

37/3-98JJ 6909 Westmoreland Ave.  
(Takoma Park Historic District)

6929 Woodward Ave  
Albany Park  
~~373~~ 373 - 9855





RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850  
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Holt Jordan

Daytime Phone No.: 202 737 0451

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Richard Brown Daytime Phone No.: 301 577 6000 ext. 26

Address: 1909 Westmoreland Ave Takoma Park MD 20912  
Street Number City Street Zip Code

Contractor: Self Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Holt Jordan Daytime Phone No.: 202 737 0451

**LOCATION OF BUILDING/PREMISE**

House Number: 1909 Street: Westmoreland Ave

Town/City: Takoma Park Nearest Cross Street: Walnut / ELM

Lot: part of 11 Block: F Subdivision: Gilbert's Woods Subdivision of the Grammer Farms

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reiz
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Hot Tub & Deck

1B. Construction cost estimate: \$ 10,000

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 6 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.

Richard Brown  
Signature of owner or authorized agent

7/21/98  
Date

Approved: X For Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 8/12/98

Application/Permit No.: 980722073 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

980722073

SEE REVERSE SIDE FOR INSTRUCTIONS

3713-9855

**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:

Arts & Crafts Two Story

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

Replace # Retaining walls w/ stone walls  
Replace exist. conc. steps w/ Flagstone steps  
Replace existing hand rail & replace to match porch rail

**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).

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 8/17/98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator *GW*  
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

*\** When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

*\* Please bring your permit sets + 1 extra copy to this office for HPC staff review + stamping prior to going to DPS.*

**EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address: 6909 Westmoreland Avenue

Meeting Date: 8/12/98

Resource: Takoma Park Historic District

Review: HAWP

Case Number: 37/3-98JJ

Tax Credit: No

Public Notice: 7/29/98

Report Date: 8/5/98

Applicant: Richard Brown (Holt Jordan, Agent)

Staff: Robin D. Ziek

PROPOSAL: Rear deck installation;  
Front yard landscape alterations

RECOMMENDATIONS: APPROVAL

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**DATE OF CONSTRUCTION:** c1910-1920s

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

**ARCHITECTURAL DESCRIPTION:** 2-Story Craftsman style, with existing wooden steps at the front porch and concrete masonry wall along driveway and concrete steps.

**PROPOSAL: FRONTYARD:** Remove approximately 3' of existing concrete wall along sidewalk and driveway remove existing concrete steps. Construct new stone retaining wall (30" max height) and an additional 12"-18" segment of stone wall. Regrade to accommodate new flagstone steps with stone risers, and landscape with new plant material. Erect handrail at new steps to match existing porch rails. **BACKYARD:** Install Hottub with decking. Remove section of existing stone wall and replace with stone steps. Install flagstone adjacent to Hottub.

**RECOMMENDATION:**  Approval  
 Approval with conditions:

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

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.





RETURN TO DEPARTMENT OF PERMITTING SERVICES 250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850 301/217-6370

DPS - #8

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Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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CHECK ALL APPLICABLE:

- AC, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Hot Tub & Deck

1B. Construction cost estimate: \$ 10,000

1C. If this is a revision of a previously approved active permit, see Permit #

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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.

Richard Brown Signature of owner or authorized agent

7/21/98 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 9807220023 Date Filed: Date Issued:

3

3713-9855

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4

Historic Preservation Commission, Montgomery Co., MD  
Brown/Detragniache Residence  
July 21, 1998

LIST OF PHOTOGRAPHS

1. Perspective image of 6909 Westmoreland Avenue . A replacement wall is proposed for the existing wall
2. Front elevation of property
3. Image of present entry into the house. We are proposing to remove the concrete steps & paving and replace it with flagstone to create a more inviting entrance.

LIST OF CONFRONTING & ADJACENT PROPERTY OWNERS

Bruce & Jo Anne Moyer  
6907 Westmoreland Avenue  
Takoma Park, MD 20912

John & Mary Anne Redman  
6910 Westmoreland Ave.  
Takoma Park, MD 20912

Richard Cobert & Jane Powers  
6908 Westmoreland Ave  
Takoma Park, MD 20912

Franz Rasmussen & Meg Taylor  
6913 Westmoreland Ave  
Takoma Park, MD 20912

Catherine Carr (Resident)  
6906 Westmoreland Avenue  
Takoma Park, MD 20912

JAY BROCKETT (OWNER)  
1728 Briggs Cheney Rd.  
Silver Spring, MD.

July 21, 1998

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: Brown/Detrage Residence  
6909 Westmoreland Ave.  
Takoma Park, MD 20912

Dear Commissioners & Staff:

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

Frontyard

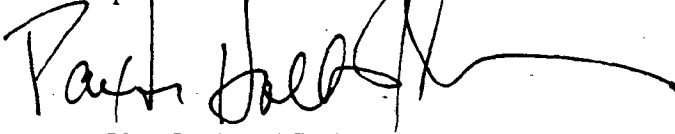
1. Remove approximately existing 3' concrete masonry wall along sidewalk and driveway. Remove existing concrete steps.
2. Construct new stone retaining wall 30" max height and an additional 12-18" stonewall.
3. Regrade to minimize slope and allow for new walkway.
4. Construct new flagstone steps with stone risers.
5. Lay new flagstone walkway
6. Plant new plantings.
7. Erect handrail on steps (match porch rails).

Backyard

1. Install Hottub with decking .
2. Remove section of existing stone wall and replace with stone steps.
3. Lay flagstone adjacent to hottub.

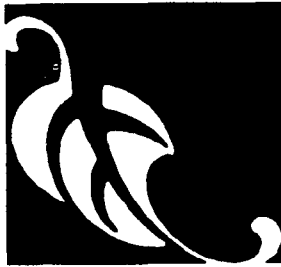
Thank you for your consideration.

Sincerely,  
Jordan Honeyman  
Landscape Architecture



Paxton Holt Jordan, ASLA  
Partner

(6)



**JORDAN  
HONEYMAN**  
Landscape Architecture

1003 K St. NW  
Suite 840  
Washington, DC 20001  
202.737.0451  
202.737.0452 FAX

# LETTER OF TRANSMITTAL

DATE	7/21/98	JOB NO.
ATTENTION	Historic Preservation Commission	
RE:	Brown Residence	

TO Department of Permitting Services  
250 Hungerford Drive  
Rockville MD 20850

WE ARE SENDING YOU  Attached  Under separate cover via Fed X the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
	7/21/98		Historic Area Work Permit Application

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS Robin / ~~Pat~~ Perry

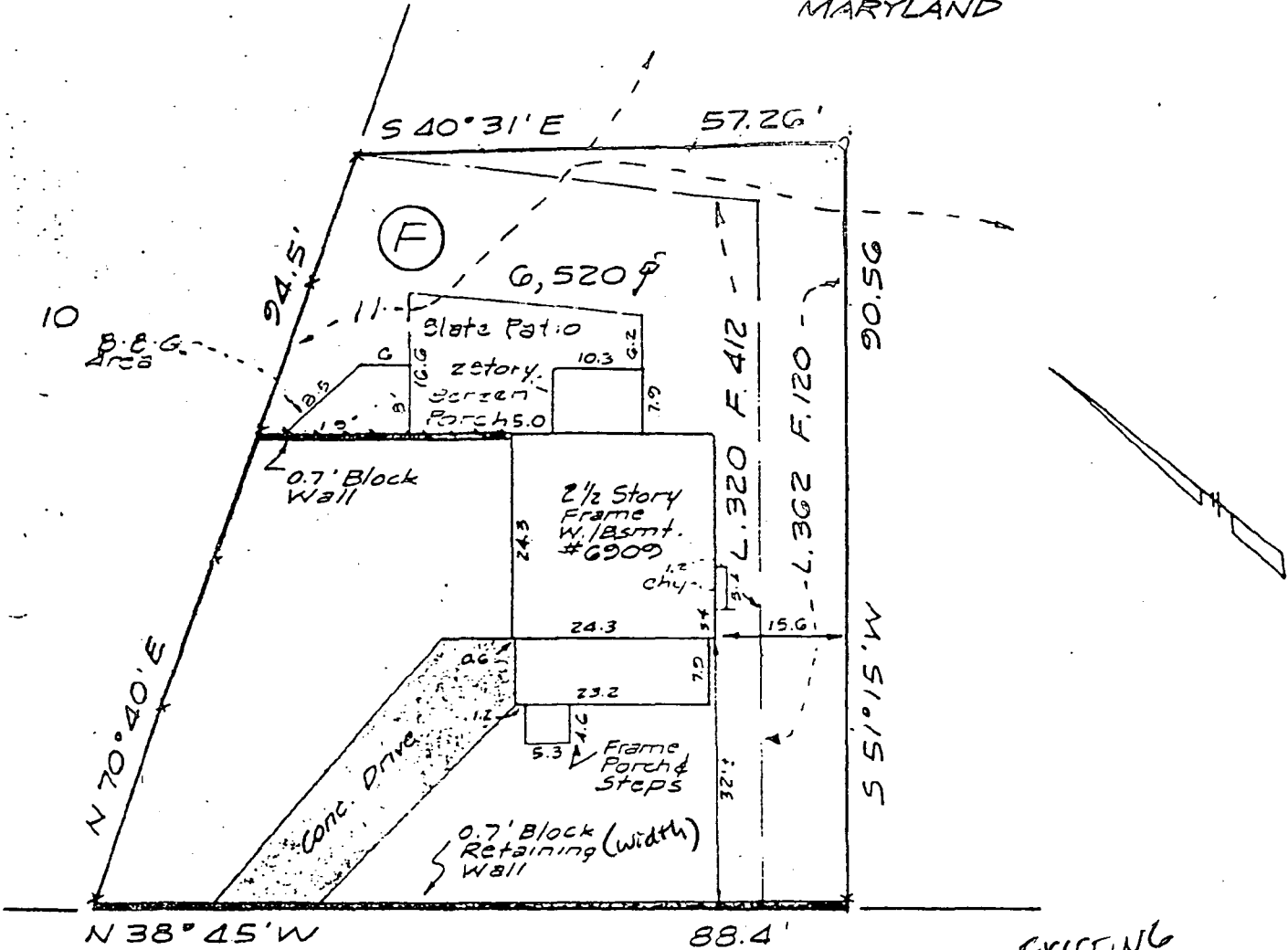
Call me if you have questions the back yard has  
2-3 minor differences I will call the owner & find out  
which one he prefers if necessary.

Thanks Hot

COPY TO \_\_\_\_\_

SIGNED: Hot Jordan (7)

HOUSE LOCATION  
 6909 WESTMORELAND AVE.  
 PART OF LOT 11, BLOCK "F"  
 GILBERT AND WOOD'S SUBDIVISION  
 OF THE GRAMMAR FARM  
**TAKOMA PARK**  
 WHEATON DISTRICT  
 MONTGOMERY COUNTY  
 MARYLAND



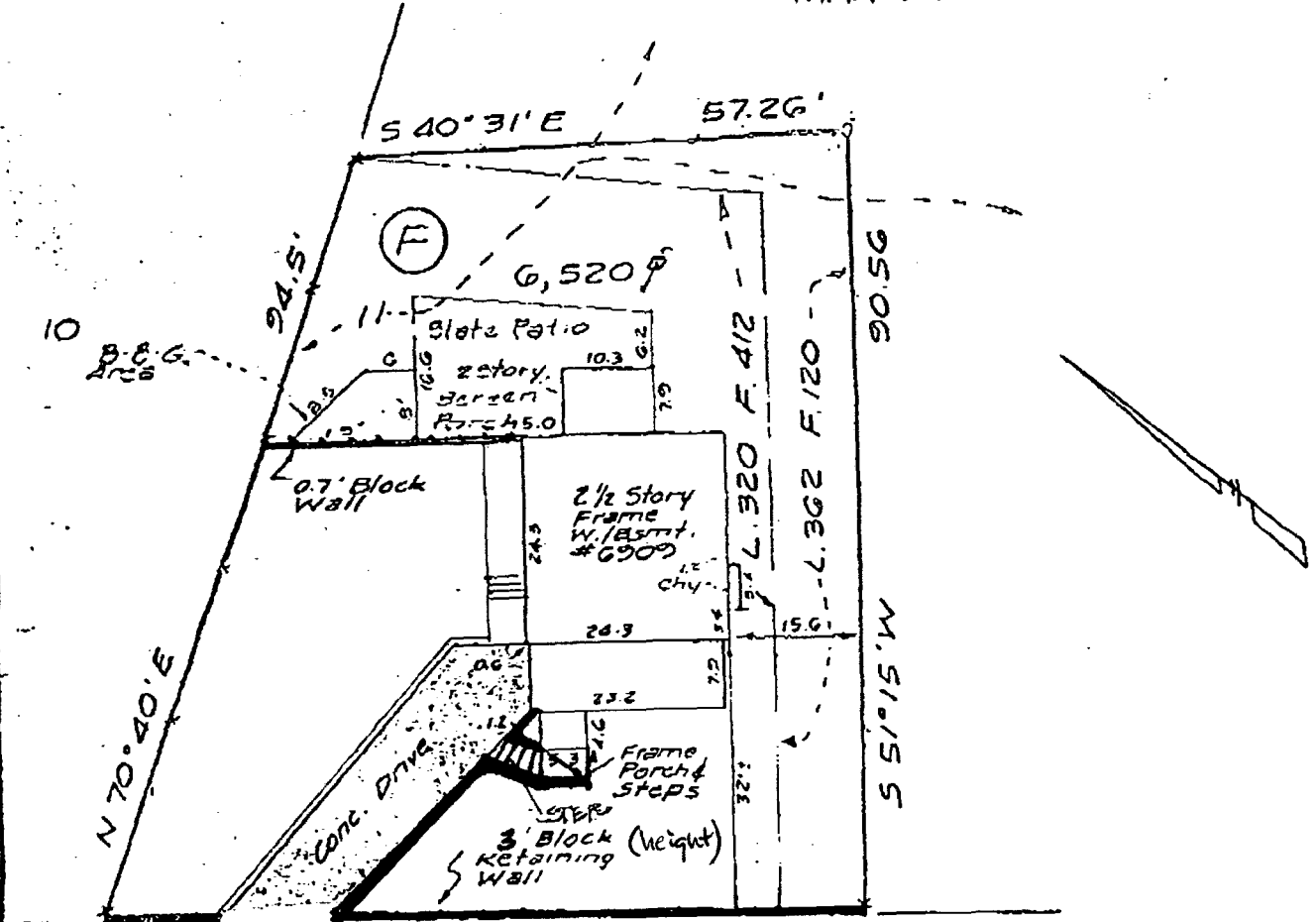
EXISTING  
 PLAT

WESTMORELAND AVENUE  
 40' R.W.  
 (ELM AVENUE)

NOTE: Lot corners have not been set by this survey unless otherwise indicated. H115-G

ENGINEER'S CERTIFICATE	REFERENCE	LIGHT, ELLIOTT & ASSOC.	
I hereby certify that I have carefully surveyed the property shown and described hereon, in accordance with record description, and have located all of the existing improvements thereon by a transit-tape survey, and that corners have been found or placed as shown, and that there are no encroachments either way across the property except as indicated. <i>Blanton Light</i> Reg. P.E. & L.S. No. 715	PLAT BOOK A	ENGINEERS-PLANNERS-SURVEYORS	
	PLAT N° 49	8508 ADELPHI ROAD ADELPHI, MARYLAND 20785	
	LIBER	422-6080 (18)	
	FOLIO	CHECKED: <i>[Signature]</i>	RECORD NUMBER
	DATE: 5-2-84	SH-37620 X	

HOUSE LOCATION  
 6909 WESTMORELAND AVE.  
 PART OF LOT 11, BLOCK "F"  
 GILBERT AND WOOD'S SUBDIVISION  
 OF THE GRAMMAR FARM  
**TAKOMA PARK**  
 WHEATON DISTRICT  
 MONTGOMERY COUNTY  
 MARYLAND

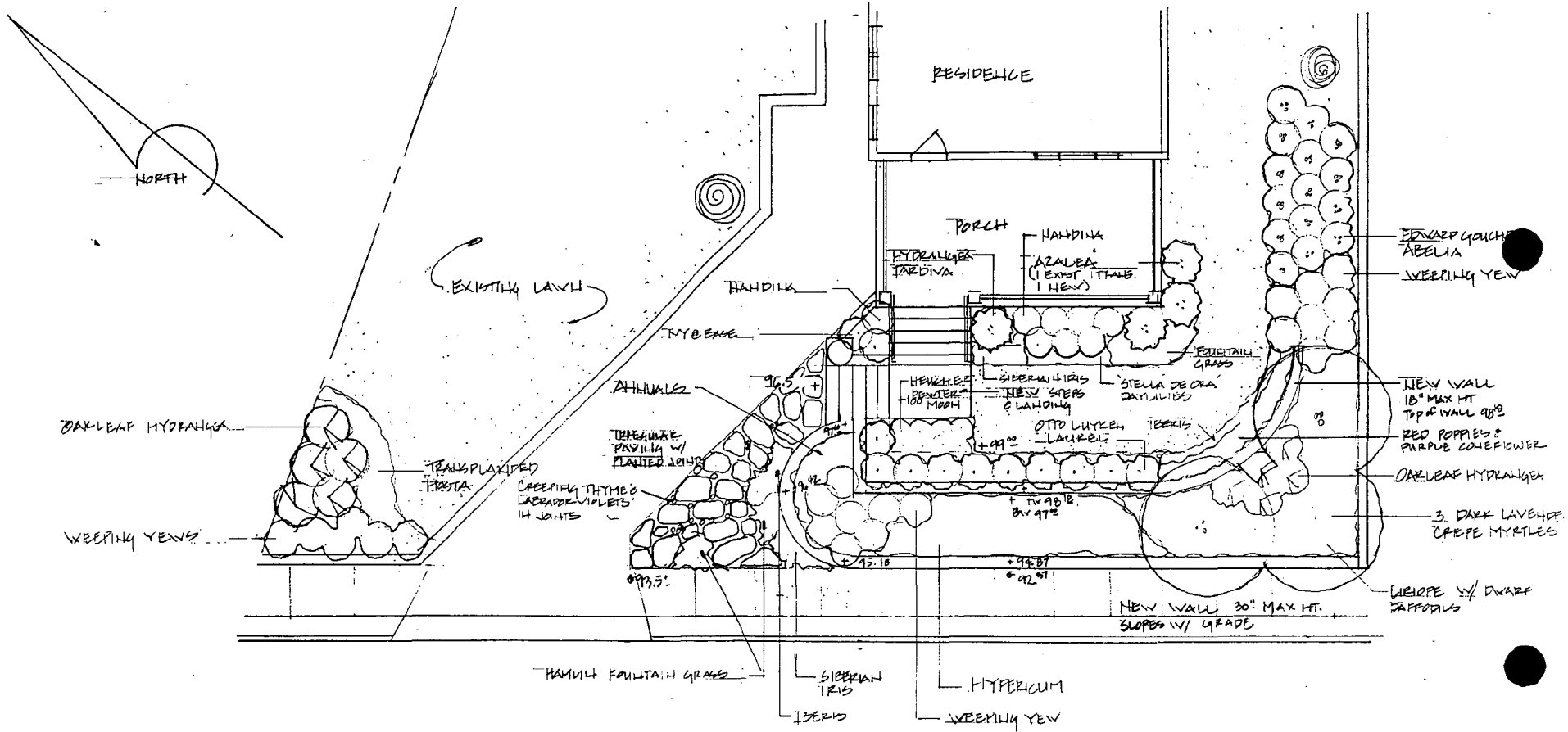


WESTMORELAND AVENUE  
 40' R.W.  
 (ELM AVENUE)

EXISTING  
 SITE  
 PLAN

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	A	ENGINEERS-PLANNERS-SURVEYORS
	PLAT N°	8508 ADELPHI ROAD
	49	ADELPHI, MARYLAND 20783
	LIBER	422-6080
FOLIO	CHECKED: <input checked="" type="checkbox"/>	RECORD NUMBER
	SCALE: 1"=20'	



**JORDAN HONEYMAN**  
 Landscape Architecture

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

**PROFIT PLANTING DESIGN**  
 For

BROWN DETRAGACHTE RESIDENCE  
 6909 WESTMORELAND AVENUE  
 TAKOMA PARK MARYLAND 20912

SCALE 1/8" = 1'-0"  
 DATE: 7/9/98

10



11

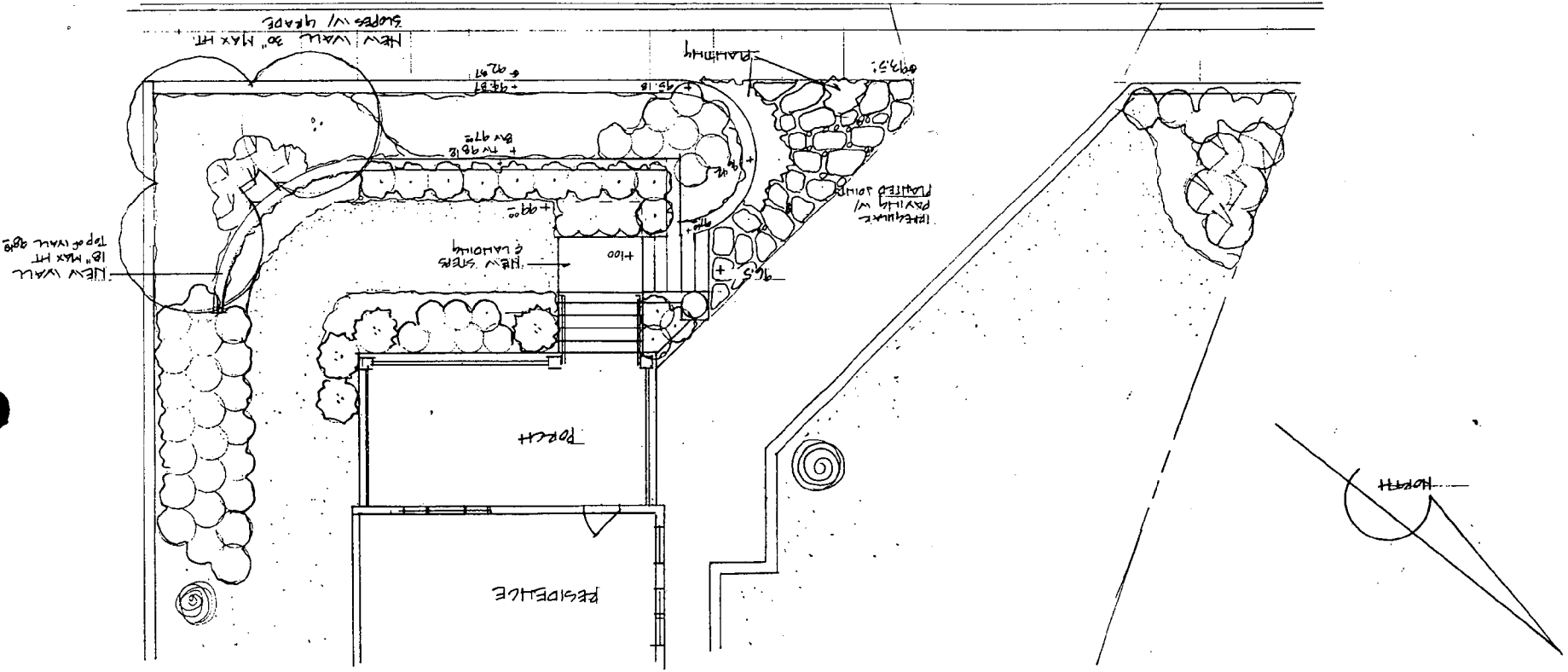


JORDAN HONEMAN  
Landscape Architecture  
1003 K Street NW  
Suite 840  
Washington DC 20001  
202.777.0451  
202.777.0452 FAX

BROWN/BRAQUACHE RESIDENCE  
6909 WESTMORELAND AVENUE  
TAKOMA PARK MARYLAND 20912

SCALE 1/8" = 1'-0"  
DATE: 7/9/98

LANDSCAPE PLAN FOR



# Backyard Project

Richard Brown / Enrica Detragiache

6909 Westmoreland Ave  
Takoma Park

Sketch and Preliminary Plans  
for Hot tub, deck  
and patio.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**MEMORANDUM**

TO: Historic Preservation Commission

FROM: Robin D. Ziek, HPC Staff *RDZ*

SUBJECT: Case No. 37/3-98JJ - Revisions to submission

DATE: August 5, 1998

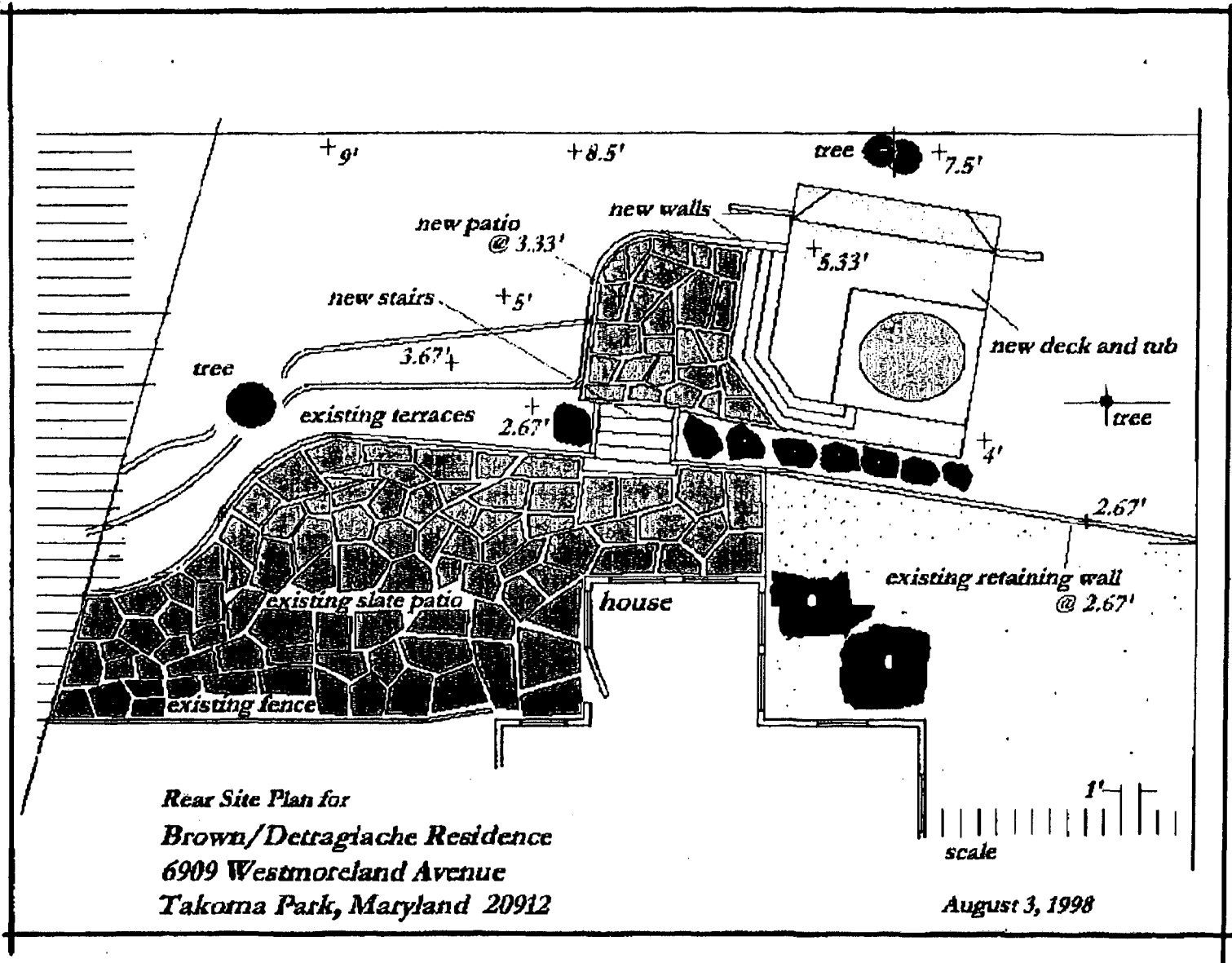
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Attached please find revisions to the HAWP for Richard Brown at 6909 Westmoreland Avenue, Takoma Park Historic District. These were received today, and reflect decisions made by the applicant.

**Please substitute these pages for Circle 13 - 16.**

Staff is not concerned by this revision in that the proposal concerns landscape work at the rear yard. The proposal will not be visible from the public right-of-way with or without these revisions.

**Staff recommends Approval on an expedited basis.**

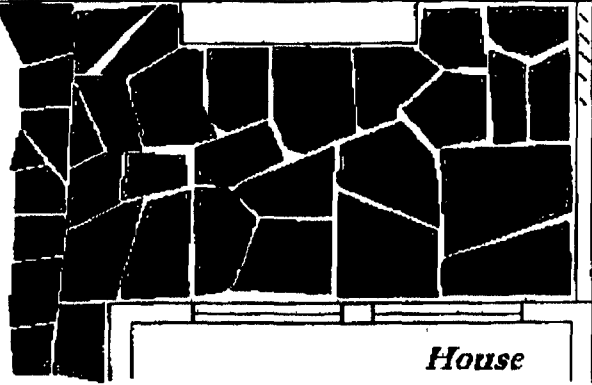
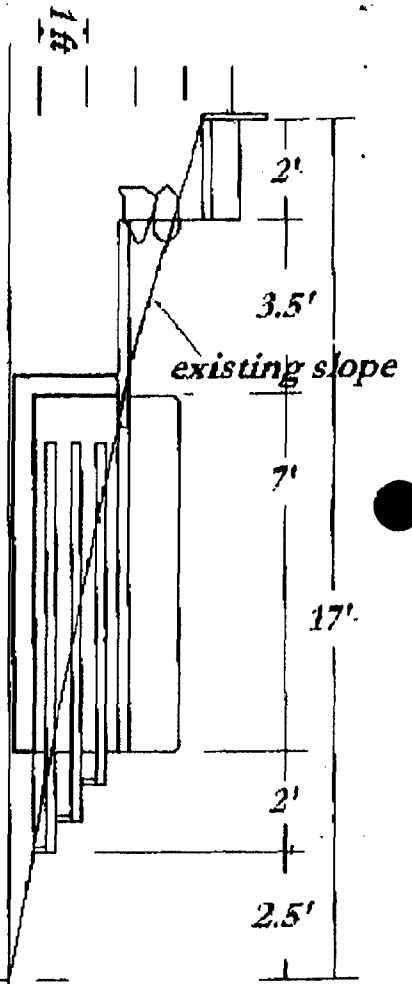
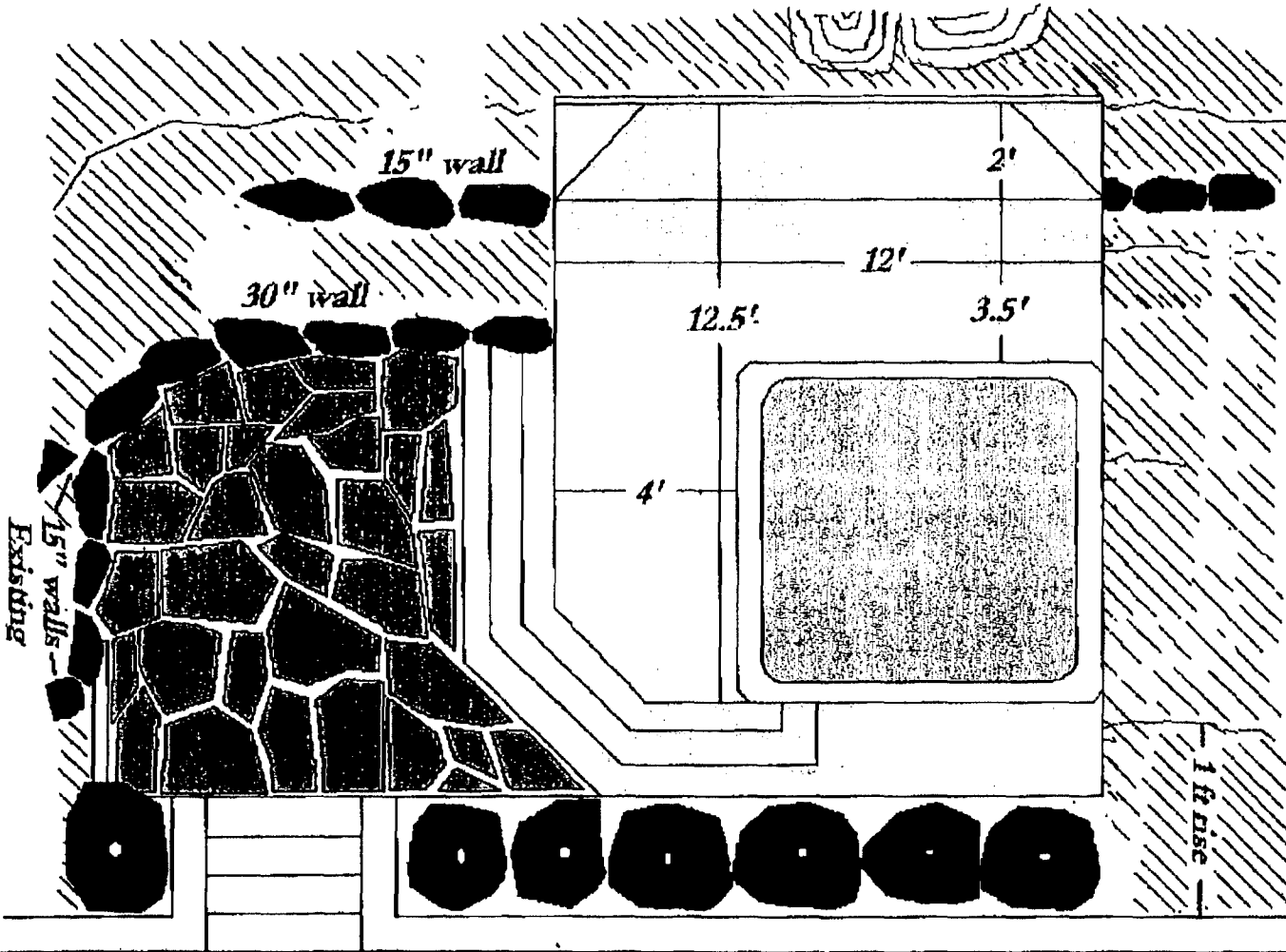


*Rear Site Plan for  
Brown/Detrage Residence  
6909 Westmoreland Avenue  
Takoma Park, Maryland 20912*

1'  
scale

August 3, 1998

1A



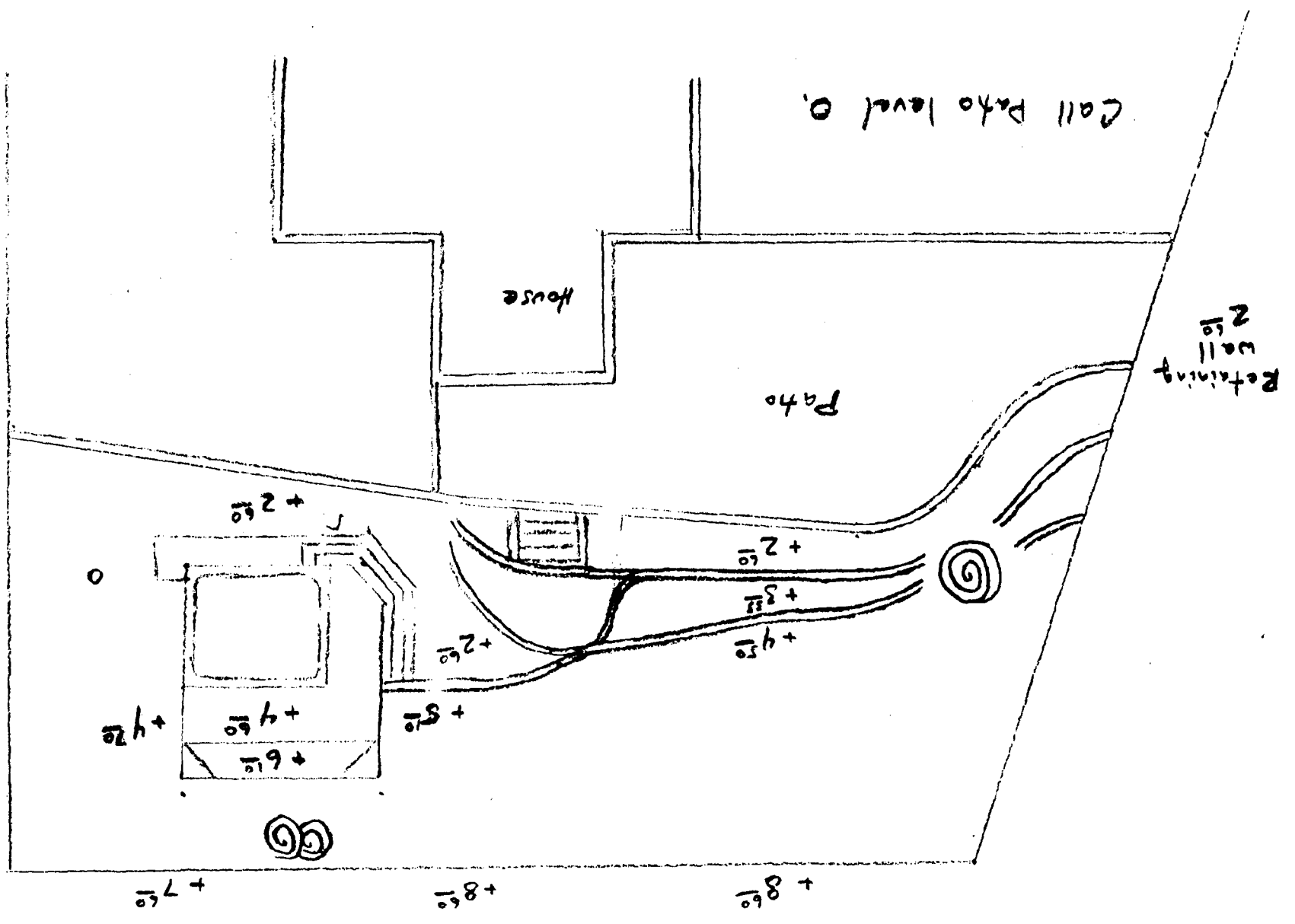
**Deck & Hot Tub Plan**  
for  
**Brown/Detragiache Residence**  
**6909 Westnoreland Avenue**  
**Takoma Park, Maryland 20912**

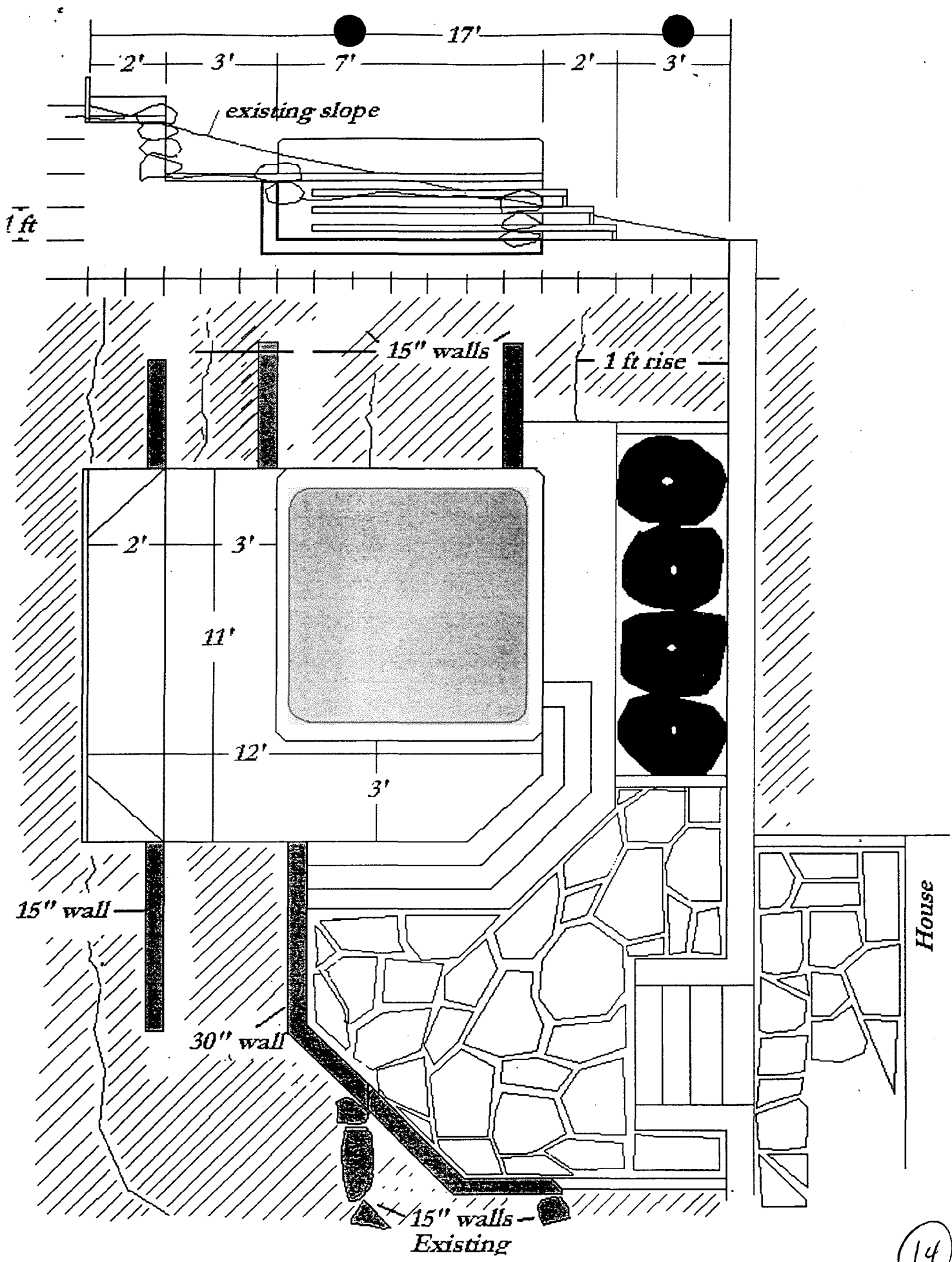
Scale  
1'

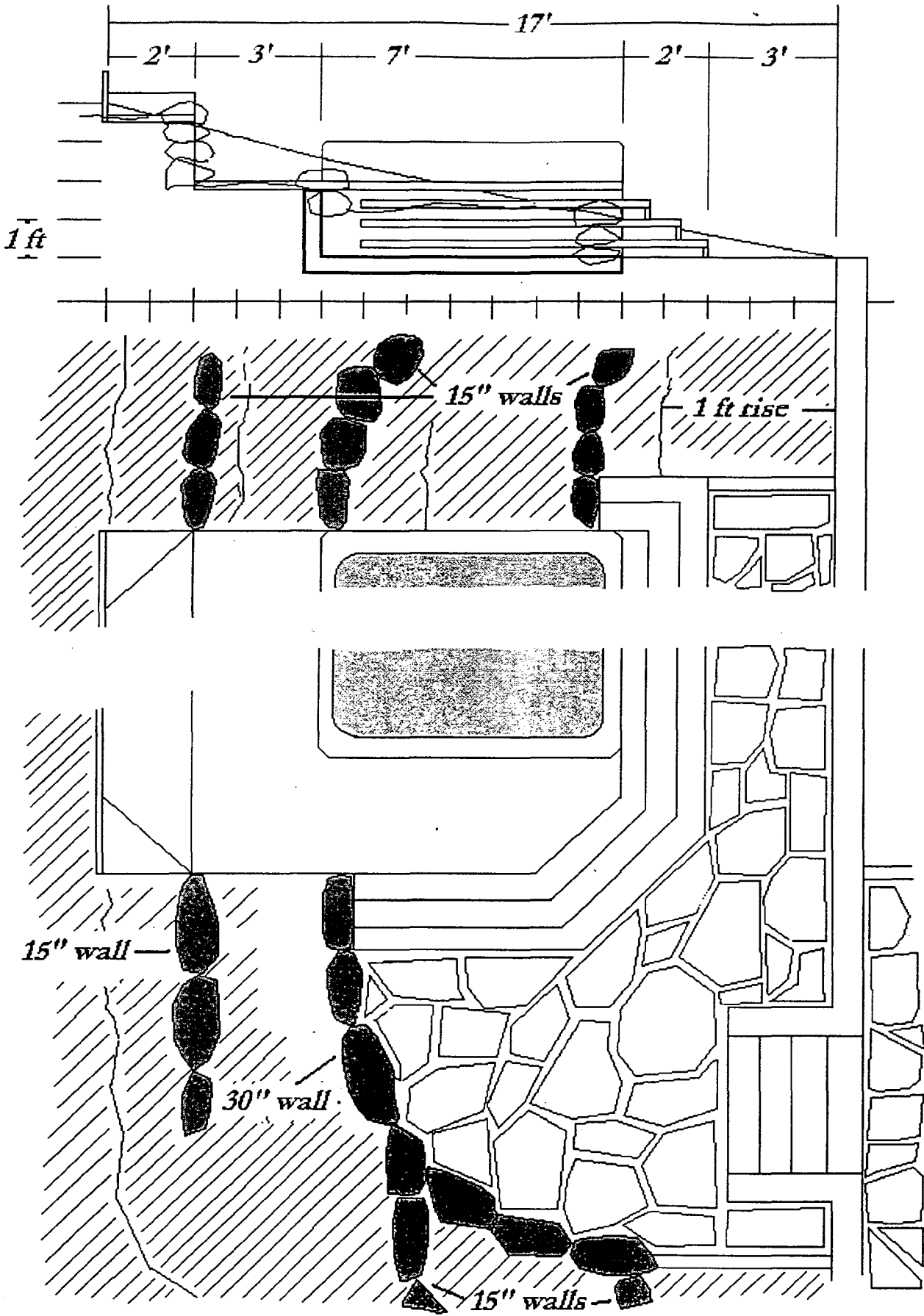
August 3, 1998

2A

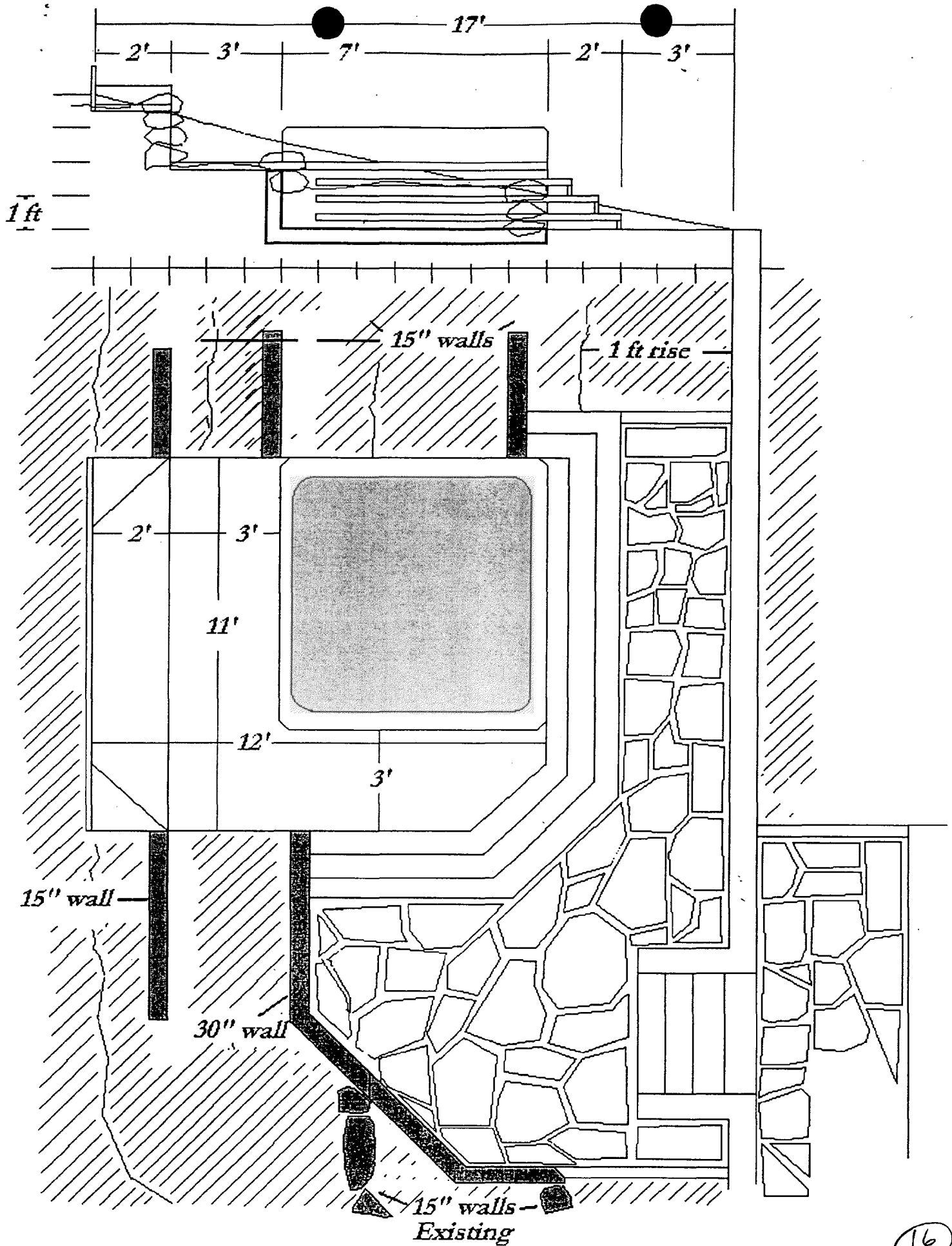
Scale 1/8" = 1'



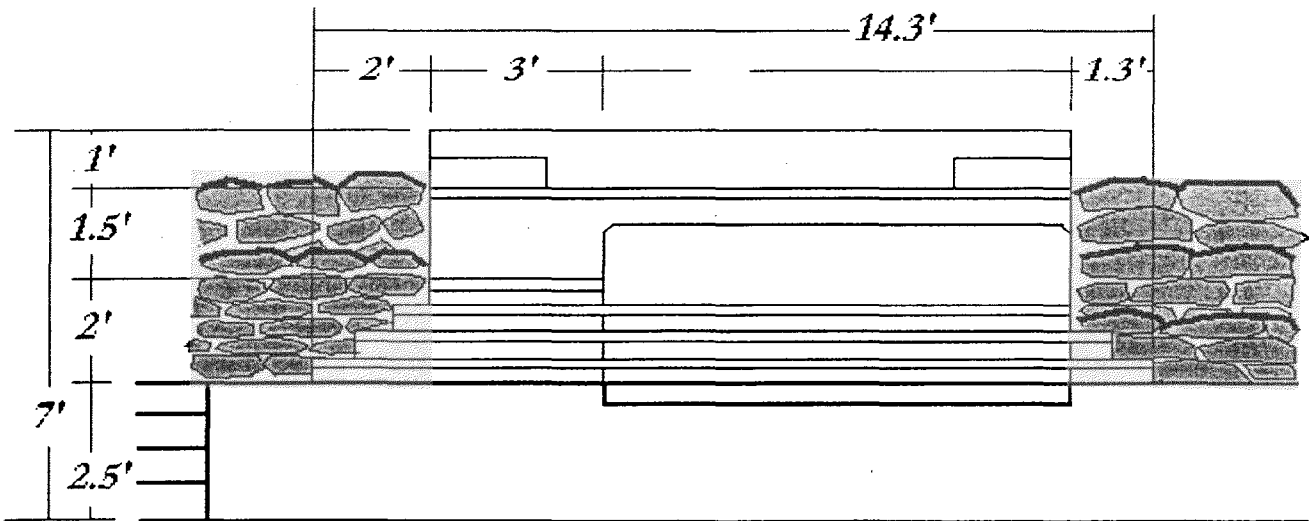
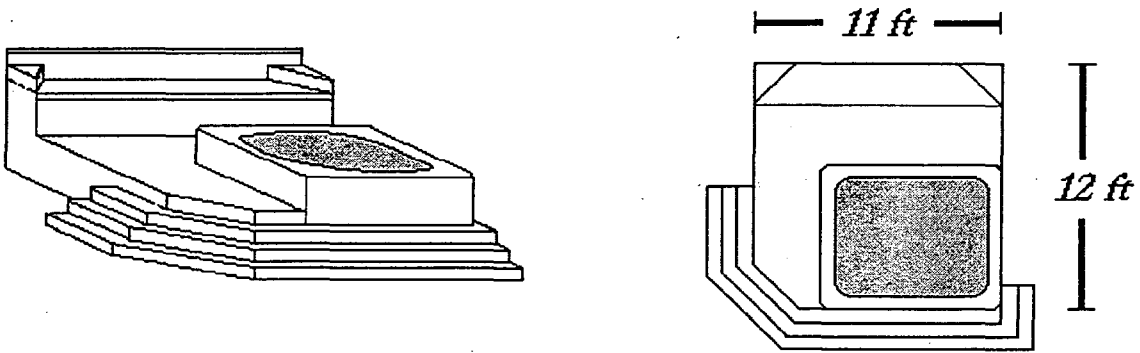


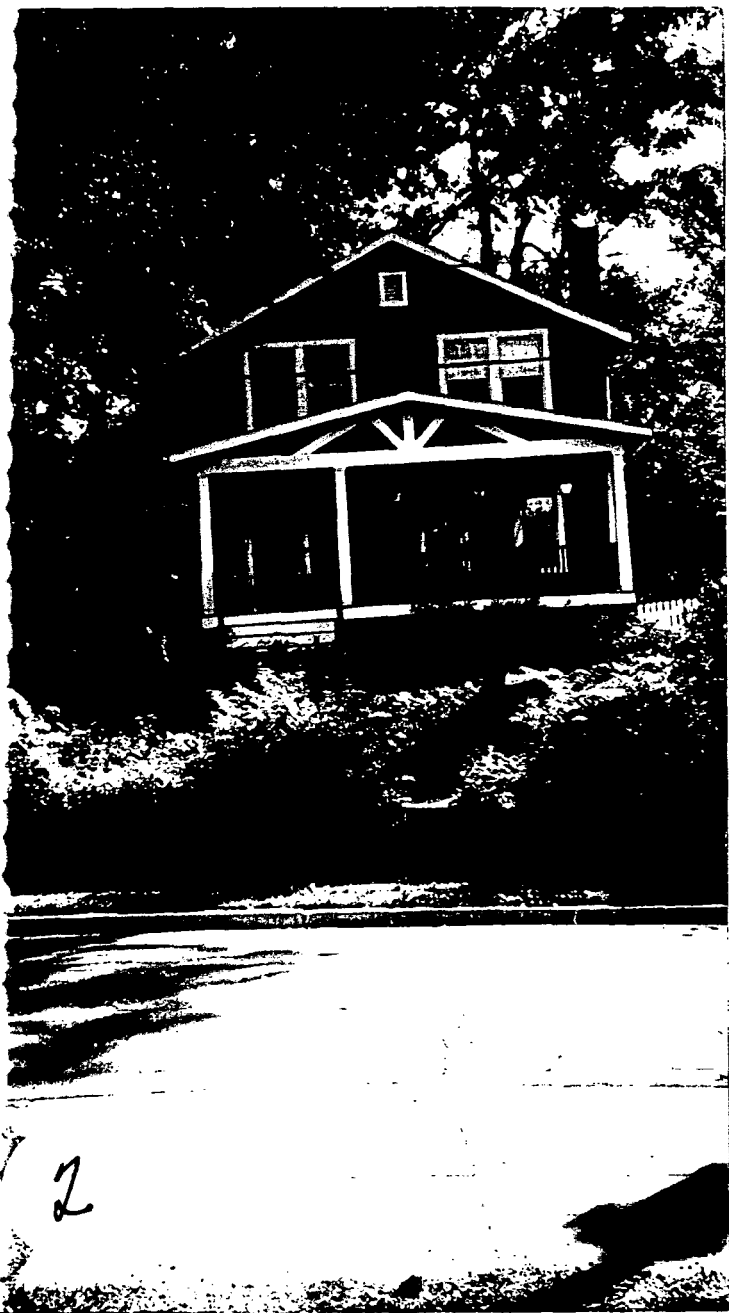






# Hot Tub Idea....





18

67



## FACSIMILE TRANSMITTAL SHEET

TO:	Robin Ziek	FROM:	Richard Brown
COMPANY:	Historic Preservation Commission	DATE:	August 4, 1998
FAX NUMBER:	301-563-3412	TOTAL NO. OF PAGES INCLUDING COVER:	3
PHONE NUMBER:		PHONE NUMBER:	301-577-6000 ext. 26
RE:	Site Plan for Deck and Hot Tub	FAX NUMBER:	301-577-0831

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

## NOTES/COMMENTS:

Dear Ms. Ziek,

Enclosed you will find an updated Site plan for the proposed hot tub and deck installation in the back yard of 6909 Westmoreland Avenue, Takoma Park. The agent for this work is Holt Jordan of Jordan Honeyman Landscape Architecture. Please pull any relevant forms from the permit application for which this plan supersedes. Thank you and feel free to contact me with other comments or questions you may have.

Sincerely,













568-125 (No. 216) 98/02/01 09:23

SEP 11 10 52 AM '98



