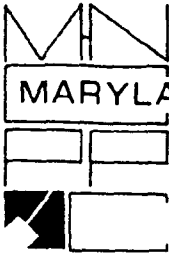


37-3-96TT 7112 Holly Avenue
(Takoma Part Historic District) T

Pat no more than
2

Pete Kouz p/0
on Dec 3

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



DATE: 12-2-96

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: _____

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

Applicant: Peter Kover

Address: 7112 Holly Avenue, Takoma Park

***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: 12-2-96

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!

**Expedited
Historic Preservation Commission Staff Report**

Address: 7112 Holly Avenue **Meeting Date:** 12/02/96
Resource: Takoma Park Historic District **Public Notice:** 11/18/96
Case Number: 37/3-96TT **Report Date:** 11/22/96
Review: HAWP **Tax Credit:** No
Applicant: Peter Kovar **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1900

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Two story frame Four Square house.

PROPOSAL: Applicant proposes to replace a 10' x 18' metal garage destroyed by a falling tree with a 8' x 12' tongue and groove pine shed to be constructed on the same concrete pad. Shed roof to be of fiberglass shingles.

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,

①^c

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.

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:

SINGLE FAMILY HOME (CIRCA 1921) IN FOUR SQUARE STYLE,
REAR PORTION OF BACK YARD FEATURES UPWARD SLOPING HILL +
IS WOODED/COVERED W/ HEAVY UNDERBRUSH

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

THE SHED WOULD REPLACE AN OLD DOOR-LESS METAL GARAGE
DESTROYED BY A FALLEN TREE LAST YEAR. THE SHED WILL BE OF
SMALLER DIMENSIONS (8X12 INSTEAD OF 10X18 FT.) + MADE OF WOOD

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.**

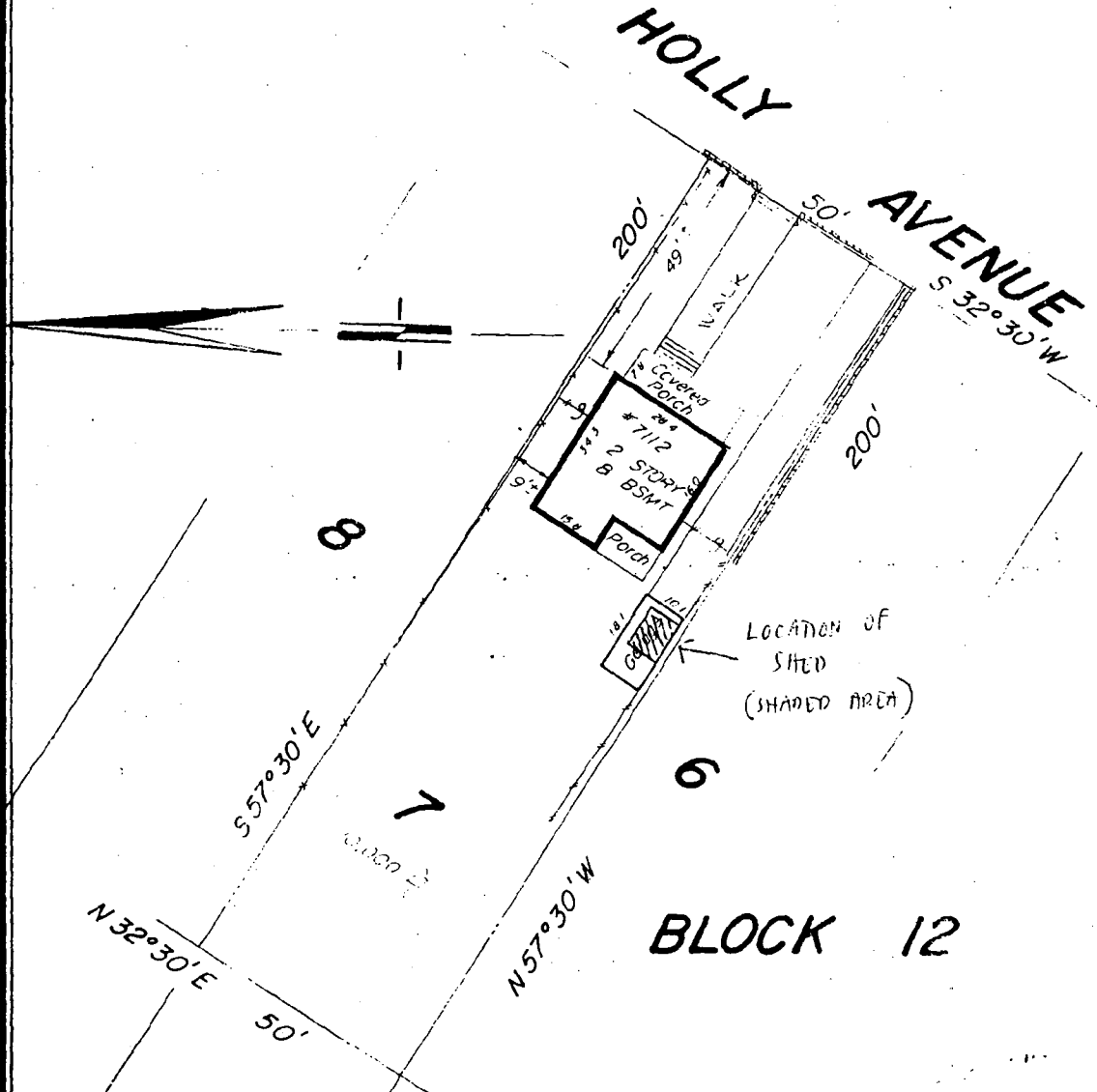
4. MATERIALS SPECIFICATIONS

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



NOTE: THIS PROPERTY IS
 IN
 OF MARYLAND
 DELINEATED BY
 OF THE NATIONAL FIRE
 INSURANCE FIRE DEPARTMENT

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 7112 HOLLY STREET Montgomery County, Maryland SUBDIVISION TAKOMA PARK	LOT: 7	BLOCK: 12
	PLAT BOOK: A	PLAT NO: 3
	DATE: June 24, 1992	SCALE: 1" = 30'
	CASE NO: 92-547	FILE NO: HT 92269

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

GRADEN A. ROGERS -- PROFESSIONAL LAND SURVEYOR MD LIC NO 119

7

PROPOSAL

From: Dennis W. Stalter
 14216 Peartree Lane
 Silver Spring, Md. 20906
 301-460-5442

Proposal No.61B
 Sheet No.
 Date October 26, 1996

Proposal Submitted To	Work To Be Performed At
Name Peter Kovar	Street
Street 7112 Holly Ave. Takoma Park	City State
State Md. Zip Code	Date of Plans
Telephone No. h589-9377 w 202-225-9400	Architect

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

Building a 8 ft by 12 ft shed with double doors on the side of the building and one window. On the existing concrete foundation. Pour concrete on the broken section of the concrete pad. Provide two sheets of 4ft by 8 plywood for shelving, to be decided by the owner where the shelving is to be located. It is the owners responsibility to paint or stain the shed.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 2,189.00) with payments to be made as follows: Material payment of \$ 1,200.00 shall be paid upfront and the remaining shall be paid upon completion of the shed.

Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by:

Respectfully submitted
 Per Dennis W. Stalter

Note: This proposal may be withdrawn by us if not accepted within 30 Days.

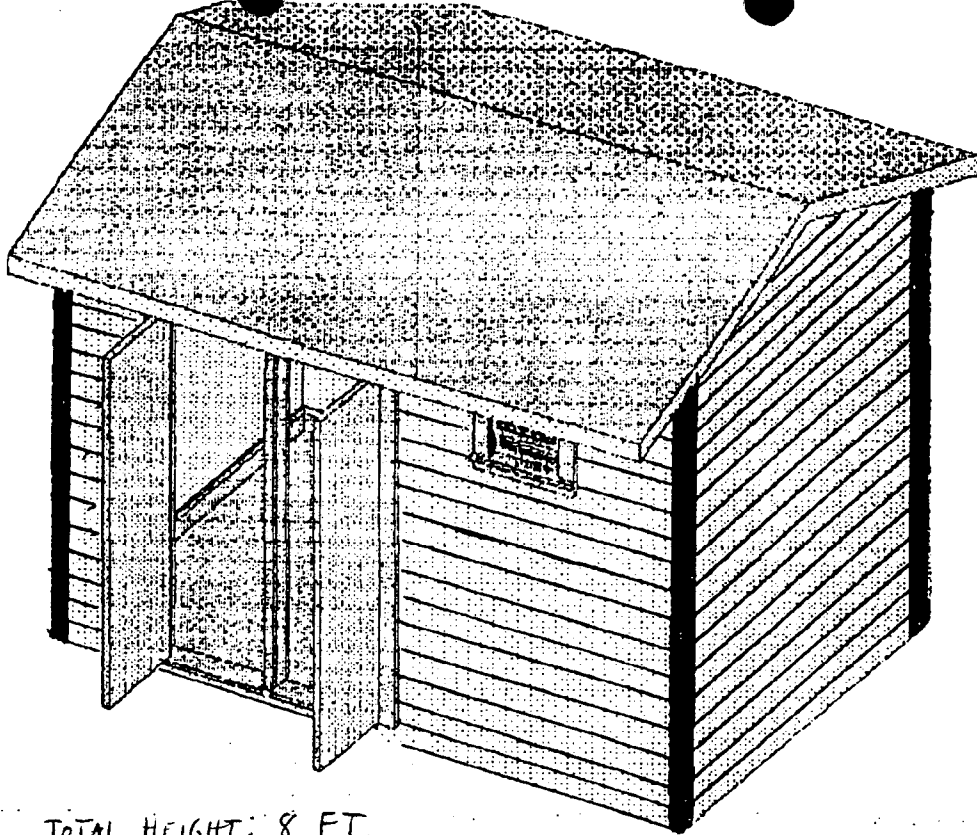
ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

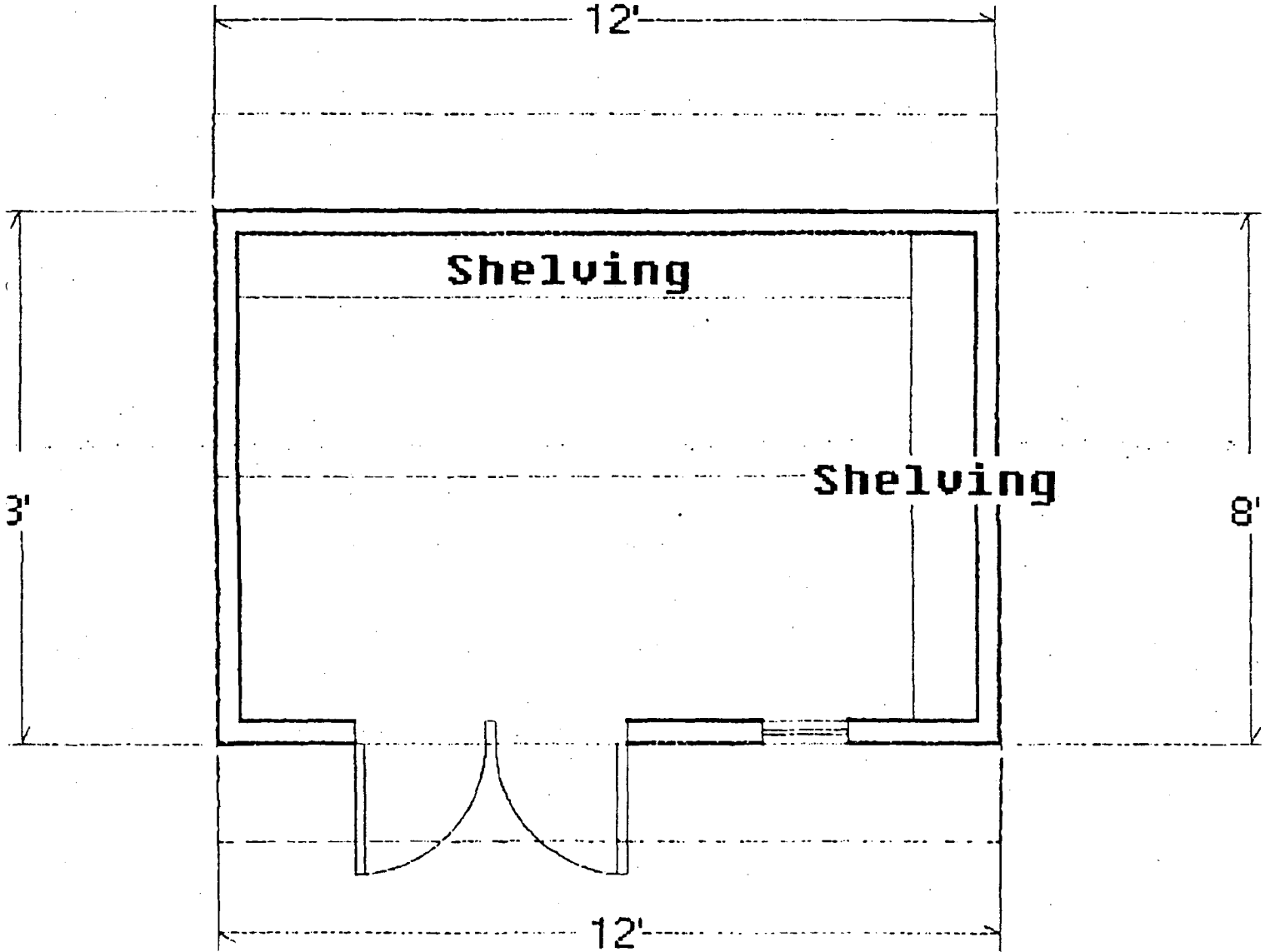
Accepted
 Date

Signature
 Signature

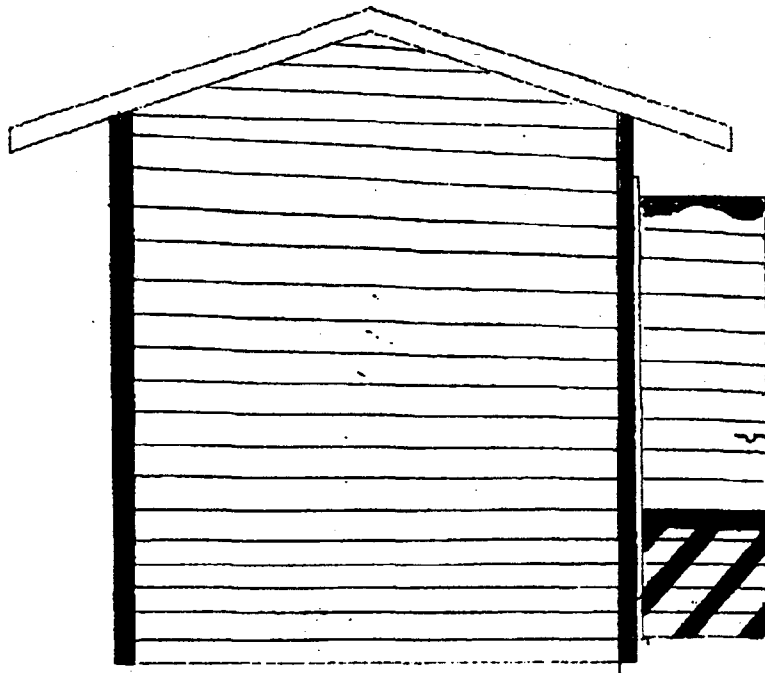
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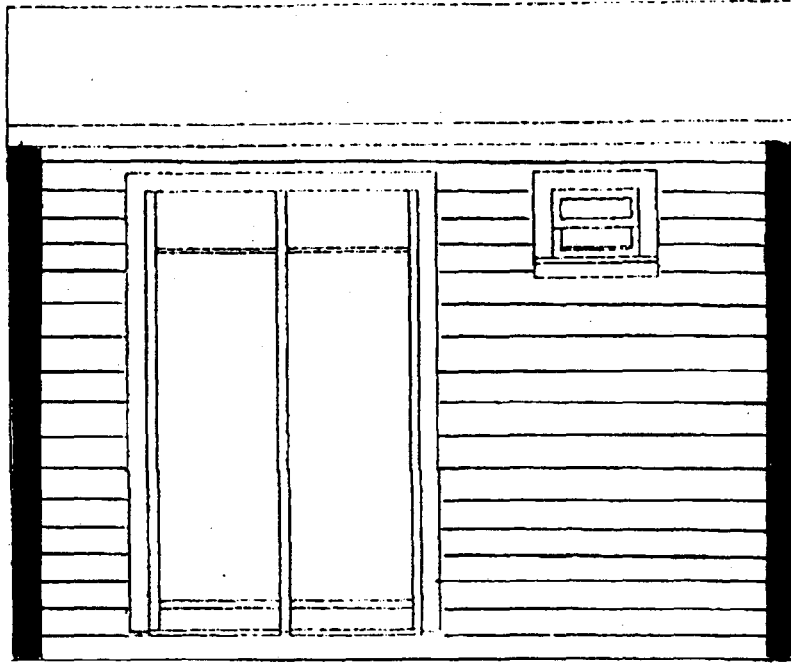


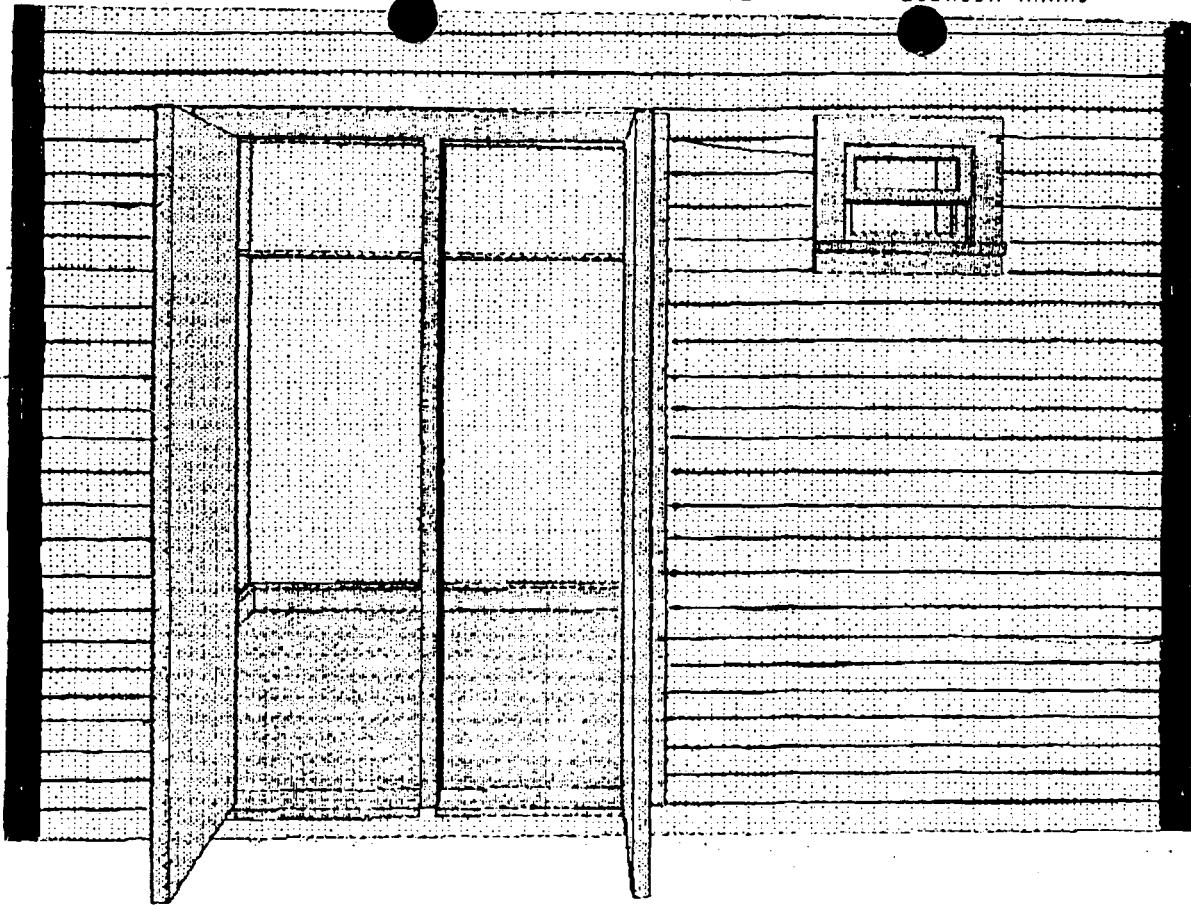
TOTAL HEIGHT: 8 FT.
HEIGHT AT ROOF EDGE: 6 1/2 FT.



Shed Deminsion 8ft x 12ft
Siding is Tongue and groove Pine







Information on owners of adjacent and confronting property to 7112 Holly Avenue, Takoma Park, Maryland. All are located in Takoma Park, MD 20912.

Abutter on North side: Raymond Boedecker (7202 Holly Avenue)

Abutter on South side: Donna D'Amico (7110 Holly Avenue)

Rear abutter: E. R. Curtz (7309 Piney Branch Road)

Confronting property: Lewis Morris (7201 Holly Avenue)



VIEW FROM NORTH ABUTTER



VIEW FROM REAR



VIEW FROM BACKYARD



VIEW FROM CONFRONTING PROPERTY



VIEW FROM SOUTH BUTTER



Historic Preservation Commission (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON PETER KOVAR DAYTIME TELEPHONE NO. (202) 225-9400
TAX ACCOUNT #
NAME OF PROPERTY OWNER PETER KOVAR DAYTIME TELEPHONE NO. (202) 225-9400
ADDRESS 7112 HOLLY AVE. TAKOMA PARK MD 20912
CONTRACTOR DENNIS STALTER TELEPHONE NO. (301) 838-1386
CONTRACTOR REGISTRATION NUMBER
AGENT FOR OWNER DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
HOUSE NUMBER 7112 STREET HOLLY AVE.
TOWN/CITY TAKOMA PARK NEAREST CROSS STREET TULIP AVE.
LOT 7 BLOCK 12 SUBDIVISION
LIBER FOLIO PARCEL

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
1B. CONSTRUCTION COST ESTIMATE \$ 2100.00
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 (X) WSSC 02 () SEPTIC 03 () OTHER
2B. TYPE OF WATER SUPPLY 01 (X) 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.
Peter A. Kovar Signature of owner or authorized agent 11-13-96 Date

APPROVED For Chairperson, Historic Preservation Commission
DISAPPROVED Signature Date 12/8/96

APPLICATION/PERMIT NO: DATE FILED: DATE ISSUED:

REAR PORTION OF BACK YARD FEATURES UPWARD SLOPING HILL +
IS WOODED / COVERED W/ HEAVY UNDERBRUSH

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

THE SHED WOULD REPLACE AN OLD DOOR-LESS METAL GARAGE
DESTROYED BY A FALLEN TREE LAST YEAR. THE SHED WILL BE OF
SMALLER DIMENSIONS (8X12 INSTEAD OF 10X18 FT.) + MADE OF WOOD

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

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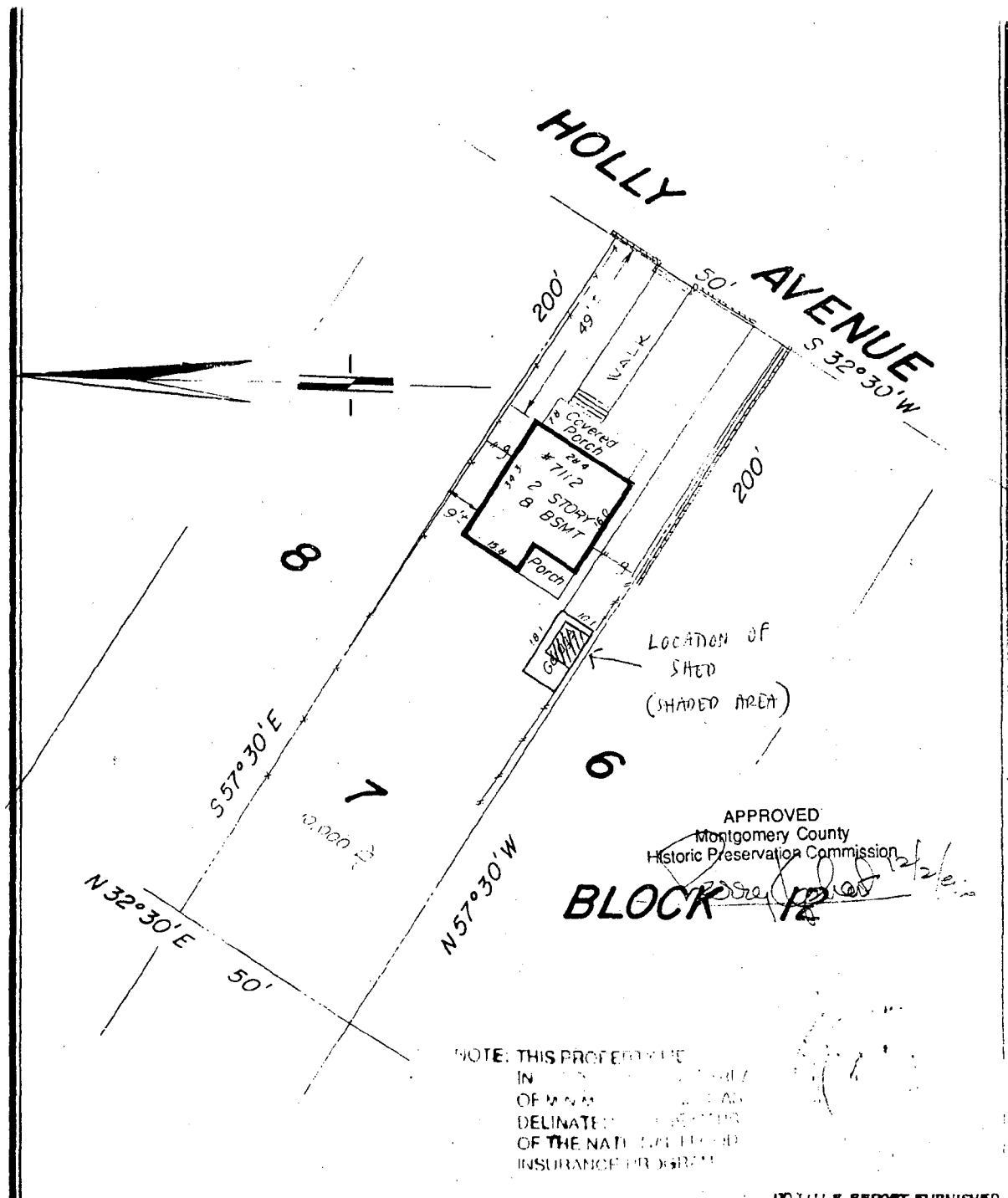
6. TREE SURVEY

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, (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.



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]

NOTE: THIS PROPERTY IS
 IN THE NATIONAL REGISTER
 OF HISTORIC PLACES AND IS
 DELINEATED AS A NATIONAL
 HISTORIC LANDMARK BY THE
 NATIONAL HISTORIC LAND
 INSURANCE PROGRAM

NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
 7112 HOLLY STREET
 Montgomery County, Maryland
 SUBDIVISION
 TAKOMA PARK

LOT: 7
 PLAT BOOK: A
 DATE: June 24, 1992
 CASE NO: 92-547

BLOCK: 12
 PLAT NO: 3
 SCALE: 1" = 30'
 FILE NO: HT 92269

CERTIFICATION: I hereby certify that the position of all the existing visible improvements on the above described property has been carefully established in relation to the apparent title lines and that, unless otherwise shown, there are no visible encroachments. This is not a property line survey and should not be used for the erection of fences or any other improvements.

PROPOSAL

From: Dennis W. Stalter
14216 Peartree Lane
Silver Spring, Md. 20906
301-460-5442

Proposal No.61B
Sheet No.
Date October 26, 1996

Proposal Submitted To	Work To Be Performed At
Name Peter Kovar	Street
Street 7112 Holly Ave. Takoma Park	City State
State Md. Zip Code	Date of Plans
Telephone No. h589-9377 w 202-225-9400	Architect

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of:

Building a 8 ft by 12 ft shed with double doors on the side of the building and one window. On the existing concrete foundation. Pour concrete on the broken section of the concrete pad. Provide two sheets of 4ft by 8 plywood for shelving, to be decided by the owner where the shelving is to be located. It is the owners responsibility to paint or stain the shed.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$ 2,189.00) with payments to be made as follows: Material payment of \$ 1,200.00 shall be paid upfront and the remaining shall be paid upon completion of the shed.

Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by:

Respectfully submitted
Per Dennis W. Stalter

Note: This proposal may be withdrawn by us if not accepted within 30 Days.

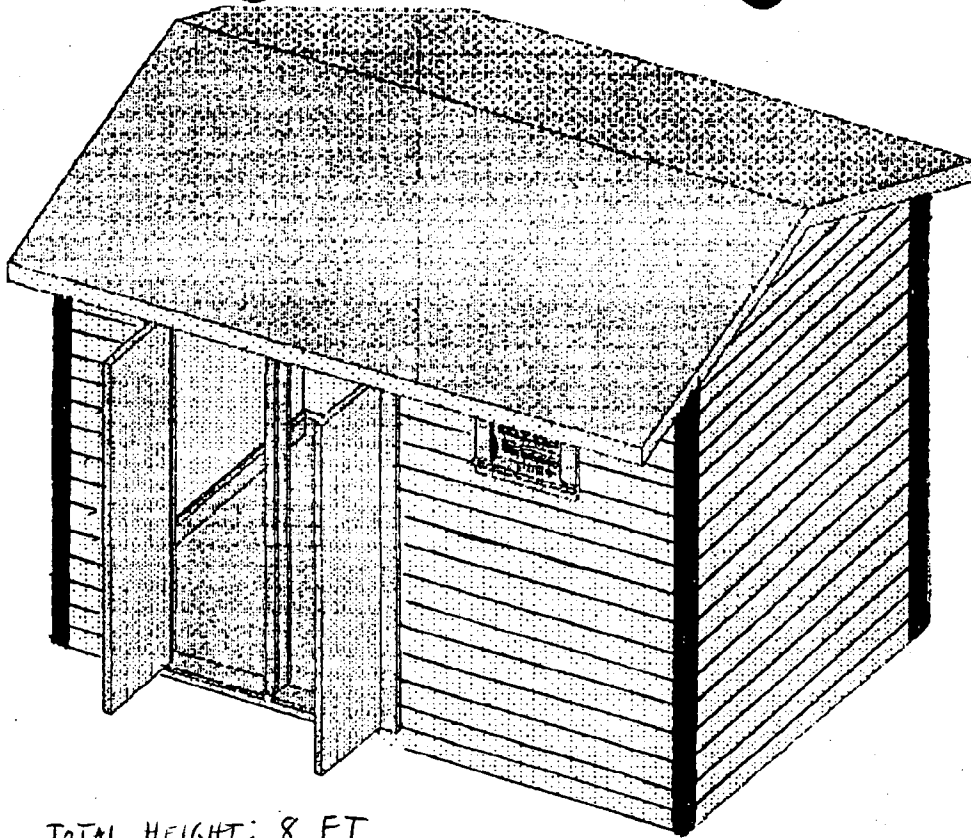
ACCEPTANCE OF PROPOSAL

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Accepted
Date

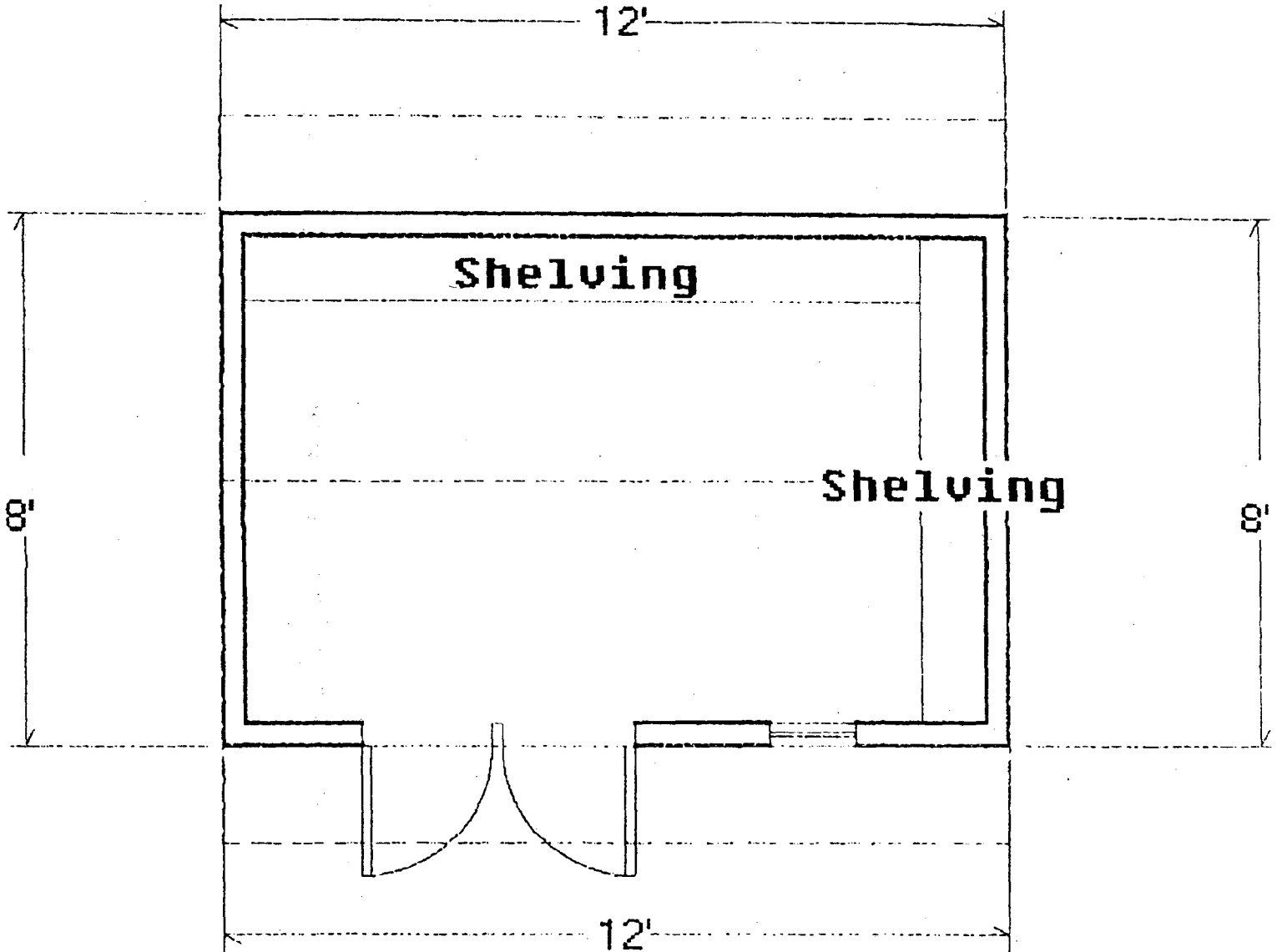
APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 12/31/96

Signature
Signature



TOTAL HEIGHT: 8 FT.
HEIGHT AT ROOF EDGE: 6 1/2 FT.

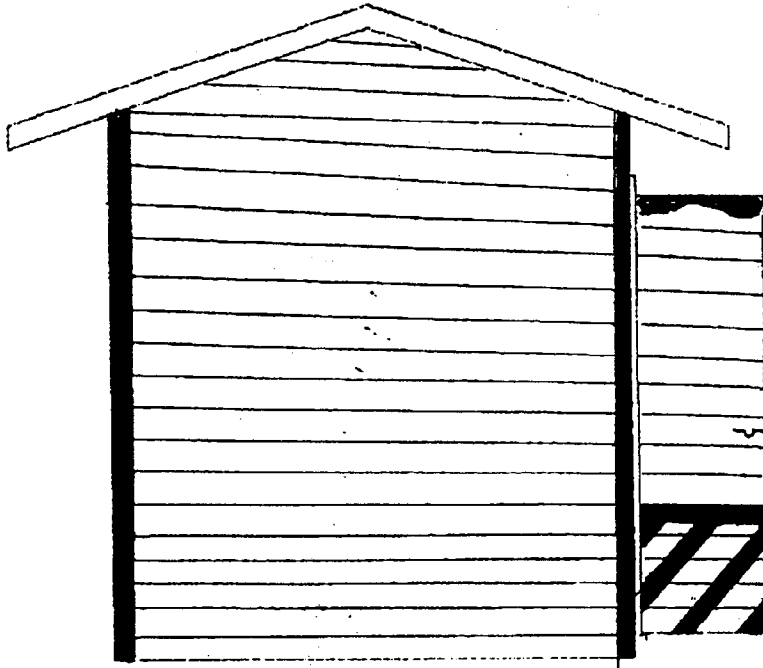
APPROVED
Montgomery County
Historic Preservation Commission
Baida Ahmad 2/3/96



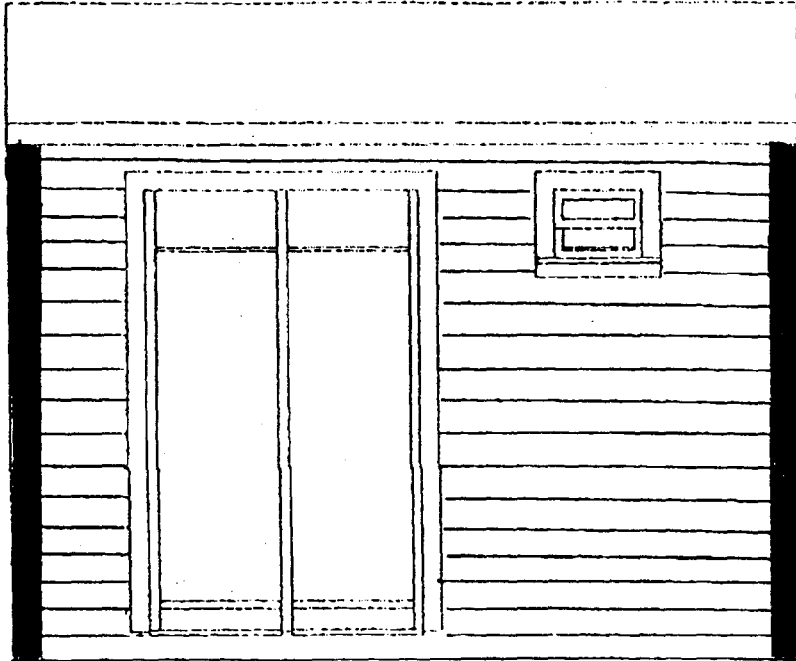
APPROVED
Montgomery County
Historic Preservation Commission

Ubaida Ahmad 10/27/96

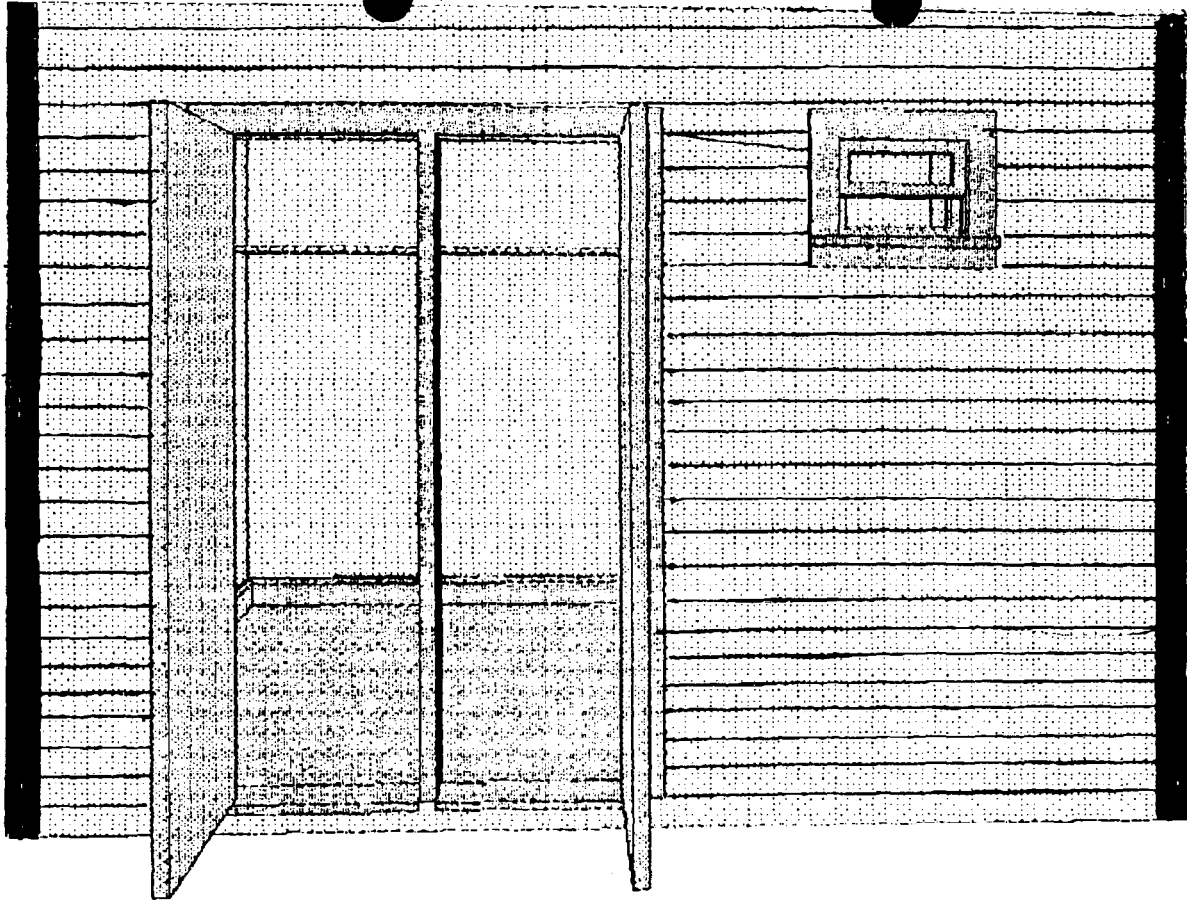
Shed Deminsion 8ft x 12ft
Siding is Tongue and groove Pine



APPROVED
Montgomery County
Historic Preservation Commission
Koufehah 12/3/96



APPROVED
Montgomery County
Historic Preservation Commission
Uyghar 12/3/96



APPROVED
Montgomery County
Historic Preservation Commission
Coon Legend 12/3/96

Information on owners of adjacent and confronting property to 7112 Holly Avenue, Takoma Park, Maryland. All are located in Takoma Park, MD 20912.

Abutter on North side: Raymond Boedecker (7202 Holly Avenue)

Abutter on South side: Donna D'Amico (7110 Holly Avenue)

Rear abutter: E. R. Curtz (7309 Piney Branch Road)

Confronting property: Lewis Morris (7201 Holly Avenue)



VIEW FROM NORTH ABUTTER



VIEW FROM REAR



VIEW FROM BACKYARD



VIEW FROM CONFRONTING PROPERTY



VIEW FROM SOUTH ABUTTER

VIEW FROM DRIVEWAY

