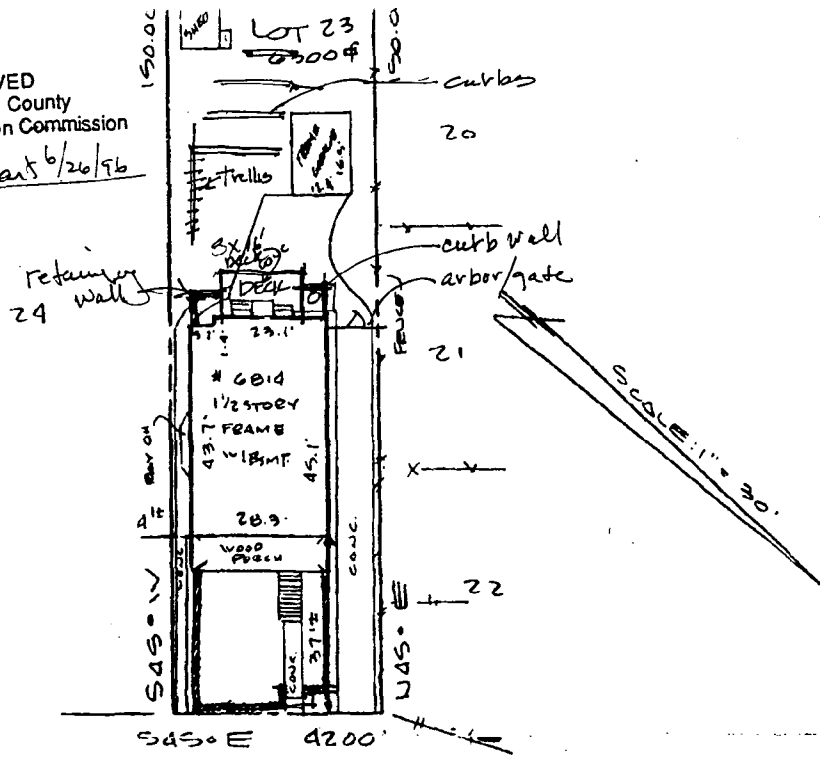
1. Perspective shot of 6814 Westmoreland Ave. looking at the northeast corner.
2. Front exposure of the house.
3. Existing lead walk to be replaced.
4. Front column detail.
5. Rear column detail.
6. Side yard (west) Arbor/gate location
7. Rear facade. The 8'X 16' deck will be centered along the rear facade and will service both rear doors.
8. Side yard (east) New stepping stone walk will replace the existing one.
9. Front side walk where new retaining wall will be constructed
10. Same columns on a downtown DC townhouse.

APPROVED  
Montgomery County  
Historic Preservation Commission

*Randy Kaplan* 6/26/96

APPROVED  
Montgomery County  
Historic Preservation Commission

*Gregory Keplart 6/26/96*



WESTMORELAND AVENUE

30' R/W



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

LOT 23 BLOCK 17  
PINECREST  
MONTGOMERY COUNTY, MD

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

*Michael J. Bazis*

Michael J. Bazis

PLS#263

THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 80-13111	DATE 5 89	R.C. KELLY & ASSOCIATES, INC. LAND SURVEYORS 10111 COLESVILLE ROAD SUITE 123 SILVER SPRING, MD 20901 593-8005
FIELD JS	DRAFT KQUO	
	P.B. P#145	
	SCALE: 1" = 30'	

mention

trellis @ rear yard

+ add. 2 steps for entrance  
by postman.

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: Westmoreland Avenue

Meeting Date: 6/26/96

Resource: Takoma Park Historic District

Public Notice: 6/12/96

Case Number: 37/3-96V

Report Date: 6/18/96

Review: HAWP

Tax Credit: No

Applicant: Ann-Mari Gemmill & Mitchell Ratner

Staff: Patricia Parker

**DATE OF CONSTRUCTION:** 1918

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

**ARCHITECTURAL DESCRIPTION:** One and one-half story frame bungalow with basement. This property is specially notable because of its one-of-a-kind columns and drop siding.

**PROPOSAL:** To install a dry stack stone retaining wall planted with perennials along the front sidewalk. This landscape feature would also serve to provide drainage for the property. The wall, as proposed, would be approximately 2'-6" in height.

A new front walk would be installed using recycled concrete paving on the existing porch stairs. In the side yard, a wood arbor no more than 8' in height with a 4' wide gate would be installed.

In the rear yard, a new wood deck 8' x 16' would be constructed 6-12" above finished grade. The deck would be without railings. Also a new patio, stepping stones, rear planters and curbs will be constructed of recycled concrete paving. Salvaged pieces of columns found elsewhere on site will also be utilized in this effort.

The property adjacent to the subject property is a contributing resource. The property confronting 6814 Westmoreland is a non-contributing resource.

**RECOMMENDATION:**  Approval  
 Approval with condition:

1) The arbor with gate shall be either painted, made of cedar or a weather-tolerant wood species, or treated with preservative to retard adverse weathering.

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.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Mitchell Ratner  
 DAYTIME TELEPHONE NO. (301) 270 3009  
 TAX ACCOUNT # 1065821  
 NAME OF PROPERTY OWNER ANN-MARI GEMMILL DAYTIME TELEPHONE NO. (301) 270 3009  
MITCHELL RATNER  
 ADDRESS 6814 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 6814 STREET Westmoreland Ave  
 TOWN/CITY Takoma Park NEAREST CROSS STREET Walnut/ELM  
 LOT 23 BLOCK 17 SUBDIVISION PINECREST  
 LIBER 6386 FOLIO 707 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 apt. in basement  
 1B. CONSTRUCTION COST ESTIMATE \$ \$13,000  
 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 2 feet 5 1/2 inches MAXIMUM  
 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.

Mitchell S. Ratner / Ann-Mari Gemmill 5-31-96  
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:

Outstanding resource with eclectic one of a kind columns

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

Landscape renovation that will enhance existing structures & create usable & practical garden spaces while solving drainage problems. SEE ATTACHED MEMO

**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 drip-line of any tree 6" or larger in diameter (at

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Mindy Cohen and  
✓ Paul Zeitz  
49 Elm Avenue  
Takoma Park, MD 20912

Aubrey Stevenson  
6761 Eastern Ave  
Takoma Park, MD  
20912

Ron Collins + Susan  
Cohen  
61 Walnut Ave  
Takoma Park, MD  
20912

Property Owner  
6757 Eastern Ave  
Takoma Park, MD  
20912

Larry + Sue  
Zarker  
59 Walnut Ave  
Takoma Park, MD  
20912

Barbara Seligman and Robert Tate  
65 Walnut Avenue  
Takoma Park, MD 20912

Steve and Jane  
Morse  
57 Walnut  
Takoma Park, MD  
20912

owner of 6812 Westmoreland Ave:

Sandra Manahan  
8603 Pinta Street  
Clinton, MD 20735



JORDAN  
HONEYMAN

Landscape  
Architecture

Street NW Suite 201  
Washington, DC 20005  
202/234-0922 Fax 202/234-0915

May 30, 1996

**Memo to:** Historic Preservation Commission

**Memo from:** Paxton Holt Jordan, ASLA  
Partner  
Jordan Honeyman Landscape Architecture

**RE:** Gemmill/Ratner Residence  
6814 Westmoreland Avenue  
Takoma Park, MD 20912

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Gemmill/Ratner Residence Memo  
Page 2  
May 30, 1996

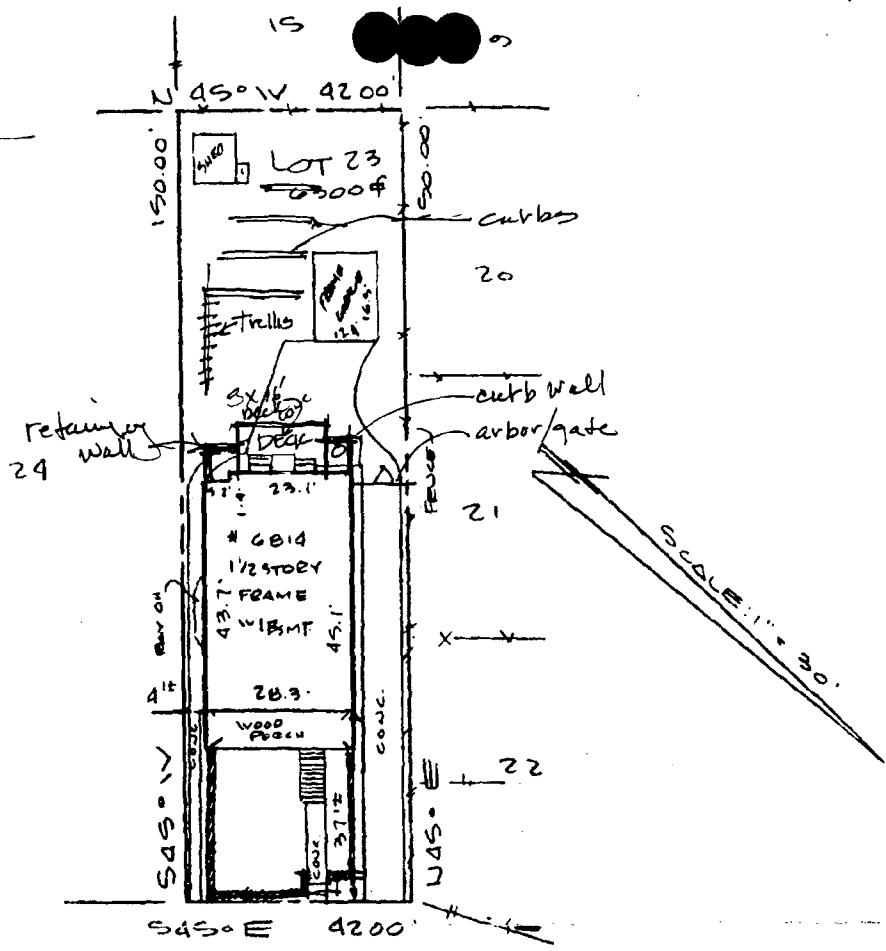
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#### List of Submitted Photographs

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2. Front exposure of the house.
3. Existing lead walk to be replaced.
4. Front column detail.
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9. Front side walk where new retaining wall will be constructed
10. Same columns on a downtown DC townhouse.



WESTMORELAND AVENUE  
 30' E 114'



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

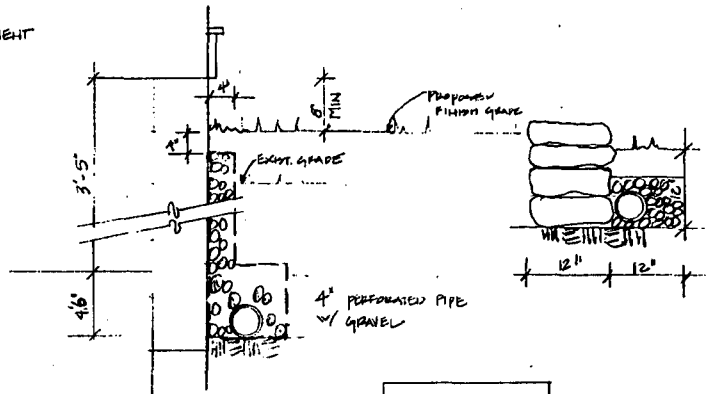
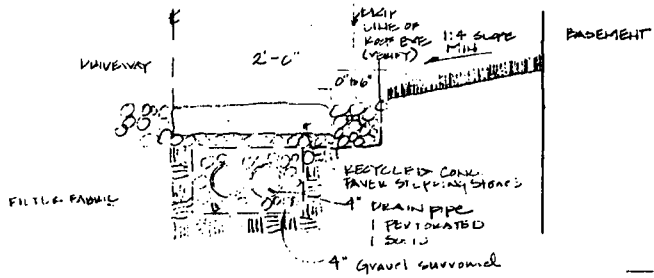
LOT 23 BLOCK 17  
 PINECREST  
 MONTGOMERY COUNTY, MD

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*Michael J. Bazis*  
 Michael J. Bazis PLS#263

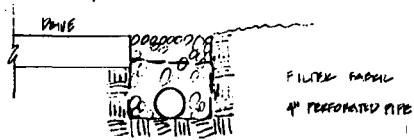
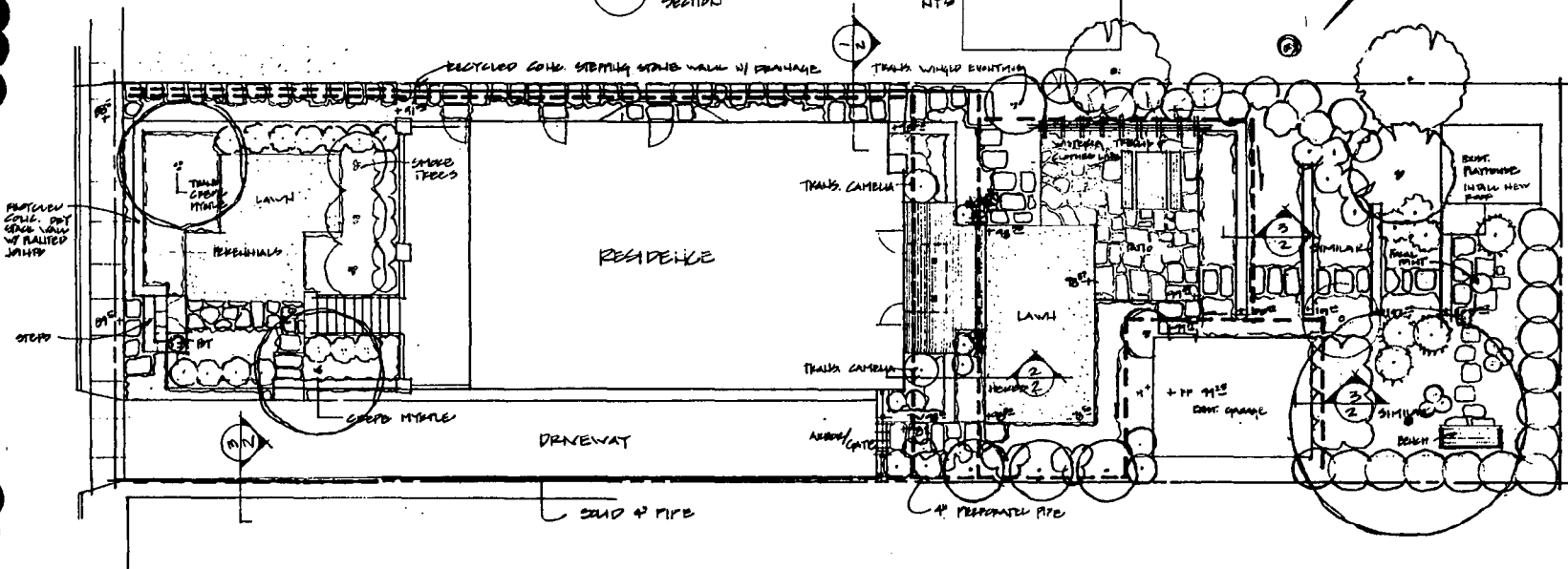
THIS SURVEY IS FOR TITLE PURPOSES ONLY

JOB # 82-031111	DATE 5 89	<b>R.C. KELLY &amp; ASSOCIATES, INC.</b> LAND SURVEYORS 10111 COLESVILLE ROAD SUITE 123 SILVER SPRING, MD 20901 593-8005
FIELD JS	DRAFT KAND	
	P.B. 2 P#143	
	SCALE: 1" = 30'	



1 STEEP SIDE SECTION = P.A. & S.S. SECTION

2 DRAINAGE PIPE @ HOUSE SECTION

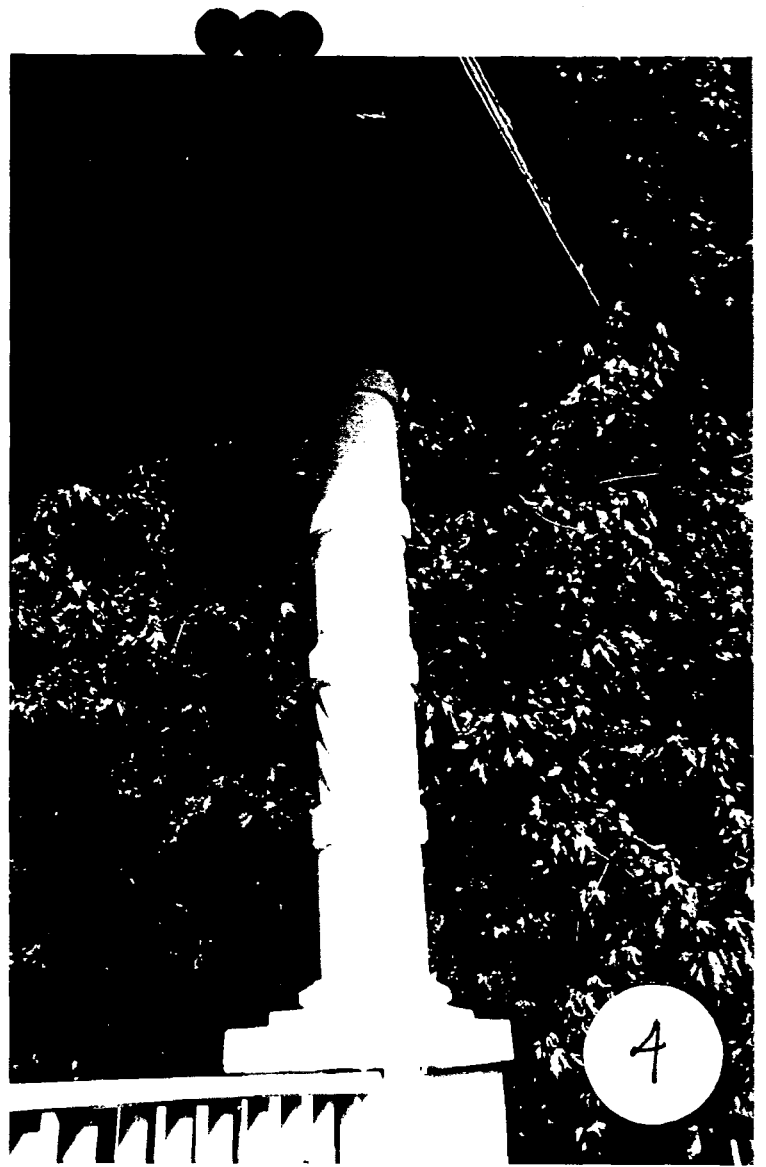


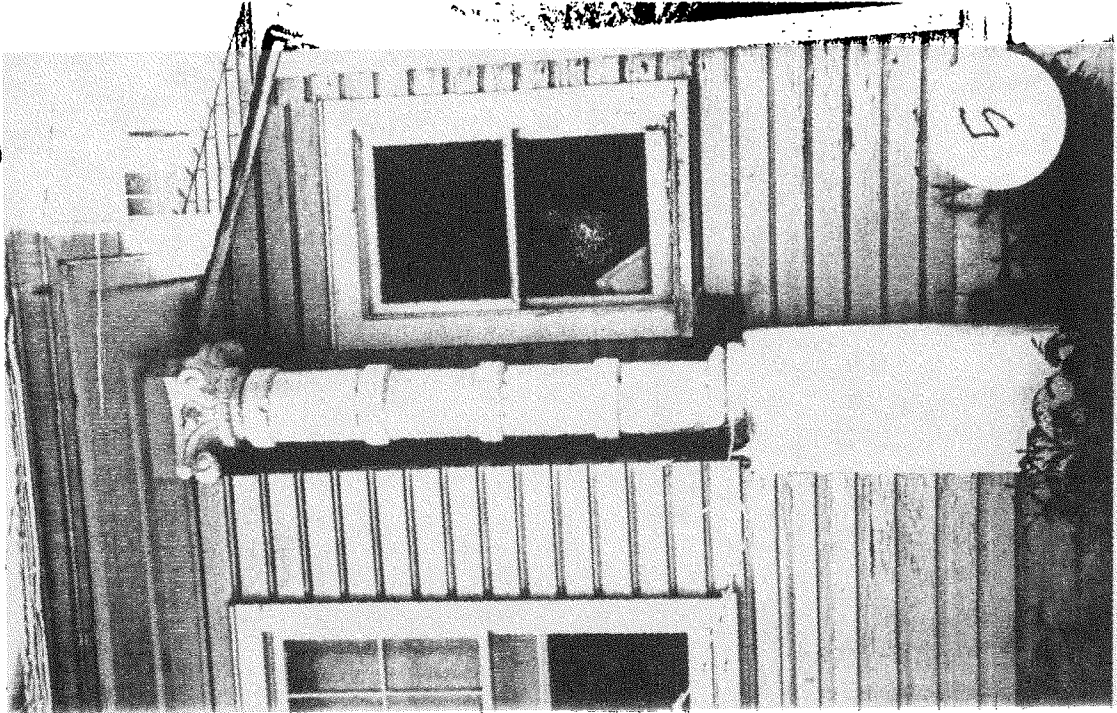
3 DRY WELL TRAP SECTION

DATE: 10/10/07

60 MILL RATHER RESIDENCE  
6814 WESTMORELAND AVE.  
TAKOMA PARK, MD 20912

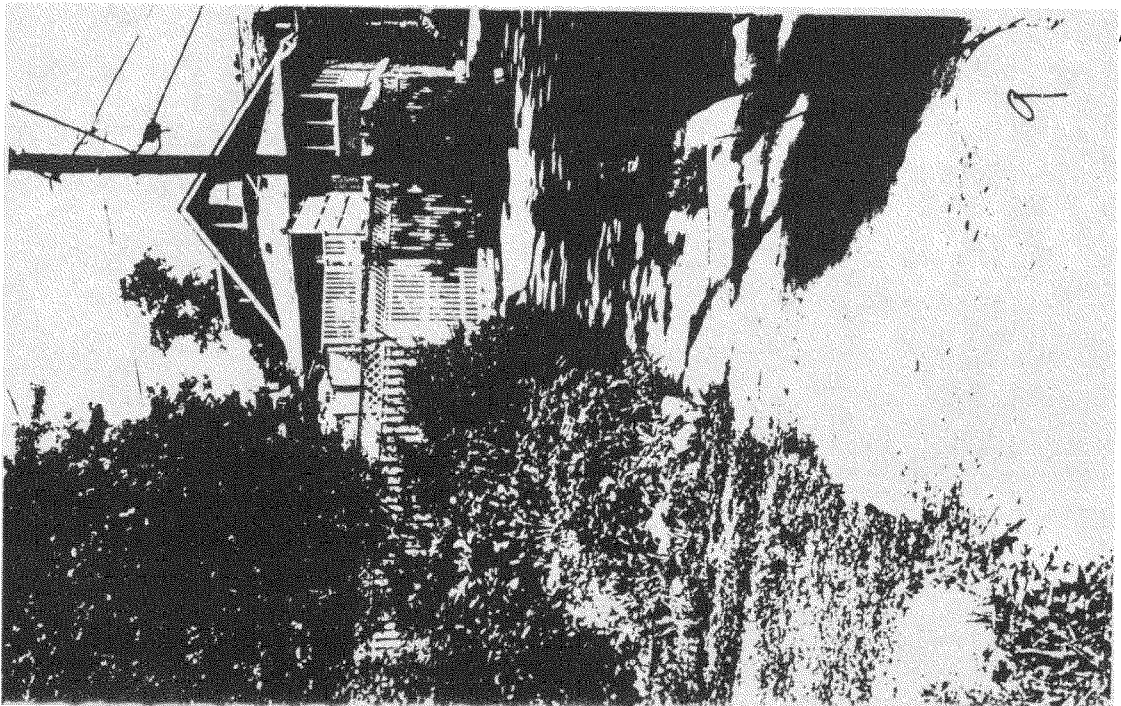


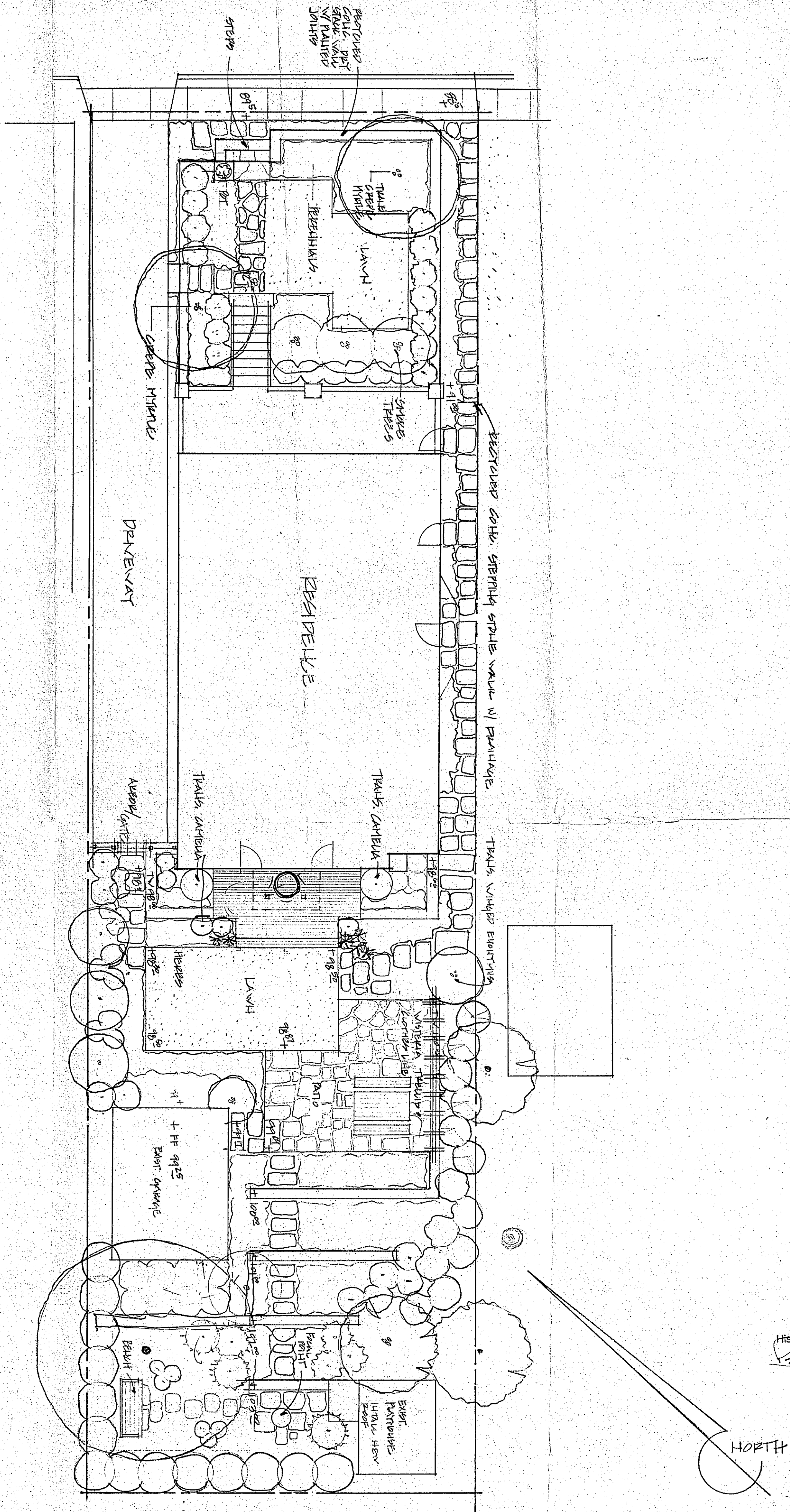












APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 Penny Kephart 6/26/96

GEMMILL RATHER RESIDENCE  
 6814 WESTMORELAND AVE.  
 TAKOMA PARK, MD 20912

DATE:

SCALE: 1/8" = 1'-0"

JORDAN  
 HONEYMAN

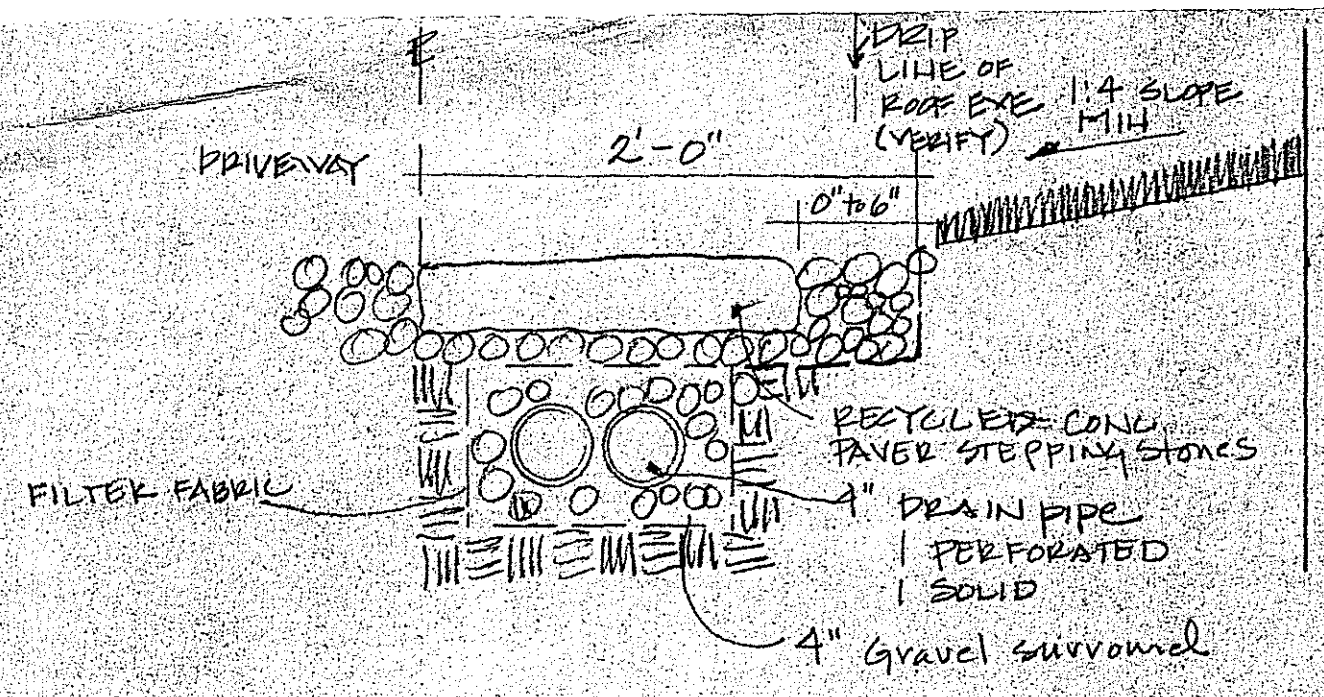


Landscape  
 Architecture

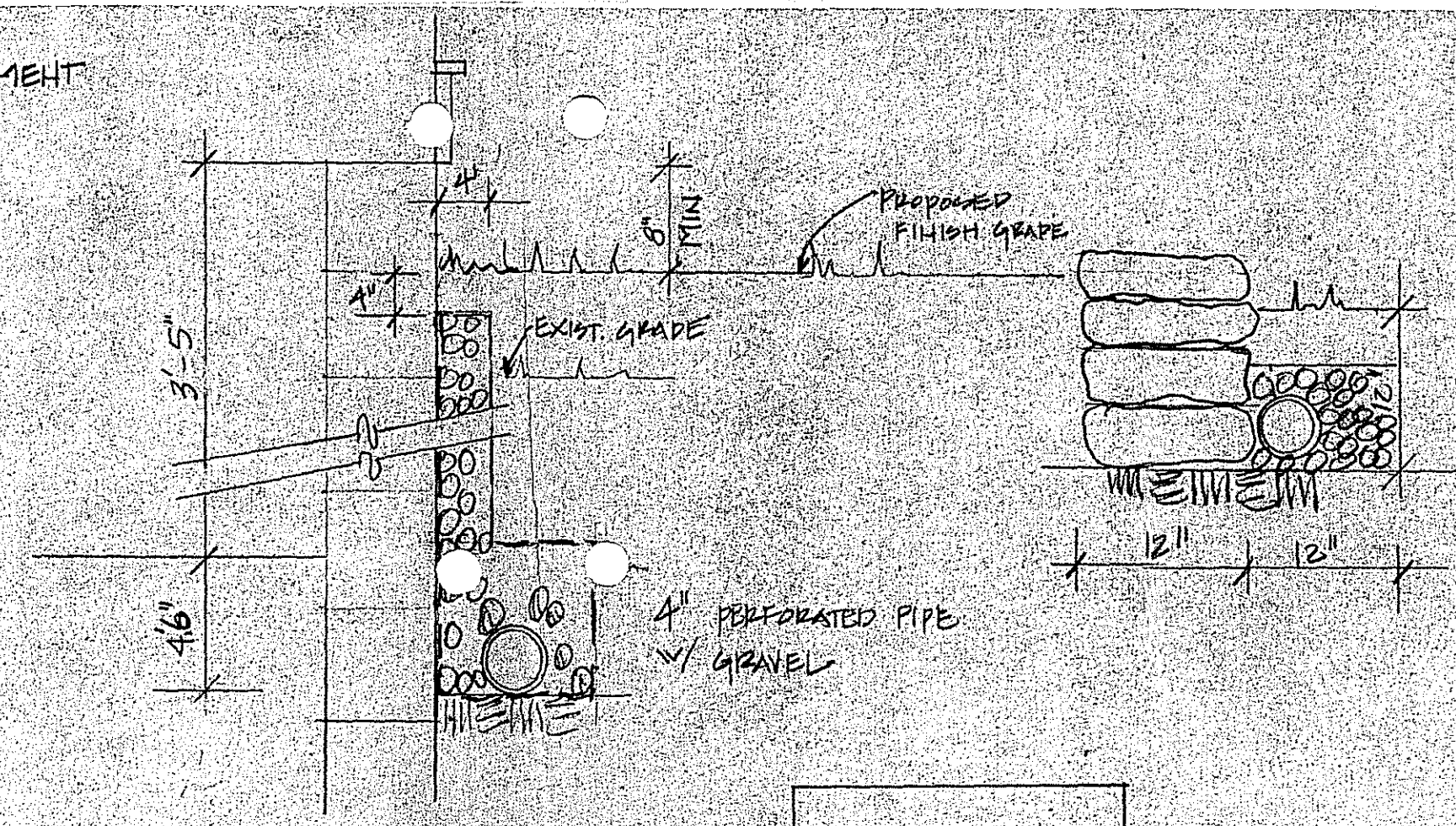
1335 P Street NW, Suite 201  
 Washington, DC 20005

202/234-0922  
 Fax 202/234-0915

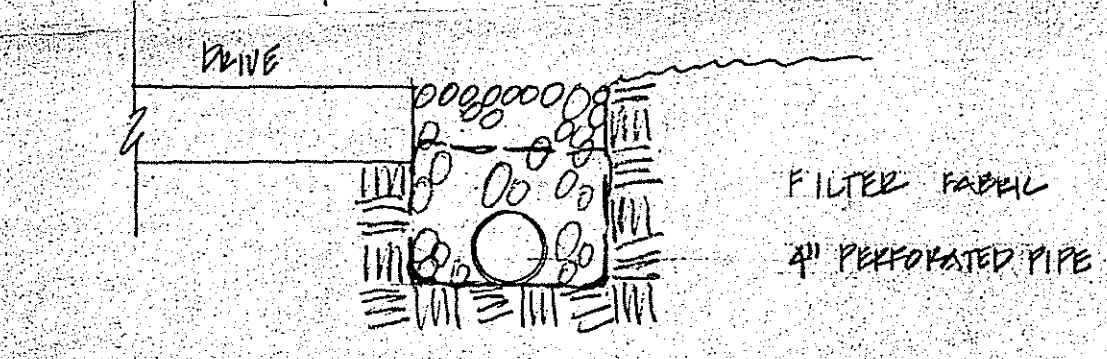
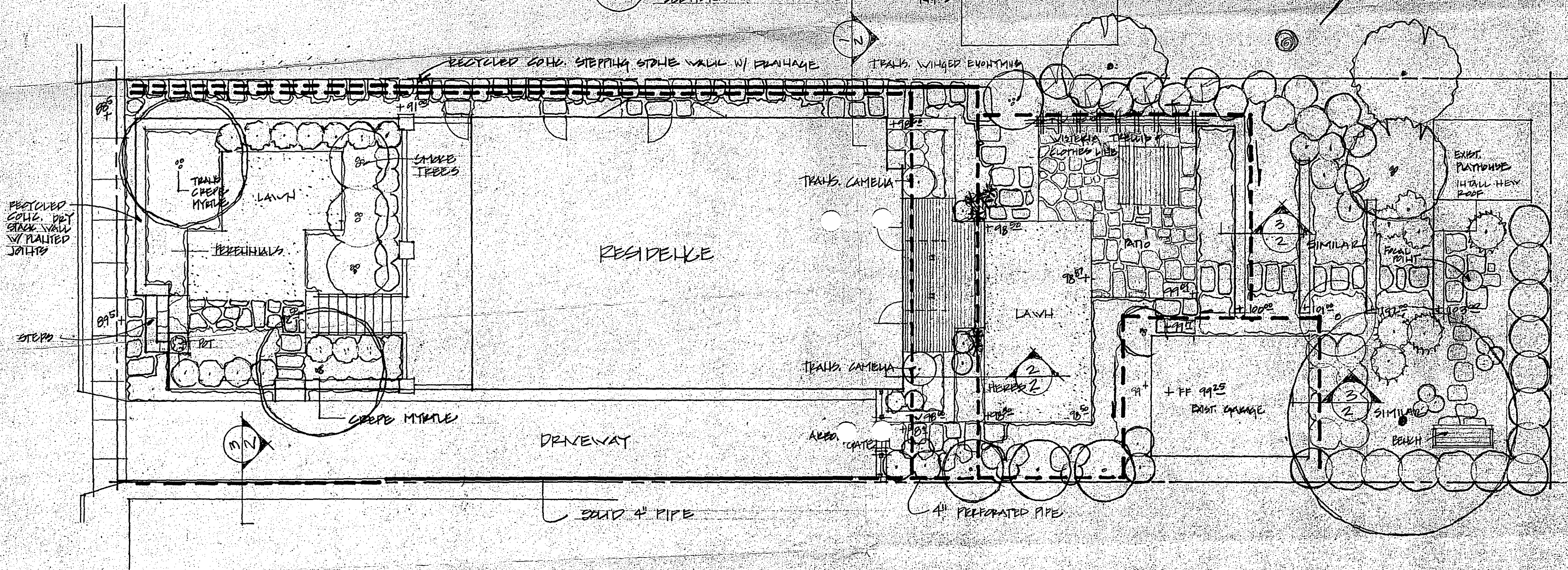




1 STEPPING STONE & DRAINAGE SECTION NTS



2 DRAINAGE PIPE @ HOUSE SECTION NTS

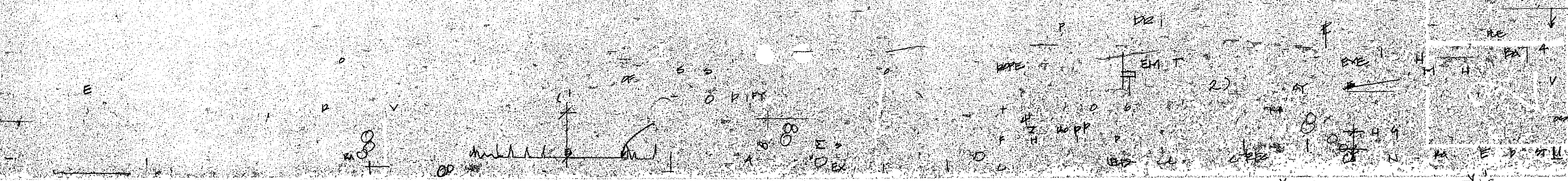


3 DRY WELL TRENCH SECTION

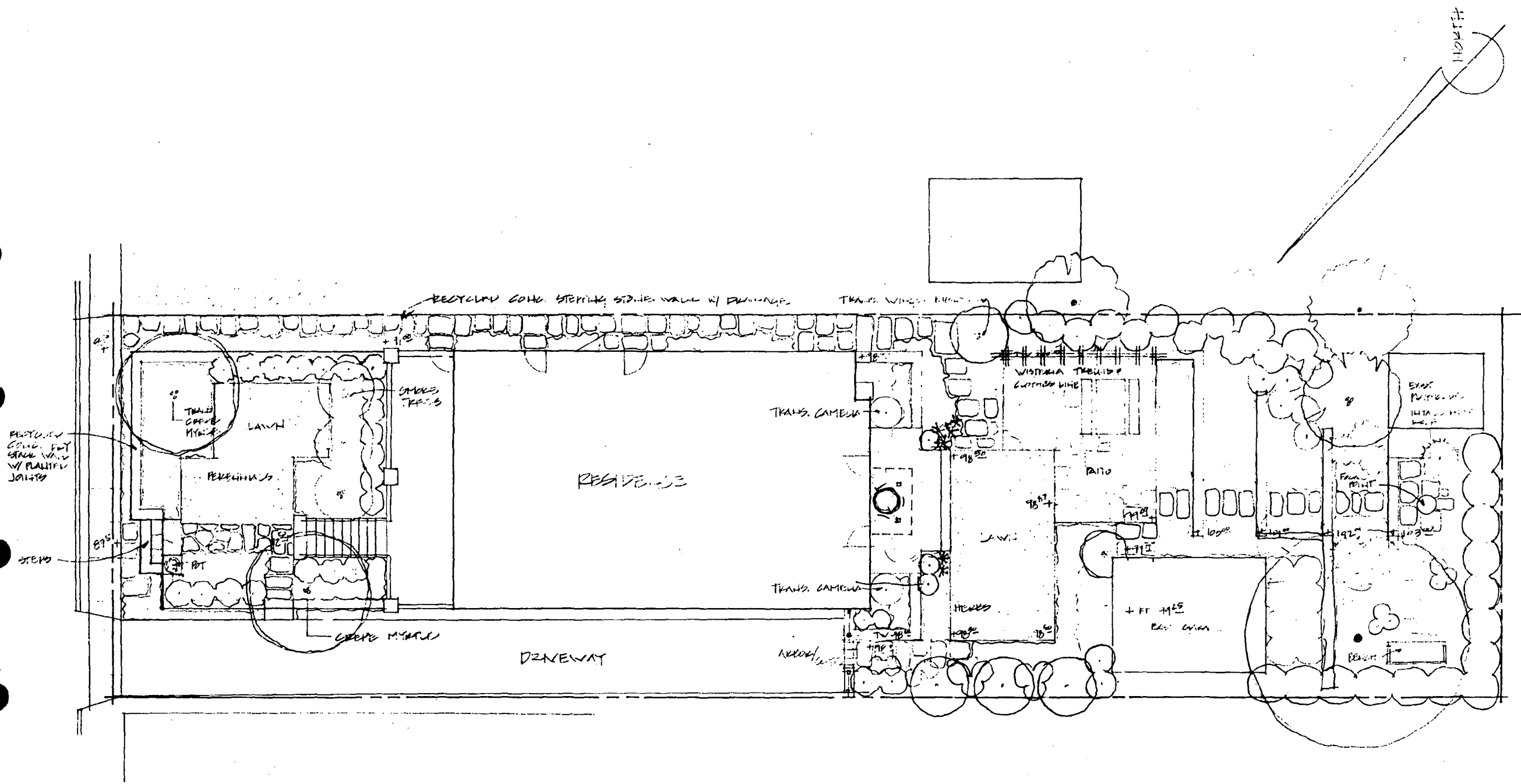
GEMMILL RATHER RESIDENCE  
 6814 WESTMORELAND AVE.  
 TAKOMA PARK, MD 20912

DATE: SCALE: 1/8"=1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
 6/26/96







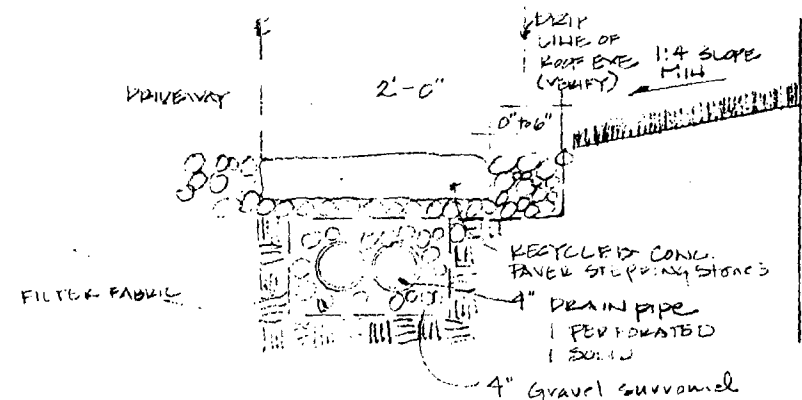
GEMMILL RAILROAD RESIDENCE  
 6814 WESTHAYWARD AVE.  
 TAKOMA PARK, MD 20912

DATE: SCALE: 1/8" = 1'-0"

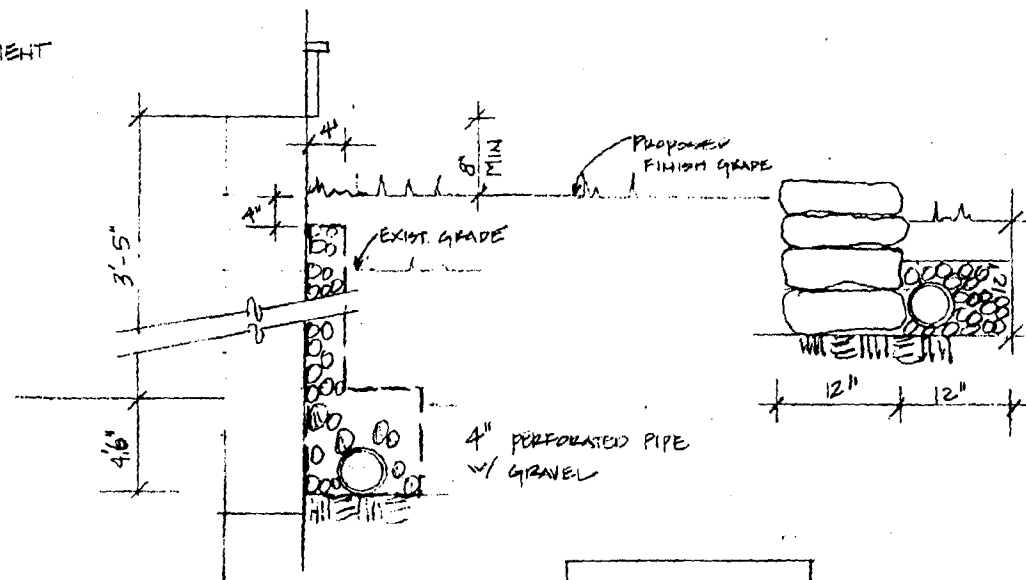
JORDAN HONEYMAN

LANDSCAPE ARCHITECTURE

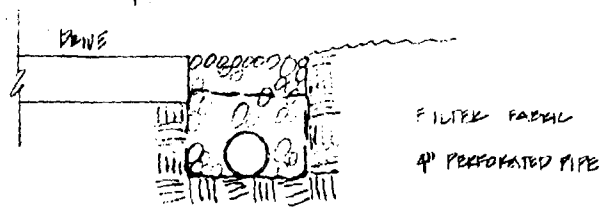
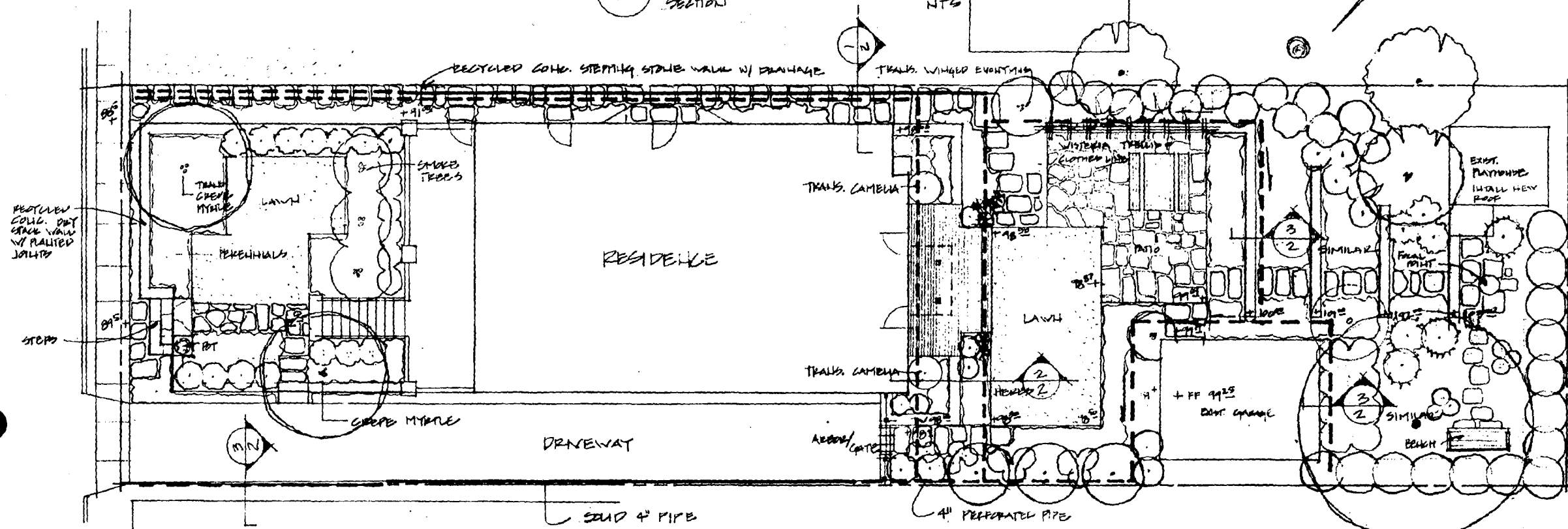
1111 P. Street NW Suite 201  
 Washington, DC 20045  
 202.462.8823  
 Fax 202.462.8823



1 STEPPING STONE = DRAINAGE SECTION NTS



2 DRAINAGE PIPE @ HOUSE SECTION NTS



3 DRY WEL TRENCH SECTION

DATE: \_\_\_\_\_  
 SCALE: 1/8" = 1'-0"

GEMMILL RATHER RESIDENCE  
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